



Council Chamber, 18500 W 13 Mile Road, Beverly Hills, MI 48025

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**PLANNING COMMISSION MEETING**

**WEDNESDAY, JANUARY 28, 2026 at 7:00 PM**

**AGENDA**

1. **Call meeting to order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Approval of Minutes**
  - A. 2025 11 19 PC Minutes
5. **Public comments on items not on the published agenda**
6. **Old Business**
7. **New Business**
  - A. Sign Permit — Harmony Village (18200 W. 13 Mile Rd.)
  - B. Special Land Use & Site Plan Review — Detroit County Day School
  - C. Joint Meeting with Village Council
8. **Public Comments**
9. **Liaison Comments**
10. **Staff Comments**
11. **Commissioner Comments**
12. **Correspondence**
  - A. City of Southfield Notice of Master Plan Adoption
13. **Adjournment**

The Village of Beverly Hills will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting, to individuals with disabilities attending the meeting upon three working days' notice to the Village. Individuals with disabilities requiring auxiliary aids or services should contact the Village Clerk by writing 18500 W. Thirteen Mile, Beverly Hills, MI 48025 or calling (248) 646-6404.

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Present: Chair Westerlund, Secretary Copeland, Members: Campbell, Erickson, Harper, Trust, and Ross

Absent: Vice-Chair Dillard-Russaw, Member: Lucas

Also Present: Planning and Economic Development Director, Stec  
Planning Consultant, Borden  
Recording Secretary, Williams

### **ROLL CALL/CALL TO ORDER**

Chairperson Westerlund called the regular Planning Commission meeting to order at 7:01 p.m. in the Village Council Chambers located at 18500 W. Thirteen Mile Road, Beverly Hills, MI 48025.

### **APPROVAL OF AGENDA**

Motion by Trust, second by Harper, to approve the agenda as published.

Motion passed.

### **APPROVAL OF MINUTES**

Motion by Harper, second by Campbell, to approve the minutes of the September 24, 2025 Planning Commission meeting.

Motion passed.

### **PUBLIC COMMENTS ON ITEMS NOT ON PUBLISHED AGENDA**

None

### **OLD BUSINESS**

None

### **NEW BUSINESS**

A. PC CASE: 25-11-01 Sign Permit  
LOCATION: 15590 W 13 Mile Rd (Dollface) Ste B  
PARCEL ID: TH-24-01-477-014  
ZONING: B-Business  
PETITIONER: Nichole Tyra, Dollface  
OWNER: Nichole Tyra, Owner, Dollface  
REQUEST: *Obtain approval to modify existing monument sign, and obtain a recommendation for proposed wall sign modifications to be forwarded to Zoning Board of Appeals*

Stec introduced Tyra to the commission and explained that the proposed sign met all ordinance requirements, including lighting and color palette. Borden confirmed that the sign application was reviewed and complied with all aspects of the sign standards.

Tyra introduced herself and provided background on her business operations, describing the aesthetic and clinical services offered.

THESE DRAFT MINUTES ARE NOT OFFICIAL AND HAVE NOT BEEN APPROVED.

Motion by Campbell, seconded by Trust to approve PC Case 25-11-01 Sign Permit for the installation of a 30 sqft sign located at 15590 W. 13 Mile Road for the Dollface business.

Roll Call Vote:

Westerlund	Yes
Copeland	Yes
Campbell	Yes
Erickson	Yes
Harper	Yes
Trust	Yes
Ross	Yes

Motion passed (7-0)

- A. PC CASE: 25-11-02 Sign Permit  
LOCATION: 31535 Southfield Rd (Paddle & Par)  
PARCEL ID: TH-24-02-427-011  
ZONING: B-Business  
PETITIONER: Karl Mayry, Metro Signs & Lighting  
OWNER: Neal Check, Owner/ Michael Haener, COO, Paddle & Par  
REQUEST: *Obtain approval to relocate the same signage on the same building face, shifting it slightly higher on the front façade.*

Stec explained that the sign was previously approved during the July 27<sup>th</sup> Planning Commission meeting. However, due to onsite conditions, they are requesting to raise the sign several feet to improve visibility and to avoid shadowing caused by textured brick façade.

Borden confirmed that the revision remains compliant with zoning and signage regulations and reminded the commission that this is their third wall sign, but they have already obtained a variance.

Mayry explained that the current installation sits on a textured soldier-course brick surface that creates uneven mounting and casts shadows across the acrylic letters, reducing legibility at certain times of day. He also stated that evergreen landscaping partially limits visibility from certain approaches of the roadway. Relocating the sign higher on the building would allow flush mounting on smooth brick and improve visibility.

Harper expressed that a large part of the original sign approval in July was because of the large blank space on that part of the building in addition to the alignment with the existing awning element.

Erickson observed that she had not personally experienced visibility issues, though she acknowledged the applicant's concerns regarding shading and vegetation.

Mayry confirmed that the revised location would eliminate the need for stand-offs and improve clarity.

Motion by Campbell, seconded by Erickson to approve PC Case 25-11-02 Sign Permit as presented with the condition that there is no illumination for the amended sign.

Roll Call Vote:

Westerlund	Yes
Copeland	Yes
Campbell	Yes
Erickson	Yes
Harper	Yes
Trust	Yes
Ross	Yes

Motion passed (7-0)

**PUBLIC COMMENTS**

None

**LIAISON COMMENTS**

None

**STAFF COMMENTS**

Stec proposed the 2026 Planning Commission Meeting Calendar. Commissioners agreed to keep the meeting time at 7 p.m.

Motion by Harper, seconded by Trust to approve the proposed schedule for 2026 Planning Commission Meeting dates with the addition of keeping the meetings for 2026 to be scheduled at 7 p.m.

Motion passed.

Stec announced that the Joint Meeting with Council is scheduled for January 28, 2026.

Stec outlined major upcoming work on the Master Plan update, including new chapters on housing, stormwater, and sustainability, along with updated transition area mapping. Additional zoning topics- such as work trailers, large garage requests, dumpsters, roll-off containers, and temporary storage units- were identified for future review.

**COMMISSIONER COMMENTS**

The Commission exchanged holiday greetings.

**CORRESPONDENCE**

Stec updated commissioners on the transition to the new Civic Plus system for packet distribution, training opportunities through the Michigan Association of Planning, and the county-wide Shop Small initiative.

**ADJOURNMENT**

THESE DRAFT MINUTES ARE NOT OFFICIAL AND HAVE NOT BEEN APPROVED.

Motion by Erickson, second by Trust, to adjourn the meeting at 7:38 p.m.

Motion passed.

**Patrick Westerlund**  
**Chairperson**

**Carissa Brown**  
**Village Clerk**

**Lydia Williams**  
**Recording Secretary**



## Agenda Item Summary

To: Planning Commission  
From: Susie Stec, Planning & Economic Development Director

Re: *New Business*  
- *A. Sign Permit — Harmony Village (18200 W. 13 Mile Rd.)*

Date: January 28, 2026 - [Click to View Agenda](#)

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### **Summary:**

The nursing home located 18200 W. 13 Mile Road recently changed ownership and is seeking approval for a face change to the existing monument sign.

### **Recommendation:**

Approve the sign permit application for PC Case 26-01-01 Harmony Village, located at 18200 W. 13 Mile Road, for a face change to the existing monument sign.

### **Attachments:**

1. 2026 01 20\_Harmony Village sign application 2\_review report
2. permit[1]
3. Sign Permit Application fillable1



January 20, 2026

Planning Commission  
 Village of Beverly Hills  
 18500 W. 13 Mile Road  
 Beverly Hills, MI 48025

<b>Attention:</b>	Susie Stec, Planning and Zoning Administrator
<b>Subject:</b>	Harmony Village of Beverly Hills – Sign application (Review #2)
<b>Location:</b>	18200 W. 13 Mile Road – north side of 13 Mile Road, west of Southfield Road
<b>Zoning:</b>	O-1 Office District and Village Center Overlay District

Dear Commissioners:

At the Village’s request, we have reviewed the sign application submittal from Harmony Village for a ground sign face change at 18200 W. 13 Mile Road.

The proposal has been reviewed for compliance with the requirements of the Village Zoning Ordinance. If the Commission approves the application, the applicant must obtain a permit prior to installation.

Sections 46-432 and 46-433 provide regulations for ground signs, which are outlined in the table below:


	<b>Permitted</b>	<b>Proposed</b>	<b>Comments</b>
Area	30 SF maximum (ground)	30 SF	In compliance
Number	2 sign types	1 ground sign	In compliance
Height	Max 8’ (ground)	5.8’	In compliance
Illumination	Back-lit, indirect, external or no more than 30% internal	No illumination	In compliance
Setback	4’ minimum	4’	In compliance
Landscaping	200 SF min. area w/ live ground cover	More than 200 SF w/ live ground cover	In compliance
Color scheme	No more than 3 colors	2 shades of blue text and a green and brown logo on a white background	In compliance provided PC uses discretion to allow multi-color company logo
Lettering types	2 (max.)	1 font w/ regular, bold, and italic styles	In compliance
Materials	Compatible w/ building is recommended	Metal and plastic	Existing sign structure

Based on our review, the proposal complies with the applicable provisions of the Village Sign Ordinance.

With that being said, we request the applicant correct the application form with respect to the size of the sign (32 SF noted), removal of the information for a 2<sup>nd</sup> sign (which is not proposed) and secondary street frontage (which the site does not have), and inclusion of the sign height and setback (the dimensions noted were taken from the Mission Point sign application review in 2021).

Should you have any questions concerning this matter, please do not hesitate to contact our office.

Respectfully,  
**SAFEBUILT**

  
 Brian V. Borden, AICP  
 Planning Manager



Proposed signage:

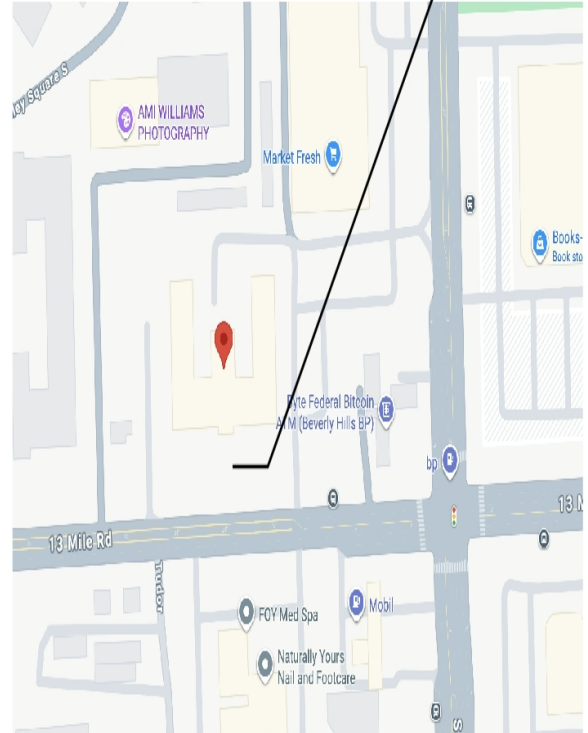
93" width; 46 1/2" Height

46.5"h



93"w

Proposed locations of signage:  
South facing frontages shown below.



Existing signage:



Quantity 1 - Monument sign service. Replace existing tenant panels in ground sign with new polycarbonate sign faces. All architectural elements and internal components are already in place. Only "face change" for new tenant.

Rev. 1

Village of Beverly Hills  
 Building & Planning  
 18500 W 13 Mile Rd  
 Beverly Hills, MI 48025  
 Phone: (248) 646-6404 Fax: (248) 646-3703  
[www.villagebeverlyhills.com](http://www.villagebeverlyhills.com)

<b>**Staff Use Only**</b>	
Date Received:	_____
Review/Mtg Date:	_____
Decision:	
	<input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> ZBA
Notes:	_____

<b>Application for Sign Permit</b>			
<b>Property Address &amp; Parcel I.D. Number(s)</b>	Address:		
	Parcel ID(s):		
<b>Property Information</b> (Attach additional pages if necessary)	Primary Street Frontage:	Secondary Street Frontage:	
	Business Frontage (if different than building):		
	Landscaping (if applicable):		
<b>First Sign Information *</b> (Attach additional pages if necessary)	Type (e.g. wall or ground):	<input type="checkbox"/> Permanent	<input type="checkbox"/> Temporary
	Setback (if applicable):	Height from grade:	
	Size: L x H = sq ft	Depth or Projection:	
	Sign Colors (incl white/black):		
	Lighting (type, size, number, etc):		
<b>Second Sign Information *</b> (Attach additional pages if necessary)	Type (e.g. wall or ground):	<input type="checkbox"/> Permanent	<input type="checkbox"/> Temporary
	Setback (if applicable):	Height from grade:	
	Size: L x H = sq ft	Depth or Projection:	
	Sign Colors (incl white/black):		
	Lighting (type/size/number/etc):		
<b>Existing Sign Information</b>	Sign Type:	Number of Signs:	
	Square Footage per sign:		
<b>Applicant</b>	Contact Name:		
	Business Name:		
	Address:		
	City:	State:	Zip:
	Phone:	Email:	
<b>Property Owner</b> <input type="checkbox"/> Same as Applicant	Contact Name:		
	Business Name (if applicable):		
	Address:		
	City:	State:	Zip:
	Phone:	Email:	
	Property Owner Signature (if other than applicant):		
<b>Applicant Signature</b>	X:		

*In order to be considered at an upcoming meeting, this application and all required documents and materials must be submitted by the established deadline date for the next regular meeting of the Planning Commission. Submittal by deadline does not guarantee placement on the agenda. Please refer to Sections 22.32 for complete sign regulations. Note: the applicant or a representative must be present at all meetings.*

\* Full color rendering(s) of existing and proposed sign(s) with required measurements and depicted in the proposed location with applicable building measurements, set back measurements, and any other applicable information is required with submittal.



## Agenda Item Summary

To: Planning Commission  
From: Susie Stec, Planning & Economic Development Director

Re: *New Business*  
*- B. Special Land Use & Site Plan Review — Detroit County Day School*

Date: January 28, 2026 - [Click to View Agenda](#)

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### Summary:

Detroit Country Day School is seeking a favorable recommendation for Special Land Use and Site Plan Approval for proposed improvements to their Athletic Complex. Included in the packet is their complete site plan submission, SafeBuilt Review Report, and initial comments from HRC.

Also included is supplemental information regarding the proposed scoreboard. Please note a review of the supplemental information has not been completed, as it was submitted in response to the review report.

### Recommendation:

Approve the submitted site plan for athletic complex improvements and provide a favorable recommendation to Village Council for special land use approval.

### Attachments:

1. DCDS 2026 improvements slu and spr 1
2. D51-251\_Site Plan Review\_2025-12-18
3. DCDS Scoreboard
4. Field Lighting Photometrics
5. Type A BionicPro3—3"-Linear-LED-Spec
6. Type B1 - lio-m-specsheet-en-imperial-
7. Type C UGI-31621\_Fill
8. Type D FC SL1140
9. Type E - HALO-RL-4-Recessed-Baffle-Canless-Downlight
10. DCDS SPA Application signed
11. Affidavit\_962
12. PC 26-01-28\_SPR SLU\_223055 W 13 Mile\_300' Public Notice
13. Screen grab for owner notices DCDS 1-28-26 meeting
14. Owner notice lables- DCDS- mailed 1-9-26
15. 2026 01 21 Supplemental Information



January 20, 2026

Planning Commission  
 Village of Beverly Hills  
 18500 W. 13 Mile Road  
 Beverly Hills, MI 48025

<b>Attention:</b>	Susie Stec, Planning and Zoning Administrator
<b>Subject:</b>	Detroit Country Day – Special Land Use and Site Plan Review #1
<b>Location:</b>	22305 West 13 Mile Road – southwest corner of the 13 Mile and Lahser intersection
<b>Zoning:</b>	R-1 Single Family Residential District

Dear Commissioners:

At the Village’s request, we have reviewed the submittal (site plan dated 12/18/25) from Detroit Country Day School for a host of site improvements in and around the main athletic field/stadium.

The submittal describes the project as follows:

*Lower athletic field improvements entail resurfacing of an existing 6 lane running track and field events, new synthetic turf on existing synthetic turf field, a new scoreboard located to the east end of the field, new LED athletic field light fixtures on existing poles, new aluminum bleachers and ADA compliant barrier free ramp for the athletic field.*

*Upper level site improvements entail new concrete and clay brick paving walkway and spectator plaza, new brick masonry and metal athletic complex gateway arch, brick masonry columns with down lights and banner arms, an athletic logo sculpture, an alumni overlook plaza and deck with a brick masonry shade structure, shade structures at the spectator plaza, new stairs and ADA compliant barrier free ramp to the concessions building, a brick masonry retaining wall, new site lighting, landscaping and irrigation.*

Private schools and their related accessory uses and structures, including athletic and recreational facilities, are listed as special land uses in the R-1 District (Section 46-269(c)). Procedurally, the Planning Commission is to review the special land use and site plan, and provide a recommendation on each to Village Council following a public hearing.

**A. Summary**

1. The special land use standards of Section 46-188(h) are generally met, provided the applicant addresses the following to the Commission’s satisfaction:
  - a. Whether the proposed scoreboard location requires any tree removal, and if so, that any such removal is minimized to protect the natural environment.
  - b. That any engineering comments are resolved, including stormwater management (this may be included as a condition to a favorable recommendation).
  - c. The applicant must demonstrate that light and noise generation from the stadium lighting and scoreboard will maintain or improve upon existing conditions and mitigate any potential impacts upon nearby residential properties.
2. The Commission may use their discretion to allow the mounting heights for lighting attached to the masonry columns and athletic complex gateway.
3. If the Commission considers the banners and school logos to be signage, additional variances/approvals may be needed.
4. The proposed scoreboard does not comply with Ordinance provisions for such.
5. The applicant must address any comments provided by the Director of Public Services and/or Village Engineering Consultant (this may be included as a condition to a favorable recommendation).



*Aerial view of site and surroundings (looking north)*

## **B. Special Land Use Review**

### **1. In location, size and intensity of the principal and/or accessory operations, be compatible with adjacent uses and zoning of land.**

Detroit Country Day is a well-established private school on a large campus that is generally compatible with the primarily residential nature of the Village.

Generally speaking, the improvements identified are not expected to alter established operations of the school or its overall compatibility with surrounding uses.

### **2. Be compatible with and promote the intent and purpose of this Ordinance.**

The proposal entails improvements in and around the main athletic field/stadium in the northerly portion of the campus.

Athletic stadiums are commonplace in conjunction with high schools. The field/stadium is an established structure and operational changes are not anticipated by virtue of the proposed improvements.

As such, we anticipate that the project will be compatible with the intent and purpose of the Zoning Ordinance.

### **3. Be compatible with the natural environment and conserve natural resources and energy.**

The proposed improvements are located in and around the football stadium within a developed portion of the property. The vast majority of the project will have no impact upon the natural environment; however, additional information is needed with respect to the location of the proposed scoreboard.

Specifically, the proposed scoreboard location is depicted on Sheet LA1.01, but the plan is unclear as to whether this location will necessitate any tree removal. We request the applicant address this item.

Additionally, the project will be subject to engineering review/approval for stormwater management.

**4. Be consistent with existing and future capabilities of public services and facilities affected by the proposed use.**

The Commission should consider any comments provided by Village staff (DPW and the engineering consultant, of note).

**5. Protect the public health, safety, and welfare as well as the social and economic well-being of those who will use the land use, activity, residents, businesses and landowners immediately adjacent and the Village as the whole.**

The majority of the improvements proposed are internal to an already developed portion of the campus, and are expected to protect the public health, safety, and welfare.

However, there is a potential for off-site impacts via noise and light generation. Of note are the new light fixtures for the stadium lighting and the light and sound produced by the proposed scoreboard.

The stadium lighting exceeds the intensity allowed by the Ordinance; however, the Ordinance does not provide realistic lighting provisions for a field/stadium. As such, we request the applicant provide a photometric plan of the existing stadium lighting for comparison to that proposed. Provided the proposed readings are the same or less than existing, the Commission may allow the fixture replacement as typical maintenance for a nonconforming structure (per the Village's nonconforming provisions).

Additionally, more detail is needed for the light and noise that will be generated by the proposed scoreboard. Similar to comments above, the goal should be to maintain or improve existing conditions and not make them more impactful to surrounding properties/uses. The applicant may also provide further details as to how they will mitigate potential off-site impacts.

**6. Promote the use of land in a socially and economically desirable manner.**

Similar to previous comments, Detroit Country Day is a well-established use in the community and the improvements proposed are relatively common accessory components for a school (some of which need improvement).

**7. Not be in conflict with convenient, safe and normal neighborhood vehicular and pedestrian traffic routes, flows, intersections, and general character and intensity of neighborhood development.**

The improvements proposed are located in and around the northerly athletic field. There will be no changes/impacts upon vehicular traffic, though pedestrian, and notably, ADA improvements are included as part of the project.

**8. Be of such design and impact that the location and height of buildings, the location, nature and height of walls, fences and the nature and extent of landscaping on the site shall not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof.**

Similar to previous comments, the main concerns under this criterion are related to light and noise generation and their potential impact on the surrounding area.

The applicant must demonstrate that the project will maintain or improve upon existing conditions.

This may come in the form of a lighting plan comparison and noise generation study (or any other information deemed necessary by the Commission to ensure protection of surrounding properties/uses).

**9. In the nature, location, size and site layout of the use, be a harmonious part of the district in which it is situated taking into account, among other things, prevailing shopping habits, convenience of access by prospective patrons, the physical and economic relationship of one type of use to another and characteristic groupings of uses of said district.**

Similar to previous comments, the primary concerns are related to potential impacts upon the nearby residential properties, notably due to light and noise.

The applicant must demonstrate to the Commission's satisfaction that light and noise generation will be no more impactful than existing conditions.

**10. In the location, size, intensity and site layout be such that operations will not be objectionable to nearby dwellings, by reason of noise, fumes, glare or flash of lights.**

Similar to previous comments, potential off-site impacts are generally limited to light and noise generation – notably, the replacement light fixtures for the stadium and the proposed scoreboard.

Additional information on both is needed to demonstrate that nearby dwellings will not be adversely impacted by noise or flash of lights (as previously noted).

**11. Be consistent with the character, nature and type of residential districts surrounding the proposed special uses.**

Similar to previous comments, we feel additional information is necessary to ensure that light and noise generation will remain consistent with the residential districts surrounding campus.

**C. Site Plan Review**

**1. General Comments.** Several elements of the project are simply improvements to surfacing, seating, barrier-free access, and pedestrian circulation.

Aside from the grading/drainage impacts, and ultimately, the actual construction of these features, the Ordinance does not provide much, if any, guidance for such features as part of a site plan review.

**2. Masonry Columns/Complex Gateway.** The project includes 6 masonry columns along the improved pedestrian way on the south side of the stadium. The columns are faced with limestone and brick, and include space for the school logo, decorative light fixtures, and display banners. Details note a maximum height of 16 feet.

This area of the project also includes similar structures serving as a gateway to the athletics complex. These columns are similar in design and materials, but are slightly taller at 21 feet in height. There is also a band connecting across the top of the columns noting "Athletics Complex."

Similar to comments above, the Ordinance does not provide specific regulations for such features. However, the columns do have light fixtures attached. As such, the Ordinance allows a mounting height of up to 14 feet, with the discretion to allow a taller structure/mounting height.

**3. Shade Pavilions.** The plans include 3 pavilions to provide a shaded gathering space in and around the stadium. Specifically, there is a single such structure southwest of the athletic field, and 2 additional (1 on each side) around the press box.

These structures are similar in design and materials to the masonry columns described above, except that they have a maximum height of 11 feet.

4. **Lighting.** Aside from the stadium and scoreboard lighting (for which additional information is sought as part of the special land use review), the remainder of the proposed lighting complies with current Ordinance standards in terms of fixtures and intensity.
5. **Landscaping/Screening.** The proposal includes new landscaping in and around the project area. Of note, 48 new trees (37 deciduous and 11 evergreen), 1 relocated tree (deciduous), and 531 new shrubs are proposed. This is in addition to numerous existing plantings that will remain in and around the project area.

All plantings identified meet or exceed minimum planting standards of the Ordinance.

6. **Scoreboard and Signage.** The Ordinance provisions related to athletic field scoreboards are found in the sign regulations. As proposed, the scoreboard does not fully comply with the provisions of Section 46-426(10) in that it is too large, contains electronic changeable messaging, and commercial advertising.

Based on previous discussions with the applicant, it is our understanding that they will apply to ZBA for the necessary variances.

If deemed signage subject to Ordinance regulations, additional variances may be necessary for the banners and school logos related to the masonry columns and complex gateway.

7. **Engineering and Public Safety.** The Commission should consider any comments provided by the Director of Public Services and/or Village engineering consultant.

If comments have not yet been provided, we suggest the Commission include final engineering as a condition (if a favorable recommendation is considered).

Should you have any questions concerning this matter, please do not hesitate to contact our office.

Respectfully,  
**SAFE BUILT**



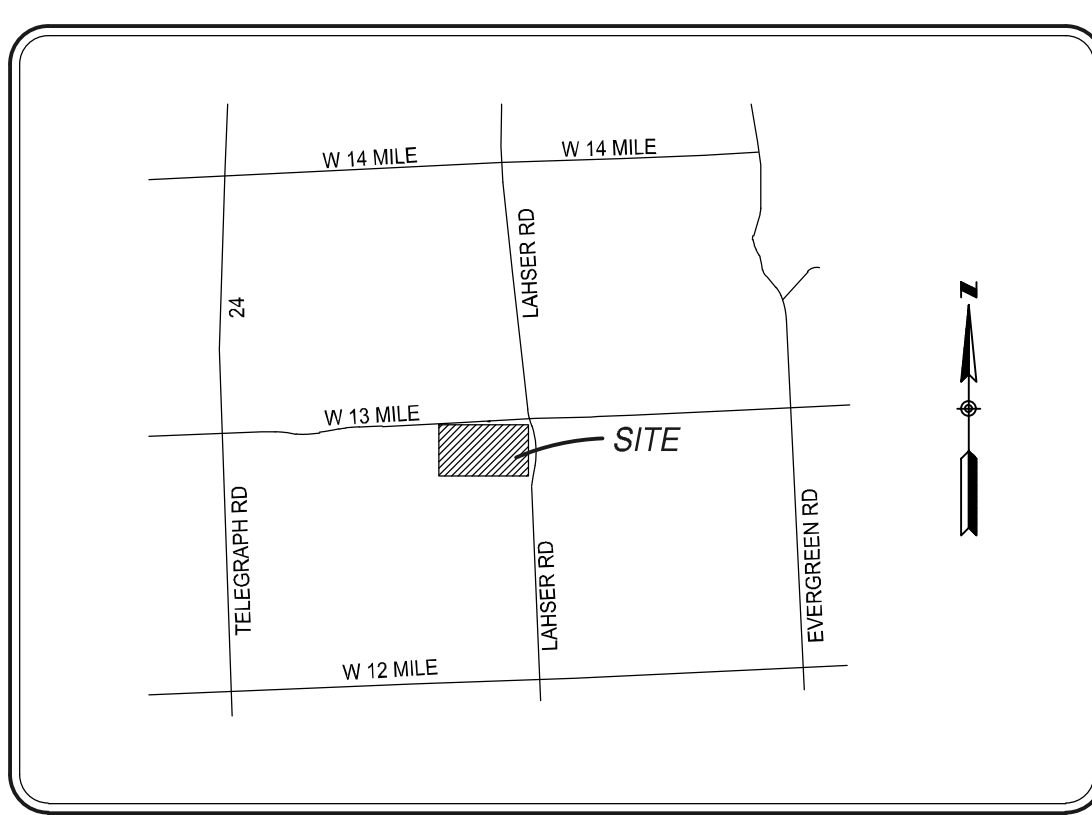
Brian V. Borden, AICP  
Planning Manager



# TOPOGRAPHICAL SURVEY

# DETROIT COUNTRY DAY SCHOOL

22305 WEST THIRTEEN MILE RD, BEVERLY HILLS, MI 48025



**LOCATION MAP**  
NOT TO SCALE

### BENCHMARK DESCRIPTIONS

DATUM: GPS-DERIVED NAVD'88

- SITE BM#101 SET 520 MAG NAIL IN NORTHWEST SIDE OF CONCRETE LIGHT POLE BASE LOCATED ± 235' NORTH AND ± 169' WEST FROM THE MOST EASTERLY NORTHEAST CORNER OF BUILDING. ELEV = 703.57'
- SITE BM#102 SET 520 MAG NAIL IN NORTHWEST SIDE OF CONCRETE LIGHT POLE BASE LOCATED ± 153' NORTH AND ± 444' WEST FROM THE MOST EASTERLY NORTHEAST CORNER OF BUILDING. ELEV = 712.97'
- SITE BM#103 SET 520 MAG NAIL IN NORTHWEST SIDE OF CONCRETE LIGHT POLE BASE LOCATED ± 83' NORTH AND ± 89' WEST FROM THE MOST EASTERLY NORTHEAST CORNER OF BUILDING. ELEV = 706.99'
- SITE BM#104 CHISELED "x" ON STORM CB #20, LOCATED ± 272' NORTH AND ± 89' EAST FROM THE MOST EASTERLY NORTHEAST CORNER OF BUILDING. ELEV = 701.19'

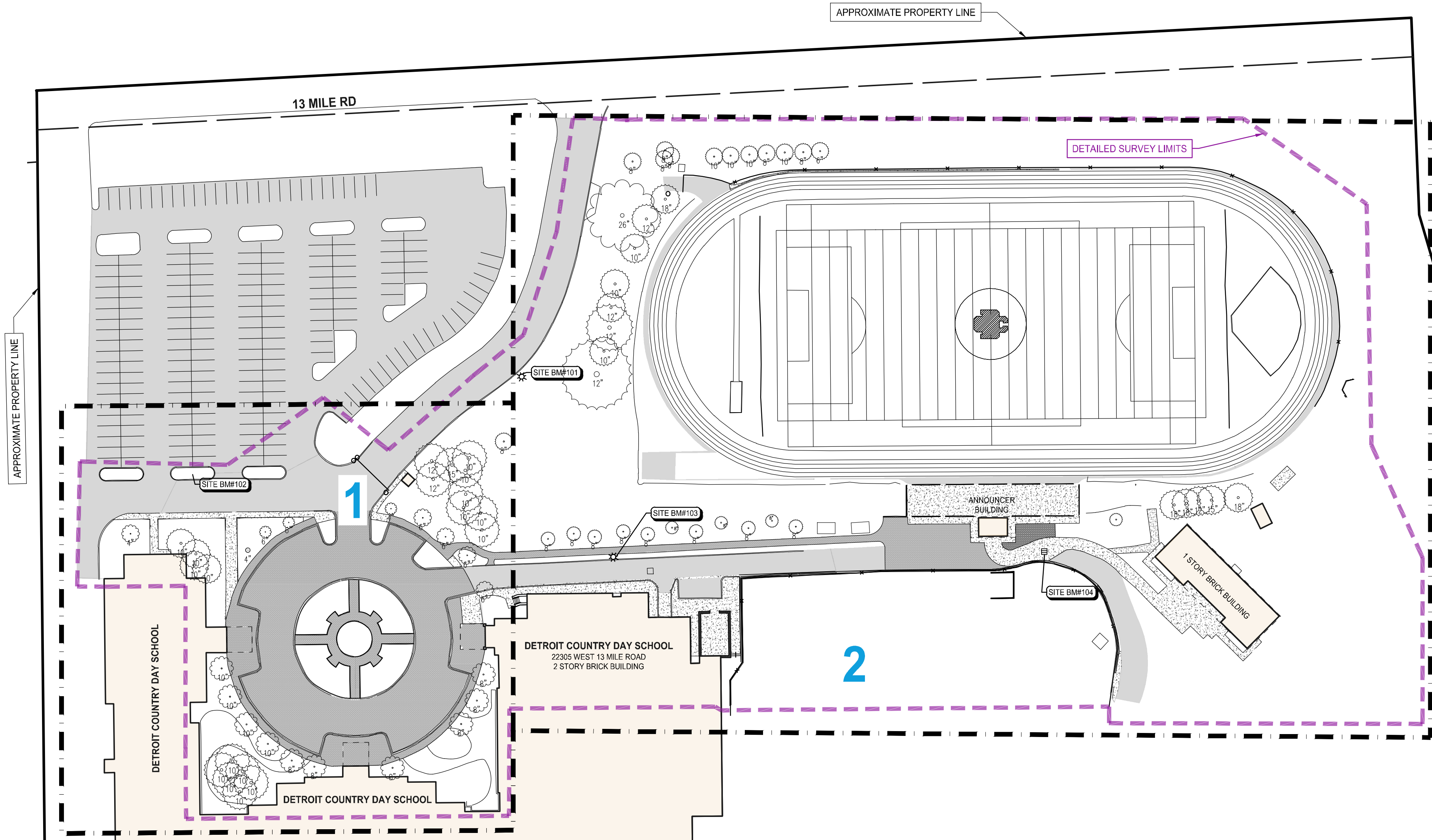
### SURVEYOR'S COMMENTS

1. THIS TOPOGRAPHICAL MAP IS BASED UPON A FIELD SURVEY PERFORMED BY SPALDING DEDECKER DURING OCTOBER OF 2025.
2. THE PROPERTY LINES/RIGHT-OF-WAY LINES SHOWN ON THIS TOPOGRAPHICAL SURVEY ARE INTENDED TO BE AN APPROXIMATE GRAPHICAL REPRESENTATION OF THE PROPERTY LINES OF THE LANDS SURVEYED. SPALDING DEDECKER HAS BASED THE PROPERTY LINES AND RIGHT OF WAY LINES UPON A COMBINATION OF A PROVIDED LEGAL DESCRIPTION, FOUND FIELD MONUMENTATION AND OCCUPATION. THE BEARINGS AND DISTANCES AROUND THE PARCEL ARE NOT SHOWN DUE TO THE VARIATIONS THAT MAY EXIST BETWEEN THE RECORD PROPERTY DESCRIPTION AS SHOWN AND THE GRAPHICAL LINES COMPUTED IN THE DRAWING. A COMPLETE PROPERTY LINE ANALYSIS IS NOT PART OF THE SCOPE OF SERVICES AND PROPERTY CORNERS HAVE NOT BEEN SET IN THE FIELD.
3. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE SEARCH THAT WOULD IDENTIFY ANY RECORDED EASEMENTS THAT ENCUMBER THIS PROPERTY. A TITLE HAS BEEN ORDERED. WHEN WE RECEIVE THE TITLE, IT WILL BE REVIEWED AND THE SURVEY WILL BE UPDATED.
4. THE BASIS OF BEARINGS IS THE STATE PLANE GRID.
5. THE COORDINATE SYSTEM FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM, MICHIGAN SOUTH ZONE (2113), BASED ON NAD83 (NRS2011). UNITS ARE INTERNATIONAL FEET. COORDINATES WERE ESTABLISHED USING A DATA LINK TO THE MDOOT CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS).
6. THE VERTICAL DATUM OF THIS SURVEY IS BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88) AS ESTABLISHED WITH RTK GPS MEASUREMENTS USING A DATA LINK TO THE MDOOT CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS).
7. THE PARKING LOT STRIPING SHOWN ON THIS SURVEY IS APPROXIMATE. DIMENSIONAL AND/OR ORIENTATION VARIATIONS MAY EXIST. THIS DRAWING SHOULD NOT BE USED FOR A PARKING SPACE COUNT.
8. THE UTILITY INFORMATION SHOWN ON THIS SURVEY IS BASED UPON A COMBINATION OF RECORD INFORMATION AND FIELD MEASUREMENTS. A MISS DIG DESIGN TICKET NUMBER OF 202510020190 HAS BEEN REFERENCED TO THIS PROJECT AND A UTILITY PROVIDER CHART IS SHOWN ON THIS DRAWING. THERE ARE NO ASSURANCES THAT ALL PROVIDERS HAVE RESPONDED AND THE SURVEYOR DOES NOT GUARANTEE THAT ALL UNDERGROUND UTILITIES ARE SHOWN AND/OR POSITIONED PROPERLY ON THIS DRAWING DUE TO AMBIGUOUS PLANS AND RECORDS PROVIDED TO US. THE INFORMATION SHOWN ON THIS DRAWING IS INTENDED TO BE USED AS A GUIDE FOR POSSIBLE UNDERGROUND UTILITY CONFLICTS. IT IS THE RESPONSIBILITY OF OTHERS TO RESOLVE THE ACTUAL LOCATION OF ANY UNDERGROUND UTILITY THROUGH THE MISS DIG FIELD VERIFICATION SYSTEM PRIOR TO ANY SITE EXCAVATION. CALL 811 OR 800-482-7171.

### LEGAL DESCRIPTION

SOURCE: PER OKLAHOMA COUNTY EQUALIZATION  
OWNER: DETROIT COUNTRY DAY - MIDDLE SCHOOL  
TAX PARCEL ID: 24-09-276-015  
ADDRESS: 22305 WEST THIRTEEN MILE RD, BEVERLY HILLS, MICHIGAN

PART OF SE 1/4 OF NE 1/4 OF SECTION 9, TOWN 1 NORTH, RANGE 10 EAST, BEVERLY HILLS, OKLAHOMA COUNTY, MICHIGAN, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT DISTANT N 00-13-45 E 340 FEET, THENCE S 89-04-45 W 1196.53 FEET, THENCE S 01-52-15 W 912.44 FEET, THENCE N 00-13-45 E 340 FEET, THENCE S 89-04-45 W 1196.53 FEET, THENCE S 01-52-15 W 912.44 FEET, THENCE S 89-49-45 E 300 FEET, THENCE N 17-02-00 E 253.13 FEET, THENCE DUE EAST 148 FEET, THENCE N 25-37-30 E 300 FEET, THENCE S 89-45-45 E 528 FEET TO THE POINT OF BEGINNING, CONTAINING 15.79 ACRES - 8-17-88 FROM 001, 002, 003, 008 & 009



### STRUCTURE TABLE

THE STRUCTURE TABLE ON THIS DRAWING IDENTIFIES THE AS-SURVEYED UNDERGROUND UTILITY MANHOLES THAT WERE FIELD MEASURED USING REASONABLE AND TRADITIONAL SURVEYING PRACTICES. PIPE SIZES, DIRECTIONS AND ELEVATIONS ARE INDICATED BY A COMBINATION OF FIELD EVIDENCE AND AVAILABLE RECORD INFORMATION. UNDERGROUND UTILITY PIPE SIZES AND CONNECTIONS ARE MANY TIMES AMBIGUOUS. SOME STRUCTURES MAY HAVE PIPES WITH UNKNOWN CONNECTIONS, SURPS AND / OR PIPES THAT ARE FILLED WITH DEBRIS. IT WILL BE UP TO THE DESIGN ENGINEER TO LOOK AT THE PRESENTED SURVEY RESULTS AND DECIDE IF FURTHER INVESTIGATION BY OTHER METHODS SUCH AS VACUUM CLEAN OUT, UNDERGROUND RADAR, SMOKE TESTING AND PHYSICAL EXCAVATION IS REQUIRED AS AN ADDITIONAL SERVICE.

#	TYPE	RIM	SIZE	MTRL	INVERT	DIRECTION	CONNECT
1	SQUARE CATCH BASIN	702.02	15"	RCP	694.52	SW	3
			15"	RCP	694.32	NW	2
2	SQUARE CATCH BASIN	701.91	12"	RCP	694.80	SW	
			18"	RCP	694.81	SE	
			15"	RCP	696.40	SE	
			15"	RCP	694.31	NE	1
3	STORM MANHOLE	709.95	12"	RCP	702.54	WEST	5
			15"	RCP	702.13	SW	8
			18"	RCP	698.62	NE	
	FLOW DIRECTION:					NE	
4	GATE VALVE & WELL	709.12					
	TOP / WATER	706.42					
	TOP / DEBRIS	700.92					
5	SQUARE CATCH BASIN	708.23	12"	RCP	703.23	SE	3
	TOP / DEBRIS	702.23					
6	SANITARY MANHOLE	711.24	8"	PVC	702.47	SOUTH	
			8"	PVC	702.32	EAST	
	FLOW DIRECTION:					EAST	
7	STORM MANHOLE	711.43	15"	RCP	703.72	SOUTH	
			15"	RCP	703.35	EAST	
			6"	PVC	706.63	WEST	
			6"	PVC	705.63	SE	
	FLOW DIRECTION:					EAST	

#	TYPE	RIM	SIZE	MTRL	INVERT	DIRECTION	CONNECT
8	STORM MANHOLE	710.05	12"	RCP	705.01	EAST	10
			12"	RCP	705.25	SW	9
	TOP / DEBRIS	704.75		6"	PVC	705.25	SE
9	SQUARE CATCH BASIN	709.39	4"	CPP	707.39	SE	
			6"	PVC	705.59	SW	
			6"	PVC	705.59	SE	
			12"	RCP	705.39	NE	8
10	SQUARE CATCH BASIN	709.26	12"	RCP	705.48	SE	11
			12"	RCP	705.46	SW	8
	TOP / WATER	705.60		6"	PVC	705.60	NE
	TOP / DEBRIS	704.26					
11	BEE-HIVE CATCH BASIN	710.38	6"	CLAY	706.20	SOUTH	
			12"	RCP	706.72	NW	10
			6"	PVC	706.88	EAST	
12	STORM MANHOLE	705.79	15"	RCP	699.45	WEST	13
			15"	RCP	699.29	SE	14
	FLOW DIRECTION:					SE	
13	ROUND CATCH BASIN	705.17	15"	RCP	699.07	NE	12
			15"	RCP	699.33	NW	
			15"		699.47	SE	
14	STORM MANHOLE	706.03	15"	RCP	699.51	SE	
			12"	RCP	699.73	WEST	19
			15"	RCP	699.63	NW	12
	FLOW DIRECTION:					SE	

#	TYPE	RIM	SIZE	MTRL	INVERT	DIRECTION	CONNECT
15	SANITARY MANHOLE	705.64	8"	PVC	691.84	SOUTH	
			8"	PVC	696.84	WEST	
			8"	PVC	687.90	SOUTH	
			8"	PVC	688.74	NORTH	
16	STORM MANHOLE	700.58	12"	RCP	693.44	SE	
			12"	RCP	695.16	NW	21
			6"	PVC	694.18	NE	
17	MISSING						
18	ROUND CATCH BASIN	691.99	6"	CLAY	690.12	SOUTH	
	TOP / WATER	690.12					
	TOP / DEBRIS	689.49					
19	SQUARE CATCH BASIN	705.05	12"	RCP	699.78	EAST	14
			6"	PVC	699.95	SOUTH	
20	SQUARE CATCH BASIN	701.19	10"	PVC	697.33	WEST	
			12"	RCP	696.94	EAST	21
21	SQUARE CATCH BASIN	701.17	12"	RCP	696.96	WEST	20
			12"	RCP	696.34	SE	16

### UTILITY CHART

UTILITY PROVIDER	CONTACT #	MISS DIG RESULTS	DATE
AT&T TELEPHONE	(616) 881-2267	RECEIVED	10/8/2025
BEVERLY HILLS VILLAGE POTABLE WATER	(248) 632-2647		
BEVERLY HILLS VILLAGE SANITARY SEWER	(248) 632-2647		
BEVERLY HILLS VILLAGE STORM SEWER	(248) 632-2647		
COMCAST CABLE TV	(855) 962-8525	RECEIVED	10/6/2025
CONSUMERS ENERGY	(219) 500-2070		
CONSUMERS ENERGY GAS	(219) 500-2070		
CONSUMERS ENERGY GAS TRANSMISSION	(800) 477-6060	RECEIVED	10/6/2025
DTE ENERGY (ELECTRIC) ELECTRIC	(313) 552-2950	RECEIVED	10/2/2025
MCIVERSON BUSINESS FIBER OPTICS	(800) 624-9675	RECEIVED	10/2/2025
OAKLAND COUNTY ROAD COMMISSION TRAFFIC	(248) 858-4870		
WIDE OPEN WEST CABLE TV	(248) 506-3673	RECEIVED	10/8/2025
WIDE OPEN WEST FIBER OPTICS	(248) 506-3673	RECEIVED	10/8/2025

**LEGEND**

- MANHOLE
- ⊕ CATCH BASIN
- SEWER CLEAN OUT
- ⊕ GAS METER
- ⊕ GAS SHUT OFF VALVE
- ⊕ VALVE BOX
- ⊕ GATE VALVE & WELL
- ⊕ WATER SHUT OFF VALVE
- ⊕ FIRE HYDRANT
- ⊕ SPRINKLER VALVE BOX
- ⊕ LAWN SPRINKLER HEAD
- ⊕ UNVERIFIED MAPPED OBJECT
- ⊕ ELECTRIC RISER OR METER
- ⊕ TELEPHONE RISER
- ⊕ CABLE TV RISER
- ⊕ AIR CONDITION UNIT
- ⊕ UTILITY POLE
- ⊕ UTILITY POLE W/ LAMP EXTENSION (ARROW INDICATES DIRECTION OF ARM)
- ⊕ LIGHT POLE
- ⊕ LIGHT POLE WITH LAMP EXTENSION
- ⊕ TRAFFIC SIGNAL
- ⊕ POLE W/ TRAFFIC SIGNAL (OVER ROAD)
- ⊕ GUY WIRE
- ⊕ GROUND LEVEL / DECORATIVE LIGHTING
- ⊕ FLAG POLE
- ⊕ METAL OR CONC. POST
- ⊕ MAILBOX
- ⊕ SIGN
- ⊕ WATER FOUNTAIN
- ⊕ PARKING METER
- ⊕ BILLBOARD OR LARGE SIGN
- ⊕ BASKETBALL HOOP
- ⊕ BOULDER
- ⊕ STATUE OR SCULPTURE
- ⊕ BENCH
- ⊕ BIKE RACK
- ⊕ DETECTABLE WARNING STRIP
- ⊕ PICNIC TABLE
- ⊕ SOCCER GOAL
- ⊕ STUMP
- ⊕ DS-S DOWNSPOUT INTO STORM DRAIN
- ⊕ DS-S DOWNSPOUT TO GROUND
- ⊕ CONIFEROUS TREE
- ⊕ DECIDUOUS TREE
- ⊕ DECIDUOUS SHRUB
- ⊕ CONIFEROUS SHRUB
- ⊕ SECTION CORNER
- ⊕ TRAVERSE POINT
- ⊕ STRUCTURE NUMBER
- ⊕ SDA POINT NO.
- ⊕ SPOT ELEVATION
- ⊕ TOP OF CURB ELEVATION
- ⊕ UTILITY ELEVATION
- ⊕ TOP OF PAVEMENT ELEVATION
- ⊕ EDGE OF METAL ELEVATION
- ⊕ TOP OF WALK ELEVATION
- ⊕ TOP OF WALL ELEVATION
- ⊕ BOTTOM OF WALL ELEVATION
- ⊕ GROUND ELEVATION
- ⊕ UNDERGROUND
- ⊕ FIBER OPTIC
- ⊕ CONCRETE
- ⊕ ASPHALT
- ⊕ OVERHANG
- ⊕ FINISH FLOOR ELEVATION
- ⊕ DOOR/LEDGE ELEVATION
- ⊕ FOUND IRON
- ⊕ FOUND IRON PIPE
- ⊕ FOUND MONUMENT
- ⊕ FOUND P.K. NAIL
- ⊕ SET IRON WISDA CAP
- ⊕ SET P.K. NAIL
- ⊕ SET P.K. NAIL WISDA TAG
- ⊕ SET MAGNETIC NAIL WISDA TAG
- ⊕ MEASURED
- ⊕ RECORD
- ⊕ CALCULATED
- ⊕ INVERT ELEVATION
- ⊕ CORRUGATED METAL PIPE
- ⊕ GAS
- ⊕ SANITARY SEWER (SAS)
- ⊕ STORM SEWER (STM)
- ⊕ WATERMAIN (WM)
- ⊕ OVERHEAD WIRE
- ⊕ COMBINED SEWER
- ⊕ STEAM LINE
- ⊕ OIL LINE
- ⊕ UG FIBER (COMM)
- ⊕ UG ELECTRIC (ELEC)
- ⊕ UG PHONE (PH)
- ⊕ UG CABLE (CB)
- ⊕ CHAIN LINK FENCE (CL)
- ⊕ WOOD FENCE
- ⊕ WOVEN WIRE FENCE (WW)
- ⊕ GUARD RAIL
- ⊕ EDGE OF BRUSH/WOODS
- ⊕ CULVERT
- ⊕ MAJOR CONTOUR
- ⊕ MINOR CONTOUR
- ⊕ BOUNDARY LINES
- ⊕ ROW LINES
- ⊕ SECTION LINES
- ⊕ PROPERTY LINES
- ⊕ BUILDING
- ⊕ ASPHALT
- ⊕ CONCRETE
- ⊕ GRAVEL / DIRT / MULCH
- ⊕ BRICK / PAVERS
- ⊕ WATER
- ⊕ WATER W/ VEGETATION

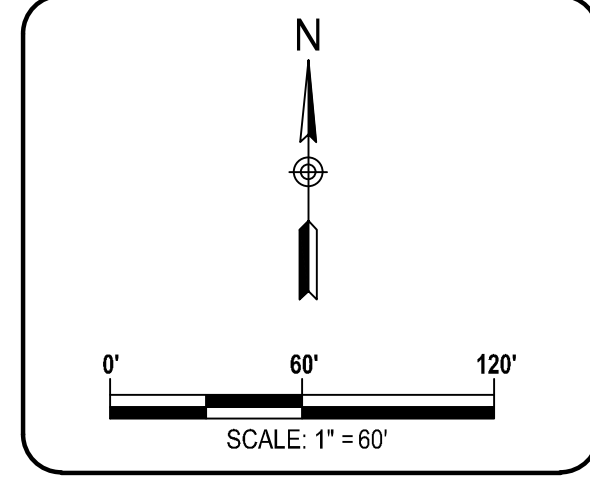
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**DETROIT COUNTRY DAY ATHLETIC COMPLEX PROJECT**  
22305 WEST 13 MILE RD, MI

TOPOGRAPHICAL SURVEY (1 of 3)

SECTION 09  
TOWN 01 NORTH RANGE 10 EAST  
VILLAGE OF BEVERLY HILLS  
OAKLAND COUNTY, MICHIGAN

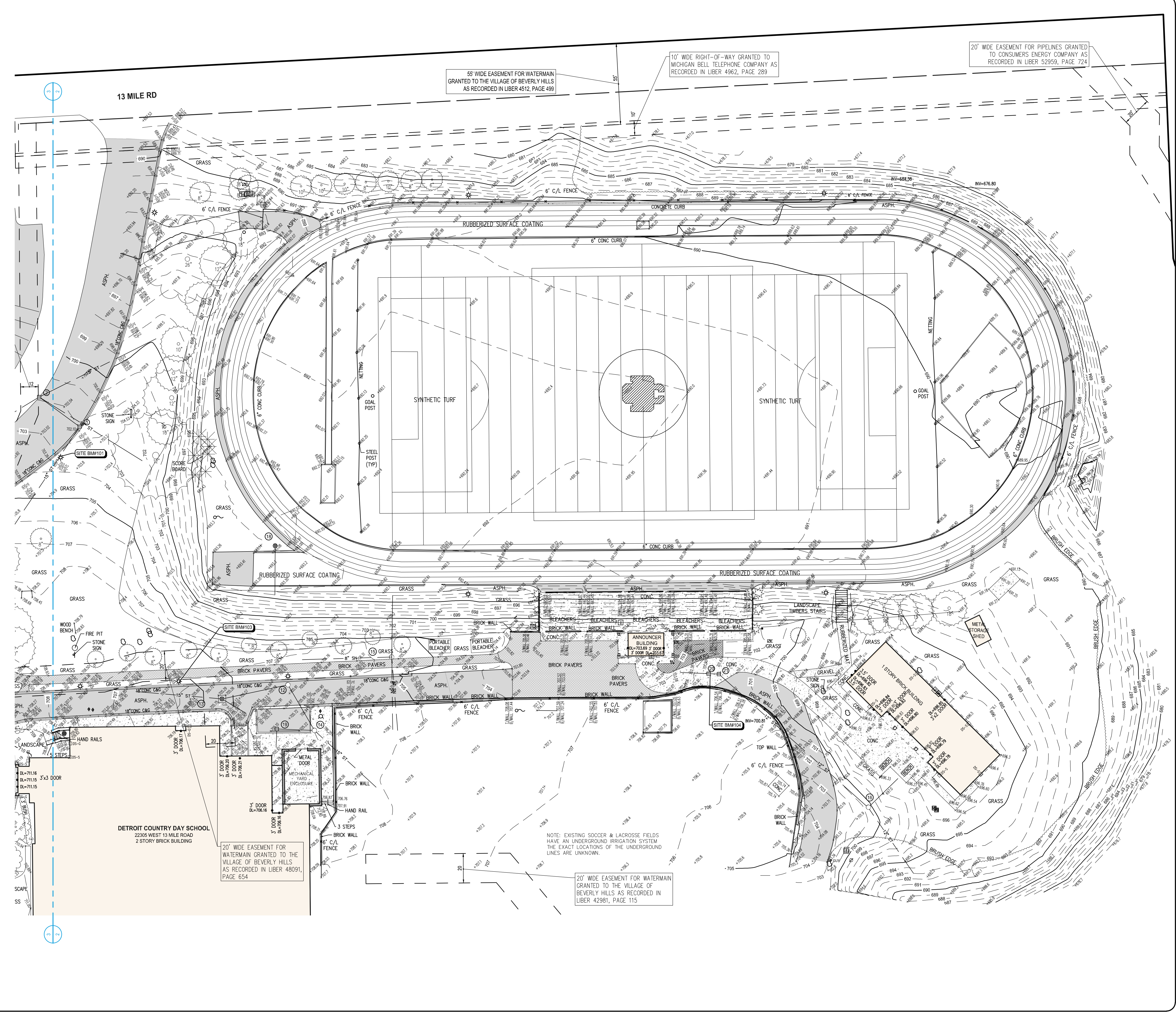
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12-18-2025	Site Plan Review	

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DRAFTER	DATE
J. BLAZEVSKI	11-11-25
CHECKED	DATE
D. JACKSON	11-11-25
FIELD LEADER	PROJECT SURVEYOR
T. DEERING	D. JACKSON
PROJECT MANAGER	DEPARTMENT MANAGER
D. JACKSON	G. PLATZ
JOB NO.	DRAWING NO.
NP25115	NP25115TPG
SCALE:	SHEET NO.
1" = 60'	C1.1

- LEGEND**
- MANHOLE
  - ⊕ CATCH BASIN
  - ⊕ SEWER CLEAN OUT
  - ⊕ GAS METER
  - ⊕ GAS SHUT OFF VALVE
  - ⊕ VALVE BOX
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  - ⊕ GR GROUND ELEVATION
  - ⊕ UG UNDERGROUND
  - ⊕ FO FIBER OPTIC
  - ⊕ CONC CONCRETE
  - ⊕ ASPH ASPHALT
  - ⊕ OHNG OVERHANG
  - ⊕ FF FINISH FLOOR ELEVATION
  - ⊕ DL DOOR LEDGE ELEVATION
  - ⊕ F.I. FOUND IRON
  - ⊕ F.I.P. FOUND IRON PIPE
  - ⊕ MON FOUND MONUMENT
  - ⊕ F.P.K. FOUND P.K. NAIL
  - ⊕ S.I. SET IRON WISDA CAP
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  - ⊕ M.A.G./TAG SET MAGNETIC NAIL WISDA TAG
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  - ⊕ S.T. STORM SEWER (STM)
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  - ⊕ BRICK/PAVERS
  - ⊕ WATER
  - ⊕ WATER W/ VEGETATION



