MEMORANDUM

Community Development Department

DATE: **August 26, 2015**

TO: **Joseph A. Valentine, City Manager**

FROM: **Jana L. Ecker, Planning Director**

SUBJECT: **To set a Public Hearing to consider the rezoning of 369 N. Old Woodward - Brookside Terrace from R-6 Multiple Family Residential to R-6 and D-4 in the Downtown Overlay District**

On August 26, 2015, the Planning Board conducted a public hearing to discuss a request by the applicant to rezone the property located at 369 N. Old Woodward from R-6 Multiple Family Residential to R-6 Multiple Family Residential and D-4 in the Downtown Overlay District. The subject site currently has nine attached townhomes and carport structures. The applicant is proposing to demolish the existing structure and is seeking the rezoning to allow construction of a five story mixed use building with first floor commercial space, and four floors of residential units. After much discussion regarding the history, location and nature of the site, the Planning Board voted unanimously to recommend to the City Commission that the property at 369 N. Old Woodward - Brookside Terrace be rezoned from R-6 Multiple Family Residential to R-6 Multiple Family Residential and D-4 in the Downtown Overlay District.

Accordingly, the Planning Division requests that the City Commission set a public hearing date for **October 12, 2015** to consider the rezoning of the property at 369 N. Old Woodward from R-6 Multiple Family Residential to R-6 Multiple Family Residential and D-4 in the Downtown Overlay District. Please find attached the staff report presented to the Planning Board. Please note that the draft Planning Board minutes from the August 26, 2015 meeting are not yet available for review.

SUGGESTED ACTION:
To set a public hearing date for **October 12, 2015** to consider the rezoning the property at 369 N. Old Woodward - Brookside Terrace from R-6 Multiple Family Residential to R-6 Multiple Family Residential and D-4 in the Downtown Overlay District.

MEMORANDUM

Community Development Department

DATE: **August 19, 2015**

TO: **Planning Board Members**

FROM: **Jana L. Ecker, Planning Director**

SUBJECT: **Rezoning Request for 369 N. Old Woodward – Brookside Terrace**

The property owner (Parcel Number 1925376086) of 369 N. Old Woodward (Brookside Terrace Apartments), is requesting that the Planning Board hold a public hearing to consider the rezoning of the property from R-6 Multiple-Family Residential to R-6 in a D-4 overlay district. The applicant is not seeking to change the underlying R-6 zoning, but is seeking to add the property into the Downtown Birmingham Overlay District with a D-4 Overlay classification. The applicant proposes to demolish the existing condominiums and to construct a new five-story mixed use building.

The subject site is located on the west side of N. Old Woodward, between the N. Old Woodward parking structure and Booth Park. The area of the site is .88 acres or approximately 38,333 sq. ft. A copy of the Certified Land Survey for the property is attached. The legal description of the property is: Lots 17 & 18 and the North 40 ft. of Lot 16, "Assessor's Plat No. 27", a replat of Lots 25 to 39, Incl., Lot 52 and part of Lots 53 & 54 of 'Northern Add'n., sometimes called Willit's Plat; Lots 6,7,8,9,11,12,13,14 & 15 of Park Subdivision of part of Lots 53, 54, 55, 56, 58, 59, Willit's Plat of Northern Add'n.' City of Birmingham, Oakland County, Michigan.

The applicant requests that the property be included in the D-4 Overlay District to allow the current residential use to be redeveloped with first floor retail, and upper level residential units in a building that matches the height of adjacent buildings. The main difference with regards to development standards is that D-4 in the Overlay permits five-stories, if the fifth story is only used for residential. Without the Overlay classification, three-stories are permitted. The proposed use of multi-family residential is allowed under the R-6 zoning classification without the D-4 Overlay district, but the proposed retail use is not permitted in the underlying R-6 zoning. Retail use would be permitted under D-4 as the property is within the red-line retail district.

