

AGENDA
PLANNING COMMISSION PUBLIC HEARING/REGULAR MEETING
CITY OF FARMINGTON HILLS
NOVEMBER 20, 2025 @ 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. [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:	Recommend to City Council
APPLICANT:	Ronald J. Sesì
OWNER:	SSFHC Real Estate, LLC

5. Regular Meeting

A. [SITE PLAN – 65-10-2025 \(PUD 1, 2025\)](#)

LOCATION:	29150 Twelve Mile Rd.
PARCEL I.D.:	22-23-00-376-035
PROPOSAL:	Construct of multiple-family dwellings units within RA-1A, One Family Residential District
ACTION REQUESTED:	Site Plan approval
APPLICANT:	Schafer Development, LLC
OWNER:	Mike Yousif

6. Approval of Minutes [October 16, 2025, Regular Meeting](#)

7. Public Comment

8. Commissioner/Staff Comments

9. Adjournment

Respectfully Submitted,

Kristen Aspinall, Planning Commission Secretary

Staff Contact:

Diane Mulville-Friel

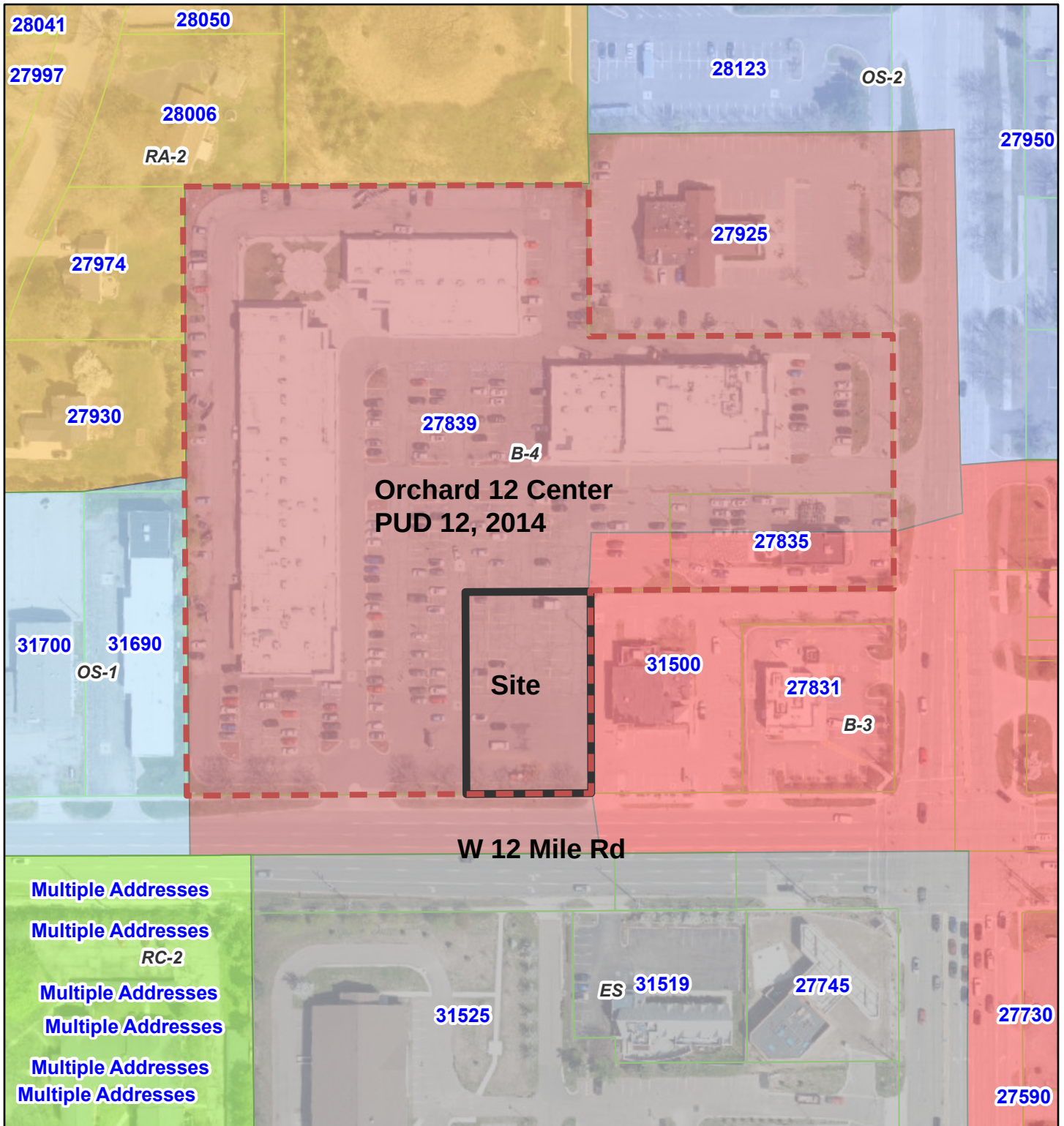
City Planner
Planning and Community Development Department
(248) 871-2540
dmulville-friel@fhgov.com

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.

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

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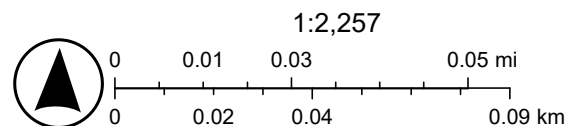
Amend PUD 12, 2014, SP 60-7-2025



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Zoning districts

	ES		RA-2
	B-3		OS-1
	B-4		OS-2
			RC-2
			Tax Parcels



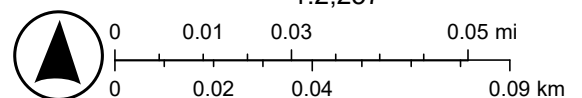
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Amend PUD 12, 2014, SP 60-7-2025



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 Tax Parcels



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

November 12, 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: revised 10/28/2025
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:

This is a major amendment to an existing planned unit development. 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	23 ft
Front Yard Open Space	10% of required front yard	Not provided, appears to be met¹

1. 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. See items 9 and 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. *The plans show 5 stacking spaces before the order confirmation board, though not before the ordering board; two of these spaces are partially on Parcel A. 8 other spaces are shown, though it is not quite clear how they will be used, as they are not located before the pass-through window; if these spaces are meant to be for waiting for orders that will be brought out, a note on the plans would help clarify that aspect of operations.*
- 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 met.*
 - 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 areas pass through the lanes; however, the required**

pedestrian connection to the 12 Mile sidewalk is not shown on the plan. A crosswalk should also be shown on the north side of the building where a sidewalk leading toward the rest of the shopping center is shown.

- 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. **These dimensions are met, though as noted above, the function of some of these spaces is not clear.**
- J. Drive-through lanes shall have a minimum centerline turning radius of twenty-five (25) feet. This standard appears to be met.
- 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 addition of this use will reduce the overall parking available for the 12 Orchard shopping center.

- **Parking Study Observations.** The applicant's traffic study included a parking study. The applicant's parking traffic consultant observed occupancy on Friday, August 15, from 5:00pm to 7:00pm and Saturday, August 16, from 12:00pm to 2:00pm. Peak observed occupancy was 186 spaces between 12:30pm and 1:00pm on Friday, August 16.
- **Parking Study Calculations vs Ordinance Requirements for Shopping Centers.** The applicant's parking study calculated required parking for each individual use in the shopping center, including the proposed drive-through restaurant, arriving at a figure of 543. The shared parking analysis reduces that figure to 444 spaces. However, the same parking study observed far less actual usage than this requirement, as noted above.

Section 34-5.2 of the zoning ordinance provides a parking requirement for shopping centers, which is designed to account for the fact that multiple users have different peak business hours, and that individual tenants will come and go. This standard requires 1 space per 150 square feet of usable floor area for the first 15,000 square feet, and 1 space per 175 square feet of usable floor area for the next 85,000 square feet. With Culver's, this shopping center will total 73,411 square feet of gross floor area. The table below calculates the shopping center requirement based on this square footage:

Gross Floor Area	Usable Floor Area (est)	Spaces Required	Spaces Provided
73,411	1 st 15,000 sq ft: 15,000 x 0.75* = 11,250	11,250/150 = 75	
	15,001 – 100,000 sq ft: 58,411 x 0.75 = 43,808.25	43,808.25/175 = 250	
Total		325	361 (see below)

*75% of gross floor area is an industry-standard estimate of usable floor area.

- **Overall Parking Count.** Per the applicant's plans, 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. **Counting spaces, we found 425 spaces on the site, with a net reduction of 64, for a final count of 361. Either the depiction of spaces must be updated, or the applicant's numbers should be revised. These numbers are also different in**

the AECOM Parking and Traffic Study, which states that there will be 351 spaces on the site. The study also says there are 415 spaces on the overall site, which is not consistent with the observed number of spaces.

- **Culver's Parking Requirement.** A parking calculation for the Culver's as though it were a stand-alone use was provided by the applicant. The applicant 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, plus 7 spaces for the patio for a total of 117 spaces. **18 spaces are provided on the site. Based on the floor plans, the actual customer-accessible area of the store appears to be around 1,596 square feet, which would yield a requirement of 53 spaces. Floor plans included in the parking and traffic study show 92 seats.**
- **Conclusion.** When the observations of the parking study are considered in tandem with the ordinance requirement for a shopping center, we believe that the 361 parking spaces provided on the site will be adequate to accommodate all users of the center. We do not find that any relief for parking is required, based on the fact that the new restaurant functions as part of the overall center, and the total parking count exceeds the requirement for a 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	24 ft**
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		

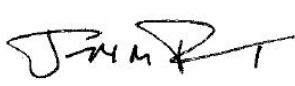
**Maneuvering lanes are located primarily on Parcel A.

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. *Compliant space provided in side yard.*
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.
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.**

- 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. Sheet A-8.0 clearly shows that the parapet will screen all rooftop equipment.
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. **Design Standards (34-5.20).** *Elevations appear to be mislabeled—the “left” and “right” elevations are switched; it would clearer to label these as “east” and “west” to reduce ambiguity.* The design standards of Section 34-5.20 were adopted after initial plans were submitted; these standards apply to all walls facing a public right-of-way.
- a. **Building Materials.** EIFS is limited to an accent material (less than 40% of façade) located not less than 8 feet above grade; this standard is not met; multiple fields of this material are located below 8 feet; percentage not known. Separate from relief granted under a PUD, the planning commission may grant relief from building material requirements when it finds that the materials are consistent with surrounding development and the waiver will achieve a specific architectural objective.
 - b. Architectural scaling requirements are met.
 - c. Roof/parapet standards are met; this building will have a flat roof.
 - d. Buildings facing a major thoroughfare are required to have 60% window coverage on the ground floor. This standard appears not to be met on the southern façade. **Separate from relief granted under a PUD, the planning commission may grant relief from building material requirements when it finds that the materials are consistent with surrounding development and the waiver will achieve a specific architectural objective, and that compliance with the standard will result in a practical difficulty.**
 - e. Entranceway standards are met
21. **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').
22. **Other Issues.** **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.**

We are available to answer questions.

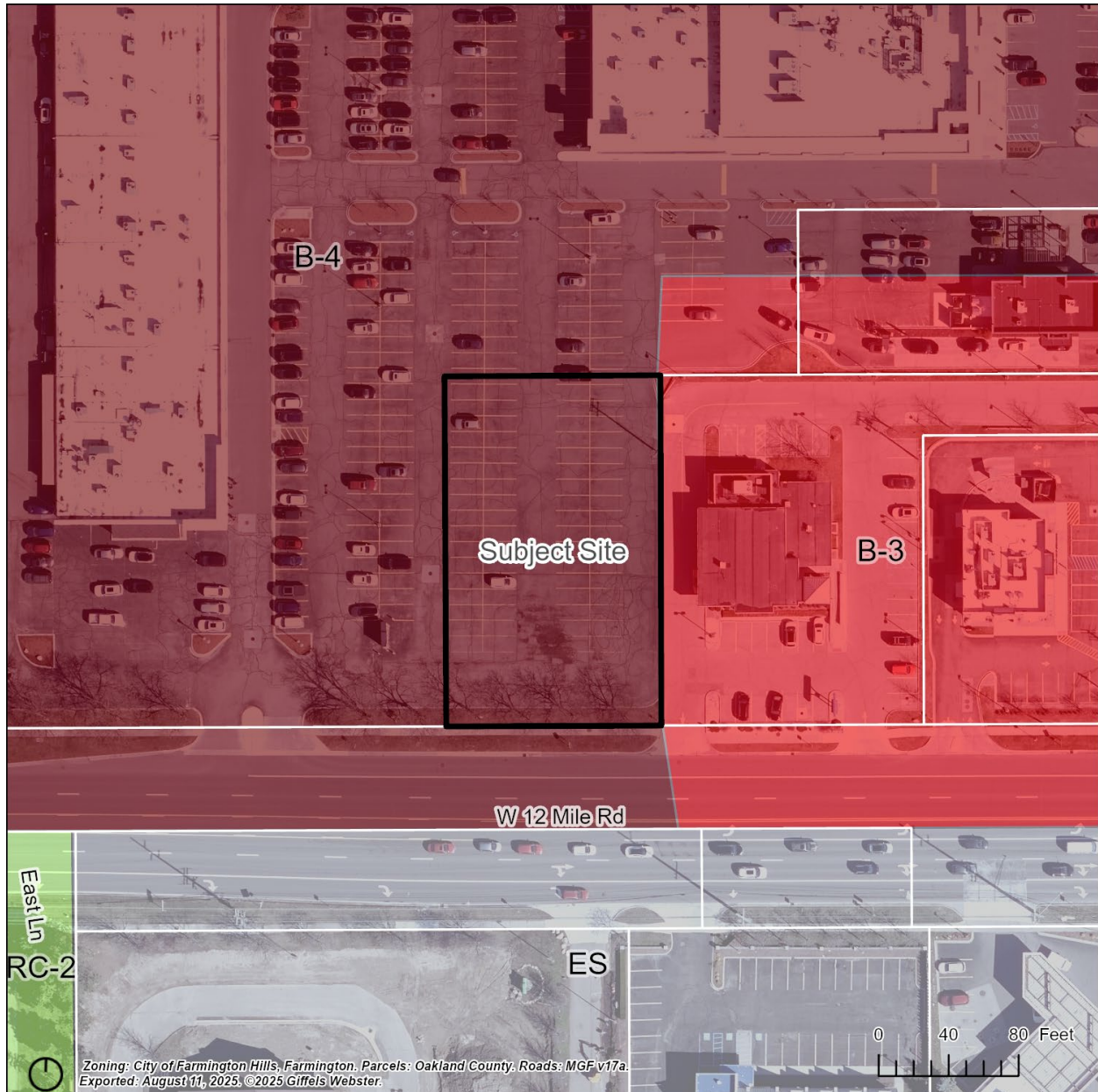
Respectfully,
Giffels Webster



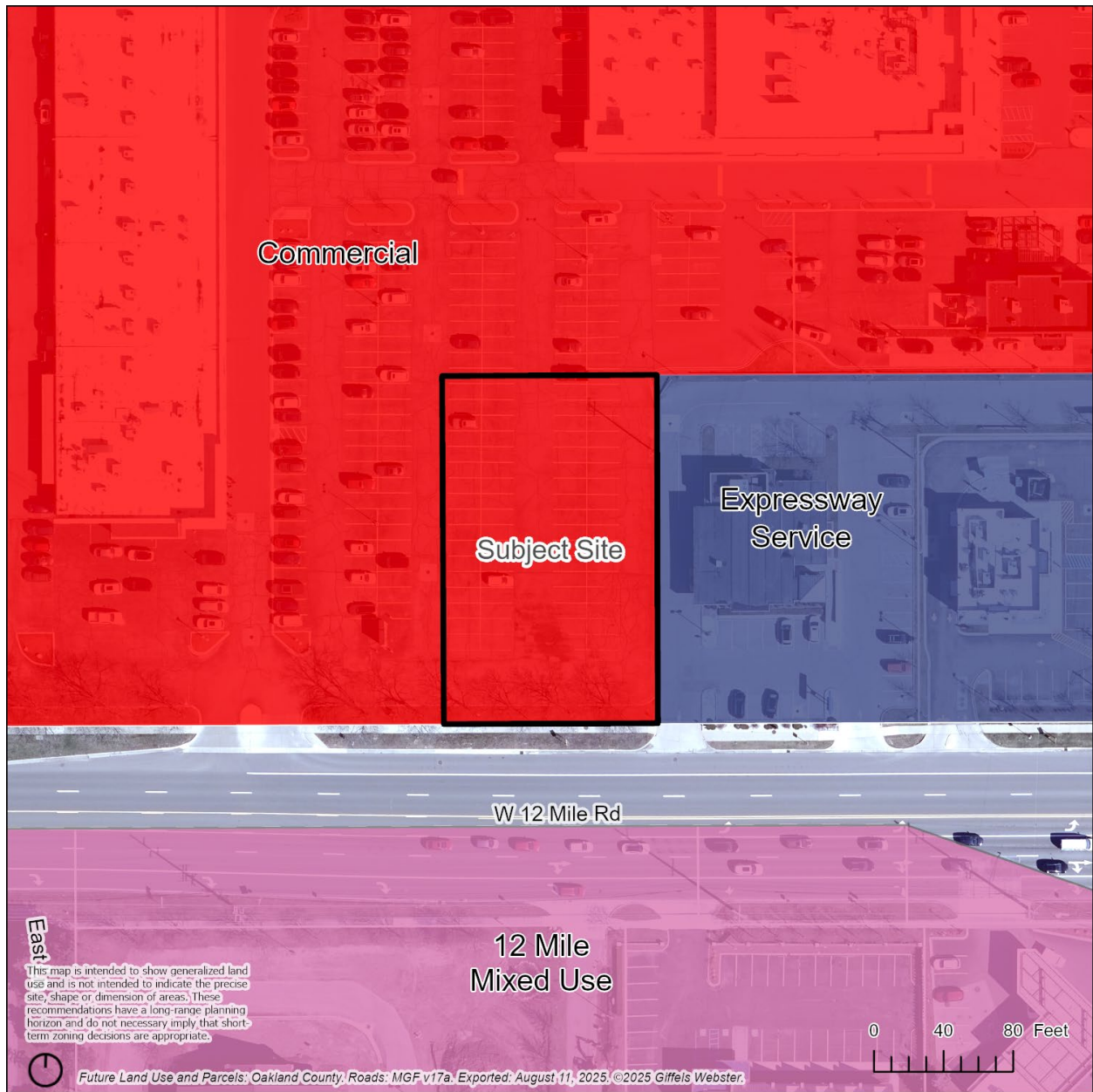
Joe Tangari, AICP
Principal Planner



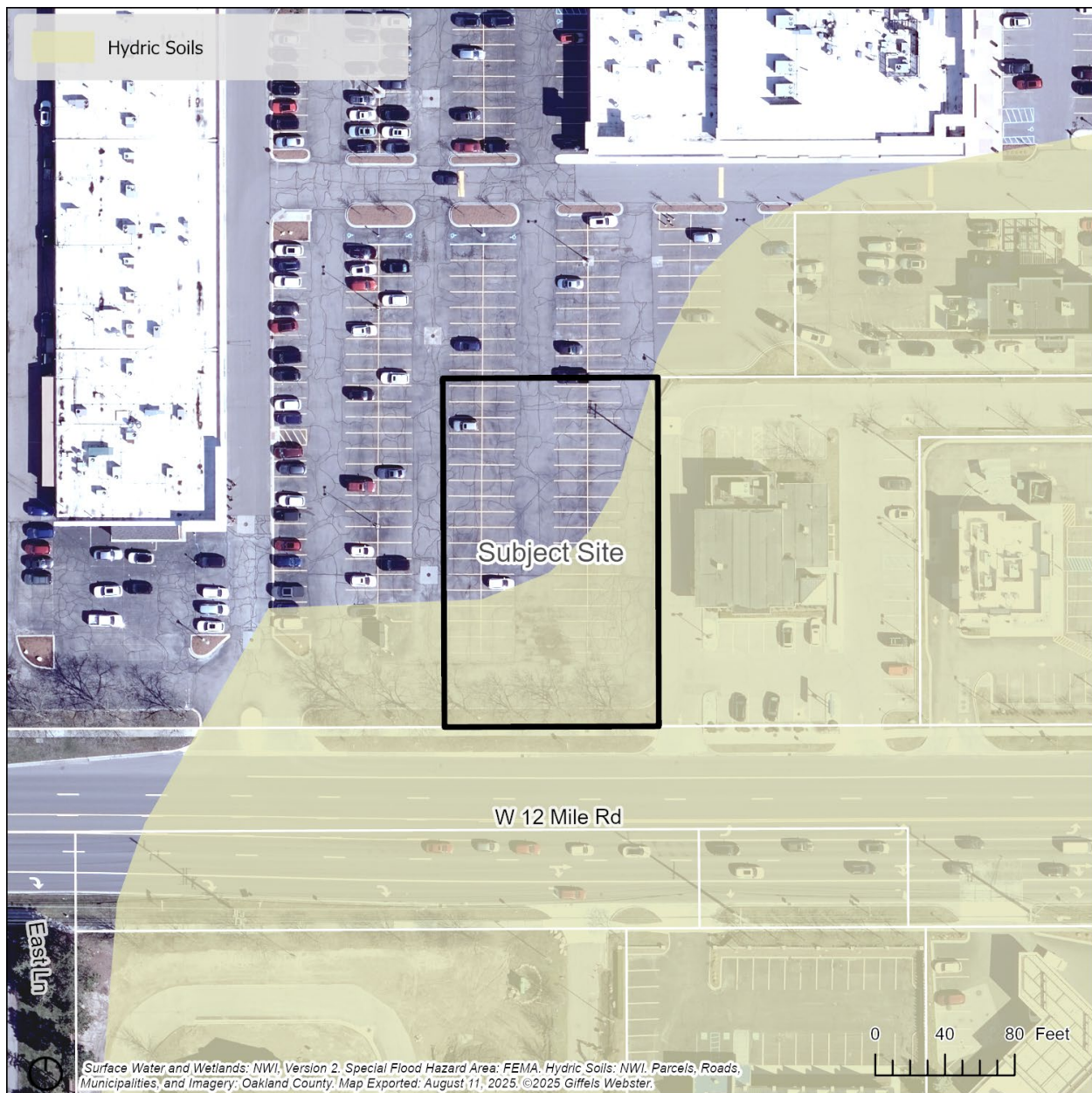
Julia Upfal, AICP
Senior Planner



Current zoning



Master Plan designations for this area. See discussion above.



Wetland map



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

INTEROFFICE CORRESPONDENCE

DATE: November 6, 2025

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

FROM: Dayton Emerson, Civil Engineer I

SUBJECT: Proposed Amended PUD 12, 2012
12 Mile Road, West of Orchard Lake Road - Proposed Culvers
REVISED SP #: 60-07-2025 PJ #: 10-25-77
Sidwell #: 22-23-10-476-067

This office has performed a preliminary review of the above referenced revised PUD Qualification plan submitted to the Planning Department on October 30, 2025, and provided to the Engineering Division on October 30, 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 revised plan shows the water service line tapping the water main along the north property line within the Culvers property. This is appropriate.
4. The plans identify no additional or new curb cuts to 12 Mile Road. This is appropriate. Please note that a traffic and parking study prepared by AECOM was received by the City's engineering consultant. Review comments were returned to the proponent on September 30, 2025, but these comments have not been addressed at this time. It is the City's understanding that an actual parking lot count during existing operations was

conducted and is intended to support the amount of parking provided rather than relying solely on land use calculations.

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 in accordance with the Oakland County stormwater standards. Attached with this review are comments from the City's Environmental Engineer Tyler Sonoga. These must be addressed during Engineering review. Please note that he can be reached at 248-871-2533.
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.



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

City of Farmington Hills
Environmental Review

Project Name: Culvers – Orchard Plaza

Address: Twelve Mile Road
SP: 60-7-2025
Plan Dated: 10-28-2025

Plan Received: 10-28-2025
Review #: 1
Review Date: 11-04-2025

As requested, I have conducted a plan review of the above reference engineering plans. I have the following comments:

1. Infiltration practices need to be used to the maximum extent practicable and will count as part of the required water quality volume. Infiltration tests need to be performed and layout should be considered to direct stormwater to infiltration practices. Provide proof of infiltration testing. If infiltration rates are shown to be usable per the standards, then areas should be considered to implement the practice. If tests show the soils are unsuitable, there is an alternative approach detail on pages 29-35 of the standards.
2. Additional comments may be involved while reviewing for full engineering approval.

Should you have any questions, please do not hesitate to call.

Respectfully submitted,

A blue ink signature of Tyler Sonoga.

Tyler Sonoga
Civil/Environmental Engineer
Department of Public Services

cc: City of Farmington Hills, M. Saksewski

- e. this Agreement.

The items listed in a through e, above, are referred to in this Agreement as the "PUD Documents."

3. The Property shall be subject to, and may be used for any use permitted under, the B-4 zoning district regulations, with the exception that the proposed new building to be located on Parcel A adjacent to Orchard Lake Road, may include a fast food/carry out with drive through restaurant.

4. The City's approval of the PUD Plan and PUD Documents, and the Property and any development thereon, are subject to compliance with this Agreement and the following conditions:

- a. In the northwest corner of the site, in the area where a portion of the Existing Building B will be removed, the Proprietor will install a brick paver plaza in one area in a manner depicted on the PUD Plan and PUD Documents.
- b. In the area adjacent to Orchard Lake Road, where the new proposed retail structure on Parcel A is to be located, additional brick pavers and a seating area will be provided in accordance with the PUD Plan and PUD Documents.
- c. Additional landscaping shall be provided throughout the site as shown on the PUD Plan and PUD Documents, and such landscaping shall be reflected on a landscape plan to be submitted to the Planning Commission per subsection d, below.
- d. Submission and approval of site plans and landscape plans for the redevelopment of the Center by the City Planning Commission and City Engineering Division will be required in accordance with the Zoning Ordinance, and Chapter 21, Article III of the City Code, and all other applicable standards, rules and regulations.
- e. The fast food/carry out restaurant with a drive through is authorized on Parcel A, subject to the requirements of the PUD Plan and PUD Documents, and the placement of the proposed new retail building adjacent to Twelve Mile Road on Parcel A, as shown in the PUD Plan and PUD Documents, including the setback therefor, is hereby authorized.
- f. The requirements of the engineering review letters attached as Exhibit C and dated February 1, 2013, April 2, 2013, July 3, 2013, August 6, 2013, and September 11, 2013, shall be complied with, except and to the extent the PUD Plan or PUD Documents and/or this Agreement expressly provide otherwise.

As suggested in the February 1, 2013 engineering review letter for the lot split, the Proprietor will enter appropriate ingress/easement agreement(s), in a form acceptable to the City, with the adjoining bank and/or former gas station property if the bank and/or gas station agree to cross access easements.

- g. The requirements of the Fire Department, including without limitation the following: (i) satisfaction of the alternate protection provisions set forth in Section 12-11(4) of the City's Code of Ordinances by installing a fire suppression system in compliance with NFPA 13 throughout the new building on the south side of the Property; and (ii) fire lane signs shall be no further than one hundred feet apart, and the fire lane shall be properly posted and maintained in conformance with and in the locations required under the Michigan Manual of Uniform Traffic Control Devices.
- h. The signs for the Property shall be as depicted on the attached Exhibit D, and shall not exceed 12 feet in height and 160 square feet in area.
- i. Improvements to the façades of Existing Buildings A and B, subject to Proprietor's submission of elevation plans detailing such façade improvements as part of the Site Plan review and approval and Planning Commission approval of same.
- j. Within thirty (30) days of the date of a written notice to the Proprietor that the City, or another party on behalf of the City, is proceeding with the installation of a traffic light on 12 Mile Road at the south entranceway to the PUD, the Proprietor shall contribute to the City an amount equal to Thirty-three and one-third Percent (33.333%) of the total cost for the installation of such traffic light, provided that such amount shall not exceed \$50,000.
- k. All improvements shown on the PUD Plan and PUD documents shall be completed as required by applicable ordinances and regulations; and, before any certificate of occupancy may be issued for any new building constructed on either Parcel A or Parcel B, the following improvements shall be completed: (1) demolition of the portion of Existing Building B depicted on the PUD Plan as being removed and construction of the brick paver plaza shown on the PUD Plan; and (2) installation of the additional landscaping to be placed throughout the site as shown on the PUD Plan and/or on the approved landscape plan.

The City will not unreasonably deny or delay any permits or approvals where the Proprietor has met the applicable requirements for the issuance of the particular permit or approval.

5. The Zoning Board of Appeals shall have no jurisdiction over the Property or the application of this Agreement.



DATE: February 1, 2013
TO: Planning Commission
FROM: James Cubera, Engineering Manager 
SUBJECT: Lot Split # LS-1-2013 - 27839 Orchard Lake Road
Bosco Shopping Plaza – Sidwell #: 22-23-10-476-051

This office has performed a preliminary review of the above referenced lot split submitted to the Planning Department on January 18, 2013. The plan must meet the requirements of Section 27 of the City Code (Ordinance C-11-99), which became effective on January 3, 2000. Note that under Section 27-130, Paragraph 2 (C-1), a signed approval of the Engineering Division indicating compliance with Section 27-110, Paragraph 2 (h) is necessary. This approval will be considered once all Engineering issues have been resolved. With this in mind, our preliminary comments are as follows:

1. A review of the file of the original site plan from the Bosco Shopping Mall indicated that there are several outstanding items which include the submittal of as-builts and the submittal of required easements. These need to be addressed prior to this lot split moving forward.
2. Our office notes that when the original Bosco Development was constructed, detention was provided for the entire development within the parking lot. With this proposed split, should a building be proposed for Parcel B, this could impact the detention system. Prior to any parcel split being approved by the Engineering Division, the overall detention system must be verified as being adequate and the new plans must show how detention will be provided for Parcel B without affecting the remaining site detention.
3. It is noted that traffic is a major issue at the Orchard Lake Road and 12 Mile Road intersection. Should a split be granted, it is suggested that Parcel B be required to maintain the existing curb cuts that are part of the original development and that internal ingress/egress easements be provided. We strongly suggest that no new curb cut be allowed to 12 Mile Road.

Additionally, it is suggested that the overall parent parcel prepare appropriate ingress/egress easements to allow access for the Comerica Bank and what used to be the gas station.

4. All resultant parcels must have direct frontage to a public water main. Therefore, this lot split will be required to loop the water main from the hydrant line located due north of the proposed Parcel B and this must be tied into the 8" main located on the north side of 12 Mile Road in front of Parcel B as part of the split.
5. Our office notes that a 10" public sanitary sewer exists on the north side of Orchard Lake Road across the frontage of the site. The lot split will be required to provide a 6" service lead from this main to the resultant Parcel B.
6. The public storm outlet does not appear to be identified on the plan. The lot split plan must identify the local public outlet and extend a public storm line from it, to service this future Parcel B.
7. We note that public sidewalks exist along the 12 Mile Road and the Orchard Lake frontage of the site. Therefore no addition sidewalks will be required.
8. Our office notes that on the plan that was submitted, there is an easement for Detroit Edison that runs across the property. We question if this will conflict with the proposed development of Parcel B.
9. We question how the private storm sewer that runs along the west property line of Parcel B will be addressed. Will that line be impacted by development of Parcel B? It may have to be upgraded to minimum public standards and dedicated as public.
10. The commercial properties located on the south side of 12 Mile Road, across from this proposed lot split are investigating the feasibility of installing a traffic signal at the drive located on the north side of 12 Mile Road west of this proposed lot. The proposed signal would serve the development to the north and south and provides an opportunity to consolidate drives, improve access and operations. The proponent may wish to contact these properties to discuss this in further detail.



FIRE

FARMINGTON HILLS



INTEROFFICE CORRESPONDENCE

Date: October 31, 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.
 - a. Site must be designed to accommodate fire apparatus with a 50-foot turning radius.
 - b. The minimum drive width shall be 14 feet.

A handwritten signature in blue ink, appearing to read "Jason Baloga".

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
A-1.0	Dimension Floor Plan
A-3.0	Exterior Elevations, Door & Window Schedule
A-8.0	Cross Sections & Details
A-9.0	Sections & Details
E301	Electrical Photometric Plan
C12	Reference Plan Parking Lot/ Existing Underground Detention (Existing)

LEGAL DESCRIPTION - PER RECORD

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

PART OF LOTS 27 AND 28, PARK HILL SUBDIVISION OF THE EAST 1/2 OF THE
SOUTHEAST 1/4 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.

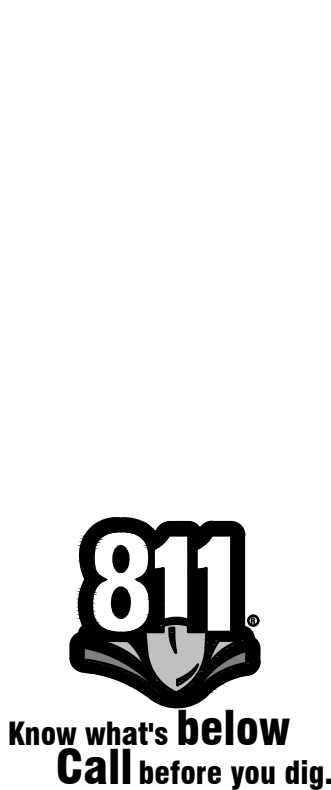
TAX ID NUMBER: 23-10-476-067

CONTAINING: 24,700 SQUARE FEET OR 0.567 ACRES

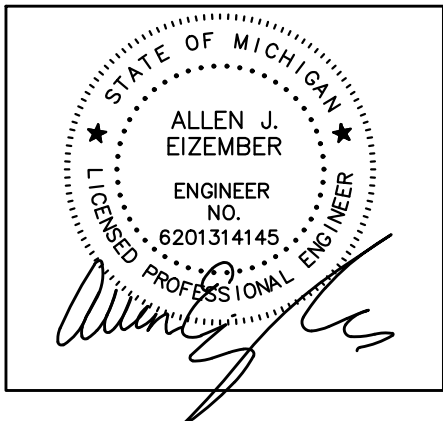
REVISIONS:
06-09-25 ISSUED FOR SITE PLAN REVIEW
10-14-25 REVISED PER CITY-PC COMMENTS
10-28-25 PC SUBMITTAL

Project Name

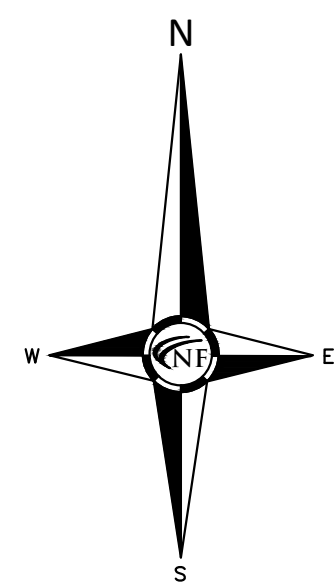
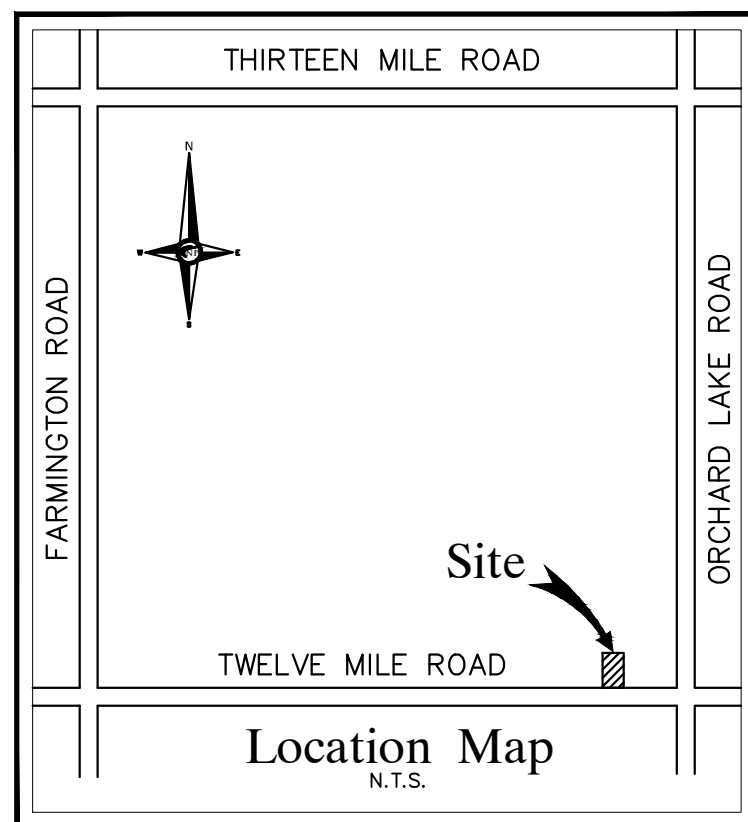
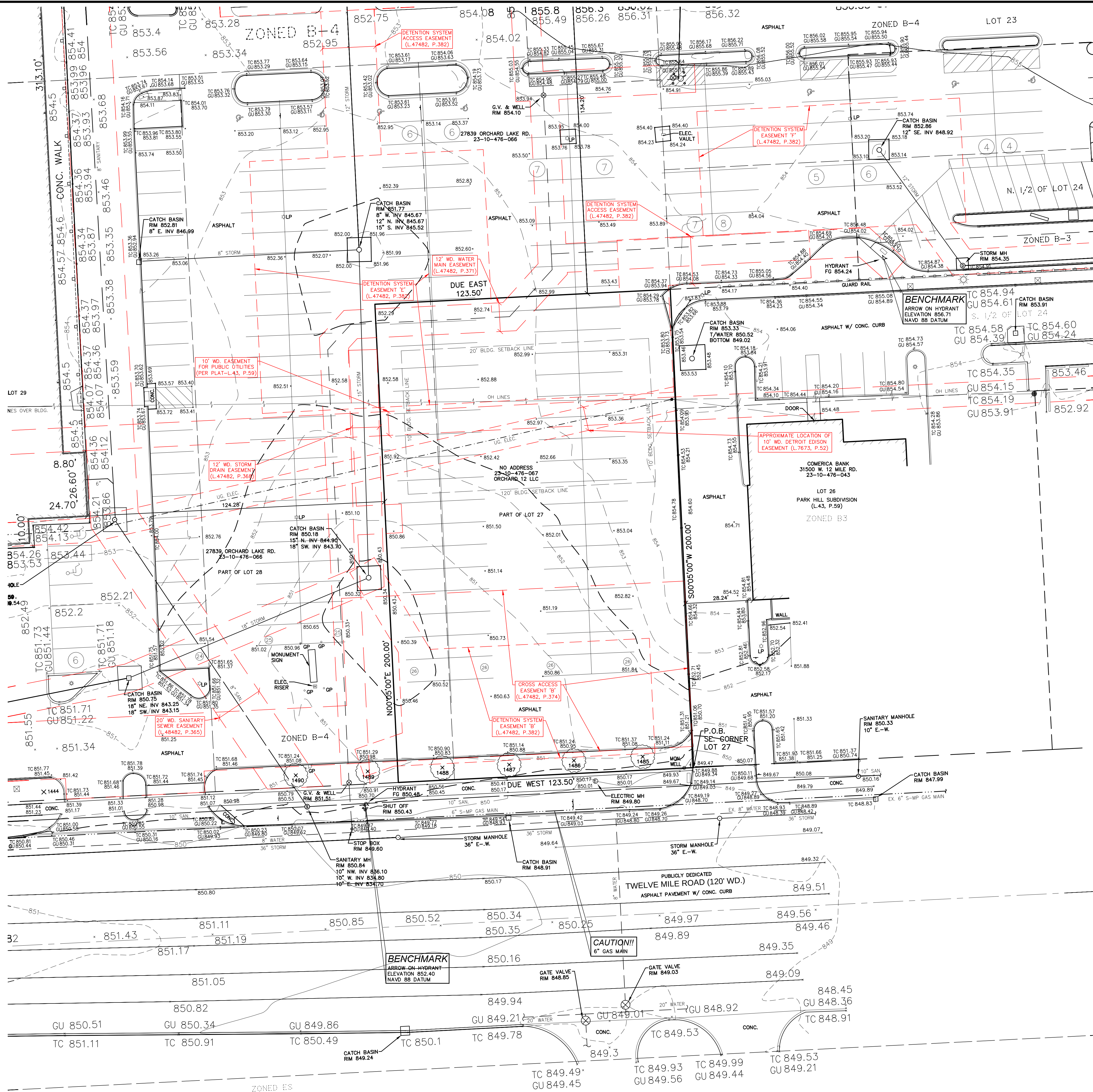
Culver's - Orchard Plaza



N & F JOB #E859-09



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



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TAX ID NUMBER: 23-10-476-067

CONTAINING: 24,700 SQUARE FEET OR 0.567 ACRES

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. (5.0000500°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.

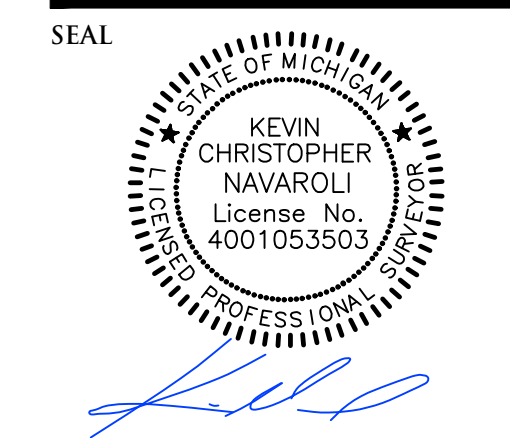
THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

LEGEND

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



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



PROJECT
Culver's - Orchard Plaza
Farmington Hills, MI

CLIENT
SSFHC Real Estate LLC
2246 Oakwood Drive
Troy, MI 48065

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



Know what's below
Call before you dig.

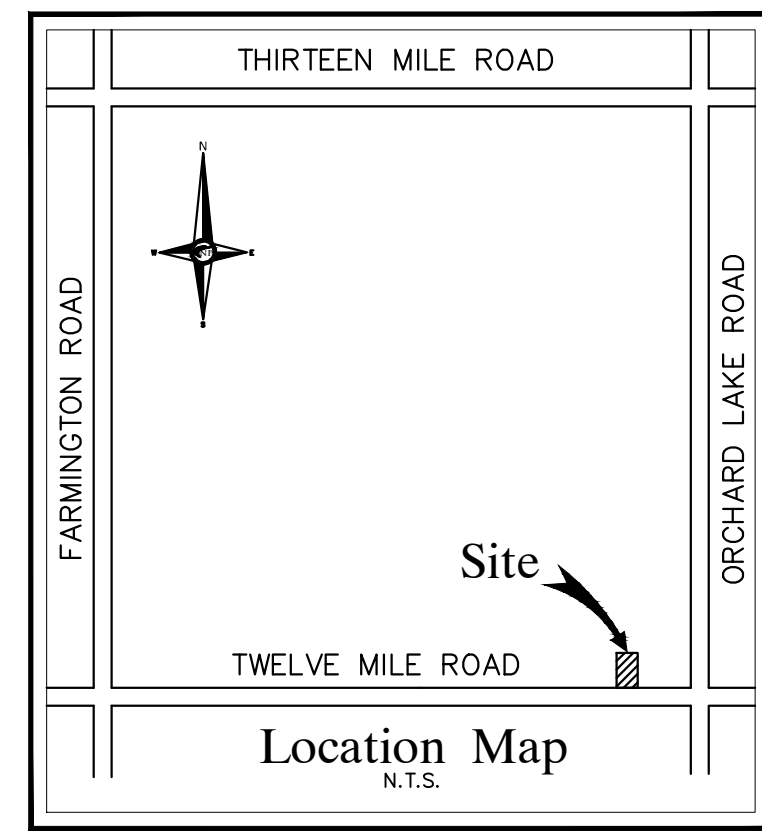
DATE ISSUED/REVISED
06-09-23 ISSUED FOR SITE PLAN REVIEW
10-14-25 REVISED PER CITY-PC COMMENTS
10-28-25 PC SUBMITTAL

DRAWN BY:
M. Carnaghi
DESIGNED BY:

APPROVED BY:
K. Navaroli
DATE:
May 16, 2025

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

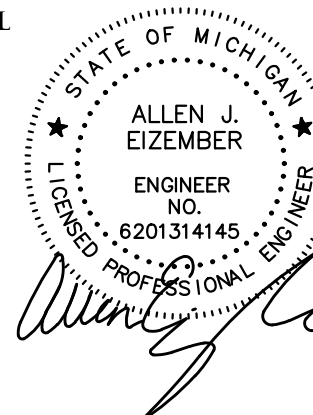
NFE JOB NO. SHEET NO.
E859-09 SP01



NF
ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

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SEARCH



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



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

DATE	ISSUED/REVISED
06-09-25	ISSUED FOR SITE PLAN REVIEW
10-14-25	REVISED PER CITY-PC COMMENT
10-28-25	PC SUBMITTAL

DRAWN BY:
J. Lawrey

DESIGNED BY
A. Eizemb

APPROVED BY:
A. Eizember

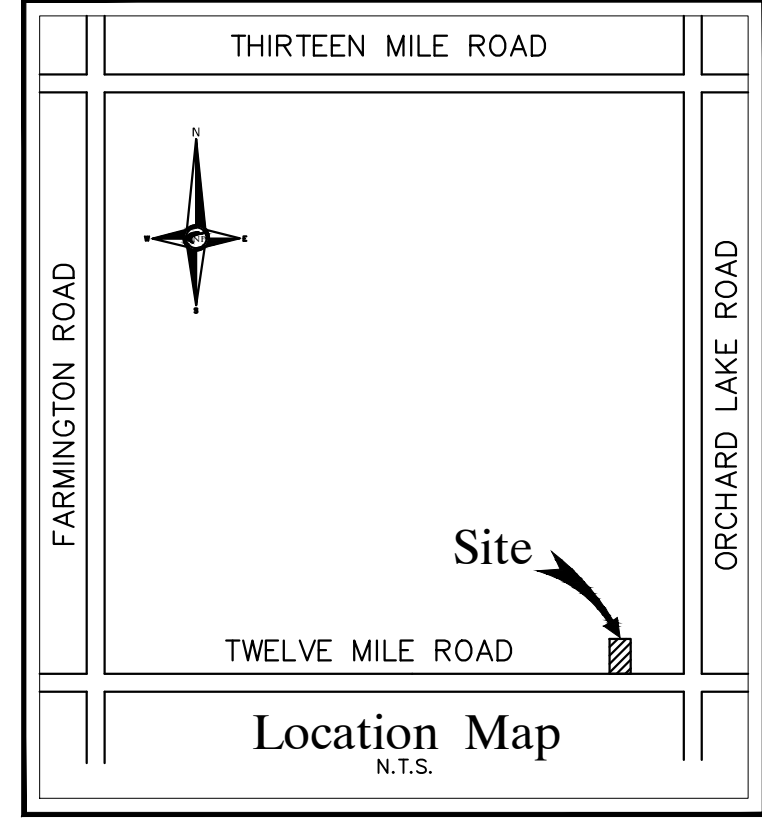
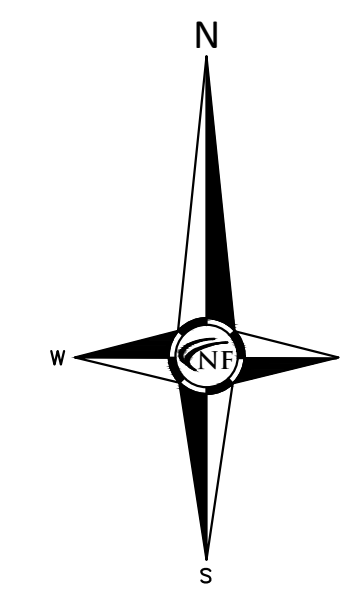
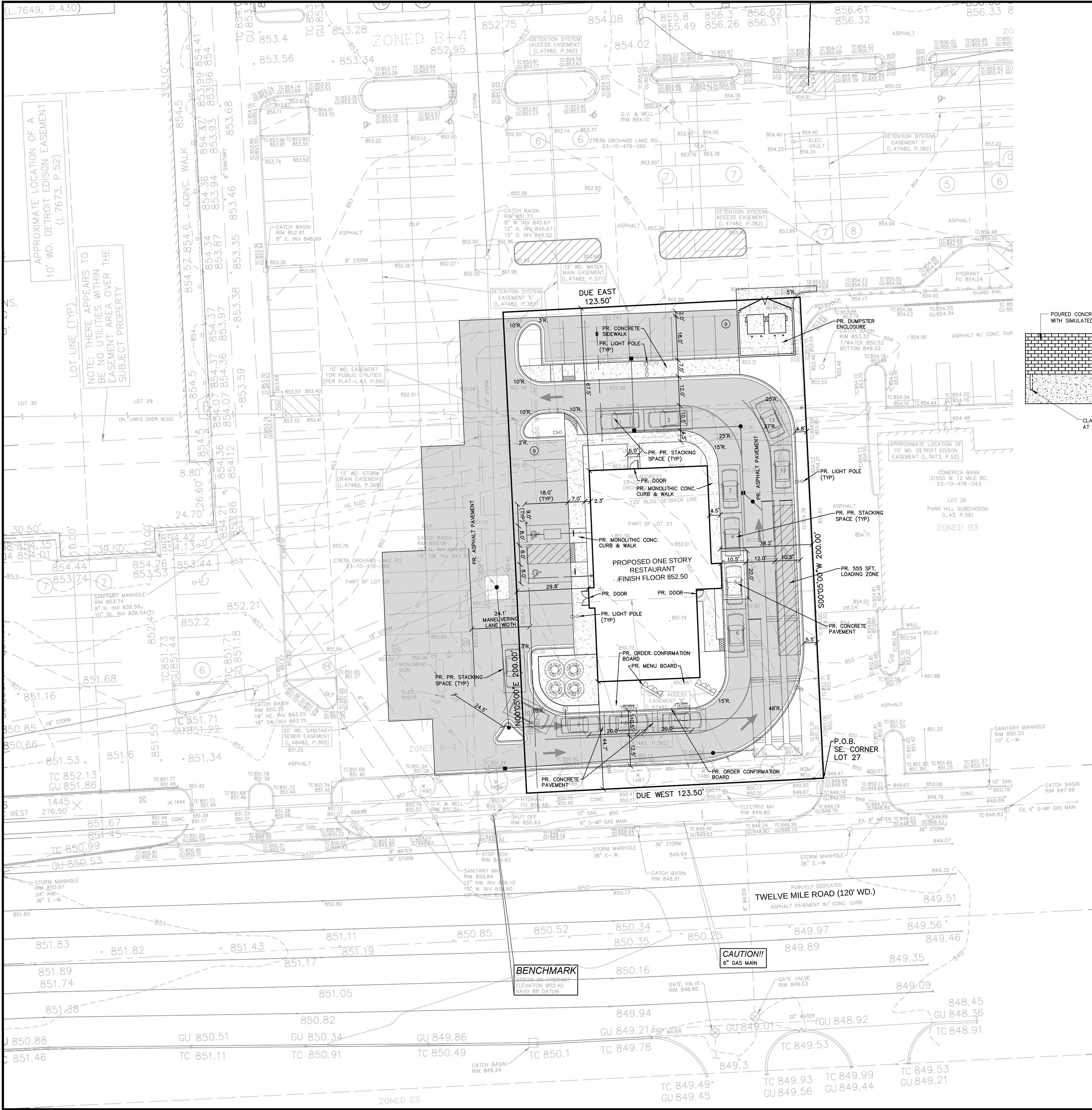
DATE:
May 16, 2025

SCALE: 1" = 30'

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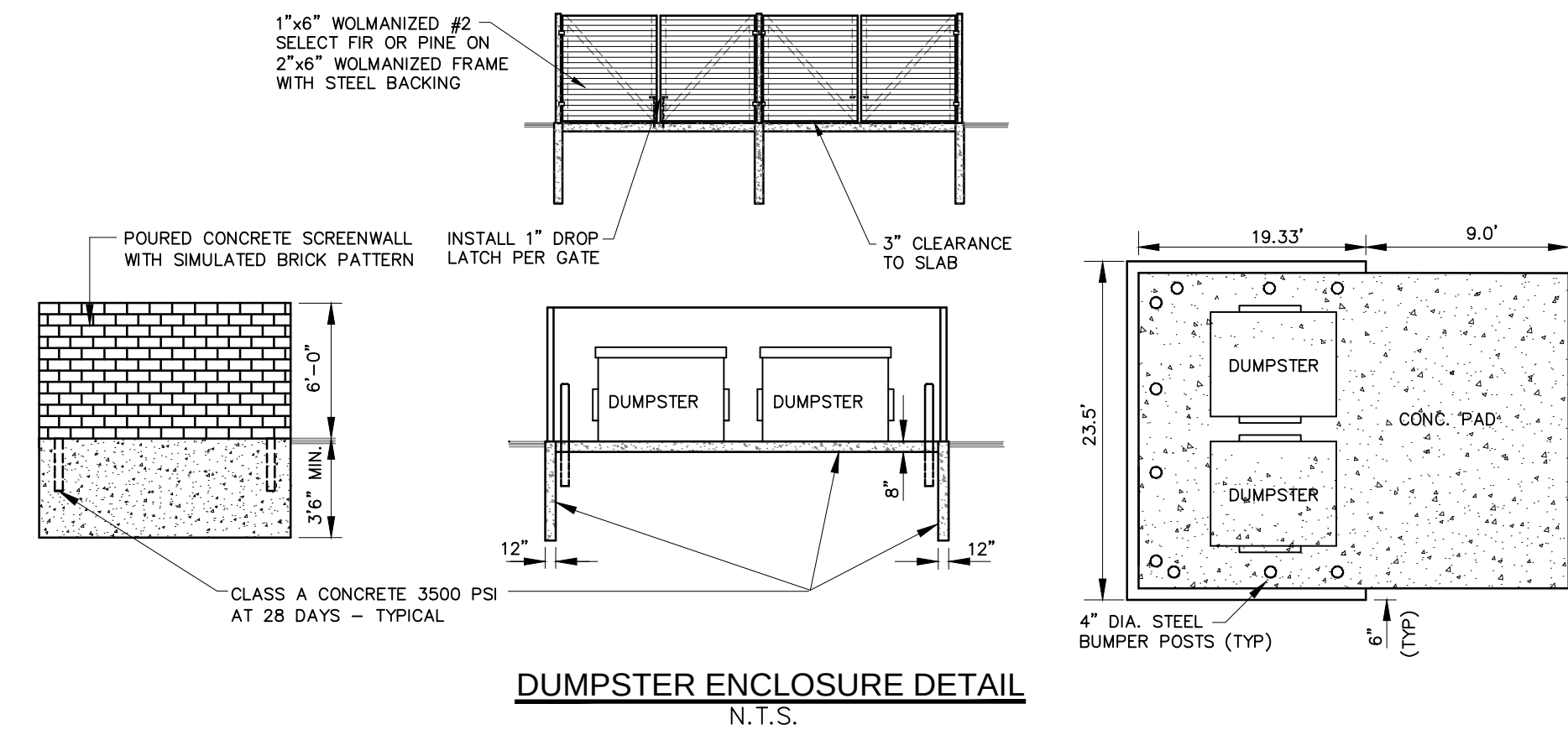
NFE JOB NO. _____

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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

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.

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

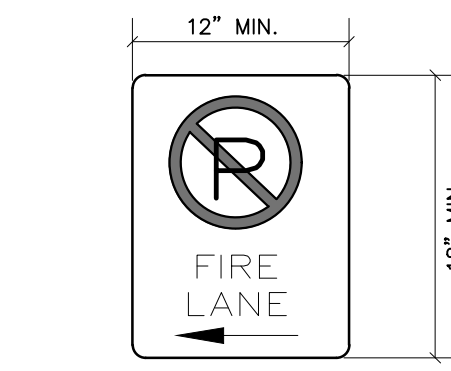
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TAX ID NUMBER: 23-10-476-067

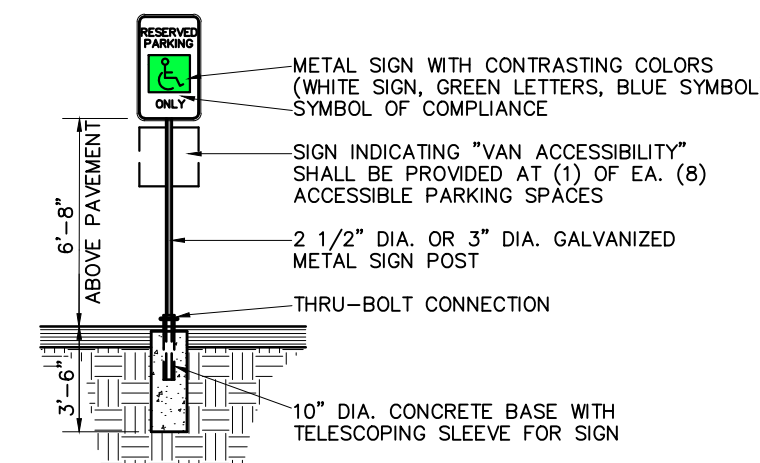
CONTAINING: 24,700 SQUARE FEET OR 0.567 ACRES



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.

FIRE LANE SIGN DETAIL



BARRIER FREE PARKING SIGN DETAIL

N.T.S.

Provide (1) for each accessible parking space

SITE DATA

SITE AREA	24,700 SFT. OR 0.567 ACRES
GROSS/NET:	24,700 SFT. OR 0.567 ACRES
ZONING	B4 (PLANNED GENERAL BUSINESS DISTRICT)
EXISTING:	B4 (PLANNED GENERAL BUSINESS DISTRICT)
REQUIRED:	1 SPACE / 30 SFT. OF USABLE BUILDING AREA 4,123.93 X .80 = 3,299.14 SFT. ² 110 SPACES 1 SPACE / 75 SFT. OF PATIO AREA 480 / 75 = 6.4 SFT. ² 7 SPACES TOTAL PARKING REQUIRED = 117 SPACES
PROVIDED:	18 SPACES PROVIDED INCLUDING 2 BARRIER FREE SPACES
SITE AREA	24,700.00 SFT.
BUILDING FOOTPRINT	4,123.93 SFT.
PARKING & DRIVES	15,829.04 SFT.
OPEN SPACE	4,747.03 SFT.
BUILDING HEIGHT:	50' MAXIMUM / 3 STORIES
SETBACK REQUIREMENTS	REQUIRED FRONT: 120'(SOUTH) SIDE: 10'(WEST), 10'(EAST) REAR: 20'(NORTH)
PROVIDED	44.7'(SOUTH) 29.8'(WEST), 38.2'(EAST) 67.5'(NORTH)

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

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;

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.

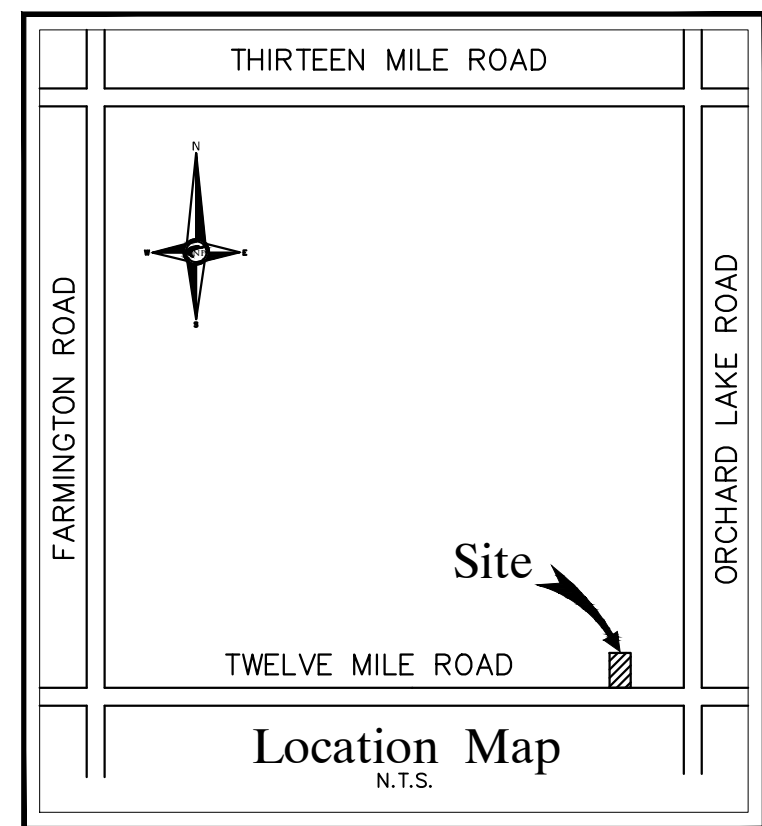
EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.

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

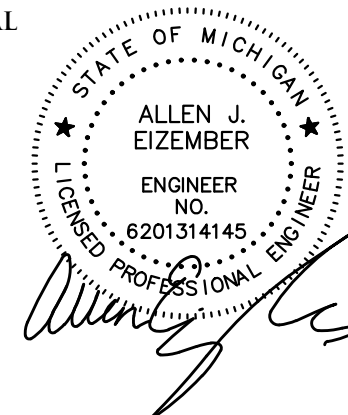
SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1973, SHALL BE INSTALLED AS SHOWN AT ALL STREET INTERSECTIONS AND AT ALL BARRIER FREE PARKING AREAS AS INDICATED ON THE PLANS.

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.



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

Preliminary Paving and
Grading Plan



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

DATE	ISSUED/REVISED
06-09-25	ISSUED FOR SITE PLAN REVIEW
10-14-25	REVISED PER CITY-PC COMMENT
10-28-25	PC SUBMITTAL

DRAWN BY:
J. Lawrey

DESIGNED BY:
A. Eizembe

APPROVED BY:
A. Eizemba

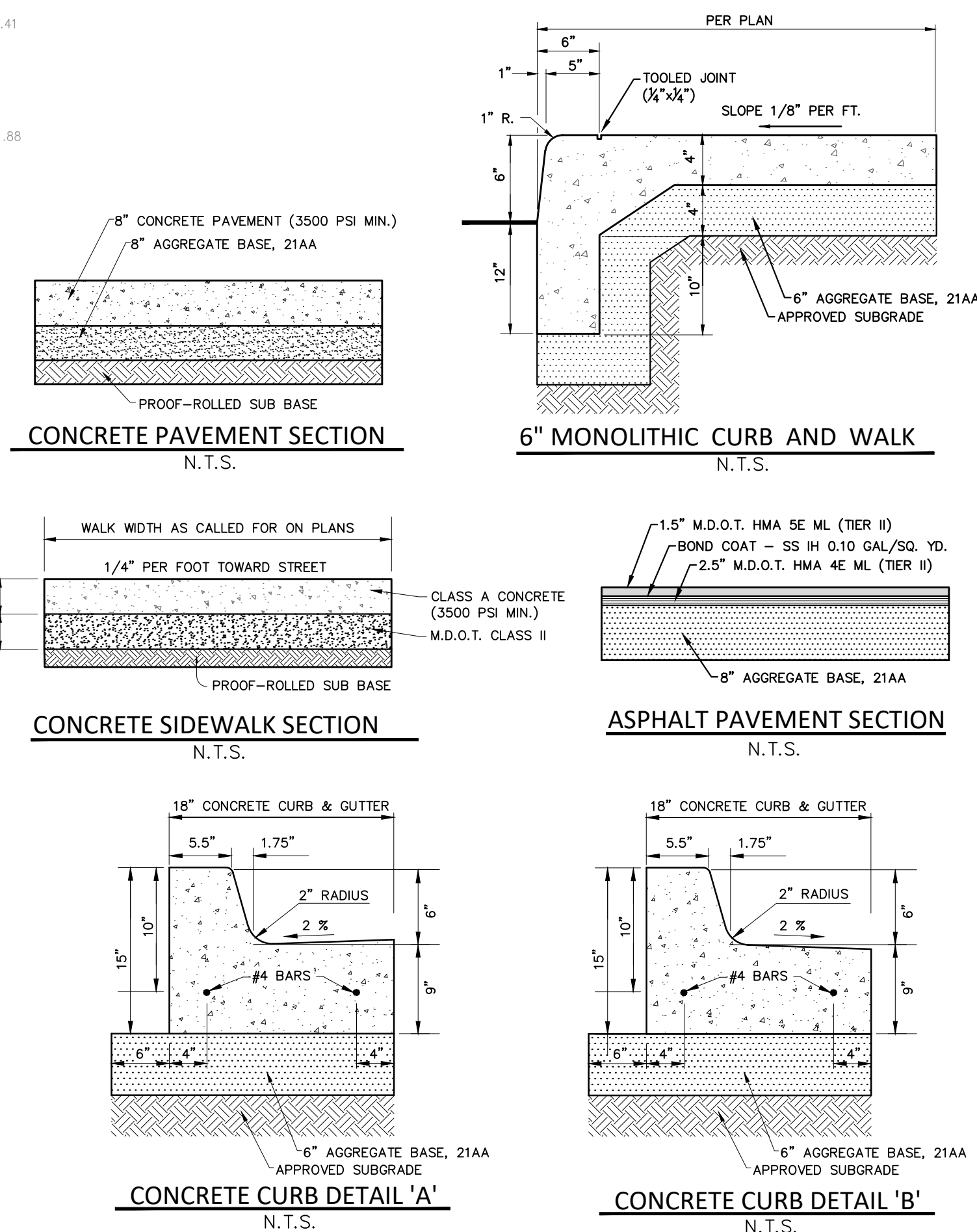
DATE:
May 16, 2025

SCALE: 1" = 2'

NFE JOB NO.

E859-09

SHEET NO.
SP03



PAVING LEGEND



PROPOSED CONCRETE PAVEMENT



PROPOSED ASPHALT PAVEMENT

LEGEND



EXISTING SANITARY SEWER



SAN. CLEAN OUT



EXISTING WATERMAIN



EXISTING STORM SEWER



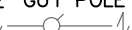
EX. R. Y. CATCH BASIN



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



PR. TOP OF CURB ELEVATION



PR. GUTTER ELEVATION



PR. TOP OF WALK ELEVATION



PR. TOP OF P.W.M.T. ELEVATION



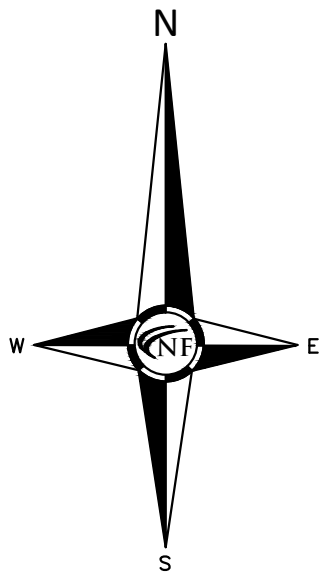
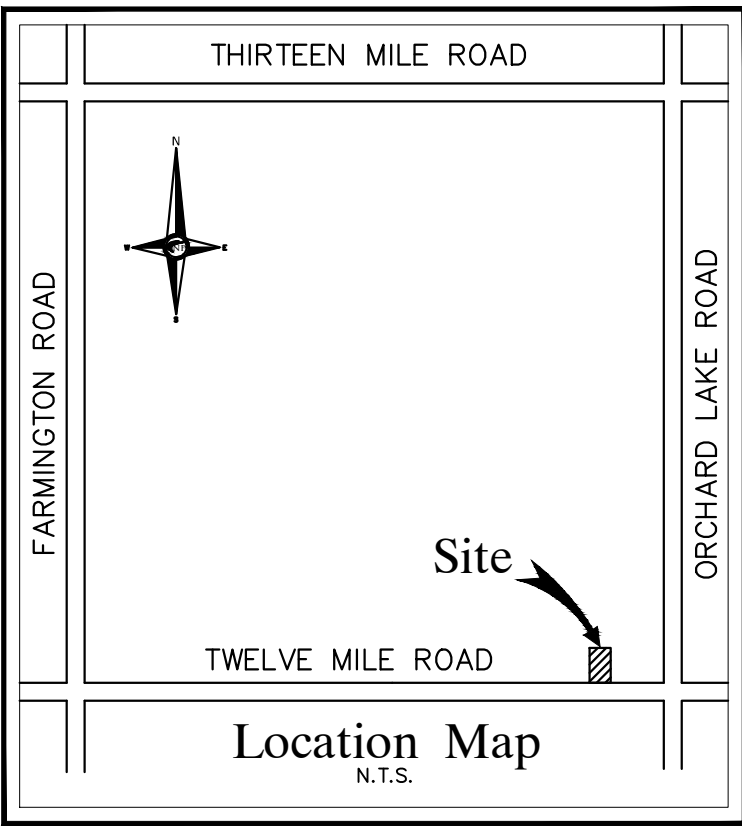
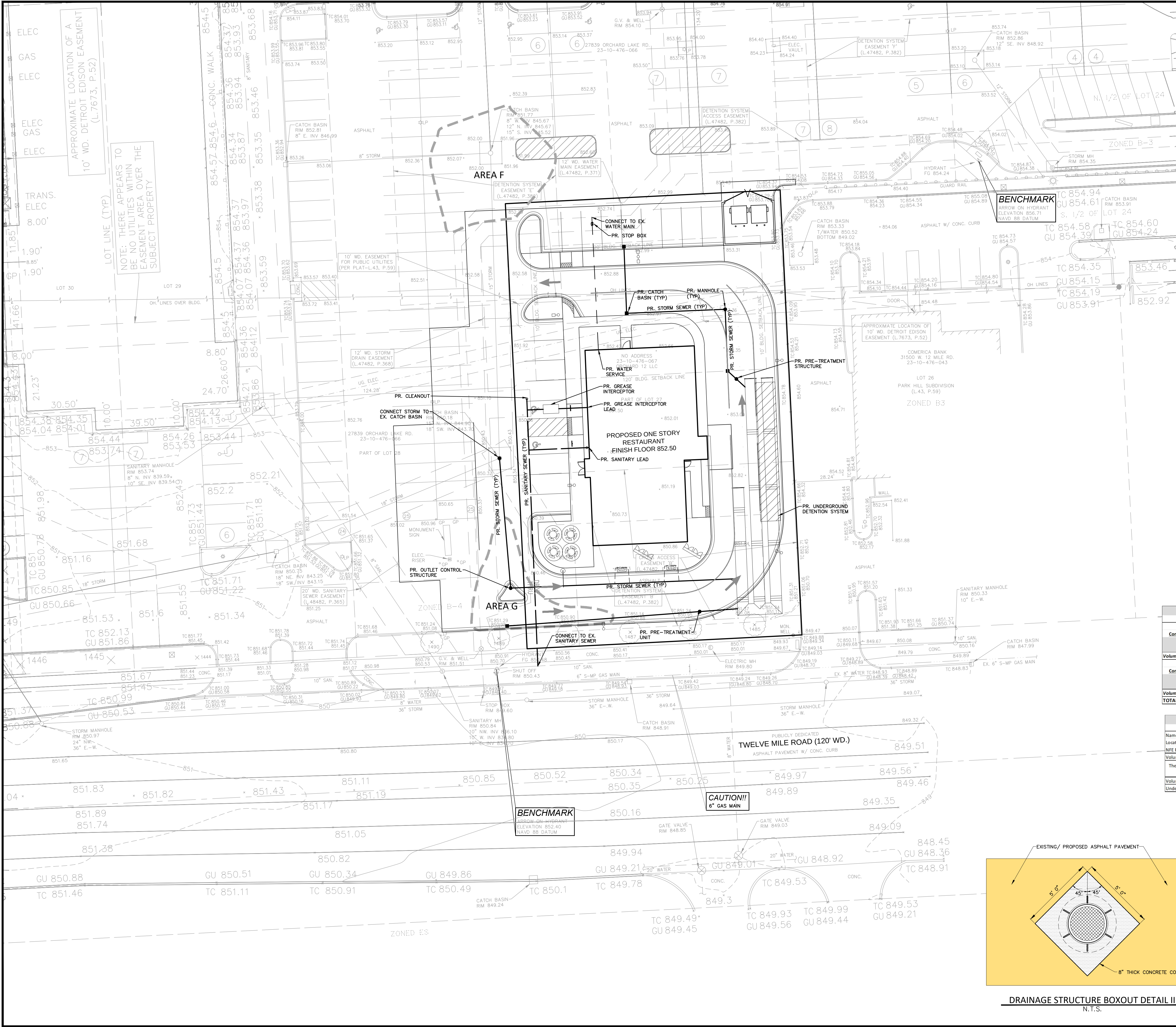
FINISH GRADE ELEVATION



WALL TOP/BOTTOM ELEVATION







DETENTION NOTES

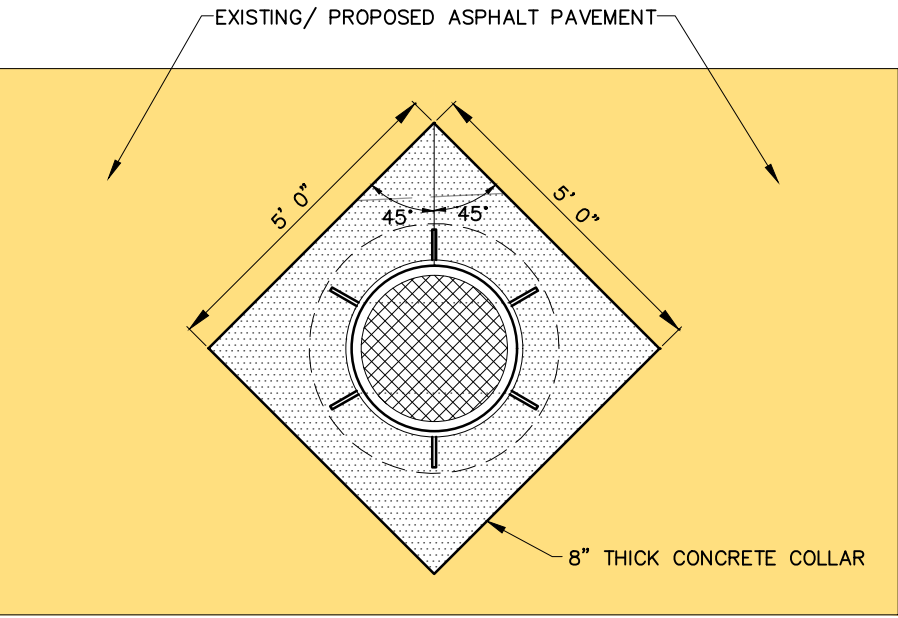
ORIGINAL STORAGE (7,886 CFT) FOR DETENTION FOR PROPOSED SITE WAS INCLUDED IN AREAS F AND G OF THE PARKING LOT (SEE REFERENCE PLAN SHEET C12).

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 + V AB) / 3			
AREA F			
Contour Elevation	Surface Area (sq ft)	Incremental Volume (cft)	Cumulative Volume (cft)
851.77	4	--	0
852.30	2,219	409	409
Volume of Proposed Area F:			
AREA G			
Contour Elevation	Surface Area (sq ft)	Incremental Volume (cft)	Cumulative Volume (cft)
850.18	4	--	0
850.50	1,288	145	145
Volume of Proposed Area G:			
TOTAL VOLUME PROVIDED (cft)			

REQUIRED DETENTION VOLUME CALCULATIONS	
100 Year Post-Development Detention Volume	
Name of Project:	Culvers Farmington Hills, MI
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

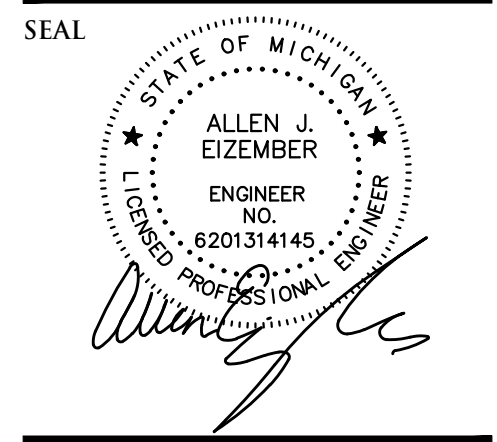


LEGEND	
MANHOLE	EXISTING SANITARY SEWER
HYDRANT	SAN. CLEAN OUT
MANHOLE	EXISTING WATER MAIN
UTILITY POLE	EXISTING STORM SEWER
GUY POLE	EX. R. Y. CATCH BASIN
GUY WIRE	EXISTING BURIED CABLES
OVERHEAD LINES	OVERHEAD LINES
SIGN	LIGHT POLE
EXISTING GAS MAIN	PR. SANITARY SEWER
PR. SANITARY SEWER	PR. WATER MAIN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



PROJECT
Culver's - Orchard Plaza
Farmington Hills, MI

CLIENT
SSFHC Real Estate LLC
2246 Oakwood Drive
Troy, MI 48065

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
Preliminary Utility Plan



DATE ISSUED/REVISED
06-09-25 ISSUED FOR SITE PLAN REVIEW
10-14-25 REVISED PER CITY-PC COMMENTS
10-28-25 PC SUBMITTAL

DRAWN BY:
J. Lawrey

DESIGNED BY:
A. Eizember

APPROVED BY:
A. Eizember

DATE:
May 16, 2025

SCALE: 1" = 20'

NFE JOB NO. SHEET NO.
E859-09 SP04

Culver's - Orchard Plaza
Farmington Hills, MI

SSFHC Real Estate LLC
2246 Oakwood Drive
Troy, MI 48085

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

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

Contech Detention Details



DATE	ISSUED/REVISED
06-09-25	ISSUED FOR SITE PLAN REVIEW
10-14-25	REVISED PER CITY-PC COMMENT
10-28-25	PC SUBMITTAL

DRAWN BY:
J. Lawrey

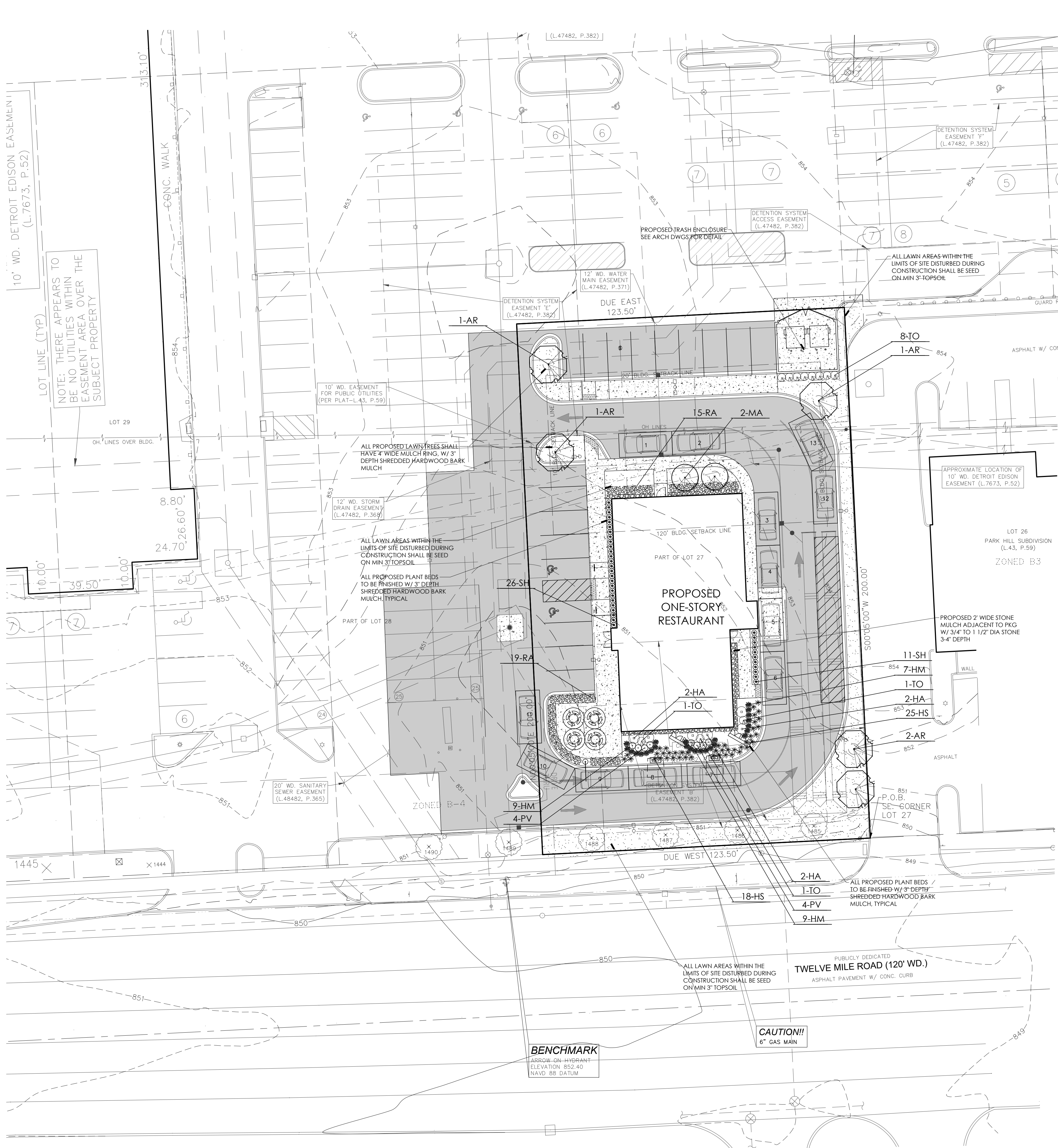
DESIGNED BY:
A. Eizember

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 HEAVY PHASE OF WORK. ANY DAMAGE OR INTERRUPTION 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 BEGINNING WORK.
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 ENHANCE 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 FINISH GRADE AND EXCAVATE AS NECESSARY TO SUPPLY PLANT MIX DEPTH IN ALL PLANTING BEDS AS INDICATED IN PLANT DETAILS AND A DEPTH OF 3\"/>
11. AMENDED PLANT MIX (PREPARED TOPSOIL) SHALL CONSIST OF 1/3 SCREENED TOPSOIL, 1/3 SAND, AND 1/3 COMPOSTED MANURE (BARI 500 OR EQUAL), MIXED WELL AND SPREAD TO A DEPTH AS INDICATED IN PLANTING DETAILS.
12. ALL PLANTINGS SHALL BE MULCHED WITH SHREDED HARDWOOD BARK, SPREAD TO A DEPTH OF 3\"/>
13. NO SUBSTITUTIONS OR CHANGES OF LOCATION, OR PLANT TYPE SHALL BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER'S 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 OWNER'S 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 SET AND MULCH OR SOO (AS INDICATED ON PLANS) ALL AREAS DESIGNATED AS SUCH ON THE PLANS, THROUGHOUT THE CONTRACT LIMITS. FURTHER, 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\"/>
- 2 RESTORE EXISTING LAWN AREAS W/ HYDROSEED AND MULCH
- 3 4\"/>
- 4 3\"/>
- 5 3/4\"/>
- 6 3/16\"/>

GENERAL SEED NOTE:

ALL LAWN AREAS DESIGNATED TO BE SEED, SHALL BE SUI-SEED, OR DROP-SEED WITH SPECIFIED BLENDS, AND STABILIZED WITH WOOD CELLULOSE FIBER MULCH (2,000 LBS PER ACRE) IN AREAS SUBJECT TO EROSION. SEEDING LAWN SHALL BE FURTHER STABILIZED WHERE NECESSARY WITH BIOGRADABLE EROSION BLANKET AND STAKED UNTIL ESTABLISHED. ALL SEED SHALL BE APPLIED OVER A MINIMUM 3\"/>

TYPICAL SEEDED LAWN MIX:

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

IRRIGATION NOTE:

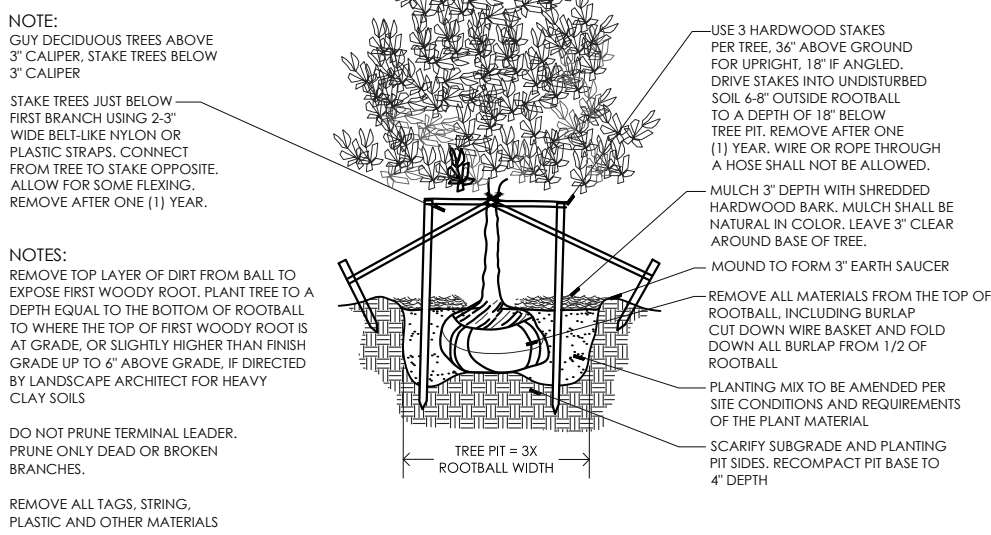
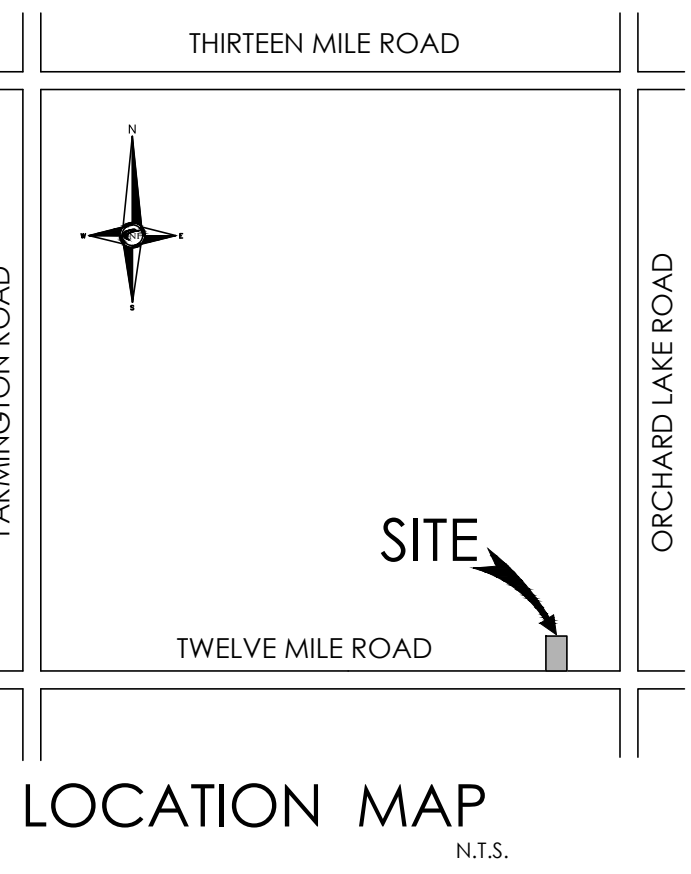
ALL LANDSCAPE AREAS, INCLUDING THOSE WITHIN THE R.O.W. SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. THE SYSTEM SHALL OPERATE IN COMPLIANCE WITH LOCAL STANDARDS AND SEASONAL RESTRICTIONS. SEPARATE ZONES SHALL BE PROVIDED FOR LAWN AREAS AND PLANTING BEDS. IRRIGATION SHALL BE DESIGNED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

COBBLESTONE MULCH DETAIL

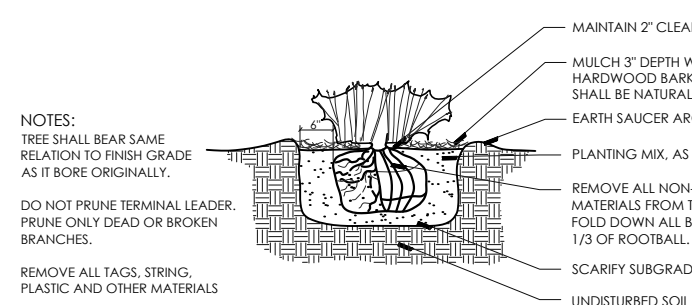


PLANT SCHEDULE

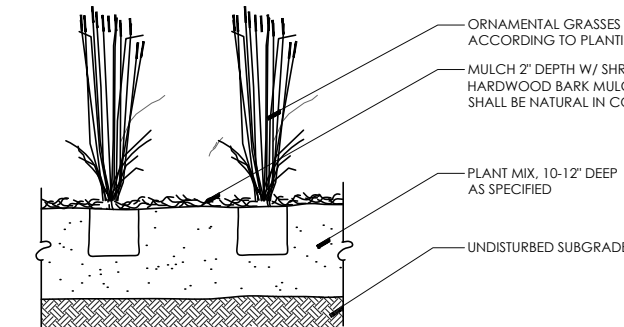
KEY	QTY	BOTANICAL/COMMON NAME	SIZE	SPACING	ROOT	COMMENT
TREES						
AR	5	Acer rubrum 'Armstrong'	3\"/>	SEE PLAN	B&B	FULLY BRANCHED HEADS
MA	2	Malus 'Adirondack'	2\"/>	SEE PLAN	B&B	FULLY BRANCHED HEADS
SHRUBS						
HA	6	Hydrangea arborescens 'Annabelle'	30\"/>	SEE PLAN	B&B	WELL-ROOTED
RA	34	Ribes alpinum 'Green Mound'	24\"/>	30\"/>	B&B	WELL-ROOTED
TO	11	Thuja occidentalis 'Smaragd'	5\"/>	3\"/>	B&B	WELL-ROOTED
GROUNDCOVERS/PERENNIALS						
HM	25	Hieracium macrocarpum 'Japanese Forest Grass'	2 GAL	24\"/>	CONT	WELL-ROOTED
HS	46	Hemerocallis 'Stella D'Oro'	2 GAL	24\"/>	CONT	WELL-ROOTED
PV	8	Panicum virgatum 'Northwind'	3 GAL	30\"/>	CONT	WELL-ROOTED
SH	37	Shizanthus heterophyllus 'Tara'	2 GAL	18\"/>	CONT	WELL-ROOTED



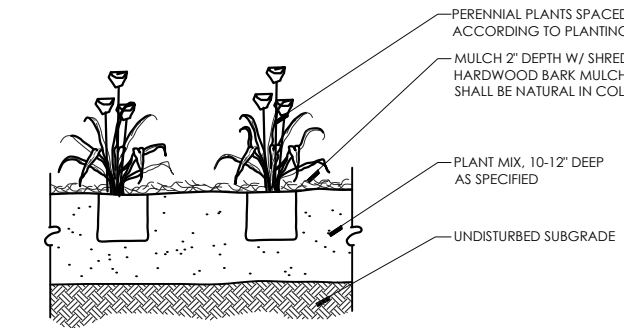
DECIDUOUS TREE PLANTING DETAIL



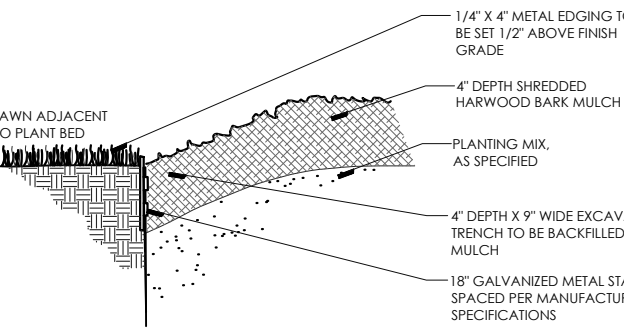
HEDGE PLANTING DETAIL



ORNAMENTAL GRASS PLANTING DETAIL



PERENNIAL PLANTING DETAIL



METAL EDGING DETAIL

LANDSCAPE REQUIREMENTS

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

SITE LANDSCAPE
REQUIRED: 12,879 S.F. OF PAVED SURFACE
PROVIDED: 5 TREES



NOWAK & FRAUS ENGINEERS
4677 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 48065

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



REVISIONS

2025/10/28 PC SUBMITTAL

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

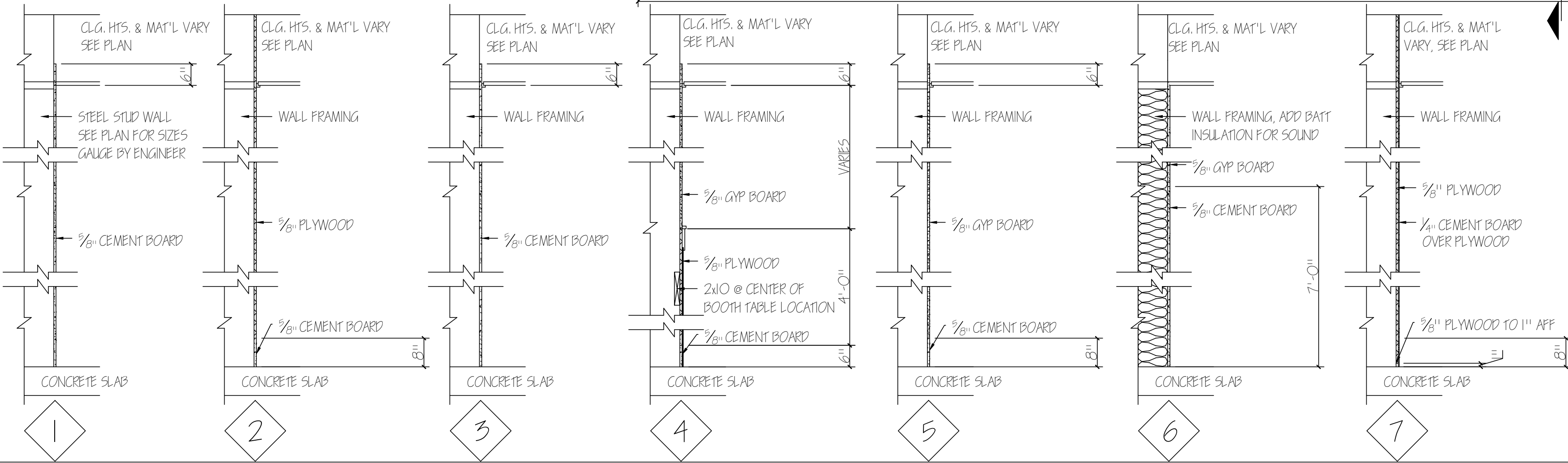
SHEET NO.

L1

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WALL TYPE DETAILS

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



WALL TYPE

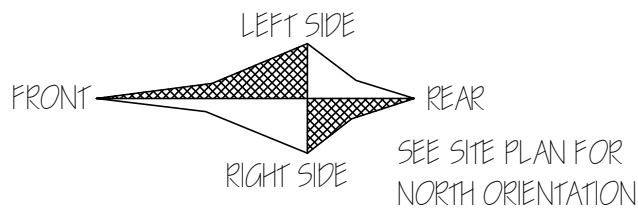
- EXTERIOR 2X6" STUD WALL
- INTERIOR 2X6" STUD WALL
- INTERIOR 2X4" STUD WALL
- INTERIOR 2X10" STUD WALL

GENERAL NOTES:

- DIMENSIONS SHOWN ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
- ALL INTERIOR GYPSUM TO RECEIVE PAINT OR VMC SHOULD BE TAPED, SEALED, AND SANDED TO RECEIVE FINISH.

DIMENSIONED FLOOR PLAN

SCALE: 1/4" = 1'-0" 4,075 SQUARE FEET



ARCHITECT OF RECORD:

THOMAS E. MORGAN, JR.
ARCHITECT

423 FISCHER TRAIL
ELLIJAY, GEORGIA 30540

SEAL:

MRP
DESIGN GROUP

3450 Acworth Duo West Road
Building 100, Suite 120
Kennesaw, Georgia 30144
P. 770-917-9172
F. 770-917-9470
www.mrpdesign.com

PRELIMINARY
NOT RELEASED FOR
CONSTRUCTION

ISSUES / REVISIONS:

DATE	DESCRIPTION

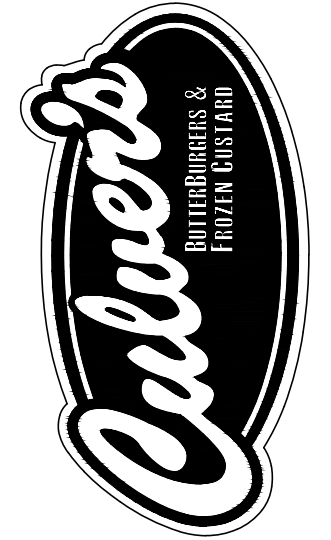
DRAWN BY: JB

CHKD BY: TM

PROJECT DESCRIPTION:
NEW CONSTRUCTION OF A
CULVER'S RESTAURANT.

PROJECT TITLE:

LOCATION:
PART OF THE SE 1/4 OF SECTION
10 T.1 N. R.9E.
CITY OF FARMINGTON HILLS, MI
PARCEL ID:
#22-23-10-476-067



Culver Franchising
System, Inc.
1240 Water Street
Prairie du Sac, WI
53578
608-643-7980
MIR, METRO M

SHEET TITLE:

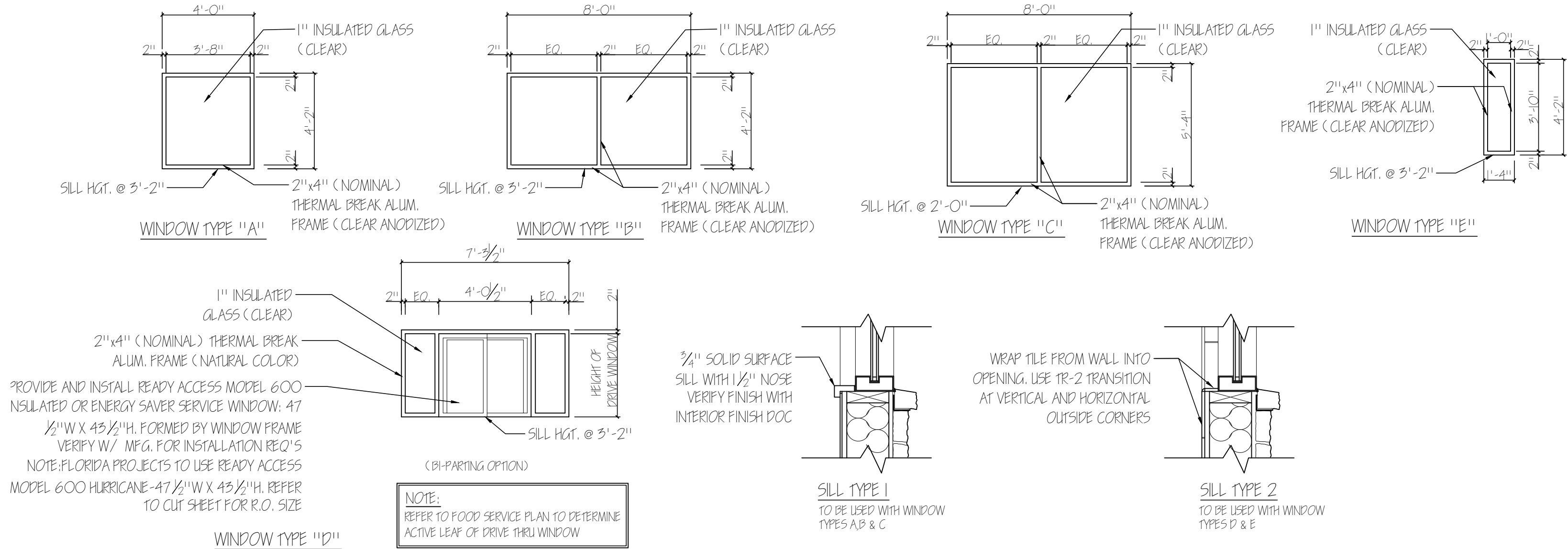
DIMENSIONED
FLOOR PLAN

PROJECT NO: 25034

A-1.0

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WINDOW TYPES



DOOR SCHEDULE

DOOR:				FRAME:		HARDWARE GROUP	NOTES
NO.	WIDTH	HGT.	MAT'L	TYPE	MATERIAL		
1	2 @ 36"	84"	ALUM	A	ALUM	A	1
2	2 @ 36"	84"	ALUM	A	ALUM	B	2
3	36"	84"	ALUM	A	ALUM	C	3
4	42"	84"	ALUM	B	ALUM	D	4
5	36"	84"	HPL	C	ALUM	E	5
6	36"	84"	HPL	C	ALUM	E	5
7	36"	60"	HPL	E	ALUM	E, 3'-4"	6
8	28"	60"	HPL	E	ALUM	E, 2'-8"	6
9	36"	84"	HPL	D	ALUM	E	7
10	36"	84"	HPL	C	ALUM	E	8
11	36"	84"	ALUM	A	ALUM	B, 3'-4"	3

NOTE: SEE PROTOTYPE SHEET 1-1 FOR NATIONAL ACCOUNT INFORMATION

HARDWARE GROUPS

GROUP #	DOOR	QTY	DESCRIPTION	CATALOG #	FINISH	MFG.
EXTERIOR DOUBLE DOOR	1	2	CONT. HINGE	112HD	62B	IVES
		1	REMOVABLE MULLION	5654	62B	VON DUPIN
		1	PANIC HARDWARE	35A-NL-OP-388-299	62B	VON DUPIN
		1	RIM CYLINDER	20-057	62B	SCHLAGE
		2	90 DEG OFFSET PULL	8190HD 10" O	630	IVES
		2	OH STOP	100S	630	GLYNN
		2	SURFACE CLOSER	4111 EDA	689	LON
		2	MOUNTING PLATE	4110-1B	689	LON
		2	BLADE STOP SPACER	4110-61	689	LON
		2	MEETING STILE	8193AA	AA	ZERO
		2	DOOR SWEEP	39A	A	ZERO
		1	THRESHOLD	625A-MSLA-10	A	ZERO

*NOTES - PERIMETER WEATHERSTRIPPING BY DOOR / FRAME MFG.

GROUP #	DOOR	QTY	DESCRIPTION	CATALOG #	FINISH	MFG.
INTERIOR DOUBLE DOOR	2	2	CONT. HINGE	112HD	62B	IVES
		1	PANIC HARDWARE	35A-NL-OP-388-299	62B	VON DUPIN
		1	RIM CYLINDER	20-057	62B	SCHLAGE
		1	90 DEG OFFSET PULL	8190HD 10" O	630	IVES
		1	OH STOP	100S	630	GLYNN
		1	SURFACE CLOSER	4111 EDA	689	LON
		1	MOUNTING PLATE	4110-1B	689	LON
		1	BLADE STOP SPACER	4110-61	689	LON

GROUP #	DOOR	QTY	DESCRIPTION	CATALOG #	FINISH	MFG.
SECONDARY ENTRY & RUNNER DOOR	3	1	CONT. HINGE	112HD	62B	IVES
		1	PANIC HARDWARE	35A-NL-OP-388-299	62B	VON DUPIN
		1	RIM CYLINDER	20-057	62B	SCHLAGE
		1	90 DEG OFFSET PULL	8190HD 10" O	630	IVES
		1	OH STOP	100S	630	GLYNN
		1	SURFACE CLOSER	4111 EDA	689	LON
		1	MOUNTING PLATE	4110-1B	689	LON
		1	BLADE STOP SPACER	4110-61	689	LON
DOOR SWEEP		1	DOOR SWEEP	39A	A	ZERO
		1	THRESHOLD	625A-MSLA-10	A	ZERO

*NOTE - PERIMETER WEATHERSTRIPPING BY DOOR / FRAME MFG.

FOR AUTOMATIC FRONT ENTRY DOOR OPTION: ADD LCN SURF AUTO OPERATOR 4642 WIMS AND WALL MOUNT ACTUATOR B310-B551 AND REMOVE (1) SURFACE CLOSER, (1) MOUNTING PLATE, AND (1) BLADE STOP SPACER FOR DOORS 1 & 2.

GROUP #	DOOR	QTY	DESCRIPTION	CATALOG #	FINISH	MFG.
REAR EXTERIOR DOOR	4	4	CONT. HINGE	112HD	62B	IVES
		1	RIM CYLINDER	20-057	62B	SCHLAGE
		1	90 DEG OFFSET PULL	8190HD 10" O	630	IVES
		1	PUSH BAR	35A	32D	VON DUP
		1	LOCK GUARD	1412	630	IVES
		1	SURFACE CLOSER	4111 SHUSH	689	LON
		1	GASKETING	429A	A	ZERO
		1	DOOR SWEEP	328AA	AA	ZERO
		1	DOOR SWEEP	39A	A	ZERO
		1	THRESHOLD	65A-MSLA-10	A	ZERO
		1	RAIN DRIP	142A	A	ZERO

*NOTE - MOUNT 429A HEAD SEAL PRIOR TO MOUNTING CLOSER. KICK PLATES BOTH SIDES.

GROUP #	DOOR	QTY	DESCRIPTION	CATALOG #	FINISH	MFG.
PUBLIC RR DOOR	5	5	HINGE		MARLITE	
		1	PUSHPLATE	#55 x US52D	BURNS	
		1	PULLPLATE	#5525B x US52D	BURNS	
		1	SURFACE CLOSER	4011	LON	
		2	KICK PLATE	8" x 34" ALUM 62B	ROCKWOOD	
		1	WALL STOP	3211F-US92D	DCI	
ARM PULL		1	ARM PULL	MPN 69811	NEWCO	

*NOTE - ARM PULL IS OPTIONAL. VERIFY WITH FRANCHISEE.

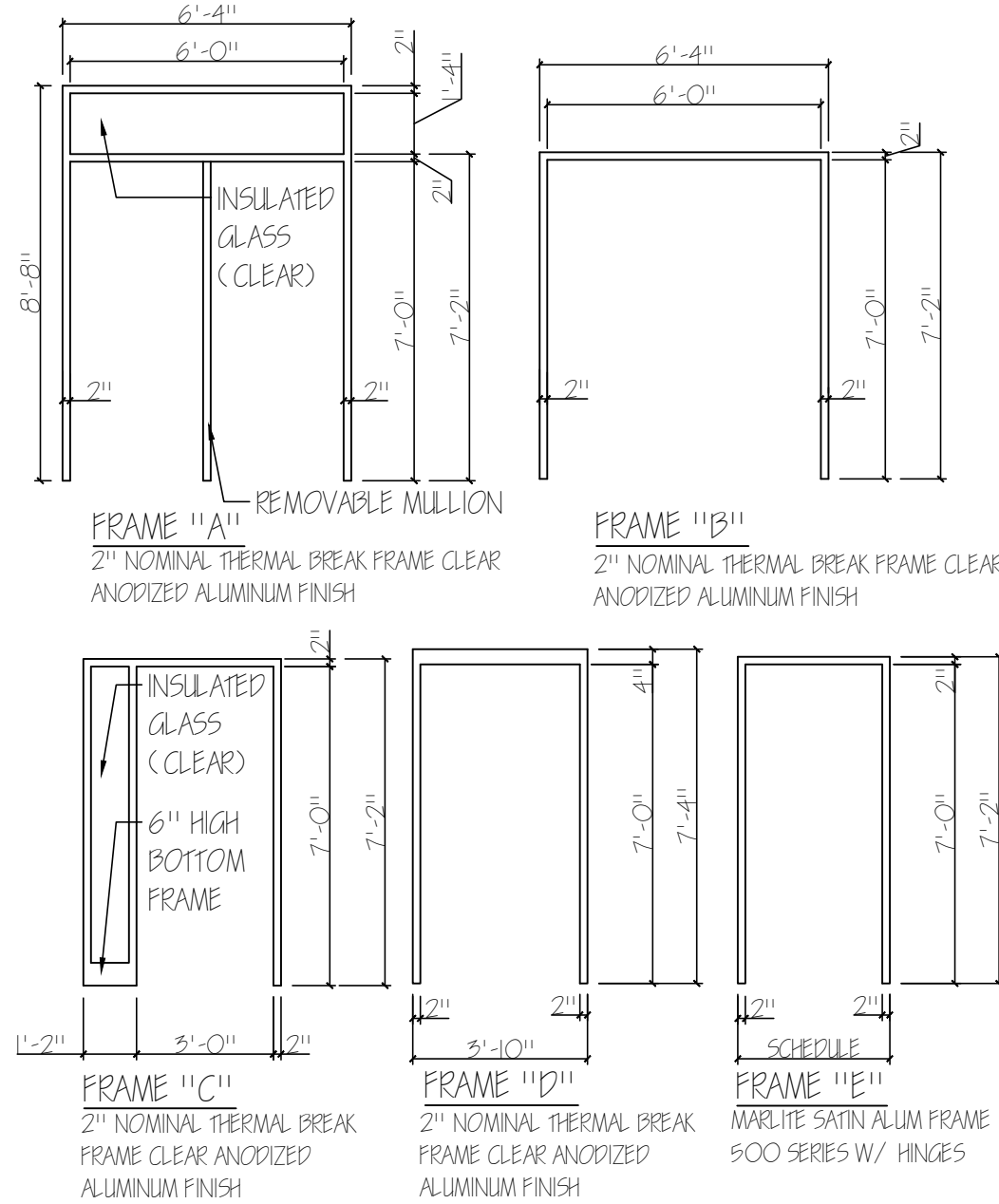
GROUP #	DOOR	QTY	DESCRIPTION	CATALOG #	FINISH	MFG.
RR STALL DOOR	6	7	HINGE		MARLITE	
		1	SPRING HINGE	SATIN 1502 SPRING 4.5x4	MCKINNEY	
		1	PRIVACY LOCK	QCL240.M.626.5A.4785.5C.6	STANLEY	
		1	WALL STOP	3211F-US92D	DCI	

*NOTES: INSTALL SPRING HINGE TO HOLD DOOR SLIGHTLY OPEN.

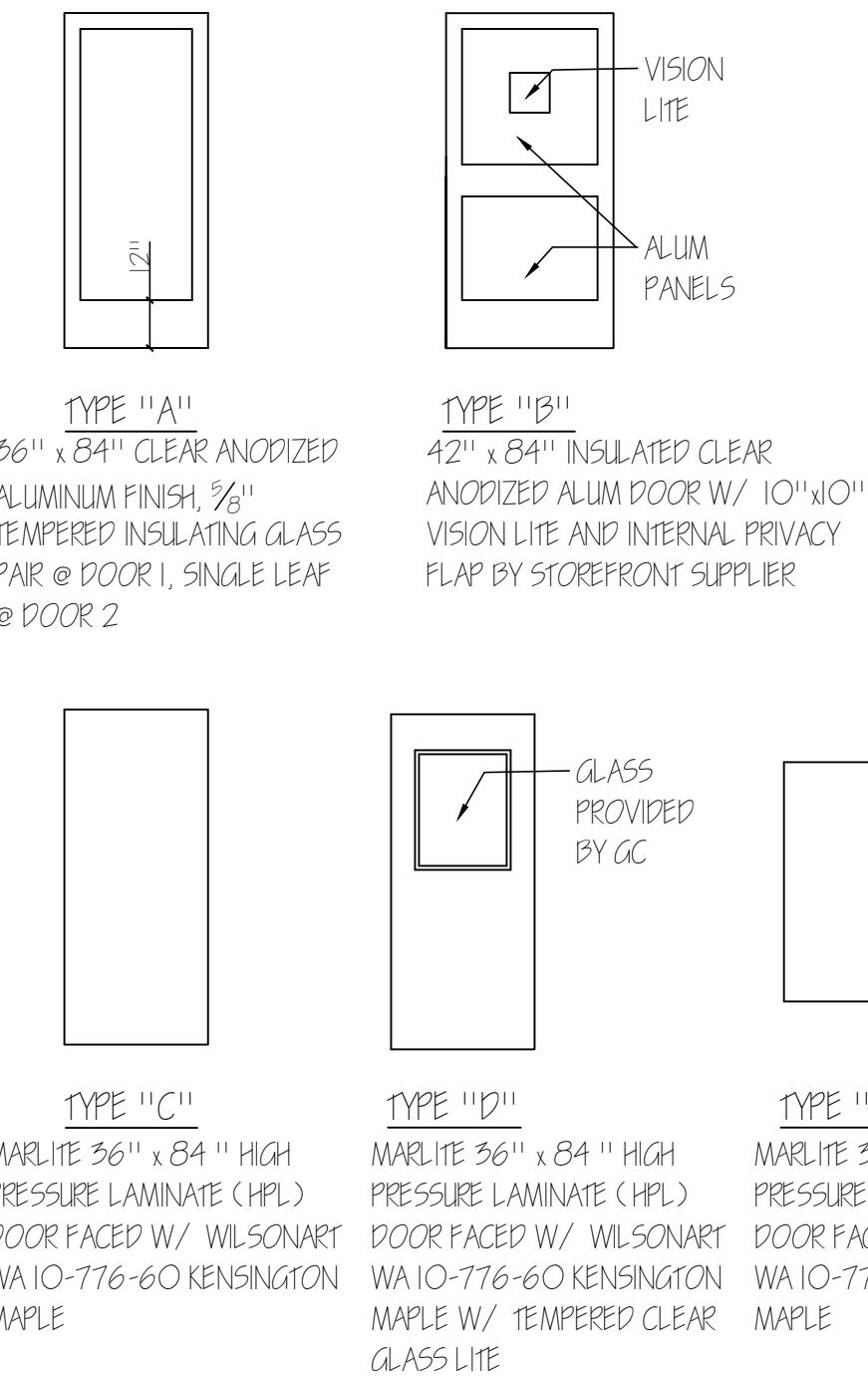
GROUP #	DOOR	QTY	DESCRIPTION	CATALOG #	FINISH	MFG.
OFFICE DOOR	9	5	HINGE		MARLITE	
		1	STOREROOM LOCK	QCL 270.M.626.5A.4785.5C.KD	STANLEY	
WALL STOP		1	WALL STOP	3211F-US92D	DCI	

GROUP #	DOOR	QTY	DESCRIPTION	CATALOG #	FINISH	MFG.
EMP RR DOOR	8	10	HINGE		MARLITE	
		1	PRIVACY LOCK	QCL240.M.626.5A.4785.5C.6	STANLEY	
		2	KICK PLATE	8" x 34" ALUM 62B	ROCKWOOD	
WALL STOP		1	WALL STOP	3211F-US92D	DCI	

FRAME TYPES

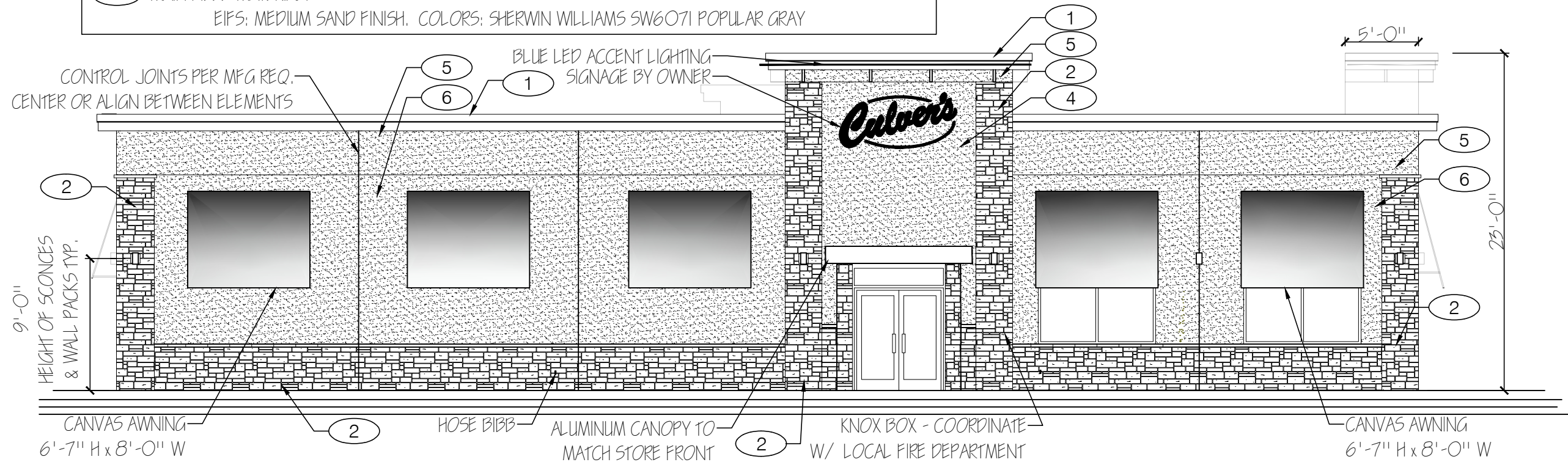


DOOR TYPES



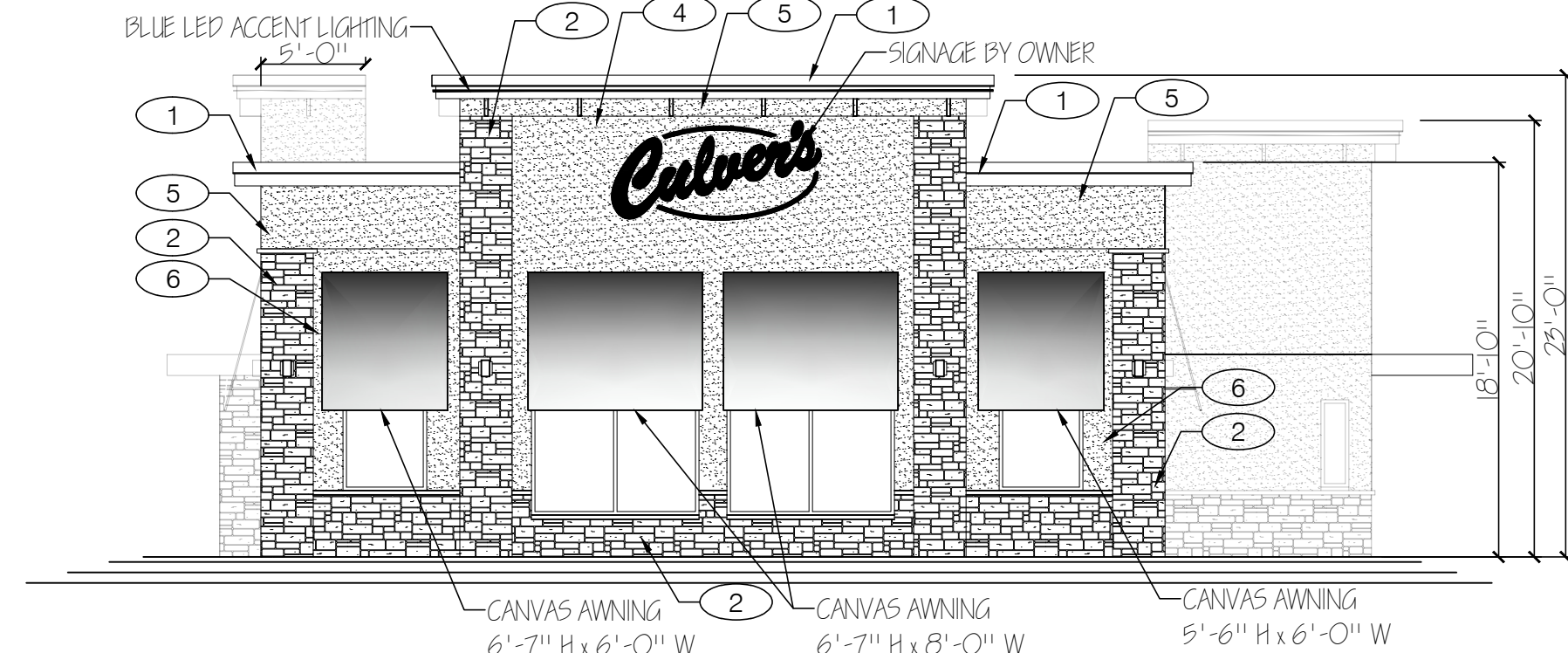
GENERAL NOTES:
1. DO NOT DRYSTACK CULTURED STONE
MATERIAL OPTIONS:
1 METAL ROOF EDGE AND RUNNER CANOPY FLASHING:
• EXCEPTIONAL METALS, COLOR: HARBOR BLUE
• RUNNER CANOPY ALTERNATIVE COLOR: POWDER COAT RAL 5001 GREEN BLUE
2 STONE:
• ENVIRONMENTAL STONETWORKS, STYLE: TUSCAN LEDGE, COLOR: ASPEN NICKEL CREEK
3 SILL & ACCESSORIES:
• COORDINATE PRODUCT WITH MFG., MATCH COLOR TO ASPEN NICKEL CREEK, FLAT LIGHT STONES TO BE USED AT SCONCE FIXTURES
4 TOWERS AND DRIVE-THRU PUMP OUT:
EIFS: MEDIUM SAND FINISH, COLORS: SHERWIN WILLIAMS SW7038 TONY TAUPÉ
5 HORIZONTAL ACCENT BAND:
EIFS: MEDIUM SAND FINISH, COLORS: SHERWIN WILLIAMS SW7019 GUNMETAL GRAY
6 MAIN FIELD MATERIAL:
EIFS: MEDIUM SAND FINISH, COLORS: SHERWIN WILLIAMS SW6071 POPULAR GRAY

STANDARD PROTOTYPE AWNINGS
(OWNER SUPPLIED / VENDOR INSTALLED)
QUANTITIES:
10 - CANVAS AWNINGS @ 6'-7" H x 8'-0" W x 2'-0" D
2 - CANVAS AWNINGS @ 6'-7" H x 6'-0" W x 2'-0" D
12 - TOTAL
AWNING COLOR SPECIFICATIONS:
• BARABOO TEND & AWNING, CANVAS COLOR: SUNBRELLA ROYAL BLUE TWEED 4617 STRAIGHT PROFILE
SCONCE LIGHTING (CORNER & ENTRY):
• LITHONIA LIGHTING, CULW LED P1 4CK 120 DDB, COLOR: DARK BRONZE (SUB CULWD FOR DOWN LIGHT ONLY OPTION FOR DARK SKY COMPLIANCE)



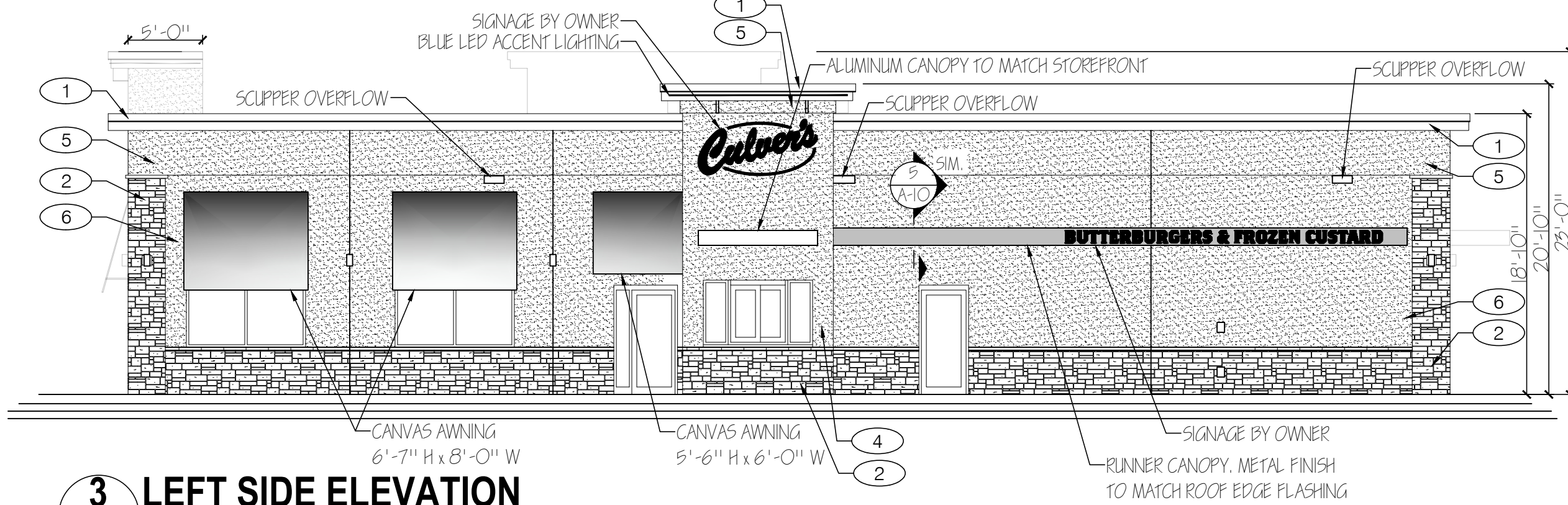
1 RIGHT SIDE ELEVATION

A-3 SCALE: 1/8" = 1'-0"



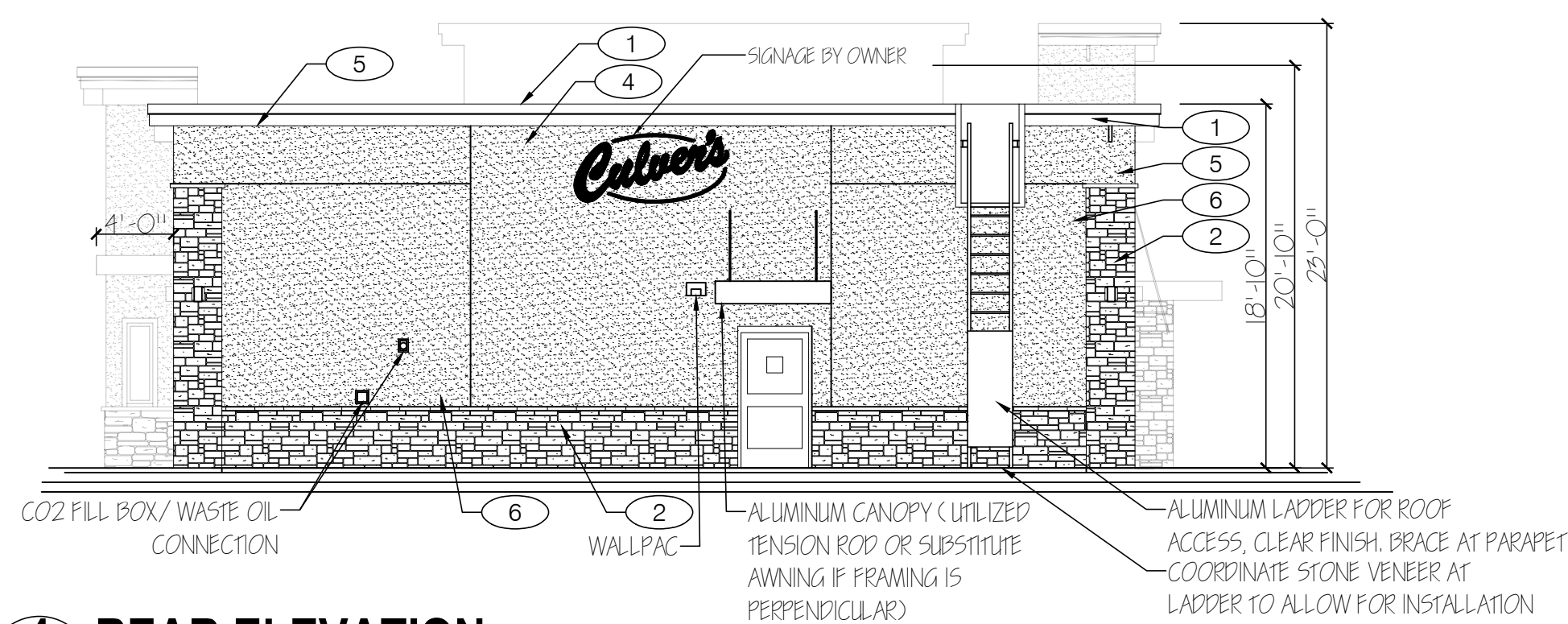
2 FRONT ELEVATION

A-3 SCALE: 1/8" = 1'-0"



3 LEFT SIDE ELEVATION

A-3 SCALE: 1/8" = 1'-0"



4 REAR ELEVATION

A-3 SCALE: 1/8" = 1'-0"

ARCHITECT OF RECORD:

THOMAS E. MORGAN, JR.
ARCHITECT

423 FISCHER TRAIL
ELLIJAY, GEORGIA 30540

SEAL:

MRP
DESIGN GROUP

3450 Acworth Due West Road
Building 100, Suite 120
Kennesaw, Georgia 30144
P. 770-917-9172
F. 770-917-9470
www.mrpdesign.com

PRELIMINARY
NOT RELEASED FOR
CONSTRUCTION

ISSUES / REVISIONS:

DATE DESCRIPTION

DRAWN BY: JB

CHKD BY: TM

PROJECT DESCRIPTION:
NEW CONSTRUCTION OF A
CULVER'S RESTAURANT.

PROJECT TITLE:

LOCATION:
PART OF THE SE 1/4 OF SECTION
10 T. 1N., R. 9E.
CITY OF FARMINGTON HILLS, MI
PARCEL ID:
#22-23-10-476-067



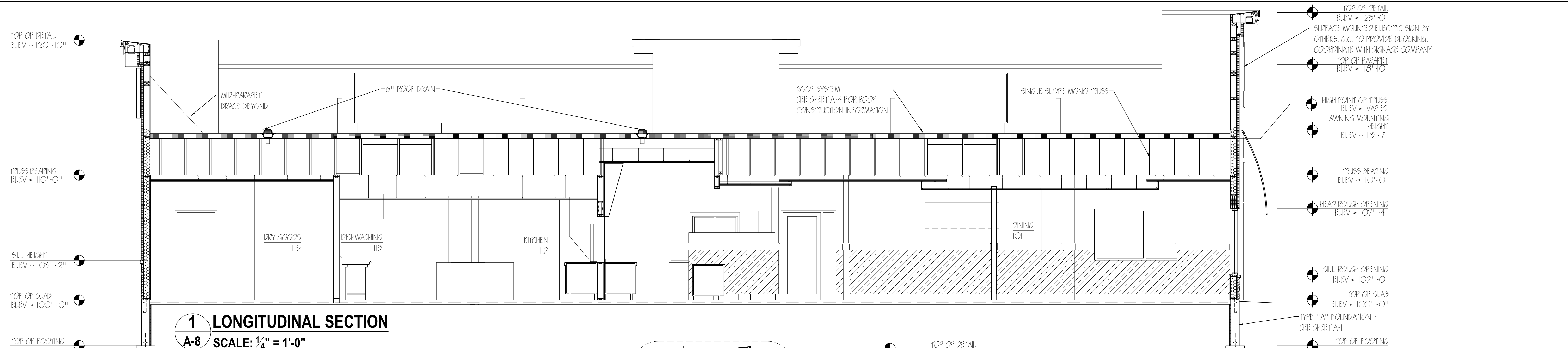
Culver Franchising
System, Inc.
1240 Water Street
Prairie du Sac, WI
53578
608-643-7980
MIR, METRO M

SHEET TITLE:

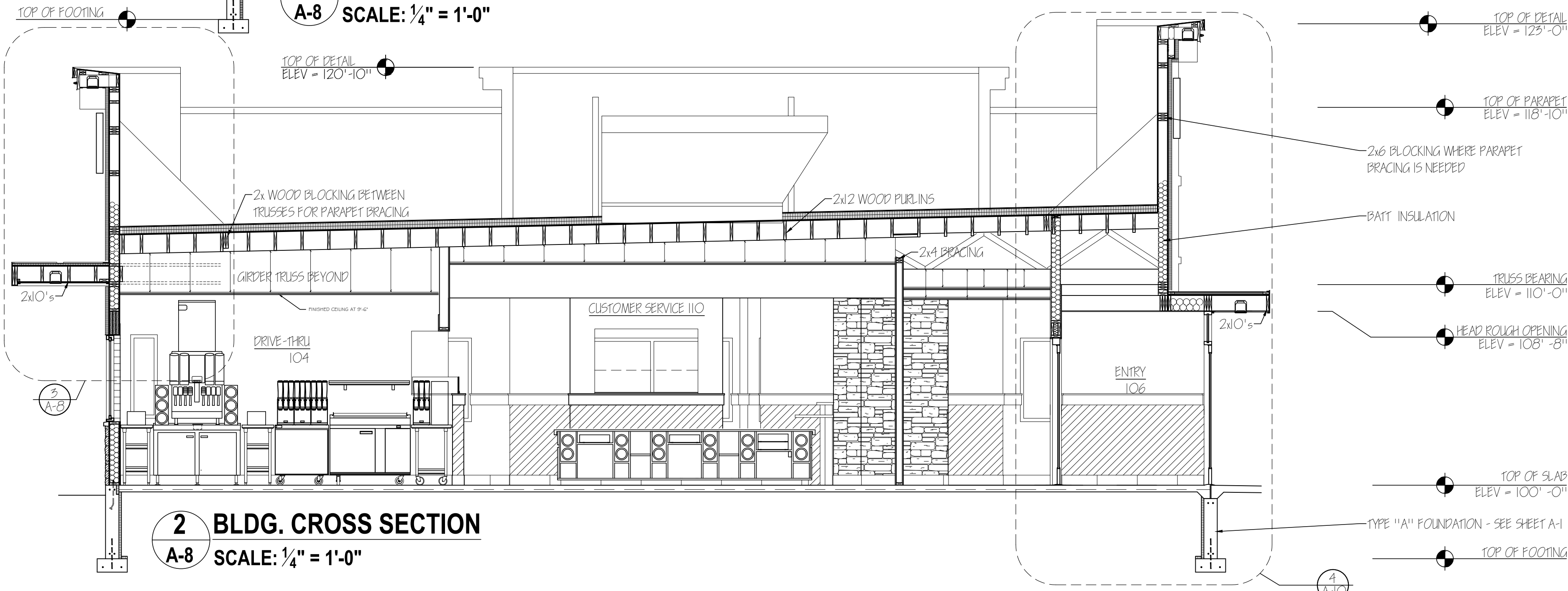
EXTERIOR ELEVATIONS,
DOOR & WINDOW
SCHEDULE

PROJECT NO: 25034

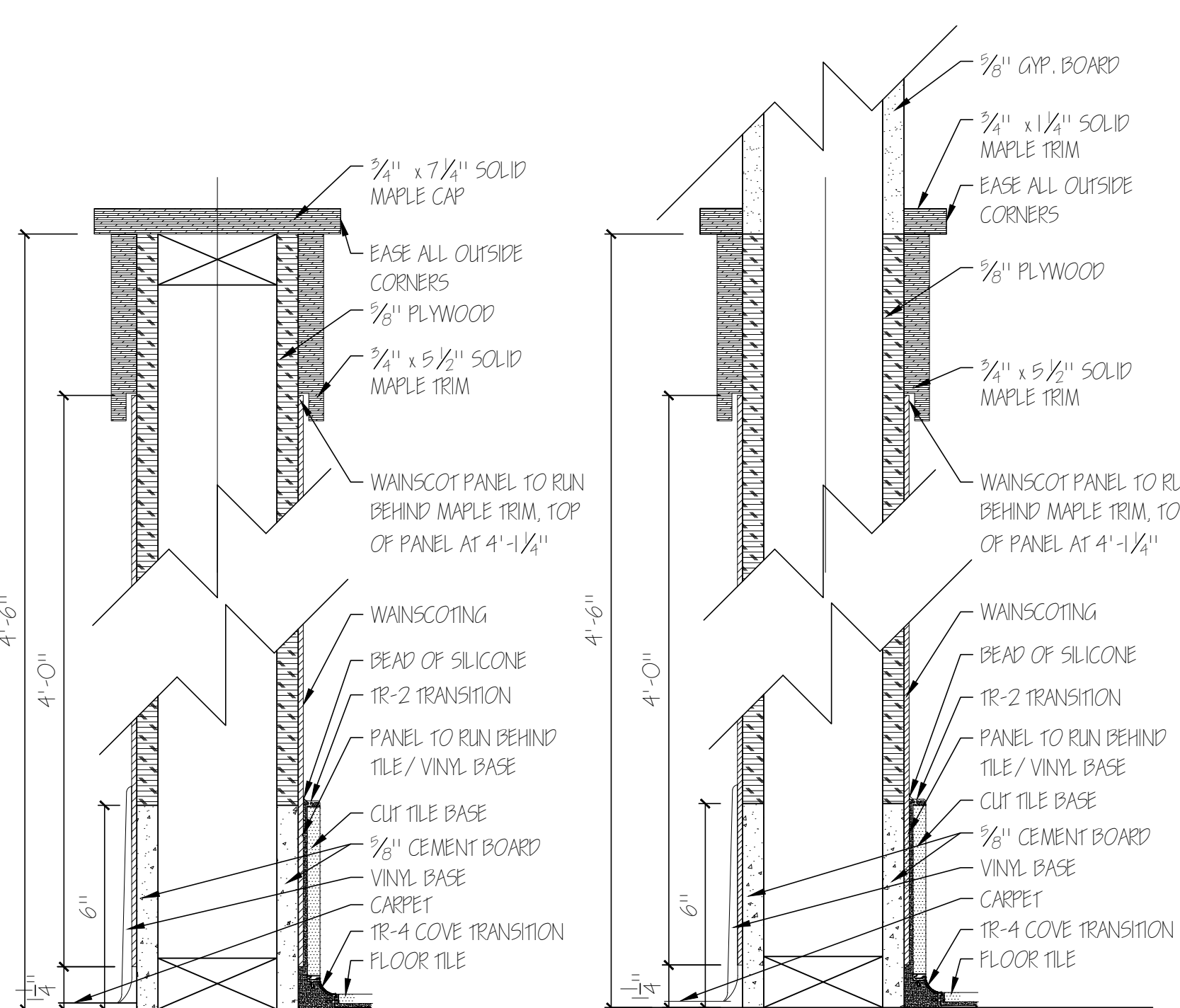
A-3.0



1 LONGITUDINAL SECTION
A-8 SCALE: $\frac{1}{4}" = 1'-0"$

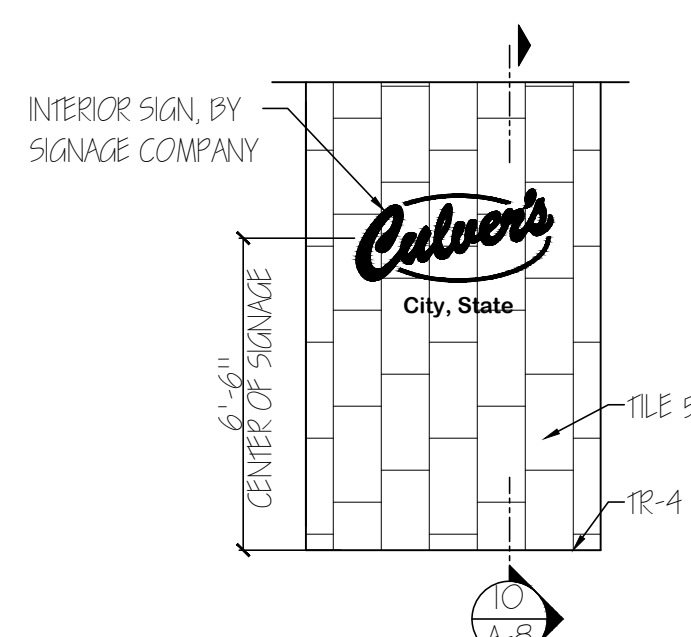


2 BLDG. CROSS SECTION
A-8 SCALE: $\frac{1}{4}" = 1'-0"$

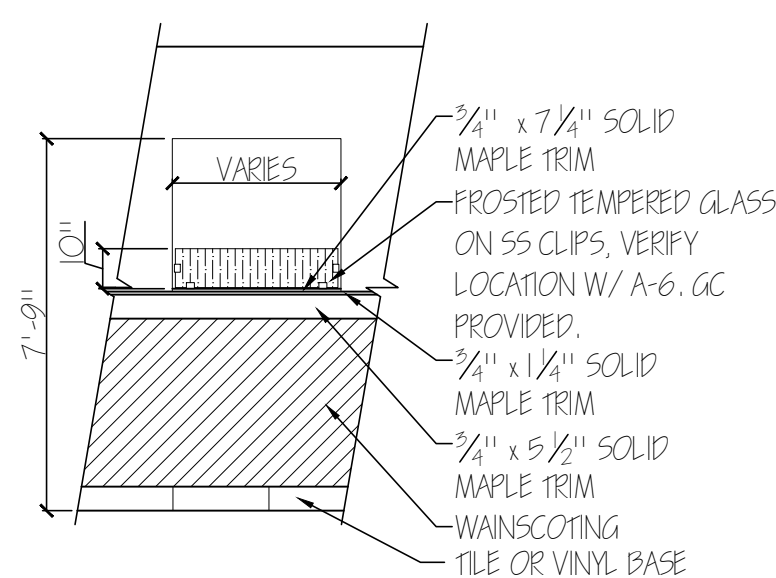


4 **DETAIL - HALF WALL**
A-8 **SCALE: 3" = 1'-0"**

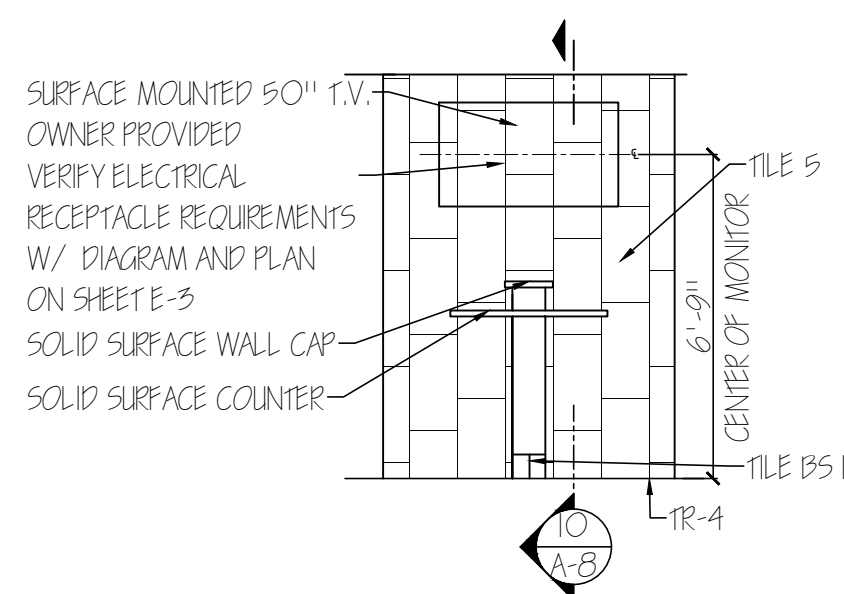
5 **DETAIL - FULL WALL**
A-8 **SCALE: 3" = 1'-0"**



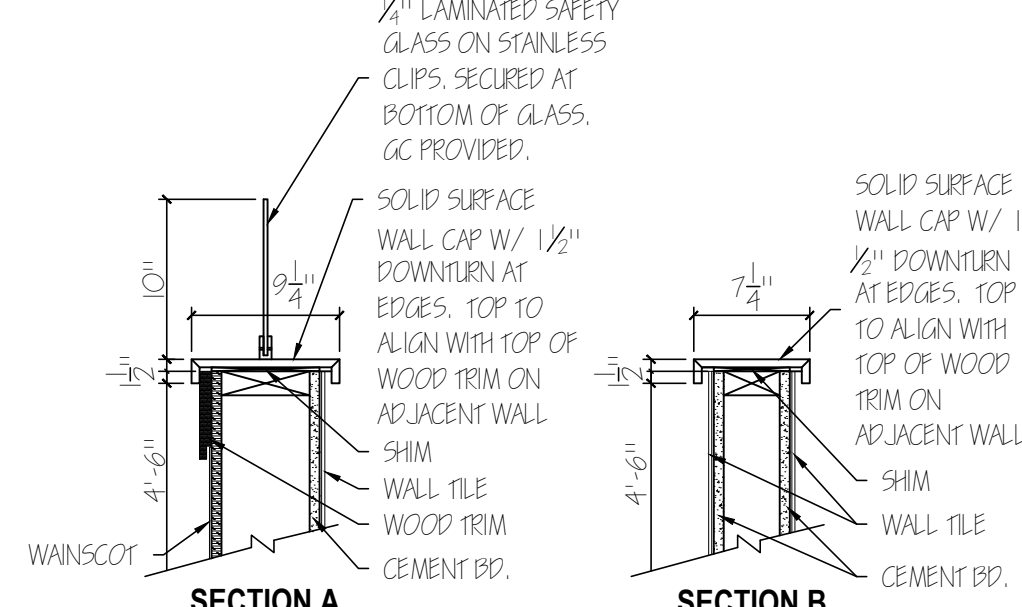
6 ELEV. - FEATURE WALL
A-8 SCALE: 1/4" = 1'-0"



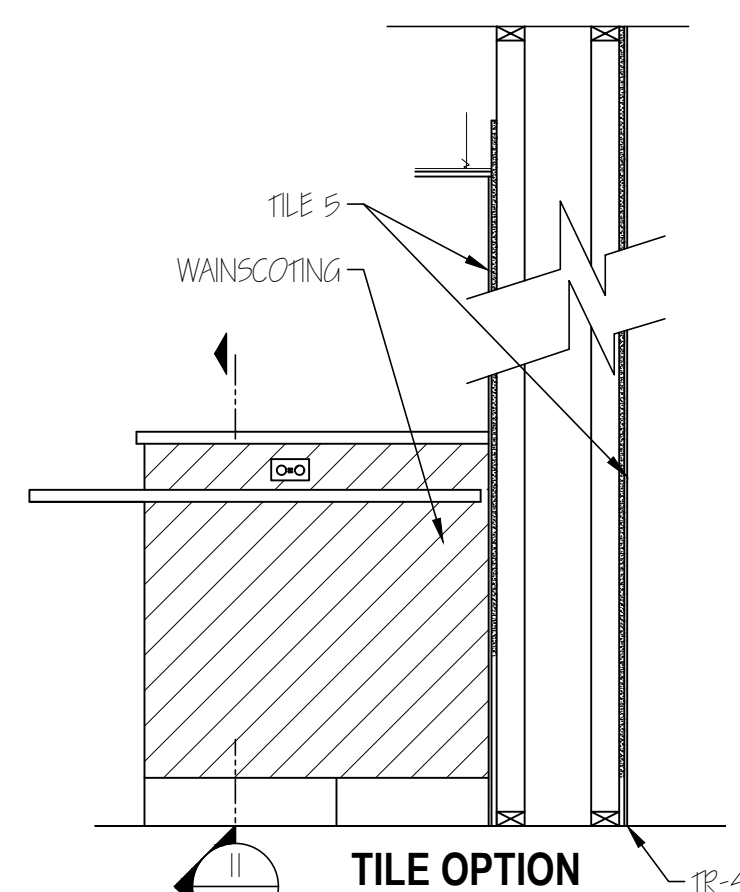
8 ELEV. - DECO GLASS
A-8 SCALE: 1/4" = 1'-0"



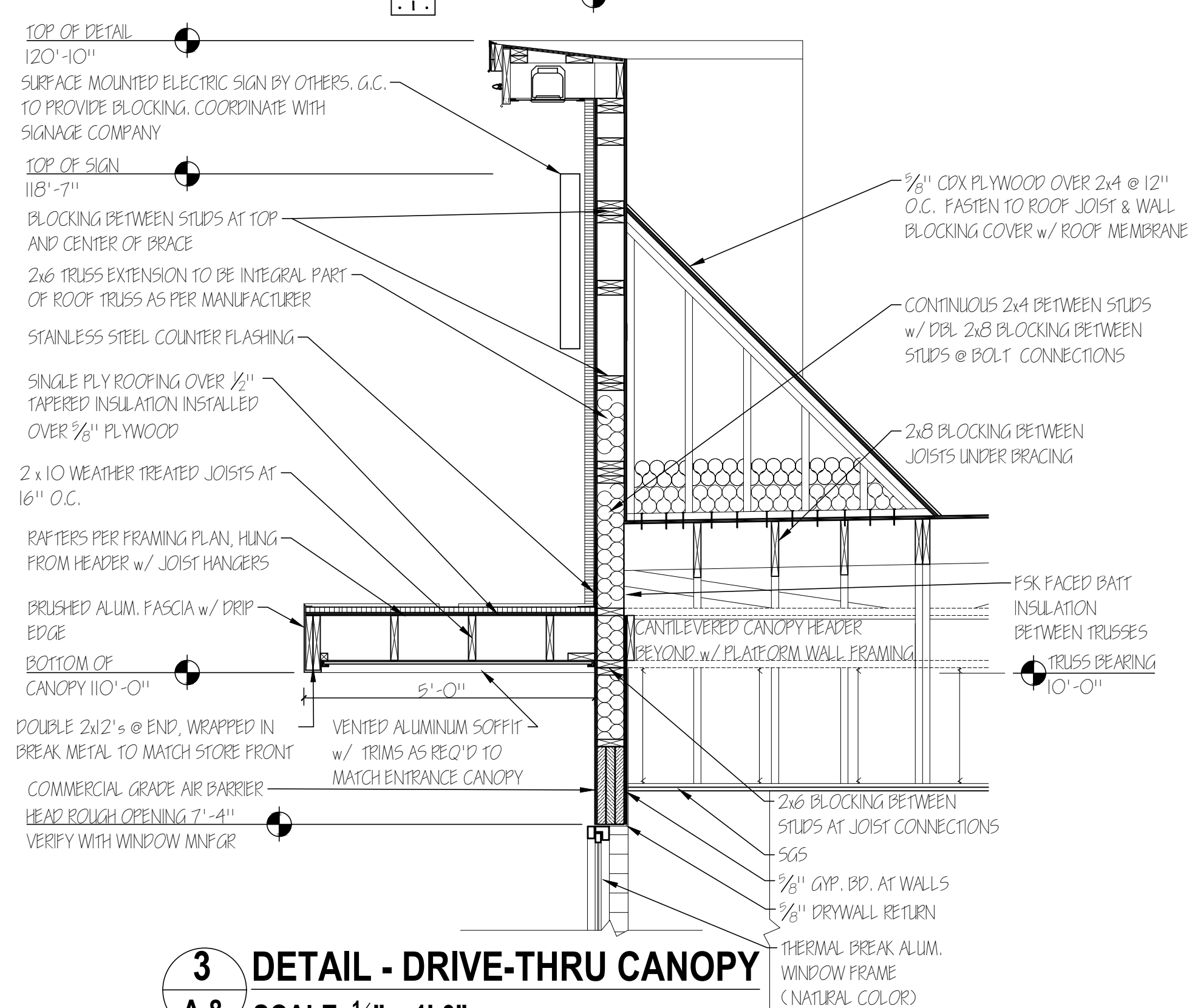
7 ELEV. - DINING
A-8 SCALE: 1/4" = 1'-0"



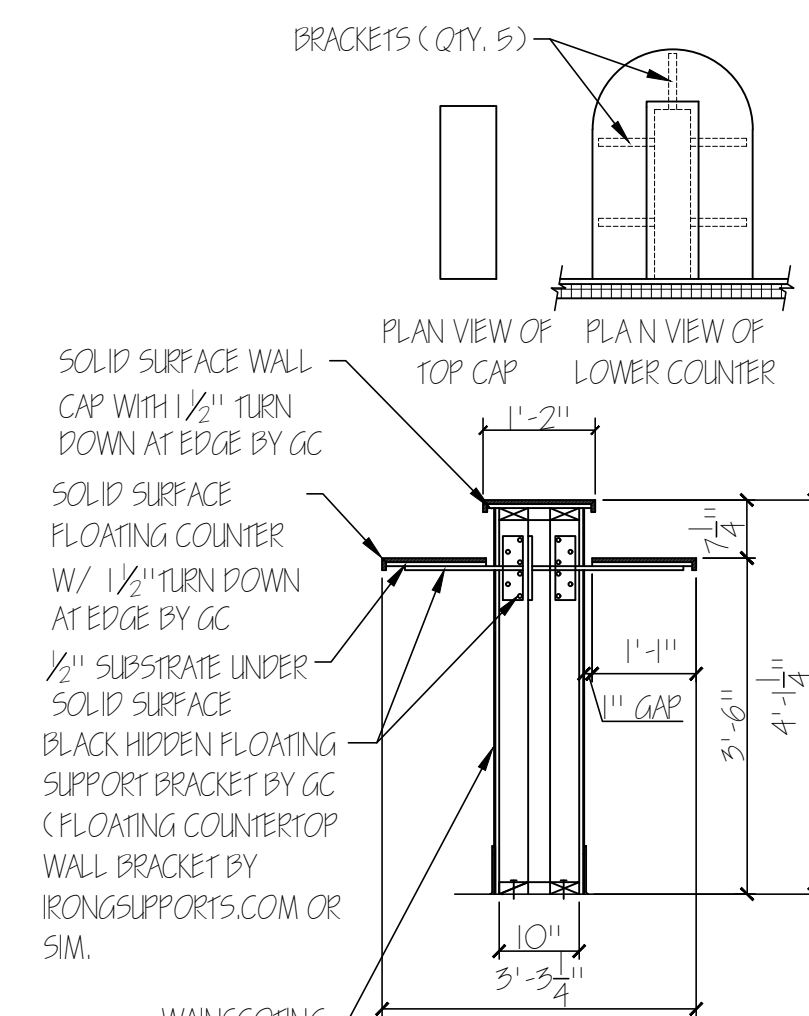
9 **SECT. - CAP**
A-8 **SCALE: 1" = 1'-0"**



10 SECT. - FEATURE WALL
A-8 SCALE: 1/2" = 1'-0"



3 **DETAIL - DRIVE-THRU CANOPY**
A-8 **SCALE: 1/2" = 1'-0"**



11 SECT. - TO-GO
A-8 SCALE: 1/2" = 1'-0"

MAPLE TRIM PACKAGE:	
DESCRIPTION	SIZE
FULL WALL TOP CAP	$\frac{3}{4}" \times 1\frac{1}{4}"$
HALF WALL & PUNCHED	
OPENING TOP CAP	$\frac{3}{4}" \times 7\frac{1}{4}"$
WAINSCOTING CAP	$\frac{3}{4}" \times 5\frac{1}{2}"$

WAINSCOTING INSTALLATION GENERAL NOTES:

1. USE MANUFACTURER RECOMMENDED ADHESIVES AND INSTALLATION METHODS
2. GC TO VERIFY INSTALLATION FOR EXTERIOR WALLS w/ MARLITE MANUFACTURERS REP
3. TILE BASE AT TILE FLOOR
4. VINYL BASE AT CARPET
5. EASE ALL OUTSIDE CORNERS OF MAPLE TRIM
6. MAPLE TRIM PACKAGE BY PEC. INSTALLED BY GC

ARCHITECT OF RECORD

THOMAS E. MORGAN, JR.
ARCHITECT

423 FISCHER TRAIL
ELLIJAY, GEORGIA 30540

SEAL:



3450 Acworth Due West Road
Building 100, Suite 120
Kennesaw, Georgia 30144
P. 770-917-9172
F. 770-917-9470
www.mrpdesign.com

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NOT RELEASED FOR
CONSTRUCTION

ISSUES / REVISIONS

DATE	DESCRIPTION

DRAWN BY: JE

CHK'D BY: TM

PROJECT DESCRIPTION

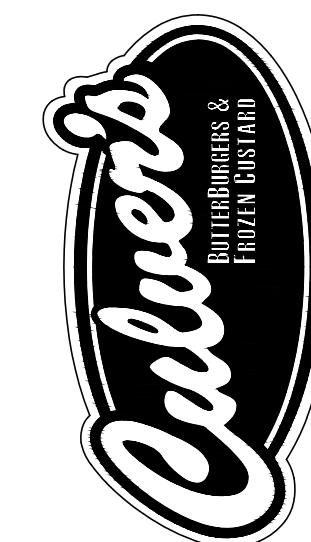
NEW CONSTRUCTION OF
CULVER'S RESTAURANT.

PROJECT TITLE

LOCATION:
PART OF THE SE $\frac{1}{4}$ OF SECTION
10 T.1N., R.9E.

PARCEL ID:

55



Culver Franchising
System, Inc.
1240 Water Street
Prairie du Sac, WI
53578
608-643-7980

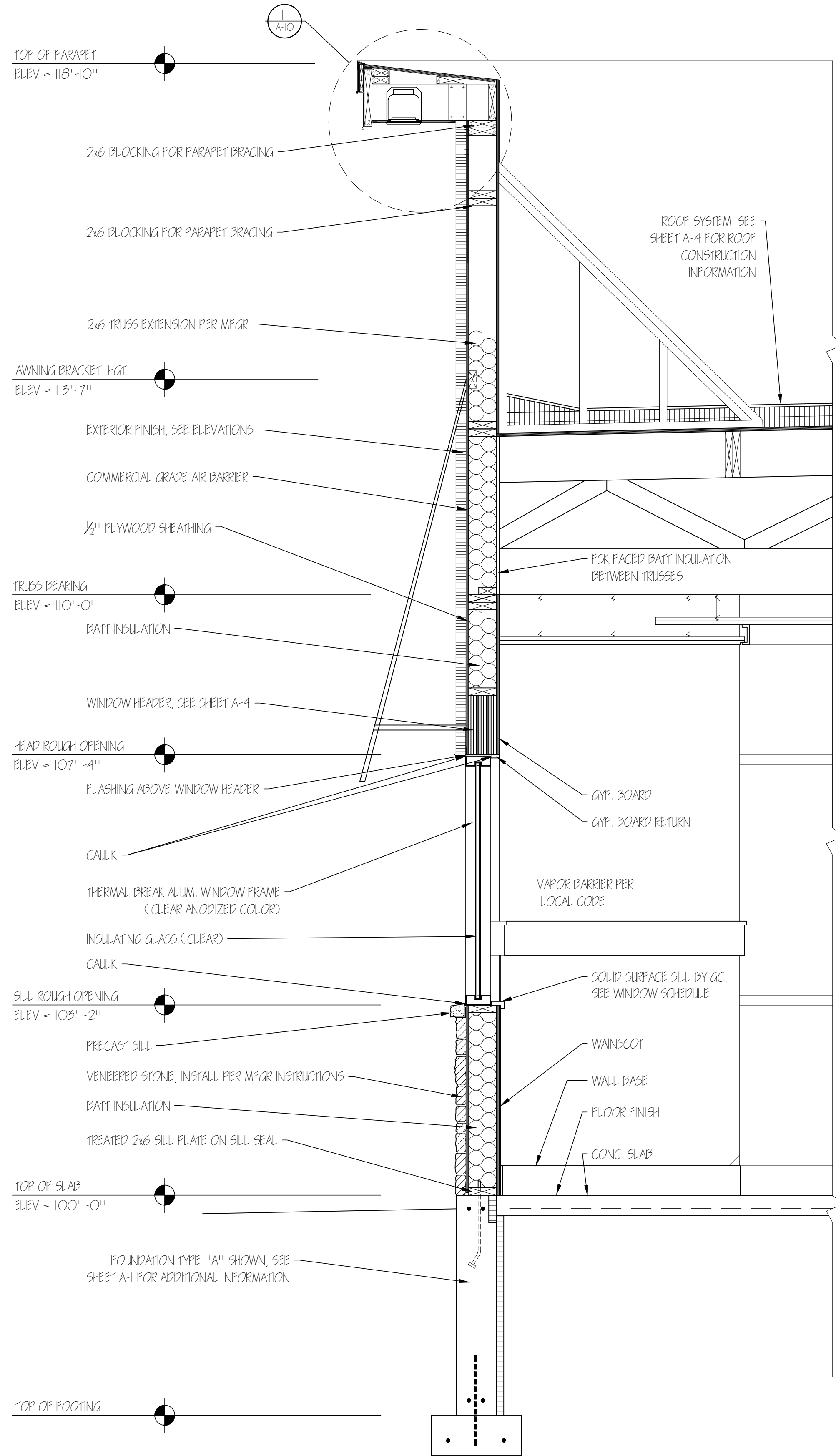
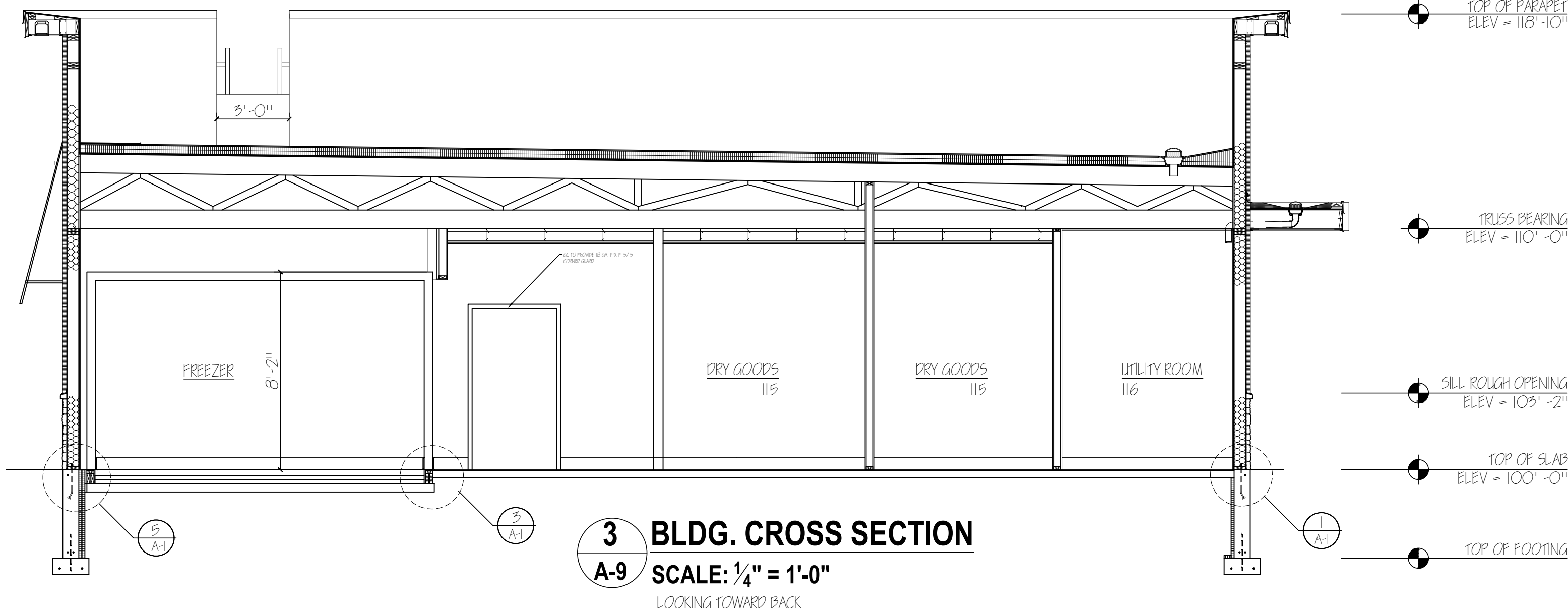
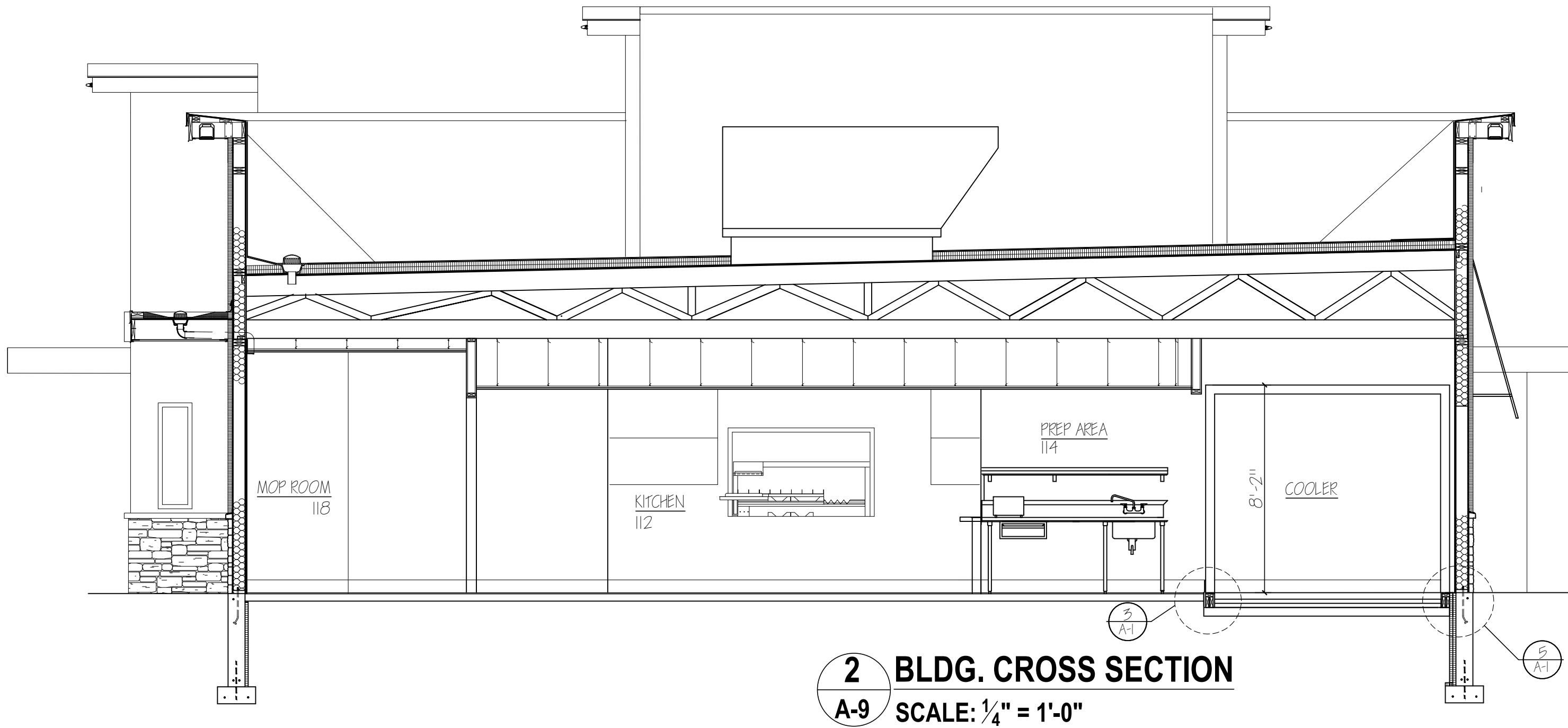
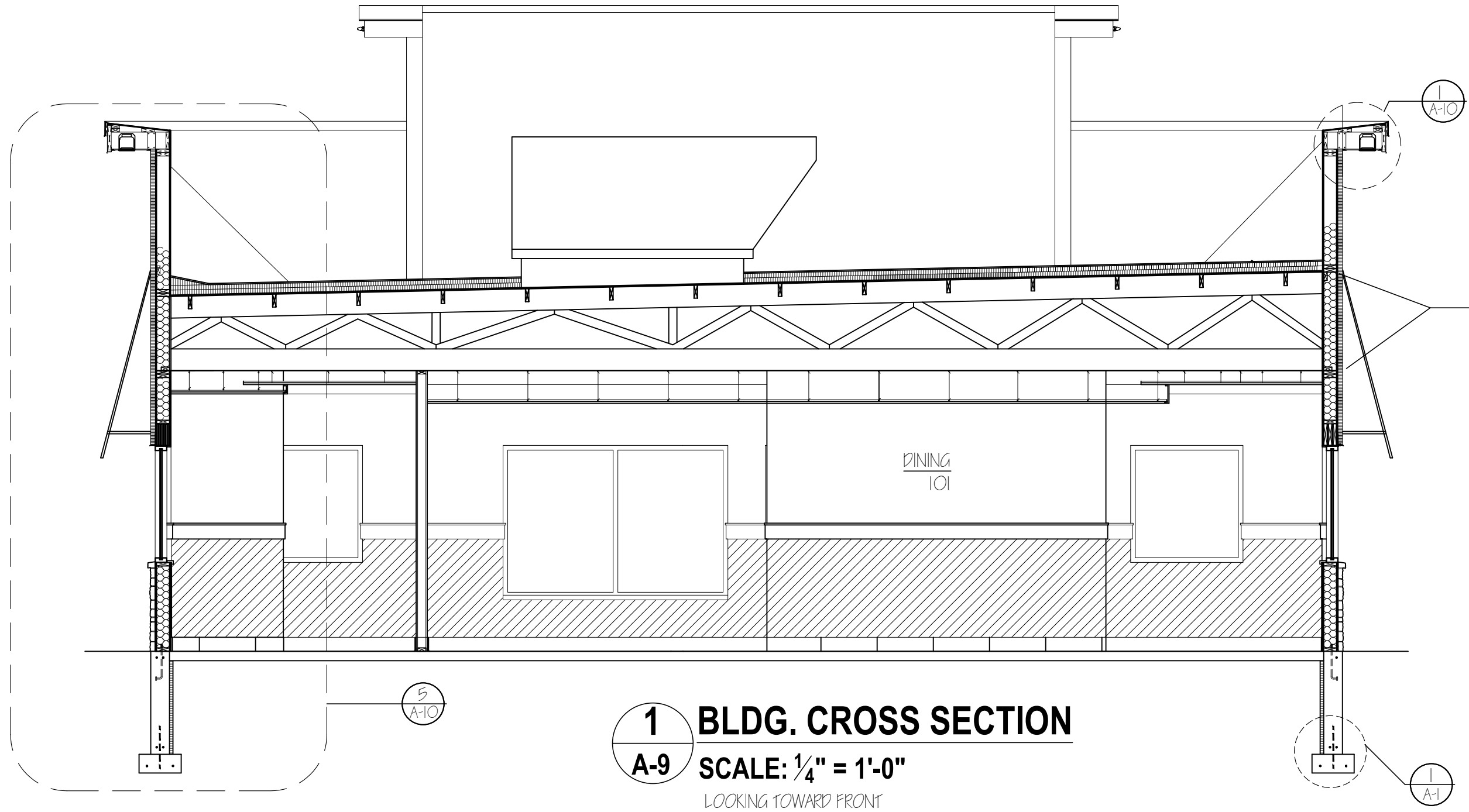
SHEET TITLE:

CROSS SECTIONS & DETAILS

PROJECT NO: 2503

A-8.0

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ARCHITECT OF RECORD:

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423 FISCHER TRAIL
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ISSUES / REVISIONS:
DATE DESCRIPTION

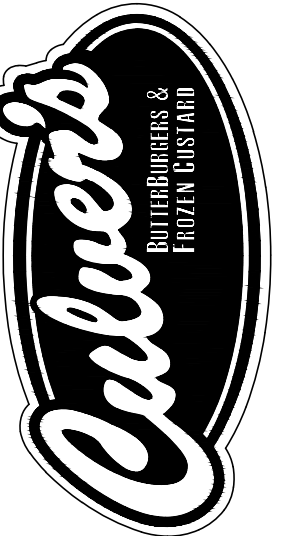
DRAWN BY: JB

CHKD BY: TM

PROJECT DESCRIPTION:
NEW CONSTRUCTION OF A
CULVER'S RESTAURANT.

PROJECT TITLE:

LOCATION:
PART OF THE SE 1 OF SECTION
10 T. 1N., R. 9E.
CITY OF FARMINGTON HILLS, MI
PARCEL ID:
#22-23-10-476-067



Culver Franchising
System, Inc.
1240 Water Street
Prairie du Sac, WI
53578
608-643-7980
MIR. METRO M

SHEET TITLE:

SECTIONS &
DETAILS

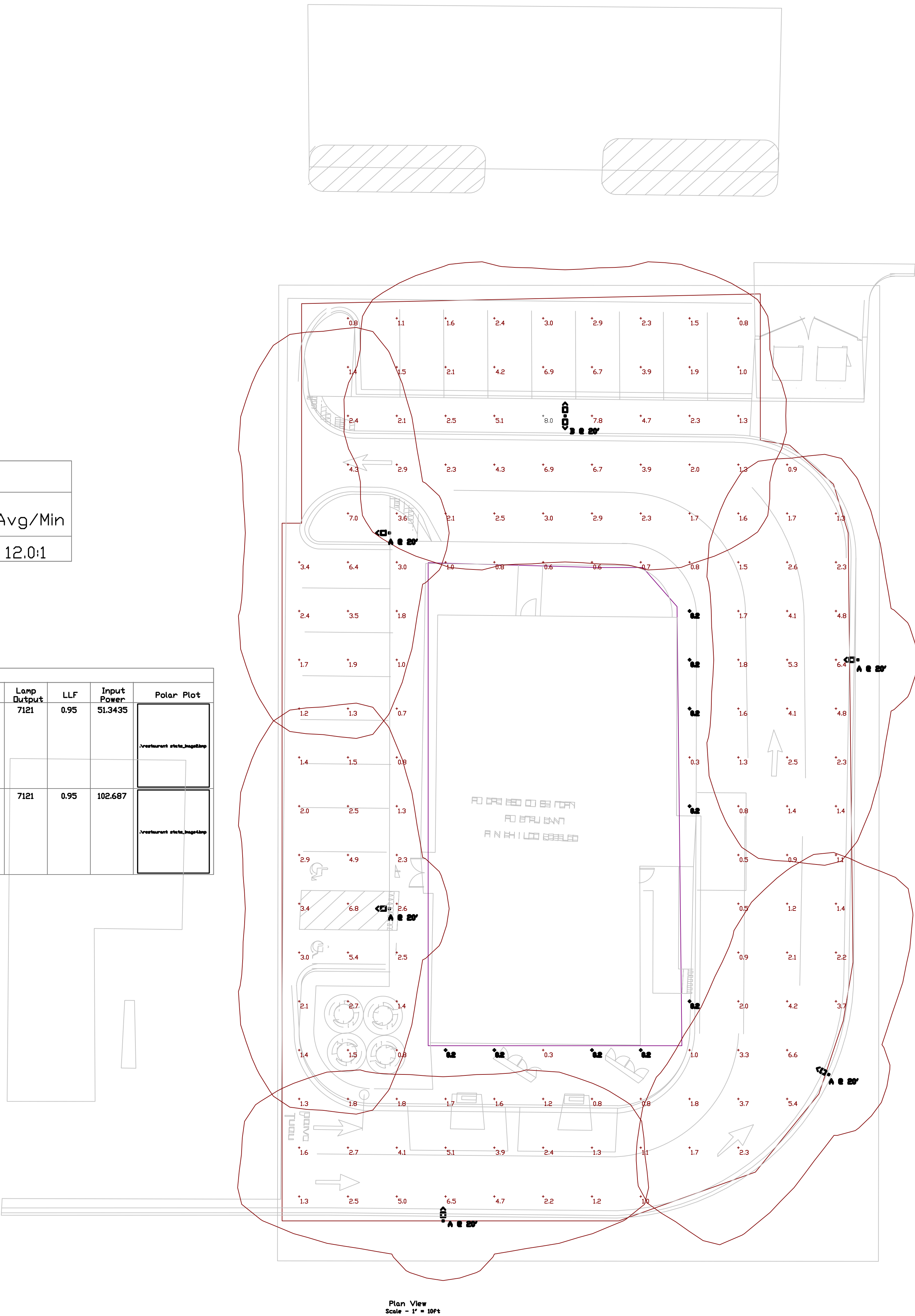
PROJECT NO: 25034

A-9.0

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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	

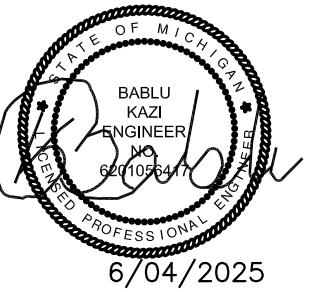


ARCHITECT OF RECORD:

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SEAL:



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P. 770-917-9172
F. 770-917-9470
www.mrpdesign.com

RELEASED FOR
CONSTRUCTION

ISSUES / REVISIONS:

DATE	DESCRIPTION

DRAWN BY: JB

CHKD BY: TM

PROJECT DESCRIPTION:
NEW CONSTRUCTION OF A
CULVER'S RESTAURANT.

PROJECT TITLE:

LOCATION:
PART OF THE SE 1/4 OF SECTION
10 T 1 N, R 9 E
CITY OF FARMINGTON HILLS, MI
PARCEL ID:
#22-23-10-476-067



Culver Franchising
System, Inc.
1240 Water Street
Prairie du Sac, WI
53578
608-643-7980
MIR, METRO MI

SHEET TITLE:

ELECTRICAL
PHOTOMETRIC
PLAN

PROJECT NO: 25034

E301

Parking Lot Volume Calculation - As-Built Area A (5-18-79)			
Formula: Conical Frustum			
Formula: $V = \frac{1}{3} \times h \times (A_1 + (A_1 \times A_2)^{.50} + A_2)$			
Area, A ₁ :	5,848.00	Square Feet	
Area, A ₂ :	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	

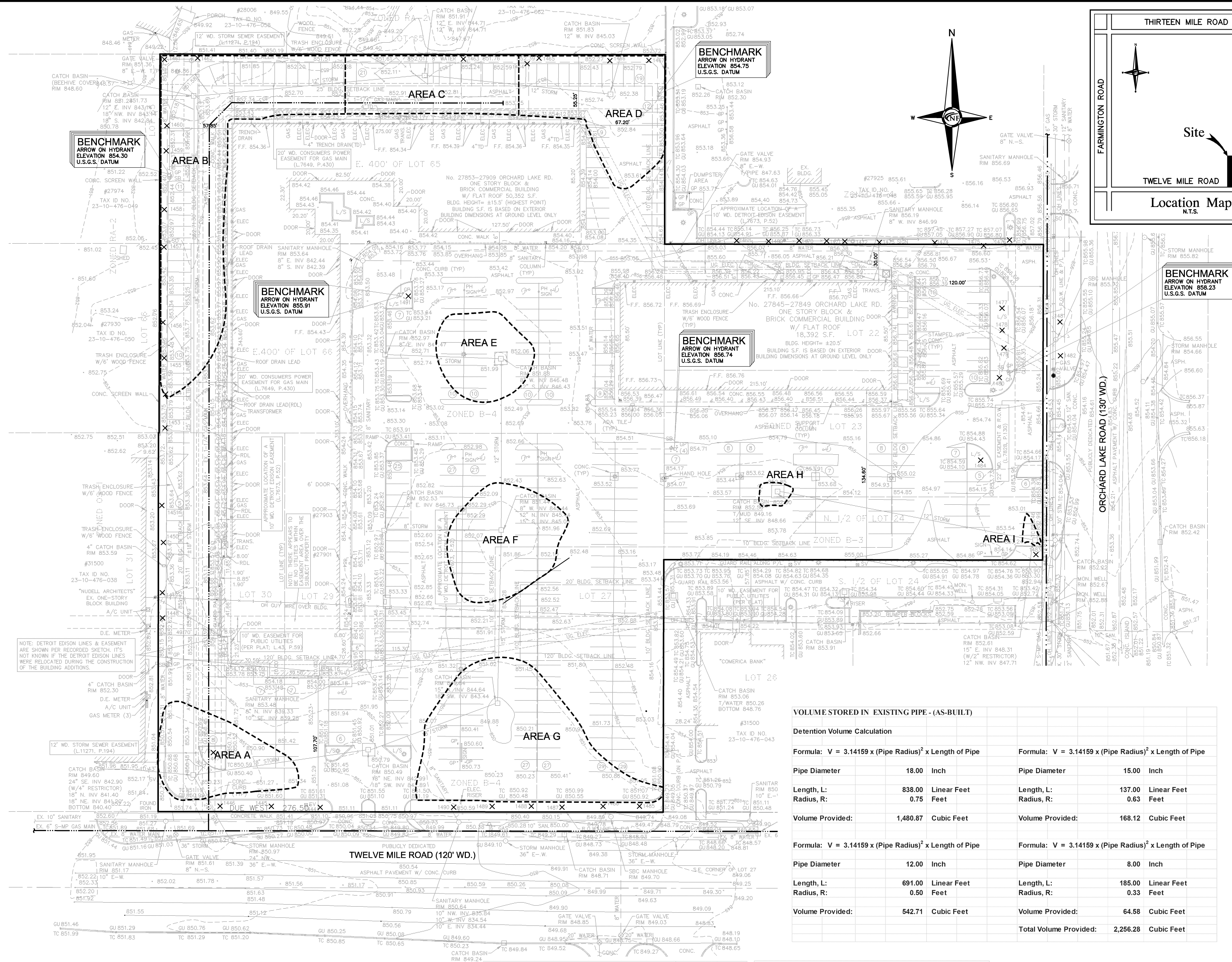
Parking Lot Volume Calculation - As-Built Area B (5-18-79)			
Formula: Conical Frustum			
Formula: $V = \frac{1}{3} \times h \times (A_1 + (A_1 \times A_2)^{.50} + A_2)$			
Area, A ₁ :	17,439.00	Square Feet	
Area, A ₂ :	4.00	Square Feet	
Storage Elevation:	853.79	Feet	
Outlet Elevation:	851.24	Feet	
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: $V = \frac{1}{3} \times h \times (A_1 + (A_1 \times A_2)^{.50} + A_2)$			
Area, A ₁ :	6,314.00	Square Feet	
Area, A ₂ :	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: $V = \frac{1}{3} \times h \times (A_1 + (A_1 \times A_2)^{.50} + A_2)$			
Area, A ₁ :	8,261.00	Square Feet	
Area, A ₂ :	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: $V = \frac{1}{3} \times h \times (A_1 + (A_1 \times A_2)^{.50} + A_2)$			
Area, A ₁ :	4,298.00	Square Feet	
Area, A ₂ :	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: $V = \frac{1}{3} \times h \times (A_1 + (A_1 \times A_2)^{.50} + A_2)$			
Area, A ₁ :	6,652.00	Square Feet	
Area, A ₂ :	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: $V = \frac{1}{3} \times h \times (A_1 + (A_1 \times A_2)^{.50} + A_2)$			
Area, A ₁ :	13,881.00	Square Feet	
Area, A ₂ :	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: $V = \frac{1}{3} \times h \times (A_1 + (A_1 \times A_2)^{.50} + A_2)$			
Area, A ₁ :	413.00	Square Feet	
Area, A ₂ :	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	

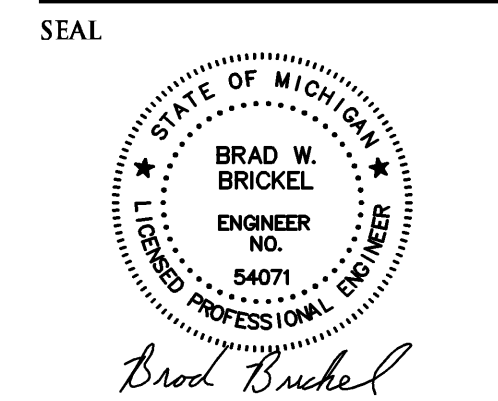
Parking Lot Volume Calculation - As-Built Area I (5-18-79)			
Formula: Conical Frustum			
Formula: $V = \frac{1}{3} \times h \times (A_1 + (A_1 \times A_2)^{.50} + A_2)$			
Area, A ₁ :	217.00	Square Feet	
Area, A ₂ :	4.00	Square Feet	
Storage Elevation:	852.96	Feet	
Outlet Elevation:	852.61	Feet	
Depth of Storage, h:	0.35	Feet	
Volume Provided:	29.22	Cubic Feet	
Total Combined Storage Volume (Pond):	36,707.71	Cubic Feet	

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 (Pond):	36,707.71	Cubic Feet (Min)	
Volume Provided (Pipe):	2,256.28	Cubic Feet (Min)	
Total Volume Provided:	38,963.99	Cubic Feet (Min)	

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



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



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)



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'
NFE JOB NO. E859-03
SHEET NO. C12

SITE PLAN – 65-10-2025 (PUD 1, 2025)

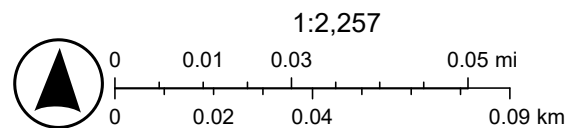
LOCATION:	29150 Twelve Mile Rd.
PARCEL I.D.:	22-23-00-376-035
PROPOSAL:	Construct of multiple-family dwellings units within RA-1A, One Family Residential District
ACTION REQUESTED:	Site Plan approval
APPLICANT:	Schafer Development, LLC
OWNER:	Mike Yousif

PUD 1, 2025/SP 65-10-2025



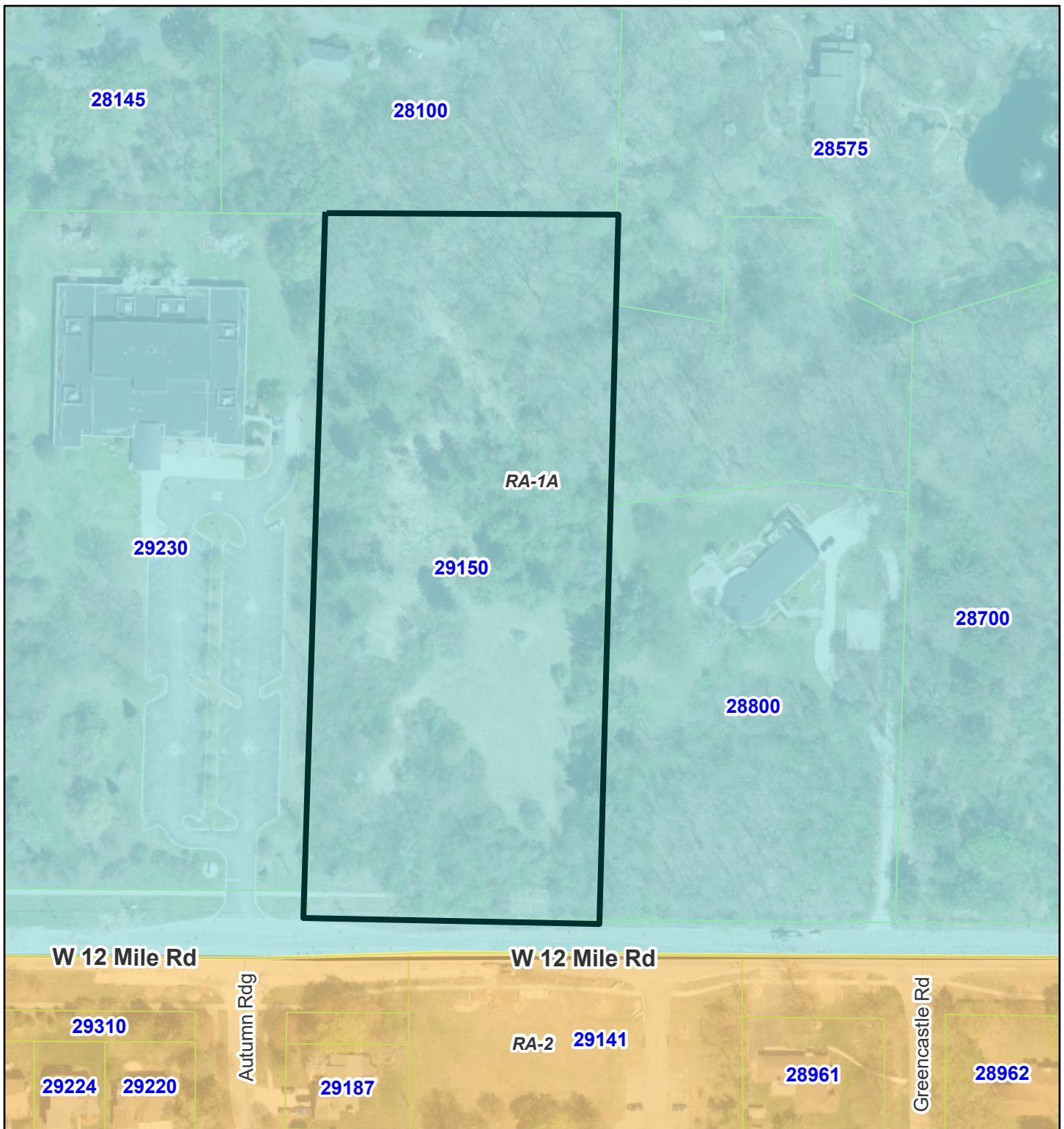
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 Tax Parcels



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

PUD 1, 2025/SP 65-10-2025



11/14/2025, 3:40:10 PM

Zoning districts

RA-1A

RA-2

Tax Parcels



1:2,257
0 0.01 0.03 0.05 mi
0 0.02 0.04 0.09 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

November 10, 2025

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

PUD Review

Case: PUD 1, 2025/65-10-2025
Site: 29150 Mile (Parcel ID 22-23-376-035)
Applicant: Schafer Development, LLC
Plan Date: revised 10/15/2025
Zoning: RA-1A One Family Residential District (33,000 square feet)

We have completed a review of the application for PUD and site 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.



SUMMARY OF FINDINGS

Existing Conditions

1. **Zoning.** The site is currently zoned RA-1A, which has a minimum lot size of 33,000 square feet.
2. **Existing site.** The site is 4.55 acres and vacant. The site has a small amount of wetland and surface water in the northeastern corner, and is heavily wooded.
3. **Adjacent Properties.**

Direction	Zoning	Land Use
North	RA-1A	Single family homes
East	RA-1A	Single family home
South	RA-2	Single family home & church
West	RA-1A	Private school

4. **Site configuration and access.** The site is proposed to be accessed from a single road to 12 Mile Rd.

Project Summary

The applicant proposes 24 units of two-story attached townhouses in six buildings which include four unit each. All units have two-car garages. The access street is a t-shaped road stubbed to the west side property line and toward the east side property line.

PUD Approval

City Council granted approval to this plan at its regular meeting on July 14, 2025:

MOTION by Knol, support by Boleware, that the City Council of Farmington Hills hereby approves the application for PUD 1, 2025, dated February 28, 2025, (revised May 27, 2025), submitted by Steven Schafer, subject to the following conditions:

- 1) Any conditions and requirements of the Planning Commission's May 15, 2025, motion recommending approval of the PUD plan and Giffels Webster's most recent review shall be complied with or addressed to the satisfaction of the Planning and Community Development Department;
- 2) Any conditions and requirements stated in the reviews of the City Engineer and City Fire Marshal shall be complied with or addressed to the satisfaction of the City Engineer and Fire Marshal;
- 3) 1. That the proponent discuss the possibility of a fence on the eastern property line next to Mr. Levy's property, and that a decision be made about the fence that satisfies Mr. Levy as to whether he wants a fence or not. The decision is up to Mr. Levy.
 2. That the pocket park not be on the eastern property line next to Mr. Levy's property.
 3. That an easement be placed next to the stub road extending to the eastern property line for utilities and road in case Mr. Levy decides to develop his property in the future.
 4. That the proponent meet with the Engineering Department to review the traffic report and accommodate any of the Engineering Department's recommendation regarding traffic – whether any sort of decel lane is needed.
 5. That the proponent meet with Fire and Engineering regarding the Fire Department's and Engineering's letter advising the need for a cul-de-sac to better understand where they are referencing the need for a cul-de-sac; and if they want the cul-de-sac to be placed at the end of the stub road on the eastern side of the property, that at that point, this PUD is negated and has to come back to Council for further potential revisions.

Site Plan Review:

1. **Summary of Proposed Use.** The applicant has submitted a revised site plan to address the conditions of City Council approval. The plan proposes 28 units in six buildings, four of which include five units, and two of which include four units. All units have two-car garages. Access to the site is from 12 Mile Road via a t-shaped road that stubs toward the east and west property lines (a potential connection west is shown on the plans as well).
2. **Density.** The parcel is 198,198 square feet. Density is determined by the number of rooms. To determine the number of rooms, the following standard (Section 34-3.5.2.F.) is applied:

Two-bedroom unit: 3 rooms

Three-bedroom unit: 4 rooms

The applicant proposes 28 units, likely with 12 three-bedroom units and 16 two-bedroom units (based on the configuration of the buildings and applicant's representation that the corner units would be larger), for a total of 94 rooms, based on the standard above. The following densities are permitted under conventional zoning:

District	Lot Area/sq ft	Rooms permitted
RC-1	1,900	104 rooms
RC-2	1,400	141 rooms
RC-3	1,050	188 rooms

The proposed density is consistent with the RC-1 district. Under RA-1A zoning, the maximum number of units available is 6. The applicant has noted that end units are three bedrooms, while interior units are two bedrooms with an optional third bedroom. If all units were built with the three-bedroom option, the number of rooms would be 112, in line with the RC-2 district.

3. **Master Plan.** The master plan's Future Land Use map designates this site as Single Family, low density, which is consistent with the RA-1A district. It is not part of a Special Planning Area.
4. **Dimensional Standards of the RA-1A district (34-3.1.4.E).**

Standard	RA-1A Requirement	Proposed
Lot Size	33,000 sq ft	4.55 acres
Lot width	140 ft	286 ft
Lot coverage	35%	37.2%*
Front setback	50 ft	62.5 ft – 35 ft to new front (after r-o-w dedication)*
Rear setback	35 ft	220.7 ft
Side setback (east)	15 ft	64.5 ft
Side setback (west)	15 ft	37.5 ft
Building height	Max. 30 ft	Not specified on plan**

*Consistent with approved PUD.

**Applicant noted as compliant at May, 2025, PC meeting.

5. **Parking.** The applicant has proposed parking consistent with the requirements for 2-bedroom and 3-bedroom multi-family units.

Standard	Required Parking	Proposed
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Two BR Unit Three BR Unit	2 spaces/unit 2.5 spaces/unit	Each proposed townhouse unit includes a two-car garage and 22' driveway strip, or space for four vehicles
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6. **Circulation.** A public sidewalk is shown along 12 Mile Road, but *there are no sidewalks within the development*. This is consistent with the approved PUD.
7. **Open Space.** The plan does not specifically identify any area as open space, though there are areas of significant topography that are marked as outside the limits of development.
8. **Waste Management.** Collective waste management is not proposed; curbside waste pickup is proposed, *which should be addressed with a note on the plans*.
9. **Lighting.** Lighting information was not provided. The applicant's presentation in May, 2025 indicated that lighting would be provided by residential light fixtures mounted on each unit; *this should be addressed with a note on the plans*.
10. **Rooftop Screening.** Rooftop units are not proposed; ground-mounted equipment will need to be screened.
11. **Elevations and Floor Plans.** *Elevations and floor plans were not provided; they will be required at site plan approval.*
12. **Landscaping (34-5.14) and Screening (34-5.14).**

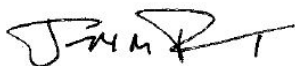
Item	Required			Proposed/Comments
Landscape plan informational requirements (34-5.14.3)	To be prepared, signed, and sealed by a sealed landscape architect The spacing and root type of all proposed trees.			<i>Compliant</i>
Minimum size and spacing requirements (34-5.14.F)	Size	Center to center distance (max)		
	(Height/width)	groupings	rows	
• Evergreen Trees	8 ft. height	20 ft.	12 ft.	<i>Compliant</i>
• Narrow Evergreen Trees	5 ft. height	10 ft.	5 ft.	<i>Compliant</i>
• Large Shrubs	30 in. height	10 ft.	5 ft.	<i>N/A</i>
• Small Shrubs	24 in. width	4 ft.	4 ft.	<i>N/A</i>
• Large Deciduous	3 in. caliper	30 ft.	-	<i>Compliant</i>
• Small deciduous trees	2 in. caliper	15 ft.	-	<i>Compliant</i>
• Hedge shrubs	24 in. height	3 ft.	3 ft.	<i>N/A</i>
Canopy Trees (34-5.14.4)	One such tree shall be provided for each two thousand eight hundred (2,800) square feet of the paved surface area on the zoning lot			<i>N/A This plan does not have a parking lot, which this standard is generally applied to.</i>
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			<i>No parking lot proposed.</i>

Buffer area from RA District (34-5.14.6) ¹	Required along east, west, and north property lines; • 665 feet on east property line = 11 large deciduous, 22 small deciduous, 32 large shrubs, 11 evergreens (each property line) • 636 feet on west property line = 12 large deciduous, 21 small deciduous, 34 large shrubs, 12 evergreens (each property line) • 286 feet on north property line = 6 large deciduous, 11 small deciduous, 17 large shrubs, 6 evergreen	• <i>East: 13 large deciduous (preserved), 22 small deciduous, 32 large shrubs, 11 evergreens</i> • <i>West: 13 large deciduous (preserved), 23 small deciduous, 36 large shrubs, 12 evergreen</i> • <i>North: 10 large deciduous (preserved), 11 small deciduous, 17 large shrubs, 6 evergreens</i>
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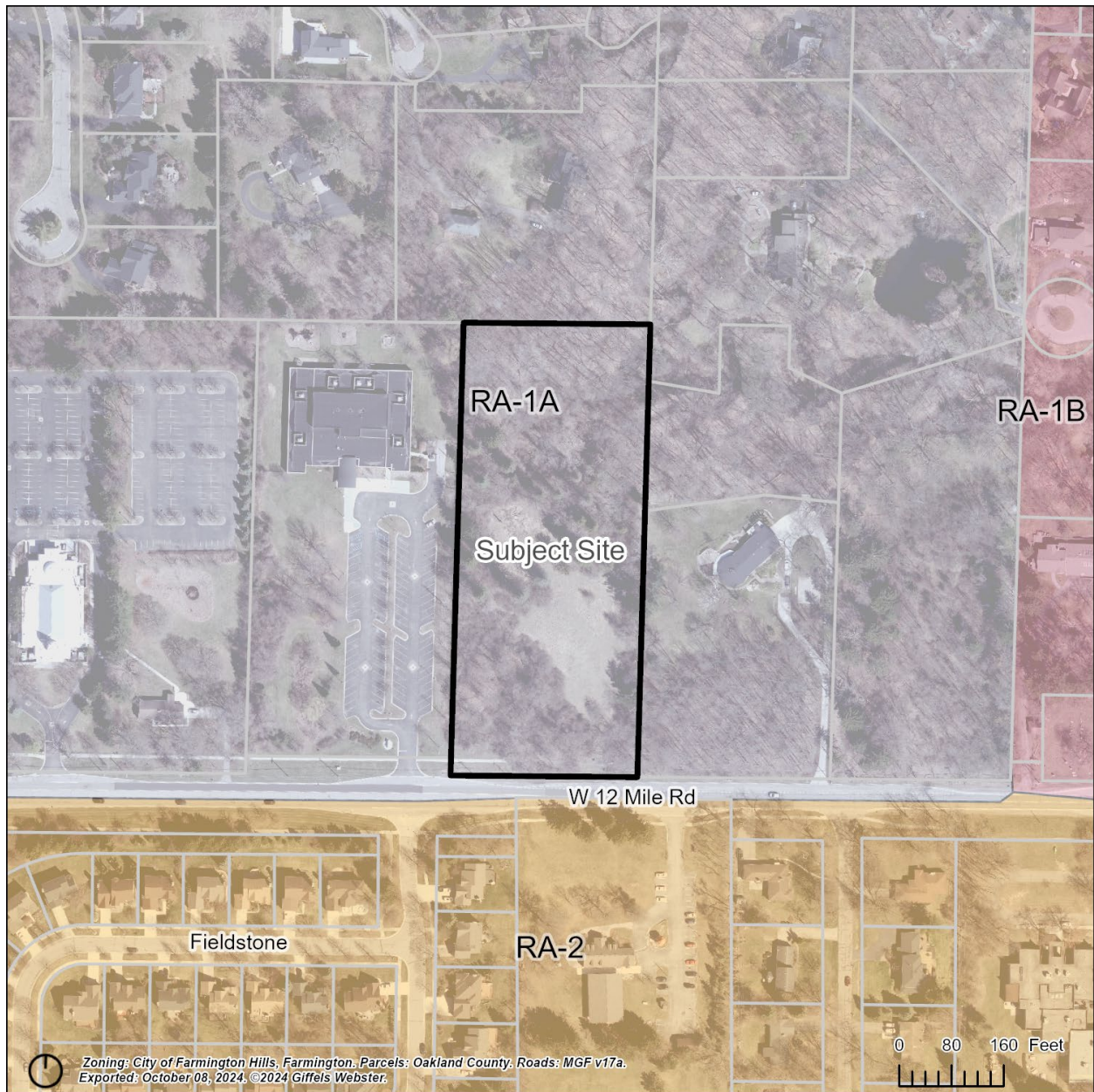
1. The overall provided screening is generally dense, and appears to be compliant with ordinance standards.
2. The applicant notes that the ten-foot maintenance path for the stormwater basin will also be used as an access path to a seating area overlooking Pebble Creek.
13. **Tree Removal (34-5.18).** A tree survey was provided. Sheet L1 notes 159 regulated trees removed (requiring 159 replacements), and 19 landmark trees with a total dbh of 432.6 inches removed (requiring 36 replacements). The applicant proposes to plant 114 replacement trees and pay into the tree fund for the remaining 81. **When comparing the number of required buffer trees to the total number of trees proposed on the site, it appears that 118 trees can be counted as replacements, which would equate to 77 trees paid into the fund.**
14. **Fence.** A fence has been added along the eastern property line, per discussions with the neighbor that were required by Council.
15. **Seating area.** The seating area has been moved away from the neighboring property and repositioned along the public sidewalk.
16. **Approved Relief from Ordinance Standards**
 - a. Permit attached single-family at max density of 112 rooms.
 - b. 37.5% lot coverage in lieu of required 35% (was 37.2% on final plan; i.e. more compliant).
 - c. Allow 35-ft front setback from new front property line.

We are available to answer questions.

Respectfully,
Giffels Webster



Joe Tangari, AICP
Principal Planner



Current zoning



Master Plan designations for this area. See discussion above.



Wetland map



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

INTEROFFICE CORRESPONDENCE

DATE: November 11, 2025
TO: Diane Mulville- Friel, City Planner
FROM: ShonQuase Dawkins, Civil Engineering *SD*
SUBJECT: Revised PUD #1-2025 AKA Townes of Woodcreek
29150 Twelve Mile Road
22-23-12-376-035
PJ #12-25-72

This office has performed a preliminary review of the above referenced REVISED PUD plan. Our comments remain consultant with previous memos dated March 26, 2025 and June 10, 2025, as follows:

1. The 8" sanitary sewer stub must be provided to the east property line to accommodate basement service for the upstream service area. This stub needs to be identified.
2. The 8" watermain stub must be provided to the east property line. This stub needs to be identified.
3. The Traffic Impact Statement has been recently received and under review.
4. The northeast corner of this site is within the EGLE regulated 100 year floodplain. Depending on the final design a permit from them may be required.
5. The existing right of way in the area for 12 Mile Road is an implied 33' right of way. We suggest that the proponent dedicated the ultimate 60" right of way to the city to comply with the master right of way plans.
6. Detention, restriction and storm water were previously addressed. The details on sheet C08 will be reviewed during construction review. Attached are comments from our Environmental engineer, Tyler Sonoga. Any question regarding these can be referred to him at 248-871-2533.
7. The fencing requirement to accommodate the wall and the pond as well as the overall grading at the east end of the site will need to meet City standards and can be addressed during

construction review when more detailed plans are provided. Additionally, the outlet discharge system must be extended to the creek with a non-erodible design. This may necessitate an EGLE permit. Also, the 8' wide access path for maintenance must be clearly labelled as right now it appears to look like an overflow channel.



FIRE
FARMINGTON
HILLS



INTEROFFICE CORRESPONDENCE

DATE: October 30, 2025
TO: Planning Commission
FROM: Jason Baloga, Fire Marshal
SUBJECT: Site Plan 65-10-2025 / PUD 1-2025/3-2024 (29150 Twelve Mile)

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

1. The gate shall comply with the International Fire Code and Engineering requirements; the Fire Department and City shall not be responsible for any damage to the gate.
 - a. Gate shall be secured with a Knox Lock. Contact the Fire Department when you receive your lock and it is ready to be placed.
 - b. Gate shall remain unobstructed; snow removal shall be strictly enforced.
2. In the occupancies which have a fire suppression system with a Fire Department Connection, the maximum distance between the connection and the closest hydrant shall not exceed 150 feet.
3. The riser room shall be located in a common area or dedicated space. Riser room shall not be located in a private residence.

A handwritten signature in blue ink, appearing to read 'Jason Baloga'.

Jason Baloga, Fire Marshal

Owner / Developer

Schafer Development
31400 Northwestern Highway, Suite H
Farmington Hills, MI 48334

Contact:
Steve Schafer
Tel. (248) 613-6262
Email: steve@schafer-dev.com

Landscape Architect

Nowak & Fraus Engineers
46777 Woodward Ave.
Pontiac, MI 48342-5032

Contact: George Ostrowski, PLA, LEED AP

Tel: (248) 332-7931

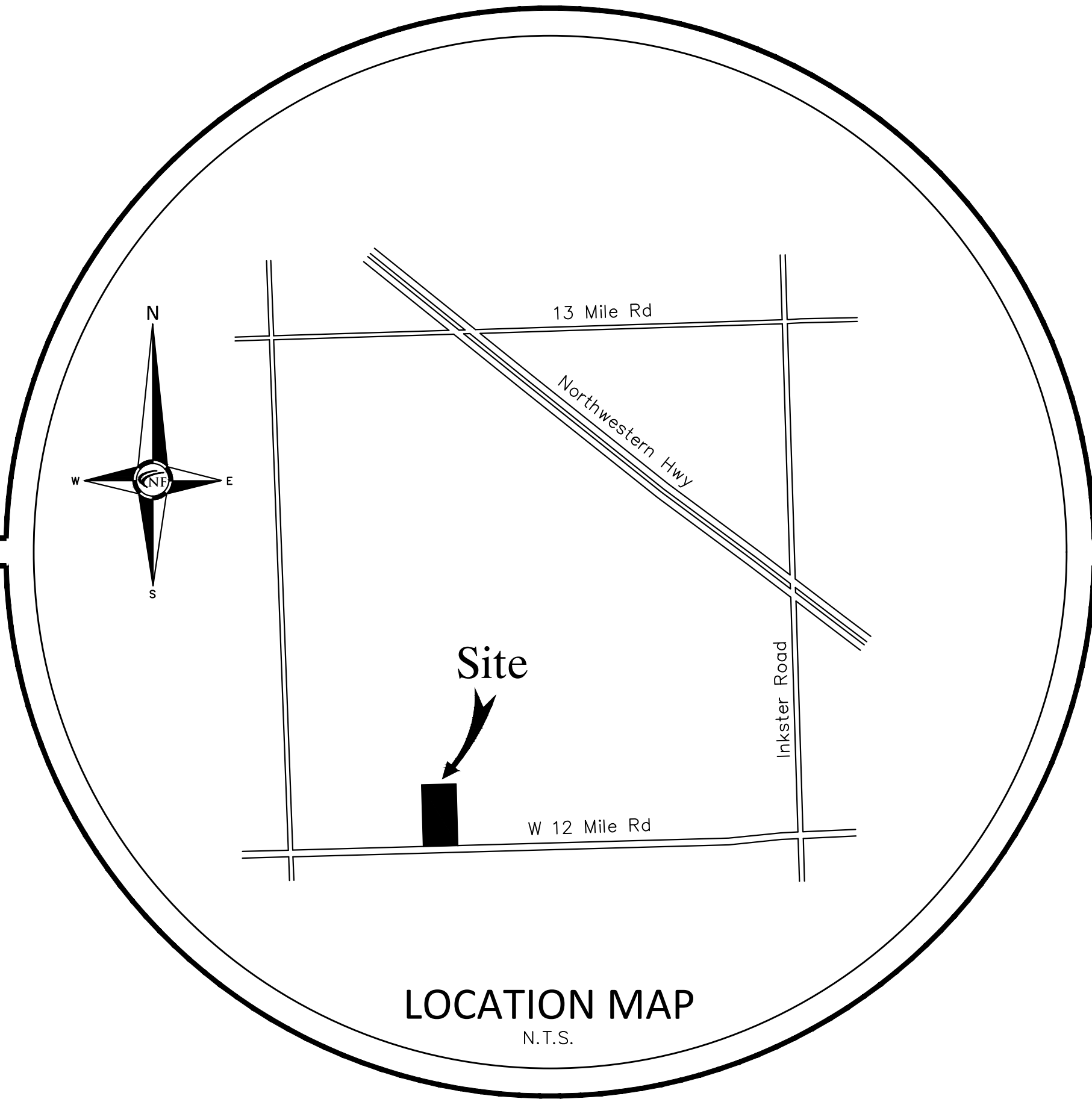
Civil Engineer

Nowak & Fraus Engineers
46777 Woodward Ave.
Pontiac, MI 48342-5032

Contact: Patrick Williams, P.E.

Tel: (248) 332-7931

City of Farmington Hills,
Oakland County, Michigan
SITE PLAN DOCUMENTS
Prepared For
Schafer Development



LEGAL DESCRIPTION

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

Part of Lot 4, Supervisor's Plat No. 9, according to the plat thereof recorded in Liber 54 of Plats, page 32, Oakland County Records, described as follows: Beginning at a point distant North 89 degrees 13 minutes 20 seconds East 1403.01 feet and North 00 degrees 12 minutes 22 seconds East 33.00 feet from the Southwest corner of Section 12, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan; thence North 00 degrees 12 minutes 22 seconds East 692.95 feet; thence North 89 degrees 13 minutes 20 seconds East 285.95 feet; thence South 00 degrees 12 minutes 22 seconds West 692.95 feet; thence South 89 degrees 13 minutes 20 seconds West 285.95 feet to the Point of Beginning.

ADDRESS: 29150 Twelve Mile Road
PIN: 23-12-376-035

SHEET INDEX

SP-0	Cover Sheet
1 of 3	Boundary / Topographic / Tree Survey
2 of 3	Boundary / Topographic / Tree Survey
3 of 3	Boundary / Topographic / Tree Survey
SP-1	Demolition Plan
SP-2	General Site Plan
SP-3	Paving & Grading Plan
SP-4	Utility Plan
L1	Tree Preservation Plan
L2	Landscape Plan
L3	Landscape Notes & Details

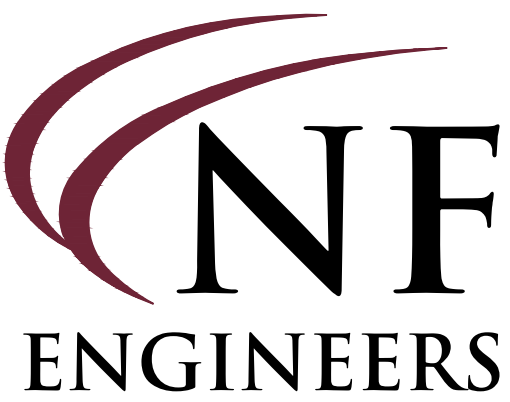
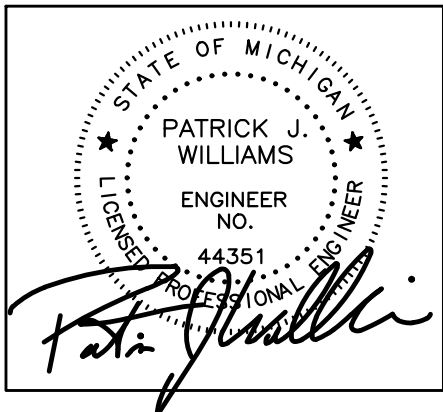
REVISIONS:	
02-28-25	SUBMIT FOR SITE PLAN REVIEW
04-08-25	ADDED EMERGENCY VEHICLE ACCESS DRIVE
04-16-25	ADDED OPEN SPACE CALC, REVISE TREE LIST
05-27-25	REVISED LANDSCAPE PLAN TO ADD ACCESS DRIVE
06-30-25	REVISED PER CITY REVIEW
10-14-25	REVISED PER CITY REVIEW

Project Name

29150 W 12 Mile Road
Farmington Hills, MI 48334

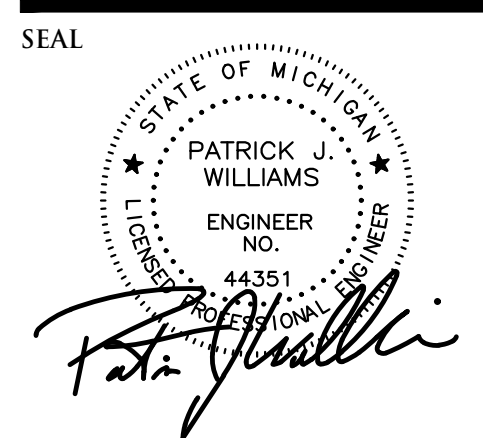


N & F JOB #0399



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



PROJECT
29150 W 12 Mile Road
Farmington, MI 48334

CLIENT
Mike Youisf
4780 Dow Ridge Road
Orchard Lake MI , 48324

PROJECT LOCATION
Part of the SW ¼
of Section 12
T.1N. , R.9E.
City of Farmington,
Oakland County, Michigan

SHEET
Boundary / Topographic /
Tree Survey



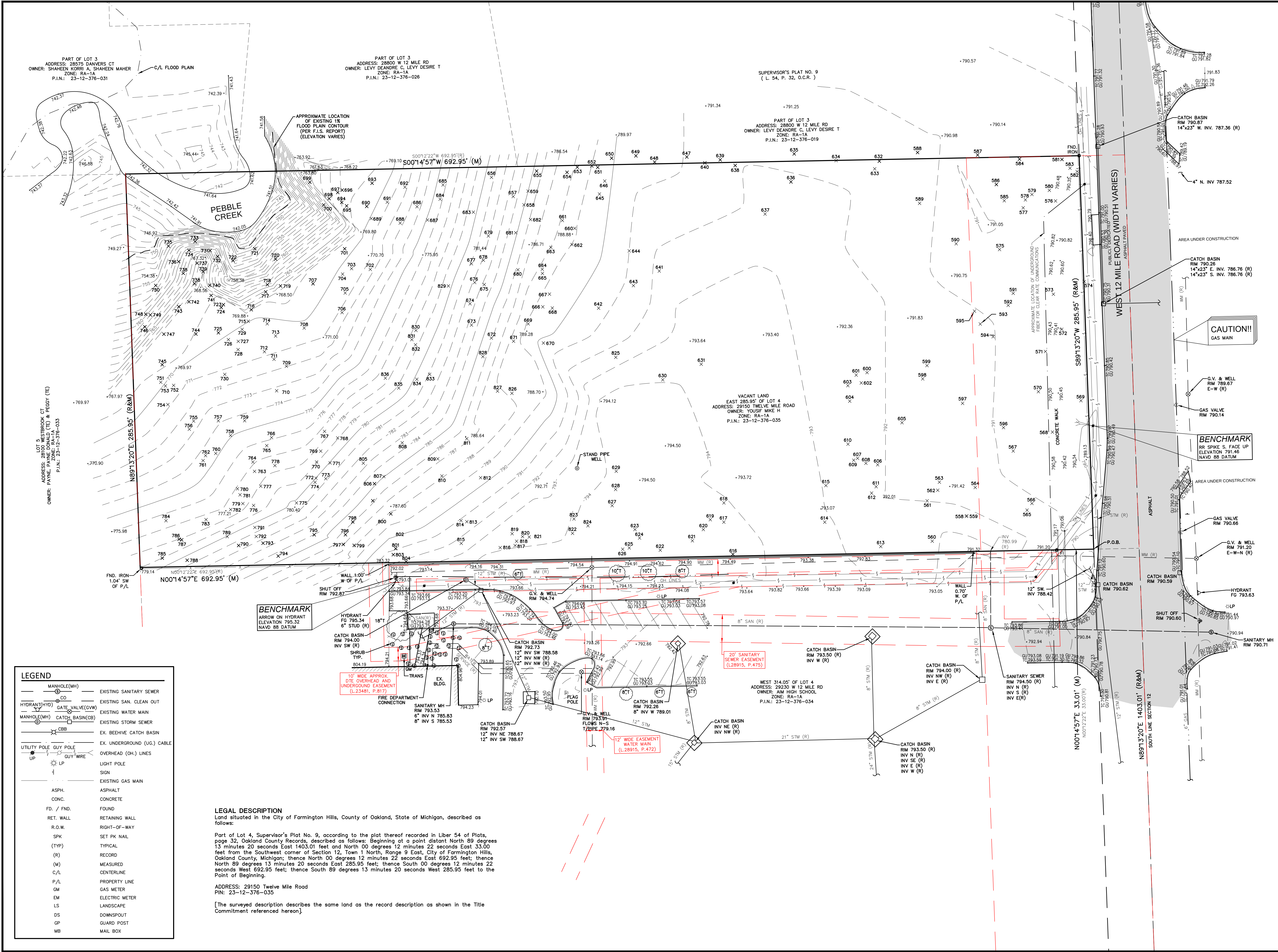
DATE	ISSUED/REVISED
02-28-25	SUBMIT FOR SITE PLAN REVIEW
04-08-25	ADD EMERGENCY VEHICLE ACCESS
04-16-25	ADD OPEN SPACE CALC. REV TREE LIST
05-27-25	REV LSC PLAN TO ADD ACCESS DRIVE
06-30-25	REV PER CITY REVIEW
10-14-25	REV PER CITY REVIEW

DRAWN BY:
O. Tamimi
DESIGNED BY:
M. Kurmas
APPROVED BY:
P. Williams

DATE:
10-23-2024

SCALE: 1" = 30'

NFE JOB NO. **0399** SHEET NO. **1 of 3**



Tree Inventory List

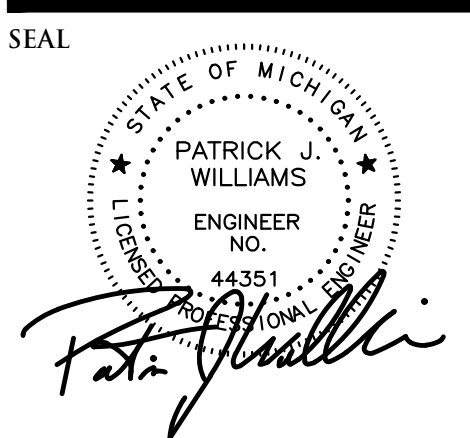
Job Number: 0399
Job Location: 29150 W 12 Mile Road
Date: 12/5/2024
Performed By: A. Simon

Condition Description Notes:
"Good" - no observed structural defects*
"Fair" - minor structural defects, marginal form, some insect activity noted*
"Poor" - major structural defects, poor form, insect infested*

*Structural defects may include decayed wood, cracks, root problems, weak branch unions
cankers, poor tree architecture, dead/failed branches due to various causes.



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



PROJECT
29150 W 12 Mile Road
Farmington, MI 48334

CLIENT
Mike Yousif
4780 Dow Ridge Road
Orchard Lake MI , 48324

PROJECT LOCATION
Part of the SW. ¼
of Section 12
T.1N. , R.9E.
City of Farmington,
Oakland County, Michigan

SHEET
Boundary / Topographic /
Tree Survey



DATE	ISSUED/REVISED
02-28-25	SUBMIT FOR SITE PLAN REVIEW
04-08-25	ADD EMERGENCY VEHICLE ACCESS
04-16-25	ADD OPEN SPACE CALC. REV TREE LIST
05-27-25	REV LSC PLAN TO ADD ACCESS DRIVE
06-30-25	REV PER CITY REVIEW
10-14-25	REV PER CITY REVIEW

DRAWN BY:
O. Tamimi
DESIGNED BY:
M. Kurmas
APPROVED BY:
P. Williams

DATE:
10-23-2024

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

NFE JOB NO. 0399
SHEET NO. 2 of 3

Tag #	Status	Landmark	Exempt	Off-site	Dia. (in)	Other Dia.	Botanical Name	Common Name	Condition	Comment 1	Comment 2	Tag #	Status	Landmark	Exempt	Off-site	Dia. (in)	Other Dia.	Botanical Name	Common Name	Condition	Comment 1	Comment 2
558	remove	no	no	no	13	12.4, 11.8	Quercus velutina	black oak	fair	co-dominant trunks		651	save	no	no	10.3	Prunus serotina	black cherry	fair	twisted or bent trunk			
559	remove	no	no	no	9	9	Quercus alba	white oak	fair	co-dominant trunks		652	save	no	no	11.5	Acer negundo	boxelder	poor	crown broke off	60 degree bend		
560	remove	no	no	no	14.9	6.3	Quercus alba	white oak	good			653	save	no	no	14	Morus alba	white mulberry	fair	twisted or bent trunk			
561	remove	no	no	no	7.1		Ulmus americana	American elm	fair	heavy vine		654	save	no	no	7.1	Prunus serotina	black cherry	fair	twisted or bent trunk	heavy vine		
562	remove	no	no	no	8.6	4	Acer rubrum	red maple	good			655	save	no	no	14	Morus alba	white mulberry	good	heavy vine			
563	remove	no	no	no	12.4		Quercus alba	white oak	good	heavy vine		656	remove	no	no	14.6	Thuja occidentalis	northern white cedar	good				
564	remove	no	yes	no	9.9	5.8	Acer negundo	boxelder	poor	5.8" trunk broke off	heavy vine	657	remove	no	no	6.4	Fraxinus americana	white ash	fair	twisted or bent trunk	heavy vine		
565	remove	no	no	no	7.6		Ulmus pumila	Siberian elm	fair	heavy vine		658	remove	no	no	10.2	Malus sp.	crabapple sp.	fair	several broken or dead limbs	heavy vine		
566	remove	no	no	no	8.3		Ulmus americana	American elm	fair	twisted or bent trunk	heavy vine	659	remove	no	no	7.6	Prunus serotina	black cherry	fair	twisted or bent trunk	heavy vine		
567	remove	no	no	no	6		Ulmus americana	American elm	fair	twisted or bent trunk	heavy vine	660	remove	no	no	7.9	Prunus serotina	black cherry	good	heavy vine			
568	remove	no	yes	no	10.1	9.4	Acer negundo	boxelder	poor	broken or dead limbs	heavy vine	661	remove	no	no	16	Thuja occidentalis	northern white cedar	good				
569	remove	no	no	no	8.5	7.9, 7.2, 7.6	Acer negundo	boxelder	fair	co-dominant trunks	pruned for OH lines	662	remove	no	no	6.2	Acer negundo	boxelder	fair	co-dominant trunks	45 degree lean		
570	remove	no	no	no	7.4	4.8	Acer negundo	boxelder	fair	co-dominant trunks	heavy vine	663	remove	no	no	6.5	Acer negundo	boxelder	fair	twisted or bent trunk	45 degree lean		
571	remove	no	no	no	12.5		Cellis occidentalis	northern hackberry	good	heavy vine		664	remove	no	no	10.4	Prunus serotina	black cherry	fair	twisted or bent trunk	heavy vine		
572	remove	no	no	no	14.2		Acer saccharum	sugar maple	fair	pruned for OH lines		665	remove	no	no	14.5	Thuja occidentalis	northern white cedar	good				
573	remove	no	yes	no	7		Acer negundo	boxelder	poor	main trunk dead		666	remove	no	no	17.1	Thuja occidentalis	northern white cedar	good				
574	remove	no	no	no	7.2		Ulmus pumila	Siberian elm	fair	pruned for OH lines		667	remove	no	no	17.7	Acer negundo	boxelder	fair	40 degree lean			
575	remove	no	yes	no	9.4	8.9	Malus sp.	crabapple sp.	poor	co-dominant trunks	split at union due to vine	668	remove	no	no	9.4	Ulmus americana	American elm	fair	twisted or bent trunk			
576	remove	yes	no	no	25.3		Robinia pseudoacacia	black locust	good	2037		669	remove	no	no	6.5	Acer negundo	boxelder	fair	twisted or bent trunk			
577	remove	no	no	no	10.9		Robinia pseudoacacia	black locust	good			670	remove	no	no	12	Acer negundo	boxelder	good				
578	remove	no	no	no	11.9		Acer negundo	boxelder	fair	30 degree lean		671	remove	no	no	10.4	Fraxinus americana	white ash	good				
579	remove	no	no	no	6.7		Acer negundo	boxelder	fair	twisted or bent trunk		672	remove	no	no	7.2	Fraxinus americana	white ash	fair	30 percent bark loss			
580	remove	no	no	no	14.1		Robinia pseudoacacia	black locust	good			673	remove	no	no	8.8	Fraxinus americana	white ash	good				
581	save	no	no	no	15.9		Robinia pseudoacacia	black locust	good	2867		674	remove	yes	no	22.2	Picea abies	Norway spruce	good	heavy vine	2085		
582	remove	no	no	no	23.5		Robinia pseudoacacia	black locust	good	2868		675	remove	no	no	6.8	Ostrya virginiana	hop-hornbeam	good				
583	remove	no	no	no	6.1		Acer saccharum	sugar maple	fair	topped for OH lines		676	remove	no	no	13.4	Thuja occidentalis	northern white cedar	good				
584	save	no	no	no	7		Robinia pseudoacacia	black locust	fair	asymmetric crown		677	remove	no	no	17.8	Acer negundo	boxelder	good	20 degree lean			
585	remove	no	no	no	15.9		Robinia pseudoacacia	black locust	good			678	remove	no	no	6.7	Acer negundo	boxelder	fair	twisted or bent trunk			
586	save	no	no	no	6.7		Robinia pseudoacacia	black locust	good			679	remove	no	no	12.4	Acer negundo	boxelder	fair	45 degree lean			
587	save	no	no	yes	20.8		Robinia pseudoacacia	black locust	good			680	remove	no	no	15.3	Acer negundo	boxelder	fair	45 degree lean			
588	save	yes	yes	yes	29.8		Pinus strobus	white pine	good	2876		681	remove	no	no	9	Acer negundo	boxelder	fair	50 degree lean	heavy vine		
589	remove	no	no	no	9.8		Robinia pseudoacacia	black locust	good			682	remove	no	no	11.6	Acer negundo	boxelder	fair	50 degree lean	heavy vine		
590	remove	yes	yes	no	12.9	6.7	Malus sp.	crabapple sp.	poor	several dead trunks		683	remove	no	no	17	Fraxinus americana	white ash	good				
591	remove	no	no	no	14		Ulmus americana	American elm	fair	twisted or bent trunk	heavy vine	684	remove	no	no	10.1	Carya glabra	pignut hickory	good	heavy vine			
592	remove	no	yes	no	9.9		Acer negundo	boxelder	poor	main trunk dead	heavy vine	685	remove	no	no	13.1	Quercus rubra	red oak	good				
593	remove	no	no	no	10		Cellis occidentalis	northern hackberry	fair	twisted or bent trunk	heavy vine	686	remove	no	no	14.7	Ulmus americana	American elm	fair	twisted or bent trunk			
594	remove	no	no	no	13.3		Prunus serotina	black cherry	fair	heavy vine		687	remove	no	no	7.1	Tilia americana	basswood	good				
595	remove	no	yes	no	12		Acer negundo	boxelder	poor	main trunk dead		688	remove	no	no	6	Ulmus pumila	Siberian elm	fair	twisted or bent trunk			
596	remove	no	no	no	12.5		Ulmus americana	American elm	fair	heavy vine		689	remove	no	no	8.7	Tilia americana	basswood	good				
597	remove	no	no	no	12.6		Morus alba	white mulberry	fair	heavy vine		690	save	no	no	10.3	Ulmus americana	American elm	good				
598	remove	no	no	no	23		Morus alba	white mulberry	fair	several broken or dead limbs	heavy vine	691	remove	no	no	16.3	Ulmus pumila	Siberian elm	fair	asymmetric crown	lean		
599	remove	no	no	no	10.5		Acer saccharum	sugar maple	fair	asymmetric crown	heavy vine	692	remove	no	no	17.3	Tilia americana	basswood	fair	twisted or bent trunk			
600	remove	no	no	no	15.9		Robinia pseudoacacia	black locust	good			693	save	no	no	12.9	Tilia americana	basswood	good	2155			
601	remove	no	yes	no	6.5		Acer negundo	boxelder	poor	40 degree bend	heavy vine	694	save	no	no	13.6	Tilia americana	basswood	poor	crown broke off	2151		
602	remove	no	yes	no	7		Acer negundo	boxelder	poor	main trunk dead		695	save	no	no	8.3	Tilia americana	basswood	fair	twisted or bent trunk	heavy vine		
603	remove	no	yes	no	8.2		Acer negundo	boxelder	poor	twisted or bent trunk	40 degree lean	696	save	no	no	9.5	Prunus serotina	black cherry	fair	twisted or bent trunk	heavy vine		
604	remove	no	yes	no	11.4	11	Malus sp.	crabapple sp.	poor	11" trunk dead	heavy vine	697	save	no	no	19.3	Fraxinus americana	white ash	good				
605	remove	no	no	no	10		Acer negundo	boxelder	fair	cavity in base of trunk	heavy vine	698	save	no	no	8.2	Ostrya virginiana	hop-hornbeam	fair	asymmetric crown			
606	remove	no	yes	no	7.3		Acer negundo	boxelder	poor	prostrate trunk		699	save	no	no	7.6	Ostrya virginiana	hop-hornbeam	fair	asymmetric crown			
607	remove	no	no	no	13.8		Quercus velutina	black oak	fair	asymmetric crown	heavy vine	700	save	no	no	16.9	Fraxinus americana	white ash	good				
608	remove	no	no	no	10.8		Prunus serotina	black cherry	fair	asymmetric crown	heavy vine	701	save	no	no	7.3	Carya glabra	pignut hickory	good	heavy vine			
609	remove	no	no	no	13.2		Prunus serotina	black cherry	fair	asymmetric crown	heavy vine	702	remove	no	no	6.6	Prunus serotina	black cherry	fair	heavy vine			
610	remove	no	no	no	8.7		Acer negundo	boxelder	fair	asymmetric crown	heavy vine	703	remove	no	no	9.4	Carya glabra	pignut hickory	good				
611	remove	no	no	no	8		Quercus velutina	black oak	fair	asymmetric crown		704	remove	no	no	9.8	Carya glabra	pignut hickory	fair	twisted or bent trunk	heavy vine		
612	remove	yes	no	no	16.2		Quercus velutina	black oak	good			705	remove	no	yes	7.4	Carya glabra	pignut hickory	poor	crown broken off	heavy vine		
613	remove	no	no	no	12.1		Prunus serotina	black cherry	fair	heavy vine		706	remove	no	yes	9.3	Acer negundo	boxelder	poor	90 degree bend	heavy vine		
614	remove	no	no	no	6		Prunus serotina	black cherry	fair	heavy vine		707	save	no	no	15.7	Morus alba	white mulberry	poor	broken or dead limbs	heavy vine		
615	remove	no	no	no	6	4.3	Acer negundo	boxelder	fair	twisted or bent trunk	heavy vine	708	remove	no	no	14.5	Prunus serotina	black cherry	fair	heavy vine			
616	save	no	no	no	8.2		Quercus velutina	black oak	good			709	remove	no	no	14.1	Tilia americana	basswood	fair	heavy vine			
617	remove	no	no	no	9.2		Quercus palustris	pin oak	good			710	remove	no	no	7	Fraxinus americana	white ash	fair	twisted or bent trunk	heavy vine		
618	remove	no	no	no	11.2		Ulmus americana	American elm	fair	asymmetric crown		711	remove	no	no	13.2	Prunus serotina	black cherry	fair	asymmetric crown			
619	remove	yes	no	no	22.5		Picea pungens	Colorado spruce	good	2007		712	remove	no	no	16.5	Prunus serotina	black cherry	good				
620	remove	no	no	no	19		Ulmus americana	American elm	good			713	remove	no	no	8.3	Prunus serotina	black cherry	fair	twisted or bent trunk	lean		
621	remove	no	no	no	12.2		Quercus rubra	red oak	fair	asymmetric crown		714	remove	no	no	6.8	Prunus serotina	black cherry	fair	twisted or bent trunk			
622	remove	no	no	no	9.3		Prunus serotina	black cherry	fair	heavy vine		715	remove	no	no	8	Prunus serotina	black cherry	fair	twisted or bent trunk	heavy vine		
623	remove	yes	no	no	22.6		Picea pungens	Colorado spruce	good	2009		716	save	yes	no	26	Fraxinus americana	white ash	good	galls on twigs			
624	remove	no	no	no	7.4		Pinus sylvestris	Scots pine	fair	asymmetric crown	lean	717	save	no	no	9.8	Carya cordiformis	bitternut hickory	good				
625	remove	no	no	no	6.8		Quercus velutina	black oak	good			718	save	no	no	10.7	Carya cordiformis	bitternut hickory	good				
626	remove	no	no	no	10.4		Quercus velutina	black oak	good			719	save	yes	no	39	Quercus rubra	red oak	good				
627																							

Tree Inventory List

Job Number: O399
Job Location: 29150 W 12 Mile Road
Date: 12/5/2024
Performed By: A. Simon

Condition Description Notes:
"Good" - no observed structural defects*
"Fair" - minor structural defects, marginal form, some insect activity noted*
"Poor" - major structural defects, poor form, insect infested*

*Structural defects may include decayed wood, cracks, root problems, weak branch unions
cankers, poor tree architecture, dead/failed branches due to various causes.

Tag #	Status	Landmark	Exempt	Off-site	Dia. (in)	Other Dia.	Botanical Name	Common Name	Condition	Comment 1	Comment 2
744	save	no		no	14	14, 13	Tilia americana	baswood	fair	co-dominant trunks	
745	save	no		no	12	8.5	Tilia americana	baswood	poor	12' trunk broke off	
746	save	no		no	8.5		Carya glabra	pignut hickory	good		
747	save	no		no	7		Fraxinus americana	white ash	good	on eroding gully	
748	save	no		no	7.2		Tilia americana	baswood	good		
749	save	no		no	16.3		Carya ovata	shagbark hickory	good	on eroding gully	
750	save	no		no	6.6		Fagus grandifolia	American beech	good		
751	remove	no	no	no	6.2		Carya glabra	pignut hickory	good		
752	remove	no	no	no	12		Tilia americana	baswood	good		
753	remove	no	no	no	10.2		Quercus rubra	red oak	good	20 degree lean	
754	remove	no	no	no	9		Tilia americana	baswood	good		
755	remove	no	no	no	12.5		Tilia americana	baswood	good		
756	remove	no	no	no	14.5		Tilia americana	baswood	good	2141	
757	remove	no	no	no	11.2		Acer rubrum	red maple	good		
758	remove	no	no	no	22.3		Tilia americana	baswood	fair	asymmetric crown	lean
759	remove	yes	yes	no	20		Acer negundo	boxelder	poor	several broken or dead limbs	lean
760	remove	no	no	no	14		Tilia americana	baswood	good		
761	remove	no	no	no	9.3		Tilia americana	baswood	good		
762	remove	no	no	no	12.3		Tilia americana	baswood	good		
763	remove	no	no	no	7.4		Tilia americana	baswood	good		
764	remove	no	no	no	8.5		Tilia americana	baswood	good		
765	remove	no	no	no	6.6		Tilia americana	baswood	fair	trunk cavity	
766	remove	no	no	no	16.2		Tilia americana	baswood	fair	trunk cavities	
767	remove	no	no	no	17.5		Prunus serotina	black cherry	fair	co-dominant trunks	
768	remove	no	no	no	11.9		Tilia americana	baswood	fair	asymmetric crown	
769	remove	no	no	no	15		Tilia americana	baswood	good	2092	
770	remove	no	no	no	8.7		Prunus serotina	black cherry	fair	asymmetric crown	heavy vine
771	remove	no	no	no	17		Tilia americana	baswood	good		
772	remove	no	no	no	7.4		Tilia americana	baswood	good		
773	remove	no	no	no	8.5		Prunus serotina	black cherry	fair	twisted or bent trunk	asymmetric crowns
774	remove	no	no	no	14.1	8	Tilia americana	baswood	fair	twisted or bent trunk	
775	remove	no	yes	no	11.7		Celtis occidentalis	northern hackberry	poor	bent by windfall	
776	remove	no	no	no	9.7		Fraxinus americana	white ash	good		
777	remove	no	no	no	8.7	6	Tilia americana	baswood	fair	co-dominant trunks	
778	remove	no	no	no	9		Tilia americana	baswood	fair	twisted or bent trunk	
779	remove	no	no	no	7.8		Tilia americana	baswood	fair	twisted or bent trunk	
780	remove	no	no	no	13.1		Tilia americana	baswood	fair	twisted or bent trunk	
781	remove	no	no	no	6		Tilia americana	baswood	fair	twisted or bent trunk	
782	remove	no	no	no	8.3		Prunus serotina	black cherry	good		
783	remove	yes	no	no	24.1	20.7	Ulmus americana	American elm	good		
784	remove	yes	no	no	7		Ulmus americana	American elm	good		
785	save	yes		no	7.8		Acer negundo	boxelder	fair	40 degree lean	
786	save	yes		no	9.4		Ulmus americana	American elm	fair	twisted or bent trunk	
787	save	yes		no	7.1		Prunus serotina	black cherry	fair	twisted or bent trunk	heavy vine
788	save	yes		no	7.3		Acer negundo	boxelder	fair	several broken or dead limbs	30 degree bend
789	remove	no	no	no	23		Tilia americana	baswood	fair	several broken or dead limbs	
790	save	yes		no	28.6		Carya glabra	pignut hickory	good		
791	remove	no	no	no	6.7		Carya glabra	pignut hickory	fair	asymmetric crown	
792	remove	no	no	no	11.3		Prunus serotina	black cherry	fair	asymmetric crown	
793	remove	no	no	no	6.4		Morus alba	white mulberry	fair	30 degree lean	weeping from union
794	save	no		no	7.7		Ulmus americana	American elm	good		
795	save	no		no	13.1		Ulmus americana	American elm	fair	twisted or bent trunk	heavy vine
796	save	yes		no	21		Quercus rubra	red oak	good		
797	save	no		no	11.3	7, 6, 4	Quercus rubra	red oak	fair	co-dominant trunks	twisted or bent trunks
798	save	no		no	7.1		Prunus serotina	black cherry	fair	30 degree lean	heavy vine
799	save	no		no	11.5		Prunus serotina	black cherry	fair	twisted or bent trunk	
800	save	yes		no	27.7		Picea abies	Norway spruce	good	2071	
801	save	yes		no	24.5		Picea pungens	Colorado spruce	good	2073	
802	save	no		no	8		Prunus serotina	black cherry	fair	twisted or bent trunk	
803	save	no		no	8.5		Quercus rubra	red oak	fair	asymmetric crown	
804	save	no		no	6.6		Quercus rubra	red oak	good		
805	remove	no	no	no	8.8		Ulmus americana	American elm	fair	twisted or bent trunk	
806	save	no		no	10.3		Prunus serotina	black cherry	good		
807	remove	no	no	no	9.7		Tilia americana	baswood	fair	twisted or bent trunk	30 degree lean
808	remove	no	no	no	9.2		Quercus rubra	red oak	good	heavy vine	
809	remove	yes	no	no	20.7		Picea abies	Norway spruce	good	heavy vine	2066
810	remove	no	no	no	6.7		Prunus serotina	black cherry	good		
811	remove	no	yes	no	15.5	10	Thuja occidentalis	northern white cedar	poor	multiple dead trunks	
812	remove	yes	no	no	19.5	19.2, 11	Acer saccharinum	silver maple	fair	co-dominant trunks	heavy vine
813	remove	yes	no	no	22.6		Picea pungens	Colorado spruce	good		
814	remove	no	no	no	7.5		Prunus serotina	black cherry	fair	twisted or bent trunk	
815	remove	no	no	no	8.2		Acer negundo	boxelder	fair	twisted or bent trunk	60 degree lean
816	remove	no	no	no	16.9		Acer negundo	boxelder	fair	twisted or bent trunk	45 degree lean
817	remove	no	no	no	8		Prunus cerasus	sour cherry	fair	asymmetric crown	
818	remove	no	no	no	6.5		Prunus serotina	black cherry	fair	twisted or bent trunk	
819	remove	no	no	no	8.8		Prunus serotina	black cherry	good		
820	remove	no	no	no	6.7	4	Prunus serotina	black cherry	fair	twisted or bent trunk	
821	remove	yes	yes	no	22	15.4, 8	Acer negundo	boxelder	poor	22' trunk dead	
822	remove	yes	no	no	32.8		Picea abies	Norway spruce	fair	heavy vine	2011
823	remove	no	no	no	7.5		Tilia americana	baswood	fair	asymmetric crown	
824	remove	no	no	no	17.3		Morus alba	white mulberry	fair	asymmetric crown	
825	remove	no	no	no	7.3	7, 6.5, 5	Taxus cuspidata	Japanese yew	good		
826	remove	yes	no	no	30.7	10	Acer saccharinum	silver maple	good	heavy vine	
827	remove	yes	no	no	19.2		Picea pungens	Colorado spruce	good	heavy vine	
828	remove	yes	no	no	23.5		Picea pungens	Colorado spruce	good	heavy vine	
829	remove	no	yes	no	8.2	8	Acer negundo	boxelder	poor	co-dominant trunks	large crack in 8"
830	remove	no	no	no	15		Populus deltoides	eastern cottonwood	fair	heavy vine	
831	remove	no	no	no	8.5		Populus deltoides	eastern cottonwood	fair	heavy vine	
832	remove	no	no	no	15.4		Populus deltoides	eastern cottonwood	fair	heavy vine	
833	remove	no	yes	no	9	8.1	Acer negundo	boxelder	poor	9" trunk dead	heavy vine
834	remove	no	no	no	13.8		Populus deltoides	eastern cottonwood	fair	heavy vine	
835	remove	no	no	no	18.3		Fraxinus americana	white ash	fair	heavy vine	
836	remove	no	no	no	11.8		Acer saccharum	sugar maple	fair	heavy vine	
837	remove	no	no	no	15		Robinia pseudoacacia	black locust	good	2873	



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



PROJECT
29150 W 12 Mile Road
Farmington, MI 48334

CLIENT
Mike Yousif
4780 Dow Ridge Road
Orchard Lake MI , 48324

PROJECT LOCATION
Part of the SW. ¼
of Section 12
T.1N. , R.9E.
City of Farmington,
Oakland County, Michigan

SHEET
Boundary / Topographic /
Tree Survey



DATE	ISSUED/REVISED
02-28-25	SUBMIT FOR SITE PLAN REVIEW
04-08-25	ADD EMERGENCY VEHICLE ACCESS
04-16-25	ADD OPEN SPACE CALC. REV TREE LIST
05-27-25	REV LSC PLAN TO ADD ACCESS DRIVE
06-30-25	REV PER CITY REVIEW
10-14-25	REV PER CITY REVIEW

DRAWN BY:
O. Tamimi

DESIGNED BY:
M. Kurmas

APPROVED BY:
P. Williams

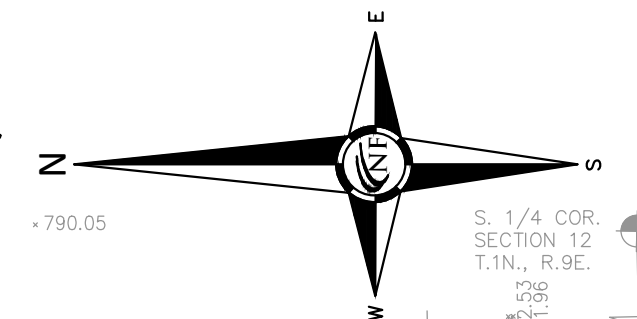
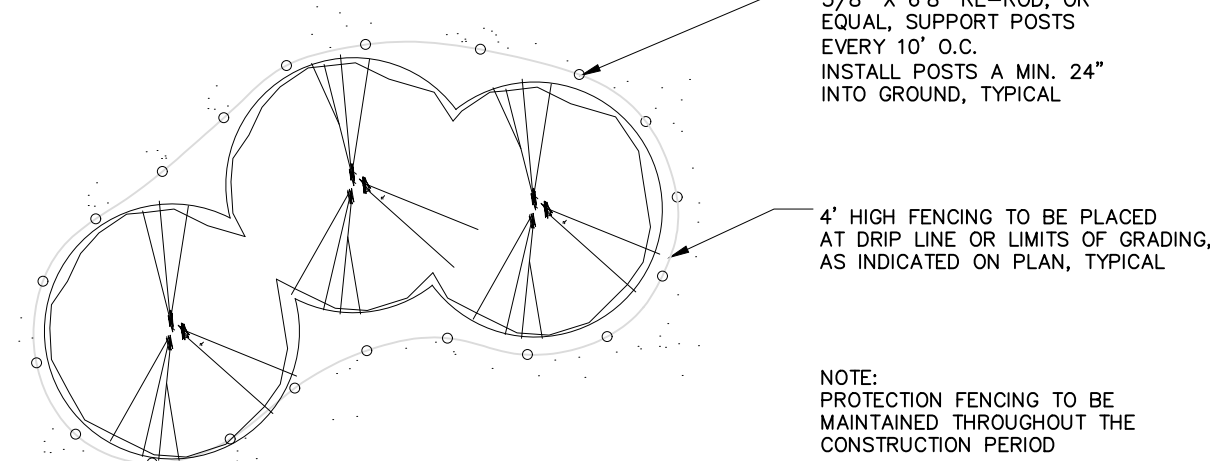
DATE:
10-23-2024

SCALE: 1" = 30'



NFE JOB NO.
O399

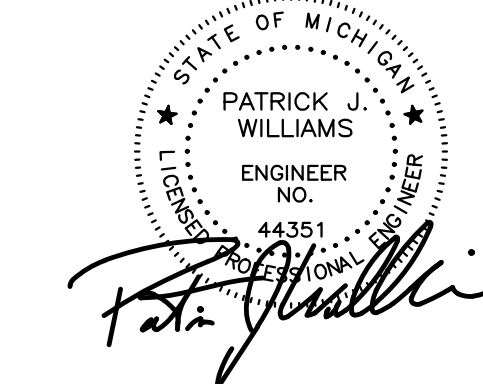
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SEA



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City of Farmington,
Oakland County, Michigan

SHEET
Demolition Plan



Know what's below
Call before you dig.

DATE	ISSUED/REVISED
02-28-25	SUBMIT FOR SITE PLAN REVIEW
04-08-25	ADD EMERGENCY VEHICLE ACCESS
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DRAWN BY:
M. Hani

DESIGNED BY:
M. Kurmas

APPROVED BY:
P. Williams

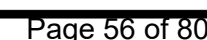
DATE:
10-23-2024

SCALE: 1" = 30'

30 15 0 15 30 45

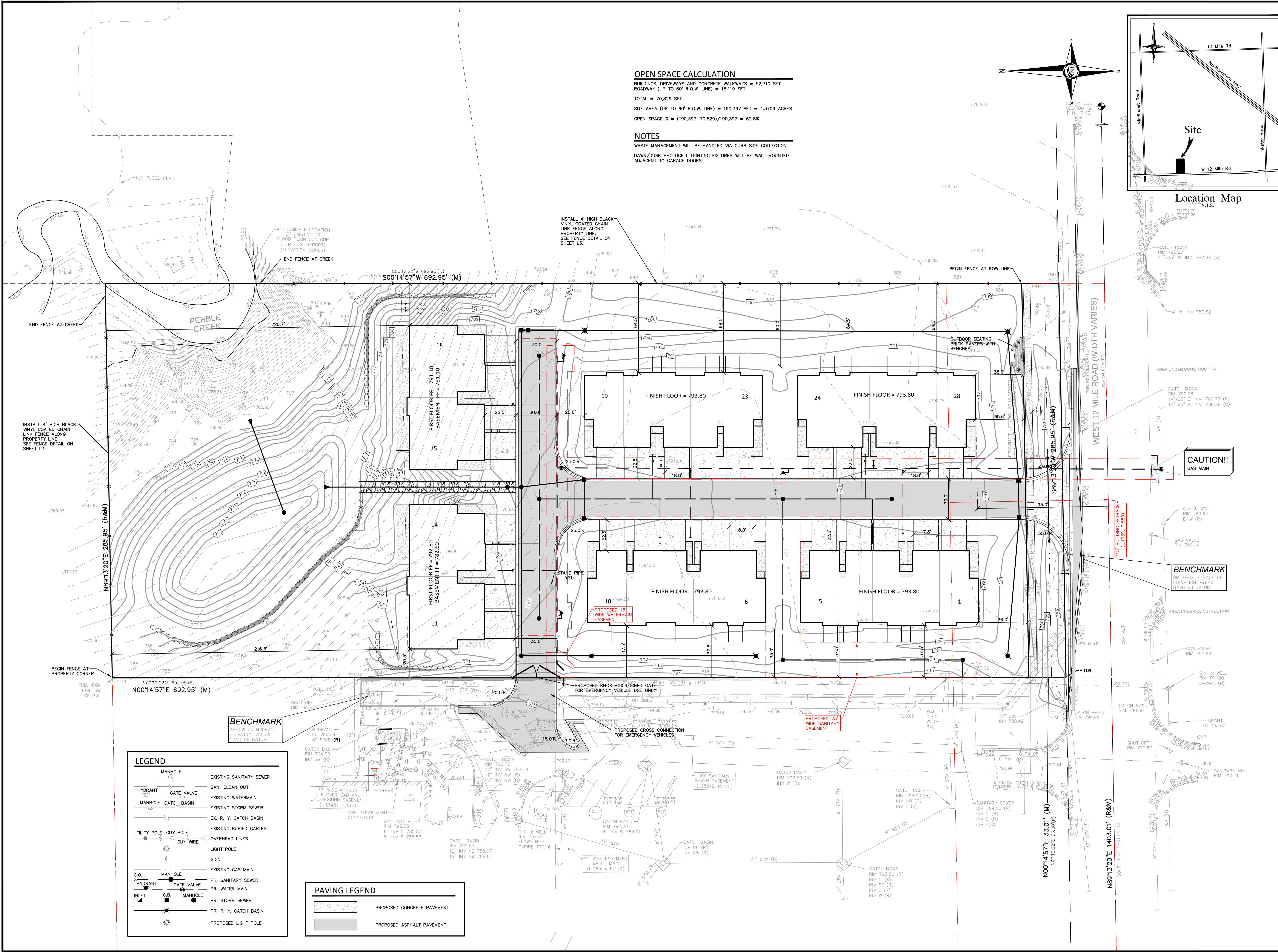
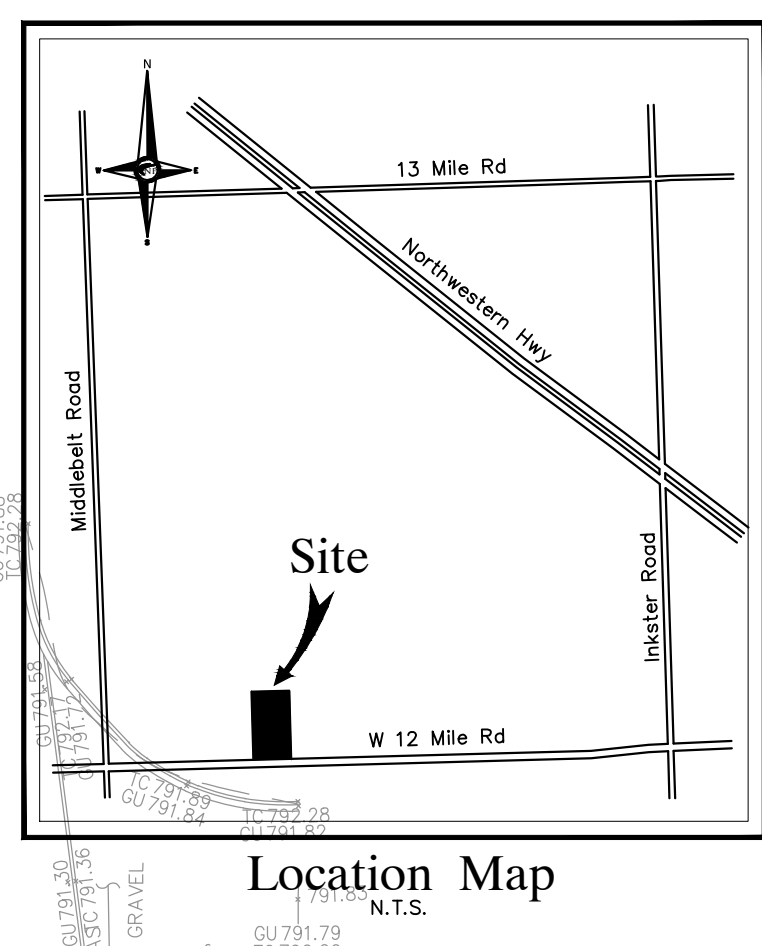
NFE JOB NO
0399

SHEET NO
SP-1



OPEN SPACE CALCULATION
BUILDINGS, DRIVEWAYS AND CONCRETE WALKWAYS = 52,710 SFT
ROADWAY (UP TO 60' R.O.W. LINE) = 16,119 SFT
TOTAL = 70,829 SFT
SITE AREA (UP TO 60' R.O.W. LINE) = 190,397 SFT = 4.3709 ACRES
OPEN SPACE % = (190,397-70,829)/190,397 = 62.8%

NOTES
WASTE MANAGEMENT WILL BE HANDLED VIA CURB SIDE COLLECTION.
DAWN/DUSK PHOTOCELL LIGHTING FIXTURES WILL BE WALL MOUNTED
ADJACENT TO GARAGE DOORS.



LEGEND

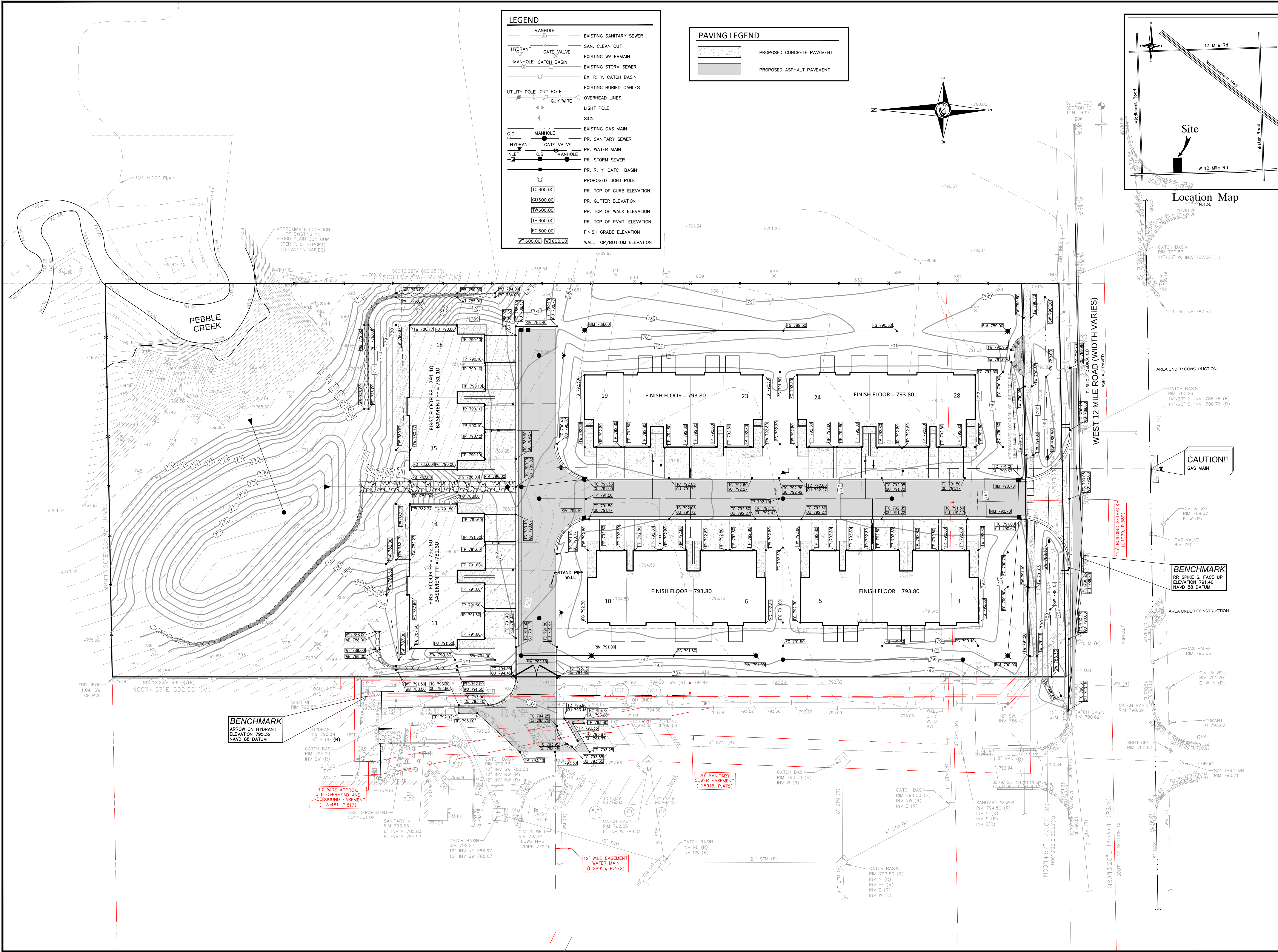
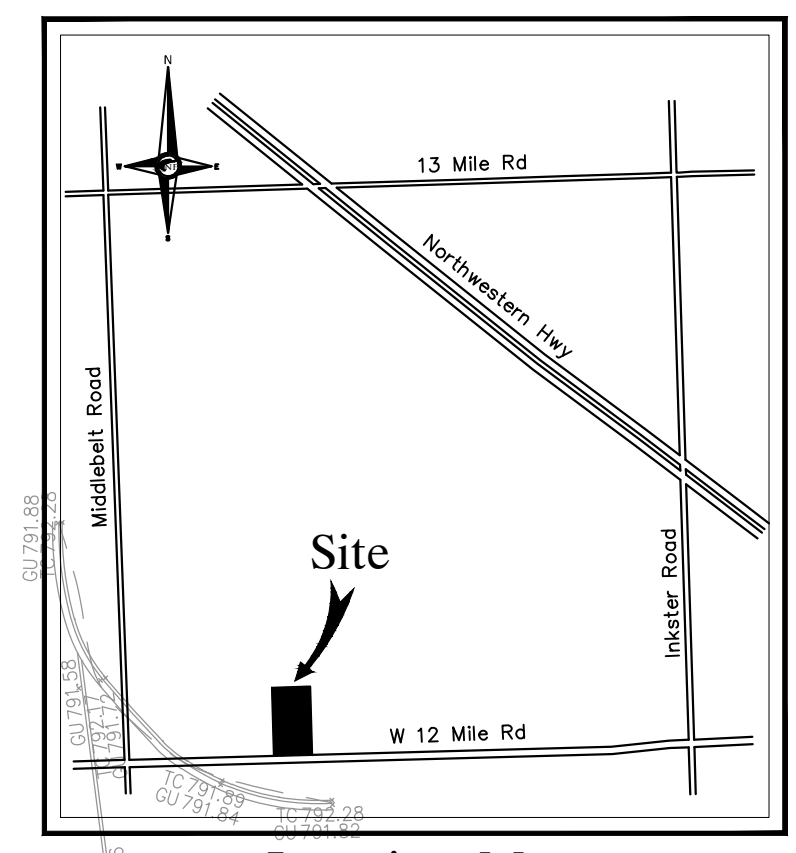
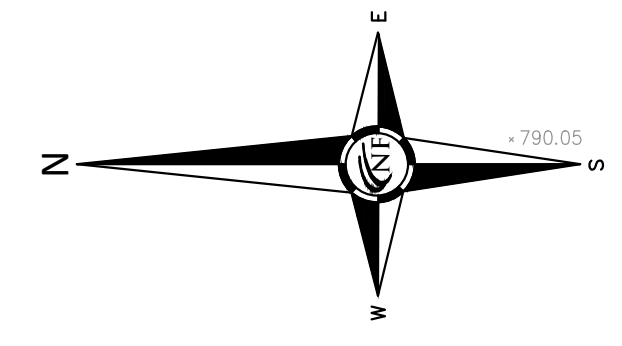
MANHOLE	EXISTING SANITARY SEWER
HYDRANT	GATE VALVE
MANHOLE CATCH BASIN	EXISTING WATERMAIN
UTILITY POLE	EXISTING STORM SEWER
GUY POLE	EX. R. Y. CATCH BASIN
GUY WIRE	EXISTING BURIED CABLES
	OVERHEAD LINES
	LIGHT POLE
	SIGN
C.O. MANHOLE	EXISTING GAS MAIN
HYDRANT	PR. SANITARY SEWER
C.B. MANHOLE	PR. WATER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

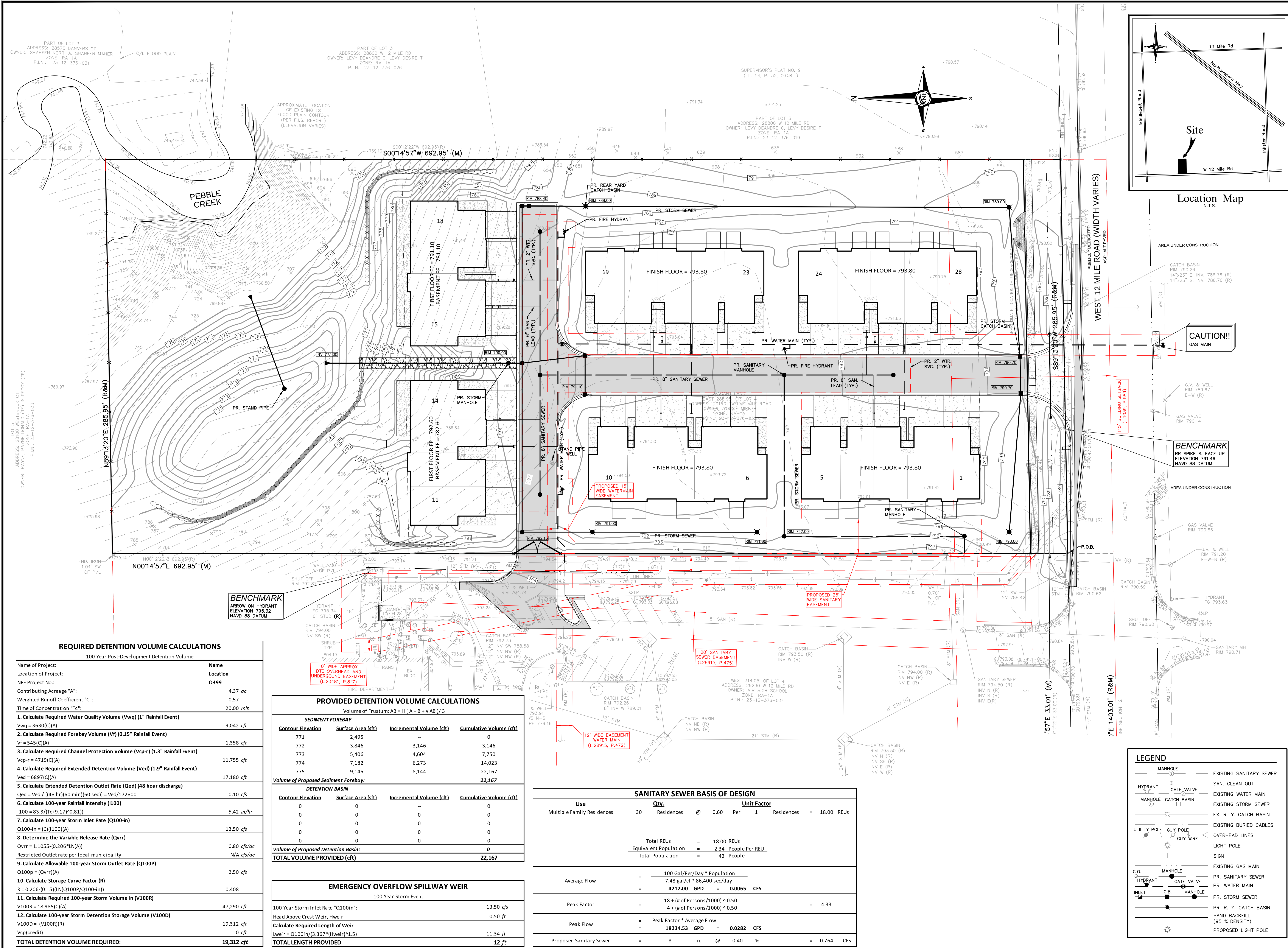
PAVING LEGEND

[Pattern]	PROPOSED CONCRETE PAVEMENT
[Pattern]	PROPOSED ASPHALT PAVEMENT

LEGEND	
MANHOLE	EXISTING SANITARY SEWER
HYDRANT	SAN. CLEAN OUT
MANHOLE CATCH BASIN	EXISTING WATERMAIN
UTILITY POLE	EXISTING STORM SEWER
GUY POLE	EX. R. Y. CATCH BASIN
GUY WIRE	EXISTING BURIED CABLES
OVERHEAD LINES	OVERHEAD LINES
LIGHT POLE	LIGHT POLE
SIGN	SIGN
EXISTING GAS MAIN	EXISTING GAS MAIN
PR. SANITARY SEWER	PR. SANITARY SEWER
PR. WATER MAIN	PR. WATER MAIN
PR. STORM SEWER	PR. STORM SEWER
PR. R. Y. CATCH BASIN	PR. R. Y. CATCH BASIN
PROPOSED LIGHT POLE	PROPOSED LIGHT POLE
PR. TOP OF CURB ELEVATION	PR. TOP OF CURB ELEVATION
PR. GUTTER ELEVATION	PR. GUTTER ELEVATION
PR. TOP OF WALK ELEVATION	PR. TOP OF WALK ELEVATION
PR. TOP OF P.W.M.T. ELEVATION	PR. TOP OF P.W.M.T. ELEVATION
FINISH GRADE ELEVATION	FINISH GRADE ELEVATION
WALL TOP/BOTTOM ELEVATION	WALL TOP/BOTTOM ELEVATION

PAVING LEGEND	
PROPOSED CONCRETE PAVEMENT	PROPOSED CONCRETE PAVEMENT
PROPOSED ASPHALT PAVEMENT	PROPOSED ASPHALT PAVEMENT





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DRAWN BY:
M. Hani

DESIGNED BY:
M. Kurmas

APPROVED BY:
P. Williams

DATE:
10-23-2024

SCALE: 1" = 30'

NFE JOB NO. SHEET NO.
0399 SP-4

REQUIRED DETENTION VOLUME CALCULATIONS		
100 Year Post-Development Detention Volume		
Name of Project:	Name	
Location of Project:	Location	
NFE Project No.:	0399	
Contributing Acreage "A":	4.37 ac	
Weighted Runoff Coefficient "C":	0.57	
Time of Concentration "Tc":	20.00 min	
1. Calculate Required Water Quality Volume (Vwq) (1" Rainfall Event)		
Vwq = 3630(C)(A)	9,042 cft	
2. Calculate Required Forebay Volume (Vf) (0.15" Rainfall Event)		
Vf = 545(C)(A)	1,358 cft	
3. Calculate Required Channel Protection Volume (Vcp-r) (1.3" Rainfall Event)		
Vcp-r = 4719(C)(A)	11,755 cft	
4. Calculate Required Extended Detention Volume (Ved) (1.9" Rainfall Event)		
Ved = 6897(C)(A)	17,180 cft	
5. Calculate Extended Detention Outlet Rate (Qed) (48 hour discharge)		
Qed = Ved / [(48 hr)(60 min)(60 sec)] = Ved/172800	0.10 cfs	
6. Calculate 100-year Rainfall Intensity (I100)		
I100 = 83.3/(Tc+9.17)^0.81)	5.42 in/hr	
7. Calculate 100-year Storm Inlet Rate (Q100-in)		
Q100-in = (C)(I100)(A)	13.50 cfs	
8. Determine the Variable Release Rate (Qvrr)		
Qvrr = 1.1055-(0.206*(Ln(A)))	0.80 cfs/ac	
Restricted Outlet rate per local municipality	N/A cfs/ac	
9. Calculate Allowable 100-year Storm Outlet Rate (Q100P)		
Q100p = (Qvrr)(A)	3.50 cfs	
10. Calculate Storage Curve Factor (R)		
R = 0.206-(0.15)(Ln(Q100P/Q100-in))	0.408	
11. Calculate Required 100-year Storm Volume In (V100R)		
V100R = 18,985(C)(A)	47,290 cft	
12. Calculate 100-year Storm Detention Storage Volume (V100D)		
V100D = (V100R)(R)	19,312 cft	
Vcp(credit)	0 cft	
TOTAL DETENTION VOLUME REQUIRED:		
	19,312 cft	

PROVIDED DETENTION VOLUME CALCULATIONS			
Volume of Frustum: AB = H (A + B + V AB)/ 3			
SEDIMENT FOREBAY			
Contour Elevation	Surface Area (sqft)	Incremental Volume (cft)	Cumulative Volume (cft)
771	2,495	--	0
772	3,846	3,146	3,146
773	5,406	4,604	7,750
774	7,182	6,273	14,023
775	9,145	8,144	22,167
Volume of Proposed Sediment Forebay:			22,167
DETENTION BASIN			
Contour Elevation	Surface Area (sqft)	Incremental Volume (cft)	Cumulative Volume (cft)
0	0	--	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
Volume of Proposed Detention Basin:			0
TOTAL VOLUME PROVIDED (cft)			22,167
EMERGENCY OVERFLOW SPILLWAY WEIR			
100 Year Storm Event			
100 Year Storm Inlet Rate "Q100in":	13.50 cfs		
Head Above Crest Weir, Hweir	0.50 ft		
Calculate Required Length of Weir			
Lweir = Q100in/(3.367*(Hweir)^1.5)	11.34 ft		
TOTAL LENGTH PROVIDED			12 ft

SANITARY SEWER BASIS OF DESIGN			
Use	Qty.	Unit Factor	
Multiple Family Residences	30 Residences @ 0.60 Per 1 Residences		= 18.00 REUs
Total REUs			= 18.00 REUs
Equivalent Population			= 2.34 People Per REU
Total Population			= 42 People
Average Flow			
= 100 Gal/Per/Day * Population			
= 7.48 gal/cf * 86,400 sec/day			
= 4212.00 GPD = 0.0065 CFS			
Peak Factor			
= 18 + (# of Persons/1000) ^ 0.50			
= 4 + (# of Persons/1000) ^ 0.50			
= 4.33			
Peak Flow			
= Peak Factor * Average Flow			
= 18234.53 GPD = 0.0282 CFS			
Proposed Sanitary Sewer			
= 8 In. @ 0.40 %			
= 0.764 CFS			

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

GENERAL TREE PROTECTION NOTES

1. APPROVED TREE PROTECTION SHALL BE ERECTED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, AND SHALL REMAIN IN PLACE UNTIL THE N PLACE UNTIL CONSTRUCTION IS COMPLETE.
2. ALL UNDERSTORY VEGETATION WITHIN THE LIMITS OF PROTECTIVE FENCING SHALL BE PRESERVED.
3. NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DRIP LINE OF ANY TREE DESIGNATED TO REMAIN, INCLUDING BUT NOT LIMITED TO, PLACING SOLVENTS, BUILDING MATERIALS, CONSTRUCTION EQUIPMENT, OR SOIL DEPOSITS WITHIN THE DRIP LINE.
4. WHERE GROUPINGS OF TREES ARE TO REMAIN, TREE FENCING SHALL BE PLACED AT THE LIMITS OF GRADING LINE.
5. DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY TREE, SCHEDULED TO REMAIN.
6. 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.
7. SWALES SHALL BE ROUTED TO AVOID THE AREA WITHIN THE DRIP LINES OF PROTECTED TREES.
8. TREES LOCATED ON ADJACENT PROPERTIES THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED.
9. ROOT ZONES OF PROTECTED TREES SHOULD BE SURROUNDED WITH RIGIDLY STAKED FENCING.
10. THE PARKING OF IDLE AND RUNNING EQUIPMENT SHALL BE PROHIBITED UNDER THE DRIP LINE OF PROTECTED TREES.
11. THE STRIPPING OF TOPSOIL FROM AROUND PROTECTED TREES SHALL BE PROHIBITED.
12. ALL TREES TO BE REMOVED SHALL BE CUT AWAY FROM TREES TO REMAIN.
13. THE GRUBBING OF UNDERSTORY VEGETATION WITHIN CONSTRUCTION AREAS SHOULD BE CLEARED BY CUTTING VEGETATION AT THE GROUND WITH A CHAIN SAW OR MINIMALLY WITH A HYDRO-AXE.
14. THE CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT PER ORDINANCE GUIDELINES. FOR THE DAMAGE OR REMOVAL OF ANY TREE DESIGNATED TO REMAIN, BY THE LANDSCAPE ARCHITECT OR FORESTER, ONLY AS DIRECTED BY THE OWNER OR OWNERS REPRESENTATIVE.
15. TREES TO BE REMOVED SHALL BE FIELD VERIFIED, EVALUATED AND FLAGGED FOR REMOVAL, BY THE LANDSCAPE ARCHITECT OR FORESTER, ONLY AS DIRECTED BY THE OWNER OR OWNERS REPRESENTATIVE.

SUPERVISOR'S PLAT NO. 9
(L. 54, P. 32, O.C.R.)

PART OF LOT 3
ADDRESS: 28800 W 12 MILE RD
OWNER: LEVY DEANDRE C, LEVY DESIRE T
ZONE: RA-1A
P.I.N.: 23-12-376-019

TREE PROTECTION FENCING
TO BE PLACED MIN 1' OUTSIDE
THE LIMITS OF GRADING LINE OR
TREE DRIFLINE, SHOWN PER PLAN
AND COORDINATED W/ PROPOSED
GRADING ACCORDING TO CIVIL
DRAWINGS

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

SEAL



PROJECT
29150 W 12 Mile Road
Farmington, MI 48334

CLIENT
Mike Yousif
4780 Dow Ridge Road
Orchard Lake MI , 48324

PROJECT LOCATION
Part of the SW ¼
of Section 12
T.1N. , R.9E.
City of Farmington,
Oakland County, Michigan

SHEET
Tree Preservation Plan



REVISIONS
2025/05/27 REVISED PER CITY REVIEW
2025/06/30 REVISED PER CITY REVIEW
2025/07/21 REVISED PER CITY REVIEW

DRAWN BY:
G. Ostrowski
DESIGNED BY:
G. Ostrowski
APPROVED BY:
G. Ostrowski
DATE:
01/21/2025

SCALE: 1" = 30'
NFE JOB NO. 0399
SHEET NO. L1

TREE PROTECTION DETAIL-SECTION

TREE PROTECTION DETAIL-PLAN

TREE PRESERVATION SUMMARY:

TOTAL NUMBER OF TREES SURVEYED:	280
TOTAL OFF-SITE TREES:	7
TOTAL EXEMPT DUE TO CONDITION:	23
NET TREES ON-SITE:	250
TOTAL NUMBER OF PROTECTED TREES TO BE REMOVED:	159
TOTAL LANDMARK TREES TO BE REMOVED:	19 (432.6')
TOTAL NUMBER OF TREES TO REMAIN:	82
TOTAL LANDMARK REPLACEMENT TREES: (432.6' x 25% = 108.15')	36 TREES (3" CAL)
TOTAL REGULATED REPLACEMENT TREES REQUIRED:	159 TREES
TOTAL REPLACEMENT TREES:	195 TREES
REPLACEMENT TREES PROVIDED:	114 TREES
TREES TO BE PAID INTO CITY TREE FUND:	81 TREES

LEGEND:

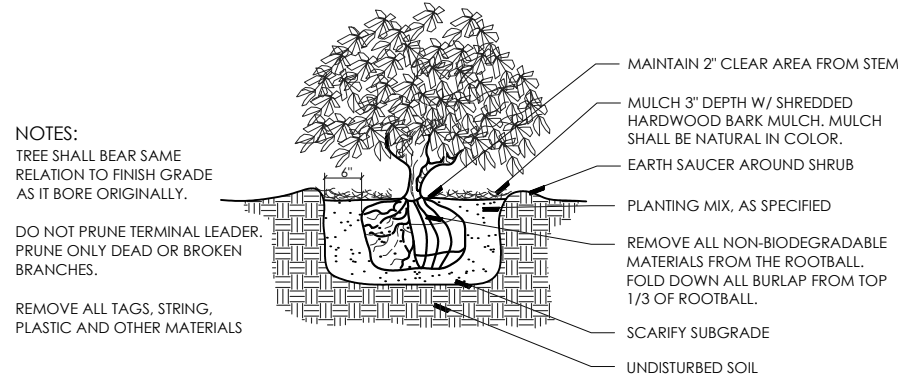
- TREES TO BE REMOVED
- TREES TO REMAIN
- TREE PROTECTION FENCING

DEMOLITION NOTES:

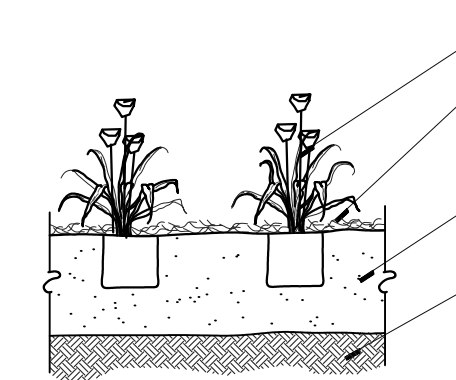
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING SURVEY INFORMATION INCLUDING THE UTILITY SYSTEMS BEFORE ANY DEMOLITION OR CONSTRUCTION WORK OCCURS. ANY DISCREPANCIES WITH THE SURVEY INFORMATION SHALL BE REPORTED TO THE ARCHITECT AND OWNER'S REPRESENTATIVE IMMEDIATELY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
- ALL EXISTING IMPROVEMENTS, MATERIALS AND PLANT MATERIAL TO REMAIN WITHIN THE NEW CONSTRUCTION AREA SHALL BE PROPERLY AND ADEQUATELY PROTECTED FROM DAMAGE DURING THE DEMOLITION OPERATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE TO THE ORIGINAL CONDITION ANY OF THESE EXISTING ITEMS THAT ARE DAMAGED OR DISTURBED IN ANY WAY.
- ALL MATERIALS TO BE REUSED OR SALVAGED SHALL BE STORED IN AN AREA DESIGNATED BY THE CITY ENGINEER FOR THAT PURPOSE. ALL SALVAGED MATERIALS SHALL REMAIN THE PROPERTY OF THE CITY ENGINEER.
- STREETS, SIDEWALKS AND ADJACENT PROPERTIES SHALL BE PROTECTED THROUGHOUT THE WORK AS REQUIRED BY LOCAL CODES AND REGULATIONS AND APPROVED BY THE OWNER.
- ALL MATERIAL SPECIFIED TO BE REMOVED SHALL BE DISPOSED OF OFF-SITE PER LOCAL CODES AND REGULATIONS. CONTRACTOR SHALL COORDINATE METHOD OF DISPOSAL WITH CITY ENGINEER PRIOR TO COMMENCEMENT OF WORK.
- MATERIALS TO BE REUSED OR SALVAGED SHALL BE STORED IN AN AREA DESIGNATED BY THE OWNERS REPRESENTATIVE FOR THAT PURPOSE. ALL SALVAGED MATERIALS SHALL REMAIN THE PROPERTY OF THE OWNER.
- DURING DEMOLITION OPERATIONS EVERY EFFORT SHALL BE MADE TO CONTROL DUST, PER CITY REQUIREMENTS.
- TREES AND SHRUBS TO BE REMOVED WITHIN THE LIMITS OF WORK SHALL BE CLEARLY IDENTIFIED WITH BRIGHTLY COLORED RIBBON.
- GRUBBING SHALL INCLUDE ALL WEEDS, SHRUBS, STUMPS AND ROOT SYSTEMS OF REMOVED PLANT MATERIAL, IRRIGATION PIPING AND ANY OTHER IRRIGATION MATERIALS WITHIN THE LIMITS OF DEMOLITION. GRUBBING SHALL BE TO THE DEPTHS BELOW PROPOSED IMPROVEMENTS INDICATED AS FOLLOWS: CONCRETE PAVING AND WALKWAYS-TOTAL DEPTH OF PAVING AND SUB-BASE; ASPHALT PAVING-TOTAL DEPTH OF PAVING AND SUB-BASE; LAWN AND OTHER PLANTINGS AREAS-REMOVE DEPTH REQUIRED OF STUMPS AND ROOTS OVER TWO (2) INCHES IN DIAMETER AND TURF.
- PROTECT EXISTING TREES TO REMAIN PER TYPICAL TREE PROTECTION DETAIL.
- STOCKPILED TOPSOIL SHALL BE STORED ON SITE AND REMAIN PROTECTED FROM CONTAMINATION PRIOR TO REDISTRIBUTION.
- SAWCUT AND REMOVE EXISTING ASPHALT AS REQUIRED TO INSTALL NEW SITE IMPROVEMENTS AND ADJUST GRADES WITHIN CITY STREETS. ALL WORK WITHIN CITY RIGHT OF WAY SHALL MEET CITY STANDARDS AND SPECIFICATIONS.
- ARRANGE FOR APPLICABLE UTILITY COMPANY TO RELOCATE EXISTING CABLES, WIRES, PHONE LINES, ETC., ALONG WITH EDISON POWER LINES AS REQUIRED.
- CONTRACTOR SHALL SECURE AND PAY FOR ALL APPLICABLE PERMITS AND FEES NECESSARY FOR THE COMPLETE CONSTRUCTION OF THE PROJECT.

CONSTRUCTION NOTES:

- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING SURVEY INFORMATION INCLUDING THE UTILITY SYSTEMS BEFORE ANY DEMOLITION OR CONSTRUCTION WORK OCCURS. ANY DISCREPANCIES WITH THE SURVEY INFORMATION SHALL BE REPORTED TO THE ARCHITECT AND OWNER'S REPRESENTATIVE IMMEDIATELY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
- CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND / OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CITY ENGINEER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO LACK OF SUCH NOTIFICATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH OPERATIONS.
- CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY EXISTING MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION.
- SEE SPECIFICATIONS FOR CONSTRUCTION REQUIREMENTS, MATERIALS, AND EXECUTION.
- ALL PROPERTY LINES AND LOT LINES SHALL BE VERIFIED PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL SUBMIT ALL SAMPLES PER SPECIFICATIONS. ALL SAMPLES SHALL BE APPROVED BY THE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
- DIMENSIONAL FLEXIBILITY SHALL BE WITHIN PLANT BEDS ONLY.
- CONTRACTOR SHALL COORDINATE ALL SITE LAYOUT WITH THE LANDSCAPE ARCHITECT AND REPORT ANY DIMENSIONAL DISCREPANCIES PRIOR TO CONSTRUCTION.
- HANDICAPPED RAMPS SHALL MEET ALL CURRENT BARRIER FREE DESIGN CODES.



SHRUB PLANTING DETAIL
DECIDUOUS SHRUB



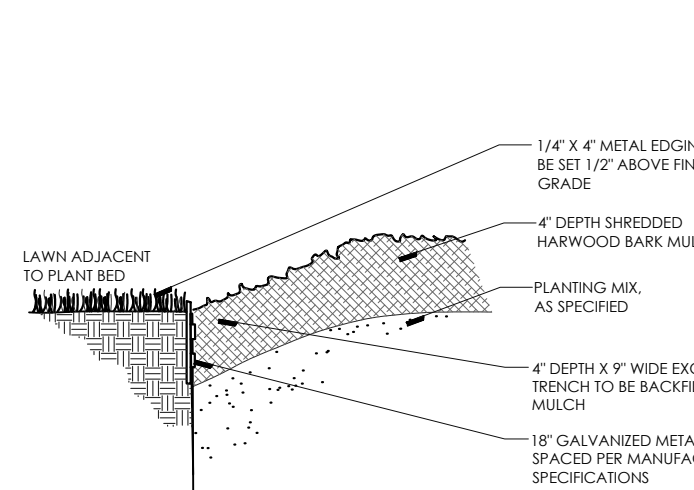
PERENNIAL PLANTING DETAIL

GRADING NOTES:

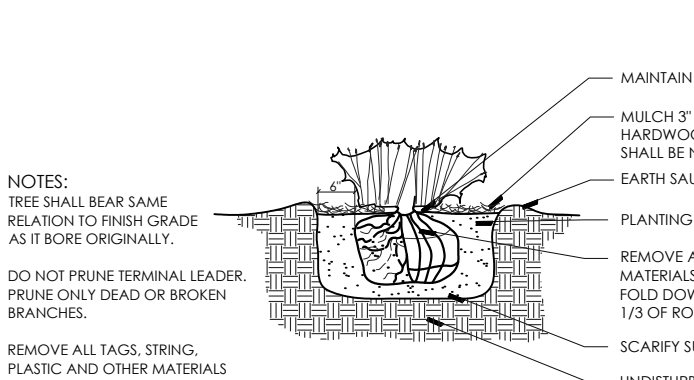
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING SURVEY INFORMATION INCLUDING THE UTILITY SYSTEMS BEFORE ANY DEMOLITION OR CONSTRUCTION WORK OCCURS. ANY DISCREPANCIES WITH THE SURVEY INFORMATION SHALL BE REPORTED TO THE ARCHITECT AND OWNER'S REPRESENTATIVE IMMEDIATELY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
- CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND / OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CITY ENGINEER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO LACK OF SUCH NOTIFICATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH OPERATIONS.
- CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY EXISTING MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION.
- NO CHANGE IN CONTRACT PRICE WILL BE ALLOWED FOR ACTUAL OR CLAIMED BETWEEN EXISTING GRADE AND THOSE SHOWN ON PLANS AFTER CONTRACTOR HAS ACCEPTED EXISTING GRADES AND MOVED ON TO THE SITE.
- ALL PROPOSED GRADES ARE TO MEET AND BLEND IN WITH THE EXISTING GRADE AT PROJECT LIMIT. PRECISE ELEVATIONS INDICATED ON THE PLANS TO BE VERIFIED IN FIELD TO AS-BUILT CONDITION.
- ALL GRADING AND PLACEMENT OF DRAINAGE STRUCTURES TO BE SUPERVISED IN THE FIELD BY THE OWNERS REPRESENTATIVE.
- INSTALL 3\"/>
- SEED ALL PROPOSED OR DISTURBED LAWN AREAS.

PLANTING NOTES:

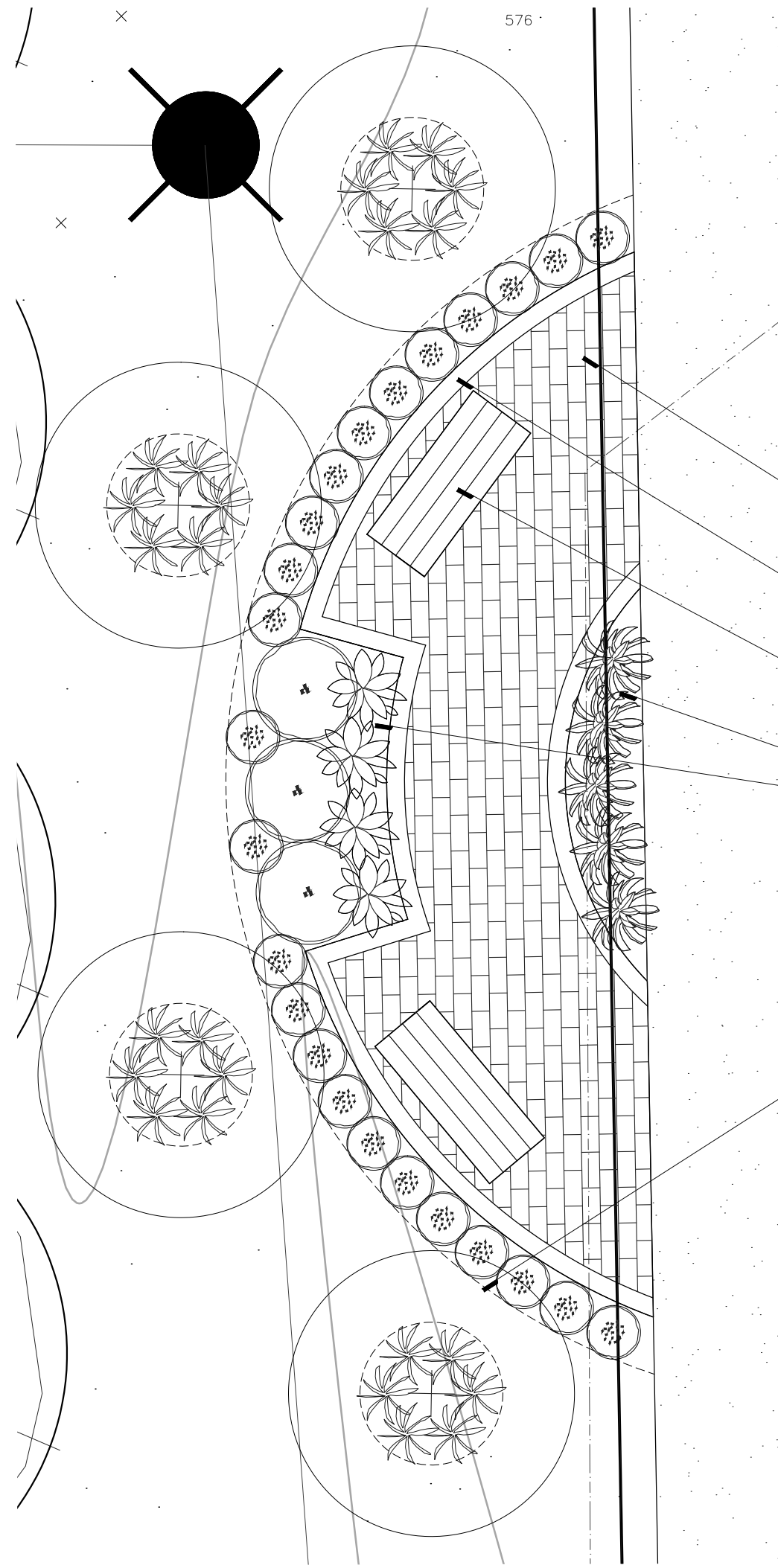
- THE CONTRACTOR SHALL VERIFY ALL RIGHTS OF WAY, EASEMENTS, PROPERTY LINES AND LIMITS OF WORK, ETC., PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL PERTINENT UTILITY COMPANIES 72 HOURS IN ADVANCE OF ANY DIGGING TO MAKE HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. THE CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES.
- THE CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- IN THE EVENT OF ANY DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL PREVAIL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE LANDSCAPE ARCHITECT OR ANY DISCREPANCIES.
- ANY DISCREPANCIES BETWEEN DIMENSIONED LAYOUT AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT. FAILURE TO MAKE SUCH DISCREPANCIES KNOWN WILL RESULT IN CONTRACTOR'S RESPONSIBILITY AND LIABILITY FOR ANY CHANGES AND ASSOCIATED COST.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH CONSTRUCTION INSTALLATION OPERATIONS.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN POSITIVE SURFACE DRAINAGE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, AND OR OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EXISTING MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION.
- SEE SPECIFICATIONS, PLANT LIST AND PLANTING DETAILS FOR PLANTING REQUIREMENTS, MATERIALS AND EXECUTION.
- ALL TREES TO HAVE CLAY LOAM OR CLAY BALLS - TREES WITH SAND BALLS SHALL NOT BE ACCEPTED.
- ALL TREES TO BE APPROVED BY OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO THE SITE. ANY TREES DELIVERED TO THE SITE NOT PREVIOUSLY APPROVED MAY BE REJECTED AND ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR TO VERIFY PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION OF PLANT MATERIAL.
- THE CONTRACTOR SHALL PLACE 3\"/>



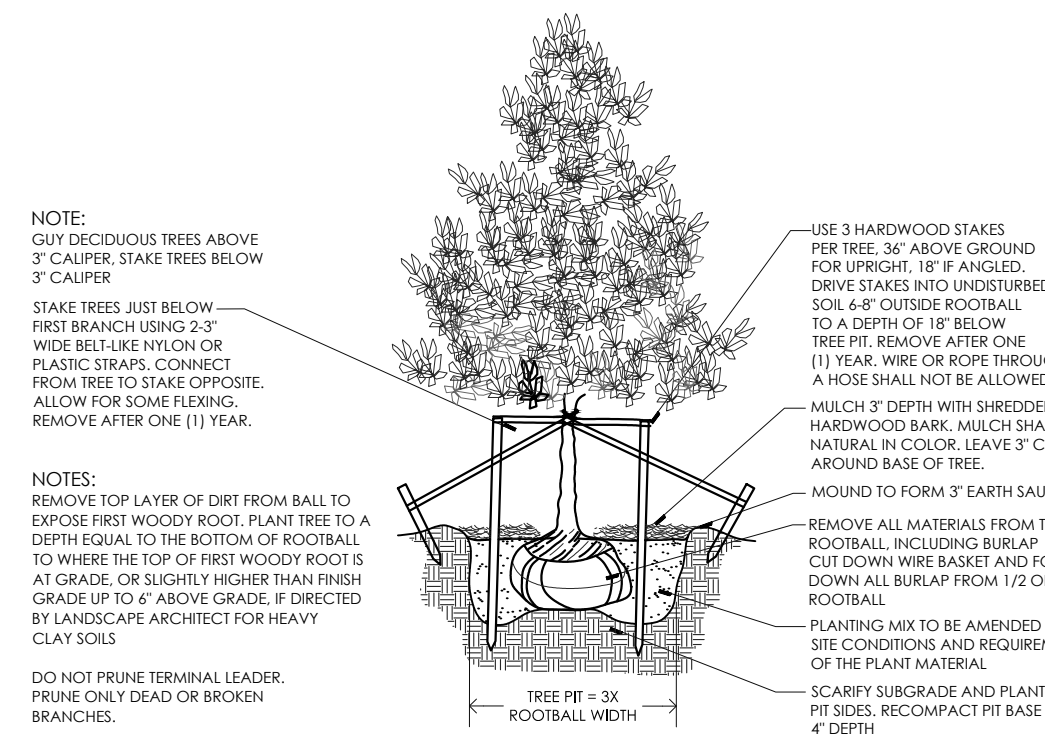
METAL EDGING DETAIL



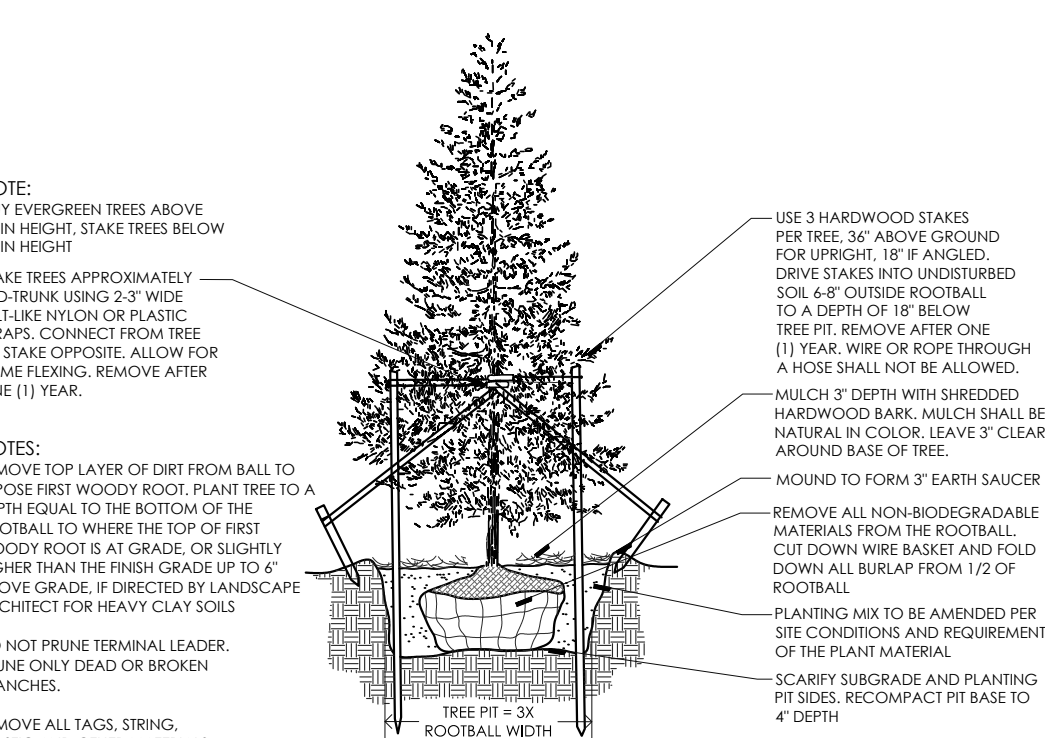
HEDGE PLANTING DETAIL



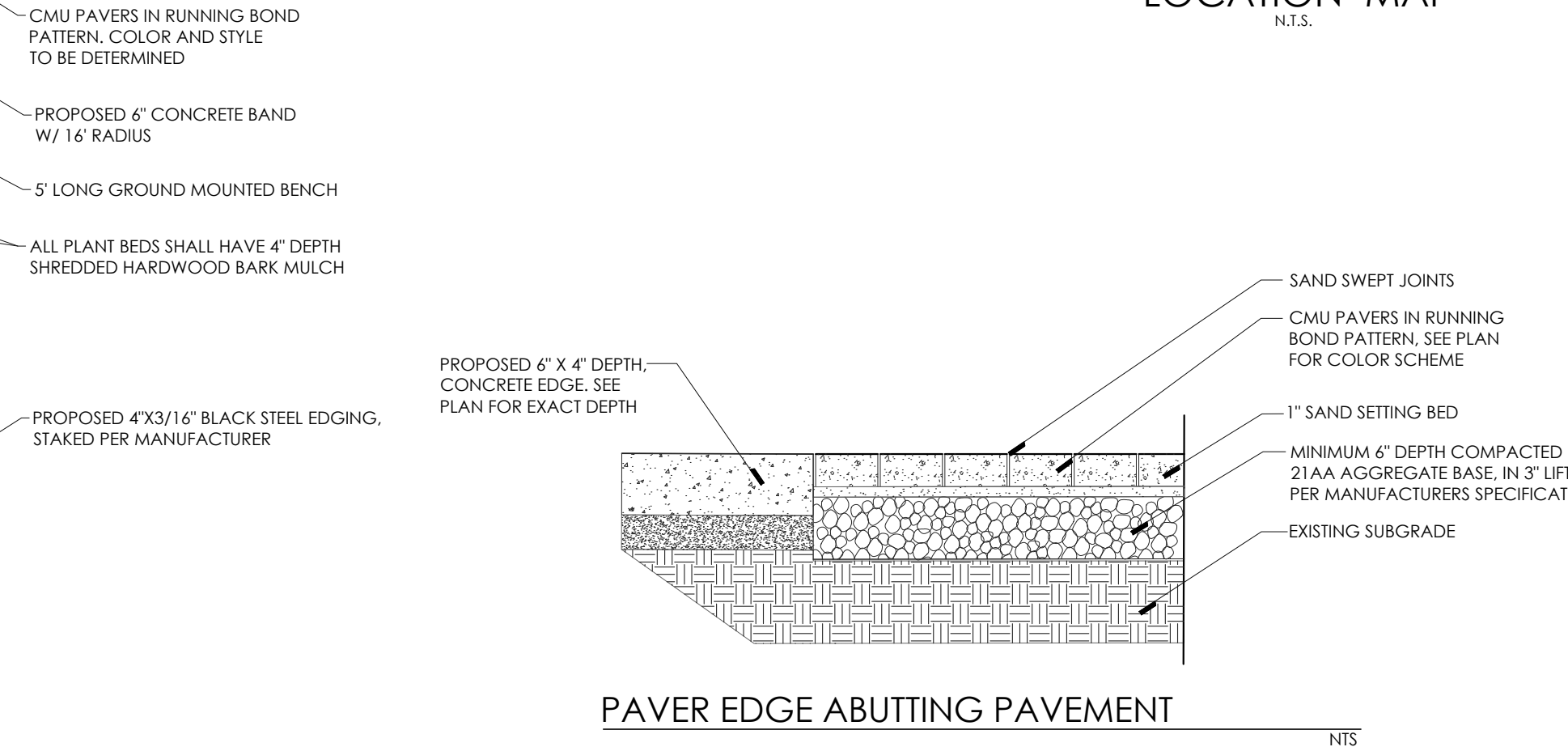
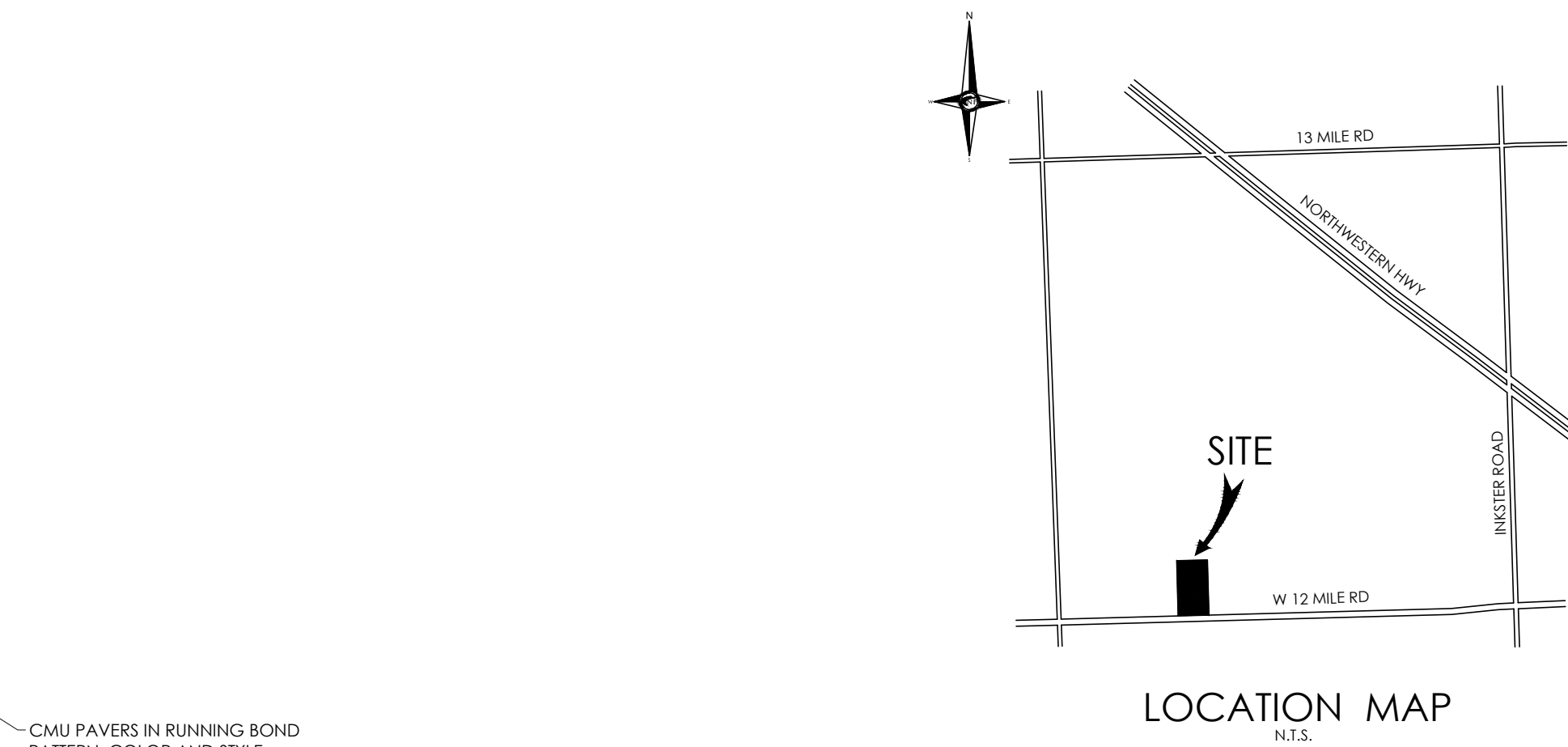
PAVER PATIO ENLARGEMENT



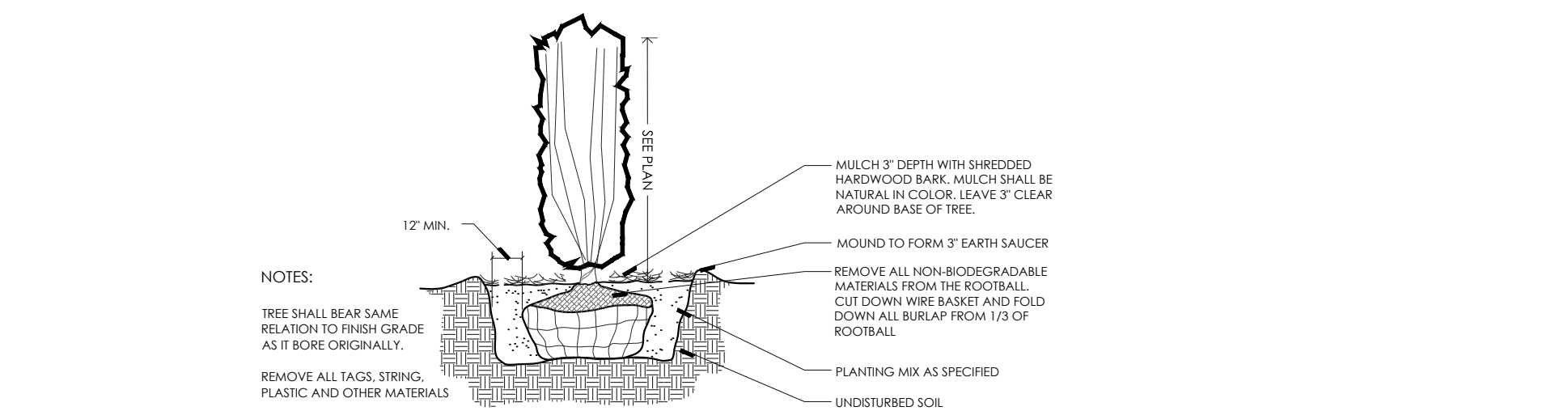
DECIDUOUS TREE PLANTING DETAIL



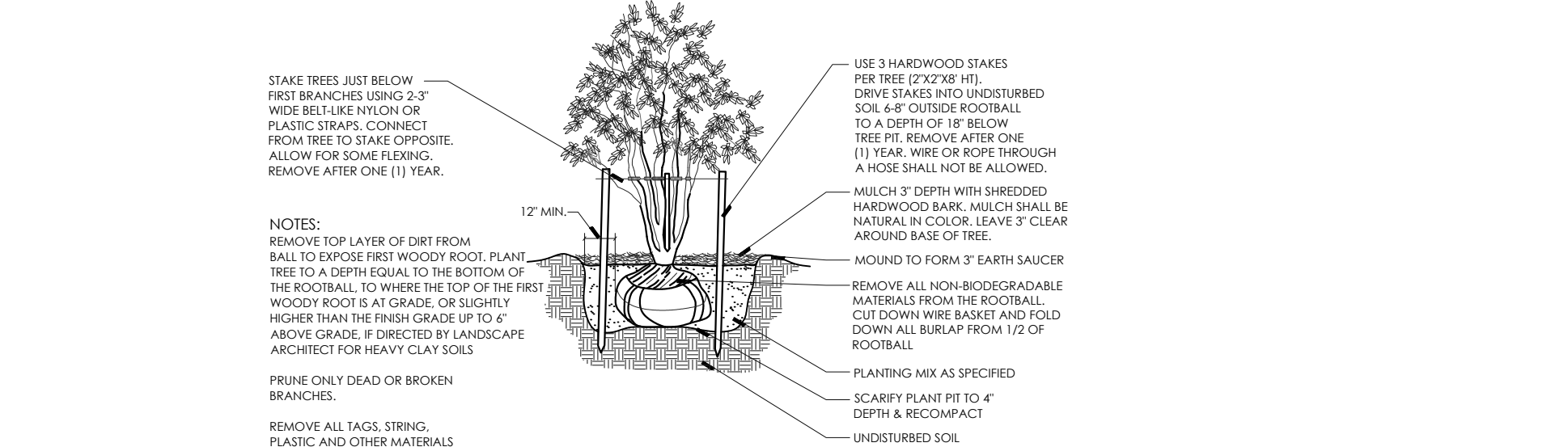
EVERGREEN TREE PLANTING DETAIL



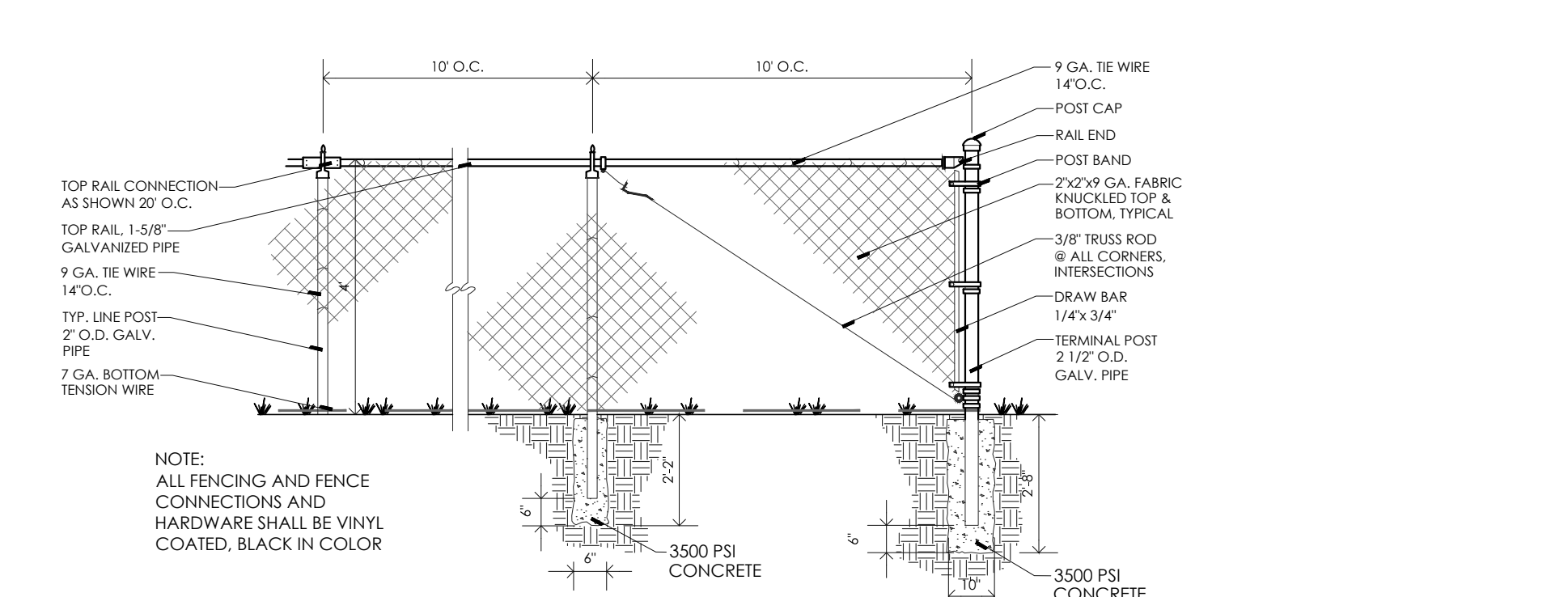
PAVER EDGE ABUTTING PAVEMENT



UPRIGHT EVERGREEN SHRUB PLANTING DETAIL



MULTI-STEM TREE PLANTING DETAIL



4' HT CHAIN LINK FENCE



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

SEAL



PROJECT
29150 W 12 Mile Road
Farmington Hills, MI 48334

CLIENT

Mike Yousif
4780 Dow Ridge Road
Orchard Lake MI , 48324

PROJECT LOCATION

Part of the SW 1/4
of Section 12
T.1N. , R.9E.
City of Farmington Hills,
Oakland County, Michigan

SHEET

Landscape Notes
and Details



REVISIONS

2025/05/27 REVISED PER CITY REVIEW
2025/06/30 REVISED PER CITY REVIEW
2025/07/21 REVISED PER CITY REVIEW
2025/10/14 REVISED PER CITY REVIEW

DRAWN BY:

G. Ostrowski

DESIGNED BY:

G. Ostrowski

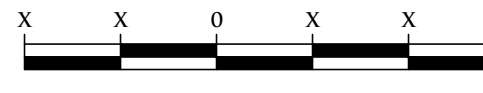
APPROVED BY:

G. Ostrowski

DATE:

01/21/2025

SCALE: 1" = VARIES'



NFE JOB NO.

0399

SHEET NO.

L3

DRAFT

October 16, 2025, Regular Meeting Minutes

**CITY OF FARMINGTON HILLS
PLANNING COMMISSION MEETING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
OCTOBER 16, 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: Aspinall, Brickner, Countegan, Grant, Mantey, Stimson, Ware, Trafelet

Commissioners Absent: None

Others Present: Staff Planner Mulville-Friel, Planning Consultants Tangari and Upfal
 (Giffels Webster), Staff Engineer Alexander, City Attorney Schultz

APPROVAL OF THE AGENDA

MOTION by Countegan, support by Stimson, to approve the agenda as published.

Motion passed unanimously by voice vote.

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 attached 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.

Applicant presentation

Jim Butler – PEA Group, 1849 Pond Run, Auburn Hills
Erion Nicolla – Eureka Innovation Development, 5920 Livernois, Troy
Ren Nushaj – Troy Law Center, 5960 Livernois, Troy

Project Type:

- Cluster development (approved earlier in 2025 for cluster option)
- Current request: Site plan approval for Phase 1
- Location: Former Boys & Girls Republic site, south of the Rouge River
- Zoning: RA-1 (Single Family Residential)

Development Details:

- 13 buildings (4 ranch units per building) = 52 total units
- Phase 1 = south of Rouge River
- Phase 2 (future) = conceptual, approx. 88 additional units
- Access: From Nine Mile Road; existing bridge preserved
- Wetlands: Mostly avoided; minor impacts for culvert and detention pond

- Open Space: >11.7 acres, with 7+ acres dedicated to a nature conservation easement (potentially managed by Oakland County Parks)
- Design: All single-story ranch units with attached garages
- Pedestrian access: Sidewalk and observation area connections to Nine Mile Road

Planning Consultant review

Referencing his August 26, 2025 review memorandum, Planning Consultant Tangari gave the background and review for this request for cluster site plan approval.

Site context:

The project site encompasses approximately 79.81 acres and was formerly developed as a campus, portions of which are located both north and south of the Rouge River. The southern section of the property, where the proposed development will occur, currently contains existing campus buildings that are planned to be removed and replaced with new residential structures. The surrounding properties feature single-family residential zoning, with RA-1 districts to the north and east, RA-4 zoning to the south, and a mix of RA-1 and RA-3 districts to the west. This context establishes a predominantly residential character in the area surrounding the proposed development.

Density:

The cluster development option for the site was approved at a density of 1.8 units per acre. The proposed Phase 1, consisting of 52 residential units, represents a density of approximately 0.67 units per acre when calculated across the full 79.81-acre property. If the site were to be fully developed in the future with a total of about 140 units, the overall density would remain consistent with the approved cluster standard of 1.8 units per acre, maintaining compliance with the township's zoning requirements.

Dimensional and site standards are met.

A total of 353 replacement trees are required for the project, of which 316 are provided on-site. The applicant has proposed to pay into the township's tree fund for the remaining 37 trees. However, the consultant's review found that six additional trees appear to be missing from the calculations, and this discrepancy will need to be corrected.

The landscape plan includes 19 street trees, which meet the cluster development requirement. All trees shown on the plan are replacement trees, which cannot be double counted toward other landscape or buffering requirements.

The zoning ordinance requires a buffering transition between cluster developments and adjacent single-family residential districts. While the north side of the site is naturally buffered by the Rouge River and surrounding forest, the east and west sides directly abut other RA-zoned properties. The current plan relies solely on replacement trees for this transition and does not include additional buffer-specific landscaping.

The Planning Commission must therefore determine whether the proposed landscaping provides an adequate buffer—particularly near the east end of the site where a change in topography occurs—or if additional screening is needed. If the Commission requests more buffer trees, those trees

would not count toward replacement totals, and the applicant's contribution to the tree fund would need to be adjusted accordingly.

Planning Consultant Tangari concluded that the plan is compliant with zoning and cluster development standards, with the primary discussion point being the adequacy of the proposed landscape buffering.

In response to questions, Planning Consultant Tangari further explained that:

- The minimum lot size in the RA-1 district is 33,000 square feet—approximately three-quarters of an acre—which equates to a density of about 1.5 units per acre. The cluster option, which allows 1.8 units per acre, is only slightly higher in density.

Commissioner Brickner acknowledged that the request for cluster approval was reasonable given the topography of the site and the location of the Rouge River, noting that while the buildings are closer together in some areas, the overall density is comparable to that of a traditional subdivision.

- The request before the Commission is for site plan approval of Phase 1 only. Phase 2 is included for informational purposes to illustrate potential future expansion, but it is not part of the current approval. The previously approved cluster option sets the allowable overall density, which will carry forward if future phases are proposed.
- All existing structures south of the Rouge River would be demolished.

Ren Nushaj, Troy Law Center, speaking on behalf of Wellspring, confirmed that the site previously housed children's programs following its operation as the Boys and Girls Republic. The facilities are now vacant and unoccupied. The site had a long history of institutional and residential use spanning more than a century.

In response to questions, Mr. Nikolla, Eureka Innovation Development, stated that asbestos surveys are currently being conducted, and testing results are expected next week. The applicant will follow all state-mandated procedures for removal. There were no plans to apply for brownfield funding for this portion of the project.

Public hearing.

Chair Trafelet opened the public hearing.

Carrie Cook, 23320 Glencreek Drive, thanked the applicant for preserving seven acres on the north end of the site. She asked whether residents would receive another notification letter when the developer returns with plans for Phase 2 and expressed concern about potential traffic impacts along Nine Mile Road if a traffic light is not added. Ms. Cook also inquired about the timing of construction and whether wildlife displacement, particularly deer, would be addressed. She thought the project looked good overall but wanted to make sure residents would be notified of future phases.

Brian Yaldoo, representing a client who owns adjacent property off Inkster Road, stated that the proposed development would be a positive improvement for the area. The site has contained vacant

buildings for many years, and he expressed support for redeveloping it to bring new activity and vitality to the community. Mr. Yaldoo encouraged the City to approve the project.

Derek Gasco, 28005 West Nine Mile Road, stated that while he initially intended to oppose the project, he now believes it represents an improvement to the area. He expressed concern about existing traffic and speeding issues along Nine Mile Road and suggested that additional traffic control measures be considered. Mr. Gasco also requested that the front units facing Nine Mile be set back farther to provide more privacy for nearby homeowners. He emphasized the scenic character of the site and encouraged greater preservation of natural areas beyond the proposed seven acres. He generally supported the plan, and hoped these concerns will be addressed during final planning.

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 and motion

In response to public comments:

- Commissioner Brickner pointed out that the proposed setback is 76' from the right-of-way. Normally, in the RA-1 district, the front setback only has to be 40'.
- Planning Consultant Tangari noted that should there be a Phase 2, there will be a public hearing for the site plan for that phase.

In response to questions, Planning Consultant Tangari confirmed that the Commission must determine whether the proposed landscaping provides sufficient buffering, particularly along the west side of the site where buildings are closest to the property line.

Mr. Nikolla explained that the east side of the property is heavily wooded along the Rouge River and already benefits from a significant natural buffer. There will be a planned observation deck near the river that will include benches and a small ornamental retaining wall with a railing, intended as a community gathering space with access to scenic views of the river. Commissioner Trafelet asked about the design and safety features of the observation area, and Mr. Nikolla confirmed it would include a poured concrete pad, a four-foot wall, and a handrail for protection.

Returning to the landscape screening issue, Planning Consultant Tangari indicated that the west side buffer includes a row of replacement trees and is the only area where the Commission must determine adequacy. Commissioners discussed the need for additional conifer plantings (perhaps 4-5) to supplement the deciduous trees and provide year-round screening.

Mr. Nikolla responded that the landscape plan (Sheet L.1) currently includes seven trees along the closest portion of the western property line but that the applicant could add approximately five more coniferous trees without impacting the sanitary sewer line that runs north-south through that area. He agreed that someone on his staff would work with City staff to finalize the placement of additional screening trees to the satisfaction of the Planning Department.

Commissioner Mantey confirmed with the applicant that the voluntary seven-acre conservation easement on the north portion of the property would be formalized as part of Phase 1. Mr. Nikolla

noted that Oakland County Parks had expressed interest in the conservation area, which may eventually include public access, but details would be finalized in coordination with future phases.

MOTION by Brickner, support by Aspinall, to recommend to City Council that the application for Cluster Site Plan Approval 57-4-2025, dated April 24, 2025, as revised July 30, 2025, submitted by Eureka Development Group, 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 of the Zoning Ordinance, subject to the following conditions:

- A. All outstanding issues identified in Giffels Webster’s August 26, 2025 review shall be addressed to the reasonable satisfaction of the City Planner. The Planning Commission finds the proposed landscape buffer acceptable, with the understanding that the Planning Department shall determine whether additional trees are needed along the west property line and may require their addition as part of final site plan approval.**
- B. All outstanding issues identified in the City Engineer’s August 22, 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.**
- D. Phase 2 as presented this evening is a concept plan only, with no action required by the Planning Commission.**
- E. The applicant grant at least a seven acre conservation easement area in the northern portion of the property, also as presented this evening.**

Roll call vote:

Ayes – Stimson, Ware, Countegan, Aspinall, Grant, Brickner, Mantey, Trafelet

Nays – None

Motion passed 8-0.

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

Planning Consultant Review

Referencing his October 6, 2025 memorandum, Planning Consultant Tangari gave the background and review for this request to set an amendment to PUD 12,2014, including Site Plan 60-7-2025, for public hearing. The site is located at the corner of Orchard Lake and 12 Mile Roads. The applicant proposes to construct a Culver’s drive-through restaurant on a 0.5-acre outlot along the 12 Mile frontage, currently used for parking. The development would remove several parking spaces and affect internal circulation for the larger shopping center.

Under the current Planned Unit Development Agreement, a drive-through restaurant is permitted only on Parcel A, not on Parcel B, where the Culver's is proposed. Because the request introduces a new use and alters site circulation and parking, the amendment is considered a major modification to the PUD.

Planning Consultant Tangari outlined several site plan issues identified in the review memorandum, including noncompliance with the front setback, missing details such as building height and drive-through stacking spaces, and the need to show pedestrian connections and rooftop screening. He also noted that a parking study was submitted but not in time for staff review before this meeting; staff recommendations on that study will be provided when the case returns for public hearing.

Commissioner Aspinall inquired whether a previous modification to the PUD for another parcel in the development had been considered a major amendment, and Tangari confirmed that it had, noting this would be consistent treatment. Commissioner Brickner questioned the proposed building's setback relative to adjacent businesses along 12 Mile Road and was advised that the Culver's would be roughly in line with neighboring buildings, though the applicant is expected to request a setback waiver through the PUD amendment process.

Commissioners agreed that the proposal constitutes a major amendment given the scope of change to the PUD.

Further Commission discussion included:

- Based on the site plan, the proposed Culver's would sit approximately thirty feet closer to 12 Mile Road than the existing Comerica Bank, raising concern about the alignment of buildings along the corridor.
- Had a traffic study had been completed? There was concern about additional traffic generated by a high-volume drive-through restaurant and the difficulty of making left turns out of the shopping center; some traffic control – such as a signal or turning restrictions, might be necessary. Staff Engineer Alexander confirmed that both a traffic and parking study had been submitted but not yet reviewed.
- The immediate area already includes multiple drive-through operations, including a bank, Burger King, and Starbucks, and stacking and internal circulation should be carefully reviewed. Culver's locations typically experience long queues, particularly during peak hours, and stacking should be evaluated to prevent backups into drive aisles or entrances.
- On the other hand, Culver's would serve existing area traffic rather than generating significant new volume. The shopping center already attracts a high daily traffic count. Broader traffic impacts along 12 Mile or Orchard Lake were less of a concern than internal circulation and access management within the development.

Applicant presentation

Allen Eizember, Novak & Fraus Engineers
Ronald J. Sesi, applicant

Mr. Eizember provided the following information:

- The proposed setback is 44.7 feet, roughly two and a half feet closer to the road than the existing Starbucks but still consistent with that portion of the PUD. The lot's depth of 200 feet constrains building placement, making an east-west orientation impractical due to drive-through and fire access needs.
- A traffic study had been submitted with preliminary feedback received and no major issues identified. The drive-through stacking is designed to wrap around the north side of the building to avoid conflict with the main drive aisle along 12 Mile, and additional measures such as signage or a raised island could be used to ensure vehicles follow the intended circulation path.

Commission questions and deliberation

In response to questions from the Commission, the applicants provided the following further information:

- The design includes a single drive-through lane with double-sided ordering stations to accommodate stacking on both sides, consistent with Culver's operational model. Five stacking spaces will be provided behind the pickup window, with eight additional spaces extending around the north and east sides of the building.
- The existing shopping center's detention basin is integrated into the parking lot, and the new Culvers development would include an underground stormwater system beneath the eastern drive-through lanes to handle runoff on-site. This design will allow gravity-fed drainage into the city's sewer system, improving existing flooding conditions.
- The Culver's site does not include front parking between the building and 12 Mile Road, minimizing visual and functional conflicts. The plan exceeds ordinance requirements with 13 stacking spaces, where only 8 are required.
- The traffic study included Saturday morning observations, accounting for Scramblers Restaurant operations.
- An updated plan showing stacking, loading, and refuse details had been submitted earlier in the week and would appear in the next packet.

MOTION by Countegan, support by Ware, that the Commission finds that the proposed Amendment to PUD 12, 2014, and revised Site Plan 60-7-2025, submitted by Ronald J. Sesi, is a major amendment to the PUD, and that this request for amendment and revised site plan be set for public hearing for the Planning Commission's next available regular meeting agenda.

Roll call vote:

Ayes – Mantey, Brickner, Grant, Aspinall, Countegan, Ware, Stimson, Trafelet

Nays – None

Motion passed 8-0.

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

Commissioner Brickner disclosed he had a professional conflict of interest with the applicant.

MOTION by Mantey, support by Stimson, to recuse Commissioner Brickner from participation on this item due to the stated conflict of interest.

Motion passed by voice vote, 7-0-1 (Brickner abstained).

Commissioner Brickner left the dais.

Planning Consultant review

Referencing her October 9, 2025 memorandum, Planning Consultant Upfal presented the review for this request for site plan approval to expand and renovate the existing Marathon gas station at Nine Mile and Middlebelt Roads. The proposal includes an expansion of the convenience store and the addition of new fuel pump islands beneath existing canopies. The western canopy would be expanded from two to six fueling positions, creating a new setback nonconformity that would require a variance.

The B-3 site at 19,435 square feet is a little less than one-half acre in size and currently contains multiple existing nonconformities, including deficient front setbacks relative to both canopies, lack of internal landscaping, and no front yard open space within the property lines. Access to the site is provided through three driveways—one on Middlebelt and two on Nine Mile—with the proposal including the closure of the westernmost Nine Mile entrance.

A gas station is a permitted use in the B-3 district provided that the site is used as a gas station as of December 31st, 2024 and subject to several use specific standards.

The site meets parking requirements with 14 spaces provided, although one space adjacent to the dumpster will be reserved for employee use due to limited maneuvering room. The applicant indicated the rear portion of the site could not be used for dumpster placement because of a sewer easement. Staff requested that any outdoor mechanical equipment be identified and properly screened.

Planning Consultant Upfal outlined compliance issues and key considerations for the Commission. The expanded western canopy will require a front setback variance, and the east driveway on Middlebelt remains noncompliant with intersection clearance requirements. The site lacks required 10-foot perimeter setbacks and front yard landscaping within the property boundary. Lighting exceeds ordinance limits, with a 5.95:1 average-to-minimum illumination ratio and light levels beyond the permitted maximum at several property lines. Fixture lumens and canopy lighting must be reduced to meet requirements and shielded to prevent glare onto residential properties. No internal pedestrian connections to Nine Mile or Middlebelt sidewalks were provided, which staff recommended be added. Building materials do not meet updated architectural standards due to the use of EIFS at ground level, but relief may be granted by the Commission if justified architecturally.

While the plan reflects many improvements, the Commission should determine whether the number and degree of remaining nonconformities are acceptable. This application was initially

submitted prior to adoption of the city's updated design standards, but the current review is subject to those standards.

Commissioner Mantey expressed concern over the number of existing nonconformities on the site, noting that the applicant is nearly doubling the size of the retail building while bringing few, if any, elements into compliance. Planning Consultant Tangari responded that the main improvements are the relocation and enclosure of the dumpster, and closing one of the two Nine Mile curb cuts. