AGENDA
PLANNING COMMISSION PUBLIC HEARING/REGULAR MEETING
CITY OF FARMINGTON HILLS
OCTOBER 16 @ 7:30 P.M.
FARMINGTON HILLS CITY HALL – CITY COUNCIL CHAMBER
31555 W. ELEVEN MILE ROAD, FARMINGTON HILLS, MICHIGAN 48336
Cable TV: Spectrum – Channel 203; AT&T – Channel 99
YouTube Channel: https://www.youtube.com/user/FHChannel8
www.fhgov.com (248) 871-2540

1. Call Meeting to Order
2. Roll Call
3. Approval of Agenda

4. Public Hearing

A. CLUSTER SITE PLAN 57-4-2025

LOCATION:	28000 West Nine Mile Rd.
PARCEL I.D.:	22-23-25-401-001
PROPOSAL:	Construct fifty-two (52) single-family at ached units (four per building) within RA-1, One Family Residential District
ACTION REQUESTED:	Recommend to City Council
APPLICANT:	Eureka Development Group
OWNER:	Lutheran Child and Family Services of Michigan Inc.

5. Regular Meeting

A. AMEND PLANNED UNIT DEVELOPMENT 12, 2014, INCLUDING SITE PLAN 60-7-2025

LOCATION:	12 Mile, west of Orchard Lake Road
PARCEL I.D.:	22-23-10-476-067
PROPOSAL:	Construct new fast-food restaurant with drive-through on a vacant outlot within B-4, Planned General Business District
ACTION REQUESTED:	Set for Planning Commission Public Hearing
APPLICANT:	Ronald J. Sesi
OWNER:	SSFHC Real Estate, LLC

B. SITE PLAN 62-12-2024 – MARATHON GAS STATION

LOCATION:	29450 Nine Mile Road
PARCEL I.D.:	22-23-26-486-014
PROPOSAL:	Propose to renovate and expand existing Marathon Gas Station within B-3, General Business District
ACTION REQUESTED:	Site Plan approval
APPLICANT:	Riham Sarout
OWNER:	Smart Petrol 1, LLC

C. SITE PLAN 62-8-2025

LOCATION:	29820 Nine Mile Rd.
PARCEL I.D.:	22-23-26-482-001
PROPOSAL:	Renovate existing building as Warehouse within LI-1, Light Industrial District
ACTION REQUESTED:	Site plan approval
APPLICANT:	Joseph S. Novitsky
OWNER:	Ilan Hazan

D. LOT SPLIT 3 AND 4, 2025 (FINAL)

LOCATION:	28500 Oak Crest Dr. and 0 Rockridge Lane
PARCEL I.D.:	22-23-01-177-025 & 027
PROPOSAL:	Combining two parcels then split into four parcels within RA-1, One Family Residential District
ACTION REQUESTED:	Lot split approval (final)
APPLICANT:	Jason M. and Lauryn M. Curis
OWNER:	Jason M. and Lauryn M. Curis

6. Approval of Minutes September 18, 2025, Regular Meeting

7. Public Comment
8. Commissioner/Staff Comments
9. Adjournment

Respectfully Submitted,

Kristen Aspinall, Planning Commission Secretary

Staff Contact:

Diane Mulville-Friel
City Planner
Planning and Community Development Department
(248) 871-2540
dmulville-friel@fhgov.com

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at (248) 871-2410 at least two (2) business days prior to the meeting, wherein arrangements/accommodations will be made. Thank you.

CLUSTER SITE PLAN 57-4-2025

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Farmington Hills Planning Commission
31555 W 11 Mile Rd
Farmington Hills, MI 48336

Cluster Site Plan

Case:	Cluster Site Plan 57-4-2025
Site:	28000 Nine Mile Road; 79.81 acres
Applicant:	Eureka Development Group
Plan Date:	7/30/2025
Zoning:	RA-1 Single Family

We have completed a review of the application for cluster site plan approval referenced above and a summary of our findings is below. Items in **bold** require specific action by the Applicant.



SUMMARY OF FINDINGS

Existing Conditions

1. **Zoning.** The parcel is zoned RA-1 Single Family Residential.
2. **Existing site.** The site is 79.61 acres and is developed with the Wellspring Lutheran Services campus, which consists of one- and two-story buildings and athletic facilities, with trails. The campus provides care to children in the foster system with special needs. Much of the campus is wooded, and the Rouge River runs through the southern portion.
3. **Adjacent properties.**

Direction	Zoning	Land Use
North	RA1	Single family homes
East	RA1	Single family homes
South	RA4	Single family homes
West	RA1/RA3	Single family homes

4. **Site configuration and access.** The site is accessible from Nine Mile Road.

Cluster Qualification:

Under Section 34-3.17 One Family Cluster Option, the Planning Commission may make a determination that the site qualifies for a One Family Cluster based on the following criteria and procedures. The PC determined that this site qualifies for a cluster at its meetings on March 20, 2025 with the following motion:

MOTION by Brickner, support by Mantey, to make a preliminary determination that One-Family Cluster Option 1, 2025, dated February 7, 2025, submitted by Eureka Building Co., meets the following qualification standard as set forth in Section 34-3.17.2.B. of the Zoning Ordinance, subsection viii, permitting a maximum density of 1.8 units per acre, and that it be made clear to the applicant that final granting of the One-Family Cluster Option is dependent upon a site plan to be approved by the City Council following review and recommendation by the Planning Commission.

2. Conditions for qualification:
   A. Qualification for the cluster option shall be based on two (2) findings by the planning commission with final density dependent upon whether or not the site qualifies under both findings:
      i. First, the planning commission shall find that the parcel will qualify for the cluster development option as defined in Section 34-3.17.2.B.i-viii. Development would be at the single family densities permitted in subsection 34-3.17.3.A. This finding must be made in all cases.
      Section 34-3.17.2.B.i-viii is addressed below. Section 34-3.17.3.A permits 1.8 units per acre for a One Family Cluster in the RA-1 district under this item. **The PC made this finding at qualification.**
      ii. Second, the planning commission may additionally find that the parcel is located in a transition area or is impacted by nonresidential uses or traffic on major or secondary thoroughfares or other similar conditions. If the planning commission makes such a finding,

it may permit an increase in density up to the maximum densities established in subsection 34-3.17.3.B.

Subsection 34-3.17.3.B. permits up to 3.1 units per acre in the RA-1 district under this item. The parcel is surrounded by single family development. **The applicant did not request, and the PC declined to grant, qualification under this finding.**

Section 34-3.17.2.B.i-viii. "The planning commission may approve the clustering or attaching of buildings on parcels of land under single ownership and control which, in the opinion of the planning commission, have characteristics that would make sound physical development under the normal subdivision approach impractical because of parcel size, shape or dimension or because the site is located in a transitional use area or the site has natural characteristics which are worth preserving or which make platting difficult. In approving a parcel for cluster development, the planning commission shall find at least one of the following conditions to exist:"

i. The parcel to be developed has frontage on a major or secondary thoroughfare and is generally parallel to such thoroughfare and is of shallow depth as measured from the thoroughfare.
ii. The parcel has frontage on a major or secondary thoroughfare and is of a narrow width, as measured along the thoroughfare, which makes platting difficult.
iii. The parcel is shaped in such a way that the angles formed by its boundaries make a subdivision difficult to achieve and the parcel has frontage on a major or secondary thoroughfare.
iv. A substantial portion of the parcel's perimeter is bordered by a major thoroughfare which would result in a substantial proportion of the lots of the development abutting the major thoroughfare.
v. A substantial portion of the parcel's perimeter is bordered by land that is located in other than an RA district or is developed for a use other than single-family homes.
vi. The parcel contains a floodplain or poor soil conditions which result in a substantial portion of the total area of the parcel being unbuildable.
vii. The parcel contains natural land forms which are so arranged that the change of elevation within the site includes slopes in excess of ten (10) percent between these elevations. These elevation changes and slopes shall appear as the typical feature of the site rather than the exceptional or infrequent features of the site. The topography is such that achieving road grades of less than that permitted by the city would be impossible unless the site were mass graded. The providing of one-family clusters will, in the opinion of the planning commission, allow a greater preservation of the natural setting.
viii. The parcel contains natural assets which would be preserved through the use of cluster development. Such assets may include natural stands of large trees, land which serves as a natural habitat for wildlife, unusual topographic features or other natural assets which should be preserved.

The PC cited item 8 (viii) above in its qualification motion.

Site Plan:

1. **Summary of Plan.** A concept plan showing 52 attached units (4 units per building) was submitted with the application for qualification; this number of units nets out to 0.67 units per acre over the full acreage of the site (79+ acres). The site plan under review at present corresponds to the concept plan, and shows 52 units across 13 buildings, with four ranch units each. All units have attached garages. The plan shows two connections to Nine Mile Road, along with the preservation of an existing bridge that leads across the river to the facilities in the site's interior. Wetlands on the site are mostly avoided by development, though a portion of Wetland C is placed in a culvert on the western side of the site, and the detention pond in the site's southeast corner encroaches into a small portion of existing Wetland A. The plans identify a common "observation area," and pedestrian walkways with connections to the 9 Mile sidewalk are now included on the plans. The plan also shows a prospective Phase II with 88 units north of the River Rouge; details plans for this second phase have not been provided at this point, and detailed review has correspondingly not been performed, though the following paragraph does provide a brief analysis of the density of a prospective finished project with both phases.
2. **Density with Phase II.** As noted above, this cluster was qualified under the lower-density option, which permits 1.8 units per acre. The site is 79.61 acres, and the maximum number of units permitted across the site under the lower-density option would be 143. 52 units are proposed now. 91 additional units could be built on the site under this option. The applicant shows 88 units in the conceptual Phase II. We find that if both phases were constructed, the development would be compliant with the qualification. Phase II will require full site plan review at some point in the future if it is to be constructed.
3. **Dimensional Standards.** The cluster option allows the dimensional standards of the district to be waived. This table compares the proposal to district standards; setback distances in the "proposed" column are from the proposed development to the exterior limits of the site, as individual lots for each unit are not proposed.

Standard	Required in RA-1 (standard)	Proposed
Front Setback	40 ft	76 feet
Side Setback (east)	10 ft least side/25 ft total	173.04 feet
Side Setback (west)	10 ft least side/25 ft total	43.68 feet
Rear Setback	35 ft	1,958.44 feet
Building Height	30 ft	22.5 ft
Min Lot Size	20,000 sq ft (avg 18,000 sq ft)	No individual lots
Min Lot Width	100 ft	No individual lots

4. **Separation Standards.** Per Section 34-3.17.4.B., "Spacing between groups of attached buildings or between groups of four (4) unattached buildings shall be equal to at least twenty-five (25) feet in an RA-1 district, measured between the nearest points of adjacent buildings." The plan meets this standard.
5. **Cluster Standards.** Cluster developments must meet the design standards of subsection 34-3.17.4.
    a. Garages must be set back 20 feet. All garages have a minimum front setback of 20 feet, with half set back further.
    b. The side of a cluster facing a major or secondary thoroughfare must be set back 25 feet. This standard is met.

c. No building may be placed within 25 feet of any property line. This standard is met.

d. 15% of the development must be set aside as open space. Well over 11.7 acres of the total site are not developed; plans note that 15.08 acres constituting the northern 500 feet of the property will be set aside in a conservation easement. This is 19.3% of the property. The applicant's letter dated 4/3/2025 refers to 7 acres being set aside, but this does not seem to match what is shown on the plans.

e. Per Section 34-3.17.4.A, the sharing of 75% of common walls between units, and the attachment of four units must be approved by the planning commission in order to foster greater preservation of open space.

f. Floor plans and elevations of typical units have been provided.

g. See item 4 under Landscaping for additional detail.

6. **Lighting.** No general lighting of the site or street is proposed, though there are two pole-mounted fixtures at the small guest parking area. Lighting will be provided by wall-mounted residential fixtures on each unit; these fixtures, illustrated on Sheet C9.0, meet the cut-off standards of the Zoning Ordinance, and also appear to have a low light output. The guest parking lighting is reviewed below.

Item	Required	Proposed/Comments
Maximum height (34-5.16.3.A.)	30 feet maximum	15 feet
Average to minimum illumination ratio (34-5.16.3.C)	4:1	1.5:1
Maximum illumination at the property line	0.3 fc	Compliant
Illumination Levels-Hardscape areas (e.g., parking areas, sidewalks)	2.5 lumens per sq ft of hardscape area maximum	Standard is met
Illumination Levels Building Entrances – within 20 ft of door	2,000 lumens per door maximum	Compliant

7. **Superimposed aerial.** During cluster qualification, the planning commission cited standards 34-3.17.2.B.ii., iii, and vi. Per Section 34-3.17.5.C.iii, parcels qualifying under item viii **are required** to submit a sheet superimposing the plan on an aerial image. This has been submitted.

Tree Removal (Section 5.18)

1. **Landmark Trees.** 2 landmark trees with a total dbh of 61 inches are proposed to be removed, requiring 5 replacements.
2. **Other Regulated Trees.** 347 other regulated trees are proposed to be removed, requiring 347 replacements.
3. **Total Replacements Required.** 353 total replacement trees are required. 316 replacement trees are provided, with a proposed 37 trees paid into the tree fund.

4. **Tree Numbers.** Our analysis indicated slightly different numbers of replacement trees than those shown on the plans (6 total replacements

Landscaping

1. **Street Trees.** 19 street trees are proposed. Street tree requirements are met.
2. **Replacement Trees Only.** We note that all trees on the landscaping plan are replacement trees. Replacement trees cannot be double-counted with trees that are otherwise required. See notes in item 4 below.
3. **Cost Estimate.** A landscaping cost estimate should be provided.
4. **Buffering / Transition Area.** A buffer is required adjacent to one-family districts.

   The type of buffer will be impacted by whether the cluster units are detached or attached. Per the Zoning Ordinance, "in order to provide an orderly transition of density, where the parcel proposed for use as a cluster development abuts a one-family residential district, the planning commission shall determine that the abutting one-family district is effectively buffered by means of one of the following within the cluster development:

   i. Single-family lots subject to the standards of Section 34-3.1 of this chapter;
   ii. Detached buildings with setbacks as required by Section 34-3.1 of this chapter for the applicable residential district;
   iii. Open or recreation space;
   iv. Changes in topography which provide an effective buffer;
   v. A major or secondary thoroughfare;
   vi. Some other similar means of providing a transition.

   As noted above, a buffer is required adjacent to one-family districts. The proposed development is located in the southern portion of the site; the 2,000-foot distance to the north property line is heavily wooded, with a great deal of topographical variation, and development to the south is separated from the site by a major thoroughfare.

   To the east, the boundary between this site and its neighbor is characterized by a large change in grade, a surface river, and vegetation.

   To the west, topographical changes are less severe in the southern 400 feet of the site, and while some preserved trees are located on the subject site near the southern property line, existing neighboring development is closer, and there is less existing buffer; the heavy vegetation present today is on neighboring property. A power line easement is present along this property line, which does limit thew ability to plant tall trees here.

   At present, the buffers shown on the plan consist only of the required replacement trees that the applicant proposes to plant on-site. As the Zoning Ordinance provides that the planning commission determines whether an effective buffer has been provided, the PC should discuss the landscaping currently proposed by the applicant and determine whether it is adequate to provide the required buffer, especially for the building and driveway at the far east end of the site that is south of the major topographical change beginning around 400 feet into the site.

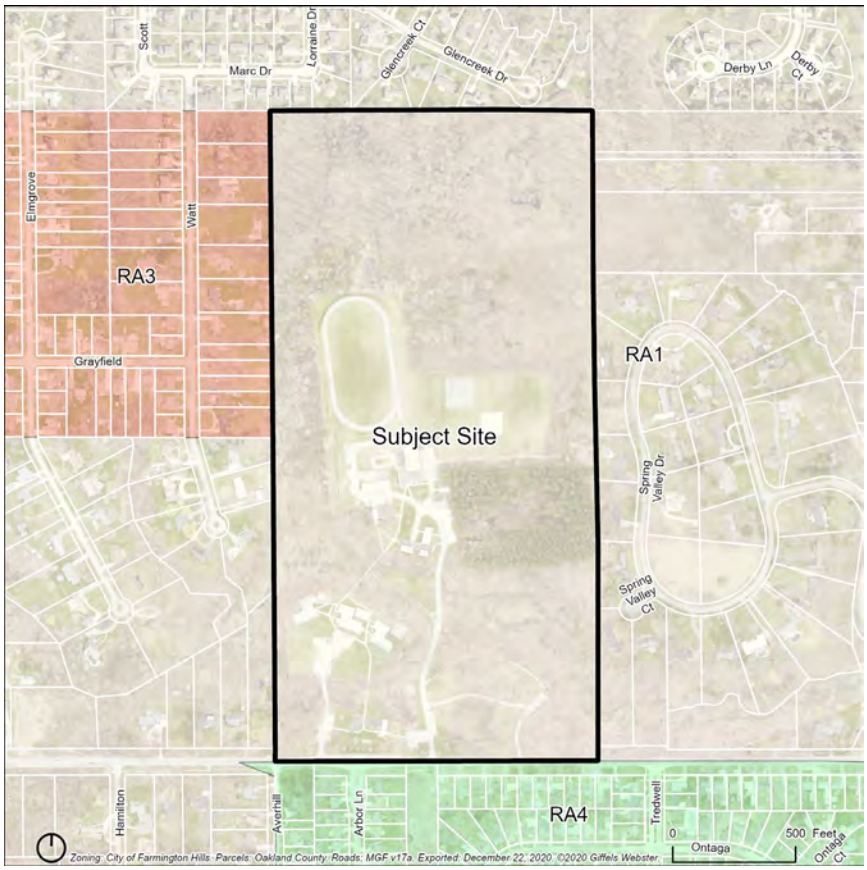
   If the PC decides that additional screening is needed, it should describe what it is looking for. Any additional trees will change the amount due to be paid into the tree fund, as trees required for a buffer can't be double-counted as replacements and buffer trees.

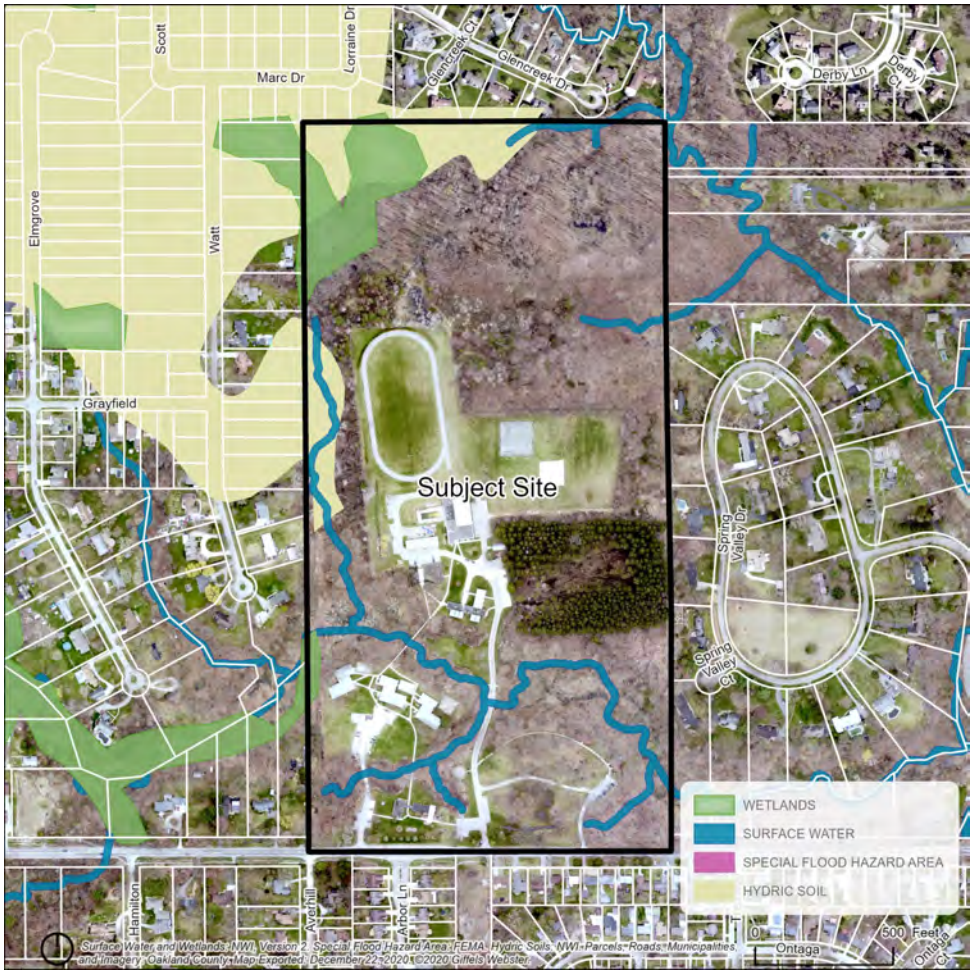
We are available to answer questions.

Respectfully,
Giffels Webster

Joe Tangari, AICP
Principal Planner

Zoning




Scott
Marc Dr
Lorraine Dr
Glencreek Ct
Glencreek Dr
Derby Ln
Derby Ct
Elmgrove
Watt
Grayfield
Subject Site
Spring Valley Dr
Spring Valley Ct
WETLANDS
SURFACE WATER
SPECIAL FLOOD HAZARD AREA
HYDRIC SOIL
Hamilton
Avershill
Arbor Ln
0
500 Feet
Ontaga
Surface Water and Wetlands: NWI, Version 2. Special Flood Hazard Area: FEMA. Hydric Soils: NWI. Parcels: Roads: Municipalities and Imagery: Oakland County. Map Exported: December 22, 2020. © 2020 Giffels Webster.

FARMINGTON HILLS Michigan

DEPARTMENT OF PUBLIC SERVICES
JACOB RUSHLOW, P.E., DIRECTOR

INTEROFFICE CORRESPONDENCE

DATE: August 22,2025

TO: Charmaine Kettler-Schmult, Director of Planning and Community Development

FROM: James Cubera, City Engineer

SUBJECT: REVISED Cluster Site Plan 57-04-2025
Eureka Innovation aka Boys Republic
28000 Nine Mile Road
PJ# 25-25-68, Sidwell 22-23-25-401-001

This office has performed a preliminary review of the above referenced REVISED cluster site plan submitted to the Planning Department on July 30,2025. Our preliminary comments remain as called out in our memo to the City Planner dated February 19, 2025, and May 16, 2025, regarding the Cluster Qualification with the following exceptions:

1. We have met with the proponent, the City Planner, and Fire Marshall and discussed our concerns. Many of those issues are now being addressed.

2. The plan now shows a concept plan of phase two which is north of the creek. That phase will be reviewed in detail when it is actively being pursued. For now, it is referenced as a guide to be followed.

3. The plan of phase 1 and the concept plan for phase 2 both show a proposed boulevard onsite for the main access road with each lane being 27' wide edge of pavement to edge of pavement. This is as discussed. At the north end of phase 1 the boulevard ends short and awkwardly. It must be revised such that it is extended as a full boulevard past the northern edge of the north curb line of the ring road servicing units on the east side of the boulevard and transition to the existing private road extending north.

   Note that without proper planning, the north portion may be subject to being an orphaned development with future major infrastructure costs and locked out from proper development as it will be subject to the layout of the proposed development south of the creek.

4. A 12" water main exists along the south side of Nine Mile Road across the frontage of this site. There is also an onsite 6" and 8" public watermain. We recommend that the onsite watermain be abandoned in its entirety and all new watermain be provided. For all abandoned watermain, proper pipe abandonment and easement vacation procedures

must be followed through with. This needs to be addressed prior to any construction permits being issued.

The proponent will be obligated to provide two watermain extensions from the south side of 9 Mile Road. The plan currently shows an extension of the 8" watermain on the west side of the site. The proponent should consider replacing the existing 8" watermain from the Nine Mile Road ROW existing tap and going northward. For the east tie-in the plan now shows a new 12" watermain in the vicinity of the boulevard which taps the 12" watermain on the south side of Nine Mile Road. This is appropriate. For phase 1 we note that there is an internal loop, this is appropriate.

The concept plan on sheet C 3-2 now shows a master concept plan for watermain for the remainder of the site north of the river. It is predominantly in line with the City's requirements except that it needs to show the future 12" stub westward to extend between 29900 and 29920 Watt Drive.

5. A public sanitary sewer exists along the east property line. It is a County Interceptor. It varies in diameter between 15" and 18". In addition, a 10" sanitary sewer exists along the majority of the Nine Mile Road frontage on the north side of the road. Both are available for service. The plan identifies a layout that shows service for the project phase south of the creek. This is phase 1. For the eastern looped road section of phase 1 both proposed public sewers must be extended further so that the public lines are across a portion of the northerly building frontages. This must be addressed.

   It appears that the existing sewer line onsite at the east end near the eastern looped road needs to be abandoned. This needs to be addressed.

   The plans now show on sheet C3-2 a concept layout of development north of the creek. That is consistent with the City's requirements.

6. A proposed 5' wide sidewalk is shown along the Nine Mile Road frontage of this site. It is shown such that the north walk line is one foot south of the ultimate 60' ROW line and it is extended to the east property line. This is appropriate. A detailed design must be provided showing how this will be accomplished.

7. The site proposes two curb cuts to Nine Mile Road. A traffic study has been provided, and our comments have been forwarded to the proponent.

   The T.I.S states that a right-turn lane as well as a left-turn treatment is warranted at the east side driveway off Nine Mile Road. This new right-turn lane will overlap with the existing passing lane. As such, a two-way center-turn lane is required that serves or accommodates this site as well as Arbor Lane.

   Along with the above, note that the City is using an outside traffic consultant to review this traffic study. It is our understanding that a fee deposit has been provided. If

additional monies are necessary, they will be requested and if a surplus exists, at the end it will be refunded.

8. With respect to the onsite roads, they must be designed to current public road standards.

9. Several retaining walls are proposed onsite with one for the creek crossing servicing the west looped road and one for the grade differential northeast of the units in the east looped road section of the proposal. A retaining wall detail is referenced on sheet C 9.0. The design of the site needs to be revised, if possible, to minimize the use of retaining walls. The proponent indicates that they have done this. In areas where this is not feasible, their detailed structural design with calculations must be provided for review. This issue will necessitate a separate structural review fee which will be determined at the time of construction submittal.

10. Stormwater detention, discharge restriction and stormwater quality improvements are required. This site plan proposes to use two detention ponds for the development south of the creek. Preliminary drainage calculations are identified on sheet C 8.0. These will be reviewed during construction review. Note that storm water quality must be addressed and overall detention, restriction and storm water quality must meet City standards.

    Previously, the City adopted the WRC stormwater standards. These relatively new requirements may impact on the stormwater quality unit proposed as well as the detention/restriction system in general. Please refer to the memo dated May 13, 2025, from our Environmental Engineer, Tyler Sonoga. He can be reached at 248-871-2533.

    Note that with both ponds the embankment to the north and east is rather steep and will require a soils stability analysis from a soils engineer to confirm that the embankment material will not allow seepage and will adequately handle the impoundment load.

11. The site has a significant amount of wetlands and floodplains. These wetlands and floodplains need to be clearly defined. Any involvement with them will require an EGLE permit through the state.

12. The previous submittal included an 8 ½" by 14" exhibit of a proposed conservation easement. It is identified on the concept plan C 3-2. The specifics of this conservation easement needs to be provided. If this conservation easement is dedicated rights for future utilities in particular the watermain must be provided.

13. The existing ROW appears to be an implied 33' ROW. It is suggested that the ultimate 60' of ROW be dedicated at this time.

14. We have previously met with the proponent of this site. Many of our concerns have been addressed.

INTEROFFICE CORRESPONDENCE

DATE: August 19, 2025

TO: Planning Commission

FROM: Jason Baloga, Fire Marshal

SUBJECT: 2nd Revised Cluster Site Plan 57-4-2025 (28000 Nine Mile)
Wellspring Lutheran Residential Project

The Fire Department has no objections to approval of this Cluster Site Plan contingent upon compliance with the following requirements:

1. 12-11 (1) *Site access*:
   - Sites must be designed to accommodate fire apparatus with a fifty-foot turning radius.
   - When appropriate, large sites, or sites which contain high-life hazard occupancies, may require more than one (1) point of access. The location of any additional access shall be coordinated with the Planning Department and Engineering Division.
     - After a meeting with the proponent, it appears that the North end of this parcel does not have secondary access incorporated in the design. They indicated that they would provide residential sprinklers for the entire development.
     - Residential sprinklers shall be provided in addition to fire separation required by the Michigan Building Code and International Fire Code to satisfy alternate protection provision of the Ordinance 12-11(4).

2. 12-11 (2) *Hydrants:*
   - Hydrant spacing does not appear adequate. Adjustments can be made during the Engineering review.

Jason Baloga, Fire Marshal

JB/al

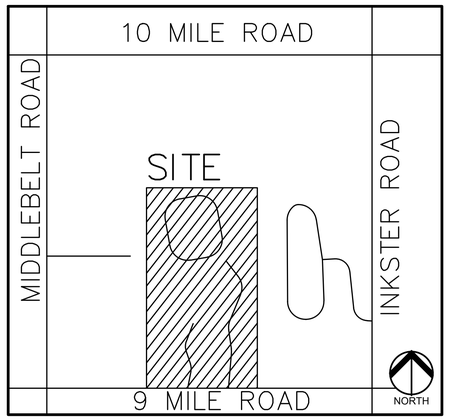
PRELIMINARY SITE PLANS

WELLSPRING OF FARMINGTON HILLS

28000 W. NINE MILE ROAD

FARMINGTON HILLS, OAKLAND COUNTY, MI

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL
4/24/2025		FARMINGTON HILLS SITE PLAN APPROVAL



LOCATION MAP
NO SCALE

INDEX OF DRAWINGS

	COVER SHEET
C.001	BOUNDARY/ TOPOGRAPHIC SURVEY/TREE SURVEY (NFE)
C.002	BOUNDARY/ TOPOGRAPHIC SURVEY/TREE SURVEY (NFE)
C-3.0	PRELIMINARY SITE PLAN
C-3.1	AERIAL SITE PLAN
C-3.2	OVERALL AERIAL SITE PLAN
C-3.3	FIRE TRUCK TURNING PLAN
C-4.0	PRELIMINARY GRADING PLAN
C-6.0	PRELIMINARY UTILITY PLAN
C-8.0	PRELIMINARY DRAINAGE PLAN
C-9.0	NOTES AND DETAILS
L-1.0	PRELIMINARY LANDSCAPE PLAN
L-1.1	LANDSCAPE DETAILS
T-1.0	TREE PRESERVATION PLAN
T-1.1	EXISTING TREE LIST
T-1.2	EXISTING TREE LIST
	PHOTOMETRIC PLAN (GASSER BUSH)
	ARCHITECTURAL DRAWINGS (ARKO DESIGN ASSOCIATES)
T.1	TITLE SHEET
A.1	FOUNDATION PLAN
A.2	FLOOR PLAN
A.3	EXTERIOR ELEVATIONS
	COLOR PERSPECTIVES

DESIGN TEAM

/APPLICANT/DEVELOPER

EUREKA INNOVATION DEVELOPMENT
5920 LIVERNOIS AVE
TROY, MI 48098
CONTACT: ERION NIKOLLA
PHONE: 248-564-6010
EMAIL: E.NIKOLLA@EUREKAINNOVATIONDEVELOPMENT.COM

CIVIL ENGINEER

PEA GROUP
1849 POND RUN
AUBURN HILLS, MI 48326
CONTACT: JAMES P. BUTLER, PE
PHONE: 844.813.2949
EMAIL: JBUTLER@PEAGROUP.COM

ARCHITECT

ARKO DESIGN ASSOCIATES
2298 YASMIN DRIVE
COMMERCE TOWNSHIP, MI 48382
CONTACT: ARTUR KOKAJ, PMP
PHONE: 248.802.8409
EMAIL: ARTURKOKAJ@LIVE.COM

LANDSCAPE ARCHITECT

PEA GROUP
7927 NEMCO WAY, STE. 115
BRIGHTON, MI 48116
CONTACT: JANET EVANS, PLA
PHONE: 844.813.2949
EMAIL: JEVANS@PEAGROUP.COM

OWNER

WELLSPRING LUTHERAN SERVICES
28000 WEST NINE MILE ROAD
FARMINGTON HILLS, MICHIGAN 48336

REVISIONS	
DESCRIPTION	DATE
FARMINGTON HILLS SITE PLAN APPROVAL	4/24/2025
REVISED PER CITY COMMENTS	6/18/2025
REVISED PER CITY COMMENTS	7/30/2025

NOT FOR CONSTRUCTION

WELLSPRING OF FARMINGTON HILLS | PEA JOB NO. 2023-0140 | PRELIMINARY SITE PLANS

WELLSPRING
PROPOSED MIXED - USE P.U.D.

FARMINGTON HILLS, MICHIGAN

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NOWAKFRAUS.COM

FSP FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS
550 E. NINE MILE ROAD
FERNDALE, MICHIGAN 48220
PHONE 248.543.4100 FAX 248.543.4141

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STATE OF MICHIGAN — KEVIN CHRISTOPHER NAVAROLI — License No. 4001053503 — REGISTERED PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION

DATE	ISSUE
08.06.2021	P.U.D. SUBMISSION

KEY PLAN

FSP PROJECT NO. DEL18.101

DRAWING TITLE

Boundary / Topographic / Tree Survey

DRAWING NUMBER

C.001

LEGEND

- MANHOLE
- EXISTING SANITARY SEWER
- HYDRANT
- GATE VALVE
- EXISTING SAN. CLEAN OUT
- MANHOLE CATCH BASIN
- EXISTING WATER MAIN
- EXISTING STORM SEWER
- EX. R.Y. CATCH BASIN
- UTILITY POLE GUY POLE
- EXISTING BURIED CABLES
- GUY WIRE
- OVERHEAD LINES
- LIGHT POLE
- SIGN
- EXISTING GAS MAIN
- WETLAND

FLOOD HAZARD NOTE

The Property described on this survey lies within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency, the property lies within Zone(s) AE & X of the Flood Insurance Rate Map identified as Map No. 26125C0654F, bearing an effective date of 09-29-2006.

SNOW NOTE

SURVEY COMPLETED UNDER EXTREME SNOW CONDITIONS, AND EXACT LOCATION OF PAVEMENT, CURBS, AND SURFACE STRUCTURES CANNOT BE GUARANTEED.

TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.



NOT FOR CONSTRUCTION

LEGEND

- MANHOLE — EXISTING SANITARY SEWER
- HYDRANT / GATE VALVE — EXISTING SAN. CLEAN OUT
- EXISTING WATER MAIN
- MANHOLE / CATCH BASIN — EXISTING STORM SEWER
- EX. R.Y. CATCH BASIN
- EXISTING BURIED CABLES
- UTILITY POLE / GUY POLE / GUY WIRE — OVERHEAD LINES
- LIGHT POLE
- SIGN
- EXISTING GAS MAIN
- WETLAND

LEGAL DESCRIPTION

CONSERVATION EASEMENT

THE NORTH 500 FEET OF THE WEST 1/2 OF THE SE 1/4 OF SECTION 25, T.01N., R.09E., CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN DESCRIBED AS:

COMMENCING AT THE S 1/4 CORNER OF SAID SECTION 25, THENCE ALONG THE EAST LINE OF "SUPERVISOR'S NOBLE BROOK FARMS PLAT No. 1", N02°44'02"W, 1314.74 FEET TO THE NORTHEAST CORNER OF SAID "SUPERVISOR'S NOBLE BROOK FARMS PLAT No. 1" AND THE SOUTHEAST CORNER OF "ELM GROVE VALLEY SUBDIVISION"; THENCE ALONG THE EAST LINE OF SAID "ELM GROVE VALLEY SUBDIVISION"N02°53'03"W, 829.85 FEET TO THE POINT OF BEGINNING OF THIS CONSERVATION EASEMENT; THENCE CONTINUING ALONG SAID EAST LINE N02°53'03"W, 500.03 FEET TO THE CENTER OF SECTION AT THE NORTHEAST CORNER OF SAID "ELM GROVE VALLEY SUBDIVISION" ON THE SOUTH LINE OF "IRV WILCOVE ESTATES" SUBDIVISION; THENCE ALONG SAID SOUTH LINE AND THE SOUTH LINE OF "OLD FARM COLONY No. 1", ALONG THE EAST AND WEST 1/4 LINE N87°45'18"E, 1315.12 FEET TO THE SOUTHEAST CORNER OF SAID "OLD FARM COLONY No. 1"; THENCE S02°31'19"E, 500.01 FEET; THENCE S87°45'18"W, 1311.96 FEET TO THE POINT OF BEGINNING OF THIS CONSERVATION EASEMENT. CONTAINING 15.08± ACRES OF LAND, MORE OR LESS.

PARENT PARCEL

PARCEL ID 23-25-401-001
THE WEST 1/2 OF THE SE 1/4 OF SECTION 25, T.01N., R.09E., CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN.

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WELLSPRING

PROPOSED MIXED - USE P.U.D.

FARMINGTON HILLS, MICHIGAN

DATE	ISSUE
08.06.2021	P.U.D. SUBMISSION

KEY PLAN

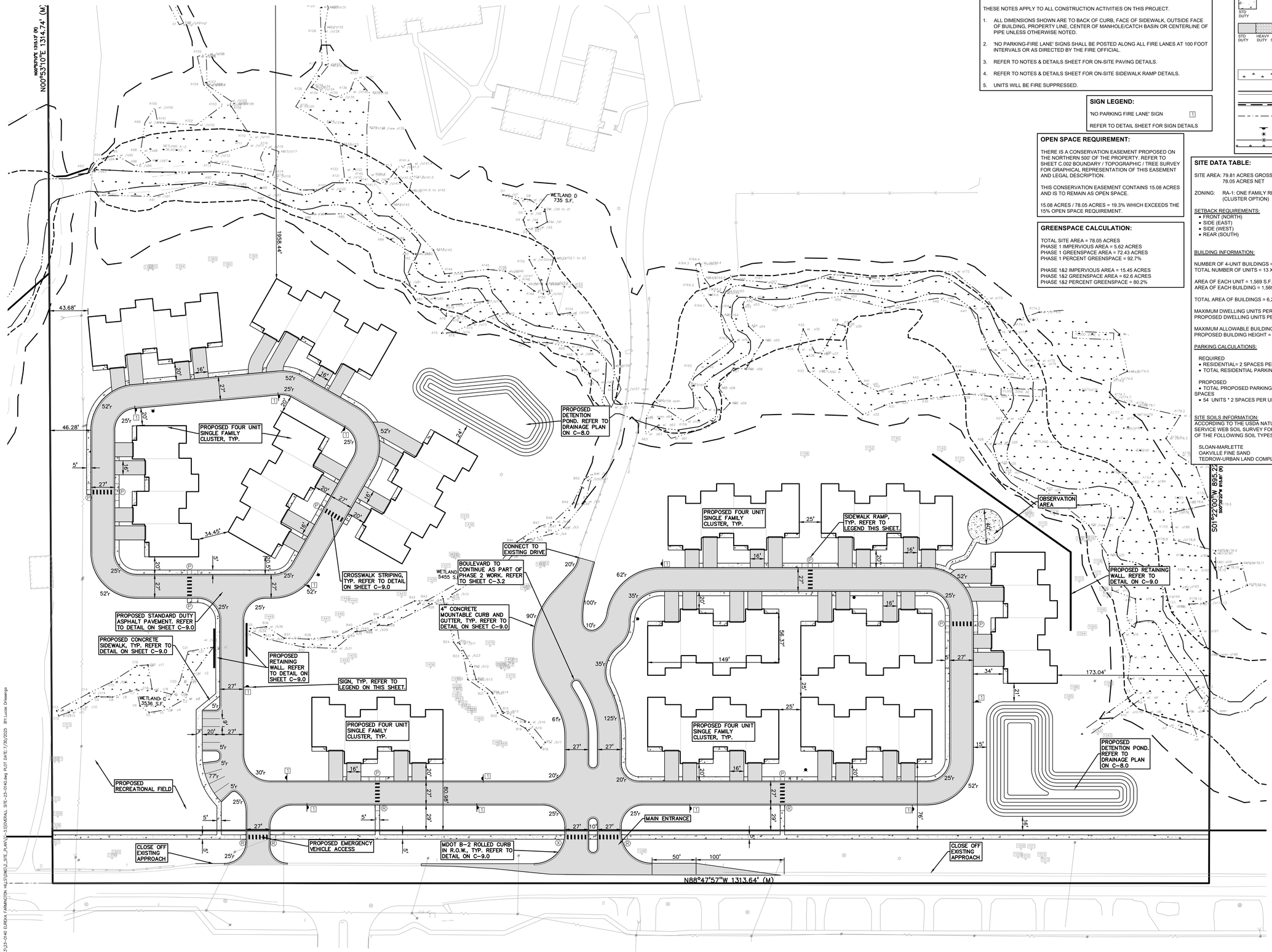
FSP PROJECT NO. DEL18.101

DRAWING TITLE

Boundary / Topographic / Tree Survey

DRAWING NUMBER

C.002



GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
2. 'NO PARKING-FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
3. REFER TO NOTES & DETAILS SHEET FOR ON-SITE PAVING DETAILS.
4. REFER TO NOTES & DETAILS SHEET FOR ON-SITE SIDEWALK RAMP DETAILS.
5. UNITS WILL BE FIRE SUPPRESSED.

SIGN LEGEND:

'NO PARKING FIRE LANE' SIGN [1]

REFER TO DETAIL SHEET FOR SIGN DETAILS

OPEN SPACE REQUIREMENT:

THERE IS A CONSERVATION EASEMENT PROPOSED ON THE NORTHERN 500' OF THE PROPERTY. REFER TO SHEET C.002 BOUNDARY / TOPOGRAPHIC / TREE SURVEY FOR GRAPHICAL REPRESENTATION OF THIS EASEMENT AND LEGAL DESCRIPTION.

THIS CONSERVATION EASEMENT CONTAINS 15.08 ACRES AND IS TO REMAIN AS OPEN SPACE.

15.08 ACRES / 78.05 ACRES = 19.3% WHICH EXCEEDS THE 15% OPEN SPACE REQUIREMENT.

GREENSPACE CALCULATION:

TOTAL SITE AREA = 78.05 ACRES
PHASE 1 IMPERVIOUS AREA = 5.62 ACRES
PHASE 1 GREENSPACE AREA = 72.43 ACRES
PHASE 1 PERCENT GREENSPACE = 92.7%

PHASE 1&2 IMPERVIOUS AREA = 15.45 ACRES
PHASE 1&2 GREENSPACE AREA = 62.6 ACRES
PHASE 1&2 PERCENT GREENSPACE = 80.2%

LEGEND:

- CONCRETE PAVEMENT (STD DUTY)
- ASPHALT PAVEMENT (STD DUTY / HEAVY DUTY / DEEP STRENGTH)
- WETLAND
- CONCRETE CURB AND GUTTER
- REVERSE GUTTER PAN
- SETBACK LINE
- SIGN, LIGHTPOLE, FENCE, GUARD RAIL

SITE DATA TABLE:

SITE AREA: 79.81 ACRES GROSS
78.05 ACRES NET

ZONING: RA-1: ONE FAMILY RESIDENTIAL DISTRICT (CLUSTER OPTION)

SETBACK REQUIREMENTS:	REQUIRED:	PROPOSED:
• FRONT (NORTH)	40'	76'
• SIDE (EAST)	10'	173.04'
• SIDE (WEST)	10'	43.68'
• REAR (SOUTH)	35'	1,958.44'

BUILDING INFORMATION:

NUMBER OF 4-UNIT BUILDINGS = 13
TOTAL NUMBER OF UNITS = 13 X 4 = 52 UNITS

AREA OF EACH UNIT = 1,569 S.F.
AREA OF EACH BUILDING = 1,569 X 4 = 6,276 S.F.

TOTAL AREA OF BUILDINGS = 6,276 X 13 = 81,588 S.F.

MAXIMUM DWELLING UNITS PER ACRE = 1.8 UNITS PER ACRE
PROPOSED DWELLING UNITS PER ACRE = 52 / 78.05 = 0.67 UNITS PER ACRE

MAXIMUM ALLOWABLE BUILDING HEIGHT = 30 FT.
PROPOSED BUILDING HEIGHT = 22.5 FT

PARKING CALCULATIONS:

REQUIRED
- RESIDENTIAL= 2 SPACES PER DWELLING UNIT.
- TOTAL RESIDENTIAL PARKING REQUIRED = 52 UNITS *2 = 104 SPACES

PROPOSED
- TOTAL PROPOSED PARKING SPACES = 2 CAR GARAGE PER UNIT + 9 SPACES
- 54 UNITS * 2 SPACES PER UNIT + 9 SPACES = 113 TOTAL SPACES

SITE SOILS INFORMATION:
ACCORDING TO THE USDA NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY FOR OAKLAND COUNTY, THE SITE CONSISTS OF THE FOLLOWING SOIL TYPES:

SLOAN-MARLETTE
OAKVILLE FINE SAND
TEDROW-URBAN LAND COMPLEX

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP 'TYPE R' (R)

SIDEWALK RAMP 'TYPE P' (P)

REFER TO LATEST MDOT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

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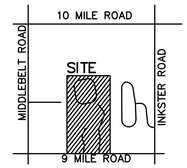
STATE OF MICHIGAN — JAMES P. BUTLER — ENGINEER — No. 6206055 — PROFESSIONAL ENGINEER

NORTH

0 25 50 100
SCALE: 1" = 50'

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

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE LOCATIONS AND ARE NOT WARRANTED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
EUREKA INNOVATION DEVELOPMENT
5920 LIVERNOIS AVE
TROY, MI

PROJECT TITLE
WELLSPRING OF FARMINGTON HILLS
28000 W. NINE MILE RD
FARMINGTON HILLS, MI

REVISIONS	
SPA	4/24/2025
REVISED PER CITY	6/18/2025
REVISED PER CITY	7/30/2025

ORIGINAL ISSUE DATE:
APRIL 24, 2025

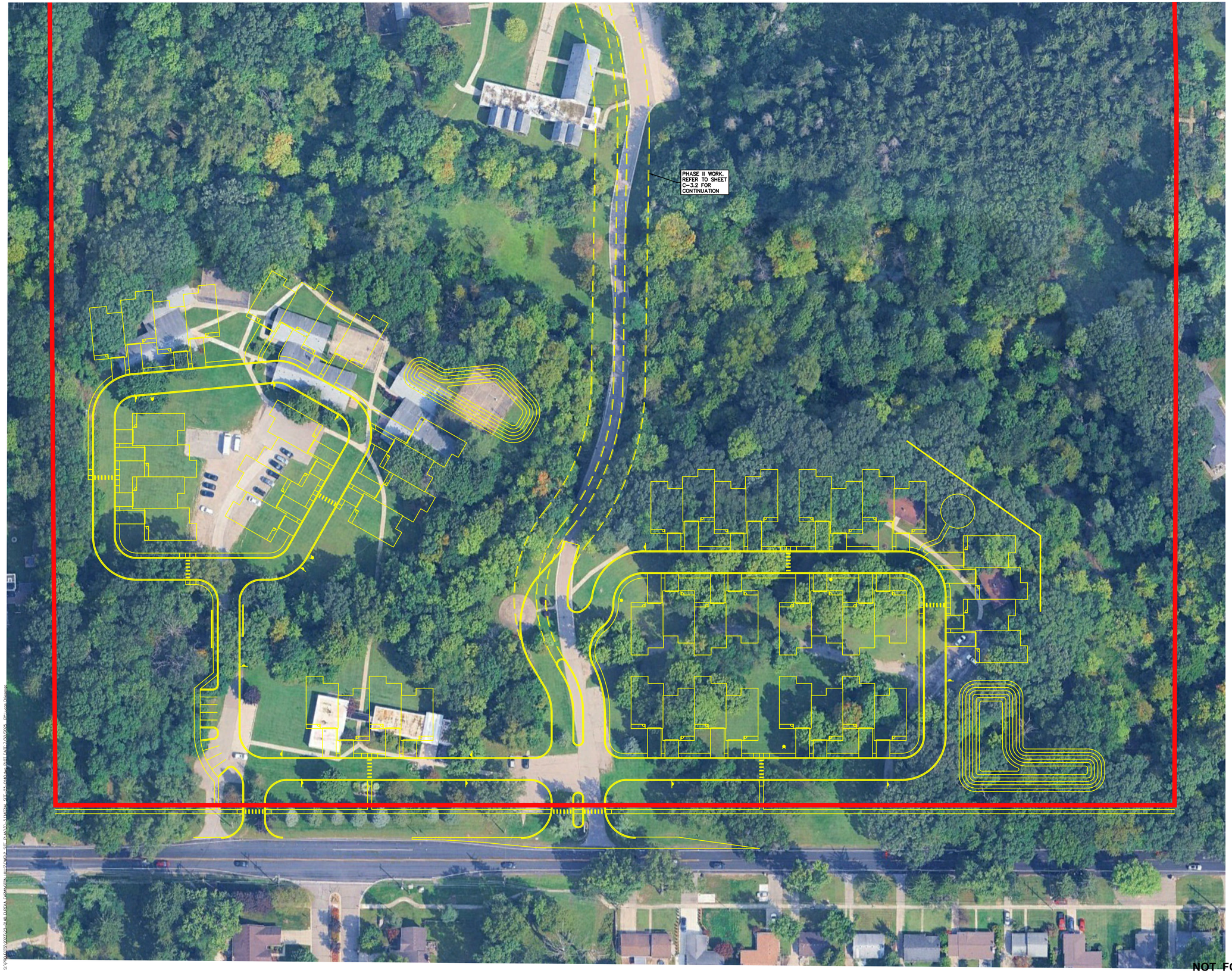
DRAWING TITLE
PRELIMINARY SITE PLAN

PEA JOB NO.	23-0140
P.M.	JPB
DN.	LGD
DES.	LGD

DRAWING NUMBER:
C-3.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2023\23-0140 EUREKA FARMINGTON HILLS\DWG\2_SITE_PLAN\23-0140SKPANEL SITE-23-0140.dwg PLOT DATE: 7/30/2025 BY: Lucas Driesenga



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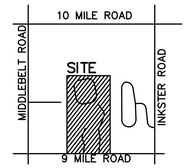
STATE OF MICHIGAN
JAMES P. BUTLER
ENGINEER
No. 6201055
PROFESSIONAL ENGINEER

NORTH

0 25 50 100
SCALE: 1" = 50'

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CLIENT
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5920 LIVERNOIS AVE
TROY, MI

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28000 W. NINE MILE RD
FARMINGTON HILLS, MI

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SPA	4/24/2025
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REVISED PER CITY	7/30/2025

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DRAWING TITLE
AERIAL SITE PLAN

PEA JOB NO.	23-0140
P.M.	JPB
DN.	LGD
DES.	LGD

DRAWING NUMBER:
C-3.1

NOT FOR CONSTRUCTION

S:\PROJECTS\2023\23-0140 FARMINGTON HILLS\CAD\SITE PLANS\23-0140 - SITE PLAN - 2025-07-30.dwg, 7/30/2025 8:11:27 AM, Brittney Peterson



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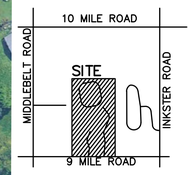
STATE OF MICHIGAN
JAMES P. BUTLER
ENGINEER
No. 6206005
PROFESSIONAL ENGINEER

NORTH

0 50 100 200
SCALE: 1" = 100'

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5920 LIVERNOIS AVE
TROY, MI

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REVISED PER CITY	7/30/2025

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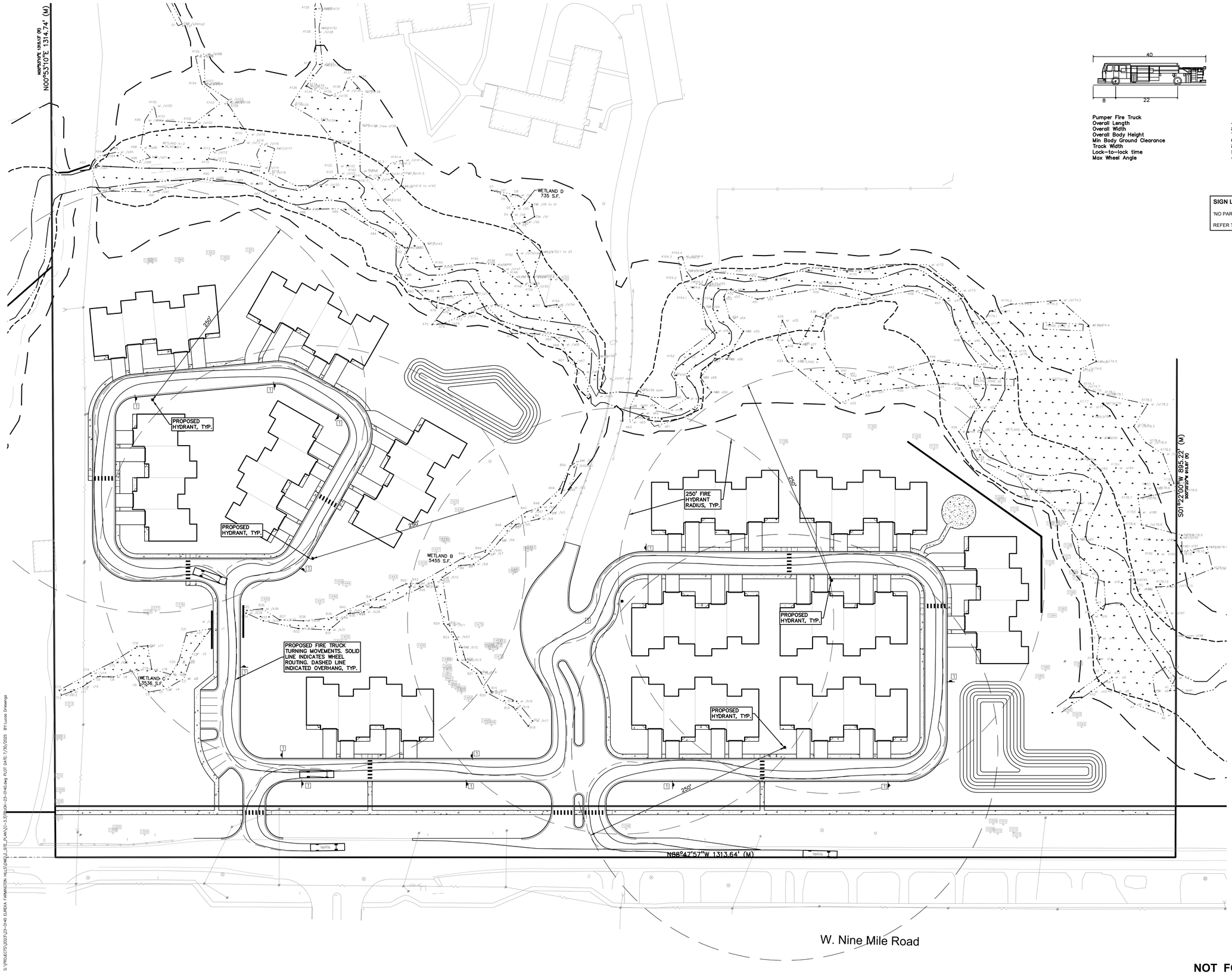
DRAWING TITLE
AERIAL OVERALL SITE PLAN

PEA JOB NO.	23-0140
P.M.	JPB
DN.	LGD
DES.	LGD

DRAWING NUMBER:
C-3.2

NOT FOR CONSTRUCTION

Plotted: 7/30/2025 8:18 AM By: Lauren Dobrowolski
S:\PROJECTS\2023\23-0140\CAD\SITE\23-0140 SITE.dwg



Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

SIGN LEGEND:

'NO PARKING FIRE LANE' SIGN [1]

REFER TO DETAIL SHEET FOR SIGN DETAILS

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STATE OF MICHIGAN — JAMES P. BUTLER — LICENSED PROFESSIONAL ENGINEER — No. 6201055

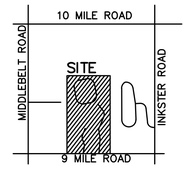
NORTH

0 25 50 100

SCALE: 1" = 50'

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DRAWING TITLE

FIRE TRUCK TURNING PLAN

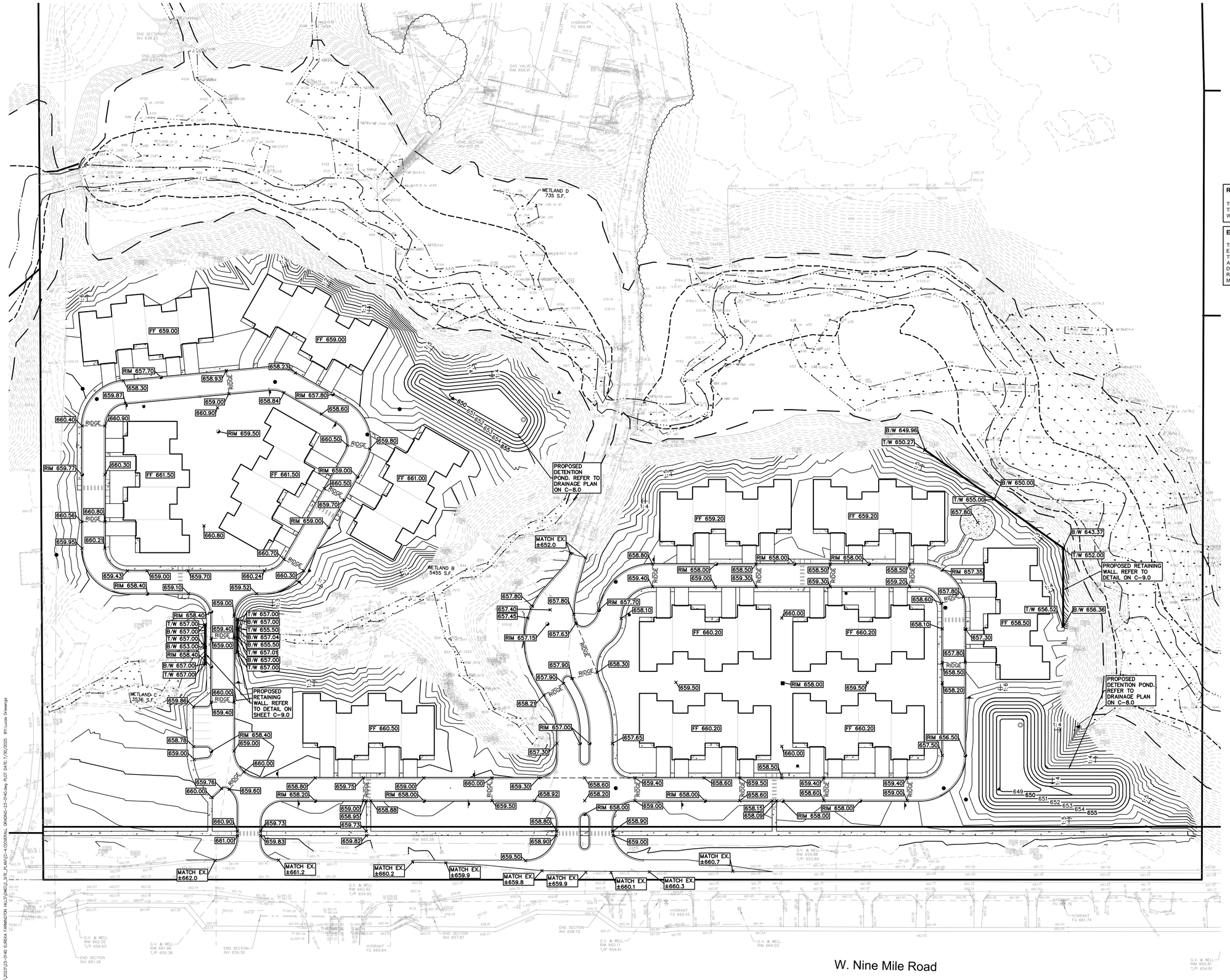
PEA JOB NO.	23-0140
P.M.	JPB
DN.	LGD
DES.	LGD

DRAWING NUMBER:

C-3.3

NOT FOR CONSTRUCTION

S:\PROJECTS\2023\23-0140 EUREKA FARMINGTON HILLS\DWG\2_SITE_PLAN\(C-3.3)FDK-23-0140.dwg PLOT DATE: 7/30/2025 BY: Lucas Disenego



GRADING LEGEND:

- +698.97 — EXISTING SPOT ELEVATION
- 622.50 — PROPOSED SPOT ELEVATION: TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES.
- 670 — EXISTING CONTOUR
- 922 — PROPOSED CONTOUR
- PROPOSED REVERSE GUTTER PAN
- PROPOSED RIDGE LINE
- PROPOSED SWALE/DITCH

ABBREVIATIONS

T/C = TOP OF CURB	F = FLUSH WALK
T/P = TOP OF PAVEMENT	G = GUTTER GRADE
T/S = TOP OF SIDEWALK	FF = FINISH FLOOR
T/W = TOP OF WALL	FG = FINISH GRADE
B/W = BOTTOM OF WALL	RIM = RIM ELEVATION

RETAINING WALL NOTE:

TOP OF WALL (T/W) AND BOTTOM OF WALL (B/W) GRADES ARE THE FINISH GRADE AT THE TOP AND BOTTOM OF THE RETAINING WALL, NOT ACTUAL TOP AND BOTTOM OF THE WALL STRUCTURE

EARTHWORK BALANCING NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING OR EXPORTING ALL MATERIALS AS REQUIRED TO PROPERLY GRADE THIS PROJECT TO THE FINISHED ELEVATIONS SHOWN ON THE APPROVED PLANS. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF CUT AND FILL QUANTITIES AND ALLOW FOR REMOVAL OF EXCESS OR IMPORTATION OF ADDITIONAL MATERIAL AT NO ADDITIONAL COST TO THE OWNER.