History of Property

From 1962 to 1988, the subject site was zoned to a business classification. The property was zoned B, Business in 1962, B-2, Neighborhood Business in early 1963 and B-3, Community Business in late 1963. The property was again zoned B-2, General Business in 1970, and

remained as such until 1988. In March of 1988, the property was rezoned from B-2, General Business to R-5, Multiple Family Residential to match the recommendations of the Birmingham Plan (1980) which recommended Low-Density Multifamily Residential.

In February of 2000 the property was rezoned from R-5 (Multiple Family Residential) to R-6 (Multiple Family Residential). After the property was rezoned in 2000, the owner proposed a three story, 12-unit multiple family residential building with below grade parking. Due to an inability to secure financing, the owner at the time did not pursue the project even after receiving a Final Site Plan approval and a subsequent extension of their approved site plan.

The subject property is currently owned by Alden Development Group LLC. The site has two buildings, both built in 1968. The principal residential structure contains nine apartments, each with two-stories and a basement. The accessory building contains nine automobile garages. The existing buildings conform to the uses allowed within the R-6 Multiple Family Zoning District.

At this time, the applicant is requesting that the zoning designation of the property be changed from R-6 to R-6 with an Overlay zoning of D-4. Only a person who has a fee interest in a piece of property, or a contractual interest which may become a fee interest in a piece of property, may seek an amendment in the zoning classification of that property under this section.

Following receipt of the written report and recommendations from the Planning Board, the City Commission may grant or deny any application for the amendment for rezoning. If the City Commission denies the application, no application shall be reheard for at least one year, unless there have been substantial changes in the facts, evidence, and/or conditions demonstrated by the applicant. The determination of whether there have been such changes shall be made by the Planning Board at the time the application is submitted for processing.

Requirements for Rezoning

The requirements for a request for the rezoning of a property are set forth in Article 07, section 7.02 of the Zoning Ordinance as follows:

> Each application for an amendment to change the zoning classification of a particular property shall include statements addressing the following:
>
> 1. **An explanation of why the rezoning is necessary for the preservation and enjoyment of the rights of usage commonly associated with property ownership.**
>
> ***Applicant response*:** The rezoning of the subject property form R-6 to R-6 in the D-4 Overlay District would result in the preservation and enjoyment of the rights of usage commonly associated with Woodward between Willits and Harmon that is zoned residential. The other properties in the immediate area are either public property or mixed business/residential. The B-4, Business/Residential Zoning provides for a maximum building height of 60 feet for residential uses and 48 feet for all other uses, and four to five stories. On the east side of Old Woodward, in addition to B-4 zoning, there exists B-2 (General Business) with a permitted height

of over 40 feet. Importantly, all of the Overlay Districts adjacent to and north of the site are D-3 and D-4, however, the property adjacent to and south of this site is a parking structure. By including this property in the D-4 Overlay District, the developed site will be permitted to be built at a height that is complimentary to the parking structure; while at the same time will blend into the height established on the streetscape existing north of the parking structure. Further, because of the dramatic slope of the grade downhill to the north, the D-4 permitted height is complimentary to the adjacent and nearby buildings on both sides of Old Woodward. The inclusion into the D-4 Overlay District would also permit a development that has a magnificent view toward the north over the park. To use and enjoy the subject property as intended by the 2016 Plan, the subject property should be afforded the opportunity to accommodate a building height allowed in the D-4 District. This inclusion in the D-4 zone allows the applicant the preservation and enjoyment of the rights and usage commonly associated with property ownership.

2. **An explanation of why the existing zoning classification is no longer appropriate**

***Applicant response**:* After reviewing the 2016 Plan, it is clear that the existing zoning should be updated so that the planned residential use can be built to be harmonious in height to all of the adjacent and surrounding buildings. The R-6 zoning allows the contemplated use, but without inclusion of the R-6 into the D-4 Overlay District, the development of the subject property would be pursuant to an ordinance that does not contemplate the form based zoning concepts articulated in the Downtown Overlay Districts which are an integral part of the 2016 Plan. It is also worth mentioning, that this property on the Overlay District map, appears to be a natural extension of the Overlay District scheme. This inclusion will complete the Overlay District map pattern so that there are no gaps in the plan.