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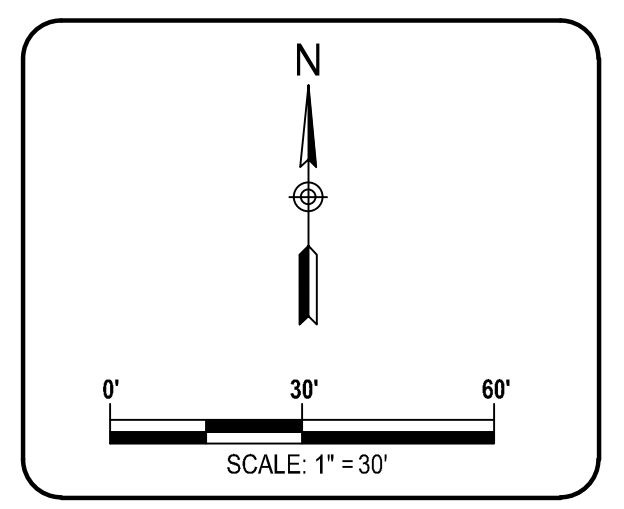
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 22305 WEST 13 MILE RD, MI  
 TOPOGRAPHICAL SURVEY (2 of 3)

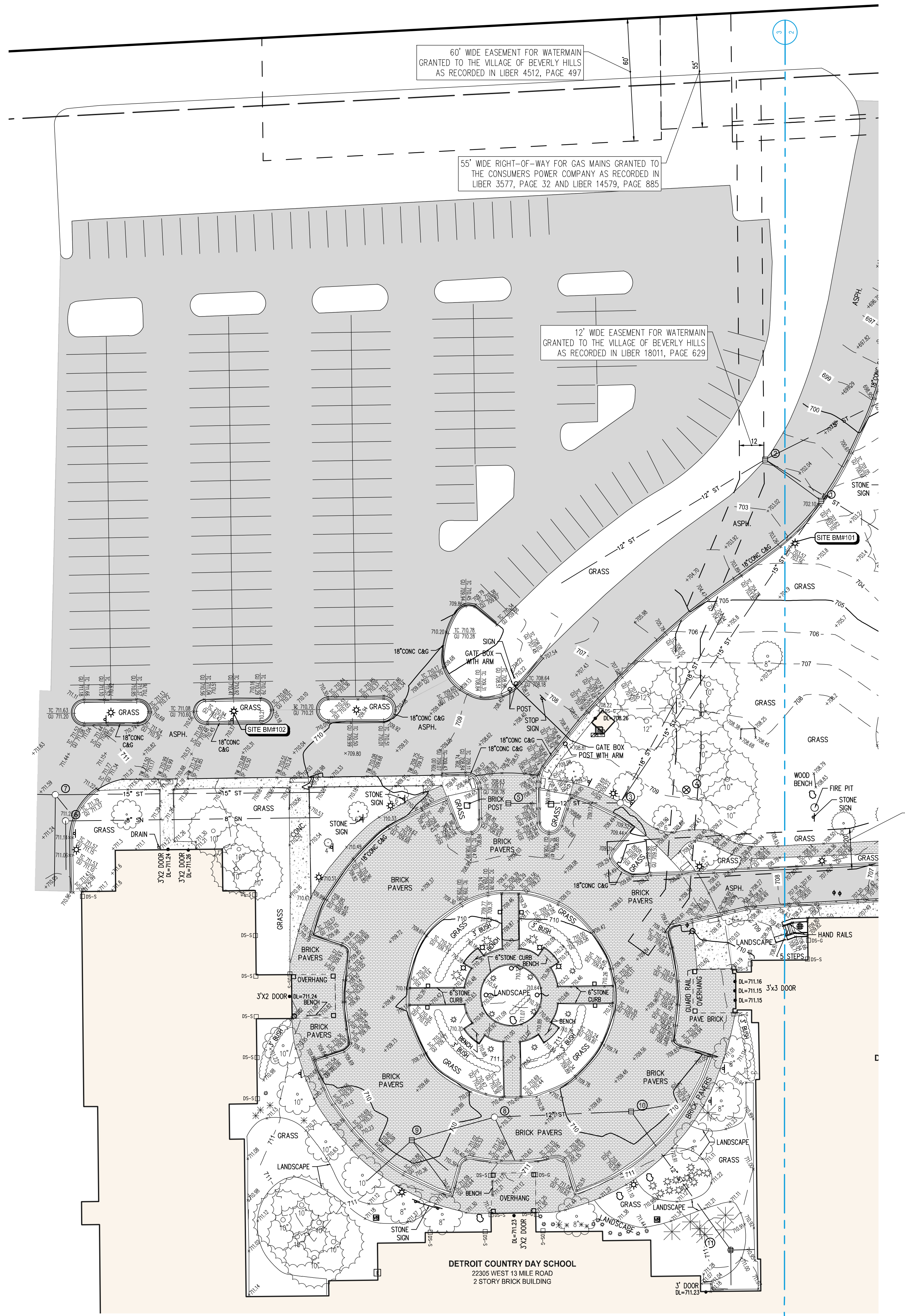
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JOB NO.	DRAWING NO.
NP25115TPG	NP25115TPG-NP
SCALE:	SHEET NO.
1" = 30'	C1.2

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  - ⊙ DECIDUOUS SHRUB
  - ⊙ CONIFEROUS SHRUB
  - ⊙ SECTION CORNER
  - ⊙ SD4+10 TRAVERSE POINT
  - ⊙ STRUCTURE NUMBER
  - ⊙ SDA POINT No.
  - ⊙ SPOT ELEVATION
  - TC TOP OF CURB ELEVATION
  - GL GUTTER ELEVATION
  - TP TOP OF PAVEMENT ELEVATION
  - EM EDGE OF METAL ELEVATION
  - TW TOP OF WALK ELEVATION
  - TWALL TOP OF WALL ELEVATION
  - BWALL BOTTOM OF WALL ELEVATION
  - GR GROUND ELEVATION
  - UG UNDERGROUND
  - FO FIBER OPTIC
  - CONC CONCRETE
  - ASPH ASPHALT
  - OHNG OVERHANG
  - FF FINISH FLOOR ELEVATION
  - DL DOOR/LEDGE ELEVATION
  - F.L FOUND IRON
  - F.I.P. FOUND IRON PIPE
  - MON FOUND MONUMENT
  - F.P.K. FOUND P.K. NAIL
  - S.I. SET IRON WISDA CAP
  - S.P.K. SET P.K. NAIL
  - MAG/TAG SET MAGNETIC NAIL WISDA TAG
  - M MEASURED
  - R RECORD
  - C CALCULATED
  - INV. INVERT ELEVATION
  - CMP CORRUGATED METAL PIPE
  - G GAS
  - SH SANITARY SEWER (SH)
  - ST STORM SEWER (STM)
  - WM WATERMAIN (WM)
  - OH OVERHEAD WIRE
  - CS COMBINED SEWER
  - STE STEAM LINE
  - O OIL LINE
  - F UG FIBER (COMM.)
  - E UG ELECTRIC (ELEC.)
  - T UG PHONE (PH)
  - C UG CABLE (CB)
  - CHW (L) CHAIN LINK FENCE (CL)
  - WF WOOD FENCE
  - WIF WOVEN WIRE FENCE (WIF)
  - GR GUARD RAIL
  - EB EDGE OF BRUSHWOODS
  - CD CENTERLINE OF DITCH
  - CULV CULVERT
  - MAJ MAJOR CONTOUR
  - MIN MINOR CONTOUR
  - BL BOUNDARY LINES
  - RL ROW LINES
  - SL SECTION LINES
  - PL PROPERTY LINES
  - BUILDING
  - ASPHALT
  - CONCRETE
  - GRAVEL / DIRT / MULCH
  - BRICK / PAVERS
  - WATER
  - WATER W/ VEGETATION



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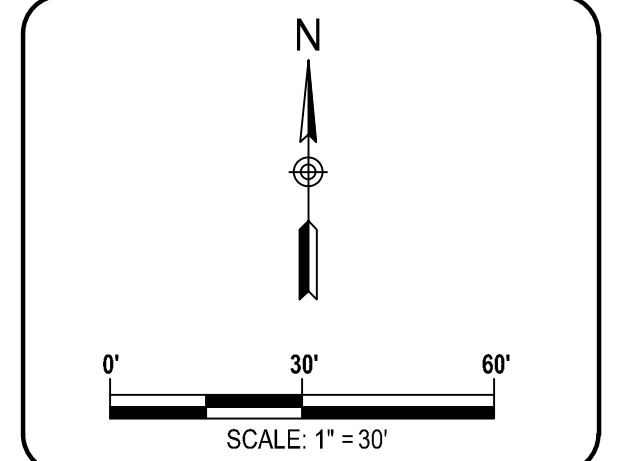
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 BEVERLY HILLS, MI 48307

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

PRIOR TO CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF EXISTING UTILITIES IN CONFLICT WITH PROPOSED IMPROVEMENTS SHALL BE VERIFIED IN THE FIELD. CALL MISS DIG 3 WORKING DAYS PRIOR TO CONSTRUCTION.

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**DETROIT COUNTRY DAY ATHLETIC COMPLEX PROJECT**  
 22305 WEST 13 MILE RD, MI

**TOPOGRAPHICAL SURVEY (3 of 3)**

SECTION 09  
 TOWN 01 NORTH RANGE 10 EAST  
 VILLAGE OF BEVERLY HILLS, MI  
 OAKLAND COUNTY, MICHIGAN

NO.	DATE	REVISION
1	12-18-2025	Site Plan Review

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DRAFTER	I. BLAZEWSKI	DATE	11-11-25
CHECKED	D. JACKSON	DATE	11-11-25
FIELD LEADER	T. DEERING	PROJECT SURVEYOR	D. JACKSON
PROJECT MANAGER	D. JACKSON	DEPARTMENT MANAGER	G. PLATZ
JOB NO.	NP25115TPG	DRAWING NO.	NP25115TPG-NP
SCALE:	1" = 30'	SHEET NO.	C1.3

**CLIENT:**  
DETROIT COUNTRY DAY SCHOOL  
22305 W 13 MILE ROAD  
BEVERLY HILLS, MI 48307

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**DETROIT COUNTRY DAY ATHLETIC COMPLEX PROJECT**  
22305 WEST 13 MILE RD, MI  
STORMWATER MANAGEMENT CONCEPT PLAN

SECTION 09  
TOWN 01 NORTH RANGE 10 EAST  
VILLAGE OF BEVERLY HILLS  
OAKLAND COUNTY, MICHIGAN

NO.	DATE	REVISION
1	12-17-2025	Site Plan Review

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DATE	DATE
12-17-2025	12-17-2025
12-17-2025	12-17-2025

PROJECT MANAGER: T. SOVEL  
BID PLAN DATE: .  
DEPARTMENT MANAGER APPROVAL: .  
DATE: .

JOB NO. NP25115 DRAWING NO. NP25115  
SCALE: 1" = 40' SHEET NO. C2.1

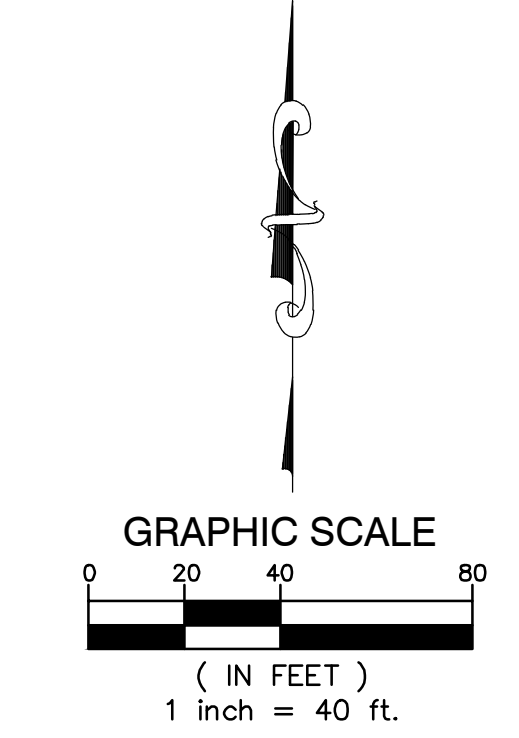
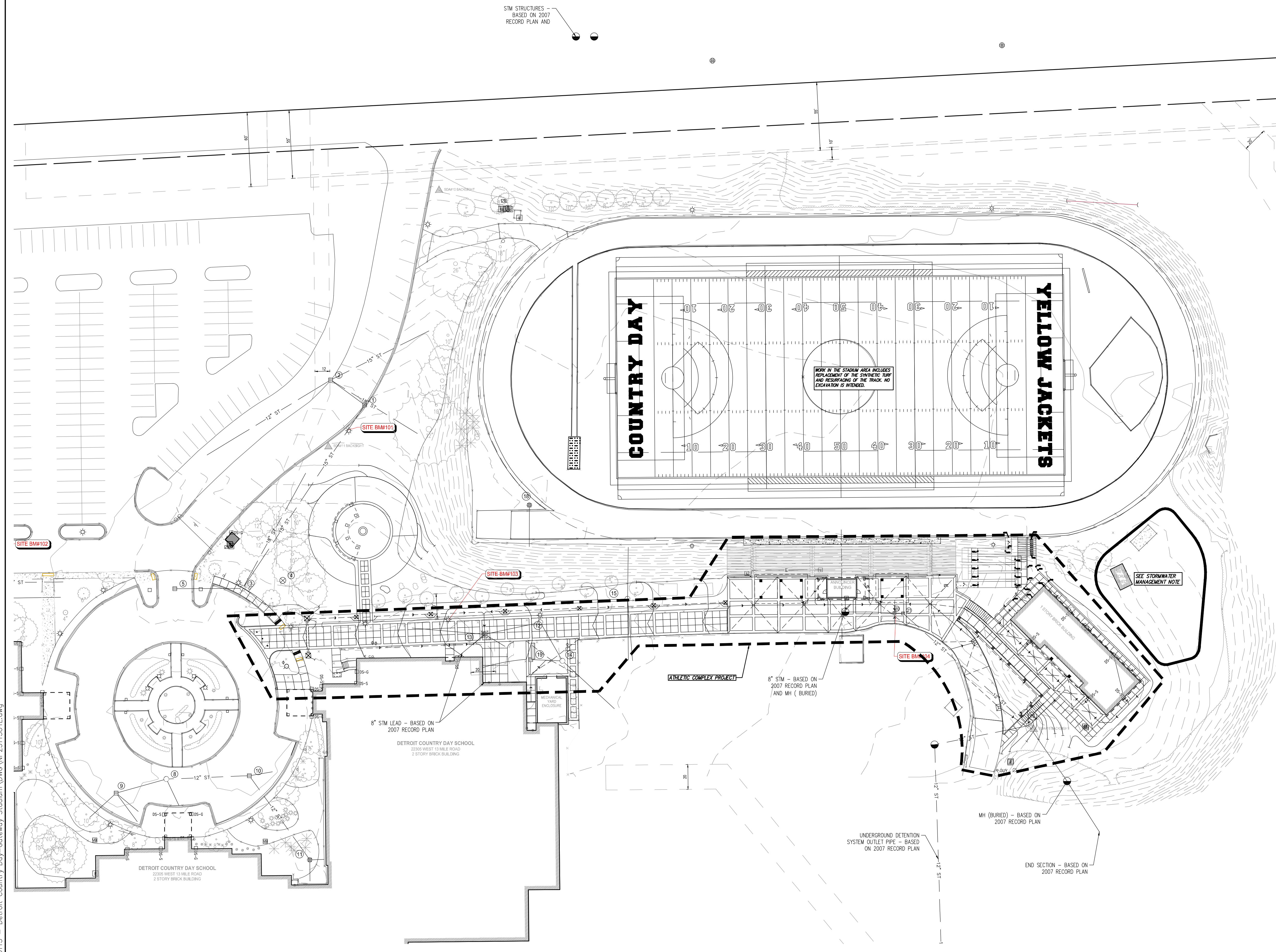
**LEGEND**

--- PROPOSED WATERMAIN	● PROPOSED SAN MANHOLE (SAN)
--- PROPOSED SANITARY	○ PROPOSED STORM MANHOLE (MH)
--- PROPOSED GAS MAIN	■ PROPOSED CATCH BASIN (CB)
--- PROPOSED ELECTRIC	▲ PROPOSED INLET (NL)
● PROPOSED HYDRANT	▶ PROPOSED END SECTION (ES)
○ PROPOSED GATE VALVE & WELL (GVW)	⊕ PROPOSED FIELD CATCH BASIN (FCB) W/BEDDING COVER OR STANDPIPE (SP) W/ BAR GRATE COVER
○ PROPOSED TAPPING SLEEVE, VALVE & WELL (TSVW)	② UTILITY CROSSING (SEE DATA TABLE)
△ WATERMAIN STRUCTURE	△ STRUCT. NO. XXX
□ STORM SEWER STRUCTURE	□ STRUCT. TYPE 2
○ SANITARY SEWER STRUCTURE	○ STRUCT. NO. 20

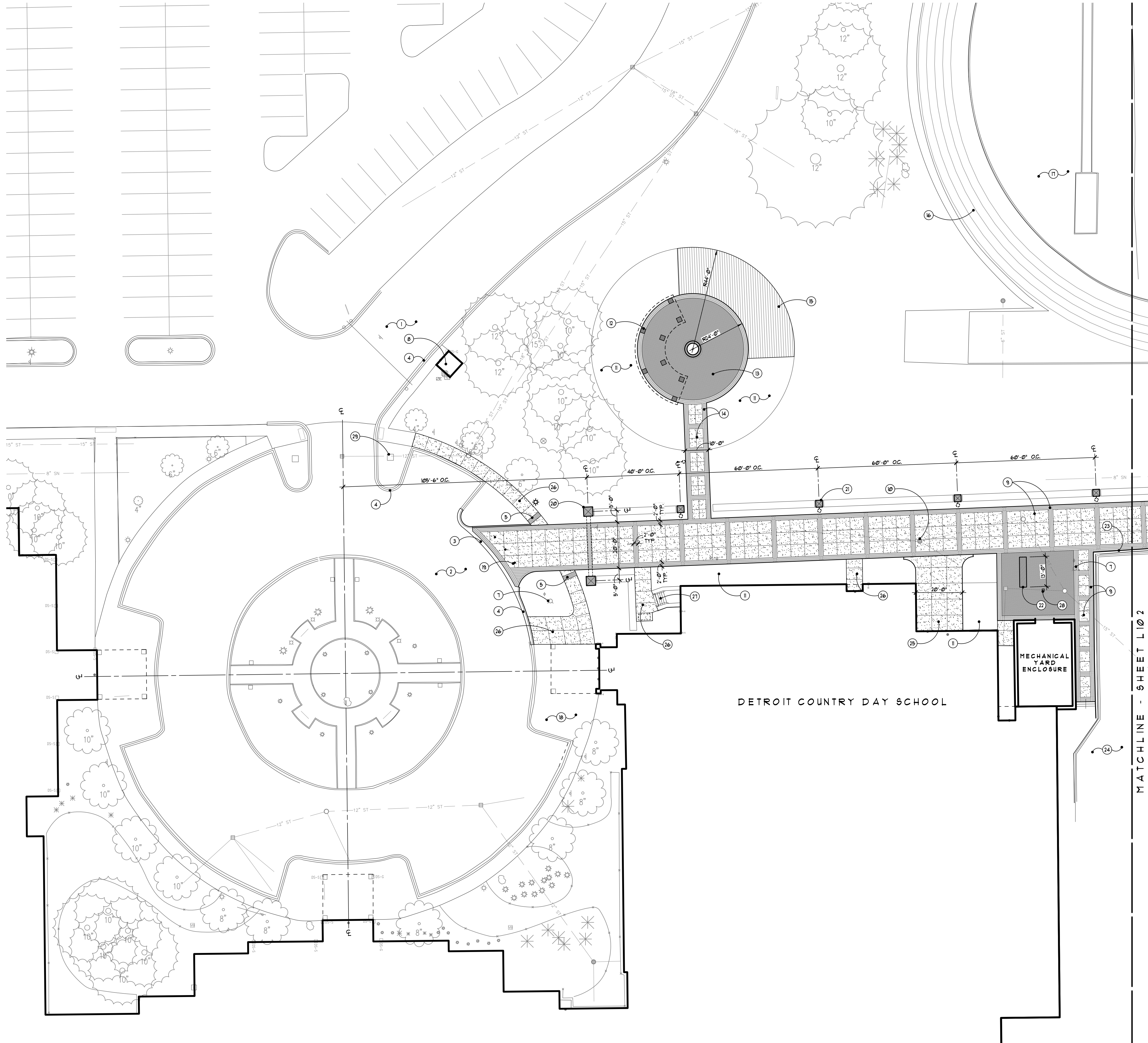
**STORMWATER MANAGEMENT NOTES**

A STORMWATER MANAGEMENT SYSTEM IS ANTICIPATED IN THE OPEN AREA EAST OF THE CONCESSION BUILDING. THIS WILL BE AN UNDERGROUND STORMWATER SYSTEM TO ACCOMMODATE THE REDEVELOPMENT OF THE ENTRY WALKWAY AND PLAZA AREA AROUND THE BLEACHERS AND CONCESSION BUILDING. THE INTENT IS TO UTILIZE THE EXISTING STORM PIPING TO THE SOUTH THAT DISCHARGES TO THE RAHNE.

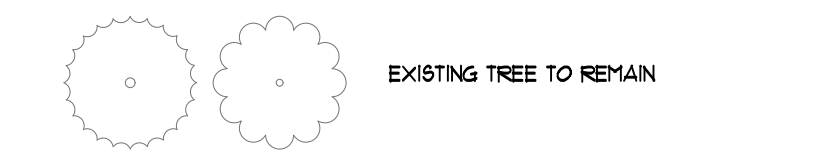
STORMWATER MANAGEMENT IS NOT PLANNED FOR THE FOOTBALL STADIUM WORK, AS THIS WORK ONLY ENTAILS REPLACEMENT OF THE SYNTHETIC TURF SURFACE AND RESURFACING OF THE TRACK. NO EARTH EXCAVATION IS ANTICIPATED.



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 N: \\NP\NLD Projects\NP25115 - Detroit Country Day-Gateway Stadium\DWG\NP25115\UTIL.dwg



**Legend:**



**Note Key:** (NOT ALL APPLY TO EACH SHEET)

- 1 EXISTING ASPHALT DRIVE TO REMAIN
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- 12 PROPOSED DECORATIVE METAL SHADE STRUCTURE WITH MASONRY COLUMNS. REFER TO SHEET L503
- 13 PROPOSED CLAY BRICK PAVERS ON AGGREGATE BASE
- 14 PROPOSED CONCRETE WALK WITH CLAY BRICK BANDING ON AGGREGATE BASE
- 15 PROPOSED TREX DECKING ON WOOD FRAME SUBSTRUCTURE
- 16 EXISTING TRACK TO BE RESURFACED. - REFER TO ATHLETIC FIELD DOCUMENTS
- 17 EXISTING SYNTHETIC TURF ATHLETIC FIELD TO RECEIVE NEW TURF. - REFER TO ATHLETIC FIELD DOCUMENTS
- 18 EXISTING PRECAST CONCRETE PAVING WALK TO REMAIN
- 19 PROPOSED REMOVABLE BOLLARDS
- 20 PROPOSED MASONRY AND DECORATIVE METAL GATEWAY ARCH. - REFER TO SHEET L501
- 21 PROPOSED MASONRY LIMESTONE COLUMNS WITH WALL MOUNTED LIGHTS AND BANNER ARMS. - REFER TO SHEET L501
- 22 PROPOSED DECORATIVE ALUMINUM ATHLETIC LOGO. - REFER TO SHEET L503
- 23 EXISTING PRECAST CONCRETE SEGMENTAL RETAINING WALL WITH FENCE TO REMAIN
- 24 EXISTING SYNTHETIC TURF BASEBALL FIELD TO REMAIN
- 25 PROPOSED REINFORCED CONCRETE PAVING AT LOADING DOCK
- 26 PROPOSED CONCRETE PAVING
- 27 EXISTING CONCRETE STAIRS AND PAVING TO REMAIN
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- 29 EXISTING MASONRY PIERS TO REMAIN
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- 34 PROPOSED MASONRY RETAINING WALL WITH MASONRY PIERS AND 42" HT. DECORATIVE ALUMINUM GUARDRAIL.
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- 41 EXISTING ASPHALT PAVING TO REMAIN
- 42 EXISTING CONCRETE SUPPORT SLAB TO REMAIN



**GRISSIM  
METZ ASSOCIATES  
ANDRIESE**

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15000 Edward N. Hines Dr., Suite A  
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Ph: 248-347-7010

Project: Detroit Country Day School Athletic Complex  
Beverly Hills, Michigan

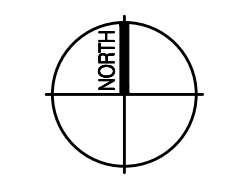
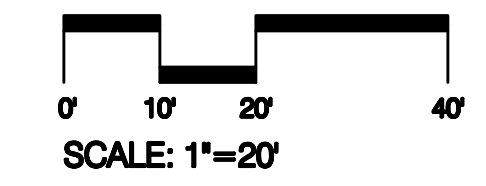
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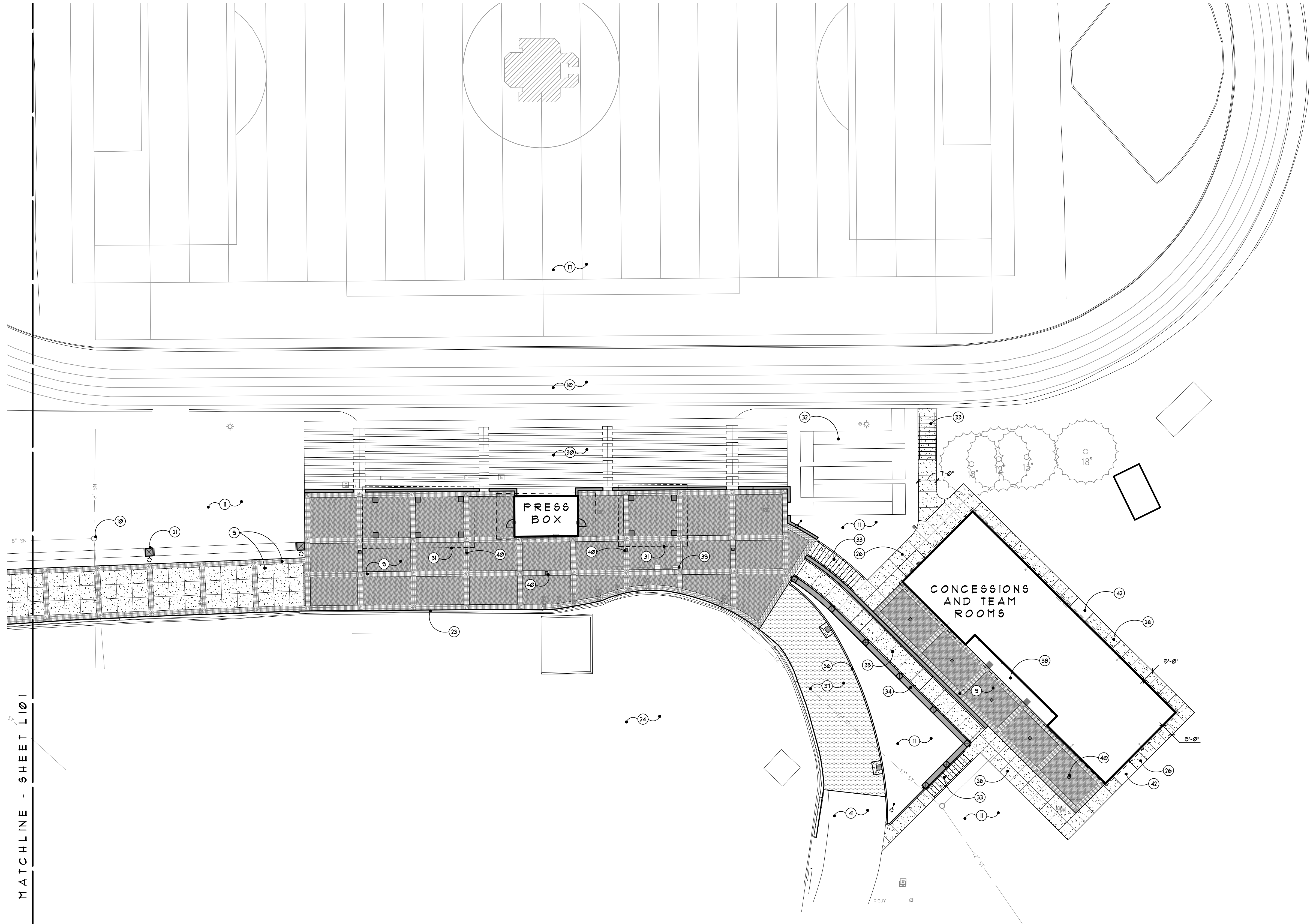
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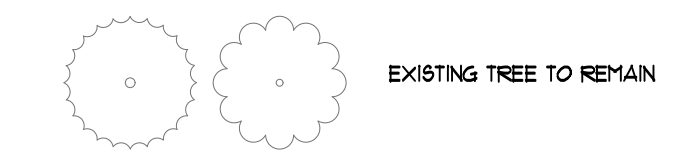
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MATCHLINE - SHEET L101

**Legend:**



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ANDRIESE**  
ASSOCIATES

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15000 Edward N. Hines Dr., Suite A  
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Ph: 248-347-7010

Project:  
Detroit Country Day School  
Athletic Complex  
Beverly Hills, Michigan

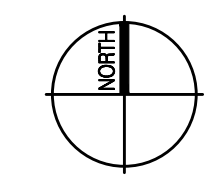
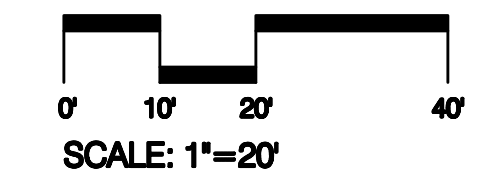
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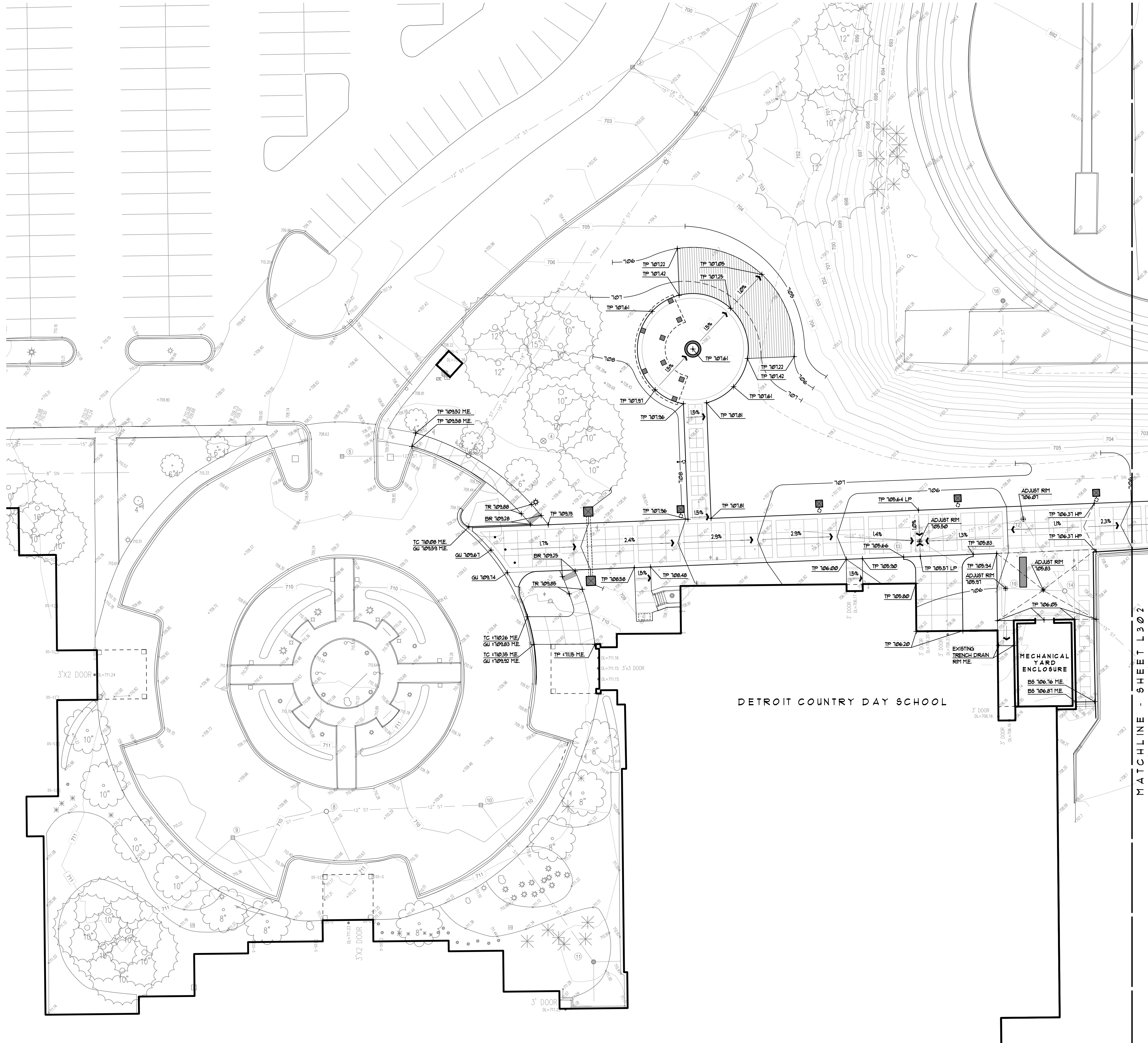
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- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED HIGH POINT
- PROPOSED LOW POINT
- PROPOSED RFI ELEVATION
- MATCH EXISTING ELEVATION
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION
- TOP OF PAVING
- TOP OF STAIR
- BOTTOM OF STAIR
- TOP OF RAMP
- BOTTOM OF RAMP
- TOP OF CURB
- GUTTER

**General Notes:** (APPLIES TO SHEETS L301 - L302, NOT ALL APPLY PER SHEET)

1. LOCATE ALL EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING ANY EXCAVATION WORK.
2. PROTECT ALL NEW AND EXISTING UTILITIES, LIGHTS, PAVEMENT, POLES, ETC. DURING CONSTRUCTION.
3. RESTORE ANY DAMAGED INFRASTRUCTURE TO PRE-CONSTRUCTION CONDITIONS PER SPECIFICATIONS.
4. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITION INFORMATION SHOWN PRIOR TO CONSTRUCTION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONCERNS PRIOR TO PROCEEDING.
5. PROPOSED UTILITIES SHOWN FOR REFERENCE ONLY. REFER TO CIVIL PLANS.



**GRISSIM  
METZ ASSOCIATES  
ANDRIESE**

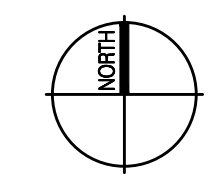
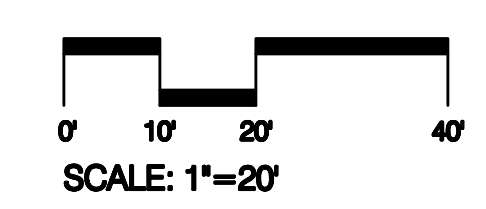
Landscape Architecture  
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Plymouth, MI 48170  
Ph: 248-347-7010

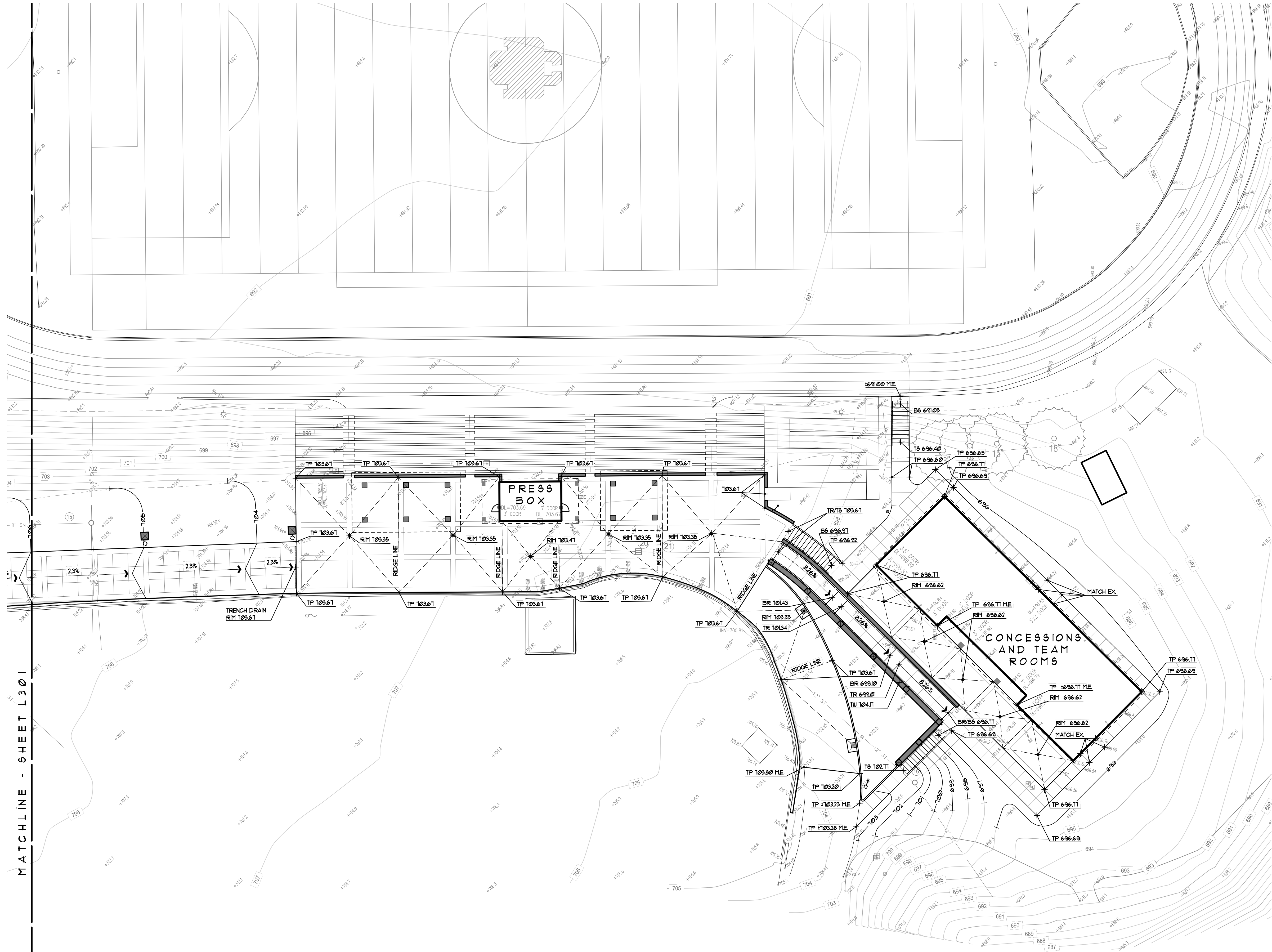
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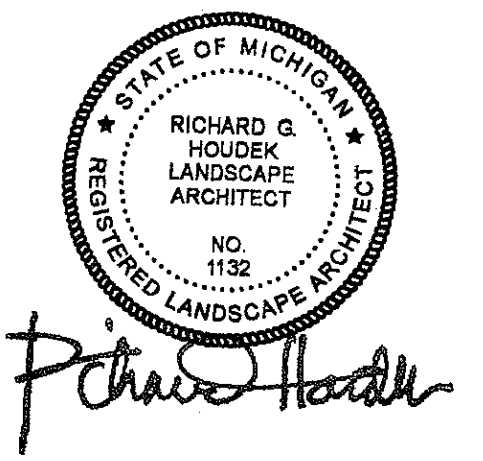


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Project: Detroit Country Day School Athletic Complex  
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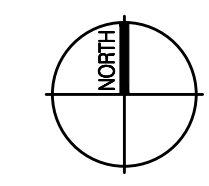
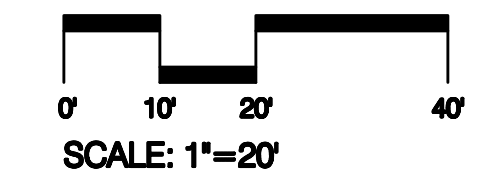
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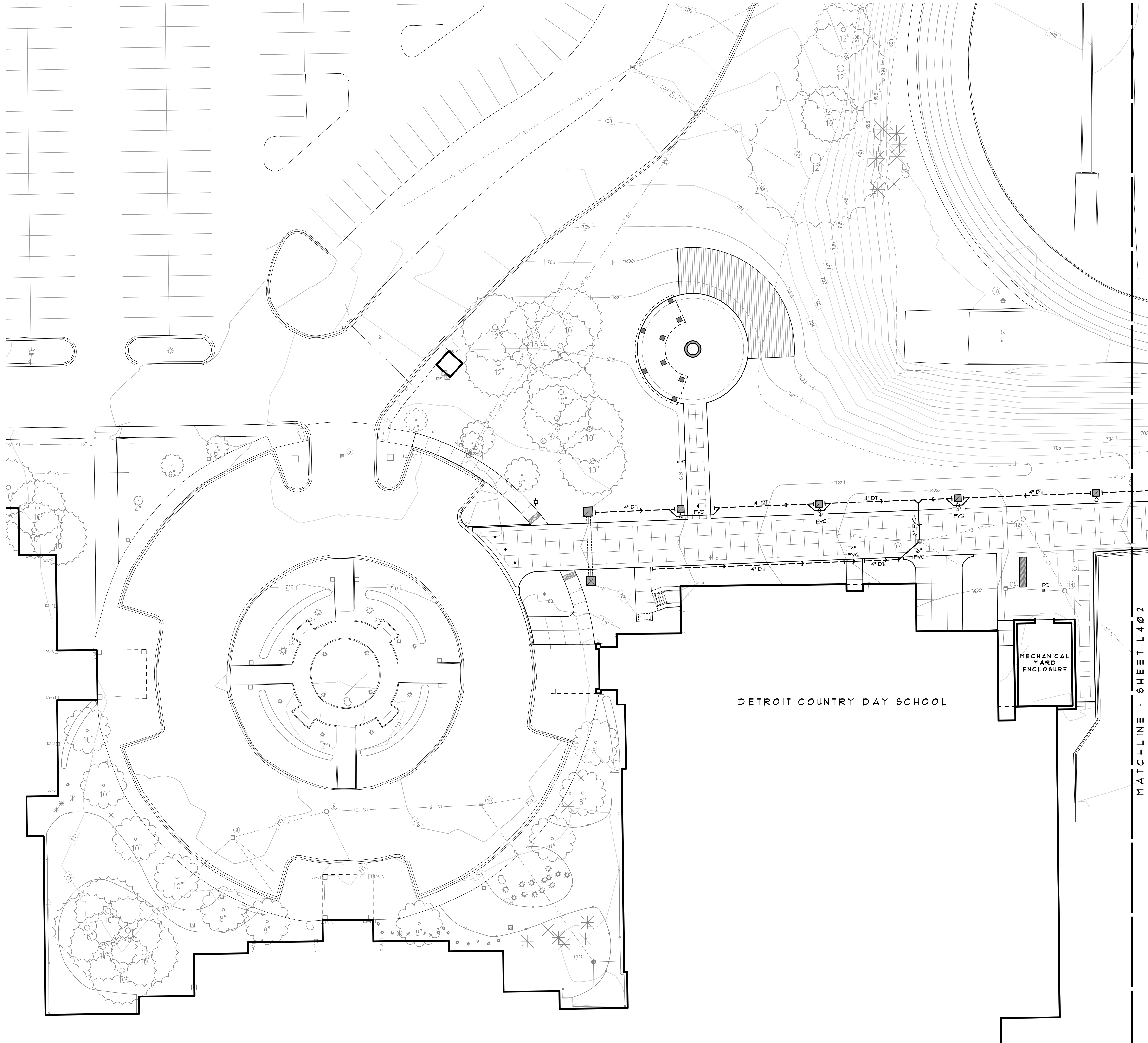
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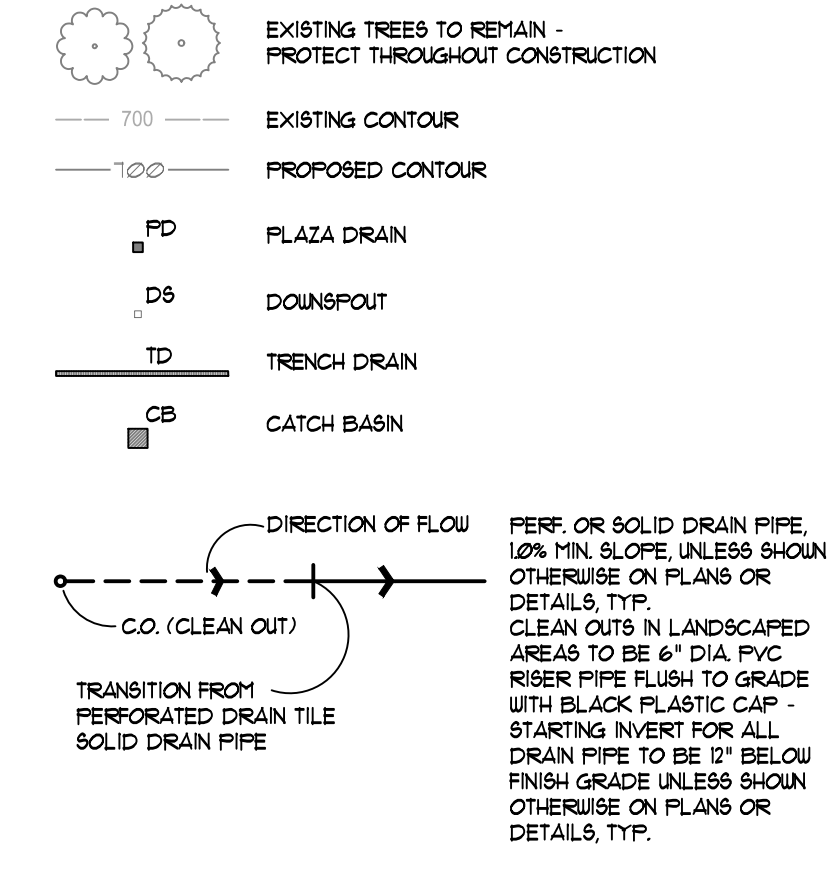
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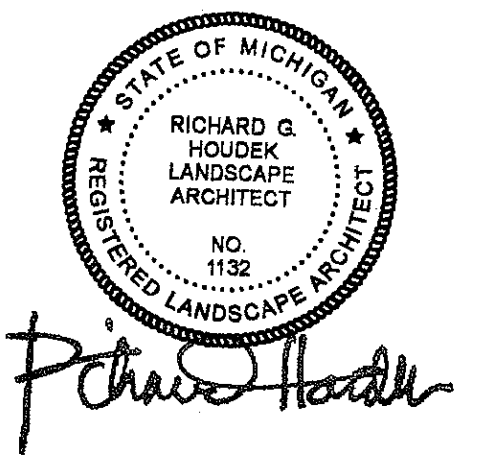


**Drainage Legend:** (APPLIES TO SHEETS L401 - L402, NOT ALL APPLY PER SHEET)



**General Notes:** (APPLIES TO SHEETS L401 - L402, NOT ALL APPLY PER SHEET)

1. LOCATE ALL EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING ANY EXCAVATION WORK.
2. PROTECT ALL NEW AND EXISTING UTILITIES, LIGHTS, PAVEMENT, POLES, ETC. DURING CONSTRUCTION.
3. RESTORE ANY DAMAGED INFRASTRUCTURE TO PRE-CONSTRUCTION CONDITIONS PER SPECIFICATIONS.
4. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITION INFORMATION SHOWN PRIOR TO CONSTRUCTION. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONCERNS PRIOR TO PROCEEDING.
5. PROPOSED UTILITIES SHOWN FOR REFERENCE ONLY. REFER TO CIVIL PLANS.



**GRISSIM  
METZ ASSOCIATES  
ANDRIESE**

Landscape Architecture  
15000 Edward N. Hines Dr., Suite A  
Plymouth, MI 48170  
Ph: 248-347-7010

Project: Detroit Country Day School Athletic Complex  
Beverly Hills, Michigan

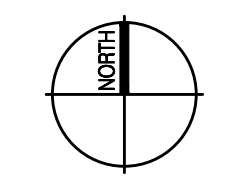
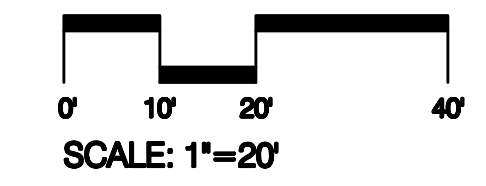
Sheet: Drainage Plan

Job Number: D51-251.002  
Drawn: SAE  
Checked: RGH  
Scale: 1"=20'-0"

Date: 12.18.2025 Issued for: Site Plan Review

**PRELIMINARY**  
NOT FOR CONSTRUCTION

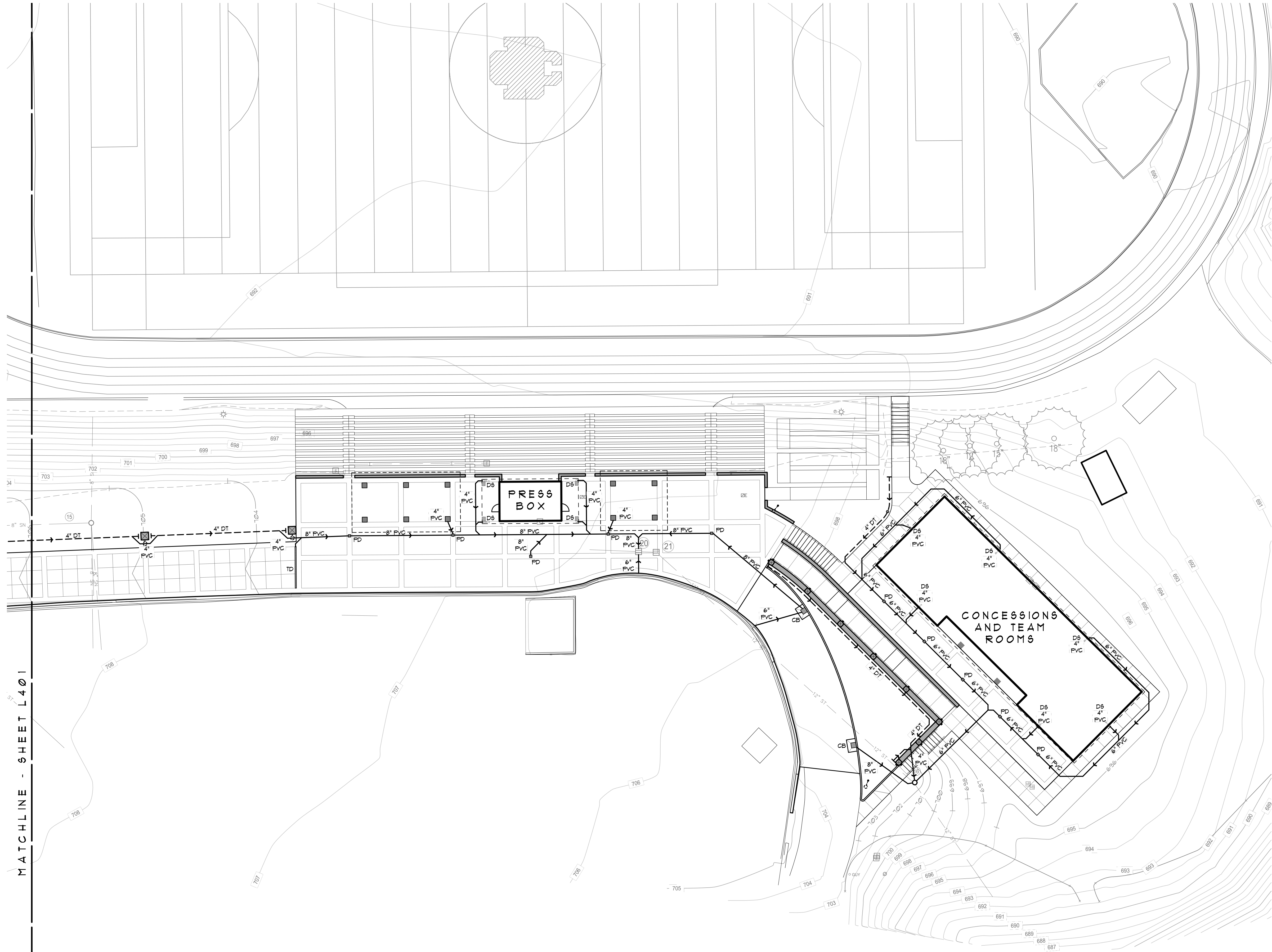
Sheet Number: **L401**  
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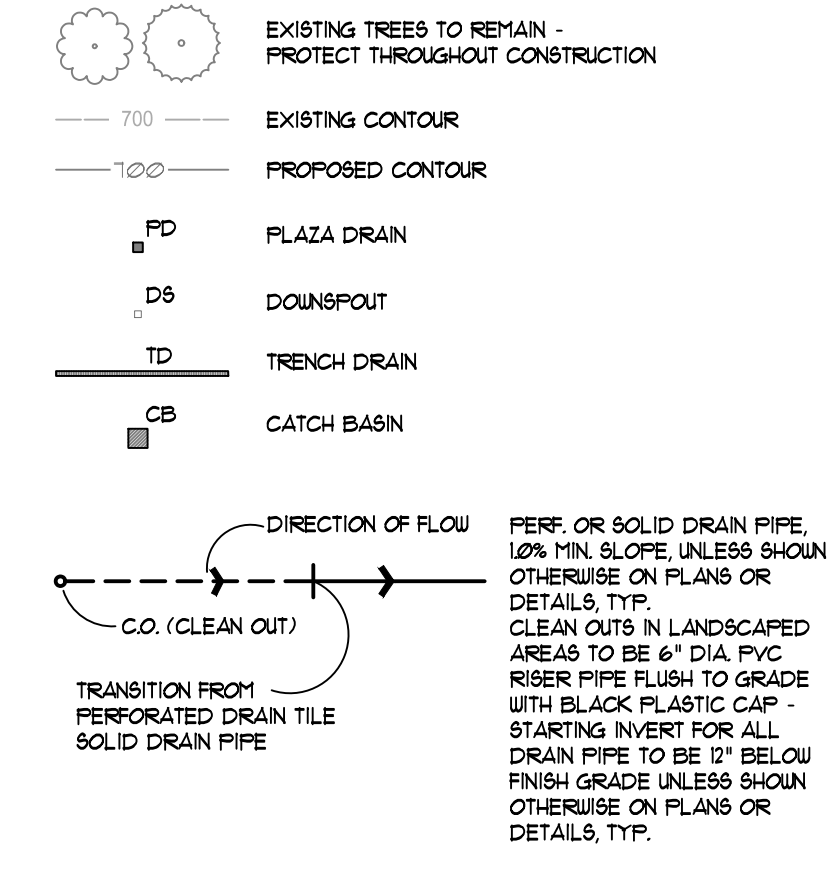
MATCHLINE - SHEET L402

DETROIT COUNTRY DAY SCHOOL

MECHANICAL YARD ENCLOSURE



**Drainage Legend:** (APPLIES TO SHEETS L401 - L402, NOT ALL APPLY PER SHEET)



**General Notes:** (APPLIES TO SHEETS L401 - L402, NOT ALL APPLY PER SHEET)

1. LOCATE ALL EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING ANY EXCAVATION WORK.
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5. PROPOSED UTILITIES SHOWN FOR REFERENCE ONLY. REFER TO CIVIL PLANS.