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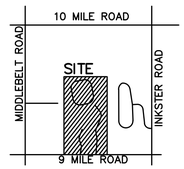
NORTH

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SCALE: 1" = 50'

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PRELIMINARY GRADING PLAN

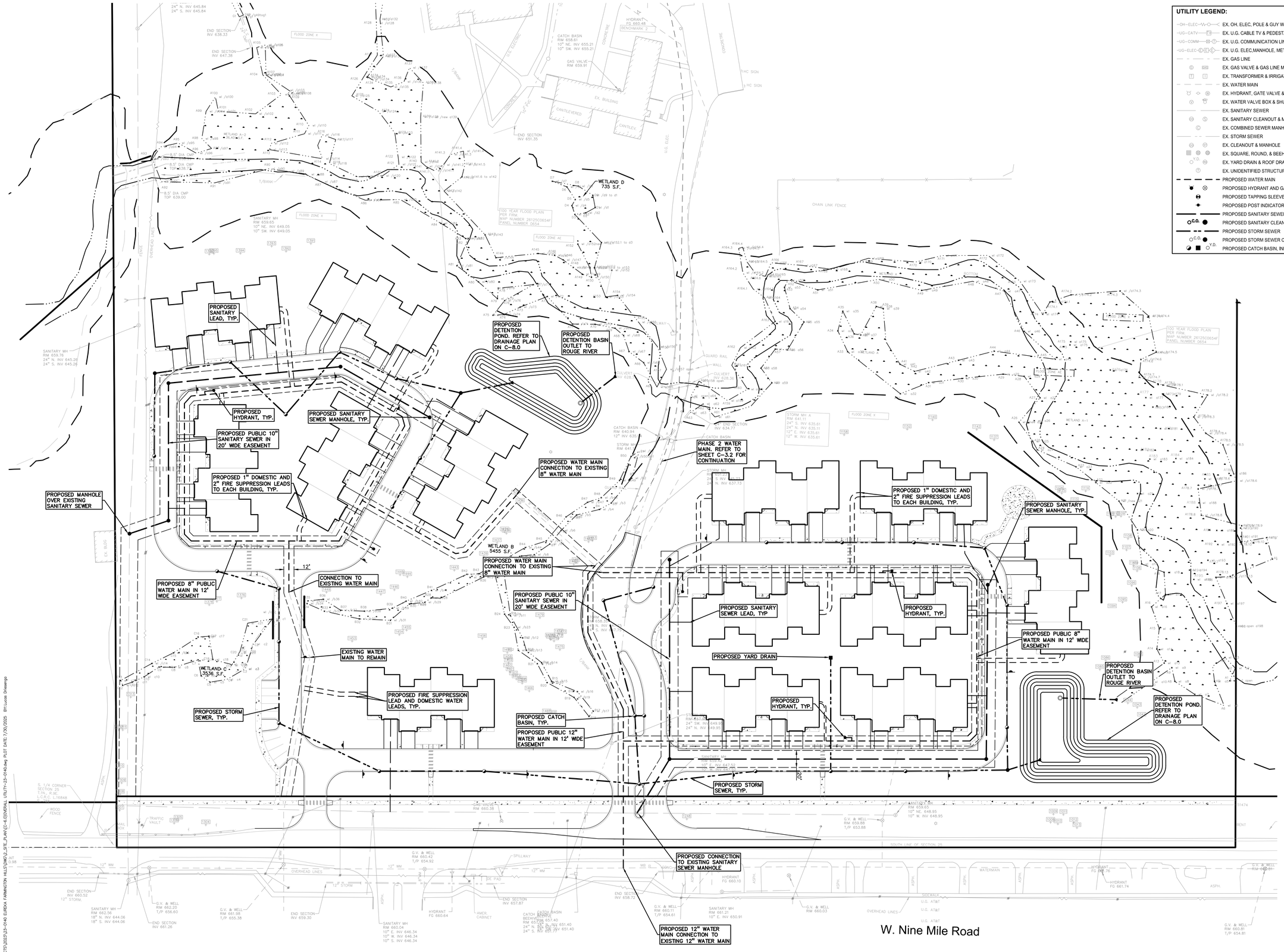
PEA JOB NO.	23-0140
P.M.	JPB
DN.	LGD
DES.	LGD

DRAWING NUMBER:

C-4.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2023\23-0140 EUREKA FARMINGTON HILLS\DWG\2_SITE_PLAN\C-4.0\DWG\ALL GRADING-23-0140.dwg PLOT DATE: 7/30/2025 BY: Lucas Drawings



UTILITY LEGEND:

- EX. OH. ELEC, POLE & GUY WIRE
- EX. U.G. CABLE TV & PEDESTAL
- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- EX. U.G. ELEC.MANHOLE, METER & HANDHOLE
- EX. GAS LINE
- EX. GAS VALVE & GAS LINE MARKER
- EX. TRANSFORMER & IRRIGATION VALVE
- EX. WATER MAIN
- EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
- EX. WATER VALVE BOX & SHUTOFF
- EX. SANITARY SEWER
- EX. SANITARY CLEANOUT & MANHOLE
- EX. COMBINED SEWER MANHOLE
- EX. STORM SEWER
- EX. CLEANOUT & MANHOLE
- EX. SQUARE, ROUND, & BEEHIVE CATCH BASIN
- EX. YARD DRAIN & ROOF DRAIN
- EX. UNIDENTIFIED STRUCTURE
- PROPOSED WATER MAIN
- PROPOSED HYDRANT AND GATE VALVE
- PROPOSED TAPPING SLEEVE, VALVE & WELL
- PROPOSED POST INDICATOR VALVE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY CLEANOUT & MANHOLE
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER CLEANOUT & MANHOLE
- PROPOSED CATCH BASIN, INLET & YARD DRAIN

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STATE OF MICHIGAN JAMES P. BUTLER ENGINEER No. 6201005 PROFESSIONAL ENGINEER

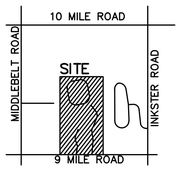
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CLIENT

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5920 LIVERNOIS AVE
TROY, MI

PROJECT TITLE

WELLSPRING OF FARMINGTON HILLS
28000 W. NINE MILE RD
FARMINGTON HILLS, MI

REVISIONS	
SPA	4/24/2025
REVISED PER CITY	6/18/2025
REVISED PER CITY	7/30/2025

ORIGINAL ISSUE DATE:
APRIL 24, 2025

DRAWING TITLE

PRELIMINARY UTILITY PLAN

PEA JOB NO.	23-0140
P.M.	JPB
DN.	LGD
DES.	LGD

DRAWING NUMBER:

C-6.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2023\23-0140 EUREKA FARMINGTON HILLS\DWG\3_SITE_PLAN\[C-6.0]OVERALL UTILITY-23-0140.dwg PLOT DATE: 7/30/2025 BY: Lucas Dinsmoor

WEST DRAINAGE CALCULATIONS

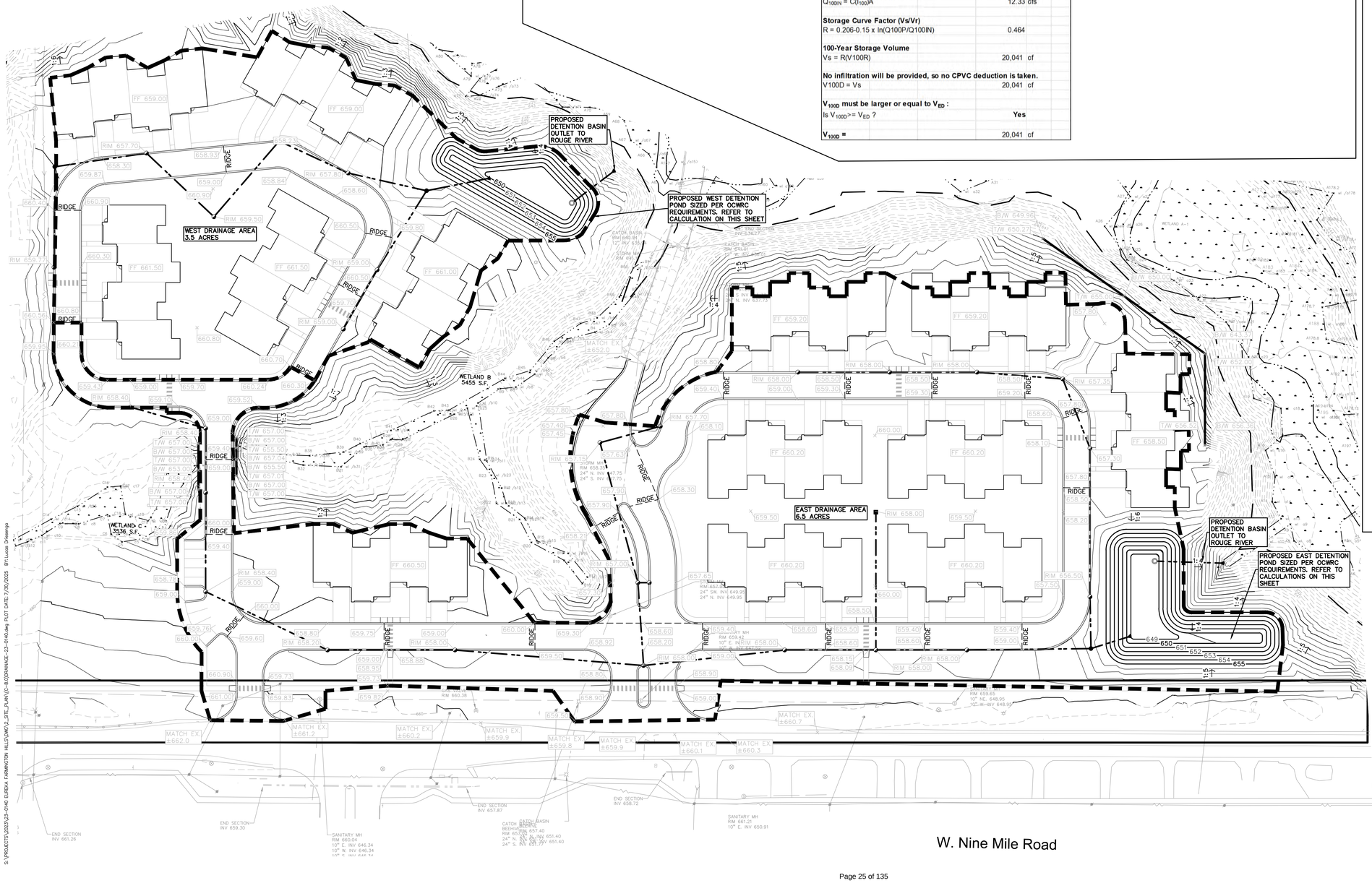
Proposed				
Improved Greenspace area:	1.40	acre	C =	0.20
Select NCRS Soil type:	B			
Impervious Area:	2.10	acre	C =	0.95
Greenbelt Area:	1.40	acre	C =	0.20
Total Area (A):	3.50	acre		
Weighted Coefficient of Runoff (C):		0.65		
Rainfall Intensity				
Flood Control Time of Concentration, Tc =	20.00	minutes		

4/17/2025 Detcalcs V2.02

Rainfall Intensity		
Time of Concentration (T_C)	20.00	min
Since 15<Tc<60, use intensity equation		
I1 = 30.2 /[(T + 9.17)^.81]	1.97	in/hr
I10 = 50.12 / [(T + 9.17)^.81]	3.26	in/hr
I100 = 83.3/[(T + 9.17)^.81]	5.42	in/hr
CPVC: Channel Protection Volume Control Volume		
Vcpvc = (4719)CA	10,736	cf
CPRC: Channel Protection Rate Control Volume: Extended Detention		
Ved= (6897)CA	15,691	cf
Q_{VED} = V_{ED} / (48*60*60)	0.09	cfs
Forebay Calculations		
Forebay Volume = (545)CA	1,240	cf
Forebay Release Rate: QVF = VF/(48*60*60)	0.01	cfs
100-Year Allowable Outlet Rate (using overall over 10 acres)		
Since 2<A<100, Qwrr = 1.1055-0.206xln(A)		
Q_{VRR} =	0.63	cfs/ac
100-Year Peak Allowable Discharge		
Area, A =	3.50	ac
Q_{100P} = Q_{VRR}(A)	2.21	cfs
100-Year Runoff Volume		
V100R = (18,985)CA	43,191	cf
100-Year Peak Inflow		
Q_{100IN} = C(I_{100})A	12.33	cfs
Storage Curve Factor (Vs/Vr)		
R = 0.206-0.15 x ln(Q100P/Q100IN)	0.464	
100-Year Storage Volume		
Vs = R(V100R)	20,041	cf
No infiltration will be provided, so no CPVC deduction is taken.		
V100D = Vs	20,041	cf
V_{100D} must be larger or equal to V_{ED} :		
Is V_{100D}>= V_{ED} ?	**Yes**	
V_{100D} =	20,041	cf

Detention Basin			
CPRC Storage Elevation:	654.41	15,691	cf
Detention Storage Elevation:	655.05	20,041	cf
Elev. (ft)	**Area (sf)**	**Vol. (cf)**	**Total Vol. (cf)**
650.00	0	0	0
651.00	2,148	1,074	1,074
652.00	3,267	2,708	3,782
653.00	4,548	3,908	7,689
654.00	5,928	5,238	12,927
655.00	7,410	6,669	19,596
656.00	8,991	8,201	27,797
Bottom Elevation of Pond:		650.00	

Design Requirements		
CPRC Extended Detention: V_{ED} =	15,691	cf
CPRC Allowable Outlet Rate: Q_{VED} =	0.09	cfs
Detention Storage Volume, V_{DET} =	20,041	cf
Detention Allowable Outlet Rate: Q_{VRR} =	2.21	cfs
Detention Peak Inflow: Q_{100IN} =	12.33	cfs



EAST DRAINAGE CALCULATIONS

Proposed				
Improved Greenspace area:	2.60	acre	C =	0.20
Impervious Area:	3.90	acre	C =	0.95
Greenbelt Area:	2.60	acre	C =	0.20
Total Area (A):	6.50	acre		
Weighted Coefficient of Runoff (C):		0.65		
Rainfall Intensity				
Flood Control Time of Concentration, Tc =	20.00	minutes		

7/30/2025 Detcalcs V2.02

Rainfall Intensity		
Time of Concentration (T_C)	20.00	min
Since 15<Tc<60, use intensity equation		
I1 = 30.2 /[(T + 9.17)^.81]	1.97	in/hr
I10 = 50.12 / [(T + 9.17)^.81]	3.26	in/hr
I100 = 83.3/[(T + 9.17)^.81]	5.42	in/hr
CPVC: Channel Protection Volume Control Volume		
Vcpvc = (4719)CA	19,938	cf
CPRC: Channel Protection Rate Control Volume: Extended Detention		
Ved= (6897)CA	29,140	cf
Q_{VED} = V_{ED} / (48*60*60)	0.17	cfs
Forebay Calculations		
Forebay Volume = (545)CA	2,303	cf
Forebay Release Rate: QVF = VF/(48*60*60)	0.01	cfs
100-Year Allowable Outlet Rate (using overall over 10 acres)		
Since 2<A<100, Qwrr = 1.1055-0.206xln(A)		
Q_{VRR} =	0.63	cfs/ac
100-Year Peak Allowable Discharge		
Area, A =	6.50	ac
Q_{100P} = Q_{VRR}(A)	4.10	cfs
100-Year Runoff Volume		
V100R = (18,985)CA	80,212	cf
100-Year Peak Inflow		
Q_{100IN} = C(I_{100})A	22.90	cfs
Storage Curve Factor (Vs/Vr)		
R = 0.206-0.15 x ln(Q100P/Q100IN)	0.464	
100-Year Storage Volume		
Vs = R(V100R)	37,218	cf
No infiltration will be provided, so no CPVC deduction is taken.		
V100D = Vs	37,218	cf
V_{100D} must be larger or equal to V_{ED} :		
Is V_{100D}>= V_{ED} ?	**Yes**	
V_{100D} =	37,218	cf

Design Requirements		
CPRC Extended Detention: V_{ED} =	29,140	cf
CPRC Allowable Outlet Rate: Q_{VED} =	0.17	cfs
Detention Storage Volume, V_{DET} =	37,218	cf
Detention Allowable Outlet Rate: Q_{VRR} =	4.10	cfs
Detention Peak Inflow: Q_{100IN} =	22.90	cfs

Detention Basin			
CPRC Storage Elevation:	653.33	29,140	cf
Detention Storage Elevation:	654.06	37,218	cf
Elev. (ft)	**Area (sf)**	**Vol. (cf)**	**Total Vol. (cf)**
648.00	0	0	0
649.00	2,415	1,208	1,208
650.00	4,234	3,325	4,532
651.00	6,023	5,129	9,661
652.00	7,903	6,963	16,624
653.00	9,883	8,893	25,517
654.00	11,964	10,924	36,440
655.00	14,146	13,055	49,495
Bottom Elevation of Pond:		648.00	

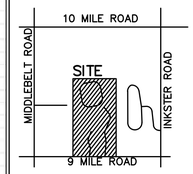
PEA GROUP
t: 844.813.2949
www.peagroup.com

NORTH

0 25 50 100
SCALE: 1" = 50'

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

CAUTION!!
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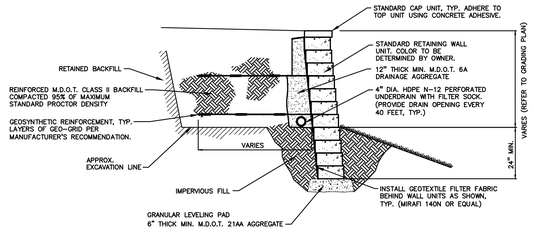
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P.M.	JPB
DN.	LGD
DES.	LGD

DRAWING NUMBER:
C-8.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2023\23-0140 EUREKA FARMINGTON HILLS\DWG\2_SITE_PLAN\C-8.0\DRAINAGE_23-0140.dwg PLOT DATE: 7/30/2025 BY: Lucas Dresengo



NOTE:
CONTRACTOR TO SUBMIT SHOP DRAWINGS AND RETAINING WALL CALCULATIONS TO THE CITY ENGINEER AND DESIGN ENGINEER PRIOR TO CONSTRUCTION OF RETAINING WALL.

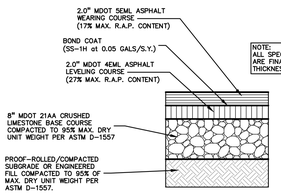
SECTION THROUGH RETAINING WALL
MODULAR CONCRETE UNIT
NOT TO SCALE

AGGREGATE BASE NOTE:
THIS PAVEMENT SECTION DESIGN ASSUMES THE USE OF MDOT 21AA CRUSHED LIMESTONE BASE MATERIAL THAT MEETS THE REQUIREMENTS OF MDOT STANDARD SPECIFICATION SECTION 902 FOR AGGREGATES. IF CRUSHED CONCRETE AGGREGATE BASE IS PROPOSED IN LIEU OF THE SPECIFIED CRUSHED LIMESTONE MATERIAL, PEA GROUP WILL REQUIRE A MINIMUM 25% INCREASE IN BASE THICKNESS. HOWEVER, IF TESTING DOCUMENTATION IS PROVIDED TO PEA GROUP THAT SHOWS THAT THE CRUSHED CONCRETE MATERIAL MEETS ALL REQUIREMENTS OF MDOT SPECIFICATION SECTION 902, THEN THE 25% INCREASE IN THICKNESS MAY BE REEVALUATED.

ASPHALT MATERIAL NOTES:
HOT-MIX ASPHALT MIXTURES UTILIZING RECYCLED ASPHALT PAVEMENT (RAP) MUST MEET MDOT SPECIAL PROVISION 12SP501(E), THE BINDER GRADE FOR THIS WORK IS PG64-28. IF ASPHALT MIXES CONTAINING RAP ARE TO BE SUPPLIED FOR THIS PROJECT, THE ASPHALT BINDER MUST BE REVISED PER MDOT "TIER 1" OR "TIER 2" REQUIREMENTS (RAP CONTENT UP TO 27% MAXIMUM). TIER 3 MIXES ARE NOT ACCEPTABLE ON THIS PROJECT. AN ASPHALT MIX DESIGN FOR ALL SPECIFIED MIXES SHOULD BE FORWARDED TO PEA GROUP FOR REVIEW PRIOR TO CONSTRUCTION

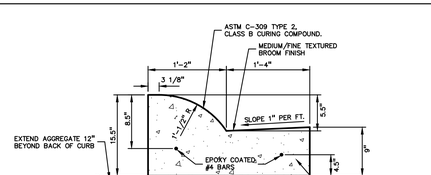
ASPHALT MIX DESIGN CHART

COMMERCIAL ADT 0-300	COMMERCIAL ADT 301-1000	COMMERCIAL ADT 1001-3400	COMMERCIAL ADT ≥3401	APPLICATION RATE (LB/YD²), MINIMUM - MAXIMUM	COURSE APPLICATION
2EL	2EML	2EMH	2EH	435-550	BASE
3EL	3EML	3EMH	3EH	330-410	BASE AND/OR LEVELING
4EL	4EML	4EMH	4EH	220-275	LEVELING AND/OR TOP
5EL	5EML	5EMH	5EH	165-220	TOP
PG 58-28	PG 64-28	PG 64-28	PG 70-28P		



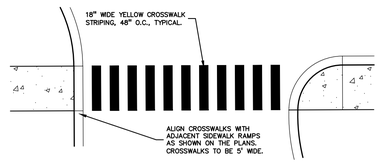
NOTE:
ALL SPECIFIED THICKNESSES ARE FINAL COMPACTED THICKNESSES, TYP.

STANDARD DUTY ASPHALT DETAIL
(NOT FOR USE IN THE RIGHT-OF-WAY)
NOT TO SCALE

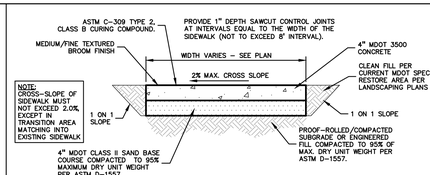


NOTE:
PROVIDE CONTROL JOINTS IN CURB AT 10' O.C. PROVIDE EXPANSION JOINT AND JOINT SEALANT AT END OF RADIUS RETURNS PER MDOT AND ACA STANDARDS. PROVIDE EXPANSION JOINTS AND JOINT SEALANT WHERE CURBS ABUT STRUCTURES.

MDOT CURB DETAIL "B-2" (MODIFIED)
NOT TO SCALE



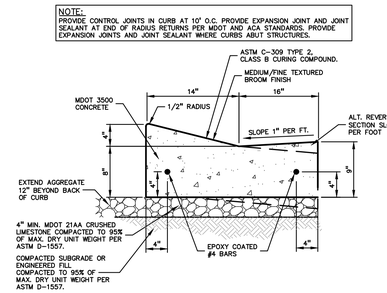
STRIPED CROSSWALK DETAIL
NOT TO SCALE



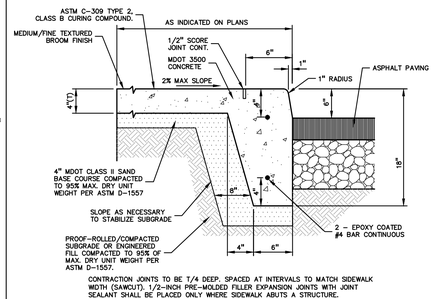
NOTE:
CROSS-SLOPE OF SIDEWALK MUST NOT EXCEED 2.0% EXCEPT IN TRANSITION AREA MATCHING INTO EXISTING SIDEWALK

CONCRETE SIDEWALK
NOT TO SCALE

NOTE:
PROVIDE CONTROL JOINTS IN CURB AT 10' O.C. PROVIDE EXPANSION JOINT AND JOINT SEALANT AT END OF RADIUS RETURNS PER MDOT AND ACA STANDARDS. PROVIDE EXPANSION JOINTS AND JOINT SEALANT WHERE CURBS ABUT STRUCTURES.



4" MOUNTABLE CURB AND GUTTER DETAIL
NOT TO SCALE



INTEGRAL CURB AND SIDEWALK
NOT TO SCALE



12" x 18"
RED ON WHITE REFLECTORIZED
7'-0" MOUNTING HEIGHT
(R7-22)

NO PARKING SIGN DETAIL
NOT TO SCALE

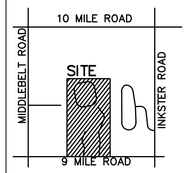
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NORTH

0 25 50 100
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NOTES AND DETAILS

PEA JOB NO.	23-0140
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DES.	LGD

DRAWING NUMBER:
C-9.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2023\23-0140 EUREKA FARMINGTON HILLS\DWG\2_SITE_PLAN\[C-9.0(DET-23-0140).dwg PLOT DATE: 7/30/2025 BY: Lucas Dreiengo

PLANT SCHEDULE L-1.0

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS
DECIDUOUS TREES								
ARV3	5	ACER RUBRUM 'SUN VALLEY'	SUN VALLEY RED MAPLE	3" CAL.	B&B	PER PLAN	NATIVE	
ASL3	6	ACER SACCHARUM 'LEGACY'	LEGACY SUGAR MAPLE	3" CAL.	B&B	PER PLAN	NATIVE	
AG10	15	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	10' HT.	B&B	PER PLAN	NATIVE	MULTI-TRUNK
AT3	6	ASIMINA TRILOBA	PAWPAW	3" CAL.	B&B	PER PLAN	NATIVE	
BN10	5	BETULA NIGRA	RIVER BIRCH	10' HT.	B&B	PER PLAN	NATIVE	MULTI-TRUNK (3-5)
CA3	6	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	3" CAL.	B&B	PER PLAN	NATIVE	
CO3	7	CELTIS OCCIDENTALIS	COMMON HACKBERRY	3" CAL.	B&B	PER PLAN	NATIVE	
CJ3	13	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	3" CAL.	B&B	PER PLAN	NON-NATIVE	
CC3	8	CERCIS CANADENSIS	EASTERN REDBUD	3" CAL.	B&B	PER PLAN	NATIVE	
CCF10	5	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	10' HT.	B&B	PER PLAN	NATIVE	MULTI-TRUNK
CAP	9	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	3" CAL.	B&B	PER PLAN	NATIVE	
CAS3	7	CORNUS FLORIDA 'APPALACHIAN SPRING'	APPALACHIAN SPRING DOGWOOD	3" CAL.	B&B	PER PLAN	NATIVE	
CCC3	11	CORNUS FLORIDA 'CHEROKEE BRAVE'	CHEROKEE BRAVE DOGWOOD	3" CAL.	B&B	PER PLAN	NATIVE	
FG3	1	FAGUS GRANDIFOLIA	AMERICAN BEECH	3" CAL.	B&B	PER PLAN	NATIVE	
GB3	4	GINKGO BILOBA	MAIDENHAIR TREE	3" CAL.	B&B	PER PLAN	NON-NATIVE	MALE ONLY
GT3	1	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE® HONEY LOCUST	3" CAL.	B&B	PER PLAN	NATIVE	THORNLESS
LT3	9	LIRIODENDRON TULIPIFERA	TULIP POPLAR	3" CAL.	B&B	PER PLAN	NATIVE	
LE3	4	LIRIODENDRON 'TULIPIFERA JFS-OZ'	EMERALD CITY® TULIP POPLAR	3" CAL.	B&B	PER PLAN	NATIVE	
MSM3	3	MAGNOLIA X SOULANGEANA	SAUCER MAGNOLIA	3" CAL.	B&B	PER PLAN	NON-NATIVE	
NS3	15	NYSSA SYLVATICA	TUPELO	3" CAL.	B&B	PER PLAN	NATIVE	
OV3	4	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	3" CAL.	B&B	PER PLAN	NATIVE	
PO3	13	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	3" CAL.	B&B	PER PLAN	NATIVE	
PK3	6	PRUNUS SERRULATA 'KWANZAN'	KWANZAN JAPANESE FLOWERING CHERRY	3" CAL.	B&B	PER PLAN	NON-NATIVE	
QA3	3	QUERCUS ALBA	WHITE OAK	3" CAL.	B&B	PER PLAN	NATIVE	
QB3	8	QUERCUS BICOLOR	SWAMP WHITE OAK	3" CAL.	B&B	PER PLAN	NATIVE	
QM3	4	QUERCUS MACROCARPA	BURR OAK	3" CAL.	B&B	PER PLAN	NATIVE	
QR3	14	QUERCUS RUBRA	RED OAK	3" CAL.	B&B	PER PLAN	NATIVE	
TD3	6	TAXODIUM DISTICHUM	BALD CYPRESS	3" CAL.	B&B	PER PLAN	NATIVE	
TA3	5	TILIA AMERICANA 'AMERICAN SENTRY'	AMERICAN SENTRY LINDEN	3" CAL.	B&B	PER PLAN	NATIVE	
UF3	5	ULMUS X 'FRONTIER'	FRONTIER ELM	3" CAL.	B&B	PER PLAN	NON-NATIVE	
	208	SUBTOTAL:						
EVERGREEN TREES								
AB10	3	ABIES BALSAMEA	BALSAM FIR	10' HT.	B&B	PER PLAN	NATIVE	
AP10	20	ABIES BALSAMEA PHANEROLEPIS	CANAAN BALSAM FIR	10' HT.	B&B	PER PLAN	NATIVE	
AC10	17	ABIES CONCOLOR	WHITE FIR	10' HT.	B&B	PER PLAN	NON-NATIVE	
PA10	16	PICEA ABIES	NORWAY SPRUCE	10' HT.	B&B	PER PLAN	NATIVE	
PG10	11	PICEA GLAUCA	WHITE SPRUCE	10' HT.	B&B	PER PLAN	NATIVE	
PGD10	12	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	10' HT.	B&B	PER PLAN	NATIVE	
PO10	6	PICEA OMORIKA	SERBIAN SPRUCE	10' HT.	B&B	PER PLAN	NON-NATIVE	
PS10	23	PINUS STROBUS	EASTERN WHITE PINE	10' HT.	B&B	PER PLAN	NATIVE	
	108	SUBTOTAL:						

NOTES PER FARMINGTON HILLS:

☐ The following notes must be included on the plan:

- A Tree Permit must be obtained from the Planning Office prior to all tree removal activity involving trees six inches (6") or more DBH in accordance with the City of Farmington Hills Zoning Chapter 34-559.
- Trees must be planted no closer than six feet (6') to public utilities.
- All required landscape material indicated on approved plans will be required through the life of the project and must be replaced if removed or dead.
- 4 foot (4') high **wood** snow fencing or other rigid material is to be erected around the drip line of all trees to be saved in accordance with the City of Farmington Hill Zoning Ordinance Chapter 34-5.18.
- Required landscape material shall satisfy American Association of Nurseryman Standards and be:
  - **a.** Nursery grown.
  - **b.** State Department of Agriculture inspected.
  - **c.** No. 1 grade with straight unscarred trunk and well developed uniform crown (park grade trees will not be accepted).
  - **d.** Planted per City of Farmington Hills details and specifications and in accordance with City of Farmington Hills Chapter 34-5.14.
  - **e.** Guaranteed for one year.
  - **f.** Replacement trees shall have shade potential and other characteristics comparable to the trees proposed for removal.

REFER TO SHEET L-1.1 FOR LANDSCAPE NOTES AND DETAILS AND NATIVE SEED MIX INFORMATION
REFER TO SHEET T-1.0 FOR TREE PRESERVATION PLAN

KEY

= PROPOSED DECIDUOUS TREES

= PROPOSED EVERGREEN TREES

= IRRIGATED SEED LAWN

= RESTORE LAWN WITH NON IRRIGATED SEED LAWN

= SWALE SEED NATIVE SEED MIX. SEE DETAIL SHT. L-1.1 FOR INFO.

= STORMWATER SEED NATIVE SEED MIX. SEE DETAIL SHT. L-1.1 FOR INFO.

= ECONOMY PRAIRIE SEED NATIVE SEED MIX. SEE DETAIL SHT. L-1.1 FOR INFO.

1007 = EXISTING TREE TO REMAIN AND CORRESPONDING TREE TAG

= APPROXIMATE GRADING LIMITS, AND AREA TO PROVIDE TREE PROTECTION FENCE FOR EXISTING TREES TO REMAIN

NOTE: PROVIDE EROSION MAT ON SLOPES AND AREAS OF WASH OUT TYP.

LANDSCAPE CALCULATIONS:

PER THE CITY OF FARMINGTON HILLS ZONING ORDINANCE RA-1

GREENBELT BUFFER
REQUIRED: NONE PER CITY ORDINANCE

BUFFER/SCREENING BETWEEN USES
NO BUFFER NECESSARY DUE TO SAME ZONING SURROUNDING SITE.

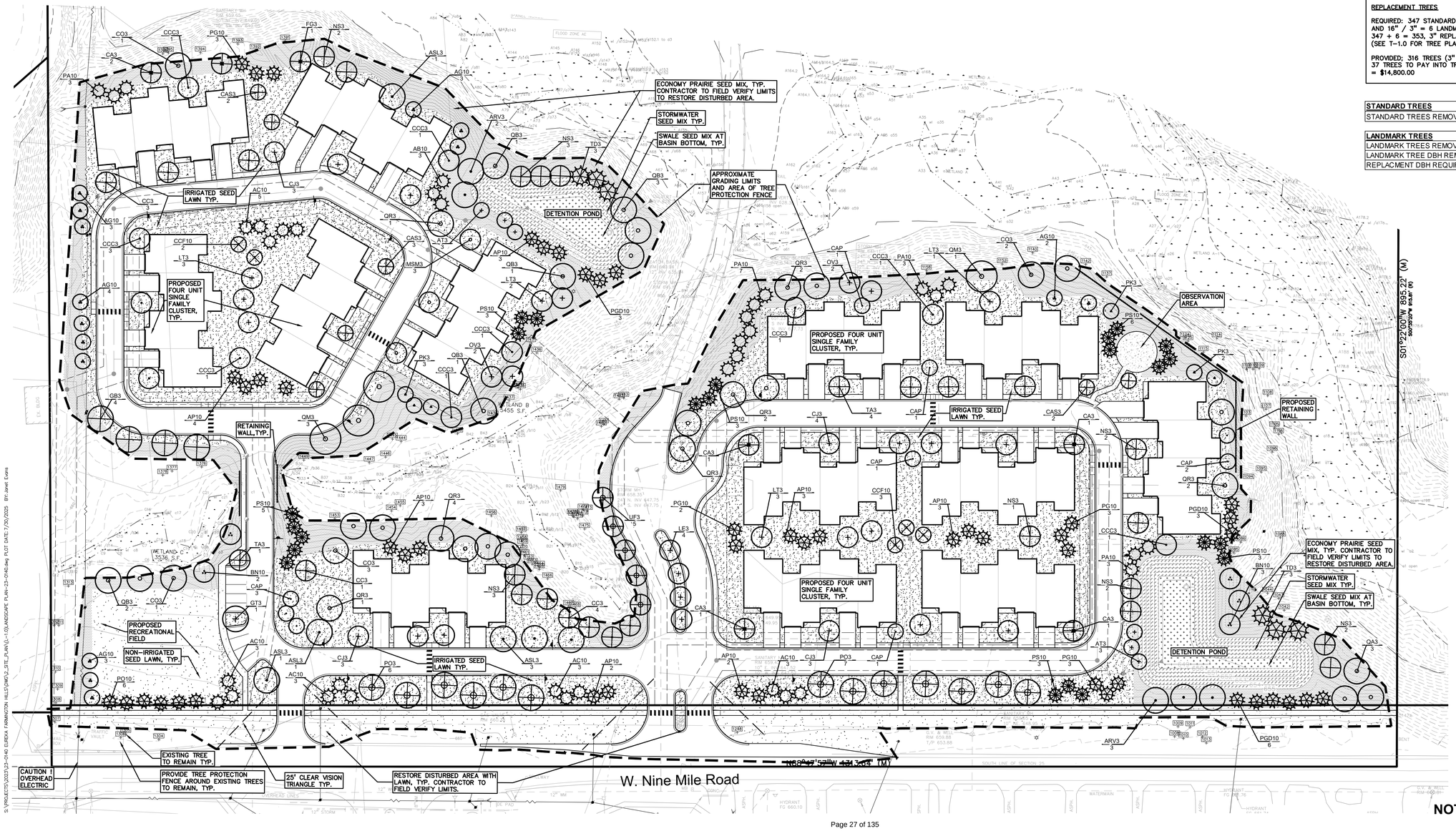
REPLACEMENT TREES

REQUIRED: 347 STANDARD TREES
AND 16" / 3" = 6 LANDMARK REPLACEMENT TREES REQUIRED.
347 + 6 = 353, 3" REPLACEMENT TREES REQUIRED
(SEE T-1.0 FOR TREE PLAN)

PROVIDED; 316 TREES (3" CAL OR 10' HT. EVG.)
37 TREES TO PAY INTO TREE FUND AT 400.00 RATE PER TREE
= $14,800.00

STANDARD TREES		
STANDARD TREES REMOVED:	**347**	(1:1 REPLACEMENT)

LANDMARK TREES		
LANDMARK TREES REMOVED:	**2**	
LANDMARK TREE DBH REMOVED:	**61**	(25% DBH REPLACEMENT)
REPLACMENT DBH REQUIRED:	**16**	INCHES



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www.peagroup.com

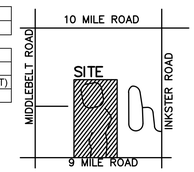
STATE OF MICHIGAN — JANET L. EVANS — LANDSCAPE ARCHITECT — NO. 3902 — REGISTERED LANDSCAPE ARCHITECT

NORTH

0 25 50 100
SCALE: 1" = 50'

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

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CLIENT
EUREKA INNOVATION DEVELOPMENT
5920 LIVERNOIS AVE
TROY, MI

PROJECT TITLE
WELLSPRING OF FARMINGTON HILLS
28000 W. NINE MILE RD
FARMINGTON HILLS, MI

REVISIONS	
SPA	4/24/2025
REVISED PER CITY	6/18/2025
REVISED PER CITY	7/30/2025

ORIGINAL ISSUE DATE:
APRIL 24, 2025

DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN

PEA JOB NO.	23-0140
P.M.	JPB
DN.	CAL
DES.	JLE

DRAWING NUMBER:
L-1.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2023\23-0140 EUREKA FARMINGTON HILLS\DWG\2_SITE_PLAN\(L-1.0)LANDSCAPE PLAN-23-0140.dwg PLOT DATE: 7/30/2025 BY: Janet Evans

NATIVE SEED MIX, BY STANTEC NATIVE PLANT NURSERY, 574-586-2412, OR EQUAL , SPECIES TO BE NATIVE TO COUNTY, NO INVASIVE SPECIES ALLOWED

FOR ALL SEED MIXES, PROVIDE EROSION MAT ON SLOPES AND AREAS OF WASH OUT TYP.
INSTALL AND PREP PER MANUFACTURES SPECIFICATIONS.

Stormwater Seed Mix
Stantec Native Plant Nursery 574-586-2412
stantec.com/native-plant-nursery

Botanical Name	Common Name
Permanent Grasses/Sedges/Rushes:	
Bolboschoenus fluviatilis	River Bulrush
Carex cristatella	Crested Oval Sedge
Carex lurida	Bottlebrush Sedge
Carex vulpinoidea	Brown Fox Sedge
Elymus virginicus	Virginia Wild Rye
Glyceria striata	Fowl Manna Grass
Juncus effusus	Common Rush
Leersia oryzoides	Rice Cut Grass
Panicum virgatum	Switch Grass
Schoenoplectus tabernaemontani	Softstem Bulrush
Scirpus atrovirens	Dark Green Rush
Scirpus cyperinus	Wool Grass
Temporary Cover:	
Avena sativa	Common Oat
Lolium multiflorum	Annual Rye
Forbs & Shrubs:	
Alisma spp.	Water Plantain (Various Mix)
Asclepias incarnata	Swamp Milkweed
Bidens spp.	Bidens (Various Mix)
Helenium autumnale	Sneezeweed
Iris virginica	Blue Flag
Lycopus americanus	Common Water Horehound
Mimulus ringens	Monkey Flower
Oligoneuron riddellii	Riddell's Goldenrod
Penthorum sedoides	Ditch Stonecrop
Polygonum spp.	Pinkweed (Various Mix)
Rudbeckia subtomentosa	Sweet Black-Eyed Susan
Rudbeckia triloba	Brown-Eyed Susan
Sagittaria latifolia	Common Arrowhead
Senna hebecarpa	Wild Senna
Symphyotrichum novae-angliae	New England Aster
Thalictrum dasycarpum	Purple Meadow Rue

Economy Prairie Seed Mix
Stantec Native Plant Nursery 574-586-2412
stantec.com/native-plant-nursery

Botanical Name	Common Name
Permanent Grasses/Sedges/Rushes:	
Andropogon gerardii	Big Bluestem
Bouteloua curtipendula	Side Oats Grama
Carex spp.	Prairie Sedge Mix
Elymus canadensis	Canada Wild Rye
Panicum virgatum	Switch Grass
Schizachyrium scoparium	Little Bluestem
Sorghastrum nutans	Indian Grass
Temporary Cover:	
Avena sativa	Common Oat
Lolium multiflorum	Annual Rye
Forbs & Shrubs:	
Asclepias syriaca	Common Milkweed
Asclepias tuberosa	Butterfly Weed
Chamaecrista fasciculata	Partridge Pea
Coreopsis lanceolata	Sand Coreopsis
Echinacea purpurea	Broad-leaved Purple Coneflower
Heliopsis helianthoides	False Sunflower
Lupinus perennis	Wild Lupine
Monarda fistulosa	Wild Bergamot
Penstemon digitalis	Foxglove Beard Tongue
Pycnanthemum virginianum	Common Mountain Mint
Ratibida pinnata	Yellow Coneflower
Rudbeckia hirta	Black-Eyed Susan
Solidago speciosa	Showy Goldenrod
Symphyotrichum laeve	Smooth Blue Aster
Symphyotrichum novae-angliae	New England Aster

Swale Seed Mix
Stantec Native Plant Nursery 574-586-2412
stantec.com/native-plant-nursery

Botanical Name	Common Name
Permanent Grasses/Sedges:	
Andropogon gerardii	Big Bluestem
Carex comosa	Bristly Sedge
Carex cristatella	Crested Oval Sedge
Carex lurida	Bottlebrush Sedge
Carex spp.	Prairie Sedge Mix
Carex vulpinoidea	Brown Fox Sedge
Elymus virginicus	Virginia Wild Rye
Glyceria striata	Fowl Manna Grass
Panicum virgatum	Switch Grass
Scirpus atrovirens	Dark Green Rush
Scirpus cyperinus	Wool Grass
Spartina pectinata	Prairie Cord Grass
Temporary Cover:	
Avena sativa	Common Oat
Lolium multiflorum	Annual Rye
Forbs:	
Alisma spp.	Water Plantain (Various Mix)
Asclepias incarnata	Swamp Milkweed
Coreopsis tripteris	Tall Coreopsis
Eutrochium maculatum	Spotted Joe-Pye Weed
Iris virginica	Blue Flag
Liatris spicata	Marsh Blazing Star
Lobelia cardinalis	Cardinal Flower
Lobelia siphilitica	Great Blue Lobelia
Lycopus americanus	Common Water Horehound
Pycnanthemum virginianum	Common Mountain Mint
Rudbeckia triloba	Brown-Eyed Susan
Sagittaria latifolia	Common Arrowhead
Senna hebecarpa	Wild Senna
Silphium terebinthinaceum	Prairie Dock
Symphyotrichum novae-angliae	New England Aster
Verbena hastata	Blue Vervain
Zizia aurea	Golden Alexanders

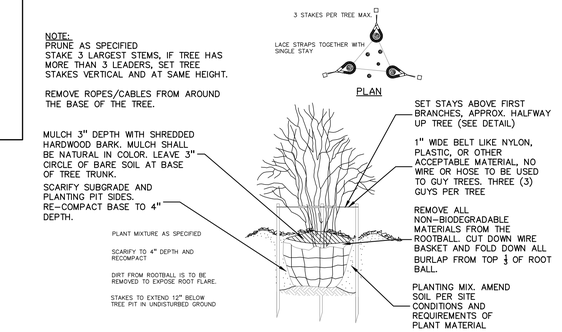
GENERAL PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
3. ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1. GRADE.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
5. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO RE-JECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
6. ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
7. ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
8. ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
9. ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
10. ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
11. NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
12. ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
13. IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
14. ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
15. ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
16. SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
17. FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.
18. CONTRACTOR SHALL NOT INSTALL PLANTS UNDER BUILDING OVERHANG AND SHALL NOTIFY LANDSCAPE ARCHITECT IF DRAWINGS CONFLICT WITH BUILDING OVERHANGS.
19. TREES SHALL NOT CONFLICT/ BLOCK PROPOSED REGULATORY/ DIRECTION SIGNAGE, MONUMENT SIGNS, ADDRESS OR LIGHT POLES. SHIFT TREES AS NECESSARY TYP.

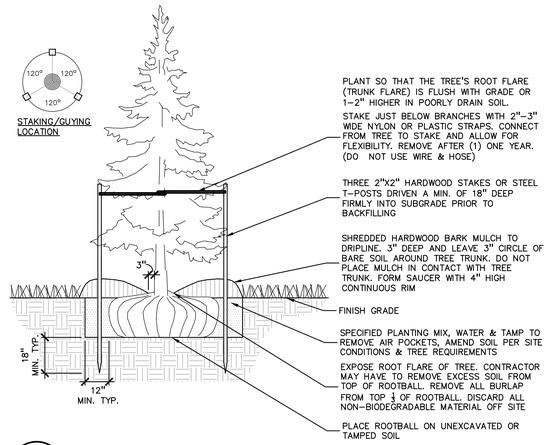
NOTES PER FARMINGTON HILLS:

☐ The following notes must be included on the plan:

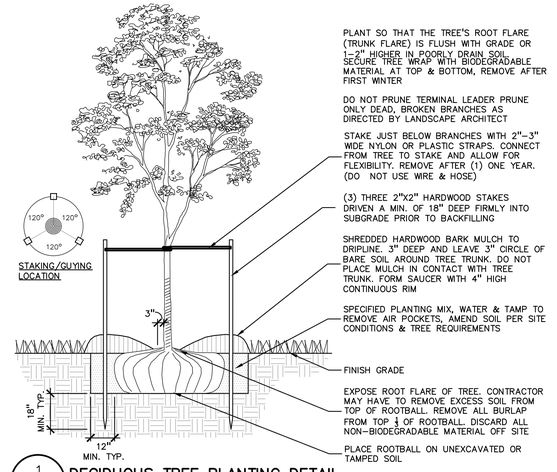
- A Tree Permit must be obtained from the Planning Office prior to all tree removal activity involving trees six inches (6") or more DBH in accordance with the City of Farmington Hills Zoning Chapter 34-559.
- Trees must be planted no closer than six feet (6') to public utilities.
- All required landscape material indicated on approved plans will be required through the life of the project and must be replaced if removed or dead.
- 4 foot (4') high **wood** snow fencing or other rigid material is to be erected around the drip line of all trees to be saved in accordance with the City of Farmington Hill Zoning Ordinance Chapter 34-5.18.
- Required landscape material shall satisfy American Association of Nurserymen Standards and be:
  - **a.** Nursery grown.
  - **b.** State Department of Agriculture inspected.
  - **c.** No. 1 grade with straight unscarred trunk and well developed uniform crown (park grade trees will not be accepted).
  - **d.** Planted per City of Farmington Hills details and specifications and in accordance with City of Farmington Hills Chapter 34-5.14.
  - **e.** Guaranteed for one year.
  - **f.** Replacement trees shall have shade potential and other characteristics comparable to the trees proposed for removal.



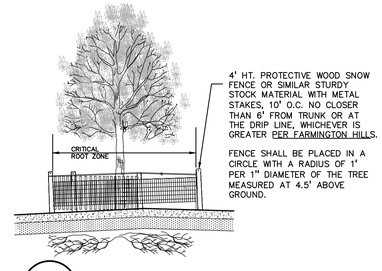
3 MULTI-STEM TREE PLANTING DETAIL
SCALE: 1" = 2'-0"



2 EVERGREEN TREE PLANTING DETAIL
SCALE: 1" = 3'-0"



1 DECIDUOUS TREE PLANTING DETAIL
SCALE: 1" = 3'-0"



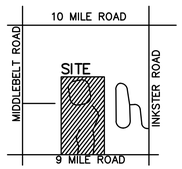
4 TREE PROTECTION DETAIL, PER CITY
NOT TO SCALE

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN · JANET L. EVANS · LANDSCAPE ARCHITECT · NO. 1301 · REGISTERED LANDSCAPE ARCHITECT

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CLIENT
EUREKA INNOVATION DEVELOPMENT
5920 LIVERNOIS AVE
TROY, MI

PROJECT TITLE
WELLSPRING OF FARMINGTON HILLS
28000 W. NINE MILE RD
FARMINGTON HILLS, MI

REVISIONS	
SPA	4/24/2025
REVISED PER CITY	6/18/2025
REVISED PER CITY	7/30/2025

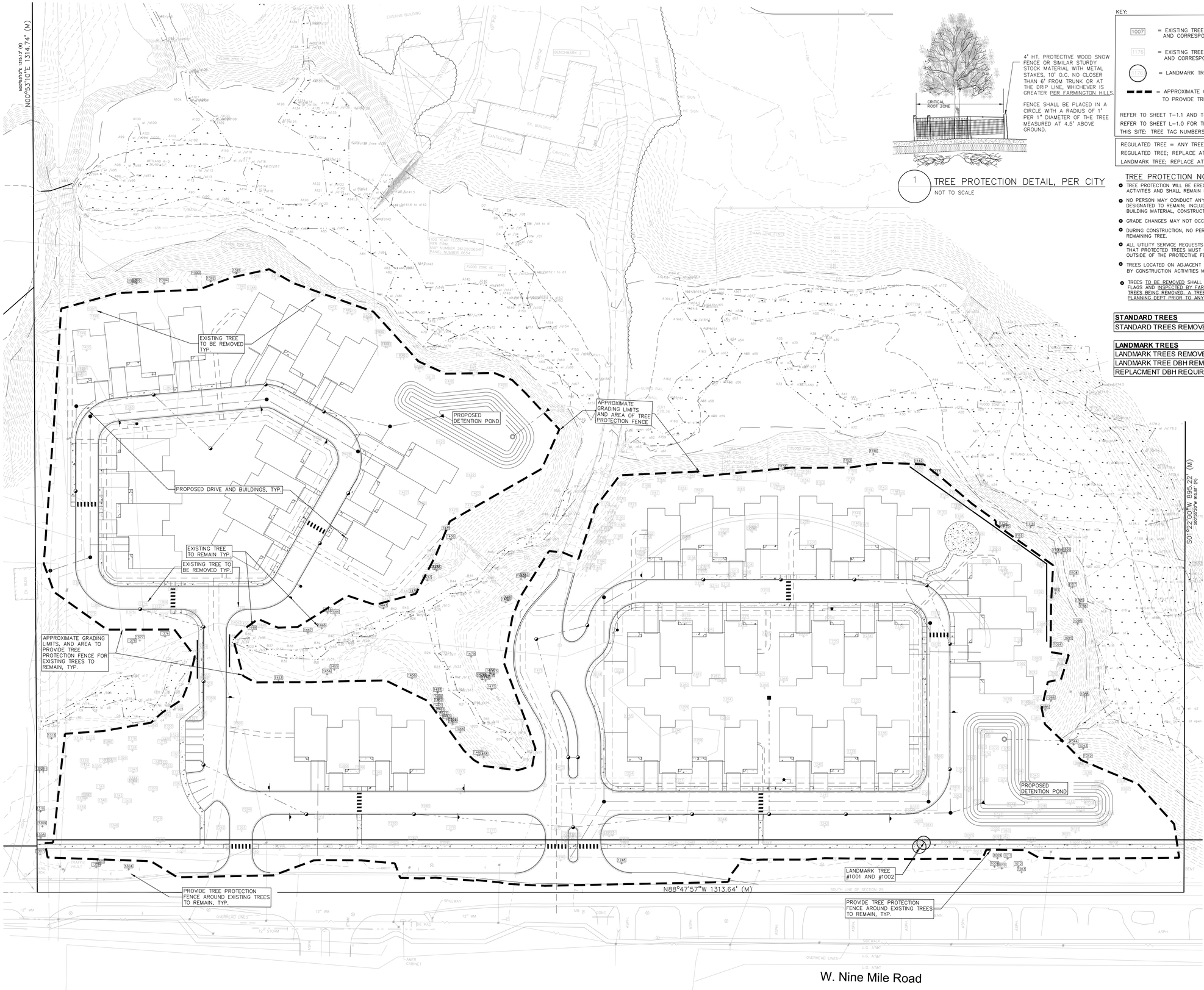
ORIGINAL ISSUE DATE:
APRIL 24, 2025

DRAWING TITLE
LANDSCAPE DETAILS

PEA JOB NO.	23-0140
P.M.	JPB
DN.	CAL
DES.	JLE

DRAWING NUMBER:
L-1.1

NOT FOR CONSTRUCTION



1 TREE PROTECTION DETAIL, PER CITY
NOT TO SCALE

KEY:

- 1007 = EXISTING TREE TO REMAIN AND CORRESPONDING TREE TAG
- 1176 = EXISTING TREE TO BE REMOVED AND CORRESPONDING TREE TAG
- (1172) = LANDMARK TREE
- = APPROXIMATE GRADING LIMITS, AND AREA TO PROVIDE TREE PROTECTION FENCE FOR EXISTING TREES TO REMAIN

REFER TO SHEET T-1.1 AND T-1.2 FOR EXISTING TREE LIST
REFER TO SHEET L-1.0 FOR TREE REPLACEMENT INFORMATION
THIS SITE: TREE TAG NUMBERS 1001-1484

REGULATED TREE = ANY TREE 6" CAL. AND ABOVE IN GOOD-POOR CONDITION
REGULATED TREE; REPLACE AT 1:1
LANDMARK TREE; REPLACE AT 25% OF DBH OF REMOVED TREE

TREE PROTECTION NOTES:

- TREE PROTECTION WILL BE ERECTED PRIOR TO START OF CONSTRUCTION ACTIVITIES AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
- NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DRIP LINE OF ANY TREE DESIGNATED TO REMAIN; INCLUDING, BUT NOT LIMITED TO PLACING SOLVENTS, BUILDING MATERIAL, CONSTRUCTION EQUIPMENT, OR SOIL DEPOSITS WITHIN DRIP LINES.
- GRADE CHANGES MAY NOT OCCUR WITHIN THE DRIP LINE OF PROTECTED TREES.
- DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY REMAINING TREE.
- ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING.
- TREES LOCATED ON ADJACENT PROPERTY THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED.
- TREES TO BE REMOVED SHALL BE MARKED IN THE FIELD WITH RED PAINT OR FLAGS AND INSPECTED BY FARMINGTON HILLS PLANNING OFFICE PRIOR TO ANY TREES BEING REMOVED. A TREE PERMIT MUST BE OBTAINED FROM THE PLANNING DEPT PRIOR TO ANY TREES BEING REMOVED.

STANDARD TREES		
STANDARD TREES REMOVED:	347	(1:1 REPLACEMENT)

LANDMARK TREES		
LANDMARK TREES REMOVED:	2	
LANDMARK TREE DBH REMOVED:	61	(25% DBH REPLACEMENT)
REPLACMENT DBH REQUIRED:	16	INCHES

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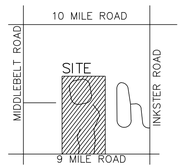
STATE OF MICHIGAN
JANET L. EVANS
LANDSCAPE ARCHITECT
NO. 1350
REGISTERED LANDSCAPE ARCHITECT

NORTH

0 25 50 100
SCALE: 1" = 50'

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CLIENT
EUREKA INNOVATION DEVELOPMENT
5920 LIVERNOIS AVE
TROY, MI

PROJECT TITLE
WELLSPRING OF FARMINGTON HILLS
28000 W. NINE MILE RD
FARMINGTON HILLS, MI

REVISIONS	
SPA	4/24/2025
REVISED PER CITY	6/18/2025
REVISED PER CITY	7/30/2025

ORIGINAL ISSUE DATE:
APRIL 24, 2025

DRAWING TITLE
TREE PRESERVATION PLAN

PEA JOB NO.	23-0140
P.M.	JPB
DN.	CAL
DES.	JLE

DRAWING NUMBER:
T-1.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2023\23-0140 EUREKA FARMINGTON HILLS\DWG_SITE_PLAN\T-1.0 TREE PRESERVATION PLAN-23-0140.dwg PLOT DATE: 7/30/2025 BY: Janet Evans

STRIKE OUT INDICATES TREE TO BE REMOVED
SEE SHEET L-1.0 FOR TREE REPLACEMENT INFORMATION

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	CLASS	CONDITION/ FACTOR						OVERALL RANK	SAVE / REMOVE	REPLACE
						trunk	growth rate	structure	insects/ diseases	crown dev	life exp.			
9001	WO	53	White Oak	Quercus alba	LANDMARK	5	3	3	1	3	5	21	R	REPLACE
9002	SU	8	Sugar Maple	Acer saccharum	LANDMARK	5	3	4	4	3	4	23	R	REPLACE
9003	RO	18	Red Oak	Quercus rubra	WOODLAND	4	3	3	4	2	4	20	R	REPLACE
9004	RO	23	Red Oak	Quercus rubra	WOODLAND	1	3	3	1	3	5	22	R	REPLACE
9005	I	21	Ironwood	Ostrya virginiana	WOODLAND	4	3	3	4	2	5	21	R	REPLACE
9006	SU	9	Sugar Maple	Acer saccharum	WOODLAND	4	2	4	4	3	4	21	R	REPLACE
9007	SU	7	Sugar Maple	Acer saccharum	WOODLAND	1	3	4	1	3	1	22	R	REPLACE
9008	SE	11	Slippery Elm	Ulmus rubra	WOODLAND	4	2	3	4	3	4	20	S	-
9009	I	9	Ironwood	Ostrya virginiana	WOODLAND	4	3	2	4	2	4	17	S	-
9010	WO	8	White Oak	Quercus alba	WOODLAND	1	1	4	1	3	1	23	S	-
9011	SE	6	Slippery Elm	Ulmus rubra	WOODLAND	4	3	4	4	4	5	24	S	-
9012	SU	10	Sugar Maple	Acer saccharum	WOODLAND	4	-	3	4	3	4	18	S	-
9013	WO	28	White Oak	Quercus alba	WOODLAND	4	3	3	4	3	4	21	S	-
9014	RO	9	Red Oak	Quercus rubra	WOODLAND	3	3	3	5	3	4	21	R	REPLACE
9015	RO	21	Red Oak	Quercus rubra	WOODLAND	3	3	3	5	3	4	21	R	REPLACE
9016	BC	20	Wild Black Cherry	Prunus serotina	WOODLAND	1	1	1	2	1	1	7	R	-
9017	SE	15	Slippery Elm	Ulmus rubra	WOODLAND	4	3	4	4	4	5	24	R	REPLACE
9018	BC	9	Wild Black Cherry	Prunus serotina	WOODLAND	4	2	1	4	1	1	12	R	-
9019	SU	12	Sugar Maple	Acer saccharum	WOODLAND	3	3	3	4	3	4	20	R	REPLACE
9020	RO	8	Red Oak	Quercus rubra	WOODLAND	4	3	4	4	4	5	24	R	REPLACE
9021	RO	19	Red Oak	Quercus rubra	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
9022	RO	6	Red Oak	Quercus rubra	WOODLAND	4	4	4	4	3	4	23	R	REPLACE
9023	RO	7	Red Oak	Quercus rubra	WOODLAND	3	2	1	2	1	2	11	R	-
9024	I	14	Ironwood	Ostrya virginiana	WOODLAND	4	4	3	4	3	4	23	R	REPLACE
9025	RO	8	Red Oak	Quercus rubra	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
9026	RO	11	Red Oak	Quercus rubra	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
9027	RO	6	Red Oak	Quercus rubra	WOODLAND	3	1	1	2	1	1	9	R	-
9028	RO	17	Red Oak	Quercus rubra	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
9029	RO	7	Red Oak	Quercus rubra	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
9030	RO	14	Red Oak	Quercus rubra	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
9031	RO	20	Red Oak	Quercus rubra	WOODLAND	4	4	3	4	3	4	22	R	REPLACE
9032	RO	20	Red Oak	Quercus rubra	WOODLAND	4	3	2	4	3	4	20	R	REPLACE
9033	RO	27	Red Oak	Quercus rubra	WOODLAND	5	3	3	4	4	4	23	R	REPLACE
9034	RO	18	Red Oak	Quercus rubra	WOODLAND	4	3	4	4	4	4	23	R	REPLACE
9035	RO	17	Red Oak	Quercus rubra	WOODLAND	4	4	4	4	3	4	22	R	REPLACE
9036	SU	18	Sugar Maple	Acer saccharum	WOODLAND	1	1	1	1	1	1	6	R	-
9037	WO	50	White Oak	Quercus alba	WOODLAND	2	3	2	3	2	2	14	R	-
9038	RO	21	Red Oak	Quercus rubra	WOODLAND	5	3	3	4	3	4	22	R	REPLACE
9039	RO	13	Red Oak	Quercus rubra	WOODLAND	4	3	3	4	3	4	22	R	REPLACE
9040	SE	12	Slippery Elm	Ulmus rubra	WOODLAND	3	3	4	3	3	4	19	R	REPLACE
9041	RO	20	Red Oak	Quercus rubra	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
9042	RO	6	Red Oak	Quercus rubra	WOODLAND	5	3	3	4	3	4	22	S	-
9043	BE	8	American Beech	Fragus grandifolia	WOODLAND	4	4	3	4	3	4	21	S	-
9044	BE	24	American Beech	Fragus grandifolia	WOODLAND	1	1	1	1	1	1	6	S	-
9045	E	12	American Elm	Ulmus americana	WOODLAND	4	3	4	2	3	3	18	R	REPLACE
9046	E	11	American Elm	Ulmus americana	WOODLAND	2	3	2	2	2	2	13	R	-
9047	E	6	American Elm	Ulmus americana	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
9048	E	10	American Elm	Ulmus americana	WOODLAND	3	3	2	2	2	2	14	R	-
9049	E	7	American Elm	Ulmus americana	WOODLAND	3	3	3	3	3	4	19	R	REPLACE
9050	E	30	American Elm	Ulmus americana	WOODLAND	1	1	1	1	1	1	6	R	-
9051	RO	6	Red Oak	Quercus rubra	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
9052	BC	14	Wild Black Cherry	Prunus serotina	WOODLAND	1	1	1	1	1	1	6	R	-
9053	SU	7	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	4	5	24	R	REPLACE
9054	RO	46	Red Oak	Quercus rubra	WOODLAND	3	3	3	4	3	4	21	R	REPLACE
9055	SU	8	Sugar Maple	Acer saccharum	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
9056	BC	9	Wild Black Cherry	Prunus serotina	WOODLAND	3	2	3	1	2	1	18	R	REPLACE
9057	E	6	American Elm	Ulmus americana	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
9058	BC	17	Wild Black Cherry	Prunus serotina	WOODLAND	3	3	3	2	3	2	15	R	REPLACE
9059	BC	8	Wild Black Cherry	Prunus serotina	WOODLAND	3	3	3	3	3	4	20	R	REPLACE
9060	RO	19	Red Oak	Quercus rubra	WOODLAND	3	3	3	4	3	4	20	R	REPLACE
9061	RO	11	Red Oak	Quercus rubra	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
9062	WO	31	White Oak	Quercus alba	WOODLAND	1	3	4	1	3	1	21	R	REPLACE
9063	WO	46	White Oak	Quercus alba	WOODLAND	3	3	2	4	4	4	20	R	REPLACE
9064	WO	31	White Oak	Quercus alba	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
9065	WO	31	White Oak	Quercus alba	WOODLAND	3	3	1	4	2	3	16	R	REPLACE
9066	RO	9	Red Oak	Quercus rubra	WOODLAND	3	3	3	4	3	4	20	R	REPLACE
9067	BC	7	Wild Black Cherry	Prunus serotina	WOODLAND	3	3	4	3	3	3	18	R	REPLACE
9068	SU	24	Sugar Maple	Acer saccharum	WOODLAND	4	4	4	4	3	4	23	R	REPLACE
9069	WO	33	White Oak	Quercus alba	WOODLAND	3	3	3	4	3	4	19	R	REPLACE
9070	BC	9	Wild Black Cherry	Prunus serotina	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
9071	WO	26	White Oak	Quercus alba	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
9072	BC	11	Wild Black Cherry	Prunus serotina	WOODLAND	3	3	3	3	1	2	15	R	-
9073	SU	7	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	3	4	20	R	REPLACE
9074	SU	6	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
9075	I	7	Ironwood	Ostrya virginiana	WOODLAND	1	1	1	1	1	1	6	R	-
9076	RO	13	Red Oak	Quercus rubra	WOODLAND	4	3	3	4	3	4	20	R	REPLACE
9077	WO	28	White Oak	Quercus alba	WOODLAND	3	3	3	4	3	4	20	R	REPLACE
9078	BC	12	Wild Black Cherry	Prunus serotina	WOODLAND	3	3	2	3	3	3	17	R	REPLACE
9079	SU	27	Sugar Maple	Acer saccharum	WOODLAND	4	2	3	4	3	4	20	R	REPLACE
9080	WO	34	White Oak	Quercus alba	WOODLAND	3	3	2	4	3	4	19	R	REPLACE
9081	HK	10	Hackberry	Celtis occidentalis	WOODLAND	4	2	1	4	3	4	20	R	REPLACE
9082	WO	28	White Oak	Quercus alba	WOODLAND	3	3	2	4	2	3	17	R	REPLACE
9083	WO	22	White Oak	Quercus alba	WOODLAND	4	2	3	4	3	4	20	R	REPLACE
9084	BC	7	Wild Black Cherry	Prunus serotina	WOODLAND	3	2	3	4	2	3	17	R	REPLACE
9085	BC	7	Wild Black Cherry	Prunus serotina	WOODLAND	3	2	3	4	2	3	17	S	-
9086	E	13	American Elm	Ulmus americana	WOODLAND	3	3	3	4	3	4	20	S	-
9087	SU	6	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	3	4	21	R	REPLACE
9088	SH	10	Shagbark Hickory	Carya ovata	WOODLAND	4	3	4	4	3	4	21	S	-
9089	E	10	American Elm	Ulmus americana	WOODLAND	4	2	3	4	3	3	19	R	REPLACE
9090	E	11	American Elm	Ulmus americana	WOODLAND	1	1	1	1	1	1	6	R	-
9091	BX	6	Box elder	Acer negundo	WOODLAND	3	1	1	3	1	3	12	R	REPLACE
9092	SH	22	Shagbark Hickory	Carya ovata	WOODLAND	3	2	3	4	2	4	20	R	REPLACE
9093	SU	6	Sugar Maple	Acer saccharum	WOODLAND	4	4	4	4	3	4	22	R	REPLACE
9094	WO	40	White Oak	Quercus alba	WOODLAND	4	4	2	4	3	4	21	S	-
9095	SU	10	Sugar Maple	Acer saccharum	WOODLAND	3	3	3	3	3	3	18	S	-
9096	BX	23	Box elder	Acer negundo	WOODLAND	3	3	1	4	2	3	17	S	-
9097	SU	6	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
9098	SU	6	Sugar Maple	Acer saccharum	WOODLAND	4	2	4	4	3	4	21	R	REPLACE
9099	SU	7	Sugar Maple	Acer saccharum	WOODLAND	4	2	4	4	3	4	21	R	REPLACE
9100	D	7	Dogwood	Cornus florida	WOODLAND	3	3	4	4	3	4	21	R	REPLACE
9101	WC	9	White Cedar	Thuja occidentalis	WOODLAND	4	4	4	4	3	4	23	R	REPLACE
9102	SU	6	Sugar Maple	Acer saccharum	WOODLAND	4	2	4	4	3	4	21	R	REPLACE
9103	SH	12	Shagbark Hickory	Carya ovata	WOODLAND	4	3	4	4	3	4	21	S	-
9104	SU	6	Sugar Maple	Acer saccharum	WOODLAND	4	3	3	4	3	4	22	R	REPLACE
9105	E	9	American Elm	Ulmus americana	WOODLAND	3	3	3	4	3	3	19	S	-
9106	RO	6	Red Oak	Quercus rubra	WOODLAND	3	3	3	4	3	4	21	S	-
9107	B	20	Basswood	Tilia americana	WOODLAND	3	1	1	1	1	1	10	S	-
9108	SU	7	Sugar Maple	Acer saccharum	WOODLAND	4	3	3	4	3	4	21	S	-
9109	SU	15	Sugar Maple	Acer saccharum	WOODLAND	3	3	3	4	3	4	20	S	-
9110	BE	10	American Beech	Fragus grandifolia	WOODLAND	4	2	4	4	3	4	21	S	-
9111	SH	28	Shagbark Hickory	Carya ovata	WOODLAND	4	3	3	4	3	4	23	S	-
9112	SU	6	Sugar Maple	Acer saccharum	WOODLAND	1	2	4	1	2	1	20	R	REPLACE
9113	SU	12	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	4	4	23	R	REPLACE
9114	SU	12	Sugar Maple	Acer saccharum	WOODLAND	3	3	2	3	2	3	16	S	-
9115	SU	6	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	3	4	22	S	-
9116	SU	6	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	4	4	24	R	REPLACE
9117	SU	24	Sugar Maple	Acer saccharum	WOODLAND	4	3	2	3	4	4	20	R	REPLACE
9118	WO	35	White Oak	Quercus alba	WOODLAND	3	3	3	3	3	4	19	R	REPLACE
9119	BC	6	Wild Black Cherry	Prunus serotina	WOODLAND	3	2	1	3	2	3	14	R	-
9120	SH	18	Shagbark Hickory	Carya ovata	WOODLAND	4	3	3	4	3	4	22	R	REPLACE
9121	E	6	American Elm	Ulmus americana	WOODLAND	4	3	2	4	3	3	19	R	REPLACE
9122	WO	41	White Oak	Quercus alba	WOODLAND	3	3	3	4	3	4	20	R	REPLACE
9123	BC	7	Wild Black Cherry	Prunus serotina	WOODLAND	4	3	3	4	2	4	21	R	REPLACE
9124	B	10	Basswood	Tilia americana	WOODLAND	4	3	4	4	3	4	22	S	-
9125	B	9	Basswood	Tilia americana	WOODLAND	4	3	4	4	3	4	22	S	-