It is fair and reasonable that the subject property should be able to enjoy the same benefits that other properties in the surrounding areas enjoy. The simple R-6 zoning without the Overlay District is no longer appropriate because of the incredibly sophisticated development that has occurred to all properties in the area of the subject property. The use of the subject property for 1960's style townhomes in a downtown area is not only inconsistent with the surrounding modern development, but it limits the use of the subject property so that its value to the community and to the applicant is unfairly diminished. The suggested inclusion in the D-4 District also coordinates with the 2016 Plan concept of creating a pedestrian friendly, urban landscape, with amenities available to residents without requiring travel by automobile.

Inclusion of the Subject property in the D-4 Overlay District will enhance the form based zoning that has reinvigorated Birmingham. The R-6 zone, without any inclusion in the D-4 Overlay District is no longer appropriate as a part of this dynamic mixed use, pedestrian friendly, urban setting.

3. **An explanation of why the proposed rezoning will not be detrimental to the surrounding properties.**

   ***Applicant response**:* Including this R-6 zone in the D-4 Overlay District will not be detrimental to the surrounding properties; in fact, it will be a positive development for all the citizens of Birmingham. The rezoning of the subject property will allow for the development of modern residential condominiums that are a very attractive addition to the downtown area and will be enjoyed by all of the residents of the City of Birmingham. Adjacent to this property is a parking structure and public property. The contemplated plans for the subject property are at a height and density that coordinate with the R-6 zone in a D-4 Overlay District. Certainly the intended use developed in a modern way is a great improvement over the out of date residential buildings that currently occupy the subject property.

   The population in that area of town is growing due to the fact that the mixed-use zoning that is adjacent to the subject property in the City of Birmingham allows more density and is becoming an attractive place to live. The general commercial use of the subject property will enhance and improve the everyday life of the citizens of Birmingham.

Article 7, section 7.02 of the Zoning Ordinance further states:

Applications for amendments that are intended to change the zoning classification of a particular property shall be accompanied by a plot plan. (See attached)

Information required on plot plans shall be as follows:

1. Applicant's name, address and telephone number.
2. Scale, north point, and dates of submission and revisions.
3. Zoning classification of petitioner's parcel and all abutting parcels.
4. Existing lot lines, building lines, structures, parking areas, driveways, and other improvements on the site and within 100 feet of the site.
5. Existing use of the property.
6. Dimensions, centerlines and right-of-way widths of all abutting streets and alleys.
7. Location of existing drainage courses, floodplains, lakes, streams, and wood lots.
8. All existing easements.
9. Location of existing sanitary systems and or septic systems.
10. Location and size of existing water mains, well sites and building service.
11. Identification and seal of architect, engineer, land surveyor, or landscape architect who prepared the plans. If any of the items listed above are not applicable to a particular plot plan, the applicant must specify in the plot plan which items do not apply and, furthermore, why the items are not applicable.

    A land survey was provided by the applicant and submitted to the Planning Board (see attached). **The survey submitted meets all of the above requirements except**

(11), as the plans are not officially sealed by the architect, engineer, landscape architect or land surveyor who prepared the plan.
Article 7 section 7.02 of the Zoning Ordinance further states:

> The Planning Board shall hold at least one public hearing on each application for amendment at such time and place as shall be established by the Planning Board.
>
> The Planning Board shall make findings based on the evidence presented to it with respect to the following matters:
>
> a. The objectives of the City's then current master plan and the City's 2016 plan.
> b. Existing uses of property within in the general area of the property in question.
> c. Zoning classification of property within the general area of the property in question.
> d. The suitability of the property in question to the uses permitted under the existing zoning classification.
> e. The trend of development in the general area of the property in question, including any changes which have taken place in the zoning classification.