**GRISSIM  
METZ ASSOCIATES  
ANDRIESE**

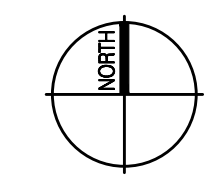
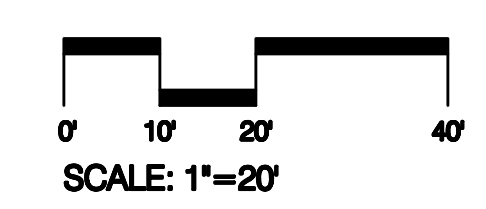
Landscape Architecture  
 15000 Edward N. Hines Dr., Suite A  
 Plymouth, MI 48170  
 Ph: 248-347-7010

Project:	Detroit Country Day School Athletic Complex Beverly Hills, Michigan
Sheet:	Drainage Plan
Job Number:	DS1-251.002
Drawn:	SAE
Checked:	RGH
Scale:	1"=20'-0"

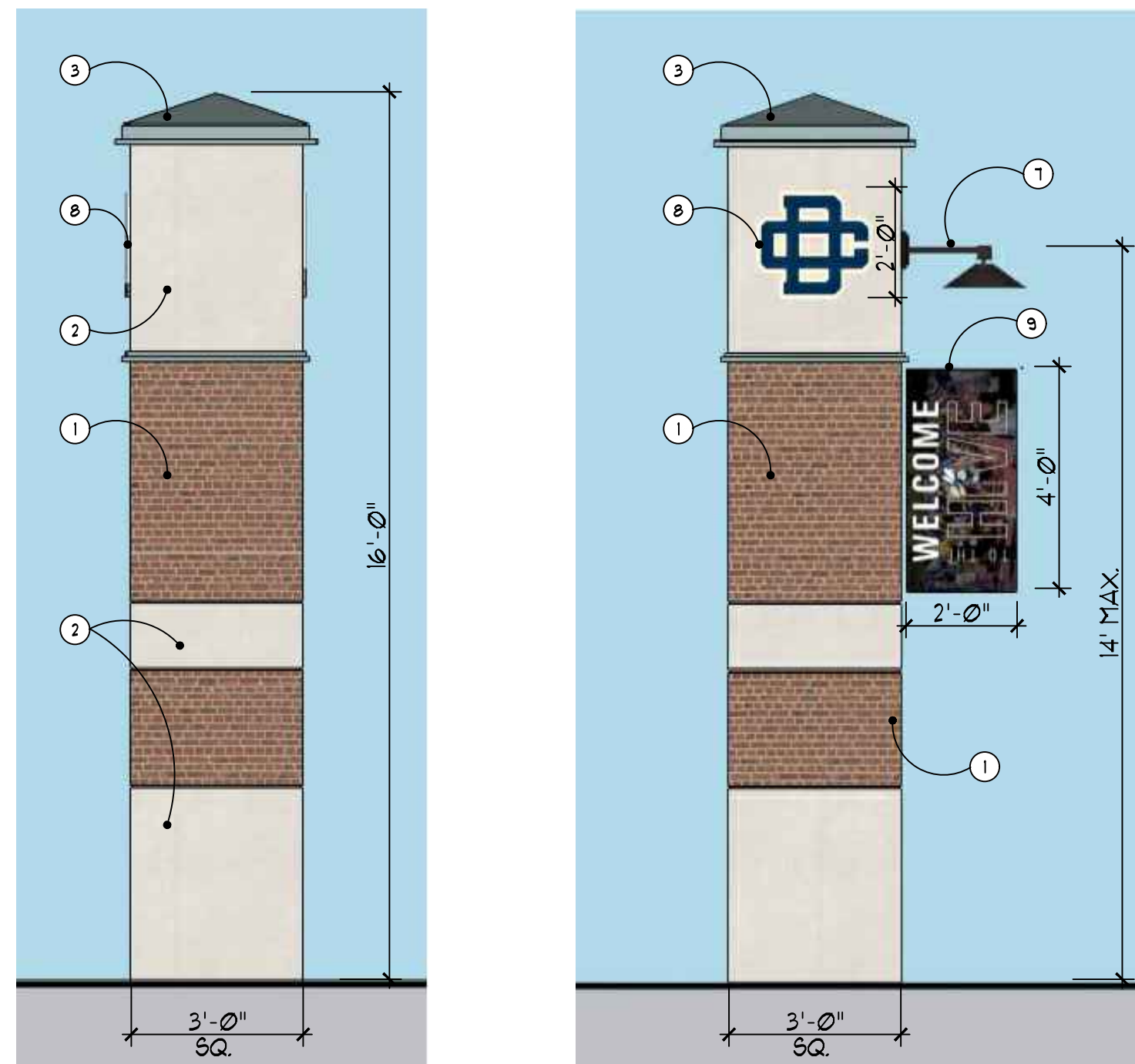
Date: 12.18.2025 Issued for: Site Plan Review

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Sheet Number: **L402**  
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MATCHLINE - SHEET L401

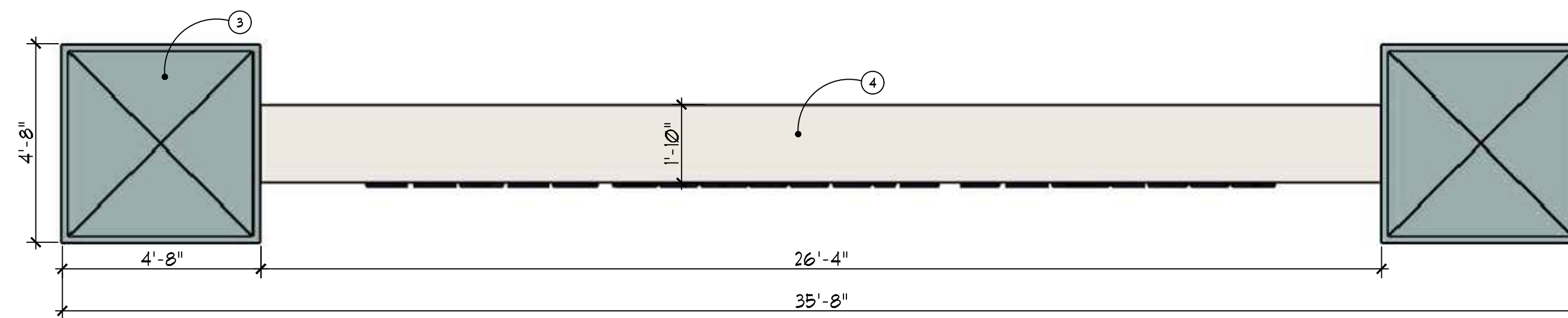


5 Masonry Columnar with Banner Elevation and Side Elevation  
NOT TO SCALE

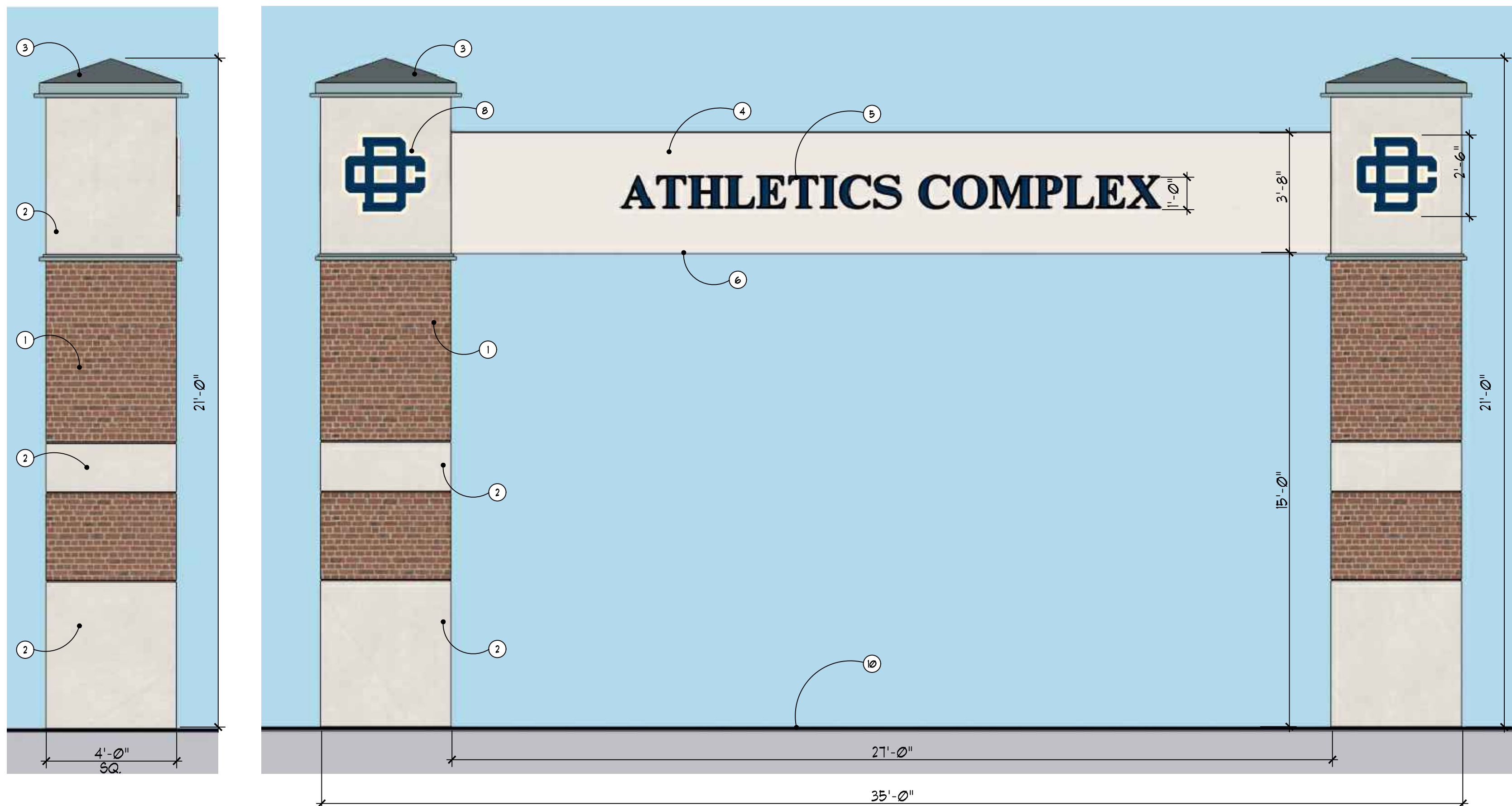


4 Masonry Columnar with Banner Perspective  
NOT TO SCALE

- 1 MASONRY GATEWAY COLUMN WITH REINFORCED CONCRETE FOUNDATION WITH REINFORCED CMU BLOCK CORE AND RUNNING BOND BRICK VENEER TO MATCH EXISTING BUILDINGS.
- 2 LIMESTONE OR ARCHITECTURAL PRECAST VENEER.
- 3 24-GAUGE METAL CAP TO MATCH EXISTING BUILDINGS STANDING SEAM ROOFS. COLOR: HEMLock (TO MATCH BUILDING ROOFS).
- 4 3'-8" HT X 1'-10" WIDE METAL GATEWAY ARCH WITH REINFORCED TUBULAR STEEL SUBSTRUCTURE ANCHORED TO INTERNAL STRUCTURAL STEEL I BEAM IN COLUMN. POWDER COATED ALUMINUM VENEER SKIN TO COMPLEMENT LIMESTONE VENEER PANELS.
- 5 POWDER COATED ALUMINUM LETTERS PINNED TO ARCH.
- 6 RECESSED LINEAR LED STRIP DOWNLIGHT ON BOTTOM OF ARCH. REFER TO LIGHTING PLAN FOR PHOTOMETRICS.
- 7 DARK SKY COMPLIANT WALL MOUNTED LED LIGHT FIXTURE. REFER TO LIGHTING PLAN FOR PHOTOMETRICS. COLOR: BLACK.
- 8 ALUMINUM DCD ATHLETIC LOGO PINNED TO MASONRY COLUMN. LOCATED ON EAST AND WEST SIDES OF COLUMN.
- 9 2' X 4' INTERCHANGEABLE BANNER (ACTUAL GRAPHICS TO CHANGE PER SEASON) BANNER TO BE ATTACHED TO BANNER ARMS ANCHORED TO MASONRY COLUMN. BANNERS TO BE LOCATED ON SOUTH SIDE OF COLUMN.
- 10 FINISH GRADE - REINFORCED PAVEMENT.



3 Athletic Complex Gateway Elevation and Side Elevation  
NOT TO SCALE



2 Athletic Complex Gateway Elevation and Side Elevation  
NOT TO SCALE



1 Athletic Complex Gateway Perspective  
NOT TO SCALE



**GRISSIM  
METZ  
ANDRIESE**  
ASSOCIATES

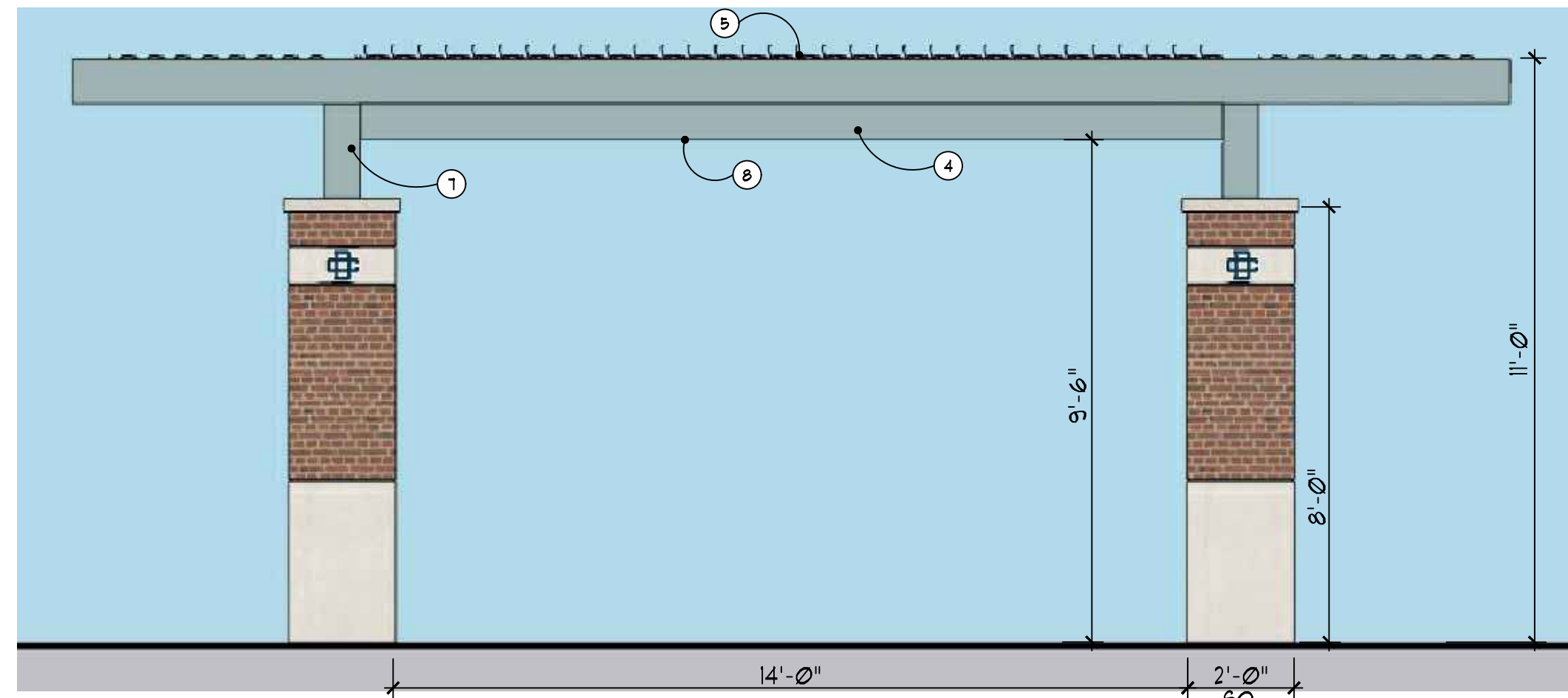
Landscape Architecture  
15000 Edward N. Hines Dr., Suite A  
Plymouth, MI 48170  
Ph: 248-347-7010

Project:	Detroit Country Day School Athletic Complex Beverly Hills, Michigan
Sheet:	Site Details
Job Number:	D51-251.002
Drawn:	RL
Checked:	RGH
Scale:	As Noted

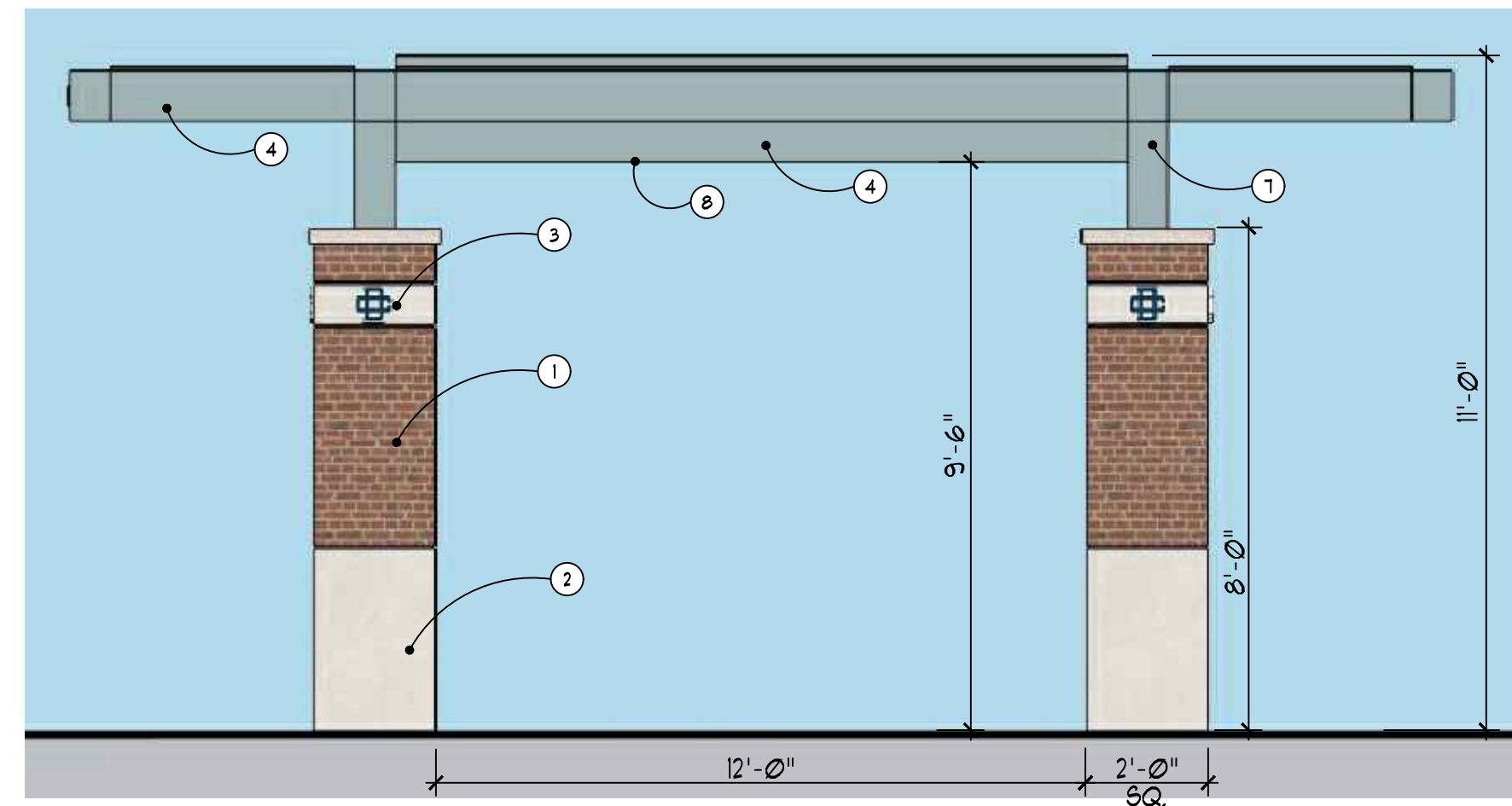
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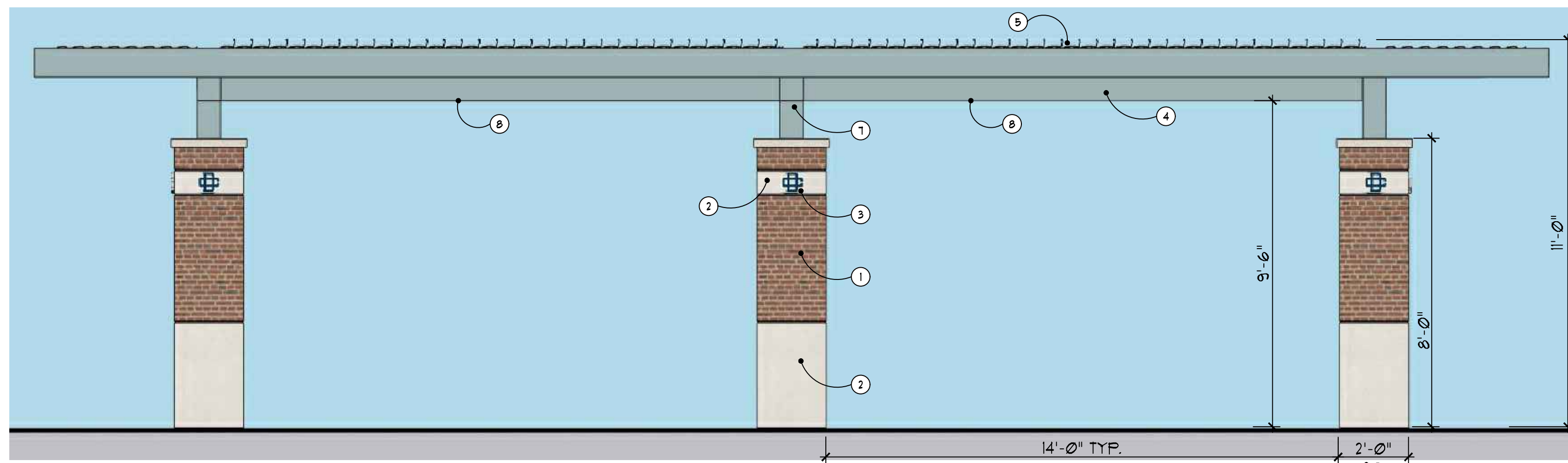
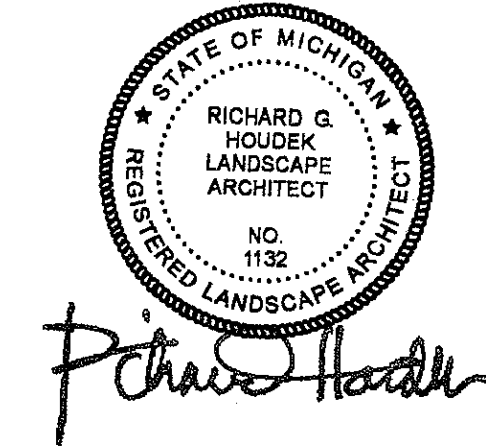
7 Shade Pavilion Elevation - Visitor Terrace  
- NOT TO SCALE



6 Shade Pavilion End Elevation - Home / Visitor Terrace  
- NOT TO SCALE



5 Shade Pavilion Perspective View - Home Terrace  
- NOT TO SCALE



4 Shade Pavilion Elevation - Home Terrace  
- NOT TO SCALE

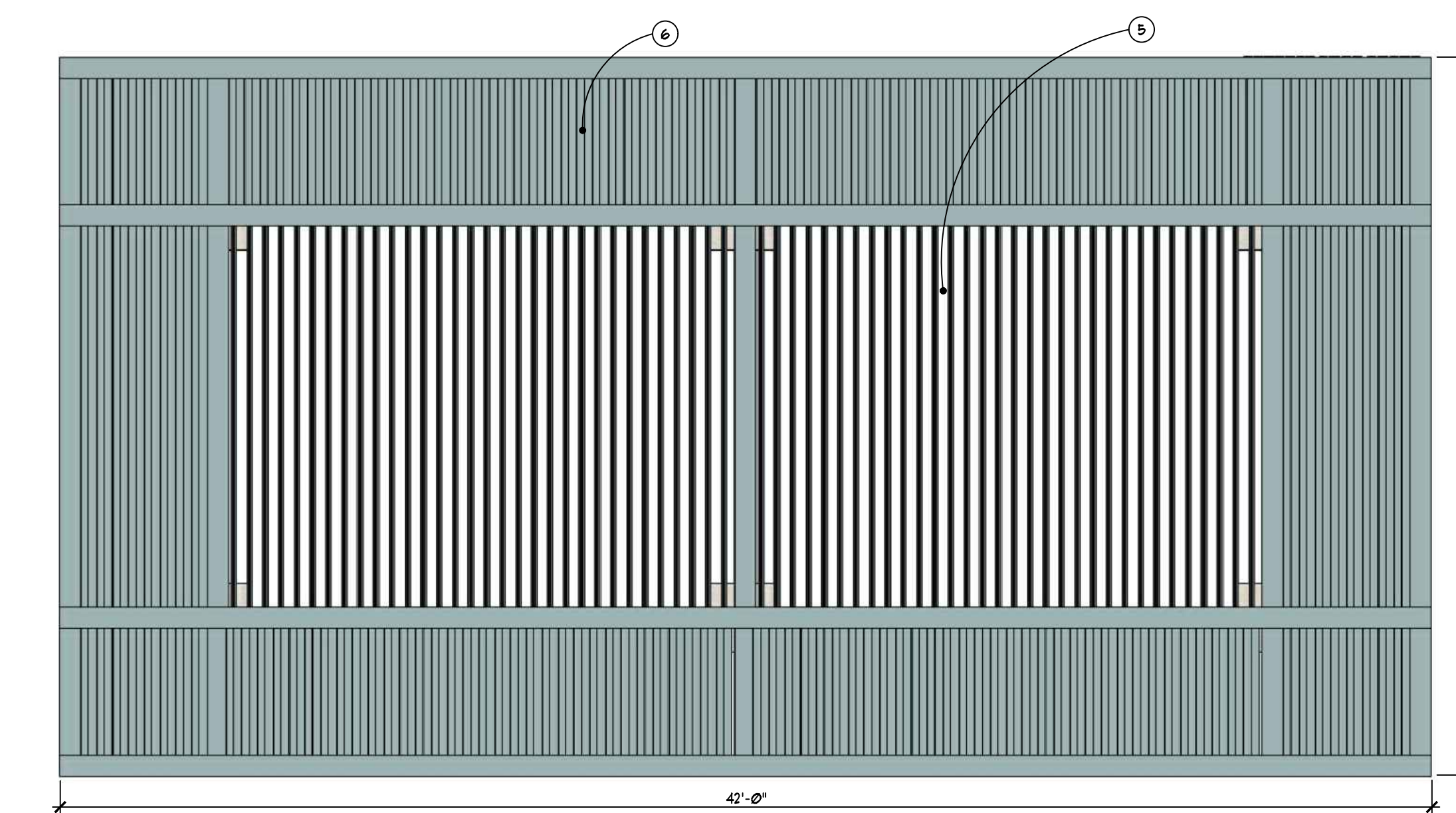


3 Shade Pavilion Perspective View  
- NOT TO SCALE

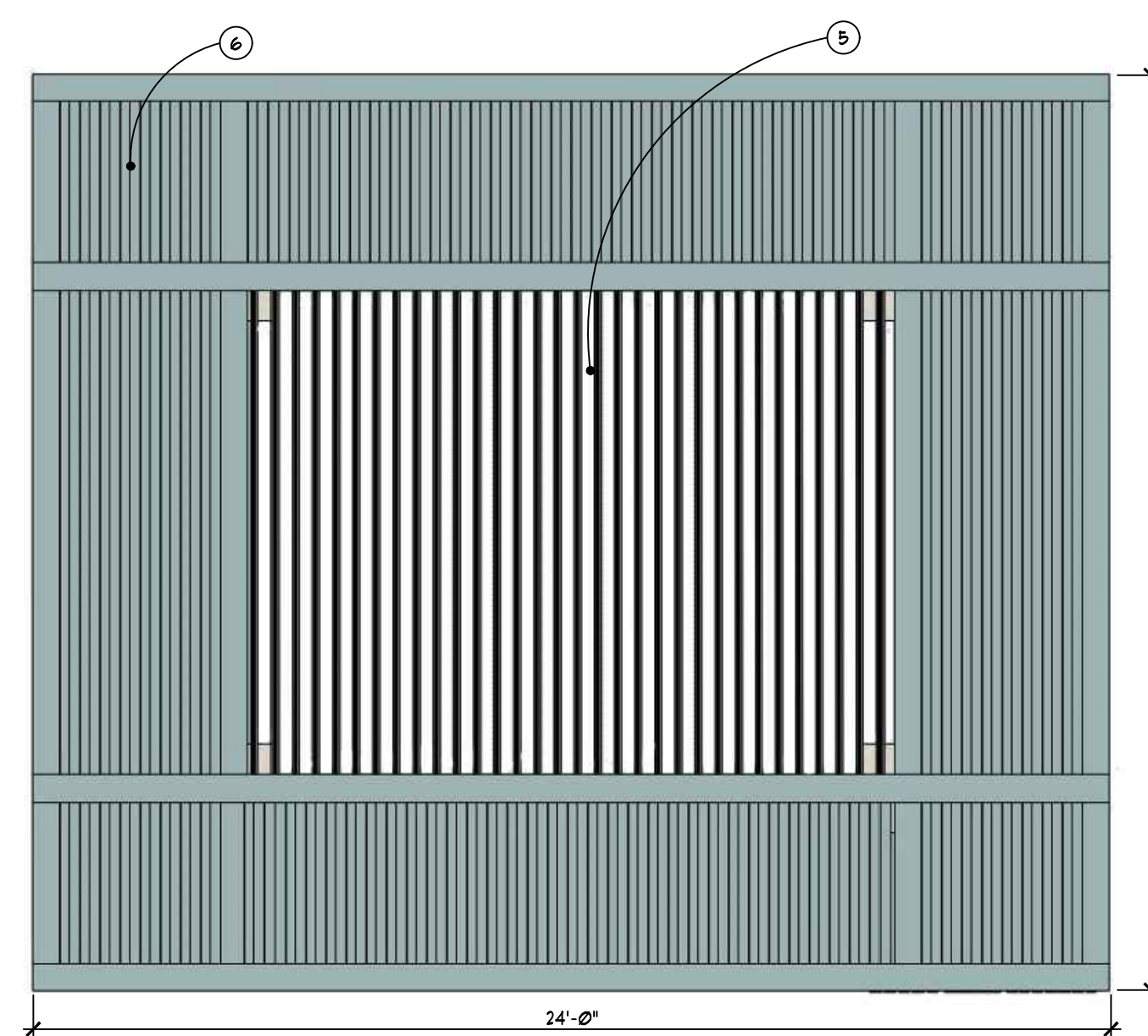


**GRISSIM  
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Plymouth, MI 48170  
Ph: 248-347-7010



2 Shade Pavilion Plan - Home Terrace  
- NOT TO SCALE



1 Shade Pavilion Plan - Visitor Terrace  
- NOT TO SCALE

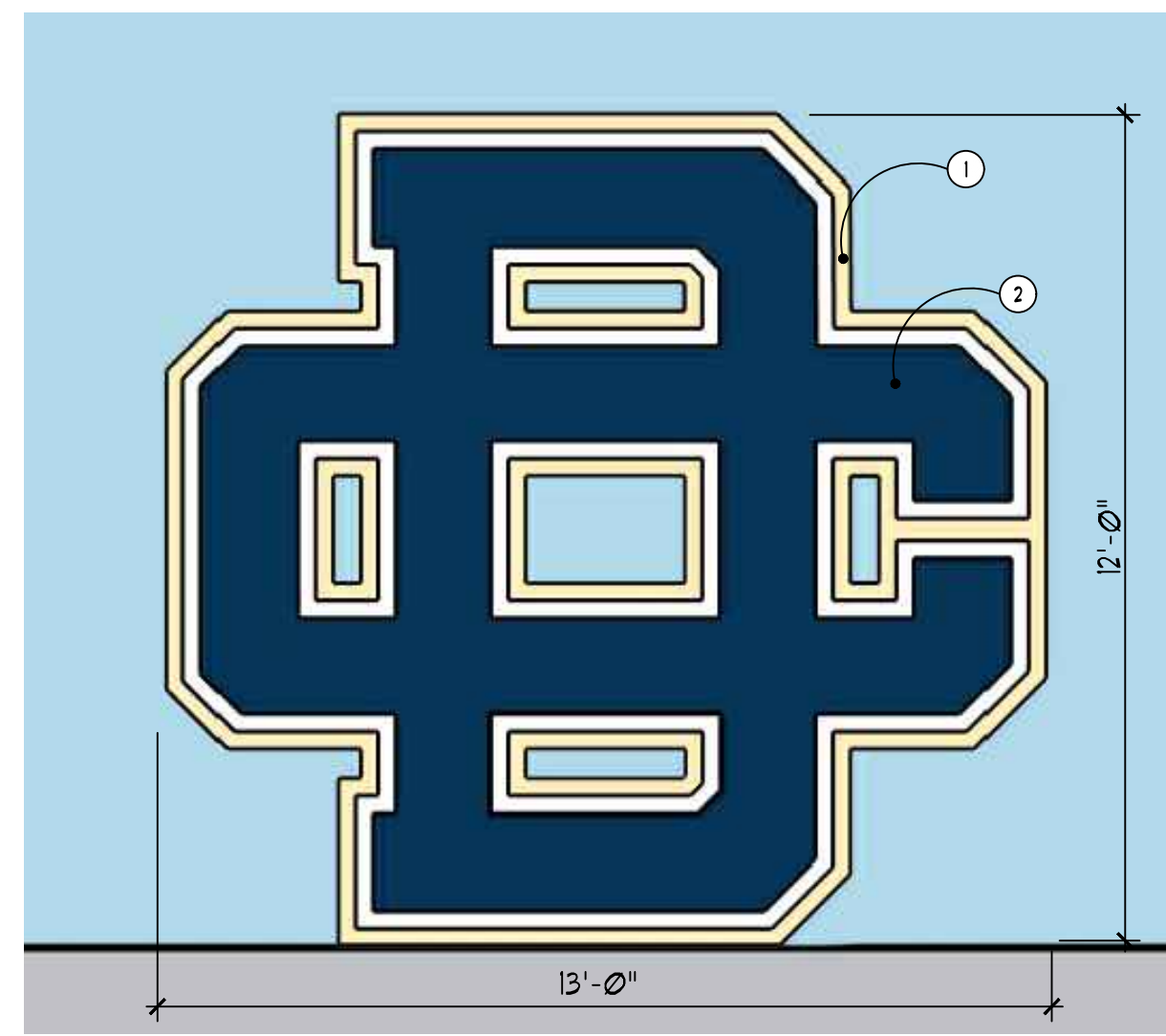
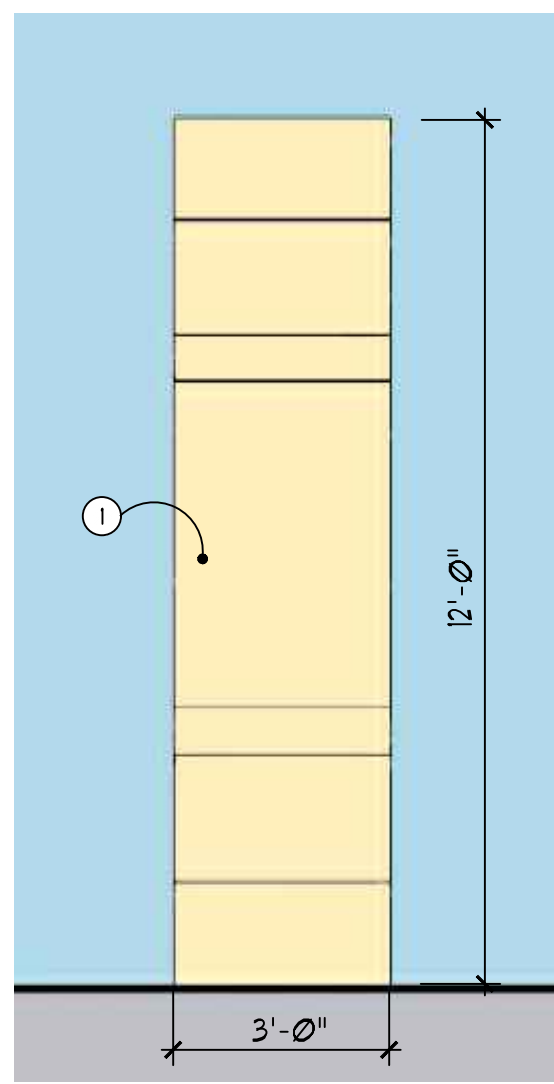
- 1 MASONRY SUPPORT PIER ON REINFORCED FOUNDATIONS WITH REINFORCED CUB BLOCK CORE WITH RUNNING BOND PATTERN BRICK VENEER TO MATCH EXISTING BUILDING
- 2 LIMESTONE OR ARCHITECTURAL PRECAST TO MATCH EXISTING BUILDINGS
- 3 ALUMINUM ATHLETIC DCD LOGO PINNED TO LIMESTONE VENEER
- 4 POWER COATED STRUCTURAL ALUMINUM TUBE BEAMS WITH INTEGRATED GUTTERS. GUTTER TO DRAIN INTO STORM SYSTEM.
- 5 POWER COATED OPERABLE ALUMINUM LOUVERS, COLOR: HEYLOCK (TO MATCH BUILDING ROOF)
- 6 POWER COATED FIXED, CLOSED ALUMINUM LOUVERS, COLOR: HEYLOCK (TO MATCH BUILDING ROOF)
- 7 SQUARE ALUMINUM TUBE POST ANCHORED TO MOUNTING BRACKET IN PIER
- 8 UNDERSIDE OF PAVILION TO RECEIVE DOWN LIGHTS IN NON-STRUCTURAL CROSS BEAMS. REFER TO LIGHTING PLAN FOR PHOTOMETRICS

Project:	Detroit Country Day School Athletic Complex
Location:	Beverly Hills, Michigan
Sheet:	Site Details
Job Number:	D51-251.002
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- ① ALUMINUM CABINET ATHLETIC LOGO WITH INTERNAL STRUCTURAL FRAME MOUNTED TO A REINFORCED CONCRETE FOUNDATION
- ② ACRYLIC FACE PANEL WITH INTERNAL LIGHTING (LIT ON ONE SIDE ONLY)

5 Elevation of Athletic Logo Sculpture  
- NOT TO SCALE

4 Perspective - Athletic Logo Sculpture  
- NOT TO SCALE

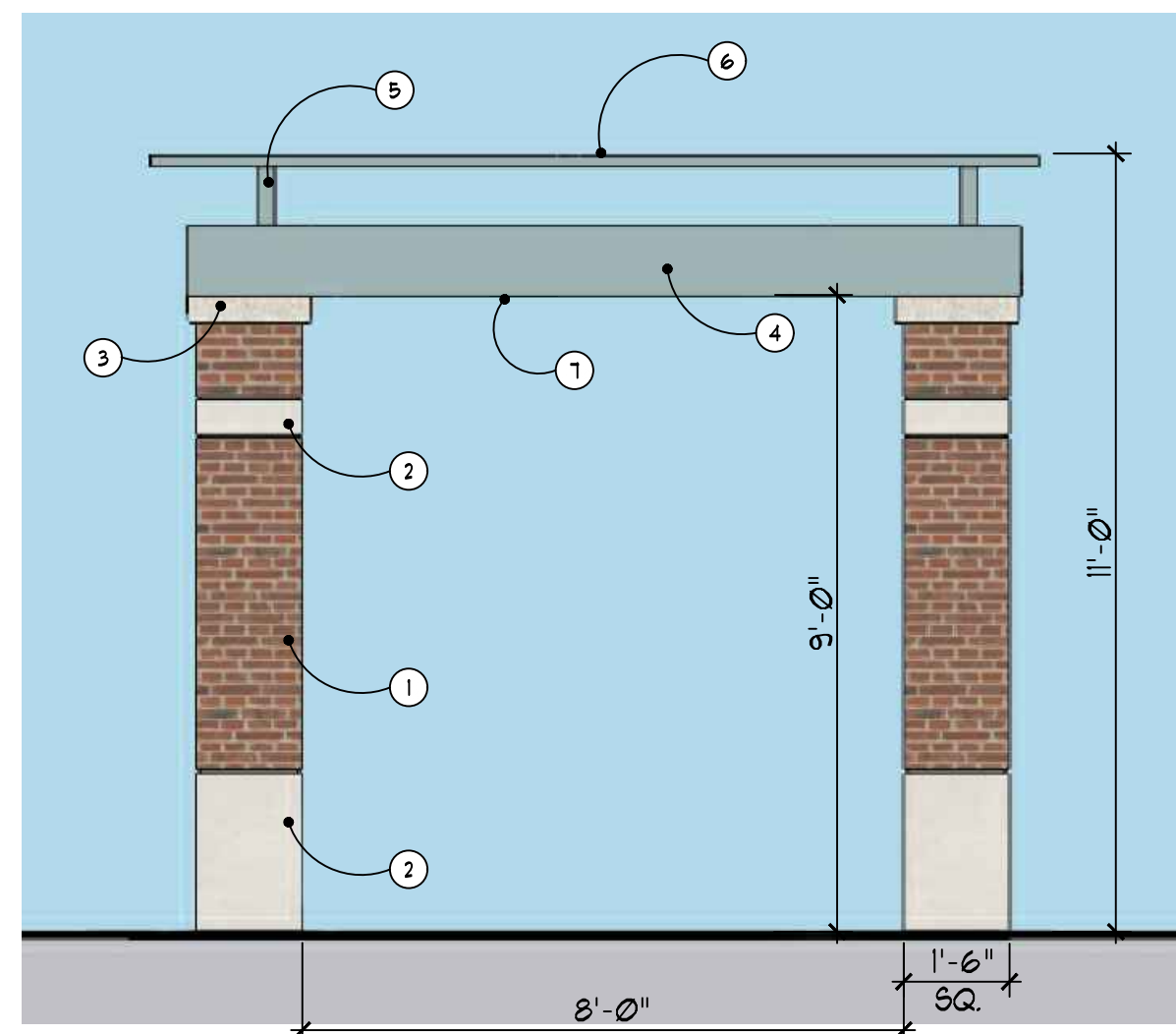


3 Masonry Columnar with Banner Perspective  
- NOT TO SCALE

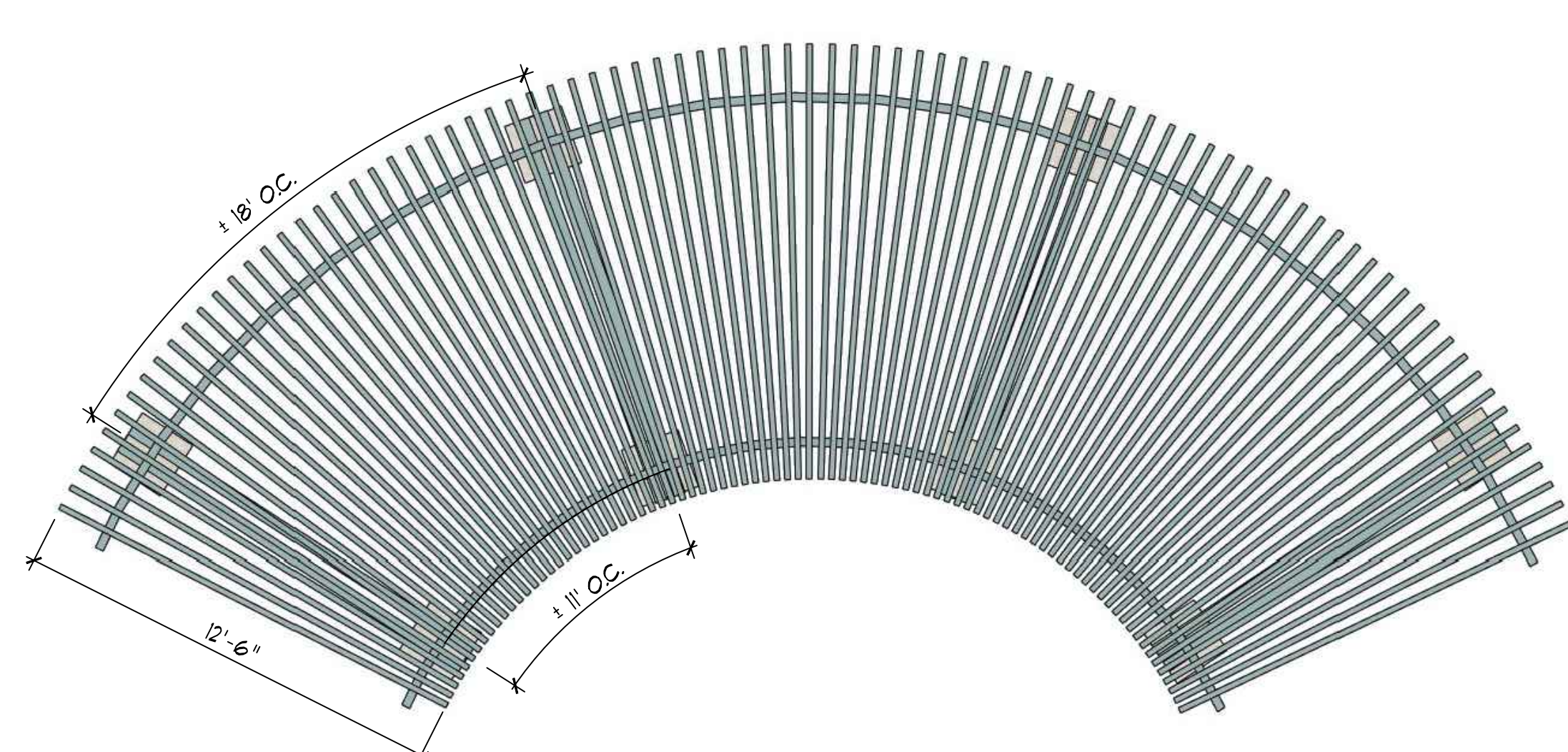


**GRISSIM  
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15000 Edward N. Hines Dr., Suite A  
Plymouth, MI 48170  
Ph: 248-347-7010

Project:	Detroit Country Day School Athletic Complex
Location:	Beverly Hills, Michigan
Sheet:	Site Details
Job Number:	D51-251.002
Drawn:	RL
Checked:	RGH
Scale:	As Noted



2 Elevation and Plan for Shade Pavilion  
- NOT TO SCALE



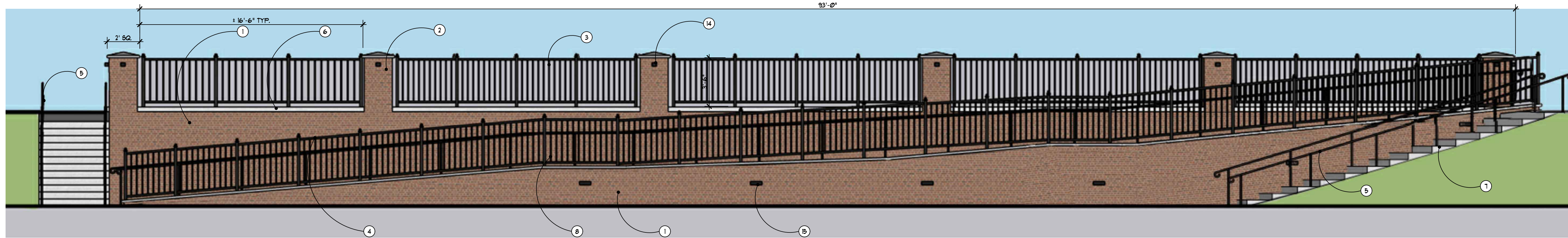
1 Elevation and Plan for Shade Pavilion  
- NOT TO SCALE

- ① MASONRY SUPPORT PIER ON REINFORCED FOUNDATIONS WITH REINFORCED CMU BLOCK CORE WITH RUNNING BOND BRICK VENEER TO MATCH EXISTING BUILDING
- ② LIMESTONE OR ARCHITECTURAL PRECAST VENEER
- ③ LIMESTONE OR ARCHITECTURAL / PRECAST PIER CAPS
- ④ 8" WIDE X 12" HT. STRUCTURAL STEEL BEAMS POWDER-COATED FINISH COLOR: HEYLOCK TO MATCH BUILDING ROOFS.
- ⑤ 3" WIDE X 9" HT. ROLLED STRUCTURAL STEEL JOISTS FASTENED TO BEAMS. POWDER-COATED FINISH COLOR: HEYLOCK TO MATCH BUILDING ROOFS
- ⑥ 2" X 2" POWDER-COATED STEEL BAR STOCK FASTENED TO JOISTS. COLOR: HEYLOCK TO MATCH BUILDING ROOFS.
- ⑦ UNDERSIDE OF PAVILION TO RECEIVE DOWN LIGHTS IN NON-STRUCTURAL CROSS BEAMS. REFER TO LIGHTING PLAN FOR PHOTOMETRICS

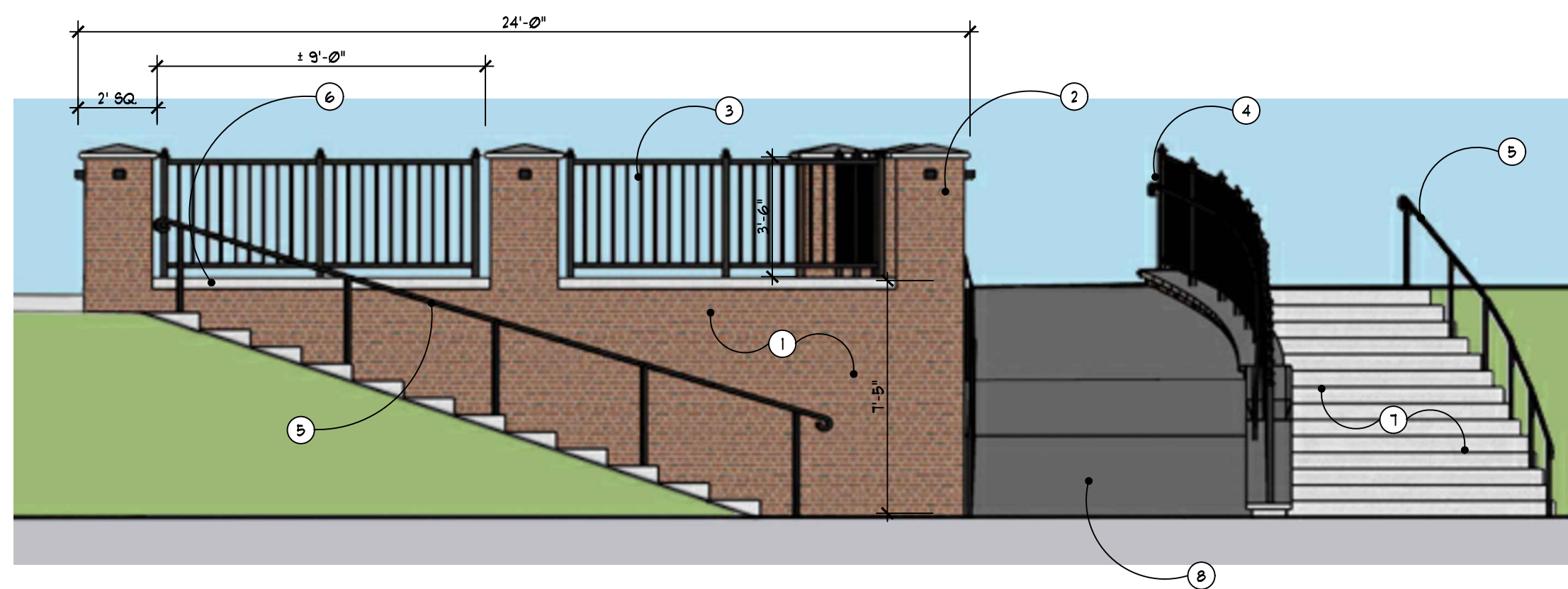
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4 Stair and Ramp East Side Elevation  
NOT TO SCALE

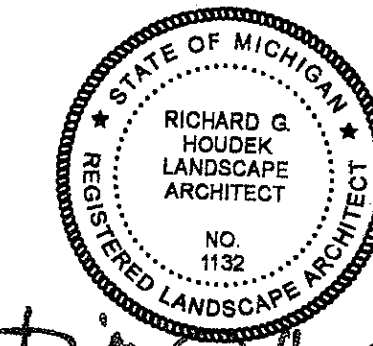


3 Stair and Ramp South Side Elevation  
NOT TO SCALE



2 Stair and Ramp Perspective  
NOT TO SCALE

- 1 REINFORCED CONCRETE ON CMU RETAINING WALL WITH RUNNING BOND BRICK VENEER TO MATCH EXISTING BUILDING
- 2 REINFORCED CMU PIERS WITH RUNNING BOND BRICK VENEER AND METAL CAP. COLOR: HEMLOCK
- 3 42" HEIGHT DECORATIVE ANODIZED ALUMINUM GUARD RAIL. COLOR: BLACK
- 4 42" HEIGHT DECORATIVE ANODIZED ALUMINUM GUARD RAIL WITH HANDRAIL. COLOR: BLACK
- 5 36" HEIGHT DECORATIVE ANODIZED ALUMINUM HANDRAIL. COLOR: BLACK
- 6 LIMESTONE OR PRECAST CONCRETE WALL CAP.
- 7 CONCRETE STAIRS
- 8 ADA COMPLIANT CONCRETE RAMP WITH LANDINGS
- 9 CONCRETE PAVING WITH MEDIUM BROOM FINISH
- 10 CLAY BRICK PAVERS ON AGGREGATE BASE. COLORS TO MATCH UPPER TERRACE AND COMPLEMENT EXISTING BRICK BUILDINGS
- 11 HEAVY DUTY ASPHALT PAVING (4" ASPHALT / 12" 21AA BASE)
- 12 EXISTING BASEBALL FIELD FENCE AND RETAINING WALL BEYOND
- 13 IRRIGATED LAWN WITH SHADE TREES
- 14 WALL MOUNTED SCONES ON PIERS. REFER TO LIGHTING PLAN FOR PHOTOMETRICS
- 15 BUILT-IN STEP LIGHT. REFER TO LIGHTING PLAN FOR PHOTOMETRICS



*Richard Houdek*



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Project: Detroit Country Day School  
Athletic Complex  
Beverly Hills, Michigan

