The City of Ferndale

Agenda

Planning Commission Meeting

WEDNESDAY, NOVEMBER 18, 2026 @ 6:30 PM

City Hall, 300 East Nine Mile, Ferndale, MI 48220

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1. ROLL CALL

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

3.A Consideration of October 28, 2026 draft Planning Commission meeting minutes.

4. CALL TO AUDIENCE

5. PUBLIC HEARING

6. OLD BUSINESS

7. NEW BUSINESS

7.A In the matter of parcels 24-25-34-176-063 and 24-25-36-176-060, commonly known as 241 Pearson Street, Consideration of a Site Plan Application.

8. DISCUSSION ITEMS

8.A Detention Facilities and Data Centers

9. ADMINISTRATIVE ITEMS

10. COMMISSION ITEMS

11. ADJOURNMENT

FERNDALE

November 18, 2026

Community & Economic Development

CITY OF FERNDALE
REQUEST FOR COUNCIL ACTION

FROM: Ross Querro

SUBJECT: Consideration of October 28, 2026 draft Planning Commission meeting minutes.

SUGGESTED ACTION
Approval of the draft Planning Commission meeting minutes.

Item Background
Staff has prepared draft meeting minutes from the last regularly scheduled meeting.

Previous Action

Strategic Goal

Budged Impact
N/A

Budget Amendment Required
false

GL#
N/A

CIP#
N/A

Staff Recommendation

ATTACHMENTS:

10-28-2026 PC Draft Minutes.pdf

The City of Ferndale

Agenda

Planning Commission Meeting

WEDNESDAY, OCTOBER 28, 2026 @ 6:30 PM

City Hall, 300 East Nine Mile, Ferndale, MI 48220

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1. ROLL CALL

Chair Foster called the meeting to order at 6:30 PM.

PRESENT:	Azar, Burley, Hejl, Manwell, Moschelli, Mikulski, Foster
ABSENT:	Brazen, Showalter

Motion by Azar, seconded by Moschelli, to excuse all absences.

AYES:	**Azar, Burley, Hejl, Manwell, Moschelli, Mikulski, Foster**
NAYES:	**None**
ABSTAIN:	**None**
	7-0-0
	Motion Passes

2. APPROVAL OF AGENDA

Motion by Manwell, seconded by Azar, to approve the agenda as presented.

AYES:	**Azar, Burley, Hejl, Manwell, Moschelli, Mikulski, Foster**
NAYES:	**None**
ABSTAIN:	**None**
	7-0-0
	Motion Passes

3. APPROVAL OF MINUTES

3.A Consideration of September 16, 2026, draft Planning Commission meeting minutes.

Motion by Manwell, seconded by Moschelli, to approve the minutes as presented.

AYES:	**Azar, Burley, Hejl, Manwell, Moschelli, Mikulski, Foster**
NAYES:	**None**
ABSTAIN:	**None**
	7-0-0
	Motion Passes

DRAFT

Motion by Foster, seconded by Manwell, to amend the previous motion to approve the minutes contingent upon Staff adding the list of conditions related to the Site Plan approval for 1640 and 1700 E. 9 Mile Road.

AYES:	**Azar, Hejl, Manwell, Moschelli, Mikulski, Foster**
NAYES:	**None**
ABSTAIN:	**Burley**
	7-0-0
	Motion Passes

4. CALL TO AUDIENCE

Chair Foster opened the call to audience at 6:32 PM. No one spoke.

5. PUBLIC HEARING

5.A In the matter of permanent parcels 24-25-27-382-015 and 24-25-27-382-020, commonly known as 165 E. 9 Mile Road, consideration of a Planned Unit Development (PUD) and Site Plan application for a parking structure with retail and residential components.

Querro, Community and Economic Development Director, provided a presentation on the proposal. Representatives from the applicant's team provided an introduction and presentation on the proposal. The applicant clarified that the proposed north balconies were inset, and no deviations were being requested for any overhang.

Chair Foster opened the public hearing at 7:17 PM.

8 spoke in opposition. Comments were related to character, size, traffic and pedestrian safety concerns, aesthetics, etc.

3 spoke in support. Comments were related to increased downtown visitation, pedestrian safety, cleanliness, parking support for local businesses, etc.

Chair Foster closed the public hearing at 8:01 PM.

The Planning Commission discussed the proposal.

Motion by Manwell, seconded by Azar, to postpone consideration of the Site Plan and Planned Unit Development applications as the Planning Commission does not yet have sufficient coordinated information to complete the findings required under Sections 9.04 and 11.04 of the Zoning Ordinance, as stated in the Planning Commission Staff Report dated October 21st, 2026, including:

1. **Site Area and Building Height**. One consistent site-area figure and confirmation of the controlling building-height measurement.

DRAFT

2. **Deviation Schedule.** One complete and coordinated schedule identifying every requested deviation, the applicable ordinance section, required standard, proposed condition, exact amount of relief, applicant justification, corresponding recognizable and substantial public benefit, and controlling plan-sheet reference.
3. **Architectural Projections.** Reconciliation of the north-alley balcony projection and the west-alley and Bermuda Street canopy projections, including the architectural and civil dimensions and the total relief requested from the required setback line.
4. **Mixed-Use Building Standards**. Final storefront-width, ground-floor-glazing, and public-entrance spacing calculations. The glazing calculation shall identify approximately 1,550 square feet of glazing within an approximately 3,445-square-foot ground-floor façade area, resulting in approximately 45-percent glazing and a requested 15-percentage-point deviation.
5. **Parking.** Clear depiction and reconciliation of the ramp parking spaces, incorporation of the 114 space maximum-parking deviation, and enforceable terms governing the allocation and operation of the proposed 108 residential and 125 public parking spaces.
6. **Loading and Operations.** Final information concerning loading, deliveries, rideshare activity, refuse collection, alley operations, pedestrian protection, and any necessary operating restrictions.
7. **Landscaping.** Corrected site-area and greenspace calculations, confirmation of species-diversity compliance, identification of any additional building-adjacent landscaping deviation, and coordination of all landscape deviations.
8. **Architecture and Lighting.** Confirmation of rooftop mechanical-equipment screening, reconciliation of the brick-veneer and precast-wall terminology, and confirmation that the photometric calculations evaluate the external PUD boundary and maximum site illumination.
9. **Usable Open Space.** A coordinated open-space exhibit identifying each qualifying area, its square footage, access limitations, intended users, ownership and maintenance responsibility, and treatment as usable open space or a separate place of interest.
10. **Affordable Housing.** Complete and enforceable provisions for the proposed 11 income-restricted units.
11. **Public Benefits.** A matrix linking each requested deviation to a recognizable and substantial public benefit and identifying the responsible party, duration, maintenance obligation, and method of City enforcement.
12. **PUD Agreement.** Revise the October 22, 2026, PUD Agreement to coordinate it with the final plans and approved deviation schedule; correct the parties and signing entities, ground-floor-glazing deviation, balcony and canopy projection deviations, approval procedures, and exhibit numbering; remove unrelated template provisions; and establish enforceable public-parking, affordable housing, usable-open-space, public-benefit, Unified Control, maintenance, enforcement, and successor obligations. The revised agreement shall remain subject to City legal review.
13. **Engineering and Departmental Review.** Confirmation that applicable City Engineering, Fire, Building, Public Works, utility-provider, and outside-agency requirements have been addressed.

AYES:	**Azar, Burley, Hejl, Manwell, Moschelli, Mikulski, Foster**
NAYES:	**None**
ABSTAIN:	**None**
	7-0-0
	Motion Passes

6. OLD BUSINESS

DRAFT

7. NEW BUSINESS

8. DISCUSSION ITEMS

9. ADMINISTRATIVE ITEMS

Kalnasy stated that the next regularly scheduled meeting is November 18, 2026. Querro stated that several ordinance amendments will be presented.

10. COMMISSION ITEMS

Commissioner Burley introduced himself to the group.

11. ADJOURNMENT at 10:50 PM.

Melissa Kalnasy, City Planner

DRAFT

FERNDALE

November 18, 2026

Community & Economic Development

CITY OF FERNDALE
REQUEST FOR COUNCIL ACTION

FROM: Ross Querro

SUBJECT: In the matter of parcels 24-25-34-176-063 and 24-25-36-176-060, commonly known as 241 Pearson Street, Consideration of a Site Plan Application.

SUGGESTED ACTION

Item Background
The subject site received approval for Conditional Rezoning by both Planning Commission and City Council on June 24 and July 27, respectively. Consideration of the site plan by Planning Commission is a requirement outlined in the Conditional Rezoning Agreement dated 7/27/26.

Previous Action
Motion by Showalter, seconded by Moschelli, in the matter of Sidwell numbers 24-25-34-176-063 and 24-25-36-176-060, a Public Hearing was held as published for this date and place, to recommend approval of the Conditional Rezoning application and agreement to the City Council to Conditionally Rezone the parcels from R-2, Residential to MXD-2, Corridor Mixed Use, with the following findings and conditions:

1. The Planning Commission held a Public Hearing on June 24, 2026, to consider a Zoning Map amendment to Conditionally Rezone parcels 24-25-34-176-063, and 24-25-34-176-060, from R-2, Residential, to MXD-2, Corridor Mixed Use.
2. The proposed Zoning Map amendment is consistent with the goals and objectives of the Ferndale Master Land Use Plan.
3. The proposed Conditional Rezoning Agreement is consistent with the intent of this code.
4. The proposed Conditional Rezoning Agreement bears a reasonable and rational connection or benefit to the property being proposed for a rezoning.
5. The proposed Conditional Rezoning Agreement is necessary to ensure that the property develops in such a way that protects the surrounding neighborhood and minimizes any potential impacts to adjacent properties.
6. The proposed Conditional Rezoning Agreement is necessary to allow the rezoning to be approved, in that the property could not or would not be rezoned without the proposed Conditional Rezoning Agreement.
7. The proposed Conditional Rezoning Agreement is in the public interest and is consistent with

the recommendations of the Master Plan.
8. The Conditional Rezoning Agreement is in writing, will be executed by the Applicant and the City and recorded with the Oakland County Register of Deeds. All costs associated with the review, approval and filing of the Conditional Rezoning Agreement shall be the responsibility of the Applicant.

Strategic Goal
Safe, Protected, Engaged Community

Budged Impact
N/A

Budget Amendment Required
false

GL#
N/A

CIP#
N/A

Staff Recommendation
Suggested motions are included in the staff report prepared by OHM Advisors.

ATTACHMENTS:

241_Pearson_OHM-Planning_Commission_Staff_Report Review #1 11.16.2026.pdf
241 Pearson - Site Plans - November 2026.pdf
241 Pearson - Site Plan Application - November 2026.pdf
241 Pearson - Engineer Comments - November 2026.pdf

FERNDALE **Community and Economic Development – Staff Report**

REQUEST	Site Plan Review
PROJECT	241 West Pearson Street
APPLICANT / REPRESENTATIVE	Pocono Construction/Jason Anstandig
ADDRESS	241 West Pearson Street, Ferndale, MI 48220
PROPERTY OWNER	Little James LLC
LOCATION	Southwest corner of West Pearson Street and Woodward Avenue
PARCEL NUMBER	25-34-176-063
ZONING	MXD-2 Corridor Mixed-Use District
FUTURE LAND USE	Commercial/Office
STAFF	Alex C. Hritcu, AICP, NCI OHM Advisors (Planning Consultant)
ATTACHMENTS	• Civil plans, dated November 9th, 2026.

Part 1: What the Applicant is Proposing

Development Request

The applicant requests Site Plan approval for the redevelopment of approximately 1.02 acres at 241 West Pearson Street, located at the Southwest corner of West Pearson Street and Woodward Avenue.

The applicant proposes the adaptive reuse of an existing vacant church building for a café, small event venue, and commissary kitchen. The project includes the proposed removal of a portion of the existing building, reducing the building area from approximately 17,093 square feet to 12,625 square feet, as identified on the submitted plans. Additional improvements include the construction and reconfiguration of off-street parking, a loading area, landscaping, exterior lighting, bicycle parking, electric vehicle infrastructure, and a refuse enclosure.

Proposed Development Program

According to the application materials and plans, the development includes:

- Adaptive reuse of the existing church building to accommodate approximately 12,625 square feet of commercial building area.
- A café, commissary kitchen, and small event venue limited to 49 occupants.
- Reconfiguration of the existing surface parking lot and construction of an additional parking area.
- Bicycle parking facilities.

- Electric vehicle parking and charging infrastructure.
- A designated loading area.
- Landscaping, exterior lighting, and refuse and recycling facilities.

Project Information Summary

Item	Applicant or Plan Information	Staff Status
Site Area	Approximately 44,325 square feet, or 1.02 acres	Appears compliant
Commercial Area	Approximately 12,625 square feet	Proposed building area identified; subject to confirmation
Building Height	76 feet	Existing dimensional nonconformity; lawful status and height measurement require verification under Article 16
Vehicle Parking	61 spaces	Parking calculations and proposed space count require verification
Bicycle Parking	4 spaces	Appears compliant
EV Parking	4 EV-capable and 2 dual-port charging spaces	Additional information required to demonstrate compliance with Section 7.04
Barrier-Free Parking	4 spaces	Proposed quantity appears sufficient; van-accessible parking and accessible EV charging require verification

Figure 1. Site Location Map

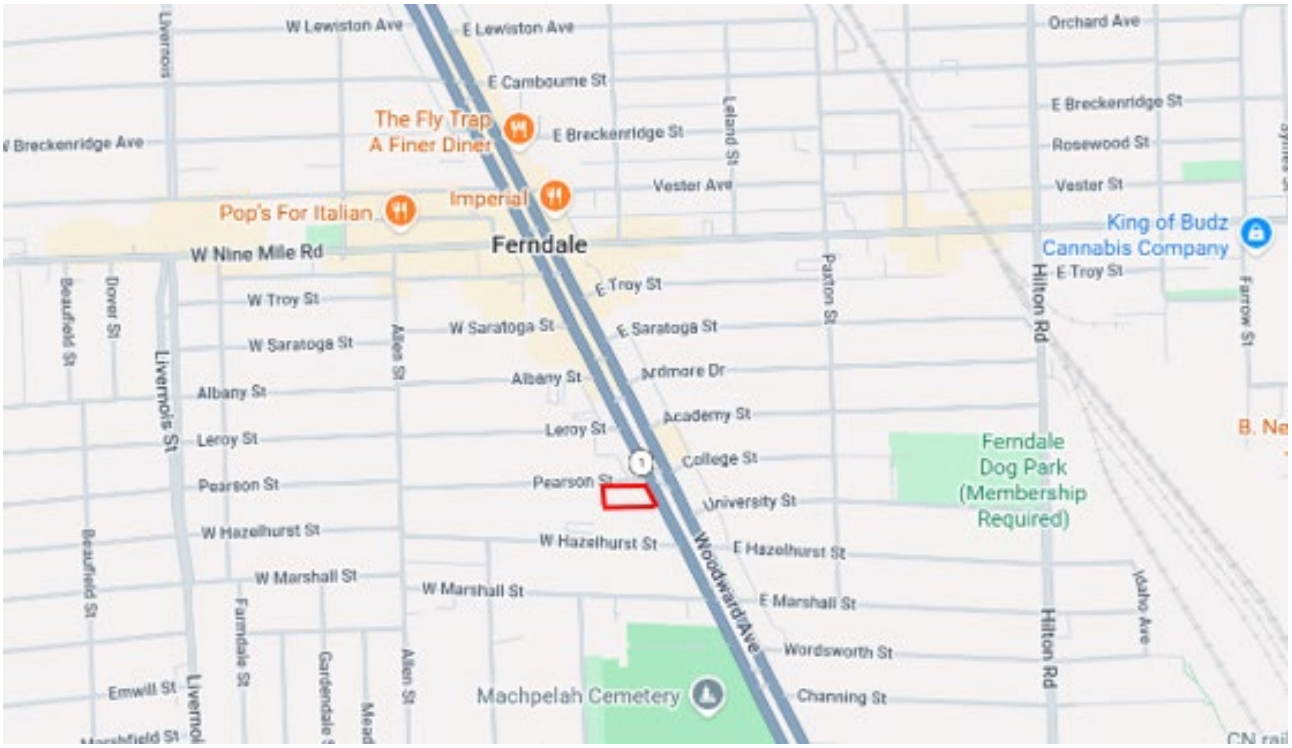


Figure 2. Aerial Photograph

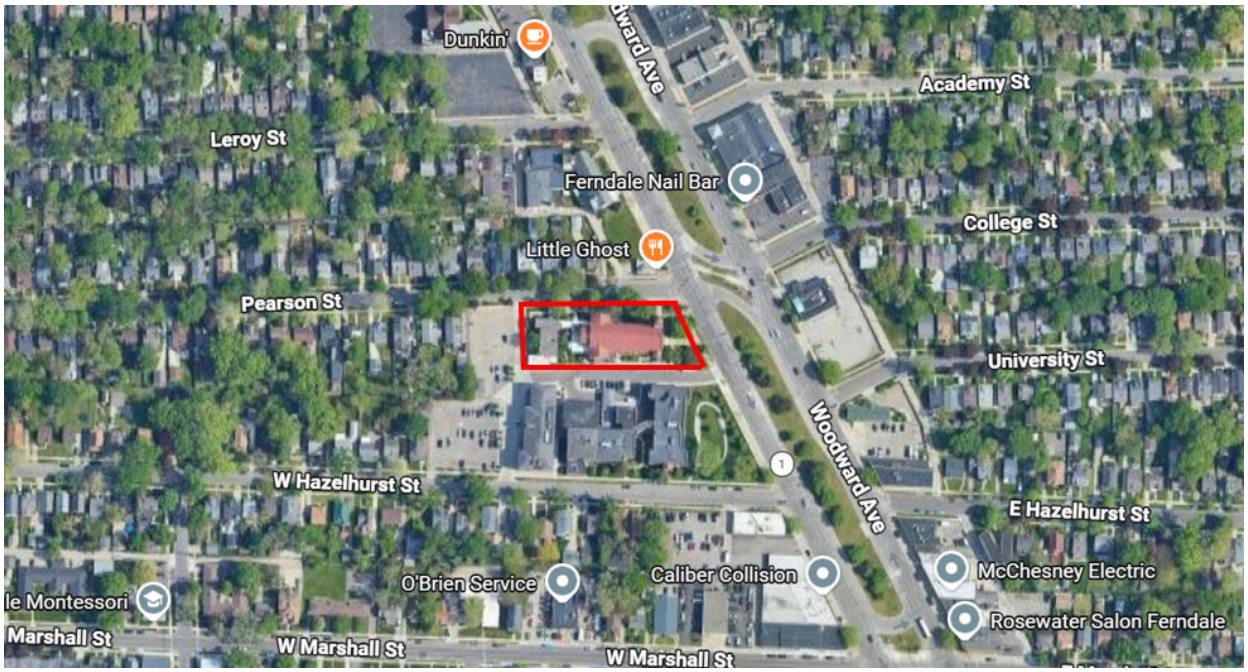


Figure 3. Zoning Map



LEGEND

- R-1, Residential
- R-2, Residential
- MXD-1, Neighborhood Mixed Use
- MXD-2, Corridor Mixed Use
- CBD, Central Business District
- I-1, Industrial
- I-2, Industrial
- PUD, Planned Unit Development
- WHH, Woodward Heights/Hilton Overlay
- City of Ferndale Boundary

Figure 4. Future Land Use Map



FUTURE LAND USE

- Traditional Residential
- Urban Residential
- Mixed Use
- Downtown
- Commercial/Office
- Light Industrial
- Heavy Industrial
- Open Space
- Traditional Residential/Community Asset

Existing Site and Surrounding Development

The subject property contains an existing vacant church building and associated surface parking. The property is zoned MXD-2, Corridor Mixed-Use District, and is designated Commercial/Office in Plan Ferndale. Surrounding land uses include residential, mixed-use, and commercial development along the Woodward Avenue corridor.

The proposed redevelopment would return a vacant institutional building to productive use through adaptive reuse. The project presents an opportunity to support commercial reinvestment while preserving an established building within the surrounding neighborhood. The proposed improvements will be evaluated for consistency with the applicable zoning, site development, and compatibility standards.

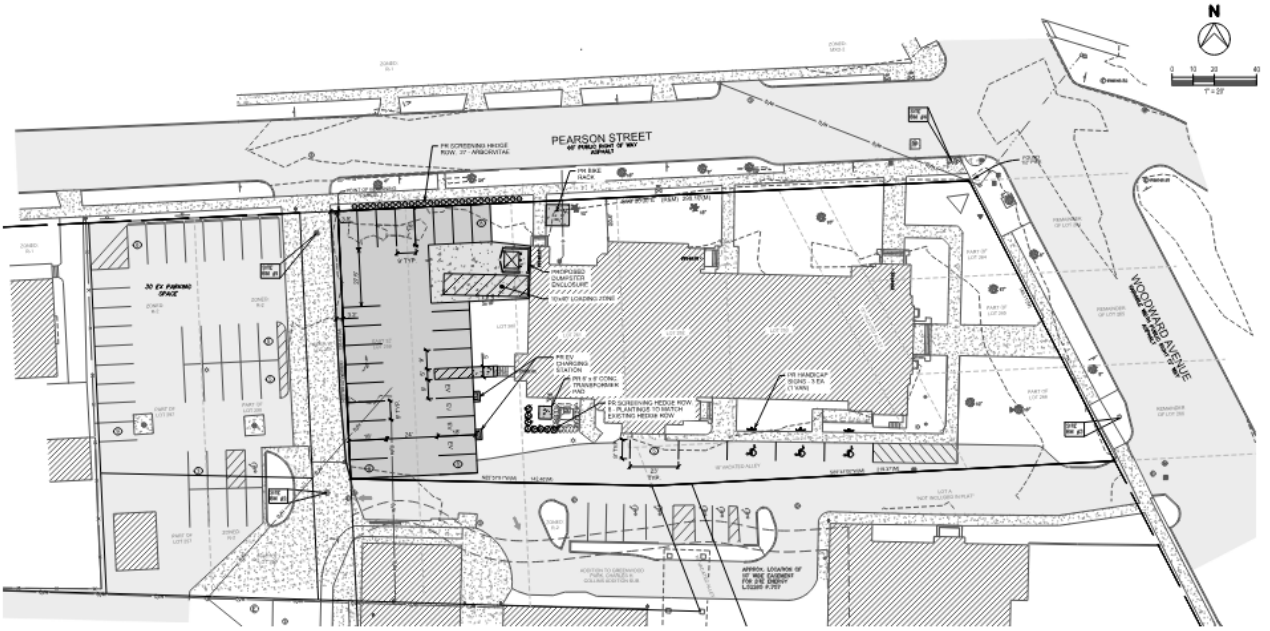
Part 2: Site Plan Review

The civil plans, dated November 9th, 2026, provide existing conditions, demolition, grading, circulation, photometric, and a dumpster enclosure plan. The materials provide information concerning parking, bicycle parking, landscaping conditions, exterior lighting, and circulation.

Zoning, Use, and Dimensional Standards

The subject property is zoned MXD-2, Corridor Mixed-Use District. The proposed uses are generally permitted within the district, subject to confirmation of the commissary kitchen classification. The existing church building exceeds certain dimensional requirements, including maximum building height and front yard setback. These conditions may qualify as lawful nonconformities under Article 16, provided the applicant demonstrates that the building was lawfully established and that the proposed improvements comply with Section 16.04.

Figure 5. Overall Site Plan



Zoning Compliance Summary

Standard	Required	Proposed	Staff Finding
Zoning District	MXD-2	MXD-2	Complies
Lot Area	Minimum 10,000 square feet	44,325 square feet	Complies
Lot Width	Minimum 100 feet	100 feet	Complies
Front Setback	Maximum 10 feet	20.6 feet (existing)	Existing dimensional nonconformity; lawful status subject to verification under Article 16.
Side Setback	Minimum 0 feet; 5 feet where adjacent to R-1 or R-2 zoning	Existing setback to be verified	Verify compliance with Section 2.06, including Footnote E, or establish lawful nonconforming status.
Rear Setback	Minimum 0 feet		Complies
Maximum Building Height	45 feet	76 feet (existing)	Existing dimensional nonconformity; lawful status and height measurement subject to verification under Article 16.
Public Street Entrance	Required	Street-facing entrances provided	Complies

Parking, Access, Loading, and Mobility

The applicant proposes 61 off-street parking spaces, including the reconfiguration of existing parking and construction of additional parking facilities. However, staff have identified a discrepancy between the total spaces listed in the parking schedule and those depicted on Sheet C.03. The applicant shall reconcile the parking calculations and confirm the final number of spaces proposed.

Pursuant to Section 7.07, required parking is determined based on the classifications and standards established in the City's Off-Street Parking Manual. The applicant identifies 59 required spaces for the café, commissary kitchen, and event venue. However, the calculation requires clarification regarding usable floor area, employee counts, and the applicable parking standard for the commissary kitchen. The applicant shall provide revised calculations demonstrating compliance with the applicable requirements.

Parking Summary

The applicant identifies 59 required parking spaces and proposes 61 spaces; however, staff's review of Sheet C.03 indicates that only 60 spaces are depicted. Additionally, the parking calculations require clarification. The café calculation appears to require 27 spaces rather than 26 under Section 3.07, and the applicable parking standard for the commissary kitchen has not been confirmed. These discrepancies prevent staff from determining whether the proposed parking satisfies Section 7.07.

Staff recommend that the applicant first provide a corrected parking calculation and revised site plan confirming the number of required and proposed spaces. If the verified parking supply meets the applicable requirements, no parking reduction would be necessary. If there is a deficiency, the applicant may submit a parking study under Section 7.07 demonstrating that the proposed parking is sufficient based on anticipated demand, including the potential for different peak operating periods among the proposed uses. This approach would allow the city to consider the operational characteristics of the adaptive reuse while ensuring adequate parking is provided.

Parking Element	Required	Proposed	Staff Review
Minimum Vehicle Parking	To be verified	61 listed; 60 spaces counted	Requires clarification
Bicycle Parking	4 spaces	4 spaces	Appears compliant
EV-Installed Parking	10%	Two dual-port charging stations; number of qualifying spaces to be verified	Non-compliant
EV-Ready Parking	10%	Not identified. Finding: Requires clarification	Non-compliant
EV-Capable Parking	15%	4 spaces	Additional spaces or approved alternative may be required
Barrier-Free Parking	3 spaces	4 spaces	Appears compliant

Van-Accessible Parking	1 space	0 spaces	Non-compliant. Required designation not identified; revise plans.
EV Barrier-Free Parking	1 space	0 spaces	Non-compliant. Accessible EV charging accommodation not identified; revise plans.

The plans identify four EV-capable spaces and two dual-port charging stations but do not clearly demonstrate compliance with the required EV-Capable, EV-Ready, and EV-Installed parking standards. Additionally, four barrier-free spaces are proposed, but the required van-accessible parking accommodation and accessible EV charging space are not clearly identified.

The City Engineer identified that the proposed parking spaces along the northern and western portions of the site are dimensioned at 18 feet in length and recommends increasing these spaces to 20 feet due to their proximity to landscaping and the public alley. Staff recommend that the applicant revise the parking dimensions consistently with the engineering review comments or demonstrate an acceptable alternative that maintains adequate vehicle clearance, circulation, and protection of adjacent landscaping and public right-of-way areas, subject to City Engineer approval.

Staff recommend that the applicant provide a revised parking schedule and site plan identifying the required EV classifications, charging capacity, and accessible parking accommodations. Where existing site constraints affect compliance, the applicant may identify any requested modifications supported by applicable provisions of Article 7. Required barrier-free accommodation shall be maintained in accordance with applicable accessibility standards.

Circulation

The applicant has provided an emergency vehicle circulation plan; however, additional clarification is needed regarding loading, deliveries, refuse collection, and internal vehicle circulation associated with the proposed café, event venue, and commissary kitchen. The City Engineer and Fire Department should confirm that the proposed site layout provides adequate access and maneuvering for emergency and service vehicles.

The applicant has indicated that a vehicle-circulation agreement with the adjacent residential property owner to the south has been provided. The applicant shall identify the affected access and circulation areas on the site plan and provide documentation confirming the agreement and the rights granted.

Staff recommends that the applicant provide a brief operational description identifying anticipated delivery and loading activities, including their frequency, timing, and location, and demonstrate that these activities can be accommodated without obstructing parking areas, drive aisles, or emergency access. Where appropriate, designated loading areas or reasonable operational limitations may be incorporated into the final site plan to minimize potential conflicts with adjacent residential properties.

The City Engineer also identified a conflict between one proposed parking space and the existing drive aisle along the southern portion of the property. Staff recommend that the applicant revise the site plan to eliminate this conflict and demonstrate adequate vehicle maneuvering and circulation. Any resulting changes to the parking layout shall be reflected in the final parking calculations to confirm compliance with applicable parking requirements.

Landscaping and Screening

The submitted plans include landscape notes, proposed shrub plantings, and a refuse enclosure detail; however, additional information is necessary to demonstrate compliance with Article 6, including parking-lot landscaping, residential buffering, and screening and access for the refuse enclosure.

Staff recommend that the applicant provide a coordinated landscape plan and planting schedule identifying existing vegetation to remain, proposed landscaping improvements, and required screening. Recognizing the constraints associated with the adaptive reuse of an existing developed property, the applicant may request modifications to specific landscaping requirements under Section 6.06 where strict compliance is impractical. Any requested modifications should be supported by the applicable ordinance criteria while maintaining appropriate screening and buffering of surrounding residential uses.

The plans include a refuse enclosure detail. The applicant shall clarify the proposed enclosure materials, screening, gate orientation, and collection access and demonstrate compliance with Article 6.

Lighting and Signs

The November 9th submittal includes a photometric plan and identifies the average, minimum, and maximum footcandles for each area of the lot.

The plan identifies the following illumination levels within the different areas:

Area	Average (footcandles)	Maximum (footcandles)	Minimum (footcandles)
Alley	0.24	0.4	0.0
Dumpster	2.92	7.1	0.9
Existing Parking Lot	0.35	1.0	0.0
New Parking Lot	0.57	3.3	0.1
Property Lines	0.12	0.3	0.0

The submitted photometric plan identifies a maximum illumination level of 0.3 foot-candles along the property boundaries; however, additional clarification is necessary to verify compliance with the applicable lighting standards, particularly where the site adjoins residential properties.

Staff recommends that the applicant confirm compliance with Section 3.11 of the Zoning Ordinance and applicable lighting intensity requirements of City Code Section 6-385. The applicant should provide any necessary revisions to the photometric plan and fixture specifications demonstrating that exterior lighting is fully shielded, directed downward, and designed to minimize light trespass onto adjacent residential properties.

Utilities, Stormwater, and Public Services

The submitted civil plans have been reviewed by Giffels Webster, the City's engineering consultant, in its November 12, 2026, review letter, which recommends revision and resubmittal. The primary concern relates to the proposed stormwater runoff being directed into the public right-of-way. The engineer recommends a stormwater collection and detention system with a restricted outlet to accommodate the increased impervious surface associated with the proposed improvements. Additional comments address identification of the existing sanitary sewer lead, public alley boundaries, parking-space dimensions, and a potential conflict between a parking space and the existing drive aisle.

Staff recommends that the applicant submit revised civil plans addressing the engineering review comments and demonstrate an acceptable stormwater management approach to the satisfaction of the City Engineer. Any changes affecting parking supply, site circulation, or landscaping should be coordinated with Planning staff to ensure continued zoning compliance. Required permits and applicable stormwater maintenance agreements shall be addressed prior to construction.

Part 4: Staff Findings and Recommendation

Based on the submitted materials, additional information and plan revisions are necessary to demonstrate compliance with the applicable site plan approval standards of Section 9.04 of the Zoning Ordinance. Outstanding items include verification of existing dimensional nonconformities, parking and circulation, landscaping and screening, exterior lighting, and engineering requirements. The City's engineering consultant has also identified necessary revisions to the proposed stormwater management approach and parking layout. Staff recognize the benefits of adaptively reusing the existing vacant building and recommends that these outstanding matters be addressed through coordinated plan revisions and applicable ordinance provisions to support further consideration of the project.

Required Corrections and Clarifications

The following items should be addressed through revised plans, supporting documentation, or applicable approval procedures:

1. **Existing Dimensional Nonconformities:** Confirm the lawful status of the existing building height and front yard setback under Article 16, including the applicability of Section 16.04 to the proposed improvements.

2. **Parking Calculations and Supply:** Provide corrected parking calculations and reconcile the discrepancy between the 61 proposed spaces identified in the plans and the 60 spaces depicted. Confirm compliance with the applicable requirements of Article 7 or provide supporting documentation for an alternative parking approach permitted by the Ordinance.
3. **Parking Dimensions and Circulation:** Address the City Engineer's recommendations regarding parking stall dimensions along the northern and western portions of the site. Revise the parking layout to eliminate the identified conflict with the existing southern drive aisle, and update the parking count accordingly.
4. **EV and Accessible Parking:** Provide a revised parking schedule identifying EV-capable, EV-ready, and EV-installed spaces, including the proposed charging stations. Confirm compliance with applicable barrier-free and van-accessible parking requirements.
5. **Loading and Service Operations:** Clarify anticipated loading, delivery, refuse collection, and service vehicle activities associated with the proposed uses and identify any necessary operational measures.
6. **Shared Vehicle Circulation:** Provide documentation of the vehicle-circulation agreement with the adjacent property to the south and identify the affected access and circulation areas on the final site plan.
7. **Landscaping and Screening:** Provide a coordinated landscape plan and planting schedule demonstrating compliance with Article 6, including parking lot landscaping and residential buffering. Identify and justify any requested modifications pursuant to Section 6.06**.**
8. **Building Architecture and Design:** Provide the applicable information necessary to evaluate the proposed exterior building improvements under Article 4, including any requested modifications or applicable exceptions.
9. **Exterior Lighting:** Confirm compliance with the applicable lighting requirements, including illumination at adjacent residential property boundaries, and provide any necessary photometric plan revisions and fixture specifications.
10. **Stormwater and Engineering:** Address the comments identified in the November 12, 2026 engineering review letter, including the proposed stormwater discharge into the public right-of-way, the recommended collection and detention system with a restricted outlet, sanitary sewer information, public alley boundaries, and applicable engineering and permitting requirements. Any alternative stormwater approach shall be subject to City Engineer review and acceptance.

Part 5: Suggested Motion

Motion to Approve

MOTION by _____, seconded by _____, in the matter of the Site Plan Review application for 241 West Pearson Street, to APPROVE the Site Plan based on the Planning Commission's determination that the proposal satisfies the applicable approval standards of Section 9.04 of the Zoning Ordinance.

This decision is based on the submitted application materials, the findings contained in the Planning Commission Staff Report dated November 13, 2026, and the record of the Planning Commission's consideration of the application.

The applicant shall submit a final site plan consistent with the approved plans and the requirements of Section 9.05 of the Zoning Ordinance.

Motion to Approve with Conditions

MOTION by _____, seconded by _____, in the matter of the Site Plan Review application for 241 West Pearson Street, to APPROVE WITH CONDITIONS the Site Plan based on the Planning Commission's finding that the applicable approval standards of Section 9.04 of the Zoning Ordinance can be satisfied through the following conditions:

Approval of the Site Plan is subject to the following conditions:

1. The applicant shall address the outstanding engineering comments identified in the November 12, 2026 engineering review letter, including stormwater management, parking dimensions, and internal circulation, to the satisfaction of the City Engineer.
2. The applicant shall provide corrected parking calculations and a revised parking layout demonstrating compliance with applicable parking, electric vehicle, and accessibility requirements.
3. The applicant shall provide the required landscaping, screening, lighting, and architectural information demonstrating compliance with applicable Zoning Ordinance standards or obtain any necessary approvals for modifications expressly authorized by the Ordinance.
4. The lawful status of existing dimensional nonconformities shall be verified, and the proposed improvements shall comply with applicable requirements of Article 16.
5. Revised plans shall be reviewed by Planning and Engineering staff. Any modifications materially affecting the approved site layout or requiring additional discretionary approval shall be returned to the appropriate approving body.

The applicant shall submit a final site plan incorporating all approved conditions pursuant to Section 9.05 of the Zoning Ordinance.

Motion to Postpone

MOTION by _____, seconded by _____, in the matter of the Site Plan Review application for 241 West Pearson Street, to POSTPONE consideration of the application to allow the applicant to submit coordinated revised plans and supporting information necessary to complete the applicable findings under Section 9.04 of the Zoning Ordinance.

The applicant shall address the outstanding items identified in the Planning Commission Staff Report dated November 13, 2026, and the November 12, 2026 engineering review letter, including stormwater management, parking calculations and circulation, electric vehicle and accessible parking, landscaping and screening, lighting, building design, and verification of existing dimensional nonconformities.

Staff acknowledge the opportunity presented by the adaptive reuse of the existing vacant building and recommends continued coordination with the applicant to resolve the outstanding matters through reasonable site plan revisions and applicable Zoning Ordinance provisions.

The application may return to the Planning Commission when sufficient coordinated information has been provided to permit evaluation of the applicable approval standards of Section 9.04.

Motion to Deny

MOTION by _____, seconded by _____, in the matter of the Site Plan Review application for 241 West Pearson Street, to DENY the Site Plan based on the Planning Commission's determination that the proposal does not satisfy the applicable approval standards of Section 9.04 of the Zoning Ordinance.

This decision is based on the submitted application materials, the Planning Commission Staff Report dated November 13, 2026, the engineering review letter dated November 12, 2026, and the record of the Planning Commission's consideration of the application, including the following finding:

1. **Stormwater Management Section 9.04(D):** The proposed stormwater management approach directs runoff into the public right-of-way without demonstrating an adequate collection and detention system to accommodate the increased impervious surface. The submitted plans do not demonstrate compliance with the applicable drainage and public infrastructure standards.
2. **Vehicle Circulation Section 9.04(E):** The proposed parking layout contains an identified conflict between a parking space and the existing southern drive aisle. This unresolved condition does not adequately demonstrate safe and efficient internal vehicular circulation.
3. **Parking Design Sections 7.03(D) and 9.04(J):** The proposed parking configuration includes 18-foot parking spaces adjacent to landscaping, where the applicable dimensional standards generally require 20-foot spaces. The submitted plans have not demonstrated compliance with these requirements or established an authorized alternative.

Based on these findings, the Planning Commission determines that the submitted Site Plan does not satisfy the applicable approval standards of Section 9.04 of the Zoning Ordinance.

11/6/2026 1:15 PM
HRC_OLW.ctb

LITTLE JAMES LLC

22201 WOOD WARD AVE ADDITIONAL TO 241 W PEARSON ST
CITY OF FERNDALE
OAKLAND COUNTY, MICHIGAN

HRC JOB No. 20260459

CONTACT INFORMATION

OWNER

LITTLE JAMES LLC

241 W PEARSON STREET
Ferndale, MI 48220

APPLICANT

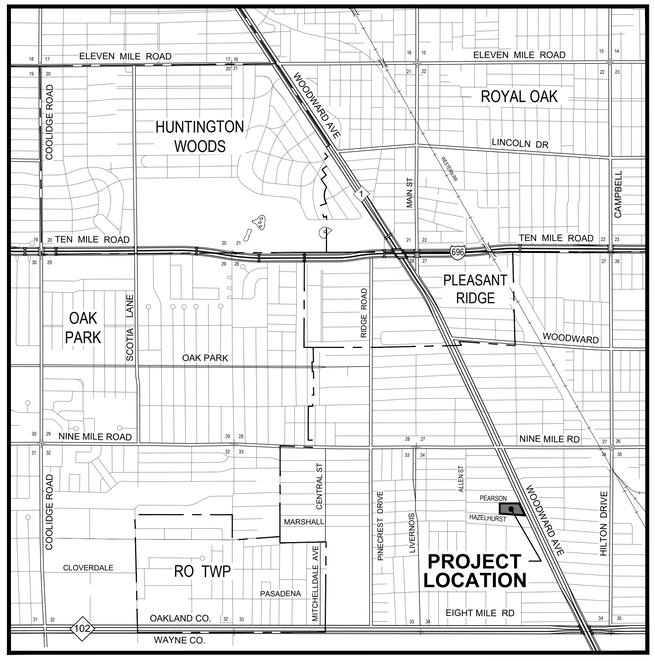
POCONO CONSTRUCTION

JASON ANSTANDIG
Owner
2850 Treyburn Lane
West Bloomfield, MI 48324
(248) 366-2366
janstandig@poconoconstruct.com

CIVIL ENGINEER

HUBBELL, ROTH & CLARK, INC

MATTHEW G. SLICKER, P.E.
Senior Associate | Project Manager
555 Hulet Drive
Bloomfield Township, MI 48302
(248) 454-6300 ext. 379
Mslicker@hrcengr.com



NORTH

PROJECT LOCATION MAP

SCALE : 1" = 2000'

SHEET INDEX

DESCRIPTION	SHEET No.
COVER SHEET	COVER
CIVIL	
EXISTING CONDITIONS PLAN	C 01
PROPOSED SESC AND DEMOLITION PLAN	C 02
PROPOSED SITE AND DIMENSIONAL PLAN	C 03
PROPOSED GRADING PLAN	C 04
TYPICAL PAVEMENT SECTIONS, DETAILS AND NOTES	C 05
DUMPSTER ENCLOSURE PLAN	C 06
PROPOSED EMERGENCY VEHICLE CIRCULATION PLAN	C 07
PROPOSED PHOTOMETRIC PLAN AND DETAILS	E 01
OAKLAND COUNTY WATER RESOURCE COMMISSION	
SOIL EROSION & SEDIMENTATION CONTROL DETAILS	1 of 1

11/09/2026 SITE PLAN APPROVAL

DATE	ISSUED FOR / ADDITIONS / REVISIONS
11-02-2026	SITE PLAN APPROVAL

PREPARED FOR:

LITTLE JAMES LLC

241 W PEARSON STREET
Ferndale, MI 48220

PREPARED BY:

HRC
HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915
555 HULET DRIVE
BLOOMFIELD HILLS, MICH.
P.O. BOX 824
48303 - 0824
PHONE: (248) 454-6300
FAX (1st. Floor): (248) 454-6312
FAX (2nd. Floor): (248) 454-6359
WEB SITE: http: / / www.hrcengr.com

STATE OF MICHIGAN
Matthew G. Slicker
ENGINEER
No. 6201045013
REGISTERED PROFESSIONAL ENGINEER

MATTHEW G. SLICKER

DRAWING No.
COVER

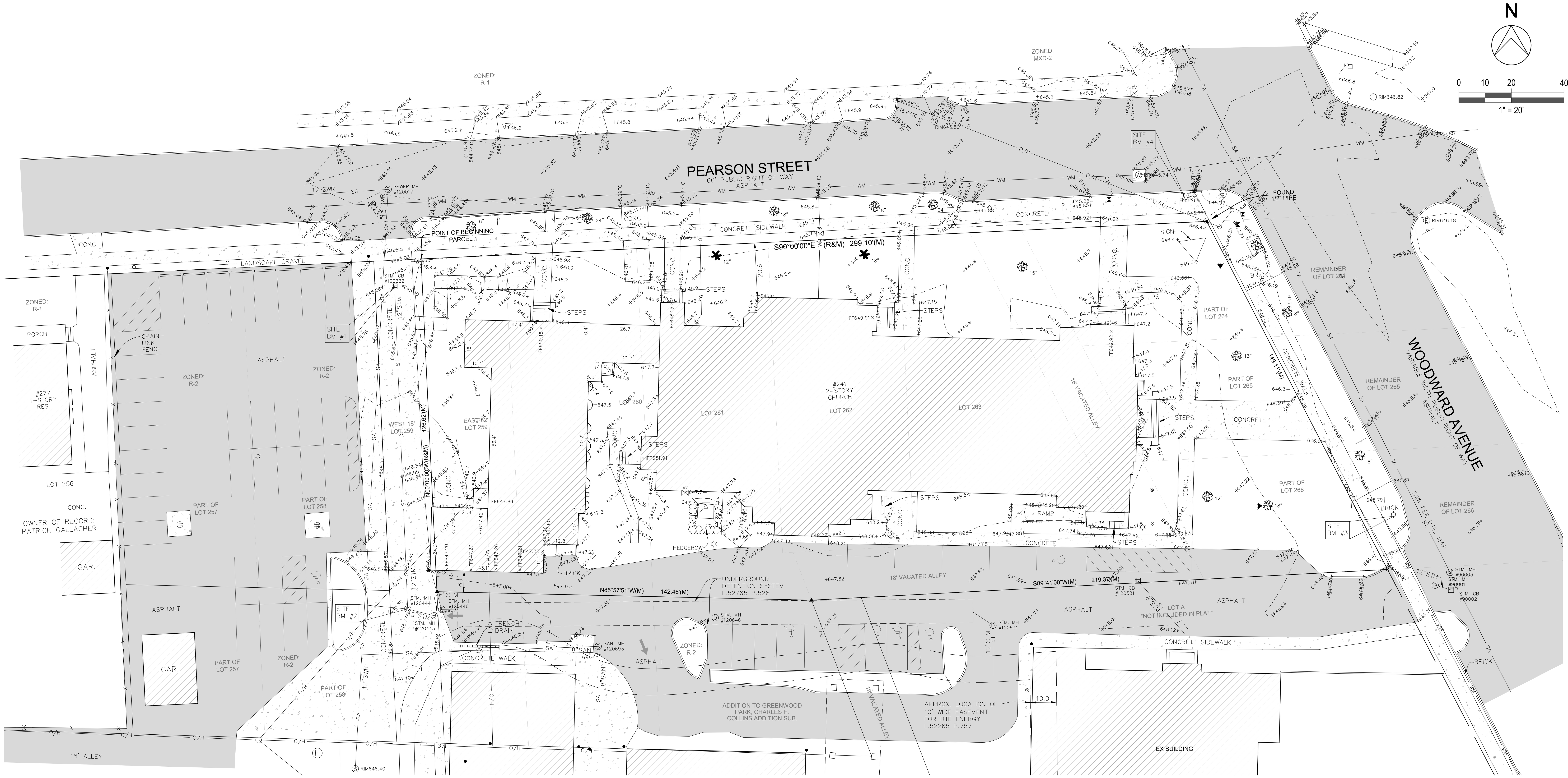
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ORIGINAL PLOT SIZE: ARCH D (24.00 X 36.00 INCHES)
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LITTLE JAMES LLC - FERNDALE, MI HRC JOB No. 20260459
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Hardin Robert

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Hardin Robert



TITLE REPORT NOTE

ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE FIRST AMERICAN TITLE INSURANCE COMPANY FILE No. VGA210404, DATED MAY 17, 2019, AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

10. BUILDING AND USE RESTRICTIONS AS CONTAINED IN THE INSTRUMENT RECORDED IN LIBER 259 PAGE 277; LIBER 259 PAGE 390; LIBER 283 PAGE 6; LIBER 328 PAGE 568; LIBER 330 PAGE 343; LIBER 398 PAGE 370; LIBER 400 PAGE 26; LIBER 404 PAGE 185; AND IN LIBER 446 PAGE 522, OAKLAND COUNTY RECORDS. (NOT PLOTTABLE, SEE DOCUMENT FOR TERMS AND CONDITIONS)

11. DRIVEWAY EASEMENT AS DISCLOSED BY INSTRUMENT(S) RECORDED IN LIBER 13334 PAGE 777, OAKLAND COUNTY RECORDS. (DOES NOT AFFECT PARCEL)

13. EASEMENTS OVER THAT PORTION OF VACATED ALLEY(S) INCLUDED IN SUBJECT PROPERTY. (VACATED ALLEYS AS SHOWN)

14. EASEMENT AGREEMENT AS DISCLOSED BY INSTRUMENT(S) RECORDED IN LIBER 50438, PAGE 445; LIBER 50811, PAGE 254, OAKLAND COUNTY RECORDS. (NOT PLOTTABLE, BLANKET EASEMENT OVER ALL PAVED AREAS)

15. USE AGREEMENT FOR SHARED PREMISES AS DISCLOSED BY INSTRUMENT(S) RECORDED IN LIBER 50419, PAGE 848; LIBER 50811, PAGE 236, OAKLAND COUNTY RECORDS. (NOT PLOTTABLE, SEE DOCUMENT FOR TERMS AND CONDITIONS)

16. DTE ELECTRIC COMPANY UNDERGROUND EASEMENT (RIGHT OF WAY) AS DISCLOSED BY INSTRUMENT(S) RECORDED IN LIBER 52265, PAGE 757, OAKLAND COUNTY RECORDS. (AS SHOWN)

17. STORM DRAINAGE FACILITY MAINTENANCE EASEMENT AGREEMENT AS DISCLOSED BY INSTRUMENT(S) RECORDED IN LIBER 52765, PAGE 528, OAKLAND COUNTY RECORDS. (AS SHOWN, SEE DOCUMENT FOR TERMS AND CONDITIONS)

18. GRANT OF SEWER EASEMENT AS DISCLOSED BY INSTRUMENT(S) RECORDED IN LIBER 52765, PAGE 535, OAKLAND COUNTY RECORDS. (DOES NOT AFFECT SUBJECT PARCEL)

BASIS OF BEARING

SOUTH 90°00'00" EAST, BEING THE SOUTHERLY RIGHT OF WAY LINE OF PEARSON STREET.

PARCEL AREA

44,325± SQUARE FEET = 1.02± ACRES

PARCEL ID:
25-34-176-063
OWNER OF RECORD:
ARCHDIOCESE OF DETROIT,
ALLEN H VIGNERON

PROPERTY DESCRIPTION

LAND SITUATED IN THE CITY OF FERNDALE, COUNTY OF OAKLAND, STATE OF MICHIGAN IS DESCRIBED AS FOLLOWS:

PART OF THE EAST 32.00 FEET OF LOT 259, PART OF LOTS 260 AND 261, ALL OF LOTS 262 AND 263, PART OF LOTS 264, 265 AND 266, INCLUSIVE, AND PART OF VACATED ALLEY, OF ADDITION TO GREENWOOD PARK, CHARLES H. COLLINS ADDITION TO THE CITY OF DETROIT, BEING A SUBDIVISION OF PART OF SECTION 34, TOWN 1 NORTH, RANGE 11 EAST, ROYAL OAK TOWNSHIP, RECORDED IN LIBER 8, PAGE 18, OAKLAND COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF THE EAST 32 FEET OF LOT 259, THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 299.10 FEET TO THE WESTERLY RIGHT OF WAY LINE OF WOODWARD AVENUE; THENCE SOUTH 24 DEGREES 43 MINUTES 48 SECONDS EAST 149.11 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE SOUTHERLY LINE OF VACATED ALLEY; THENCE ALONG SAID SOUTHERLY LINE SOUTH 89 DEGREES 41 MINUTES 00 SECONDS WEST 219.37 FEET; THENCE NORTH 85 DEGREES 57 MINUTES 51 SECONDS WEST 142.46 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 126.62 FEET TO THE POINT OF BEGINNING.

BENCHMARK

SITE BENCHMARK #1
CUT "X" ON E RIM OF SQUARE CATCH BASIN IN ALLEY
ELEVATION = 645.28' (NAVD 88)

SITE BENCHMARK #2
CUT "X" ON SW RIM OF STORM MANHOLE, SOUTHWEST OF OF SOUTHWEST BLDG CORNER.
ELEVATION = 646.73" (NAVD 88)

SITE BENCHMARK #3
SW BOLT ON LIGHTPOLE BASE, NORTH OF SITE APPROACH TO WOODWARD.
ELEVATION = 647.75' (NAVD 88)

SITE BENCHMARK #4
ARROW ON TOP OF HYDRANT,SOUTHWEST CORNER OF PEARSON & WOODWARD
ELEVATION = 648.65' (NAVD 88)

MANHOLE SCHEDULE

POINT#	TYP	RIM	SIZE	DIR	INV
120017	SEWERMH	645.04	12	W	639.34
		645.04	12	S	638.64
120330	SQCB	645.21	12	S	641.11
120444	STMH	646.73	12	N	637.39
		646.73	12	S	637.07
		646.73	15	E	637.19
120445	STMH	646.67	6	ORIFICE	639.17
		646.67	15	W	637.17
120446	STMH	646.59	6	ORIFICE	639.17
		646.59	T/WEIR		642.71
			15	E	639.17
120646	STMH	647.07	T/WATER		639.27
		647.07	B/STR		637.37
90003	UNK.MH	645.1	B/STR		640.7
90002	SQCB	645.01	12	NW	642.81
90001	STMH	645.21	12	SE	642.55
120693	SMH	647.33	8	W	640.13
		647.33	8	S	640.33
120581	SQCB	646.99	8	SE	641.69
120631	STMH	647.78	12	S	641.72
			12	W	641.72

LEGEND - EXISTING TOPOGRAPY

- EXISTING BUILDING / STRUCTURE
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EASEMENT (AS NOTED)
- BUILDING
- BUILDING OVERHANG
- CONCRETE CURB
- FENCE (AS NOTED)
- TREE / BRUSH LINE (AS NOTED)
- O/H OVERHEAD UTILITY LINE
- G GAS LINE
- SA SANITARY LINE
- ST STORM LINE
- WM WATER LINE
- SET MAG NAIL
- SET X-CUT
- FOUND MONUMENT (AS NOTED)
- (R&M) RECORD AND MEASUREDDIMENSION
- (R) RECORD DIMENSION
- (M) MEASURED DIMENSION
- ×0.00 GROUND ELEVATION
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC PANEL
- ELECTRIC RISER
- TRANSFORMER
- UTILITY POLE
- GAS METER
- GV GAS VALVE
- LIGHT POLE WITH STREET LAMP
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL CONTROL BOX
- CLEANOUT
- SEWER MANHOLE
- ROUND CATCH BASIN
- SQUARE CATCH BASIN
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER GATE MANHOLE
- WV WATER VALVE
- UNKNOWN MANHOLE
- AC AIR CONDITIONING UNIT
- BOLLARD
- FLOOD LIGHT
- LIGHTPOST/LAMP POST
- SINGLE POST SIGN
- HANDICAP PARKING
- DECIDUOUS TREE (AS NOTED)
- CONIFEROUS TREE (AS NOTED)

NOTE : THE SURVEY SHOWN WAS SUPPLIED BY KEM-TEC - INFO BELOW

KEM-TEC
A GROUP OF COMPANIES
PROFESSIONAL ENGINEERING, SURVEYING & ENVIRONMENTAL SERVICES

Eastpointe (800) 295.7222 | Detroit (313) 758.0677 | Ann Arbor (734) 994.0888 | Grand Blanc (888) 694.0001

www.kemtecagroupofcompanies.com

SURVEYOR'S NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS AND DRAWINGS PROVIDED BY VARIOUS UTILITY COMPANIES AND/OR MUNICIPAL AGENCIES. UNDERGROUND UTILITIES WHICH ARE LOCATED ON PRIVATE PROPERTY ARE TYPICALLY NOT NOT SHOWN ON PLANS PROVIDED BY THE UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

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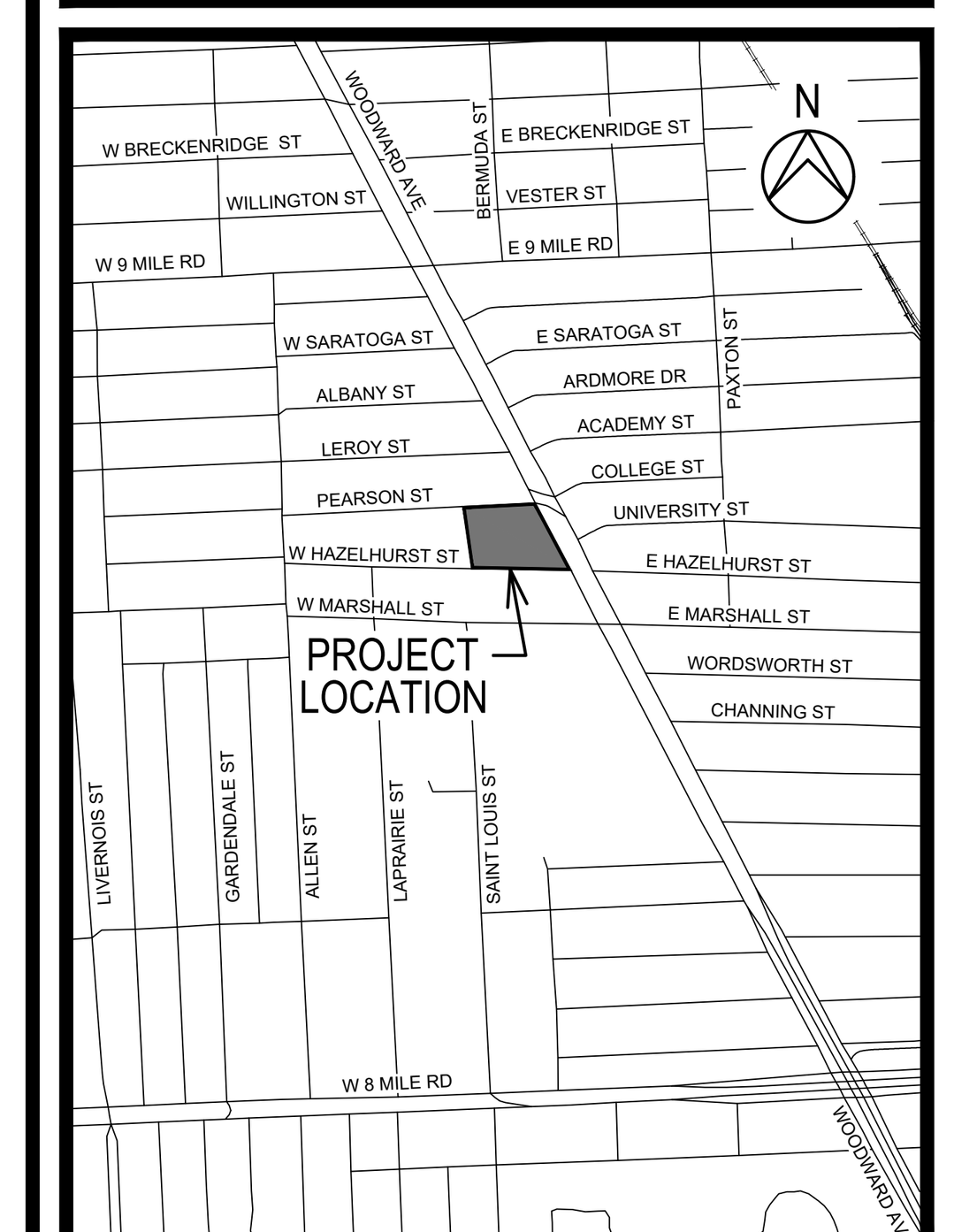
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DATE	ADDITIONS AND/OR REVISIONS
11-09-2026	SITE PLAN APPROVAL

DESIGNED	D.HURRISH
DRAWN	D.HURRISH
CHECKED	M.SLICKER
APPROVED	M.SLICKER



CITY OF FERNDALE

LITTLE JAMES LLC

22201 WOODWARD AVE
ADDITIONAL TO
241 W PEARSON ST.

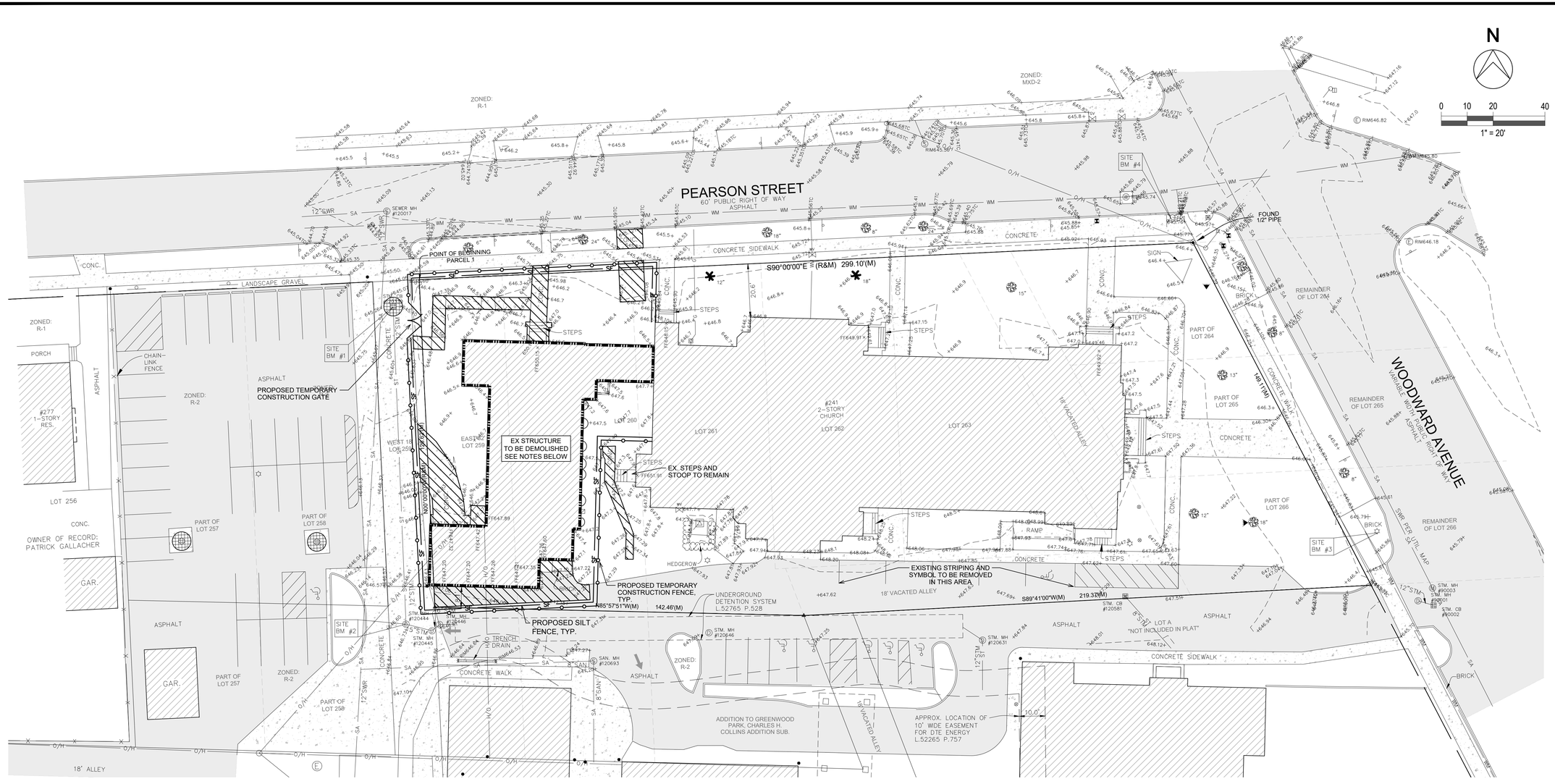
PART OF SECTION 31, T1N, R11E
OAKLAND COUNTY MICHIGAN

EXISTING
CONDITIONS
PLAN

HRC JOB NO.	SCALE
2060459	1" = 20'
DATE: AUGUST 2026	SHEET NO. C 01 OF

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Hardin Robert



BENCHMARK

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ELEVATION = 648.65' (NAVD 88)

SOIL EROSION CONTROL NOTES:

A) Street Sweeping is the contractors responsibility. Street Sweeper is to remain on Site at all times, or if Subcontracted, able to make daily visits or as necessary.

B) It is the Developers (or Permit Holders) Ultimate responsibility to maintain SESC Measures throughout construction.

C) The Developer or Authorized Agent is the Permitted Entity, not the Builder, Contractor or Homeowner.

D) If Dewatering is Anticipated or Encountered during Construction, the Contractor must Submit a Dewatering Plan to the City of Ferndale Engineering Department for Review.

E) It is the Developer's responsibility to grade and stabilize disturbances due to the installation of public utilities, i.e. gas, electric, phone, cable, etc.

F) The City of Ferndale and its Designated Agents, reserve the right to institute any additional SESC Measures, at the Developers sole expense, that were not originally considered within the Approved Plans, Specifications, Permits, Etc., as necessary to protect the Waters of the State and the Safety and Welfare of the City of Ferndale. Some of the Institutions, while not all inclusive, may Constitute the following Actions on behalf of the Developer:

- Street Sweeping and/or Vactoring
- Additional Silt Fence Placement
- Temporary Stabilization, through Seed Straw Mulch, Hydroseed, or Seed and Straw Mulch Blanket
- Placement of Storm Sewer Inlet Filtration

G) Contractor to maintain Soil Erosion / sedimentation control measures, street sweeping and dust control as necessary to meet City and State Standards.

H) Vegetation will be established within 5 days of final grade or whenever disturbed areas will remain unchanged for 30 days or greater. Use 3-4" topsoil where vegetation is required.

I) Slopes steeper than 1 on 6 (16%) must be established with Erosion Control Blanket.

J) Temporary and Permanent SESC Measures shall be installed and Maintained in Accordance with the Manufactures Specifications, The Local Conservation District, The Michigan Department of Transportation, and The Department of Building and Safety.

K) Daily Inspections shall be made by the Contractor to determine effectiveness of Silt Fence, Inlet Filters, Etc. and any necessary repairs shall be performed without delay.

(TEMPORARY) MAINTENANCE NOTES:

A) Silt Fence: Silt Fence should be inspected at least weekly, immediately before a forecasted runoff event, and after each runoff event from rain. Sediment build-up should be removed when it reaches 1/3 to 1/2 the height of the silt fence above ground elevation.

B) Construction Access Entrance: Keep Clean, Immediately remove all sediment dropped or eroded onto the Public Right-Of-Way by sweeping or shoveling. Do not wash sediment into waterways or storm sewers.

SEQUENCE OF CONSTRUCTION:

1. ESTABLISH APPROVED SOIL EROSION CONTROL MEASURES PER DETAILS. ALL SOIL EROSION MEASURES MUST BE MAINTAINED THROUGHOUT CONSTRUCTION.
2. INSTALL TEMPORARY CONSTRUCTION FENCE
3. DEMOLITION OF EXISTING ON SITE BUILDING INCLUDING ALL FOUNDATIONS / PAVEMENT / EXISTING UTILITIES AND BACKFILL WITH SUITABLE MATERIAL.
4. TEMPORARY CONSTRUCTION FENCE TO BE TAKEN DOWN.
3. GRADE SITE AFTER DEMOLITION IS COMPLETE FOR INSTALLATION OF PROPOSED PARKING LOT
4. COMPLETE RESTORATION (TOPSOIL AND SEED) IN AREAS WHERE NEEDED.
5. REMOVE ALL TEMPORARY SOIL EROSION CONTROL MEASURES ONCE THE SITE IS STABILIZED.

BUILDING DEMOLITION NOTES:

STRUCTURE NOTED ON PLANS SHALL BE DEMOLISHED, ALL FOUNDATIONS REMOVED, ALL WALKS AND DRIVES ASSOCIATED WITH THE STRUCTURE ON THE PROPERTY SHALL BE REMOVED AS SHOWN AND VOIDS BACK FILLED WITH SUITABLE MATERIAL AND COMPACTED TO 95 % MAXIMUM DENSITY OF A.S.T.M. D-1557 MODIFIED PROCTOR. BACKFILLED AREAS SHALL MATCH EXISTING GRADE BESIDES PROPOSED PARKING LOT.

ALL DEBRIS CREATED BY THE DEMOLITION SHALL BE DISPOSED OF AT APPROVED LANDFILL.

ALL SERVICES SHALL BE TERMINATED AT THE MAIN LINE UTILITY.

WORK WITHIN THE W. PEARSON STREET R.O.W. WILL REQUIRE A PERMIT FROM THE CITY OF FERNDALE PRIOR TO CONSTRUCTION.

LEGEND - EXISTING TOPOGRAPHY

EXISTING BUILDING / STRUCTURE	SET MAG NAIL	CLEANOUT
EXISTING CONCRETE PAVEMENT	SET X-CUT	SEWER MANHOLE
EXISTING ASPHALT PAVEMENT	FOUND MONUMENT (AS NOTED)	ROUND CATCH BASIN
EASEMENT (AS NOTED)	(R&M) RECORD AND MEASUREDDIMENSION	SQUARE CATCH BASIN
BUILDING	(R) RECORD DIMENSION	STORM DRAIN MANHOLE
BUILDING OVERHANG	(M) MEASURED DIMENSION	FIRE HYDRANT
CONCRETE CURB	0.00 GROUND ELEVATION	FIRE DEPARTMENT CONNECTION
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SA SANITARY LINE	TRANSFORMER	BOLLARD
ST STORM LINE	UTILITY POLE	FLOOD LIGHT
WM WATER LINE	GAS METER	LIGHTPOST/LAMP POST
	GAS VALVE	SINGLE POST SIGN
	LIGHT POLE WITH STREET LAMP	HANDICAP PARKING
	TRAFFIC SIGNAL	DECIDUOUS TREE (AS NOTED)
	TRAFFIC SIGNAL CONTROL BOX	CONIFEROUS TREE (AS NOTED)

LEGEND - SESC AND DEMOLITION

PROPOSED TEMPORARY CONSTRUCTION FENCE	EX. CURB REMOVAL - FULL DEPTH SAWCUT
PROPOSED IN-LET FILTERS ON STORM INLETS	EX. PAVEMENT REMOVAL - FULL DEPTH SAWCUT
SF PROPOSED SILT FENCE	EX. UNDERGROUND UTILITY REMOVAL
EX BUILDING / STRUCTURE DEMOLITION LIMITS	R EX. UTILITY STRUCTURE REMOVAL
EX. TREE / SHRUB REMOVAL	

SURVEYOR'S NOTE - KEM-TEC PROFESSIONAL ENGINEERING

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DATE	ADDITIONS AND/OR REVISIONS
11-09-2026	SITE PLAN APPROVAL

DESIGNED	D.HURRISH
DRAWN	D.HURRISH
CHECKED	M.SLICKER
APPROVED	M.SLICKER



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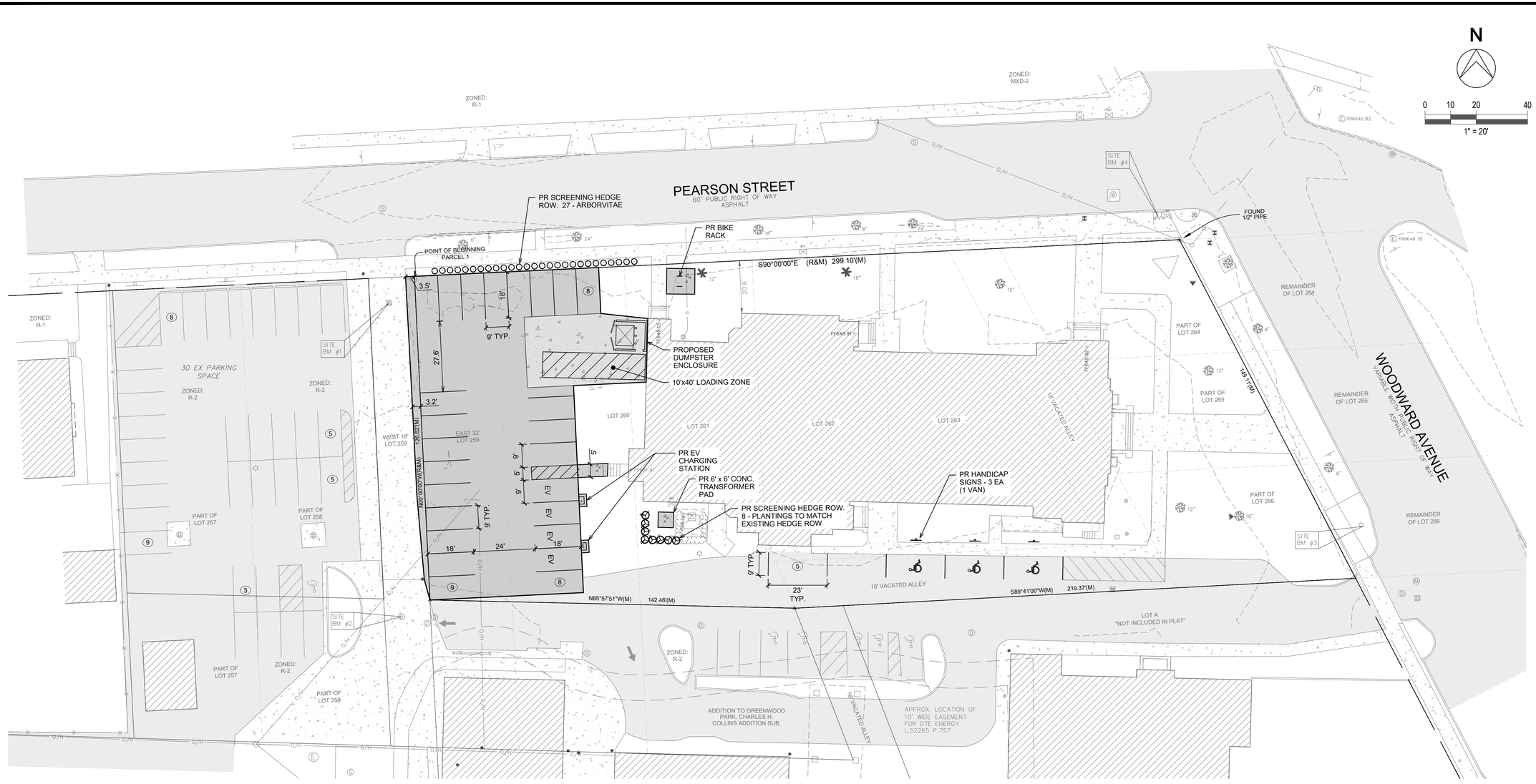
PROPOSED SOIL EROSION & SOIL CONTROL AND DEMOLITION PLAN

HRC JOB NO. 2060459	SCALE 1" = 20'
DATE AUGUST 2026	SHEET NO. C 02 OF

ORIGINAL PLOT SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES)

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BENCHMARK

SITE BENCHMARK #1
CUT "X" ON E RIM OF SQUARE CATCH BASIN IN ALLEY
ELEVATION = 645.28' (NAVD 88)

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ARROW ON TOP OF HYDRANT,SOUTHWEST CORNER OF PEARSON & WOODWARD
ELEVATION = 648.65' (NAVD 88)

SITE DATA :

PROPERTY IDENTIFICATION : PARCEL No. 25-34-176-063

SITE AREA:
EX SITE = 1.02 ± Acres
PR SITE = 1.02 ± Acres

EX ZONING : R-2, RESIDENTIAL
PR ZONING: MXD-2, CORRIDOR MIXED USE DISTRICT

BUILDING:
EX CHURCH = 17,093 SF
PR CHURCH = 12,625 SF

BUILDING HEIGHT :
MAXIMUM ALLOWABLE = 50'
EX BUILDING = 76'

EX LOT COVERAGE : 17,093 S.F.T. / 44,325 S.F.T. = 39%
PR LOT COVERAGE : 12,625 S.F.T. / 44,325 S.F.T. = 28%

UTILITY SUMMERY :
WATER SUPPLY - MUNICIPAL
SANITARY SEWER - MUNICIPAL
STORM SEWER - CATCH BASINS w / ENCLOSED DRAINAGE TO MUNICIPAL

PARKING REQUIRED :
EXISTING PARKING:
29 STANDARD PARKING SPACES
1 ACCESSIBLE PARKING SPACES
4 PARALLEL PARKING SPACES
1 ACCESSIBLE PARALLEL PARKING SPACE
35 TOTAL EXISTING PARKING SPACES

REQUIRED PARKING:
RESTAURANT, CAFE/TAKE-AWAY:
1 SP/100 SF USABLE FLOOR AREA
2,452 SF/100 = 24 SPACES REQ
1 SP/1 EMPLOYEE = 2 SPACES REQ
COMMISSARY
1 SP/100 SF USABLE FLOOR AREA
1,543 SF/100 = 15 SPACES REQ
1 SP/1 EMPLOYEE = 2 SPACES REQ
EVENT SPACE (LIMITED TO 49 OCCUPANTS)
1 SP/ 3 PEOPLE AS REQ BY FIRE CODE
49 PPL/3 = 16 SPACES REQ
59 TOTAL PROPOSED PARKING SPACES REQ

PARKING REQUIRED :
PROPOSED PARKING:
55 STANDARD PARKING SPACES
1 ACCESSIBLE PARKING SPACES
2 PARALLEL PARKING SPACES
3 ACCESSIBLE PARALLEL PARKING SPACE
61 TOTAL PARKING SPACES

EV CHARGING STATIONS
2 DUAL-PORT CHARGING STATIONS
4 EV CAPABLE PARKING SPACES

BICYCLE RACK
EXISTING BIKE RACK: 0
PROPOSED BIKE RACK: 4

LANDSCAPE GENERAL CONDITIONS:

1. INSTALLATION OF PLANT MATERIAL SHALL TAKE PLACE BETWEEN APRIL 1ST AND NOVEMBER 15TH.
2. ALL PLANT MATERIAL SHALL BE GUARANTEED AND MAINTAINED FOR A PERIOD OF (2) TWO SUCCEEDING SUMMER GROWING SEASONS OF JUNE, JULY AND AUGUST.
3. ALL PLANT MATERIAL SHALL CONFORM TO THE "AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS" (LATEST EDITION) AND BE CERTIFIED BY THE STATE OF MICHIGAN DEPARTMENT OF AGRICULTURE TO BE DISEASE-FREE AND PEST-FREE.
4. ALL PLANTING AREA SHALL HAVE THE EXISTING SOIL REMOVED TO A DEPTH OF 6" - 8". A MIXTURE OF EQUAL PARTS TOPSOIL AND MICHIGAN BLACK PEAT SHALL BE TILLED INTO THE REMAINING EXISTING SOILS TO AN APPROXIMATE DEPTH OF 6" - 8" AND THE PLANTING BED FILLED WITH SAME SOIL MIXTURE TO EXISTING GRADE, SLOPING AWAY FROM EXISTING STRUCTURES OR BUILDINGS.
5. TURF AREA TOPSOIL - PROVIDE MINIMUM 2" DEPTH ON PREPARED AREAS. RAKE AND REMOVE FROM SITE: STONES LARGER THAN 2", ROOTS, LITTER AND FOREIGN MATTER. IMPORTED TOPSOIL SHALL CONFORM TO ASTM 05268. TOPSOIL SHALL BE IN A FRIABLE CONDITION PRIOR TO PLACING SEED AND MULCH BLANKET.
   A. FERTILIZER - APPLY AT A MINIMUM 240 LBS./ACRE, EITHER 19-19-19, 25-5-15 OR 30-0-11.

LEGEND - PROPOSED

- EXISTING BUILDING / STRUCTURE
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT
- PROPOSED HEAVY-DUTY CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED SIGNS
- PROPOSED LANDSCAPE PLANTINGS

SURVEYOR'S NOTE - KEM-TEC PROFESSIONAL ENGINEERING

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CONSULTING ENGINEERS SINCE 1915
555 HULET DRIVE
BLOOMFIELD HILLS, MICH.
P.O. BOX 824
48303 - 0824
PHONE: (248) 454-6300
FAX (1st. Floor): (248) 454-6312
FAX (2nd. Floor): (248) 454-6359
WEB SITE: www.hrcengr.com

DATE	ADDITIONS AND/OR REVISIONS
11-09-2026	SITE PLAN APPROVAL

DESIGNED	D.HURRISH
DRAWN	D.HURRISH
CHECKED	M.SLICKER
APPROVED	M.SLICKER

CITY OF FERNDALE

LITTLE JAMES LLC

22201 WOODWARD AVE ADDITIONAL TO 241 W PEARSON ST.

PART OF SECTION 31, T1N, R11E
OAKLAND COUNTY MICHIGAN

PROPOSED SITE AND DIMENSIONAL PLAN

HRC JOB NO. 2060459	SCALE 1" = 20'
DATE AUGUST 2026	SHEET NO. C 03 OF

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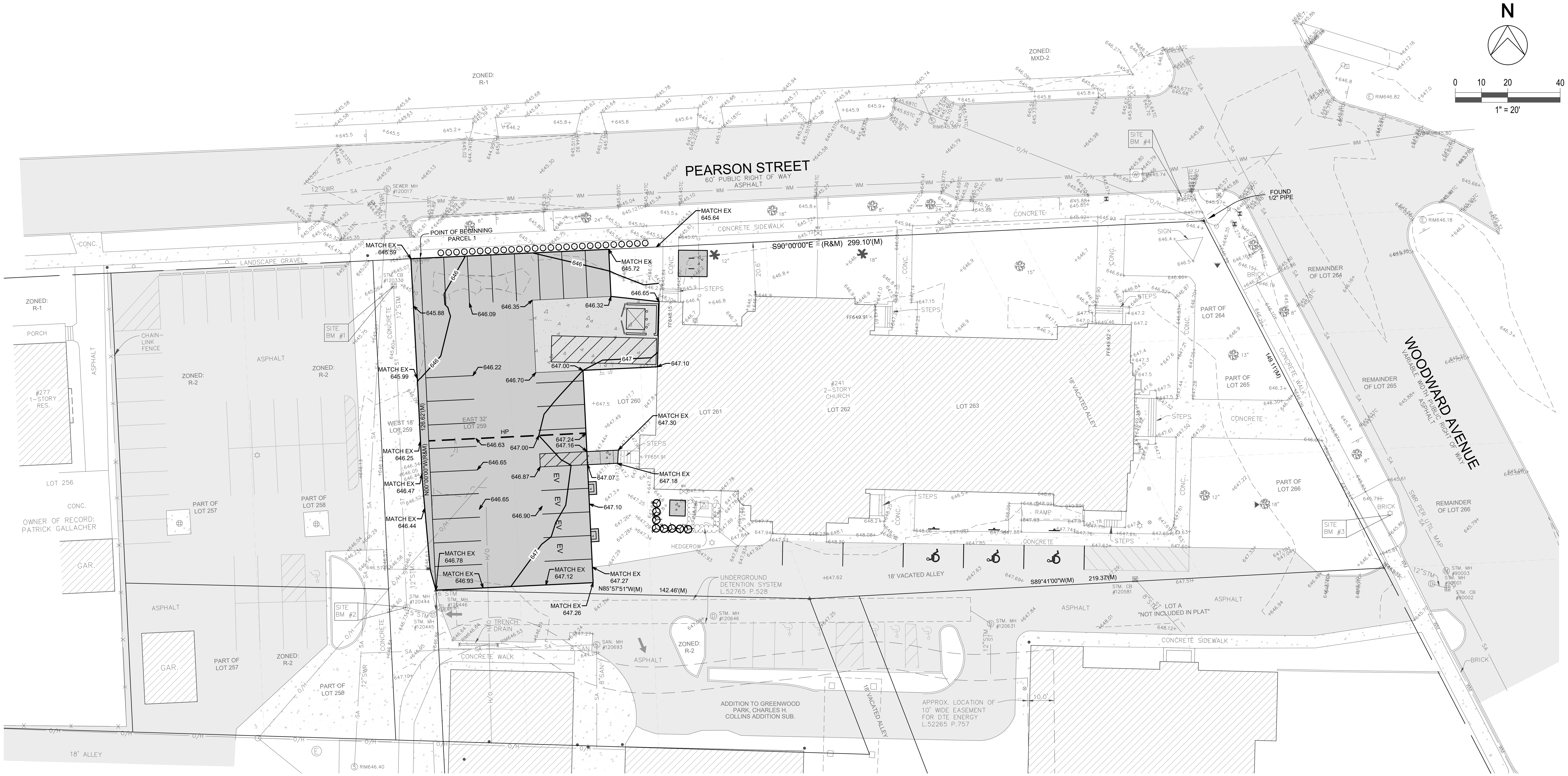
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Hardin Robert

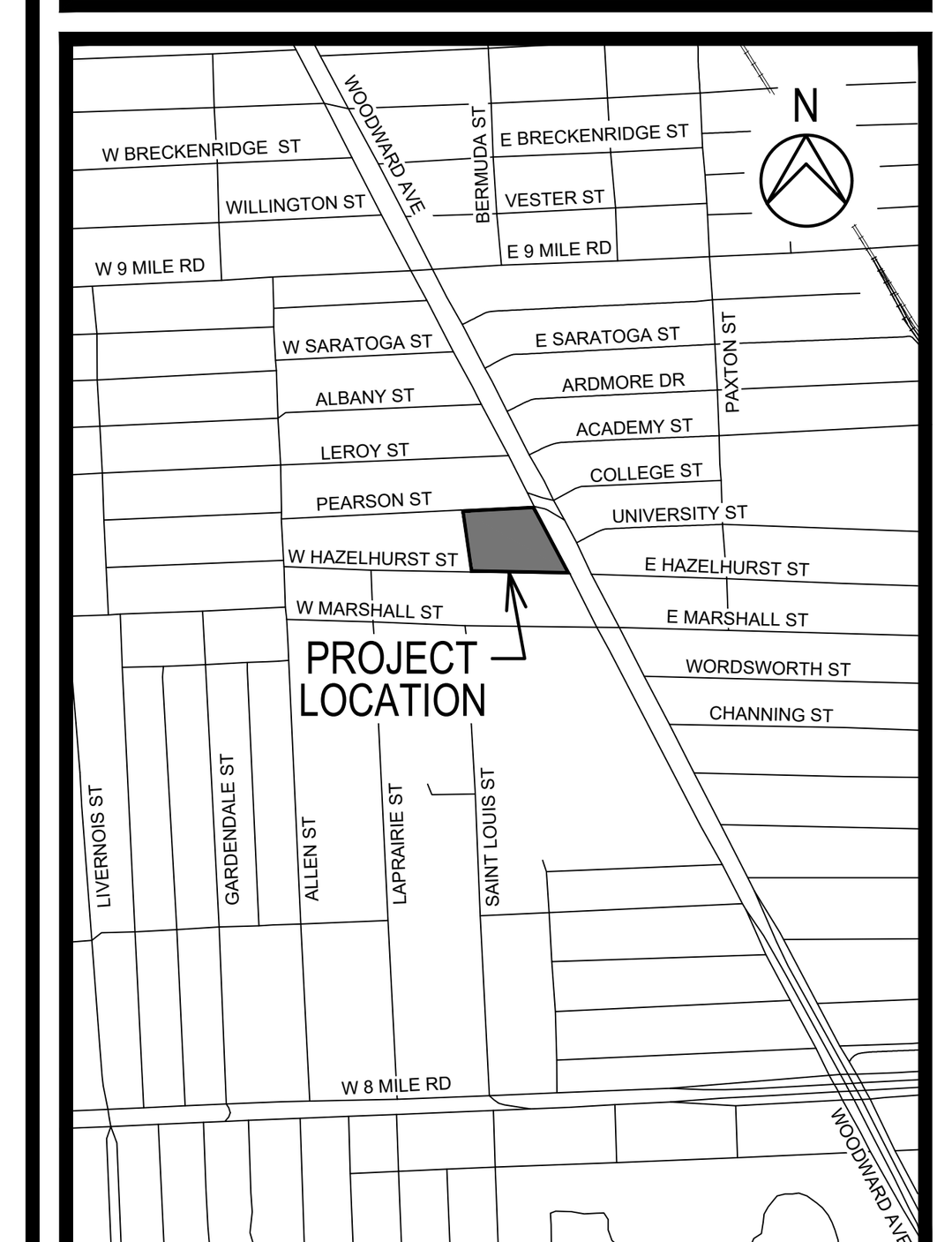
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Hardin Robert





BENCHMARK

SITE BENCHMARK #1
CUT "X" ON E RIM OF SQUARE
CATCH BASIN IN ALLEY
ELEVATION = 645.28' (NAVD 88)

SITE BENCHMARK #2
CUT "X" ON SW RIM OF STORM
MANHOLE, SOUTHWEST
OF OF SOUTHWEST BLDG CORNER.
ELEVATION = 646.73" (NAVD 88)

SITE BENCHMARK #3
SW BOLT ON LIGHTPOLE BASE,
NORTH OF SITE
APPROACH TO WOODWARD.
ELEVATION = 647.75' (NAVD 88)

SITE BENCHMARK #4
ARROW ON TOP OF
HYDRANT,SOUTHWEST CORNER
OF PEARSON & WOODWARD
ELEVATION = 648.65' (NAVD 88)

LEGEND - PROPOSED

- EXISTING BUILDING / STRUCTURE
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT
- PROPOSED HEAVY-DUTY CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BITUMINOUS PAVEMENT
- + 803.77 / 805 — EXISTING GRADES / EXISTING CONTOURS
- 710 — PROP. MAJOR CONTOUR
- 711 — PROP. MINOR CONTOUR
- TC 000.00 G 000.00 — PROP. TOP OF CURB & GUTTER GRADES
- TW 000.00 TP 000.00 — PROP. TOP OF WALK & TOP OF PAVEMENT GRADES
- 000.00 — PROP. SPOT GRADES

SURVEYOR'S NOTE - KEM-TEC PROFESSIONAL ENGINEERING

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ORIGINAL PLOT SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES)

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DRAWN	D.HURRISH
CHECKED	M.SLICKER
APPROVED	M.SLICKER

CITY OF FERNDALE

LITTLE JAMES LLC

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PART OF SECTION 31, T1N, R11E
OAKLAND COUNTY MICHIGAN

PROPOSED GRADING PLAN

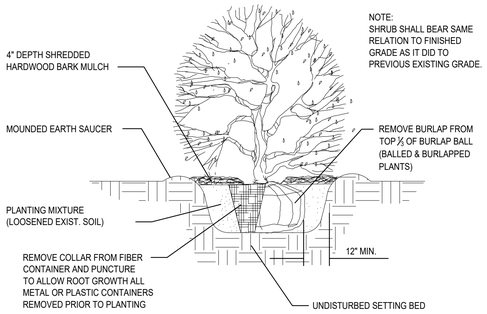
HRC JOB NO.	SCALE
2060459	1" = 20'
DATE: AUGUST 2026	SHEET NO. C 04 OF

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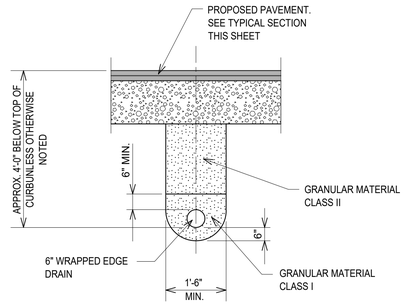
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LANDSCAPE NOTES:

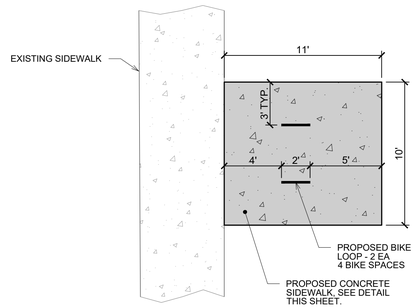
1. VERIFY ALL CONDITIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
2. VERIFY THE LOCATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES AND SERVICES PRIOR TO COMMENCING WORK. CONTRACTOR IS RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGED UTILITIES.
3. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES REFLECTED ON THE PLANT LIST. IF A DISCREPANCY EXISTS BETWEEN THE LIST AND THE PLAN, THE PLAN SHALL BE HELD VALID.
4. INSTALLATION AND SIZE OF ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE 'AMERICAN NURSERY AND LANDSCAPE ASSOCIATION'.
5. THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION. DISCREPANCIES BETWEEN THE PLANS AND ACTUAL SITE CONDITIONS SHALL BE RESOLVED AT THIS TIME.
6. THE LOCATION OF ALL PLANTS SHALL BE STAKED IN THE FIELD OR SCALED FROM THE DRAWINGS.
7. IF ROUGH GRADE IS DONE BY OTHERS, THE CONTRACTOR SHOULD REVIEW THAT GRADE AND ADDRESS ANY PROBLEMS WITH THE OWNER. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL GRADING AND SITE SURFACE DRAINAGE, DRAINAGE TO PAVING, CATCH BASINS ETC. NO LOW SPOTS THAT HOLD STANDING WATER WILL BE ACCEPTED.
8. WATER IN ALL PLANT MATERIAL IMMEDIATELY AFTER INSTALLATION.
10. ALL PLANTING BEDS SHALL HAVE A PRE-EMERGENT HERBICIDE, 'RONSTAR' (OR APPROVED EQUAL) APPLIED PER MANUFACTURER'S INSTRUCTIONS. SUBMIT LABELS TO THE PROJECT ENGINEER FOR APPROVAL.
11. MULCH / STONE UNDER ALL PLANTINGS SHALL COVER THE ENTIRE PLANTING PIT. IF SOIL HAS HEAVY CLAY CONTENT, PLANTING THE TREE 6 INCHES HIGHER IS ACCEPTABLE. ADVISE THE ENGINEER PRIOR TO PLANTING.
12. SUBMIT SAMPLES OF MULCH, TOPSOIL, STONE, ETC. AS REQUIRED BY THE PROJECT ENGINEER.
13. DIG SHRUB PIT A MINIMUM OF 1 FOOT LARGER THAN SHRUB ROOT BALLS. BACKFILL WITH TWO PARTS TOP SOIL, TWO PARTS SOIL FROM EXCAVATE PLANTING HOLE AND ONE PART PEAT. PLANT SHRUBS AT THE SAME GRADE LEVEL AT WHICH THEY WERE PLANTED AT THE NURSERY. IF WET CLAY SOILS ARE EVIDENT, PLANT TREES AND SHRUBS HIGHER.
14. REMOVE ALL TWINE, WIRE AND BURLAP FROM THE TOP 1/3 OF TREE AND SHRUB EARTH BALLS AND FROM TREE TRUNKS. REMOVE ALL NON- BIODEGRADABLE MATERIAL SUCH AS PLASTIC OR NYLON COMPLETELY.
15. SHRUB BEDS ARE TO BE MULCHED WITH SHREDDED BARK MULCH TO A MINIMUM DEPTH OF 4 INCHES. ONLY NATURAL COLORED, SHREDDED HARDWOOD BARK MULCH WILL BE ACCEPTED.
16. UPON COMPLETION, ALL PLANT MATERIALS MUST BE PRUNED AND INJURIES REPAIRED. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES.
17. BACKFILL DIRECTLY BEHIND CURBS AND ALONG SIDEWALKS AND COMPACT TO THE TOP OF CURB OR WALK TO SUPPORT VEHICLE AND PEDESTRIAN WEIGHT WITHOUT SETTLING.
18. THE CONTRACTOR AGREES TO WARRANTY ALL PLANTS FOR TWO (2) YEARS FROM THE TIME OF PLANTING AND FINAL INSPECTION BY THE OWNER'S REPRESENTATIVE THIS WARRANTY INCLUDES FURNISHING NEW PLANTS AS WELL AS THE LABOR AND MATERIALS FOR THE INSTALLATION OF REPLACEMENTS. ALL REPLACEMENT PLANTS SHALL BE GUARANTEED FOR AN ADDITIONAL PERIOD OF ONE (1) YEAR.
19. PLANT MATERIAL WITH 25% OR GREATER DIE BACK, AS DETERMINED BY THE OWNER'S REPRESENTATIVE, SHALL BE REPLACED AS STIPULATED ABOVE.



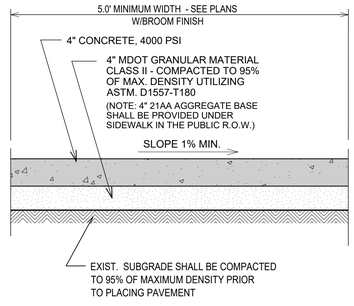
SHRUB PLANTING
NO SCALE



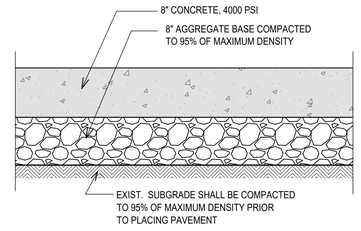
TYPICAL PARKING LOT EDGE DRAIN DETAIL
NOT TO SCALE



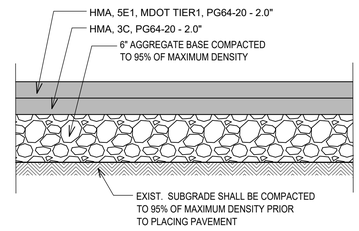
PROPOSED DETAILED BIKE PARKING PAD
SCALE : 1" = 5'



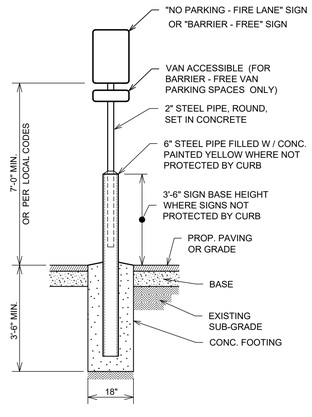
TYP. CONCRETE SIDEWALK
NOT TO SCALE



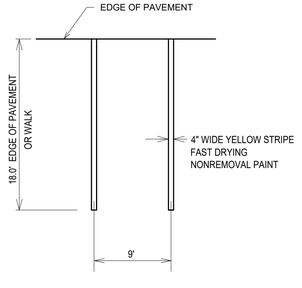
LOADING ZONE HEAVY DUTY CONCRETE SECTION
NOT TO SCALE



PARKING AREAS TYPICAL ASPHALT SECTION
NOT TO SCALE



TYP. SIGNAGE DETAIL
NOT TO SCALE



TYPICAL PARKING SPACE
NOT TO SCALE

GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

1. ALL CONSTRUCTION, WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT OSHA, MDOT, TOWNSHIP AND MUNICIPALITY STANDARDS AND REGULATIONS.
2. THE CONTRACTOR MUST CONTACT THE ENGINEER SHOULD THEY ENCOUNTER ANY DESIGN ISSUES DURING CONSTRUCTION. IF THE CONTRACTOR MAKES DESIGN MODIFICATIONS WITHOUT THE WRITTEN DIRECTION OF THE DESIGN ENGINEER, THE CONTRACTOR DOES SO AT HIS OWN RISK AND EXPENSE.
3. ALL NECESSARY PERMITS, TESTING, BONDS AND INSURANCES ETC., SHALL BE PAID FOR BY THE CONTRACTOR. THE OWNER SHALL PAY FOR ALL INSPECTION FEES.
4. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE 811 / ONE CALL UTILITY LOCATING CENTER, THE CITY ENGINEER AND / OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION. IF NO NOTIFICATION IS GIVEN AND DAMAGE RESULTS, SAID DAMAGE WILL BE REPAIRED AT SOLE EXPENSE OF THE CONTRACTOR. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
5. ANY WORK WITHIN THE STREET OR HIGHWAY RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
6. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADING, SIGNAGE, LIGHTS AND TRAFFIC CONTROL DEVICES TO PROTECT THE WORK AND SAFELY MAINTAIN TRAFFIC IN ACCORDANCE WITH LOCAL REQUIREMENTS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION). THE DESIGN ENGINEER, OWNER, CITY, TOWNSHIP AND STATE SHALL NOT BE HELD LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.

HRC
HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915
[redacted] SQUARE [redacted]
[redacted]S, MICH. 48026[redacted]
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FAX (MAIN): (248) 454-6312
FAX (2nd. Floor): (248) 454-6359
WEB SITE: www.hrcengr.com

11-09-2026	SITE PLAN APPROVAL
DATE	ADDITIONS AND/OR REVISIONS
DESIGNED	D.HURRISH
DRAWN	D.HURRISH
CHECKED	M.SLICKER
APPROVED	M.SLICKER



CITY OF FERNDALE

LITTLE JAMES LLC

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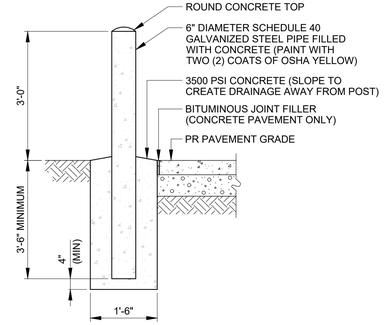
PART OF SECTION 31, T1N, R11E
OAKLAND COUNTY MICHIGAN

TYPICAL PAVEMENT SECTIONS, DETAILS AND NOTES

HRC JOB NO. 2060459	SCALE N.T.S.
DATE AUGUST 2026	SHEET NO. C 05 OF

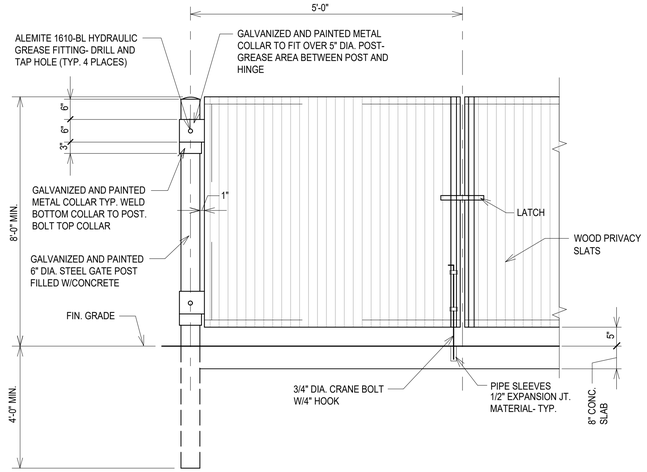
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Hardin Robert
ORIGINAL PLOT SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES)
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Hardin Robert
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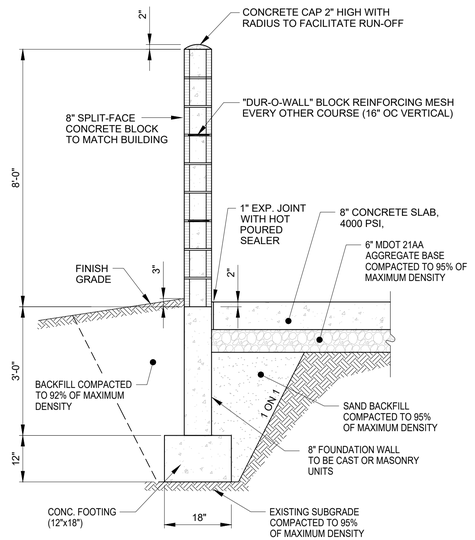
BOLLARD DETAIL

NO SCALE



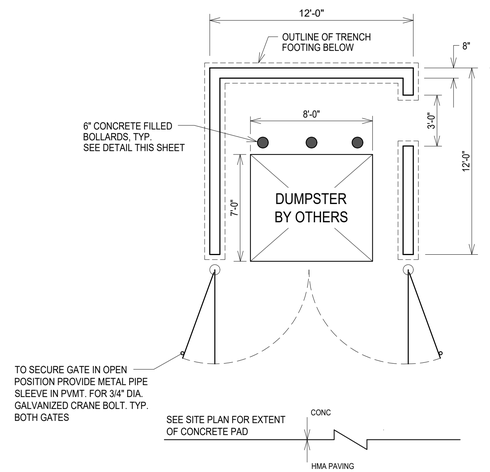
WOOD SLAT DUMPSTER ENCLOSURE GATE DETAIL

NO SCALE



DUMPSTER ENCLOSURE TYPICAL WALL SECTION

NO SCALE



SPLIT - FACE BLOCK WALL DUMPSTER ENCLOSURE PLAN

NO SCALE

NOTE:
BEFORE FABRICATING AND INSTALLING DUMPSTER ENCLOSURE GATE, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL COMPONENTS TO THE ENGINEER FOR APPROVAL.

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CONSULTING ENGINEERS SINCE 1915
[redacted] SQUARE [redacted]
[redacted]S, MICH. 4[redacted]
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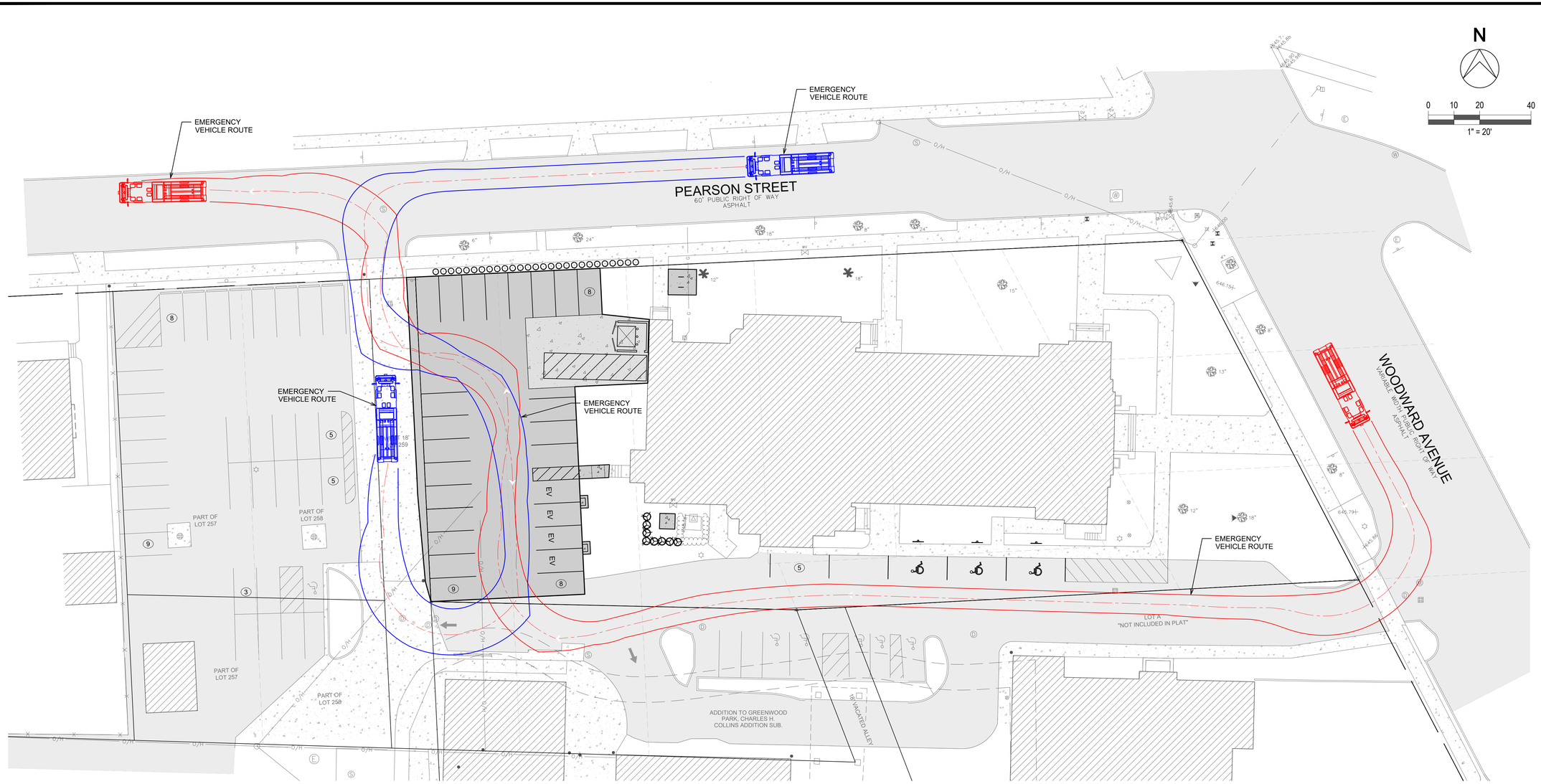
DUMPSTER ENCLOSURE PLAN

HRC JOB NO. 2060459	SCALE N.T.S.
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ORIGINAL PLOT SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES)

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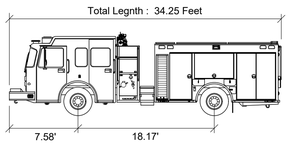
BENCHMARK

SITE BENCHMARK #1
CUT "X" ON E RIM OF SQUARE CATCH BASIN IN ALLEY
ELEVATION = 645.28' (NAVD 88)

SITE BENCHMARK #2
CUT "X" ON SW RIM OF STORM MANHOLE, SOUTHWEST OF OF SOUTHWEST BLDG CORNER.
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SITE BENCHMARK #3
SW BOLT ON LIGHTPOLE BASE, NORTH OF SITE APPROACH TO WOODWARD.
ELEVATION = 647.75' (NAVD 88)

SITE BENCHMARK #4
ARROW ON TOP OF HYDRANT,SOUTHWEST CORNER OF PEARSON & WOODWARD
ELEVATION = 648.65' (NAVD 88)



Width	:	8.00'
Track	:	8.00'
Lock to Lock Time	:	6.0
Steering Angle	:	50.0

Pumper Pierce Enforcer Fire Truck
NO SCALE

LEGEND - PROPOSED

- EXISTING BUILDING / STRUCTURE
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT
- PROPOSED HEAVY-DUTY CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
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DATE	ADDITIONS AND/OR REVISIONS
11-09-2026	SITE PLAN APPROVAL
DESIGNED	D.HURRISH
DRAWN	D.HURRISH
CHECKED	M.SLICKER
APPROVED	M.SLICKER



CITY OF FERNDALE

LITTLE JAMES LLC

22201 WOODWARD AVE
ADDITIONAL TO
241 W PEARSON ST.

PART OF SECTION 31, T1N, R11E
OAKLAND COUNTY MICHIGAN

PROPOSED
EMERGENCY VEHICLE
CIRCULATION PLAN

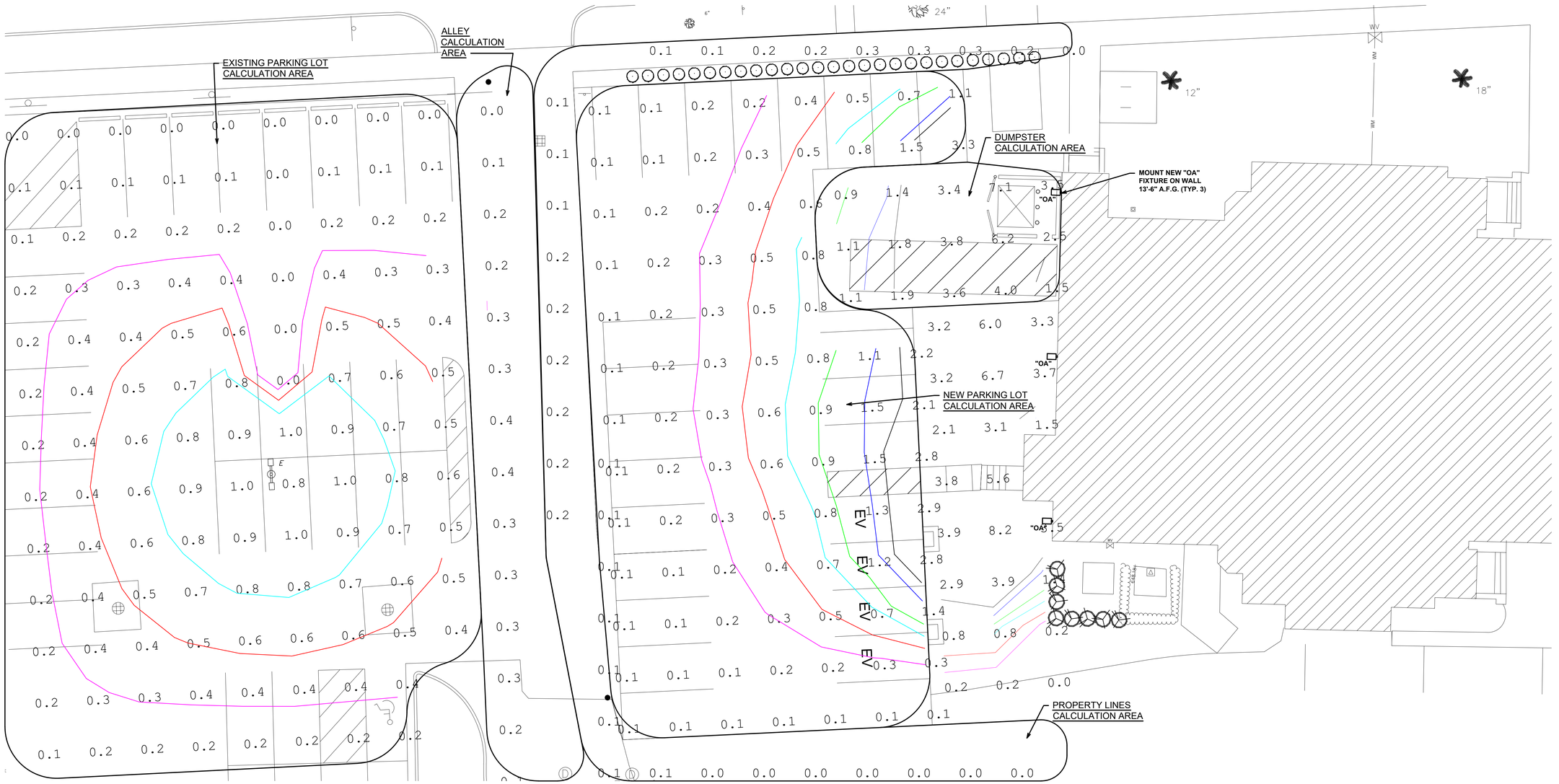
HRC JOB NO. 2060459	SCALE 1" = 20'
DATE AUGUST 2026	SHEET NO. C 07 OF

ORIGINAL PLOT SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES)

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v:\2026\04_20260459\C\Sheets\007_Circulation_Plan.dwg
Hardin Robert

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HRC_OLW.ctb
V:\2026\04\20260459\E\E01_PLOT_Photometric_Plan.dwg
Hardin Robert



PHOTOMETRIC PLAN

1" =10'-0"

ILLUMINANCE ISOLINE LEGEND

- 2.0 FOOT-CANDLE ISOLINE
- 1.5 FOOT-CANDLE ISOLINE
- 1.0 FOOT-CANDLE ISOLINE
- 0.8 FOOT-CANDLE ISOLINE
- 0.5 FOOT-CANDLE ISOLINE
- 0.3 FOOT-CANDLE ISOLINE

PHOTOMETRIC CALCULATION SUMMARY

AREA	CALCULATION TYPE	UNITS	AVERAGE	MAX	MIN	AVG/MIN	MAX/MIN
ALLEY	ILLUMINANCE	FC	0.24	0.4	0.0	N/A	N/A
DUMPSTER	ILLUMINANCE	FC	2.92	7.1	0.9	3.24	7.89
EXISTING PARKING LOT	ILLUMINANCE	FC	0.35	1.0	0.0	N/A	N/A
NEW PARKING LOT	ILLUMINANCE	FC	0.57	3.3	0.1	5.70	33.00
PROPERTY LINES	ILLUMINANCE	FC	0.12	0.3	0.0	N/A	N/A

LIGHTING LEGEND

"OA" = NEW KNUCKLE-MOUNTED LED FLOOD LIGHT MOUNTED AT 13'-6" A.F.G. AND TILTED AT 40 DEGREES.

E = EXISTING DUAL POLE MOUNTED FIXTURES MOUNTED 180 DEGREES FROM EACH OTHER

LIGHTING FIXTURE SCHEDULE

TYPE	LAMP MFR. #1	LAMP MFR. #2	LAMP MFR. #3	OPERATING VOLTAGE	DESCRIPTION	MFR. #1 SERIES	MFR. #2 SERIES	MFR. #3 SERIES
"OA"	109W. LED 15000 LUMENS 3000K	131W. LED 15000 LUMENS 3000K	121W. LED 13900 LUMENS 3000K	120-277V.	KNUCKLE-MOUNTED EXTERIOR LED FLOODLIGHT LUMINAIRE WITH FORWARD THROW OPTICS, TGIC POWDER COAT FINISH, FINISH COLOR AS REQUIRED BY OWNER, UL LISTED, IP-66 RATING, INTEGRAL PHOTOCELL, AND 5-YEAR LIMITED WARRANTY.	LITHONIA: RSXF1 LED FLOODLIGHT SERIES	SOLARIS BL1 LED BROADLIGHT (GEN 2) FLOOD LIGHT SERIES	VISIONAIRE LIGHTING: VSF-1 LED SERIES

NOTE:

1. SPECIFICATION NUMBERS ARE MANUFACTURER'S SERIES NUMBERS ONLY UNLESS OTHERWISE NOTED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/EQUIPMENT SUPPLIER TO COMPLETE CATALOG NUMBERS TO MATCH THE FIXTURE DESCRIPTION, COMPLIANCE WITH SPECIFICATIONS AND INSTALLATION REQUIREMENTS.

0 5 10 20
1" = 10'- 0"

NOTICE:
ALL EXISTING UTILITIES SHOWN ON THIS TOPOGRAPHIC SURVEY HAVE BEEN TAKEN FROM VISUAL OBSERVATION AND RECORD MAPPING WHERE AVAILABLE. NO GUARANTEE IS MADE, OR SHOULD BE ASSUMED, AS TO THE COMPLETENESS OR ACCURACY OF THE UTILITIES SHOWN ON THIS DRAWING. PARTIES UTILIZING THIS INFORMATION SHALL FIELD VERIFY THE ACCURACY AND COMPLETENESS PRIOR TO CONSTRUCTION.

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HRC
HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915
555 HULET DRIVE
BLOOMFIELD HILLS, MICH.
P.O. BOX 824
48303 - 0824
PHONE: (248) 454-6300
FAX (1st. Floor): (248) 454-6312
FAX (2nd. Floor): (248) 454-6359
WEB SITE: www.hrcengr.com

DATE	ADDITIONS AND/OR REVISIONS
11-09-2026	SITE PLAN APPROVAL

DESIGNED	D.HURRISH
DRAWN	D.HURRISH
CHECKED	M.SLICKER
APPROVED	M.SLICKER



CITY OF FERNDALE

LITTLE JAMES LLC

22201 WOODWARD AVE ADDITIONAL TO 241 W PEARSON ST.

PART OF SECTION 31, T1N, R11E
OAKLAND COUNTY MICHIGAN

PHOTOMETRIC PLAN

HRC JOB NO. 2060459	SCALE 1" = 10'
DATE AUGUST 2026	SHEET NO. E 01 OF

ORIGINAL PLOT SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES)

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Site Plan Review Application

1. Identification

Applicant Name	**First Name:** Anthony **Last Name:** Sevy
Applicant Address	**Street Address:** 23421 Woodward Ave **City:** Ferndale **State:** MI **Zip:** 48220
Property Owner Name (if other than applicant)	**First Name:** Little James **Last Name:** LLC
Property Owner Address (if other than applicant)	**Street Address:** 23421 Woodward Ave **City:** Ferndale **State:** MI **Zip:** 48220
Street Address:	22201 Woodward Ave
Sidwell Number (Parcel ID):	24-25-34-176-063, 24-25-36-176-060
Legal Description:	Parcel 1 Part of the East 32 Feet of Lot 259, part of Lots 260 and 261, all of Lots 262 and 263, part of Lots 264, 265, and 266, inclusive, and part of vacated alley of Addition to Greenwood Park, Charles H. Collins Addition to the City of Detroit, being a subdivision of part of Section 34, Town 1 North, Range 11 East, Royal Oak Township, recorded in Liber 8, page 18, Oakland County Records, more particularly described as beginning at the Northwest corner of the East 32 Feet of Lot 259, thence South 90 degrees 00 minutes 00 seconds East 299.10 Feet to the Westerly Right of Way line of Woodward Avenue; thence South 24 degrees 43 minutes 48 Seconds East 149.11 Feet along said Westerly Right of Way line to the Southerly line of vacated alley; thence along said Southerly line South 89 degrees 41 minutes 00 seconds West 219.37 Feet; thence North 85 degrees 57 minutes 51 seconds West 142.46 Feet; thence North 00 degrees 00 minutes 00 seconds East 126.62 Feet to the Point of Beginning. Parcel 2 Parts of Lots 257 and 258, of Addition to Greenwood Park, Charles H. Collins Addition to the City of Detroit, being a subdivision of part of Section 34, Town 1 North, Range 11 East, Royal Oak Township recorded in Liber 8, page 18, Oakland County Records, more particularly described as beginning at the Northeast corner of Lot 258, thence South 00 degrees 00 minutes

	00 seconds East 125.35 Feet; thence North 85 degrees 57 minutes 51 seconds West 100.25 Feet; thence North 00 degrees 00 minutes 00 Seconds East 118.30; thence South 90 degrees 00 minutes 00 seconds East 100.00 Feet to the Point of Beginning. Parcel Identification Nos.: 24-25-34-176-063, as to Parcel 1, and 24-25-34-176-060, as to Parcel 2 Commonly Known As: 241 Pearson St., Ferndale, Michigan 48220, 22201 Woodward Ave, Ferndale MI 48220
Zoning District of the Property:	MXD-2 (Mixed Use-2)
If located in the CBD (Central Business District), subdistrict:	Urban Flex
Current Use(s):	Church, Vacant
Zoning District of Adjacent Properties to the North:	MXD-2 (Mixed Use-2)
Zoning District of Adjacent Properties to the South:	R-4 (Multiple-Family Residential)
Zoning District of Adjacent Properties to the West:	R-1 (Single-Family Residential)
Zoning District of Adjacent Properties to the East:	MXD-2 (Mixed Use-2)
Project Description. Provide an overview of the project (use, number of units, square feet, etc.):	MXD-2. Single Commerical Unit building, Built in 1949, Prior Saint James Church. 9932 square feet, Total. Turn the front, (East side) of church into Bakery/Cafe, 2,900 Sq. Feet. Small event space, Commissary Bakery/ Kitchen. 1 Unit. 7,032 Aprox. Rectory to be demolished.
Application	Project title, street address, sidwell, legal description. Project description, including proposed uses of buildings and site improvements. Name, addresses, telephone numbers, and emails of all proprietors, applicants, architects, engineers, and owners' Written proof of ownership or option on subject property. If the applicant is not the owner, a written explanation of their legal relationship shall be submitted. Proposed project time of project completion and phasing schedule. Date of preparation of drawings and revisions.
Site Plan	Site plan drawn at a scale of no less than 1" = 30' (or not less than 1" = 50' for sites greater than three (3) acres). Location map drawn at a minimum scale of 1" = 2000' with north point indicated. Architect's, Engineer's, Surveyor's, Landscape Architect's, or Planner's seal. Legal and common description of the site with existing and proposed lot

	lines, and dimensions. Centerline, existing, and proposed right-of-way lines of any streets or alleys, and proposed and existing easements. Zoning classification of petitioner's parcel and all abutting parcels. Gross and net buildable area. Percentage of lot coverage including existing buildings. Sign locations, illumination, and size. Add a note on plans that 'Signs will be reviewed through City sign permit application'.
Access and Circulation	Vehicular parking chart with parking requirement and parking provided. Parking lot sign locations, arrows, and striping, including dimensions and ADA parking. Bicycle parking chart with parking requirement and provided. Electric vehicle (EV) charging parking chart with requirement and parking provided. Letter provided for parking waiver request as outlined in Section _. Pedestrian sidewalks, paths, and crosswalks, including dimensions. Delivery and loading areas, including waste receptacle. Compliance with visibility at intersections ordinance.
Building and Structure Design	Building siting, height, and design regulations and proposed. Elevations of all sides of the proposed building with color and building materials. Building materials chart by elevation, primary and secondary materials, and percentage. Location of mechanical and utilities with screening. Any accessory structures, buildings or outdoor seating and sales with dimensions. Location of Fire Department Knox Box and Knox Electrical Shut Off utilities.
Landscaping	Landscaping plan with landscape architect seal. Tree survey for any tree removal with arborist report, including tree condition, species and diameter.. Tree type chart with ordinance requirement and proposed for tree types (greenbelt, parking, replacement). Tree permit for any tree removal or planting.
Exterior Lighting	Photometric plan measured in footcandles.
Preliminary Engineering	Stormwater Engineering Narrative & Intent Long-Term Stormwater Maintenance Agreement Stormwater As-Builts Any Required Easements Water Main and Sanitary Sewer Narrative & Intent
Upload File(s) (files larger than 250MB should be emailed to ced@ferndalemi.gov)	A110-FLOOR PLAN-2026-11-09.pdf LITTLE_JAMES_LLC.pdf
I do hereby swear that the information given herein is true	First Name: Anthony Last Name: Sevy

and correct	Email Address: tonysevy@gmail.com  Signed at: November 7, 2026 2:45PM America/Detroit

giffels webster

SITE PLAN REVIEW

November 12, 2026 GW# 20858.08

Ross Querro, AICP, Community & Economic Development Director
City of Ferndale
300 E. Nine Mile Road
Ferndale, MI 48220

RE: Little James LLC (241 Pearson) Site Plan Review #1

Dear Mr. Querro,

On behalf of the City of Ferndale, we have completed a review of the site plan for the proposed improvements at 241 Pearson identified as Little James LLC. The property is located on the south side of Pearson Street along the public alley west of Woodward Avenue. The plans are dated November 9, 2026, and were prepared by Hubbell, Roth & Clark, Inc.

Our review is based on the site plan submitted as it relates to civil site work only. The proposed work includes the demolition of a portion of the existing building at the rear of the property and the construction of a new asphalt parking lot and concrete loading area.

RECOMMENDATION:

☐ Recommend Approval
☐ Recommend Approval as Noted
☒ **Revise and Resubmit**
☐ No Site Plan Review Required

OWNER AND PROPERTY:

Site:	241 Pearson
Applicant:	Pocono Construction Jason Anstandig 2850 Treyburn Lane West Bloomfield, MI 48324
Parcel ID:	25-34-176-063
Proposal:	Parking Lot & Loading Area

Based on our review, the applicant shall be made aware of the following items that may be required prior to construction:

PERMITTING:

☒ OCWRC – Soil Erosion and Sedimentation Control **(or obtain exemption letter)**

☐ MDEQ – N.P.D.E.S. Permit

☐ OCWRC – Sanitary Sewer Permit

☐ MDEQ – Sanitary Sewer Permit (Part 41)

☐ MDEQ – Water Main Permit (Act 399)

☐ MDOT Right-of-Way Permit (Woodward Avenue and Eight Mile)

☐ RCOC Right – of –Way Permit (10 Mile)

☒ Other – **City Ferndale Right-of-Way permit**

AGREEMENTS and EASEMENTS:

☒ Long Term Storm Water Maintenance Agreement

☐ Water Main Easement

☐ Water Main Bill of Sale

☐ Sanitary Sewer Easement

☐ Sanitary Sewer Bill of Sale

☐ Storm Sewer Easement

☐ Other

SITE PLAN REVIEW COMMENTS:

Sheet C 02

- Show the location of the existing sanitary sewer lead for the building(s) on the property.
- Identify and label the limits of the public alley.

Sheet C 03

- The length of parking spaces along the north and west rows of parking are dimensioned as 18 feet. It is our recommendation that these be increased to 20 feet as the northern row is adjacent to landscaping and the western road is adjacent to the public alley.
- One proposed parking space conflicts with the existing drive aisle along the south side of the property.

Sheet C 04

- The applicant proposes to sheet flow storm water runoff into the public right-of-way. We recommend that a collection system with a restricted outlet be constructed within the area of the proposed parking lot that provides detention of storm water to account for the increase in impervious surface area of the proposed site improvements.

Please contact me if you have any questions.

Respectfully,

GIFFELS WEBSTER



Justin R. Wellman, P.E.
Partner

Encl: Plans w/Comments

Cc: Melissa Kalnasy, City of Ferndale
Scott Worthington, Scott Worthington

11/6/2026 1:15 PM
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LITTLE JAMES LLC

22201 WOOD WARD AVE ADDITIONAL TO 241 W PEARSON ST
CITY OF FERNDALE
OAKLAND COUNTY, MICHIGAN

HRC JOB No. 20260459

CONTACT INFORMATION

OWNER

LITTLE JAMES LLC

241 W PEARSON STREET
Ferndale, MI 48220

APPLICANT

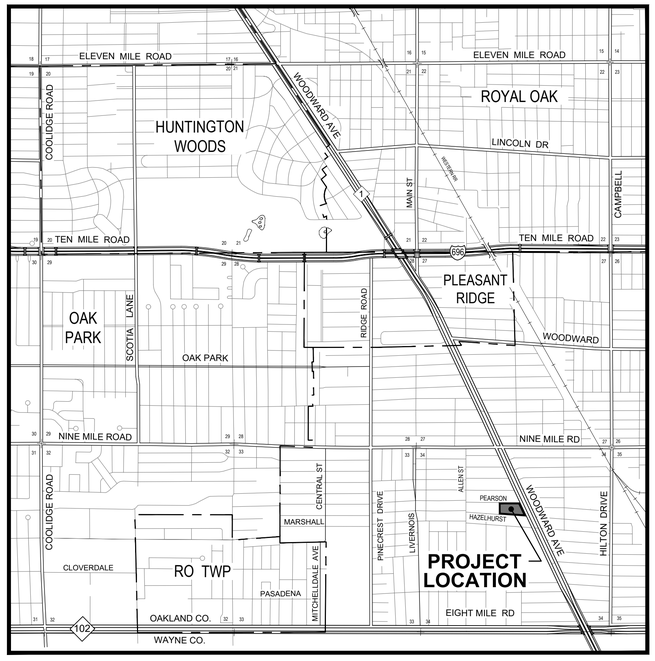
POCONO CONSTRUCTION

JASON ANSTANDIG
Owner
2850 Treyburn Lane
West Bloomfield, MI 48324
(248) 366-2366
janstandig@poconoconstruct.com

CIVIL ENGINEER

HUBBELL, ROTH & CLARK, INC

MATTHEW G. SLICKER, P.E.
Senior Associate | Project Manager
555 Hulet Drive
Bloomfield Township, MI 48302
(248) 454-6300 ext. 379
Mslicker@hrcengr.com



NORTH

PROJECT LOCATION MAP

SCALE : 1" = 2000'

SHEET INDEX

DESCRIPTION	SHEET No.
COVER SHEET	COVER
CIVIL	
EXISTING CONDITIONS PLAN	C 01
PROPOSED SESC AND DEMOLITION PLAN	C 02
PROPOSED SITE AND DIMENSIONAL PLAN	C 03
PROPOSED GRADING PLAN	C 04
TYPICAL PAVEMENT SECTIONS, DETAILS AND NOTES	C 05
DUMPSTER ENCLOSURE PLAN	C 06
PROPOSED EMERGENCY VEHICLE CIRCULATION PLAN	C 07
PROPOSED PHOTOMETRIC PLAN AND DETAILS	E 01
OAKLAND COUNTY WATER RESOURCE COMMISSION	
SOIL EROSION & SEDIMENTATION CONTROL DETAILS	1 of 1

NOT INCLUDED IN SUBMITTAL PACKAGE
(REQUIRED FOR ENGINEERING PLAN APPROVAL)

SITE PLAN REVIEW COMPLETED BY J WELLMAN ON NOVEMBER 12, 2026.

RECOMMEND REVISIONS TO THE PLAN PRIOR TO APPROVAL BY THE CITY.

11/09/2026 SITE PLAN APPROVAL

DATE	ISSUED FOR / ADDITIONS / REVISIONS
11-02-2026	SITE PLAN APPROVAL

PREPARED FOR:

LITTLE JAMES LLC
241 W PEARSON STREET
Ferndale, MI 48220

PREPARED BY:

HRC
HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915
555 HULET DRIVE
BLOOMFIELD HILLS, MICH.
P.O. BOX 824
48303 - 0824
PHONE: (248) 454-6300
FAX (1st. Floor): (248) 454-6312
FAX (2nd. Floor): (248) 454-6359
WEB SITE: http: / / www.hrcengr.com

STATE OF MICHIGAN
Matthew G. Slicker
ENGINEER
No. 6201045013
REGISTERED PROFESSIONAL ENGINEER

MATTHEW G. SLICKER

DRAWING No.
COVER

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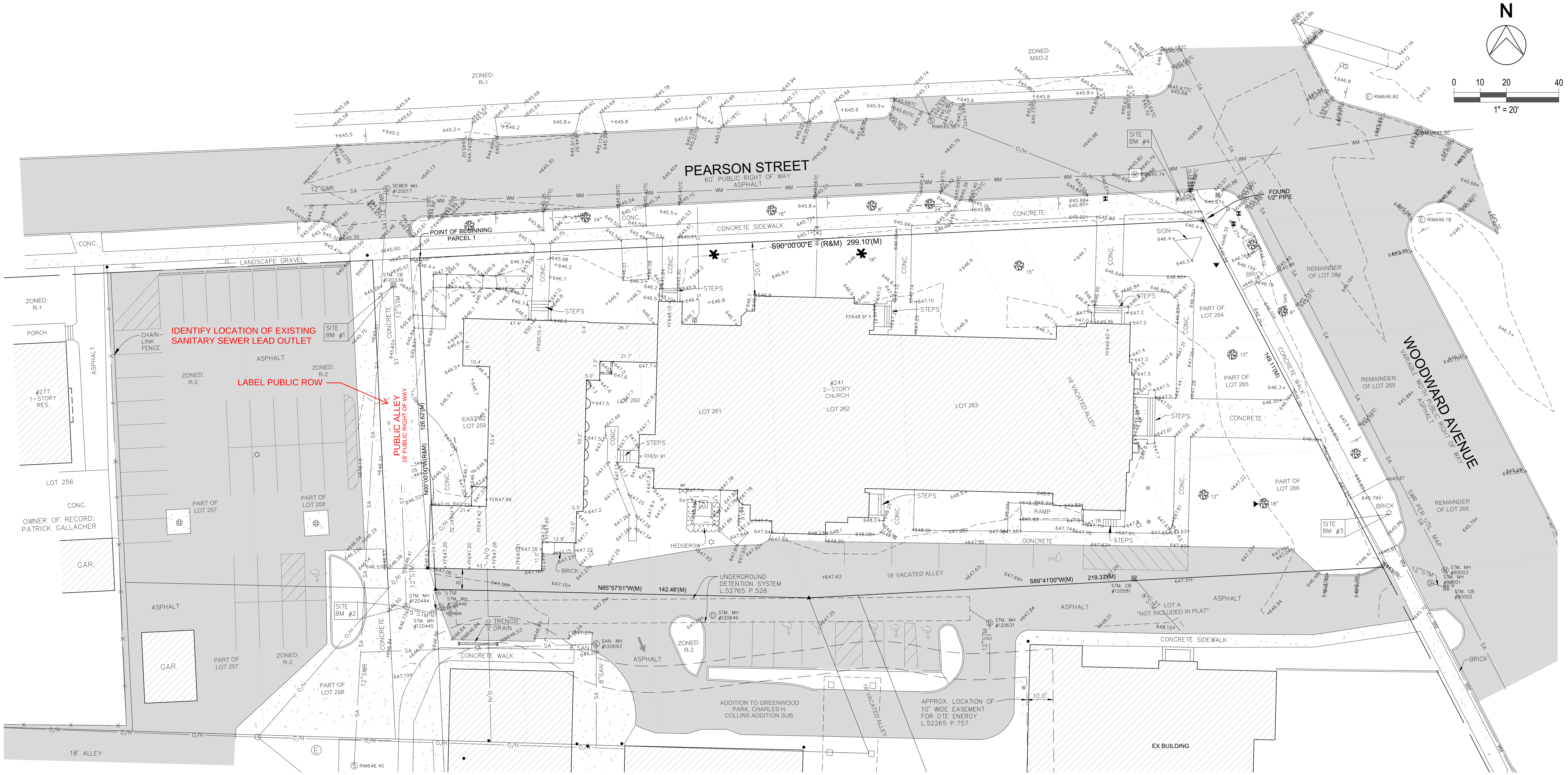
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ORIGINAL PLOT SIZE: ARCH D (24.00 X 36.00 INCHES)
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LITTLE JAMES LLC - FERNDALE, MI HRC JOB No. 20260459
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Hardin Robert

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TITLE REPORT NOTE

ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE FIRST AMERICAN TITLE INSURANCE COMPANY FILE No. VGA210404, DATED MAY 17, 2019, AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

10. BUILDING AND USE RESTRICTIONS AS CONTAINED IN THE INSTRUMENT RECORDED IN LIBER 259 PAGE 277; LIBER 259 PAGE 390; LIBER 283 PAGE 6; LIBER 328 PAGE 568; LIBER 330 PAGE 343; LIBER 398 PAGE 370; LIBER 400 PAGE 26; LIBER 404 PAGE 185; AND IN LIBER 446 PAGE 522, OAKLAND COUNTY RECORDS. (NOT PLOTTABLE, SEE DOCUMENT FOR TERMS AND CONDITIONS)

11. DRIVEWAY EASEMENT AS DISCLOSED BY INSTRUMENT(S) RECORDED IN LIBER 13334 PAGE 777, OAKLAND COUNTY RECORDS. (DOES NOT AFFECT PARCEL)

13. EASEMENTS OVER THAT PORTION OF VACATED ALLEY(S) INCLUDED IN SUBJECT PROPERTY. (VACATED ALLEYS AS SHOWN)

14. EASEMENT AGREEMENT AS DISCLOSED BY INSTRUMENT(S) RECORDED IN LIBER 50438, PAGE 445; LIBER 50811, PAGE 254, OAKLAND COUNTY RECORDS. (NOT PLOTTABLE, BLANKET EASEMENT OVER ALL PAVED AREAS)

15. USE AGREEMENT FOR SHARED PREMISES AS DISCLOSED BY INSTRUMENT(S) RECORDED IN LIBER 50419, PAGE 848; LIBER 50811, PAGE 236, OAKLAND COUNTY RECORDS. (NOT PLOTTABLE, SEE DOCUMENT FOR TERMS AND CONDITIONS)

16. DTE ELECTRIC COMPANY UNDERGROUND EASEMENT (RIGHT OF WAY) AS DISCLOSED BY INSTRUMENT(S) RECORDED IN LIBER 52265, PAGE 757, OAKLAND COUNTY RECORDS. (AS SHOWN)

17. STORM DRAINAGE FACILITY MAINTENANCE EASEMENT AGREEMENT AS DISCLOSED BY INSTRUMENT(S) RECORDED IN LIBER 52765, PAGE 528, OAKLAND COUNTY RECORDS. (AS SHOWN, SEE DOCUMENT FOR TERMS AND CONDITIONS)

18. GRANT OF SEWER EASEMENT AS DISCLOSED BY INSTRUMENT(S) RECORDED IN LIBER 52765, PAGE 535, OAKLAND COUNTY RECORDS. (DOES NOT AFFECT SUBJECT PARCEL)

BASIS OF BEARING

SOUTH 90°00'00" EAST, BEING THE SOUTHERLY RIGHT OF WAY LINE OF PEARSON STREET.

PARCEL AREA

44,325± SQUARE FEET = 1.02± ACRES

PARCEL ID:
25-34-176-063
OWNER OF RECORD:
ARCHDIOCESE OF DETROIT,
ALLEN H VIGNERON

PROPERTY DESCRIPTION

LAND SITUATED IN THE CITY OF FERNDALE, COUNTY OF OAKLAND, STATE OF MICHIGAN IS DESCRIBED AS FOLLOWS:

PART OF THE EAST 32.00 FEET OF LOT 259, PART OF LOTS 260 AND 261, ALL OF LOTS 262 AND 263, PART OF LOTS 264, 265 AND 266, INCLUSIVE, AND PART OF VACATED ALLEY, OF ADDITION TO GREENWOOD PARK, CHARLES H. COLLINS ADDITION TO THE CITY OF DETROIT, BEING A SUBDIVISION OF PART OF SECTION 34, TOWN 1 NORTH, RANGE 11 EAST, ROYAL OAK TOWNSHIP, RECORDED IN LIBER 8, PAGE 18, OAKLAND COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF THE EAST 32 FEET OF LOT 259, THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 299.10 FEET TO THE WESTERLY RIGHT OF WAY LINE OF WOODWARD AVENUE; THENCE SOUTH 24 DEGREES 43 MINUTES 48 SECONDS EAST 149.11 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO THE SOUTHERLY LINE OF VACATED ALLEY; THENCE ALONG SAID SOUTHERLY LINE SOUTH 89 DEGREES 41 MINUTES 00 SECONDS WEST 219.37 FEET; THENCE NORTH 85 DEGREES 57 MINUTES 51 SECONDS WEST 142.46 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 126.62 FEET TO THE POINT OF BEGINNING.