<u>Planning Division Analysis</u>

A. The objectives of the City's then current master plan and the City's 2016 Plan

Section 1.04 of the Birmingham Zoning Ordinance states that the purpose of the Zoning Ordinance is to guide the growth and development of the City in accordance with the goals, objectives and strategies stated within the Birmingham Future Land Use Plan and the Downtown Birmingham 2016 Plan. A review of both plans reveals that the proposal to include the subject property in a D-4 Overlay District meets the spirit and intent of the ordinance. The Future Land Use Plan identified the subject property as Low-Density Multifamily Residential. The proposed mixed use building would continue the residential use while allowing the property to be updated in into a modern structure that coordinates with the modern streetscape in this part of town that is envisioned by the 2016 Plan. Further, the "retail frontage" identified in the "Overlay District" runs in front of the Subject property, however, this property is <u>not</u> currently included in the Overlay District.

The Downtown Birmingham 2016 Plan focuses on retaining and enhancing the character and vitality of Downtown Birmingham. One of the discussions within the Downtown Birmingham 2016 Report is to encourage residential development within the Downtown (pg. 46 and 47) and its vicinity. According to the vision statement (pg. 181), it appears that adding residential dwellings to the Downtown or adjacent to the area within the Downtown Overlay Zoning District would help to realize this vision.

The property immediately to the south of the subject property (the "Willits Block") is project 6 of the 2016 Plan. The 2016 Plan recommended that the parking structure be extended, but because the site is too beautiful to spend entirely on parking, it should be

edged with residential buildings "facing the park, facing the Baptist Church, and facing Willits street, masking the parking deck in the process." Although the 2016 Plan does not *specifically* address the subject property, it occupies essentially the same position. The subject property, in its current form, obscures the view of the park, while opening up the parking structure for increased view. The proposed building would be built fronting North Old Woodward, at the same apparent height as the neighboring buildings. Moving north from the parking structure; the subject property slopes downward steeply. This will serve to buffer the view of the parking structure while opening up the park for increased viewing. Also as a result of this grade change, any redevelopment along the North Old Woodward frontage would be dwarfed by the existing parking structure, under the current R-6 zoning. By adding the D-4 overlay, a new building can be built at the same height as the neighboring structures, and effectively buffer the view of the parking structure. In addition, the D-4 Overlay zone would permit first floor retail as required by the existing red-line retail designation on the property.

It is clear that the intent of the 2016 Plan includes the redevelopment of the neighboring multi-family residential property to enhance the beauty of the area, the reduction of the visibility of parking, and the creation of an attractive and active pedestrian-friendly streetscape. Therefore, the inclusion of the subject site in the D-4 Overlay District accomplishes the goals of the 2016 Plan.

B. Existing uses of property within the general area of the property in question

North of the subject site on the west side of N. Old Woodward up to Harmon is the Rouge River and Booth Park, zoned PP (Public Property). North of the subject site on the east side of N. Old Woodward are primarily office uses with some first floor retail space and a condominium development on the banks of the Rouge River. South and on the west side of N. Old Woodward down to Willits lies the N. Old Woodward parking deck, and the Beal Bank Building. West of the subject site is the Rouge River and City Owned property currently being used as a surface parking lot, with single family residential located beyond.

The following chart summarizes the land uses and zoning districts adjacent to and in the vicinity of the subject site.