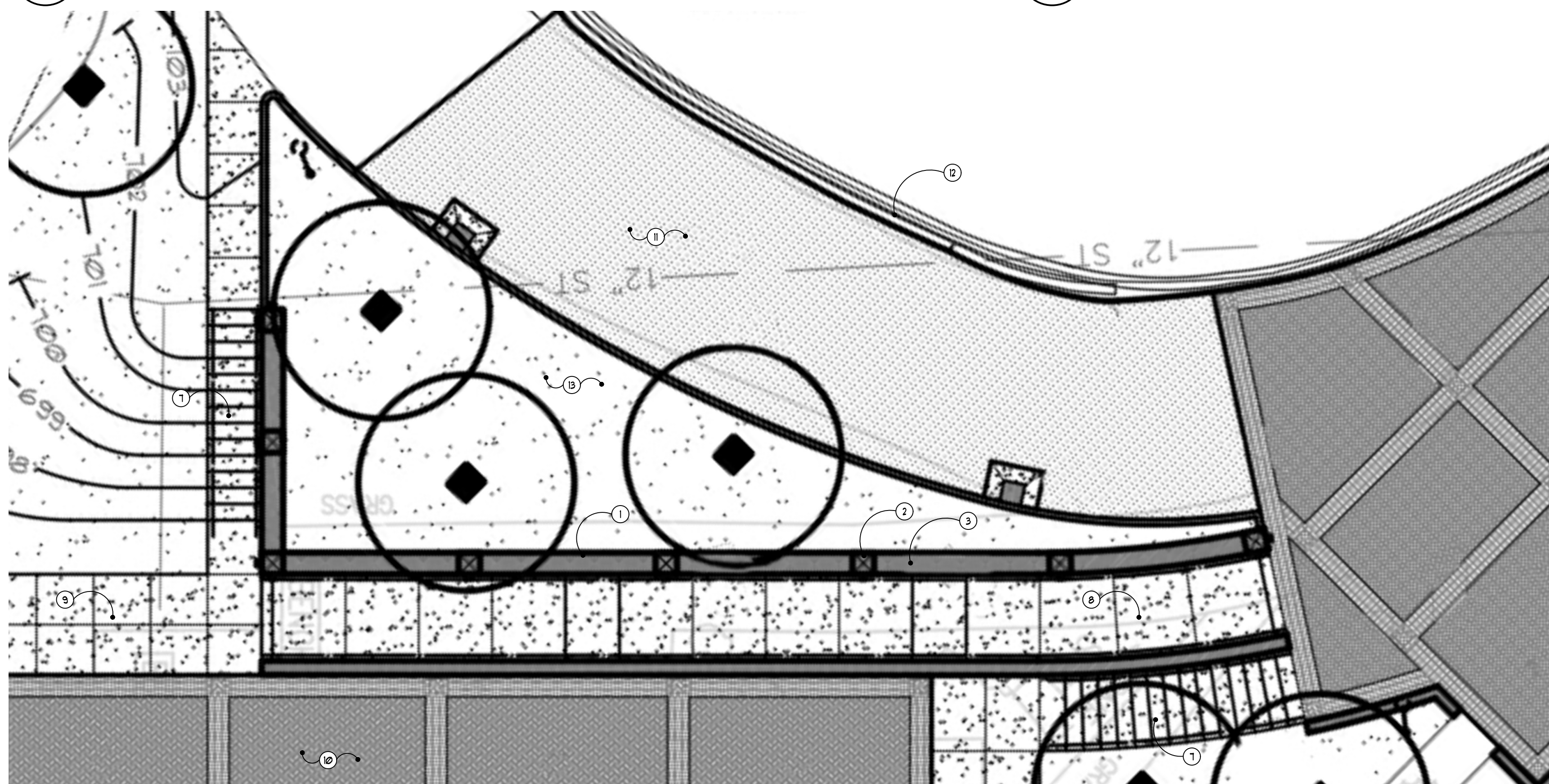
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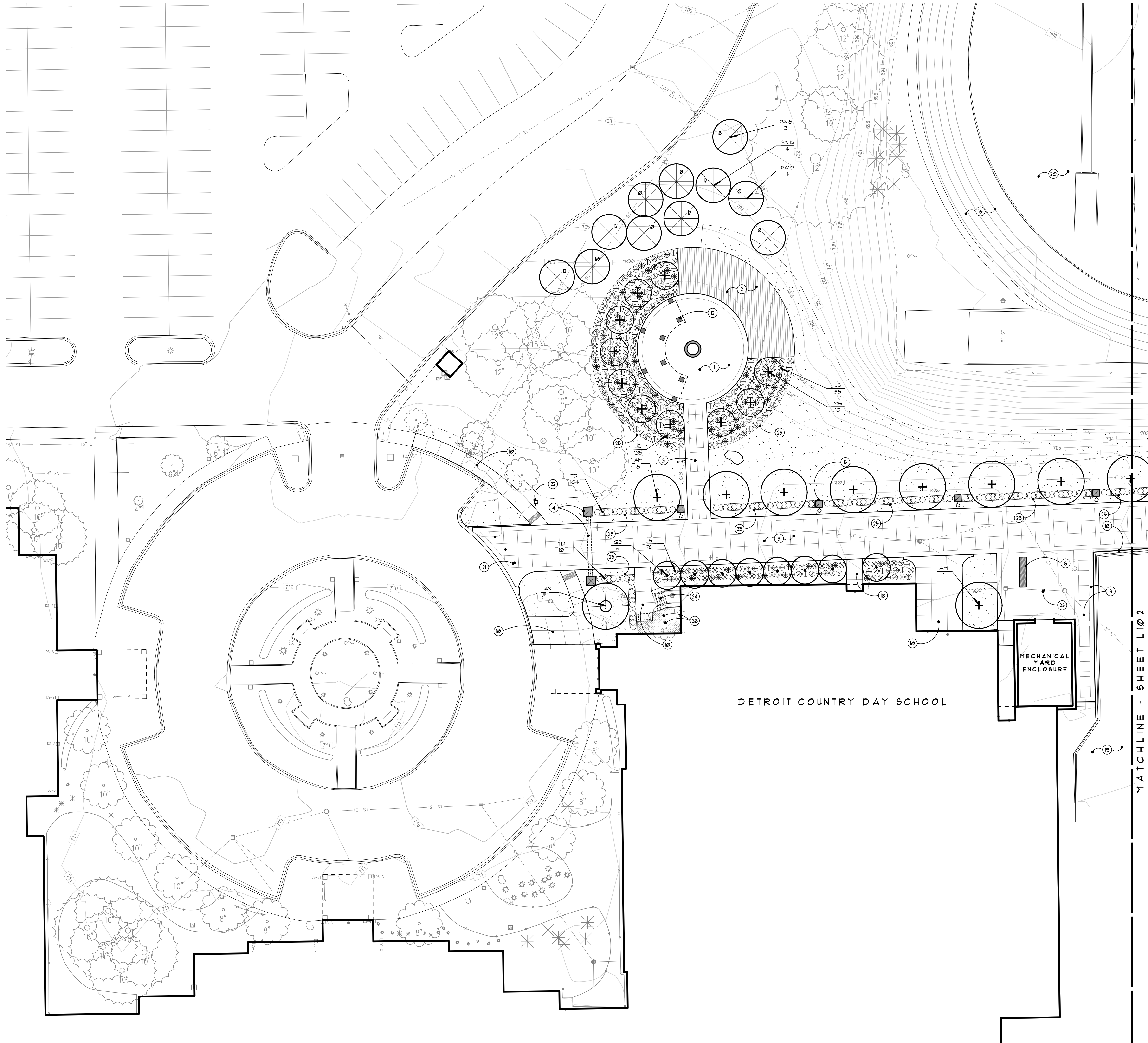
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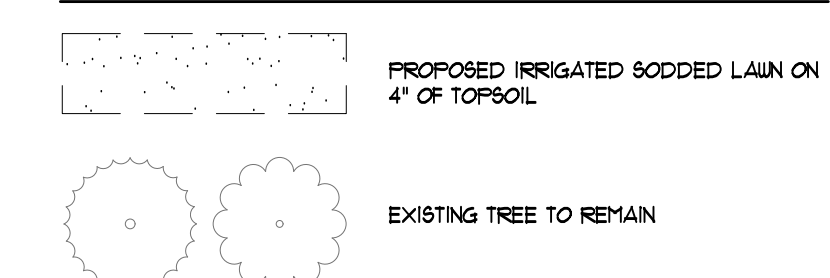
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1 Stair and Ramp Plan  
NOT TO SCALE



**Legend:**



**Note Key:** (NOT ALL APPLY TO EACH SHEET)

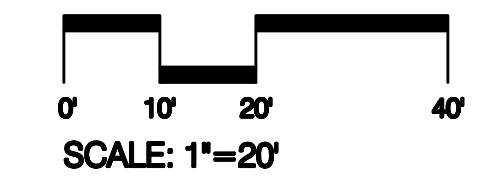
- 1 PROPOSED ALUMNI OVERLOOK PLAZA
- 2 PROPOSED AT-GRADE DECK
- 3 PROPOSED CONCRETE WALK WITH CLAY BRICK BANDING
- 4 PROPOSED MASONRY AND DECORATIVE METAL GATEWAY ARCH
- 5 PROPOSED MASONRY LIMESTONE COLUMNS WITH WALL MOUNTED LIGHTS AND BANNER ARMS
- 6 PROPOSED DECORATIVE ALUMINIUM ATHLETIC LOGO
- 7 PROPOSED CLAY BRICK TERRACE
- 8 PROPOSED CONCRETE STAIRS WITH HANDRAILS
- 9 PROPOSED BARRIER FREE CONCRETE RAMP
- 10 PROPOSED CONCRETE PAVING
- 11 PROPOSED MASONRY RETAINING WALL WITH MASONRY PIERS AND 42\"/>
- 12 PROPOSED DECORATIVE METAL SHADE STRUCTURE WITH MASONRY COLUMNS
- 13 PROPOSED BLEACHERS AND BARRIER FREE RAMP
- 14 PROPOSED HEAVY-DUTY ASPHALT PAVING
- 15 EXISTING ASPHALT PAVING TO REMAIN
- 16 EXISTING TRACK TO BE RESURFACED
- 17 EXISTING PRECAST PAVING TO REMAIN
- 18 EXISTING PRECAST CONCRETE SEGMENTAL RETAINING WALL WITH FENCE TO REMAIN
- 19 EXISTING SYNTHETIC TURF BASEBALL FIELD TO REMAIN
- 20 EXISTING SYNTHETIC TURF ATHLETIC FIELD TO RECEIVE NEW TURF
- 21 PROPOSED REMOVABLE BOLLARDS
- 22 RELOCATED LIGHT POLE
- 23 PROPOSED CATCH BASIN
- 24 EXISTING CONCRETE STAIRS AND PAVING TO REMAIN
- 25 BLACK METAL EDGING
- 26 EXISTING DOGWOOD TREE AND PLANT BED TO REMAIN

**General Notes:**

1. ALL REQUIRED PLANT MATERIALS SHALL BE PLANTED PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY. A FINANCIAL GUARANTEE IS REQUIRED IF THE PROJECT IS COMPLETED DURING A TIME OF YEAR WHEN PLANTING IS IMPRACTICAL.
2. TREE STAKES, GUY WIRES, AND TREE WRAP SHALL BE REMOVED AFTER COMPLETION OF THE INITIAL GROWING SEASON.
3. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH A SOURCE OF IRRIGATION.
4. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL LANDSCAPING AND LANDSCAPED AREAS AND PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE KEPT FREE FROM REFUSE AND DEBRIS. PLANT MATERIALS, INCLUDING LAWN, SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION, NEAT AND ORDERLY IN APPEARANCE PER THE INTENT OF THE APPROVED SITE PLAN. IF ANY PLANT MATERIAL REQUIRED WITH AN APPROVED SITE PLAN DIES OR BECOMES DISEASED, IT SHALL BE REPLACED WITHIN THIRTY (30) DAYS OF RECEIVING WRITTEN NOTICE FROM THE VILLAGE OR WITHIN AN EXTENDED TIME PERIOD AS SPECIFIED IN SAID NOTICE.
5. ALL PLANT MATERIAL SHALL BE HARDY TO OAKLAND COUNTY, BE FREE OF DISEASE AND INSECTS, AND CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK OF THE AMERICAN NURSERYPYMEN.

**Plant List:** (APPLIES TO SHEET L601 & L602)

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
<b>TREES</b>				
AM	12	Acer miyabei 'Morton State Street' Miyabe Maple	4\"/>	
GT 3	4	Gleditsia triacanthos inermis 'Skycole' Skyline® Honey Locust	3\"/>	
GT 4	3	Gleditsia triacanthos inermis 'Skycole' Skyline® Honey Locust	4\"/>	
MS	10	Malus x 'Snowdrift' Snowdrift Crabapple	2\"/>	
PA10	4	Picea abies Norway Spruce	10\"/>	
PA 12	4	Picea abies Norway Spruce	12\"/>	
PA 8	3	Picea abies Norway Spruce	8\"/>	
QS	8	Quercus robur 'Fastigiata' Skyrocket® English Oak	4\"/>	
<b>RELOCATED TREES</b>				
AX	1	Acer x Relocated Maple	6\"/>	
<b>SHRUBS</b>				
JB	361	Juniperus horizontalis 'Bar Harbor' Bar Harbor Creeping Juniper	3 gal.	B&B, Space 36\"/>
TD	170	Taxus x media 'Densiflora' Dense Yew	30\"/>	



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Ph: 248-347-7010

Project:  
**Detroit Country Day School Athletic Complex**  
Beverly Hills, Michigan

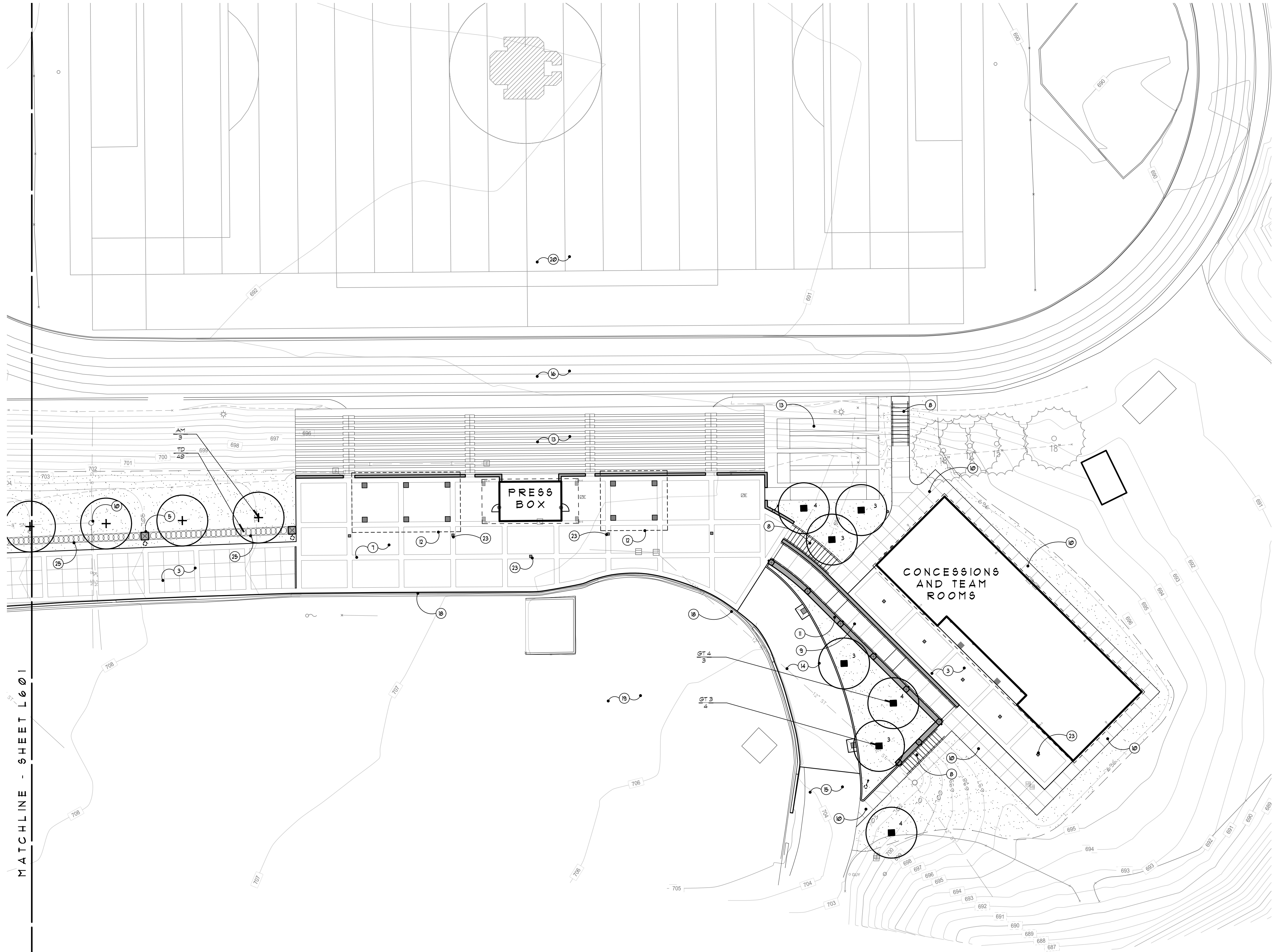
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**Landscape Plan**

Job Number: **D51-251.002**  
Drawn: **SAE**  
Checked: **RGH**  
Scale: **1\"/>**

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**Legend:**

- PROPOSED IRRIGATED SODDED LAWN ON 4\"/> OF TOPSOIL
- EXISTING TREE TO REMAIN

**Note Key:** (NOT ALL APPLY TO EACH SHEET)

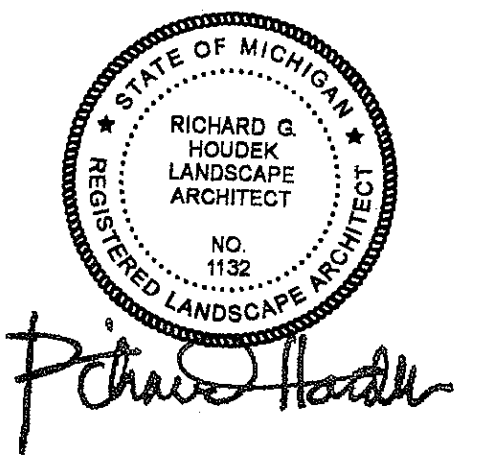
- 1 PROPOSED ALUMINUM OVERLOOK PLAZA
- 2 PROPOSED AT-GRADE DECK
- 3 PROPOSED CONCRETE WALK WITH CLAY BRICK BANDING
- 4 PROPOSED MASONRY AND DECORATIVE METAL GATEWAY ARCH
- 5 PROPOSED MASONRY LIMESTONE COLUMNS WITH WALL MOUNTED LIGHTS AND BANNER ARMS
- 6 PROPOSED DECORATIVE ALUMINUM ATHLETIC LOGO
- 7 PROPOSED CLAY BRICK TERRACE
- 8 PROPOSED CONCRETE STAIRS WITH HANDRAILS
- 9 PROPOSED BARRIER FREE CONCRETE RAMP
- 10 PROPOSED CONCRETE PAVING
- 11 PROPOSED MASONRY RETAINING WALL WITH MASONRY PIERS AND 42\"/> HT. DECORATIVE ALUMINUM GUARDRAIL
- 12 PROPOSED DECORATIVE METAL SHADE STRUCTURE WITH MASONRY COLUMNS
- 13 PROPOSED BLEACHERS AND BARRIER FREE RAMP
- 14 PROPOSED HEAVY-DUTY ASPHALT PAVING
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- 19 EXISTING SYNTHETIC TURF BASEBALL FIELD TO REMAIN
- 20 EXISTING SYNTHETIC TURF ATHLETIC FIELD TO RECEIVE NEW TURF
- 21 PROPOSED REMOVABLE BOLLARDS
- 22 RELOCATED LIGHT POLE
- 23 PROPOSED CATCH BASIN
- 24 EXISTING CONCRETE STAIRS AND PAVING TO REMAIN
- 25 BLACK METAL EDGING
- 26 EXISTING DOGWOOD TREE AND PLANT BED TO REMAIN

**General Notes:**

1. ALL REQUIRED PLANT MATERIALS SHALL BE PLANTED PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY. A FINANCIAL GUARANTEE IS REQUIRED IF THE PROJECT IS COMPLETED DURING A TIME OF YEAR WHEN PLANTING IS IMPRACTICAL.
2. TREE STAKES, GUY WIRES, AND TREE WRAP SHALL BE REMOVED AFTER COMPLETION OF THE PLANTING SEASON.
3. ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH A SOURCE OF IRRIGATION.
4. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL LANDSCAPING. LANDSCAPED AREAS AND PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE KEPT FREE FROM REFUSE AND DEBRIS. PLANT MATERIALS, INCLUDING LAWN, SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION, NEAT AND ORDERLY IN APPEARANCE PER THE INTENT OF THE APPROVED SITE PLAN. IF ANY PLANT MATERIAL REQUIRED WITH AN APPROVED SITE PLAN DIES OR BECOMES DISEASED, IT SHALL BE REPLACED WITHIN THIRTY (30) DAYS OF RECEIVING WRITTEN NOTICE FROM THE VILLAGE OR WITHIN AN EXTENDED TIME PERIOD AS SPECIFIED IN SAID NOTICE.
5. ALL PLANT MATERIAL SHALL BE HARDY TO OAKLAND COUNTY, BE FREE OF DISEASE AND INSECTS, AND CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK OF THE AMERICAN NURSERYMEN.

**Plant List:** (APPLIES TO SHEET L601 & L602)

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
<b>TREES</b>				
AM	12	Acer miyabei 'Morton' State Street™ Miyabe Maple	4\"/> cal.	B&B, Matched, Specimen
GT 3	4	Gleditsia triacanthos inermis 'Skycole' Skyline® Honey Locust	3\"/> cal.	B&B
GT 4	3	Gleditsia triacanthos inermis 'Skycole' Skyline® Honey Locust	4\"/> Cal.	B&B
MS	10	Malus x 'Snowdrift' Snowdrift Crabapple	2\"/> Cal.	B&B, Matched
PA10	4	Picea abies Norway Spruce	10\"/> Ht.	B&B
PA 12	4	Picea abies Norway Spruce	12\"/> Ht.	B&B
PA 8	3	Picea abies Norway Spruce	8\"/> Ht.	B&B
QS	8	Quercus robur 'Fastigiata' Skyrocket® English Oak	4\"/> Cal.	B&B, Matched, Specimen
<b>RELOCATED TREES</b>				
AX	1	Acer x Relocated Maple	6\"/> Cal.	Relocated 6\"/> Cal. Maple to match existing radial trees
<b>SHRUBS</b>				
JB	361	Juniperus horizontalis 'Bar Harbor' Bar Harbor Creeping Juniper	3 gal.	B&B, Space 36\"/> o.c.
TD	170	Taxus x media 'Densiformis' Densa Yew	30\"/> Ht. & Spd.	B&B, Space 24\"/> o.c.



**GRISSIM  
METZ  
ANDRIESE**  
ASSOCIATES

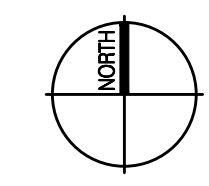
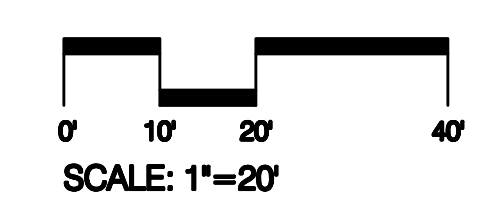
Landscape Architecture  
15000 Edward N. Hines Dr., Suite A  
Plymouth, MI 48170  
Ph: 248-347-7010

Project: Detroit Country Day School Athletic Complex  
 Location: Beverly Hills, Michigan  
 Sheet: Landscape Plan  
 Job Number: D51-251.002  
 Drawn: SAE  
 Checked: RGH  
 Scale: 1"=20'-0"

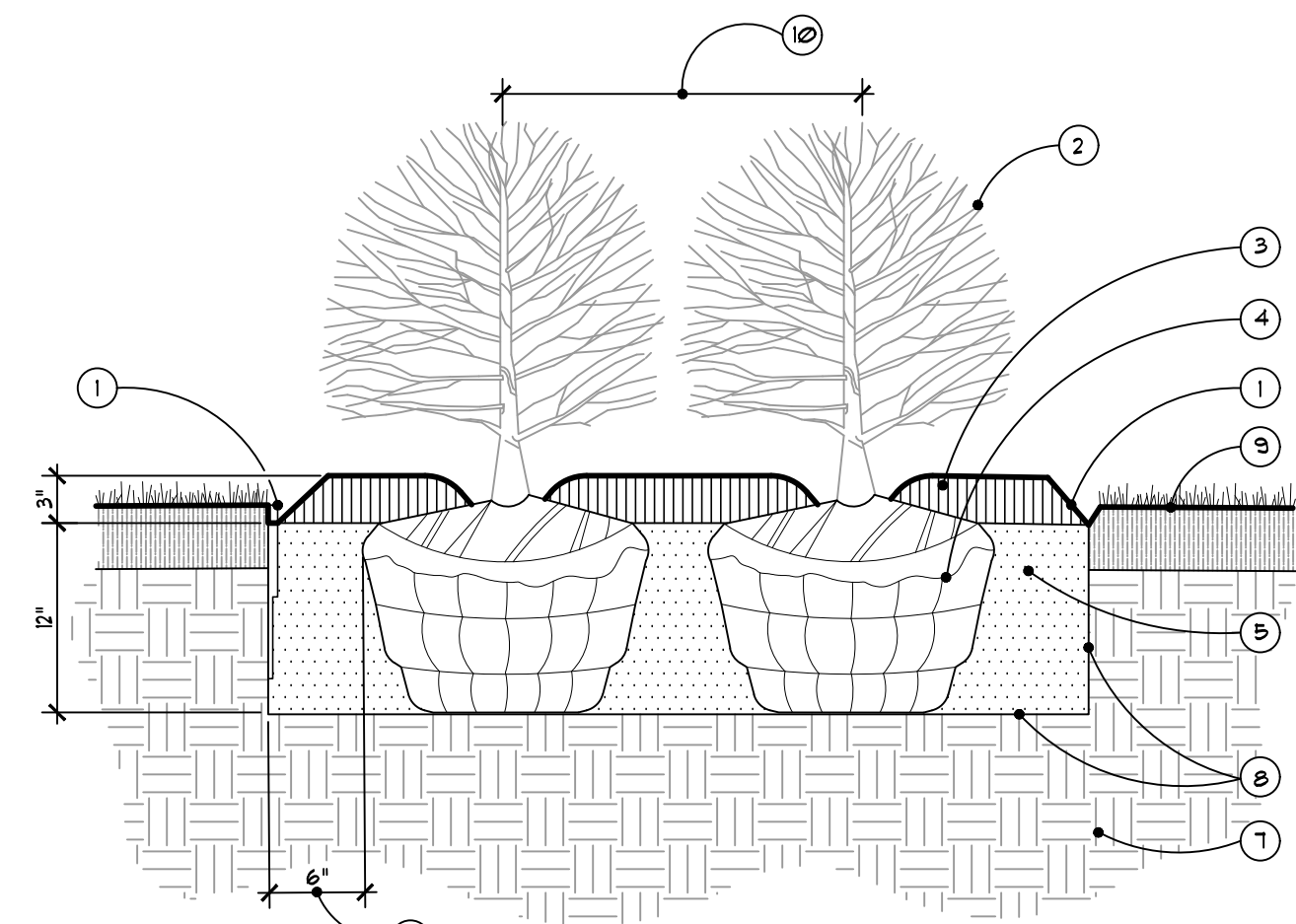
Date: 12.18.2025 Issued for: Site Plan Review

**PRELIMINARY**  
NOT FOR CONSTRUCTION

Sheet Number: **L602**  
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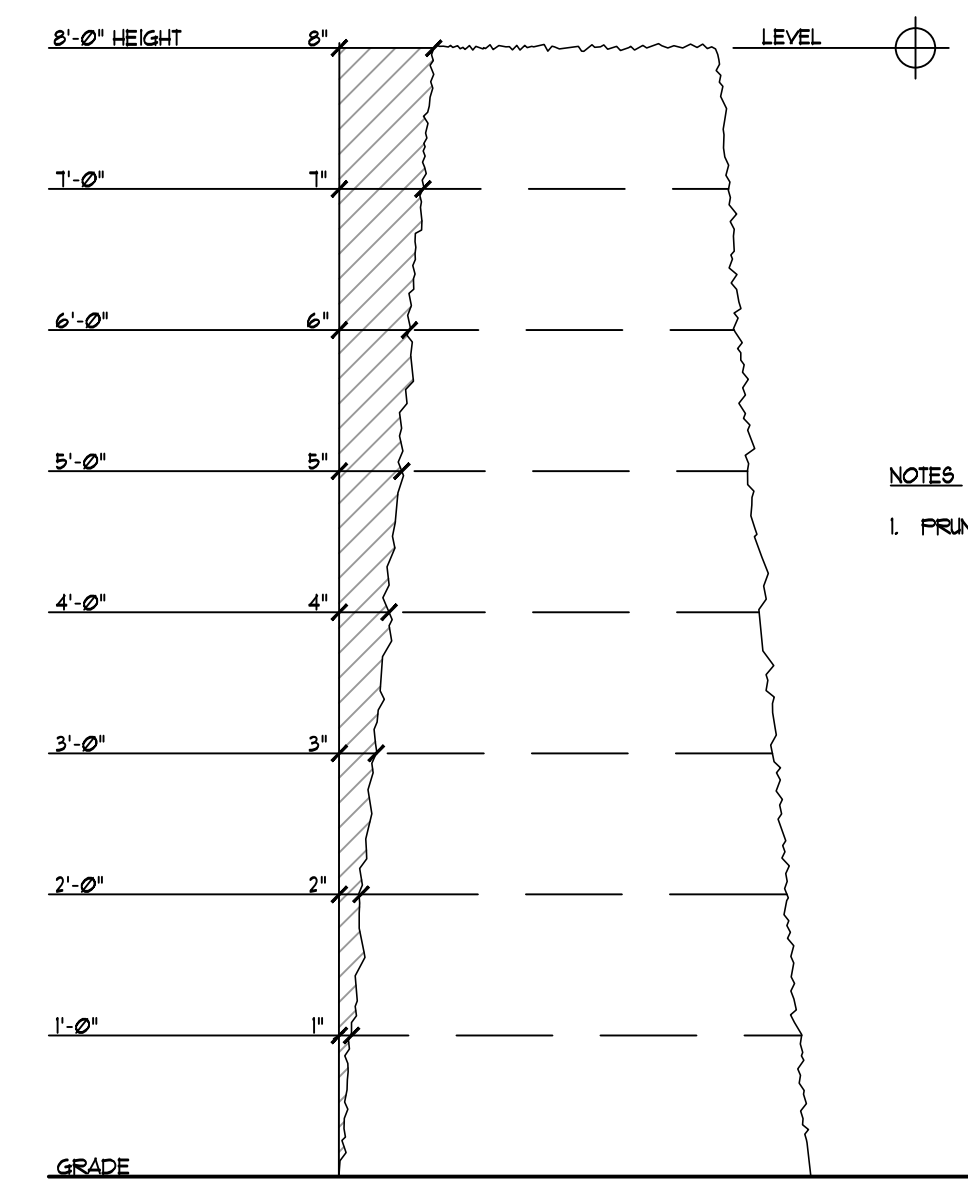


MATCHLINE - SHEET L601



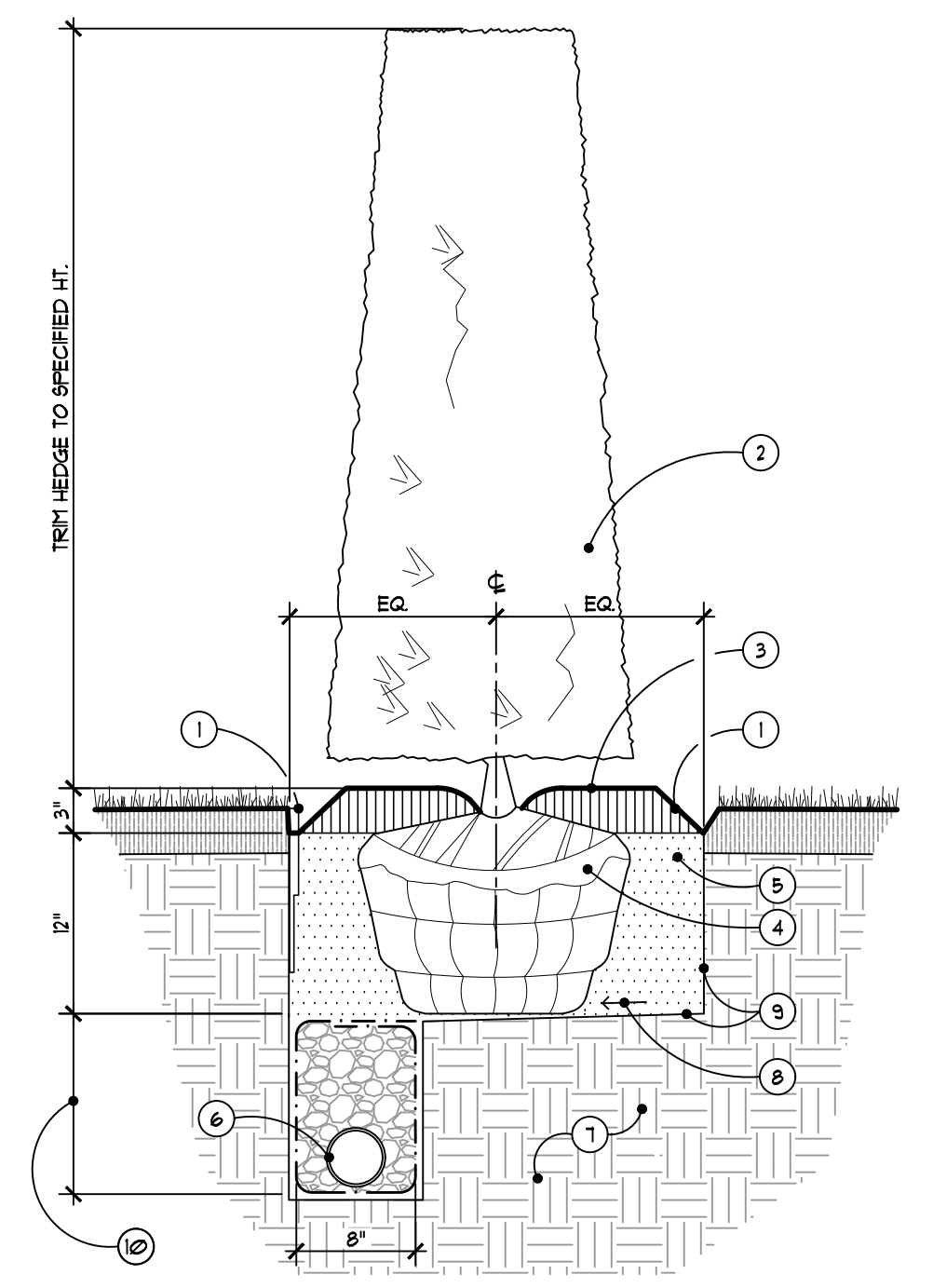
- NOTE**  
1. CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION AND PROVIDE RESULTS TO LANDSCAPE ARCHITECT FOR APPROVAL.
- 1 SHOVEL CUT EDGE OR METAL EDGING, SEE PLANS AND SPECS
  - 2 SHRUB PLANTS
  - 3 DOUBLE PROCESSED SHREDDED BARK MULCH 3" DEPTH TYPICAL, DO NOT PLACE MULCH UP AGAINST TRUNK
  - 4 REMOVE BURLAP & CUT TWINE FROM TOP 1/3 OF BALL
  - 5 MASS EXCAVATE PLANT BED TO 12" DEPTH AND BACKFILL WITH APPROVED PLANT MIX AND FERTILIZER.
  - 6 6" MIN. BETWEEN ROOTBALL AND EDGE OF PLANT PIT
  - 7 UNDISTURBED SUBGRADE
  - 8 SCARIFY BOTTOM AND SIDES OF PLANT BED
  - 9 4" TOPSOIL AND LAWN, REFER TO PLANS AND SPECS.
  - 10 SEE PLAN FOR SPACING

**5 Typical Shrub Planting Detail**  
L701 SCALE: 1" = 1'-0"



- NOTES**  
1. PRUNE ALL HEDGE SIDES AND ENDS AS APPROPRIATE

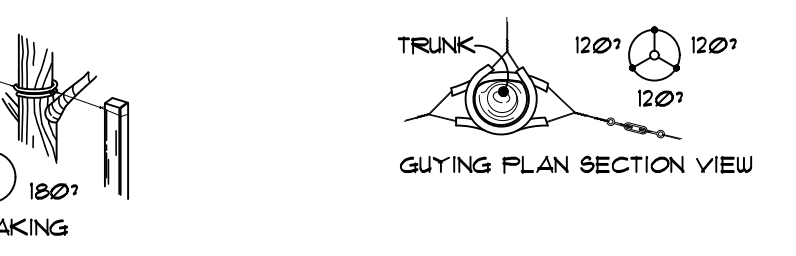
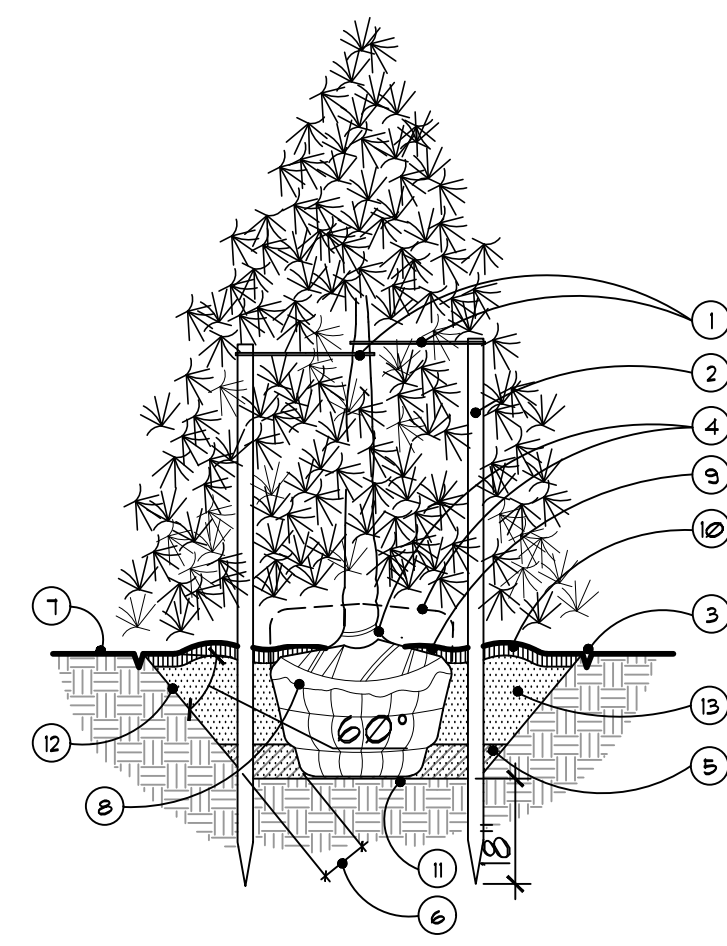
**4 Typical Hedge Trimming**  
L701 NOT TO SCALE



- NOTE**  
1. CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION AND PROVIDE RESULTS TO LANDSCAPE ARCHITECT FOR APPROVAL.
- 1 SHOVEL CUT EDGE OR METAL EDGING, SEE PLANS AND SPECS
  - 2 SHRUB PLANTS
  - 3 DOUBLE PROCESSED SHREDDED BARK MULCH 3" DEPTH TYPICAL, DO NOT PLACE MULCH UP AGAINST TRUNK
  - 4 REMOVE BURLAP & CUT TWINE FROM TOP 1/3 OF BALL
  - 5 MASS EXCAVATE PLANT BED TO 12" DEPTH AND BACKFILL WITH APPROVED PLANT MIX AND FERTILIZER.
  - 6 4" DIA. PERFORATED TILE IN PEASTONE BACKFILL WRAP TRENCH WITH NON-WOVEN CLOTH FILTER FABRIC. SLOPE MIN. 5% TO STORM. SEE PLANS
  - 7 UNDISTURBED SUBGRADE
  - 8 PITCH SUBGRADE TO DRAIN
  - 9 SCARIFY BOTTOM AND SIDES OF PLANT BED
  - 10 DEPTH VARIES, SEE PLAN, 12" DEPTH MIN.

**3 Hedge Planting with Drain Tile**  
L701 SCALE: 1" = 1'-0"

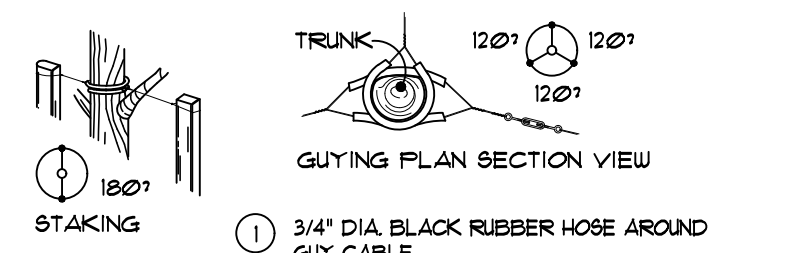
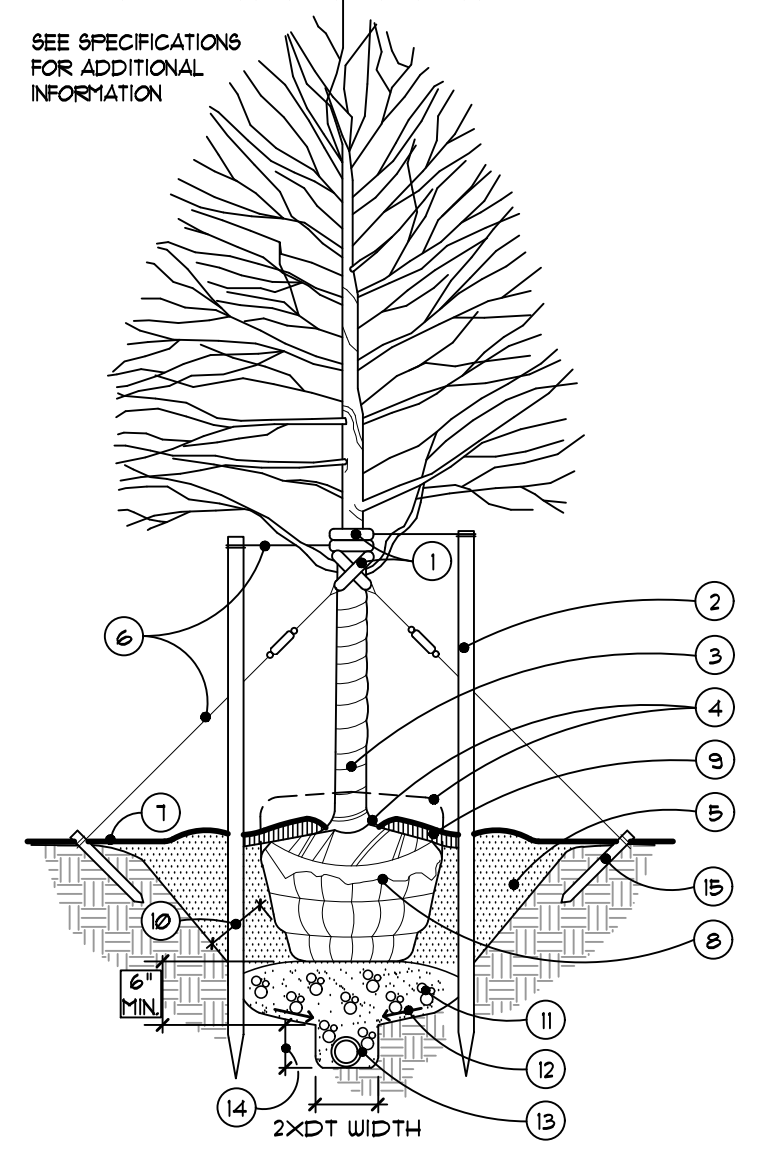
- NOTES**  
STAKE TREES 8' HEIGHT AND UNDER, 2 PER TREE.  
GUY TREES OVER 8' HEIGHT, 3 PER TREE.  
CONTRACTOR TO VERIFY PERCOLATION AND COMPACTION OF PLANTING PIT PRIOR TO INSTALLATION.  
SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION REGARDING PLANTING STANDARDS AND PROCEDURES.



- 1 POLYPROPYLENE GUYING FABRIC, LOCATE ABOVE FIRST BRANCH, TYP. - REFER TO SPECS
- 2 2" x 2" x 12' LONG UNTREATED HARDWOOD STAKES, STAKES TO EXTEND 18" BELOW TREE PIT IN UNDISTURBED SOIL, SET VERTICALLY PLUMB AND EVENLY SPACED, TYP.
- 3 SHOVEL CUT EDGE OR EDGING AROUND TREE, TYP. - REFER TO PLANS
- 4 ROOT FLARE - (AREA OF RAPID TAPER) REMOVE ALL SOILS ABOVE THIS LINE AND SET BOTTOM OF ROOT FLARE FLUSH TO ADJACENT FINISH GRADE - ROOT FLARE SHOULD NOT HAVE MULCH OVER TOP OF IT AND SHOULD REMAIN VISIBLE AT THE COMPLETION OF PLANTING, TYP.
- 5 BACKFILL WITH PULVERIZED EXCAVATED NATIVE SOIL UNTIL 1/3 OF THE TREE PIT IS FILLED, HAND COMPACT BY FOOT OR TAMPER TO STABILIZE AND PLUMB TREE - REFER TO SPECS
- 6 12" MINIMUM BETWEEN ROOT BALL AND EDGE OF PLANT PIT, CUT PIT SIDES @ 60° ANGLE, TYP.
- 7 ADJACENT FINISH GRADE - ENSURE BOTTOM OF ROOT FLARE IS SET FLUSH TO THIS ELEVATION, TYP.
- 8 CUT AND REMOVE BURLAP TO 6" BELOW GRADE OR 1/3 OF THE ROOT BALL, WHICHEVER IS GREATER AND REMOVE TWINE FROM ROOT FLARE, IF PRESENT CUT WIRE BASKET AND REMOVE 6"-8" BELOW GRADE, DISPOSE OF LEGALLY NOT IN PIT, TYP.
- 9 3" DEPTH DOUBLE PROCESSED SHREDDED BARK MULCH - MULCH SHALL NOT COVER ROOT FLARE, PROVIDE 1" DEPTH MULCH OVER THE ROOT BALL - WHEN PLANTED IN LAWN AREAS, EXTEND MULCH CIRCLE TO A 60" RADIUS AROUND THE TREE UNLESS NOTED OTHERWISE, TYP.
- 10 PROVIDE 3"-4" HIGH SOIL SAUCER RING AROUND TREE PIT IF NO IRRIGATION IS PRESENT, HAND HAMM TO PREVENT EROSION, TYP.
- 11 COMPACT BOTTOM OF PLANTING PIT TO PREVENT SETTLING, TYP.
- 12 DIG TREE PIT 2X BALL DIA. MIN. LIGHTLY SCARIFY THE SIDES OF THE TREE PIT TO ALLOW FOR ROOT GROWTH INTO ADJACENT SOILS, TYP.
- 13 BACKFILL TOP 2/3 OF TREE PIT WITH APPROVED TOPSOIL - WATER IN AND REMOVE AIR POCKETS, CONTINUE TO FILL WITH TOPSOIL IF SETTLEMENT HAS OCCURRED UNTIL CORRECT ELEVATIONS ARE ACHIEVED, DO NOT FILL ON ROOT FLARE - REFER TO SPEC

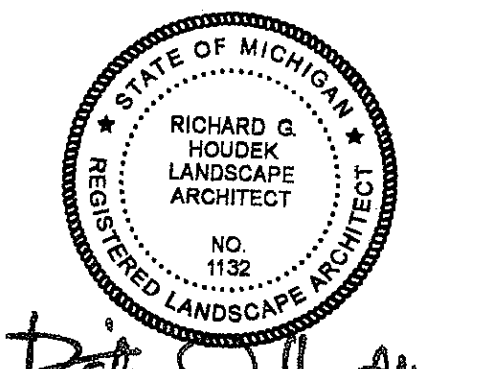
**2 Evergreen Tree Planting Detail**  
L701 NOT TO SCALE

- NOTES**  
STAKE TREES 4" CALIPER AND UNDER, 2 PER TREE  
GUY TREES OVER 4" CALIPER, 3 PER TREE  
CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION  
SET STAKES VERTICAL AND EVENLY SPACED  
STAYS OR GUYS TO BE SET ABOVE FIRST BRANCH  
SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION



- 1 3/4" DIA. BLACK RUBBER HOSE AROUND GUY CABLE
- 2 6' LONG 2" x 2" HARDWOOD OR GREEN METAL T-SECTION POSTS WITH NO ANCHOR FLATES, STAKES TO EXTEND 18" BELOW TREE PIT IN UNDISTURBED SOIL
- 3 TREE WRAP - REMOVE AFTER FIRST YEAR
- 4 AREA OF "RAPID TAPER" (REMOVE ALL SOILS ABOVE THIS LINE AND SET TREE TO THIS FINISH GRADE)
- 5 TREE PIT, 2X BALL DIAMETER BACKFILL WITH EXCAVATED, NATIVE SOIL, PULVERIZE SOIL PRIOR TO BACKFILL, TO 1" OR SMALLER ELIMINATE ALL VOIDS, PROVIDE SOIL SAUCER RING AROUND TREE PIT
- 6 STAKING AND GUY CABLE - NEW GALV. STEEL WIRE FREE OF KINKS OR BENDS, USE #1 GA. FOR 4" CALIPER TREE AND UNDER, OR #3 GA. FOR TREES OVER 4" CALIPER
- 7 FINISH GRADE WITH LAWN SLOPED AWAY FROM TREE
- 8 REMOVE BURLAP BACK TO 6" BELOW GRADE, CUT WIRE BASKET
- 9 4" DEPTH SHREDDED BARK MULCH, DO NOT FILL MULCH UP AROUND TRUNK
- 10 12" MINIMUM BETWEEN ROOT BALL AND EDGE OF PLANT PIT
- 11 3/4" CLEAR CRUSHED AGGREGATE
- 12 PITCH SUBGRADE TO DRAIN, TYPICAL
- 13 PERFORATED DRAIN TILE (DT), REFER TO PLAN AND SPECIFICATIONS
- 14 DEPTH VARIES, REFER TO PLAN
- 15 2' LONG, 2X4 HARDWOOD STAKE WITH POINTED END

**1 Deciduous Tree Planting Detail with Drain Tile**  
L701 NOT TO SCALE



*Richard Houdek*



**GRISSIM  
METZ  
ANDRIESE**  
ASSOCIATES

Landscape Architecture  
15000 Edward N. Hines Dr., Suite A  
Plymouth, MI 48170  
Ph: 248-347-7010

Project: Detroit Country Day School Athletic Complex  
Beverly Hills, Michigan

Sheet: Landscape Details

Job Number: DS1-251.002  
Drawn: SAE  
Checked: RGH  
Scale: As Noted

Date: 12.18.2025 Issued for: Site Plan Review

**PRELIMINARY**  
NOT FOR CONSTRUCTION

Sheet Number: **L701**  
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**SPORT COLORS:**

	FOOTBALL COMPLETE COLOR NAME: WHITE / VEGAS GOLD PANTONE COLOR NUMBER: WHITE / 467C
	SOCCER COMPLETE COLOR NAME: TAN PANTONE COLOR NUMBER: 728C
	UNIFIED LACROSSE COMPLETE COLOR NAME: SILVER PANTONE COLOR NUMBER: 423C
	FIELD HOCKEY COMPLETE COLOR NAME: NAVY BLUE PANTONE COLOR NUMBER: 282C

**LOGO COLORS:**

	COMPLETE COLOR NAME: NAVY BLUE PANTONE COLOR NUMBER: 282C
	COMPLETE COLOR NAME: TAN PANTONE COLOR NUMBER: 728C
	COMPLETE COLOR NAME: WHITE PANTONE COLOR NUMBER: WHITE

**END ZONE COLOR:**

	COMPLETE COLOR NAME: NAVY BLUE PANTONE COLOR NUMBER: 282C
--	--

**LEGEND:**

	FIELD GREEN FIELDTURF 98,497 sq. ft.
--	---

- FIELD LAYOUT NOTES (sports are in order of dominance):
1. FOOTBALL MARKINGS ARE 4" WHITE / VEGAS GOLD NFHS STANDARDS.
  2. SOCCER MARKINGS ARE 4" TAN NFHS STANDARDS.
  3. UNIFIED LACROSSE MARKINGS ARE 4" SILVER NFHS STANDARDS.
  4. FIELD HOCKEY MARKINGS ARE 4" NAVY BLUE NFHS STANDARDS.
- FIELD DOMINANCY IS ONLY WITHIN THE FOOTBALL FIELD OF PLAY.

ALL DIMENSIONS TO BE VERIFIED BEFORE ANY CONSTRUCTION BEGINS.  
**NFHS STANDARDS**

APPROVED BY:	
SIGNATURE:	
PRINTED NAME:	
TITLE:	
DATE:	

DRAWN BY:	J. A.
CHECKED BY:	J. B.
SCALE:	
TOTAL FIELD AREA:	98,497 sq. ft.
PERIMETER:	1,299 in. ft.



DETROIT COUNTRY DAY  
BINGHAM FARMS, MI

DATE: DECEMBER 09, 2025  
ISSUE: PRESENTATION  
FIELD LAYOUT  
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**ISSUED**

12/18/2025	SITE PLAN REVIEW
------------	------------------

**REVISIONS**


**PROJECT**  
DETROIT COUNTRY DAY SCHOOL ATHLETIC IMPROVEMENTS

**OWNER**  
DETROIT COUNTRY DAY SCHOOL  
BEVERLY HILLS, MI



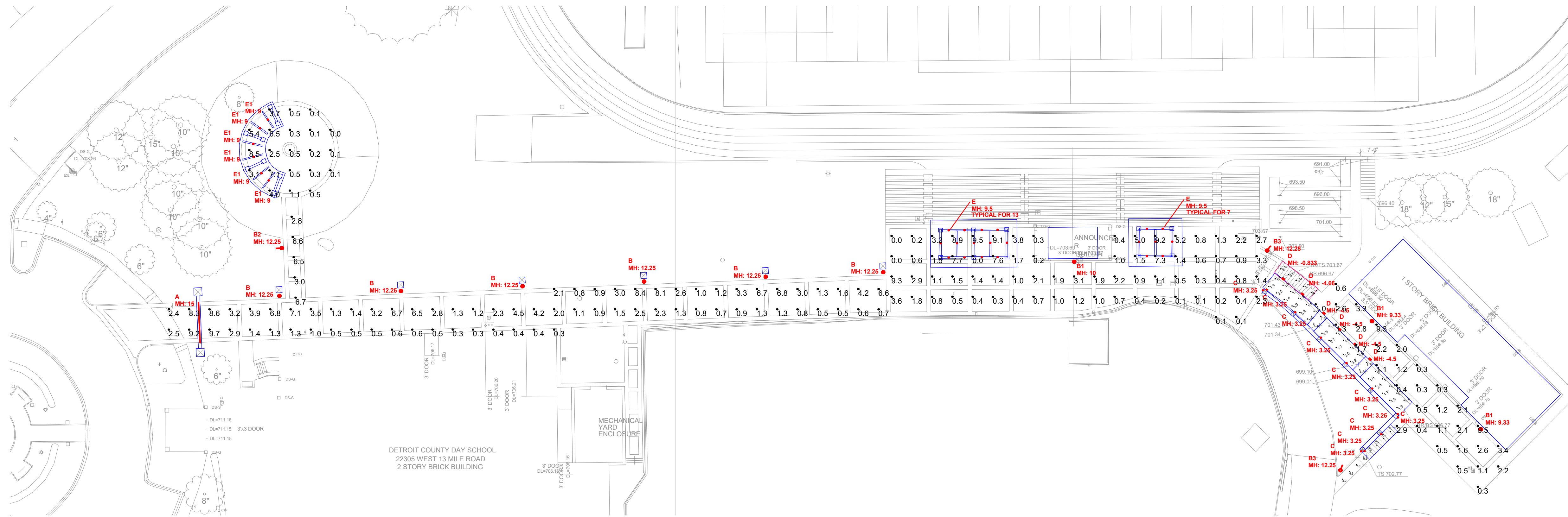
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**SHEET TITLE**  
FIELD GRAPHICS  
REFERENCE DETAILS

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

FDI PROJECT NO. 25037	
DRAWN BY: DLD	CHECKED BY: MS
SHEET NO. LA1.03	DATE:
	SCALE: 1" = 30'-0"





**NOTES:**  
 THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF LAYOUT TO EXISTING/FUTURE FIELD CONDITIONS AND ALL MANDATORY BUILDING AND LIFE SAFETY CODES AND COMPLIANCE.  
 LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LEDS AND OTHER VARIABLE FIELD CONDITIONS.  
 MOUNTING HEIGHTS INDICATED ARE FROM GRADE TO BOTTOM OF LUMINAIRE LENS OR FROM FLOOR TO BOTTOM OF LUMINAIRE LENS, UNLESS OTHERWISE NOTED.  
 CLARUS DOES NOT ACT AS THE ELECTRICAL, CIVIL OR STRUCTURAL ENGINEER AND DOES NOT DETERMINE BASE REQUIREMENTS AND APPLICABLE CODE COMPLIANCE. CLARUS IS NOT LIABLE FOR ANY CODE COMPLIANCE DISCREPANCY.  
 LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT OF RECORD IS RESPONSIBLE TO REVIEW FOR CODE COMPLIANCE, INCLUDING AND NOT LIMITED TO - NFPA 101 LIFE SAFETY CODE, MICHIGAN ENERGY CODE, MICHIGAN BUILDING CODE AND/OR IECC CODE, LIGHTING QUALITY COMPLIANCE AND LOCAL LIGHTING ORDINANCES.  
 FOR SITE PLAN PHOTOMETRICS, THE USE OF ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.