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	CLASS	CONDITION/ FACTOR						OVERALL RANK	SAVE / REMOVE	REPLACE
						trunk	growth rate	structure	insects/ diseases	crown dev	life exp.			
1126	BC	9	Wild Black Cherry	Prunus serotina	WOODLAND	4	3	3	4	2	3	19	R	REPLACE
1127	WO	34	White Oak	Quercus alba	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1128	WO	27	White Oak	Quercus alba	WOODLAND	5	3	3	4	3	4	22	R	REPLACE
1129	RM	10	Red Maple	Acer rubrum	WOODLAND	1	3	3	1	3	1	21	R	REPLACE
1130	SU	7	Sugar Maple	Acer saccharum	WOODLAND	3	3	4	4	3	4	21	R	REPLACE
1131	SU	6	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1132	SU	12	Sugar Maple	Acer saccharum	WOODLAND	1	3	3	1	4	1	22	R	REPLACE
1133	WO	48	White Oak	Quercus alba	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1134	WO	29	White Oak	Quercus alba	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1135	SU	7	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	4	4	23	R	REPLACE
1136	SU	7	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	4	4	23	R	REPLACE
1137	WO	30	White Oak	Quercus alba	WOODLAND	4	3	4	3	3	4	21	S	-
1138	BC	8	Wild Black Cherry	Prunus serotina	WOODLAND	3	3	3	3	2	3	17	R	REPLACE
1139	BC	6	Wild Black Cherry	Prunus serotina	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1140	WO	33	White Oak	Quercus alba	WOODLAND	3	3	2	4	3	4	19	S	-
1141	BC	6	Wild Black Cherry	Prunus serotina	WOODLAND	4	3	4	4	4	4	23	R	REPLACE
1142	I	6	Ironwood	Ostrya virginiana	WOODLAND	3	3	3	4	1	3	17	S	-
1143	BC	6	Wild Black Cherry	Prunus serotina	WOODLAND	4	3	3	3	2	3	18	R	REPLACE
1144	WO	29	White Oak	Quercus alba	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1145	WO	26	White Oak	Quercus alba	WOODLAND	3	3	2	4	2	4	18	R	REPLACE
1146	BO	43	Black Oak	Quercus velutina	WOODLAND	4	3	1	4	2	3	17	R	REPLACE
1147	RO	29	Red Oak	Quercus rubra	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1148	RO	39	Red Oak	Quercus rubra	WOODLAND	5	3	3	4	4	4	23	R	REPLACE
1149	WP	10	(Eastern) White Pine	Pinus strobus	WOODLAND	3	1	2	2	2	1	11	R	-
1150	SU	6	Sugar Maple	Acer saccharum	WOODLAND	4	2	4	4	3	4	21	R	REPLACE
1151	WO	46	White Oak	Quercus alba	WOODLAND	3	3	3	4	3	4	20	R	REPLACE
1152	BC	6	Wild Black Cherry	Prunus serotina	WOODLAND	4	3	4	3	3	3	20	S	-
1153	WO	44	White Oak	Quercus alba	WOODLAND	3	3	3	4	3	4	20	R	REPLACE
1154	WO	26	White Oak	Quercus alba	WOODLAND	4	3	3	4	4	4	22	R	REPLACE
1155	SU	7	Sugar Maple	Acer saccharum	WOODLAND	4	3	3	4	4	4	22	R	REPLACE
1156	I	6	Ironwood	Ostrya virginiana	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1157	SU	6	Sugar Maple	Acer saccharum	WOODLAND	4	4	4	4	4	4	24	R	REPLACE
1158	WO	34	White Oak	Quercus alba	WOODLAND	4	3	3	4	3	4	21	S	-
1159	SU	9	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	4	4	23	R	REPLACE
1160	WO	38	White Oak	Quercus alba	WOODLAND	2	3	2	4	3	3	17	R	REPLACE
1161	RM	9	Red Maple	Acer rubrum	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1162	WO	26	White Oak	Quercus alba	WOODLAND	4	3	4	4	4	4	23	R	REPLACE
1163	WO	45	White Oak	Quercus alba	WOODLAND	4	3	3	4	4	4	23	R	REPLACE
1164	RO	49	Red Oak	Quercus rubra	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1165	SH	28	Shagbark Hickory	Carya ovata	WOODLAND	4	3	2	4	3	4	20	R	REPLACE
1166	RO	6	Red Oak	Quercus rubra	WOODLAND	4	3	3	4	4	4	23	R	REPLACE
1167	I	13	Ironwood	Ostrya virginiana	WOODLAND	3	3	2	4	2	2	16	R	REPLACE
1168	WO	39	White Oak	Quercus alba	WOODLAND	3	3	3	4	3	4	20	R	REPLACE
1169	SP	16	Scotch Pine	Pinus sylvestris	WOODLAND	1	1	1	1	2	2	16	R	REPLACE
1170	WO	8	White Oak	Quercus alba	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1171	B	6	Basswood	Tila americana	WOODLAND	4	3	4	4	3	4	21	R	REPLACE
1172	B	6	Basswood	Tila americana	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1173	WO	7	White Oak	Quercus alba	WOODLAND	4	3	4	4	2	4	21	R	REPLACE
1174	SU	7	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	2	3	20	R	REPLACE
1175	RO	14	Red Oak	Quercus rubra	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1176	SU	6	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1177	WO	40	White Oak	Quercus alba	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1178	SU	6	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1179	E	6	American Elm	Ulmus americana	WOODLAND	4	3	3	4	2	3	19	R	REPLACE
1180	WO	9	White Oak	Quercus alba	WOODLAND	4	3	3	4	2	4	20	R	REPLACE
1181	SU	9	Sugar Maple	Acer saccharum	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1182	BC	8	Wild Black Cherry	Prunus serotina	WOODLAND	4	2	2	4	1	3	16	R	REPLACE
1183	SU	7	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1184	AS	7	Quaking Aspen	Populus tremuloides	WOODLAND	2	1	2	4	1	2	12	R	-
1185	DF	9	Douglas Fir	Pseudotsuga menziesii	WOODLAND	4	3	3	4	4	4	22	R	REPLACE
1186	BO	6	Black Oak	Quercus velutina	WOODLAND	4	2	3	4	2	4	19	R	REPLACE
1187	RO	14	Red Oak	Quercus rubra	WOODLAND	4	3	2	4	3	4	20	R	REPLACE
1188	NP	6	Northern Pin Oak	Quercus ellipsoidalis	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1189	WO	10	White Oak	Quercus alba	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1190	SU	7	Sugar Maple	Acer saccharum	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1191	BO	19	Black Oak	Quercus velutina	WOODLAND	4	3	1	4	3	3	18	R	REPLACE
1192	WO	23	White Oak	Quercus alba	WOODLAND	4	3	3	4	4	4	22	R	REPLACE
1193	RO	8	Red Oak	Quercus rubra	WOODLAND	4	3	4	4	2	4	21	R	REPLACE
1194	BC	17	Wild Black Cherry	Prunus serotina	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1195	WO	15	White Oak	Quercus alba	WOODLAND	3	3	4	4	3	4	21	R	REPLACE
1196	TH	6	Thornapple/Ironthorn	Crataegus spp.	WOODLAND	2	1	2	2	2	2	11	R	-
1197	BC	12	Wild Black Cherry	Prunus serotina	WOODLAND	4	3	3	3	3	4	20	R	REPLACE
1198	BC	15	Wild Black Cherry	Prunus serotina	WOODLAND	4	3	2	4	3	3	19	R	REPLACE
1199	BC	15	Wild Black Cherry	Prunus serotina	WOODLAND	3	3	3	4	2	3	18	R	REPLACE
1200	SU	6	Sugar Maple	Acer saccharum	WOODLAND	1	2	1	1	3	1	21	R	REPLACE
1201	BC	20	Wild Black Cherry	Prunus serotina	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1202	SU	7	Sugar Maple	Acer saccharum	WOODLAND	4	2	4	4	2	4	21	R	REPLACE
1203	BC	16	Wild Black Cherry	Prunus serotina	WOODLAND	1	3	3	2	3	2	14	R	-
1204	RO	8	Red Oak	Quercus rubra	WOODLAND	3	2	3	4	3	3	18	R	REPLACE
1205	SU	8	Sugar Maple	Acer saccharum	WOODLAND	3	3	3	4	2	3	18	R	REPLACE
1206	RO	35	Red Oak	Quercus rubra	WOODLAND	1	3	2	4	1	4	21	R	REPLACE
1207	RO	32	Red Oak	Quercus rubra	WOODLAND	4	3	3	4	4	4	22	R	REPLACE
1208	WO	18	White Oak	Quercus alba	WOODLAND	4	3	2	4	3	3	19	R	REPLACE
1209	BO	19	Black Oak	Quercus velutina	WOODLAND	1	3	3	4	3	4	21	R	REPLACE
1210	SU	29	Sugar Maple	Acer saccharum	WOODLAND	4	3	2	4	5	4	22	R	REPLACE
1211	RO	18	Red Oak	Quercus rubra	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1212	BC	12	Wild Black Cherry	Prunus serotina	WOODLAND	3	3	2	2	2	3	15	R	-
1213	SU	26	Sugar Maple	Acer saccharum	WOODLAND	3	3	3	4	4	4	21	R	REPLACE
1214	BC	15	Wild Black Cherry	Prunus serotina	WOODLAND	3	3	3	3	3	3	18	R	REPLACE
1215	BC	12	Wild Black Cherry	Prunus serotina	WOODLAND	2	3	2	2	2	3	13	R	-
1216	RO	12	Red Oak	Quercus rubra	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1217	BC	6	Wild Black Cherry	Prunus serotina	WOODLAND	3	2	2	4	1	2	14	R	-
1218	BC	8	Wild Black Cherry	Prunus serotina	WOODLAND	3	3	3	4	2	3	18	R	REPLACE
1219	RO	13	Red Oak	Quercus rubra	WOODLAND	4	2	3	4	3	4	20	R	REPLACE
1220	WO	14	White Oak	Quercus alba	WOODLAND	4	3	3	4	4	4	22	R	REPLACE
1221	SU	28	Sugar Maple	Acer saccharum	WOODLAND	4	3	3	4

STRIKE OUT INDICATES TREE TO BE REMOVED
SEE SHEET L-1.0 FOR TREE REPLACEMENT INFORMATION

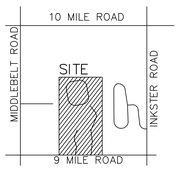
TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	CLASS	CONDITION/ FACTOR						OVERALL RANK	SAVE / REMOVE	REPLACE
						trunk	growth rate	structure	insects/ diseases	crown dev	life exp			
1376	BE	8	American Beech	Fragus grandifolia	WOODLAND	3	4	4	4	4	4	23	S	-
1377	SU	7	Sugar Maple	Acer saccharum	WOODLAND	4	4	4	5	4	4	25	S	-
1378	SH	23	Shagbark Hickory	Carya ovata	WOODLAND	4	4	5	4	5	4	26	S	-
~~1379~~	~~B~~	~~10~~	~~Basswood~~	~~Tila americana~~	WOODLAND	~~5~~	~~5~~	~~5~~	~~5~~	~~3~~	~~1~~	~~29~~	R	REPLACE
~~1380~~	~~MH~~	~~6~~	~~Bitternut Hickory~~	~~Carya cordiformis~~	WOODLAND	~~5~~	~~5~~	~~5~~	~~5~~	~~5~~	~~4~~	~~29~~	R	REPLACE
~~1381~~	~~B~~	~~6~~	~~Basswood~~	~~Tila americana~~	WOODLAND	~~4~~	~~4~~	~~4~~	~~3~~	~~4~~	~~4~~	~~23~~	R	REPLACE
~~1382~~	~~NM~~	~~19~~	~~Norway Maple~~	~~Acer platanoides~~	WOODLAND	~~3~~	~~4~~	~~1~~	~~3~~	~~4~~	~~1~~	~~22~~	R	REPLACE
~~1383~~	~~NM~~	~~31~~	~~Norway Maple~~	~~Acer platanoides~~	WOODLAND	~~3~~	~~4~~	~~4~~	~~3~~	~~4~~	~~4~~	~~22~~	R	REPLACE
~~1384~~	~~NM~~	~~8~~	~~Norway Maple~~	~~Acer platanoides~~	WOODLAND	~~4~~	~~4~~	~~4~~	~~4~~	~~4~~	~~4~~	~~24~~	R	REPLACE
~~1385~~	~~B~~	~~6~~	~~Basswood~~	~~Tila americana~~	WOODLAND	~~3~~	~~4~~	~~4~~	~~3~~	~~4~~	~~4~~	~~22~~	R	REPLACE
~~1386~~	~~B~~	~~8~~	~~Basswood~~	~~Tila americana~~	WOODLAND	~~5~~	~~5~~	~~5~~	~~5~~	~~4~~	~~4~~	~~28~~	R	REPLACE
~~1387~~	~~BB~~	~~6~~	~~Basswhas~~	~~Betularies albidum~~	WOODLAND	~~4~~	~~4~~	~~3~~	~~4~~	~~3~~	~~4~~	~~22~~	R	REPLACE
~~1388~~	~~WO~~	~~32~~	~~White Oak~~	~~Quercus alba~~	WOODLAND	~~4~~	~~4~~	~~4~~	~~4~~	~~4~~	~~4~~	~~24~~	R	REPLACE
~~1389~~	~~WO~~	~~31~~	~~White Oak~~	~~Quercus alba~~	WOODLAND	~~5~~	~~5~~	~~3~~	~~3~~	~~3~~	~~4~~	~~23~~	R	REPLACE
~~1390~~	~~WO~~	~~29~~	~~White Oak~~	~~Quercus alba~~	WOODLAND	~~4~~	~~4~~	~~4~~	~~4~~	~~4~~	~~4~~	~~24~~	R	REPLACE
1391	WO	44	White Oak	Quercus alba	WOODLAND	3	4	4	4	4	4	23	S	-
1392	WO	35	White Oak	Quercus alba	WOODLAND	3	3	3	3	2	4	16	S	-
1393	I	9	Ironwood	Ostrya virginiana	WOODLAND	4	3	3	3	2	4	19	S	-
1394	RO	45	Red Oak	Quercus rubra	WOODLAND	3	4	4	3	4	4	22	S	-
1395	WO	32	White Oak	Quercus alba	WOODLAND	4	4	4	3	3	4	22	S	-
1396	WO	29	White Oak	Quercus alba	WOODLAND	4	4	4	4	3	4	23	S	-
~~1397~~	~~WO~~	~~27~~	~~White Oak~~	~~Quercus alba~~	WOODLAND	~~4~~	~~4~~	~~3~~	~~3~~	~~3~~	~~4~~	~~21~~	R	REPLACE
1398	WO	33	White Oak	Quercus alba	WOODLAND	4	4	4	4	4	4	24	R	REPLACE
~~1399~~	~~WO~~	~~28~~	~~White Oak~~	~~Quercus alba~~	WOODLAND	~~4~~	~~4~~	~~4~~	~~3~~	~~3~~	~~4~~	~~22~~	R	REPLACE
1400	SU	9	Sugar Maple	Acer saccharum	WOODLAND	5	5	4	4	4	4	26	R	REPLACE
1401	NM	7	Norway Maple	Acer platanoides	WOODLAND	5	5	4	5	4	4	27	R	REPLACE
1402	NM	8	Norway Maple	Acer platanoides	WOODLAND	5	4	4	4	4	4	25	R	REPLACE
1403	B	8	Basswood	Tila americana	WOODLAND	5	5	5	5	4	4	28	R	REPLACE
1404	B	8	Basswood	Tila americana	WOODLAND	4	5	4	5	3	4	25	R	REPLACE
1405	B	7	Basswood	Tila americana	WOODLAND	4	4	5	4	4	4	25	R	REPLACE
1406	SU	7	Sugar Maple	Acer saccharum	WOODLAND	4	5	4	4	3	4	25	R	REPLACE
1407	RO	13	Red Oak	Quercus rubra	WOODLAND	5	4	4	4	4	4	25	R	REPLACE
1408	RO	9	Red Oak	Quercus rubra	WOODLAND	4	4	5	4	3	4	25	R	REPLACE
1409	SH	20	Shagbark Hickory	Carya ovata	WOODLAND	4	4	5	5	3	4	25	R	REPLACE
1410	RO	16	Red Oak	Quercus rubra	WOODLAND	5	5	5	5	4	4	28	R	REPLACE
1411	RO	8	Red Oak	Quercus rubra	WOODLAND	4	4	4	4	4	4	24	R	REPLACE
1412	I	6	Ironwood	Ostrya virginiana	WOODLAND	4	4	4	4	3	4	23	R	REPLACE
1413	BE	16	American Beech	Fragus grandifolia	WOODLAND	5	5	5	4	4	4	27	R	REPLACE
1414	BC	6	Wild Black Cherry	Prunus serotina	WOODLAND	4	4	5	4	4	4	25	R	REPLACE
1415	MH	8	Bitternut Hickory	Carya cordiformis	WOODLAND	5	5	5	5	4	4	29	R	REPLACE
1416	RO	13	Red Oak	Quercus rubra	WOODLAND	4	4	4	4	3	4	23	R	REPLACE
1417	B	6	Basswood	Tila americana	WOODLAND	5	5	4	4	5	4	27	R	REPLACE
1418	RO	18	Red Oak	Quercus rubra	WOODLAND	4	5	4	4	4	4	25	R	REPLACE
1419	E	9	American Elm	Ulmus americana	WOODLAND	5	4	4	3	3	4	23	R	REPLACE
1420	RO	12	Red Oak	Quercus rubra	WOODLAND	4	4	4	4	4	4	24	R	REPLACE
1421	SP	22	Red Pine	Pinus resinosa	WOODLAND	4	4	4	4	4	4	24	R	REPLACE
1422	DF	32	Douglas Fir	Pseudotsuga menziesii	WOODLAND	5	4	4	4	4	4	25	R	REPLACE
1423	NM	7	Norway Maple	Acer platanoides	WOODLAND	4	4	4	4	4	4	24	R	REPLACE
1424	NM	16	Norway Maple	Acer platanoides	WOODLAND	4	4	4	4	5	4	25	R	REPLACE
1425	NM	19	Norway Maple	Acer platanoides	WOODLAND	4	5	4	4	4	4	25	R	REPLACE
1426	NM	21	Norway Maple	Acer platanoides	WOODLAND	5	5	4	4	5	4	27	R	REPLACE
1427	NM	29	Norway Maple	Acer platanoides	WOODLAND	5	5	5	4	5	4	28	R	REPLACE
1428	RM	7	Red Maple	Acer rubrum	WOODLAND	5	5	5	5	5	4	29	R	REPLACE
1429	NM	15	Norway Maple	Acer platanoides	WOODLAND	3	4	4	4	4	4	24	R	REPLACE
1430	NM	23	Norway Maple	Acer platanoides	WOODLAND	4	4	5	4	4	4	25	R	REPLACE
1431	MW	8	White Mulberry	Morus alba	WOODLAND	5	4	4	4	4	4	25	S	-
1432	SH	10	Shagbark Hickory	Carya ovata	WOODLAND	5	4	5	4	4	4	26	R	REPLACE
1433	SH	12	Shagbark Hickory	Carya ovata	WOODLAND	5	4	4	5	4	4	24	R	REPLACE
1434	SU	10	Sugar Maple	Acer saccharum	WOODLAND	5	5	5	5	5	4	29	S	-
1435	SM	6	Silver Maple	Acer saccharinum	WOODLAND	5	4	4	4	4	4	25	S	-
1436	NM	6	Norway Maple	Acer platanoides	WOODLAND	5	5	5	5	5	4	29	S	-
1437	RO	12	Red Oak	Quercus rubra	WOODLAND	5	4	4	4	5	4	24	S	-
~~1438~~	~~SM~~	~~8~~	~~Silver Maple~~	~~Acer saccharinum~~	WOODLAND	~~4~~	~~4~~	~~4~~	~~4~~	~~4~~	~~4~~	~~24~~	R	REPLACE
1439	SU	7	Sugar Maple	Acer saccharum	WOODLAND	5	4	4	4	4	4	25	S	-
1440	RO	7	Red Oak	Quercus rubra	WOODLAND	5	5	5	5	5	4	29	R	REPLACE
~~1441~~	~~NM~~	~~6~~	~~Norway Maple~~	~~Acer platanoides~~	WOODLAND	~~5~~	~~5~~	~~4~~	~~5~~	~~4~~	~~4~~	~~27~~	R	REPLACE
~~1442~~	E	7	~~American Elm~~	~~Ulmus americana~~	WOODLAND	~~4~~	~~4~~	~~3~~	~~4~~	~~4~~	~~4~~	~~23~~	R	REPLACE
1443	MH	13	Bitternut Hickory	Carya cordiformis	WOODLAND	4	4	4	4	5	4	25	S	-
1444	E	11	American Elm	Ulmus americana	WOODLAND	4	4	4	4	3	4	23	S	-
1445	NM	6	Norway Maple	Acer platanoides	WOODLAND	5	5	4	5	4	4	27	S	-
1446	SU	7	Sugar Maple	Acer saccharum	WOODLAND	1	3	4	3	3	4	21	S	-
1447	SU	8	Sugar Maple	Acer saccharum	WOODLAND	5	4	5	4	4	4	26	S	-
~~1448~~	~~SU~~	~~7~~	~~Sugar Maple~~	~~Acer saccharum~~	WOODLAND	~~4~~	~~4~~	~~4~~	~~4~~	~~3~~	~~4~~	~~23~~	R	REPLACE
1449	SU	6	Sugar Maple	Acer saccharum	WOODLAND	1	2	2	2	1	1	15	S	-
~~1450~~	~~B~~	~~17~~	~~Basswood~~	~~Tila americana~~	WOODLAND	~~5~~	~~5~~	~~5~~	~~5~~	~~5~~	~~4~~	~~29~~	R	REPLACE
~~1451~~	E	7	~~American Elm~~	~~Ulmus americana~~	WOODLAND	~~5~~	~~4~~	~~4~~	~~4~~	~~3~~	~~4~~	~~24~~	R	REPLACE
~~1452~~	~~MW~~	~~16~~	~~White Mulberry~~	~~Morus alba~~	WOODLAND	~~4~~	~~3~~	~~3~~	~~3~~	~~3~~	~~4~~	~~20~~	R	REPLACE
1453	RO	11	Red Oak	Quercus rubra	WOODLAND	5	5	5	4	4	4	27	S	-
1454	SU	12	Sugar Maple	Acer saccharum	WOODLAND	5	4	4	4	4	4	25	S	-
1455	SU	10	Sugar Maple	Acer saccharum	WOODLAND	4	5	4	4	4	4	25	S	-
1456	SU	24	Sugar Maple	Acer saccharum	WOODLAND	4	4	3	3	4	4	22	S	-
1457	SU	13	Sugar Maple	Acer saccharum	WOODLAND	5	5	4	4	4	4	26	S	-
1458	SU	12	Sugar Maple	Acer saccharum	WOODLAND	5	4	4	4	4	4	25	S	-
1459	SU	11	Sugar Maple	Acer saccharum	WOODLAND	4	5	4	4	3	4	24	S	-
1460	E	16	American Elm	Ulmus americana	WOODLAND	5	5	5	4	3	4	26	S	-
1461	SU	13	Sugar Maple	Acer saccharum	WOODLAND	4	4	4	3	4	4	23	S	-
1462	BC	21	Wild Black Cherry	Prunus serotina	WOODLAND	4	4	4	3	3	4	22	R	REPLACE
1463	E	11	American Elm	Ulmus americana	WOODLAND	4	4	4	4	3	4	23	S	-
1464	WO	13	White Oak	Quercus alba	WOODLAND	4	4	4	3	3	4	22	S	-
1465	WO	13	White Oak	Quercus alba	WOODLAND	4	4	4	4	3	4	23	S	-
1466	SU	14	Sugar Maple	Acer saccharum	WOODLAND	4	4	4	4	4	4	24	S	-
1467	WO	6	White Oak	Quercus alba	WOODLAND	4	3	4	4	3	4	22	S	-
1468	WO	11	White Oak	Quercus alba	WOODLAND	4	4	4	3	3	4	22	S	-
~~1469~~	~~OT~~	~~21~~	~~Gatewood~~	~~Populus deltoides~~	WOODLAND	~~4~~	~~4~~	~~4~~	~~3~~	~~3~~	~~4~~	~~22~~	R	REPLACE
~~1470~~	~~WS~~	~~10~~	~~White Spruce~~	~~Picea glauca~~	WOODLAND	~~5~~	~~4~~	~~4~~	~~4~~	~~4~~	~~4~~	~~25~~	R	REPLACE
~~1471~~	E	6	~~American Elm~~	~~Ulmus americana~~	WOODLAND	~~5~~	~~5~~	~~5~~	~~5~~	~~5~~	~~4~~	~~29~~	R	REPLACE
1472	SM	13	Silver Maple	Acer saccharinum	WOODLAND	4	4	4	3	3	4	22	S	-
1473	BE	14	American Beech	Fragus grandifolia	WOODLAND	5	5	5	5	5	4	29	S	-
1474	BC	20	Wild Black Cherry	Prunus serotina	WOODLAND	4	4	4	3	3	4	22	S	-
1475	BO	23	Black Oak	Quercus velutina	WOODLAND	5	5	5	5	5	4	29	S	-
1476	RM	7	Red Maple	Acer rubrum	WOODLAND	5	5	5	5	4	4	28	S	-
1477	RM	6	Red Maple	Acer rubrum	WOODLAND	4	4	5	4	4	4	25	S	-
1478	E	6	American Elm	Ulmus americana	WOODLAND	4	4	4	4	3	4	23	S	-
1479	SU	11	Sugar Maple	Acer saccharum	WOODLAND	5	5	5	5	5	4	29	S	-
1480	NM	7	Norway Maple	Acer platanoides	WOODLAND	5	4	4	4	4	4	25	S	-
1481	SU	6	Sugar Maple	Acer saccharum	WOODLAND	4	4	4	4	4	4	24	S	-
1482	E	7	American Elm	Ulmus americana	WOODLAND	5	4	4	4	4	4	25	S	-
1483	E	9	American Elm	Ulmus americana	WOODLAND	5	4	4	4	4	4	25	S	-
~~1484~~	~~SH~~	~~6~~	~~Shagbark Hickory~~	~~Carya ovata~~	WOODLAND	~~5~~	~~5~~	~~5~~	~~4~~	~~4~~	~~4~~	~~27~~	R	REPLACE

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN — JANET L. EVANS — LANDSCAPE ARCHITECT — No. 3901 — REGISTERED

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

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND NOT GUARANTEED. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
EUREKA INNOVATION DEVELOPMENT
5920 LIVERNOIS AVE
TROY, MI

PROJECT TITLE
WELLSPRING OF FARMINGTON HILLS
28000 W. NINE MILE RD
FARMINGTON HILLS, MI

REVISIONS	
SPA	4/24/2025
REVISED PER CITY	6/18/2025
REVISED PER CITY	7/30/2025

ORIGINAL ISSUE DATE:
APRIL 24, 2025

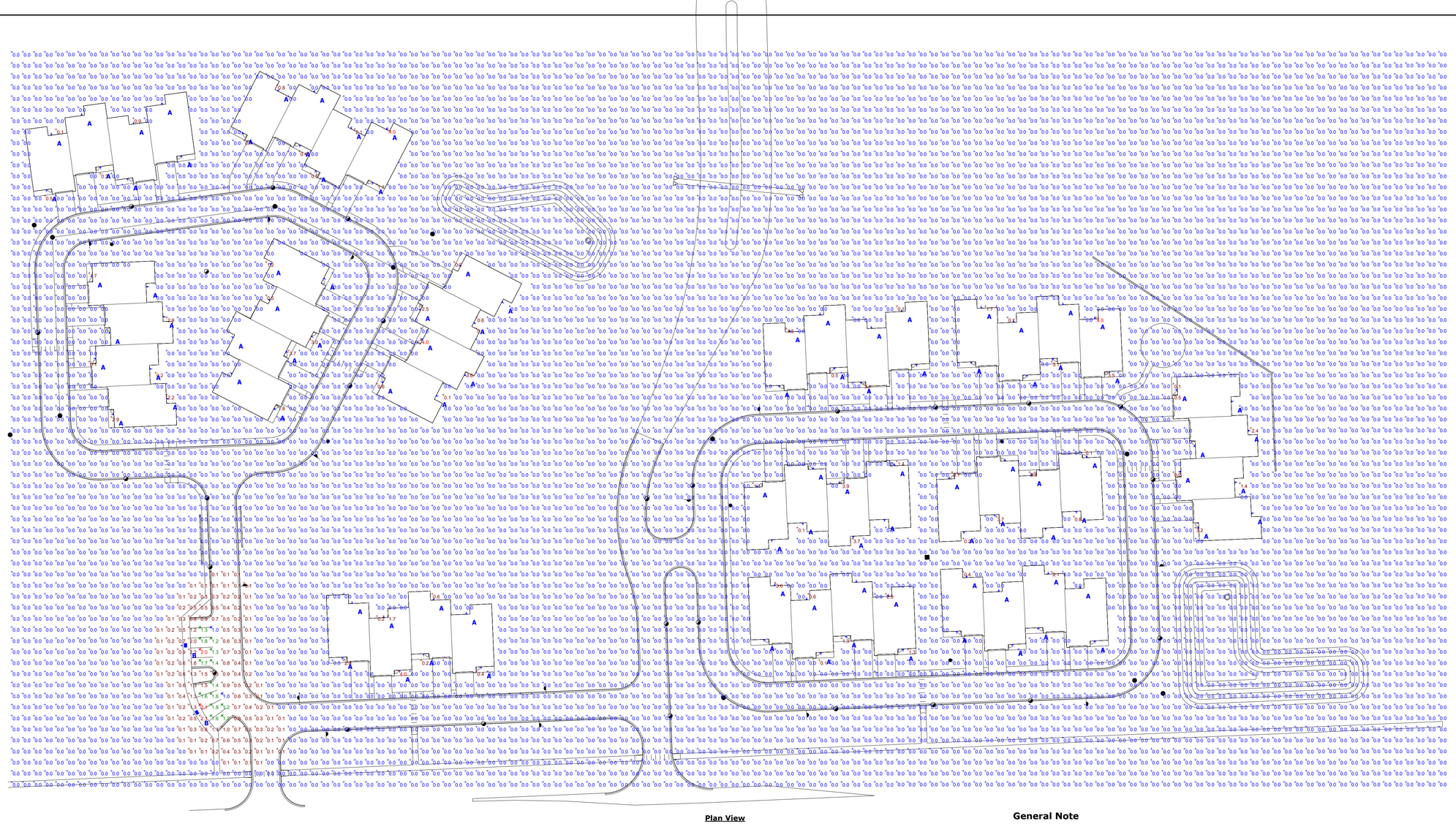
DRAWING TITLE
EXISTING TREE LIST

PEA JOB NO.	23-0140
P.M.	JPB
DN.	CAL
DES.	JLE

DRAWING NUMBER:
T-1.2

NOT FOR CONSTRUCTION

S:\PROJECTS\2023\23-0140 EUREKA FARMINGTON HILLS\DWG\3_SITE_PLAN\T-1.0 TREE PRESERVATION PLAN -23-0140.dwg PLOT DATE: 7/30/2025 BY: Janet Evans



Plan View
Scale - 1" = 50ft

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Overall Site	+	0.0 fc	4.0 fc	0.0 fc	N/A	N/A
Parking Area (4)	✳	1.5 fc	2.1 fc	1.0 fc	2.1:1	1.5:1
Parking Area (5)	✳	1.5 fc	2.0 fc	1.0 fc	2.0:1	1.5:1

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power	Mounting Height
	A	104	Gotham Architectural Lighting	EVO4WC 30/02 AR WD LS	EVO 4IN ROUND CYLINDER, WALL MOUNT, 80 CRI, 3000K, 250LM, WIDE DIST, CLEAR SPECULAR	236	0.9	3.1	6'
	B	2	Lithonia Lighting	DSX0 LED P2 30K 80CRI T4M HS	D-Series Size 0 Area Luminaire P2 Performance Package 3000K CCT 80 CRI Type 4 Medium Houseside Shield	4700	0.9	45.14	15'

GBA EV CHARGERS
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Chris Aina
caina@gasserbush.com
734-460-4036
www.gasserbush.com

General Note
1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS 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, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2019. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT CONTROLS@GASSERBUSH.COM OR 734-266-6705.

Alternates Note
THE USE OF FIXTURE ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.

Ordering Note
FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

Drawing Note
THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

Mounting Height Note
MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

WELLSPRING OF FAMRINGTON HILLS
PHOTOMETRIC LAYOUT
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer
KS
Date
06/17/2025
Scale
Not to Scale
Drawing No.
#25-44819_V1

gotham | E V O
Multiple Layers of Light

Luminaire Type:
Catalog Number:

BAA BABA

General Illumination Wall Mount Cylinder 4"



OVERVIEW

Feature Set

- Batwing distribution with feathered edges provides even illumination on horizontal and vertical surfaces
- Bounding Ray™ optical design
- 45° cutoff to source and source image
- Fully serviceable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- 2.5 SDCM; 85 CRI typical, 90+ CRI optional
- Fixtures are damp location standard; wet location option (WL), covered ceiling, IP66 option available, covered ceiling not required.
- 20 standard colors in textured and gloss finish; custom or RAL colors also available
- Field configurable surface junction box conduit covers available
- UGR of zero for fixtures aimed at nadir with a cut-off equal to or less than 60deg per CIE 117-1995 Discomfort Glare in Interior Lighting. UGR FAQ (UGR FAQ)

Distribution

medium 0.8 S:MH | medium wide 1.0 S:MH | wide 1.2 S:MH

Superior Performance

Nominal Lumens	250	500	750	1000	1500	2000	2500	3000	3500	4000	4500	5000
Delivered Lumens	271	573	808	1081	1527	1994	2580	3110	3612	4120	4584	5045
Wattage	3.1	7.2	7.9	8.8	13.7	19.5	25.7	31.2	38.4	35.4	40.1	44.7
Lumens per Watt	87.4	79.6	102.3	113.8	111.5	102.3	100.4	99.7	94.1	116	114	113

COMPLEMENTARY PRODUCTS

Coordinated Apertures | Multiple Layers of Light



General Illumination Layer | EVO



High Center Beam Layer | Incito



EVO + Incito — Multiple Layers of Light

Core — Downlight, Adjustable, Open Wallwash, Lensed Wallwash, Cylinder, Pinhole, Bevel, Hyperbolic

Healthcare — MRI, Surgical Suite, Patient Room

Special Applications — Dynamic, Food Service, Vandal/Tamper, Clean Room, Shower, Steam Room

GOTHAM ARCHITECTURAL DOWNLIGHTING | 1400 Lester Road Conyers, GA 30012 | P 800-705-SERV (7378) | gothamlighting.com
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The product images shown are for illustration purposes only and may not be an exact representation of the product.



d³series

D-Series Size 0
LED Area Luminaire

DLC DLC PREMIUM DLC LISTED HAZ. LOC. IDA

ds BAA BABA

Catalog Number
Notes
Type

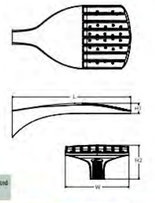
Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

Specifications

EPA: 0.44 ft² (0.04 m²)
Length: 26.18" (66.5 cm)
Width: 14.06" (35.7 cm)
Height H1: 2.26" (5.7 cm)
Height H2: 7.46" (18.9 cm)
Weight: 23 lbs (10.4 kg)



ds Design Select options indicated by this color background.

ds design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details.

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature	Color Rendering (CRI)	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P5 P2 P6 P3 P7 P4 **Rotated optics** P10 [1] P12 [1] P11 [1] P13 [1]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K 27K 2700K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row [2] TTS Type I short T2M Type II medium T3M Type III medium T3LG Type II low glare [2] T4M Type IV medium T4LG Type IV low glare [2] TFTM Forward throw medium T3S Type III short T4S Type IV short TSLG Type V low glare TSW Type V wide BLC3 Type III Backlight control [3] BLC4 Type IV backlight control [3] LCCO Left corner cutoff [3] RCCO Right corner cutoff [3]	MVOLT (120V-277V) [4] HVOLT (347V-480V) [4] XVOLT (277V-480V) [4] 120 [4,5] 208 [4,5] 240 [4,5] 277 [4,5] 347 [4,5] 480 [4,5]	**Shipped included** SPA Square pole mounting (RK drilling, 3.5" min. SQ pole) RPA Round pole mounting (AB drilling, 2" min. RND pole) [1] SPA5 Square pole mounting (#5 drilling, 3" min. SQ pole) [1] RPA5 Round pole mounting (#5 drilling, 3" min. RND pole) [1] SPASN Square narrow pole mounting (AB drilling, 3" min. SQ pole) WBA Wall bracket [6] MA Mast arm adapter (requires an 2 3/8" OD tenon, install sep.) [7]

Control options	Other options	Finish
Shipped installed NLTAIR2 PIRHN NLTAIR2 nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8'-40' mounting height, ambient sensor enabled at 2fc [8,9,10,11] PIR High/low, motion/ambient sensor, 8'-40' mounting height, ambient sensor enabled at 2fc [8,9,10,11] PER NEMA twist-lock receptacle only (controls ordered separately) [8,12] PERS Five-pin receptacle only (controls ordered separately) [8,12] PER7 Seven-pin receptacle only (controls ordered separately) [8,12] FAO Field adjustable output [7,13] BL30 Bi-level switched dimming, 30% [8,9] BL50 Bi-level switched dimming, 50% [8,9] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)	**Shipped installed** HS Houseside Shield (Shipped Amok standard) [14] L90 Left rotated optics [1] R90 Right rotated optics [1] CCE Coastal Construction [15] HA 50°C ambient operation [15] BAA Buy American Act and/or Build America Buy America Qualified SF Single fuse (120, 277, 347V) [4] DF Double fuse (208, 240, 480V) [4] **Shipped separately** EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

LITHONIA LIGHTING
COMMERCIAL OUTDOOR

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DSX0 LED
Rev. 04/29/25
Page 1 of 9

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Overall Site	+	0.0 fc	4.0 fc	0.0 fc	N/A	N/A
Parking Area (4)	✳	1.5 fc	2.1 fc	1.0 fc	2.1:1	1.5:1
Parking Area (5)	✳	1.5 fc	2.0 fc	1.0 fc	2.0:1	1.5:1

Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power	Mounting Height
⌒ ○	A	104	Gotham Architectural Lighting	EVO4WC 30/02 AR WD LS	EVO 4IN ROUND CYLINDER, WALL MOUNT, 80 CRI, 3000K, 250LM, WIDE DIST, CLEAR SPECULAR	236	0.9	3.1	6'
▭ ▫	B	2	Lithonia Lighting	DSX0 LED P2 30K 80CRI T4M HS	D-Series Size 0 Area Luminaire P2 Performance Package 3000K CCT 80 CRI Type 4 Medium Houseside Shield	4700	0.9	45.14	15'

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General Note
1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS 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, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2019. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT CONTROLS@GASSERBUSH.COM OR 734-266-6705.

Alternates Note
THE USE OF FIXTURE ALTERNATES MUST BE RESUBMITTED TO THE CITY FOR APPROVAL.

Ordering Note
FOR INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

Drawing Note
THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

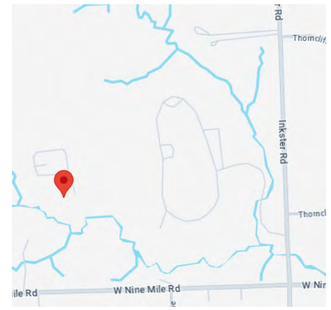
Mounting Height Note
MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

GBA

WELLSPRING OF FAMRINGTON HILLS
PHOTOMETRIC LAYOUT
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

Designer KS
Date 06/17/2025
Scale Not to Scale
Drawing No. #25-44819_V1

INDEX OF DRAWINGS	
T.1	TITLE SHEET
A.1	FOUNDATION PLAN
A.2	FLOOR PLAN
A.3	EXTERIOR ELEAVATIONS



NORTH

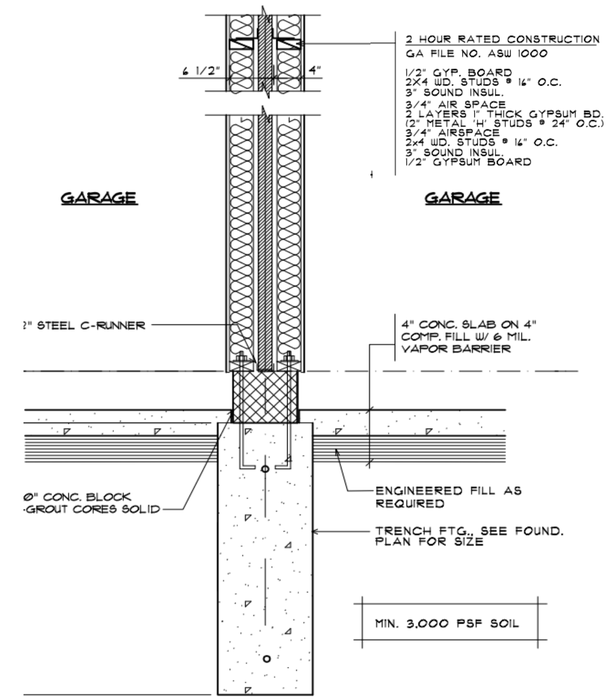
LOCATION KEY
NTS

WELLSPRING FARMINGTON

28000 W 9 MILE RD. FARMINGTON HILLS, MI

4 UNIT RESIDENTIAL CONDOS UNIT AREAS

	UNIT 'A'	UNIT 'B'	
FIRST FLOOR	1,538 SF	1,569 SF	
TOTAL	1,538 SF	1,569 SF	



COMMON WALL SECTION @ GARAGE

SCALE: 3/4"=1'0

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PROJECT
WELLSPRING FARMINGTON
28000 W. 9 MILE RD.
FARMINGTON HILLS, MI 48336

SUBJECT
TILE SHEET

ARKO DESIGN ASSOCIATES
2298 YASMIN DRIVE - COMMERCE TWP - MI - 48382
PH: (248) 802-8409

ISSUED:
DESIGN 06-06-24
SPA 09-26-25
SPA REV. 1 04-21-25

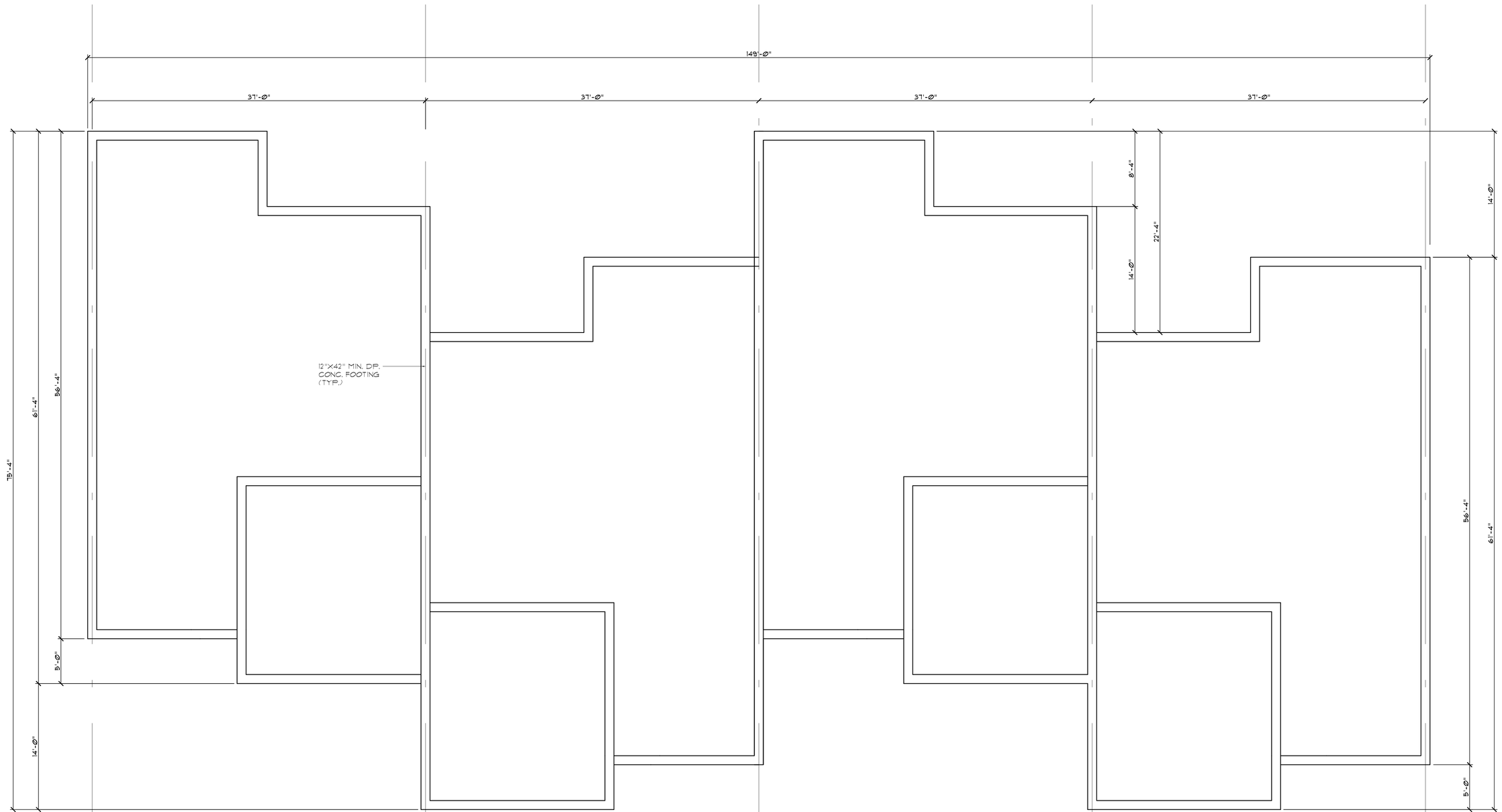
DRAWN	AK
CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

JOB NO.
24-20

SHEET
T.1

RANCH CONDOS



4-UNIT
FOUNDATION PLAN

SCALE: 3/16" = 1'-0"

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SUBJECT
FOUNDATION PLAN

ARKO DESIGN ASSOCIATES
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PH: (248) 802-8409

ISSUED:
DESIGN
03-05-24
SPA
03-28-25

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CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

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JOB NO.
24-20

SHEET
A.1

RANCH CONDOS



FLOOR PLAN - 4-UNIT

SCALE: 3/16" = 1'-0"

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SUBJECT
FLOOR PLAN

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03-05-24
SPA
03-25-25
SPA REV. 1
04-21-25

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JOB NO.
24-20

SHEET
A.2

RANCH CONDOS



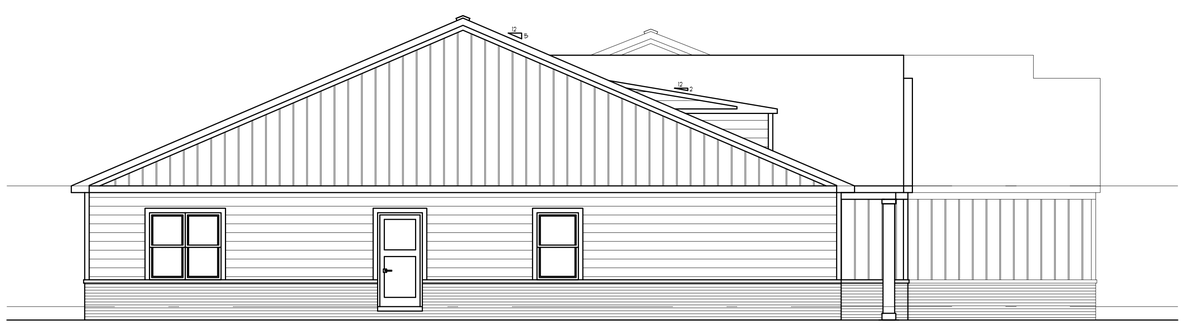
4-UNIT FRONT ELEVATION

SCALE: 3/16" = 1'-0"



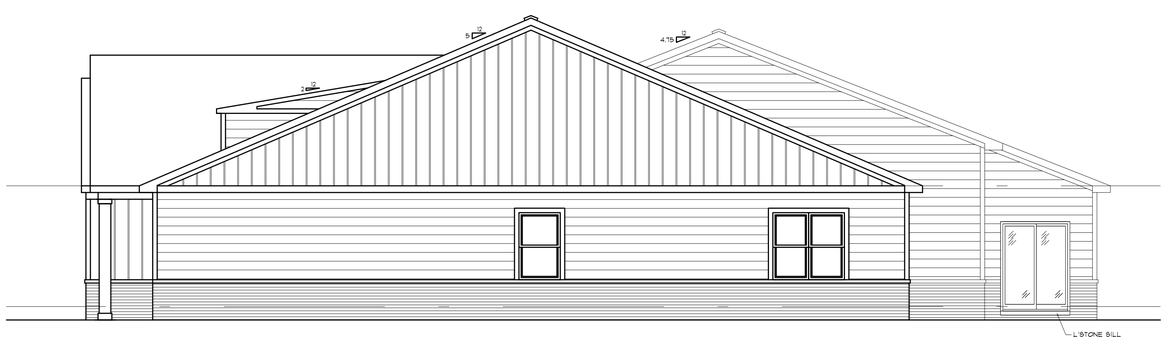
4-UNIT REAR ELEVATION

SCALE: 3/16" = 1'-0"



4-UNIT LEFT ELEVATION

SCALE: 3/16" = 1'-0"



4-UNIT RIGHT ELEVATION

SCALE: 3/16" = 1'-0"

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PROJECT
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FARMINGTON HILLS, MI 48336

SUBJECT
EXTERIOR ELEVATIONS

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2298 YASMIN DRIVE – COMMERCE TWP – MI – 48382
PH. (248) 802-8409

ISSUED:
DESIGN 02-05-24
SPA 03-28-25
SPA REV. 1 04-21-25

DRAWN	AK
CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

JOB NO. 24-20

SHEET A.3

RANCH CONDOS











AMEND PLANNED UNIT DEVELOPMENT 12, 2014, INCLUDING SITE PLAN 60-7-2025

LOCATION:	12 Mile, west of Orchard Lake Road
PARCEL I.D.:	22-23-10-476-067
PROPOSAL:	Construct new fast-food restaurant with drive-through on a vacant outlot within B-4, Planned General Business District
ACTION REQUESTED:	Set for Planning Commission Public Hearing
APPLICANT:	Ronald J. Sesi
OWNER:	SSFHC Real Estate, LLC

October 6, 2025

Farmington Hills Planning Commission
31555 W 11 Mile Rd
Farmington Hills, MI 48336

PUD Amendment

Case:	PUD 12, 2014/60-7-2025
Site:	12 Mile, west of Orchard Lake Rd (Parcel ID 22-23-10-476-067)
Applicant:	Ronald J. Sesi
Plan Date:	6/9/2025
Zoning:	B-4 Planned General Business

We have completed a review of the application for PUD, site plan, and landscape plan approval referenced above and a summary of our findings is below. Items in **bold** require specific action by the Applicant. Items in *italics* can be addressed administratively.



Project Summary – Changes to Approved PUD

The applicant proposes to build a Culver's with a drive-thru on an outlot within an approved PUD known as Orchard 12 Center. The affected portion of the site is a separate lot and is 0.567 acres/24,700 square feet (this was referred to as "Parcel B" in the PUD agreement). Though modifications are not proposed to the rest of the PUD except for the removal of several parking spaces, this project will affect circulation through the site as well as the parking available for the larger Orchard 12 shopping center.

Existing Conditions

1. **Zoning.** The site is currently zoned B-4 Planned General Business.
2. **Existing site.** The site is currently occupied by a parking lot. The site has no wetlands or other notable natural features. Four existing street trees are proposed to remain.
3. **Adjacent Properties.**

Direction	Zoning	Land Use
North	B-4	Commercial (Orchard 12 main center)
East	B-3	Commercial
South	ES	Commercial
West	B-4	Commercial (Orchard 12 main center)

4. **Site configuration and access.** The site is accessed from the larger Orchard 12 shopping center; the nearest driveway is located at the southeast corner of Parcel B, though not on the parcel itself. An access easement permitting blanket access across the two parcels, including to parking spaces and the proposed dumpster enclosure should be executed prior to construction. *The easement will be addressed administratively*.

PUD Amendment:

The applicant proposes to amend the PUD to permit drive-thru restaurant uses.

Per Section 34-3.20.5.G, "Proposed amendments or changes to an approved PUD plan shall be submitted to the planning commission. The planning commission shall determine whether the proposed modification is of such minor nature as not to violate the area and density requirements or to affect the overall character of the plan, and in such event may approve or deny the proposed amendment. If the planning commission determines the proposed amendment is material in nature, the amendment shall be reviewed by the planning commission and city council in accordance with the provisions and procedures of this section as they relate to final approval of the Planned Unit Development."

As the planning commission considers whether the amendment constitutes a minor or major amendment to the PUD, it should consider that the proposed uses are not permitted in the underlying districts, and that deviations from underlying zoning are generally covered by the PUD agreement, which is an agreement between Council and the applicant.

If the PC makes a determination that this is a major amendment to the PUD, the PC will set a public hearing on the amendment and make a recommendation to Council.

A site plan has been submitted. The proposed use is a stand-alone drive-thru restaurant. The existing PUD agreement permits a drive-thru restaurant on Parcel A, but not on Parcel B; per Section 34-4.27.2, fast-food and carryout restaurants are permitted in the B-4 district only when located in a building with at least one other use, and not with a drive-thru. ***The PUD agreement must be amended to permit the proposed use as proposed.***

Site Plan & Use:

1. **Summary of Proposed Use.** As noted above, the applicant proposes a stand-alone fast-food restaurant with a drive-thru. Per Section 34-4.27, fast-food restaurants are permitted without drive-thrus in the underlying B-4 district if they are located in a building with at least one other use. The proposed stand-alone building is 4,123.93 square feet.
2. **Master Plan.** The 2024 Future Land Use Map in the City of Farmington Hills Master Plan designated this site as Commercial, consistent with existing development and the proposed site plan and use.
3. **Dimensional Standards of the B-4 District (34-3.1.26.E).**

Standard	B-4 Requirement	Proposed
Lot Size	Not Specified	0.567 acres/24,700 sq ft
Lot width	Not Specified	123.5 ft
Lot coverage	Not Specified	
Front setback	120 ft	**44.7 ft**
Rear setback	20 ft	67.5 ft
Side setback (east)	10 ft	38. ft
Side setback (west)	10 ft	29.8 ft
Building height	50 ft/ 3 stories	**Not provided[1]**
Front Yard Open Space	10% of required front yard	**Not provided, appears to be met[2]**

1. **Required building elevations were not provided. Required floor plans were also not provided.**
2. Based on scaled measurements of the plan.

4. **Notes to Schedule of Regulations (34-35)**
   a. Landscaping for all yards abutting a street shall be provided. *See comments below on landscaping.*
   j. Parking in the front yard setback. Parking may be permitted in the front yard setback provided that the parking is set back not less than 10 feet and an area within the front yard, including that 10', remains as lawn or landscaped area which is equal to the specified percentage of the area of the required front yard setback. *This standard is met.*
   n. See the loading/unloading requirements of Section 34-5.4. *See comments below on loading/ unloading.*
   o. Rooftop equipment shall be screened in accordance with Section 34-5.17. *See comments below on rooftop equipment.*
   v. Required landscaped area. In any yard abutting a street or freeway, a landscaped area not less than 10 feet deep and abutting the street or freeway shall be provided in the setback. *This area is provided. See landscaping comments below for more information.*
5. **B-2 and B-4 District Required Conditions (34-3.10).** The uses in the B-4 District shall require review and approval of the site plan by the planning commission. Uses are required to be conducted within a building and deal directly with the public. The proposed use largely meets this standard, though drive-thru activity does occur outdoors.

6. **Pedestrian Access. (34-3.24).** Pedestrian access-ways are required between public sidewalks and principal building entrances, principal building entrances and off-street parking lots, and between uses on abutting parcels. **This is not shown on the plans.**

7. **Fast food or Carry-out Restaurants (34-4.27).** The ordinance requires that all fast food or carry out restaurants in the B-2 District are located in a building which includes at least one other principal use. ***The structure for the drive-in restaurant is stand-alone and does not meet this standard.***

8. **Drive-in Restaurants (34-4.35).** The use standards for drive-in restaurants are specific to the B-3 and LI-1 district, where drive-in restaurants are allowed to be located. *However, since the applicant has included a drive-in as a part of a PUD application, the planning commission and City Council should consider these standards as part of this PUD review.*

   The drive-in standards include the following requirements. (The plans do not comply with the regulations listed under a. and d.).

   a. Drive-in restaurants shall provide a building setback of at least 60 feet from any street right-of-way. Signs and other structures shall provide setbacks required in Section 34-3.1.

      The plans propose the drive-in restaurant to be located 44.7 feet from the right-of-way, within the front yard setback and less than 60' from the right-of-way.

   b. No space set aside for the stacking of vehicles waiting to be served from a drive-in window shall be closer than thirty-five (35) feet to any adjacent residential zoning lot, except when such lot is occupied by use other than residential.

      The proposed drive-in restaurant is not within 35' of adjacent residential.

   c. The zoning lot occupied by such use shall not abut an RA District unless the district is separated from the lot by a major or secondary thoroughfare.

      The subject site is not abutting any property zoned RA.

   d. Vehicular access drives to a drive-in restaurant shall be located at least sixty (60) feet from the Right-of-Way of any intersecting street.

      Vehicular access drives are less than 60' from the right-of-way.

      We further note that the order confirmations boards labeled on the plans are on the south side of the building, directed toward 12 Mile Road, while the pick-up window is on the east side. As much of the drive-through lane comes after the pick-up window as before it as a result. The plans do not show how many stacking spaces are available before the window; see requirements in item 9 below. See also item 10 below, which discusses standards for drive-thru lanes.

9. **Drive-thru stacking (34-5.2.12).** Drive-thru restaurants require 10 stacking spaces, including 5 before the ordering station. **It is not clear from the plans how many stacking spaces are provided.**

10. **Drive-thru Design Standards (34-5.2.12)**. Drive-thrus are required to meet the following design standards:

    A. Drive-through lanes shall be separate from the circulation roads and lanes necessary for ingress to and egress from the property. *This standard is met.*

B. Drive-through lanes shall not use any space that is necessary for adequate access to parking spaces. *This standard is met.*

C. Drive-through lanes where vehicle stacking and waiting occur shall not be permitted in the front yard. **This standard is not met. Vehicle stacking spaces are in the front yard, as are the order confirmation and menu boards.**

D. Drive-through lanes and associated bypass lanes shall be set back at least 10 feet from the side and rear lot lines. **This standard is not met. The lanes are set back only 5.5 feet from the east side property line.**

E. Drive-through lanes located adjacent to a street shall be buffered by a minimum 10 foot wide landscaped planting adjacent to the right-of-way as specified in 34-5.14. *This standard is met with a 10-foot buffer area.*

F. Drive-through lanes shall provide one (1) by-pass lane to allow unobstructed travel for vehicles to pass those waiting to be served. *This standard is met.*

G. All designated pedestrian areas which pass through a stacking space/by-pass lane area shall be clearly marked through pavement striping, alternative paving material or a stamped pattern or texture in the pavement. **No pedestrian area pass through the lanes; however, the required pedestrian connection to the 12 Mile sidewalk is not shown on the plan.**

H. Drive-through lanes shall have a minimum width of nine (9) feet. *The drive-thru lane is 10.5 feet wide and the bypass lane is 12.5 feet wide.*

I. Drive-through lanes shall have a minimum length of twenty (20) feet per vehicle. **Stacking spaces are not shown on the plans.**

J. Drive-through lanes shall have a minimum centerline turning radius of twenty-five (25) feet. **This radius is not labeled at the center of any lanes.**

K. Drive-through lanes shall be striped, marked or otherwise distinctly delineated. *It appears this standard will be met.*

11. **Off Street Parking (34-5.2).** The applicant **has not submitted detailed floor plans**, and instead estimated usable floor area as 80% of the total floor area of the building. Based on this calculation, and using the 1 space per 30 square feet of usable floor area standard for fast-food, carryout, and drive-thru restaurants, the applicant arrives at a requirement of 110 parking spaces. The calculation does not include required spaces for the outdoor dining area (see item 14 of this letter below). **18 spaces are provided on the site.**

    428 spaces are present on the existing shopping center site. The overall shopping center will have 362 spaces after the proposed development, a net reduction of 66 spaces.

    In 2014, a parking study prepared by Parsons Brinkerhoff was provided to the city in support of a proposal to add the Starbucks (which was built), and a retail building on parcel B (which was not constructed. **This study should be updated, or a new study produced, to demonstrate that parking is adequate across the shopping center.**

12. **Off-Street Parking Space Layout, Standards, Construction, and Maintenance (34-5.3)**. The applicant included the following minimum parking space layout dimensions.

34-5.3.3.A Minimum Off Street Parking Dimensions		
	Required	Provided
Maneuvering Lane Width	20 ft	**Not labeled****

Parking Space Width	9 ft	9 ft
Parking Space Length	20 ft*	18 ft w/ 2-ft overhang
*May include a maximum 2' unobstructed vehicle overhand area at the front of the parking space		

****Maneuvering lanes are located primarily on Parcel A.**

13. **Off-Street Loading and Unloading (34-5.4).** Loading space is required in the ratio of 10 square feet per front foot of building. **This measurement is not provided on the plans, and no loading space is labeled on the site.**

14. **Outdoor Seating (34-4.32).** An outdoor seating area with four tables is proposed. This area appears to meet the requirements of Section 34-4.32, except that **parking requirements at a rate of 1 space per 75 square feet of outdoor dining area have not been provided.**

15. **Landscaping (34-5.14) and Screening (34-5.15)**. Parcel A is not required to be screened from any neighboring properties. Per Section 34-5.14.4.C., five (5) large deciduous 5 parking lot trees are required, and these are provided. The plan also proposes to keep all four existing street trees; *protective fencing for these trees should be shown on the plans.*

16. **Exterior Lighting (34-5.16)**. A photometric plan was provided showing numerous values in excess of 0.3 footcandles at the property line, though given that the site functions as part of a larger shopping center, these could be considered values internal to the site. However, these values should be observed at the south property line. Additionally:

    - **Proposed lighting exceeds the required 4:1 uniformity ratio, but the previously approved plans were more noncompliant than as proposed.**
    - **We were unable to review whether the site meets the maximum illumination of 2.5 lumens per sf of pavement area.**
    - **Various notes related to lighting compliance should be added to this sheet.**
    - **Lighting cut sheets were not provided, and compliance with cut-off requirements cannot be verified.**

17. **Rooftop Screening (34-5.17).** Screening of rooftop equipment is required where any is provided. Mechanical equipment on the ground shall be screened per Section 34-5.1.4.D. **Elevations were not provided, and screening is not addressed.**

18. **Tree Removal (34-5.18)**. No trees will be removed from the site.

19. **Dumpster Enclosures. (34-5.1.3).** Proposed dumpster enclosures, which are accessed from Parcel A, appear to meet the requirements of Section 34-5.1.3.

20. **Requested Relief from Ordinance Standards.**

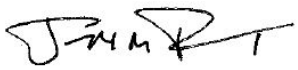
    a. 34-3.1.26- Permit a drive-in restaurant that is not permitted in the B-4 district:
    b. 34-4.27.2- Permit fast-food in a stand-alone building
    c. 34-3.1.24.E- Setback relief for front setback (reduction from 120' to 44.7').
    d. Parking relief is required.

21. **Other Issues.** **The plans are missing elevations, floor plans, and additional information, as noted above. Unless the applicant plans to seek relief from ordinance requirements as part of an amendment to the PUD agreement, the drive-thru requires significant redesign, loading space**

must be provided, and information on expected parking based on existing Culver's locations would be helpful in determining whether adequate parking is supplied by this plan.

We are available to answer questions.

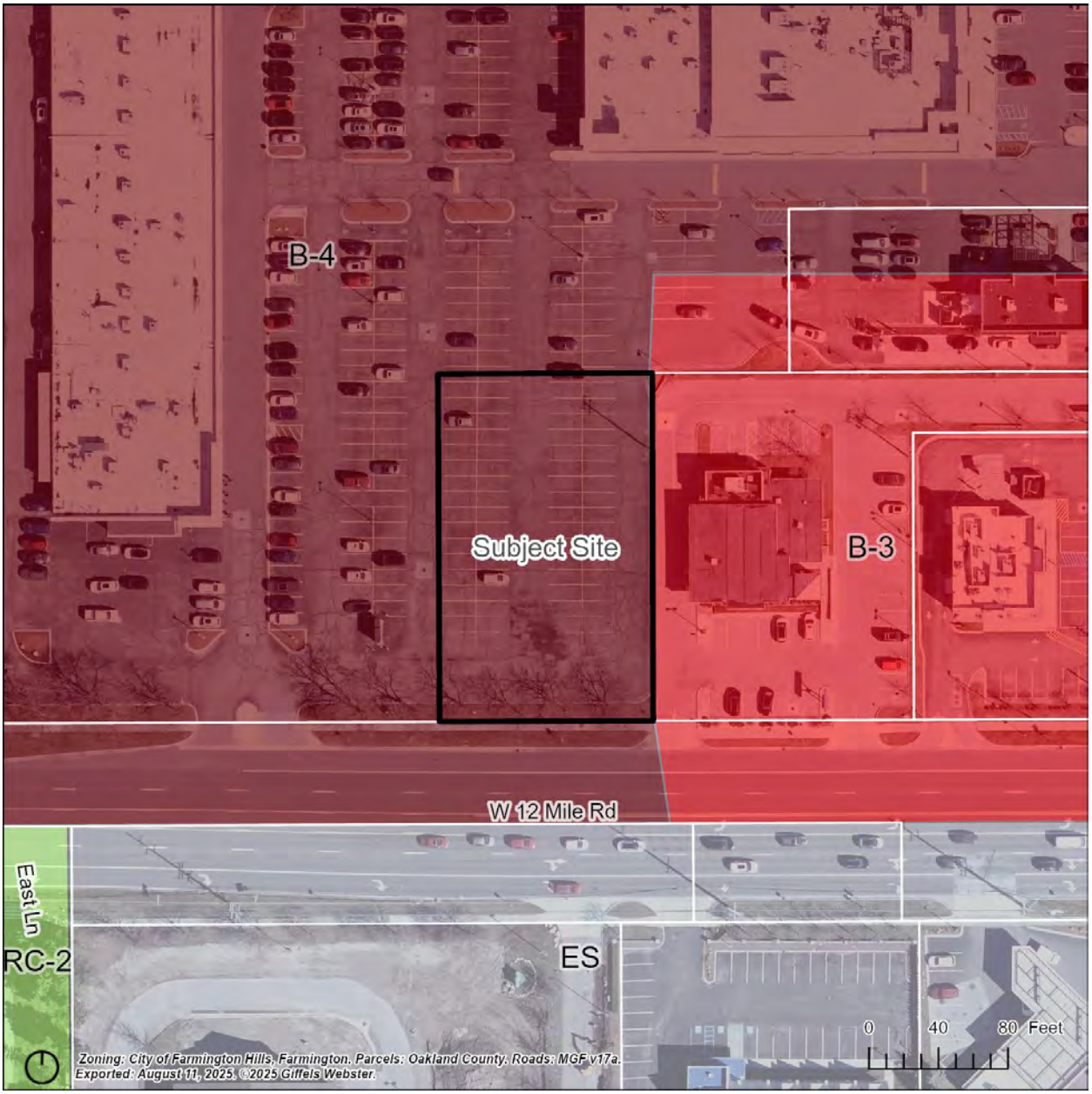
Respectfully,
Giffels Webster



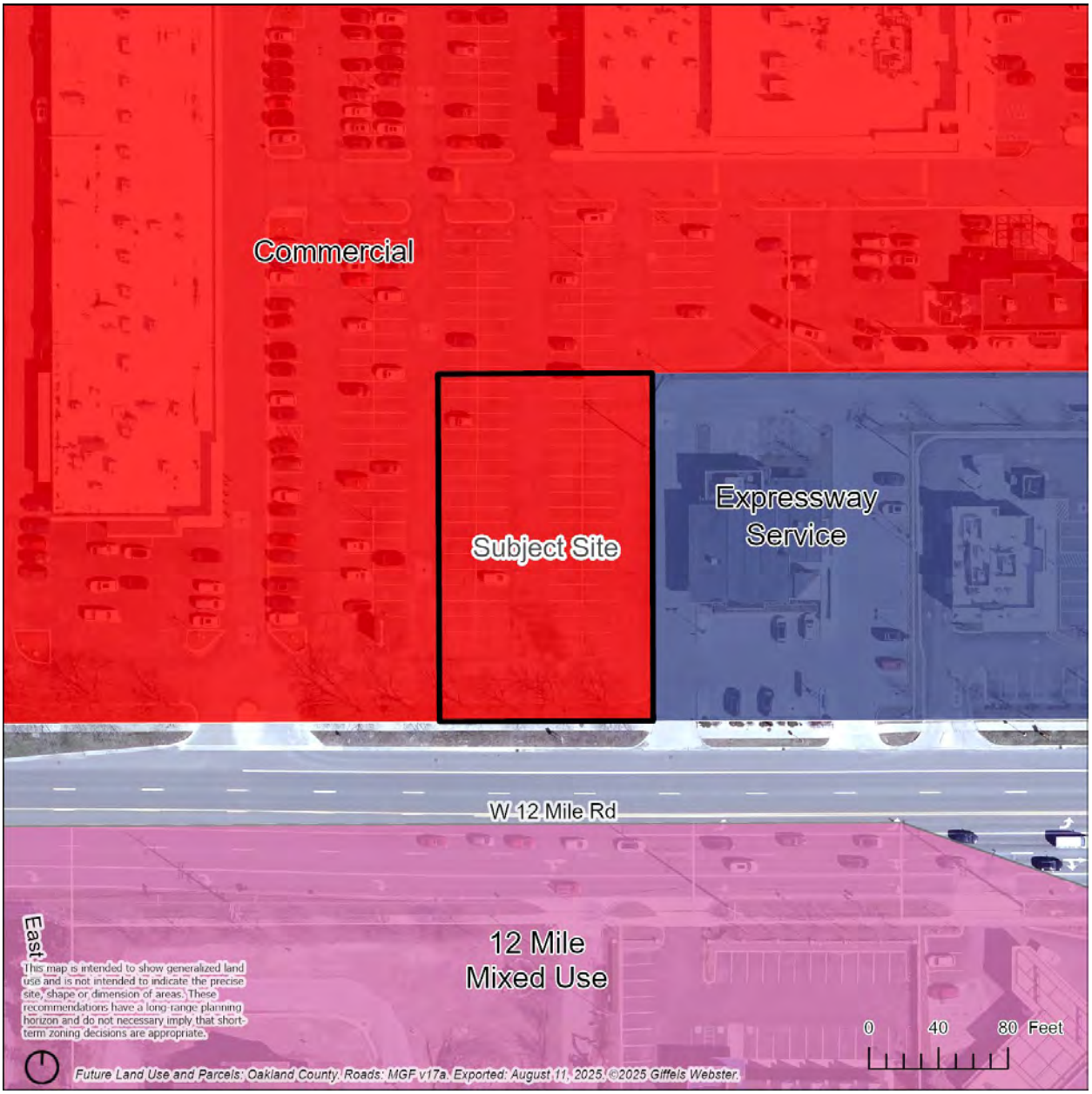


Joe Tangari, AICP
Principal Planner

Julia Upfal, AICP
Senior Planner



Current zoning



Master Plan designations for this area. See discussion above.


Hydric Soils
Subject Site
W 12 Mile Rd
East Ln
0
40
80 Feet
Surface Water and Wetlands: NWI, Version 2. Special Flood Hazard Area: FEMA. Hydric Soils: NWI. Parcels, Roads, Municipalities, and Imagery: Oakland County. Map Exported: August 11, 2025. ©2025 Giffels Webster.

Wetland map

DEPARTMENT OF PUBLIC SERVICES
JACOB RUSHLOW, P.E., DIRECTOR

INTEROFFICE CORRESPONDENCE

DATE: August 18, 2025

TO: Charmaine Kettler- Schmult, Director of Planning & Community Development

FROM: James Cubera, Engineering

SUBJECT: Proposed Amended PUD 12, 2012
Proposed Culvers
PJ #: 10-25-77 SP #: 60-07-2025
Sidwell #: 22-23-10-476-067

This office has performed a preliminary review of the above referenced PUD Qualification plan submitted to the Planning Department on July 2, 2025, and provided to the Engineering Division on August 5, 2025. Our preliminary comments are as follows:

1. The original PUD was approved in 2014. Verification of completing the Engineering requirements as requested on page 3 of that agreement, paragraph 4 sub item F must be confirmed.

2. A 15-inch public sanitary sewer exists just west of this site on property owned and operated as part of the plaza. In addition, an 8" public sewer exists along the north side of 12 Mile Road. It is available for service. The preliminary plans identify tapping into the public sewer along the 12 Mile Road frontage. This is appropriate.

3. An 8" inch water main exists along the west side of this site on property owned by the shopping plaza. This same watermain extends eastward along the north property line of this proposed Culvers within the confines of the site. The watermain tap must be relocated such that it taps the watermain along the north property line within the Culvers property.

4. The plans identify no additional or new curb cuts to 12 Mile Road, this is appropriate. A traffic study has been provided by the proponent with respect to on-site traffic operations as well as a parking study. Please note that as per our email of August 11, 2025, a deposit of $3,000.00 will be necessary to initiate review of the traffic impact and parking study. If additional monies are necessary, they will be requested and if a surplus exists

upon completion, it will be refunded as appropriate. It is the City's understanding that an actual parking lot count during existing operations rather than relying solely on land use calculations will be conducted. This may provide a more accurate assessment of existing parking demands and provide staff and the City Council with the best information possible.

Please note that internal access to the bank property to the east should be provided at this time to allow for the Bank to ultimately gain access through the shopping plaza. This may be challenging and necessitate future grading work, however, if planned at an appropriate spot this would ultimately allow for the removal of existing curb cuts to both 12 Mile Road and Orchard Lake Road.

5. The existing plaza including this property was designed to utilize parking lot surface detention. This new restaurant will trespass into one of those surface parking lot detention areas. The proposed plan identifies conceptually that the site will provide underground storage. This is appropriate. The design of it as well as an accounting of all the other storm detention areas in the original plaza must be provided for construction review.

   Similarly, the storm discharge must be maintained at an agricultural rate and the downstream system must be identified and confirmed to have capacity. Because it appears to extend offsite into Plaza property private easements will be necessary from the Culvers site to where the storm drainage ultimately ties into a public storm sewer.

6. Storm water quality improvements will be required. We note that in the last two years the City has adopted the WRC stormwater standards. The proponent needs to contact Tyler Sonaga, the City's Environmental Engineer, at 248-871-2533 to discuss what is needed and how this impacts the City's above requirements.

7. We suggest that the proponent and their engineer meet with the Engineer Division via a virtual meeting or in person to discuss the site in further detail.

INTEROFFICE CORRESPONDENCE

Date: August 19, 2025

To: Planning Commission

From: Jason Baloga, Fire Marshal

Subject: Site Plan Review 60-7-2025 (Twelve Mile/Orchard Lake – Culver's)

The Planning Commission shall be aware that in order for this site to meet the 50' turning radius requirement, it appears that the Fire Department will need to utilize both the drive-through lane and bail-out lane to circulate the building. It also appears that Fire Department apparatus will need to travel under drive through awnings to make the turn.

1. Drive through stacking shall not block Fire Department access to the complex.

2. The minimum clearance between the finished roadway surface and any overhead obstruction shall be 13'6".

3. The building shall be maintained to Michigan Building Code and International Fire Code requirements, in addition to compliance with City Ordinance, Chapter 12 Section 12-11 Fire Department Site Plan Review and Design Standards.

Jason Baloga, Fire Marshal

JB/al

Owner / Developer

SSFHC Real Estate LLC
2246 Oakwood Drive
Troy, MI 48085
Tel. (248) 245-2852

CONTACT: Mr. Derrick J. Sesi

Architect

MRP DESIGN GROUP
3450 Acworth Due West Road
Building 100, Suite 120
Kennesaw, GA 30144
Tel. (770) 917-9172
Fax. (770) 917-9470

CONTACT: Jose Becerra

Civil Engineer

NOWAK & FRAUS ENGINEERS
46777 Woodward Ave.
Pontiac, MI 48342-5032
Tel. (248) 332-7931
Fax. (248) 332-8257

CONTACT: Allen J. Eizember, P.E.

Landscape Architect

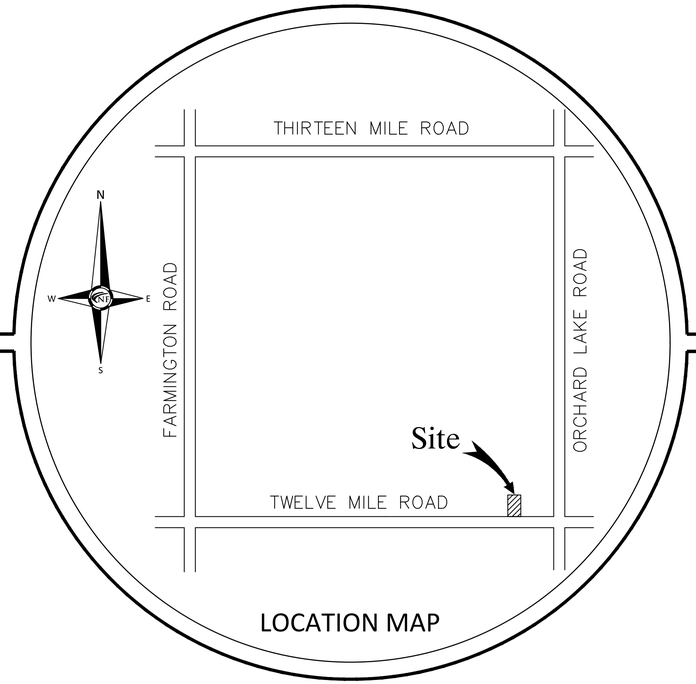
NOWAK & FRAUS ENGINEERS
46777 Woodward Ave.
Pontiac, MI 48342-5032
Tel. (248) 332-7931
Fax. (248) 332-8257

CONTACT: George A. Ostrowski, PLA, LEED AP

City of Farmington Hills, Oakland County, Michigan SITE PLAN DOCUMENTS Prepared For Culver's

SHEET INDEX

SP00	Cover Sheet
SP01	Boundary and Topographic Survey
SP02	Overall Site Plan
SP02.1	Dimensional Site Plan
SP03	Preliminary Paving and Grading Plan
SP04	Priliminary Utility Plan
SP04.1	Contech Detention Details
L1	Landscape Plan
E301	Electrical Photometric Plan
	Reference Plan
C12	Parking Lot/ Existing Underground Detention (Existing)



LOCATION MAP

LEGAL DESCRIPTION - PER RECORD

SITUATED IN THE CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS:

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TAX ID NUMBER: 23-10-476-067

CONTAINING: 24,700 SQUARE FEET OR 0.567 ACRES

REVISIONS:
06-09-25 ISSUED FOR SITE PLAN REVIEW

Project Name

Culver's - Orchard Plaza

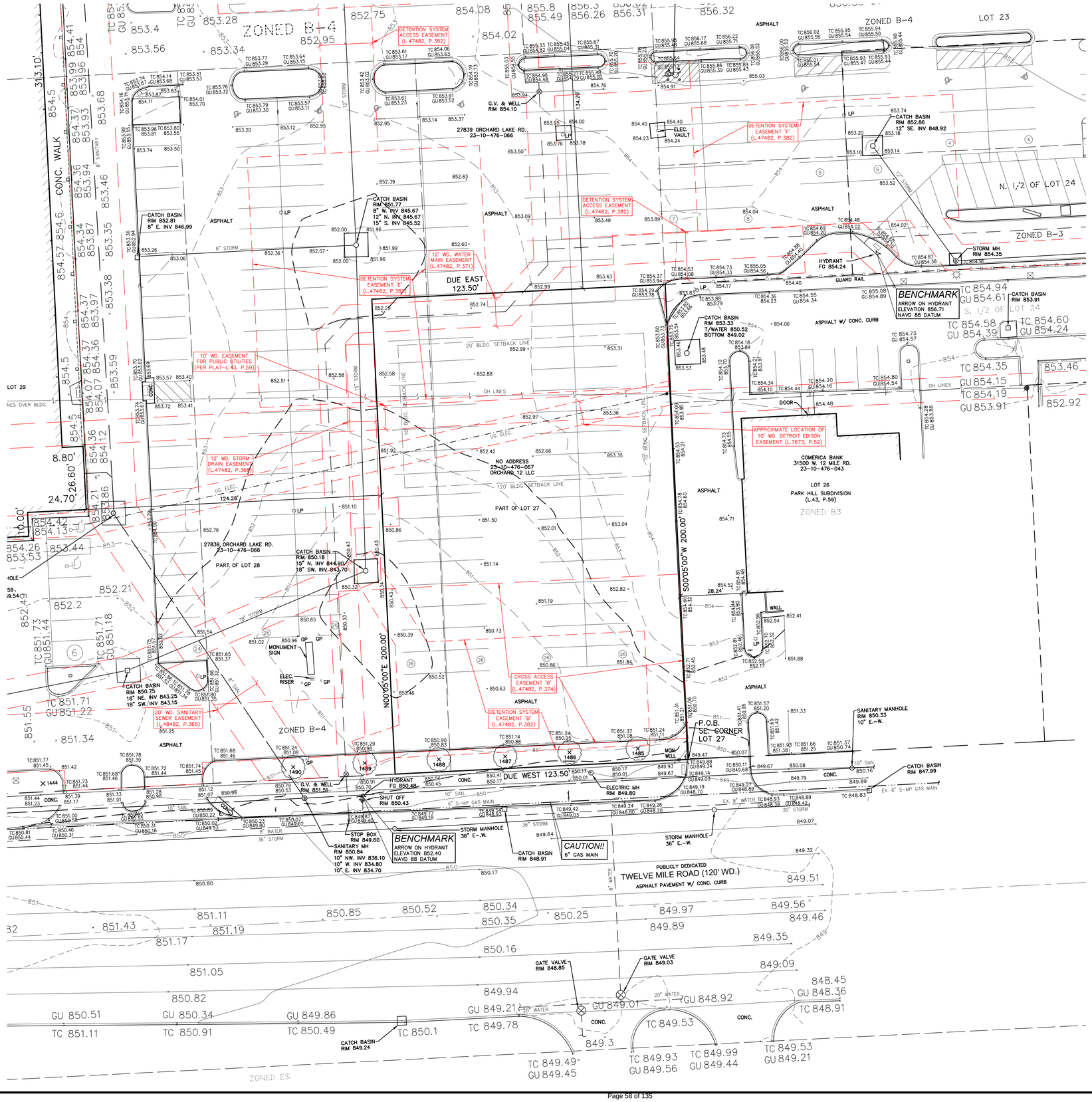
Know what's **below** **Call** before you dig.

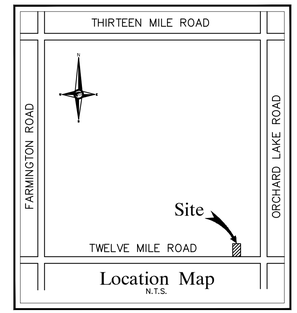
N & F JOB #E859-09

STATE OF MICHIGAN
ALLEN J. EIZEMBER
ENGINEER NO. 6201314145
LICENSED PROFESSIONAL ENGINEER

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

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DTE DISCLAIMER NOTE

PLEASE NOTE THAT DTE HAS NEW REGULATIONS THAT MAY IMPACT DEVELOPMENT OUTSIDE THEIR EASEMENT OR THE PUBLIC RIGHT OF WAY. CLIENT SHALL CONTACT DTE TO DETERMINE THE "NEW STRUCTURES AND POWER LINE" REQUIREMENTS AS THEY MAY APPLY TO ANY FUTURE BUILDING OR RENOVATION OF A STRUCTURE. DTE ENERGY CAN BE CONTACTED AT 800-477-4747

BASIS OF BEARING NOTE

ALL BEARINGS ARE IN RELATION TO THE PREVIOUSLY ESTABLISHED EAST LINE OF SECTION 10 OF PARK HILL SUBDIVISION AS RECORDED IN LIBER 43 OF PLATS, PAGE 59, OAKLAND COUNTY RECORDS. (S.00°05'00"W.)

FLOOD HAZARD NOTE

THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 26125C0513F & 26125C0651F, BOTH BEARING AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.

TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

LEGEND

MANHOLE(MH)	EXISTING SANITARY SEWER
CO	EXISTING SAN. CLEAN OUT
HYDRANT(HYD) GATE VALVE(GVW)	EXISTING WATER MAIN
MANHOLE(MH) CATCH BASIN(CB)	EXISTING STORM SEWER
CBB	EX. BEEHIVE CATCH BASIN
	EX. UNDERGROUND (UG.) CABLE
UTILITY POLE GUY POLE GUY WIRE	OVERHEAD (OH.) LINES
LP	LIGHT POLE
	SIGN
	EXISTING GAS MAIN
ASPH.	ASPHALT
CONC.	CONCRETE
FD. / FND.	FOUND
RET. WALL	RETAINING WALL
R.O.W.	RIGHT-OF-WAY
SPK	SET PK NAIL
(TYP)	TYPICAL
(R)	RECORD
(M)	MEASURED
C/L	CENTERLINE
P/L	PROPERTY LINE
GM	GAS METER
EM	ELECTRIC METER
LS	LANDSCAPE
DS	DOWNSPOUT
GP	GUARD POST
MB	MAIL BOX

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
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FAX. (248) 332-8257
WWW.NFE-ENGR.COM

SEAL

STATE OF MICHIGAN — KEVIN CHRISTOPHER NAVAROLI — License No. 4001053503 — PROFESSIONAL ENGINEER

PROJECT

Culver's - Orchard Plaza
Farmington Hills, MI

CLIENT

SSFHC Real Estate LLC
2246 Oakwood Drive
Troy, MI 48085

Contact:
Mr. Ronald J. Sesi
Ph: 248-245-2852

PROJECT LOCATION

Part of the SE 1/4
of Section 10
T.1N., R.9E.
City of Farmington Hills,
Oakland County, Michigan

SHEET

Boundary and
Topographic Survey

811 Know what's below Call before you dig.

DATE	ISSUED/REVISED
06-09-25	ISSUED FOR SITE PLAN REVIEW

DRAWN BY: M. Carnaghi

DESIGNED BY:

APPROVED BY: K. Navaroli

DATE: May 16, 2025

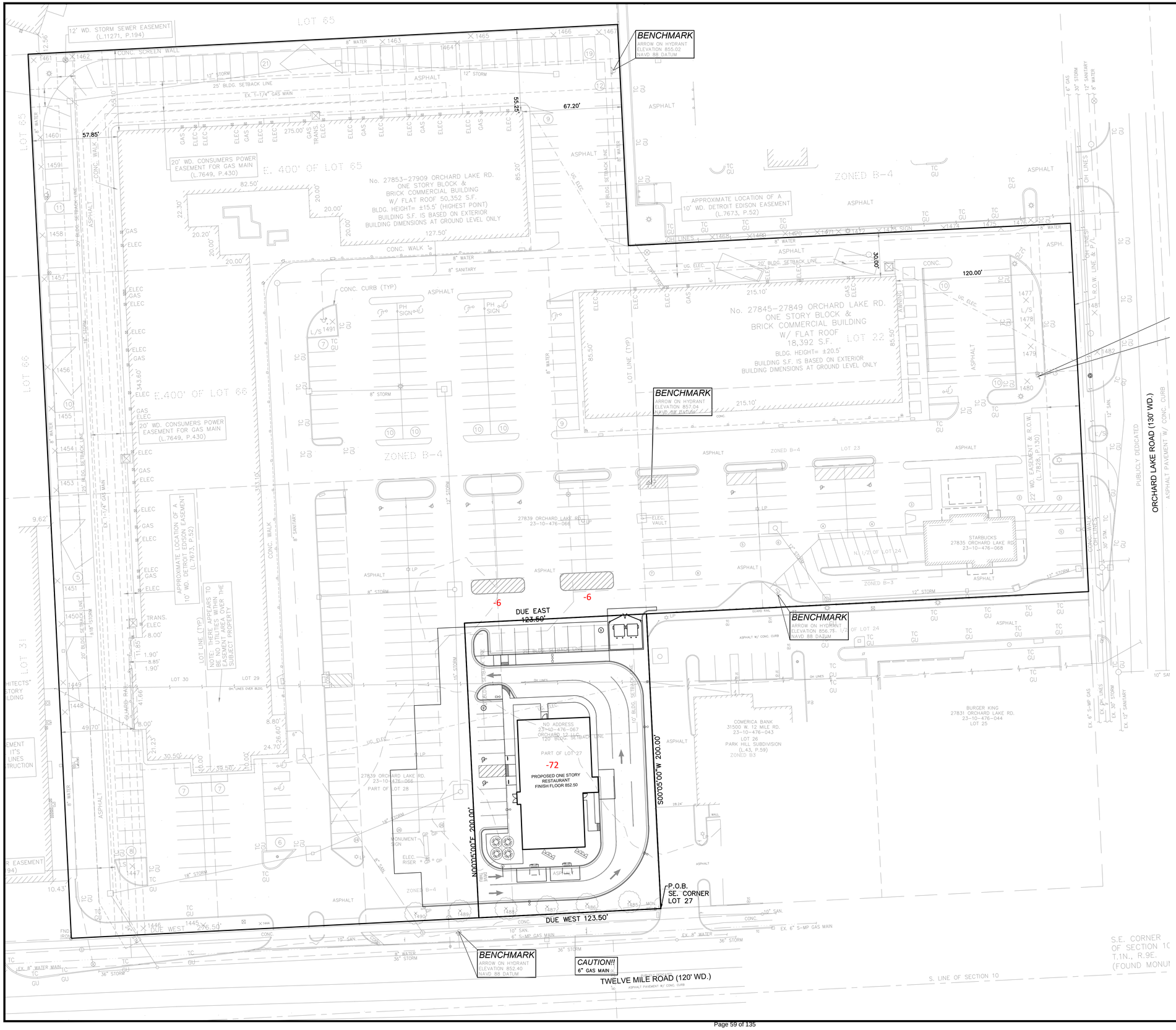
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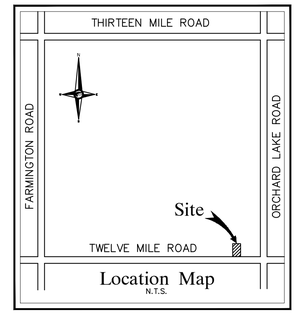
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SHEET NO. SP01

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PARKING CALCS

ORIGINAL OVERALL SITE	428 SPACES
TOTAL REMOVED ON OUTLET	84 SPACES
TOTAL ADDED (CULVER'S SITE)	18 SPACES
OVERALL POST DEVELOPMENT	362 SPACES
NET DECREASE	66 SPACES

LIGHTING NOTE

THE EXISTING ON-SITE LIGHT POLES ARE REMAINING, THE POLES AND FIXTURES HAVE BEEN UPDATED IN THE FIELD. IN ADDITION THERE ARE ADDITIONAL POLES AND LIGHT FIXTURES PROPOSED TO MEET THE CITY OF FARMINGTON HILLS ZONING ORDINANCE. SOME OF THE EXISTING LIGHT POLES THAT ARE IN CONFLICT WILL BE RELOCATED TO THE LOCATIONS WHERE THE PROPOSED LIGHT POLES ARE TO BE INSTALLED. THE SITE WILL UNIFORM LIGHTING ACROSS THE ENTIRE SITE. REFER TO PHOTOMETRIC PLANS AND CUT SHEETS FOR MORE DETAIL.

ENGINEERING SITE PLAN NOTES

ALL PROPOSED GRADES WILL MATCH EXISTING ELEVATIONS AT THE PROPERTY LINES. ADDITIONAL DETAILS SHALL BE PROVIDED ON DETAILED ENGINEERING DRAWINGS TO BE PREPARED UPON APPROVAL ON SITE PLAN DOCUMENTS.

THE PROPOSED GRADING CONTOURS SHALL BE TIED INTO EXISTING CONTOURS AT ALL LOCATIONS. ADDITIONAL DETAILS SHALL BE PROVIDED ON DETAILED ENGINEERING DRAWINGS TO BE PREPARED UPON APPROVAL OF SITE PLAN DOCUMENTS.

ALL ACCESS DRIVES INTO THE SITE AND AROUND THE BUILDING WILL BE DESIGNED TO ACCOMMODATE FIRE APPARATUS WITH A 50 FOOT TURNING RADIUS. THE 50 FOOT RADIUS SHALL BE MEASURED TO THE CENTERLINE OF THE ROADWAY.

ALL ESTABLISHED FIRE LANES WILL BE POSTED PER THE CITY OF FARMINGTON HILLS FIRE DEPARTMENT REQUIREMENTS.

NOTE

EXISTING AND PROPOSED DETENTION TO BE PROVIDED VIA A UNDERGROUND DETENTION SYSTEM. DETAILS TO BE PROVIDED DURING ENGINEERING REVIEW PHASE OF PROJECT.

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TAX ID NUMBER: 23-10-476-067

CONTAINING: 24,700 SQUARE FEET OR 0.567 ACRES

PAVING LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT

LEGEND

- MANHOLE
- HYDRANT
- GATE VALVE
- MANHOLE CATCH BASIN
- UTILITY POLE
- GUY POLE
- GUY WIRE
- C.O. CLEAN OUT
- INLET
- C.B. CATCH BASIN
- EXISTING SANITARY SEWER
- SAN. CLEAN OUT
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- EX. R. Y. CATCH BASIN
- EXISTING BURIED CABLES
- OVERHEAD LINES
- LIGHT POLE
- SIGN
- EXISTING GAS MAIN
- PR. SANITARY SEWER
- PR. WATER MAIN
- PR. STORM SEWER
- PR. R. Y. CATCH BASIN
- PROPOSED LIGHT POLE

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SEAL



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Culver's - Orchard Plaza
Farmington Hills, MI

CLIENT
SSFHC Real Estate LLC
2246 Oakwood Drive
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Contact:
Mr. Ronald J. Sesi
Ph: 248-245-2852

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Part of the SE 1/4
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Overall Site Plan

811 Know what's below Call before you dig.

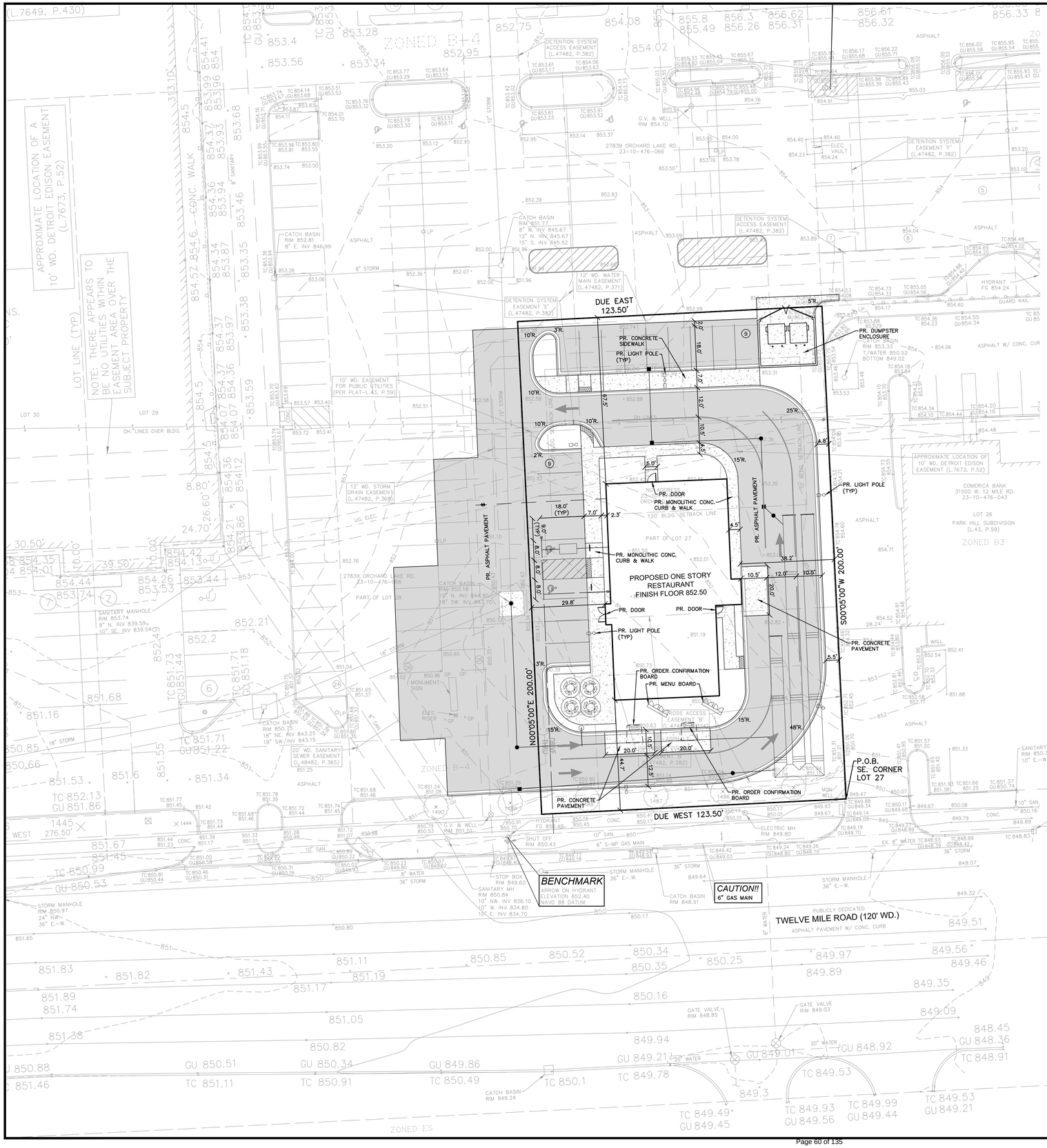
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06-09-25	ISSUED FOR SITE PLAN REVIEW

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DESIGNED BY: A. Eizember
APPROVED BY: A. Eizember
DATE: May 16, 2025
SCALE: 1" = 30'

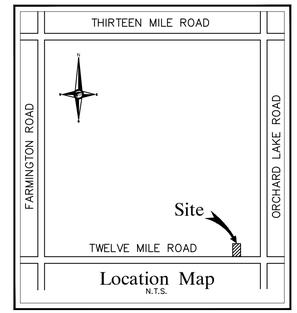
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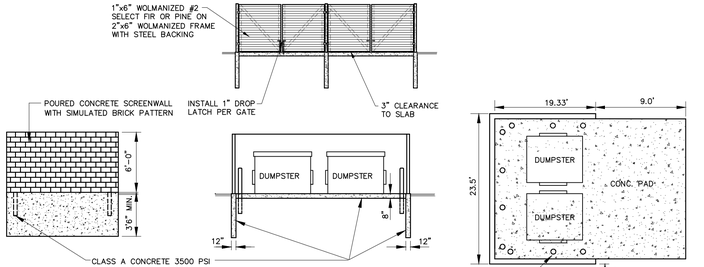
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SHEET NO. SP02

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DUMPSTER ENCLOSURE DETAIL
N.T.S.

FIRE DEPARTMENT NOTES

PROPER HYDRANT COVERAGE SHALL BE PROVIDED.

A PROPOSED ADDRESS GRAPHIC MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL.

THE BUILDING SHALL NOT BE USED FOR FLAMMABLE LIQUID OR HAZARDOUS MATERIALS STORAGE; THE LEASE SHALL SPECIFICALLY PROHIBIT POISONS; EXPLOSIVES, RADIOACTIVE, CORROSIVES, AND OTHER REGULATED HAZARDOUS MATERIALS.

THE BUILDING SHALL BE PROPERLY MAINTAINED.

ENGINEERING SITE PLAN NOTES

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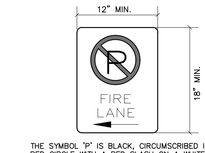
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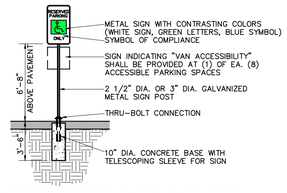


THE SYMBOL 'P' IS BLACK, CIRCUMSCRIBED IN A RED CIRCLE WITH A RED SLASH ON A WHITE BACKGROUND AND BLACK BORDER.

THE SUPPLEMENTAL EDUCATIONAL PLAQUE NO PARKING, WITH A RED LEGEND AND BORDER ON A WHITE BACKGROUND, MAY BE USED ABOVE THE SYMBOL.

CARE SHOULD BE EXERCISED TO SEE THAT THE SINGLE ARROWS POINT IN THE PROPER DIRECTION TO INDICATE THE REGULATED ZONE.

FIRE LANE SIGN DETAIL



BARRIER FREE PARKING SIGN DETAIL
N.T.S.
Provide (1) for each accessible parking space

SITE DATA

SITE AREA
GROSS/NET: 24,700 SFT. OR 0.567 ACRES

ZONING
EXISTING: B4 (PLANNED GENERAL BUSINESS DISTRICT)

PARKING
REQUIRED: 1 SPACE/ 30 SFT. OF USABLE BUILDING AREA
4,123.93 X .80 = 3,299.14 SFT.
4,123.93/ 30 SFT. = 110 SPACES

PROVIDED: 18 SPACES PROVIDED INCLUDING 2 BARRIER FREE SPACES

SITE AREA	24,700.00 SFT.	100.0%
BUILDING FOOTPRINT	4,123.93 SFT.	16.7%
PARKING & DRIVES	15,829.04 SFT.	64.1%
OPEN SPACE	4,747.03 SFT.	19.2%

BUILDING HEIGHT: 50' MAXIMUM/ 3 STORIES

SETBACK REQUIREMENTS	REQUIRED	PROVIDED
FRONT:	120'(SOUTH)	44.7'(SOUTH)
SIDE:	10'(WEST),10'(EAST)	29.8'(WEST), 38.2'(EAST)
REAR:	20'(NORTH)	67.5'(NORTH)

PAVING LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT

LEGEND

- MANHOLE — EXISTING SANITARY SEWER
- HYDRANT, GATE VALVE — SAN. CLEAN OUT
- MANHOLE, CATCH BASIN — EXISTING WATERMAIN
- EXISTING STORM SEWER
- EX. R. Y. CATCH BASIN
- UTILITY POLE, GUY POLE, GUY WIRE — EXISTING BURIED CABLES
- OVERHEAD LINES
- LIGHT POLE
- SIGN
- EXISTING GAS MAIN
- C.O., MANHOLE, HYDRANT, GATE VALVE — PR. SANITARY SEWER
- PR. WATER MAIN
- INLET, C.B., MANHOLE — PR. STORM SEWER
- PR. R. Y. CATCH BASIN
- PROPOSED LIGHT POLE

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NFE-ENGR.COM

SEAL
STATE OF MICHIGAN
ALLEN J. EIZEMBER
ENGINEER NO. 6201314145
LICENSED PROFESSIONAL ENGINEER

PROJECT
Culver's - Orchard Plaza
Farmington Hills, MI

CLIENT
SSFHC Real Estate LLC
2246 Oakwood Drive
Troy, MI 48085

Contact:
Mr. Ronald J. Sesi
Ph: 248-245-2852

PROJECT LOCATION
Part of the SE 1/4 of Section 10 T.1N., R.9E. City of Farmington Hills, Oakland County, Michigan

SHEET
Dimensional Site Plan

Know what's below Call before you dig.

DATE	ISSUED/REVISED
06-09-25	ISSUED FOR SITE PLAN REVIEW

DRAWN BY:
J. Lawrey
DESIGNED BY:
A. Eizember
APPROVED BY:
A. Eizember
DATE:
May 16, 2025
SCALE: 1" = 20'
20 10 0 10 20 30

NFE JOB NO. E859-09
SHEET NO. SP02.1

GENERAL PAVING NOTES

PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:

CONCRETE: PORTLAND CEMENT TYPE IA (AIR–ENTRAINED) WITH A MINIMUM CEMENT CONTENT OF SIX SACKS PER CUBIC YARD, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND A SLUMP OF 1 1/2 TO 3 INCHES.

ASPHALT: BASE COURSE – MDOT BITUMINOUS MIXTURE HMA, 4E ML;
SURFACE COURSE – MDOT BITUMINOUS MIXTURE HMA, 5E ML;
BOND COAT – MDOT SS–1H EMULSION AT 0.10 GALLON PER SQUARE YARD;

PAVEMENT BASE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB–BASE SHALL BE PROOF–ROLLED IN THE PRESENCE OF THE ENGINEER TO DETERMINE STABILITY.

ALL CONCRETE PAVEMENT, DRIVEWAYS, CURB & GUTTER, ETC., SHALL BE SPRAY CURED WITH WHITE MEMBRANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION.

ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION. FEDERAL SPECIFICATION SS–S164.

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.

ALL TOP OF CURB ELEVATIONS, AS SHOWN ON THE PLANS, ARE CALCULATED FOR A 6" CONCRETE CURB UNLESS OTHERWISE NOTED.

ALL SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS INDICATED ON THE PLANS.

CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING STATE OR COUNTY ROADWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE AGENCY HAVING JURISDICTION OVER SAID ROADWAY.

FOR ANY WORK WITHIN THE PUBLIC RIGHT–OF–WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LIKEWISE ARRANGE FOR ALL INSPECTION.

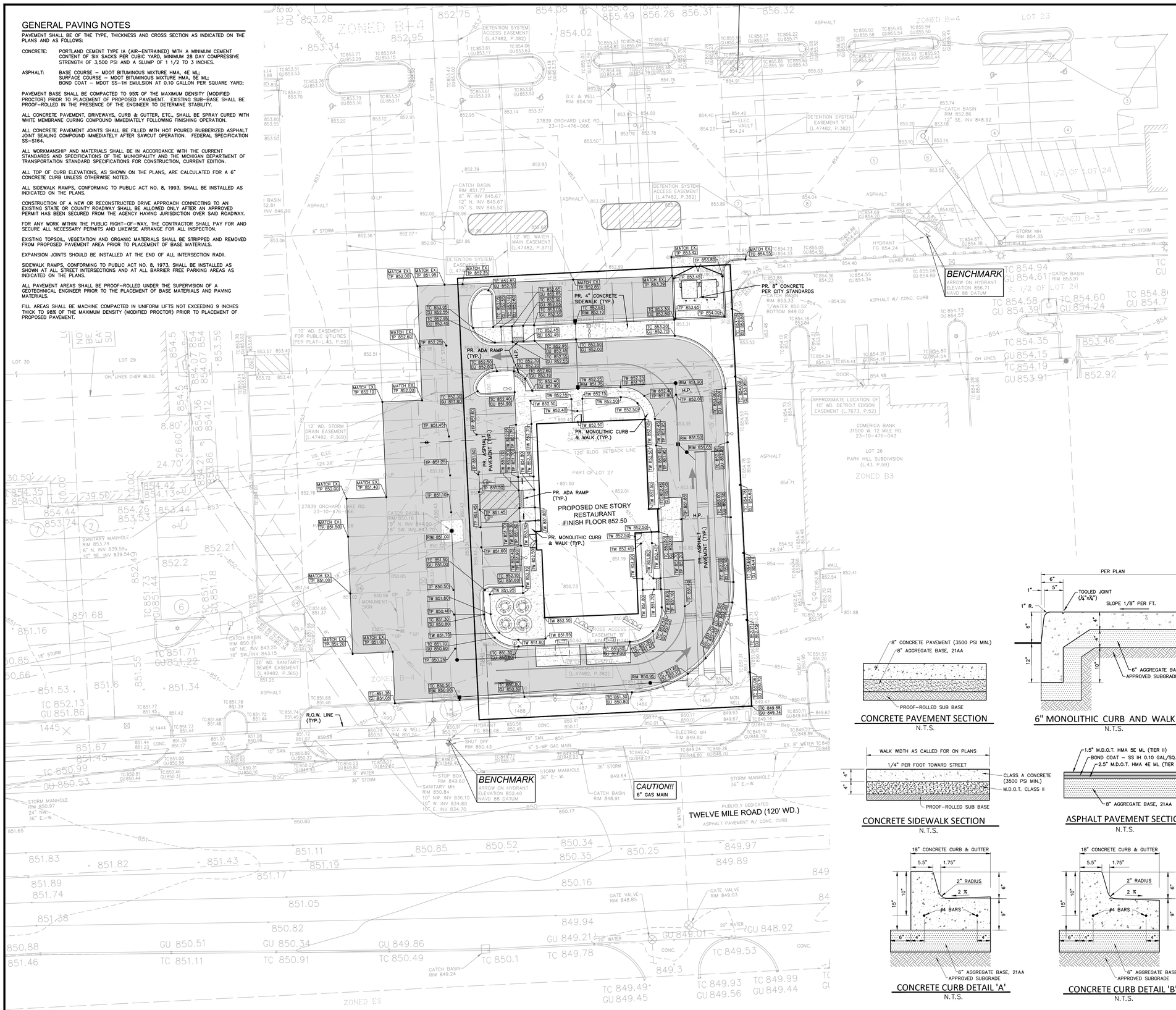
EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.

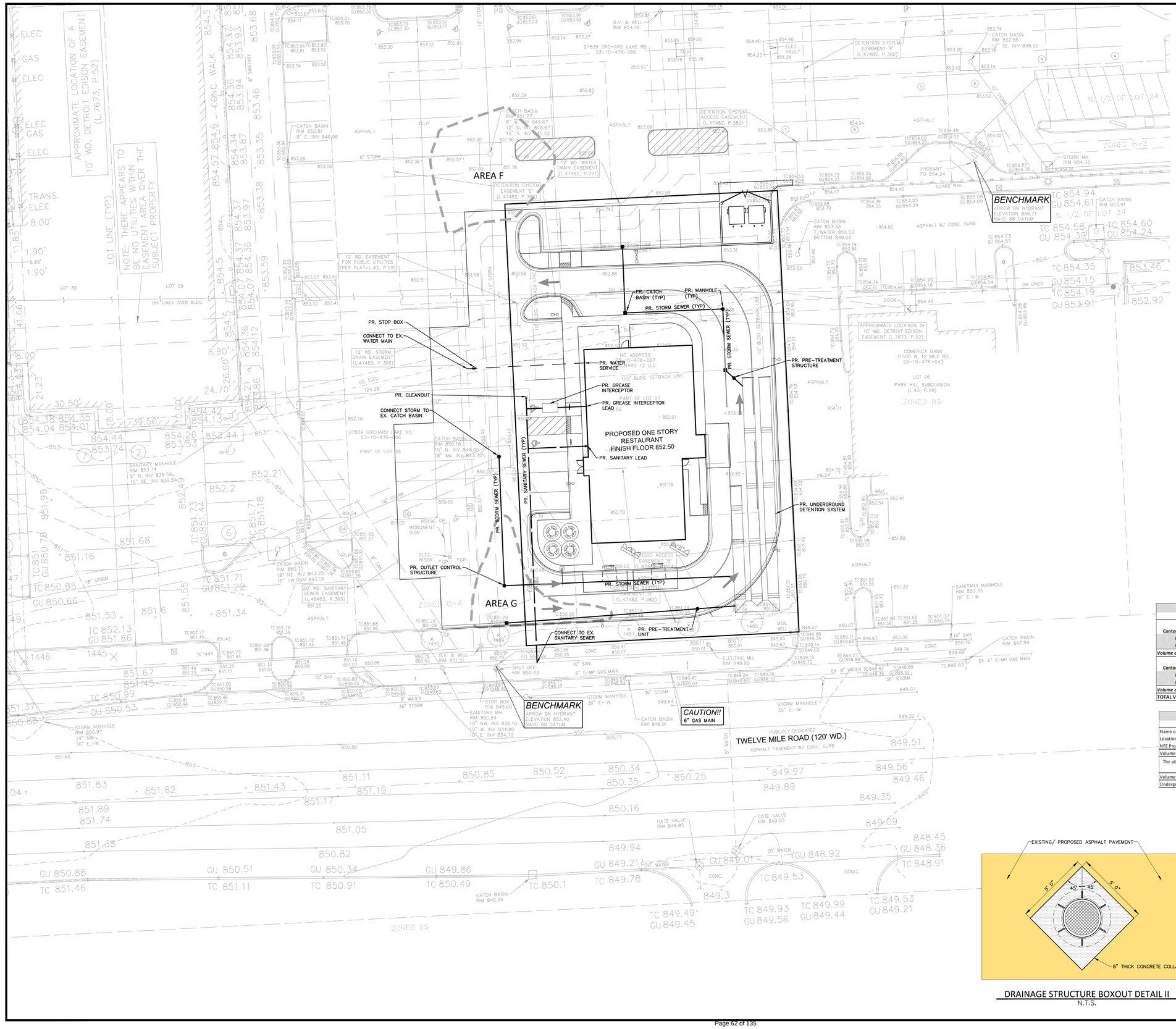
EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION RADII.

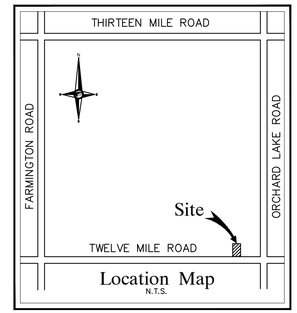
SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1973, SHALL BE INSTALLED AS SHOWN AT ALL STREET INTERSECTIONS AND AT ALL BARRIER FREE PARKING AREAS AS INDICATED ON THE PLANS.

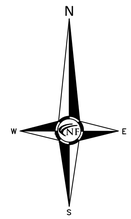
ALL PAVEMENT AREAS SHALL BE PROOF–ROLLED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND PAVING MATERIALS.

FILL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 9 INCHES THICK TO 98% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.


PROPOSED ONE STORY RESTAURANT FINISH FLOOR 852.50
PR. 4" CONCRETE SIDEWALK (TYP.)
PR. 8" CONCRETE PER CITY STANDARDS
PR. ADA RAMP (TYP.)
PR. MONOLITHIC CURB & WALK (TYP.)
PR. ASPHALT PAVEMENT (TYP.)
BENCHMARK
ARROW ON HYDRANT
ELEVATION 852.40
NAVD 88 DATUM
CAUTION!!
6" GAS MAIN
TWELVE MILE ROAD (120' WD.)
PUBLICLY DEDICATED
ASPHALT PAVEMENT W/ CONC. CURB
R.O.W. LINE (TYP.)
120' BLDG. SETBACK LINE
PART OF LOT 27
27839 ORCHARD LAKE RD. 23–10–476–066
COMERICA BANK 31500 W. 12 MILE RD. 23–10–476–043
LOT 26 PARK HILL SUBDIVISION (L.43, P.59)
ZONED B3
ZONED B–4
ZONED ES
DETENTION SYSTEM ACCESS EASEMENT (L.47482, P.382)
DETENTION SYSTEM EASEMENT "F" (L.47482, P.382)
12" WD. WATER MAIN EASEMENT (L.47482, P.371)
10' WD. EASEMENT FOR PUBLIC UTILITIES (PER PLAT–L.43, P.59)
12" WD. STORM SEWER EASEMENT (L.47482, P.368)
20' WD. SANITARY SEWER EASEMENT (L.48482, P.365)
CROSS ACCESS EASEMENT "B" (L.47482, P.374)
APPROXIMATE LOCATION OF 10' WD. DETROIT EDISON EASEMENT (L.7673, P.52)
N. 1/2 OF LOT 24
LOT 23
LOT 29
LOT 30
CATCH BASIN RIM 851.77 8" W. INV 845.67 12" N. INV 845.67 15" S. INV 845.52
CATCH BASIN RIM 850.25 18" NE. INV 843.25 18" SW. INV 843.15
CATCH BASIN RIM 850.18 12" N. INV 844.90 18" SW. INV 843.70
CATCH BASIN RIM 853.13 T/WATER 850.52 BOTTOM 849.02
CATCH BASIN RIM 852.86 12" SE. INV 848.92
STORM MH RIM 854.35
SANITARY MANHOLE RIM 853.74 8" N. INV 839.59 10" SE. INV 839.54
STORM MANHOLE RIM 850.97 24" NW. 36" E–W.
HYDRANT FG 854.48
HYDRANT FG 854.24
GUARD RAIL
ASPHALT W/ CONC. CURB
ELEC. VAULT
ELECTRIC MH RIM 849.80
G.V. & WELL RIM 854.10
G.V. & WELL RIM 851.51
SHUT OFF RIM 850.43
STOP BOX RIM 849.60
SANITARY MH RIM 850.84 10" NW. INV 836.10 10" W. INV 834.80 10" E. INV 834.70
CATCH BASIN RIM 848.91
MONUMENT SIGN
MON. WELL
OH. LINES
OH. LINES OVER BLDG.
UG. ELEC.
GUY WIRE
GUY POLE
UTILITY POLE
DOOR
WALL
GATE VALVE RIM 848.85
GATE VALVE RIM 849.03
CATCH BASIN RIM 849.24
MATCH EX. TP 852.00
MATCH EX. TP 851.95
MATCH EX. TP 852.60
MATCH EX. TP 852.25
MATCH EX. TP 852.10
MATCH EX. TP 852.00
MATCH EX. TP 851.50
MATCH EX. TP 851.60
MATCH EX. TP 851.40
MATCH EX. TP 851.00
MATCH EX. TP 851.20
MATCH EX. TP 853.42
MATCH EX. TP 853.80
MATCH EX. TP 852.85
MATCH EX. TP 853.38
MATCH EX. TP 853.45
TP 853.65
TP 854.00
TP 852.45
TP 852.15
TP 851.75
TP 852.00
TP 851.90
TP 851.45
TP 851.25
TP 851.10
TP 851.50
TP 851.60
TP 850.50
TP 851.80
TP 850.40
TP 850.80
TP 851.70
TP 851.10
TP 850.25
RIM 851.90
RIM 851.50
RIM 851.65
RIM 850.95
RIM 850.00
H.P.
TW 852.50
TW 852.40
TW 852.15
TW 852.25
TW 852.45
TW 851.95
TW 851.80
TW 851.30
TW 851.70
TW 850.90
TC 852.50 GU 852.20
TC 852.65 GU 852.35
TC 852.45 GU 852.15
TC 852.60 GU 852.30
TC 852.40 GU 852.10
TC 852.55 GU 852.25
TC 852.30 GU 851.80
TC 852.40 GU 851.90
TC 852.70 GU 852.40
TC 852.20 GU 852.70
TC 852.00 GU 852.00
TC 852.10 GU 851.90
TC 852.25 GU 851.75
TC 852.15 GU 851.75
TC 852.50 GU 852.00
TC 852.45 GU 852.15
TC 852.55 GU 852.25
TC 852.30 GU 852.00
TC 852.40 GU 851.90
TC 851.50 GU 851.00
TC 851.60 GU 851.10
TC 851.80 GU 851.30
TC 851.30 GU 851.00
TC 850.50 RIM 850.00
TC 851.30 GU 851.00
TC 851.30 GU 850.80
TC 850.80 GU 850.30
TC 851.30 GU 850.80
TC 849.68 GU 849.38
TC 849.14 GU 849.05
TC 849.19 GU 848.70
TC 849.24 GU 848.80
TC 849.42 GU 849.03
TC 849.77 GU 849.18
TC 849.26 GU 848.70
TC 849.48 GU 849.40
TC 854.48 GU 854.38
TC 854.87 GU 854.38
TC 855.05 GU 854.56
TC 854.73 GU 854.33
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TC 853.88 GU 854.20
TC 854.36 GU 854.23
TC 854.55 GU 854.34
TC 855.08 GU 854.85
TC 854.94 GU 854.61
TC 854.58 GU 854.39
TC 854.60 GU 854.24
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TC 854.80 GU 854.54
TC 854.26 GU 853.96
TC 854.23 GU 854.05
TC 854.21 GU 854.03
TC 854.45 GU 854.21
TC 854.41 GU 854.21
TC 854.66 GU 854.36
TC 854.44 GU 854.30
TC 852.96 GU 852.46
TC 852.58 GU 852.77
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TC 852.54
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TC 851.31 GU 851.05
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TC 851.72 GU 851.44
TC 851.74 GU 851.45
TC 851.68 GU 851.46
TC 851.73 GU 851.44
TC 851.39 GU 851.17
TC 851.33 GU 851.01
TC 851.28 GU 850.98
TC 851.00 GU 850.58
TC 850.89 GU 850.22
TC 850.31 GU 850.16
TC 850.02 GU 849.93
TC 850.23 GU 849.80
TC 850.07 GU 849.62
TC 850.81 GU 850.44
TC 850.46 GU 850.31
TC 851.77 GU 851.45
TC 851.42
TC 851.53 GU 851.86
TC 852.13 GU 851.86
TC 850.99 GU 850.53
TC 851.71 GU 851.22
TC 851.55 GU 851.14
TC 851.70 GU 851.22
TC 851.68 GU 851.46
TC 851.53 GU 851.16
TC 851.16
TC 850.85 GU 850.66
TC 851.34
TC 851.67 GU 851.45
TC 851.44 GU 851.23
TC 851.39 GU 851.17
TC 851.00 GU 850.58
TC 850.81 GU 850.44
TC 850.46 GU 850.31
TC 850.99 GU 850.53
TC 851.83 GU 851.53
TC 851.82
TC 851.43
TC 851.89 GU 851.74
TC 851.38
TC 851.46
TC 851.11
TC 850.91
TC 850.51 GU 850.88
TC 850.34 GU 850.82
TC 849.86 GU 850.16
TC 850.49
TC 850.1
TC 849.78 GU 849.94
TC 849.21 GU 849.49
TC 849.01
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TC 849.53
TC 849.99 GU 849.44
TC 849.49* GU 849.45
TC 849.93 GU 849.56
TC 849.3
TC 850.85 GU 850.52
TC 850.25 GU 850.34
TC 850.35 GU 850.16
TC 849.97 GU 849.89
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TC 851.82 GU 851.43
TC 851.83 GU 851.53
TC 851.65 GU 851.37
TC 851.54 GU 851.02
TC 851.50 GU 851.00
TC 851.45 GU 851.25
TC 851.54 GU 851.14
TC 851.73 GU 851.54
TC 851.68 GU 851.46







DRAINAGE STRUCTURE BOXOUT DETAIL II
N.T.S.

DETENTION NOTES

ORIGINAL STORAGE (7,886 CFT) FOR DETENTION FOR PROPOSED SITE WAS INCLUDED IN AREAS F AND G OF THE PARKING LOT (SEE REFERENCE PLAN SHEET C12).

PROPOSED DETENTION MODIFIES AREAS F AND G TO A STORAGE VOLUME OF 554 CFT.

THE REMAINING 7,332 CFT IS ACCOUNTED FOR IN THE PROPOSED UNDERGROUND DETENTION SYSTEM.

PROVIDED DETENTION VOLUME CALCULATIONS - PARKING LOT

Volume of Frustum: AB = H (A + B + √ AB) / 3

AREA F			
Contour Elevation	Surface Area (sft)	Incremental Volume (cft)	Cumulative Volume (cft)
851.77	4	--	0
852.30	2,219	409	409
Volume of Proposed Area F:			*409*

AREA G			
Contour Elevation	Surface Area (sft)	Incremental Volume (cft)	Cumulative Volume (cft)
850.18	4	--	0
850.50	1,288	145	145
Volume of Proposed Area G:			*145*
TOTAL VOLUME PROVIDED (cft)			**554**

REQUIRED DETENTION VOLUME CALCULATIONS

100 Year Post-Development Detention Volume

Name of Project:	**Culvers**
Location of Project:	**Farmington Hills, MI**
NFE Project No.:	**E859-09**
Volume Required (Parking areas F and G - Original Design):	**7886** *cft*
The above volume is to be replaced with a combination of revised parking lot storage and supplemental underground detention system.	
Volume Provided in Parking Lot (modified areas F and G):	554 *cft*
Underground Detention Volume Required:	**7,332** *cft*

LEGEND

- MANHOLE
- HYDRANT
- GATE VALVE
- MANHOLE CATCH BASIN
- UTILITY POLE
- GUY POLE
- GUY WIRE
- C.O. MANHOLE HYDRANT GATE VALVE
- INLET C.B. MANHOLE
- EXISTING SANITARY SEWER
- SAN. CLEAN OUT
- EXISTING WATER MAIN
- EXISTING STORM SEWER
- EX. R. Y. CATCH BASIN
- EXISTING BURIED CABLES
- OVERHEAD LINES
- LIGHT POLE
- SIGN
- EXISTING GAS MAIN
- PR. SANITARY SEWER
- PR. WATER MAIN
- PR. STORM SEWER
- PR. R. Y. CATCH BASIN
- SAND BACKFILL (95 % DENSITY)
- PROPOSED LIGHT POLE

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NFE-ENGR.COM

SEAL

STATE OF MICHIGAN
ALLEN J. EIZEMBER
ENGINEER NO. 6201314145
LICENSED PROFESSIONAL ENGINEER

PROJECT
Culver's - Orchard Plaza
Farmington Hills, MI

CLIENT
SSFHC Real Estate LLC
2246 Oakwood Drive
Troy, MI 48085

Contact:
Mr. Ronald J. Sesi
Ph: 248-245-2852

PROJECT LOCATION
Part of the SE 1/4
of Section 10
T.1N., R.9E.
City of Farmington Hills,
Oakland County, Michigan

SHEET
Priliminary Utility Plan

Know what's below
Call before you dig.

DATE ISSUED/REVISED
06-09-25 ISSUED FOR SITE PLAN REVIEW

DRAWN BY:
J. Lawrey
DESIGNED BY:
A. Eizember
APPROVED BY:
A. Eizember
DATE:
May 16, 2025
SCALE: 1" = 20'
20 10 0 10 20 30

NFE JOB NO. E859-09
SHEET NO. SP04

\\Royal Oak Jobs – Pre (500)\2020-FILES\[2859--09\Office\Site Plans\[2859--09_SITE.dwg, 6/9/2025 1:48 PM

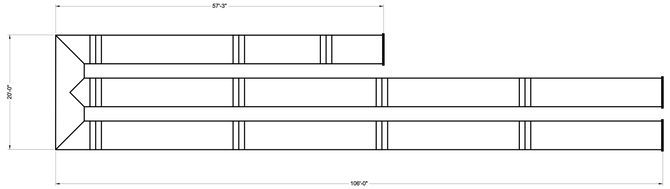
PROJECT SUMMARY

CALCULATION DETAILS
- LOADING = HS20/HS25
- APPROX. LINEAR FOOTAGE = 274 LF

STORAGE SUMMARY
- STORAGE VOLUME REQUIRED = 7,332 CF
- PIPE STORAGE VOLUME = 5,385 CF
- BACKFILL STORAGE VOLUME = 1,949 CF
- TOTAL STORAGE PROVIDED = 7,333 CF
- STONE VOID = 30%

PIPE DETAILS
- DIAMETER = 60"
- CORRUGATION = 5x1
- GAGE = 16
- COATING = ALT2
- WALL TYPE = XFILTRATION
- BARREL SPACING = 30"

BACKFILL DETAILS
- WIDTH AT ENDS = 12"
- ABOVE PIPE = 0"
- WIDTH AT SIDES = 12"
- BELOW PIPE = 0"



ASSEMBLY
SCALE: 1" = 10'

NOTES
- ALL RISER AND STUB DIMENSIONS ARE TO CENTERLINE. ALL ELEVATIONS, DIMENSIONS, AND LOCATIONS OF RISERS AND INLETS, SHALL BE VERIFIED BY THE ENGINEER OF RECORD PRIOR TO RELEASING FOR FABRICATION.
- ALL FITTINGS AND REINFORCEMENT COMPLY WITH ASTM A998.
- ALL RISERS AND STUBS ARE 2⅔" x ½" CORRUGATION AND 16 GAGE UNLESS OTHERWISE NOTED.
- RISERS TO BE FIELD TRIMMED TO GRADE.
- QUANTITY OF PIPE SHOWN DOES NOT PROVIDE EXTRA PIPE FOR CONNECTING THE SYSTEM TO EXISTING PIPE OR DRAINAGE STRUCTURES. OUR SYSTEM AS DETAILED PROVIDES NOMINAL INLET AND/OR OUTLET PIPE STUB FOR CONNECTION TO EXISTING DRAINAGE FACILITIES. IF ADDITIONAL PIPE IS NEEDED IT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- BAND TYPE TO BE DETERMINED UPON FINAL DESIGN.
- THE PROJECT SUMMARY IS REFLECTIVE OF THE DYODS DESIGN. QUANTITIES ARE APPROX. AND SHOULD BE VERIFIED UPON FINAL DESIGN AND APPROVAL. FOR EXAMPLE, TOTAL EXCAVATION DOES NOT CONSIDER ALL VARIABLES SUCH AS SHORING AND ONLY ACCOUNTS FOR MATERIAL WITHIN THE ESTIMATED EXCAVATION FOOTPRINT.
- THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES AND DO NOT REFLECT ANY LOCAL PREFERENCES OR REGULATIONS. PLEASE CONTACT YOUR LOCAL CONTECH REP FOR MODIFICATIONS.

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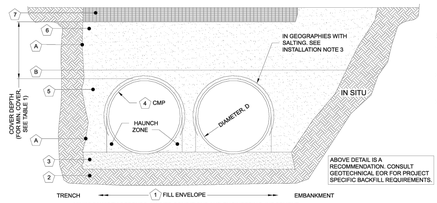
DATE	REVISION DESCRIPTION	BY

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CONTECH CMP DETENTION SYSTEMS
CONTECH DYODS DRAWING

DYO77199 Culvers - Farmington Hills
CMP - Xfil (5ft dia)
West Chester, OH
DETENTION SYSTEM

PROJECT No.:	SEQ. No.:	DATE:
55750	77199	6/4/2025
DESIGNED: DYO	DRAWN: DYO	
CHECKED: DYO	APPROVED: DYO	
SHEET NO.:	1	



MINIMUM WIDTH DEPENDS ON SITE CONDITIONS AND ENGINEERING JUDGEMENT

TABLE 1:

DIAMETER, D	MIN. COVER	CORR. PROFILE
8'-10"	12"	1 1/2" x 1/4"
12'-48"	12"	2 2/3" x 1/2"
>48'-96"	12"	3" x 1", 5" x 1"
>96"	D/8	3" x 1", 5" x 1"

- STRUCTURAL BACKFILL MUST EXTEND TO LIMITS OF THE TABLE
- TOTAL HEIGHT OF COMPACTED COVER FOR CONVENTIONAL HIGHWAY LOADS IS MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TOP OF RIGID PAVEMENT.

ABOVE DETAIL IS A RECOMMENDATION. CONSULT GEOTECHNICAL EOR FOR PROJECT SPECIFIC BACKFILL REQUIREMENTS.

INSTALLATION NOTES
1. WHEN PLACING THE FIRST LIFTS OF BACKFILL IT IS IMPORTANT TO MAKE SURE THAT THE BACKFILL IS PROPERLY COMPACTED UNDER AND AROUND THE PIPE HAUNCHES.
2. OTHER ALTERNATE BACKFILL MATERIAL MAY BE ALLOWED DEPENDING ON SITE SPECIFIC CONDITIONS, AS APPROVED BY SITE ENGINEER.
3. IF SALTING AGENTS FOR SNOW AND ICE REMOVAL ARE USED ON OR NEAR THE PROJECT, A GEOMEMBRANE BARRIER IS RECOMMENDED OVER THE UPPER HALF OF THE PIPE. THE GEOMEMBRANE LINER IS INTENDED TO HELP PROTECT THE SYSTEM FROM THE POTENTIAL ADVERSE EFFECTS THAT MAY RESULT FROM A CHANGE IN THE SURROUNDING ENVIRONMENT OVER A PERIOD OF TIME. PLEASE REFER TO THE CORRUGATED METAL PIPE DETENTION DESIGN GUIDE FOR ADDITIONAL INFORMATION.

TABLE 2: xFiltration

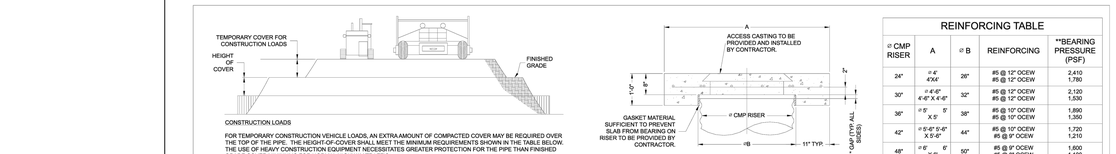
XFILTRATION® JOINT STANDARD BACKFILL SPECIFICATIONS

	MATERIAL LOCATION	MATERIAL SPECIFICATION	DESCRIPTION	
1	FILL ENVELOPE WIDTH	PER ENGINEER OF RECORD	MINIMUM TRENCH WIDTH MUST ALLOW ROOM FOR PROPER COMPACTION OF HAUNCH MATERIALS UNDER THE PIPE. THE SUGGESTED MINIMUM TRENCH WIDTH, OR EOR RECOMMENDATION: PIPE ≤ 12". D + 16" PIPE > 12". 1.50 • 12"	MINIMUM EMBANKMENT WIDTH (IN FEET) FOR INITIAL FILL ENVELOPE: PIPE < 24". 3.00 PIPE 24" - 144". D + 4'0" PIPE > 144". D + 10'0"
2	FOUNDATION	**AASHTO 26.5.2** - PER ENGINEER OF RECORD	PRIOR TO PLACING THE BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL BE REMOVED AND FOUNDATION BROUGHT BACK TO GRADE WITH A FILL MATERIAL APPROVED BY THE ENGINEER OF RECORD.	
3	BEDDING	**AASHTO M 43: 3, 357, 4, 467, 5, 56, 57**	PIPE SHOULD BE PLACED ON THE FOUNDATION BOTTOM WITH A 4"- 6" MINIMUM STONE DEPTH ROUGHLY SHAPPED TO FIT THE BOTTOM OF THE PIPE. IF THE ENGINEER OF RECORD DETERMINES THAT STONE BEDDING IS NOT NEEDED, THE PIPE MAY BE PLACED ON THE TRENCH BOTTOM SEPARATED WITH A NON-WOVEN GEOTEXTILE PLACED AT THE INVERT OF A RELATIVELY LOOSE MATERIAL THAT IS ROUGHLY SHAPED TO FIT THE BOTTOM OF THE PIPE, 2" MIN DEPTH.	
4		CORRUGATED METAL PIPE		
5	BACKFILL	FREE-DRAINING, ANGULAR, NATURALLY OCCURRING WASHED STONE PER **AASHTO M 43: 3, 357, 4, 467, 5, 56, 57** OR APPROVED EQUAL *	HAUNCH ZONE MATERIAL SHALL BE HAND SHOVELED OR SHOVEL SLICED INTO PLACE TO ALLOW FOR PROPER COMPACTION WITHOUT SOFT SPOTS. BACKFILL SHALL BE PLACED IN 8" +/- LOOSE LIFTS AND COMPACTED TO 90% STANDARD PROCTOR PER AASHTO T 99. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A TWO LIFT (16") DIFFERENTIAL BETWEEN ANY OF THE PIPES AT ANY TIME DURING THE BACKFILL PROCESS. THE BACKFILL SHOULD BE ADVANCED ALONG THE LENGTH OF THE SYSTEM TO AVOID DIFFERENTIAL LOADING. WHERE CONVENTIONAL COMPACTION TESTING IS NOT PRACTICAL, THE MATERIAL SHALL BE MECHANICALLY COMPACTED UNTIL NO FURTHER YIELDING OF MATERIAL IS OBSERVED UNDER THE COMPACTOR. AREAS WITH HIGH WATER TABLE FLUCTUATIONS THAT INTERACT WITH THE PIPE ZONE, CONSIDER INSTALLING A GEOTEXTILE SEPARATION LAYER TO PREVENT SOIL MIGRATION. **	
6	COVER MATERIAL	UP TO MIN. COVER - **AASHTO M 145: A-1, A-2, A-3** ABOVE MIN. COVER - PER ENGINEER OF RECORD	COVER MATERIAL MAY INCLUDE NON-BITUMINOUS, GRANULAR ROADBASE MATERIAL WITHIN MIN COVER LIMITS	
7	RIGID OR FLEXIBLE PAVEMENT (IF APPLICABLE)	PER ENGINEER OF RECORD	FLEXIBLE PAVEMENT SHOULD NOT BE COUNTED AS PART OF THE FILL HEIGHT OVER THE CMP. FINAL BACKFILL MATERIAL SELECTION AND COMPACTION REQUIREMENTS SHALL FOLLOW THE PROJECT PLANS AND SPECIFICATIONS PER THE ENGINEER OF RECORD.	
A	SIDE GEOTEXTILE	NONE	GEOTEXTILE LAYER IS RECOMMENDED ON SIDES OF EXCAVATION TO PREVENT SOIL MIGRATION WHEN STONE BEDDING IS USED. IF NO STONE BEDDING IS USED, THEN SIDE GEOTEXTILE IS REQUIRED.	
B	GEOTEXTILE BETWEEN LAYERS	NONE	IF SOIL TYPES DIFFER AT ANY POINT ABOVE PIPE INVERT, A GEOTEXTILE LAYER IS RECOMMENDED TO BE PLACED BETWEEN THE LAYERS TO PREVENT SOIL MIGRATION.	

NOTES:
- FOR MULTIPLE BARREL INSTALLATIONS, THE RECOMMENDED STANDARD SPACING BETWEEN PARALLEL PIPE RUNS SHALL BE THE PIPE DIAMETER /2 BUT NO LESS THAN 12" FOR DIAMETERS <72", FOR 72" AND LARGER DIAMETERS, THE MINIMUM SPACING IS 36". CONTACT YOUR CONTECH REPRESENTATIVE FOR NONSTANDARD SPACING.
- APPROVED REGIONAL EQUIVALENTS FOR SECTION 5 INCLUDE CA-7, MIDOT 6AA, 6A, OR 5G, PROVIDED THEY MEET THE PARTICLE SIZES INDICATED.

MANUFACTURER RECOMMENDED BACKFILL

NOT TO SCALE



FOR TEMPORARY CONSTRUCTION VEHICLE LOADS, AN EXTRA AMOUNT OF COMPACTED COVER MAY BE REQUIRED OVER THE TOP OF THE PIPE. THE HEIGHT-OF-COVER SHALL MEET THE MINIMUM REQUIREMENTS SHOWN IN THE TABLE BELOW. THE USE OF HEAVY CONSTRUCTION EQUIPMENT NECESSITATES GREATER PROTECTION FOR THE PIPE THAN FINISHED GRADE COVER MINIMUMS FOR NORMAL HIGHWAY TRAFFIC.

PIPE SPAN, INCHES	AXLE LOADS (kips)			
	18-50	50-75	75-110	110-150
	MINIMUM COVER (FT)			
12-42	2.0	2.5	3.0	3.0
48-72	3.0	3.0	3.5	4.0
78-120	3.0	3.5	4.0	4.0
126-144	3.5	4.0	4.5	4.5

*MINIMUM COVER MAY VARY, DEPENDING ON LOCAL CONDITIONS. THE CONTRACTOR MUST PROVIDE THE ADDITIONAL COVER REQUIRED TO AVOID DAMAGE TO THE PIPE. MINIMUM COVER IS MEASURED FROM THE TOP OF THE PIPE TO THE TOP OF THE MAINTAINED CONSTRUCTION ROADWAY SURFACE.

CONSTRUCTION LOADING DIAGRAM

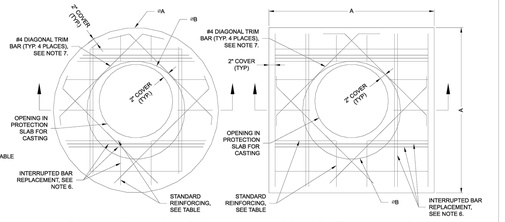
SCALE: N.T.S.

NOTE:
THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES AND DO NOT REFLECT ANY LOCAL PREFERENCES OR REGULATIONS. PLEASE CONTACT YOUR LOCAL CONTECH REP FOR MODIFICATIONS.

REINFORCING TABLE

CMP RISER	A	B	REINFORCING	**BEARING PRESSURE (PSF)
24"	4' 4"x4'	26"	#5 @ 12" OCEW #5 @ 12" OCEW	2,410 1,780
30"	4'-6" 4'-6" X 4'-6"	32"	#5 @ 12" OCEW #5 @ 12" OCEW	2,120 1,530
36"	5' 5' X 5'	38"	#5 @ 10" OCEW #5 @ 10" OCEW	1,890 1,350
42"	5'-6" 5'-6" X 5'-6"	44"	#5 @ 10" OCEW #5 @ 9" OCEW	1,720 1,210
48"	6' 6' X 6'	50"	#5 @ 9" OCEW #5 @8" OCEW	1,600 1,100

** ASSUMED SOIL BEARING CAPACITY



NOTES:
1. DESIGN IN ACCORDANCE WITH AASHTO, 17th EDITION.
2. DESIGN LOAD HS25.
3. EARTH COVER = 1' MAX.
4. CONCRETE STRENGTH = 3,500 psi
5. REINFORCING STEEL = ASTM A615, GRADE 60.
6. PROVIDE ADDITIONAL REINFORCING AROUND OPENINGS EQUAL TO THE BARS INTERRUPTED, HALF EACH SIDE. ADDITIONAL BARS TO BE IN THE SAME PLANE.
7. TRIM OPENING WITH DIAGONAL #4 BARS, EXTEND BARS A MINIMUM OF 12" BEYOND OPENING, BEND BARS AS REQUIRED TO MAINTAIN BAR COVER.
8. PROTECTION SLAB AND ALL MATERIALS TO BE PROVIDED AND INSTALLED BY CONTRACTOR.
9. DETAIL DESIGN BY DELTA ENGINEERING, BINGHAMTON, NY.