BENCHMARK

SITE BENCHMARK #1
CUT "X" ON E RIM OF SQUARE CATCH BASIN IN ALLEY
ELEVATION = 645.28' (NAVD 88)

SITE BENCHMARK #2
CUT "X" ON SW RIM OF STORM MANHOLE, SOUTHWEST
OF OF SOUTHWEST BLDG CORNER.
ELEVATION = 646.73" (NAVD 88)

SITE BENCHMARK #3
SW BOLT ON LIGHTPOLE BASE, NORTH OF SITE
APPROACH TO WOODWARD.
ELEVATION = 647.75' (NAVD 88)

SITE BENCHMARK #4
ARROW ON TOP OF HYDRANT,SOUTHWEST CORNER
OF PEARSON & WOODWARD
ELEVATION = 648.65' (NAVD 88)

MANHOLE SCHEDULE

POINT#	TYP	RIM	SIZE	DIR	INV
120017	SEWERMH	645.04	12	W	639.34
		645.04	12	S	638.64
120330	SQCB	645.21	12	S	641.11
120444	STMH	646.73	12	N	637.39
		646.73	12	S	637.07
		646.73	15	E	637.19
120445	STMH	646.67	6	ORIFICE	639.17
		646.67	15	W	637.17
120446	STMH	646.59	6	ORIFICE	639.17
		646.59 T/WEIR			642.71
			15	E	639.17
120646	STMH	647.07 T/WATER			639.27
		647.07 B/STR			637.37
90003	UNK.MH	645.1 B/STR			640.7
90002	SQCB	645.01	12	NW	642.81
90001	STMH	645.21	12	SE	642.55
120693	SMH	647.33	8	W	640.13
		647.33	8	S	640.33
120581	SQCB	646.99	8	SE	641.69
120631	STMH	647.78	12	S	641.72
			12	W	641.72

LEGEND - EXISTING TOPOGRAPY

EXISTING BUILDING / STRUCTURE
EXISTING CONCRETE PAVEMENT
EXISTING ASPHALT PAVEMENT
EASEMENT (AS NOTED)
BUILDING
BUILDING OVERHANG
CONCRETE CURB
FENCE (AS NOTED)
TREE / BRUSH LINE (AS NOTED)
O/H OVERHEAD UTILITY LINE
G GAS LINE
SA SANITARY LINE
ST STORM LINE
WM WATER LINE

SET MAG NAIL
SET X-CUT
FOUND MONUMENT (AS NOTED)
(R&M) RECORD AND MEASUREDDIMENSION
(R) RECORD DIMENSION
(M) MEASURED DIMENSION
×0.00 GROUND ELEVATION
ELECTRIC MANHOLE
ELECTRIC METER
ELECTRIC PANEL
ELECTRIC RISER
TRANSFORMER
UTILITY POLE
GAS METER
GV GAS VALVE
LIGHT POLE WITH STREET LAMP
TRAFFIC SIGNAL
TRAFFIC SIGNAL CONTROL BOX

CLEANOUT
SEWER MANHOLE
ROUND CATCH BASIN
SQUARE CATCH BASIN
STORM DRAIN MANHOLE
FIRE HYDRANT
FIRE DEPARTMENT CONNECTION
WATER GATE MANHOLE
WV WATER VALVE
UNKNOWN MANHOLE
AC AIR CONDITIONING UNIT
BOLLARD
FLOOD LIGHT
LIGHTPOST/LAMP POST
SINGLE POST SIGN
HANDICAP PARKING
DECIDUOUS TREE (AS NOTED)
CONIFEROUS TREE (AS NOTED)

NOTE : THE SURVEY SHOWN WAS SUPPLIED BY KEM-TEC - INFO BELOW

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www.kemtecagroupofcompanies.com

SURVEYOR'S NOTE

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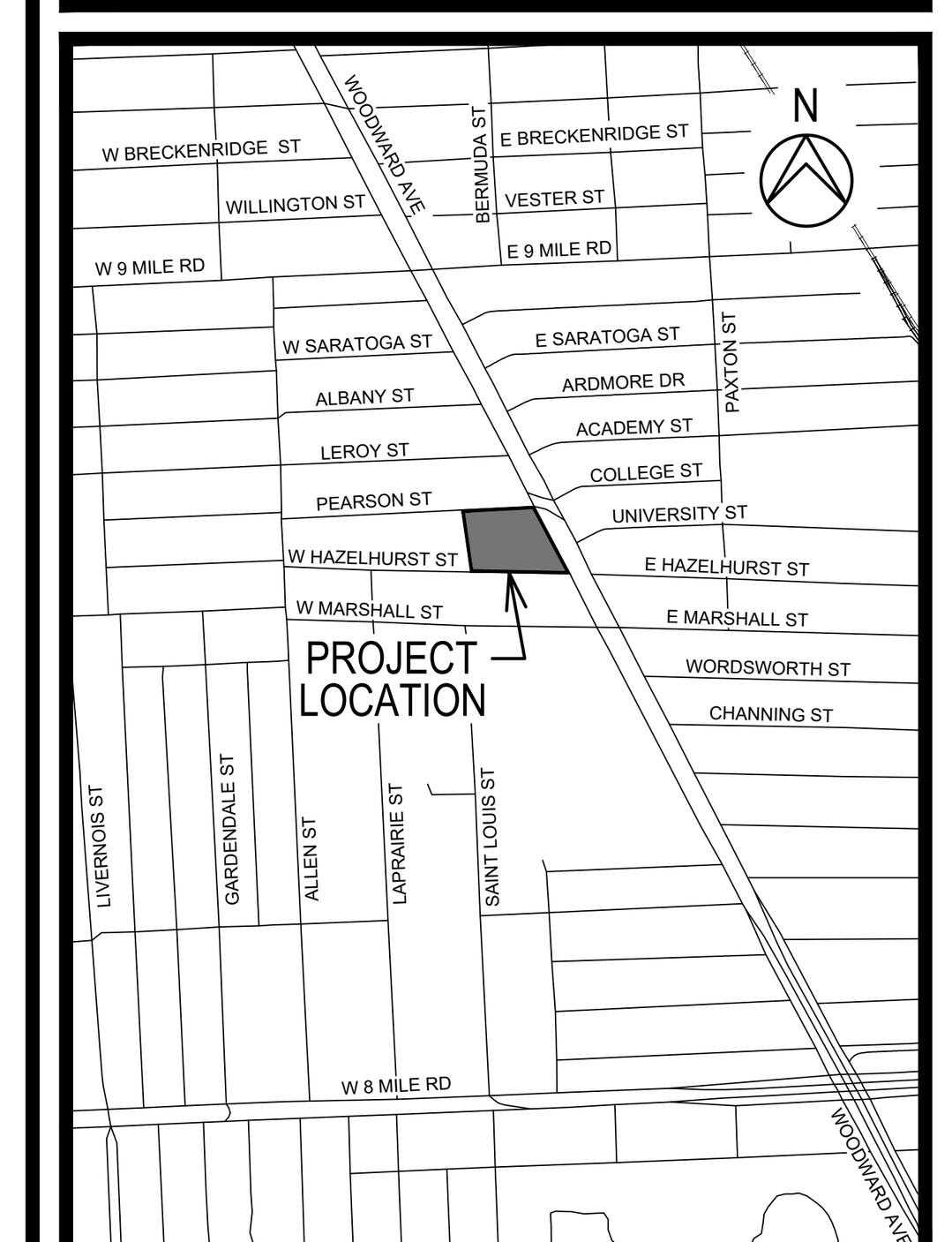
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ORIGINAL PLOT SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES)

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WEB SITE: www.hrcengr.com

DATE	ADDITIONS AND/OR REVISIONS
11-09-2026	SITE PLAN APPROVAL

DESIGNED	D.HURRISH
DRAWN	D.HURRISH
CHECKED	M.SLICKER
APPROVED	M.SLICKER



CITY OF FERNDALE

LITTLE JAMES LLC

22201 WOODWARD AVE
ADDITIONAL TO
241 W PEARSON ST.

PART OF SECTION 31, T1N, R11E
OAKLAND COUNTY MICHIGAN

EXISTING
CONDITIONS
PLAN

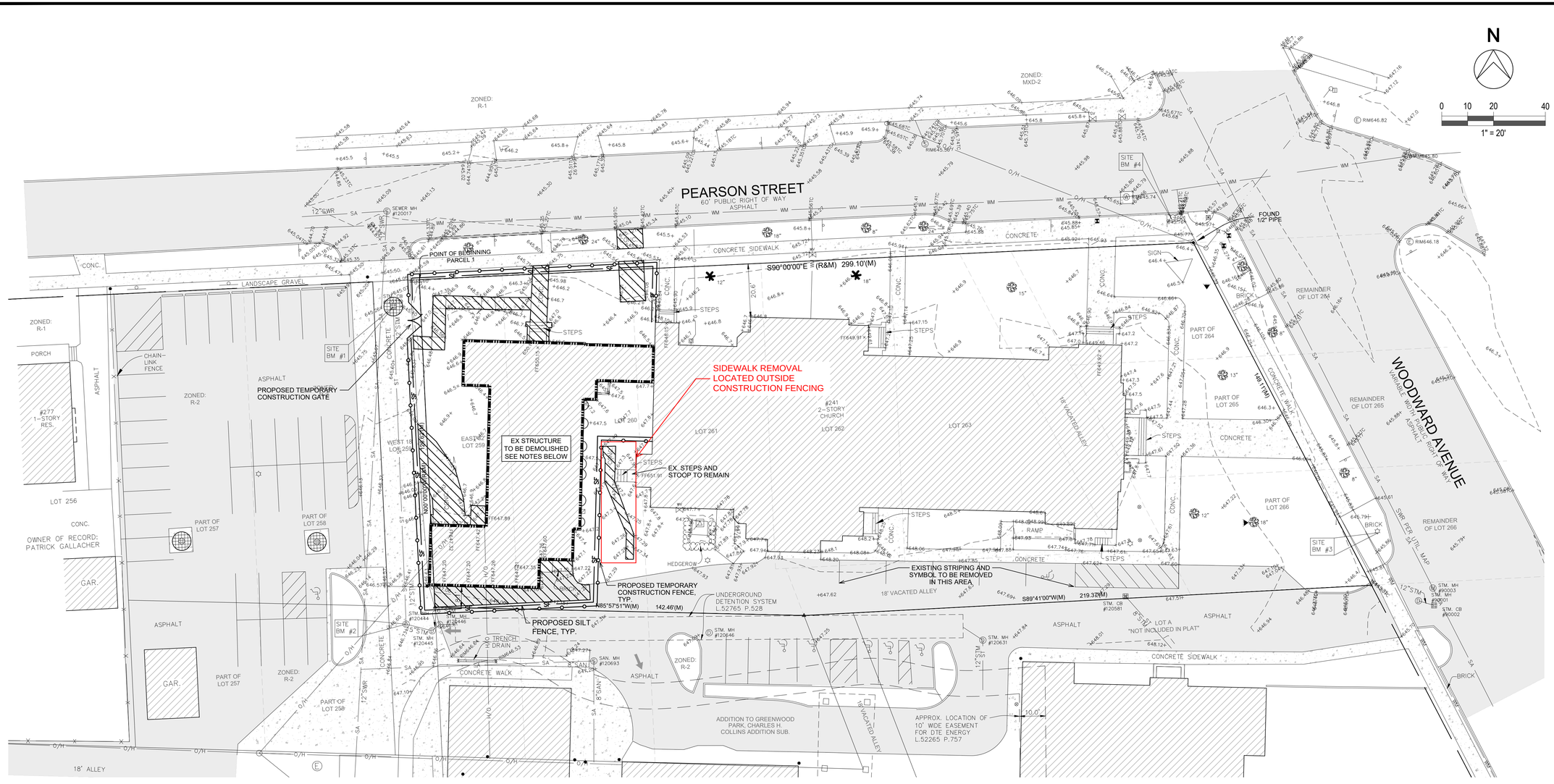
HRC JOB NO.	SCALE
2060459	1" = 20'
DATE: AUGUST 2026	SHEET NO. C 01 OF

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Hardin Robert

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Hardin Robert



BENCHMARK

SITE BENCHMARK #1
CUT "X" ON E RIM OF SQUARE CATCH BASIN IN ALLEY
ELEVATION = 645.28' (NAVD 88)

SITE BENCHMARK #2
CUT "X" ON SW RIM OF STORM MANHOLE, SOUTHWEST OF OF SOUTHWEST BLDG CORNER.
ELEVATION = 646.73' (NAVD 88)

SITE BENCHMARK #3
SW BOLT ON LIGHTPOLE BASE, NORTH OF SITE APPROACH TO WOODWARD.
ELEVATION = 647.75' (NAVD 88)

SITE BENCHMARK #4
ARROW ON TOP OF HYDRANT,SOUTHWEST CORNER OF PEARSON & WOODWARD
ELEVATION = 648.65' (NAVD 88)

SOIL EROSION CONTROL NOTES:

A) Street Sweeping is the contractors responsibility. Street Sweeper is to remain on Site at all times, or if Subcontracted, able to make daily visits or as necessary.

B) It is the Developers (or Permit Holders) Ultimate responsibility to maintain SESC Measures throughout construction.

C) The Developer or Authorized Agent is the Permitted Entity, not the Builder, Contractor or Homeowner.

D) If Dewatering is Anticipated or Encountered during Construction, the Contractor must Submit a Dewatering Plan to the City of Ferndale Engineering Department for Review.

E) It is the Developer's responsibility to grade and stabilize disturbances due to the installation of public utilities, i.e. gas, electric, phone, cable, etc.

F) The City of Ferndale and its Designated Agents, reserve the right to institute any additional SESC Measures, at the Developers sole expense, that were not originally considered within the Approved Plans, Specifications, Permits, Etc., as necessary to protect the Waters of the State and the Safety and Welfare of the City of Ferndale. Some of the Institutions, while not all inclusive, may Constitute the following Actions on behalf of the Developer:

- Street Sweeping and/or Vactoring
- Additional Silt Fence Placement
- Temporary Stabilization, through Seed Straw Mulch, Hydroseed, or Seed and Straw Mulch Blanket
- Placement of Storm Sewer Inlet Filtration

G) Contractor to maintain Soil Erosion / sedimentation control measures, street sweeping and dust control as necessary to meet City and State Standards.

H) Vegetation will be established within 5 days of final grade or whenever disturbed areas will remain unchanged for 30 days or greater. Use 3-4" topsoil where vegetation is required.

I) Slopes steeper than 1 on 6 (16%) must be established with Erosion Control Blanket.

J) Temporary and Permanent SESC Measures shall be installed and Maintained in Accordance with the Manufactures Specifications, The Local Conservation District, The Michigan Department of Transportation, and The Department of Building and Safety.

K) Daily Inspections shall be made by the Contractor to determine effectiveness of Silt Fence, Inlet Filters, Etc. and any necessary repairs shall be performed without delay.

(TEMPORARY) MAINTENANCE NOTES:

A) Silt Fence: Silt Fence should be inspected at least weekly, immediately before a forecasted runoff event, and after each runoff event from rain. Sediment build-up should be removed when it reaches 1/3 to 1/2 the height of the silt fence above ground elevation.

B) Construction Access Entrance: Keep Clean, Immediately remove all sediment dropped or eroded onto the Public Right-Of-Way by sweeping or shoveling. Do not wash sediment into waterways or storm sewers.

SEQUENCE OF CONSTRUCTION:

1. ESTABLISH APPROVED SOIL EROSION CONTROL MEASURES PER DETAILS. ALL SOIL EROSION MEASURES MUST BE MAINTAINED THROUGHOUT CONSTRUCTION.
2. INSTALL TEMPORARY CONSTRUCTION FENCE
3. DEMOLITION OF EXISTING ON SITE BUILDING INCLUDING ALL FOUNDATIONS / PAVEMENT / EXISTING UTILITIES AND BACKFILL WITH SUITABLE MATERIAL.
4. TEMPORARY CONSTRUCTION FENCE TO BE TAKEN DOWN.
3. GRADE SITE AFTER DEMOLITION IS COMPLETE FOR INSTALLATION OF PROPOSED PARKING LOT
4. COMPLETE RESTORATION (TOPSOIL AND SEED) IN AREAS WHERE NEEDED.
5. REMOVE ALL TEMPORARY SOIL EROSION CONTROL MEASURES ONCE THE SITE IS STABILIZED.

BUILDING DEMOLITION NOTES:

STRUCTURE NOTED ON PLANS SHALL BE DEMOLISHED, ALL FOUNDATIONS REMOVED, ALL WALKS AND DRIVES ASSOCIATED WITH THE STRUCTURE ON THE PROPERTY SHALL BE REMOVED AS SHOWN AND VOIDS BACK FILLED WITH SUITABLE MATERIAL AND COMPACTED TO 95 % MAXIMUM DENSITY OF A.S.T.M. D-1557 MODIFIED PROCTOR. BACKFILLED AREAS SHALL MATCH EXISTING GRADE BESIDES PROPOSED PARKING LOT.

ALL DEBRIS CREATED BY THE DEMOLITION SHALL BE DISPOSED OF AT APPROVED LANDFILL.

ALL SERVICES SHALL BE TERMINATED AT THE MAIN LINE UTILITY.

WORK WITHIN THE W. PEARSON STREET R.O.W. WILL REQUIRE A PERMIT FROM THE CITY OF FERNDALE PRIOR TO CONSTRUCTION.

LEGEND - EXISTING TOPOGRAPHY

- EXISTING BUILDING / STRUCTURE
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT
- EASEMENT (AS NOTED)
- BUILDING
- BUILDING OVERHANG
- CONCRETE CURB
- FENCE (AS NOTED)
- TREE / BRUSH LINE (AS NOTED)
- O/H OVERHEAD UTILITY LINE
- G GAS LINE
- SA SANITARY LINE
- ST STORM LINE
- WM WATER LINE
- SET MAG NAIL
- SET X-CUT
- FOUND MONUMENT (AS NOTED)
- (R&M) RECORD AND MEASUREDDIMENSION
- (R) RECORD DIMENSION
- (M) MEASURED DIMENSION
- ×0.00 GROUND ELEVATION
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC PANEL
- ELECTRIC RISER
- TRANSFORMER
- UTILITY POLE
- GAS METER
- GAS VALVE
- LIGHT POLE WITH STREET LAMP
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL CONTROL BOX
- CLEANOUT
- SEWER MANHOLE
- ROUND CATCH BASIN
- SQUARE CATCH BASIN
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER GATE MANHOLE
- WATER VALVE
- UNKNOWN MANHOLE
- AC AIR CONDITIONING UNIT
- BOLLARD
- FLOOD LIGHT
- LIGHTPOST/LAMP POST
- SINGLE POST SIGN
- HANDICAP PARKING
- DECIDUOUS TREE (AS NOTED)
- CONIFEROUS TREE (AS NOTED)

LEGEND - SESC AND DEMOLITION

- PROPOSED TEMPORARY CONSTRUCTION FENCE
- PROPOSED IN-LET FILTERS ON STORM INLETS
- SF PROPOSED SILT FENCE
- EX BUILDING / STRUCTURE DEMOLITION LIMITS
- EX. TREE / SHRUB REMOVAL
- EX. CURB REMOVAL - FULL DEPTH SAWCUT
- EX. PAVEMENT REMOVAL - FULL DEPTH SAWCUT
- EX. UNDERGROUND UTILITY REMOVAL
- R EX. UTILITY STRUCTURE REMOVAL

SURVEYOR'S NOTE - KEM-TEC PROFESSIONAL ENGINEERING

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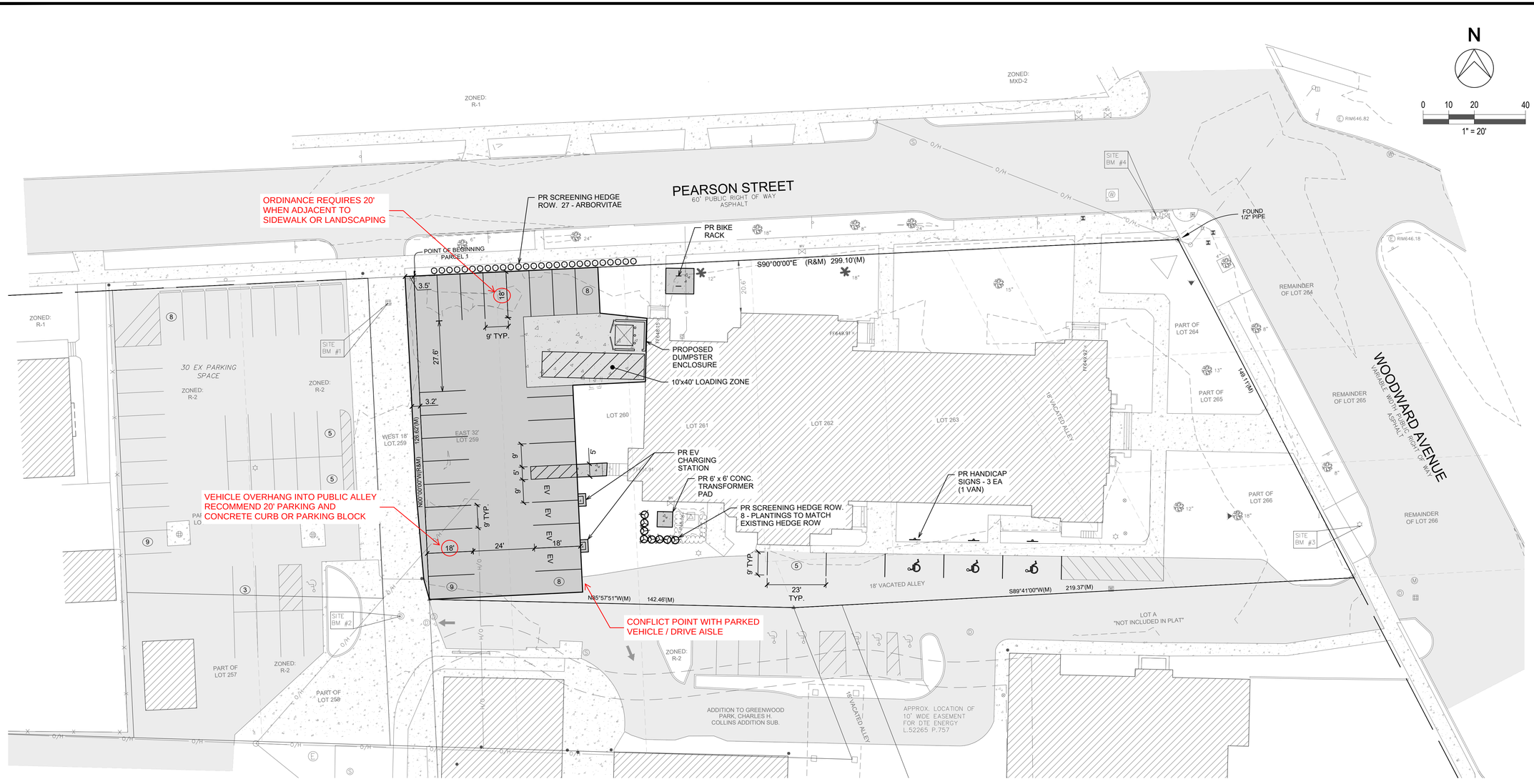
PROPOSED
SOIL EROSION & SOIL CONTROL
AND
DEMOLITION PLAN

HRC JOB NO. 2060459	SCALE 1" = 20'
DATE AUGUST 2026	SHEET NO. C 02 OF 40

ORIGINAL PLOT SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES)

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BENCHMARK

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CUT "X" ON E RIM OF SQUARE CATCH BASIN IN ALLEY
ELEVATION = 645.28' (NAVD 88)

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SITE BENCHMARK #4
ARROW ON TOP OF HYDRANT,SOUTHWEST CORNER OF PEARSON & WOODWARD
ELEVATION = 648.65' (NAVD 88)

SITE DATA :

PROPERTY IDENTIFICATION : PARCEL No. 25-34-176-063

SITE AREA:
EX SITE = 1.02 ± Acres
PR SITE = 1.02 ± Acres

EX ZONING : R-2, RESIDENTIAL
PR ZONING: MXD-2, CORRIDOR MIXED USE DISTRICT

BUILDING:
EX CHURCH = 17,093 SF
PR CHURCH = 12,625 SF

BUILDING HEIGHT :
MAXIMUM ALLOWABLE = 50'
EX BUILDING = 76'

EX LOT COVERAGE : 17,093 S.F. / 44,325 S.F. = 39%
PR LOT COVERAGE : 12,625 S.F. / 44,325 S.F. = 28%

UTILITY SUMMERY :
WATER SUPPLY - MUNICIPAL
SANITARY SEWER - MUNICIPAL
STORM SEWER - CATCH BASINS w / ENCLOSED DRAINAGE TO MUNICIPAL

PARKING REQUIRED :
EXISTING PARKING:
29 STANDARD PARKING SPACES
1 ACCESSIBLE PARKING SPACES
4 PARALLEL PARKING SPACES
1 ACCESSIBLE PARALLEL PARKING SPACE
35 TOTAL EXISTING PARKING SPACES

REQUIRED PARKING:
RESTAURANT, CAFE/TAKE-AWAY:
1 SP/100 SF USABLE FLOOR AREA
2,452 SF/100 = 24 SPACES REQ
1 SP/1 EMPLOYEE = 2 SPACES REQ
COMMISSARY
1 SP/100 SF USABLE FLOOR AREA
1,543 SF/100 = 15 SPACES REQ
1 SP/1 EMPLOYEE = 2 SPACES REQ
EVENT SPACE (LIMITED TO 49 OCCUPANTS)
1 SP/ 3 PEOPLE AS REQ BY FIRE CODE
49 PPL/3 = 16 SPACES REQ
59 TOTAL PROPOSED PARKING SPACES REQ

PARKING REQUIRED :
PROPOSED PARKING:
55 STANDARD PARKING SPACES
1 ACCESSIBLE PARKING SPACES
2 PARALLEL PARKING SPACES
3 ACCESSIBLE PARALLEL PARKING SPACE
61 TOTAL PARKING SPACES

EV CHARGING STATIONS
2 DUAL-PORT CHARGING STATIONS
4 EV CAPABLE PARKING SPACES

BICYCLE RACK
EXISTING BIKE RACK: 0
PROPOSED BIKE RACK: 4

LANDSCAPE GENERAL CONDITIONS:

1. INSTALLATION OF PLANT MATERIAL SHALL TAKE PLACE BETWEEN APRIL 1ST AND NOVEMBER 15TH.
2. ALL PLANT MATERIAL SHALL BE GUARANTEED AND MAINTAINED FOR A PERIOD OF (2) TWO SUCCEEDING SUMMER GROWING SEASONS OF JUNE, JULY AND AUGUST.
3. ALL PLANT MATERIAL SHALL CONFORM TO THE "AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS" (LATEST EDITION) AND BE CERTIFIED BY THE STATE OF MICHIGAN DEPARTMENT OF AGRICULTURE TO BE DISEASE-FREE AND PEST-FREE.
4. ALL PLANTING AREA SHALL HAVE THE EXISTING SOIL REMOVED TO A DEPTH OF 6" - 8". A MIXTURE OF EQUAL PARTS TOPSOIL AND MICHIGAN BLACK PEAT SHALL BE TILLED INTO THE REMAINING EXISTING SOILS TO AN APPROXIMATE DEPTH OF 6" - 8" AND THE PLANTING BED FILLED WITH SAME SOIL MIXTURE TO EXISTING GRADE, SLOPING AWAY FROM EXISTING STRUCTURES OR BUILDINGS.
5. TURF AREA TOPSOIL - PROVIDE MINIMUM 2" DEPTH ON PREPARED AREAS. RAKE AND REMOVE FROM SITE: STONES LARGER THAN 2", ROOTS, LITTER AND FOREIGN MATTER. IMPORTED TOPSOIL SHALL CONFORM TO ASTM 05268. TOPSOIL SHALL BE IN A FRIABLE CONDITION PRIOR TO PLACING SEED AND MULCH BLANKET.
   A. FERTILIZER - APPLY AT A MINIMUM 240 LBS./ACRE, EITHER 19-19-19, 25-5-15 OR 30-0-11.

LEGEND - PROPOSED

- EXISTING BUILDING / STRUCTURE
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT
- PROPOSED HEAVY-DUTY CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED SIGNS
- PROPOSED LANDSCAPE PLANTINGS

SURVEYOR'S NOTE - KEM-TEC PROFESSIONAL ENGINEERING

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DRAWN	D.HURRISH
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APPROVED	M.SLICKER

CITY OF FERNDALE

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ADDITIONAL TO
241 W PEARSON ST.

PART OF SECTION 31, T1N, R11E
OAKLAND COUNTY MICHIGAN

PROPOSED
SITE AND DIMENSIONAL
PLAN

HRC JOB NO. 2060459	SCALE 1" = 20'
DATE AUGUST 2026	SHEET NO. C 03 OF

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Hardin Robert
ORIGINAL PLOT SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES)
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APPLICANT PROPOSES TO SHEET FLOW STORM WATER INTO PUBLIC RIGHT-OF-WAY.

WE RECOMMEND THAT A COLLECTION SYSTEM BE CONSTRUCTED WITH A RESTRICTED OUTLET AND DETENTION OF STORM WATER FOR THE INCREASE IN HARD SURFACE OVER THE AREA OF PROPOSED SITE IMPROVEMENTS.

BENCHMARK

SITE BENCHMARK #1
CUT "X" ON E RIM OF SQUARE CATCH BASIN IN ALLEY
ELEVATION = 645.28' (NAVD 88)

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- EXISTING ASPHALT PAVEMENT
- PROPOSED HEAVY-DUTY CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BITUMINOUS PAVEMENT
- + 803.77 / 805 — EXISTING GRADES / EXISTING CONTOURS
- 710 / 711 — PROP. MAJOR CONTOUR / PROP. MINOR CONTOUR
- TC 000.00 G 000.00 — PROP. TOP OF CURB & GUTTER GRADES
- TW 000.00 TP 000.00 — PROP. TOP OF WALK & TOP OF PAVEMENT GRADES
- 000.00 — PROP. SPOT GRADES

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APPROVED	M.SLICKER

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PART OF SECTION 31, T1N, R11E
OAKLAND COUNTY MICHIGAN

PROPOSED GRADING PLAN

HRC JOB NO. 2060459	SCALE 1" = 20'
DATE AUGUST 2026	SHEET NO. C 04 OF

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ORIGINAL PLOT SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES)

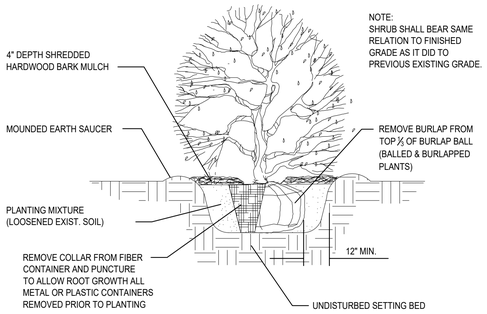
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Hardin Robert

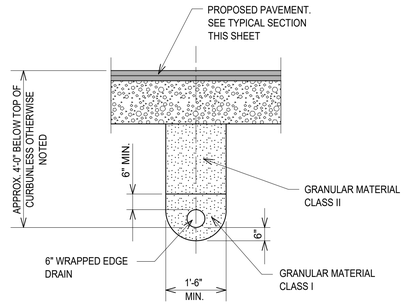
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LANDSCAPE NOTES:

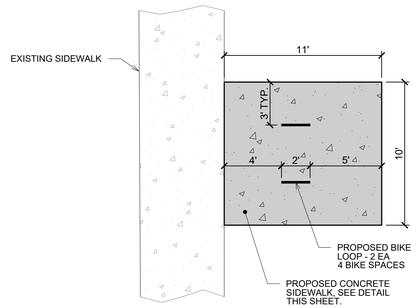
1. VERIFY ALL CONDITIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
2. VERIFY THE LOCATION OF ALL UNDERGROUND AND OVERHEAD UTILITIES AND SERVICES PRIOR TO COMMENCING WORK. CONTRACTOR IS RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGED UTILITIES.
3. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES REFLECTED ON THE PLANT LIST. IF A DISCREPANCY EXISTS BETWEEN THE LIST AND THE PLAN, THE PLAN SHALL BE HELD VALID.
4. INSTALLATION AND SIZE OF ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE 'AMERICAN NURSERY AND LANDSCAPE ASSOCIATION'.
5. THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION. DISCREPANCIES BETWEEN THE PLANS AND ACTUAL SITE CONDITIONS SHALL BE RESOLVED AT THIS TIME.
6. THE LOCATION OF ALL PLANTS SHALL BE STAKED IN THE FIELD OR SCALED FROM THE DRAWINGS.
7. IF ROUGH GRADE IS DONE BY OTHERS, THE CONTRACTOR SHOULD REVIEW THAT GRADE AND ADDRESS ANY PROBLEMS WITH THE OWNER. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL GRADING AND SITE SURFACE DRAINAGE, DRAINAGE TO PAVING, CATCH BASINS ETC. NO LOW SPOTS THAT HOLD STANDING WATER WILL BE ACCEPTED.
8. WATER IN ALL PLANT MATERIAL IMMEDIATELY AFTER INSTALLATION.
10. ALL PLANTING BEDS SHALL HAVE A PRE-EMERGENT HERBICIDE, 'RONSTAR' (OR APPROVED EQUAL) APPLIED PER MANUFACTURER'S INSTRUCTIONS. SUBMIT LABELS TO THE PROJECT ENGINEER FOR APPROVAL.
11. MULCH / STONE UNDER ALL PLANTINGS SHALL COVER THE ENTIRE PLANTING PIT. IF SOIL HAS HEAVY CLAY CONTENT, PLANTING THE TREE 6 INCHES HIGHER IS ACCEPTABLE. ADVISE THE ENGINEER PRIOR TO PLANTING.
12. SUBMIT SAMPLES OF MULCH, TOPSOIL, STONE, ETC. AS REQUIRED BY THE PROJECT ENGINEER.
13. DIG SHRUB PIT A MINIMUM OF 1 FOOT LARGER THAN SHRUB ROOT BALLS. BACKFILL WITH TWO PARTS TOP SOIL, TWO PARTS SOIL FROM EXCAVATE PLANTING HOLE AND ONE PART PEAT. PLANT SHRUBS AT THE SAME GRADE LEVEL AT WHICH THEY WERE PLANTED AT THE NURSERY. IF WET CLAY SOILS ARE EVIDENT, PLANT TREES AND SHRUBS HIGHER.
14. REMOVE ALL TWINE, WIRE AND BURLAP FROM THE TOP 1/3 OF TREE AND SHRUB EARTH BALLS AND FROM TREE TRUNKS. REMOVE ALL NON- BIODEGRADABLE MATERIAL SUCH AS PLASTIC OR NYLON COMPLETELY.
15. SHRUB BEDS ARE TO BE MULCHED WITH SHREDDED BARK MULCH TO A MINIMUM DEPTH OF 4 INCHES. ONLY NATURAL COLORED, SHREDDED HARDWOOD BARK MULCH WILL BE ACCEPTED.
16. UPON COMPLETION, ALL PLANT MATERIALS MUST BE PRUNED AND INJURIES REPAIRED. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES.
17. BACKFILL DIRECTLY BEHIND CURBS AND ALONG SIDEWALKS AND COMPACT TO THE TOP OF CURB OR WALK TO SUPPORT VEHICLE AND PEDESTRIAN WEIGHT WITHOUT SETTLING.
18. THE CONTRACTOR AGREES TO WARRANTY ALL PLANTS FOR TWO (2) YEARS FROM THE TIME OF PLANTING AND FINAL INSPECTION BY THE OWNER'S REPRESENTATIVE THIS WARRANTY INCLUDES FURNISHING NEW PLANTS AS WELL AS THE LABOR AND MATERIALS FOR THE INSTALLATION OF REPLACEMENTS. ALL REPLACEMENT PLANTS SHALL BE GUARANTEED FOR AN ADDITIONAL PERIOD OF ONE (1) YEAR.
19. PLANT MATERIAL WITH 25% OR GREATER DIE BACK, AS DETERMINED BY THE OWNER'S REPRESENTATIVE, SHALL BE REPLACED AS STIPULATED ABOVE.



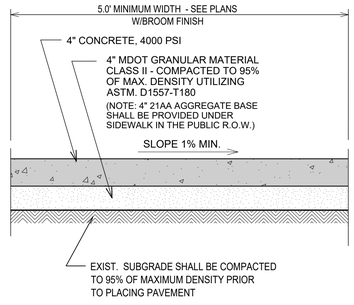
SHRUB PLANTING
NO SCALE



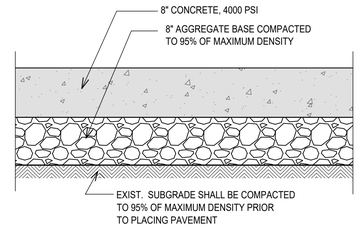
TYPICAL PARKING LOT EDGE DRAIN DETAIL
NOT TO SCALE



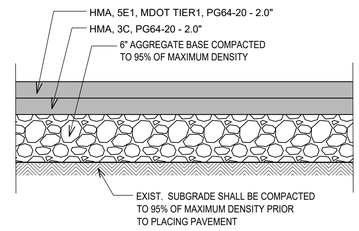
PROPOSED DETAILED BIKE PARKING PAD
SCALE : 1" = 5'



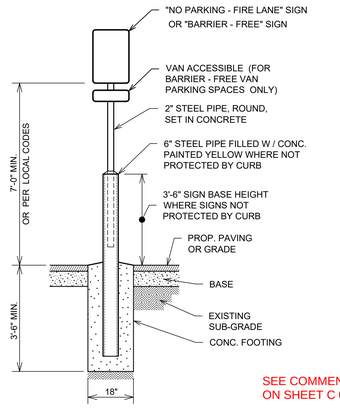
TYP. CONCRETE SIDEWALK
NOT TO SCALE



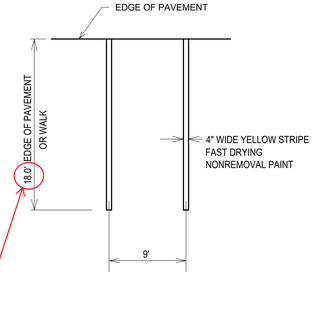
LOADING ZONE HEAVY DUTY CONCRETE SECTION
NOT TO SCALE



PARKING AREAS TYPICAL ASPHALT SECTION
NOT TO SCALE



TYP. SIGNAGE DETAIL
NOT TO SCALE



TYPICAL PARKING SPACE
NOT TO SCALE

GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

1. ALL CONSTRUCTION, WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT OSHA, MDOT, TOWNSHIP AND MUNICIPALITY STANDARDS AND REGULATIONS.
2. THE CONTRACTOR MUST CONTACT THE ENGINEER SHOULD THEY ENCOUNTER ANY DESIGN ISSUES DURING CONSTRUCTION. IF THE CONTRACTOR MAKES DESIGN MODIFICATIONS WITHOUT THE WRITTEN DIRECTION OF THE DESIGN ENGINEER, THE CONTRACTOR DOES SO AT HIS OWN RISK AND EXPENSE.
3. ALL NECESSARY PERMITS, TESTING, BONDS AND INSURANCES ETC., SHALL BE PAID FOR BY THE CONTRACTOR. THE OWNER SHALL PAY FOR ALL INSPECTION FEES.
4. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE 811 / ONE CALL UTILITY LOCATING CENTER, THE CITY ENGINEER AND / OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION. IF NO NOTIFICATION IS GIVEN AND DAMAGE RESULTS, SAID DAMAGE WILL BE REPAIRED AT SOLE EXPENSE OF THE CONTRACTOR. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
5. ANY WORK WITHIN THE STREET OR HIGHWAY RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
6. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADING, SIGNAGE, LIGHTS AND TRAFFIC CONTROL DEVICES TO PROTECT THE WORK AND SAFELY MAINTAIN TRAFFIC IN ACCORDANCE WITH LOCAL REQUIREMENTS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION). THE DESIGN ENGINEER, OWNER, CITY, TOWNSHIP AND STATE SHALL NOT BE HELD LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.

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CONSULTING ENGINEERS SINCE 1915
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[redacted]S, MICH. 48026[redacted]
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FAX (MAIN): (248) 454-6312
FAX (2nd. Floor): (248) 454-6359
WEB SITE: www.hrcengr.com

11-09-2026	SITE PLAN APPROVAL
DATE	ADDITIONS AND/OR REVISIONS
DESIGNED	D.HURRISH
DRAWN	D.HURRISH
CHECKED	M.SLICKER
APPROVED	M.SLICKER



CITY OF FERNDALE

LITTLE JAMES LLC

22201 WOODWARD AVE ADDITIONAL TO 241 W PEARSON ST.

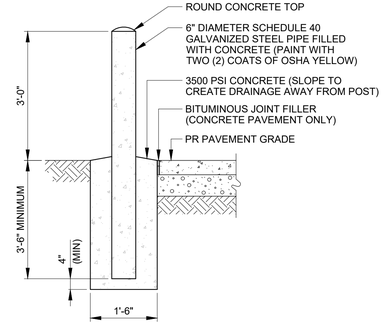
PART OF SECTION 31, T1N, R11E
OAKLAND COUNTY MICHIGAN

TYPICAL PAVEMENT SECTIONS, DETAILS AND NOTES

HRC JOB NO. 2060459	SCALE N.T.S.
DATE AUGUST 2026	SHEET NO. C 05 OF

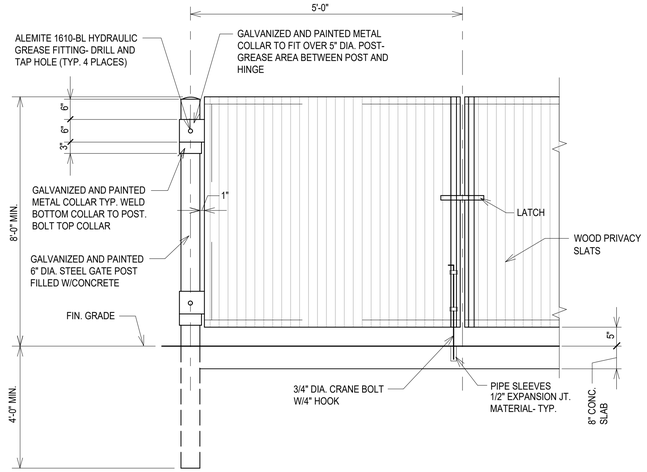
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Hardin Robert
ORIGINAL PLOT SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES)
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Hardin Robert



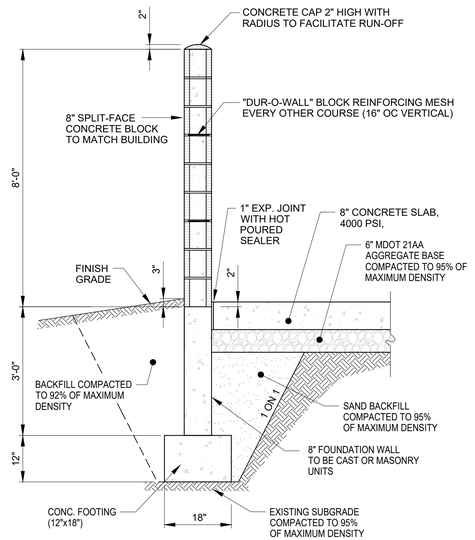
BOLLARD DETAIL

NO SCALE



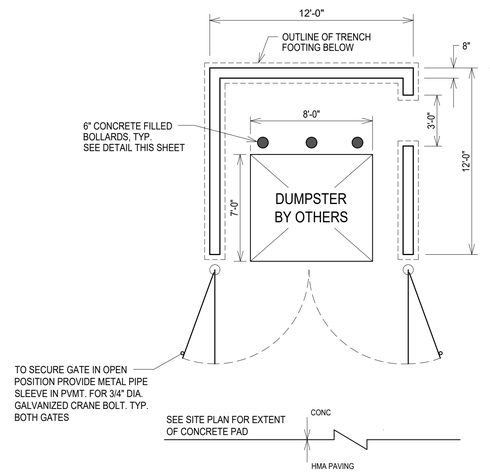
WOOD SLAT DUMPSTER ENCLOSURE GATE DETAIL

NO SCALE



DUMPSTER ENCLOSURE TYPICAL WALL SECTION

NO SCALE



SPLIT - FACE BLOCK WALL DUMPSTER ENCLOSURE PLAN

NO SCALE

NOTE:
BEFORE FABRICATING AND INSTALLING DUMPSTER ENCLOSURE GATE, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL COMPONENTS TO THE ENGINEER FOR APPROVAL.

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FAX (2nd. Floor): (248) 454-6359
WEB SITE: www.hrcengr.com

11-09-2026	SITE PLAN APPROVAL
DATE	ADDITIONS AND/OR REVISIONS
DESIGNED	D.HURRISH
DRAWN	D.HURRISH
CHECKED	M.SLICKER
APPROVED	M.SLICKER



CITY OF FERNDALE

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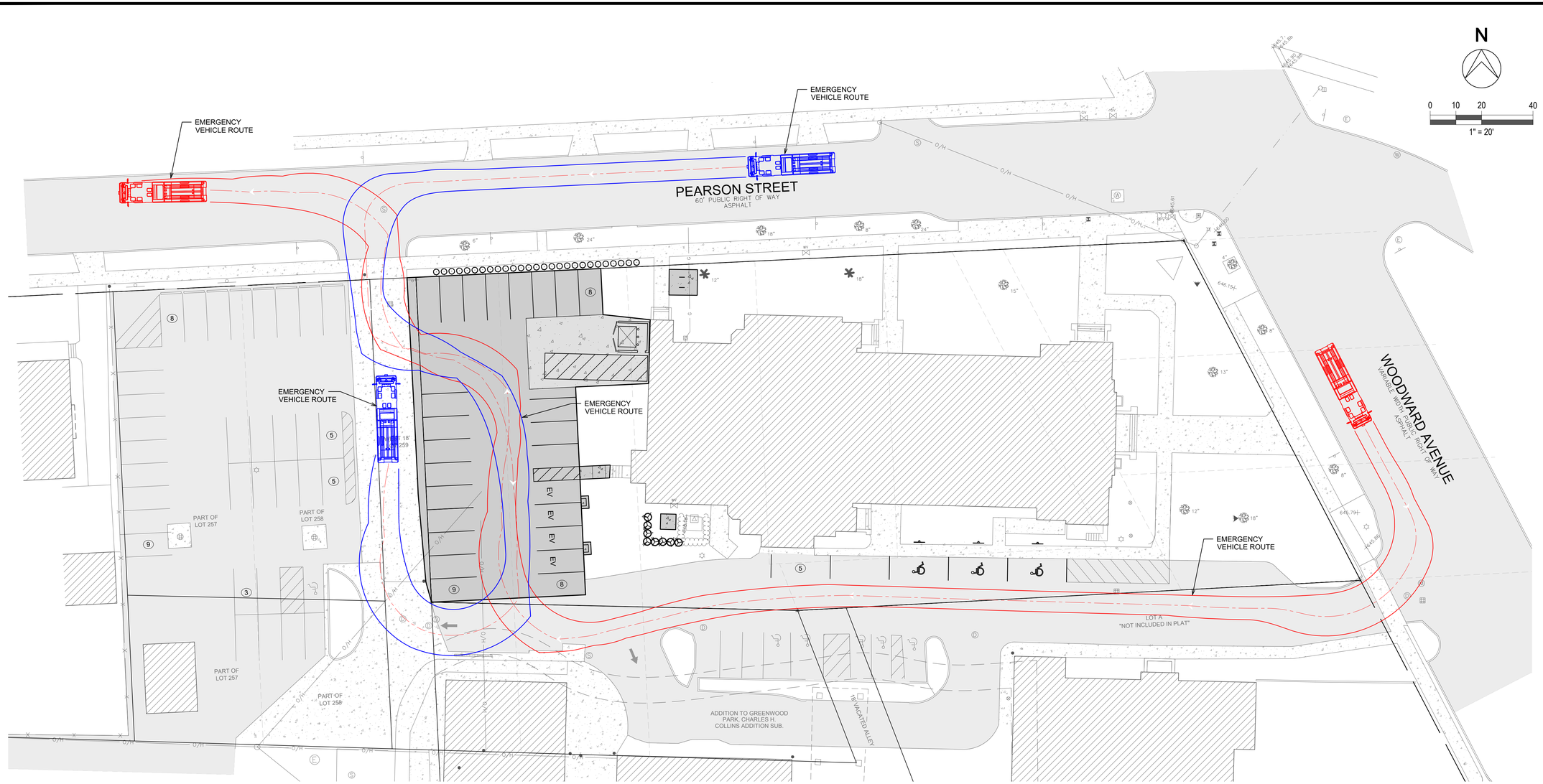
DUMPSTER ENCLOSURE PLAN

HRC JOB NO. 2060459	SCALE N.T.S.
DATE AUGUST 2026	SHEET NO. C 06 OF

ORIGINAL PLOT SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES)

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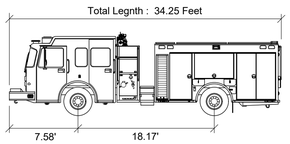
BENCHMARK

SITE BENCHMARK #1
CUT "X" ON E RIM OF SQUARE CATCH BASIN IN ALLEY
ELEVATION = 645.28' (NAVD 88)

SITE BENCHMARK #2
CUT "X" ON SW RIM OF STORM MANHOLE, SOUTHWEST OF OF SOUTHWEST BLDG CORNER.
ELEVATION = 646.73" (NAVD 88)

SITE BENCHMARK #3
SW BOLT ON LIGHTPOLE BASE, NORTH OF SITE APPROACH TO WOODWARD.
ELEVATION = 647.75' (NAVD 88)

SITE BENCHMARK #4
ARROW ON TOP OF HYDRANT,SOUTHWEST CORNER OF PEARSON & WOODWARD
ELEVATION = 648.65' (NAVD 88)



Width	:	8.00'
Track	:	8.00'
Lock to Lock Time	:	6.0
Steering Angle	:	50.0

Pumper Pierce Enforcer Fire Truck
NO SCALE

LEGEND - PROPOSED

- EXISTING BUILDING / STRUCTURE
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT
- PROPOSED HEAVY-DUTY CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BITUMINOUS PAVEMENT

SURVEYOR'S NOTE - KEM-TEC PROFESSIONAL ENGINEERING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS AND DRAWINGS PROVIDED BY VARIOUS UTILITY COMPANIES AND/OR MUNICIPAL AGENCIES. UNDERGROUND UTILITIES WHICH ARE LOCATED ON PRIVATE PROPERTY ARE TYPICALLY NOT NOT SHOWN ON PLANS PROVIDED BY THE UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

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LITTLE JAMES LLC

22201 WOODWARD AVE
ADDITIONAL TO
241 W PEARSON ST.

PART OF SECTION 31, T1N, R11E
OAKLAND COUNTY MICHIGAN

PROPOSED
EMERGENCY VEHICLE
CIRCULATION PLAN

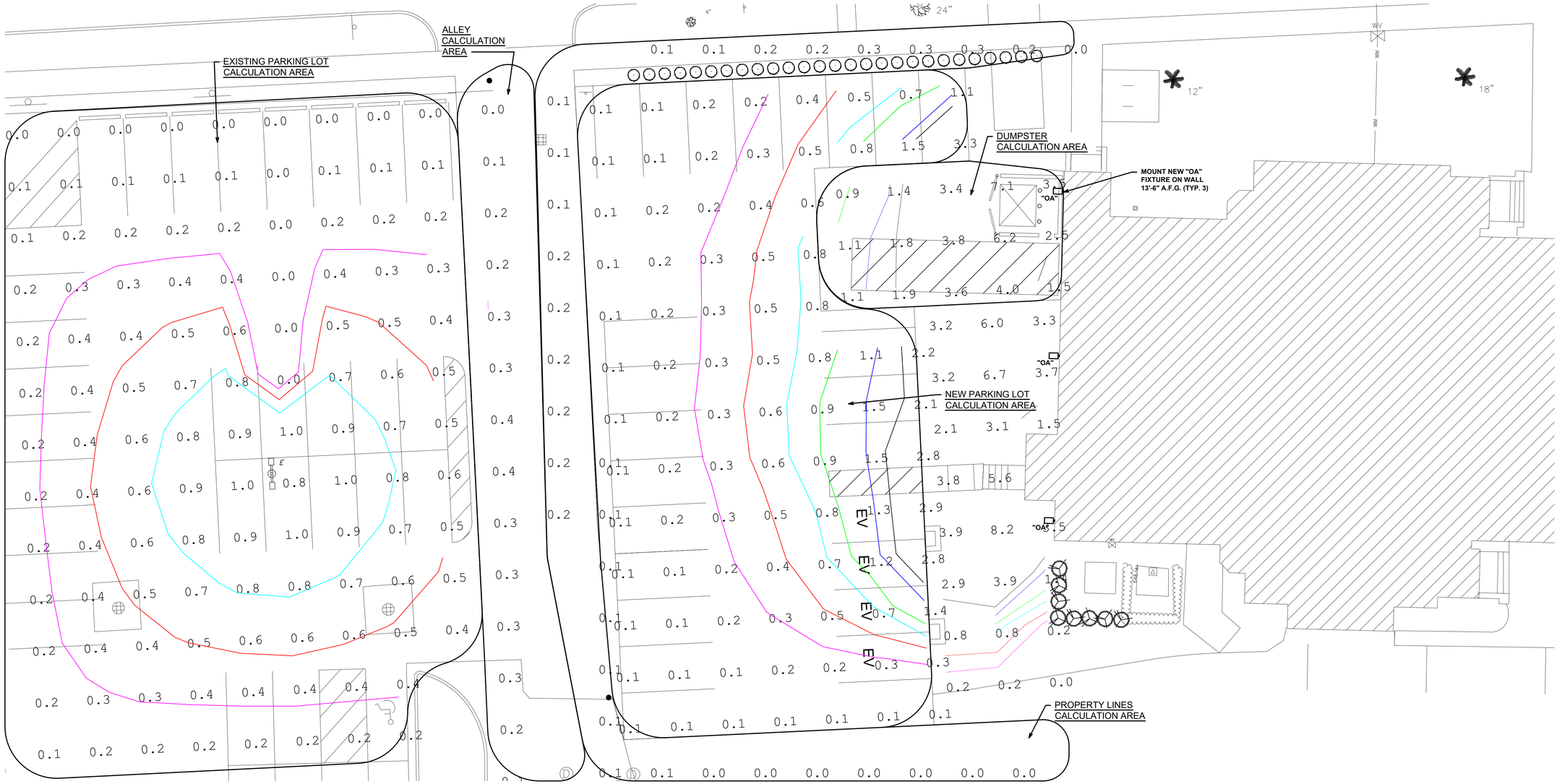
HRC JOB NO. 2060459	SCALE 1" = 20'
DATE AUGUST 2026	SHEET NO. C 07 OF

ORIGINAL PLOT SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES)

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Hardin Robert

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Hardin Robert



PHOTOMETRIC PLAN

1" =10'-0"

ILLUMINANCE ISOLINE LEGEND

- 2.0 FOOT-CANDLE ISOLINE
- 1.5 FOOT-CANDLE ISOLINE
- 1.0 FOOT-CANDLE ISOLINE
- 0.8 FOOT-CANDLE ISOLINE
- 0.5 FOOT-CANDLE ISOLINE
- 0.3 FOOT-CANDLE ISOLINE

PHOTOMETRIC CALCULATION SUMMARY

AREA	CALCULATION TYPE	UNITS	AVERAGE	MAX	MIN	AVG/MIN	MAX/MIN
ALLEY	ILLUMINANCE	FC	0.24	0.4	0.0	N/A	N/A
DUMPSTER	ILLUMINANCE	FC	2.92	7.1	0.9	3.24	7.89
EXISTING PARKING LOT	ILLUMINANCE	FC	0.35	1.0	0.0	N/A	N/A
NEW PARKING LOT	ILLUMINANCE	FC	0.57	3.3	0.1	5.70	33.00
PROPERTY LINES	ILLUMINANCE	FC	0.12	0.3	0.0	N/A	N/A

LIGHTING LEGEND

"OA" = NEW KNUCKLE-MOUNTED LED FLOOD LIGHT MOUNTED AT 13'-6" A.F.G. AND TILTED AT 40 DEGREES.

E = EXISTING DUAL POLE MOUNTED FIXTURES MOUNTED 180 DEGREES FROM EACH OTHER

LIGHTING FIXTURE SCHEDULE

TYPE	LAMP MFR. #1	LAMP MFR. #2	LAMP MFR. #3	OPERATING VOLTAGE	DESCRIPTION	MFR. #1 SERIES	MFR. #2 SERIES	MFR. #3 SERIES
"OA"	109W. LED 15000 LUMENS 3000K	131W. LED 15000 LUMENS 3000K	121W. LED 13900 LUMENS 3000K	120-277V.	KNUCKLE-MOUNTED EXTERIOR LED FLOODLIGHT LUMINAIRE WITH FORWARD THROW OPTICS, TGIC POWDER COAT FINISH, FINISH COLOR AS REQUIRED BY OWNER, UL LISTED, IP-66 RATING, INTEGRAL PHOTOCELL, AND 5-YEAR LIMITED WARRANTY.	LITHONIA: RSXF1 LED FLOODLIGHT SERIES	SOLARIS BL1 LED BROADLIGHT (GEN 2) FLOOD LIGHT SERIES	VISIONAIRE LIGHTING: VSF-1 LED SERIES

NOTE:

1. SPECIFICATION NUMBERS ARE MANUFACTURER'S SERIES NUMBERS ONLY UNLESS OTHERWISE NOTED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/EQUIPMENT SUPPLIER TO COMPLETE CATALOG NUMBERS TO MATCH THE FIXTURE DESCRIPTION, COMPLIANCE WITH SPECIFICATIONS AND INSTALLATION REQUIREMENTS.

0 5 10 20
1" = 10'- 0"

NOTICE:
ALL EXISTING UTILITIES SHOWN ON THIS TOPOGRAPHIC SURVEY HAVE BEEN TAKEN FROM VISUAL OBSERVATION AND RECORD MAPPING WHERE AVAILABLE. NO GUARANTEE IS MADE, OR SHOULD BE ASSUMED, AS TO THE COMPLETENESS OR ACCURACY OF THE UTILITIES SHOWN ON THIS DRAWING. PARTIES UTILIZING THIS INFORMATION SHALL FIELD VERIFY THE ACCURACY AND COMPLETENESS PRIOR TO CONSTRUCTION.

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DRAWN	D.HURRISH
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PHOTOMETRIC PLAN

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FERNDALE

November 18, 2026

Community & Economic Development

CITY OF FERNDALE
REQUEST FOR COUNCIL ACTION

FROM: Ross Querro

SUBJECT: Detention Facilities and Data Centers

SUGGESTED ACTION

Item Background
City Council adopted resolutions establishing temporary moratoriums on Immigration Detention Facilities and Data Centers. City Council has requested that the Planning Commission and staff review the City's zoning ordinance to explore amendments that reflect a more permanent solution to the moratoriums.

OHM Advisors led a workshop with the Planning Commission on June 24, 2026, followed by a thorough review of proposed ordinance amendments on August 19, 2026.

Attached to this Discussion Item are the latest proposed ordinance amendments.

If consensus is to move the proposed language forward, staff will schedule a public hearing notice for the next available Planning Commission meeting.

Previous Action

Strategic Goal

Budged Impact
N/A

Budget Amendment Required
false

GL#
N/A

CIP#

N/A

Staff Recommendation

ATTACHMENTS:

Detention Center Draft 9.30.2026.pdf
Data Center Draft 9.30.2026.pdf

Article 2. Zoning Districts and Map

Section 2.05 Schedule of Permitted Uses

Industrial Uses	R-1	R-2	MXD-1	MXD-2	CBD	I-1	I-2
Contractor's Yard / Office	–	–	–	–	–	P	P
Detention Center (2.1, 2.2, 2.3)	–	–	–	–	–	–	S*
Distribution Center	–	–	–	–	–	P	P
Manufacturing – Light Intensity	–	–	–	–	–	P	P
Manufacturing – Heavy Intensity	–	–	–	–	–	S	P
Freight Connection	–	–	–	–	–	S	P
Outdoor Storage (Only as an accessory use)	–	–	–	–	–	P*	P*
Research and Development	–	–	–	–	–	P	P
Self-Storage Facility (Indoor)	–	–	–	–	–	S*	S*
Solvent Recovery Centers (and Facilities Handling, Manufacturing, Blending, Refining, Using or Storing Chemicals Deemed Hazardous by State/Federal Regulations)	–	–	–	–	–	–	S
Warehouse or Wholesale Facility	–	–	–	–	–	P	P

P Permitted Land Use S Special Land Use * Additional Use Standards – Not Permitted

DRAFT

Article 5. Specific Uses Standards

Section 5.04 Detention Center

A. Purpose. The purpose of this Section is to establish supplemental standards for a Detention Center that minimize adverse impacts on surrounding properties, public infrastructure, and municipal services while protecting the public health, safety, and welfare. (5.1)

B. Applicability. A Detention Center shall be permitted only as a Special Land Use within the I-2 Industrial District and shall comply with the requirements of this Section in addition to all other applicable provisions of this Ordinance unless expressly modified herein. (2.2, 2.3, 5.1)

C. Separation Requirements. A Detention Center shall not be located within five hundred (500) feet of a residential zoning district, public or private school, licensed childcare facility, public park, or place of religious assembly. Separation distances shall be measured in a straight line between the nearest property line of the parcel containing the proposed Detention Center and the nearest property line of the protected use or residential zoning district. The Planning Commission may require additional separation or buffering where necessary to address documented impacts associated with building placement, outdoor activity areas, lighting, noise, security features, loading, transportation operations, or proximity to sensitive land uses. (5.2)

D. Security and Operations Plan. The applicant shall submit a Security and Operations Plan as part of the Special Land Use application. The Planning Commission may consult with the Police Department, Fire Department, Building Official, emergency medical service providers, or other applicable reviewing agencies when evaluating the Security and Operations Plan. The Security and Operations Plan shall include: (5.3, 5.6)

   a Facility ownership and operating entity.

   b Maximum occupancy and anticipated average daily occupancy.

   c Staffing levels and shift-change procedures, where applicable.

   d Security measures.

   e Controlled access procedures.

   f Visitor management procedures.

   g Surveillance systems.

   h Exterior lighting.

   i Emergency communications.

   j Detainee transportation procedures.

   k Emergency response protocols.

   l Perimeter fencing and controlled access points.

   m Emergency generator locations, if provided.

DRAFT

n Service, loading, refuse collection, and delivery operations.

o Operational procedures applicable to detainee intake, processing, holding, and transportation.

E. Intake, Holding, and Support Areas. The applicant shall submit a Detainee Accommodation Plan describing the areas and facilities provided for detainee intake, processing, holding, sleeping, sanitation, hygiene, food service, potable water, medical evaluation, and other necessary support functions, as applicable to the proposed facility and its operations. The Detainee Accommodation Plan shall identify:

a The location and capacity of each intake, processing, holding, sleeping, and support area.

b The intended function of each area and the anticipated typical and maximum duration that a person may be held within each area, to the extent known.

c The sanitation, hygiene, potable water, food service, medical evaluation, and other facilities available to detainees.

d The building, fire, health, licensing, and operational requirements applicable to the proposed areas and facilities, including the agency responsible for administering each applicable requirement.

F. Emergency Response Coordination. Prior to issuance of a Certificate of Occupancy, the facility operator shall provide documentation demonstrating coordination with the City's Police Department, Fire Department, and emergency medical service providers regarding emergency response procedures, facility access, emergency contacts, evacuation procedures, and incident notification protocols. The City may require revisions to the emergency response protocols contained within the Security and Operations Plan where recommended by the Police Chief or Fire Chief prior to occupancy. (5.4)

G. Plan Updates. The operator shall submit updated Security and Operations, Detainee Accommodation, and emergency response information to the CED Department whenever there is a material change in facility ownership, operating entity, maximum occupancy, facility layout, security operations, transportation operations, emergency procedures, or applicable licensing requirements.

H. Outdoor Activity Areas. Outdoor recreation or exercise areas intended for detainees shall be located within a secured portion of the site, enclosed by security fencing, and screened from adjacent public rights-of-way and adjacent residential zoning districts or residential uses. Outdoor activity areas shall comply with the applicable landscaping requirements of Article 6 and shall be designed and located to minimize noise and visual impacts on adjacent properties. (5.5, 5.8)

I. Building and Site Design. The building and site shall comply with the Architectural and Design Standards in Article 4. Additionally, building facades visible from a public street shall utilize architectural materials and design elements consistent with surrounding industrial development. Security features shall be integrated into the site and building design to the greatest extent practicable. Razor wire, concertina wire, and similar security devices shall not be visible from a public right-of-way unless required by applicable state or federal law.

J. Compatibility Analysis. The applicant shall submit a Compatibility Analysis demonstrating that the proposed Detention Center has been designed to minimize impacts on surrounding properties. The Compatibility Analysis shall demonstrate consistency with the City Master Plan, identify measures implemented to mitigate impacts upon nearby residential districts, schools, parks, and other sensitive land uses, and address the following: (5.7)

a Building placement.

b Architectural design.

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c Site circulation.

d Lighting.

e Security features.

f Landscaping and buffering.

g Loading and service operations.

h Access management.

i Emergency response coordination.

j Noise impacts.

k Operational characteristics.

K. Parking and Transportation. Parking and loading shall comply with Article 7. The applicant shall demonstrate that adequate parking, loading, employee circulation, emergency vehicle access, visitor parking, and detainee transportation areas have been provided. (5.9)

L. Traffic Impact Study. The Planning Commission may require a Traffic Impact Study where it determines that additional traffic analysis is necessary to evaluate compliance with the Special Land Use approval standards based on the scale, occupancy, operational characteristics, or anticipated traffic generated by the proposed Detention Center. The Traffic Impact Study shall be prepared by a qualified traffic engineer. (5.10)

Section 5.05 Drive-Thru Facilities

Drive-Thru Facilities must provide adequate off-street stacking spaces and drive-thru service lanes that do not conflict with pedestrian and/or bike lanes and best practices in access management. These requirements can be waived by the Approving Body, provided the applicant provides a study indicating that fewer stacking spaces are not necessary for the use and will not adversely impact the operations of the establishment or negatively impact neighboring properties and the traffic flow in the area, or that an alternative site / dimensional configuration can still provide a safe environment for all users and promote pedestrian and vehicular safety. Any waiver granted for a specific Special Land Use approval will expire once the business it was approved for ceases operations.

Article 20. Glossary

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Definitions C-D

Density. The number of dwelling units on or to be developed per gross acre of land.

Dental Clinic. A facility where dentists and dental staff provide oral health treatments and dental procedures.

Detention Center. A building, structure, property, or portion thereof operated as a principal use for the intake, processing, custody, confinement, detention, or holding of persons who are not free to leave the premises without authorization under the authority of a governmental agency or pursuant to a governmental contract, including immigration detention centers, correctional detention facilities, and similar secure custodial facilities. For purposes of this definition, holding means maintaining a person in custody at the premises for any period during which the person is not free to leave without authorization.

The term shall not include police stations, holding facilities accessory to a courthouse, municipal facilities containing accessory temporary holding cells, juvenile intake facilities licensed or operated under applicable state law, hospitals, residential treatment facilities, adult foster care facilities, or emergency shelters.

A Detention Center is a distinct principal land use and shall not be classified as a Government Office, Government Facility, Institutional Use, or similar use for purposes of this Ordinance. (2.4, 2.5, 20.1)

Development. The construction of a new building or structure (or portion thereof), the relocation of an existing building, or a new use of land.

Development Proposal. Application to the CED Department, including but not limited to: site plans, special land uses, Planned Unit Developments (PUD), map amendments (rezonings), and Class A nonconformities.

Distributed Energy Resource (DER). Technologies and equipment for generating, managing, and storing energy or electrical capacity at the place of consumption.

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Article 2. Zoning Districts and Map

Section 2.05 Schedule of Permitted Uses

Industrial Uses	R-1	R-2	MXD-1	MXD-2	CBD	I-1	I-2
Contractor's Yard / Office	–	–	–	–	–	P	P
Data Center (2.1, 2.2, 2.3)	–	–	–	–	–	–	S*
Distribution Center	–	–	–	–	–	P	P
Manufacturing – Light Intensity	–	–	–	–	–	P	P
Manufacturing – Heavy Intensity	–	–	–	–	–	S	P
Freight Connection	–	–	–	–	–	S	P
Outdoor Storage (Only as an accessory use)	–	–	–	–	–	P*	P*
Research and Development	–	–	–	–	–	P	P
Self-Storage Facility (Indoor)	–	–	–	–	–	S*	S*
Solvent Recovery Centers (and Facilities Handling, Manufacturing, Blending, Refining, Using or Storing Chemicals Deemed Hazardous by State/Federal Regulations)	–	–	–	–	–	–	S
Warehouse or Wholesale Facility	–	–	–	–	–	P	P

P Permitted Land Use S Special Land Use * Additional Use Standards – Not Permitted

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Article 5. Specific Uses Standards

Section 5.03 Data Center

A. Purpose. The purpose of this Section is to establish supplemental standards for Data Centers to protect the public health, safety, and welfare; preserve the capacity and reliability of public infrastructure and utility systems; and prevent or mitigate adverse impacts associated with continuous operations, high electrical demand, water use, cooling systems, emergency generators, fuel storage, mechanical equipment, noise, vibration, heat, emissions, security infrastructure, and large-scale buildings. These standards are intended to address facilities whose digital infrastructure function and associated operational impacts constitute a principal land use and are not intended to regulate information technology equipment that is incidental and subordinate to another lawful principal use. (4.1, 5.1)

B. Applicability. A Data Center shall be permitted only as a Special Land Use within the I-2 Industrial District and shall comply with the standards of this Section in addition to all other applicable provisions of this Ordinance. Where a conflict exists, the more restrictive standard shall apply. (2.2, 2.3, 5.1)

C. Use Classification. A use primarily engaged in digital data processing, server operations, cloud computing, data storage, hosting, or transmission of digital information shall be classified as a Data Center. The inclusion of accessory office, administrative, research, warehouse, utility, or similar space shall not, by itself, cause the use to be classified as another principal use. (5.2, 5.5)

   An accessory server room, information technology closet, network room, or similar equipment area shall not be classified as a Data Center when the equipment area is customarily incidental and subordinate to another lawful principal use. Such accessory infrastructure may support the business, governmental, institutional, or operational functions of the principal use, including employees, remote employees, affiliated offices, clients, consultants, or project collaborators, and may include file storage, remote access, internal software systems, backup systems, modeling servers, and similar business-support functions. (5.2, 20.1)

   In determining whether digital data processing or related infrastructure constitutes the principal Data Center use of a site or building, the Community and Economic Development Director shall consider the totality of the use and its operational characteristics, including:

   a. The stated and demonstrated purpose of the facility;
   b. Whether office, manufacturing, research, warehouse, institutional, or other activities are independently established principal operations or primarily support the digital infrastructure operation;
   c. The proportion of floor area devoted to servers, network equipment, cooling systems, electrical equipment, emergency power systems, and related digital infrastructure;
   d. The facility's electrical demand, cooling demand, water demand, generator capacity, and associated utility infrastructure relative to the other operations conducted on the site;
   e. Whether digital processing, data storage, cloud computing, colocation, managed hosting, or similar services are offered as a commercial service or independently operated function; and
   f. Other relevant characteristics indicating whether the digital infrastructure is incidental and subordinate to another lawful principal use or constitutes the principal use of the site.

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D. Separation and Site Design:

a A Data Center site shall be located at least five hundred (500) feet from any residential zoning district, public or private school, licensed childcare facility, hospital, medical clinic, nursing facility, other healthcare institution, public park, or place of religious assembly.

b All Data Center buildings and exterior operational equipment shall be located at least one hundred (100) feet from any other property line unless a greater setback is required elsewhere in this Ordinance.

c The required separation shall be measured in accordance with Section 3.13.

d The Planning Commission may require greater separation, increased setbacks, enhanced buffering, relocation of equipment, or other mitigation where site conditions, equipment placement, cumulative impacts, acoustical analysis, or adjacent land uses warrant additional protection. No reduction from the minimum separation or setback requirements of this subsection shall be permitted. (TA 5.12; PC Separation Comment)

E. Building and Site Design

a Building and Site Design shall comply with Architectural and Design Standards in Article 4. Additionally, buildings shall be designed to reduce their apparent scale and visual prominence as viewed from public rights-of-way and adjoining properties. Building facades greater than one hundred (100) feet in length shall incorporate changes in wall plane, materials, texture, architectural bays, recesses, projections, pilasters, or similar architectural features at intervals not exceeding fifty (50) feet.

b Each facade visible from a public right-of-way or adjoining property shall incorporate changes in wall plane, roofline, materials, texture, color, structural bays, pilasters, recesses, projections, or equivalent architectural elements at intervals sufficient to create a coherent and articulated facade.

c Blank walls shall be screened with a combination of architectural treatment and landscaping. Applied graphics, paint changes alone, or landscaping alone shall not satisfy this requirement.

d Multiple buildings within a Data Center campus shall use coordinated forms, materials, colors, and architectural elements.

e Primary employee and visitor entrances shall be clearly identifiable through canopies, recesses, changes in materials, glazing, landscaping, or similar design features.

f Rooftop equipment shall be fully screened by parapets or architecturally integrated enclosures. Ground-mounted equipment shall be located behind the principal building where practicable and shall comply with the screening requirements of Section 5.03.K. (4.1, 5.8)

F. Accessory Infrastructure and Equipment:

a Emergency generators, substations, transformers, switchgear, cooling systems, mechanical equipment, fuel storage, telecommunications infrastructure, and Battery Energy Storage Systems may be approved only as accessory components of an approved Data Center and shall be shown as part of the Special Land Use and Site Plan application. Approval of the Data Center shall not constitute approval of any accessory infrastructure omitted from the approved plans. (5.3)

b Battery Energy Storage Systems shall comply with all applicable requirements of Section 5.18. An accessory Battery Energy Storage System shall require separate Special Land Use

approval under Section 5.18 in addition to approval of the Data Center Special Land Use. Where the standards of this Section are more restrictive, this Section shall govern.

c Mechanical and electrical equipment shall be enclosed within a building unless the applicant demonstrates, through written documentation prepared by the equipment manufacturer or a qualified professional engineer, that enclosure is mechanically infeasible or would prevent compliance with applicable safety or operational requirements. Equipment not enclosed within a building shall comply with the screening requirements of Section 5.03.K.

d Substations, switchyards, transformers, fuel storage, and generator compounds shall not be located within a required front yard and shall be placed to maximize separation from residentially zoned or used property.

e All fuel tanks and oil-containing equipment shall include secondary containment meeting applicable fire, environmental, and engineering requirements. (5.3, 5.4, 5.8)

G. Emergency Generators and Fuel Storage:

a Routine generator testing and maintenance shall occur only between 9:00 a.m. and 5:00 p.m., Monday through Friday, excluding legal holidays. Testing outside these hours is prohibited except during an actual utility outage or emergency, for a legally required test witnessed or directed by the applicable utility provider or governmental agency, or for testing required by the facility's insurer.

b Routine testing shall be limited to the minimum frequency and duration required by the manufacturer, insurer, utility provider, or applicable governmental regulation. The Special Land Use and Site Plan application shall include the anticipated testing schedule and the maximum monthly testing hours for all emergency generators.

c Generators shall incorporate all noise and vibration mitigation measures identified in the predictive acoustical study and required as a condition of approval to comply with Section 3.12 and Section 5.03.H.

d Routine generator testing shall be sequenced to avoid simultaneous testing of multiple generators unless simultaneous testing is required by the manufacturer, insurer, utility provider, or applicable governmental regulation, or unless the owner or operator demonstrates to the City that simultaneous testing will comply with all applicable noise, vibration, and emissions standards.

e The operator shall maintain a log of all generator testing and operation, including the date, start and end times, generators operated, purpose of operation, and whether multiple generators were operated simultaneously. The log shall be retained for at least three (3) years and made available to the City upon request.

f New stationary generators shall use the best available emissions-control technology applicable to the generator type and capacity, as demonstrated through manufacturer specifications and applicable federal or state air permits. All generators shall comply with current United States Environmental Protection Agency and Michigan Department of Environment, Great Lakes, and Energy requirements.

g Fuel storage shall be limited to the minimum quantity reasonably necessary for emergency operations and shall be shown on the approved Site Plan. Aboveground tanks shall be located within a secured and screened compound and shall include spill containment and leak detection.

h Generator operation shall be limited to actual emergencies, utility outages, testing and maintenance authorized under this subsection, or other operation expressly required by an applicable governmental agency. Generators shall not be used for routine peak shaving,

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economic dispatch, participation in voluntary demand-response programs, or the regular supply of electrical power to the Data Center. (TA 5.6, 5.7, 5.12)

H. Noise, Vibration, Heat, Glare, and Other Performance Standards:

a Prior to Special Land Use approval, the applicant shall submit a predictive acoustical study prepared by a qualified acoustical engineer. The study shall evaluate normal operations, maximum cooling demand, routine generator testing, simultaneous equipment operation, tonal noise, low-frequency sound, and potential cumulative impacts using generally accepted acoustical practices. Where applicable, measured or predicted sound levels shall be adjusted to account for prominent discrete tones, impulsive sound, and low-frequency characteristics using recognized ANSI/ASA methods.

b The Data Center and all associated buildings, mechanical systems, electrical systems, cooling systems, generators, utility equipment, and accessory infrastructure shall comply with the performance standards of Section 3.12 and all other applicable provisions of this Ordinance and the General Code of Ordinances.

c Normal operations shall not exceed fifty (50) dBA Leq-1min at any property line. Between 10:00 p.m. and 7:00 a.m., sound attributable to the Data Center shall not exceed forty (40) dBA Leq-1min at a property line adjoining or across a street from residentially zoned or residentially used property. Sound measurements and verification of noncompliance shall be conducted in accordance with Article 2-VI, Noise, of the General Code of Ordinances. Where another applicable provision of this Ordinance or the General Code of Ordinances establishes a more restrictive sound standard, the more restrictive standard shall govern.

d Prior to issuance of a Certificate of Occupancy, the applicant shall submit a post-construction acoustical verification study demonstrating compliance under representative operating conditions. The City may require additional testing following a substantiated complaint or material equipment change.

e In addition to compliance with Section 3.12, thermal exhaust shall not create fogging, icing, unsafe pavement conditions, or other hazardous conditions on adjoining property or within a public right-of-way. (5.7)

I. Utility Capacity, Energy, Water, and Cooling

a The applicant shall submit written documentation from each affected electric, water, sanitary sewer, stormwater, and telecommunications provider confirming whether the provider can serve the proposed facility at full build-out, identifying required system improvements and service phasing, and identifying the party responsible for all associated costs.

b The applicant shall submit a utility impact analysis demonstrating that the proposed facility, including all reasonably foreseeable buildings, phases, mechanical systems, and accessory infrastructure, will not unreasonably reduce service reliability, displace existing or planned users, require unplanned public investment, or create stranded or oversized public infrastructure if the facility closes.

c The Special Land Use approval shall establish maximum approved peak electrical demand, annual electrical consumption, peak-day and annual water demand, and peak-day and annual sanitary discharge for the facility at full build-out. The approved limits shall include all phases, buildings, mechanical systems, generators, cooling systems, and accessory infrastructure under common ownership or control on the site or contiguous property. Exceeding an approved maximum shall constitute a material modification requiring Planning Commission approval.

d Cooling shall use a closed-loop or closed-cycle system. Once-through cooling is prohibited. Routine discharge of noncontact cooling water to the sanitary sewer, stormwater system,

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groundwater, or surface waters is prohibited, except for limited blowdown, maintenance, or emergency discharge expressly authorized by the applicable utility provider and governmental regulatory agencies.

e The applicant shall submit a Water Conservation and Management Plan identifying projected annual and peak-day consumption, cooling technology, water source, anticipated discharge, leak-detection systems, reuse and recycling opportunities, drought-response measures, and emergency operating conditions.

f The applicant shall submit an Energy Efficiency and Sustainability Plan identifying projected annual and peak-day energy demand, design Power Usage Effectiveness, demand-management strategies, renewable or low-carbon energy procurement, and a feasibility analysis for beneficial reuse of waste heat or district-energy interconnection.

g All major utility easements, utility corridors, substations, transmission connections, and related utility infrastructure serving the facility shall be identified on the approved Site Plan.

h Approval of a Data Center shall not be construed as a commitment by the City or any public or private utility provider to construct, finance, reserve, or guarantee utility capacity for the facility. (TA 5.10; PC Closed-Loop, Water, Electricity, and Heat-Reuse Comments)

J. Security, Fire Protection, and Emergency Response:

a A Security and Emergency Response Plan shall be submitted with the Special Land Use application and reviewed by the Police Department, Fire Department, Building Official, and other agencies determined necessary by the City.

b The Security and Emergency Response Plan shall identify perimeter security, access controls, surveillance, emergency contacts, utility shutoffs, hazardous materials, batteries, fuel storage, fire suppression systems, emergency access routes, evacuation procedures, incident notification, and continuity of operations.

c At least two independent emergency access points shall be provided unless the Fire Chief determines that an alternative design provides equivalent access and safety. Fire lanes and access routes shall remain unobstructed at all times.

d All fire detection and suppression systems shall comply with applicable codes and standards and shall be approved by the Fire Department. The City may require specialized fire suppression, gas detection, thermal monitoring, spill response equipment, or emergency training based on the equipment and materials proposed.

e Prior to occupancy, the operator shall conduct an emergency coordination meeting and site orientation with City emergency responders. Updated plans and contact information shall be provided annually and following any material change. (5.9, 5.12)

K. Landscaping, Screening, and Lighting:

a Landscaping and screening shall comply with Article 6. In addition, the perimeter of all outdoor mechanical, generator, cooling, substation, switchyard, fuel storage, and loading areas shall include a continuous opaque screen consisting of a masonry wall, architecturally compatible enclosure, evergreen landscaping, berming, or a combination approved by the Planning Commission.

b Screening shall be designed to remain effective throughout the year and shall fully obscure equipment from public rights-of-way and adjacent properties at the time of installation or within a period approved by the Planning Commission.

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c Security fencing shall be located behind required landscaping where visible from a public right-of-way or residentially zoned or used property. Razor wire, concertina wire, and similar materials are prohibited.

d Lighting shall comply with the applicable lighting standards of this Ordinance and shall use full-cutoff fixtures. Site and security lighting shall be the minimum necessary for safe operation and shall not illuminate adjoining property, public rights-of-way, or the night sky. (5.8, 5.9; Article 6 Cross-Reference)

L. Traffic and Construction Management:

a The applicant shall submit a Construction Logistics and Traffic Management Plan identifying construction phases, truck routes, delivery windows, staging areas, employee parking, roadway protection, dust control, mud tracking, noise control, and procedures for repairing damage to public streets.

b The Planning Commission may require a Traffic Impact Study where the scale, phasing, construction activity, employment, or equipment deliveries may affect roadway operations or public safety.

c Loading, deliveries, fuel service, and equipment replacement shall be designed and scheduled to avoid conflicts with adjoining properties, public streets, pedestrians, and emergency access.

d Construction hours shall comply with applicable City ordinances and may be further limited as a condition of approval when necessary to protect nearby uses.

M. Monitoring, Reporting, and Continuing Compliance:

a Prior to issuance of a Certificate of Occupancy, the operator shall submit commissioning documentation for mechanical, electrical, cooling, emergency power, fire protection, and acoustical systems.

b On or before March 31 of each year, the operator shall submit an annual compliance report identifying actual annual electricity consumption and peak demand; annual and peak-day water use; sanitary discharge; cooling method; generator testing and operating hours, including any simultaneous operation of multiple generators; the status of applicable air and environmental permits; sound monitoring, verified complaints, and corrective actions; emergency-response updates; and material changes to equipment or operations. The annual compliance report shall be certified as accurate and complete by an authorized representative of the facility owner or operator.

c The City may retain qualified independent consultants to review required studies, inspect the facility, or verify compliance. The applicant or operator shall reimburse the City for reasonable review and inspection costs in accordance with the City’s adopted fee and escrow requirements.

d Failure to submit a required report, maintain required permits, correct a violation, or comply with an approved plan or condition shall constitute a violation of this Ordinance and may result in enforcement, suspension, or revocation as authorized by law.

e Information identified by the operator as proprietary or security-sensitive shall be handled in accordance with applicable law. The operator’s designation of information as proprietary, confidential, or security-sensitive shall not control whether the information is subject to disclosure under applicable law. (5.7, 5.10, 5.12)

N. Expansion and Material Modification:

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The following shall constitute a material modification requiring Planning Commission review and approval in the same manner as the original Special Land Use:

a An increase in maximum electrical demand, water demand, sanitary discharge, cooling capacity, generator capacity, fuel storage, or Battery Energy Storage System capacity.

b An expansion or reconfiguration of server, computer, network, electrical, cooling, or similar equipment that increases utility demand, cooling demand, generator demand, noise, emissions, or other off-site impacts.

c The addition or relocation of a substation, switchyard, generator yard, cooling plant, fuel storage area, or other major exterior equipment.

d A change in cooling technology, hours or character of operation, or other operational characteristic that may increase off-site impacts.

e Any modification determined by the Community and Economic Development Director to have a material effect on noise, utilities, traffic, emissions, emergency response, visual impacts, or surrounding property.

O. Decommissioning and Site Restoration:

a As a condition of Special Land Use approval, the applicant shall submit a Decommissioning and Site Restoration Plan addressing cessation of operations, removal of structures and equipment, disconnection and removal of utility infrastructure, recycling and disposal of hazardous materials, demolition, grading, soil stabilization, and restoration or redevelopment of the site.

b A Data Center shall be considered abandoned when the principal data processing operation has ceased for twelve (12) consecutive months, unless the operator demonstrates to the Community and Economic Development Director that the interruption is temporary and provides a binding schedule for resumption of operations.

c Decommissioning shall begin within six (6) months after abandonment and shall be completed within twelve (12) months unless the City approves a written extension for demonstrated good cause.

d Prior to issuance of a building permit, the applicant shall provide financial assurance in a form acceptable to the City and in an amount equal to one hundred twenty-five percent (125%) of the estimated cost of decommissioning and site restoration, as certified by an independent qualified professional. The estimate shall account for removal of structures, mechanical and electrical equipment, generators, fuel tanks, batteries, substations, utility infrastructure, impervious surfaces, hazardous materials, demolition, disposal, grading, stabilization, and site restoration. The decommissioning cost estimate shall be reviewed and recertified by an independent qualified professional at least once every five (5) years, and the financial assurance shall be adjusted as necessary to maintain an amount equal to one hundred twenty-five percent (125%) of the updated estimated cost.

e If the owner or operator fails to complete decommissioning, the City may use the financial assurance to complete the work, and any costs exceeding the assurance shall remain the responsibility of the property owner.

f Financial assurance shall be maintained for the life of the facility and shall be in the form of cash escrow, an irrevocable letter of credit, a surety bond, or another form approved by the City Attorney. The financial assurance shall be issued by an institution authorized to conduct business in the State of Michigan and shall be structured so that it may not be revoked, terminated, or materially modified without prior written notice to and approval by the City.

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g As a condition of approval, the property owner shall execute an agreement, in a form approved by the City Attorney, granting the City the right to enter the property and complete decommissioning if the owner or operator fails to perform the required work after notice and a reasonable opportunity to cure. The agreement shall authorize the City to use the financial assurance for the purposes of decommissioning, site stabilization, environmental remediation, and restoration.

h Decommissioning and site-restoration obligations shall run with the land and shall be binding upon all subsequent property owners, facility owners, operators, successors, and assigns. The City may require the agreement to be recorded with the Oakland County Register of Deeds. (TA 5.11)

Section 5.04 Drive-Thru Facilities

Drive-Thru Facilities must provide adequate off-street stacking spaces and drive-thru service lanes that do not conflict with pedestrian and/or bike lanes and best practices in access management. These requirements can be waived by the Approving Body, provided the applicant provides a study indicating that fewer stacking spaces are not necessary for the use and will not adversely impact the operations of the establishment or negatively impact neighboring properties and the traffic flow in the area, or that an alternative site / dimensional configuration can still provide a safe environment for all users and promote pedestrian and vehicular safety. Any waiver granted for a specific Special Land Use approval will expire once the business it was approved for ceases operations.

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Article 20. Glossary

Definitions C-D

Density. The number of dwelling units on or to be developed per gross acre of land.

Dental Clinic. A facility where dentists and dental staff provide oral health treatments and dental procedures.

Data Center. A building, portion of a building, group of buildings, or site used primarily for the processing, storage, hosting, management, or transmission of digital data through computer servers, cloud-computing systems, telecommunications equipment, or related electronic information systems. The term

includes colocation facilities, cloud-computing facilities, hyperscale computing facilities, server farms, and similar digital infrastructure operations, together with associated accessory generators, substations, transformers, switchgear, cooling systems, Battery Energy Storage Systems, fuel storage, telecommunications infrastructure, and support facilities.

A Data Center is a distinct principal land use and shall not be classified as an office, warehouse, research and development facility, manufacturing use, utility, or similar use.

Data Center Campus. Two or more Data Center buildings, structures, phases, or facilities located on the same parcel, on contiguous parcels, or on parcels under common ownership or control that function as a coordinated data processing operation.

The term does not include an accessory server room, information technology closet, network room, or similar equipment area that is customarily incidental and subordinate to another lawful principal use. Such accessory infrastructure may support the business, governmental, institutional, or operational functions of the principal use, including employees, remote employees, affiliated offices, clients, consultants, or project collaborators, and may include file storage, remote access, internal software systems, backup systems, modeling servers, and similar business-support functions. Whether digital data processing or related infrastructure constitutes the principal use of a site or building shall be determined in accordance with Section 5.03.C. (5.2, 5.3, 5.5, 20.1)

Development. The construction of a new building or structure (or portion thereof), the relocation of an existing building, or a new use of land.

Development Proposal. Application to the CED Department, including but not limited to: site plans, special land uses, Planned Unit Developments (PUD), map amendments (rezonings), and Class A nonconformities.

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