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:** BP America
- **Applicant:** Jason Yaldo
- **Mailing Address:**
- **Telephone:**
- **Email:**
- **Property Owner(s), if different from Applicant:** Jericho Properties, LLC
- **Mailing Address:**
- **Telephone:**
- **Email:**
- **Applicant’s Legal Interest in Property:** Owner

LOCATION OF PROPERTY:

- **Street Address:** 2516 Coolidge Hwy
- **Nearest Cross Streets:** Catalpa
- **Sidwell Number(s):** 04-25-17-321-00

Updated 02.21.2021
PROPERTY DESCRIPTION:
Provide lot numbers and subdivision: **Lot 13 except 11.22 Feet of Pemy Mortenson Company's Sunnyknoll Farms**
Property Size (Square Feet): **13,878**  (Acres): **0.32**

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: **Gas Station/Garage**
Proposed Use of Property: **Gas Station/Convenience/to-go Food**

Is the property located within the Downtown Development Authority?  **Yes**  **No**

PROJECT DESCRIPTION:
**Interior and exterior facade renovation. Relocation of existing gas pumps with new canopies.**

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:
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></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Commercial</td>
<td>1,878.5 ft²</td>
<td>12</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Industrial</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

PROFESSIONALS WHO PREPARED PLANS:

A. Name: Joseph Novitsky - JSN Architecture
   Mailing Address:
   Telephone:         
   Email:
   Design Responsibility (engineer, surveyor, architect, etc.): Architect

B. Name: 
   Mailing Address: 
   Telephone: 
   Email: 
   Design Responsibility: 

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       □ Oakland County Health Division
   □ MI Dept. of Transportation              □ 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.

Updated 07.01.2021
Signature of Applicant

Applicant Name (Print)

Signature of Applicant

Applicant Name (Print)

Signature of Property Owner Authorizing this Application

Property Owner Name (Print)

18 Feb 2023

Date

OFFICE USE ONLY

Received 2.18.22 Receipt # __________________ Meeting Date ______________ Case # ______________

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

Updated 07.01.2021

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LEGAL DESCRIPTION

BEGINNING 00'00" W. 100.00 FT., THENCE S. 90*00'00" E. 138.78 FT., THENCE N. 00*00'00" E. 100.00 FT. TO THE POINT OF CORNER OF SAID LOT 13, THENCE N. 90*00'00" W. ALONG THE NORTH LINE OF SAID LOT 13 138.78 FT., THENCE S. 

PROPOSED SITE PLAN

SCALE: 1/8"=1'-0"

Project Name: 2021-36

SPA REVISIONS

SPA REVIEW

EXISTING CONDITIONS

REVIEW

EXISTING CONDITIONS

PROJECT NUMBER: S-2

CONTACT: JASON YALDOO
(248)-910-8586

OWNER: JERICHO PROPERTIES LLC.

Sheet Number: 3856 12 Mile Road
Berkley, MI 48072

Drawn by: Joseph S. Novitsky

JEREMIHS ARCHITECTURE

Sheet Title: 3856 12 Mile Road

Scale: 1/8"=1'-0"

JSN ARCHITECTURE

DATE: 03/17/2021

03/17/2021

03/17/2021

03/17/2022

02/17/2022

02/18/2022

01/17/2022

03/23/2021

DESCRIPTION

PROPOSED LANDSCAPING BY: LANDSCAPE DESIGN BY ERNELL WHEEL LLC 746-978-2176

EXISTING UTILITY POLE AND OVERHEAD wires.

EXISTING LIGHT POST TO REMAIN.

EXISTING CATCH BASIN TO REMAIN.

EXISTING GAS TANKER ROUTE.

EXISTING TANK FARM.

EXISTING GAS PUMP LOCATION.

EXISTING DOWNSPOUTS AT REAR.

EXISTING CATCH BASIN AND SEWER ENCLOSURE.

NEW 24 FT BY 24 FT ASPHALT BASIN.

NEW PARKING SPACES.

NEW BIKE RACK.

NEW 24 FT BY 24 FT ASPHALT BASIN.

NEW GAS TANKER ROUTE.

NEW CONCRETE PATCH 6" THICK.

NEW PARKING SPACE CREDIT.

NEW GAS PUMP LOCATION.

NEW 24 FT BY 24 FT ASPHALT BASIN.

EXISTING GAS PRICE ENCLOSURE.

MIN. DUMPSTER 6'-0"X6'-0".

NEW 24 FT BY 24 FT ASPHALT BASIN.

EXISTING CATCH BASIN TO REMAIN.

NEW 24 FT BY 24 FT ASPHALT BASIN.

EXISTING GAS TANKER ROUTE.

NEW CONCRETE PATCH 6" THICK.

EXISTING LIGHT POST TO REMAIN.

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