Scale: 1 inch= 30 Ft.

Symbol	Qty	Label	LLF	Description	Mounting Height	Arrangement Watts	Arrangement Luminaire Lumens
	1	A	0.900	PRUDENTIAL WETBPRO3-REC-FLSH-LED4-LO-20FT-WETTMW-SAL-SC-UNV-X3-DM01 - WHITE FINISH	15	76	9650
○	6	B	0.900	LUMCA LIO-M-SM-A-04-18LED07-X-L2B-40K-C80-SBSM-X-MA-CF80-18-SBSM - 0-10V - WALL MOUNTED - 18 INCH RAIL ARM LENGTH, VERIFY LENGTH - BLACK FINISH	12.25	40.19	4544
○	3	B1	0.900	LUMCA LIO-M-SM-A-04-18LED07-X-L3FL-40K-C80-SBSM-X-MA-CF80-18-SBSM - 0-10V - WALL MOUNTED - 18 INCH RAIL ARM LENGTH, VERIFY LENGTH - BLACK FINISH	9.33, 10	40.36	4211
○	1	B2	0.900	LUMCA LIO-M-SM-A-04-18LED07-X-L2B-40K-C80-SBSM-X-PM-CF80-24-SBSM - 0-10V - POLE MTD. - 24 INCH RAIL ARM - STERNBERG POLE 450-P4-13.5FT-.125-RCC-VD-PCD-GFI LPIUC-BKT - MTD. ON 6 INCH CONCRETE BASE - OVERALL HEIGHT 14FT FOR BASE AND POLE - BLACK FINISH	12.25	40.19	4544
○	2	B3	0.900	LUMCA LIO-M-SM-A-04-18LED07-X-L3FL-40K-C80-SBSM-X-PM-CF80-24-SBSM - 0-10V - POLE MTD. - 24 INCH RAIL ARM - STERNBERG POLE 450-P4-13.5FT-.125-RCC-VD-PCD-GFI LPIUC-BKT - MTD. ON 6 INCH CONCRETE BASE - OVERALL HEIGHT 14FT FOR BASE AND POLE - BLACK FINISH	12.25	40.36	4211
⊞	11	C	0.700	LIGMAN GI-31621-T3-8040-01-F - PROVIDE FROSTED LENS - BLACK FINISH	3.25	5	378
⊞	6	D	0.900	FC LIGHTING - FC SL1140-UNV-4K-CRI85-7L-BKE-TD-TRS - BLACK FINISH	-4.66, -4.5, -0.833	6.6	675
⊞	20	E	0.900	HALO RL4LS9FSD2W1EWHDM-RL4TRMWB -600LM -4000K - MATTE BLACK SPLAY	9.5	7.6	705
⊞	6	E1	0.900	HALO RL4LS9FSD2W1EWHDM-RL4TRMWB -900LM -4000K - MATTE BLACK SPLAY	9	11.5	980

Label	Units	Avg	Max	Min	Max/Min	Avg/Min
Front Stairs_Side_1	Fc	2.73	4.0	1.9	2.11	1.44
Overlook Pavilion	Fc	2.15	8.5	0.0	N.A.	N.A.
Overlook Pavilion Walkway	Fc	5.12	6.7	2.8	2.39	1.83
Pavilion Plaza	Fc	2.07	9.5	0.0	N.A.	N.A.
Plaza Area at Concessions	Fc	1.95	9.5	0.3	31.67	6.50
Ramp Bottom_Side_2	Fc	1.71	2.5	1.4	1.79	1.22
Ramp Landiing 1	Fc	1.35	1.4	1.3	1.08	1.04
Ramp Landiing 2	Fc	1.65	1.8	1.5	1.20	1.10
Ramp Middle_Side_2	Fc	2.32	4.5	1.6	2.81	1.45
Ramp Upper_Side_2	Fc	2.61	7.9	1.4	5.64	1.86
Side Stairs_Side_1	Fc	4.24	8.8	1.9	4.63	2.23
Walkway	Fc	2.67	9.7	0.3	32.33	8.90
Walkway to Stairs	Fc	5.25	9.5	2.8	3.39	1.88

CALCULATION POINTS TAKEN AT GRADE AND/OR SURFACE OF STAIRS AND RAMP.

STEPLIGHTS TYPE D SHALL BE MOUNTED 1'-6" ABOVE SURFACE.

MOUNTING HEIGHTS LISTED IN THE SCHEDULE AND ALSO ADJACENT THE LUMINAIRE IN PLAN (MH:XX).

30775 Barrington St.  
 Madison Heights, MI 48071  
 P: 248.677.0850  
 F: 248.677.0512  
 E: info@clarus-lighting.com

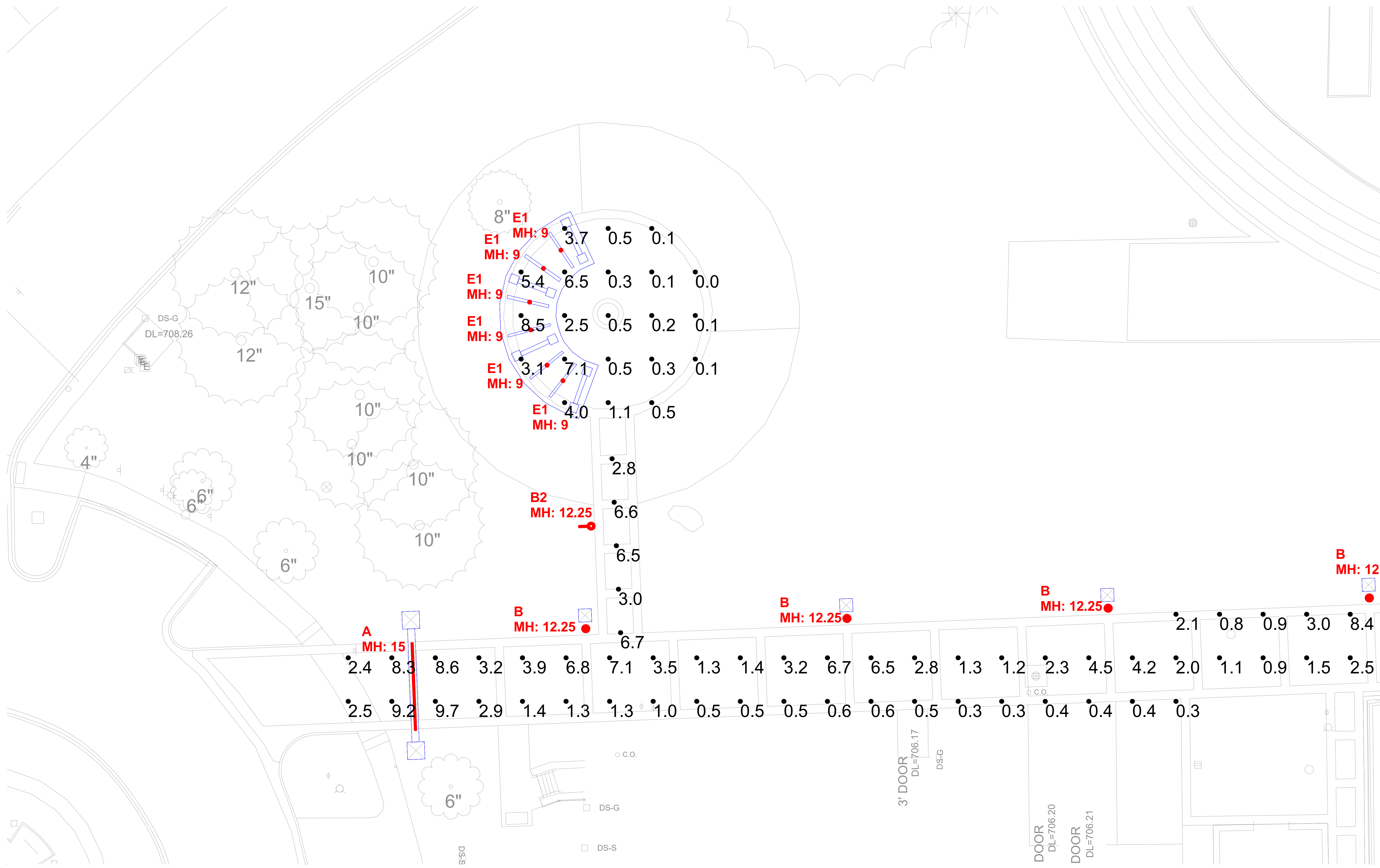
**CLARUS**  
 LIGHTING & CONTROLS

PROJECT TITLE  
 DETROIT COUNTRY DAY SCHOOL  
 ATHLETIC COMPLEX  
 BEVERLY HILLS, MI

SHEET TITLE  
 PHOTOMETRIC CALCULATION  
 SITE - OVERALL

DATE  
 12/18/25  
 PROJECT No.  
 CLC25-133427  
 SHEET No.

EP-101



REVISION  
X  
date

30775 Barrington St.  
Madison Heights, MI 48071  
P: 248.677.0850  
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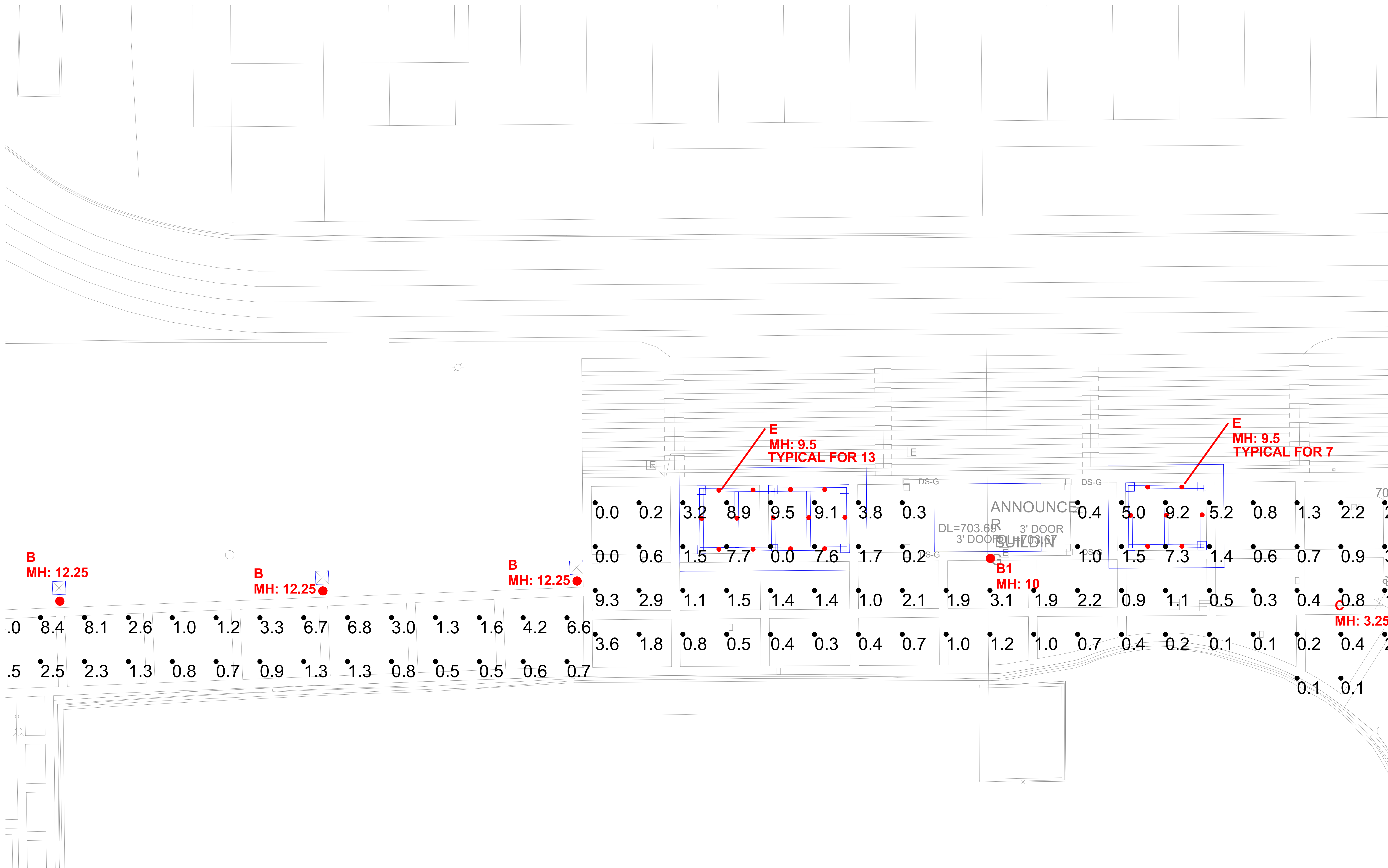
**CLARUS**  
LIGHTING & CONTROLS

PROJECT TITLE  
DETROIT COUNTRY DAY SCHOOL  
ATHLETIC COMPLEX  
BEVERLY HILLS, MI

SHEET TITLE  
PHOTOMETRIC CALCULATION  
SITE - PARTIAL  
ENLARGED PLAN

DATE  
12/18/25  
PROJECT No.  
CLC25-133427  
SHEET No.

EP-102



**B**  
MH: 12.25

**B**  
MH: 12.25

**B**  
MH: 12.25

**E**  
MH: 9.5  
TYPICAL FOR 13

**E**  
MH: 9.5  
TYPICAL FOR 7

**B1**  
MH: 10

**C**  
MH: 3.25

REVISION  
X  
date

30775 Barrington St.  
Madison Heights, MI 48071  
P: 248.677.0850  
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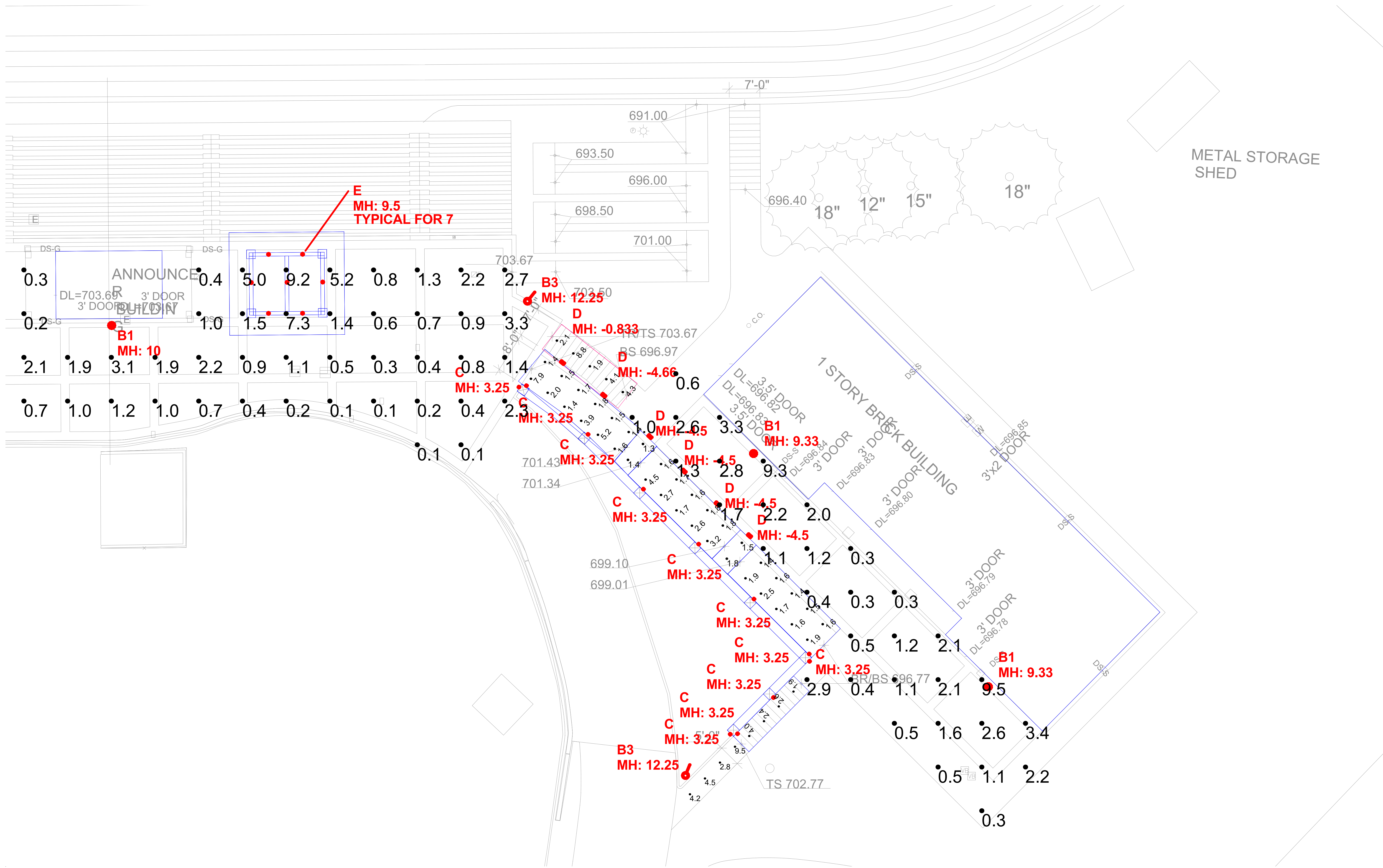
**CLARUS**  
LIGHTING & CONTROLS

PROJECT TITLE  
DETROIT COUNTRY DAY SCHOOL  
ATHLETIC COMPLEX  
BEVERLY HILLS, MI

SHEET TITLE  
PHOTOMETRIC CALCULATION  
SITE - PARTIAL  
ENLARGED PLAN

DATE  
12/18/25  
PROJECT No.  
CLC25-133427  
SHEET No.

**EP-103**



Scale: 1 inch= 10 Ft.

REVISION  
X

30775 Barrington St.  
Madison Heights, MI 48071  
P: 248.677.0850  
F: 248.677.0512  
E: info@clarus-lighting.com

**CLARUS**  
LIGHTING & CONTROLS

PROJECT TITLE  
DETROIT COUNTRY DAY SCHOOL  
ATHLETIC COMPLEX  
BEVERLY HILLS, MI

SHEET TITLE  
PHOTOMETRIC CALCULATION  
SITE - PARTIAL  
ENLARGED PLAN

DATE  
12/18/25  
PROJECT No.  
CLC25-133427  
SHEET No.

EP-104



R-1 ZONING

13 MILE RD.

LIGHTING ANALYSIS

25.196' x 18.897'  
DIGITAL DISPLAY

22305 W. 13 Mile Rd • Beverly Hills, MI

fc = Foot Candles | Calculations based on 200 nit, 100% white at night  
Foot Candle - the illumination produced by a source of one candle at a distance of one foot and equal to one lumen incident per square foot



DIGITAL SCOREBOARDS



# DIGITAL SCOREBOARDS

DEC-5-2025

## PACKAGE SUMMARY

26' x 19' – 10mm – 768 x 576

Scorevision Rack, Software Suite & Sound System

Engineering, Structure, Construction, Installation

11-year parts/5-year labor warranty

QTY	ITEM	ITEM DESCRIPTION	TOTAL
1	Digital Display	26' x 19' - 10mm – 768 x 576 442,368 Total Pixels 10,125 NIT - Ultra High Output Brightness	Included
1	Truss	26' x 4' Truss with 12' x 4' Speaker Mesh and Non-Lit Graphics	Included
1	Fiber Convertors Fiber Enclosure	Single-Mode Fiber Convertors and All-Weather Fiber Enclosure	Included
1	Control System	Scorevision Rack, Nova Video Processor, iPad System Connectors and Accessories	Included
1	Software System	Scorevision Software Suite (1 <sup>st</sup> year ASL Included)	Included
1	Sound System	Electro-Voice Large (Single-Sided Stadium) Sound System 3/1 Warranty Package	Included
1	Graphics Package	Digital Scoreboards Gold Level Animation & Graphics Package	Included
1	Onsite Tech	Onsite Tech, Commissioning & System Training	Included
1	Removal	Removal at Grade, and Disposal of Existing Scoreboard System	Included
1	Engineering	State Stamped Engineered Drawings	Included
1	Structure	Fabrication of Monopole Structure with 10' HAGL Rear Catwalks and Safety Equipment Package	Included
1	Construction	Construction & Installation of Monopole Structure	Included
1	Installation	Installation of Digital Display and any Included Decorative Signage	Included
		<b>Industry Best</b>	
1	Digital Warranty	11-year parts / 5-year onsite labor 24/7/365 Live Diagnostics Monitoring with Full Redundancy 3% Onsite Spare Parts Package 7 Day a Week In-House Support & Tech Center	Included
1	Freight	Freight to Destination	Included

### OPTIONAL ADD-ON ITEMS

### PRICE

### ACCEPTANCE

3' x 26' Sponsor Panel with Non-Lit Graphics, Larger Monopole, Installation

Digital Display Warranty Extension to 11-years onsite labor

**SHAW STADIUM**  
**DETROIT COUNTRY DAY SCHOOL**  
 DETROIT COUNTRY DAY  
**YELLOW JACKETS**  
**ANTONIO SCHIMIZZI**  
 MIDFIELDER #3  
 DETROIT COUNTRY DAY SCHOOL  
 2ND HALF  
 2 3 02:03 2 1 0 0  
 SHOTS SAVES SHOTS SAVES  
 Edward Jones  
**DIGITAL SCOREBOARDS**  
 ELITE SPORTS ILLUMINATION

**OUTDOOR OPTION 4**

**26' x 19' DIGITAL DISPLAY**

- PACKAGE INCLUDES**
- Digital Display
  - Decorative Truss
  - Hardware & Software Suite

- Optional 3' Top ID Panel
- Powered by Score/son®
- Industry's Best Warranty

- 7 Day a Week Support Center

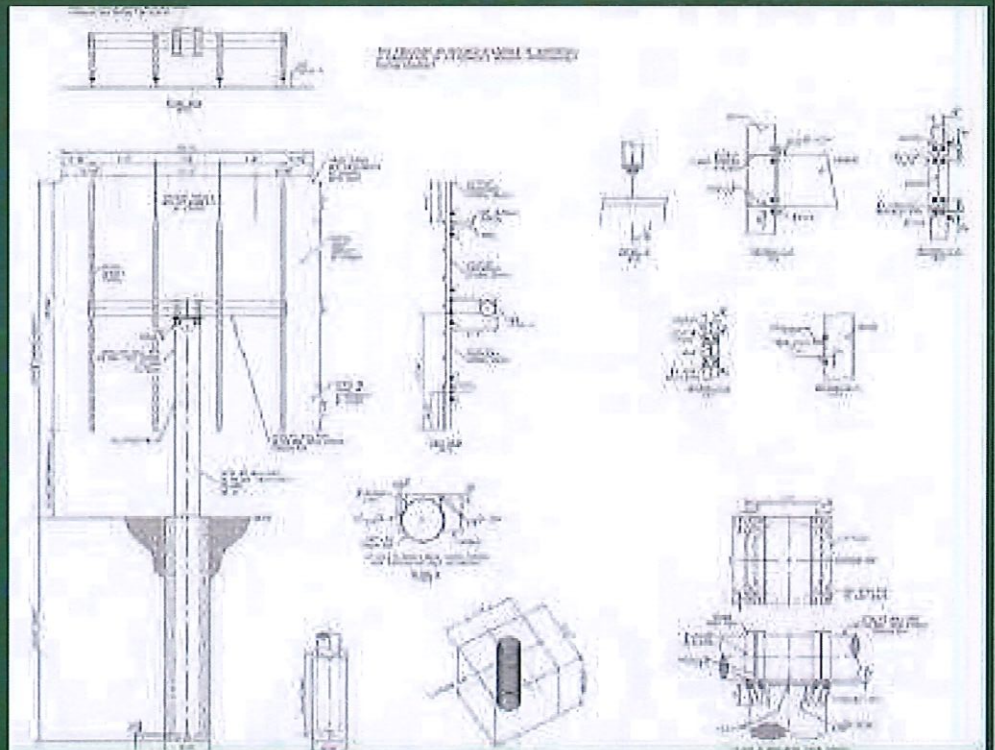


**DIGITAL SCOREBOARDS**

# ENGINEERING THAT IS BUILT TO LAST

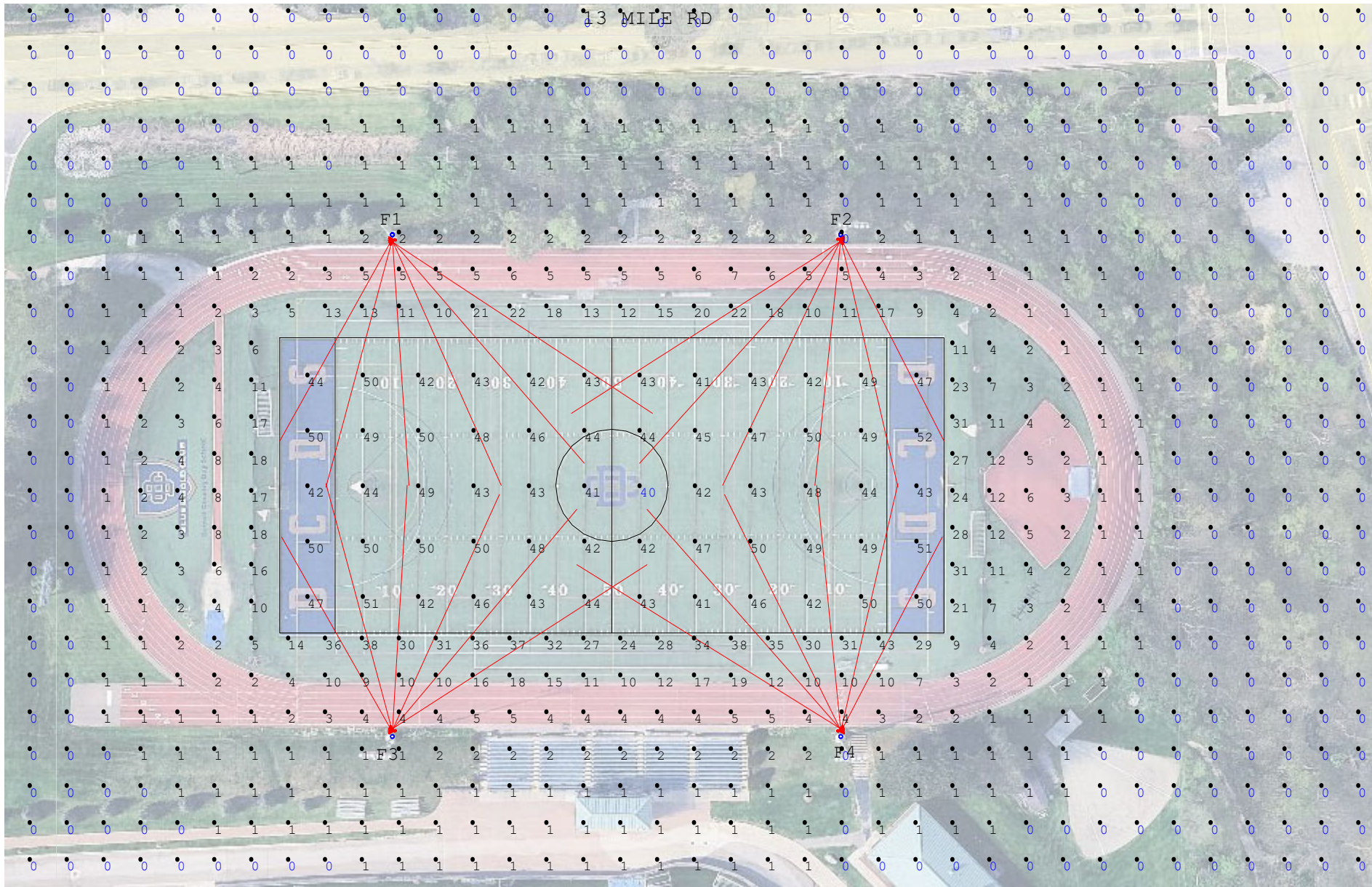


LICENSED IN ALL 50 STATES. FROM THE NATION'S MOST NOTABLE GOLF COURSE TO THE SMALLEST OF SCHOOLS, WE PUT THE SAME CARE AND EFFORT INTO ENSURING YOUR DISPLAYS ARE BUILT TO LAST.



**DIGITAL  
SCOREBOARDS**

WWW.DIGITALSCOREBOARDS.NET



THIS DESIGN WAS DONE IN ACCORDANCE WITH ILLUMINATING SOCIETY OF NORTH AMERICA STANDARDS

THIS INFORMATION IS CONFIDENTIAL AND PROPRIETARY TO QUALITE SPORTS LIGHTING LLC AND IS NOT TO BE REVEALED OR DISTRIBUTED TO OTHERS WITHOUT THE PERMISSION OF QUALITE SPORTS LIGHTING LLC. OR USED IN ANY MANNER DETRIMENTAL TO THE INTEREST OF QUALITE SPORTS LIGHTING LLC.

GUARANTEE IS BASED ON PROPER INSTALLATION, MINIMUM INPUT VOLTAGES, MOUNTING HEIGHT +/- 3 FEET, AND POLES PLACED WITHIN 4 FEET OF SPECIFIED LOCATIONS. POLES TO COMPLY WITH CURRENT AASHTO STANDARDS.

**Qualite**  
SPORTS LIGHTING, LLC  
WWW.QUALITE.COM

JOB NAME: **DCDS SPILL REPORT**

LOCATION: **Beverly Hills, MI**

REF# QL-23191

DESIGNER: BLR

REV: D1-B

DATE: 12/16/2025

Calculation Summary									
Label	Units	Avg	Max	Min	Max/Min	CV	UG	# Pts	Pt Spacing
FOOTBALL	Fc	45.8	52	40	1.30	0.07	1.21	60	30x30
SPILL	Fc	1.1	43	0	N.A.	N.A.	N.A.	1806	20x20

TOTAL Luminaire Schedule					
Symbol	Qty	Description	Tag	Luminaire Watts	Total Watts
⋮	24	N2-3_3	GEN 4 LARGE	1330	31920

Watts Per Pole	
Label	Watts
F1	7.980
F2	7.980
F3	7.980
F4	7.980
TOTAL	31.920

Luminaire Schedule					
Project: F1-4 66'					
Symbol	Qty	Description	Tag	Luminaire Watts	Total Watts
⋮	6	N2-3_3	GEN 4 LARGE	1330	7980

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GUARANTEE IS BASED ON PROPER INSTALLATION, MINIMUM INPUT VOLTAGES, MOUNTING HEIGHT +/- 3 FEET, AND POLES PLACED WITHIN 4 FEET OF SPECIFIED LOCATIONS. POLES TO COMPLY WITH CURRENT AASHTO STANDARDS.



JOB NAME: **DCDS SPILL REPORT**

LOCATION: **Beverly Hills, MI**

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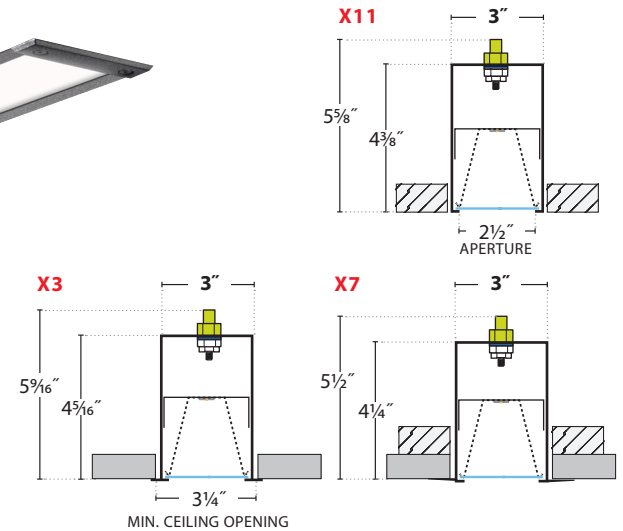
# Wet BionicPro3 | Recessed Linear

Type A



PRUDENTIAL LTG.

PRULITE.COM 213.746.0360



## BionicPro delivers again. You're welcome!

Continuous lines of clean, seamless light with an IP65 & 66 wet listed rating. No door frames or broken lines of light. Gasketed lens for fully protected fixture (not just LED array). Indoor aesthetics taken outdoors for a consistent look.

IP65 for rows of unbroken lines of light, IP66 for individual fixtures.

		LUMEN CHART:			
		LO	MO	SO	HO
SAL	Lm	475	700	975	1225
BTW	Lm	475	700	975	1225
WWG	Lm	475	700	975	1225
PFL	Lm	475	700	975	1225
WGZ	Lm	475	700	975	1225
W		3.8	5.6	7.8	10.5

SMART SPECS



Lumen output may vary +/- 5%  
Light Loss Factor (LLF) for CCTs other than 3500K:  
4000K +2%, 3000K -5%, 2700K -20% 90 CRI -15%  
(3K, 3500K, 4K & 5K)

SERIES	LENS POS.	LED COLOR	OUT-PUT	LENGTH	FINISH COLOR	DISTRI-BUTION	CIRCUIT-ING	VOLT-AGE	CEILING SYSTEMS	DRIVERS & CONTROLS	OPTIONS
<b>WETBPRO3-REC</b>	<b>FLSH</b>				<b>VERIFY</b>		SC		<b>VERIFY</b>		
BionicPro 3" Recessed Linear • IP66 Wet Listed for Individual fixtures • IP65 Wet Listed for Rows	FLSH Flush Lens	LED27 2700K (90CRI) LED3 3000K LED35 3500K <b>LED4 4000K</b> LED3-90 3000K (90CRI) LED35-90 3500K (90CRI) LED4-90 4000K (90CRI) LED5-90 5000K (90CRI) <b>PRUHUES:</b> BLU3S Static BLU3D* Dynamic BLU35S BLU35D* BLU4S BLU4D* * Dynamic BIOS, SkyBlue spike can be dimmed, CCT warms slightly TU TuHue 2700-6500K Tunable White TU2 TuHue 2200-5000K Tunable White AMB AmberHue Warm Dim 2200K-5000K CHR ChromaHue RGBW (DMX at HO only)	<b>LO</b> Low MO Medium SO Standard HO High PROG Programmable Light Output (Specify desired lm/ft or w/ft)	2' 3' 4' 5' 6' 7' 8' <b>20'</b> (Row Length, 1' increments)	WetTMW Wet Textured White Semi-gloss WetYBB Wet Black Semi-gloss WetYPE Wet Pewter Matte WetYBR Wet Bronze Semi-gloss	SAL Satin Lens BTW Batwing PFL Perimeter Room Fill WWG Focal Glow Wall Wash WGZ Wide Wall Graze	SC Single Circuit	UNV (120-277) 347 (Emergency battery requires remote driver box)	X3 Hard Ceiling X7 Mud-Over Flange X11 Finished Extruded Side (Ceilings needing nominal lengths)	ND Non-Dimming <b>DM01 0-10v, 1% Dimming</b> (Standard) LDE1 Hi-lume 1% EcoSystem LED (Soft fade on, fade-to-black dimming) ECO 1% 0-10v, EldoLED (Logarithmic dimming std) ECDA 1% DALI, EldoLED (Logarithmic dimming std) nLight-Air Acuity nLight Drivers nLight-Wired Acuity nLight Drivers SOLO 0.1% 0-10v, EldoLED (Dim-to-dark, Logarithmic dimming std) SODA 0.1% DALI, EldoLED (Dim-to-dark, Logarithmic dimming std) STEP Signify Advance Step Dimming 2WIRE ELV/Forward/ Reverse Phase Driver <b>PRUHUES:</b> E10V 2 Channel Color Control EDALI 2 Channel Color Control EDMX ChromaHue or Static White	EMC Emergency Circuiting EF Power End Feed LIF 6" Liquid-Tight Flexible Whip (Not Plenum Rated) <b>NOTE:</b> Power cord connection by others is standard.



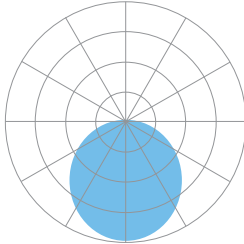
## FLSH:

### SATIN LENS

#### STANDARD OUTPUT:

WETBIOPRO3-REC-FLSH-LED35-SO-04-SAL

3859 Delivered Lumens  
32 Watts  
122 lm/w  
3500 CCT



1619

Zonal Lumen Summary:  
0-90 = 100%

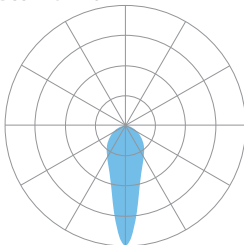
Vertical Angle	0°	25°	45°	65°	90°
0°	1619	1619	1619	1619	1619
5°	1614	1607	1600	1607	1610
15°	1538	1523	1502	1495	1493
25°	1393	1367	1326	1302	1294
35°	1192	1160	1103	1070	1059
45°	960	922	869	838	827
55°	715	685	644	618	609
65°	478	445	420	402	397
75°	247	224	212	205	203
85°	53	50	51	49	48
90°	0	0	0	0	0

### WIDE WALL GRAZE

#### HIGH OUTPUT:

WETBIOPRO3-REC-FLSH-LED35-WGZ-HO

4983 Delivered Lumens  
42 Watts  
119 lm/w  
3500 CCT



2442

Zonal Lumen Summary:  
0-90 = 100%

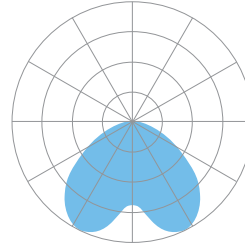
Vertical Angle	0°	25°	45°	65°	90°
0°	1907	1907	1907	1907	1907
5°	2107	2099	2035	1962	1811
15°	2429	2385	2221	1998	1723
25°	2442	2408	2254	1915	1553
35°	1192	1160	1103	1070	1059
45°	1339	1409	1595	1381	1051
55°	832	887	1082	989	767
65°	479	506	639	609	495
75°	221	233	297	297	257
85°	38	40	61	49	51
90°	0	0	0	0	0

### BATWING

#### HIGH OUTPUT:

WETBIOPRO3-REC-FLSH-LED35-BTW-HO

4931 Delivered Lumens  
42 Watts  
117 lm/w  
3500 CCT



1399

Zonal Lumen Summary:  
0-90 = 100%

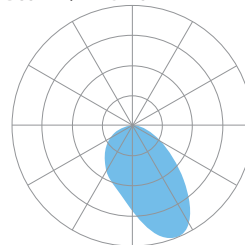
Vertical Angle	0°	22.5°	45°	67.5°	90°
0°	1327	1327	1327	1327	1327
5°	1323	1332	1360	1377	1399
15°	1212	1320	1535	1690	1759
25°	1030	1264	1651	1847	1894
35°	837	1152	1605	1767	1781
45°	674	982	1417	1500	1459
55°	536	771	729	673	615
65°	391	536	420	402	397
75°	222	293	368	330	298
85°	60	79	83	77	58
90°	0	0	0	0	0

### ROOM FILL / FOCAL GLOW WALL WASH

#### HIGH OUTPUT:

WETBIOPRO3-REC-FLSH-LED35-PFL/WWG-HO

4983 Delivered Lumens  
42 Watts  
119 lm/w  
3500 CCT



2442

Zonal Lumen Summary:  
0-90 = 100%

Vertical Angle	0°	25°	45°	65°	90°
0°	1907	1907	1907	1907	1907
5°	2107	2099	2035	1962	1811
15°	2429	2385	2221	1998	1723
25°	2442	2408	2254	1915	1553
35°	1192	1160	1103	1070	1059
45°	1339	1409	1595	1381	1051
55°	832	887	1082	989	767
65°	479	506	639	609	495
75°	221	233	297	297	257
85°	38	40	61	49	51
90°	0	0	0	0	0

### LUMEN MAINTENANCE

**L70** — 200,000+ Hours  
**L90** — 100,000+ Hours  
(LO, MO & SO)  
**L90** — 60,000+ Hours (HO)

**LED SYSTEM** LED modules and drivers are field replaceable.

**PROG** (OPTIONAL) Programmable light output. Specify desired lumens or watts per linear foot.

**BINNING** Standard binning (all Prudential LED boards) includes testing at the chip level and board integration to provide consistent color temperature within a 3-step MacAdams ellipse, with +/- 5% lumen output range and +/- .004 Duv.

**LABELS** CSA and ETL wet labeled (downlight only), IP65 for continuous rows, IP66 for individual fixtures (up to 8'), and I.B.E.W. manufactured. Impact rating of IK08. Extended temperature range -30° to 50° C.

**ELECTRICAL** Must specify LED dimming controls. LED fixtures have constant current driver(s) with less than 20% THD when loaded to a minimum of 60%. Drivers sink a maximum of 6mA per driver. DM01 LED drivers are 0-10V dimmable and are compatible with most 0-10V wall slide dimmers and direct 0-10V analog signal dimmers. Max driver size 1.65" w x 1.25" h.

### CONSTRUCTION

**Housing** Extruded aluminum housing and side wall >25% PC recycled, 100% recyclable.

**Lens** Seamless lens up to 200'. Consult factory for longer lengths. Polymer, 100% recyclable.

**Weight** 3.5 lbs/ft

**MOUNTING** Surface standoff mounted to walls or ceilings (downlight only) via channel or mullion, suspended by cable.

**WARRANTY** Single-source, 5 year limited warranty covers standard components and construction.

### FINISH COLORS

WetTMW – White (Semi Gloss)

WetYBB – Black (Semi Gloss)

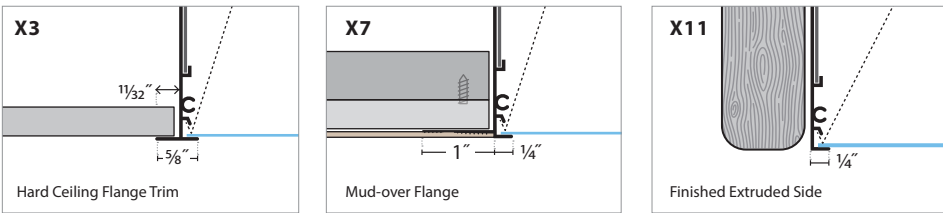
WetYPE – Pewter (Matte)

WetYBR – Bronze (Semi Gloss)

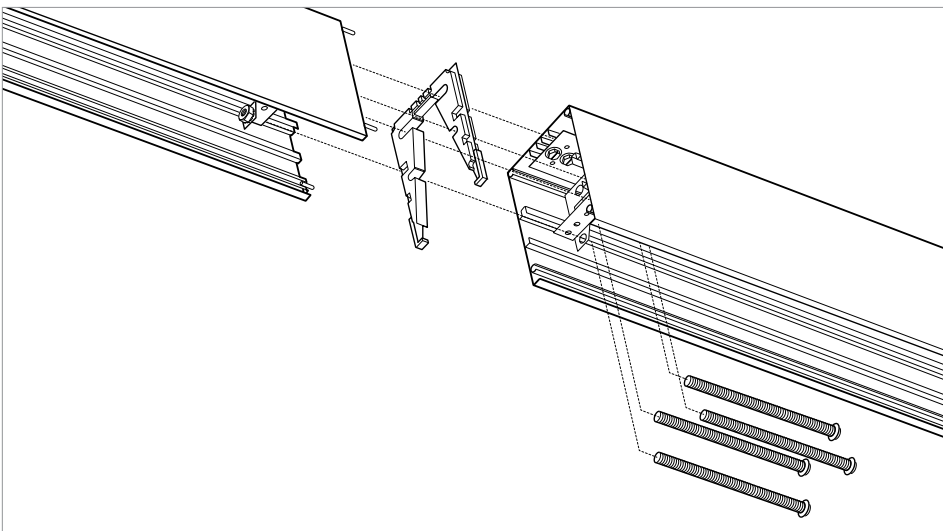
For paint chip samples, please email: [info@prulite.com](mailto:info@prulite.com)



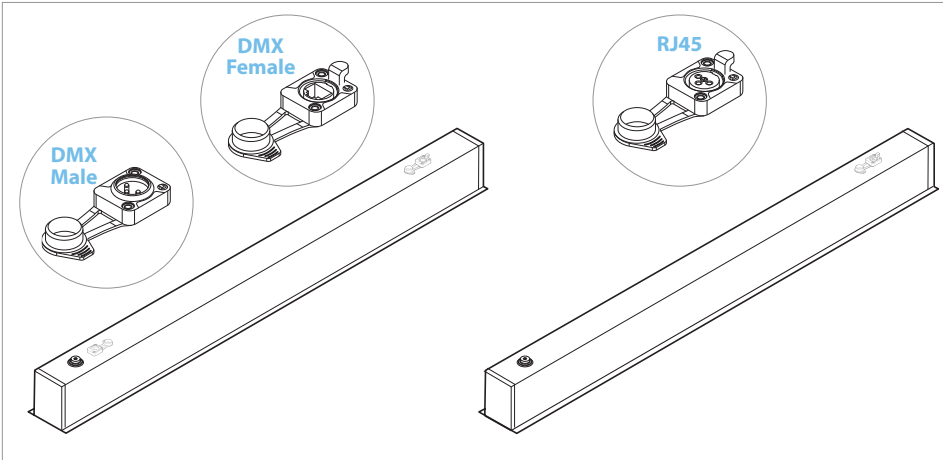
### CEILING TYPE



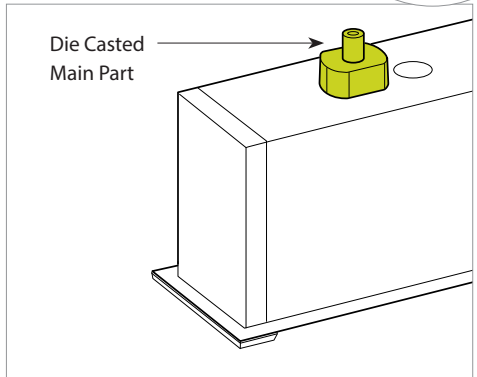
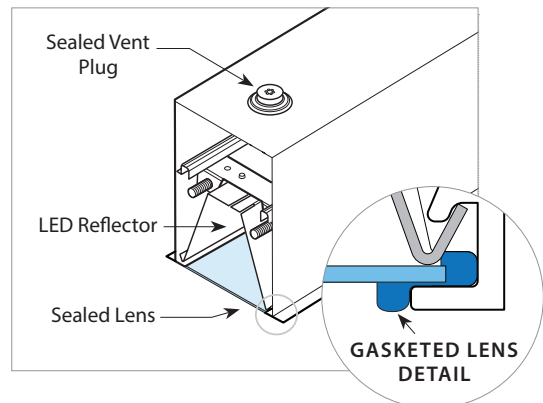
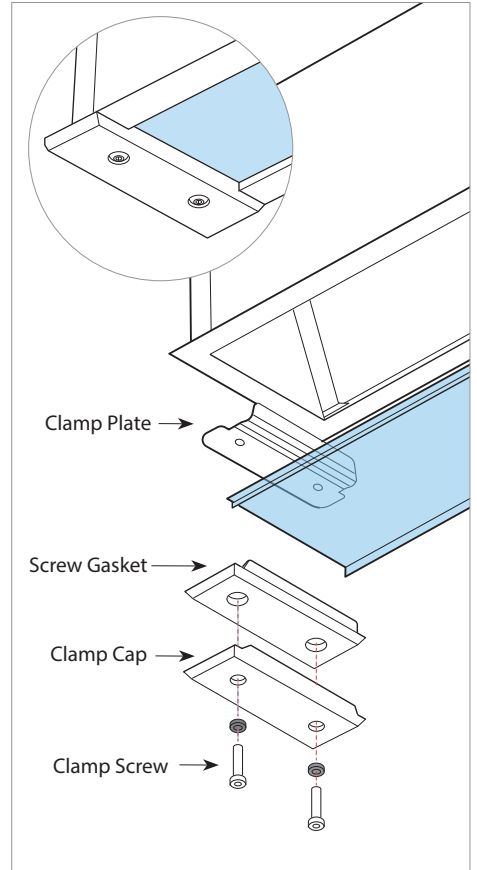
### ADJOINING DETAIL



### DMX / CAT5 CONNECTORS

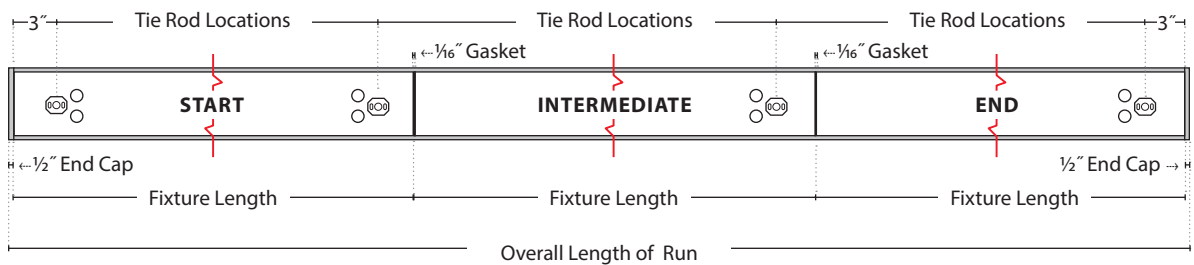


### RUGGED DURABILITY

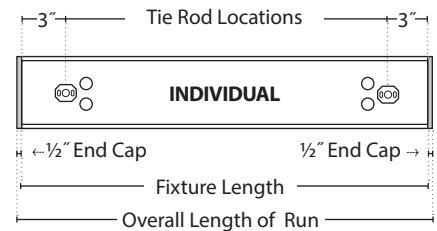




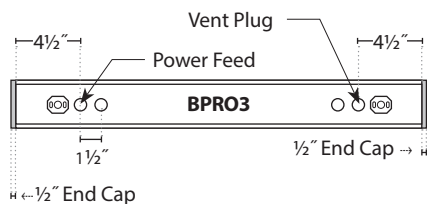
## HARD CEILING X3/X7/X11 — MOUNTING DIMENSIONS



	FIXTURE LENGTHS	TIE ROD LOCATIONS	
		Start / Individual	Intermediate / End
2'	24"	18"	—
3'	36"	30"	36 <sup>1</sup> / <sub>16</sub> "
4'	48"	42"	48 <sup>1</sup> / <sub>16</sub> "
5'	60"	54"	60 <sup>1</sup> / <sub>16</sub> "
6'	72"	66"	72 <sup>1</sup> / <sub>16</sub> "
7'	84"	78"	84 <sup>1</sup> / <sub>16</sub> "
8'	96"	90"	96 <sup>1</sup> / <sub>16</sub> "



### POWER FEED LOCATIONS:





WIRING DIAGRAMS  
SPEC



PRUDENTIAL LTG.

PRULITE.COM 213.746.0360

## LUMEN OUTPUTS:

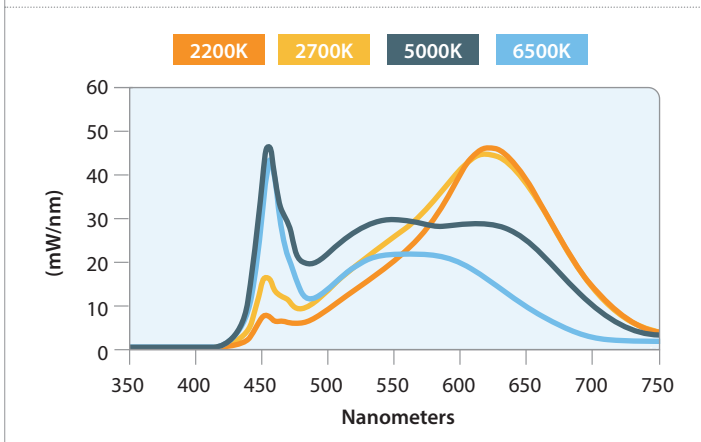
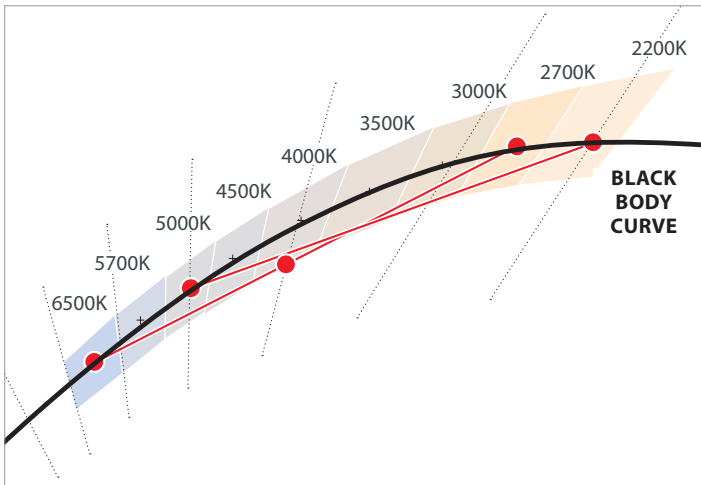
		BLUHUE, TUHUE, TUHUE2, AMBERHUE			
DIRECT:	SAL	LO	MO	SO	HO*
	Lm/Ft	200	375	500	715
	W/Ft	3.8	5.6	7.8	10.5

\* TU2 + AMB NOT AVAILABLE HO / CHROMAHUE ONLY AVAILABLE ON HO



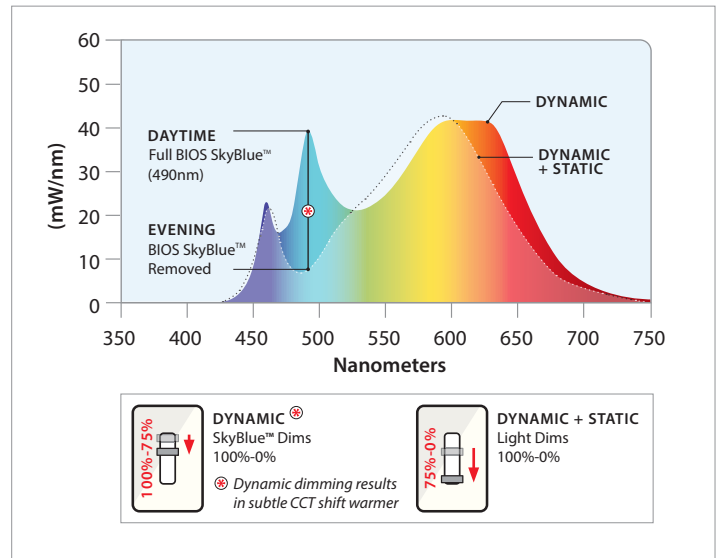
Prudential Lighting's **TuHue** Tunable White provides warm to cool white light simulating sunlight. Controlling the light source color temperature offers differing design aesthetics with potential benefits via circadian rhythm support. Blue light for alertness while warm light conveys tranquility.

- 2700K-6500K or 2200K-5000K.
- Adjust the color temperate and brightness separately.
- Simulates warm to cool to warm transition of sunlight.



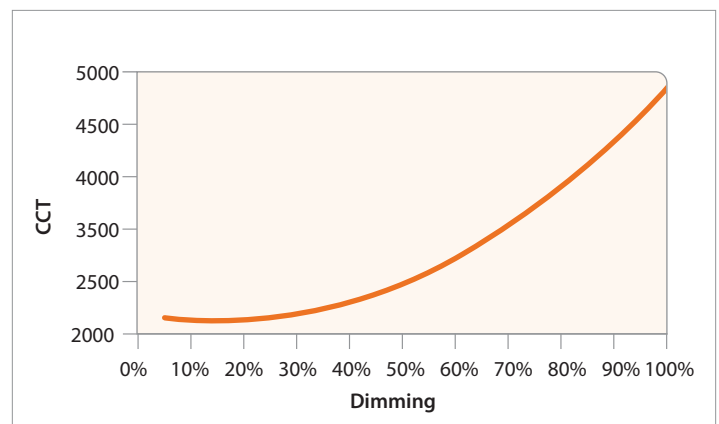
**BluHue BIOS SkyBlue™** circadian LED lighting brings the benefits of blue skies inside. Newly discovered blue-sky receptors in our eyes drive improved daytime alertness, mood, brain function, and strengthens circadian rhythms leading to overall better health and well-being.

- Circadian rhythms play an integral role in physical and mental health.
- BluHue BIOS SkyBlue pinpoints peak 490nm sensitivity to provide the most benefit from an electric light source.
- At night, simply dim the lights to remove SkyBlue™ wave-lengths (specify "Blu\_D" to dim Cyan SkyBlue spike separately [night mode]).



**AmberHue** is Prudential Lighting's Warm Dim offering. It transitions bright white light to warm amber light as brightness is dimmed, reflecting sunlight's transitioning from intense blue midday light to a dimmed golden hue near sunset, also reminiscent of soft glowing candlelight.

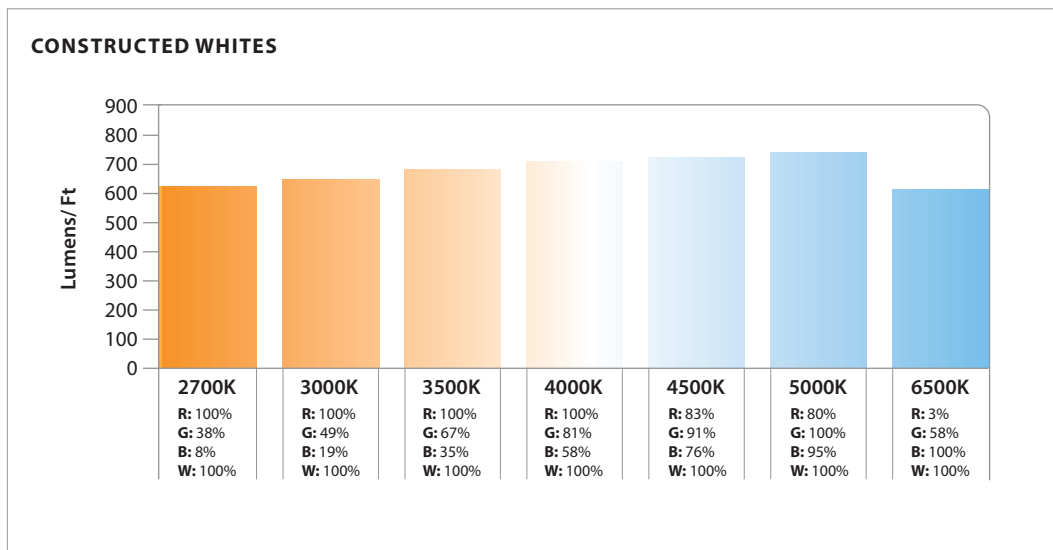
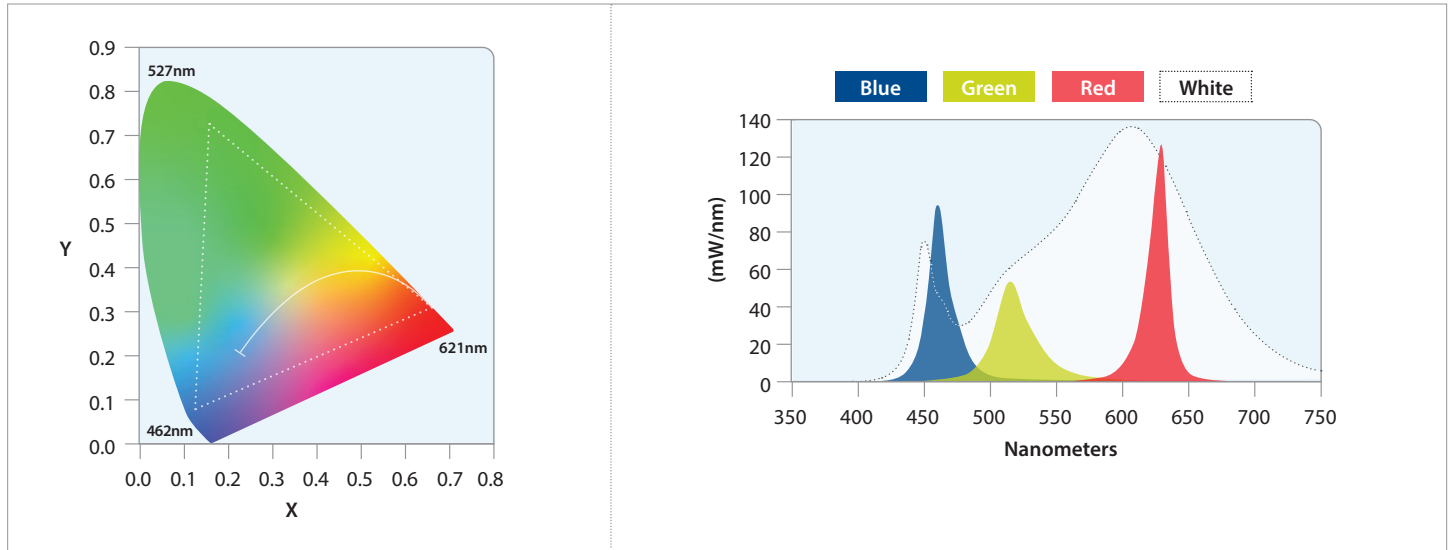
- Warm Dim 2200K-5000K.
- Color temperature warms as the luminaire is dimmed.
- Calm, relaxing mood communicated – hospitality, residential feel.





**ChromaHue** offers a vibrant full gamut of colors for seemingly endless architectural interior applications. Rich color-changing light offers tremendous design flexibility while white light can be achieved with the White chip, or mixing of Red, Green and Blue light. No longer just for the entertainment industry, ChromaHue can be intermixed on BionicPro luminaires for mood-creating indirect illumination combined with static white direct light.

- RGBW LED array (Red, Green, Blue, White) with full spectrum color and white light on the black body curve.
- Four-channel control, DMX drivers.
- Any color point within the triangle can be reached by setting the proper output levels for each individual red, green, blue and white channels.
- Standard DMX is one zone with one XLR drop at start, one XLR return at the end.





## LM79 & TM30 DATA:

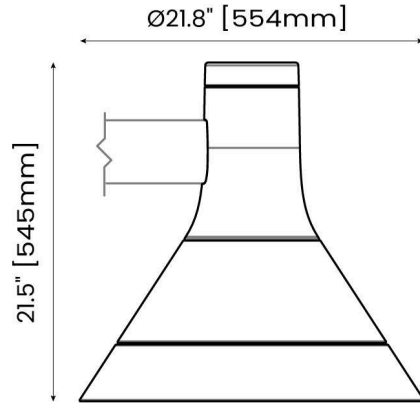
	MEASURED CCT	MEASURED LUMENS	CRI	R9	DuV	SPD	TM30 — COLOR VECTOR	TM30 — COLOR DISTORTION
<b>LED27</b>	2680	80%	93	58	0.001		89 Rf	97 Rg
<b>LED3</b>	3042	95%	82	6	0.001		81 Rf	92 Rg
<b>LED3-90</b>	3016	85%	93	61	0.000		88 Rf	96 Rg
<b>LED35</b>	3482	100%	82	3	0.002		81 Rf	92 Rg
<b>LED35-90</b>	3417	85%	93	67	0.000		88 Rf	96 Rg
<b>LED4</b>	3952	102%	82	4	0.003		81 Rf	92 Rg
<b>LED4-90</b>	3882	85%	92	67	0.003		87 Rf	96 Rg
<b>LED5-90</b>	4889	85%	94	84	0.002		86 Rf	95 Rg



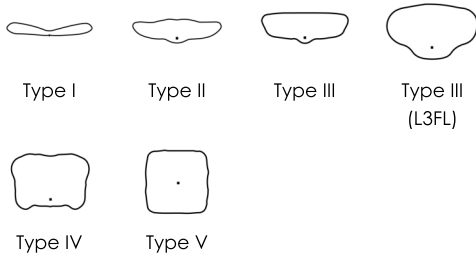
## LM79 & TM30 DATA:

		MEASURED CCT	MEASURED LUMENS	CRI	R9	LED27	SPD	TM30 — COLOR VECTOR
<b>BH3S&amp;D</b>	bios 3000K	2779	2758	87	81	0.003		
	<b>BH3D</b> SKY BLUE DIMMED	2715	2425	82	3	0.002		
<b>BH35S&amp;D</b>	bios 3500K	3245	2919	85	87	0.003		
	<b>BH35D</b> SKY BLUE DIMMED	3061	2502	83	7	0.001		
<b>BH4&amp;D</b>	bios 4000K	3624	2993	85	86	0.004		
	<b>BH4D</b> SKY BLUE DIMMED	3388	2585	83	5	0.002		
<b>TH</b>	LED27	2684	2456	92	57	0.0001		
	LED65	6061	3292	82	-1	0.006		
<b>TH2</b>	LED22	2209	2112	92	52	0.0005		
	LED50	4796	2789	93	77	0.004		
<b>CH</b>	2700K	2632	2469	82	50	0.003		
	3500K	3388	2585	83	5	0.002		
	4000K	3977	2682	83	29	0.003		
	5000K	5233	2823	84	21	0.003		

Project Name \_\_\_\_\_ Qty \_\_\_\_\_  
 Type **B1** Catalog / Part Number \_\_\_\_\_



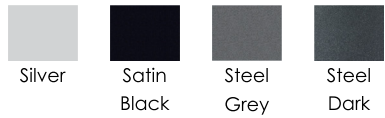
**Distributions**



**Description**

Lumca's LIO Urban-Cozy lighting family redefines what it means to light life outdoors. These new lights bring the coziness of indoor light fixtures to outdoor LED lights for a wide array of applications, including smart cities, urban development or renewal projects, city parks and waterfronts, businesses, venues, and so much more.

**Smooth Finish - SM**



**Physical**

<b>Color Rendering Index</b>	CRI 70, CRI 80
<b>EPA</b>	1.10 ft <sup>2</sup>
<b>Weight</b>	32.4 lbs -14.7 kg
<b>Lens Material</b>	Clear tempered glass, Frosted tempered glass
<b>Paint Finish</b>	Silver, Steel Grey, Steel Dark, Satin Black, Mocha, Emerald, Ebony, Blue, Burgundy, Bronze, Green, Black, White, Custom color, Unknown/TBD, RAL Color
<b>Surface Finish</b>	Polyester powder coating, Complies with ASTM B117 standards, Minimum thickness of 100 microns, Complies with ASTM D2247 standards
<b>Hardware Material</b>	Stainless steel hardware

**Textured Finish - TXT**



**Features**



**Electrical and control**

<b>Voltage</b>	120V, 208V, 240V, 277V, 347V, 480V
<b>Control</b>	<b>0-10:</b> 0-10V dimming, <b>DBX:</b> Manual Dimming Selector, <b>PRG:</b> Programmable driver with custom dimming schedule

**Certifications**



**Driver**  
The device features a high-power factor of 90%. Can operate in ambient temperatures up to 130°F (55°C) with a Tcase-max of 194°F (90°C)  
It has a maximum total harmonic distortion of 20%. Includes a dimmable 0-10V driver. Suitable for both dry and damp locations and it also provides standard built-in surge protection for the driver, rated at a minimum of 3kV.

**Features**

<b>Distributions</b>	<b>L1:</b> Type I	<b>L2B:</b> Type II
	<b>L3:</b> Type III	<b>L3FL:</b> Type III - Forward Throw
	<b>L4:</b> Type IV	<b>L5:</b> Type V

**Color Temperature** 3000K, 4000K

**Options**

**PRG:** Programmable driver with custom dimming schedule  
**BTP:** Button Type Photocell  
**HSS:** House side shield  
**TRP:** 7 Pin twist lock receptacle C/W Photocell  
**TRP7:** 7 Pin twist lock receptacle C/W Shorting CAP  
**PER:** 7 Pin twist lock receptacle  
**SGP-10HV:** 10 KV Surge Protection High Voltage  
**SGP-20HV:** 20 KV Surge Protection High Voltage  
**SGP-10:** 10 KV Surge Protection  
**SGP-20:** 20 KV Surge Protection  
**DBX:** DIMBOX  
**MS-24L:** Motion sensor low (8' to 20' height)  
**MS-24M:** Motion sensor medium (20' to 40' height)

**VERIFY  
FINISH**

**Warranty** Limited warranty (subject to certain conditions). [See complete terms](#).

**Performance**

**Features** Dark Sky Compliant

**Efficacy** Up to 124 lm/W (L5, 4000K, 530mA)

**Environmental**

**Operating Temperature** -40°C to 55°C [40°F to 131°F]

**Environment** Dry/damp/wet location

**Tenon**

**Tenon** SM-A

**Important**

**Virtual Patent Marking Notice**

This website (<https://www.lumca.com/patents-trademarks>) is provided to satisfy the virtual patent marking provisions of applicable jurisdictions. Some products listed may be covered by additional patents not referenced here.

## Mounting Arms

### Construction

- Aluminum A356
- Aluminum A6063-T5
- Minimum wall thickness is 0.197" [5 mm]
- 2" [51 mm] x 4" [102 mm] extruded aluminum , welded to the anchor base

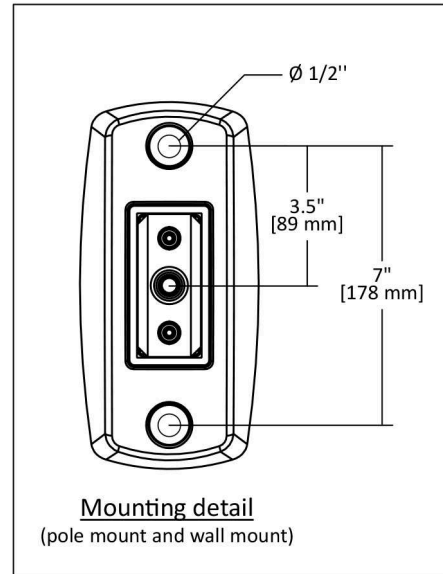
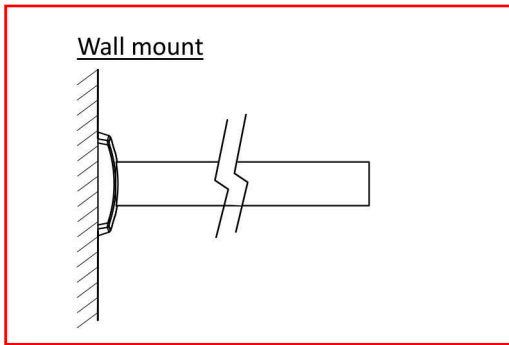
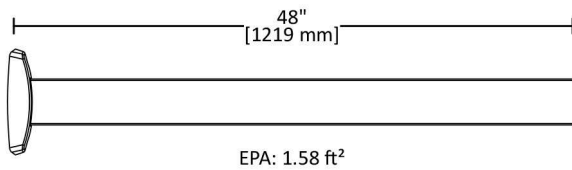
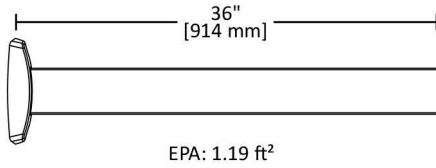
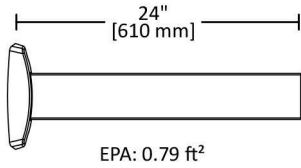
### Mounting types

- LF
- Fits on a  $\varnothing 6"$  [152 mm] (LF6),  $\varnothing 8"$  [203 mm] (LF8),  $\varnothing 9"$  [229 mm] (LF9) O.D. rail pole

- PM
- Fits on a  $\varnothing 4"$  [102 mm] (PM4),  $\varnothing 5"$  [127 mm] (PM5) O.D. round pole

- MA:
- **Wall mount (MA)** **VERIFY ARM LENGTH - 1'-6"**

### Pole mount



**DIMBOX (Option)**

The DIMBOX is a numbered 10 step selector switch that allows for fine adjustment of the light levels in the field, repeatable from location to location. The enclosure is made of composite material, sealed to protect components for the life of the product.

As a standard, the DIMBOX will come factory installed on a bracket, which could be installed in the luminaire or behind the pole door.



STEP DIMMING LEVELS			
Setting	Light level % (Reduction)	Setting	Light level % (Reduction)
10	100% (none)	5	75% (25%)
9	95% (5%)	4	70% (30%)
8	90% (10%)	3	50% (50%)
7	85 (15%)	2	45% (55%)
6	80% (20%)	1	25% (75%)

Photometric chart



	3000K - CRI 70					4000K - CRI 70					Watts	LIO-M Source
	Lumen Output	Efficacy (lm/W)	B	U	G	Lumen Output	Efficacy (lm/W)	B	U	G		
Type I	1093	109	1	0	1	1137	114	1	0	1	10	18LED01
	1662	111	1	0	1	1700	113	1	0	1	15	18LED02
	2187	109	1	0	1	2274	114	1	0	1	20	18LED03
	3280	109	1	0	1	3412	114	1	0	1	30	18LED05
	4360	109	1	0	1	4549	114	1	0	1	40	18LED07
Type II	3167	104	1	0	1	3442	113	1	0	1	30	18LED05
	4131	104	1	0	1	4544	113	1	0	1	40	18LED07
	6334	104	1	0	1	6885	113	1	0	1	60	36LED05
	8614	104	2	0	1	9225	113	2	0	2	80	36LED07
	9501	104	2	0	2	10327	113	2	0	2	90	54LED05
	12667	104	2	0	2	13769	113	2	0	2	120	54LED07
Type II HSS	2435	81	1	0	1	2647	88	1	0	1	30	18LED05
	3177	79	1	0	1	3494	87	1	0	1	40	18LED07
	4871	81	1	0	1	5295	88	1	0	1	60	36LED05
	6624	82	1	0	1	7095	88	1	0	1	80	36LED07
	7306	81	1	0	1	7942	88	1	0	1	90	54LED05
	9742	81	2	0	1	10557	88	2	0	1	120	54LED07
Type III	3358	111	2	0	1	3619	119	2	0	1	30	18LED05
	4432	111	1	0	1	4776	119	1	0	1	40	18LED07
	6716	111	1	0	1	7237	119	1	0	1	60	36LED05
	8999	111	1	0	1	9698	119	1	0	2	80	36LED07
	10073	111	2	0	2	10856	119	2	0	2	90	54LED05
	13431	111	2	0	2	14474	119	2	0	2	120	54LED07
Type III HSS	2872	95	1	0	1	3143	105	1	0	1	30	18LED05
	3790	95	1	0	1	4148	104	1	0	1	40	18LED07
	5743	95	1	0	1	6285	105	1	0	1	60	36LED05
	7696	95	1	0	2	8422	105	1	0	2	80	36LED07
	8615	95	1	0	2	9427	105	1	0	2	90	54LED05
	11452	95	1	0	2	12531	104	1	0	2	120	54LED07

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L70 is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L70 hours limited to 6 times actual LED test hours.

**Calculated L70 Hours**  
>100,000 hours

Due to rapid and continuous advances in LED technology, LED luminaire data is subject to change without prior notice and at the discretion of Lumca. IES files with other lens, CCT, Distribution and/or HSS (house side shield) are also available.



	3000K - CRI 70					4000K - CRI 70					Watts	LIO-M Source
	Lumen Output	Efficacy (lm/W)	B	U	G	Lumen Output	Efficacy (lm/W)	B	U	G		
Type III (L3FL)	2919	97	1	0	1	3162	104	1	0	1	30	18LED05
	3853	97	1	0	1	4173	104	1	0	1	40	18LED07
	5839	97	2	0	1	6323	104	2	0	2	60	36LED05
	7824	87	2	0	2	8473	104	2	0	2	80	36LED07
	8758	97	2	0	2	9485	104	2	0	2	90	54LED05
	11677	97	2	0	2	12646	104	3	0	3	120	54LED07
Type III (L3FL) HSS	1868	62	2	0	2	2116	70	2	0	2	30	18LED05
	2466	62	2	0	2	2818	70	2	0	2	40	18LED07
	3736	62	2	0	2	4246	71	2	0	2	60	36LED05
	5006	63	2	0	2	5689	71	2	0	2	80	36LED07
	5604	62	2	0	2	6368	71	2	0	2	90	54LED05
	7447	62	2	0	2	8465	70	2	0	2	120	54LED07
Type IV	2163	108	3	0	2	2343	117	3	0	2	20	12LED05
	2884	107	3	0	2	3064	113	3	0	2	27	12LED07
	4326	108	3	0	2	4507	113	3	0	2	40	24LED05
	5949	110	3	0	2	6129	114	3	0	2	54	24LED07
	6489	108	3	0	2	6850	114	3	0	2	60	36LED05
	8652	108	3	0	2	9013	113	3	0	2	80	36LED07
Type IV HSS	1733	87	3	0	2	1877	94	3	0	2	20	12LED05
	2310	86	3	0	2	2455	91	3	0	2	27	12LED07
	3465	87	3	0	2	3610	90	3	0	2	40	24LED05
	4765	88	3	0	2	4909	91	3	0	2	54	24LED07
	5198	87	3	0	2	5487	91	3	0	2	60	36LED05
	6931	87	3	0	2	7508	94	3	0	2	80	36LED07
Type V	3430	114	2	0	1	3747	124	2	0	1	30	18LED05
	4528	114	2	0	1	4946	124	2	0	1	60	18LED07
	6861	114	3	0	1	7494	124	3	0	1	90	36LED05
	9193	114	3	0	1	10041	124	3	0	1	80	36LED07
	10291	114	3	0	1	11240	124	3	0	1	90	54LED05
	13721	114	3	0	2	14987	124	3	0	2	120	54LED07

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L70 is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-II. Published L70 hours limited to 6 times actual LED test hours.

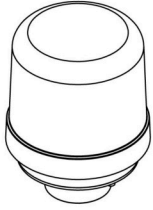
**Calculated L70 Hours**  
>100,000 hours

Due to rapid and continuous advances in LED technology, LED luminaire data is subject to change without prior notice and at the discretion of Lumca. IES files with other lens, CCT, Distribution and/or HSS (house side shield) are also available.

All Options

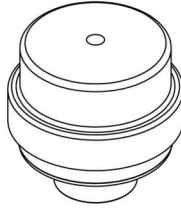
TRP

7 pins twist lock photocell receptacle C/W photocell



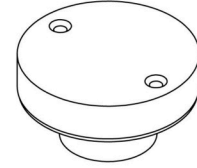
TRP7

7 pins twist lock photocell receptacle C/W shorting cap



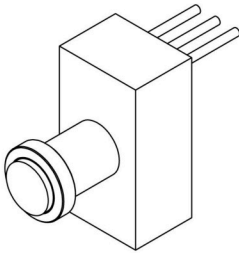
PER

Twist lock photocell receptacle only



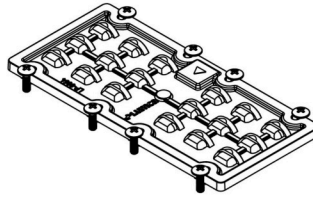
BTP

Button type photocell



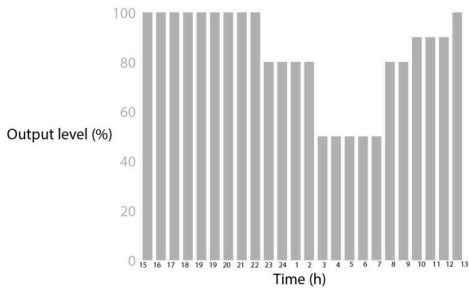
HSS

House side shield (Directly mounted on optical lens)



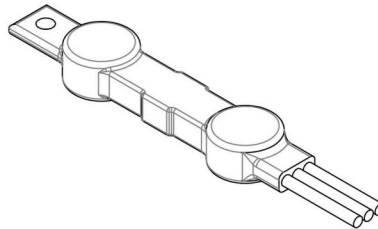
PRG

Programmable driver with custom dimming schedule



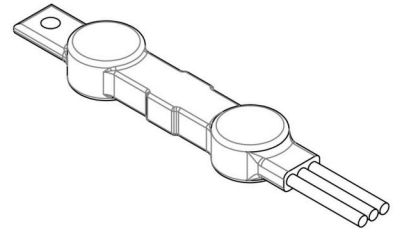
SGP-10 / SGP-10HV

10 KV Surge protection  
Also available SGP-10HV (for High voltage, 347-480V)



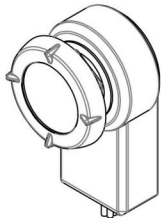
SGP-20 / SGP-20HV

20 KV Surge protection  
Also available SGP-20HV (for High voltage, 347-480V)



MS-24L

Title 24 Motion sensor C/W Low range lens



MS-24M

Title 24 Motion sensor C/W Medium range lens



**How to Order**

Product Code	Tenon	Lens Material	Source	Voltage	Distributions	Color Temperature	Color Rendering Index	Paint Finish	RAL	Louver Color		
LIO-M Lio Medium	SM-A SM-A	04 Clear tempered glass	12LED05 20W 2000 lumens	120 120V	L1 Type I	30K 3000K	C70 CRI 70	AGSM Silver		LV-MCTXT Mocha		
			12LED07 27W 3000 lumens	208 208V	L2B Type II					40K 4000K	C80 CRI 80	SGSM Steel Grey
		05 Frosted tempered glass	18LED05 30W 2943 lumens	240 240V	L3 Type III						SDSM Steel Dark	LV-EBTXT Ebony
			18LED07 40W 5000 lumens	277 277V	L3FL Type III (L3FL)						SBSM Satin Black	LV-WHTXT White
		24LED05 40W 4500 lumens	347 347V	L4 Type IV							MCTXT Mocha	LV-BLTXT Blue
		24LED07 54W 6000 lumens	480 480V	L5 Type V							ERTXT Emerald	LV-BGTX Burgundy
		36LED05 60W 7000 lumens									EBTXT Ebony	LV-BETXT Bronze
		36LED07 80W 9000 lumens									BLTXT Blue	LV-GNTXT Green
		54LED05 90W 11 000 lumens									BGTX Burgundy	LV-BKTX Black
		54LED07 120W 15 000 lumens									BETXT Bronze	LV-SDSM Steel Dark
											GNTXT Green	LV-SGSM Steel Grey
											BKTX Black	LV-SBSM Satin Black
											WHTXT White	LV-AGSM Silver
											SPC Custom color	LV-CC Custom Color
									COLOR Unknown/TBD			
									RAL RAL Color			

**How to Order**

Options	Mounting Type	Mounting Arms	Length	Mounting Arm Finish
<b>PRG</b> Programmable driver with custom dimming schedule  <b>BTP</b> Button Type Photocell  <b>HSS</b> House side shield  <b>TRP</b> 7 Pin twist lock receptacle C/W Photocell  <b>TRP7</b> 7 Pin twist lock receptacle C/W Shoring CAP  <b>PER</b> 7 Pin twist lock receptacle  <b>SGP-10HV</b> 10 KV Surge Protection High Voltage  <b>SGP-20HV</b> 20 KV Surge Protection High Voltage  <b>SGP-10</b> 10 KV Surge Protection  <b>SGP-20</b> 20 KV Surge Protection  <b>DBX</b> DIMBOX  <b>MS-24L</b> Motion sensor low (8' to 20' height) <sup>(1)</sup>  <b>MS-24M</b> Motion sensor medium (20' to 40' height) <sup>(1)</sup>	<b>LF6</b> 6 inch rail pole  <b>LF8</b> 8 inch rail pole  <b>LF9</b> 9 inch rail pole  <b>PM4</b> 4 inch round pole  <b>PM5</b> 5 inch round pole  <b>MA</b> Wall Mount  <b>SM-A</b> SM-A	<b>CF80</b> LIO mounting arm	<b>24</b> 24" - 610mm  <b>36</b> 36" - 914 mm  <b>48</b> 48" - 1219 mm	<b>AGSM</b> Silver  <b>SBSM</b> Satin Black  <b>SGSM</b> Steel Grey  <b>SDSM</b> Steel Dark  <b>BKTX</b> Black  <b>GNXT</b> Green  <b>BETX</b> Bronze  <b>BGTX</b> Burgundy  <b>BLTX</b> Blue  <b>WHTX</b> White  <b>EBTX</b> Ebony  <b>ERTX</b> Emerald  <b>MCTX</b> Mocha  <b>CC</b> Custom Color  <b>COLOR</b> Unknown/TBD  <b>RAL</b> RAL Color

**Notes:**

1. Motion sensor option is not available with 54LED05 and 54LED07.



### Construction

#### Aluminum

Less than 0.1% copper content - Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength, clean detailed product lines and excellent heat dissipation.

#### Pre\_paint

8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

#### Memory Retentive -Silicon Gasket

Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

#### Thermal management

LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

#### Surge Suppression

Standard 10kv surge suppressor provided with all fixtures.

#### BUG Rating

B0 - U0 - G0

#### Finishing

All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

#### Paint

UV Stabilized 4.9Mil thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

#### Inspired by Nature Finishes

The Inspired by nature Finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain, and even marble or granite finish through the use of decorative powder coating.

The wood grain finish is so realistic that it's almost undistinguishable from real wood, even from a close visual inspection. The system of coating permeates the entire thickness of the coat and as a result, the coating cannot be removed by normal rubbing, chipping, or scratching.

#### The Coating Process

After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provides protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finalized metal decoration.

The component is then wrapped with a sheet of non-porous film with the selected decoration pattern printed on it using special high temperature inks.

This printed film transfer is vacuum-sealed to the surface for a complete thermo print and then transferred into a customized oven. The oven transforms the ink into different forms within the paint layer before it becomes solid. Finally, the film is removed, and a vivid timber look on aluminum remains.

Wood grain coating can create beautiful wood-looking products of any sort. There are over 300 combinations of designs currently in use. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for indoor and outdoor applications and are backed by a comprehensive warranty. These coatings rise to the highest conceivable standard of performance excellence and design innovation.

#### Added Benefits

- Resistance to salt-acid room, accelerated aging
- Boiling water, lime and condensed water resistant
- Anti-Graffiti, Anti-Slip, Anti-Microbial, Anti-Scratch
- Super durable (UV resistant)
- TGIC free (non-toxic)

#### Hardware

Provided Hardware is Marine grade 316 Stainless steel.

#### Anti Seize Screw Holes

Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

#### Crystal Clear Low Iron Glass Lens

Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

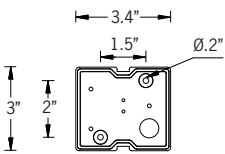
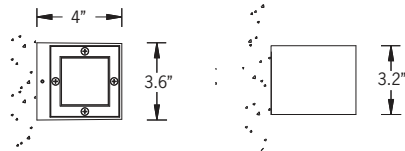
#### Optics & LED

Precise optic design provides exceptional light control and precise distribution of light.  
LED CRI > 80

#### Lumen - Maintenance Life

L80 /B10 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

6w LED 310 - 444 Lumens  
IP65 • Suitable For Wet Locations  
IK07 • Impact Resistant  
Weight 2.2 lbs



Mounting Detail

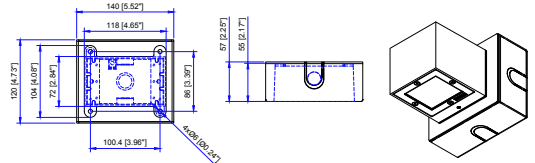
**Facade-mounted building and area lighting range. Sleek, compact and expansive luminaire family with lighting packages and optics to address any need.**

A range of small, square and rectangular wall mounted luminaires with options of upward or downward light distributions. Ideally suited to illuminate the wall and surfaces in front of wall and for light accents on vertical surfaces using high efficiency LED's. The Gino is suitable for indoor and outdoor applications and provides a clean, visually appealing solution for small, unobtrusive wall mounted luminaires.

This luminaire is available in 2 different sizes and in combinations of down, up or up/down light distributions. The Gino 1 and Gino 2 have a decorative spike option for added lighting effects. The Gino 1 and 2 mounts over a 3" octagonal junction box, a 4" j-box cover plate is available upon request. Frosted or clear lenses are available.

To meet International Dark Sky criteria, 3000k or warmer LEDs must be selected and luminaire fix mounted (+/- 15° allowable to permit leveling).

### Additional Options (Consult Factory For Pricing)



SCBT  
Surface Conduit Box Trim

NOTE: This trim covers a shallow single gang, surface mount junction box [Provided by contractor]  
Example: Hubbell - 5322-0 - 1-Gang Weatherproof Box, Five 1/2" in. Threaded Outlets - or - 5332-0 - 1-Gang Weatherproof Box, Five 3/4 in. Threaded Outlets



# UGI-31621

Gino 2 Type I, II, III, IV & V Downlight

<b>PROJECT</b>		<b>DATE</b>	
----------------	--	-------------	--

<b>QUANTITY</b>		<b>TYPE</b>		<b>NOTE</b>	
-----------------	--	-------------	--	-------------	--

ORDERING EXAMPLE || UGI - 31621 - 6w - T2 - W30 - 02 - 120/277v - Options

<b>UGI-31621</b>				VERIFY	
<b>LAMP</b>	<b>BEAM</b>	<b>LED COLOR</b>	<b>FINISH COLOR</b>	<b>VOLTAGE</b>	
<b>6w LED</b>	T1 - Type I Distribution - 310lm T2 - Type II Distribution - 313lm <b>T3 - Type III Distribution - 305lm</b> T4 - Type IV Distribution - 318lm M - Medium 32° - 444lm W - Wide 53° - 430lm VW - Very Wide 65° - 426lm EW - Extra Wide 83°x99° - 344lm	W27 - 2700K W30 - 3000K W35 - 3500K <b>W40 - 4000K</b>	01 - BLACK RAL 9011 02 - DARK GREY RAL 7043 03 - WHITE RAL 9003 04 - METALLIC SILVER RAL 9006 05 - MATTE SILVER RAL 9006 06 - LIGMAN BRONZE 07 - CUSTOM RAL	<b>120/277v</b>	

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## ADDITIONAL OPTIONS

- NAT - Natatorium Rated
- F - Frosted Lens**
- SCBT - Surface Conduit Box Trim
- 4J - Mounting Plate for 4" Junction Box

INSPIRED BY NATURE FINISHES

SW01 - OAK FINISH	
SW02 - WALNUT FINISH	
SW03- PINE FINISH	
DF - DOUGLAS FIR FINISH	
CW - CHERRY WOOD FINISH	
NW - NATIONAL WALNUT FINISH	
SU01 - CONCRETE FINISH	
SU02 - SOFTSCAPE FINISH	
SU03 - STONE FINISH	
SU04 - CORTEN FINISH	

THERE IS AN ADDITIONAL COST FOR THESE FINISHES

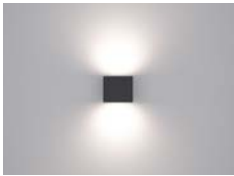
## More Custom Finishes Available Upon Request

Consult factory for pricing and lead times

Oak	Cherry	Beech	Carbon
Walnut	Chestnut	Bamboo	Galvanized
Pine	Mahogany	Birch	Steel

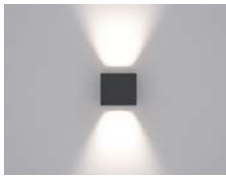


# Gino Product Family



Gino 1

• UGI-31581-2x4w-2x236lm



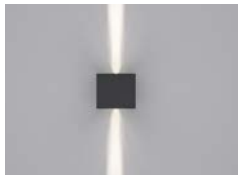
Gino 1

• UGI-31582-2x2w-2x51lm



Gino 1

• UGI-31583-2x2w-2x27lm



Gino 1

• UGI-31584-2x2w-2x51m



Gino 1

• UGI-31631-2x6w-2x444lm



Gino 2

• UGI-31591-5w-236lm



Gino 2

• UGI-31592-2w-51lm



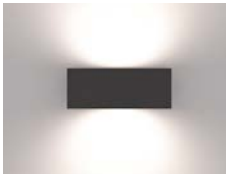
Gino 2

• UGI-31593-2w-31m



Gino 2

• UGI-31621-6w-444lm



Gino 3

• UGI-31601-2x8w-2x564lm



Gino 3

• UGI-31651-2x10w-2x982lm



Gino 4

• UGI-31611-8w-564lm



Gino 4

• UGI-31641-10w-982lm



Date: \_\_\_\_\_  
 Type: D  
 Luminaire: \_\_\_\_\_  
 Project: \_\_\_\_\_

Approved: \_\_\_\_\_

## FCSL1140



**FCSL1140** 10" exterior die-cast aluminum step light with heavy-walled, die-cast faceplate, for masonry or drywall construction is enhanced with improved performance and ease of installation — optimized LED and driver pairing ensures long life featuring a universal back box, snap-fit installation, 316 Stainless Steel tamper-proof hardware and all the options expected from FC Lighting. Offered in 5 different faceplate options, Tri-Dim (0-10V 1%, TRIAC & ELV) dimming and flexible mounting in multiple substrates all backed by our 10-Year Limited Warranty.

### SPECIFICATIONS

#### PHYSICAL

dimensions	10" W x 3" H x 3.2" D
weight	3 lbs
<b>WC</b> housing	Marine grade, corrosion resistant, heavy-walled, high pressure, die-cast aluminum with snap-in IK09 (IEC 62262) impact-resistant Screwless faceplate standard. Optional captive recessed stainless steel tamper resistant screws (TRS option). Back Box is high strength, heavy-walled polycarbonate with UV protection (UL 746C rated f1) and flame rated (UL94 5VA).
<b>WC</b> lens	Tempered Clear Glass Lens, IK09 (IEC 62262) impact-resistant glass.
<b>WC</b> mounting	Concrete pour, masonry, solid composite, special construction, and drywall construction mounting kit included. Hanger bar mounting optional. Back box kit can ship in < 48 hours.
<b>WC</b> ingress protection	Optical, driver unit is IP66, IP67 and IP68 Rated (IEC 60529) dry, damp or wet locations. All seals are injection molded silicone.
<b>WC</b> faceplate finish	Available in Black, Bronze, Graphite Grey, Silver, White and Custom Colors. Die cast aluminum faceplate. Six stage chemical iron phosphate conversion pre-treatment. Polyester powder coat finish, 18 µm minimum thickness, 5,000 hour salt spray test (ASTM B117) compliant with Florida, AAMA 2604 specification.

#### PERFORMANCE

color temperature	2700K, 3000K, 3500K, <b>4000K</b> , 5000K
lumen output	<b>700 lm</b> , 1300 lm
lumen maintenance	L70 > 72,000 hours
color consistency	3 SDCM / 85 CRI
forward throw @ 2 FT high	0.1 fc @ 18 FT forward
side throw @ 2 FT high	0.1 fc @ 28 FT wide
maximum candela	930 CD
BUG rating	B0-U0-G0
operating temperature	-4°F to 122°F (-20°C to 50°C)
<b>WC</b> warranty	10-Year Limited Warranty

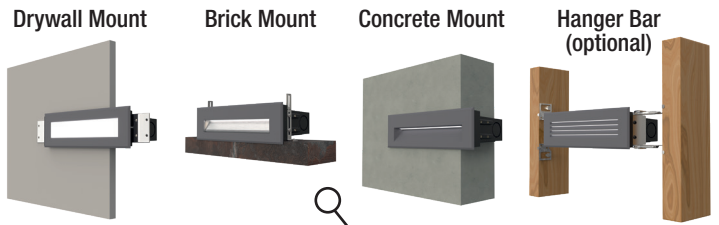
#### ELECTRICAL

input voltage	Universal 120 - 277 VAC
power supply	Integral, electronic high-power factor > 90%, THD of ≤ 20%
certifications	cETLus
power consumption	7W (700 lm), 13W (1300 lm)
<b>WC</b> dimming	Tri-Dim (1%, 0-10V, 120 - 277 VAC), (1%, TRIAC & ELV, 120 VAC Only)

**WC** = World Class Features. See page 2 for details.

Due to continuous development and improvements, specifications are subject to change without notice. FC Lighting reserves the right to change lab test details or specifications without notice. Product use certifies agreement to FC Lighting terms and conditions.

Note: FCSL1140 model shown in cutaway.



**Aesthetic and Robust Fasteners:**

Fastener free faceplate offered standard for optimal aesthetics, simply snap in luminaire during final installation for a sleek look unlike any other step light on the market. Ultra corrosion resistant, 316 Stainless Steel hardware comes standard on the exterior including tamper-proof screw option for high-traffic or vandal-prone areas.



**Zero Uplight Design:**

Full cutoff optics ensure compliance with dark-sky and light pollution-sensitive applications (for selected models).



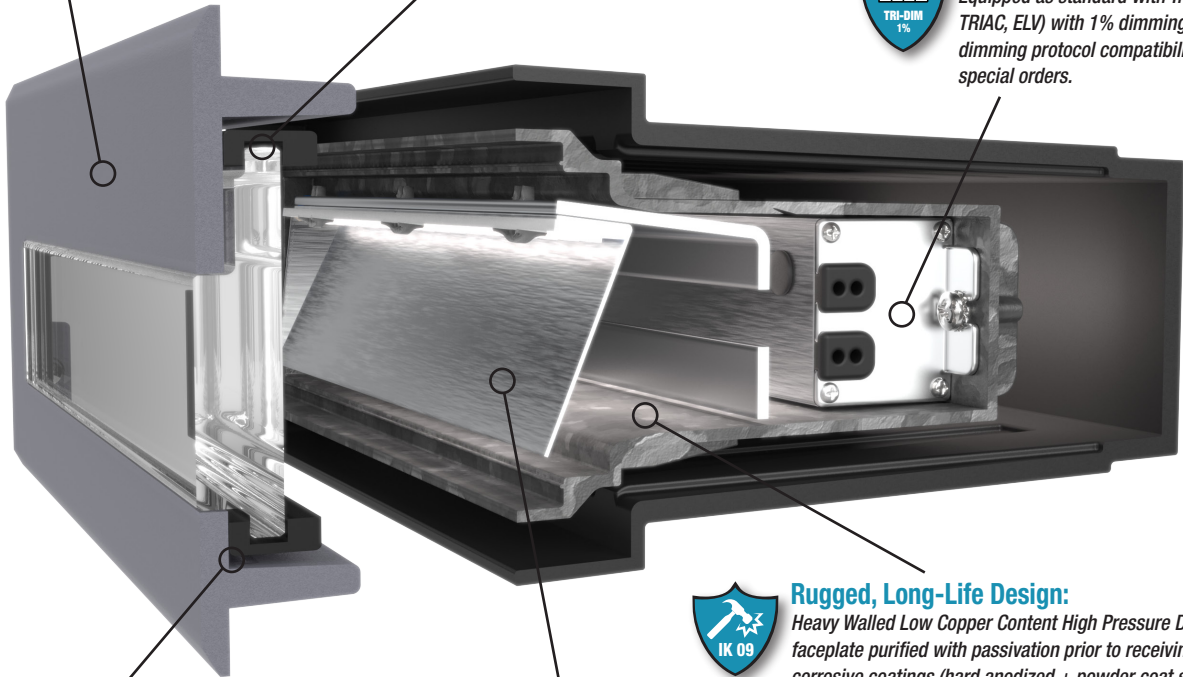
**Extreme Ingress Protection:**

First in the industry for IP66, IP67 and IP68 Ratings in a singular product per (IEC 60529) standards. Ensuring ultimate protection in the most severe wet environments including washdowns.



**Industry Leading Dimming (Standard):**

Equipped as standard with Tri-Dim control (0-10V, TRIAC, ELV) with 1% dimming, providing flexible dimming protocol compatibility without the need for special orders.



**Fail-Safe Waterproofing System:**

High-quality inert solid silicone gasketing, breather vents, anti-syphon cables, and waterproof wire nuts ensure complete protection against water ingress and corrosion, extending the life of the sealing system.



**Rugged, Long-Life Design:**

Heavy Walled Low Copper Content High Pressure Die-cast housing and faceplate purified with passivation prior to receiving superior anti-corrosive coatings (hard anodized + powder coat six-stage, 5K hour salt spray to B117 and AAMA 2604 standards (AAMA 2605 optional). Enclosed with purely opaque inert silicone gasketing and an IK09 (IEC 62262) impact-resistant crystal clear low iron heavy gauge glass to ensure durability in even the most extreme environments.



**High-Efficacy Lighting Performance:**

Precision German-engineered reflector materials maximize lumens-per-watt efficiency with advanced semi-specular diffusion, delivering multiple tunable output packages that provide up to twice the footcandle levels of competing products reducing luminaire quantities by half on most projects.



**Construction-Ready Backbox:**

Industry leading heavy-walled polycarbonate back box delivers maximum impact resistance and UV protection (UL 746C F1), combined with the highest flame rating in the industry (UL 94 5VA) and a factory-standard ETL Certified wiring compartment per NEC for primary and thru-wiring, featuring a splatter guard to block debris during rough-in or concrete pours for contractor-ready installation with all mounting options provided in one easy to use kit. Back box kit can ship in < 48 hours upon receipt of order to fast track construction phase on-site prior to factory sealed step light luminaire giving the contractor the ability to finish projects quickly without risk for installer to ensure a seal to maintain wet location rating.

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US Commercial Lighting Manufacturer Since 1982

Specification Sheet



# Ordering Information

## ORDERING INFORMATION

FCSL1140	UNV		CRI85		VERIFY	TD	
MODEL	VOLTAGE	CCT	CRI	LUMENS <sup>1</sup>	FINISH	DIMMING	OPTIONS
<b>FCSL1140</b>	<b>UNV</b> 120 - 277 VAC	<b>27K</b> 2700K <b>3K</b> 3000K <b>35K</b> 3500K <b>4K</b> 4000K <b>5K</b> 5000K	<b>CRI85</b> 85 CRI	<b>7L</b> 700 lm (7W) <b>13L</b> 1300 lm (13W)	<b>BKE</b> Black <b>BRE</b> Bronze <b>GRE</b> Graphite Grey <b>SLE</b> Silver <b>WHE</b> White <b>CCE</b> Custom Color	<b>TD</b> Standard Tri-Dim (1% 0-10V, 120 - 277 VAC), (1% TRIAC & ELV, 120 VAC Only)	<b>TRS</b> Tamper Resistant Screws (Torx Pin) <b>HB*</b> Hanger Bar (Drywall Mounting) <b>LBB<sup>2</sup></b> Less Back Box (for shipment separate of Back Box)

Footnote:

<sup>1</sup> Typical 4K, CRI85

<sup>2</sup> Luminaire must be mounted into FC Lighting supplied Back Box shipped with or separate of luminaire.

\* Cannot be ordered with LBB option. To purchase with separate backbox (shipped in advance of luminaire), please purchase HSL1100-02-KIT-HB instead.

## BACK BOX KITS

**HSL1100-02-KIT** Back Box Kit - Complete Back Box shipped with mounting kit, shipped in advance of luminaire.

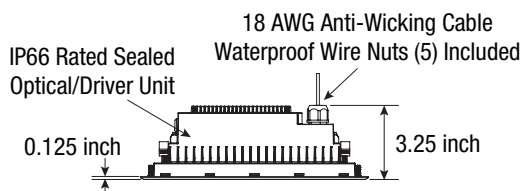
**HSL1100-02-KIT-HB** Back Box Kit w/ Hanger Bar - Includes (HSL1100-02-KIT) Complete Back Box shipped with mounting kit and Hanger Bar (HB), shipped in advance of luminaire.

## PRODUCT DIMENSIONS

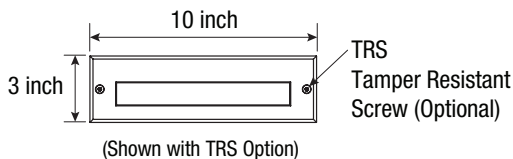
width	10" W
height	3" H
depth	3.25" D

## MOUNTING

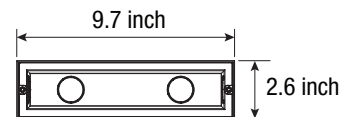
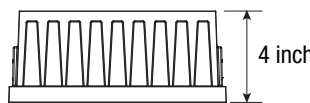
back box width	9.7" W
back box height	2.6" H
back box depth	4" D



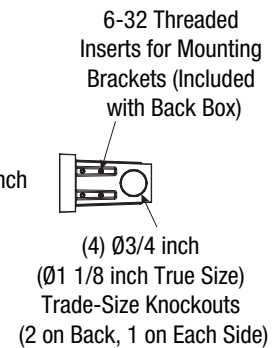
SIDE VIEW



FRONT VIEW



BACK BOX HOUSING  
(Injection Molded Plastic)



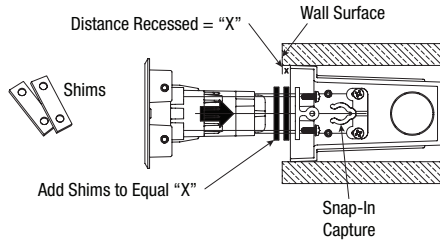
Due to continuous development and improvements, specifications are subject to change without notice. FC Lighting reserves the right to change lab test details or specifications without notice. Product use certifies agreement to FC Lighting terms and conditions.



# Back Box Assemblies and Options

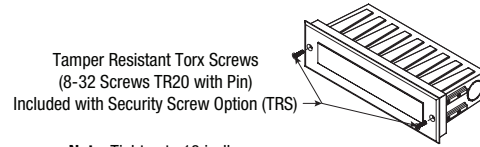
## SHIMS - (8 each) Included with Luminaire

Shims provided to compensate for Back Box misalignment



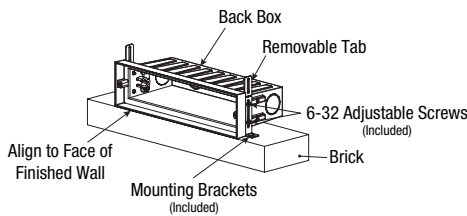
## OPTIONAL — Tamper Resistant Screws (TRS)

Torx screws with pin, finished to compliment faceplate finish

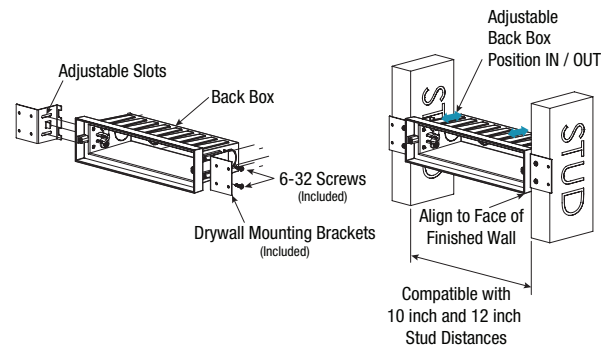


**Note:** Tighten to 18 in-lbs

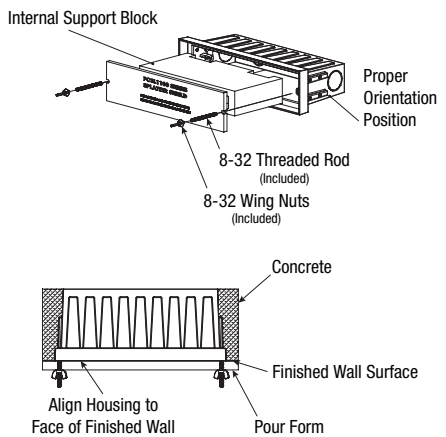
## MASONRY BRACKETS — Included with Black Box Kit



## DRYWALL BRACKETS — Included with Black Box Kit

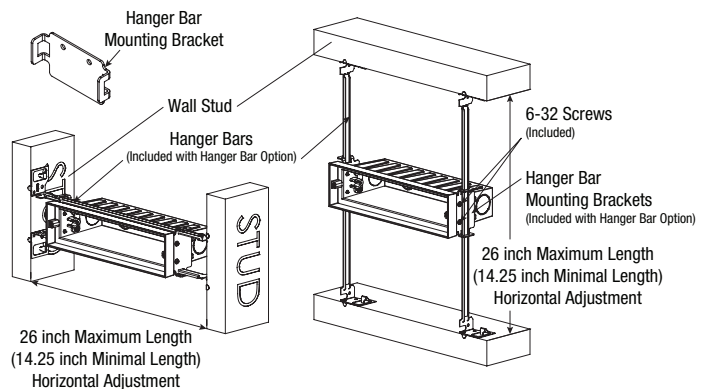


## CONCRETE POUR SETUP — Included with Black Box Kit



**IMPORTANT:** Fresh concrete corrodes aluminum with subsequent release of hydrogen. Concrete must be fully cured prior to installation of steplight to prevent any damage.

## OPTIONAL — Hanger Bars (HB)



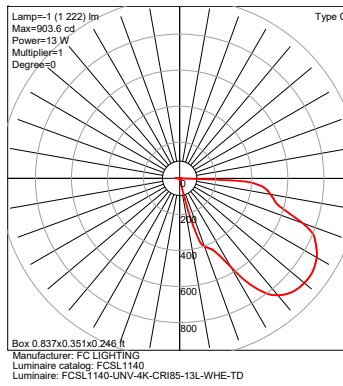
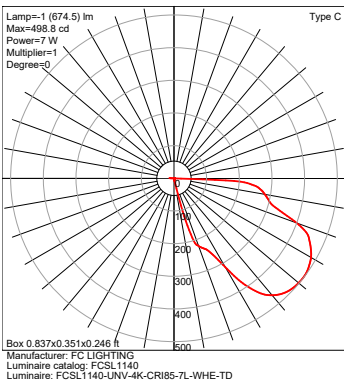
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# Photometry

## OPTICAL DISTRIBUTION

<b>lumen output</b>	700 lm	1300 lm
<b>power consumption</b>	7W	13W



IES MULTIPLIER	
CCT (CRI85)	Multiplier
2700	0.91
3000	0.94
3500	0.96
4000	1.00
5000	1.00

Due to continuous development and improvements, specifications are subject to change without notice. FC Lighting reserves the right to change lab test details or specifications without notice. Product use certifies agreement to FC Lighting terms and conditions.

Project		Catalog #		Type	
Prepared by		Notes		Date	



## HALO

### RL 4" Recessed Baffle Canless Downlight

4" Baffle Recessed Canless LED Downlight mounts directly to the ceiling – no housing required. The selectable lumens, 6-position color selectability, and flicker-free 5% dimming allow for easy lighting customization.

**Typical Applications** Residential

#### Interactive Menu

- Order Information [page 2](#)
- Product Specifications [page 3](#)
- Energy Data [page 3](#)
- Photometric Data [page 4](#)
- Product Warranty
- Dimming Guide



Refer to ENERGY STAR® Certified Products List.  
Can be used to comply with California Title 24 High Efficacy requirements.  
Certified to California Appliance Efficiency Database under JAB.



#### Top Product Features

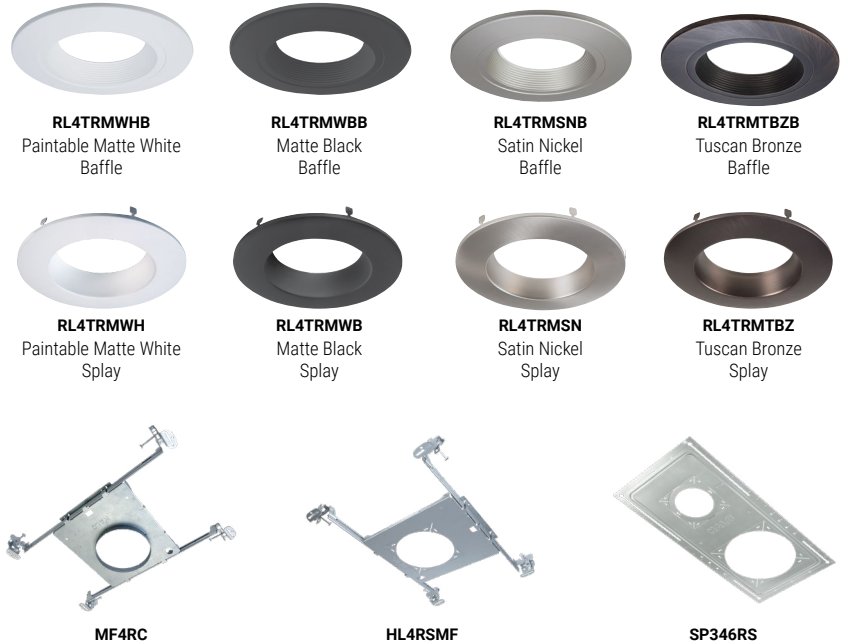
- Round 4" canless downlight suitable for installation in IC (insulation contact) or non-IC applications
- Canless springs hold fixture to ceiling – no housing required
- **Lens & Trim:** Recessed baffle trim and curved diffuse lens
- **6-Position Switch:** 5-color Field-SeleCCTable (2700K, 3000K, 3500K, 4000K, 5000K) + Dim-to-warm (3000K dims to 1800K); 90+ CRI
- **Brightness (Lumens):** Lumen Select Switch - 695/955 lumens
- **Dimming:** Dims to 5% (phase cut LE/TE) with compatible dimmers; 120V input
- Decorative Overlays (sold separately)
- AIR-TITE, wet location-listed, and ENERGY STAR®
- 50,000 hrs of maintenance-free operation in damp or wet locations
- 5-year warranty

## Order Information

Catalog Number	Module	Lumens	CRI/CCT	Driver	Finish	Packaging
<b>RL4LS9FSD2W1EWHDM</b>	4-inch Round Canless LED Downlight	<b>695/955</b> Selectable Lumens	90+ CRI, 6-Color Field-Selectable: 2700K, 3000K, 3500K, <b>4000K</b> , 5000K, Dim-to-Warm	<b>5% Phase Cut LE/TE</b> Dimming, 120V 60Hz	Matte White	Recyclable 4-color plastic-free packaging

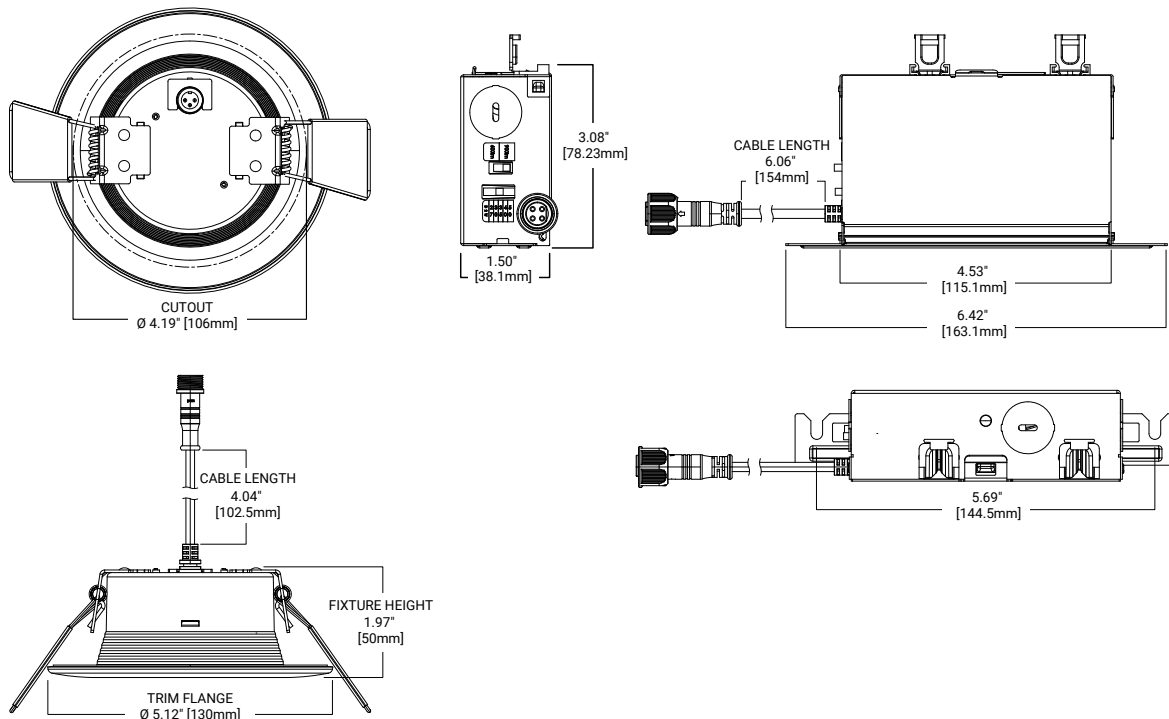
## Accessories (sold separately) **VERIFY TRIM**

Accessories
<p><b>Decorative Overlays</b></p> <p><b>RL4TRMWHB</b> = 4" Round Decorative Overlay, Matte White, Baffle</p> <p><b>RL4TRMWBB</b> = 4" Round Decorative Overlay, Matte Black, Baffle</p> <p><b>RL4TRMSNB</b> = 4" Round Decorative Overlay, Satin Nickel, Baffle</p> <p><b>RL4TRMTBZB</b> = 4" Round Decorative Overlay, Tuscan Bronze, Baffle</p> <p><b>RL4TRMWH</b> = 4" Round Decorative Overlay, Matte White, Splay</p> <p><b>RL4TRMMB</b> = 4" Round Decorative Overlay, Matte Black, Splay</p> <p><b>RL4TRMSN</b> = 4" Round Decorative Overlay, Satin Nickel, Splay</p> <p><b>RL4TRMTBZ</b> = 4" Round Decorative Overlay, Tuscan Bronze, Splay</p>
<p><b>New Construction Mounting Frames<sup>2</sup></b></p> <p><b>MF4RC</b> = 4" Round New Construction Mounting Frame with 1/2" Drywall Collar</p> <p><b>HL4RSMF</b> = 4" Round-to-Square New Construction Mounting Frame</p>
<p><b>New Construction Smash Plate<sup>2</sup></b></p> <p><b>SP346RS</b> = 3 7/8" x 6" New Construction Smash Plate (4" &amp; 6" openings convert round-to-square)</p>
<p><b>Extension Cables</b></p> <p><b>HLB06FSEC</b> = 6 ft. Extension Cable</p> <p><b>HLB12FSEC</b> = 12 ft. Extension Cable</p> <p><b>HLB20FSEC</b> = 20 ft. Extension Cable</p>



<sup>2</sup> New Construction Mounting Frames / Smash Plates reserve ceiling positions and holds canless junction boxes during rough-in wiring phase.

## Dimensional and Mounting Details



## Product Specifications

### Selectable System

- Use the CCT select switch to choose between D2W, 2700K, 3000K, 3500K, 4000K, and 5000K CCT
- D2W option starts at 3000K and warms to 1800K as fixture dims
- Use the lumen select switch on lumen selectable fixtures to choose brightness level

### Module – Trim

- Module construction includes LED array, heat sink, reflector, lens, baffle and trim ring
- Regressed baffle
- Heat sink designed to conduct heat away from the LED Array

### LED Array

- Mid power LED array provides a uniform source with high efficiency and no pixilation
- 90 CRI minimum, R9 greater than 50
- Color accuracy at 4 SDCM in between endpoints, provide color accuracy and uniformity.
- Color Temperature (CCT) is set to a factory default of 3000K

### Optical Assembly

- Regressed lens
- Impact-resistant polycarbonate
- Convex form and lamp-like appearance
- Diffuse for even illumination

### Gaskets

- Closed cell gaskets achieve restrictive airflow requirements without additional caulking

### Driver

- Integral 120V 60 Hz constant current driver provides noise free operation
- Continuous, flicker-free dimming from 100% to 5%
- See Dimming Guide for compatible dimmers

### Remote Driver/ Junction Box

- Aluminum driver / junction box with captive hinged junction box cover
- Listed for (6) #12 AWG 90° C splice conductors, 2-in, 2-out plus (2) ground
- (2) ½" conduit pry-outs
- (2) Slide-N-Side™ non-metallic (NM) wire traps all
- Accepts 14-2, 14-3, 12-2, 12-3 U.S and 14-2, 14-3, 12-2 Canadian NM cable
- (3) 4-port push wire nuts with clear caps for quick and reliable mains voltage connections
- Integral keyhole mounting slots facilitate direct mounting to building structure or new construction mounting frame

### Mounting / Retention

- The RL Canless Series requires no housing or third-party junction box
- The remote enclosure may be used in direct contact with insulation. Installer must cut template out of drywall and install into aperture with the clips compressed.
- When released, the spring clips will rest on to the back side of the drywall
- Not for installation in recessed cans

Hole Saw Sizing	Min to Max
4"	3-3/4" to 4-1/4"

### Compliance

- UL Certified US and Canada Type IC suitable for direct contact with air permeable insulation
- Wet and Damp location listed. Not recommended for use in direct contact with spray foam insulation, reference NEMA LSD57-2013
- Airtight certified per ASTM-E283
- Suitable for use in clothes closets when installed in accordance with the NEC 410.16 spacing requirements
- Suitable for use in plenum spaces per NEC 300.22(C)(2) requirements
- EMI/RFI emissions per FCC 47CFR Part 15 consumer limits
- Contains no mercury or lead and RoHS compliant<sup>1</sup>
- Photometric testing in accordance with IES LM-79-08
- Lumen maintenance projections in accordance with IES LM-80-08 and TM-21-11
- Can be used for State of California Title 24 high efficacy luminaire compliance. Complies with Title 24 JA8-2022-E.<sup>1</sup>
- Can be used International Energy Conservation Code (IECC) high efficiency luminaire compliance.
- ENERGY STAR® listed, reference database for current listings
- IP44 Ingress Protection rated

### Warranty

- Five year limited warranty, consult website for details. [www.cooperlighting.com/warranty](http://www.cooperlighting.com/warranty)

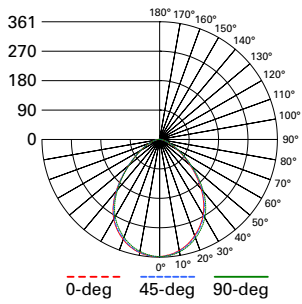
## Energy Data

### RL4 - Selectable Lumens

Lumens	695/955
Input Voltage	120V
Input current	90mA
Input Power	10.5W
Efficiency	78.99%
Inrush(A)	1.22
THD	16
PF	0.971
Sound Rating	<=22dba

1. T24 and RoHS are self-tested by Cooper Lighting Solutions. Not a third party certification.

## Photometric Data



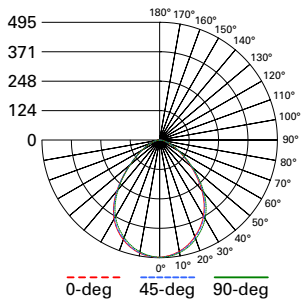
### RL4LS9FSD2W1EWHDM -600LM -3000K

Spacing criterion:  
 (0-180) 1.15 | (90-270) 1.15 | (Diagonal) 1.2  
 Beam Angle: 86°  
 Field Angle: 137°  
 Lumens: 695  
 Input Watts: 7.6 W  
 Efficacy: 91.4 LPW  
 UGR: 19  
 Test Report: P639480

Zonal Lumen	Lumens	% Lumens
0-30	267	38.4
0-40	418	60.1
0-60	625	89.9
0-90	695	100

TM-30-15	Rf = 92
	Rg = 103
CRI/CIE	Ra = 96.3
	R9 = 85

CCT: Range of 2700K - 5000K  
  
 Dim-to-Warm: Range of 1800K - 3000K



### RL4LS9FSD2W1EWHDM -900LM -3000K

Spacing criterion:  
 (0-180) 1.15 | (90-270) 1.15 | (Diagonal) 1.2  
 Beam Angle: 86°  
 Field Angle: 137°  
 Lumens: 955  
 Input Watts: 11.5 W  
 Efficacy: 83 LPW  
 UGR: 20  
 Test Report: P639485

Zonal Lumen	Lumens	% Lumens
0-30	367	38.4
0-40	574	60.1
0-60	858	89.9
0-90	955	100

TM-30-15	Rf = 92
	Rg = 103
CRI/CIE	Ra = 96.3
	R9 = 85

CCT: Range of 2700K - 5000K  
  
 Dim-to-Warm: Range of 1800K - 3000K



Village of Beverly Hills  
 Building & Planning  
 18500 W 13 Mile Rd  
 Beverly Hills, MI 48025  
 Phone: (248) 646-6404 Fax: (248) 646-3703  
[www.villagebeverlyhills.com](http://www.villagebeverlyhills.com)

<b>**Staff Use Only**</b>	
<b>Received</b>	
Date Received:	_____
Review/Mtg Date:	DEC 18 2025
Decision:	_____
<input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> ZBA	
Notes:	Village of Beverly Hills

*38*

<b>Application for Site Plan Review and Special Land Use</b>	
<b>Property Address &amp; Parcel I.D. Number(s)</b>	Address: 22305 West Thirteen Mile Road, Beverly Hills, MI 48025
	Parcel ID(s): 24-09-226-006
<b>Project Description</b> (Attach additional pages if necessary)	Please refer to second page for project description
<b>Applicant</b> (must have legal interest in property)	Name: Richard Houdek
	Business: Grissim Metz Andriese Associates
	Address: 15000 Edward North Hines Drive, Suite A
	City: Plymouth State: Michigan Zip: 48170
	Phone: (248) 869-2324 Email: richh@gma-la.com
	Legal Interest: <input type="checkbox"/> Own Property <input type="checkbox"/> Lease Property <input type="checkbox"/> Offer to Purchase (please attach)
	<input checked="" type="checkbox"/> Other (e.g. attorney, architect, etc.): Landscape architect
<b>Primary Contact</b> <input checked="" type="checkbox"/> Same as Applicant	Name: _____
	Business: _____
	Address: _____
	City: _____ State: _____ Zip: _____
	Phone: _____ Email: _____
	Relationship to Applicant (e.g. architect, attorney, etc.): _____
<b>Property Owner</b> <input type="checkbox"/> Same as Applicant	Name: Richard Dempsey - Head of School
	Business: Detroit Country Day
	Address: 22305 West Thirteen Mile Road
	City: Village of Beverly Hills State: Michigan Zip: 48025
	Phone: (248) 430-1635 Email: rdempsey@dcdd.edu
	Property Owner Signature (if other than applicant): <i>Richard Dempsey</i>
<b>Applicant Signature</b>	X: <i>Richard Houdek</i>

*In order to be considered at an upcoming meeting, this application and all required documents and materials must be submitted by the established deadline date for the next regular meeting of the Council, Planning Commission, and/or Zoning Board of Appeals. Submittal by deadline does not guarantee placement on the agenda. Please refer to Sections 22.08.290 and 22.08.300. Incomplete submittals will not be considered.*

*Note: the applicant or a representative must be present at all meetings.*

## Project Description

Lower athletic field improvements entails resurfacing of an existing 6 lane running track and field events, new synthetic turf on existing synthetic turf field, a new scoreboard located to the east end of the field, new LED athletic field light fixtures on existing poles, new aluminum bleachers and ADA compliant barrier free ramp for the athletic field.

Upper level site improvements entail new concrete and clay brick paving walkway and spectator plaza, new brick masonry and metal athletic complex gateway arch, brick masonry columns with down lights and banner arms, an athletic logo sculpture, an alumni overlook plaza and deck with a brick masonry shade structure, shade structures at the spectator plaza, new stairs and ADA compliant barrier free ramp to the concessions building, a brick masonry retaining wall, new site lighting, landscaping and irrigation.



# AFFIDAVIT OF PUBLICATION

39949 Garfield Rd., Suite D, Clinton Twp., MI 48038

BEVERLY HILLS VILLAGE - LEGALS  
18500 W 13 MILE RD  
BEVERLY HILLS, MI 48025

## STATE OF MICHIGAN COUNTY OF OAKLAND

The undersigned, **NOELLE KLOMP** being duly sworn he/she is the principal clerk of **Oakland Press Classified**, published in the English language for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

**Planning Commission Meeting - Susie Stec**

**Published in the following edition(s)**  
**Oakland Press Classified: 12 Jan 2026**

Signature of Principle Clerk

**Noelle Klomp**

Name of Principle Clerk

*Sworn to and subscribed before me this 12 Jan 2026,*

Notary Public, State of Michigan  
Acting in Oakland County

JENNIFER A MOSHER  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF MACOMB  
My Commission Expires August 29, 2029  
Acting in the County of \_\_\_\_\_

**Advertiser Name / ID: BEVERLY HILLS VILLAGE - LEGALS / 258594 - Ad ID: 18832-108502 - PO: - Affidavit ID: 962**



**Village of Beverly Hills Planning Commission Meeting**

Public notice is hereby given that at its January 28, 2026 meeting, the Village of Beverly Hills Planning Commission will hold a public hearing on the following special land use request:

**PC Case 26-01-02.** The applicant, Detroit Country Day School, located at 22305 W. 13 Mile Road (24-09-226-006), is seeking a recommendation of approval for a special land use request related to proposed improvements to the lower athletic field (i.e. track & turf surface, bleachers, lighting, scoreboard), decorative and functional upgrades to the pedestrian walkways, new ADA-compliant ramps, alumni and spectator plazas, masonry retaining wall, landscaping, and site lighting.

The meeting will begin at 7:00 pm in the Council Chambers of the Village of Beverly Hills municipal offices located at 18500 W 13 Mile Rd, Beverly Hills, MI 48025. Questions or comments may be made on the request in-person at the scheduled hearing or submitted via email to [sstec@beverlyhillsmi.gov](mailto:sstec@beverlyhillsmi.gov) by 4:00 p.m. on the date of the hearing. The application may be reviewed at the Village Hall between 8:00 a.m. and 4:30 p.m., Monday through Friday.

Carissa Brown  
Village Clerk

Publish: January 12, 2026 The Oakland Press

**Advertiser Name / ID: BEVERLY HILLS VILLAGE - LEGALS / 258594 - Ad ID: 18832-108502 - PO: - Affidavit ID: 962**

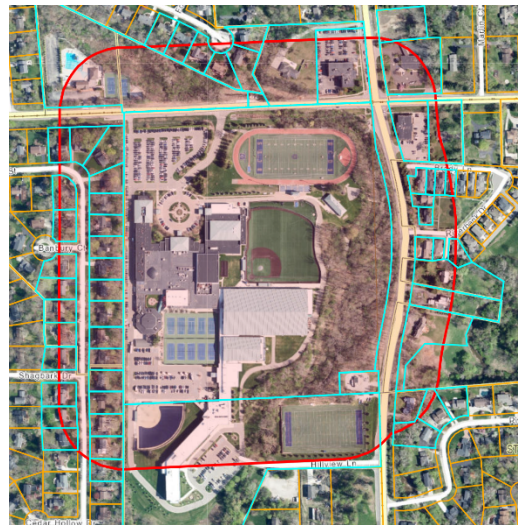
**PUBLIC HEARING NOTICE  
PLANNING COMMISSION**

Notice is hereby given that the Village of Beverly Hills Planning Commission will hold a public hearing on **Wednesday, January 28, 2026 at 7:00 pm** to consider the following request:

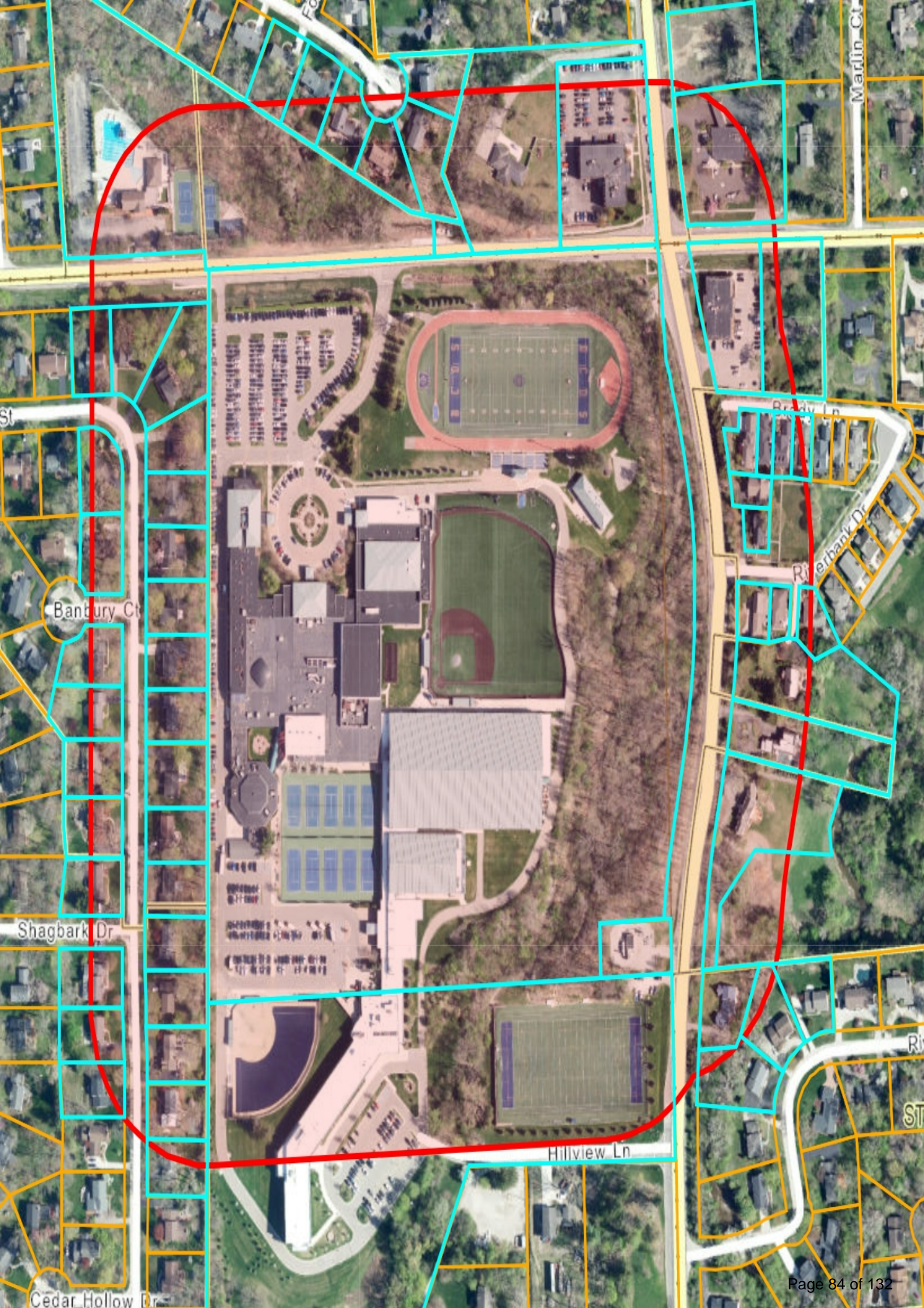
- ITEM:** PC Case 26-01-02
- REQUEST:** The applicant is seeking a recommendation of approval for a special land use request related to proposed improvements to the lower athletic field (i.e. track & turf surface, new bleachers, lighting, scoreboard), decorative and functional upgrades to the pedestrian walkways, new ADA-compliant ramps, alumni and spectator plazas, masonry retaining wall, landscaping, and site lighting.
- LOCATION & ZONING:** 22305 W. 13 Mile Road (Parcel TH-24-09-226-006), R-1 Single Family
- APPLICANT:** Detroit Country Day School

The public hearing will be held at the Village of Beverly Hills Planning Commission meeting on Wednesday, January 28, 2026 at 7:00 pm at the Village of Beverly Hills Municipal Offices, 18500 W. 13 Mile Road, Beverly Hills, Michigan 48025. If you have any questions or comments, please contact the Planning & Zoning Department at 248-646-6404 during regular business hours of 8:00 am – 4:30 pm, Monday through Friday, or via email at [sstec@beverlyhillsmi.gov](mailto:sstec@beverlyhillsmi.gov) by 4:00 p.m. on the date of the hearing, or attend the public hearing on the scheduled date.

**Publish Date:** January 12, 2026, The Oakland Press



The Village of Beverly Hills will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audiotapes of printed materials being considered at the meeting, to individuals with disabilities attending the meeting upon three working days' notice to the Village. Individuals with disabilities requiring auxiliary aids or services should contact the Village by writing or phone, 18500 W. Thirteen Mile Beverly Hills, MI 48025 (248) 646-6404.



2409204013  
JOAN S WYSOCKI  
KENNETH C WYSOCKI  
30829 E LINCOLNSHIRE ST  
BEVERLY HILLS MI 48025 4759

2410102026  
SONG LIU  
18 RIVERBANK DR  
BEVERLY HILLS MI 48025 4808

2410102018  
GERRY R HAMBRIGHT  
BRONWYN KONKEL  
30650 LAHSER RD  
BEVERLY HILLS MI 48025 4838

2410102044  
MATTHEW METIKOSH  
23 RIVERBANK DR  
BEVERLY HILLS MI 48025 4804

2409205009  
IMHOFF TRUST BRIDGETTE  
30700 E LINCOLNSHIRE ST  
BEVERLY HILLS MI 48025 4756

2404478012  
JAMES P LOCH  
CAROLYN A LOCH  
31106 SLEEPY HOLLOW LN  
BEVERLY HILLS MI 48025 3618

2404453030  
KATHLEEN ANN REGAN  
31209 SLEEPY HOLLOW LN  
BEVERLY HILLS MI 48025 3621

2404453031  
MARIA G ROSS TRUSTEE  
31175 SLEEPY HOLLOW LN  
BEVERLY HILLS MI 48025 3619

2404478019  
ROAD COMMISSION FOR OAKLAND COUNTY  
31001 LAHSER RD  
BEVERLY HILLS MI 48025 3639

2404453032  
MEGHAN R MCINTYRE  
MITCHELL E MCINTYRE  
31133 SLEEPY HOLLOW LN  
BEVERLY HILLS MI 48025 3619

2404478013  
CHRISTOPHER TWAROG  
ASHLEY TWAROG  
31107 SLEEPY HOLLOW LN  
BEVERLY HILLS MI 48025 3619

2404453033  
BENNETT F HEUSER  
DOROTHY C HEUSER  
31119 SLEEPY HOLLOW LN  
BEVERLY HILLS MI 48025 3619

2410102043  
JAMES CLARK  
21 RIVERBANK DR  
BEVERLY HILLS MI 48025 4802

2409204018  
ROBERT L STANSBERRY  
JOANNE STANSBERRY  
30597 E LINCOLNSHIRE ST  
BEVERLY HILLS MI 48025 4753

2409204020  
FREDERICK BENNIE  
PATRICIA BENNIE  
30553 E LINCOLNSHIRE ST  
BEVERLY HILLS MI 48025 4753

2409252024  
WILLIAM C MAINES  
KATHLEEN B MAINES  
30407 E LINCOLNSHIRE ST  
BEVERLY HILLS MI 48025 4751

2409205010  
ALAN SCHLANG  
SHIRLEYANNE K SCHLANG  
30598 E LINCOLNSHIRE ST  
BEVERLY HILLS MI 48025 4752

2409205012  
ELIZABETH KANOUS  
DANIEL LONG  
30554 E LINCOLNSHIRE ST  
BEVERLY HILLS MI 48025 4752

2409205011  
XIN DING  
30576 E LINCOLNSHIRE ST  
BEVERLY HILLS MI 48025 4752

2409205014  
MATTHEW BRESSETTE  
KATHRYN BRESSETTE  
30512 E LINCOLNSHIRE ST  
BEVERLY HILLS MI 48025 4752

2409204019  
LINDA H REMINGTON TRUSTEE  
30575 E LINCOLNSHIRE ST  
BEVERLY HILLS MI 48025 4753

2404453039  
COUNTY OF OAKLAND  
1200 N TELEGRAPH RD  
PONTIAC MI 48341 1032

2404478018  
HEALTHFRONT A NON-PROFIT ORG  
JAY SHAH AND MILI JAY SHAH  
31111 LAHSER RD  
BEVERLY HILLS MI 48025 3630

2410102002  
BRIAN WALSH  
21885 W 13 MILE RD  
BEVERLY HILLS MI 48025 4809

2410102001  
Occupant  
31000 LAHSER RD  
BEVERLY HILLS MI 48025 4847

2410102001  
LSTC MICHIGAN LLC  
PO BOX 2910  
LIVERMORE CA 94551 2910

2409205004  
ERIC D FREY  
MARY E FREY  
30808 E LINCOLNSHIRE ST  
BEVERLY HILLS MI 48025 4758

2409205003  
Occupant  
30830 E LINCOLNSHIRE ST  
BEVERLY HILLS MI 48025 4758

2409205003  
CHARLES CORY  
SUZANNE CORY  
30331 FOX RUN DR  
BEVERLY HILLS MI 48025 4726

2404453038  
WOODSIDE ATHLETIC CLUB  
22440 W 13 MILE RD  
BEVERLY HILLS MI 48025 4436

2409205005  
KYLE A LAMB  
LISA M LAMB  
30792 E LINCOLNSHIRE ST  
BEVERLY HILLS MI 48025 4756

2403352004  
LANDMARK BUILDING LL CO INC  
48657 HAYES RD  
SHELBY TWP MI 48315 4403

2409205008  
ERNEST GARGARO  
CARMA GARGARO  
30722 E LINCOLNSHIRE ST  
BEVERLY HILLS MI 48025 4756

2409204021  
GILBERT GUGNI  
30531 E LINCOLNSHIRE ST  
BEVERLY HILLS MI 48025 4753

2410102030  
MARK POST  
AMY POST  
10 RIVERBANK DR  
BEVERLY HILLS MI 48025 4808

2409204014  
ERIC RADEMACHER  
ELIZABETH RADEMACHER  
30693 BANBURY CT  
BEVERLY HILLS MI 48025 4710

2409205013  
TODD C SIMS  
WENDY A SIMS  
30532 E LINCOLNSHIRE ST  
BEVERLY HILLS MI 48025 4752

2410102029  
JAMES C NIEDZINSKI  
SHANNON J NIEDZINSKI  
12 RIVERBANK DR  
BEVERLY HILLS MI 48025 4808

2403352023  
Occupant  
31040 LAHSER RD  
BEVERLY HILLS MI 48025 3628

2409204022  
JACOB KENNEY  
MARY KENNEY  
30511 E LINCOLNSHIRE ST  
BEVERLY HILLS MI 48025 4753

2409253001  
DENNIS B PAGE  
MARCIA R PAGE  
30470 E LINCOLNSHIRE ST  
BEVERLY HILLS MI 48025 4750

2403352023  
R S INVESTMENT GROUP LLC  
ATTN STEPHEN H READ  
1460 W LONG LAKE RD  
BLOOMFIELD HILLS MI 48302 1337

2409252022  
CATHERINE A MAZUR  
RICHARD P MAZUR  
30451 E LINCOLNSHIRE ST  
BEVERLY HILLS MI 48025 4751

2410102031  
FRITZ HATT TRUSTEE  
HOLLY HUDSON-HATT TRUSTEE  
8 RIVERBANK DR  
BEVERLY HILLS MI 48025 4808

2410102046  
MICHAEL A NEHRA  
LINDSAY NEHRA  
1 STONE HOUSE LN  
BEVERLY HILLS MI 48025 4814

2409253002  
MICHAEL A RYAN  
MARY B RYAN  
30444 E LINCOLNSHIRE ST  
BEVERLY HILLS MI 48025 4750

2409252023  
ERICA CAMBRIDGE  
ROBERT CAMBRIDGE  
30429 E LINCOLNSHIRE ST  
BEVERLY HILLS MI 48025 4751

2410102045  
EDWIN DIRKSEN  
KALPANA JADEJA  
25 RIVERBANK DR  
BEVERLY HILLS MI 48025 4804

2409253005  
BO ZHU  
30354 E LINCOLNSHIRE ST  
BEVERLY HILLS MI 48025 4748

2409205006  
TODD A HOOVER  
NANCY A HOOVER  
30768 E LINCOLNSHIRE ST  
BEVERLY HILLS MI 48025 4756

2410102047  
BRANT PORHOLA  
JAMIE PORHOLA  
30600 LAHSER RD  
BEVERLY HILLS MI 48025 4838

2409226004  
Occupant  
30401 LAHSER RD  
BEVERLY HILLS MI 48025

2409205007  
MICHAEL P SHINER  
NANCY L SHINER  
30744 E LINCOLNSHIRE ST  
BEVERLY HILLS MI 48025 4756

2410151006  
JOANN GEITKA TRUSTEE  
21860 RIVERVIEW DR  
BEVERLY HILLS MI 48025 4869

2409226004  
CONSUMERS ENERGY COMPANY EP10 PROP  
1 ENERGY PLAZA DR  
JACKSON MI 49201 2357

2409253003  
JOHN P KREITZ  
WENDY S M KREITZ  
30422 E LINCOLNSHIRE ST  
BEVERLY HILLS MI 48025 4750

2409226006  
DETROIT COUNTRY DAY SCHOOL  
22305 W 13 MILE RD  
BEVERLY HILLS MI 48025 4435

2409276015  
DETROIT COUNTRY DAY SCHOOL  
22305 W 13 MILE RD  
BEVERLY HILLS MI 48025 4435

2409253004  
TRISTAN P MOSS  
DAWN F MOSS  
30400 E LINCOLNSHIRE ST  
BEVERLY HILLS MI 48025 4750

2410102027  
WILLIAM GUY  
16 RIVERBANK DR  
BEVERLY HILLS MI 48025 4808

2410102028  
LESLIE A SAJOVEC  
JAMES ANCHAK JR  
14 RIVERBANK DR  
BEVERLY HILLS MI 48025 4808

2410151005  
NEIL MIRAFLOR  
21910 RIVERVIEW DR  
BEVERLY HILLS MI 48025 4871

2410151001  
MATTHEW MOLDOVAN  
30500 LAHSER RD  
BEVERLY HILLS MI 48025 4836

2410151002  
GENNA E MOLDOVAN  
TUDOR DAN MOLDOVAN  
21932 RIVERVIEW DR  
BEVERLY HILLS MI 48025 4871

Extra Property Addresses  
XXXXXXXXXXXXXXXXXXXXXXXXX  
XXXXXXXXXXXXXXXXXXXXXXXXX

Supplemental Information Submitted on January 21, 2026



# DETROIT COUNTRY DAY SCHOOL



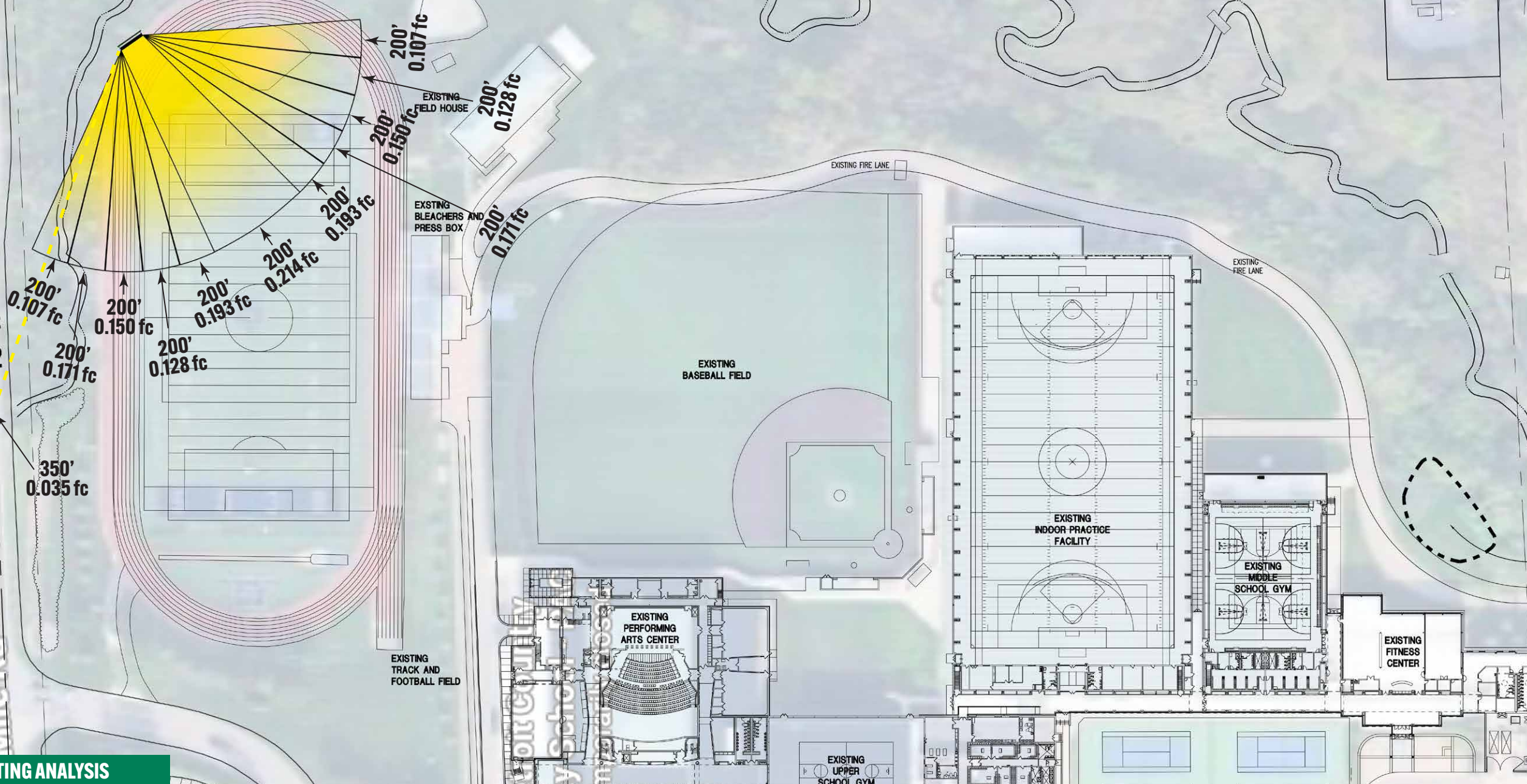
DIGITAL SCOREBOARDS

# R-1 ZONING

13 MILE RD.

PROPERTY LINE

Mile Rd



## LIGHTING ANALYSIS

25'2" x 18.34'  
DIGITAL DISPLAY

22305 W. 13 Mile Rd • Beverly Hills, MI

fc = Foot Candles | Calculations based on 200 nit, 100% white at night  
Foot Candle - the illumination produced by a source of one candle at a distance of one foot and equal to one lumen incident per square foot



**OUTDOOR**

**25'2" x 18.34'**  
**DIGITAL DISPLAY**

**PACKAGE INCLUDES**

- Digital Display
- 25'2" x 3' ID Panel
- 25'2" x 4' Decorative Mesh

- Monopole w/ 10' HAGL
- Hardware & Software Suite
- Powered by ScoreVison®

- Industry's Best Warranty
- 7 Day a Week Support Center





**OUTDOOR**

**25'2" x 18.34'**  
**DIGITAL DISPLAY**

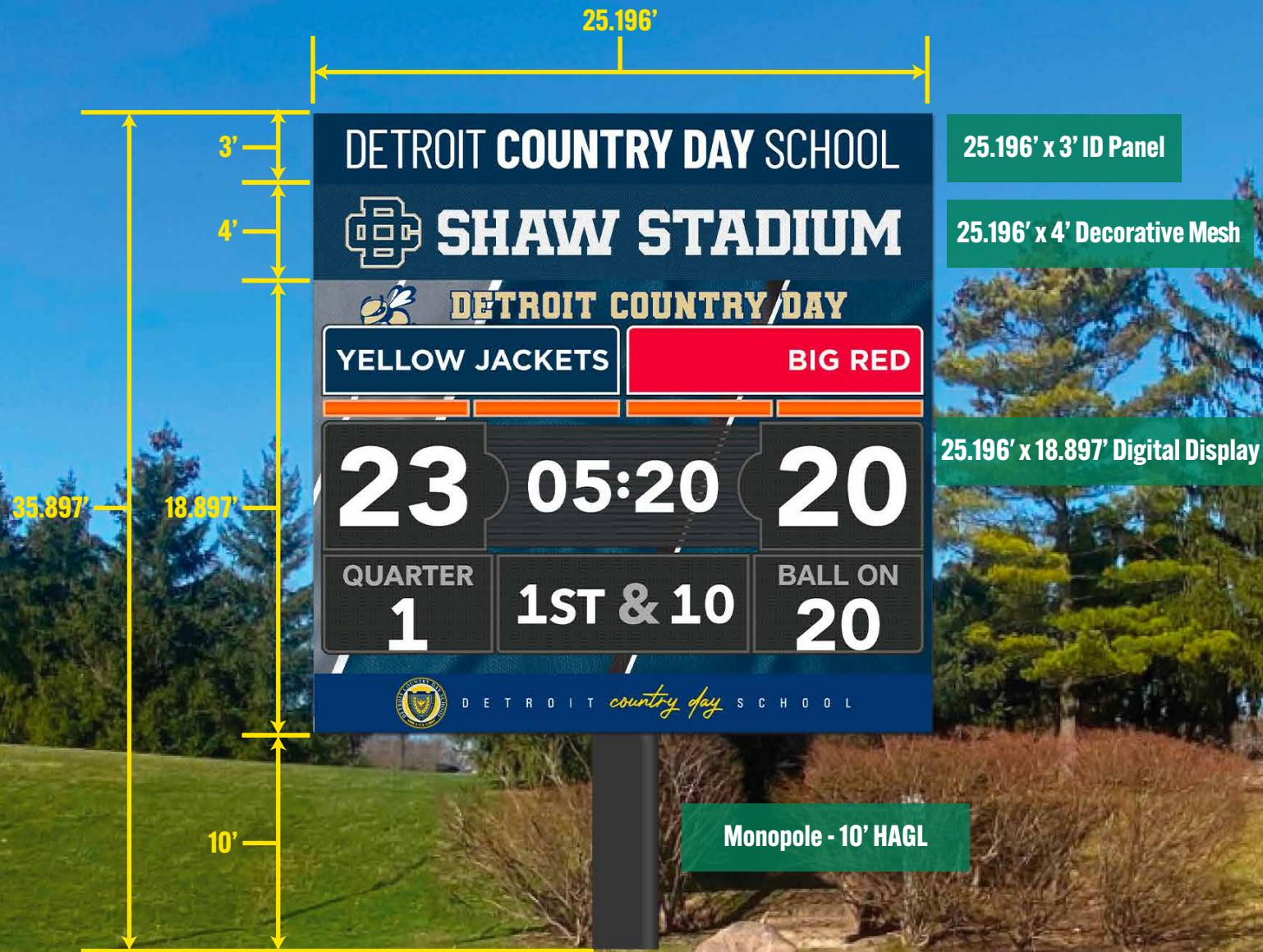
**PACKAGE INCLUDES**

- Digital Display
- 25'2" x 3' ID Panel
- 25'2" x 4' Decorative Mesh

- Monopole w/ 10' HAGL
- Hardware & Software Suite
- Powered by ScoreVison®

- Industry's Best Warranty
- 7 Day a Week Support Center





**OUTDOOR**

**25'2" x 18.34'**  
**DIGITAL DISPLAY**

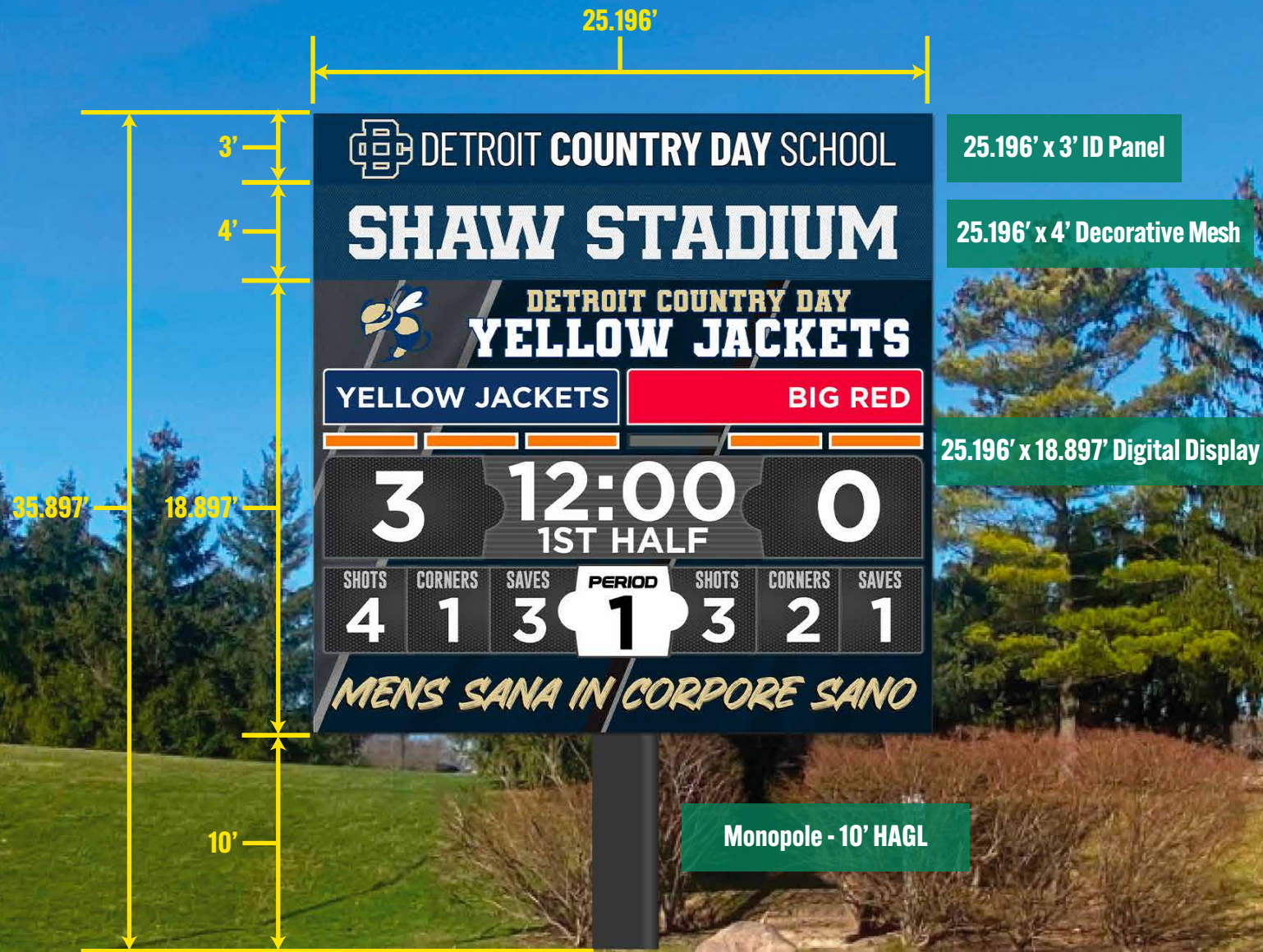
**PACKAGE INCLUDES**

- Digital Display
- 25'2" x 3' ID Panel
- 25'2" x 4' Decorative Mesh

- Monopole w/ 10' HAGL
- Hardware & Software Suite
- Powered by ScoreVison®

- Industry's Best Warranty
- 7 Day a Week Support Center





OUTDOOR

25'2" x 18.34'  
DIGITAL DISPLAY

PACKAGE INCLUDES

- Digital Display
- 25'2" x 3' ID Panel
- 25'2" x 4' Decorative Mesh

- Monopole w/ 10' HAGL
- Hardware & Software Suite
- Powered by ScoreVison®
- Industry's Best Warranty

- 7 Day a Week Support Center





## DIGITAL SCOREBOARDS

VALUE • AFFORDABILITY • PERFORMANCE • POTENTIAL

Your single source partner for all of your digital display and scoring needs

### BETTER PORTFOLIO:

UNLIMITED DIGITAL AND NON-DIGITAL PRODUCTS TO MEET YOUR SPECIFIC NEEDS

### BETTER PROCESS:

CONSULTATION, DESIGN, MANUFACTURING, INSTALLATION & SERVICE

### BETTER WARRANTY:

INDUSTRY'S ONLY 11+ YEAR (OUTDOOR) & 7 YEAR (INDOOR) WARRANTY PROGRAM. INDUSTRY'S ONLY 24/7 LIVE DIAGNOSTICS AND IN-HOUSE 7 DAY A WEEK SUPPORT CENTER

### BETTER SOFTWARE:

DYNAMIC, POWERFUL, AND EASY TO USE SOFTWARE

### BEST VALUE:

SAVING SCHOOLS ON PROJECT COSTS AND LONG-TERM OPERATIONAL EXPENSES

**From:** [Rich Houdek](#)  
**To:** [Susie Stec](#); [Brian Borden](#); [Jason Macdonald](#); [Mike Sims](#)  
**Cc:** [Jim Steiner](#); [Scott Stanley](#)  
**Subject:** RE: Detroit Country Day submittal  
**Date:** Wednesday, January 21, 2026 11:05:37 AM  
**Attachments:** [image001.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[DS - Detroit Country Day - 120725 v7.pdf](#)

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**CAUTION:** This email originated from outside your organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning. We just received some additional information from the scoreboard company. Please see comments below and updated renderings attached.

“Here is the updated rendering deck with the solid panel across the top, all advertising removed, and the complete measurements. I have sent the aerial stadium views to our sound engineers for them to build the ease drawing showing the dB levels across the stadium. I am pushing to have this back quickly but those can take a bit longer to full vet, but please know that we are on it. The attached is good to proceed with for the talks with the city. Also, for a few items of clarity's sake.

The top 3' ID panel is non-lit and can be made larger, smaller, or even removed, if required  
The 4' ID mesh panel must remain at least 4' x 13' as the sound system is housed behind it, however we could then make the sides of the mesh look different and even smaller, if required  
Our LED is built in 37.795" x 37.795" cabinets so if required the display can be shaped in any configuration using these building blocks  
The monopole is currently built on a 10' HAGL however could easily be lower to 9, 8, 7' respectively if that helps.

I hope this helps connect a few dots as we all work towards the approval. “

We hope this provides more clarification and will continue submitting updates as we receive them.

Thank you,

**Richard G. Houdek, PLA, ASLA, LEED AP BD+C**  
President | Principal

**Grissim Metz Andriese Associates**

15000 Edward N. Hines Drive, Suite A, Plymouth, MI 48170  
248.347.7010 | 248.869.2324 Direct | [https://link.edgepilot.com/s/fe991ccb/dsM8lwOtKOSJ-YLQISGHoA?  
u=http://www.gma-la.com/](https://link.edgepilot.com/s/fe991ccb/dsM8lwOtKOSJ-YLQISGHoA?u=http://www.gma-la.com/)

---

**From:** Susie Stec <[sstec@beverlyhillsmi.gov](mailto:sstec@beverlyhillsmi.gov)>

**Sent:** Wednesday, January 21, 2026 9:44 AM

**To:** Rich Houdek <[richh@gma-la.com](mailto:richh@gma-la.com)>; Brian Borden <[bborden@safebuilt.com](mailto:bborden@safebuilt.com)>; Jason Macdonald <[jason@foresitedesign.com](mailto:jason@foresitedesign.com)>; Mike Sims <[mike@foresitedesign.com](mailto:mike@foresitedesign.com)>

**Cc:** Jim Steiner <[jim.steiner@plantemorán.com](mailto:jim.steiner@plantemorán.com)>; Scott Stanley <[ssstanley@dcds.edu](mailto:ssstanley@dcds.edu)>

**Subject:** RE: Detroit Country Day submittal

I appreciate the information. The dimensional details on the 4<sup>th</sup> page of the document originally submitted are illegible, so a better copy would be appreciated. Also, based on the scoreboard dimensions provided in the 2<sup>nd</sup> document, it appears the overall size is 30' x 25' (from grade to top). Please confirm.

Susie

---

**From:** Rich Houdek <[richh@gma-la.com](mailto:richh@gma-la.com)>

**Sent:** Tuesday, January 20, 2026 4:12 PM

**To:** Susie Stec <[sstec@beverlyhillsmi.gov](mailto:sstec@beverlyhillsmi.gov)>; Brian Borden <[bborden@safebuilt.com](mailto:bborden@safebuilt.com)>; Jason Macdonald <[jason@foresitedesign.com](mailto:jason@foresitedesign.com)>; Mike Sims <[mike@foresitedesign.com](mailto:mike@foresitedesign.com)>

**Cc:** Jim Steiner <[jim.steiner@plantemorán.com](mailto:jim.steiner@plantemorán.com)>; Scott Stanley <[ssstanley@dcds.edu](mailto:ssstanley@dcds.edu)>

**Subject:** RE: Detroit Country Day submittal

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Hello Susie. Attached is the scoreboard information GMA submitted with the original packet as well as new information DCDS just sent over. Scott's email to me has stated that they are following up on information regarding the speaker sound, the bottom of the scoreboard is 10' above grade but could be dropped to 8' if required, they are also considering dropping one of the 2 panels to reduce height, advertisements to be removed.

I also just spoke with Foresite, Inc. and they are in the process of pulling together additional information on the existing lighting and sound as well as any environmental impacts the new scoreboard will create (eg. tree impacts). I understand the scoreboard will be located 6' off the edge of the track. They anticipate they will have additional information to present at the meeting.

I hope this provides some better information for you.

Thank you,

**Richard G. Houdek, PLA, ASLA, LEED AP BD+C**

President | Principal

**Grissim Metz Andriese Associates**

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[u=http://www.gma-la.com/](http://www.gma-la.com/)

---

**From:** Susie Stec <[sstec@beverlyhillsmi.gov](mailto:sstec@beverlyhillsmi.gov)>

**Sent:** Tuesday, January 20, 2026 2:56 PM

**To:** Rich Houdek <[richh@gma-la.com](mailto:richh@gma-la.com)>; Brian Borden <[bborden@safebuilt.com](mailto:bborden@safebuilt.com)>; Jason Macdonald <[jason@foresitedesign.com](mailto:jason@foresitedesign.com)>; Mike Sims <[mike@foresitedesign.com](mailto:mike@foresitedesign.com)>

**Cc:** Jim Steiner <[jim.steiner@plantemoran.com](mailto:jim.steiner@plantemoran.com)>; Scott Stanley <[sstanley@dcds.edu](mailto:sstanley@dcds.edu)>

**Subject:** RE: Detroit Country Day submittal

Good afternoon, Rich –

I hope you had a nice weekend. Attached is the official review letter regarding your submission. As was noted in my email last week, we will need information regarding the existing lighting, scoreboard cutsheets and information, etc. Packets will be distributed first thing tomorrow morning, so any supplemental information should be sent today. Please let me know if you have any questions.

Susie

---

**From:** Rich Houdek <[richh@gma-la.com](mailto:richh@gma-la.com)>

**Sent:** Thursday, January 15, 2026 3:40 PM

**To:** Brian Borden <[bborden@safebuilt.com](mailto:bborden@safebuilt.com)>; Susie Stec <[sstec@beverlyhillsmi.gov](mailto:sstec@beverlyhillsmi.gov)>; Jason Macdonald <[jason@foresitedesign.com](mailto:jason@foresitedesign.com)>; Mike Sims <[mike@foresitedesign.com](mailto:mike@foresitedesign.com)>

**Cc:** Jim Steiner <[jim.steiner@plantemoran.com](mailto:jim.steiner@plantemoran.com)>; Scott Stanley <[sstanley@dcds.edu](mailto:sstanley@dcds.edu)>

**Subject:** RE: Detroit Country Day submittal

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Understood. We will follow up on this for you.

Thanks, Brian.

**Richard G. Houdek, PLA, ASLA, LEED AP BD+C**

President | Principal

**Grissim Metz Andriese Associates**

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---

**From:** Brian Borden <[bborden@safebuilt.com](mailto:bborden@safebuilt.com)>

**Sent:** Thursday, January 15, 2026 2:50 PM

**To:** Rich Houdek <[richh@gma-la.com](mailto:richh@gma-la.com)>; Susie Stec <[sstec@beverlyhillsmi.gov](mailto:sstec@beverlyhillsmi.gov)>; Jason Macdonald <[jason@foresitedesign.com](mailto:jason@foresitedesign.com)>; Mike Sims <[mike@foresitedesign.com](mailto:mike@foresitedesign.com)>

**Cc:** Jim Steiner <[jim.steiner@plantemoran.com](mailto:jim.steiner@plantemoran.com)>; Scott Stanley <[sstanley@dcds.edu](mailto:sstanley@dcds.edu)>

**Subject:** RE: Detroit Country Day submittal

Thanks everyone in advance for the assistance...