	North	**South**	**East**	**West**
Existing Land Use	Office, Retail & Public Park	Office, Retail and Parking	Office, and Residential	Parking & Residential
Existing Zoning	PP, Public Property; O-2 Office and B-2 General Business	PP, Public Property, B-4, Business Residential and B-2, General Business	B-2, General Business, R-2 Single Family & R-4 Two Family Residential	PP, Public Property and R-2, Single Family Residential
Overlay Zoning	C, Community Use and D-2, Flexible Use	P, Parking Use, D-2 & D-3, Flexible Use	D-2 & D-3, Flexible Use	N/A

C. Zoning classification of property within the general area of the property in question

North of the subject site on the west side of N. Old Woodward up to Harmon is the Rouge River and Booth Park, zoned PP (Public Property). Both north and south of the subject site on the east side of N. Old Woodward the zoning is B-2 (General Business). There is a D-2 overlay to the north and a D-3 overlay to the south. East of the buildings fronting N. Old Woodward are R-2 (Single Family) and R-4 (Two Family) houses. South and on the west side of N. Old Woodward down to Willits is the parking deck and lot, zoned PP (Public Property) with an overlay of P (Parking Use) and the Beal Bank Building B-4 (Business-Residential) with an overlay of D-3.

D. The suitability of the property in question to the uses permitted under the existing zoning classification.

The site is currently zoned as R-6 (Multiple-Family Residential), which allows residential, institutional and recreational uses; including: one, two, and multi-family residential, government offices, philanthropic uses, schools, parks and semiprivate pools. The existing structures on the subject property contain multi-family residential structures.

The applicant is proposing a 5-story mixed use (commercial/residential) building with 2-levels of underground/partially underground parking. The main floor (street level) is proposed to be commercial space intended for high-end commercial users and the residential lobby. Floors 2 through 5 will be residential units featuring balconies.

The residential use is currently, and will continue to be, permitted under the existing zoning classification and the proposed new zoning classification. The proposed commercial use on the first floor is prohibited under the current underlying zoning, but would be permitted with a D-4 classification. The proposed commercial use is not only suitable, but it is actually required on this site currently, as the property is included within the red-line retail district as specified on the Zoning Map.

E. The trend of development in the general area of the property in question, including any changes which have taken place in the zoning classification

All of the adjacent properties in the immediate area, with exception of Booth Park, are currently located within the Downtown Overlay District. However, the subject site is a gap in the western edge of the Downtown Overlay District. Many of the buildings around the subject property were constructed within the last twenty years, which makes the existing structures on the subject site appear outdated. The proposed building will fit into and assist in the continuation of the trend of development in the Downtown in several ways including: walkability, use, appearance, and height. The condominiums will increase the provide additional residential units to draw residents downtown as recommended in the 2016 Plan, first floor retail uses will activate the street level, and eliminate an existing gap in the retail district. Adding retail and more residents downtown add life and enhance the walkability of the downtown.

Departmental Reports

1. Engineering Division – Since the land has been used as residential for several decades, it is assumed that it has not historically contributed to the parking assessment district. Since a change in zoning will allow the property to benefit from the parking system, any change in zoning should be contingent upon the owner paying their share of what would have been charged for previous special assessments into the parking system, had the proposed building been constructed at that time. Further, the owner is advised that this building, if built, will be subject to any future parking assessments that may be created to help pay for future parking structure expansions within the Central Business District.

2. Department of Public Services – Comments will be provided prior to the Planning Board meeting on August 26, 2015.

3. Fire Department – No concerns were reported from the Fire Dept.

4. Police Department - No concerns were reported from the Police Dept.

5. Building Department – No concerns were reported from the Building Dept.

Planning Department Findings

Based on a review of the rezoning application and supporting documentation submitted by the applicant, a review of the applicable master plan documents, current zoning and recent development trends in the area, the Planning Department finds that the applicant meets the established ordinance requirements to qualify for a rezoning of the property from R-6 Multiple-Family Residential to R-6 and D-4 in the Overlay District to permit first floor retail and additional height. Given the recommendations of the 2016 Plan, the existing mix of uses in the immediate neighborhood and given the existing height of the N. Old Woodward parking structure and the topography of the site, the proposal to add this property into the Downtown Overlay District is appropriate and compatible in the area. The following sample motions with attached conditions have been provided in the event that the Planning Board deems it appropriate to send a recommendation of approval forward to the City Commission.

