

**CITY OF FARMINGTON HILLS**  
**PLANNING COMMISSION PUBLIC HEARING NOTICE**  
**[www.fhgov.com](http://www.fhgov.com)**

**DATE:** August 20, 2020  
**TIME:** 7:30 P.M.  
**PLACE:** City Council Chambers  
31555 Eleven Mile Rd.  
Farmington Hills, MI 48336  
**ITEM:** Planned Unit Development 1, 2020

The Farmington Hills Planning Commission will give formal consideration to an application for Planned Unit Development (PUD Plan 1, 2020). The applicant, Edward Rose & Sons, seeks approval of a PUD Plan with preliminary site plan for a senior living facility in SP-5, Special Purpose District. The property involved is located at 29000 Eleven Mile Rd., Parcel ID 22-23-13-351-005, City of Farmington Hills, Oakland County, Michigan.

Any person who is interested is invited to participate in the discussion on this matter via the Zoom webinar teleconference meeting. Written comments may be submitted to the City of Farmington Hills Planning Department, 31555 W. Eleven Mile Road, Farmington Hills, MI 48336, during regular business hours prior to the Public Hearing. The application may be reviewed at the Planning Office on any business day between 8:30 a.m. and 4:30 p.m. and through the Public Hearing section of the City website at [www.fhgov.com](http://www.fhgov.com)



Edward R. Gardiner, Director  
Planning & Community Development Department  
Phone: 248-871-2540  
e-mail: [egardiner@fhgov.com](mailto:egardiner@fhgov.com)  
Publish: August 2, 2020

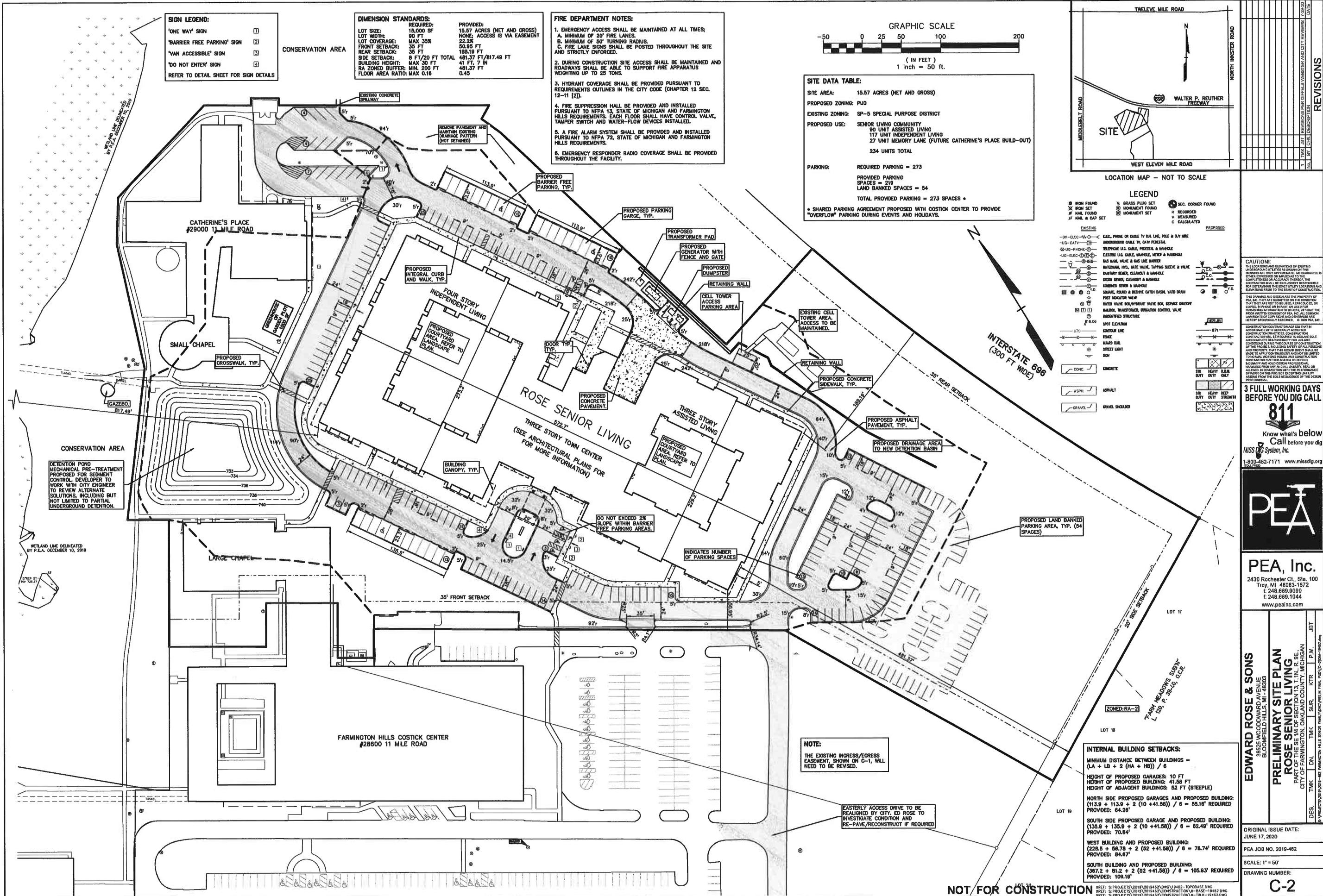
**PLEASE NOTE: Pursuant to Executive Order No. 2020-154, issued by Governor Whitmer, participation in the above public hearing will be made available via zoom webinar teleconference out of precaution and to limit the potential exposure of the public and staff to the COVID-19 virus. If you wish to view the meeting, you can watch it live over cable television or by tuning into the City's Youtube channel that can be accessed from the City website at [www.fhgov.com](http://www.fhgov.com). The webinar will also be available the next day on the City's website on video on demand.**

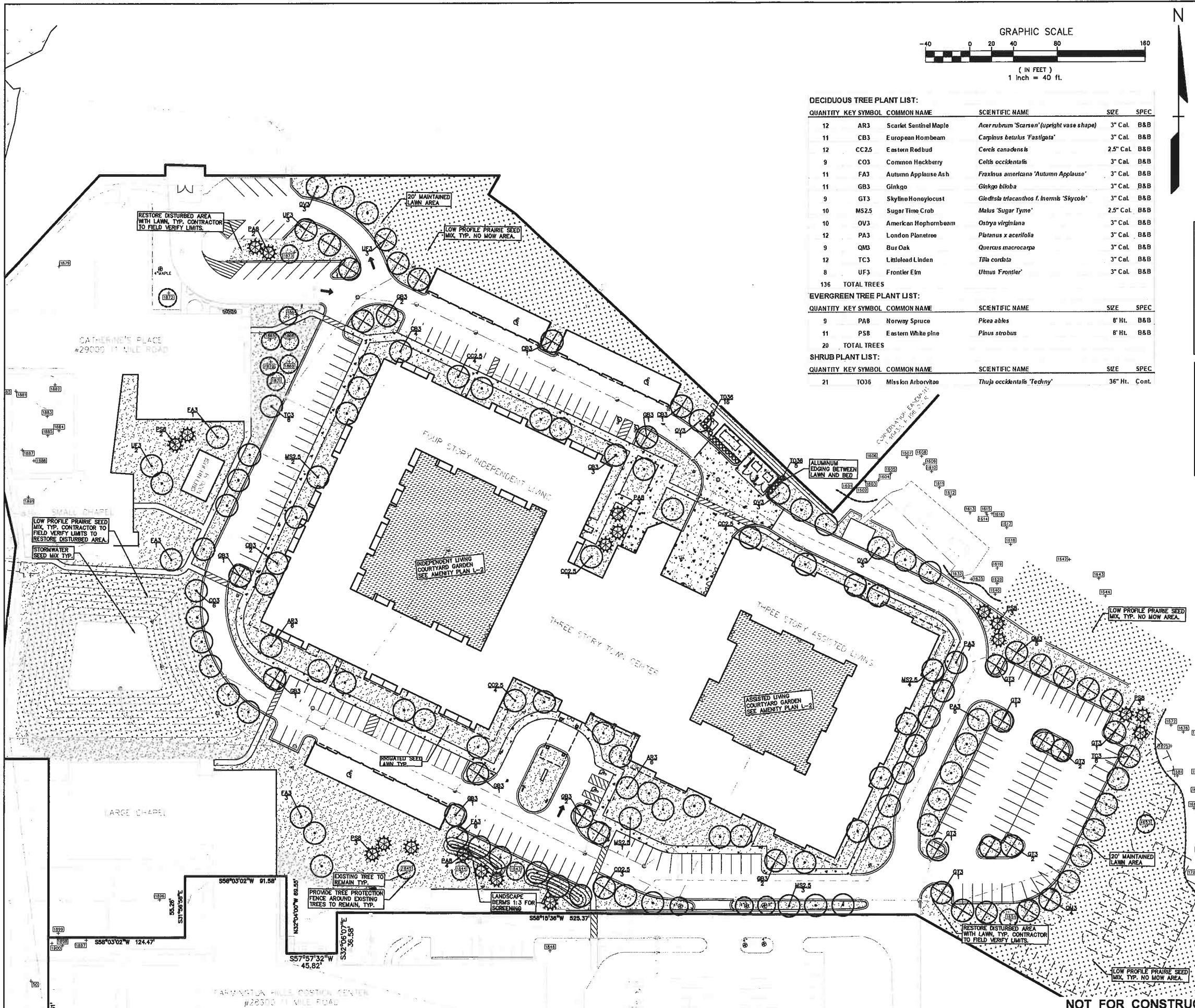
**Members of the public are welcome to join the meeting and participate in the public hearing. Instructions for participating in a zoom meeting and the zoom meeting link (downloading Zoom client will be required) and/or telephone number to access the meeting will be provided at the top of the Planning Commission Meeting Agenda that is posted the Friday prior to the meeting to the home page of the city website <https://www.fhgov.com/Government/Agendas-Minutes.aspx>.**

**The Planning Commission Chairperson will call for public comments during the public hearing portion of the meeting. Members of the public who wish to speak during that public hearing should use the "Raise Hand" feature in the zoom webinar or if you dialed into the meeting use \*9 to raise your hand; but only after the Chairperson has called for comments. You will be acknowledged by the host using your name if available or the last 4 digits of your phone number and will be permitted by the host to**

communicate directly with the Planning Commissioners and others about your question or comment, and you also will be recorded as part of the meeting. You will be allowed to mute and unmute yourself, only when permitted to do so by the host, using the mute/unmute feature in the zoom webinar or if dialed in by using \*6 for both mute/unmute.

Public comments may also be faxed to 248.871-2451 or e-mailed to [mstec@fhgov.com](mailto:mstec@fhgov.com) prior to 7pm on the date of this meeting to be read aloud at the meeting during the public hearing. Except as otherwise provided above, all other previously adopted City Council meeting rules and procedures shall remain applicable to this meeting.





**NOT FOR CONSTRUCTION** XREF: S-PROJECT  
XREF: S-PROJ

	= GENERAL SITE TREES
	= PARKING LOT TREES
	= IRRIGATED SEED LAWN
	= LOW-PROFILE PRAIRIE SEED MIX BY CARDNO NATIVE PLANT NURSERY 574-885-2412 PROVIDE EROSION MAT ON SLOPES
	= STORM WATER SEED MIX BY CARDNO NATIVE PLANT NURSERY 574-586-2412 PROVIDE EROSION MAT ON SLOPES
	= EXISTING TREES TO REMAIN WITH TREE PROTECTION FENCE

**KEY:**

= GENERAL SITE TREES

= PARKING LOT TREES

= IRRIGATED SEED LAWN

= LOW-PROFILE PRAIRIE SEED MIX BY CARDNO NATIVE PLANT NURSERY 574-885-2412  
PROVIDE EROSION MAT ON SLOPES

= STORM WATER SEED MIX BY CARDNO NATIVE PLANT NURSERY 574-586-2412  
PROVIDE EROSION MAT ON SLOPES

= EXISTING TREES TO REMAIN  
WITH TREE PROTECTION FENCE

**CAUTION!!**  
THIS DRAWING SHOWS ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS KNOWN ON THE DAY OF SURVEY. THE PROPERTY OWNER IS NOT GUARANTEED TO BE ENTITLED TO THE EXISTENCE OF THESE UTILITIES AS TO THE EXACT LOCATION. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR LOCATING THESE UTILITIES AND NOTIFYING THE PROPERTY OWNER OF THE EXACT LOCATION AND ELEVATION PRIOR TO THE START OF CONSTRUCTION.

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CONTAINED IN THIS CONTRACT. THIS AGREEMENT  
IS CONSIDERED TO BE AN AGREEMENT  
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TO THE CONTRACT. THIS CONTRACT CONTROLS  
THE CONSTRUCTION OF THE PROJECT. NO CHANGES  
MADE TO THIS CONTRACT ARE TO BE MADE  
TO MAKE IT APPLICABLE AGAINST AND TO THE  
DISADVANTAGE OF THE CONTRACTOR UNLESS  
CONTRACTOR FURTHER AGREES TO DEFEND  
AND HOLD HARMLESS THE PROPERTY OWNER  
HARMLESS FROM ANY AND ALL LIABILITIES, RISKS  
OR LIABILITIES WHICH MAY ARISE DURING  
THE COURSE OF WORK ON THIS PROJECT EXCEPTING LIABILITY  
FOR THE NEGLIGENCE OR GROSS NEGLIGENCE OF THE DESIGN  
PROFESSIONAL.

**LANDSCAPE CALCULATIONS:**  
PER THE CITY OF FARMINGTON HILLS ZONING ORDINANCE

**PARKING LOT LANDSCAPE**

REQUIRED: 1 TREE FOR EVERY 2,800 SF OF PAVED SURFACE  

$$102,723 \text{ SF} / 2,800 = 37 \text{ TREES}$$

PROVIDED: 37 TREES

**REPLACEMENT TREES**

REQUIRED: 20 STANDARD TREES AND 20 LANDMARK REPLACEMENT TREES ARE REQUIRED. (SEE T-3 FOR CALCULATIONS)

PROVIDED: 119 TREES: 20 EVG. AND 99 DEC.

**3 FULL WORKING DAYS  
BEFORE YOU DIG CALL  
811**



**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 CONCERN.
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 CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR 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 REJECT 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 SIZED 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.

**EDWARD ROSE & SONS**  
 38525 WOODWARD AVENUE  
 BLOOMFIELD HILLS, MI 48303

**PRELIMINARY LANDSCAPE PLAN**  
**ROSE SENIOR LIVING**  
 PART OF THE SE 1/4 OF SECTION 13 T. 11 R. 8E.  
 CITY OF FARMINGTON, OAKLAND COUNTY, MICHIGAN

ORIGINAL ISSUE DATE:  
JUNE 17, 2020

PEA JOB NO. 2019-462

SCALE: 1" = 40'

DRAWING NUMBER:  
L-1