Rich – I see the scoreboard on Sheet LA1.01, but not in relation to the existing trees or stream in the area, nor in relation to the property line.

We need to know the setbacks and whether any trees need to be removed for its installation, and to ensure that there are no disturbances to the natural feature.

Brian V. Borden, AICP

Planning Manager



cell: 734.735.1627

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---

**From:** Rich Houdek <[richh@gma-la.com](mailto:richh@gma-la.com)>

**Sent:** Thursday, January 15, 2026 2:25 PM

**To:** Susie Stec <[sstec@beverlyhillsmi.gov](mailto:sstec@beverlyhillsmi.gov)>; Jason Macdonald <[jason@foresitedesign.com](mailto:jason@foresitedesign.com)>; Mike Sims <[mike@foresitedesign.com](mailto:mike@foresitedesign.com)>

**Cc:** Brian Borden <[bborden@safebuilt.com](mailto:bborden@safebuilt.com)>; Jim Steiner <[jim.steiner@plantemoran.com](mailto:jim.steiner@plantemoran.com)>; Scott Stanley <[sstanley@dcds.edu](mailto:sstanley@dcds.edu)>

**Subject:** RE: Detroit Country Day submittal

You don't often get email from [richh@gma-la.com](mailto:richh@gma-la.com). [Learn why this is important](#)

Hello, Susie. Thank you for this update. I am adding in other team members as the field lighting and scoreboard items are not under our scope of work. That being said, please note that the scoreboard location is reflected on Sheet LA1.0.

Jason/Mike/Scott can you please address Susie's comments below regarding the existing lighting levels.

Scott, can you please provide any cutsheets and product information relative to Susie's request here for the scoreboard.

Thank you,

**Richard G. Houdek, PLA, ASLA, LEED AP BD+C**

President | Principal

**Grissim Metz Andriese Associates**

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---

**From:** Susie Stec <[sstec@beverlyhillsmi.gov](mailto:sstec@beverlyhillsmi.gov)>

**Sent:** Thursday, January 15, 2026 2:08 PM

**To:** Rich Houdek <[richh@gma-la.com](mailto:richh@gma-la.com)>

**Cc:** Brian Borden ([bborden@safebuilt.com](mailto:bborden@safebuilt.com)) <[bborden@safebuilt.com](mailto:bborden@safebuilt.com)>

**Subject:** RE: Detroit Country Day submittal

Hi Rich –

So, the review is taking longer to complete than we anticipated. I'm anticipating having an official review letter for you early next week. I do want to give you a heads up on the couple of items that are standing out as being potentially problematic.

Lighting Plan

We asked for a plan sheet that details the existing lighting conditions on the field so that we can compare what is proposed. We need to determine whether the new proposed lighting for the field is bringing the lighting closer into compliance or exacerbating it. As submitted, we cannot make that determination and this would be an item for the ZBA.

## Scoreboard

- This should be shown on the site plan [The scoreboard location is reflected on Sheet LA1.01](#)
- What are the physical dimensions of the scoreboard? Total height from grade.
- Sound system – what are the decibels?
- Light intensity – more details are required.
- No advertising is permitted. This was discussed.

If you are able to provide us with the above information, please respond to all. If not, you will need to be prepared to address these items at the meeting.

Thanks,

## Susie Stec

Planning & Economic Development Director

Village of Beverly Hills

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u=http://www.villagebeverlyhills.com/](https://link.edgepilot.com/s/02553bda/JjNZbU8Jo0ClAzTaMe7L8g?u=http://www.villagebeverlyhills.com/)

248-646-6404



---

**From:** Rich Houdek <[richh@gma-la.com](mailto:richh@gma-la.com)>  
**Sent:** Thursday, January 8, 2026 9:22 AM  
**To:** Susie Stec <[sstec@beverlyhillsmi.gov](mailto:sstec@beverlyhillsmi.gov)>  
**Subject:** RE: Detroit Country Day submittal

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Good morning. Just touching base to see if we will be on the January meeting schedule and when might we expect a formal response. Will we need to make any changes/corrections before the PC meeting?

Thank you,

**Richard G. Houdek, PLA, ASLA, LEED AP BD+C**

President | Principal

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u=http://www.gma-la.com/](https://link.edgepilot.com/s/ec0199bb/nt89n1H3wESmaD9OatL1fO?u=http://www.gma-la.com/)

---

**From:** Susie Stec <[sstec@beverlyhillsmi.gov](mailto:sstec@beverlyhillsmi.gov)>

**Sent:** Tuesday, January 6, 2026 2:02 PM

**To:** Rich Houdek <[richh@gma-la.com](mailto:richh@gma-la.com)>

**Subject:** RE: Detroit Country Day submittal

Good afternoon and Happy New Year, Rich!

Yes, Jake (Building Official) was able to confirm with the state that we can review the electrical conduit installation. I am working to confirm that the Fire Marshal is also able to review. I'll have to circle back on that. Lastly, attached are the initial comments from our engineers. Please let me know if you have any questions.

Susie

---

**From:** Rich Houdek <[richh@gma-la.com](mailto:richh@gma-la.com)>

**Sent:** Monday, January 5, 2026 4:15 PM

**To:** Susie Stec <[sstec@beverlyhillsmi.gov](mailto:sstec@beverlyhillsmi.gov)>

**Subject:** RE: Detroit Country Day submittal

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Good afternoon, Susie and Happy New Year! I hope you had a wonderful break of some type.

I am following up to inquire if the gentleman I met the day I dropped off the DCDS drawings was able to contact the State of Michigan regarding your ability to review electrical conduit installations or other work for the state? Just trying to see where that went.

Thank you!

**Richard G. Houdek, PLA, ASLA, LEED AP BD+C**

President | Principal

**Grissim Metz Andriese Associates**

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u=http://www.gma-la.com/](https://link.edgepilot.com/s/b6635529/Uothrs3GJUe-exyztF1ROA?u=http://www.gma-la.com/)

---

**From:** Rich Houdek

**Sent:** Thursday, December 18, 2025 4:53 PM

**To:** 'Susie Stec' <[sstec@beverlyhillsmi.gov](mailto:sstec@beverlyhillsmi.gov)>; Steve Endres <[SteveE@gma-la.com](mailto:SteveE@gma-la.com)>

**Cc:** [sstanley@dcds.edu](mailto:sstanley@dcds.edu); Jim Steiner <[jim.steiner@plantemoran.com](mailto:jim.steiner@plantemoran.com)>; Sovel, Tom <[tsovel@sda-eng.com](mailto:tsovel@sda-eng.com)>; Mike Sims <[mike@foresitedesign.com](mailto:mike@foresitedesign.com)>; Jason Macdonald <[jason@foresitedesign.com](mailto:jason@foresitedesign.com)>

**Subject:** RE: Detroit Country Day submittal

Hello Susie and thanks for your help today and getting us to this point! As discussed here is the electronic signed application with both DCDS and GMA signatures.

Happy Holidays!

**Richard G. Houdek, PLA, ASLA, LEED AP BD+C**

President | Principal

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u=http://www.gma-la.com/](https://link.edgepilot.com/s/b6635529/Uothrs3GJUe-exyztF1ROA?u=http://www.gma-la.com/)

---

**From:** Susie Stec <[sstec@beverlyhillsmi.gov](mailto:sstec@beverlyhillsmi.gov)>

**Sent:** Thursday, December 18, 2025 1:40 PM

**To:** Steve Endres <[stevee@gma-la.com](mailto:stevee@gma-la.com)>

**Cc:** Rich Houdek <[richh@gma-la.com](mailto:richh@gma-la.com)>; [sstanley@dcds.edu](mailto:sstanley@dcds.edu); Jim Steiner <[jim.steiner@plantemoran.com](mailto:jim.steiner@plantemoran.com)>; Sovel, Tom <[tsovel@sda-eng.com](mailto:tsovel@sda-eng.com)>; Mike Sims <[mike@foresitedesign.com](mailto:mike@foresitedesign.com)>; Jason Macdonald <[jason@foresitedesign.com](mailto:jason@foresitedesign.com)>

**Subject:** RE: Detroit Country Day submittal

Received, thank you!

Attached is the receipt for the Site Plan & Special Land Use fees.

Your submission will be forwarded to the appropriate departments for their review and comment. As previously discussed, we are targeting the January 28, 2026, Planning Commission for special land use public hearing and site plan approval. Should that change, I will notify you as soon as possible. Please be aware that with the upcoming holidays I will be out of the office beginning Dec. 24<sup>th</sup> and returning on Jan. 5<sup>th</sup>.

I look forward to working with you all to move this project forward. I hope you all have a wonderful holiday season and a happy new year!

Susie

---

**From:** Steve Endres <[stevee@gma-la.com](mailto:stevee@gma-la.com)>  
**Sent:** Thursday, December 18, 2025 10:27 AM  
**To:** Susie Stec <[sstec@beverlyhillsmi.gov](mailto:sstec@beverlyhillsmi.gov)>  
**Cc:** Rich Houdek <[richh@gma-la.com](mailto:richh@gma-la.com)>; sstanley@dcds.edu; Jim Steiner <[jim.steiner@plantemor.com](mailto:jim.steiner@plantemor.com)>; Sovel, Tom <[tsovel@sda-eng.com](mailto:tsovel@sda-eng.com)>; Mike Sims <[mike@foresitedesign.com](mailto:mike@foresitedesign.com)>; Jason Macdonald <[jason@foresitedesign.com](mailto:jason@foresitedesign.com)>  
**Subject:** RE: Detroit Country Day submittal

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Hi Susie,

Please follow the link below to download the Detroit Country Day submittal. Let me know if you have any trouble with the link.

The included application does not yet have the client's signature. Rich will be dropping off a signed application with the documents today and will follow with an updated electronic copy.

[DCDS Athletic Complex Site Plan Review](#)

Kind Regards,

**Steven A. Endres**

Partner

**Grissim Metz Andriese Associates**

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---

**From:** Rich Houdek <[richh@gma-la.com](mailto:richh@gma-la.com)>  
**Sent:** Thursday, December 18, 2025 9:35 AM  
**To:** Susie Stec <[sstec@beverlyhillsmi.gov](mailto:sstec@beverlyhillsmi.gov)>  
**Cc:** Steve Endres <[stevee@gma-la.com](mailto:stevee@gma-la.com)>  
**Subject:** RE: Detroit Country Day submittal

Thanks. We will be submitting the files electronically to you via a link later this morning.

Thanks you,

**Richard G. Houdek, PLA, ASLA, LEED AP BD+C**  
President | Principal

**Grissim Metz Andriese Associates**

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**From:** Susie Stec <[sstec@beverlyhillsmi.gov](mailto:sstec@beverlyhillsmi.gov)>  
**Sent:** Thursday, December 18, 2025 8:49 AM  
**To:** Rich Houdek <[richh@gma-la.com](mailto:richh@gma-la.com)>  
**Cc:** Steve Endres <[stevee@gma-la.com](mailto:stevee@gma-la.com)>  
**Subject:** RE: Detroit Country Day submittal

Either works for me.

---

**From:** Rich Houdek <[richh@gma-la.com](mailto:richh@gma-la.com)>  
**Sent:** Thursday, December 18, 2025 8:28 AM  
**To:** Susie Stec <[sstec@beverlyhillsmi.gov](mailto:sstec@beverlyhillsmi.gov)>  
**Cc:** Steve Endres <[stevee@gma-la.com](mailto:stevee@gma-la.com)>  
**Subject:** RE: Detroit Country Day submittal

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Thank you, Susie. I appreciate the quick response! For the electronic set do you want that emailed to you or put on a flash drive?

**Richard G. Houdek, PLA, ASLA, LEED AP BD+C**

President | Principal

**Grissim Metz Andriese Associates**

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---

**From:** Susie Stec <[sstec@beverlyhillsmi.gov](mailto:sstec@beverlyhillsmi.gov)>

**Sent:** Thursday, December 18, 2025 8:17 AM

**To:** Rich Houdek <[richh@gma-la.com](mailto:richh@gma-la.com)>

**Cc:** Steve Endres <[stevee@gma-la.com](mailto:stevee@gma-la.com)>

**Subject:** RE: Detroit Country Day submittal

Good morning, Rich –

Correct, plus an electronic set of the plans.

So, you are aware, I will be out of the office for the majority of the afternoon. I'll let the Building Department know that we're expecting plans.

Susie

---

**From:** Rich Houdek <[richh@gma-la.com](mailto:richh@gma-la.com)>

**Sent:** Wednesday, December 17, 2025 6:45 PM

**To:** Susie Stec <[sstec@beverlyhillsmi.gov](mailto:sstec@beverlyhillsmi.gov)>

**Cc:** Steve Endres <[stevee@gma-la.com](mailto:stevee@gma-la.com)>

**Subject:** RE: Detroit Country Day submittal

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Hello. We are planning to submit tomorrow our package, I recall you need 2 sets of drawings, the Application and both checks.

If you could please confirm as soon as possible tomorrow morning I would appreciate it. Thankyou

**Richard G. Houdek, PLA, ASLA, LEED AP BD+C**

President | Principal

**Grissim Metz Andriese Associates**

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**From:** Rich Houdek

**Sent:** Tuesday, December 16, 2025 1:15 PM

**To:** 'Susie Stec' <[sstec@beverlyhillsmi.gov](mailto:sstec@beverlyhillsmi.gov)>

**Subject:** RE: Detroit Country Day submittal

Thank you!

**Richard G. Houdek, PLA, ASLA, LEED AP BD+C**

President | Principal

**Grissim Metz Andriese Associates**

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u=http://www.gma-la.com/](https://link.edgepilot.com/s/d27e4234/RwuYSYCPIU_nEVWsewwAww?u=http://www.gma-la.com/)

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**From:** Susie Stec <[sstec@beverlyhillsmi.gov](mailto:sstec@beverlyhillsmi.gov)>

**Sent:** Tuesday, December 16, 2025 12:44 PM

**To:** Rich Houdek <[richh@gma-la.com](mailto:richh@gma-la.com)>

**Subject:** RE: Detroit Country Day submittal

That is correct – Village of Beverly Hills.

---

**From:** Rich Houdek <[richh@gma-la.com](mailto:richh@gma-la.com)>

**Sent:** Tuesday, December 16, 2025 10:17 AM

**To:** Susie Stec <[sstec@beverlyhillsmi.gov](mailto:sstec@beverlyhillsmi.gov)>

**Subject:** RE: Detroit Country Day submittal

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Thank you! Sorry I thought the acreage was figured in whole numbers, so I rounded down since we were below 5.5 AC.

Checks are made out to Village of Beverly Hills, correct. (I know you'd like them made out to you... LOL)

Thanks

**Richard G. Houdek, PLA, ASLA, LEED AP BD+C**

President | Principal

**Grissim Metz Andriese Associates**

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**From:** Susie Stec <[sstec@beverlyhillsmi.gov](mailto:sstec@beverlyhillsmi.gov)>

**Sent:** Tuesday, December 16, 2025 9:40 AM

**To:** Rich Houdek <[richh@gma-la.com](mailto:richh@gma-la.com)>

**Subject:** RE: Detroit Country Day submittal

Good morning, Rich –

To answer your questions:

- Parcel ID is 24-09-226-006 (found on [Oakland County Property Gateway](#) – super helpful website!)
- Can't forget the 0.36 acres! Slight modification:
  - Site Plan \$650 + (\$75 x 5.36AC) = \$1,052
  - SLU \$700 + (\$50 x 5.36AC) = \$968
  - TOTAL FEES = \$2,020 + \$5,000 escrow. Those should be separate checks. The escrow is used for the planning & engineering reviews. Any balance at the end of the project will be returned to DCDS.
- Cutsheets on 8.5" x 11" is perfectly fine

Let me know if you need anything else.

Susie

**From:** Rich Houdek <[richh@gma-la.com](mailto:richh@gma-la.com)>  
**Sent:** Monday, December 15, 2025 6:48 PM  
**To:** Susie Stec <[sstec@beverlyhillsmi.gov](mailto:sstec@beverlyhillsmi.gov)>  
**Subject:** RE: Detroit Country Day submittal

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Hello Susie. We are wrapping up our package for a submittal on Thursday to your office for Site Plan submission. I was hoping you could take a moment to review the attached information to make sure I'm not missing anything and to make sure I have the appropriate fees set up.

1. In the Application form all the tiles are not fillable. I had to add my phone number separately. I cannot find the parcel number for this property. Could you please direct me as to where to find this?
2. I'm attaching the project limits (5 AC) along with the fees sheet to make sure I have the appropriate fees set up. Could you please review and comment.
3. Along with the photometrics plan I have a number of cutsheets for each light fixture. Can I submit these as 8.5" x 11" sheets or do I need to add these to the 24" x 36" drawing package?

I appreciate your help! I am available all day tomorrow to talk if you want to have a call with me.

Thank you,

**Richard G. Houdek, PLA, ASLA, LEED AP BD+C**  
President | Principal

**Grissim Metz Andriese Associates**

15000 Edward N. Hines Drive, Suite A, Plymouth, MI 48170  
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**From:** Rich Houdek  
**Sent:** Wednesday, December 3, 2025 5:04 PM  
**To:** Susie Stec <[sstec@beverlyhillsmi.gov](mailto:sstec@beverlyhillsmi.gov)>  
**Subject:** RE: Detroit Country Day submittal

Thank you! My apologies for the late response...busy day!

**Richard G. Houdek, PLA, ASLA, LEED AP BD+C**  
President | Principal

**Grissim Metz Andriese Associates**

15000 Edward N. Hines Drive, Suite A, Plymouth, MI 48170

248.347.7010 | 248.869.2324 Direct | <https://link.edgepilot.com/s/adc456b0/ghxzEumwTU266dKhbLVOWw?u=http://www.gma-la.com/>

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**From:** Susie Stec <[sstec@beverlyhillsmi.gov](mailto:sstec@beverlyhillsmi.gov)>  
**Sent:** Wednesday, December 3, 2025 8:49 AM  
**To:** Rich Houdek <[richh@gma-la.com](mailto:richh@gma-la.com)>  
**Subject:** RE: Detroit Country Day submittal

Good morning, Rich –

My holiday was wonderful, and I hope yours was just as fantastic. Unfortunately, what you found is what we have. One of these days we'll have a Development Guide, and applications with a fantastic checklist, but we're not quite there yet.

Any who, the sheets you've listed (site plan, landscape, photometrics, etc.) are perfect. There is no requirement for a detailed grading or stormwater plan for this stage of the project review, as neither of those elements are under the purview of the Planning Commission. That said, the more detailed the initial submittal for those elements, the better. That will help keep things on track and give the opportunity for the engineers to provide early feedback.

I hope this helps. Let me know if you have other questions.

Susie

---

**From:** Rich Houdek <[richh@gma-la.com](mailto:richh@gma-la.com)>  
**Sent:** Tuesday, December 2, 2025 3:22 PM  
**To:** Susie Stec <[sstec@beverlyhillsmi.gov](mailto:sstec@beverlyhillsmi.gov)>  
**Subject:** RE: Detroit Country Day submittal

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Good afternoon, Susie. I hope you had a good Thanksgiving. We are well underway on preparing documents for SPA submission. I am on the website and trying to find a document that outlines exactly what documents are required for the submittal package. We will have a Site Plan that outlines materials, a Landscape Plan, a Photometrics Plan and elevation

drawings of the proposed masonry elements. I wasn't sure though of how detailed of a Grading Plan is required and what is required from a Stormwater Plan at this point?

Attached is what I have been able to find but it doesn't list out the specific sheet requirements.

Can you please direct me to those requirements or possibly email it to me?

Thank you,

**Richard G. Houdek, PLA, ASLA, LEED AP BD+C**

President | Principal

**Grissim Metz Andriese Associates**

15000 Edward N. Hines Drive, Suite A, Plymouth, MI 48170

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**From:** Susie Stec <[sstec@beverlyhillsmi.gov](mailto:sstec@beverlyhillsmi.gov)>

**Sent:** Monday, November 3, 2025 9:07 AM

**To:** Rich Houdek <[richh@gma-la.com](mailto:richh@gma-la.com)>

**Cc:** Scott Stanley <[ssstanley@dcds.edu](mailto:ssstanley@dcds.edu)>; Jim Steiner <[jim.steiner@plantemoran.com](mailto:jim.steiner@plantemoran.com)>

**Subject:** RE: Detroit Country Day submittal

You don't often get email from [sstec@beverlyhillsmi.gov](mailto:sstec@beverlyhillsmi.gov). [Learn why this is important](#)

Good morning, Rich –

Likewise, I hope your weekend was fantastic! The deadline to be considered for the January 28<sup>th</sup> meeting is December 19<sup>th</sup>. Please let me know if you have any additional questions.

Have a great week.

Susie

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**From:** Rich Houdek <[richh@gma-la.com](mailto:richh@gma-la.com)>

**Sent:** Monday, November 3, 2025 7:10 AM

**To:** Susie Stec <[sstec@beverlyhillsmi.gov](mailto:sstec@beverlyhillsmi.gov)>

**Cc:** Scott Stanley <[ssstanley@dcds.edu](mailto:ssstanley@dcds.edu)>; Jim Steiner <[jim.steiner@plantemoran.com](mailto:jim.steiner@plantemoran.com)>

**Subject:** Detroit Country Day submittal

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attachments unless you recognize the sender and know the content is safe.

Good morning, Susie. I hope you had a good weekend and were able to enjoy your costume all day, Friday.

Thanks again for meeting with us. I wanted to follow up with you on the Site Plan submission schedule. For the January meeting when do we need to submit plans to you by in December?

Thank you and have a great day!

**Richard G. Houdek, PLA, ASLA, LEED AP BD+C**

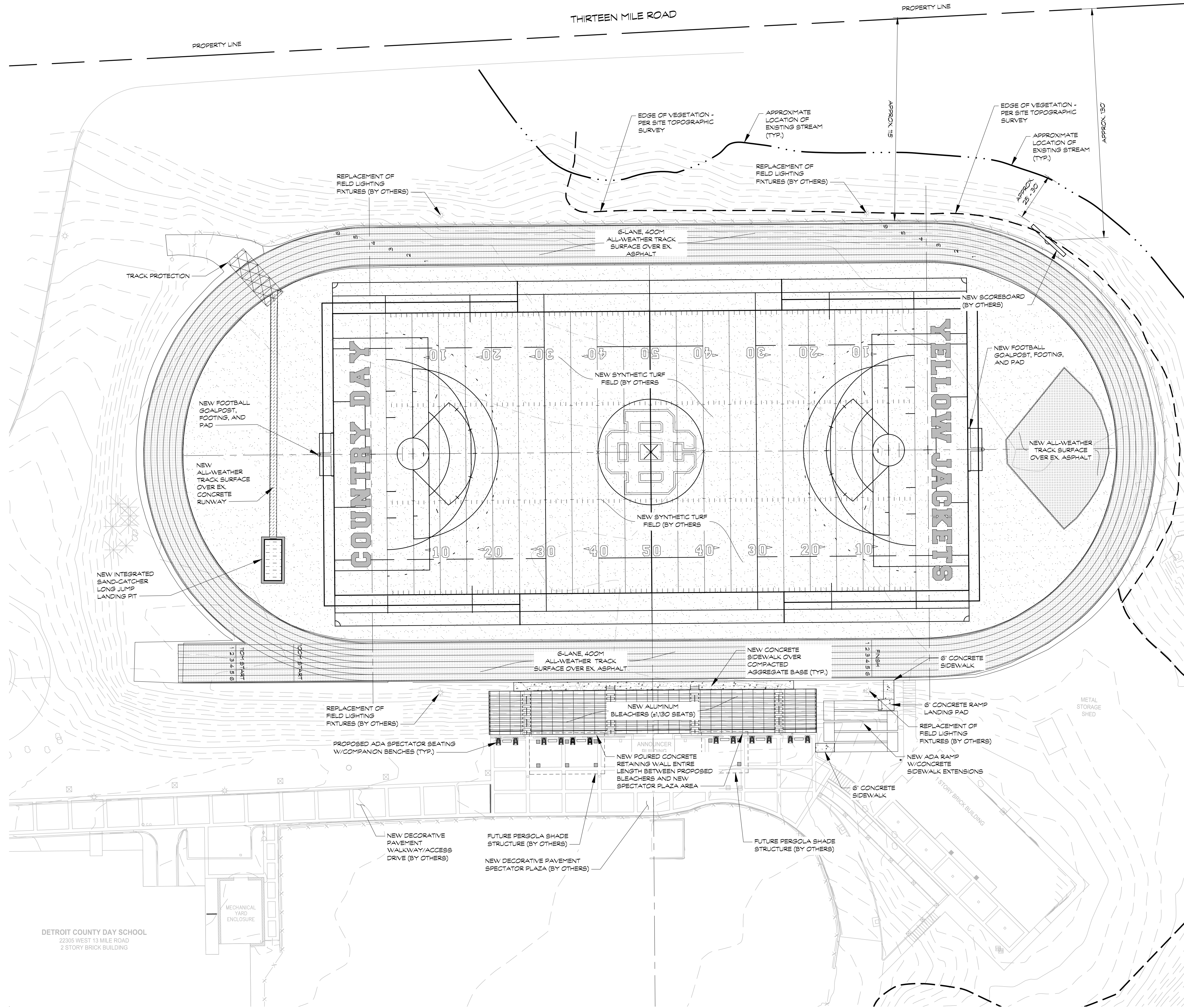
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## LEGEND

EXISTING	PROPOSED
⊙ SPOT ELEVATION	X XXX.XX SPOT GRADE
XXXXX AS-BUILT SPOT ELEVATION	X TAVXXXXX TOP OF WALL ELEVATION
- - - - FENCE	X T/CXXXXX TOP OF CURB ELEVATION
⊕ DRAINAGE STRUCTURE	X ME XXXXXX MATCH EXISTING ELEVATION
ST STORM DRAIN	T/XXXXX TOP OF TRENCH ELEVATION
○ LIGHT POLE	←----- DRAINAGE SWALE
--- ELECTRICAL	--- CHAINLINK FENCE - SEE PLANS FOR HT.
--- WATER	--- ORNAMENTAL FENCE - SEE PLANS FOR HT.
--- TELEPHONE	--- DRAINAGE STRUCTURE
--- IRRIGATION	ST STORM DRAIN
--- PROPERTY	--- FLAT DRAIN
--- SANITARY	--- 4' PERFORATED DRAINTILE
--- GAS	--- 6' PERFORATED DRAINTILE
	--- 8' PERFORATED DRAINTILE
	○ LIGHT POLE
	--- ELECTRICAL
	--- WATER
	--- TELEPHONE
	--- IRRIGATION
	--- LIMITS OF CONSTRUCTION
	1/2" ALL-WEATHER TRACK SURFACE OVER EXISTING ASPHALT
	CONCRETE PAVEMENT OVER COMPACTED AGGREGATE BASE
	MASON SAND
	SYNTHETIC TURF (BY OTHERS)
	1/2" ALL-WEATHER TRACK SURFACE OVER EXISTING ASPHALT
	CONCRETE LONG JUMP RUNWAY
	TRACK PROTECTION

SCALE: 1" = 30'

ISSUED	
12/18/2025	SITE PLAN REVIEW
REVISIONS	
PROJECT	
<b>DETROIT COUNTRY DAY SCHOOL ATHLETIC IMPROVEMENTS</b>	
OWNER	
<b>DETROIT COUNTRY DAY SCHOOL</b>	
BEVERLY HILLS, MI	
 <small>ATHLETIC FACILITY PLANNING   SITE PLANNING   CONSULTING   LANDSCAPE ARCHITECTURE</small>	
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SHEET TITLE	
<b>SITE PLAN</b>	
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> <b>PRELIMINARY NOT FOR CONSTRUCTION</b> </div>	
FDI PROJECT NO. 25037	
DRAWN BY: DLD	CHECKED BY: MS
SHEET NO. LA1.01	DATE:
	SCALE: 1"=30'-0"

Z:\Documents\Projects\Detroit\_Country\_Day\_School\_Improvements\Drawings\SP\_DCD-MASTER\_MDS.dwg



## Agenda Item Summary

To: Planning Commission  
From:  
Re: *New Business*  
- *C. Joint Meeting with Village Council*  
Date: January 28, 2026 - [Click to View Agenda](#)

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### Summary:

Annually, the Planning Commission and Village Council hold a joint meeting to discuss and set priority projects and initiatives for the year. Areas of focus for this year include reviewing the 2025 PC Annual Report, Master Plan Implementation Checklist progress and Redevelopment Ready Communities (RRC) certification progress. Documents related to each of the aforementioned items are included in the packet.

From a planning perspective, the focus for the next two (2) calendar years will be updating the master plan and zoning ordinance. The initial focus will be updating the master plan, which the community is required to review every 5 years. The master plan was adopted in 2016 and reaffirmed without changes in 2021. Additionally, the adoption of Public Act 153 of 2024, which amended the Planning Enabling Act, now requires that a community's master plan promotes a range of housing types, provides an assessment of the housing demand, and recommends strategies and policies for addressing those demands. As a result, the Village's master plan must be opened to include these new housing provisions. Additional changes should include a more comprehensive chapter on stormwater and sustainability, and re-evaluating the redevelopment transition areas at 13 Mile & Lahser, 13 Mile & Evergreen, and 13 Mile & Greenfield. Staff anticipates releasing an RFP for master plan services in early February.

Unique to this RFP, will be the inclusion of a zoning ordinance overhaul that will incorporate the recommendations of the updated master plan and continue modernizing existing ordinance standards. While many updates were made to the zoning ordinance at the end of 2024, there are a substantial number of updates that remain. Instead of piecing together updates, staff believes a comprehensive rewrite by an outside consultant is a more effective approach that will better serve the residents and those seeking to develop property in the community. Additionally, this approach is intended to be more efficient from both a financial and timeline perspective. A consultant will familiarize themselves with a community and the

existing master plan before undertaking an update to the master plan and associated zoning ordinance. Staff seeks to take advantage of this inherent learning process to produce two (2) high quality documents that are responsive to the overall needs of the community.

Staff will be applying for RRC Technical Assistance funds to offset the project expenses.

While the master plan and zoning ordinance update will take up a considerable amount of time, there are other anticipated ordinance updates which should not wait. At their meeting in November, Planning Commission identified work trailers, large garages, dumpsters, roll-off containers, and temporary storage units as needing new or updated standards. One topic that has been in limbo for a while is Short-Term Rentals (STR). After consulting with the Village Attorney, it appears that it will be unnecessary to draft regulations prohibiting STRs. As has been previously articulated, the zoning ordinance is permissive in nature — it specifies what land uses are permitted and if a land use is not specified in the zoning ordinance, it is not permitted. As such, it is the position of Administration that STRs are not permitted to operate in the Village, and we should begin enforcement. Should state legislation move forward which would allow STR, amendments may be made to the ordinance at that time.

Village Council should anticipate general code language related to business licensing and more robust standards for Chapter 10, Article VIII Rental Unit Licens[ing] in the spring.

**Recommendation:**

**Attachments:**

1. PC Annual Report 2025 w attachments



## Planning Commission 2025 Annual Report

Pursuant to the Michigan Planning Enabling Act, Public Act 33 of 2008, village planning commission shall make an annual written report to the legislative body concerning its operations and the status of planning activities, including recommendations regarding actions by the legislative body relating to planning and development. This annual report detailing the activities over the past year, including reviews, recommendations, and ordinance updates fulfills this requirement of Public Act 33 of 2008.

### MEMBERS AND MEETINGS

The Planning Commission is a nine-member body comprised of appointed residents of the community at-large. The commission meets on the fourth Wednesday of each month, except where the meeting dates conflict with a holiday. The commission met ten (10) times in 2025 including one joint meeting with the Village Council; 3 meetings were canceled due to lack of quorum and/or action items.

The current Planning Commission membership consists of the following dedicated individuals:

Patrick Westerlund, Chairperson  
Robin Dillard-Russaw, Vice-Chairperson  
Charles Copeland, Secretary  
Ashley Harper  
Jeff Campbell  
Andrew Ross  
Jeff Lucas  
Elizabeth Erickson  
Jared Trust  
*Ryan O’Gorman, Council Liaison*  
*Andrew Drummond, Alternate Council Liaison*

## Membership Changes in 2025

Commissioners Neil Hitz, Elizabeth Koreman and Meagan Tessler resigned from the Planning Commission in 2025. The resulting vacancies were filled by Commissioners Jeff Campbell, Andrew Ross and Elizabeth Erickson.

## SUMMARY OF ACTIONS TAKEN IN 2025

### Fence and Sign Permit Applications

The Planning Commission is charged with the review and approval of sign permit applications, and certain fence permit applications. In total, two (2) fence permit applications were considered. Seven (7) commercial sign applications were considered.

The table below summarizes the action the commission took on these items.

<i>Property Location</i>	<i>Permit Type</i>	<i>Request</i>	<i>Action Taken</i>
16963 Beverly	Fence	6 ft privacy fence	Approved
20055 Elwood	Fence	6 ft privacy fence	Approved
16291 W 14 Mile Rd	Sign	Permanent wall sign	Approved
31215-31243-31255 Southfield Rd	Sign	Permanent wall signage- Premier Pet Supply, Canine Couture, MK Atelier Salon	Approved
31255 Southfield Rd	Sign	Permanent halo-lit wall sign- Club Pilates	Approved
31535 Southfield Rd	Sign	Modify existing monument sign- Paddle and Par	Approved
31221 Southfield	Sign	Permanent wall sign- The Bev	Approved
15590 W 13 Mile Ste B	Sign	Permanent wall sign- Dollface	Approved
31525 Southfield Rd	Sign	Relocate the same signage to be lighting higher on the same front façade- Paddle and Par	Approved

### Site Plan Review & Special Land Use Requests

The Planning Commission reviews and approves site plans and makes recommendations to the Village Council on applications for special land use approval. Requests for special land use approval are required to be accompanied by a complete site plan. After holding a public hearing, reviewing the standards of approval and the proposed site plan, the Planning Commission forwards a recommendation to the Village Council for its deliberation of final of approval or denial of the request. The table below details the site plans and special land use requests reviewed by Planning Commission in 2025.

<b><i>Property Location</i></b>	<b><i>Proposal</i></b>	<b><i>Special Land Use</i></b>	<b><i>PC Recommendation</i></b>	<b><i>Village Council</i></b>
31471 Southfield Rd <i>Beverly Hills Grill</i>	Construct a 1,444SF addition to existing restaurant space	No	Approval	
32605 Bellvine Trail #2652	Construct storage shed	Yes	Passed	Passed
22400 Hillview Ln	Install playground equipment for students in grades 4 & 5	Yes	Passed	Passed
22055 W 14 Mile Rd <i>Northbrook Presbyterian Church</i>	Construct detached garage	Yes	Passed	Passed

### **Lot Splits, Land Divisions, and Rezoning Requests**

The table below details the rezoning requests reviewed by Planning Commission in 2025.

<b><i>Property Location</i></b>	<b><i>Parcel Number</i></b>	<b><i>Request</i></b>	<b><i>PC Recommendation</i></b>	<b><i>Village Council</i></b>
30815 Wendbrook	TH-244-10-126-002; TH-24-10-126-003; TH-24-10-102-015	Rezone all three parcels from R-A, Single Family to P-P, Public Property	Passed	Passed

### **Ordinance Amendments**

The Planning Commission drafts, holds public hearings, and makes recommendations to the Village Council on proposed amendments to Chapter 46, Zoning of the Municipal Code.

In September 2025, the zoning standards for fences, walls, and privacy screens (Section 46-173) were updated. These changes simplify the permit process, encourage high-quality materials, reduce visual impacts, and make the rules clearer for everyone. Fences may now be approved administratively given they meet the following guidelines:

- Fences shall be constructed of durable materials such as brick, stone, treated wood, composite, wrought iron, painted aluminum, or approved metal and shall be finished in neutral earth-tone colors.
- Open-style fences and solid privacy fences up to six (6) feet in height are permitted. Vinyl/PVC fencing is prohibited, except for fences not exceeding four (4) feet in height that are at least thirty-five percent (35%) open, including picket or split-rail styles.

- Chain-link fences shall be black, green, or galvanized, and white fencing shall be limited to open fences four (4) feet or less in height. Razor wire, barbed wire, electric fencing, and fences with sharp or hazardous projections are prohibited.
- All fences shall be located entirely on the property, constructed as freestanding structures, and installed with the finished side facing adjacent properties; where an existing fence or wall is present, a minimum four-inch (4") clearance at the bottom shall be maintained for maintenance access.
- A fence permit shall be required prior to installation or when more than twenty-five percent (25%) of one side of an existing fence is repaired or replaced, and permit approval shall not supersede any applicable homeowners' association rules or deed restrictions.

Updates were also adopted in September 2025 to the generator and HVAC zoning standards in Section 46-170. These standards allow noise-producing mechanical equipment serving a residential unit, such as air conditioners or generators, to be located in rear yards or qualifying side yards, provided the equipment is placed close to the principal building and set back at least five feet from adjacent lot lines. The equipment must not exceed a noise level of 70 dB at the property line, and generator testing or maintenance is limited to weekday daytime hours. Existing mechanical equipment located in side yards may be repaired or replaced in the same location; however, any expansion or relocation must comply with the current standards.

### **Subcommittees Formed in 2025**

In May, Village Council and Planning Commission formed a joint Animal Ordinance subcommittee to research, draft, and provide a recommendation for adoption. The subcommittee met four (4) times over the summer to develop draft ordinance language. Ultimately, the Animal Ordinance Subcommittee recommended updates to Chapter 8 Animals of the general code and did not recommend the inclusion of language in the zoning ordinance related to the keeping of animals.

No other subcommittees were formed.

### **2026 ACTION PLAN**

The primary focus for the next two (2) years will be updating the Master Plan and overhauling the Zoning Ordinance. The Planning Enabling Act requires that a community reviews its Master Plan every five (5) years. The Master Plan was adopted in 2016 and reaffirmed without changes in 2021. Additionally, the adoption of Public Act 153 of 2024, which amended the Planning Enabling Act, now requires that a community's Master Plan promotes a range of housing types, provides an assessment of the housing demand, and recommends strategies and policies for addressing those demands. Additional changes should include a more comprehensive chapter on

stormwater and sustainability, and re-evaluating the redevelopment transition areas at 13 Mile & Lahser, 13 Mile & Evergreen, and 13 Mile & Greenfield.

Additionally, the Planning Commission identified work trailers, large garages, dumpsters, roll-off containers, and temporary storage units as uses requiring new or updated standards. One topic that has been in limbo for a while is Short-Term Rentals (STR). After consulting with the Village Attorney, it appears that it will be unnecessary to draft regulations specifically prohibiting STRs. As previously articulated, the Zoning Ordinance is permissive in nature — it specifies what land uses are permitted and if a land use is not specified in the Zoning Ordinance, it is not permitted. As such, it is the position of Administration that STRs are not permitted to operate in the Village, and we should begin enforcement. Should state legislation move forward, which would allow STR, amendments may be made to the ordinance at that time.

Respectfully submitted,

---

Patrick Westerlund  
Planning Commission Chairperson

Appendix A – Master Plan Implementation Chart

Appendix B – Redevelopment Ready Communities Certification Matrix

# Appendix A

#	Topic	Action	Completion Term	Key Players	Complete Y/N/Partial	Notes/Comments
<b>Zoning Ordinance Actions</b>						
Z1	Zoning Ordinance	Prepare new zoning ordinance: improve organization, modernize language, add graphics, digital navigability, and make more user friendly.	2020	PC, VC	Complete/In Process	Recodified ordinance is available online via Municode. A complete overhaul is needed.
Z2	Residential Development	Refine zoning tools for residential redevelopment	2018	PC	?	
Z2a		Review cluster ordinance and update as needed, potentially incorporating better open space requirements, and/or incorporate it as a PUD	2018	PC	Y	Cluster option was removed and incorporated into PUD option as a Residential PUD
Z2b		Provide lot averaging options to provide variety in lot sizes yet maintain a consistent density	2018	PC	Y?	Note (m) in 22.24 Schedule of Regulations?
Z2c		Adopt PUD regulations to allow greater flexibility for both the Village and developers giving both better opportunities to negotiate. Potentially create 3 PUD options: cluste, smaller housing type, and non-residential.	2018	PC	Y	Covered in PUD ordinance
Z3	Site Plan Review	Streamline application and submittal process	2018	PC,Admin	N	Will be addressed through RRC
Z3a		Evaluate site plan review procedures and allow for some reviews to be administrative	2018	PC,Admin	N	Will be addressed through RRC
Z3b		Consider eliminating the need for Council to refer plans to PC and allowing PC decision on permitted uses	2024	PC,Admin	Y	
Z3c		Incorporate RRC Best Practices for review procedures as appropriate	2018	PC,Admin	In Process	Will be addressed through RRC
Z3d		Add a table that lists what does/does not require SPR	2018	PC	N	Could be included in Section 22.08.290 Site Plan Review, but may be better in a separate document (Development Manual) outside of the ZO so it can be changed as needed
Z3e		Create easy-to-use plan review applications, forms, checklists, and flow charts	2018	PC, Admin	In Process	Development Manuals are being worked on by staff
Z3f		Adopt a procedural policy whereby applicants must go to PC prior to ZBA where it is anticipated they will need plan approval and variances	2018	PC, ZBA	N	Once formalized this process will be included in Development Manual
Z3g		Evaluate Fee Schedule Annually	2018	Admin, VC	Y	Updated Fee Schedule effective 1/1/26
Z4	Woodland Ordinance	Adopt a woodland ordinance to a) preserve landmark trees, b) require new development to replace or preserve trees, and/or c) establish a permitting process for tree removal.	2018	PC, VC	N	Ordinance drafted in 2020, but never adopted. Discussed at 2025 Joint VC-PC meeting. Direction was to focus elsewhere.
Z5	Zoning Map	Update zoning map to color, GIS-based map	2025	VC	Y	
Z6	Land Use	Evaluate zoning of corridors and transition areas for potential alternative housing types or mixed-use/office opportunities	2020	PC, VC	N	Transition areas are identified in MP, but have they been evaluated for potential alternative housing types or mixed-use/office opportunities? This will be tackled in the MP update.
Z7	Conditional rezoning	Add conditional rezoning procedures to the zoning ordinance. While conditional rezonings are currently allowed by state statute they are not enumerated in the ordinance	2020	PC	Y	
Z8	Rezoning	Add standards to evaluate rezoning requests.	2020	PC	Y	
Z9	Nonconforming	Review nonconforming standards and update as needed	2020	PC	N	Last updates: Ord. 243; 12-17-89 & Ord. 356; 11-28-15
Z13	Non-Motorized	Add regulations for interior site pedestrian connections to public sidewalks	2020	PC	N	
Z11	Parking	Evaluate parking requirements and explore parking maximums	2020	PC	Y	Revised: Ord. 378; 2-16-21 & Ord. 299; 6-7-00 <b>Maximum not included</b>
Z12	Non-Motorized	Add standards and requirements for bike racks for commercial properties	2020	PC	Partial	Included in VCOD only
Z13	Non-Motorized	Add regulations for interior site pedestrian connections to public sidewalks	2020	PC	N	
Z14	Public Hearing	Update all references to public hearing notification to match current MZEA requirements	2020	PC	Y	This was included in the ordinance recodification.
Z15	Variances	Update variance section to better enumerate review standards	2020	PC	?	
Z16	Schedule of Regulations	Review current dimensional standards, particularly the footnotes, and update as needed	2020	PC	N	Foot note (n) associated with min. lot area references front yard open space should be attached to min. lot area
Z17	Access Management	Review current access management standards and update as needed.	2020	PC	N	
Z18	Wireless	Update wireless communications regulations/procedures for consistency with State law.	2020	PC	N	
<b>Policy/Programmatic Actions</b>						

P1	Streets	Consider adoption of flexible street design standards with required construction standards and right-of-way width for public and private streets	2018	Engineering Public Safety		
P2	Village Center	Market the Viillage Center for developers. Use the MEDC RRC program as examples for how to solicit redevelopment along Southfield Road. Continue to work with owners on new plans for their properties	2018	PC, Admin	In Process	Village Staff is currently engaged with MEDC to work toward RRC certification. RRC Best Practices Training complete.
P3	Sidewalks	Establish a sidewalk maintenance plan to fill in gaps.	2018	Engineering	In Process	SRTS & TAP grants in 2025 & 2026
P4	Traffic Calming	Explore traffic calming options where residential neighborhoods abut arterial streets	2035	Engineering	In Process	Beverly-Southfield Rds Traffic Calming Study
P5	CIP	Adopt a Capital Improvements Plan that is reviewed yearly and coordinated between planning and public works.	2020	Public Works	Partial	Done as part of the VC Strategic Session
P6	Sustainability/LID	Adopt a coordinated village-wide sustainability policy.	2035	VC, Engineering		
P6a		Develop a sustainability public education plan to build awareness	2035	VC, Admin		
P6b		Develop a pilot program for native planting bioswales for residential stormwater ditches.	2020	Engineering, Admin		
P6c		Leading by example, incorporate green building strategies and low-impact stormwater design at Village-owned buildings and sites.	2020	Admin, VC		
P6d		Encourage porous pavement and rain gardens/bioswales for commercial parking lots	2020	PC, Engineering	N	
P6e		Work with village engineer to incorporate stormwater best practices.	2020	Engineering	Y	Adopted OC Stormwater Management Practices
P6f		Allow residential driveways to be constructed from permeable pavers.	2020	Engineering		
P7	Nature Preserves	Explore formalized public access to Douglas Evans and Hidden Rivers Nature Preserve	2035	Parks & Rec	In Process	Discussions are being held.
P8	Disaster Plan	Evaluate the need for a disaster preparedness plan	2035	Admin, VC, Public Safety		
<b>Ongoing Actions</b>						
O1	Roads	Coordinate with Road Commission on road improvements	Ongoing	Admin	Y	
O2	Public Safety	Continuously evaluate levels of public safety	Ongoing	Public Safety	Y	
O3	Communication	Continue Village e-newsletter to keep residents informed	Ongoing	Admin	Y	
O4	Communication	Update Village website so it is user-friendly and up-to-date	Ongoing	Admin	Y	
O5	Schools	Continue to keep an open dialogue with school on their campus plans	Ongoing	Admin	Y	
O6	Parks and Rec	Update Parks and Recreation Plan every five years to remain eligible for MDNR grants	Ongoing	Parks & Rec	Y	5 year plan covering 2023 - 2028
O7	Village Coordination	Annually host a joint meeting for ZBA and PC and Parks/Rec Board	Ongoing	ZBA, Parks & Rec, PC	Y	
O8		Per MPEA , submit an annual report to Council	Ongoing	PC	Y	
O9		ZBA to prepare an annual report summarizing the past year's cases to track potential changes to the ordinance	Ongoing	ZBA	Y	



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# COMMUNITY SNAPSHOT

JANUARY 2025

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VILLAGE OF BEVERLY HILLS

## EXECUTIVE SUMMARY

Redevelopment Ready Communities® (RRC) is a voluntary technical assistance initiative offered through the Michigan Economic Development Corporation (MEDC) to empower communities in shaping their future by building a strong foundation of planning, zoning, and economic development best practices. Our toolkit, developed by experts in the public and private sectors, encourages communities to streamline their development practices, with the goal of becoming “redevelopment ready”. Through active engagement of stakeholders and proactively planning, communities can become more attractive for development projects that create places where people want to live, work, and invest.

The basic assessment tool for evaluation are the [RRC Best Practices](#). These six (6) standards address key elements of community and economic development. To provide a direct line of communication with the RRC Community Planner and to relay a community’s RRC standing, the free online project management platform, Trello is used for regular communication. Trello allows communities to upload items as they are completed and organize their RRC workload to fit their capacity. A community must demonstrate full alignment with the RRC Best Practice expectations to receive either RRC Essential or Certified designation. Once reached, Essential or Certified status is valid for five (5) years.

The following Community Snapshot provides an overview of the Baseline Evaluation conducted on the community’s Trello board. It reflects a snapshot in time, and it is recommended to review the community’s Trello board for exact RRC standing.

## EVALUATION MATRIX

The Village of Beverly Hills has chosen to work towards completing RRC Certified designation and will be evaluated on the RRC Essential and Certified expectations. Currently, Beverly Hills is fully aligned with 17% of the Redevelopment Ready Communities® Certified expectations.

### Current RRC Best Practice Standing

1.1	1.2	1.3	1.4	2.1	2.2
2.3 ✓	2.4	2.5	2.6*	3.1	3.2
3.3	3.4	3.5 ✓	3.6 ✓	3.7	3.8
3.9*	4.1	4.2	4.3	4.4	4.5 ✓
4.6 ✓	4.7*	5.1*	5.2*	5.3*	


Currently Aligned with RRC Expectations
Partially Aligned with RRC Expectations
Not Currently Aligned with RRC Expectations
* Certified Pathway Only

✓ Completed and now aligned with RRC Expectations

□ In-Progress or under review by RRC

## COMMUNITY SNAPSHOT

The following table provides a snapshot into the recommendations provided on the community's Trello following the Baseline Evaluation.

 = Annual Expectation

Best Practice 1: <i>Plans and Engagement</i>		
	Essentials Expectations	Certified Expectations
1.1 - Master Plan	<i>Aligned</i>	Annually report on the implementation of the Master Plan. 
1.2 - Downtown or Corridor Plan	<i>Not applicable since the Village does not have an active Downtown Development Authority (DDA) or Corridor Improvement Authority (CIA).</i>	
1.3 - Capital Improvements Plan	Share the Village's annual Capital Improvement Plan that includes six (6) years of planning. 	
1.4 - Public Participation Plan	Prepare a Public Participation Plan.	Annually report the year's public engagement activities to the Village Council. 

Best Practice 2: <i>Zoning</i>		
	Essentials Expectations	Certified Expectations
2.1 - Alignment with Master Plan	<i>Aligned</i>	<i>Aligned</i>
2.2 - Accessibility + User-Friendliness	<i>Aligned</i>	<i>Aligned</i>
2.3 - Concentrated Development	Update the Zoning Map to identify the Village Center Overlay District.	
2.4 - Housing Diversity	Add two (2) additional diverse housing provision within the Zoning Ordinance.	
2.5 - Parking Flexibility	Add three (3) flexible parking provisions within the Zoning Ordinance.	
2.6 - Green Infrastructure	N/A	Add three (3) green infrastructure provisions within the Zoning Ordinance.

# Appendix B

<b>Best Practice 3: <i>Development Review</i></b>		
	<b>Essentials Expectations</b>	<b>Certified Expectations</b>
<b>3.1 - Defined Processes</b>	<i>Aligned</i>	<i>Aligned</i>
<b>3.2 - Point of Contact</b>	<i>Aligned</i>	<i>Aligned</i>
<b>3.3 - Conceptual Review Meetings</b>	Advertise conceptual site plan review meetings online.	Ensure that clearly defined expectations and a checklist of items to be reviewed are also posted online.
<b>3.4 - Internal Review Process</b>	Share the Village's document internal review process for processing development applications.	Also demonstrate that the Village utilizes a joint review team for processing development applications.
<b>3.5 - Approval Authority</b>	Allow sites plans for permitted uses (by-right) to be approved administratively or by Planning Commission, with no public hearing requirements.	
<b>3.6 - Fee Schedule</b>	<i>Aligned</i>	
<b>3.7 - Payment Methods</b>	<i>Aligned</i>	<i>Aligned</i>
<b>3.8 - Access to Information</b>	Ensure that advertisement for conceptual site plan review meetings are posted online.	Prepare an online or stand-alone comprehensive Guide to Development.
<b>3.9 - Project Tracking</b>	N/A	Share the Village's tracking mechanism for development applications.

<b>Best Practice 4: <i>Boards and Commissions</i></b>		
	<b>Essentials Expectations</b>	<b>Certified Expectations</b>
<b>4.1 - Recruitment Process</b>	<i>Aligned</i>	Post the Village's policy for board/commission appointments process online.
<b>4.2 - Expectations + Interests</b>	Post the Village's expectations for prospective board/commission members online.	Post the Village's associated interests and background for prospective

		board/commission members online.
<b>4.3 - Orientation</b>	Share the Village's orientation materials to onboard new development-related board/commission members.	
<b>4.4 - Bylaws</b>	Ensure the bylaws for all development-related boards/commissions are posted online.	
<b>4.5 - Annual PC Report</b>	Post the 2024 Planning Commission Annual Report online (pending). 	
<b>4.6 - Training Strategy</b>	Prepare a Training Strategy for boards/commissions.	Review the Training Strategy annually. 
<b>4.7 - Joint Meetings</b>	N/A	Hold an annual joint meeting among development-related boards/commissions. 

<b>Best Practice 5: Economic Development and Marketing</b>		
	<b>Essentials Expectations</b>	<b>Certified Expectations</b>
<b>5.1 - Economic Development Strategy</b>	N/A	Prepare an Economic Development Strategy. 
<b>5.2 - Incentives Tools</b>	N/A	Advertise local economic development tools online.
<b>5.3 - Marketing Plan</b>	N/A	Prepare a Township-wide Marketing Plan.

## NEXT STEPS

We are eager for the Village of Beverly Hills to engage in the Redevelopment Ready Communities® (RRC) initiative. Following receipt of the Community Snapshot, your community will work to address each of the [RRC Best Practice](#) expectations, integrating their intent seamlessly into your municipal processes. Going forward, we encourage communities to collaborate across municipal departments and development-related boards and commissions to strategize on how best to align with the RRC toolkit. We have found that communities successful in RRC are those that go beyond approaching the Best Practices as a “checklist” and rather, implement systems to facilitate successful community change.

RRC acknowledges that limitations due to capacity or resources may impact each community’s approach to RRC, therefore there is no expected timeline to meet RRC Essentials or Certified designation. At times, the RRC toolkit may be overwhelming, so our team highly recommends maintaining regular communication with your Community Planner to best understand the RRC expectations and gain access to the plethora of resources our team offers. The Community Snapshot and community’s Trello board include specific recommendations for meeting each Best Practice. It is important to remember that RRC is a dynamic and flexible toolkit, aimed at supporting your community’s integration of the RRC expectations in a way that best suits your community.

Your community will now have access to a variety of RRC Technical Assistance tools, such as the [RRC Online Resource Library](#), guidance from your [Community Planner](#), and [Technical Assistance Match Funding](#) for planning-related projects. Best of luck and we look forward to assisting your community in leveraging our toolkit to improve your community’s development processes and attract future investment!



# City of Southfield

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December 10, 2025

Village of Beverly Hills  
Planning Commission  
Mr. Patrick Westerlund, Chair  
18500 W 13 Mile Road  
Beverly Hills, MI 48025

**RE: Notice of Adoption of Comprehensive Master Plan Amendment (Amend Master Plan to incorporate the Southfield DDA 2025-2030 Strategic Plan) - City of Southfield, Michigan**

To Whom It May Concern:

Pursuant to the requirements of the Michigan Planning Enabling Act (Act 33 of 2008, as amended), please find a copy of the Master Plan Amendment (Southfield DDA 2025-2030 Strategic Plan) adopted by the Southfield City Council on November 24, 2025 available electronically for review at: <https://www.southfielddda.com/strategic-plan-tif-plan>.

If you wish to receive a hard copy of this plan (printing charge required) please make a request via email at [planningdepartment@cityofsouthfield.com](mailto:planningdepartment@cityofsouthfield.com).

Thank you for your support during the Master Plan Amendment. Please feel free to contact the Planning Department at 248-796-4150 if you have any questions.

Respectfully Submitted,

Terry Croad, AICP, ASLA  
Director of Planning  
On Behalf of the City of Southfield Planning Commission

**Mayor**  
Kenson J. Siver

**Council President**  
Charles Hicks

**City Clerk**  
Gabi Grossbard

**City Treasurer**  
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**City Council**

Nancy L.M. Banks

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