MANHOLE CAP DETAIL

SCALE: N.T.S.

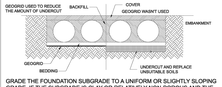
CMP DETENTION INSTALLATION GUIDE

PROPER INSTALLATION OF A FLEXIBLE UNDERGROUND DETENTION SYSTEM WILL ENSURE LONG-TERM PERFORMANCE. THE CONFIGURATION OF THESE SYSTEMS OFTEN REQUIRES SPECIAL CONSTRUCTION PRACTICES THAT DIFFER FROM CONVENTIONAL FLEXIBLE PIPE CONSTRUCTION. CONTECH ENGINEERED SOLUTIONS STRONGLY SUGGESTS SCHEDULING A PRE-CONSTRUCTION MEETING WITH YOUR LOCAL SALES ENGINEER TO DETERMINE IF ADDITIONAL MEASURES, NOT COVERED IN THIS GUIDE, ARE APPROPRIATE FOR YOUR SITE.

FOUNDATION

CONSTRUCT A FOUNDATION THAT CAN SUPPORT THE DESIGN LOADING APPLIED BY THE PIPE AND ADJACENT BACKFILL WEIGHT AS WELL AS MAINTAIN ITS INTEGRITY DURING CONSTRUCTION.

IF SOFT OR UNSUITABLE SOILS ARE ENCOUNTERED, REMOVE THE POOR SOILS DOWN TO A SUITABLE DEPTH AND THEN BUILD UP TO THE APPROPRIATE ELEVATION WITH A COMPETENT BACKFILL MATERIAL. THE STRUCTURAL FILL MATERIAL DRADATION SHOULD NOT ALLOW THE MIGRATION OF FINES, WHICH CAN CAUSE SETTLEMENT OF THE DETENTION SYSTEM OR PAVEMENT ABOVE. IF THE STRUCTURAL FILL MATERIAL IS NOT COMPATIBLE WITH THE UNDERLYING SOILS, THEN A GEOTEXTILE FABRIC SHOULD BE USED AS A SEPARATOR. IN SOME CASES, USING A STIFF REINFORCING GEOGRID REDUCES OVER EXCAVATION AND REPLACEMENT FILL QUANTITIES.



GRADE THE FOUNDATION SUBGRADE TO A UNIFORM OR SLIGHTLY SLOPING GRADE. IF THE SUBGRADE IS CLAY OR RELATIVELY NON-POROUS AND THE CONSTRUCTION SEQUENCE WILL LAST FOR AN EXTENDED PERIOD OF TIME, IT IS BEST TO SLOPE THE GRADE TO ONE END OF THE SYSTEM. THIS WILL ALLOW EXCESS WATER TO DRAIN QUICKLY, PREVENTING SATURATION OF THE SUBGRADE.

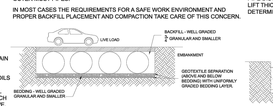
GEOMEMBRANE BARRIER

THE RESISTIVITY OF A PROJECT SITE MAY CHANGE OVER TIME DUE TO THE USE OF VARIOUS SALTING, DE-ICING, AND AGRICULTURAL AGENTS APPLIED ON OR NEAR THE AREA. TO MITIGATE THE POTENTIAL IMPACT OF THESE AGENTS, AN HDPE MEMBRANE LINER WILL BE INSTALLED ON THE CROWN OF EACH PIPE, CREATING AN IMPERMEABLE BARRIER. THIS MEASURE IS DESIGNED TO PROTECT THE SYSTEM FROM ENVIRONMENTAL CHANGES THAT COULD LEAD TO PREMATURE CORROSION AND REDUCE THE OVERALL SERVICE LIFE.

IN-SITU TRENCH WALL

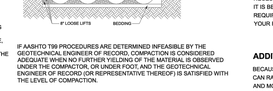
IF EXCAVATION IS REQUIRED, THE TRENCH WALL NEEDS TO BE CAPABLE OF SUPPORTING THE LOAD THAT THE PIPE SHEDS AS THE SYSTEM IS LOADED. IF SOILS ARE NOT CAPABLE OF SUPPORTING THESE LOADS, THE PIPE CAN DEFLECT PERFORM A SIMPLE SOIL PRESSURE CHECK USING THE APPLIED LOADS TO DETERMINE THE LIMITS OF EXCAVATION BEYOND THE SPRING LINE OF THE OUTER MOST PIPES.

IN MOST CASES THE REQUIREMENTS FOR A SAFE WORK ENVIRONMENT AND PROPER BACKFILL PLACEMENT AND COMPACTION TAKE CARE OF THIS CONCERN.



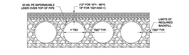
BACKFILL PLACEMENT

MATERIAL SHALL BE WORKED INTO THE PIPE HAUNCHES BY MEANS OF SHOVEL-SLICING, RODDING, AIR TAMPER, VIBRATORY ROD, OR OTHER EFFECTIVE METHODS.

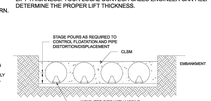


IF AASHTO T99 PROCEDURES ARE DETERMINED INFEASIBLE BY THE GEOTECHNICAL ENGINEER OF RECORD, COMPACTION IS CONSIDERED ADEQUATE WHEN NO FURTHER YIELDING OF THE MATERIAL IS OBSERVED UNDER THE COMPACTOR, OR UNDER FOOT, AND THE GEOTECHNICAL ENGINEER OF RECORD (OR REPRESENTATIVE THEREOF) IS SATISFIED WITH THE LEVEL OF COMPACTION.

FOR LARGE SYSTEMS, CONVEYOR SYSTEMS, BACKHOES WITH LONG REACHES OR DRAGLINES WITH STONE BUCKETS MAY BE USED TO PLACE BACKFILL. ONCE MINIMUM COVER FOR CONSTRUCTION LOADING ACROSS THE ENTIRE WIDTH OF THE SYSTEM IS REACHED, ADVANCE THE EQUIPMENT TO THE END OF THE RECENTLY PLACED FILL AND BEGIN THE SEQUENCE AGAIN. THE FILL PROCESS MUST BE CONTINUOUS. THE USE OF A CONSTRUCTION SEQUENCE PROVIDES ROOM FOR STOCKPILES OF BACKFILL DIRECTLY BEHIND THE BACKHOE, AS WELL AS THE MOVEMENT OF CONSTRUCTION TRAFFIC. MATERIAL STOCKPILES ON TOP OF THE BACKFILLED DETENTION SYSTEM SHOULD BE LIMITED TO 8- TO 10-FEET HIGH AND MUST PROVIDE BALANCED LOADING ACROSS ALL BARRELS TO DETERMINE THE PROPER COVER OVER THE PIPES TO ALLOW THE MOVEMENT OF CONSTRUCTION EQUIPMENT SEE TABLE 1, OR CONTACT YOUR LOCAL CONTECH SALES ENGINEER.



WHEN FLOWABLE FILL IS USED, YOU MUST PREVENT PIPE FLOATATION. TYPICALLY, SMALL LIFTS ARE PLACED BETWEEN THE PIPES AND THEN ALLOWED TO SET-UP PRIOR TO THE PLACEMENT OF THE NEXT LIFT. THE ALLOWABLE THICKNESS OF THE CLSM LIFT IS A FUNCTION OF A PROPER BALANCE BETWEEN THE WEIGHT OF THE CLSM AND THE OPPOSING WEIGHT OF THE PIPE, AND THE EFFECT OF OTHER RESTRAINING MEASURES. THE PIPE CAN CARRY LIMITED FLUID PRESSURE WITHOUT PIPE DISTORTION OR DISPLACEMENT, WHICH ALSO AFFECTS THE CLSM LIFT THICKNESS. YOUR LOCAL CONTECH SALES ENGINEER CAN HELP DETERMINE THE PROPER LIFT THICKNESS.

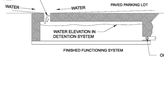


CONSTRUCTION LOADING

TYPICALLY, THE MINIMUM COVER SPECIFIED FOR A PROJECT ASSUMES H-20 LIVE LOAD. BECAUSE CONSTRUCTION LOADS OFTEN EXCEED DESIGN LIVE LOADS, INCREASED TEMPORARY MINIMUM COVER REQUIREMENTS ARE NECESSARY. SINCE CONSTRUCTION EQUIPMENT VARIES FROM JOB TO JOB, IT IS BEST TO ADDRESS EQUIPMENT SPECIFIC MINIMUM COVER REQUIREMENTS WITH YOUR LOCAL CONTECH SALES ENGINEER DURING YOUR PRE-CONSTRUCTION MEETING.

ADDITIONAL CONSIDERATIONS

BECAUSE MOST SYSTEMS ARE CONSTRUCTED BELOW-GRADE, RAINFALL CAN RAPIDLY FILL THE EXCAVATION, POTENTIALLY CAUSING FLOATATION AND MOVEMENT OF THE PREVIOUSLY PLACED PIPES. TO HELP MITIGATE POTENTIAL PROBLEMS, IT IS BEST TO START THE INSTALLATION AT THE DOWNSTREAM END WITH THE OUTLET ALREADY CONSTRUCTED TO ALLOW A ROUTE FOR THE WATER TO ESCAPE. TEMPORARY DIVERSION MEASURES MAY BE REQUIRED FOR HIGH FLOWS DUE TO THE RESTRICTED NATURE OF THE OUTLET PIPE.



CMP DETENTION SYSTEM INSPECTION AND MAINTENANCE

UNDERGROUND STORMWATER DETENTION AND INFILTRATION SYSTEMS MUST BE INSPECTED AND MAINTAINED AT REGULAR INTERVALS FOR PURPOSES OF PERFORMANCE AND LONGEVITY.

INSPECTION

INSPECTION IS THE KEY TO EFFECTIVE MAINTENANCE OF CMP DETENTION SYSTEMS AND IS EASILY PERFORMED. CONTECH RECOMMENDS ONGOING, ANNUAL INSPECTIONS, SITES WITH HIGH TRASH LOAD OR SMALL OUTLET CONTROL ORIFICES MAY NEED MORE FREQUENT INSPECTIONS. THE RATE AT WHICH THE SYSTEM COLLECTS POLLUTANTS WILL DEPEND MORE ON SITE SPECIFIC ACTIVITIES RATHER THAN THE SIZE OR CONFIGURATION OF THE SYSTEM.

INSPECTIONS SHOULD BE PERFORMED MORE OFTEN IN EQUIPMENT WASH-DOWN AREAS, IN CLIMATES WHERE SANDING AND/OR SALTING OPERATIONS TAKE PLACE, AND IN OTHER VARIOUS INSTANCES IN WHICH ONE WOULD EXPECT HIGHER ACCUMULATIONS OF SEDIMENT OR ABRASIVE/ CORROSIVE CONDITIONS. A RECORD OF EACH INSPECTION IS TO BE MAINTAINED FOR THE LIFE OF THE SYSTEM

MAINTENANCE

CMP DETENTION SYSTEMS SHOULD BE CLEANED WHEN AN INSPECTION REVEALS ACCUMULATED SEDIMENT OR TRASH IS CLOGGING THE DISCHARGE ORIFICE.

ACCUMULATED SEDIMENT AND TRASH CAN TYPICALLY BE EVACUATED THROUGH THE MANHOLE OVER THE OUTLET ORIFICE. IF MAINTENANCE IS NOT PERFORMED AS RECOMMENDED, SEDIMENT AND TRASH MAY ACCUMULATE IN FRONT OF THE OUTLET ORIFICE. MANHOLE COVERS SHOULD BE SECURELY SEATED FOLLOWING CLEANING ACTIVITIES. CONTECH SUGGESTS THAT ALL SYSTEMS BE DESIGNED WITH AN ACCESS/INSPECTION MANHOLE SITUATED AT OR NEAR THE INLET AND THE OUTLET ORIFICE. SHOULD IT BE NECESSARY TO GET INSIDE THE SYSTEM TO PERFORM MAINTENANCE ACTIVITIES, ALL APPROPRIATE PRECAUTIONS REGARDING CONFINED SPACE ENTRY AND OSHA REGULATIONS SHOULD BE FOLLOWED.

ANNUAL INSPECTIONS ARE BEST PRACTICE FOR ALL UNDERGROUND SYSTEMS. DURING THIS INSPECTION, IF EVIDENCE OF SALTINGS/ICING AGENTS IS OBSERVED WITHIN THE SYSTEM, IT IS BEST PRACTICE FOR THE SYSTEM TO BE RINSED, INCLUDING ABOVE THE SPRING LINE SOON AFTER THE SPRING THAW AS PART OF THE MAINTENANCE PROGRAM FOR THE SYSTEM.

MAINTAINING AN UNDERGROUND DETENTION OR INFILTRATION SYSTEM IS EASIEST WHEN THERE IS NO FLOW ENTERING THE SYSTEM. FOR THIS REASON, IT IS A GOOD IDEA TO SCHEDULE THE CLEANOUT DURING DRY WEATHER.

THE FOREGOING INSPECTION AND MAINTENANCE EFFORTS HELP ENSURE UNDERGROUND PIPE SYSTEMS USED FOR STORMWATER STORAGE CONTINUE TO FUNCTIONAS INTENDED BY PRACTICING RECOMMENDED REGULAR INSPECTION AND MAINTENANCE PROCEDURES. DETECTION AND MAINTENANCE RELATED TO THE STRUCTURAL INTEGRITY OF THE PIPE OR THE SOUNDNESS OF PIPE JOINT CONNECTIONS IS BEYOND THE SCOPE OF THIS GUIDE.

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NFE-ENGR.COM

SEAL



PROJECT
Culver's - Orchard Plaza
Farmington Hills, MI

CLIENT
SSFHC Real Estate LLC
2246 Oakwood Drive
Troy, MI 48085

Contact:
Mr. Ronald J. Sesi
Ph: 248-245-2852

PROJECT LOCATION
Part of the SE 1/4 of Section 10
T.1N., R.9E.
City of Farmington Hills, Oakland County, Michigan

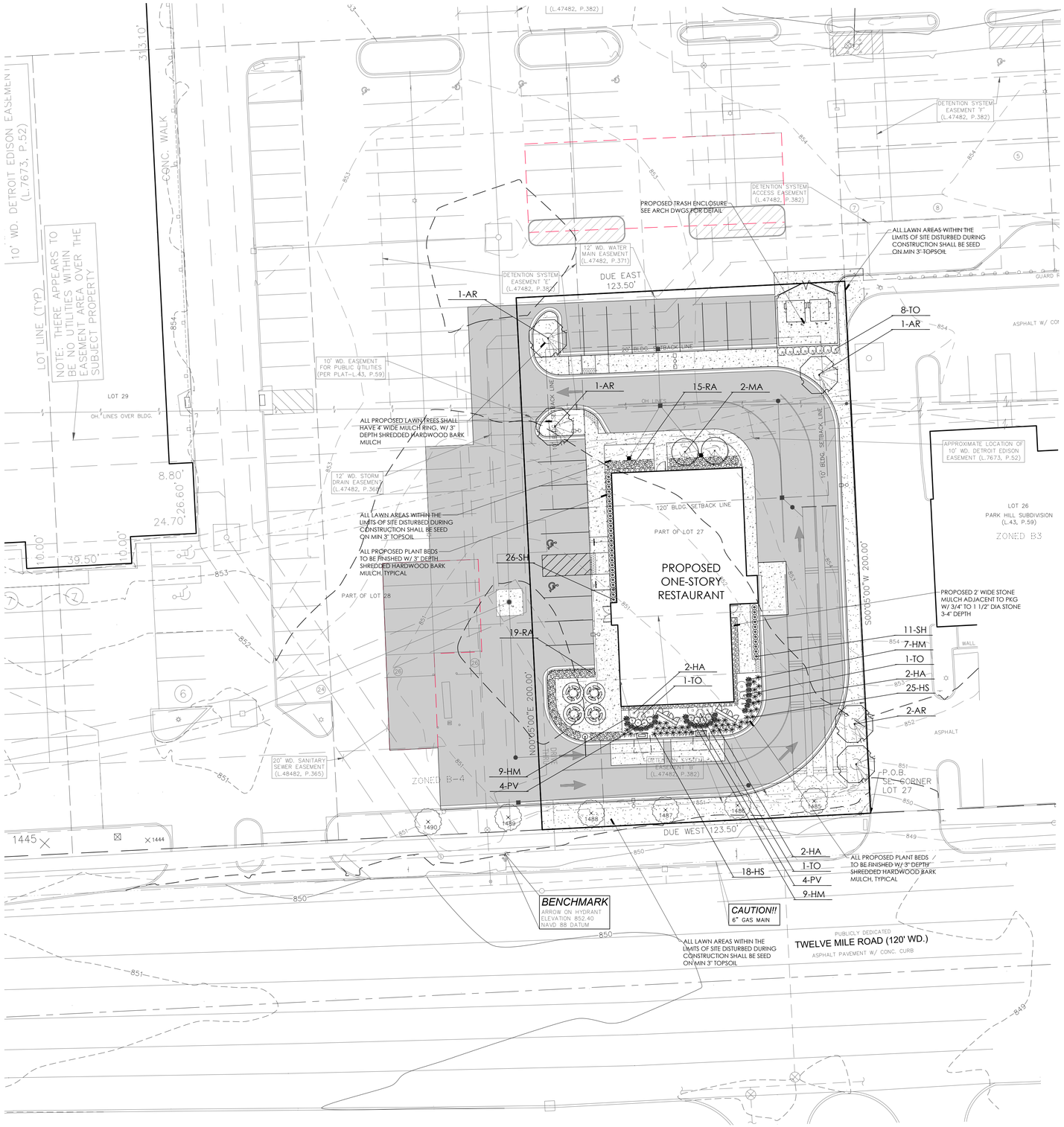
SHEET
Contech Detention Details

Know what's below Call before you dig.

DATE ISSUED/REVISED
06-09-25 ISSUED FOR SITE PLAN REVIEW

DRAWN BY: J. Lawrey
DESIGNED BY: A. Eizember
APPROVED BY: A. Eizember
DATE: May 16, 2025
SCALE: N.T.S.

NFE JOB NO. E859-09
SHEET NO. SP04.1



GENERAL LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, THE PLAN SHALL GOVERN QUANTITIES. CONTACT THE LANDSCAPE ARCHITECT WITH ANY CONCERNS.
2. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ANY DAMAGE OR INTERUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES, AND SHALL REPORT ANY UNACCEPTABLE SITE CONDITIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT.
4. PLANTS SHALL BE FULL, WELL-BRANCHED, AND IN HEALTHY VIGOROUS GROWING CONDITION.
5. PLANTS SHALL BE WATERED BEFORE AND AFTER PLANTING IS COMPLETE.
6. ALL TREES MUST BE STAKED, FERTILIZED AND MULCHED AND SHALL BE GUARANTEED TO EXHIBIT A NORMAL GROWTH CYCLE FOR AT LEAST ONE (1) YEAR FOLLOWING PLANTING.
7. ALL MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED IN THE MOST RECENT EDITION OF THE "AMERICAN STANDARDS FOR NURSERY STOCK".
8. CONTRACTOR WILL SUPPLY FINISHED GRADE AND EXCAVATE AS NECESSARY TO SUPPLY PLANT MIX DEPTH IN ALL PLANTING BEDS AS INDICATED IN PLANT DETAILS AND A DEPTH OF 3" IN ALL LAWN AREAS.
9. PROVIDE CLEAN BACKFILL SOIL, USING MATERIAL STOCKPILED ON-SITE. SOIL SHALL BE SCREENED AND FREE OF DEBRIS, FOREIGN MATERIAL, AND STONE.
10. SLOW-RELEASE FERTILIZER SHALL BE ADDED TO THE PLANT PITS BEFORE BEING BACKFILLED. APPLICATION SHALL BE AT THE MANUFACTURERS RECOMMENDED RATES.
11. AMENDED PLANT MIX (PREPARED TOPSOIL) SHALL CONSIST OF 1/3 SCREENED TOPSOIL, 1/3 SAND, AND 1/3 COMPOSTED MANURE (DAIRY DOO OR EQUAL), MIXED WELL AND SPREAD TO A DEPTH AS INDICATED IN PLANTING DETAILS.
12. ALL PLANTINGS SHALL BE MULCHED WITH SHREDDED HARDWOOD BARK, SPREAD TO A DEPTH OF 3" FOR TREES AND SHRUBS, AND 2" ON ANNUALS, PERENNIALS, AND GROUNDCOVER PLANTINGS. MULCH SHALL BE FREE FROM DEBRIS AND FOREIGN MATERIAL, AND PIECES ON INCONSISTENT SIZE.
13. NO SUBSTITUTIONS OR CHANGES OF LOCATION, OR PLANT TYPE SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE.
14. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS PRIOR TO INSTALLATION.
15. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL IN A VERTICAL CONDITION THROUGHOUT THE GUARANTEED PERIOD.
16. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE SHALL HAVE THE RIGHT TO REJECT ANY WORK OR MATERIAL THAT DOES NOT MEET THE REQUIREMENTS OF THE PLANS AND/OR SPECIFICATIONS.
17. THE LANDSCAPE CONTRACTOR SHALL SEED AND MULCH OR SOD (AS INDICATED ON PLANS) ALL AREAS DISTURBED BY SUCH ON THE PLANS, THROUGHOUT THE CONTRACT LIMITS, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING AREAS DISTURBED DURING CONSTRUCTION, NOT IN THE CONTRACT LIMITS, TO EQUAL OR GREATER CONDITION.
18. ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESSIVE WATER FROM PONDING ON LAWN AREAS OR AROUND TREES AND SHRUBS.
19. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM.

KEY LEGEND

1. TYPICAL SOD LAWN AREAS, SOWN ON 3" TOPSOIL
2. RESTORE EXISTING LAWN AREAS W/ HYDROSEED AND MULCH
3. 4' DIA SPADE CUT EDGE W/ 3" SHREDDED BARK MULCH
4. 3" DEPTH DOUBLE SHREDDED HARDWOOD BARK MULCH
5. 3/4" - 1 1/2" STONE MULCH, 3-4" DEPTH ON WEED BARRIER
6. 3/16" X 4" BLACK STEEL EDGING, STAKED PER MANUFACTURER

GENERAL SEED NOTE:

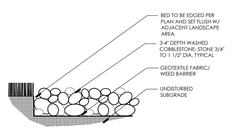
ALL LAWN AREAS DESIGNATED TO BE SEEDED, SHALL BE SUIT-SEEDED, OR DROP-SEEDED WITH SPECIFIED BLENDS, AND STABILIZED WITH WOOD CELLULOSE FIBER MULCH (2,000 LBS PER ACRE) . IN AREAS SUBJECT TO EROSION, SEEDED LAWN SHALL BE FURTHER STABILIZED WHERE NECESSARY WITH BIODEGRADABLE EROSION BLANKET AND STAKED UNTIL ESTABLISHED. ALL SEED SHALL BE APPLIED OVER A MINIMUM 3" PREPARED TOPSOIL, AND SHALL BE KEPT MOIST AND WATERED DAILY UNTIL ESTABLISHED.
SEEDING INSTALLATION SHALL OCCUR ONLY:
SPRING: APRIL1 TO JUNE1
FALL: AUGUST 15 TO OCTOBER 15

TYPICAL SEEDED LAWN MIX:

ALL LAWN AREAS DESIGNATED TO BE SEEDED, SHALL BE HYDROSEEDED WITH TYPICAL DROUGHT TOLERANT, DURABLE BLENDED SEED MIX, AT A RATE OF 4-6 LBS PER 1,000 S.F.
MIX IS COMPRISED OF
- 40% KENTUCKY BLUEGRASS
- 20% PERENNIAL RYE GRASS
- 20% CREEPING RED FESCUE
- 20% CHEWINGS FESCUE

IRRIGATION NOTE:

ALL LANDSCAPE AREAS, INCLUDING THOSE WITHIN THE R.O.W. SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE SYSTEM SHALL OPERATE IN COMPLIANCE WITH LOCAL STANDARDS AND SEASONAL RESTRICTIONS. SEPARATE ZONES SHALL BE PROVIDED FOR LAWN AREAS AND PLANTING BEDS. IRRIGATION SHALL BE DESIGNED IN THE THE MOST EFFICIENT MANNER NECESSARY TO FULLY IRRIGATE ALL PLANTING AREAS.



COBBLESTONE MULCH DETAIL
NTS

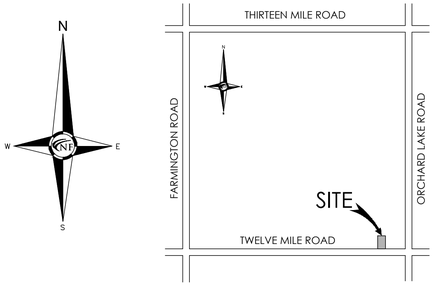
PLANT SCHEDULE

KEY	QTY	BOTANICAL/COMMON NAME	SIZE	SPACING	ROOT	COMMENT
TREES						
AR	5	Acer rubrum 'Armstrong' Armstrong Red Maple	3" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
MA	2	Malus 'Adirondack' Adirondack Crabapple	2" CAL	SEE PLAN	B&B	FULLY BRANCHED HEADS
SHRUBS						
HA	6	Hydrangea arborescens 'Annabelle' Annabelle Hydrangea	30" HT	SEE PLAN	B&B	WELL-ROOTED
RA	34	Ribes alpinum 'Green Mound' Green Mound Alpine Currant	24" HT	30" OC	B&B	WELL-ROOTED
TO	11	Thuja occidentalis 'Smaragd' Emerald Green Arborvitae	5' HT	3' OC	B&B	WELL-ROOTED
GROUNDCOVERS/PERENNIALS						
HM	25	Hakonechloa macra Japanese Forest Grass	2 GAL	24" OC	CONT	WELL-ROOTED
HS	46	Hemerocallis 'Stella D'Oro' Stella D' Oro Daylily	2 GAL	24" OC	CONT	WELL-ROOTED
PV	8	Panicum virgatum 'Northwind' Northwind Switch Grass	3 GAL	30" OC	CONT	WELL-ROOTED
SH	37	Sporobolus heterolepis 'Tara' Tara Prairie Dropseed	2 GAL	18" OC	CONT	WELL-ROOTED

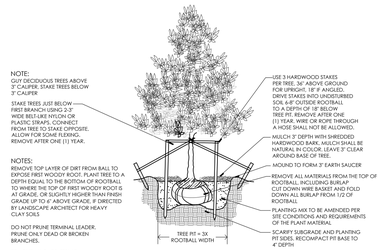
LANDSCAPE REQUIREMENTS

EXISTING SITE ZONING: B-4, PLANNED GENERAL BUSINESS DISTRICT
EXISTING SITE AREA: 24,700 S.F. OR 0.567 ACRES

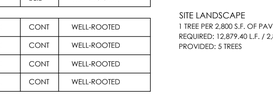
SITE LANDSCAPE
1 TREE PER 2,800 S.F. OF PAVED SURFACE
REQUIRED: 12,879.40 L.F. / 2,800 S.F. = 4.59 OR 5 TREES REQUIRED
PROVIDED: 5 TREES



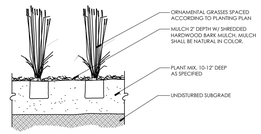
LOCATION MAP
N.T.S.



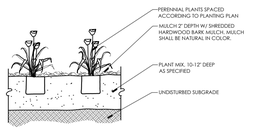
DECIDUOUS TREE PLANTING DETAIL
NTS



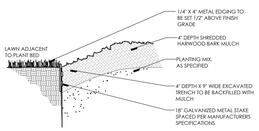
HEDGE PLANTING DETAIL
NTS



ORNAMENTAL GRASS PLANTING DETAIL
NTS



PERENNIAL PLANTING DETAIL
NTS



METAL EDGING DETAIL
NTS

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

SEAL

PROJECT
Culver's - Orchard Plaza
Farmington Hills, MI

CLIENT
SSFHC Real Estate LLC
2246 Oakwood Drive
Troy, MI 48085

Contact:
Mr. Ronald J. Sesi
Ph: 248-245-2852

PROJECT LOCATION
Part of the SE 1/4 of Section 10 T.1N., R.9E. City of Farmington Hills, Oakland County, Michigan

SHEET
Landscape Plan

Know what's below Call before you dig.

REVISIONS

DRAWN BY:
G. Ostrowski

DESIGNED BY:
G. Ostrowski

APPROVED BY:
G. Ostrowski

DATE:
May 12, 2025

SCALE: 1" = 20'
20 10 0 10 20 30

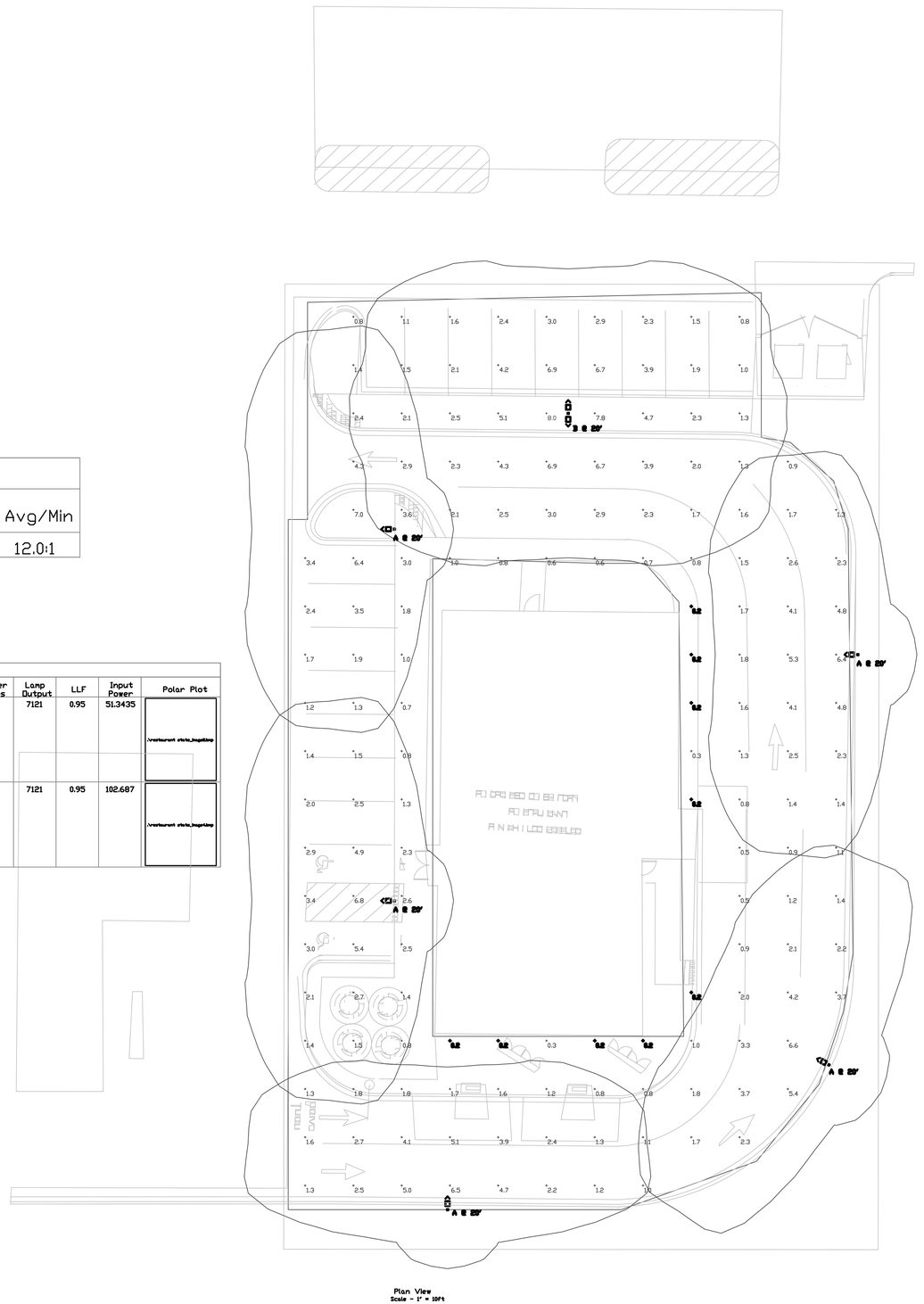
NFE JOB NO. E859-09
SHEET NO. L1

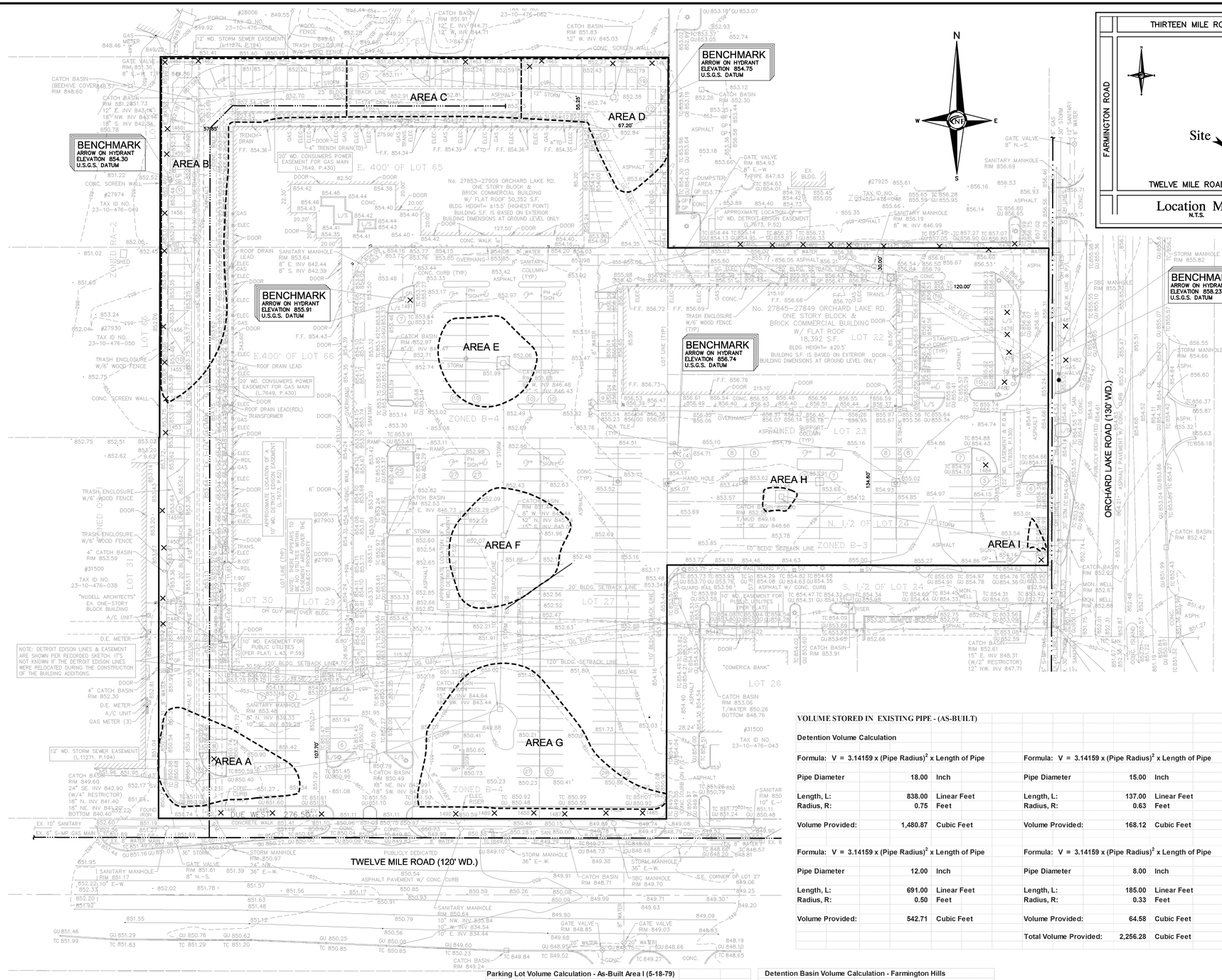
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Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	2.4 fc	8.0 fc	0.2 fc	40.0:1	12.0:1

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	A		5	Lithonia Lighting	RSX1 LED P1 40K R2	RSX Area Luminaire Size 1 P1 Lumen Package 4000K CCT Type R2 Distribution	1	7121	0.95	51.3435	
	B		1	Lithonia Lighting	RSX1 LED P1 40K R2	RSX Area Luminaire Size 1 P1 Lumen Package 4000K CCT Type R2 Distribution	1	7121	0.95	102.687	


0.8 1.1 1.6 2.4 3.0 2.9 2.3 1.5 0.8
1.4 1.5 2.1 4.2 6.9 6.7 3.9 1.9 1.0
2.4 2.1 2.5 5.1 8.0 7.8 4.7 2.3 1.3
4.3 2.9 2.3 4.3 6.9 6.7 3.9 2.0 1.3 0.9
7.0 3.6 2.1 2.5 3.0 2.9 2.3 1.7 1.6 1.7 1.3
3.4 6.4 3.0 1.4 0.8 0.6 0.6 0.7 0.8 1.5 2.6 2.3
2.4 3.5 1.8 1.7 4.1 4.8
1.7 1.9 1.0 1.8 5.3 6.4
1.2 1.3 0.7 1.6 4.1 4.8
1.4 1.5 0.8 0.3 1.3 2.5 2.3
2.0 2.5 1.3 0.8 1.4 1.4
2.9 4.9 2.3 0.5 0.9 1.7
3.4 6.8 2.6 0.5 1.2 1.4
3.0 5.4 2.5 0.9 2.1 2.2
2.1 8.7 1.4 2.0 4.2 3.7
1.4 1.5 0.8 1.0 3.3 6.6
1.3 1.8 1.8 1.7 1.6 1.2 0.8 0.8 1.8 3.7 5.4
1.6 2.7 4.1 5.1 3.9 2.4 1.3 1.1 1.7 2.3
1.3 2.5 5.0 6.5 4.7 2.2 1.2 1.0
A @ 20'
A @ 20'
A @ 20'



Parking Lot Volume Calculation - As-Built Area A (5-18-79)		
Formula: Conical Frustum		
Formula: V = 1/3 x h x (A_t + (A_t x A_b) ^ 0.50 + A_b)		
Area, A_t:	5,848.00	Square Feet
Area, A_b:	4.00	Square Feet
Storage Elevation:	851.34	Feet
Outlet Elevation:	849.60	Feet
Depth of Storage, h:	1.74	Feet
Volume Provided:	3,482.87	Cubic Feet

Parking Lot Volume Calculation - As-Built Area B (5-18-79)		
Formula: Conical Frustum		
Formula: V = 1/3 x h x (A_t + (A_t x A_b) ^ 0.50 + A_b)		
Area, A_t:	17,439.00	Square Feet
Area, A_b:	4.00	Square Feet
Storage Elevation:	853.79	Feet
Outlet Elevation:	851.24	Feet
Depth of Storage, h:	2.55	Feet
Volume Provided:	15,051.05	Cubic Feet

Parking Lot Volume Calculation - As-Built Area C (5-18-79)		
Formula: Conical Frustum		
Formula: V = 1/3 x h x (A_t + (A_t x A_b) ^ 0.50 + A_b)		
Area, A_t:	6,314.00	Square Feet
Area, A_b:	4.00	Square Feet
Storage Elevation:	853.79	Feet
Outlet Elevation:	851.91	Feet
Depth of Storage, h:	1.88	Feet
Volume Provided:	4,058.87	Cubic Feet

Parking Lot Volume Calculation - As-Built Area D (5-18-79)		
Formula: Conical Frustum		
Formula: V = 1/3 x h x (A_t + (A_t x A_b) ^ 0.50 + A_b)		
Area, A_t:	8,261.00	Square Feet
Area, A_b:	4.00	Square Feet
Storage Elevation:	853.79	Feet
Outlet Elevation:	851.83	Feet
Depth of Storage, h:	1.96	Feet
Volume Provided:	5,518.56	Cubic Feet

Parking Lot Volume Calculation - As-Built Area E (5-18-79)		
Formula: Conical Frustum		
Formula: V = 1/3 x h x (A_t + (A_t x A_b) ^ 0.50 + A_b)		
Area, A_t:	4,298.00	Square Feet
Area, A_b:	4.00	Square Feet
Storage Elevation:	852.30	Feet
Outlet Elevation:	851.88	Feet
Depth of Storage, h:	0.42	Feet
Volume Provided:	620.64	Cubic Feet

Parking Lot Volume Calculation - As-Built Area F (5-18-79)		
Formula: Conical Frustum		
Formula: V = 1/3 x h x (A_t + (A_t x A_b) ^ 0.50 + A_b)		
Area, A_t:	6,652.00	Square Feet
Area, A_b:	4.00	Square Feet
Storage Elevation:	852.30	Feet
Outlet Elevation:	851.44	Feet
Depth of Storage, h:	0.86	Feet
Volume Provided:	1,954.81	Cubic Feet

Parking Lot Volume Calculation - As-Built Area G (5-18-79)		
Formula: Conical Frustum		
Formula: V = 1/3 x h x (A_t + (A_t x A_b) ^ 0.50 + A_b)		
Area, A_t:	13,881.00	Square Feet
Area, A_b:	4.00	Square Feet
Storage Elevation:	851.10	Feet
Outlet Elevation:	849.84	Feet
Depth of Storage, h:	1.26	Feet
Volume Provided:	5,930.67	Cubic Feet

Parking Lot Volume Calculation - As-Built Area H (5-18-79)		
Formula: Conical Frustum		
Formula: V = 1/3 x h x (A_t + (A_t x A_b) ^ 0.50 + A_b)		
Area, A_t:	413.00	Square Feet
Area, A_b:	4.00	Square Feet
Storage Elevation:	852.96	Feet
Outlet Elevation:	852.56	Feet
Depth of Storage, h:	0.40	Feet
Volume Provided:	61.02	Cubic Feet

Parking Lot Volume Calculation - As-Built Area I (5-18-79)		
Formula: Conical Frustum		
Formula: V = 1/3 x h x (A_t + (A_t x A_b) ^ 0.50 + A_b)		
Area, A_t:	217.00	Square Feet
Area, A_b:	4.00	Square Feet
Storage Elevation:	852.96	Feet
Outlet Elevation:	852.61	Feet
Depth of Storage, h:	0.35	Feet
Volume Provided:	29.22	Cubic Feet
Total Combined Storage Volume (Pond):	36,707.71	Cubic Feet

VOLUME STORED IN EXISTING PIPE - (AS-BUILT)					
Detention Volume Calculation					
Formula: V = 3.14159 x (Pipe Radius)^2 x Length of Pipe			Formula: V = 3.14159 x (Pipe Radius)^2 x Length of Pipe		
Pipe Diameter	18.00	Inch	Pipe Diameter	15.00	Inch
Length, L:	838.00	Linear Feet	Length, L:	137.00	Linear Feet
Radius, R:	0.75	Feet	Radius, R:	0.63	Feet
Volume Provided:	1,480.87	Cubic Feet	Volume Provided:	168.12	Cubic Feet
Formula: V = 3.14159 x (Pipe Radius)^2 x Length of Pipe			Formula: V = 3.14159 x (Pipe Radius)^2 x Length of Pipe		
Pipe Diameter	12.00	Inch	Pipe Diameter	8.00	Inch
Length, L:	691.00	Linear Feet	Length, L:	185.00	Linear Feet
Radius, R:	0.50	Feet	Radius, R:	0.33	Feet
Volume Provided:	542.71	Cubic Feet	Volume Provided:	64.58	Cubic Feet
			Total Volume Provided:	2,256.28	Cubic Feet

Detention Basin Volume Calculation - Farmington Hills		
As-Built (05/18/79)		
Proposed Use:	Overall	Commercial
Required Detention:	2.000	Inches / Entire Site
Contributing Acreage:	7.230	Acres
Volume Required:	52,489.80	Cubic Feet
Volume Provided (Ponding):	36,707.71	Cubic Feet (Min)
Volume Provided (Pipe):	2,256.28	Cubic Feet (Min)
Total Volume Provided:	38,963.99	Cubic Feet (Min)

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

SEAL

STATE OF MICHIGAN
BRAD W. BRICKEL
ENGINEER
NO. 54071
LICENSED PROFESSIONAL ENGINEER
Brad Brickel

PROJECT
Orchard Plaza
12 Mile Road and
Orchard Lake Road
Farmington Hills, MI 48334

CLIENT
Orchard 12. LLC
c/o Gordon Realty, LLC
766 Riverside Drive
Coral Springs, FL 33071

Contact: Todd Gordon
(954) 346-9494 - Tel.
(888) 465-3394 - Fax

PROJECT LOCATION
Part of the SE 1/4
of Section 10
T.1N., R.9E.
City of Farmington Hills,
Oakland County, Michigan

SHEET
Parking Lot / Existing
Underground Detention
(Existing)

Know what's below Call before you dig.

REVISIONS
04–15–14 ISSUED FOR ENGINEERING REVIEW
06–23–14 REVISED PER ENGINEERING REVIEW
07–17–14 REVISED PER ENGINEERING REVIEW
07–24–14 FINAL APPROVED

DRAWN BY:
R. Johnson

DESIGNED BY:
B. Brickel

APPROVED BY:
B. Brickel

DATE:
May 30, 2013

SCALE: 1" = 40'
40 20 0 20 40 60

NFE JOB NO. E859-03
SHEET NO. C12

LEGAL DESCRIPTION (PARCEL A)

SITUATED IN THE CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS:

LOTS 22 AND 23, THE NORTH ½ OF LOT 24, PART OF LOTS 27 AND 28, ALL OF LOTS 29 AND 30, ALSO THE EASTERLY 400 FEET OF LOTS 65 AND 66, PARKHILL SUBDIVISION OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 10, TOWN 1 NORTH, RANGE 9 EAST, FARMINGTON TOWNSHIP, NOW CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 43, PAGE 59, OF PLATS, OAKLAND COUNTY RECORDS EXCEPT: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 27; THENCE DUE WEST, 123.50 FEET ALONG THE NORTHERLY LINE OF TWELVE MILE (120 FEET WIDE); THENCE DUE NORTH, 200.00 FEET; THENCE DUE EAST, 123.50 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 27; THENCE SOUTH 00 DEGREES 05 MINUTES 00 SECONDS WEST, 200.00 FEET ALONG SAID EAST LINE OF LOT 27 TO THE POINT OF BEGINNING.

LAND AREA: 290,367 SQUARE FEET OR 6.188 ACRES

LEGAL DESCRIPTION - (PARCEL C)

LAND SITUATED IN THE CITY OF FARMINGTON HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN, DESCRIBED AS:

THE SOUTH 44.20 FEET OF THE EAST 221.05 FEET OF LOT 23 AND THE NORTH 50.00 FEET OF THE EAST 221.05 FEET OF LOT 24, PARK HILL SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWN 1 NORTH, RANGE 9 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 43 OF PLATS, PAGE 59, OAKLAND COUNTY RECORDS, ALSO BEING DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 24, ALSO BEING A POINT ON THE WEST RIGHT–OF–WAY LINE OF ORCHARD LAKE ROAD (130' WIDE); THENCE ALONG THE EAST LINE OF SAID LOT 24 AND THE WEST RIGHT–OF–WAY LINE OF SAID ORCHARD LAKE ROAD S.00°05'00"W., 50.00 FEET; THENCE N.90°00'00"W., 221.05 FEET; THENCE N.00°05'00"E., 94.20 FEET; THENCE S.90°00'00"E., 221.05 FEET TO A POINT ON THE EAST LINE OF LOT 23 ALSO BEING A POINT ON THE WEST RIGHT–OF–WAY LINE OF SAID ORCHARD LAKE ROAD; THENCE ALONG THE EAST LINE OF SAID LOT 23 AND THE WEST RIGHT–OF–WAY LINE OF ORCHARD LAKE ROAD S.00°05'00"W., 44.20 FEET TO THE POINT OF BEGINNING.

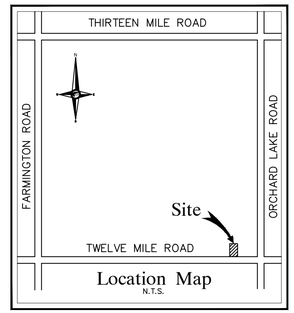
CONTAINING 20,823.17 SQUARE FEET OR 0.478 ACRES.

LEGAL DESCRIPTION (PARCEL B)

SITUATED IN THE CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS:

PART OF LOTS 27 AND 28, PARKHILL SUBDIVISION OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 10, TOWN 1 NORTH, RANGE 9 EAST, FARMINGTON TOWNSHIP, NOW CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 43, PAGE 59, OF PLATS, OAKLAND COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 27; THENCE DUE WEST, 123.50 FEET ALONG THE NORTHERLY LINE OF TWELVE MILE (120 FEET WIDE); THENCE DUE NORTH, 200.00 FEET; THENCE DUE EAST, 123.50 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 27; THENCE SOUTH 00 DEGREES 05 MINUTES 00 SECONDS WEST, 200.00 FEET ALONG SAID EAST LINE OF LOT 27 TO THE POINT OF BEGINNING.

LAND AREA: 24,700 SQUARE FEET OR 0.567 ACRES



Location Map
N.T.S.



NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NFE-ENGR.COM

SEAL



PROJECT
Culver's - Orchard Plaza
Farmington Hills, MI

CLIENT
SSFHC Real Estate LLC
2246 Oakwood Drive
Troy, MI 48085

Contact:
Mr. Ronald J. Sesi
Ph: 248-245-2852

PROJECT LOCATION
Part of the SE 1/4
of Section 10
T.1N., R.9E.
City of Farmington Hills,
Oakland County, Michigan

SHEET
Overall Site Plan
(PUD Amendment)

Know what's below
Call before you dig.

DATE	ISSUED/REVISED
07-28-25	PUD PLAN REVIEW

DRAWN BY:
R. Johnson

DESIGNED BY:
A. Eizember

APPROVED BY:
A. Eizember

DATE:
July 28, 2025

SCALE: 1" = 30'
30 15 0 15 30 45

NFE JOB NO. **E859-09**
SHEET NO. **1 of 1**

PARKING CALCS

SHOPPING CENTER PARKING (PARCEL A)	311 SPACES
STARBUCKS SITE PARKING (PARCEL C)	28 SPACES
CULVER'S SITE PARKING (PARCEL B)	18 SPACES
OVERALL POST DEVELOPMENT	357 SPACES

LIGHTING NOTE

THE EXISTING ON–SITE LIGHT POLES ARE REMAINING, THE POLES AND FIXTURES HAVE BEEN UPDATED IN THE FIELD. IN ADDITION THERE ARE ADDITIONAL POLES AND LIGHT FIXTURES PROPOSED TO MEET THE CITY OF FARMINGTON HILLS ZONING ORDINANCE. SOME OF THE EXISTING LIGHT POLES THAT ARE IN CONFLICT WILL BE RELOCATED TO THE LOCATIONS WHERE THE PROPOSED LIGHT POLES ARE TO BE INSTALLED. THE SITE WILL UNIFORM LIGHTING ACROSS THE ENTIRE SITE. REFER TO PHOTOMETRIC PLANS AND CUT SHEETS FOR MORE DETAIL.

ENGINEERING SITE PLAN NOTES

ALL PROPOSED GRADES WILL MATCH EXISTING ELEVATIONS AT THE PROPERTY LINES. ADDITIONAL DETAILS SHALL BE PROVIDED ON DETAILED ENGINEERING DRAWINGS TO BE PREPARED UPON APPROVAL ON SITE PLAN DOCUMENTS.

THE PROPOSED GRADING CONTOURS SHALL BE TIED INTO EXISTING CONTOURS AT ALL LOCATIONS. ADDITIONAL DETAILS SHALL BE PROVIDED ON DETAILED ENGINEERING DRAWINGS TO BE PREPARED UPON APPROVAL OF SITE PLAN DOCUMENTS.

ALL ACCESS DRIVES INTO THE SITE AND AROUND THE BUILDING WILL BE DESIGNED TO ACCOMMODATE FIRE APPARATUS WITH A 50 FOOT TURNING RADIUS. THE 50 FOOT RADIUS SHALL BE MEASURED TO THE CENTERLINE OF THE ROADWAY.

ALL ESTABLISHED FIRE LANES WILL BE POSTED PER THE CITY OF FARMINGTON HILLS FIRE DEPARTMENT REQUIREMENTS.

NOTE

EXISTING AND PROPOSED DETENTION TO BE PROVIDED VIA AN UNDERGROUND DETENTION SYSTEM. DETAILS TO BE PROVIDED DURING ENGINEERING REVIEW PHASE OF PROJECT.

SITE DATA - PARCEL A - EXISTING

SITE AREA
GROSS/NET: 269,544.02 SFT. OR 6.188 ACRES

ZONING
EXISTING: B4 (PLANNED GENERAL BUSINESS DISTRICT)
B3 (GENERAL BUSINESS DISTRICT)

SITE AREA	269,544.02 SFT.	100.0%
WEST EX. BUILDING	31,885.00 SFT.	11.0%
NORTH EX. BUILDING	12,867.00 SFT.	4.4%
NORTHEAST EX. BUILDING	18,392.00 SFT.	6.3%
OVERALL BUILDING FOOTPRINT	63,144.00 SFT.	23.4%
PARKING & DRIVES	189,428.25 SFT.	70.3%
OPEN SPACE	16,971.77 SFT.	6.3%

SETBACK REQUIREMENTS	REQUIRED	PROVIDED
FRONT:	120'	47.3'(E.)
SIDE:	10'–30'	55.1'(N.),19.2'(S.)
REAR:	20'	49.7'(W.)

BUILDING HEIGHT:
EXISTING & PROPOSED BUILDING 15.5'–20'5'

SITE DATA - PARCEL C - EXISTING

SITE AREA
GROSS/NET: 20,823.17 SFT. OR 0.478 ACRES

ZONING
EXISTING: B4 (PLANNED GENERAL BUSINESS DISTRICT)

SITE AREA	20,823.17 SFT.	100.0%
BUILDING FOOTPRINT	1,987.21 SFT.	9.6%
PARKING & DRIVES	16,897.43 SFT.	81.1%
OPEN SPACE	1,938.53 SFT.	9.3%

SETBACK REQUIREMENTS	REQUIRED	PROVIDED
FRONT:	25.0'	47.3'(E.)
SIDE:	10.0'	37.8'(N.) & 20.0'(S.)
REAR:	20.0'	111.4'(W.)

BUILDING HEIGHT:
PROPOSED BUILDING 19'–5"

SITE DATA - PARCEL B - PROPOSED

SITE AREA
GROSS/NET: 24,700 SFT. OR 0.567 ACRES

ZONING
EXISTING: B4 (PLANNED GENERAL BUSINESS DISTRICT)

PARKING
REQUIRED: 1 SPACE/ 30 SFT. OF USABLE BUILDING AREA
4,123.93 X .80 = 3,299.14 SFT.
4,123.93/ 30 SFT. = 110 SPACES

PROVIDED: 18 SPACES PROVIDED INCLUDING
2 BARRIER FREE SPACES

SITE AREA	24,700.00 SFT.	100.0%
BUILDING FOOTPRINT	4,123.93 SFT.	16.7%
PARKING & DRIVES	15,829.04 SFT.	64.1%
OPEN SPACE	4,747.03 SFT.	19.2%

BUILDING HEIGHT: 50' MAXIMUM/ 3 STORIES

SETBACK REQUIREMENTS	REQUIRED	PROVIDED
FRONT:	120'(SOUTH)	44.7'(SOUTH)
SIDE:	10'(WEST),10'(EAST)	29.8'(WEST),38.2'(EAST)
REAR:	20'(NORTH)	67.5'(NORTH)

PAVING LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT

LEGEND

- MANHOLE
- HYDRANT
- GATE VALVE
- MANHOLE CATCH BASIN
- UTILITY POLE
- GUY POLE
- GUY WIRE
- C.O.
- INLET
- C.B.
- EXISTING SANITARY SEWER
- SAN. CLEAN OUT
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- EX. R. Y. CATCH BASIN
- EXISTING BURIED CABLES
- OVERHEAD LINES
- LIGHT POLE
- SIGN
- EXISTING GAS MAIN
- PR. SANITARY SEWER
- PR. WATER MAIN
- PR. STORM SEWER
- PR. R. Y. CATCH BASIN
- PROPOSED LIGHT POLE

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SITE PLAN 62-12-2024 – MARATHON GAS STATION

LOCATION:	29450 Nine Mile Road
PARCEL I.D.:	22-23-26-486-014
PROPOSAL:	Propose to renovate and expand existing Marathon Gas Station within B-3, General Business District
ACTION REQUESTED:	Site Plan approval
APPLICANT:	Riham Sarout
OWNER:	Smart Petrol 1, LLC

October 9, 2025

Farmington Hills Planning Commission
31555 W 11 Mile Rd
Farmington Hills, MI 48336

GW review dates	Plan date
1. 1/5/2025	11/4/2024
2. 6/20/2025	5/30/2025
3. 10/9/2025	9/10/2025

Site Plan Review

Case:	SP 62-12-2024
Site:	29450 Nine Mile Road (22-23-26-486-014)
Applicant:	Riham Sarout
Plan Date:	11/4/2024 **Revised 9/10/2025**
Zoning:	B-3 General Business

We have completed a review of the application for site plan approval and a summary of our findings is below. Items in **bold** require specific action. Items in *italics* can be addressed administratively.



SUMMARY OF FINDINGS

Summary of Proposal. The applicant proposes to expand the 1,257-square-foot convenience store of an existing gas station and expand an existing pump canopy from two to six fueling positions. The current gas station has four fueling positions under the eastern canopy and two under the western canopy. The addition to the building is 1,077 square feet, and will increase the total size of the building to 2,324 square feet.

For PC Consideration

This plan proposes to modify a site with multiple existing nonconformities. While it is always the goal to eliminate nonconformities when a site is redeveloped, partial modification to an existing site may leave some nonconformities in place. The PC should consider where it is reasonable to permit existing nonconformities to persist, and where they can be eliminated or diminished.

In addition, the ordinance was amended 9/22/2025, including the adoption of commercial design standards. The proposed building materials do not comply. EFIS may only be used as an accent material and is not permitted at grade level. The Planning Commission may grant relief from the required building materials if determined to achieve a specific architectural purpose or objective.

Summary of Issues.

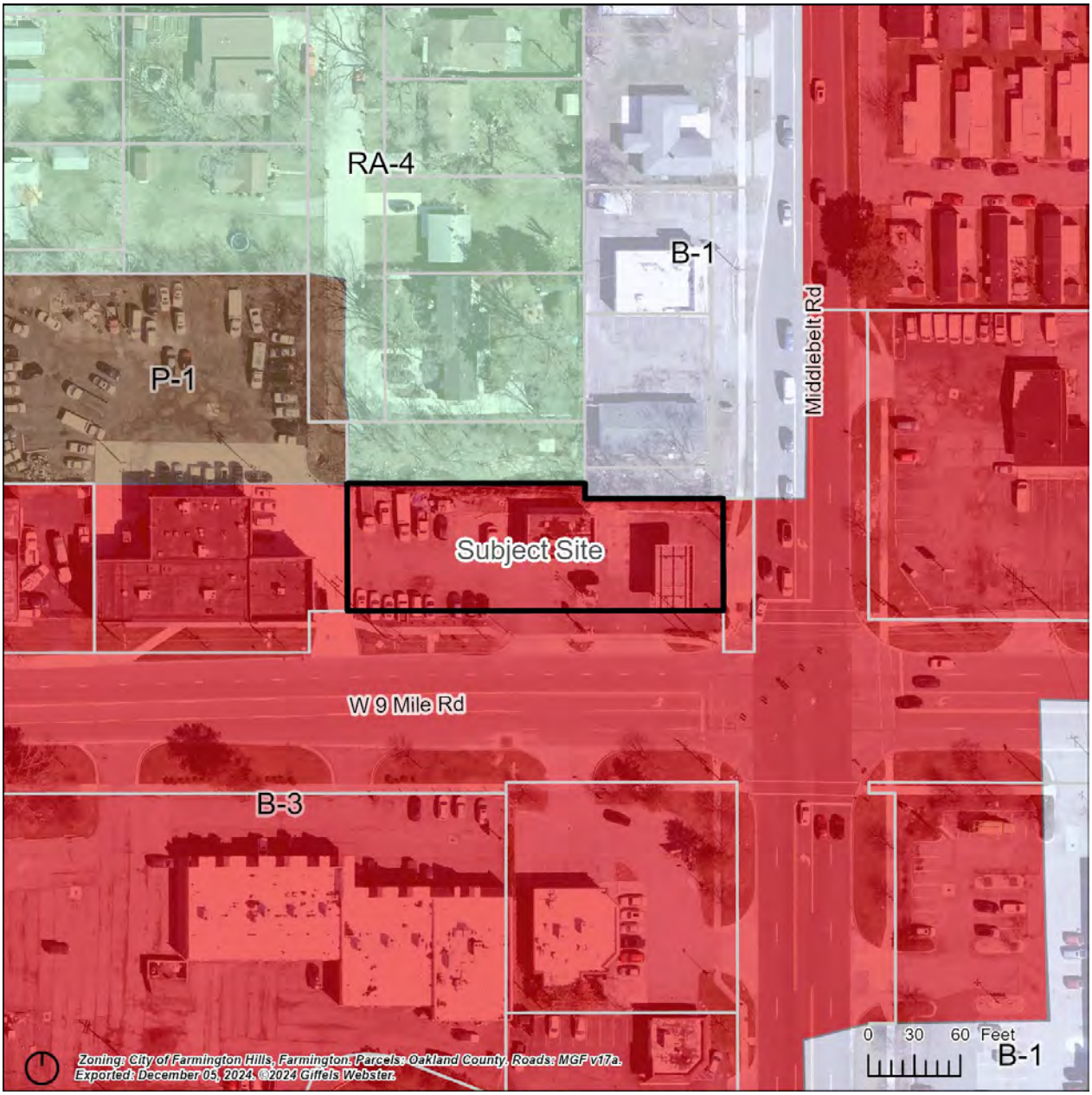
- The pump canopy is well within the front setback, with no setback from the front property line. Although currently nonconforming, this expansion may not be permitted unless the applicant makes a request for a variance. Pump islands and canopies are required to meet the district setbacks. Furthermore, the new pumps at the western pump canopy also use pavement in the right-of-way for maneuvering. It should be noted that if the right-of-way was modified, access to the middle pump could be restricted.
- The total amount of front yard open space was not provided and does not meet 50%. This is an existing condition.
- A landscaped area not less than 10’ deep is required along streets or freeways. Although currently noncompliant, there may be an opportunity to provide additional landscaping at the eastern portion of the site.
- The plan does not address mechanical equipment and screening.
- Although a 2-foot knee wall was provided, it should be noted that it is located entirely within the right-of-way.
- Corner clearance appears to be met, but the vision triangle should be demonstrated on the plans.
- A six-foot wall is required along the residential property line. A vinyl screening fence is provided along the property line with the B-1 district to the north, and there is currently no wall along the residential property line to the north. This area is heavily vegetated at present. The PC may permit a greenbelt where the area is left as open space and no doors open onto it.
- The plans show all 6 of the required trees, but the planting schedule only indicates 4 trees
- The average to minimum illumination ratio was noncompliant (5.95:1)

- The maximum illumination at the property line exceeds 0.3 footcandles in several locations
- The applicant proposes excess illumination. Only 29,000 lumens are permitted for the paved area and 2,000 lumens per door. 52,218 lumens were provided with 4,664 lumens at entrances.
- Lighting must comply with requirements for lighting adjacent to residential districts; plans show illumination beyond the property line adjacent to residential. No information was provided regarding the shielding reflector requirement in #16 of this report.
- No pedestrian connections to the 9 Mile or Middlebelt Road sidewalks are provided.
- The ordinance was amended 9/22/2025, including the adoption of commercial design standards. The proposed building materials do not comply. The applicant shall provide the proportions of each material used (brick, EFIS, window)

Existing Conditions

1. **Zoning.** The site is 19,435 square feet (0.45 acres) and zoned B-3 General Commercial.
2. **Existing site.** The site is currently developed with a gas station and convenience store.
3. **Adjacent properties.**

Direction	Zoning	Land Use
North	B-1/RA-4	Commercial/Single-Family
South	B-3	Commercial
East	B-3	Commercial
West	B-3	Commercial



4. **Site configuration and access.** The site is accessed via three driveways: one from Middlebelt Road, and two others from 9 Mile Road. There is also open access to the site to the west. The site plan proposes closing the westernmost 9 mile road curbcut.

Site Plan & Use:

1. **Use.** A gas station is a permitted use in the B-3 district, provided that the site is used as a gas station as of 12/31/2024, and subject to the standards of Section 4.28 (see below—the standards of that section, effective as of 12/31/2024, are included in this letter).

2. **Dimensional Standards (B-3 district).** See footnotes after the table for remarks on compliance issues.

Item	Required	Proposed/Comments
Standards of Sec. 34-3.1.25.E		
Min. lot size	None specified	0.45 acres
Min. lot width	None specified	75 ft/245 ft
Front Setback (south)	25 ft (to Nine Mile Road)	**0 ft to canopies (east canopy existing nonconformity; west canopy new)**/33.67 ft to building
Rear Setback (north)	20 ft	**11 ft to B-1 (existing nonconformity)**, 20+ ft to RA-4
Side Setback (east)	25 ft (to Middlebelt rd)	92 ft to canopy/84.75 ft to building
Side Setback (west)	10 ft	83 ft to canopy/ building unlabeled but >10 ft
Building Height	50 feet	17 feet**/** 17 feet 9 inches
Front Yard Open Space	50%	**Not provided; under 50% (none within property boundaries) Existing nonconformity**
Other dimensional standards		
Yard landscaping (34-3.5.2.A)	For all uses except one-family detached residential units, landscaping of all yards abutting a street shall be provided	See landscaping comments below.
Minimum parking setback (34-3.5.2.J)	10 feet	**The western canopy is proposed to expand within this setback area. This is noncompliant and requires a variance to proceed.**
Loading space (34-3.5.2.N)	10 feet of loading space per front foot of building = 960 sq ft	Compliant
Rooftop equipment (34-3.5.2.U.)	Rooftop equipment shall be screened in accordance with Section 34-5.17.	Screened by parapet
Landscape area abutting street or freeway (34-3.5.2.V.)	A landscaped area not less than ten (10) feet deep	**Noncompliant/ existing condition. There may be an opportunity for additional landscape area at the eastern portion of the site.**

3. **Dumpster (34-5.1.3.D).**

Item	Required	Proposed/Comments
Location	Rear yard or interior side yard	The proposed dumpster location is compliant. Although there is some potential for conflict with the adjacent parking space to the east, the applicant has agreed to reserve this space for employees only.
Screening	Permanent building wall or earth mound not less than 6 feet or 1 foot above the enclosed dumpster whichever is greater	
Setback	20 feet from any residential property	

4. **Mechanical Equipment (34-5.1.4.D). The plan does not address mechanical equipment.**

5. **Minimum parking (34-5.2.11.C.i/x).**

Requirement	Calculations	Provided
i. Retail store: One (1) for each one hundred seventy-five (175) square feet of usable floor area x. Self-service gas station: One (1) space plus one (1) space for each employee on the largest working shift.[1] Additional parking shall be provided for any accessory retail use as required for such use	UFA-= 1,445 SF 1,445/175 = 8+1+3 = 12 Total required = 12 +1 for uses requiring less than 25 spaces = 13	9 spaces plus 5 fueling positions = 14 spaces
Barrier-Free Spaces	1 space (van accessible)	1 space

6. **Off-street parking dimensions (34-5.3.3.A & B.).** The spaces meet the minimum requirements for parking spaces.

Item	Required	Proposed/Comments
Maneuvering lane width	20 ft.	Compliant
Parking space width	9 ft.	Compliant
Parking space length	20 ft. for minimum required (May include a maximum two-foot unobstructed vehicle overhang area at the front of the parking space.) 17 ft. for additional parking (May include a maximum one-foot unobstructed vehicle overhang area at the front of the parking space)	Compliant

7. **Acceleration-Deceleration-Passing Lanes (34-5.6.2.)** Driveways providing ingress and egress to all three-lane paved major or secondary thoroughfares shall be provided with paved acceleration and deceleration lanes. If in the opinion of the director of public services no useful purpose would be served or if unusual difficulty would be encountered by reason of grade changes, intersections, bridges, or other land restrictions, the director may waive or modify the requirements of this section. **We defer to engineering to address this issue.**

8. **Additional Pumps, Relocated Pumps.** The plan shows the western canopy expanded from two fueling positions to six fueling positions, all under an expanded pump canopy. **The pump canopy is well within the front setback, with no setback from the front property line. Although currently nonconforming, this expansion may not be permitted unless the applicant makes a request for a variance. Pump islands and canopies are required to meet the district setbacks. The new pumps at the western pump canopy also use pavement in the right-of-way for maneuvering. It should be noted that if the roadway were to expand within the existing right-of-way, access to the middle pump could be restricted.**

9. **Standards for gas stations in the B-3 district.** Per Section 34-4.28, gas stations in the B-3 district shall meet the following standards:

   In all districts:

   A. The minimum lot area for gasoline service stations shall be fifteen-thousand (15,000) square feet; *This standard is met.*

B. Pump canopies shall be no closer than one-hundred (100) feet from any residentially-zoned and/or -used property unless such property is separated from the gasoline service station use by a major or secondary thoroughfare; ***All existing pump islands are within 100 feet of residential property to the north; modifications are permitted to this station due to its status as an existing station as of 12/31/2024.***

C. No more than one (1) driveway access shall be permitted per street frontage; *This standard is met.*

D. Vehicular access drives shall be located no closer than twenty-five (25) feet from the right-of-way of any intersecting street; ***The eastern drive to Middlebelt is nonconforming with this standard.***

E. Parking areas and areas for vehicular circulation shall be located not less than ten (10) feet from any lot line; ***The eastern portion of this site is proposed to remain nonconforming with this standard.***

F. All sides of the building shall incorporate a consistent architectural style, including horizontal or vertical design elements that have sufficient relief to create shadow lines, and the type of element (i.e. horizontal or vertical) shall be determined by the intended design aesthetic of the building; *This standard is met.*

G. The building shall have a minimum transparency of sixty (60) percent on any façade facing a pump island or the front lot line. Such transparency shall be measured based on the total wall area of the façade. False windows, spandrel glass or similar façade or architectural features shall not be counted towards the transparency requirement; *62%; compliant*

H. Any canopy structure shall be designed and constructed in a manner that is architecturally consistent with the principal building; *Provided.*

I. The parcel or zoning lot shall be separated from any public thoroughfare by a masonry wall a minimum of two (2) feet in height notwithstanding Section 34-5.14.5. Such wall shall be architecturally consistent with the principal building; **Provided, but it should be noted that this feature is proposed to be located in the right-of-way.**

J. Gas stations may be developed according to the following design standards that allow for the principal building to be closer to the street with the pump islands and canopy located behind the building. The standards of this Subsection J shall take precedence over any conflicting design or dimensional requirement contained elsewhere in this Ordinance:

   i. The principal building shall be located not less than five (5) feet from the front lot line; and

   ii. Any pump canopy shall be located to the rear of the principal building;

   N/A

K. The storage, sale, or rental of new or used cars, trucks, trailers and/or any other vehicles on the zoning lot is prohibited; *This standard appears to be met*.

L. Up to fifty (50) percent of fueling positions may be considered toward fulfilling the parking requirement for the gasoline service station for purposes of 34-5.2. *See above.*

M. Within the B-3 District, gasoline service stations shall be permitted only on a zoning lot that is being actively used and occupied as a lawfully-conforming gasoline service station on the effective date of the ordinance adding this Subsection 34-4.28.2. *This site meets this standard (the standard became effective at the end of 2024).*

N. Within the B-1, B-3, and ES districts, off-street loading and unloading space shall be provided in the ratio of at least ten (10) square feet per front foot of building but may be located within any required yard notwithstanding Section 34-5.4. *This standard appears to be met*.

10. **Circulation.** **The new pumps at the western pump canopy also use pavement in the right-of-way for maneuvering. It should be noted that if the roadway was widened in the future, access to the middle pump could be restricted.**
11. **Corner Clearance (34-5.10)**. Corner clearance standards appear to be met, **but this should be shown on the plan (preferably on Sheet ASP-4).**
12. **Screening (34-5.15).** A six-foot wall is required along the residential property line. A vinyl screening fence is provided along the property line with the B-1 district to the north, and **there is currently no wall along the residential property line to the north**. This area is heavily vegetated at present. **The PC may permit a greenbelt where the area is left as open space and no doors open onto it.**
13. **Landscaping.** The site is essentially entirely pavement at present, with three small areas of shrubs, at the northwest and southwest corners, and along the eastern property line. The plan proposes three new street trees and additional shrubs along the 9 Mile right-of-way and the northern boundary adjacent to RA-4.

Item	**Required**			**Proposed/Comments**
Minimum distance from the property line (34-5.14.C.ii)	4 ft from the property line for trees and large shrubs			N/A
Minimum parking lot island area	Minimum of 180 square feet; 3 feet minimum radius at the trunk of the tree			N/A
Cost estimate	Not required			--
Minimum size and spacing requirements at planting (34-5.14.F)	**Size**	**Center to center distance (max)**		
	(Height/width)	**groupings**	**rows**	
• Evergreen Trees	8 ft. height	20 ft.	12 ft.	N/A
• Narrow Evergreen Trees	5 ft. height	10 ft.	5 ft.	N/A
• Large Shrubs	30 in. height	10 ft.	5 ft.	Standard is met
• Small Shrubs	24 in. width	4 ft.	4 ft.	N/A
• Large Deciduous	3 in. caliper	30 ft.	-	Standard is met
• Small deciduous trees	2 in. caliper	15 ft.	-	N/A
• Hedge shrubs	24 in. height	3 ft.	3 ft.	Standard is met
Canopy Trees	Shall be large deciduous. PC may permit large evergreens			*Proposed trees meet standard*
Minimum number of parking lot trees (34-5.14.4.C)	1 per every 2,800 square feet of paved surface area: 14,500 sf= 6 trees			***The plans show 6 trees, but the chart only indicates 4***

Item	Required	Proposed/Comments
Parking lot screening from public thoroughfare (34-5.14.5)	A planted hedge of small shrubs, or A masonry wall or berm of 2 feet high	Standard is met
Wall or Berm (34-5.15)	Required when abutting a residential district. (See 34-5.15)	**There is currently no wall along the residential property line to the north. This area is heavily vegetated at present. The PC may permit a greenbelt where the area is left as open space and no doors open onto it.**
Tree replacement (34-5.18)	0 required	No existing trees will be removed.

14. **Tree Replacement (34-5.18).** No trees are proposed to be removed; it is not clear how many trees exist on the site at present.

15. **Lighting (Section 34-5.16).**

    a. **Operation hours (34-5.16.3.B.v.).** *Noted on plans.*

        i. Exterior lighting shall not operate during daylight hours.

        ii. Building façade and landscape lighting shall be turned off between midnight or one hour after close of business, whichever is later, and 6:00am or opening, whichever is earlier.

        iii. All other exterior lighting shall be reduced to no greater than 70% of maximum from midnight or one hour after close of business, whichever is later, and 6:00am or opening, whichever is earlier.

        iv. Use of occupancy sensors to turn off or reduce lighting within 15 minutes of zero occupancy is recommended.

    b. **Illumination Levels.**

Item	Required	Proposed/Comments
Maximum height (34-5.16.3.A.)	30 feet maximum	20 feet provided
Building Lighting (34-5.16.3.A. iii.)	Relevant building elevation drawings showing all fixtures and the portions of the walls to be illuminated	Provided
Average to minimum illumination ratio (34-5.16.3.C)	4:1	**5.95:1 Noncompliant**
Maximum illumination at the property line	0.3 fc	**Exceeds 0.3 in several locations**
Illumination Levels-Hardscape areas (e.g., parking areas, sidewalks)	1.5 lumens per sq ft of hardscape area 14,500 SF= 29,000 lumens maximum	**52,218 lumens total** **Exceeds maximum requirement**

Item	Required	Proposed/Comments
Illumination Levels Building Entrances – within 20 ft of door	2,000 lumens per door	**4,664 lumens per door** **Exceeds maximum requirement**

16. **Additional lighting standards for sites abutting a residential district (Sec. 34-5.16.3.B.iii.)**

    a. No direct light source shall be visible at the property line (adjacent to residential) at ground level. **Plans show illumination beyond the property line adjacent to residential**

    b. All fixtures mounted within 50 feet of a residential property line or public right-of-way boundary shall be fitted with a shielding reflector on the side facing the residential property line or public right-of-way. **No information provided.**

17. **Pedestrian Connection (Sec. 34-5.19).** **No pedestrian connections to the 9 Mile or Middlebelt Road sidewalks are provided, although the applicant stated that these connections are on the plans in their response letter.**

18. **Design Standards (Sec. 5.20)** When an existing building expansion results in an expansion of less than 50%, only the new or modified portions of the building shall comply. It should be noted that the ordinance was amended 9/22/2025 and this section was adopted since the last set of plans was provided to the City by the applicant.

    a. Building Materials. The building is proposed to use a combination of Brick and EIFS. ***EIFS may only be used as an accent material and is not permitted at grade level. The applicant shall provide the proportions of each material used (brick, EIFS, window).*** **The Planning Commission may grant relief from the required building materials if determined to achieve a specific architectural purpose or objective.**

    b. Architectural Scaling. *No blank or unarticulated facades provided. Several features contribute to building articulation, including color change, texture change, and horizontal expression.*

    c. Roofs. *A flat roof was provided and the parapet is less than 1/3 of the building height.*

    d. Fenestration. *62% fenestration. Compliant.*

    e. Entrances. *Entrance lighting does not comply with the illumination requirements for entrances.*

We are available to answer questions.

Respectfully,
Giffels Webster

Joe Tangari, AICP
Principal Planner

Julia Upfal, AICP
Senior Planner

DEPARTMENT OF PUBLIC SERVICES
JACOB RUSHLOW, P.E., DIRECTOR

INTEROFFICE CORRESPONDENCE

DATE: September 30, 2025

TO: Diane Mulville-Friel, City Planner

FROM: ShonQuase Dawkins, Civil Engineer

SUBJECT: REVISED Marathon Gas Station Renovation
REV SP: 62-12-2024
PJ #26-25-88
29450 West Nine Mile Road
22-23-26-486-014

This office has performed a preliminary review of the above referenced revised site plan submitted to the Planning Department on September 18, 2025. Our preliminary comments are as follows:

1. The sanitary sewer lead does not appear to be identified. It must be televised in advance of the construction review and any deficiencies or infiltration/inflow issues will need to be corrected.

2. A 10" public sanitary sewer exists along the north property line possibly offsite. Its exact location needs to be verified. In addition, a 10" sanitary sewer exists along the west property line. It needs to be identified as does the service lead. All sanitary sewer easements need to be shown on the plan.

3. The new site plan shows the elimination of the westerly curb cut on Nine Mile road and provides a channelize right turn inbound/outbound access in place of the existing curb cut. This is appropriate. This concept is reasonable but specifics with regard to the design will be addressed during engineering review. The curb cut on Middlebelt exceeds the maximum allowed width and must be reduced to no more 30' at the right of way line.

   It is also our understanding that the proponent owns the abutting site to the west and access through their curb cut will also be allowed. The appropriate easement allowing this needs to be provided.

4. The plans identify a 120' right of way on Nine Mile Road and implies on Middlebelt that the half ROW is 53'. It is suggested that an additional 7' be dedicated on Middlebelt Road in order to conform to the master ROW plan.

INTEROFFICE CORRESPONDENCE

DATE: October 3, 2025

TO: Planning Commission

FROM: Jason Baloga, Fire Marshal

SUBJECT: Second Revised Site Plan 62-12-2024 (29450 Nine Mile)

The Fire Department has no objection to approval of this Site Plan contingent upon compliance with the following:

1. Site shall meet site access requirements in Chapter 12 Section 12-11(1) of the City Code; sites shall be designed to accommodate fire apparatus with a 50' turning radius. This will also be verified by the Engineering Department.

2. Underground storage tanks and hazardous materials shall be regulated according to State of Michigan requirements as well as City of Farmington Hills adopted Ordinance and Code requirements.

3. CO_2 monitoring shall be required according to International Fire Code requirements.

4. Propane exchange shall be permitted through the Building Department.

5. Pumps shall **only** dispense fuel with attendant present.

6. Fire lanes shall be posted and strictly enforced.

7. The minimum clearance between the finished roadway surface and any overhead obstructions shall be 13' 6".

8. Proponent shall consider adding a standby generator or other means of backup power so fuel may be dispensed during a power failure. Owner indicated a generator is provided.

9. Building shall be maintained in accordance with minimum Fire Prevention Code requirements.

10. The Proponent shall familiarize yourself and follow Farmington Hills City Ordinance Chapter 12, Article IV "Hazardous Materials" Section 12-67; Outdoor and indoor hazardous materials.



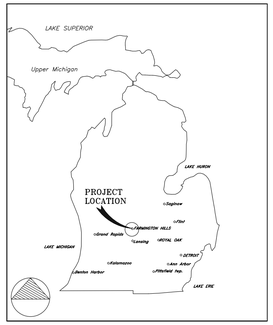
Jason Baloga, Fire Marshal

PROJECT NAME AND ADDRESS

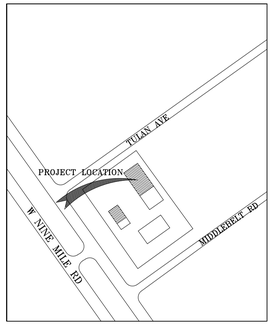
MARATHON GAS STATION PRO MART

29450 W 9 MILE RD | FARMINGTON HILLS, MI 48336

VICINITY MAP | N.T.S.



LOCATION MAP | N.T.S.



INDEX OF CONTENTS

		ADDITION	ADDITION 3/9/2025	REVISION 9/10/2025
TITLE SHEET, INDEX OF DRAWINGS, PROJECT DATA & VICINITY MAP	TS1.0	●	●	●
SURVEY BY OTHERS			●	●
EXISTING ARCHITECTURAL SITE PLAN	ASP-1	●	●	●
PROPOSED ARCHITECTURAL SITE PLAN	ASP-2	●	●	●
PROPOSED TRUCK CIRCULATION	ASP-3	●	●	●
PROPOSED LANDSCAPE PLAN	ASP-4	●	●	●
EXISTING GRADING AND UTILITY	ASP-5	●	●	●
PHOTOMETRIC PLAN BY OTHERS	L-1		●	●
PROPOSED FLOOR PLAN AND ELEVATIONS	A-1	●	●	●
PROPOSED WEST CANOPY AND TRANSPARENCY CALC.	A-2	●	●	●

CODE REVIEW

GOVERNING CODES:

ALL WORK SHALL BE IN CONFORMANCE WITH BUT NOT LIMITED TO THE REQUIREMENT OF THE FOLLOWING, AND ANY OTHER STATE AND LOCAL CODES AND JURISDICTION.

BUILDING:	2021 MICHIGAN BUILDING CODE
MECHANICAL:	2021 MICHIGAN MECHANICAL CODE
PLUMBING:	2021 MICHIGAN PLUMBING CODE
ELECTRICAL:	2023 NATIONAL ELECTRICAL CODE W/ PART 8 AMMEND.
ENERGY:	2015 INTERNATIONAL ENERGY CONSERVATION CODE
FIRE:	2015 INTERNATIONAL FIRE CODE
IFGC:	2018 INTERNATIONAL FUEL GAS CODE
ACCESSIBILITY:	2009 ICC/ANSI A117.1

PROJECT DESCRIPTION:

2 NEW GAS PUMPS: INSTALLATION OF TWO NEW GAS PUMPS AND THE EXTENSION OF THE SOUTH CANOPY TO ACCOMMODATE THEM.

RETAIL SPACE EXPANSION: THE CURRENT SMALL MART WILL BE EXPANDED INTO A LARGER RETAIL SPACE TO BETTER SERVE CUSTOMERS.

AESTHETIC ENHANCEMENTS: UPGRADES INCLUDE INTERIOR AND EXTERIOR PAINTING, AS WELL AS THE INSTALLATION OF NEW TILE TO IMPROVE THE OVERALL DESIGN AND AMBIANCE.

MISCELLANEOUS NOTES:

ALL CONTRACTORS SHALL VISIT THE PREMISES AND VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION AND SHALL REPORT ALL DISCREPANCIES TO TENANT'S ARCHITECT. TENANT'S GENERAL CONTRACTOR SHALL CONFORM TO ALL REQUIREMENTS REGARDING CONSTRUCTION PROCEDURES, INSURANCE, ETC., AS SET FORTH BY THE LANDLORD.

BUILDING INFORMATION

CONSTRUCTION TYPE: TYPE IIB
SPRINKLER SYSTEM: NT SPRINKLED
USE GROUP: M PER SECTION 309

STORIES: 1
GROSS EXISTING AREA: 1200 SQFT
PROPOSED ADDITION: 1077 SQFT
EXITS: TWO (2) EXITS REQUIRED, TWO EXITS PROVIDED

MISCELLANEOUS NOTES:

TOTAL REQUIRED PARKING SPACES:
14 SPACES REQUIRED
14 SPACES PROVIDED

FUELING POSITIONS CONTRIBUTION: IF THE GAS STATION HAS 12 FUELING POSITIONS, UP TO 50% (I.E., 6 POSITIONS) CAN BE COUNTED TOWARD THE PARKING REQUIREMENT.

BUILDING SIGNAGE

BUILDING SIGNAGE IS REVIEWED AND PERMITTED SEPARATE FROM BUILDING PERMIT.

PROJECT CONTACT INFORMATION

OWNER

AOUN AOUN

29450 W NINE MILE RD
FARMINGTON HILLS 48336

PHONE: (313) 777-8881
EMAIL: AOUNAOUN1978@YAHOO.COM

ARCHITECTURE & DESIGN

ORNAMICS GROUP

930 MASON
DEARBORN, MI 48124

PHONE: (313) 209-2772
EMAIL: RIHAM@ORNAMICS.COM
EMAIL: OLIVER@ORNAMICS.COM

ARCHITECT OF RECORD

HADLA DESIGN ARCHITECTS
MOHAMAD HADLA, RA

15800 MICHIGAN AVE
DEARBORN, MI 48126

PHONE: (313) 492-5347
EMAIL: MHADLA@HADLADESIGN.COM

CONTRACTOR

TBD

MARATHON GAS STATION
29450 W NINE MILE RD
NEW BUILDING ADDITION

09/16/25
STATE OF MICHIGAN
MOHAMAD HADLA
ARCHITECT
No. 1301071204
LICENSED ARCHITECT

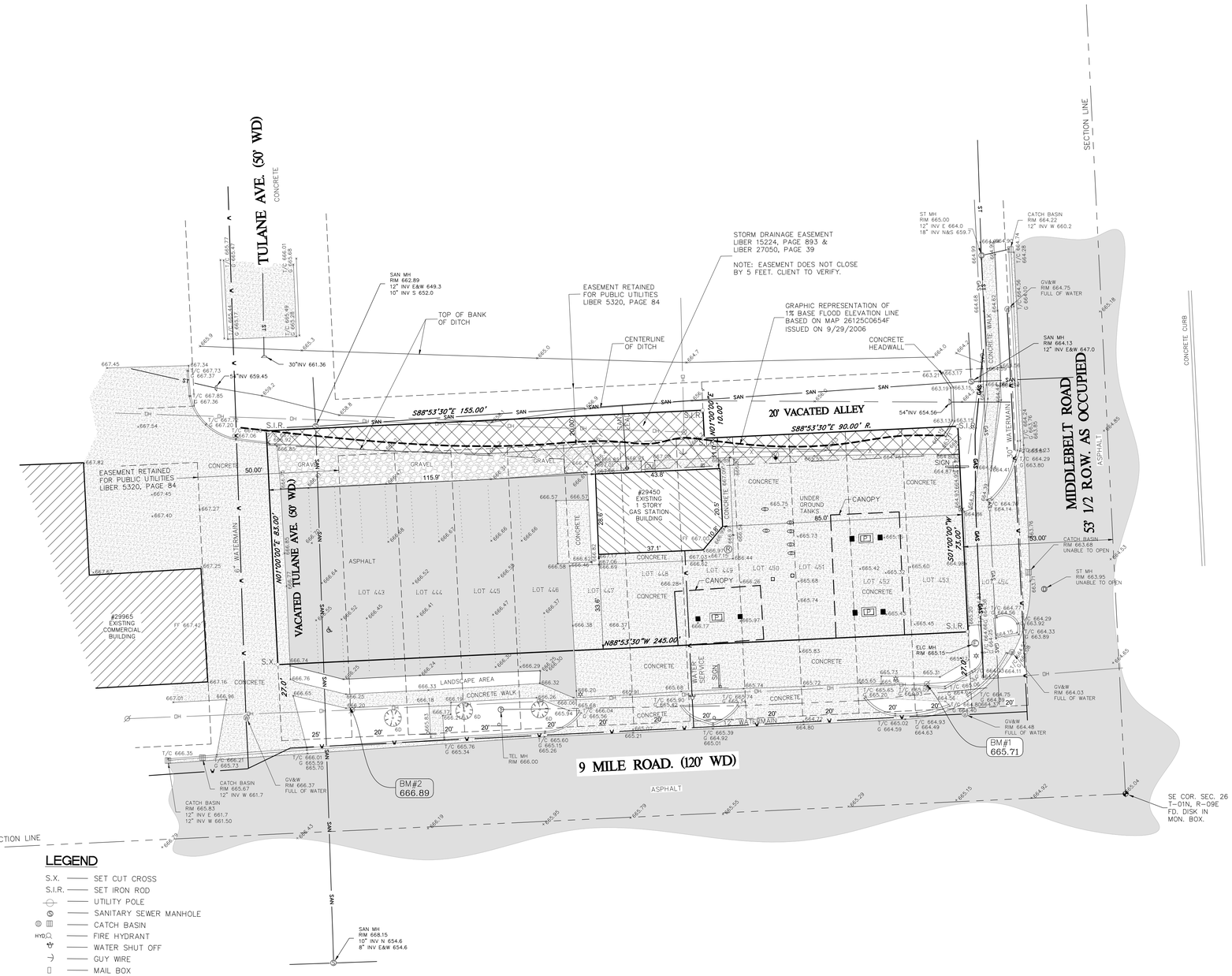
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	5/30/2025
DRAWN DATE:	9/10/2025

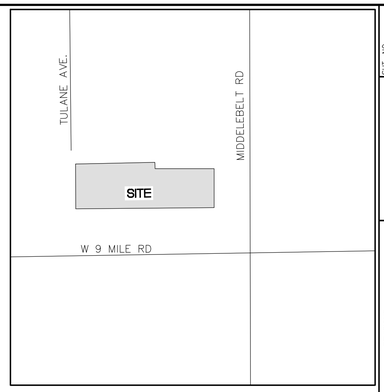
SHEET TITLE:

COVER SHEET

SHEET NO.: TS1

ORNAMICS





LOCATION MAP
NOT TO SCALE

NOTES
A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY. THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.

BENCHMARK DATA (NAVD88 DATUM)

BM#1: FOUND SPIKE IN SOUTHEAST UTILITY POLE AT THE NORTHWEST CORNER OF 9 MILE ROAD AND MIDDLEBELT.
ELEVATION 665.91

BM#2: SET PK NAIL IN NORTH FACE OF UTILITY POLE NORTH SIDE OF 9 MILE ROAD ±20 EAST OF WEST PROPERTY LINE.
ELEVATION 666.89

LEGAL DESCRIPTION

(LEGAL DESCRIPTION PER TITLE ONE, INC., FILE NUMBER 3-694538 AND RECORDED IN LIBER 57386, PAGE 854-855, OAKLAND COUNTY RECORDS)

Land situated in the City of Farmington Hills, County of Oakland, State of Michigan, and described as follows:

Lots 443 to 453 inclusive, except the South 27 feet taken for the highway, also that part of vacated 1/2 of Tulane Avenue adjacent to same, also 1/2 vacated alley lying adjacent to Lots 443 through 448, inclusive, also 1/2 of vacated alley lying adjacent to the West 1/2 of Lot 449, Waddell-Wilcox-Ryman-Company's Kemberton Park Subdivision, as recorded in Liber 36 of Plats, Page 27, Oakland County Records.

AREA OF PROPERTY

PROPERTY CONTAINS 19,435 S.F. OR 0.446 ACRES OF LAND MORE OR LESS.

ZONING

PROPERTY IS IN ZONE B-3 (GENERAL BUSINESS DISTRICT)

BOUNDARY CERTIFICATION

Land Specialists hereby certifies that it has surveyed the above described property, for the purpose of establishing outline boundaries, and that the boundaries and corners of said property are as indicated herein.

LEGEND

- S.X. — SET CUT CROSS
- S.I.R. — SET IRON ROD
- UTILITY POLE
- SANITARY SEWER MANHOLE
- CATCH BASIN
- HYD — FIRE HYDRANT
- WATER SHUT OFF
- GUY WIRE
- MAIL BOX
- TANK OPENING
- END SECTION
- GATE VALVE & WELL
- LIGHT POLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- STORM MANHOLE
- SIGN
- VENT
- P — PUMP
- STEEL POST
- 6D — 6" TREE
- (R) — RAMP
- DH — OVER HEAD LINES
- W — WATERMAIN
- SAN — SANITARY SEWER LINE
- ST — STORM SEWER LINE
- GAS — GAS MAIN
- TELEPHONE LINE
- X — X — EX. FENCE LINE

3 WORKING DAYS
BEFORE YOU DIG
CALL MISS DIG®
811
FOR FREE LOCATION OF PUBLIC UTILITY LINES

UTILITY NOTE:
ALL WATER MAIN, STORM SEWER, SANITARY SEWER AND PUBLIC LIGHTING UTILITIES AS SHOWN HEREON ARE TAKEN FROM THE BEST AVAILABLE RECORDS AS DISCLOSED BY THE VARIOUS UTILITY COMPANIES AND/OR MUNICIPALITIES. NO GUARANTEE CAN BE GIVEN BY US AS TO THE ACCURACY OR COMPLETENESS THEREOF.

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 INCH = 20 FT.

STATE OF MICHIGAN
AYMAN A. TAMIMI
PROFESSIONAL SURVEYOR
NO. 4001055485
LICENSED PROFESSIONAL SURVEYOR
AYMAN TAMIMI, PS NO. 4001055485

BOUNDARY & TOPOGRAPHIC SURVEY
29450 NINE MILE ROAD, FARMINGTON HILLS, MI. 48336

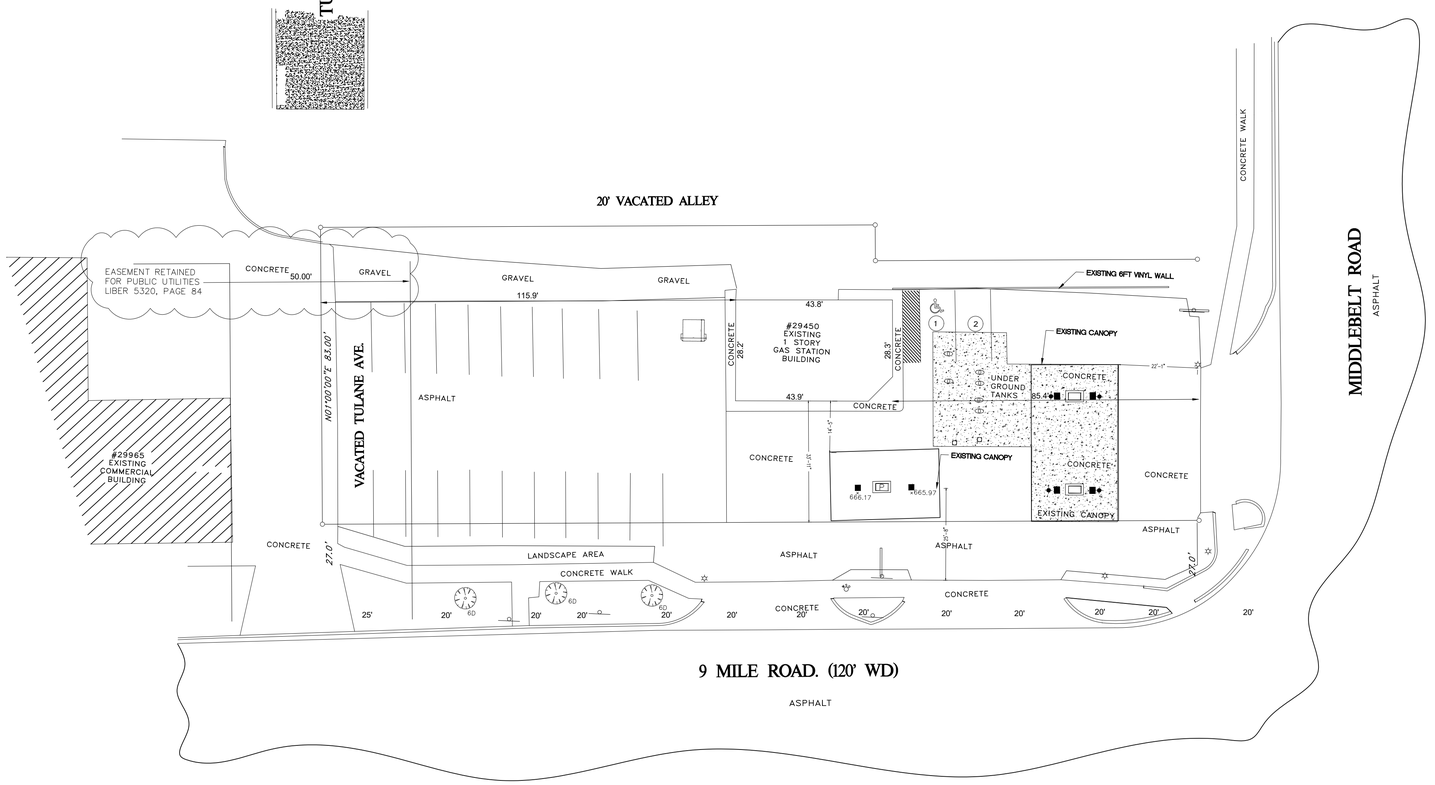
REVISIONS	BY	DATE:
UPDATE TOPOGRAPHIC SURVEY	A.T.	4-18-25

ORDER NO. 22-075
FIELD BOOK N/A
REF. #
DRAWING FILE NO.
SHT. NO. 1 OF 1

SURVEY BY A.T.
DRAWN BY A.T.
CHECKED BY
APPROVED BY

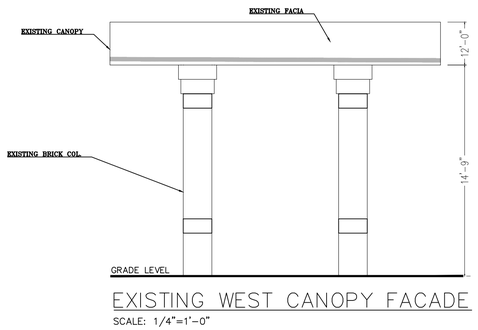
LAND SPECIALISTS
LAND SURVEYORS
14064 LAKESIDE BLVD. N. SHELBY TWP, MI 48315 (586) 703-1794
www.landspecialists.us

DATE 10-13-2022
FOR AQUN AQUN
SCALE 1"=20'



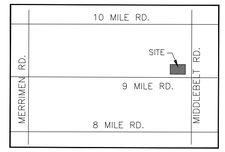
EXISTING ARCHITECTURAL SITE PLAN

SCALE 1"=20'



EXISTING WEST CANOPY FACADE

SCALE: 1/4"=1'-0"



KEY PLAN

DESCRIPTION	REQUIRED	EXISTING
ZONING	B3	B3
USE	M	M
LOADING	1	NONE
PARKING	8	22
PARKING SPACE	9x20(9x18*)	-
HC PARKING	1 VAN	1
STORIES	-	
FLOOR AREA	NONE	1247 SQ.FT

REQUIRED PARKING CALCULATIONS:
SELF SERVICE GAS STATION
34-5.2.11.C.i/x Schedule
1SPACE FOR EACH 175 SQ.FT. OF USABLE FLOOR AREA, : 1 SPACE
+ 1 SPACE PER EACH EMPLOYEE ON THE LARGEST WORK SHIFT.

BENCHMARK DATA

BM#1: FOUND SPIKE IN SOUTHEAST UTILITY POLE AT THE NORTHWEST CORNER OF 9 MILE ROAD AND MIDDLEBELT. ELEVATION 665.91

BM#2: SET PK NAIL IN NORTH FACE OF UTILITY POLE NORTH SIDE OF 9 MILE ROAD ±20 EAST OF WEST PROPERTY LINE. ELEVATION 666.89

LEGAL DESCRIPTION

(LEGAL DESCRIPTION PER TITLE ONE, INC., FILE NUMBER 3-694538 AND RECORDED IN LIBER 57386, PAGE 854-855, OAKLAND COUNTY RECORDS)

LAND SITUATED IN THE CITY OF FARMINGTON HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN, AND DESCRIBED AS FOLLOWS:

LOTS 443 TO 453 INCLUSIVE, EXCEPT THE SOUTH 27 FEET TAKEN FOR THE HIGHWAY, ALSO THAT PART OF VACATED 1/2 OF TULANE AVENUE ADJACENT TO SAME, ALSO 1/2 VACATED ALLEY LYING ADJACENT TO LOTS 443 THROUGH 448, INCLUSIVE, ALSO 1/2 OF VACATED ALLEY LYING ADJACENT TO THE WEST $\frac{1}{2}$ OF LOT 449, WADDELL-WILCOX-RYMAN-COMPANY'S KEMBERTON PARK SUBDIVISION, AS RECORDED IN LIBER 36 OF PLATS, PAGE 27, OAKLAND COUNTY RECORDS.

AREA OF PROPERTY

PROPERTY CONTAINS 19,435 S.F. OR 0.446 ACRES OF LAND MORE OR LESS.

ZONING

PROPERTY IS IN ZONE B-3 (GENERAL BUSINESS DISTRICT)

ORNAMICS

9MILE GAS STATION
REQUEST FOR ADDITION

29450 W 9 MILE RD
FARMINGTON HILLS , MI 48336

ISSUE DATE
11/4/2024
5/30/2025
9/10/2025

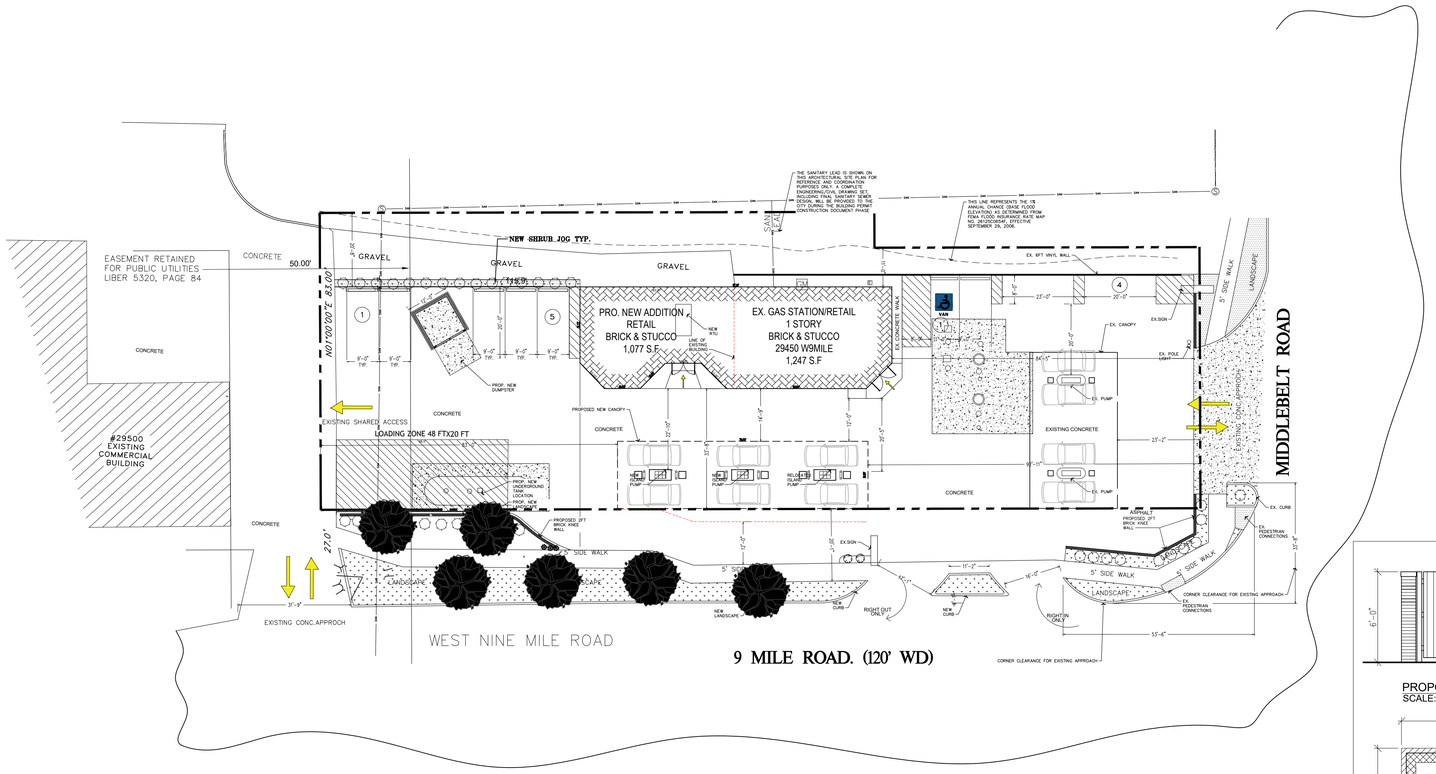
DRAWN BY
R.S

DOB NOW JOB #

ARCHITECTURAL SEAL:
09 / 16 / 25
STATE OF MICHIGAN
MOHAMAD HADLA
ARCHITECT
No. 1301071204
LICENSED ARCHITECT

SHEET TITLE:
EXISTING SITE PLAN

SHEET NO.:
ASP-1



PROPOSED ARCHITECTURAL SITE PLAN
SCALE 1"=20'

KEY PLAN

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
ZONING	B3	B3	B3
USE	M	M	M
LOADING	1	NONE	1
PARKING	12	22	14
PARKING SPACE	9x20(9x18*)	-	9x20(9x18*)
HC PARKING	1 VAN	1	
STORIES	-		
FLOOR AREA	NONE	1247 SQ.FT	2306 SQ.FT

REQUIRED PARKING CALCULATIONS:
SELF SERVICE GAS STATION
34-5.2.11.C.i/x Schedule
1SPACE FOR EACH 175 SQ.FT. OF USABLE FLOOR AREA. : 1 SPACE + 1 SPACE PER EACH EMPLOYEE ON THE LARGEST WORK SHIFT.
USABLE FLOOR AREA SEE HATCHED FLOOR PLAN(EXCLUDES STORAGE, RESTROOMS, HALLWAYS)
1445 /175 = 8.2= 9 +1+3 = 13 REQUIRED +1=14 REQUIRED
9 PARKING SPOTS + 5 FUELING POSITION = 14 TOTAL

BENCHMARK DATA

BM#1: FOUND SPIKE IN SOUTHEAST UTILITY POLE AT THE NORTHWEST CORNER OF 9 MILE ROAD AND MIDDLEBELT. ELEVATION 665.91

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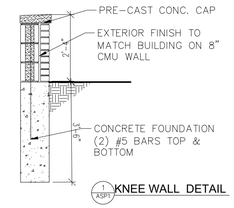
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AREA OF PROPERTY

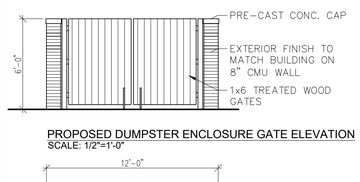
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ZONING

PROPERTY IS IN ZONE B-3 (GENERAL BUSINESS DISTRICT)



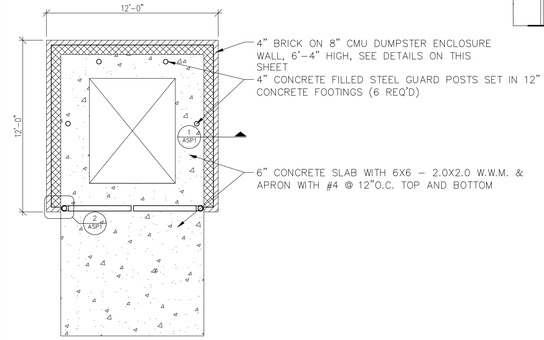
1 KNEE WALL DETAIL



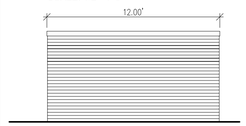
PROPOSED DUMPSTER ENCLOSURE GATE ELEVATION
SCALE: 1/2"=1'-0"



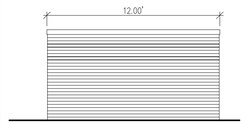
BICYCLE RACKS DETAILS
N.T.S



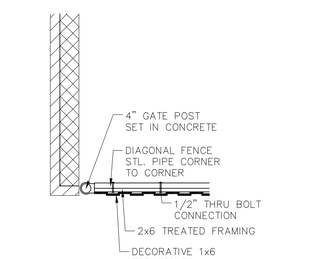
PROPOSED DUMPSTER ENCLOSURE PLAN
SCALE: 1/2"=1'-0"



PROPOSED DUMPSTER SIDE ELEVATION
SCALE: 1/2"=1'-0"



PROPOSED DUMPSTER REAR ELEVATION
SCALE: 1/2"=1'-0"



1 GATE DETAIL
SCALE: 1/"=1'-0"

2 GATE DETAIL
SCALE: 1/"=1'-0"

ORNAMICS

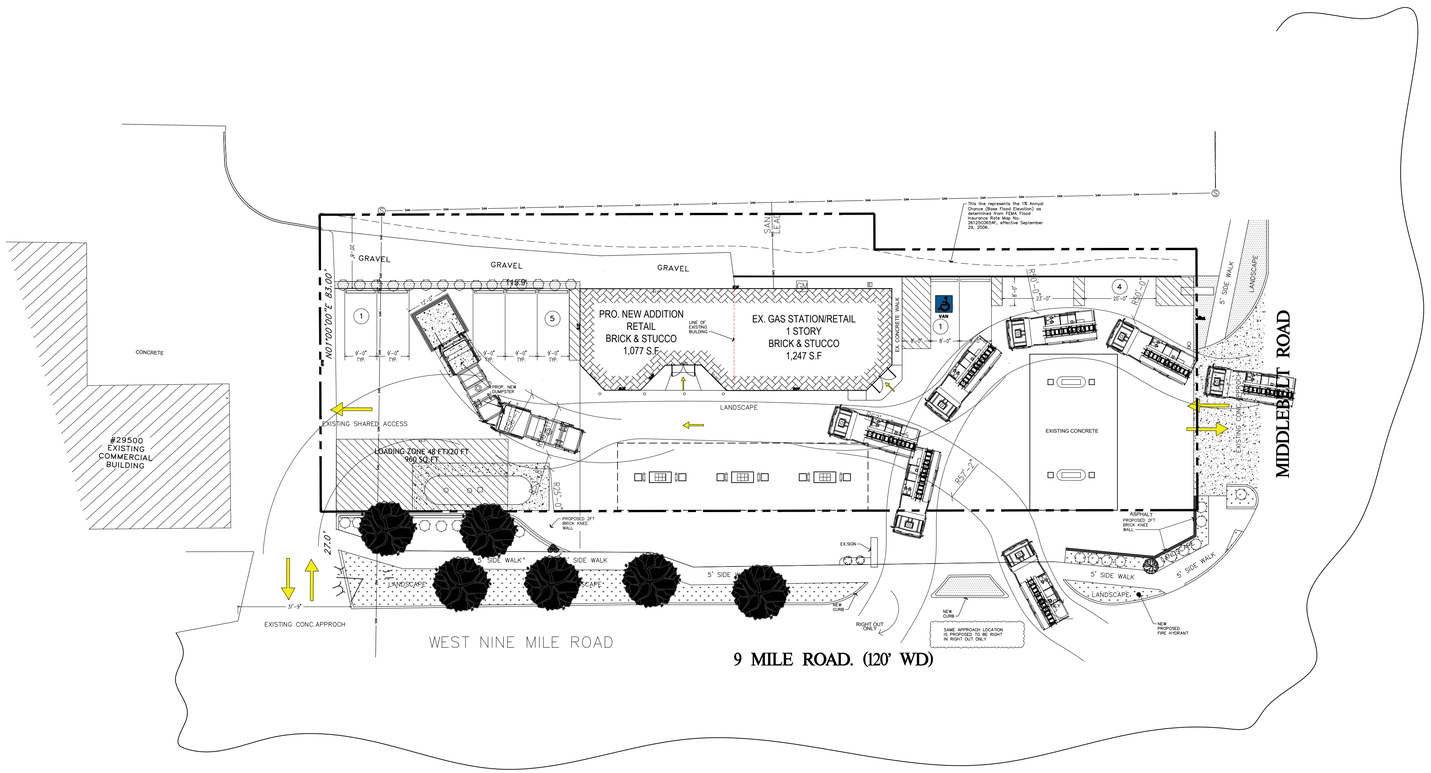
9MILE GAS STATION
REQUEST FOR ADDITION
29450 W 9 MILE RD
FARMINGTON HILLS , MI 48336

ISSUE DATE
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DRAWN BY
R.S
DOB NOW JOB #

ARCHITECTURAL SEAL:
09/16/25
STATE OF MICHIGAN
MOHAMMAD HADLA
ARCHITECT
No. 1301071204
LICENSED ARCHITECT

SHEET TITLE:
PROPOSED ARCHITECTURAL SITE PLAN

SHEET NO.:
ASP-2



PROPOSED TRUCK CIRCULATION PLAN

SCALE 1"=20'

TYPICAL VEHICLE SIZES FOR CIRCULATION PLANNING

1. Fire Truck (Ladder Truck / Pumper Truck)
Length: 40-50 ft
Width: 8-10 ft
Turning Radius:
Inner: 25-40 ft
Outer: 45-55 ft
Height Clearance: 13.5-14 ft

2. Trash Truck (Front Loader / Rear Loader)
Length: 35-45 ft
Width: 8-9 ft
Turning Radius:
Inner: 25-30 ft
Outer: 40-50 ft
Height Clearance: 12-14 ft

3. Delivery Truck (Box Truck)
Length: 24-30 ft
Width: 8-9 ft
Turning Radius: 30-40 ft
Height Clearance: 12-13.5 ft

SHARED ACCESS AGREEMENT

THIS SITE HAS A SHARED ACCESS AGREEMENT WITH THE ADJACENT PROPERTY LOCATED AT 29500 W NINE MILE RD, FARMINGTON HILLS. ALL ACCESS POINTS AND CIRCULATION ROUTES MUST REMAIN CLEAR AND UNOBSTRUCTED AT ALL TIMES. THIS AGREEMENT SHALL REMAIN IN EFFECT EVEN IF EITHER PROPERTY IS SOLD OR OWNERSHIP CHANGES. PLEASE SEE LEGAL DOCUMENT.

FIRE HYDRANT COVERAGE

A NEW FIRE HYDRANT IS PROPOSED AT THE SOUTHEAST CORNER OF THE SITE, APPROXIMATELY 165 FEET FROM THE FURTHEST ACCESSIBLE POINT OF THE PRINCIPAL BUILDING. THIS PLACEMENT ENSURES FULL COMPLIANCE WITH CHAPTER 12 SECTION 12-11(2) OF THE CITY ORDINANCE AND SATISFIES THE FIRE DEPARTMENT'S HYDRANT COVERAGE REQUIREMENTS, INCLUDING ACCESSIBILITY FOR APPARATUS WITHIN A 50' TURNING RADIUS.

GENERAL NOTES

FIRE TRUCK ACCESS & EMERGENCY VEHICLES

FIRE LANE ROUTES MUST COMPLY WITH NFPA AND LOCAL FIRE CODE REQUIREMENTS.
MINIMUM CLEARANCE: 13.5 FT VERTICAL.
TURNING RADIUS: 50 FT (EXTERIOR) AND 36-40 FT (INTERIOR).
FIRE LANES MUST BE CLEARLY MARKED AND KEPT UNOBSTRUCTED AT ALL TIMES.

LOADING AND DELIVERY TRUCKS

ALL DELIVERIES SHALL BE SCHEDULED DURING NON-PEAK HOURS TO MINIMIZE CONGESTION.
DELIVERY TRUCKS WILL ENTER FROM [SPECIFY ENTRANCE] AND EXIT FROM [SPECIFY EXIT] FOLLOWING THE DESIGNATED TRUCK ROUTE.
MAXIMUM TRUCK SIZE PERMITTED: 24-30 FT BOX TRUCKS.

TRASH COLLECTION & WASTE MANAGEMENT

TRASH COLLECTION WILL BE SCHEDULED DURING OFF-PEAK HOURS TO AVOID INTERFERENCE WITH CUSTOMER TRAFFIC.

TRASH TRUCKS WILL ACCESS THE DESIGNATED WASTE ENCLOSURE FROM [SPECIFY LOCATION] AND FOLLOW A ONE-WAY CIRCULATION PATTERN TO EXIT.

MINIMUM CLEARANCE FOR WASTE TRUCKS: 14 FT VERTICAL, 40-50 FT TURNING RADIUS

PARKING SPACES ADJACENT TO LOADING/UNLOADING AREA. SPACE 1 WILL NEED TO BE VACANT OR USED FOR EMPLOYEE PARKING DURING SCHEDULED COLLECTION.

ORNAMICS

9MILE GAS STATION
REQUEST FOR ADDITION

29450 W 9 MILE RD
FARMINGTON HILLS , MI 48336

ISSUE DATE
11/4/2024
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9/10/2025

DRAWN BY
R.S

DOB NOW JOB #

ARCHITECTURAL SEAL:

09 / 16 / 25

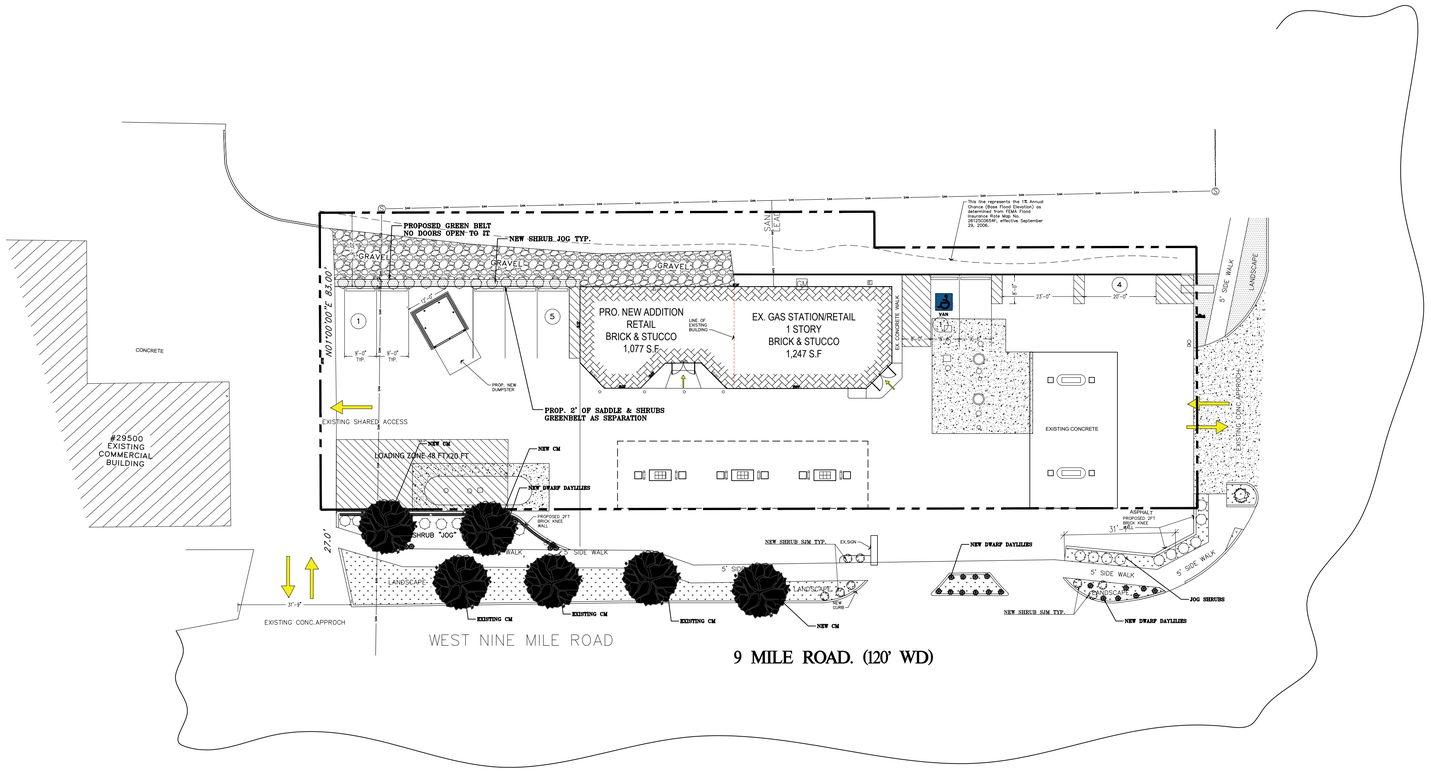
STATE OF MICHIGAN
MOHAMAD HADLA
ARCHITECT
No. 1301071204
LICENSED ARCHITECT

SHEET TITLE:

PROPOSED TRUCK CIRCULATION

SHEET NO.:

ASP-3



PROPOSED LANDSCAPING PLAN
SCALE 1"=20'

All proposed AND EXISTING landscaping shall comply with the corner clearance requirements of § 34-5.10 of the City of Farmington Hills Zoning Ordinance. No plantings, berms, fences, walls, or other obstructions exceeding 30 inches in height above street curb level shall be placed within the required 25-foot corner clearance areas at intersections or driveways.

EXISTING TREE PLANT LIST:

Key	Quantity	Botanical Name	Common Name	Size
CM	1	ACER X FREEMANLL	CELEB MAPLE	6D STRAIGHT TRUNK , B&B

PROPOSED PLANT LIST:

Key	Quantity	Botanical Name	Common Name	Size
SJM	23	Spiraea japonica	Magic Carpet Spiraea	18"-24", 3-gallon pot
JOG	33	Juniperus chinensis	Old Gold Chinese Juniper	MAX 30", 5-gallon pot
CM	3	ACER X FREEMANLL	CELEB MAPLE	6D STRAIGHT TRUNK , B&B

GENERAL PLANTING NOTE

PRESERVE THE CENTRAL LEADER – DO NOT CUT OR PRUNE IT.

REMOVE NON-BIODEGRADABLE MATERIALS – TAKE OFF ALL TAGS, STRINGS, PLASTICS, AND OTHER MATERIALS FROM THE PLANT STEMS OR CROWN (EXCEPT THE PLANT LABEL) TO PREVENT GIRDLING AND MAINTAIN A CLEAN APPEARANCE.

MAINTAIN PROPER PLANTING DEPTH – ENSURE THE PLANT SITS AT THE SAME DEPTH AS IT DID IN THE NURSERY. IN CLAY SOILS, POSITION THE BASE SLIGHTLY HIGHER THAN THE EXISTING GRADE.

PROPER ROOTBALL PLACEMENT – CENTER THE ROOTBALL IN THE HOLE AND KEEP THE BOTTOM FIRM.
USE WATER TO SETTLE THE SOIL, ELIMINATE AIR POCKETS, AND SECURE THE PLANT IN PLACE. GENTLY TAMP IF NECESSARY.

MINIMUM NUMBER OF PARKING LOT TREES

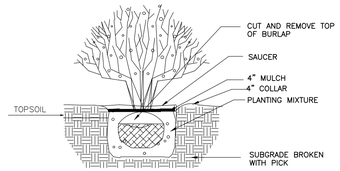
TOTAL PAVED AREA SQ FT = 14500 SQ FT

REQUIRED 1 TREE PER 2800 SQ FT OF PAVED AREA

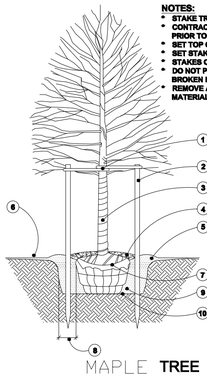
$\frac{14500}{2800}$ = 5.2 TREES REQUIRED

6 TREES REQUIRED

3 EXISTING TREES AND PROPOSING 3 NEW TREES TO MEET REQUIREMENT



Shrub Planting
NTS

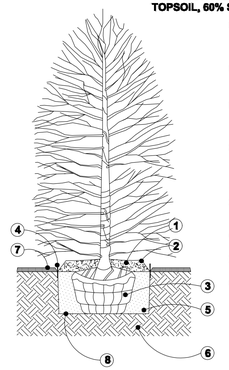


NOTES:
- STAKE TREES UNDER FOUR INCH (4") CALIPER.
- CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
- SET TOP OF BALL THREE INCHES (3") ABOVE FINISH GRADE.
- SET STAKES VERTICAL & EVENLY SPACED.
- STAKES OR GUYS TO BE SECURED ABOVE THE FIRST BRANCH.
- DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.
- REMOVE ALL TAGS, STRING, PLASTICS, AND OTHER MATERIALS THAT ARE UNSIGHTLY OR COULD CAUSE DAMAGE.

1. STAKE TREE JUST ABOVE THE FIRST BRANCH USING TWO INCH TO THREE INCH (2"-3") WIDE BELT-LIKE MATERIAL OF FABRIC. (NO WIRE OR HOSE TO BE USED TO GUY TREES.) THREE (3) GUYS EVENLY SPACED PER TREE. REMOVE AFTER ONE (1) WINTER SEASON.
2. 2 x 2 HARDWOOD STAKES. POSITION SIX INCHES TO EIGHT INCHES (6"-8") OUTSIDE OF ROOTBALL AND EXTEND EIGHTEEN INCHES (18") BELOW TREE PIT INTO UNDISTURBED SOIL.
3. APPLY TREE WRAP AND SECURE WITH A BIODEGRADABLE MATERIAL AT TOP AND BOTTOM. REMOVE AFTER ONE (1) WINTER.
4. SHREDDED BARK MULCH OF A NATURAL COLOR AT FOUR INCH (4") MINIMUM DEPTH. LEAVE A THREE INCH (3") CIRCLE OF BARE SOIL AT THE BASE OF THE TREE.
5. MOUND TO FORM TREE SAUCER.
6. FINISH GRADE SLOPED AWAY FROM TREE.
7. CUT AND REMOVE WIRE, BURLAP, AND BINDINGS FROM THE TOP ONE-THIRD (1/3) OF THE ROOTBALL.
8. WIDTH OF ROOTBALL ON EACH SIDE.
9. PLANTING MIXTURE SHALL CONSIST OF 50% TOSOIL AND 50% SAND.
10. SCARIFY BOTTOM AND SIDES OF PLANTING PIT TO FOUR INCH (4") DEPTH.

MAPLE **TREE**

NOTE:
- CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
- THE PLANTING MIXTURE SHALL CONSIST OF 20% TOPSOIL, 60% SAND, AND 20% COMPOST.



1. SHREDDED BARK MULCH AT THREE INCH (3") MINIMUM DEPTH. MULCH SHALL BE NATURAL IN COLOR.
2. FORM A SAUCER WITH MULCH AND SOIL AROUND SHRUB BED.
3. CUT AND REMOVE BURLAP AND BINDINGS FROM THE TOP ONE-THIRD (1/3) OF THE ROOTBALL.
4. 3/16" x 4" ALUMINUM EDGING (OR APPROVED EQUIVALENT) OR SPADED EDGE.
5. EXCAVATE PLANTING BED AND BACKFILL WITH PREPARED PLANTING MIX.
6. UNDISTURBED SUBGRADE.
7. LAWN.
8. SCARIFY SUBGRADE.

EVERGREEN TREE (6' HEIGHT)

ORNAMICS

9MILE GAS STATION
REQUEST FOR ADDITION

29450 W 9 MILE RD
FARMINGTON HILLS , MI 48336

ISSUE DATE
11/4/2024
5/30/2025
9/10/2025

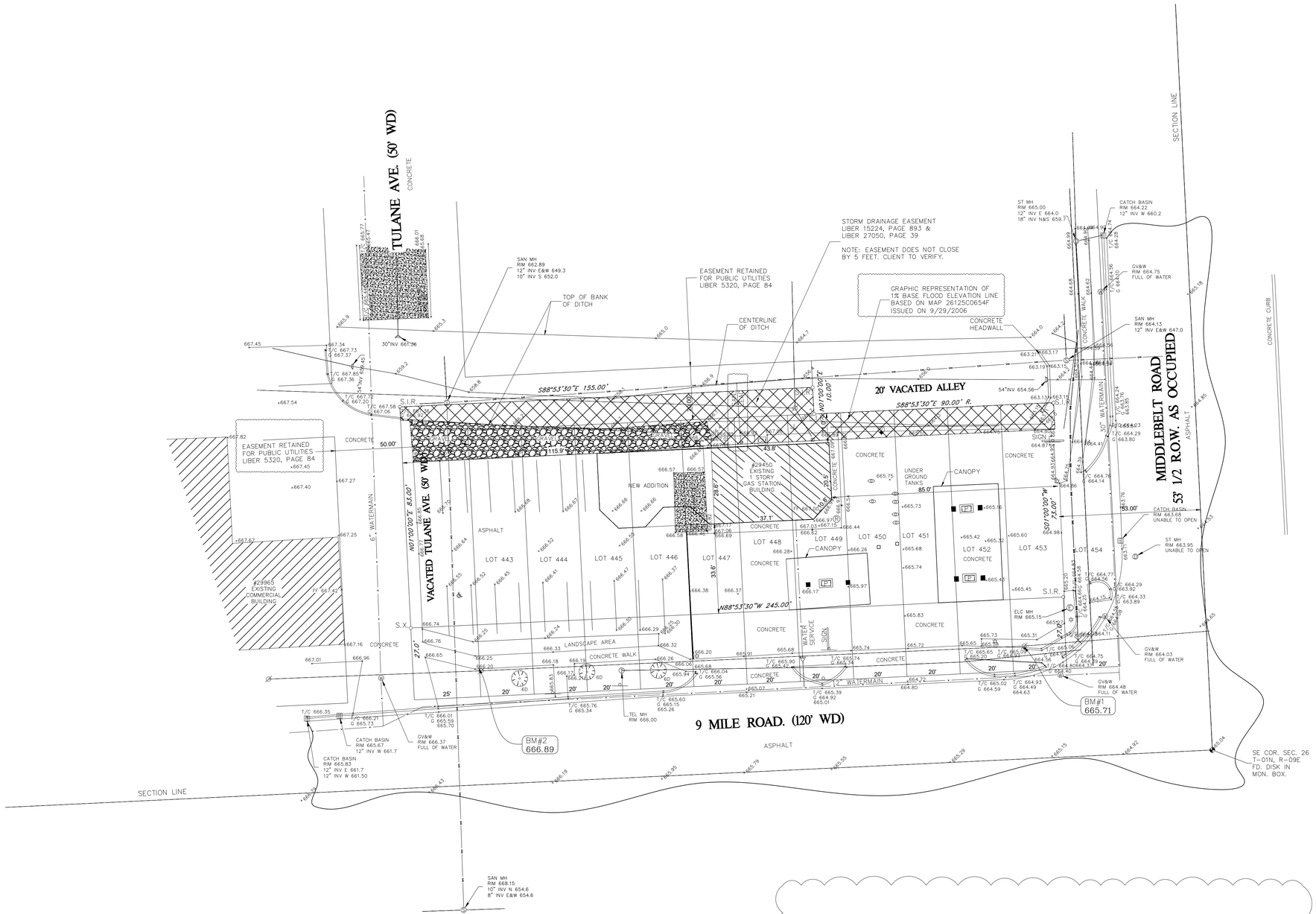
DRAWN BY: R.S

DOB NOW JOB #

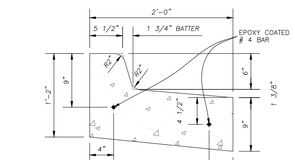
ARCHITECTURAL SEAL:
09/16/25
STATE OF MICHIGAN
MOHAMAD HADLA
ARCHITECT
No. 1301071204
LICENSED ARCHITECT

SHEET TITLE:
LANDSCAPE PLAN

SHEET NO.:
ASP-4



THIS SURVEY IS PREPARED BY LAND SPECIALISTS SURVEYORS
THIS PLAN IS PROVIDED TO SHOW NEW ADDITION ON EXISTING GRADING AND LOCATION OF UTILITY AS IT RELATES TO NEW AND EXISTING BUILDING

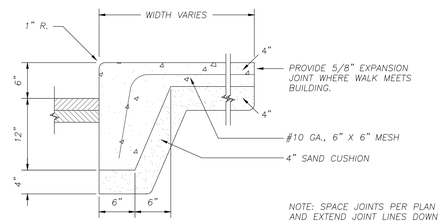


MDOT F4 CURB – REVERSE GUTTER
NOT TO SCALE



CONCRETE SECTION
NOT TO SCALE

ASPHALT PAVEMENT SECTION
NOT TO SCALE



NOTE: SPACE JOINTS PER PLAN AND EXTEND JOINT LINES DOWN FACE OF CURB.

INTERGRAL CONCRETE CURB & WALK
NOT TO SCALE

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 INCH = 20 FT.

ORNAMICS

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FARMINGTON HILLS , MI 48336

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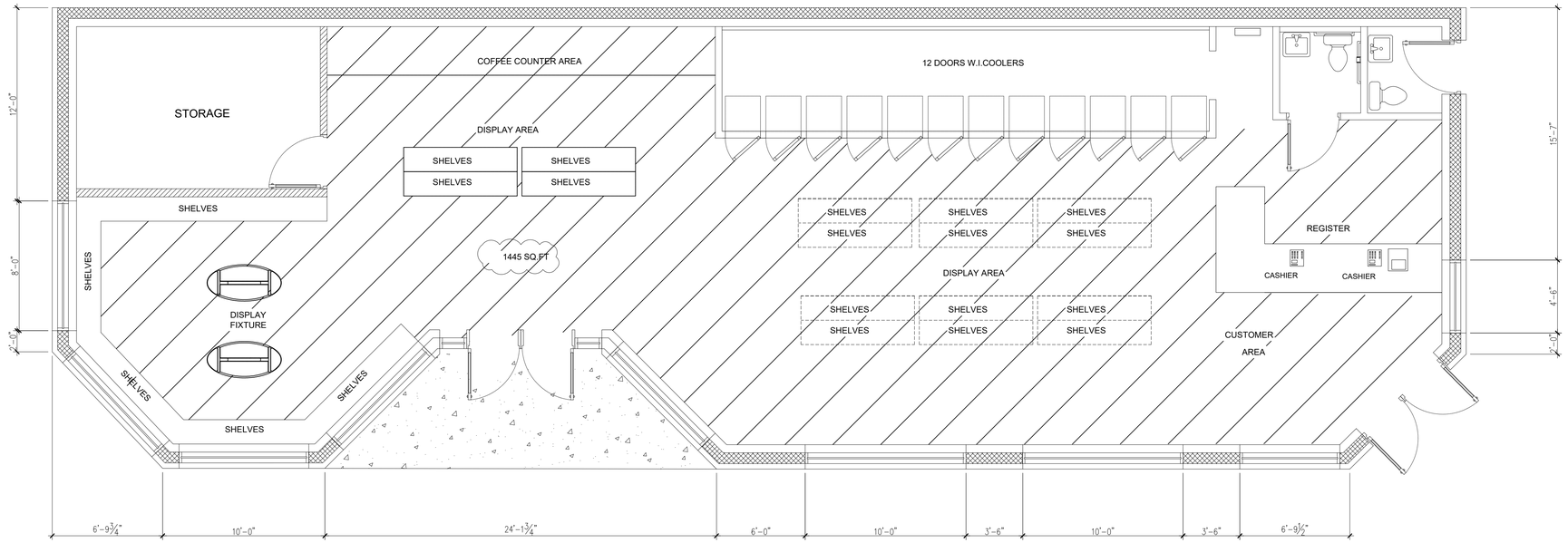
DRAWN BY
R.S

DOB NOW JOB #

ARCHITECTURAL SEAL:
09/16/25
STATE OF MICHIGAN
MOHAMAD HADLA
ARCHITECT
No. 1301071204
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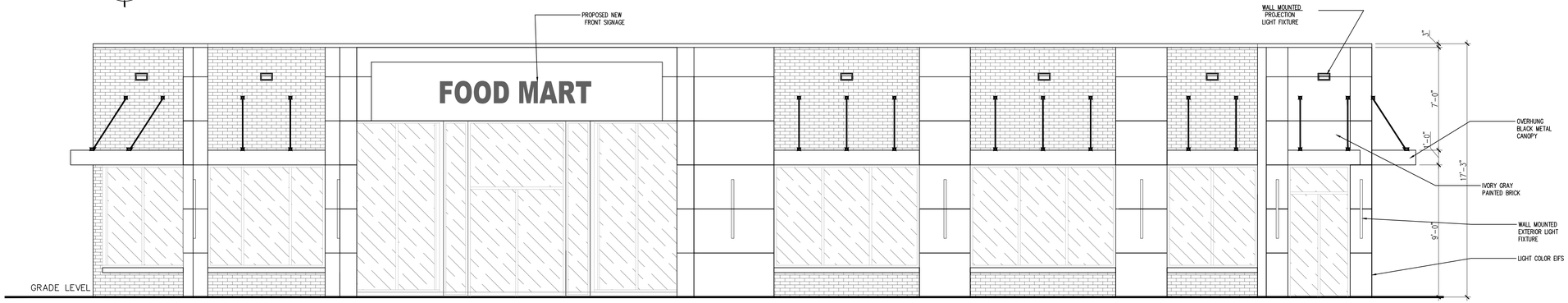
SHEET TITLE:
GRADING & UTILITY

SHEET NO.:
ASP-5



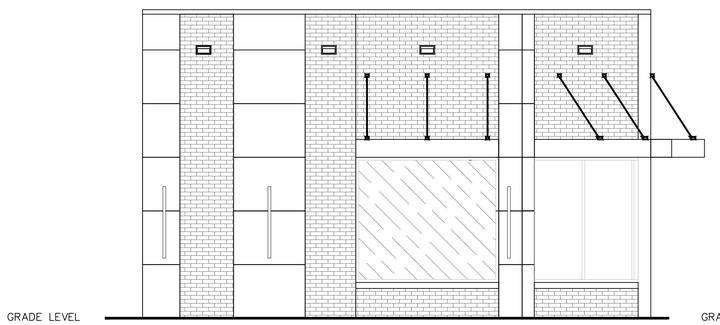
PROPOSED FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"



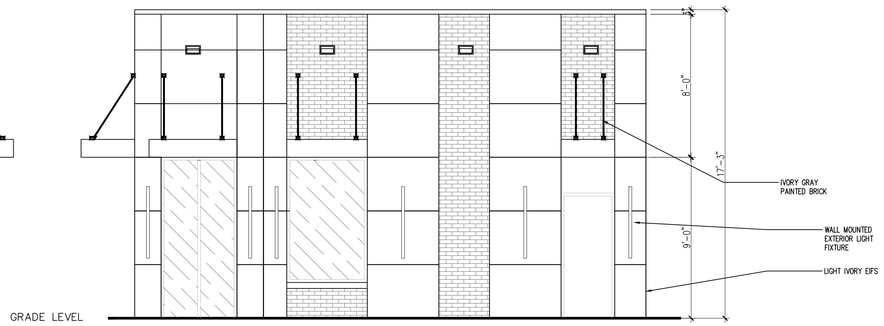
FRONT ELEVATION

SCALE: 1/4"=1'-0"



WEST ELEVATION

SCALE: 1/4"=1'-0"



EAST ELEVATION

SCALE: 1/4"=1'-0"

ORNAMICS

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DOB NOW JOB #

ARCHITECTURAL SEAL:

09/16/25

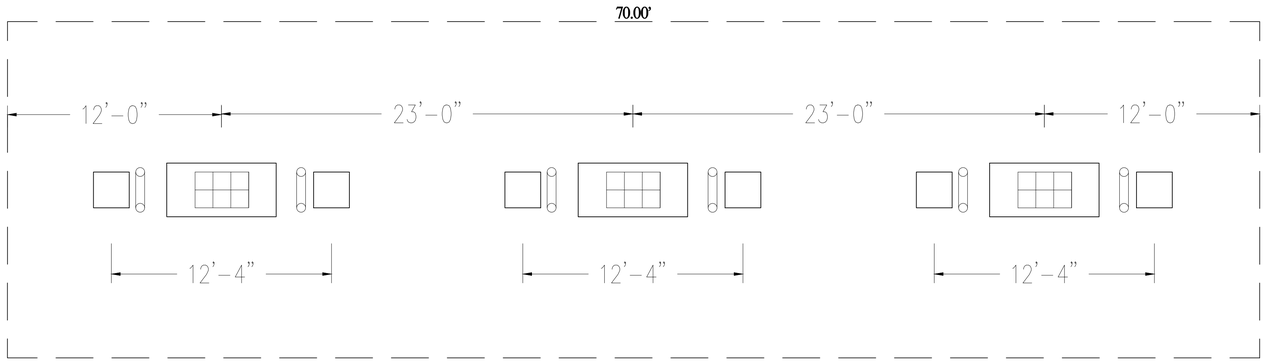
STATE OF MICHIGAN
MOHAMAD HADLA
ARCHITECT
No. 1301071204
LICENSED ARCHITECT

SHEET TITLE:

FLOOR PLAN & ELEVATIONS

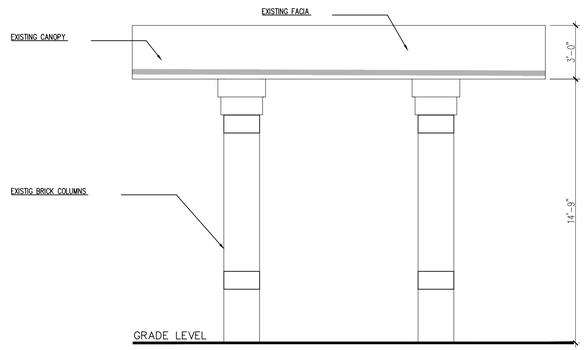
SHEET NO.:

A-1



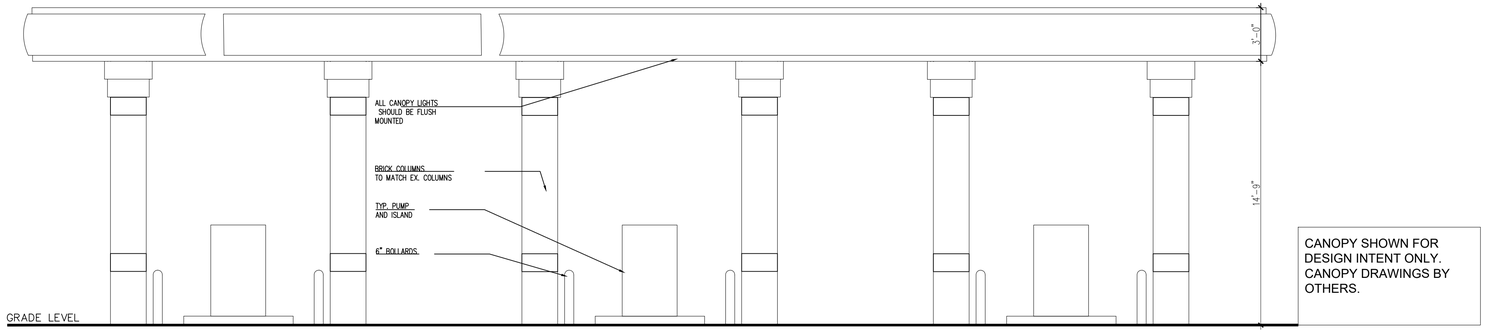
PROPOSED WEST CANOPY PLAN

SCALE: 1/4"=1'-0"



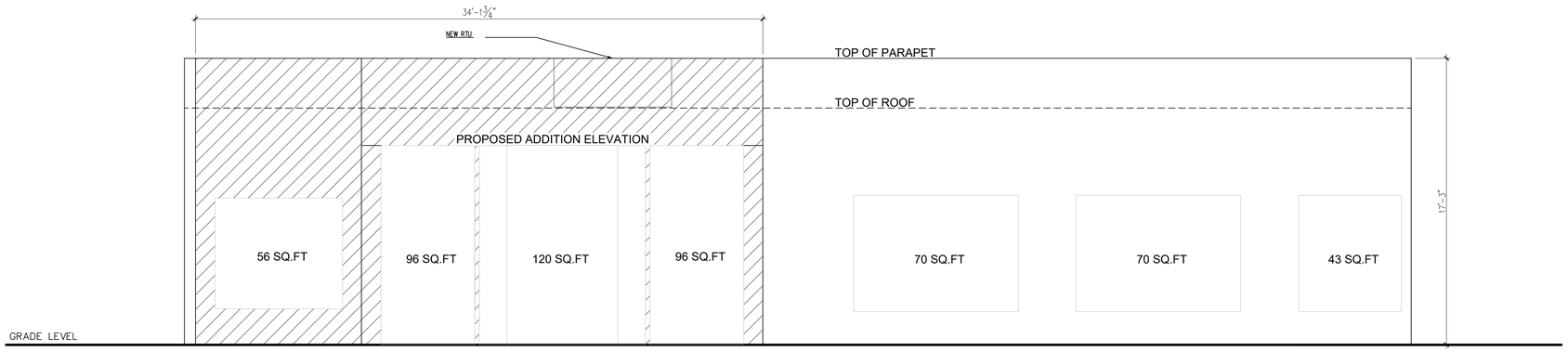
EXISTING WEST CANOPY FACADE

SCALE: 1/4"=1'-0"



PROPOSED WEST CANOPY FACADE

SCALE: 1/4"=1'-0"



PROPOSED FRONT ELEVATION FACADE TRANSPARENCY CALCULATION

SCALE: 1/4"=1'-0"

FACADE TRANSPARENCY FORMULA:

Facade transparency formula: (Total window area / Total facade area) x 100%

= 368/588 x100%

= 62 % THE DESIGN OF ADDITION IS CONSISTENT WITH THE EXISTING BUILDING.

ORNAMICS

9MILE GAS STATION
REQUEST FOR ADDITION

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FARMINGTON HILLS , MI 48336

ISSUE DATE
11/4/2024
5/30/2025
9/10/2025

DRAWN BY
R.S

DOB NOW JOB #

ARCHITECTURAL SEAL:

09/16/25

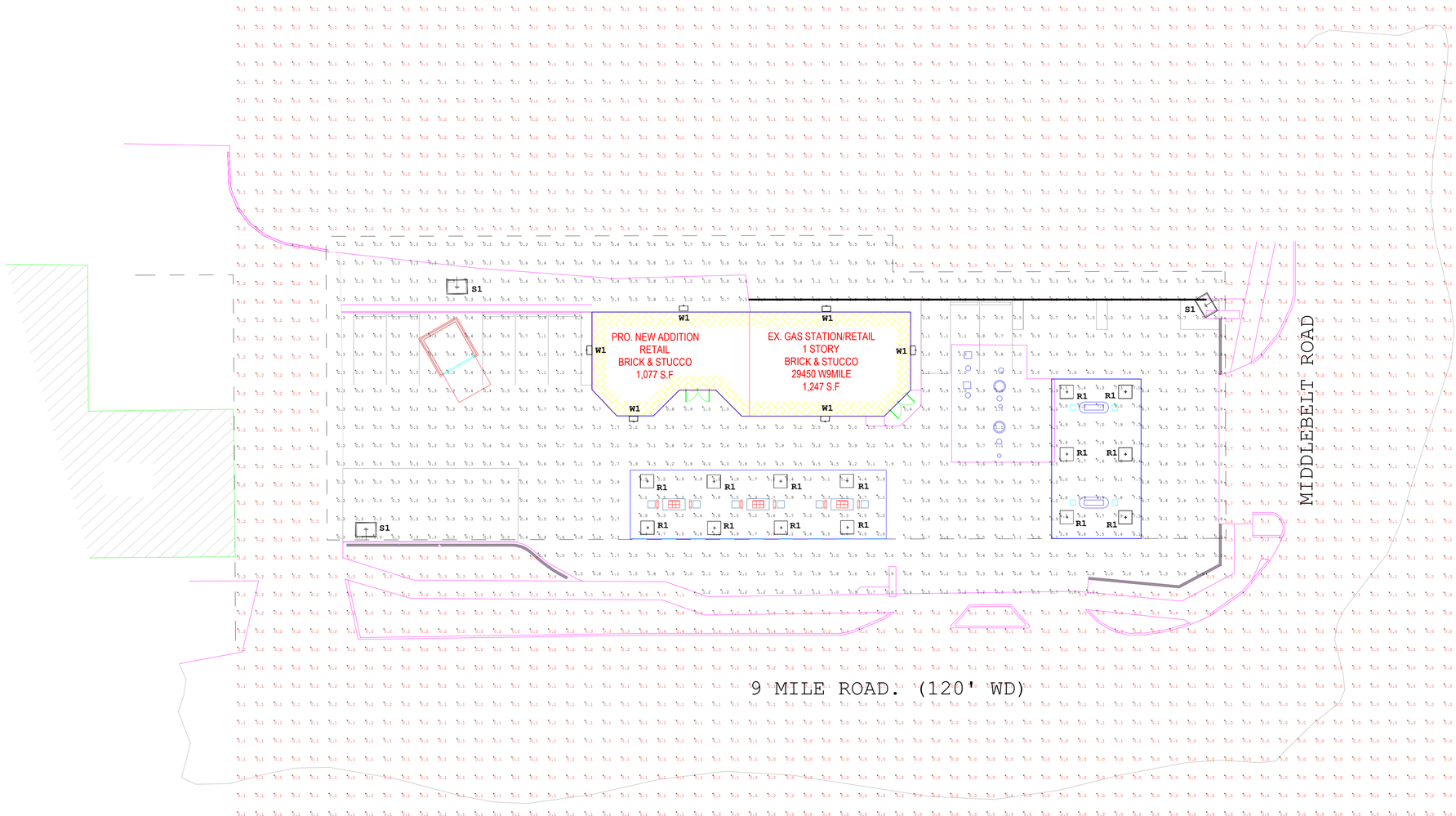
STATE OF MICHIGAN
MOHAMAD HADLA
ARCHITECT
No 1301071204
LICENSED ARCHITECT

SHEET TITLE:

WEST CANOPY TRANSP CALC

SHEET NO.:

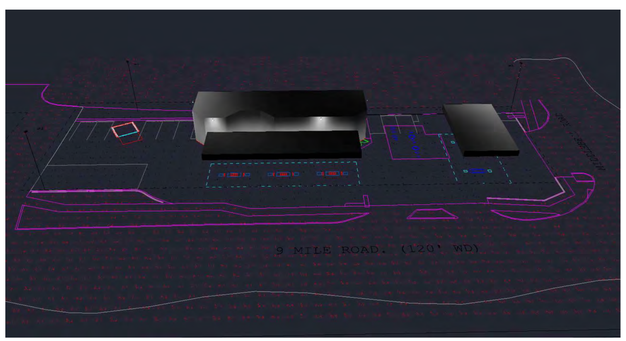
A-2



SITE PHOTOMETRICS PLAN

SCALE: 1/16" = 1'-0"

NORTH



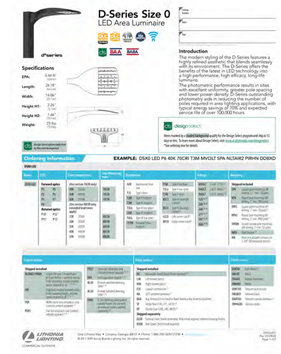
Luminaire Schedule									
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	Total Watts	Tag	Lum. Lumens
-	17	RCNY LED SYMC ALO1 Setting 1	SINGLE	0.900	RCNY LED SYMC ALO1 Setting 1 80CRI 40K MVOLT	14.132	240.244	R1	1980
-	6	WDGE1 LED P0 40K 80CRI VW (1)	SINGLE	0.900	WDGE1 LED P0 40K 80CRI VW	6.7947	40.7682	W1	761
-	3	DSX0 LED P1 40K 80CRI T5W	SINGLE	0.900	DSX0 LED P1 40K 80CRI T5W	33.21	99.63	S1	4664

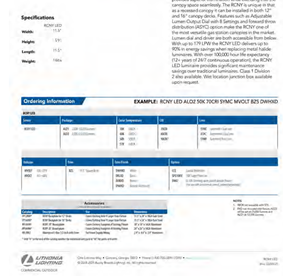
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
EAST CANOPY	Illuminance	Fc	6.59	8.8	3.9	1.69	2.26
PROPERTY	Illuminance	Fc	0.14	1.1	0.0	N.A.	N.A.
SITE	Illuminance	Fc	1.19	7.3	0.2	5.95	36.50
WEST CANOPY	Illuminance	Fc	4.95	5.9	2.6	1.90	2.27

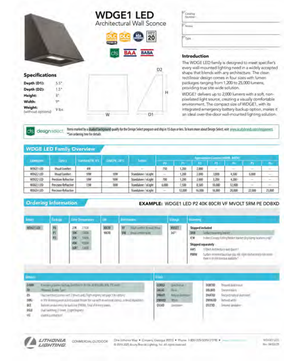
Luminaire Location Summary						
LumNo	Label	X	Y	Z	Orient	Tilt
1	WDGE1 LED P0 40K 80CRI VW (1)	606.392	421.342	16	0	0
4	WDGE1 LED P0 40K 80CRI VW (1)	581.678	401.94	16	270	0
8	WDGE1 LED P0 40K 80CRI VW (1)	529.271	401.921	16	269.727	0
10	WDGE1 LED P0 40K 80CRI VW (1)	516.545	421.37	16	179.699	0
28	RCNY LED SYMC ALO1 Setting 1	647.764	409.975	14.75	0	0
31	RCNY LED SYMC ALO1 Setting 1	663.8	409.997	14.75	0	0
32	RCNY LED SYMC ALO1 Setting 1	663.8	409.997	14.75	0	0
34	RCNY LED SYMC ALO1 Setting 1	533	385.553	14.75	0	0
35	RCNY LED SYMC ALO1 Setting 1	533.11	372.844	14.75	0	0
135	RCNY LED SYMC ALO1 Setting 1	647.764	392.949	14.75	0	0
136	RCNY LED SYMC ALO1 Setting 1	663.8	392.903	14.75	0	0
137	RCNY LED SYMC ALO1 Setting 1	663.8	392.903	14.75	0	0
138	RCNY LED SYMC ALO1 Setting 1	647.764	375.72	14.75	0	0
139	RCNY LED SYMC ALO1 Setting 1	663.8	375.674	14.75	0	0
140	RCNY LED SYMC ALO1 Setting 1	663.8	375.674	14.75	0	0
141	RCNY LED SYMC ALO1 Setting 1	551.243	385.468	14.75	0	0
142	RCNY LED SYMC ALO1 Setting 1	551.353	372.759	14.75	0	0
143	RCNY LED SYMC ALO1 Setting 1	569.486	385.553	14.75	0	0
144	RCNY LED SYMC ALO1 Setting 1	569.596	372.844	14.75	0	0
145	RCNY LED SYMC ALO1 Setting 1	587.644	385.637	14.75	0	0
146	RCNY LED SYMC ALO1 Setting 1	587.754	372.928	14.75	0	0
182	DSX0 LED P1 40K 80CRI T5W	480.972	441.481	30	270.899	0
186	WDGE1 LED P0 40K 80CRI VW (1)	582.047	433.383	16	90	0
187	WDGE1 LED P0 40K 80CRI VW (1)	542.986	433.488	16	90	0
188	DSX0 LED P1 40K 80CRI T5W	456.144	369.511	30	90.744	0
189	DSX0 LED P1 40K 80CRI T5W	688.327	435.077	30	210.555	0

ELECTRICAL GENERAL NOTES

1. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS 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, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP. THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE. UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2013.
2. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"
3. EXTERIOR LIGHTING SHALL NOT OPERATE DURING DAYLIGHT HOURS.
4. BUILDING FACADE AND LANDSCAPE LIGHTING SHALL BE TURNED OFF BETWEEN MIDNIGHT OR ONE HOUR AFTER CLOSE OF BUSINESS, WHICHEVER IS LATER, AND 6:00AM OR OPENING, WHICHEVER IS EARLIER.
5. ALL OTHER EXTERIOR LIGHTING SHALL BE REDUCED TO NO GREATER THAN 70% OF MAXIMUM FROM MIDNIGHT OR ONE HOUR AFTER CLOSE OF BUSINESS, WHICHEVER IS LATER, AND 6:00AM OR OPENING, WHICHEVER IS EARLIER.
6. USE OF OCCUPANCY SENSORS TO TURN OFF OR REDUCE LIGHTING WITHIN 15 MINUTES OF ZERO OCCUPANCY IS RECOMMENDED.







MHA DESIGNERS

15900 MICHIGAN DEARBORN MICHIGAN , 48126

PHONE:
586-360-0210
EMAIL:
MHADESIGNERS@YAHOO.COM

ISSUED FOR	DATE

PROPOSED PHOTOMETRICS PLAN FOR:
GAS STATION
29450 W NINE MILE RD,
FARMINGTON HILLS, MI 48336

DRAWN:	DESIGNED:	CHECKED:
MH	MH	MH

SCALE: AS SHOWN

FILE NAME:

JOB #:

SHEET TITLE:
SITE PHOTOMETRICS PLAN

SHEET #
ES101

SITE PLAN 62-8-2025

LOCATION:	29820 Nine Mile Rd.
PARCEL I.D.:	22-23-26-482-001
PROPOSAL:	Renovate existing building as Warehouse within LI-1, Light Industrial District
ACTION REQUESTED:	Site plan approval
APPLICANT:	Joseph S. Novitsky
OWNER:	Ilan Hazan

September 8, 2025

Farmington Hills Planning Commission
31555 W 11 Mile Rd
Farmington Hills, MI 48336

Site Plan Review

Case:	62-8-2025
Site:	29820 Nine Mile Rd
Applicant:	Ilan Hazan
Plan Date:	6/26/2025
Zoning:	LI-1 Light Industrial

We have completed a review of the application for site plan approval and a summary of our findings is below. Items in **bold** require specific action. Items in *italics* can be addressed administratively.



SUMMARY OF FINDINGS

Findings requiring administrative corrections and/or review:

1. Parking space dimensions should be added to the plans.
2. A photometric plan must be provided if any lighting is proposed.
3. Identify mechanical equipment to be provided, if any, and method of screening If necessary

Findings requiring additional action:

1. A loading zone or information about anticipated loading must be provided.
2. Parking should be adjusted. The fourth space should be labeled as such. A fifth space is required. Some decisions must be made, as the site lacks rooms for the fifth space, a dumpster enclosure, the required ten-foot landscaped parking setback, and a loading space. Adding a fifth parking space south of the building line places it in the front yard, which requires a variance; a variance could also be sought to permit four parking spaces. If a dumpster enclosure is not needed, this too could be a potential variance request.
3. The privacy fence is not permitted in the yards facing the street.

Existing Conditions

1. **Zoning.** The parcel is zoned LI-1 Light Industrial.
2. **Existing site.** The site is approximately 0.32 acres and is a triangle at the northwest corner of Nine Mile and Shiawassee. It is developed with two buildings and a small shed. The larger building is 2,400 square feet, and the smaller one is 720 square feet. The property is currently unoccupied.

   The site's property lines are not quite aligned with the locations of various right-of-way elements, and the smaller building is not located entirely on the property.
3. **Adjacent properties.** The property is at the intersection of West 9 Mile Rd and Shiawassee St, on the northern side of West 9 Mile and southwestern side of Shiawassee Street.

Direction	Zoning	Land Use
North	OS-1	Vacant
East	LI-1	Industrial
South	B-3	Gas Station and Office
West	RA-4	Single Family



4. **Site configuration and access.** The plan proposes to maintain and improve the existing approach from West Nine Mile Rd. The driveway is proposed to be gated.

Site Plan & Use:

1. **Proposed.** The applicant is proposing to renovate an existing 2,400 sq ft building to function as a warehouse, while eliminating the smaller, easternmost of the two buildings. The elimination of the smaller building will resolve several nonconformities. The plans include an updated paved parking area.

   A warehouse is designated as a principal permitted use in the LI-1 District.

2. **Dimensional Standards (LI-1 district).**

   Note: Setbacks should be identified on plans.

Item	Required	Proposed/Comments
Front Yard Setback (34-3.1.25.E.)	50 ft min.	16’4” to building from south (Existing nonconformity)*
Setback adjacent to a Residential District (34-3.1.29.E.)	50 ft min.	21’2” (Existing nonconformity)*
Setback adjacent to Side Street (34-3.1.25.E.)	25 ft min.	19’4” to Shiawassee (existing nonconformity)*

Building Height (34-3.1.25.E.)	50 ft/3 stories max	23 ft to peak / no change
Yard landscaping (34-3.5.2.A)	For all uses except one-family detached residential units, landscaping of all yards abutting a street shall be provided	See landscaping comments below.
Loading space (34-3.5.2.N)	1,401-20,000 SF: 1 space required	*None provided; space appears to be available south of the parking spaces ** *
Parking Setback (34-3.5.J)	10 feet required	*Parking spaces are set back more than ten feet; no planting area provided on 9 Mile side** *
Rooftop equipment (34-3.5.2.U.)	Rooftop equipment shall be screened in accordance with Section 34-5.17.	*Location of any mechanical equipment shall be identified on the plans. Rooftop equipment does not appear to be proposed.*
Landscape area abutting street or freeway (34-3.5.2.V.)	A landscaped area not less than ten (10) feet deep	*Both frontages include a landscape area, and a privacy fence is also proposed; see fence comments below*

* The building's setbacks are all existing nonconformities; as the building is not proposed to be structurally altered, the Planning Commission may permit these nonconformities to persist. The removal of the smaller building will significantly reduce the overall nonconformity of the site.

**The physical constraints of this site make it possible to provide a small loading space south of the parking spaces, but landscaping cannot also be provided here if that is done. As this is a small site with limited activity, the PC may consider whether space in the maneuvering lane, which is wider than required could be considered loading space if deliveries are scheduled when they will not conflict with vehicles parked in the marked spaces.

3. **Notes to LI-1 District Standards.**
   a. 10-foot landscape strip along right-of-way. *Provided in some places and not others.*
   b. Storage in rear yard. *No outdoor storage proposed.*
   c. Parking not located in front yard. *Though parking is within the Nine Mile setback, it is flush with the building and not technically in the front yard, so this standard is met.*
4. **Dumpster (34-5.1.2.D).** No dumpster or enclosure are proposed. An enclosure is required in the LI-1 district, per 34-5.2.2.D. We note that there is no feasible interior side yard or rear yard location for a dumpster enclosure; the space south of the parking spaces, mentioned above, is the only potential location. **The applicant could consider applying for a variance to omit the dumpster enclosure from the site.**
5. **Mechanical Equipment (34-5.1.4.D).** Any new mechanical equipment must be properly located and screened. No mechanical equipment identified on the plans.
6. **Minimum parking (34-5.2.11.D.iii).**

Use	Requirement	Required Spaces	Provided
Warehouse	3 plus 1 for every 1.5 employees in the largest working shift, or 3 plus 1 for every 1,300 square feet of usable floor area, whichever is the greater + 1 space when fewer than 25 spaces are required (Sec. 34-5.2.10)	2,400 sq ft x 0.7 = 1,680 / 1300 = 1.29 4 spaces + 1 = 5 total spaces required	**4 Spaces Provided (3 labeled; the other is shown but not labeled as a space)***

***There is room for a fifth space in the area mentioned above in the discussion of dumpster enclosures, though this would require a variance for its placement in the front yard.**
Although the ordinance allows for parking reductions, these plans are ineligible as the site includes fewer than 10 parking spaces (34-5.2.10.A).

7. **Off-street parking dimensions (34-5.3.3.A & B.).** **Dimensions of parking spaces are not provided on the plans, though they appear to scale to the correct sizes.**

Item	Required	Proposed/Comments
Maneuvering lane width	20 ft.	?
Parking space width	9 ft.	?
Parking space length	20 ft. for minimum required (May include a maximum two-foot unobstructed vehicle overhang area at the front of the parking space.) 17 ft. for additional parking (May include a maximum one-foot unobstructed vehicle overhang area at the front of the parking space)	?

8. **Barrier Free Parking.** One van accessible space is proposed.
9. **Acceleration-Deceleration-Passing Lanes (34-5.6.2.)** Driveways providing ingress and egress to all three-lane paved major or secondary thoroughfares shall be provided with paved acceleration and deceleration lanes. If in the opinion of the director of public services no useful purpose would be served or if unusual difficulty would be encountered by reason of grade changes, intersections, bridges, or other land restrictions, the director may waive or modify the requirements of this section. Potential lanes are shown on SP-03. *We defer to engineering to address this issue.*
10. **Corner Clearance (34-5.10)**. No change to the existing. Corner clearance appears compliant.
11. **Building.** The storage building will maintain its existing roof and façade and be painted with needed minor repairs.
12. **Screen Wall.** A 6-foot screen wall is provided along the residential property line on the west side of the property.
13. **Fence**. Per Section 34-5.12.2.B, fences are not permitted in the required front setback or minimum yard setback abutting a street. The site currently has a nonconforming chain link fence along its outdoor property lines that is proposed to be replaced with a 6-foot stained wood privacy fence. **This new fence is not compliant and should be removed from the plan; if the applicant requires this fence, a variance for its location will be required.**

14. **Landscape Development (34-5.14).**

Item	Required			Proposed/Comments
Minimum distance from the property line (34-5.14.C.ii)	4 ft from the property line for trees and large shrubs			Compliant
Minimum parking lot island area	Minimum of 180 square feet; 3 feet minimum radius at the trunk of the tree			No islands provided (no opportunity)
Cost estimate	None Required			
Minimum size and spacing requirements (34-5.14.F)	**Size**	**Center to center distance (max)**		
	(Height/width)	**groupings**	**rows**	
• Evergreen Trees	8 ft. height	20 ft.	12 ft.	Standard is met
• Narrow Evergreen Trees	5 ft. height	10 ft.	5 ft.	Standard is met
• Large Shrubs	30 in. height	10 ft.	5 ft.	Standard is met
• Small Shrubs	24 in. width	4 ft.	4 ft.	N/A
• Large Deciduous	3 in. caliper	30 ft.	-	Standard is met
• Small deciduous trees	2 in. caliper	15 ft.	-	Standard is met
• Hedge shrubs	24 in. height	3 ft.	3 ft.	None proposed
Canopy Trees	Shall be large deciduous. PC may permit large evergreens			3 lindens provided; 3 Norway spruce also provided
Minimum number of parking lot trees (34-5.14.4.C)	1 per every 2,800 square feet of paved surface area			3,858 sq ft of paved area = 2 required trees. **It is not clear which trees are intended to fulfill this requirement.**
Parking lot screening from public thoroughfare (34-5.14.5)	A planted hedge of small shrubs, or A masonry wall or berm of 2 feet high			**Privacy fence proposed (see item 13 above)**
Wall or Berm (34-5.15)	Required when abutting a residential district. (See 34-5.15)			Provided; see item 12 above
Tree replacement (34-5.18)	No regulated trees on the site			N/A

15. **Lighting**

Operation hours (34-5.16.3.B.v.). **A photometric plan was not provided; lighting cannot be reviewed.**

Item	Required	Proposed/Comments
Maximum height (34-5.16.3.A.)	35 feet maximum	
Building Lighting (34-5.16.3.A. iii.)	Relevant building elevation drawings showing all fixtures	

Item	Required	Proposed/Comments
	and the portions of the walls to be illuminated	
Average to minimum illumination ratio (34-5.16.3.C)	4:1	
Maximum illumination at the property line	0.3 fc	
Illumination Levels- Hardscape areas (e.g., parking areas, sidewalks)	2.5 lumens per sq ft of hardscape area maximum	
Illumination Levels Building Entrances – within 20 ft of door	2,000 lumens per door maximum	

16. **Additional lighting standards for sites abutting a residential district (Sec. 34-5.16.3.B.iii.)**
    a. No direct light source shall be visible at the property line (adjacent to residential) at ground level.
    b. Maximum illumination at the property line shall not exceed one-third (1/3) foot-candle.
17. All fixtures mounted within 50 feet of a residential property line or public right-of-way boundary shall be fitted with a shielding reflector on the side facing the residential property line or public right-of-way.
18. **Pedestrian Connection (Sec. 34-5.19).** **No pedestrian connections to the public sidewalk are proposed at this time.**

We are available to answer questions.

Respectfully,
Giffels Webster

Joe Tangari, AICP
Principal Planner

Julia Upfal, AICP
Senior Planner

FARMINGTON HILLS Michigan
DEPARTMENT OF PUBLIC SERVICES
JACOB RUSHLOW, P.E., DIRECTOR
OF PUBLIC SERVICES

INTEROFFICE CORRESPONDENCE

DATE: August 29, 2025

TO: Charmaine Kettler-Schmidt, Director of Community Development and Planning

FROM: James Cubera, City Engineer

SUBJECT: Proposed Warehouse
29820 Nine Mile Road
SP #: 62-08-2025 PJ #: 26-24-86
22-23- 26-482-001

This office has performed a preliminary review of the above referenced site plan submitted to the Planning Department on August 19, 2025. Our preliminary comments are as follows:

1. The plan includes a separate topographic survey. This needs to be merged into the existing site plan.

2. An 8-inch water main exists along the north side of 9 Mile Road across the frontage of this site. In addition, an 8-inch water main exists along the south side of Shiawassee Road across most of this site. Both lines are available for service. If a service line exists it needs to be confirmed and verified.

3. An 8-inch sanitary sewer stub exists at the southwest property corner in the 9 Mile Road right-of-way on the north side of the road. It appears that one building may be connected to it. This needs to be confirmed. Note that if this line is to be utilized, the proponent will be obligated to televise the service lead to confirm if there is any infiltration/inflow issues or deficiencies that need to be corrected. This needs to be done in advance of applying for construction permits in order for the City and WRC to review the video.

4. An existing curb cut is identified off 9 Mile Road. This driveway has been shifted westward. This is appropriate. It should line up with the driveway on the south side of 9 Mile Road.

   With the above in mind, it is our understanding that this site will only have one driveway that being off 9 Mile Road and not one onto Shiawassee Road as it will not be allowed for access. This needs to be confirmed.

5. A public sidewalk currently exists along 9 Mile Road and the Shiawassee Road frontage of this site. No additional public walk will be required. It is noted that the existing sidewalk appears to encroach on private property at the east end. If this is the case an easement for it must be provided to the City.

6. The City follows the WRC standards for stormwater detention, restriction and storm water quality. The plans need to identify how this will be accommodated for this site.

   Storm water quality improvements will be required in accordance with the City of Farmington Hills Engineering Standards. It is suggested that the proponent contact the City's Environmental Engineer, Tyler Sonoga at 248-871-2533 to discuss storm water quality requirements for this site.

7. It appears that there is one building encroaching into the City right-of-way. This is identified as a 24-foot by 30-foot existing building. The plans identify the removal of this building.

8. The ultimate right-of-way on 9 Mile Road is 120 feet with that being 60 feet from the section line both in north and south direction. Currently there is only 33 feet, and an additional 27 feet of dedication is suggested.

9. For Shiawassee Road, the ultimate right-of-way is 86 feet with that allowing for a 43-foot section both north and south of the Shiawassee Road center line. Again, the existing right-of-way line for Shiawassee appears to be only 33 feet and an additional 10 feet of dedication is suggested. The plans need to address these ultimate rights-of-way. It is suggested that both of them be considered for dedication to the City at this time in order to conform with the master right-of-way plan.

10. A storm sewer must be provided onsite for the parking lot. In addition, it must tap into an existing catch basin or storm inlet in the area. The plans need to identify how this design will be accommodated.

11. The plan appears to be a revised layout of an existing site, predominantly the parking lot and paved portion of the property.

12. It is suggested that the proponent and his engineer meet with the engineer staff via Zoom, or another virtual format, to discuss this site in further detail.

FIRE
FARMINGTON HILLS

INTEROFFICE CORRESPONDENCE

DATE: **August 28, 2025**

TO: **Planning Commission**

FROM: **Jason Baloga, Fire Marshal**

SUBJECT: **Site Plan 62-8-2025 (29820 Nine Mile)**

The Fire Department has no objection to approval of this site plan contingent upon compliance with the following requirements:

1. Existing site does not meet 50' turning radius requirement. Please contact the Fire Marshal to discuss Alternate Protection provisions outlined in Section 12-11(4).

2. Gates shall meet International Fire Code and Fire Prevention Ordinance requirements.

3. Existing site does not meet Chapter 12, Section 12-11(2) of the City Code (hydrants). Please set up a meeting with the Fire Marshal to discuss this requirement.

4. Building shall be maintained in accordance with minimum Fire Prevention Code requirements.

Jason Baloga, Fire Marshal

JB/al

CODE ANALYSIS (I.B.C./ M.B.C. 2015)

CHAPTER - 3 USE AND OCCUPANCY CLASSIFICATION
302.1 CLASSIFICATION
'B' - BUSINESS

CHAPTER - 5 GENERAL BUILDING HEIGHTS AND AREAS
SCOPE OF WORK AS PROPOSED DOES NOT INCREASE EXISTING BUILDING HEIGHT OR AREA. GENERAL AREA AND HEIGHT LIMITATIONS FOR THE EXISTING FACILITY HAVE BEEN REVIEWED AND APPROVED AS PART OF THE ORIGINAL BUILDING PERMIT.

CHAPTER - 6 TYPES OF CONSTRUCTION
TYPE 5 , ONE STORY, WITH FIRE SUPPRESSION

CHAPTER - 7 FIRE AND SMOKE PROTECTIVE FEATURES
FIRE RESISTIVE RATING(S) FOR NEW CONSTRUCTION SHALL MEET THE REQUIREMENTS OF CHAPTER 7.

CHAPTER - 8 INTERIOR FINISHES
ROOM FINISHES SHALL MEET THE REQUIREMENTS OF SECTION 803 AND TABLE 803.9. CLASS 'C' FOR INTERIOR ROOMS & CLASS 'B' FOR CORRIDORS & GENERAL AREAS. INTERIOR FLOORS SHALL MEET THE REQUIREMENTS OF SECTION 804. CLASS II IN CORRIDORS AND OPEN AREAS AND TYPE DOC FF-1 IN ENCLOSED ROOMS.

CHAPTER - 10 MEANS OF EGRESS
SECTION 1004 OCCUPANT LOAD FOR PROP. TENANT - TABLE 1004.1.1

WHAREHOUSE / STORAGE	
WAREHOUSE: 2,400 SF. / 550 (GROSS) PER SQ. FT. =	5 OCCUPANTS
TOTAL OCCUPANCY:	5 OCCUPANTS

DOOR(S) PROVIDED ARE AT LEAST 36 INCHES WIDE WHICH MEET EGRESS AND ALSO BARRIER FREE REQUIREMENTS.

CHAPTER - 11 ACCESSIBILITY
ALL NEW CONSTRUCTION SHALL COMPLY WITH CHAPTER 11 REQUIREMENTS.

CHAPTER - 12 INTERIOR ENVIRONMENT

SECTION 1205 THE LIGHTING AND NATURAL LIGHT REQUIREMENTS HAVE BEEN DESIGNED TO MEET OR EXCEED THE MINIMUM REQUIRED LIGHTING LEVELS FOR BOTH DAY AND NIGHT FOR THE PROPOSED LEASE SPACE.

SECTION 1203 EXISTING MECHANICAL VENTILATION TO BE DESIGNED AND MODIFIED TO CORRESPOND WITH THESE PLANS AND OWNER REQUIREMENTS. THE MECHANICAL CONTRACTOR SHALL SUBMIT AIR DISTRIBUTION DRAWINGS, IF APPLICABLE, FOR REVIEW BY THE ARCHITECT AND THE CITY.

APPLICABLE PARTS OF THE AMERICANS WITH DISABILITIES ACT SHALL APPLY TO THIS PROPOSED ADDITION. ALL DOORS WIDTHS, ELECTRICAL DEVICES, PLUMBING DEVICES, CORRIDORS, SIGNAGE AND ALARM DEVICES SHALL MEET A.D.A. FOR THE PHYSICALLY, VISUALLY AND HEARING IMPAIRED.

THE AMERICANS WITH DISABILITIES ACT PROVIDES THAT IT IS A VIOLATION OF THE ADA TO CONSTRUCT A FACILITY FOR FIRST OCCUPANCY LATER THAN JANUARY 26, 1993, THAT DOES NOT MEET THE ACCESSIBILITY AND USABILITY REQUIREMENTS OF THE ADA, EXCEPT WHERE AN ENTITY CAN DEMONSTRATE THAT IT IS STRUCTURALLY IMPRACTICAL TO MEET SUCH REQUIREMENTS. TENANT AND LANDLORD ACKNOWLEDGE THAT THESE REQUIREMENTS OF THE ADA WILL BE SUBJECT TO VARIOUS AND POSSIBLY CONTRADICTORY INTERPRETATIONS. THE ARCHITECT, THEREFORE, WILL USE ITS BEST PROFESSIONAL EFFORT TO INTERPRET APPLICABLE ADA REQUIREMENTS AND OTHER FEDERAL, STATE AND LOCAL CODES, LAWS AND ORDINANCES AS THEY APPLY TO THE PROJECT. THE ARCHITECT, HOWEVER, CANNOT AND DOES NOT WARRANT YOU GUARANTEE THAT THE TENANT LEASED SPACE COMPLY WITH ALL INTERPRETATIONS OF THE ADA REQUIREMENTS AS THEY APPLY TO THIS PROJECT. THE ARCHITECT DOES NOT WARRANT OR GUARANTEE THAT THE DESIGN OF ANY COMPONENT IN THE TENANT LEASED SPACE WILL MEET THE REQUIREMENTS OF THE ADA IF THEY HAVE NOT BEEN SUBMITTED TO THE ARCHITECT FOR REVIEW.

GENERAL NOTES

1. THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE MICHIGAN BUILDING CODE 2015, AND ALL CONSTRUCTION SHALL CONFORM TO ITS REQUIREMENTS.
2. THESE NOTES ARE FOR GENERAL REFERENCE. WHERE CONFLICTS EXIST, THE MORE REQUIREMENTS SHALL APPLY.
3. ANY DISCREPANCIES, ERRORS, AND/OR OMISSIONS IN THE DRAWINGS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/DESIGNER. FAILURE TO DO SO MAY RESULT IN FUTURE CHANGES, THE COST OF WHICH WILL BE BORNE BY THE APPROPRIATE TRADE.
4. DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS!
5. PROVIDE TEMPORARY BRACING AS REQUIRED, TO INSURE THE STABILITY OF THE STRUCTURE UNTIL THE PERMANENT FRAMING IS IN PLACE.
6. PROVIDE SHOP DRAWINGS AND ENGINEERING DATA ON ALL STRUCTURAL STEEL AND PREFABRICATED TRUSSES, INCLUDING GIRDER TRUSSES. L.L. = 25 psf
7. PROVIDE SAFETY GLAZING IN CONFORMANCE WITH CODE.
8. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE ICC BASIC BUILDING CODE AND ALL THE CITY AND LOCAL ORDINANCES AS ADOPTED BY THE STATE OF MICHIGAN.
9. CONTRACTOR SHALL EXERCISE EXTREME CARE IN SETTING GRADES FOR NEW CONSTRUCTION AS THESE GRADES ARE CRITICAL.
10. FOUNDATIONS SHALL BE CARRIED DOWN (MIN. 3'-6" DEEP) TO NATURAL UNDISTURBED SOILS CAPABLE OF SUPPORTING A 2,500 P.S.F. BEARING CAPACITY, OR ENGINEERED FILL. IF POORLY CONSOLIDATED SOILS ARE ENCOUNTERED AT THE DEPTHS SHOWN, THE ARCHITECT /DESIGNER SHALL BE NOTIFIED AND THE FOUNDATIONS WILL BE MODIFIED ACCORDINGLY.
11. SAND FILL UNDER SLABS SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
12. CONCRETE SHALL HAVE COMPRESSIVE STRENGTH OF 3,000 P/S/I/ FOR FOUNDATION WORK AND FLOOR SLABS WITH 4,000 P.S.I. FOR WALKS AND STEPS. REINFORCING STEEL = 40KSI, ASTM 40.
13. STRUCTURAL STEEL = 36 KSI ASTM GRADE 36.
14. THE OWNER IS NOT RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION, NOR FOR THE SAFETY ON THE JOBSITE. THESE RESPONSIBILITIES ARE INTENDED TO REST SOLELY WITH THE GENERAL CONTRACTOR.
15. THE INTENT IS TO UTILIZE ALL EXISTING UTILITIES: ie: PHONE, ELEC, GAS, WATER, SEWER.
16. CONSULT WITH THE OWNER & INTERIOR DESIGNER FOR ALL INTERIOR FINISHING, INCLUDING BUT NOT LIMITED TO: WALLS, CEILINGS, FLOORS, LIGHTING FIXTURES, PLUMBING FIXTURES, CASEWORK, MILLWORK, HARDWARE FINISHES, ETC.

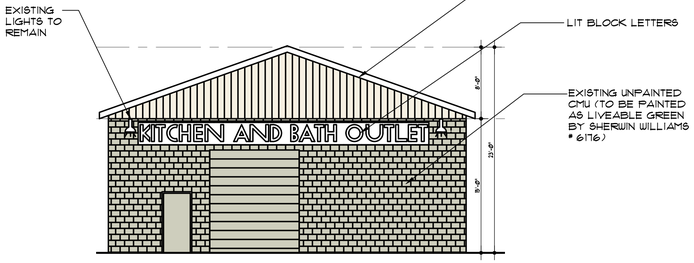
LEGAL DESCRIPTION

T1N, R9E, SEC 26 THAT PART OF E 1/2 OF SE 1/4 LYING SLY OF CEN LINE OF SHIAWASSEE RD EXC S 53 FT Ø.51 A

L1-1 ZONING

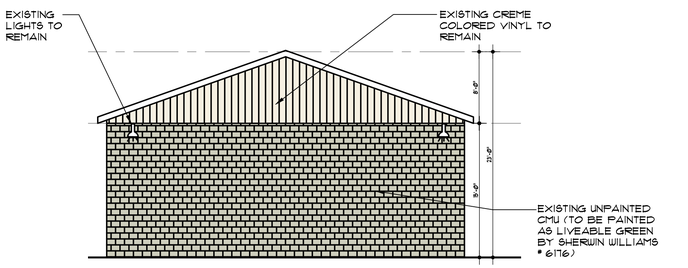
LOT AREA:
REQUIRED = NOT SPECIFIED (MIN. PER ORDINANCE)
PROVIDED = 24,378 SQ. FT. (EXISTING)

SETBACKS (RESIDENCE):
FRONT SETBACK:
REQUIRED = 25'-Ø" (MIN)
PROVIDED = 32'-Ø" (EXIST'G. TO REMAIN)
FRONT SETBACK:
REQUIRED = 25'-Ø" (MIN)
PROVIDED = 16'-5" (EXIST'G. TO REMAIN)
REAR SETBACK:
REQUIRED = 20'-Ø" (MIN.)
PROVIDED = 21'-2" (EXISTING TO REMAIN)



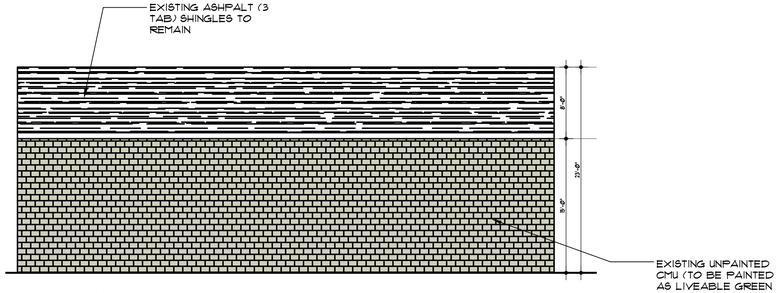
EXISTING FRONT (EAST) ELEVATION

SCALE: 1/4" = 1'-Ø"



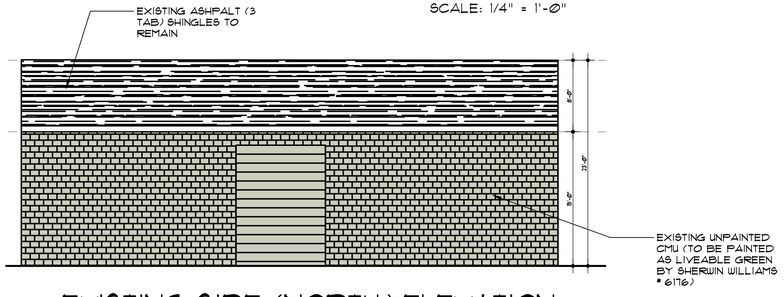
EXISTING BACK (WEST) ELEVATION

SCALE: 1/4" = 1'-Ø"



EXISTING SIDE (SOUTH) ELEVATION

SCALE: 1/4" = 1'-Ø"



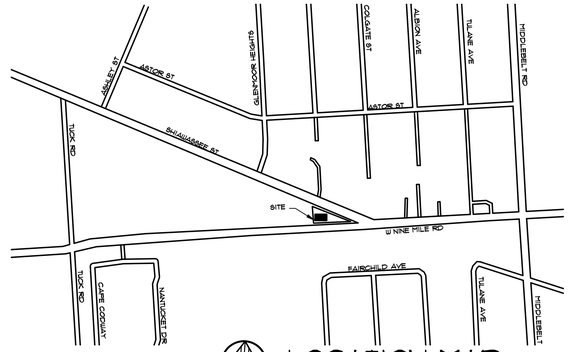
EXISTING SIDE (NORTH) ELEVATION

SCALE: 1/4" = 1'-Ø"

PARKING ANALYSIS

THREE (3) PLUS ONE (1) FOR EVERY ONE AND ONE-HALF (1½) EMPLOYEES IN THE LARGEST WORKING SHIFT, OR THREE (3) PLUS ONE (1) FOR EACH FIVE HUNDRED FIFTY (550) SQUARE FEET OF USABLE FLOOR AREA, WHICHEVER IS GREATER.

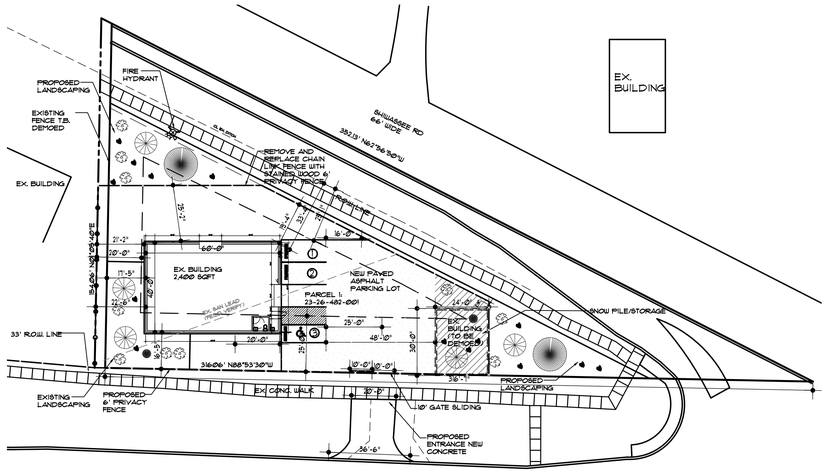
60X40=2,400 X .70 = 1,680
1,680 / 550 = 3.05
3 SPACES NEEDED
1 ACCESSIBLE SPACE



NORTH

LOCATION MAP

SCALE: N.T.S.

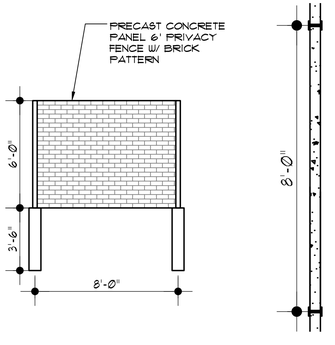


NORTH

EXISTING SITE PLAN

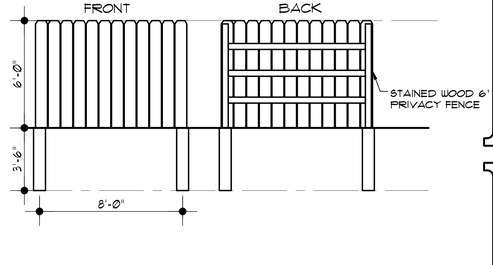
SCALE: 1/32" = 1'-Ø"

LEGEND
CONCRETE FENCE
WOOD FENCE



CONCRETE FENCE DETAIL

SCALE: ¼" = 1'-Ø"



WOOD FENCE DETAIL

SCALE: ¼" = 1'-Ø"

JSN AIA
Joseph S. Novitsky
Architecture
3856 12 Mile Road
Berkley, MI 48072
(248) 433-2030

Seal:

STATE OF MICHIGAN JOSEPH S. NOVITSKY ARCHITECT NO. 47017 LICENSED ARCHITECT

Revisions:

DATE	DESCRIPTION
6/12/2025	EXISTING CONDITIONS
6/13/2025	REVIEW
6/26/2025	REVIEW

Project Name:
29820 NINE MILE RD
FARMINGTON HILLS, 48336

OWNER:
ILAN HAZAN
IHAZAN@AOL.COM

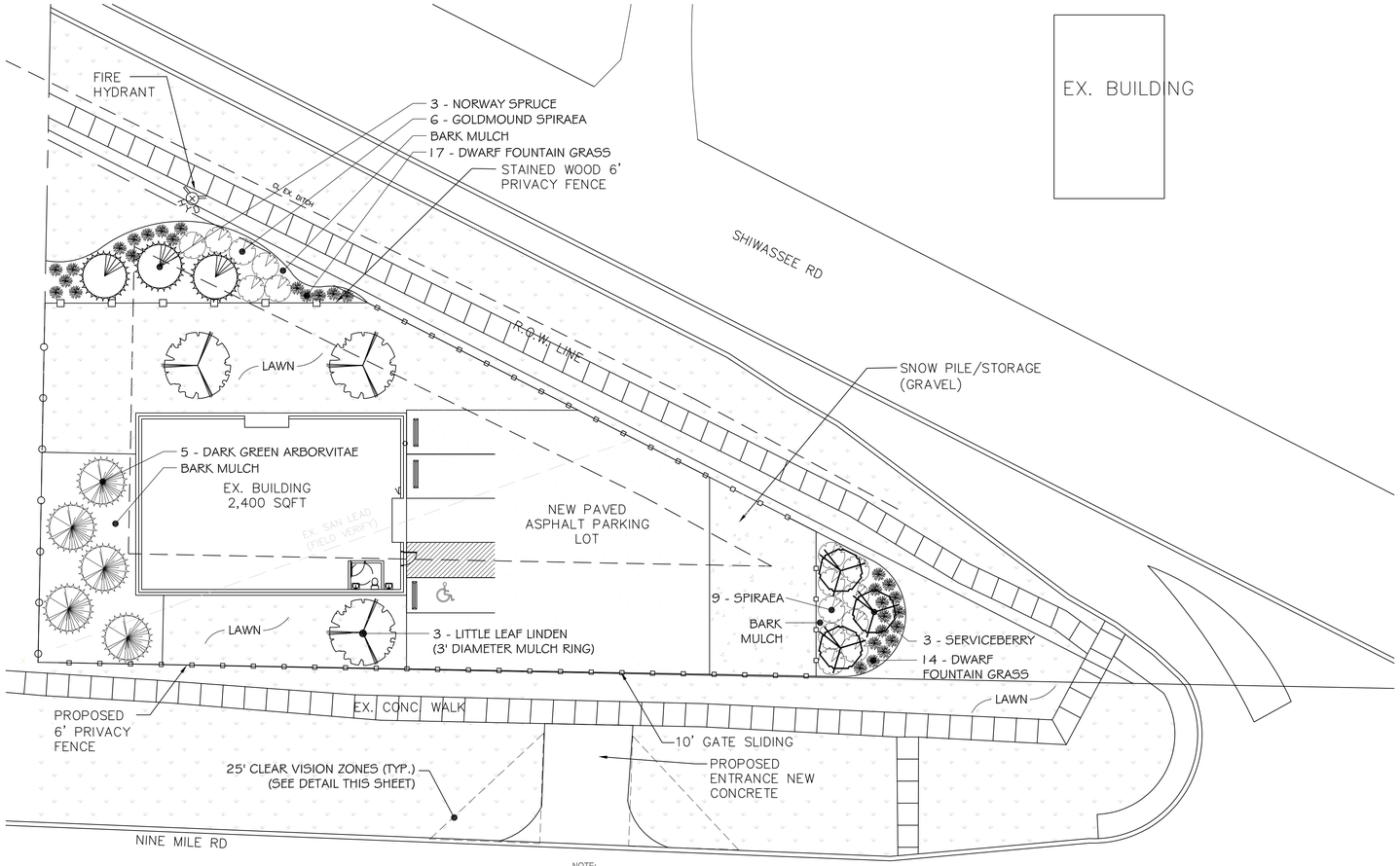
Sheet Title:
SITE PLAN, ZONING &GENERAL NOTES

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Date: 6/12/2025
Drawn by: MMC

Project Number:
2025-44

Sheet Number:
S-1



LANDSCAPE SITE PLAN

SCALE: 1/16" = 1' - 0"

NOTE:
ALL QUANTITIES ARE LANDSCAPE ARCHITECT'S ESTIMATES, THESE QUANTITIES ARE NOT TO BE TAKEN AS DEFINING OR LIMITING THE AMOUNT OF WORK TO BE DONE UNDER THE CONTRACT. THE CONTRACTOR IS RESPONSIBLE FOR HIS OWN ESTIMATES. ALL DISCREPANCIES ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT'S OFFICE IMMEDIATELY.

ALL DESIGNS, CONCEPTS, DETAILS, ETC. ARE THE PROPERTY OF SCOTT E. GOLDMAN & ASSOCIATES, LLC., AND MAY NOT BE DUPLICATED, PHOTOGRAPHED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF SCOTT E. GOLDMAN & ASSOCIATES, LLC OWNER. COPYRIGHT 2025.

LANDSCAPE DATA

EXISTING TREE DATA

INCLUDE A TABLE THAT INDICATES THE TOTAL NUMBER OF TREES ON SITE, THE TOTAL NUMBER OF TREES TO BE REMOVED, AND THE TOTAL NUMBER OF REPLACEMENT TREES TO BE PLANTED ON SITE. THIS SHALL INCLUDE ALL EXISTING TREES EXCEPT FOR SPECIFIED EXEMPTIONS IN SECTION 35-5.18.5.

TOTAL NUMBER OF TREES ONSITE =	0
TOTAL NUMBER OF TREES TO BE REMOVED =	0
TOTAL NUMBER OF REPLACEMENT TREE REQUIRED =	0
TOTAL NUMBER OF REPLACEMENT TREE PROVIDED =	0

BUFFER YARD DATA

WHERE AN RC DISTRICT ABUTS AN RA DISTRICT, OR WHERE THE MULTIPLE-FAMILY PORTION OF AN RP DISTRICT ABUTS AN RA DISTRICT, AND WHERE THERE IS NO STREET BETWEEN THE DISTRICTS, A LANDSCAPE BUFFER YARD SHALL BE PROVIDED. THE INTENSITY OF THE LANDSCAPED AREA WILL DECREASE WITH INCREASED BUFFER YARD DEPTH.

BUFFER YARD REQUIRED =	NO

NOTE: SHIWASSEE ROAD IS BETWEEN DISTRICTS

TREE NOTES

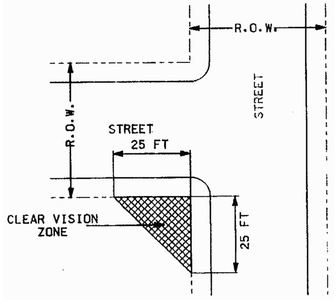
1. A TREE PERMIT MUST BE OBTAINED FROM THE PLANNING OFFICE PRIOR TO ALL TREE REMOVAL ACTIVITY INVOLVING TREES SIX INCHES (6") OR MORE DBH IN ACCORDANCE WITH THE CITY OF FARMINGTON HILLS ZONING CHAPTER 34-5.18.
2. TREES MUST BE PLANTED NO CLOSER THAN SIX FEET (6') TO PUBLIC UTILITIES.
3. 4 FOOT (4') HIGH WOOD SNOW FENCING OR OTHER RIGID MATERIAL IS TO BE ERECTED AROUND THE DRIP LINE OF ALL TREES TO BE SAVED IN ACCORDANCE WITH THE CITY OF FARMINGTON HILL ZONING ORDINANCE CHAPTER 34-5.18.

PARKING LOT TREE DATA

ONE (1) TREE SHALL BE PLANTED FOR EVERY TWENTY EIGHT HUNDRED (2,800) SQUARE FEET OF PAVED SURFACES PROVIDED THAT NO FEWER THAN TWO (2) TREES ARE PROVIDED REGARDLESS OF SURFACE AREA. DECIDUOUS CANOPY TREES SHALL BE A MINIMUM THREE (3) INCH CALIPER.

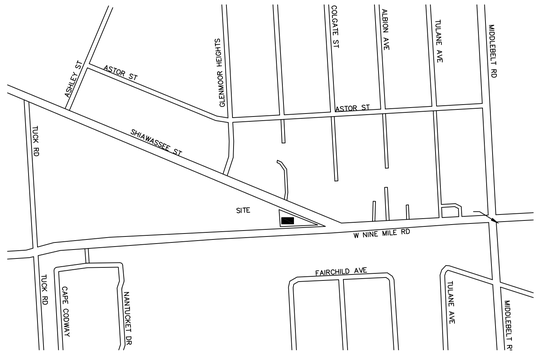
TOTAL PAVER SURFACE SQUARE FEET =	3,858
TOTAL NUMBER OF TREES REQUIRED = 3,858 / 2,800 = 1.377	1.4
TOTAL NUMBER OF TREE PROVIDED =	2

25' CLEAR VISION AREA



LANDSCAPE NOTES

1. LANDSCAPE AREAS, OPEN SPACE 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.
2. IF ANY PLANT MATERIALS REQUIRED BY THIS SECTION DIE OR BECOME DISEASED, THEY SHALL BE REPLACED WITHIN THIRTY (30) DAYS AFTER WRITTEN NOTICE FROM THE CITY OR WITHIN AN EXTENDED TIME PERIOD AS SPECIFIED ON SUCH NOTICE.
3.REQUIRED LANDSCAPE MATERIAL SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS AND BE:
4. NURSERY GROWN, STATE DEPARTMENT OF AGRICULTURE INSPECTED. NO 1 GRADE WITH STRAIGHT UNSCARRED TRUNK AND WELL DEVELOPED UNIFORM CROWN (PARK GRADE TREES WILL NOT BE ACCEPTED). PLANTED PER CITY OF FARMINGTON HILLS DETAILS AND SPECIFICATIONS AND IN ACCORDANCE WITH CITY OF FARMINGTON HILLS CHAPTER 34-553. GUARANTEED FOR ONE YEAR. REPLACEMENT TREES SHALL HAVE SHADE POTENTIAL AND OTHER CHARACTERISTICS COMPARABLE TO THE TREES PROPOSED FOR REMOVAL.
5.TREES (EVERGREEN AND DECIDUOUS) AND LARGE SHRUBS SHALL BE PLANTED A MINIMUM OF FOUR (4) FEET AWAY FROM THE PROPERTY LINE. SMALL SHRUBS, GROUNDCOVERS AND PERENNIALS/ANNUALS MAY BE PLANTED WITHIN FOUR (4) FEET OF THE PROPERTY LINE.
6.REQUIRED LANDSCAPE MATERIAL SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE: A. NURSERY GROWN.
NO. STATE DEPARTMENT OF AGRICULTURE INSPECTED. C. PLANTED PER CITY OF FARMINGTON HILLS DETAILS AND SPECIFICATIONS AND IN ACCORDANCE WITH THIS SECTION. VI. TREES SHALL BE PLANTED SO THAT BRANCHING OR ROOT SYSTEMS OF PLANTS SHALL NOT INTERFERE WITH PUBLIC UTILITIES SO THAT FRUIT AND OTHER DEBRIS (OTHER THAN LEAVES) WILL NOT CONSTITUTE A NUISANCE WITHIN PUBLIC RIGHTS-OF-WAY OR TO ABUTTING PROPERTY OWNERS. VII. THE PLAN SHALL CONFORM TO ANY APPLICABLE LANDSCAPE DESIGN PRINCIPLES ADOPTED BY THE PLANNING COMMISSION.
7. ALL REQUIRED LANDSCAPE MATERIAL INDICATED ON APPROVED PLANS WILL BE REQUIRED THROUGH THE LIFE OF THE PROJECT AND MUST BE REPLACED IF REMOVED OR DEAD.



NORTH

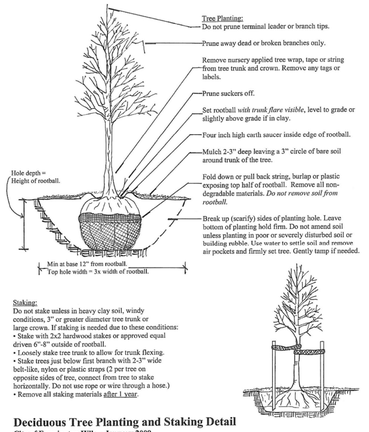
LOCATION MAP

SCALE: N.T.S.

PLANT SCHEDULE

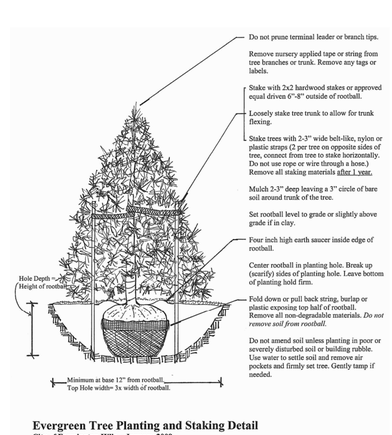
SYMBOL	QTY.	COMMON NAME	SCIENTIFIC NAME	SIZE	CONDITION	SPACING
	3	LITTLE LEAF LINDEN	*TILIA CORDATA*	3" CAL.	B & B	AS SHOWN
	3	AUTUMN BRILLIANCE SERVICEBERRY	*AMELANCHIER X GRANDIFLORA* 'AUTUMN BRILLIANCE'	2" CAL.	B & B	12' O.C.
	3	NORWAY SPRUCE	*PICEA ABIES*	8' HEIGHT	B & B	12' O.C.
	5	DARK GREEN ARBORVITAE	*THUJA OCCIDENTALIS* 'DARK GREEN'	6' HEIGHT	B & B	12' O.C.
	15	GOLDMOUND SPIRAEA	*SPIRAEA JAPONICA* 'GOLD MOUND'	30" HEIGHT	POT	6' O.C.
	31	DWARF FOUNTAIN GRASS	*PENNISETUM ALOPECUROIDES* 'HAMELN'	#2	POT	3' O.C.
	-----	TURF LAWN	-----	-----	-----	-----

PLANTING DETAILS



Deciduous Tree Planting and Staking Detail
City of Farmington Hills - January 2009

Modified from Tree Planting Details of Dr. Bonnie Appleton, Virginia Polytechnic Institute and State University and International Society of Arboriculture, Champaign Illinois



Evergreen Tree Planting and Staking Detail
City of Farmington Hills - January 2009

Modified from Tree Planting Details of Dr. Bonnie Appleton, Virginia Polytechnic Institute and State University and International Society of Arboriculture, Champaign Illinois

sga
landscape architecture
SCOTT E. GOLDMAN & ASSOCIATES
PO BOX 652
BLOOMFIELD HILLS
MICHIGAN 48303
248.646.6564

CALL 811 BEFORE YOU DIG
811 STATE DIGGING PARTNER

JSN AIA
Joseph S. Novitsky
Architecture
3856 12 Mile Road
Berkley, MI 48072
(248) 433-2030

Seal:



Revisions:

DATE	DESCRIPTION
6/12/2025	EXISTING CONDITIONS
6/13/2025	REVIEW
6/26/2025	REVIEW
8/15/2025	LANDSCAPE PLAN

Project Name:
29820 NINE MILE RD
FARMINGTON HILLS, 48336

OWNER:
ILAN HAZAN
IHAZAN@AOL.COM

Sheet Title:
LANDSCAPE PLAN DETAILS &GENERAL NOTES

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THIS DOCUMENT AND ANY SUBJECT MATTER CONTAINED HEREIN IS PROPRIETARY AND MAY NOT BE REPRODUCED WITHOUT THE EXPLICIT WRITTEN CONSENT OF JSN ARCHITECTURE

Date: 8/15/2025
Drawn by: SGA

Project Number:
2025-44

Sheet Number:
L-1

LEGAL DESCRIPTION:
Parcel of Land situated in the City of Farmington Hills, Oakland County, Michigan, and being more particularly described as:

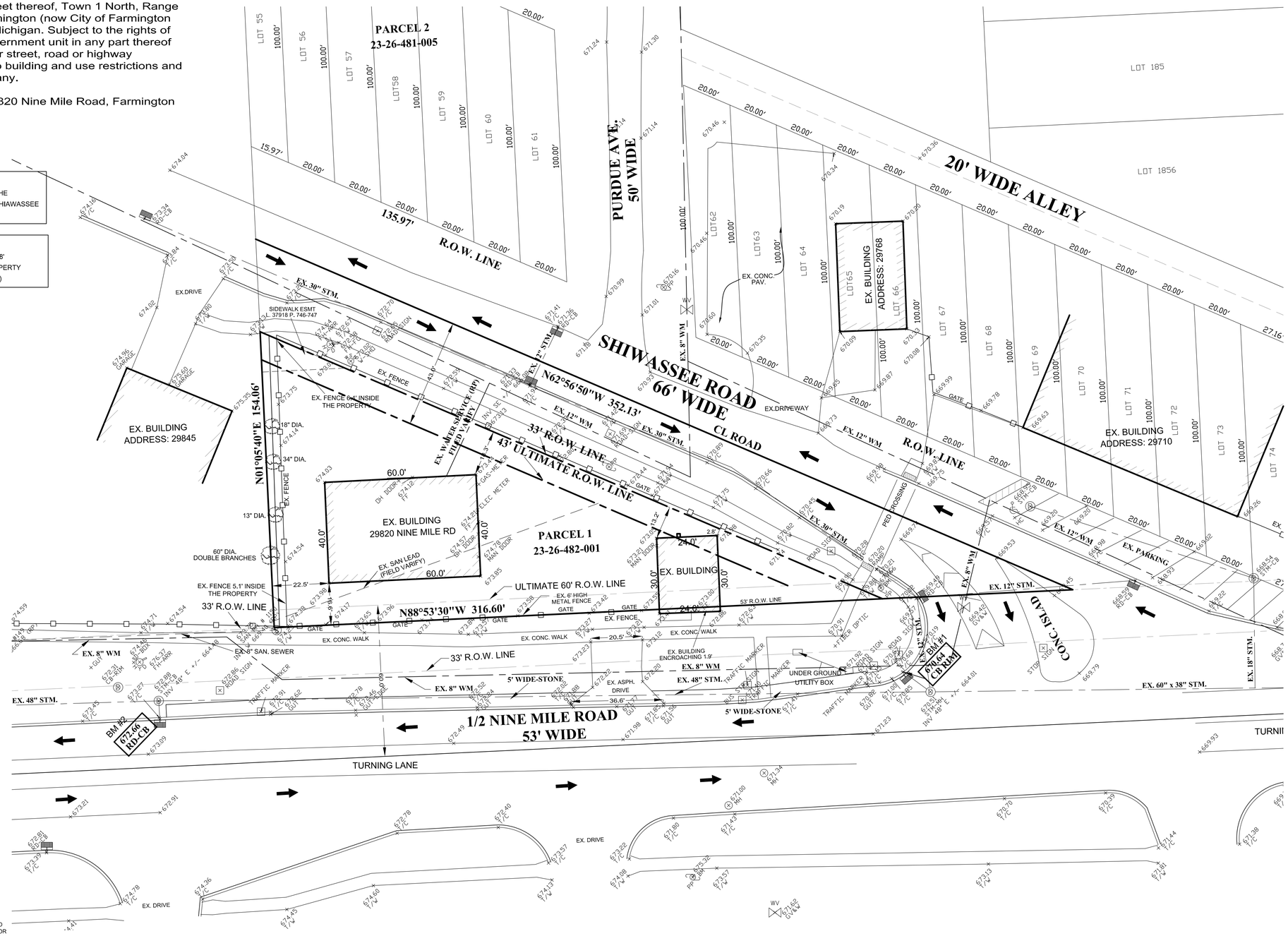
That part of the East 1/2 of the Southeast 1/4 of Section 26, lying Southerly of the centerline of Shiawassee Road, excepting the South 53 feet thereof, Town 1 North, Range 9 East, Township of Farmington (now City of Farmington Hills), Oakland County, Michigan. Subject to the rights of the public and of any government unit in any part thereof taken, used or deeded for street, road or highway purposes. Also Subject to building and use restrictions and easements of record, 1f any.

Commonly known as: 29820 Nine Mile Road, Farmington Hills, MI. 48336

Parcel ID: 23-26-482-001

SITE BENCHMARK #1
ROAD CATCH BASIN RIM, LOCATED AT THE NORTHWEST CORNER OF 9 MILE RD & SHIAWASSEE ROAD, ELEV. 670.64 (NAVD88 DATUM)

SITE BENCHMARK #2
ROAD CATCH BASIN RIM, LOCATED +/- 58' SOUTHWEST OF THE SOUTHWEST PROPERTY CORNER, ELEV. 672.66 (NAVD88 DATUM)



LEGEND

	STORM CATCH BASIN
	STORM SEWER MANHOLE
	SANITARY SEWER M.H.
	GATE WELL & VALVE
	FIRE HYDRANT
	UTILITY POLE
OH	OVERHEAD WIRES
x x	EXISTING GRADE
T/P	TOP OF PAVEMENT
T/C	TOP OF CURB
G	GUTTER
EOP	EDGE OF PAVEMENT
	TREE LINE
FI	FOUND IRON
SI	SET IRON
FCI	FOUND CAPPED IRON
XXX.XX	PROPOSED GRADE

NORTH

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 20 ft.

All drawings, specifications and other related documents are the copyright property of the CONSULTANT and shall be returned upon request.

Reproduction of drawings and related documents, in whole or in part, is forbidden without the written permission of the CONSULTANT.

The contractor shall check and verify all pertinent dimensions and report any discrepancies to the CONSULTANT

NOTE: ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF ALL GOVERNING AGENCIES.

NOTE: ALL WATERMAINS, SANITARY SEWERS, (AND LEADS) AND STORM SEWERS UNDER PROPOSED OR EXISTING PAVEMENT OR WITHIN 3 FT. OF PAVEMENT TO BE SAND BACKFILLED AND COMPACTED TO 95% OPTIMUM DENSITY (PROCTOR), ALSO ALL UTILITY CROSSINGS TO BE SAND BACKFILLED. SAND BACK-FILLING TO BE INCIDENTAL TO CONTRACT.

STATE OF MICHIGAN
CHARLES DEWINTER
PROFESSIONAL ENGINEER
No. 400102839
REGISTERED PROFESSIONAL SURVEYOR

REVISIONS	DATE	REMARKS	DATE	REMARKS
	11-26-2024	CITY - ENG.		

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

TOPOGRAPHIC SURVEY

J&A CIVIL ENGINEERING, INC.
18832 ROSEWOOD DRIVE
MACOMB TOWNSHIP, MI 48042
PHONE (586) 764-2414

29820 NINE MILE RD.
FARMINGTON HILLS, MI. 48336

☒ PRELIMINARY	PROJECT	PROJECT NO. 21-129	SHEET NO. 1/1
☐ CONSTRUCTION	SCALE 1"=20'	DATE 8-18-2021	
☐ AS-BUILT	FILE TOPO	DRAWN BY FH	CHECKED BY SS

LOT SPLIT 3 AND 4, 2025 (FINAL)

LOCATION:	28500 Oak Crest Dr. and 0 Rockridge Lane
PARCEL I.D.:	22-23-01-177-025 & 027
PROPOSAL:	Combining two parcels then split into four parcels within RA-1, One Family Residential District
ACTION REQUESTED:	Lot split approval (final)
APPLICANT:	Jason M. and Lauryn M. Curis
OWNER:	Jason M. and Lauryn M. Curis

September 23, 2025
Farmington Hills Planning and Community Development Department
31555 W 11 Mile Rd
Farmington Hills, MI 48336

Lot Split Review

Case:	Lot Splits 3 and 4, 2025
Site:	28500 Oak Crest Dr. and 0 Rockridge Lane (2301177025 & 2301177027)
Applicant:	Jason M. and Lauryn M. Curis
Plan Date:	August 19, 2025
Zoning:	RA-1

We have completed a review of the application for a lot split referenced above and a summary of our findings is below. Items in **bold** require specific action by the Applicant. Items in *italics* can be addressed administratively.



SUMMARY OF FINDINGS

Existing Conditions

1. **Background.** The proposed split includes two parcels (Lot 11- 6.5 acres and Lot 12- 6.02 acres) located at the western end of the Rockridge Lane cul-de-sac. The site is a part of the Franklin Oaks Subdivision which is subject to Building and Use Restrictions established in 1945 (hereinafter referred to as "BUR"). In 1966, the BUR was amended to accommodate the construction of a new elementary school, which occupied the site from 1966-2012. The amended BUR allowed the construction of an elementary school with access to Oak Crest Drive (and prohibited access from Rockridge lane). Following its closure, the school was razed and the property has been vacant, with some remains of a parking lot and foundation.

   In 2018, the applicant purchased the subject property and subsequently sought a court ruling that the original restrictions had been waived. The result of this endeavor was a consent judgement between the applicants and the Franklin Oaks Subdivision which would allow the subject property (Lots 11 and 12) to be split into four separate residential lots. The consent judgement has not been recorded and feedback on the lot configuration from the City may impact the final exhibits used in the consent judgment. As drafted, the lots will be subject to the following restrictions:

   - The size and configuration of each of the Four Lots will be as closely as will be allowed under the City of Farmington Hills Zoning Ordinance as depicted on Exhibit 5 (*Exhibit 5 was not provided and will be updated based on the findings of the lot split review)*
   - A single residence home only may be constructed on each of the Four Lots
   - The area within each lot on which a residential home may be constructed will be limited to the areas of each lot depicted on Exhibit 5 as "Buildable" (*Exhibit 5 was not provided and will be updated based on the findings of the lot split review)*
   - All of the existing trees within the areas depicted on Lot #4 of Exhibit 5 as "woodlands" will remain and will not be disturbed or removed. (*Exhibit 5 was not provided and will be updated based on the findings of the lot split review)*
   - During the development of the Four Lots and the construction of the single residential home on each lot, no construction vehicles shall block traffic on Rockridge Lane or any driveway on Rockridge Road and no construction material shall be staged on Rockridge Rd.
   - Upon completion of the construction of the four homes there will be no access allowed to any of the Four Lots from Oak Crest Dr.
   - The architecture of the single residential homes on each of the Fourt Lots will conform to the general architectural style of the existing homes in Franklin Oaks Subdivision.
   - Rockridge Lane will not be altered or reconfigured for the development of the Four Lots except as may be required by the City of Farmington Hills to split lots 11 and 12 into the Four Lots as close as possible to Exhibit 5.
   - Each of the residential homes to be built on the Four Lots (one home per lot) will be at least 4,500 sq ft. in size.

The application was submitted with a proposed lot configuration that includes four wedge lots at the bulb-end of the Rockridge cul-de-sac. The proposed lot configuration maintains a future easement for road access between Parcels 2 and 3. *However, the applicant has proposed the termination of an easement to the City of Farmington Hills to provide a non-motorized pathway on Parcel 4. The original plans shall be reviewed to determine whether this easement was a required component of this development and removal of this easement requires an amendment.*

2. **Zoning.** The site is zoned RA-1.
3. **Existing site.** The site is 12.52 acres (Lot 11- 6.5 acres and Lot 12- 6.02 acres). The site currently is vacant with sporadic patches of pavement left over from the previous school and parking facilities, with access to Oak Crest Dr. The site is surrounded by woodlands.
4. **Adjacent Properties.**

Direction	Zoning	Land Use
North	RA-1	Single-Family
East	RA-1	Single-Family
South	RA-1	Single-Family
West	RA-1	Single-Family

Site Plan & Use:

1. **Summary of proposed split.** The split will result in four parcels: ***The applicant shall provide lot width and depth calculation on the plans. Numbers below may be imprecise.***

Parent Parcel	Parcel	Lot Depth	Lot Width	Size	Zoning
Lot 11	Parcel 1	623'7"	53'3"	3.0 acres	RA-1
Lot 11	Parcel 2	567'3"	67'7"	3.02 acres	RA-1
Lot 12	Parcel 3	411'1"	95'7"	2.53 acres	RA-1
Lot 12	Parcel 4	683'5"	111'1"	3.97 acres	RA-1

2. **Site configuration and access.** The site is currently accessed from Oak Crest Dr, but the consent judgement requires this configuration to change upon completion of the lot split. Future access will be provided from Rockridge Lane.
3. **Dimensional standards.**

Standard	Required (RA-1)	Proposed Lots			
		Parcel 1	Parcel 2	Parcel 3	Parcel 4
Minimum Area (SF)	18,000	130,680	131,551	110,206.8	172,933
Minimum Width[1]	100 Ft	*53'3"*	*67'7"*	*95'7"*	111'1"
Front Yard Setback	40 Ft	40'	40'	40'	40'
Rear Yard Setback	35 Ft	35'	35'	35'	35'
Side Yard Setback[2]	10 ft/ 25 ft total of two	*10/14.7'*	15'/15'	10'/15.4'	10.8'/63.9'

Maximum Depth-to-width ratio[3]	3:1	*11.7:1*	*8.4:1*	*4.3:1*	*6.1:1*

[1] Proposed Parcels 1, 2, and 3 do not appear to meet the lot width requirements. A precise measuring line of the lot width shall be added to the plans

[2]Parcel 1 has labeled setbacks that do not meet the requirements for side yard setbacks. The building envelope for Parcel 1 shall be updated.

[3]Section 27-59 of the General Code requires a 3:1 depth-to-width ratio for subdivision lots unless there are extenuating circumstances. All of the proposed lots exceed a 3:1 depth-to-width ratio.

The applicant may apply for a variance for relief from the zoning ordinance and land division requirements. Relief from the required lot widths and setbacks may only be granted by the Zoning Board of Appeals. The Planning Commission or City Council may provide relief from the required depth-to-width ratio.

Variances may only be granted upon the determination that there are special circumstances impacting the property in a manner that strict application of the ordinance would deprive the applicant of reasonable use of the land, and when the variance would not impact public health, safety, or welfare of the surrounding uses and the community as a whole.

4. **Subdivision of Land Ordinance §27-110(2)(e), Compatibility with Existing Parcels.** To assure that the public health, safety, and welfare will be served by the permission of any partition or division of land the planning commission's review shall be in accordance with the following standards:

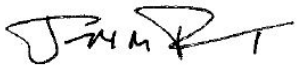
    a. If any parcel does not meet zoning ordinance requirements, the request shall be denied by the planning commission. *As noted above, the parcels do not meet the lot width requirements. A variance from the Zoning Board of Appeals must be granted to comply.*
    b. Any partition or division shall be of such location, size and character that, in general, it will be compatible with the existing development in the area in which it is situated. *The parcels are wedge-shaped lots at the end of a cul-de-sac. Although shaped differently from surrounding lots, this is typical of lots at the end of a cul-de-sac. The lots range from 2.53 to 3.97 acres; this is generally consistent with surrounding lots on the cul-de-sac, which are larger lots ranging from 2.65 to 11 acres.*
    c. The planning commission shall give consideration to the following:
        1. The conformity of the resultant parcels with zoning ordinance standards and the creation of parcels compatible with surrounding lands as to area, width, and width-to-depth ratio. *Setbacks on Parcel 1 are shown to be noncompliant and must be revised. In addition, the proposed parcels do not meet the lot width requirements, a variance from the Zoning Board of Appeals must be granted to comply. All of the parcels exceed a 3:1 depth to width ratio and may only be permitted if additional relief is granted from this requirement by the Planning Commission.*
        2. The orientation of the yards of proposed parcels in relationship to the yards of surrounding parcels in order to avoid incompatible relationships, such as but not limited to, front yards to rear yards. *There are no incompatible relationships, including front to rear yard relationships, created by this lot split.*
        3. The impact of any existing flood plains, wetlands, topography, or other natural features and physical conditions on the resulting parcels so that such parcels are compatible with other surrounding lands in terms of buildable area. *Although these properties contain woodlands, the consent judgement includes a condition stating that, "All of the existing*

trees within the areas depicted on Lot #4 of Exhibit 5 as "woodlands" will remain and will not be disturbed or removed." (Exhibit 5 was not provided and will have to be updated based on the findings of the lot split review). Woodlands are also depicted on lots 1 and 2, but there is not a condition for them to be preserved. The site does not appear to be impacted by wetlands.

4. The relationship of the front, side, and rear yards to the yards and orientation of buildings on other existing and potential parcels. This shall include the probable orientation of buildings on the parcels resulting from the proposed division or partition. *The split would create four lots which would be oriented towards Rockridge Lane. The Planning Commission may wish to review and consider the potential for vehicular conflicts from the placement of driveways. However, since the properties will be used for single-family residential, traffic from these properties will be minimal.*

We are available to answer questions.

Respectfully,
Giffels Webster





Joe Tangari, AICP
Principal Planner

Julia Upfal, AICP
Senior Planner


Waldron
Averhill St
RA-4
Subject Site
Arnold Way
0
70
140 Feet
Zoning: City of Farmington Hills. Parcels: Oakland County. Roads: MGF v17a. Exported: May 07, 2024. ©2024 Giffels Webster.

Zoning

DEPARTMENT OF PUBLIC SERVICES
JACOB RUSHLOW P.E. DIRECTOR

INTEROFFICE CORRESPONDENCE

DATE: September 24, 2025

TO: Planning Commission

FROM: Mirandi Alexander, Civil Engineer II

SUBJECT: Rockridge Lot Split
Lot Split 3, 2025 & Lot Split 4, 2025
22-23-01-177-025 & 027

This office has performed a preliminary review of the above referenced lot split plan submitted to the Planning Department on August 19, 2025. The plan must meet the requirements of Section 27 of the City Code (Section C-11-99), which became effective on January 3, 2000. Note that under section 27-130-2c-1, a signed approval of the Engineering Division indicating compliance of section 27-110, Paragraph 2 (H) is necessary. Our preliminary comments are as follows:

1. The plan appears to be combining the two parcels and then splitting the two into four resultant parcels.

2. Public sanitary sewer currently exists between 32400 and 32450 Rockridge. The sanitary sewer must be extended across the frontage of the resulting parcels.

3. Public water main exists on Rockridge Lane with access for all the resultant parcels to tie-in. It is recommended that the proponent connect this 8" watermain from Rock Ridge Lane to the 8" watermain on Oak Crest Drive. Please note this connection may be required should the Oakland County Water Resource Commission identify the connection as a necessity for reasonable operations and water service.

4. A watermain and hydrant currently exist on parcel 3 as proposed. The hydrant may need to be relocated for driveway access and the watermain easement must be maintained.

5. The 10' non-motorized access path easement must be retained.

6. Rockridge Lane is already at the ultimate Right-of-way. Therefore, no additional right-of-way requirements will be in effect.

7. Please note that for each resultant parcel, a proposed individual plot plan must be separately submitted for review and approval by the Engineering Division.

FIRE

FARMINGTON HILLS

INTEROFFICE CORRESPONDENCE

Date: August 28, 2025

To: Planning Commission

From: Jason Baloga, Fire Marshal

Subject: Lot Split 3-2025 (28500 Oakcrest)

The Fire Department has no objection to approval of this Lot Split.

Jason Baloga, Fire Marshal

JB/al

FIRE

FARMINGTON HILLS

INTEROFFICE CORRESPONDENCE

Date: August 28, 2025

To: Planning Commission

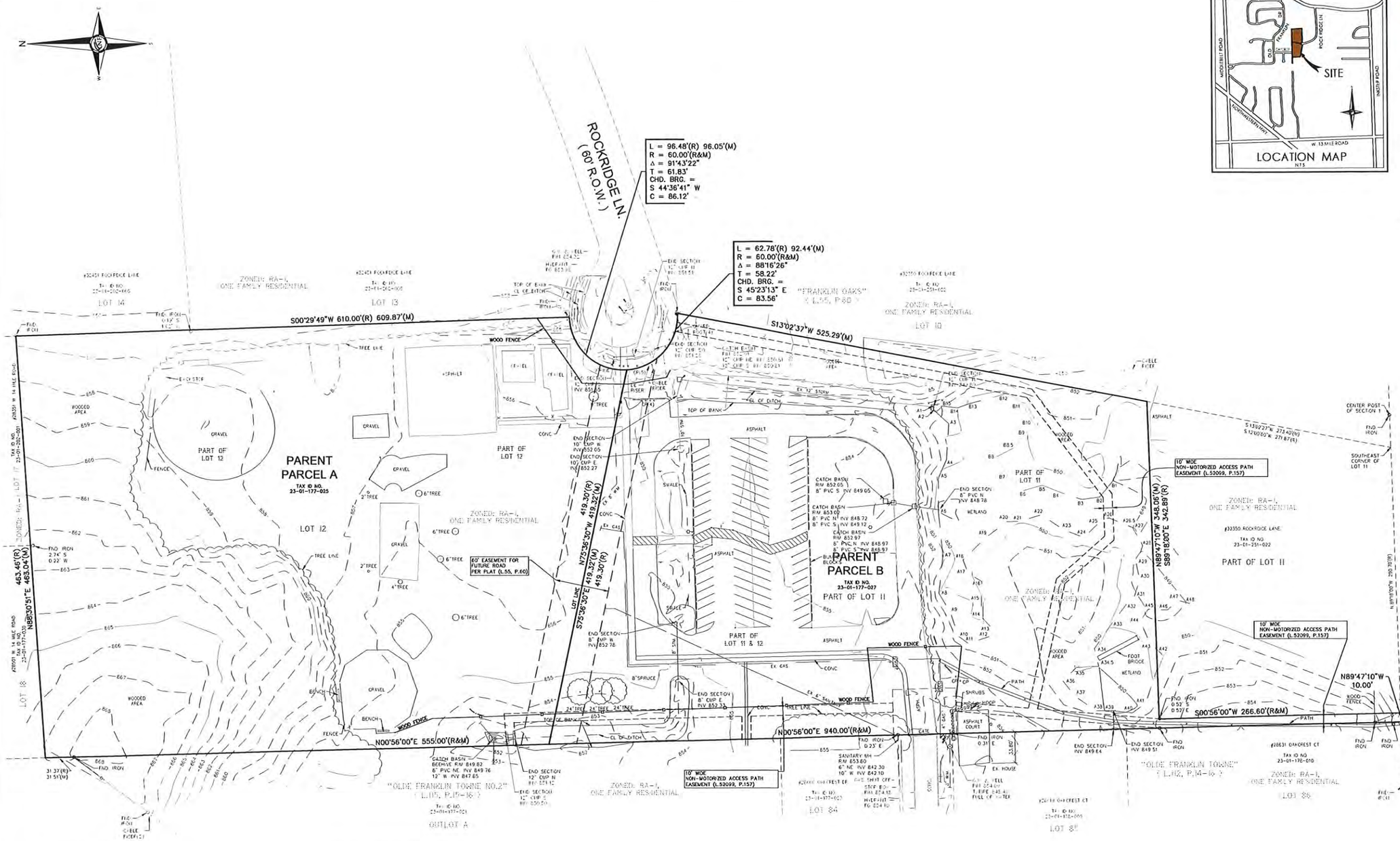
From: Jason Baloga, Fire Marshal

Subject: Lot Split 4-2025 (Franklin Oaks Subdivision)

The Fire Department has no objection to approval of this Lot Split.

Jason Baloga, Fire Marshal

JB/al



NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

LEGAL DESCRIPTION - PARENT PARCEL A

Lot 12 of Franklin Oaks, a subdivision of part of the North 1/2 of section 1, Town 1 North, Range 9 East, Farmington Township (now City of Farmington Hills), Oakland County, Michigan as recorded in Liber 55, Page 60 of Plats, Oakland County Records.

Tax ID No. 23-01-177-025

LEGAL DESCRIPTION - PARENT PARCEL B

Lot 11 of Franklin Oaks, a subdivision of part of the North 1/2 of section 1, Town 1 North, Range 9 East, Farmington Township (now City of Farmington Hills), Oakland County, Michigan as recorded in Liber 55, Page 60 of Plats, Oakland County Records, except beginning at the Southeast corner of said lot 11; Thence South 89 degrees 18 minutes 00 seconds East, 342.89 feet; thence South 12 degrees 00 minutes 00 seconds West, 271.87 feet to the point of beginning.

Tax ID No. 23-01-177-027

NOTE

THIS DRAWING REFLECTS THE EXISTING CONDITIONS OF A FIELD SURVEY LAST PERFORMED ON JULY 25, 2023

CERTIFICATE OF SURVEY

WE HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED AND THAT WE HAVE PLACED MARKER IRONS AT THE CORNERS OF THE PARCEL OR AS INDICATED ON THE DRAWING

KEVIN NAVAROLI, PLS
NO. 53505

DATE: OCTOBER 24, 2024

STATE OF MICHIGAN
KEVIN CHRISTOPHER NAVAROLI
License No. 4001053503
LICENSED PROFESSIONAL SURVEYOR

PROJECT LOCATION
Part of the North 1/2 of Section 1
T.1N., R.9E.
City of Farmington Hills, Oakland County, Michigan

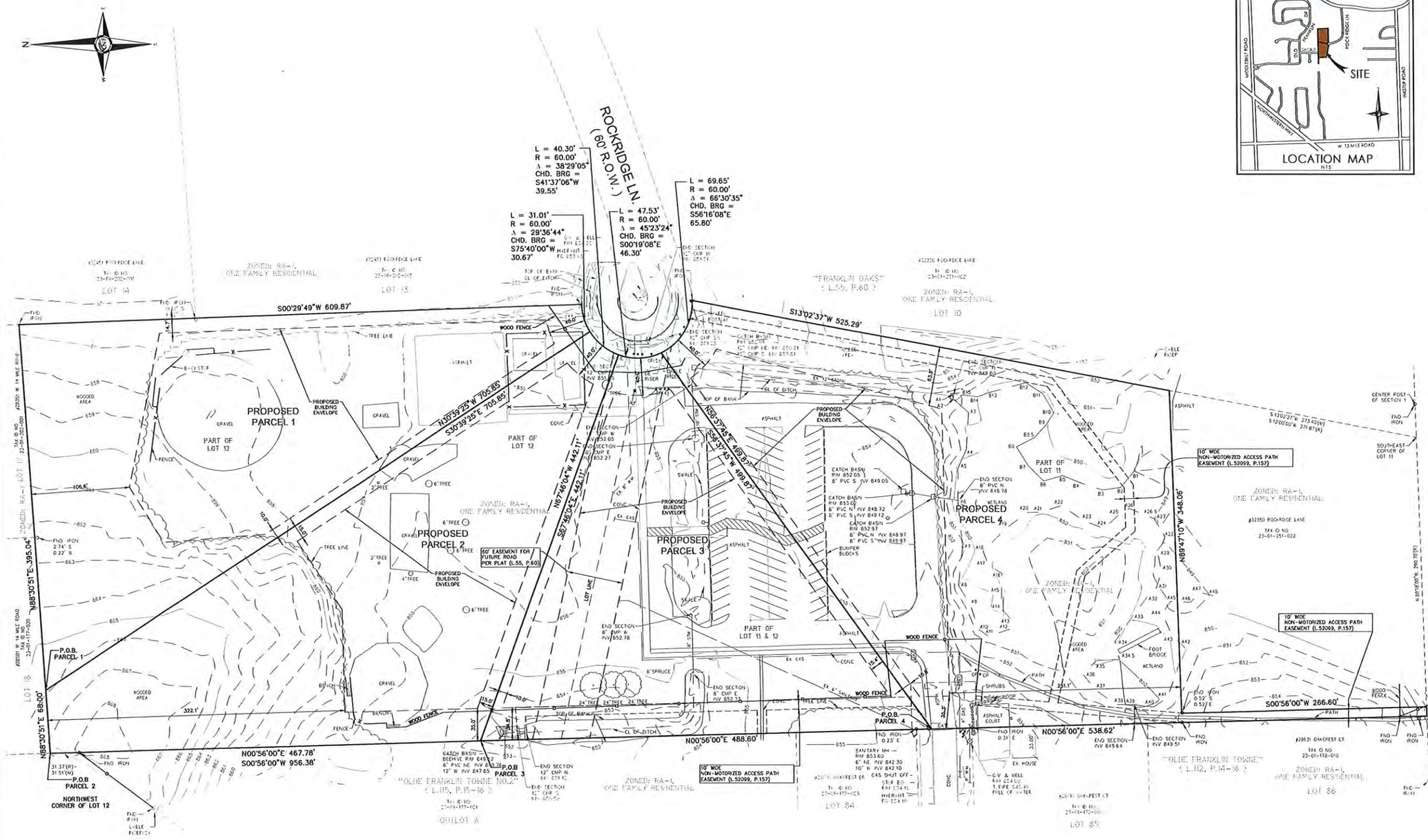
SHEET
Proposed Parcel Split

REVISIONS

DRAWN BY: O. Tamimi
DESIGNED BY:
APPROVED BY: K. Navaroli
DATE: October 24, 2024
SCALE: 1" = 50'

50 25 0 25 50 75

NFE JOB NO. H983
SHEET NO. 1 of 2



LEGAL DESCRIPTION - PROPOSED PARCEL 1

Land in the City of Farmington Hills, Oakland County, Michigan is described as:

Part of Lot 12, Franklin Oaks, as recorded in Liber 55 of Plats, Page 60, Oakland County Records, being more particularly described as: Commencing at the Northwest corner of said Lot 12; thence North 88 degrees 30 minutes 51 seconds East, along the North line of said Lot 12, 68.00 feet to the point of beginning; thence continuing along said line of Lot 12, North 88 degrees 30 minutes 51 seconds East, 395.04 feet to a point on the Easterly line of said Lot 12; thence South 00 degrees 29 minutes 49 seconds West, 609.87 feet to a point on the Westerly line of Rockbridge Lane; thence along said line of Rockbridge Lane 31.01 feet along the arc of a curve to the left, radius of 60.00 feet, central angle of 29 degrees 36 minutes 44 seconds, chord bearing South 75 degrees 40 minutes 00 seconds West, 30.67 feet; thence North 30 degrees 39 minutes 25 seconds West 705.85 feet to the point of beginning.

Gross Land Area: 130,736 square feet or 3.00 acres of land.

LEGAL DESCRIPTION - PROPOSED PARCEL 2

Land in the City of Farmington Hills, Oakland County, Michigan is described as:

Part of Lot 12, Franklin Oaks, as recorded in Liber 55 of Plats, Page 60, Oakland County Records, being more particularly described as: Beginning at the Northwest corner of said Lot 12, thence North 88 degrees 30 minutes 51 seconds East along the North line of said Lot 12, 68.00 feet; thence South 30 degrees 39 minutes 25 seconds East, 705.85 feet to a point on the Westerly line of Rockbridge Lane; thence along said line of Rockbridge Lane, 40.30 feet along the arc of a curve to the left, radius of 60.00 feet, central angle of 38 degrees 29 minutes 05 seconds, chord bearing South 41 degrees 37 minutes 06 seconds West, 39.55 feet; thence North 87 degrees 46 minutes 04 seconds West, 442.11 feet to a point on the Westerly line of said Lot 12; thence North 00 degrees 56 minutes 00 seconds East, 467.78 feet along said line of Lot 12 to the point of beginning.

Gross Land Area: 131,485 square feet or 3.02 acres of land.

LEGAL DESCRIPTION - PROPOSED PARCEL 3

Land in the City of Farmington Hills, Oakland County, Michigan is described as:

Part of Lots 11 & 12, Franklin Oaks, as recorded in Liber 55 of Plats, Page 60, Oakland County Records, being more particularly described as: Commencing at the Northwest corner of said Lot 12, thence South 00 degrees 56 minutes 00 seconds West, 467.78 feet along the Southerly line of said Lot 12 to the point of beginning; thence South 87 degrees 46 minutes 04 seconds East, 442.11 feet to a point on the Westerly line of Rockbridge Lane; thence along said line of Rockbridge Lane, 47.53 feet along the arc of a curve to the left, radius of 60.00 feet, central angle of 45 degrees 23 minutes 24 seconds, chord bearing South 00 degrees 19 minutes 08 seconds East, 46.30 feet; thence South 56 degrees 37 minutes 45 seconds West, 499.87 feet to a point on the Westerly line of said Lot 11; thence North 00 degrees 56 minutes 00 seconds East, 488.60 feet along the Westerly line of said Lots 11 and 12 to the point of beginning.

Gross Land Area: 110,184 square feet or 2.53 acres of land.

LEGAL DESCRIPTION - PROPOSED PARCEL 4

Land in the City of Farmington Hills, Oakland County, Michigan is described as:

Part of Lot 11, Franklin Oaks, as recorded in Liber 55 of Plats, Page 60, Oakland County Records, being more particularly described as: Commencing at the Northwest corner of said Lot 12, thence South 00 degrees 56 minutes 00 seconds West, 956.38 feet along the Southerly line of said Lots 12 and 11 to the point of beginning; thence North 56 degrees 37 minutes 45 seconds East, 499.87 feet to a point on the Westerly line of Rockbridge Lane; thence along said line of Rockbridge Lane 69.65 feet along the arc of a curve to the left, radius of 60.00 feet, central angle of 66 degrees 30 minutes 35 seconds, chord bearing South 56 degrees 16 minutes 08 seconds East, 65.80 feet to a point on the Easterly line of said Lot 11; thence South 13 degrees 02 minutes 37 seconds West, 525.29 feet; thence North 89 degrees 47 minutes 10 seconds West, 348.06 feet; thence South 00 degrees 56 minutes 00 seconds West, 266.60 feet to a point on the Southerly line of said Lot 11; thence North 89 degrees 47 minutes 10 seconds West 10.00 feet along the Southerly line of said Lot 11 to a point on the Westerly line of said Lot 11; thence North 00 degrees 56 minutes 00 seconds East, 538.62 feet along the Westerly line of said Lot 11 to the point of beginning.

Gross Land Area: 172,758 square feet or 3.97 acres of land.

NOTE

THIS DRAWING REFLECTS THE EXISTING CONDITIONS OF A FIELD SURVEY LAST PERFORMED ON JULY 25, 2023

CERTIFICATE OF SURVEY

WE HEREBY CERTIFY THAT WE HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED AND THAT WE HAVE PLACED MARKER IRONS AT THE CORNERS OF THE PARCEL OR AS INDICATED ON THE DRAWING.

KEVIN NAVAROLI, PLS NO. 53505 — DATE: OCTOBER 24, 2024

STATE OF MICHIGAN — KEVIN CHRISTOPHER NAVAROLI — License No. 4001053505 — REGISTERED PROFESSIONAL SURVEYOR

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

PROJECT LOCATION
Part of the North 1/2 of Section 1
T.1N., R.9E.
City of Farmington Hills, Oakland County, Michigan

SHEET
Proposed Parcel Split

REVISIONS

DRAWN BY: O. Tamimi
DESIGNED BY:
APPROVED BY: K. Navaroli
DATE: October 24, 2024
SCALE: 1" = 50'

50 25 0 25 50 75

NFE JOB NO. H983
SHEET NO. 2 of 2

September 18, 2025, Regular Meeting

CITY OF FARMINGTON HILLS
PLANNING COMMISSION MEETING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
SEPTEMBER 18, 2025, 7:30 P.M.

CALL MEETING TO ORDER

The Planning Commission Regular Meeting was called to order by Chair Trafelet at 7:30 p.m.

ROLL CALL

Commissioners present:	Brickner, Countegan, Grant, Stimson, Ware, Trafelet
Commissioners Absent:	Aspinall, Mantey
Others Present:	Staff Planner Mulville-Friel, Planning Consultant Upfal (Giffels Webster), Staff Engineer Alexander, City Attorney Schultz

APPROVAL OF THE AGENDA

MOTION by Grant, support by Stimson, to approve the agenda as published.
Motion passed unanimously by voice vote.

PUBLIC HEARING

A. AMEND PLANNED UNIT DEVELOPMENT 2, 2023, INCLUDING SITE PLAN 67-9-2023

LOCATION:	**30825 and 31361 Orchard Lake Road**
PARCEL I.D.:	**22-23-03-226-027 and 028**
PROPOSAL:	**Redevelop shopping center in B-2, Community Business Zoning District**
ACTION REQUESTED:	**Recommend to City Council**
APPLICANT:	**Frank Jarbou (formerly Timothy Collier)**
OWNER:	**Hunter's Square Development, LLC**

Applicant presentation

Frank Jarbou, Symmetry Management, was present on behalf of this proposed amendment to PUD 2, 2023, including Site Plan 67-9-2023. He explained that large-scale developments require extensive planning, and in this case, modifications were made after discussions with tenants. These revisions triggered classification as a major amendment to the PUD:

- A large retail box was reconfigured into smaller spaces without changing the total building footprint or square footage.
- Buffalo Wild Wings requested to remain on site but required a 5,000 sq. ft. space with additional cooler capacity at the rear of the building.
- Parking calculations remain consistent, though circulation and accessibility have been improved.

Planning Consultant report

Referencing the Giffels Webster August 11, 2025 memorandum, Planning Consultant Upfal provided background and review for this requested amendment to the existing Hunter's Square PUD development. The development was reviewed by the Planning Commission and approved by City Council in 2024, but the development agreement was never recorded for this site.

Requested changes to the development agreement are:

- Building addition: A 503 sq. ft. cooler addition proposed to the building on the south side of the property (Buffalo Wild Wings).
- Tenant Space configurations: Tenant Space E has been redesigned with indoor loading docks. Tenant Spaces D1 and D2 have minimal changes to the rear layout. C2 has been reduced in size, with new fourth Tenant Space C1 added. A dumpster enclosure was added abutting the loading dock, and the tenant space to the north's dumpster enclosure was reduced from a double to a single enclosure.
- Setbacks:
  - South side setback reduced from 75 ft. to 61.03 ft. (relief applies only to the cooler addition).
  - Rear setback changed from 75 ft. to 69.59 ft.
  - Front yard deviation adjusted from 58.59 ft. to 58.92 ft., moving slightly closer to compliance.
- Parking:
  - 82 land-banked spaces (southeast corner) now proposed as constructed parking. The plan provides 1,401 spaces, 16 fewer than the required 1,417. The deviation request is for the 16-space shortfall, which is 9 fewer than the previous plan.
  - Parking between the two redevelopment buildings has been reconfigured from one row into a small double row lot behind the buildings.
  - Off-street parking spaces need to be verified.
- Other changes:
  - Minor pavement replacement for detention and electrical work.
  - Landscaping along Five Below remains nonconforming, with no changes proposed.
  - Lighting calculations exceed ordinance limits (4.5 lumens vs. 2.5 required).

The PUD agreement should be updated to reflect all changes before being recorded.

Commission Discussion

- Most changes are minimal.
- Buffalo Wild Wings' cooler addition requires use of space designated for parking/loading but is not expected to impact operations.

Consultant Upfal explained that the changes qualify as a major amendment because the changes affect previously granted relief.

City Attorney Schultz confirmed that the PUD plan was approved subject to the PUD agreement, but the agreement was never executed. This amendment will require finalization of the PUD agreement.

Public Hearing

John Clarahan, Highview, expressed concern about light pollution from Hunters Square and urged the Commission to ensure compliance with ordinance standards. He also addressed pedestrian safety crossing Orchard Lake Road.

As no other public indicated they wished to speak, Chair Trafelet closed the public hearing and brought the matter back to the Commission.

Commission deliberation
Commissioners generally supported the proposed changes, citing improved design, appropriate parking reduction, and economic investment.

After discussion, which included clarifying questions from the Commission regarding potential tenants as well as signed leases, the following motion was offered:

MOTION by Countegan, support by Stimson, to RECOMMEND TO CITY COUNCIL that the applications to amend Planned Unit Development Plan 2, 2023 and revise Site Plan 67-9-2023, both dated September 15, 2023, as revised July 14, 2025, submitted by Frank Jarbou (formerly Timothy Collier), BE APPROVED, because the plans are consistent with the goals, objectives, and policies of the Master Plan and applicable provisions of the Planned Unit Development Option in Section 34-3.20 of the Zoning Ordinance, SUBJECT TO the following findings and conditions:

FINDING:
The Planning Commission has no objections to the proposed relief from ordinance standards which will be addressed in conjunction with the final PUD Plan and the PUD Agreement.

CONDITIONS:
1. **Modifications of Zoning Ordinance requirements as identified on the proposed plan and in Giffels Webster's August 11, 2025, review; and**
   A. **All outstanding issues identified in Giffels Webster's August 11, 2025, review shall be addressed to the reasonable satisfaction of the City Planner;**
   B. **All outstanding issues identified in the City Engineer's August 8, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the City Engineer; and**
   C. **All outstanding issues identified in the Fire Marshal's August 7, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the Fire Marshal.**

Motion passed unanimously by voice vote.

B. AMEND PLANNED UNIT DEVELOPMENT 4, 2000

LOCATION:	**32555 Northwestern Hwy**
PARCEL I.D.:	**22-23-02-176-068**
PROPOSAL:	**Use existing building as a catering kitchen, storage, and private event space with new addition and changes to landscape features in B-3, General Business District and RA-4, One-Family Residential District.**
ACTION REQUESTED:	**Recommend to City Council**
APPLICANT:	**Zack Sklar**
OWNER:	**CEC Farmington, LLC**

Applicant presentation
Zack Sklar, owner, explained that his proposal includes a small addition to the existing building and replacement of the man-made pond with landscaping.

Consultant's review

Referencing the September 4, 2025 Giffels Webster memorandum, Planning Consultant Upfal provided an overview of the amendment request and issues identified in the review:

- The Planning Commission previously (August 21, 2025 meeting) determined this application to be a major amendment to the original Planned Unit Development (PUD) Agreement, due to the catering use. Additionally, the Agreement prohibits outdoor events. The applicant previously clarified no outdoor events will be held, but written confirmation is needed.
- Site Characteristics:
  - 1.85-acre site with one-story former restaurant building is zoned as a PUD, with B-3 underlying zoning.
  - Proposal includes a building addition, pond elimination, replacement landscaping, removal of 20 parking spaces and two landscape islands, and the removal of a rear walled-off area behind the building that included a shed and cooler/freezer.
  - The building expansion requires an adjustment of an existing sanitary sewer easement that goes through the site. Any changes to the easement must be reviewed by the city engineer and city attorney.
- Design Standards and Materials:
  - The Development Agreement includes building material requirements, and grants authority to the City Manager to approve modifications from the building material requirements. Approval of this request will require relief from the building materials in the Development Agreement subject to the review of the City Manager. All building materials shall be labeled on the elevation plans.
  - The new design standards amendment must apply to new materials.
  - Elevation drawings are mislabeled as noted in the review memorandum, and should be corrected.
- Master Plan Considerations:
  - The proposed amendment should be consistent with the 2024 Master Plan. The site is within the 14-Mile mixed-use area intended for walkable, mixed-use redevelopment.
  - Surrounding area includes large commercial and declining residential uses.
- Parking:
  - Overall PUD deficiency of 45 spaces identified.
  - Parking space dimensions must be labeled.
  - Development agreement must be updated to reflect parking change.
- Loading:
  - Four roll-up doors shown; unclear if loading is inside or outside. Side-yard loading requires Commission waiver and screening.
  - Maneuvering space for vehicles requires clarification.
- Landscaping and Pond Removal:
  - Pond not required in development agreement but was part of original PUD approval. The Commission must determine acceptability of replacing pond with landscaping.
  - Landscape plan for overall site is missing; unclear if trees will be transplanted or replaced. If the latter, replacement calculations are required.
- Lighting:
  - Photometric plan required by ordinance and PUD agreement.
  - Clarification needed on new vs. relocated fixtures.
- Clarification is needed relative to screening of any rooftop mechanical equipment.

In summary, the Planning Commission must consider:
Modifications from the original PUD:

- Catering as a permitted use within the PUD.
- The parking deficiency of 45 spaces.
- The replacement of the pond with natural landscaping as indicated on the plans. The pond is not a required component of the development, but the feature was approved and discussed as part of the original PUD.

Loading areas:
Loading areas may only be permitted in the rear yard. The Planning Commission may waive this requirement to allow loading in an interior side yard, provided such location is necessitated by site conditions and sufficient screening is provided from any public street. A planting strip exists along the side lot line.

Commission discussion

- Regarding the parking deficiency and use of parking spaces, Planning Consultant Upfal explained that the deficiency results from both the removal of 27 spaces for the new addition and additional square footage requiring more parking. Staff Planner Mulville-Friel confirmed that although 27 spaces are lost, the overall PUD maintains sufficient surplus spaces.
- Regarding outdoor events, Mr. Sklar confirmed that a letter has already been submitted to staff stating outdoor events will not occur. This condition will also be incorporated into the revised PUD agreement.
- Regarding the location of the garage doors and loading, Mr. Sklar clarified that the doors are pull-up style for catering truck use during non-event hours. Vehicles will not pull inside.
- In response to questions, Mr. Sklar said the building currently operates as a catering facility, primarily for off-site events. The expansion would allow activation of the front interior space for on-site community events such as weddings, baptisms, and bar mitzvahs, while continuing off-site catering operations. Prep and loading would occur on weekdays, while on-site events would occur on weekends.
- The loading doors face the Thai restaurant.

Public Hearing
John Clarahan, Highview Avenue, requested that confirmation be obtained in writing that no outdoor events would be permitted. He also asked about hours of operation, noting past issues with noise from other businesses in the area. He supported replacing the pond with landscaping. He pointed out that the excessive parking on the greater site had caused drainage issues and attracted loitering. Less parking would be beneficial.

As no other public indicated they wished to speak, Chair Trafelet closed the public hearing.

City Attorney comments
City Attorney Schultz explained that correspondence from another property owner challenged whether the applicant had authority to request amendments to the PUD plan or agreement. Attorney Schultz noted that when this application first came in, it involved site plan changes only, and no other property owners were required to participate. However, since this request now involved an amendment to the PUD plan and agreement, the legal question had been raised, and

Attorney Schultz recommended postponement to allow time for him to provide a formal legal opinion.

Discussion followed:

- Commissioner Countegan confirmed that the Commission could proceed under the public notice that had been provided. He suggested the City Attorney could render an opinion in the time period between Planning Commission action and City Council review.
- Commissioner Brickner raised concerns about PUD ownership structure. When the PUD was created, a single owner held all parcels, but some parcels have since been sold. He asked how amendments could be processed fairly if multiple owners must consent. City Attorney Schultz responded that this case raised a unique legal question, which is why he recommended postponement to allow time for a formal legal opinion to be rendered.
- Mr. Sklar expressed frustration regarding legal questions raised by the correspondence presented this evening. He emphasized the difficulty of navigating the process despite investing in landscaping improvements and activating a long-vacant property for community use.
- City Attorney Schultz explained that prior discussions in March assumed site plan changes only, not amendments to the PUD plan and agreement. The correspondence received today was from the attorney representing Grand Sakwa Properties.
- In response to questions, City Attorney Schultz clarified that this site is subject to the PUD agreement, which listed specific permitted uses, rather than the broader B-3 by right uses. Catering is not listed in the PUD agreement, which the Planning Commission had previously determined required review as a PUD amendment. Consultant Upfal added that the catering operation resembles food manufacturing more typically allowed in industrial districts. This change necessitates amendment of the PUD to authorize catering as a permitted use at this location.

Commission deliberation

Commissioner Countegan stated that the applicant had followed the process with staff direction, public notice, and hearings. Additionally, the redevelopment project is a positive community investment. He asked Mr. Sklar whether a delay of one month to give the attorney time to provide a written legal opinion would cause hardship.

Mr. Sklar stated that he wished to proceed without delay. He explained that he had already obtained a liquor license and building approvals, all of which disclosed the intended use. He emphasized that his operation had been operating transparently for three years and that city inspections had confirmed his activity. He stressed that his investment was revitalizing a declining area, creating community value, and that further delays seemed unnecessary and unfair.

Commissioner Countegan thought that the Commission should act since the matter was properly advertised, the applicant was present, and the request would still require City Council review, where any legal questions could be resolved.

Commissioner Brickner pointed out that the amendment involves modifying a PUD agreement, which requires signatures by the city and the property owners, raising the question of who had authority when multiple owners exist. He supported this proposal, but stressed that legal clarity on signing authority is required.

In response to questions from Commissioner Ware, City Attorney Schultz stated that the applicant likely had authority to seek relief, though a formal legal opinion was necessary. The issue was not frivolous, as another property owner within the PUD had raised the issue in writing. He recommended postponing for legal review. If the Commission proceeds, all concerned parties should understand that the applicant's relief might later be limited by the legal resolution of the issue raised.

Commissioner Countegan emphasized fairness and due process, and recommended that the Commission move forward. The issue regarding authority to sign will be formally reviewed by the City Attorney prior to City Council action.

Commissioner Brickner supported moving forward but emphasized the importance of conditioning any approval on confirmation that all appropriate parties to the PUD agreement sign the amendment. He noted that conditions of the PUD carry forward with the property upon sale, similar in function to an easement, and observed that multiple owners are now involved, including Grand Sakwa.

MOTION by Countegan, support by Stimson, to RECOMMEND TO CITY COUNCIL that the application to amend part of Planned Unit Development Plan 4, 2000, based on plans revised July 10, 2025, submitted by Zack Sklar, BE APPROVED, because the plans are consistent with the goals, objectives, and policies of the Master Plan and applicable provisions of the Planned Unit Development Option in Section 34-3.20 of the Zoning Ordinance, SUBJECT TO the following findings and conditions:

FINDINGS:

1. **The Commission has no objection to the proposed relief from ordinance standards which will be addressed in conjunction with the final PUD Plan and the PUD Agreement.**
2. **Catering will be a permitted use under the amended PUD.**
3. **The Commission finds the 45 parking space deficiency acceptable.**
4. **The replacement of the pond with natural landscaping as proposed is acceptable.**

CONDITIONS:

1. **The amended PUD agreement shall not take effect until it has been executed by the parties who have been determined by the City to have the legal authority to sign on behalf of the PUD.**
2. **Per the PUD Agreement, the building materials used in the new addition shall be reviewed by the City Manager, and confirmed to conform with current design standards.**
3. **Modifications of Zoning Ordinance requirements as identified on the proposed plan and in Giffels Webster's September 4, 2025, review; and**
   A. **All outstanding issues identified in Giffels Webster's September 4, 2025, review shall be addressed to the reasonable satisfaction of the City Planner;**
   B. **All outstanding issues identified in the City Engineer's August 13, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the City Engineer; and**
   C. **All outstanding issues identified in the Fire Marshal's August 13, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the Fire Marshal.**

Motion approved unanimously by voice vote.

C. CLUSTER SITE PLAN 54-4-2025

LOCATION:	**South side of Folsom Road, between Parker Avenue and Lundy Drive, PARCEL I.D.: 22-23-34-252-019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 030, 031, 032, 033, 034, and 043**
PROPOSAL:	**Construct thirty-three (33) single-family detached units within RA-3, One Family Residential District**
ACTION REQUESTED:	**Recommend to City Council**
APPLICANT:	**Forest at Riverwalk Development, LLC**
OWNER:	**Forest at Riverwalk Development, LLC**

Applicant presentation

Members of the applicant team present this evening included:
Stuart Michaelson, Windmill Group
George Major, Co-Manager, Forest at Riverwalk
Evan Priest, Civil Engineer, MLP & Associates
Brian Devlin, Landscape Architect

The development team provided the following information:

- The property was purchased in August 2023 as an assemblage of 16 parcels.
- The Planning Commission had previously determined the site qualifies for a one-family cluster option, which was sought in order to reduce lot widths to preserve open space, wetlands, and trees, and to avoid disturbance to the river on the property.
- Following direction from the Planning Commission, the applicant pursued a wetland permit from EGLE (Michigan Department of Environment, Great Lakes, and Energy) before site plan review. The wetland permit has been secured.
- As part of the wetland permit process, the team and their consultant, Barr Engineering, met with EGLE in February 2024 for a pre-application review, and a formal wetland permit application was submitted in July 2024. Public comments were received in September 2024; site plan modifications were made accordingly.
- EGLE issued a wetland permit with several restrictions:
  - Maximum of 33 lots (reduced from earlier proposals of 38–42).
  - Removal of two lots between Lots 13 and 14 due to wetlands.
  - Dedication of a 4.0226-acre conservation easement, plus 0.25 acres for walking paths and 0.2 acres of preserved wetland. In total, over 27% of the site will be preserved.
  - Requirement to work with a qualified herpetologist, HRM, to relocate amphibians and reptiles on site.
  - Mitigation of 0.325 acres of impacted forested wetland by purchasing 0.66 acres of credits in an EGLE-approved mitigation bank.
  - Additional restrictions during construction to protect species such as the Indiana Bat.
- Regarding drainage and flooding concerns, a ponding area at the north end near Folsom Road is not regulated as wetland but has caused flooding concerns. The grading and drainage plan has been designed to eliminate flooding in that area by directing water into rear yard catch basins and the detention basin, which is oversized to accommodate runoff from the site and surrounding properties on Lundy and Parker.

- Regarding landscaping and buffers, in order to meet buffer requirements adjacent to one-family districts, a 10-foot-wide area will be preserved behind each lot to retain existing healthy trees. Additional trees and evergreens will be planted along property lines as shown on the submitted landscape plan.
- Regarding utility placement, a storm sewer easement will be located at the rear, but electric and other utility lines will come from the street, to allow easy servicing and avoid landscape disruption in the rear yards.

Planning Consultant Report
Referencing the September 4, 2025 Giffels Webster memorandum, Planning Consultant Upfal presented background and review for this request:
Cluster qualification:

- The parcel is zoned RA-3 single family residential, with 16.29 total acres, and 13.83 acres net after right-of-way.
- The site was qualified for cluster qualification in October 2023; density findings allow up to 63 units, but the plan now proposes only 33.
- Cluster justification included items ii., vi., and viii. under Section 34-3.17.2.B.i-viii, citing frontage on a major or secondary thoroughfare with a narrow width, the presence of a floodplain or poor soil conditions that result in a substantial portion of the total area of the parcel being unbuildable, and the parcel contains natural assets which would be preserved through the use.

Cluster site plan:

- 33 units. The property is designated as single-family residential in the future land use map, and is designated as medium density on the residential densities map.
- Lot Sizes: Reduced lot widths (55 feet vs. 80 feet) and minimum lot size (7,795 sq. ft. vs. 12,500 sq. ft.), with average lot size around 8,470 sq. ft.
- Setbacks: Reduced side setbacks (5 feet and 10 feet total vs. 8 and 20 feet total), front setback 25 feet vs. 30 feet; rear setback maintained at 35 feet.
- Tree Removal: 637 trees to be removed, including 86 landmark trees totaling 2,122.5 inches. Discrepancy of eight non-landmark trees noted. Applicant proposes 45 new street trees. Cost estimate for landscaping still required.
- Transition Area: Applicant proposes a 10-foot buffer along rear yards with preserved existing trees and additional plantings. Planning Commission must determine if this satisfies transition requirements.
- Open space: 15% of the development must be set aside as open space.
- EGLE Permit: Must be provided to the City as part of the process.

Commissioner Brickner asked about grading differences and potential runoff impacts on neighboring lots. Project Engineer Priest explained that rear yards in the development will be lower than adjacent properties. Catch basins will be installed approximately every 110 feet, connected by swales, to collect and direct runoff to the detention basin. Runoff will be captured on site and should not back up onto neighboring properties.

Public Hearing
Chair Trafelet opened the Public Hearing at 9:15pm.

The following people spoke in opposition to Cluster Site Plan 54-4-2025:

Robert George, Parker Street
Mary Newlin, Lundy Street
Tamara Trinka, Lundy Drive
Rene Daihl, Lundy Drive
Margaret Williams, Parker Street
Kirk Bowman, Folsom Road
Paul Rusinowski, Lundy Drive
Mike Williams, Parker Street
Cynthia Ludwick, Osmus
Olivia Ludwick, Parker Street
Dragos Ionescu, Lundy Drive
Joe Derek, 10 Mile Road
Elizabeth Bowman, Folsom Road
Joe Curran, Parker Street
George Wright, Birchwood St., Farmington
Michelle Gala, Parker Street
Margie Caza, Parker Street
Audrey Williams, Lundy Street
Laura Fowler, Lundy Street
David Lehner, Lundy Street
Tom Progar, Flanders Street
Tracy Brooks, Lundy Street
Andrew Williams, Parker Street
Brandon Wade, Lundy Street

Public comments focused on the following concerns:

- Drainage issues
  - Concerns about water runoff toward lower-lying properties and yards.
  - Filling wetlands will worsen water flow and flooding.
  - Questions about adequacy of EGLE submissions and retention basin design.
  - Sump pumps already run continuously; fear that flooding will worsen.
  - Retention basin outletting into the creek may increase downstream flooding, especially where the creek is close to Orchard Lake Road.
  - Tree removal will reduce natural absorption and worsen drainage.
  - Past developments (e.g., Riverwalk) worsened flooding by altering stream flow.
  - Development's swales and impervious surfaces will create new runoff channels, pushing water into backyards.

- Environmental concerns
  - Wetlands were intentionally left undeveloped in the past due to environmental constraints.
  - Residents urged preservation of wetlands and wildlife (marbled salamander, owls, hawks, etc.) as a community resource.
  - Relocation of amphibians and reptiles often fails, with high mortality rates.
  - Concern about climate change impacts and loss of mature trees.
  - Question whether a wetland delineation has been conducted by the Army Corps of Engineers.

- Wetlands fed by underground springs cannot be altered with fill; water will continue to surface.
- Concern about outdated tree survey with inaccurate or obscured markers.

- Compatibility
  - Proposed lot sizes are not compatible with the larger lots in surrounding neighborhoods.
  - Density of 2.6 houses per acre is misleading; effective density will be higher once unbuildable land is excluded.
  - Cluster development prioritizes profit over neighborhood character.
  - Proposed homes will be expensive, HOA-driven, and inaccessible to average families.
  - Residents chose the area for its unique, natural character, which would be destroyed.
  - Existing neighborhood of older, historic homes is incompatible with "cookie-cutter" cluster housing.

- Design and infrastructure
  - Questions about sidewalk continuation on Folsom Road including to the Montessori School.
  - Concerns about sanitary sewer placement, hookup, and whether city sewer can handle additional homes.
  - Questions about adequacy and sizing of the detention basin.
  - Concerns about the retention pond 1) draining into the creek, and 2) becoming a mosquito breeding ground.
  - Questions about long-term maintenance of the stormwater system.
  - New road entrance off Parker is too close the nearby home of an elderly resident.
  - Questions about whether clearing and construction will extend into the conservation easement. In response, the developer stated most of the land will be preserved under EGLE permit.
  - Request for a formal traffic study to address congestion and safety.

- Issues with the developer
  - Low Google rating
  - Never met with some residents; lack of resident outreach by developer.

- Other concerns:
  - The City should protect current property owners. Residents pointed to recent zoning denials on 13 Mile and Middlebelt as precedent for rejecting this project.
  - Historic ownership issues had prevented land banking of the property.
  - Concerns about protecting the integrity of existing fences and property lines. Request to prevent property encroachment.
  - Existing residents were not given the opportunity to purchase the land
  - The City is losing its last open parcels of land; this parcel is irreplaceable.
  - Community impact needs further research before approving this project
  - Construction activity and dense development will destroy neighborhood peace and character.
  - Local schools (Gill Elementary, Power Middle) already over capacity; additional homes would worsen class sizes.

Planning Commission deliberation
Chair Trafelet closed the public hearing at 10:26pm and brought the matter back to the Commission.

Commissioner Ware asked where wetlands would remain. Mr. Michaelson confirmed wetlands would remain south toward Colfax and between former lots 13 and 14, which were removed to preserve wetlands.

Mr. Michaelson acknowledged neighborhood concerns but emphasized that the proposed development is consistent with city qualifications and that extensive time and resources were spent obtaining the wetlands permit and designing a plan that preserved natural features. The project should be approved because it meets ordinance standards, includes a conservation easement, and preserves the river and wetlands.

Commissioner Brickner addressed concerns raised during public comment, focusing on drainage and cluster design.

- The property is lower than adjacent lots. Detention ponds are required by ordinance to hold water on-site and release it at an agricultural rate, preventing runoff to neighboring properties.
- He assured residents the city engineering department will strictly enforce compliance with drainage standards.
- Land banking was not an option, as historically the City chose not to purchase land for land banking.
- The cluster option allows homes to be built closer together while preserving wetlands and open space. The total number of units is still within RA-3 allowances, but development is concentrated on buildable land.
- Builders cannot trespass on private property and residents should report any violations.
- Regarding wildlife concerns, Brickner noted that animals generally adapt to development, sharing examples from his own neighborhood. However, the City has no control over wildlife relocation.

The Chair recognized Joe Derek.

Mr. Derek explained that some species, particularly reptiles and amphibians, cannot adapt if removed from their habitats. While deer and turkeys can migrate, snakes, frogs, and amphibians are often confined to small environmental areas and suffer high mortality if relocated. He disagreed with Commissioner Brickner's assertion that all animals adapt, stating that many smaller species cannot survive outside their established habitats.

Commissioner Countegan stated that the Planning Commission must enforce its ordinances and allow private property development within the bounds of the law. He emphasized that the parcel qualified for cluster development due to its shape, wetlands, and location along a major road. The applicant originally proposed 38 units and reduced the number to 33 after wetlands review.

Commissioner Countegan acknowledged residents' frustration but explained that under city ordinances, property owners retain the right to develop land so long as they comply with regulations. He noted that engineering standards require no water from the site be discharged onto

adjacent properties, and in fact, the applicant's infrastructure may improve drainage in nearby areas.

Commissioner Countegan concluded that the Planning Commission must follow the ordinances and approve projects that comply, even when unpopular with neighbors.

In response to questions, City Attorney Schultz confirmed that the creek is a natural feature crossing private property, not separately owned by the city, county, or state.

MOTION by Ware, support by Brickner, to RECOMMEND TO CITY COUNCIL that the application for Cluster Site Plan Approval 54-4-2025, dated February 25, 2025, as revised, submitted by Forest at Riverwalk Development, LLC, BE APPROVED, because the plans are consistent with the goals, objectives, and policies of the Master Plan and applicable provisions of the One Family Cluster Option in Section 34-3.17.2.B of the Zoning Ordinance, specifically Sections ii, vi, and viii, SUBJECT TO the following findings and conditions:

FINDINGS:

1) **The parcel proposed for use as a cluster development abuts a one-family residential district. The planning commission has determined that the abutting one-family district is effectively buffered by planting all 100 replacement trees (apart from 6) along the rear property lines of the lots backing up to neighboring residential properties.**

CONDITIONS:

A. **All outstanding issues identified in Giffels Webster's July 22, 2025, review shall be addressed to the reasonable satisfaction of the City Planner;**
B. **All outstanding issues identified in the City Engineer's July 24, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the City Engineer; and**
C. **All outstanding issues identified in the Fire Marshal's July 25, 2025, interoffice correspondence shall be addressed to the reasonable satisfaction of the Fire Marshal.**

Motion passed unanimously by voice vote.

D. ZONING TEXT AMENDMENT 1, 2025

CHAPTER OF CODE:	**34, Zoning Ordinance**
PROPOSED AMENDMENT:	**Amend Zoning Ordinance to add new definitions and Public Art requirements**
ACTION REQUESTED:	**Recommend to City Council**
SECTION:	**Amend Section 34-2.2 and add Section 34.5.20**

Applicant presentation

Planning Consultant Upfal introduced the proposed zoning text amendment, which had been reviewed in several prior study sessions with both the Planning Commission and City Council.

- The amendment would require public art installations for construction projects exceeding $2 million within special study areas or as part of a Planned Unit Development (PUD).
- The ordinance specifies placement, installation, and maintenance requirements, along with exemptions that may be granted by the Planning Commission.

Commission discussion:

- Commissioner Brickner supported the amendment after confirming that public art requirements would be excluded from residential (RA) districts.
- Commissioner Ware asked whether collected funds could be used to support smaller businesses required to contribute art. City Attorney Schultz explained that public funds generally cannot be given to private entities, but noted that the Corridor Improvement Authority or similar bodies could potentially provide grants. Funds collected through this ordinance would be used for public art on public land.
- Commissioners clarified that the ordinance applies only to projects exceeding $2 million in construction costs, making it unlikely to affect small businesses or rental operations.
- Commissioner Grant asked about the process of selecting and approving art. Staff Planner Mulville-Friel explained that a separate committee would be established to review art proposals, while the Planning Commission's role would be limited to reviewing compliance with dollar amounts and ordinance requirements.
- Commissioner Stimson pointed out that the Planning Commission retains authority to grant exemptions if public art is deemed unnecessary for a particular project.
- Commissioner Grant asked what would happen in the case of an incomplete art installation. Planning Consultant Upfal explained that the art requirement would function like any other site plan condition and would need to be completed before issuance of a Certificate of Occupancy.

Public Hearing

Chair Trafelet opened the public hearing. As no public indicated they would like to speak, Chair Trafelet closed the public hearing and brought the matter back to the Commission.

MOTION by Stimson, support by Grant, to RECOMMEND TO CITY COUNCIL that draft Zoning Text Amendment 1, 2025, BE APPROVED.

Motion passed unanimously by voice vote.

REGULAR MEETING

A. CLUSTER SITE PLAN 57-4-2025

LOCATION:	**28000 West Nine Mile Rd.**
PARCEL I.D.:	**22-23-25-401-001**
PROPOSAL:	**Construct fifty-two (52) single-family attached units (four per building) within RA-1, One Family Residential District**
ACTION REQUESTED:	**Set for Public Hearing**
APPLICANT:	**Eureka Development Group**
OWNER:	**Lutheran Child and Family Services of Michigan Inc.**

Planning consultant comments

Referencing the August 26, 2025 Giffels Webster memorandum, Planning Consultant Upfal provided the background and review for this request to set Cluster Site Plan 57-4-2025 for public hearing.

- The project would be located on the Wellspring Lutheran Service Campus, a 79.61-acre site with existing buildings and athletic facilities.

- Cluster qualification was previously granted by the Planning Commission in March 2025 based on preservation of natural assets through the cluster option.
- The applicant elected the less dense cluster option, which allows 1.8 units per acre. The current plan proposes 52 units across 13 buildings with four ranch units each. Units will include attached garages, with two connections to Nine Mile Road. An existing bridge leading across the river will be preserved for a future phase, which could add 88 units, which would remain within the maximum allowable density of 143 units.
- The current plan avoids most wetlands, though Wetland B will be culverted on the west side, and a detention pond in the southeast corner encroaches slightly on Wetland A.
- Dimensional relief was not requested, as the proposed setbacks (76 feet front, 173 feet side, 43 feet west, nearly 2,000 feet rear) exceed requirements. Building height is proposed at 22.5 feet.
- The primary outstanding issue relates to the required transition buffer adjacent to the one-family district. The applicant proposed using only replacement trees to meet this requirement, but the Planning Commission may need to discuss additional screening.

Lucas Driesenga, PEA Group, noted that the project had been revised following comments from staff. Updated plans, dated July 30, 2025, had been submitted that included a boulevard entrance. He agreed the only outstanding issue relates to trees and potential buffer requirements. Existing south-side buildings will be demolished in Phase One; the bridge will be addressed as part of Phase Two.

Commission deliberation
Chair Trafelet confirmed demolition plans and bridge requirements with the applicant.

Commissioner Brickner urged the applicant to engage with neighboring residents in advance of the public hearing to reduce concerns and misconceptions.

MOTION by Grant, support by Ware, that Application for Cluster Site Plan Approval 57-4-2025, dated April 24, 2025, as revised July 30, 2025, submitted by Eureka Development Group, BE SET FOR PUBLIC HEARING for the Planning Commission's next available regular meeting agenda.

Motion passed unanimously by voice vote.

The next Planning Commission meeting will be October 16, 2025.

APPROVAL OF MINUTES August 21, 2025, Regular Meeting

MOTION by Stimson, support by Ware, to approve the August 21, 2025 Regular Meeting minutes as submitted.
Motion passed unanimously by voice vote.

PUBLIC COMMENT
None

COMMISSIONER/STAFF COMMENTS

Commissioner Brickner said that Arie Liebowitz – a long time developer in Farmington Hills – recently passed away.

Commissioner Ware spoke to the importance of educating the public relative to the updated Master Plan and the planning approval process generally.

Commissioner Brickner asked staff to follow up on the proliferating signage, including an animated digital sign, at the Marathon Station at the corner of Orchard Lake and 12 Mile Road.

City Planner Mulville-Friel reported that Commissioner Varga had resigned from the Commission.

ADJOURNMENT

MOTION by Grant, support by Brickner, to adjourn the meeting.
Motion passed unanimously by voice vote.

The meeting ended at 11:16pm.

Respectfully submitted,
Kristen Aspinall,
Planning Commission Secretary

/cem