Sample Motion Language

Based on a review of the rezoning request and supporting documentation submitted by the applicant, a review of the applicable master plan documents and the development trends in the area, the Planning Board recommends APPROVAL to the City Commission for the rezoning of 369 N. Old Woodward from R-6 Multiple-Family Residential to R-6 and D-4 in the Downtown Overlay District with the condition that the applicant submit a sealed plot plan of the property.

OR

Based on a review of the rezoning request and supporting documentation submitted by the applicant, a review of the applicable master plan documents and the development trends in the area, the Planning Board recommends APPROVAL to the City Commission for the rezoning of

369 N. Old Woodward from R-6 Multiple-Family Residential to R-6 and D-4 in the Downtown Overlay District with the following conditions:

1. Submittal of a sealed plot plan of the property; and
2. Submittal of a complete Preliminary Site Plan and Community Impact Study application.

OR

Motion to recommend POSTPONEMENT of the applicant's request for the rezoning of the property at 369 N. Old Woodward from R-6 Multiple-Family Residential to R-6 and D-4 in the Downtown Overlay District, pending review and approval of the following:

1. A sealed plot plan of the property;
2. A site plan and elevation drawings detailing the proposed development of the property for retail use; and
3. A completed Community Impact Study to allow the Planning Board to assess any potential impacts on the surrounding area.

OR

Motion to recommend DENIAL to the City Commission of the applicant's request for the rezoning of the property at 369 N. Old Woodward from R-6 Multiple-Family Residential to R-6 and D-4 in the Downtown Overlay district, for the following reasons:

1. _____
2. _____
3. _____

LEGEND

920	EXIST. CONTOUR
	EXIST. END SECTION
	EXIST. MANHOLE
	EXIST. CATCH BASIN
	EXIST. STORM SEWER
	EXIST. SANITARY SEWER
W	EXIST. WATER MAIN
OHE	EXIST OVERHEAD ELECTRIC
	EXISTING WOODS LINE
	EXISTING WETLAND LIMITS
	EXIST. CURB AND GUTTER
X	EXISTING FENCE
	EXISTING LIGHTPOLE
T	EXISTING TELEPHONE RISER
G	EXISTING GAS VALVE
	EXISTING WATER VALVE
	EXISTING HYDRANT
	EXISTING SIGN
951.00	EXISTING SPOT ELEVATION
	EXISTING TREE W/ TAG NUMBER
	EXISTING UTILITY POLE
	EXISTING GUY ANCHOR
F-RR	FOUND IRON ROD
F	FOUND IRON PIPE
F	FOUND CONCRETE MONUMENT
FCIR	FOUND CAPPED REROD
FIP	FOUND IRON PIPE
P.O.B.	PLACE OF BEGINNING
	EXISTING MAILBOX
S	EXISTING SANITARY MANHOLE
	PROPOSED DEMOLITION
	PROPOSED UTILITY DEMOLITION
	PROPOSED TREE DEMOLITION

DESCRIPTION:

UNITS 1, 2 & 3 OF BUILDING 1 AND UNITS 4, 5, 6, 7, 8 & 9, BUILDING 2, BROOKSIDE TOWNHOMES OF BIRMINGHAM CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 29097, PAGE 719, AS AMENDED, AND DESIGNATED AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 1532, TOGETHER WITH RIGHTS IN THE GENERAL COMMON ELEMENTS AND THE LIMITED COMMON ELEMENTS AS SHOWN ON THE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

SCHEDULE B – SECTION II – EXCEPTIONS:

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENTS NO. 687306, 687309, 687310, 687311, 687312, 687313, AND 687314 DATED DECEMBER 8, 2014 AND COMMITMENT NO. 687805 DATED DECEMBER 15, 2014 AND COMMITMENT NO. 687808 DATED DECEMBER 22, 2014.

THE RIGHTS OF CO-OWNERS AND THE ADMINISTERING BODY AS SET FORTH IN THE MASTER DEED AND ACT 59 OF THE PUBLIC ACTS OF 1978 AS AMENDED. THE RIGHTS OF CO-OWNERS AND THE ADMINISTERING BODY, EASEMENTS, RESTRICTIONS AND OTHER TERMS, COVENANTS AND CONDITIONS SET FORTH IN THE MASTER DEED AND EXHIBITS THERETO RECORDED IN LIBER 29097, PAGE 719, AS AMENDED, AND DESIGNATED AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 1532, OAKLAND COUNTY RECORDS, AND ANY AMENDMENTS THERETO. **NOTHING TO PLOT**

NOTES:

1. THE MASTER DEED CALLS FOR AN AGREEMENT WITH THE CITY OF BIRMINGHAM IN LIBER 2508, PAGES 519 TO 521 REGARDING THE GARAGE AND WOOD FENCE ENCROACHMENTS. THIS DOCUMENT WAS NOT PROVIDED OR SPECIFICALLY CALLED OUT IN THE TITLE WORK.

2. AREAS EXTENDING 10.5' FROM THE REAR OF EACH UNIT ARE LIMITED COMMON ELEMENT PRIVACY AREAS. GARAGE AND PARKING ARES ARE LIMITED COMMON ELEMENTS.

BENCHMARKS:

BM#1 – ARROW ON HYDRANT ON WEST SIDE OF OLD WOODWARD AVENUE, ±6' NORTH OF DRIVEWAY TO #369.
ELEVATION 763.64 NAVD88

BM#2 – SOUTHWEST BOLT OF LIGHT POLE ON WEST SIDE OF OLD WOODWARD AVENUE, SOUTHWEST OF INTERSECTION OF OLD WOODWARD AVENUE AND EUCLID AVENUE.
ELEVATION 752.82 NAVD88

FLOODPLAIN:

SITE LIES IN ZONE AE – SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, PER FEMA FIRM COMMUNITY PANEL 26125C0537F, DATED 9/29/06.

NOTE: SURVEY INFORMATION SHOWN ON THIS PLAN PREPARED BY ALPINE ENGINEERING INC., DATED 12/30/2014

DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLISHING OR RELOCATING ANY SITE FEATURES APPROPRIATE TO FACILITATE THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
2. PRIOR TO REMOVING, RELOCATING, OR PERFORMING ANY WORK ON A UTILITY, THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY OWNER.
3. ANY MATERIALS REMOVED FROM SITE SHALL BE DISPOSED OF IN A PROPER AND LEGAL MANNER.
4. COORDINATE WITH UTILITY PLAN REGARDING DEMOLITION OR RELOCATION OF EXISTING UTILITIES.
5. COORDINATE WITH GRADING PLAN REGARDING SAWCUT FOR PROPOSED APPROACHES.
6. CONTRACTOR SHALL REMOVE THE EXISTING INTERIOR PARKING LOT PAVEMENT AS NECESSARY TO FACILITATE THE ONSITE IMPROVEMENTS AS PROPOSED.
7. EXISTING UTILITIES HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM FIELD SURVEY INFORMATION AND EXISTING AS-BUILT DRAWINGS. CONTRACTOR SHALL FIELD VERIFY PRIOR TO DEMOLITION AND CONSTRUCTION.

NOT FOR CONSTRUCTION

811 Know what's **below.** **Call** before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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SECTION 25
TOWN 2 NORTH, RANGE 10 EAST
BLOOMFIELD TOWNSHIP
OAKLAND COUNTY, MICHIGAN

CLIENT
PINNACLE HOMES
BROOKSIDE
PRELIMINARY SITE PLAN

EXISTING CONDITIONS AND DEMOLITION PLAN

DATE
JUNE 11, 2015

REVISIONS

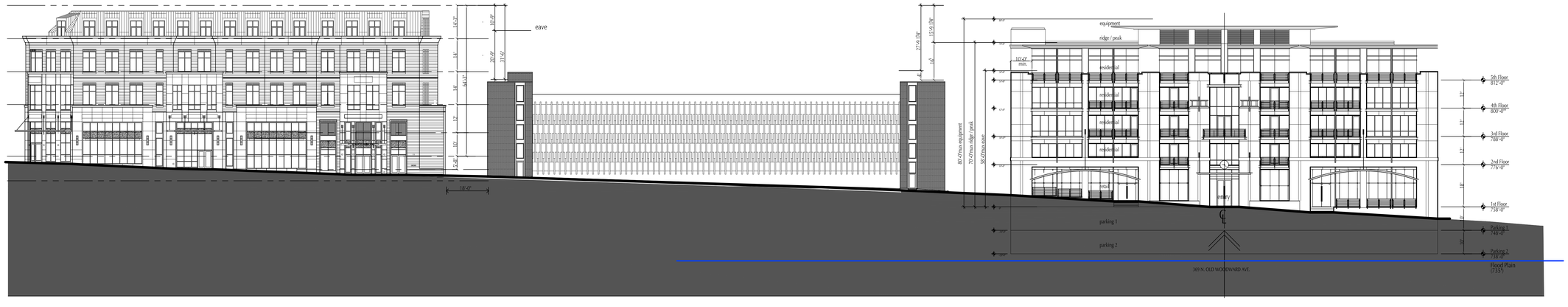
SCALE 0 10 20
1" = 20 FEET

DR. MN CH. SS
P.M. MB
BOOK --
CAD FILE: 150000705P-02-EC.DWG
JOB 15000070
FILE CODE: CP
SHEET NO. 02

CAD FILE: 150000705P-02-EC.DWG

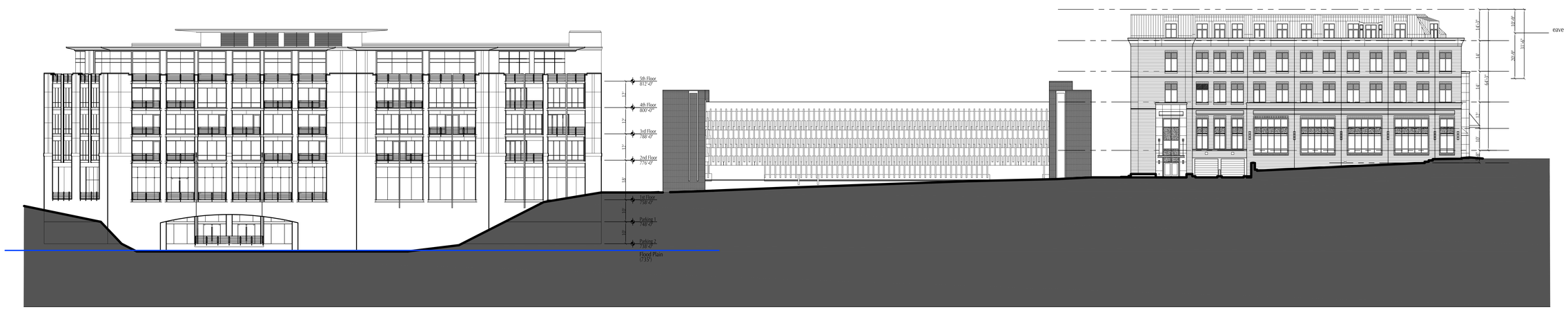
Brookside Development

Alden Development Group
27777 Franklin Road, Suite 200
Southfield, Michigan 48034



PROPOSED STREETSCAPE LOOKING EAST ALONG NORTH OLD WOODWARD AVENUE

SCALE: 1" = 20'-0"



PROPOSED STREETSCAPE LOOKING WEST FROM RIVER SIDE

SCALE: 1" = 20'-0"

CHRISTOPHER J LONGE AIA
ARCHITECTURE
INTERIORS
124 Peabody, Birmingham, Michigan 48009 248.258.6940

6/19/2015

D.8