APPLICATION FOR SITE PLAN REVIEW

NOTICE TO APPLICANT: Applications for Site Plan review by the Planning Commission must be submitted to the City of Berkley Building Department in substantially complete form at least 30 days prior to the Planning Commission’s meeting at which the application will be considered. The application must be accompanied by the data specified in the Zoning Ordinance, including fully dimensioned site plans, plus the required review fees.

The Planning Commission meets the fourth Tuesday of the month at 7:00pm in the Council Chambers at the City of Berkley City Hall, 3338 Coolidge Hwy, Berkley, MI 48072.

TO BE COMPLETED BY APPLICANT:

I (We), the undersigned, do hereby respectfully request Site Plan Review and provide the following information to assist in the review:

Project Name: The IVY
Applicant: DePorre Building, LLC (Tom DePorre)
Mailing Address: [Redacted]
Telephone: [Redacted]
Email: [Redacted]
Property Owner(s), if different from Applicant: 2219 Coolidge, LLC
Mailing Address: [Redacted]
Telephone: [Redacted]
Email: [Redacted]
Applicant’s Legal Interest in Property: Construct a multi-family development and associated site improvements

LOCATION OF PROPERTY:

Street Address: Oxford Road - West of 2219 Coolidge Highway
Nearest Cross Streets: Oxford Road & Coolidge Highway
Sidwell Number(s): 25-18-431-030

Updated 02.21.2021
PROPERTY DESCRIPTION:
Provide lot numbers and subdivision: Part of Lots 53 & 64, Denler Acres

Property Size (Square Feet): 39,248 (Acres): 0.901

EXISTING ZONING DISTRICT (please check):
- [ ] R-1A
- [ ] R-1B
- [ ] R-1C
- [ ] R-1D
- [ ] RM
- [ ] RMH
- [ ] Local Business
- [ ] Office
- [ ] Community Centerpiece
- [ ] Woodward
- [ ] Eleven Mile
- [ ] Twelve Mile
- [ ] Coolidge
- [ ] Downtown
- [ ] Industrial
- [ ] Cemetery
- [ ] Parking

Present Use of Property:
Vacant Lot

Proposed Use of Property:
Multi-family Apartment / Townhomes

Is the property located within the Downtown Development Authority?  
[ ] Yes  [ ] No

PROJECT DESCRIPTION:
Proposed two (2) - three (3) story apartment buildings (±10,600 SF footprint) with associated parking lot, landscaping, & lighting improvements

Does the proposed project / use of property require Special Land Use approval?  
[ ] Yes  [ ] No

Does the proposed project require Variance(s) from the Zoning Board of Appeals?  
[ ] Yes  [ ] No

If yes, please describe Variances required: 
Height Variance of 4 FT is being requested for the parapet to screen rooftop equipment.

Proposed height = 34 FT; Required = 30 FT

Updated 07.01.2021
**PLEASE COMPLETE THE FOLLOWING CHART:**

<table>
<thead>
<tr>
<th>Type of Development</th>
<th>Number of Units</th>
<th>Gross Floor Area</th>
<th>Number of Parking Spaces On Site</th>
<th>Number of Employees on Largest Shift</th>
</tr>
</thead>
<tbody>
<tr>
<td>Attached Residential</td>
<td>24</td>
<td>10,600 SF</td>
<td>46</td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td></td>
<td></td>
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<tr>
<td>Commercial</td>
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<tr>
<td>Industrial</td>
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</tr>
<tr>
<td>Other</td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

**PROFESSIONALS WHO PREPARED PLANS:**

A. Name: Michael Gold
   - Mailing Address: [Redacted]
   - Telephone: [Redacted]
   - Email: [Redacted]
   - Design Responsibility (engineer, surveyor, architect, etc.): Civil Engineer

B. Name: Daniel De Martinis
   - Mailing Address: [Redacted]
   - Telephone: [Redacted]
   - Email: [Redacted]
   - Design Responsibility: Architect

**SUBMIT THE FOLLOWING:**

1. Fifteen (15) individually folded copies of the site plans, measuring 24” x 36”, sealed by a registered architect, engineer, or surveyor.
2. A pdf file of the site plans, submitted to the Community Development Director.
3. Proof of property ownership (title insurance policy or registered deed with County stamp).
4. Review comments or approval received from County, State or Federal agencies that have jurisdiction over the project, including, but not limited to:
   - Road Commission for Oakland County
   - MI Dept. of Transportation
   - Oakland County Health Division
   - MI Dept. of Environment, Great Lakes & Energy

*Updated 07.01.2021*
PLEASE NOTE: The applicant, or a designated representative, MUST BE PRESENT at all scheduled meetings, or the Site Plan may be tabled due to lack of representation.

Failure to provide true and accurate information on this application shall provide sufficient grounds to deny approval of a Site Plan Application or to revoke any permits granted subsequent to the site plan approval.

We encourage applicants to make a presentation of the proposed project to the Planning Commission and City Council, as appropriate. To assist in this effort, we have available for your use at meetings a projector, laptop computer and screen. This will allow the Planning Commission and audience to be fully engaged so they can give your project the attention it deserves. Planning Commission meetings are recorded and televised.

PROPERTY OWNER'S APPROVAL: (Initial each line)

I hereby authorize the employees and representatives of the City of Berkley to enter upon and conduct an inspection and investigation of the above-referenced property.

APPLICANT’S ENDORSEMENT: (Initial each line)

All information contained therein is true and accurate to the best of my knowledge.

I acknowledge that the Planning Commission will not review my application unless all information in this application and the Zoning Ordinance has been submitted. I further acknowledge that the City and its employees shall not be held liable for any claims that may arise as a result of acceptance, processing or approval of this site plan application.

I hereby acknowledge that if engineering or other reviews are required, additional fees must be submitted. Should the review fees be greater than the required minimum, sufficient additional charges will be imposed to satisfy the additional review fees. All fee obligations must be satisfied prior to permit approval.

If an application is withdrawn more than three (3) weeks prior to the meeting date, 90% of the fee will be refunded. If the application is withdrawn less than three (3) weeks prior to the meeting, no refund will be given.
Signature of Applicant  
John DePaere  
Applicant Name (Print)  

Signature of Applicant  
Applicant Name (Print)  

Signature of Property Owner Authorizing this Application  
Steve Friedman  
Property Owner Name (Print)  

OFFICE USE ONLY  
Received  
Receipt #  
Meeting Date  
Case #  

Fees:  
Site Plan Review $600  
Façade Change: $200  
Revision: $300  
Extension $200  
Engineering: Multi-family $1,500 + $30/unit  
Commercial $1,000  
Escrow (New construction) $1,000  

Updated 07.01.2021
PHASE 1 - RESIDENTIAL DEVELOPMENT AREA

STORMWATER DETENTION PROVIDED WITHIN "THE BERKLEY" UNDERGROUND DETENTION BASIN. THIS DEVELOPMENT HAS BEEN DENITED AS "FUTURE PHASE 2" AND A DRAINAGE AREA OF 34.07' WITH A B.83 C-VALUE. "THE BERKLEY" STORMWATER DRAINAGE & MANAGEMENT PLANS HAVE BEEN INCLUDED WITHIN THIS PLAN SET AS REFERENCE.

THE CONTRACTOR IS TO INSTALL "FINGER" OR "STUB" DRAINS PER THE GEOFICAL INVESTIGATION REPORT AT ALL CATCH BASINS, MANHOLES, AND BEHIND CURBS OF LONGSCAPE ISLANDS.

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NOTE: LINE CONSTRUCTED OFF-SET

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The proposed luminaries schedule includes various light fixtures with specific lumens and color temperatures. The fixtures are categorized into 'A' and 'B' types, with varying lumens and manufacturers. The lighting requirements section details the recommended illumination levels and fixture placement specifications. The plan set is considered approximate, with existing light levels depicted within the area. Any proposed lighting fixtures may vary due to manufacturer factors and actual illumination levels and performance.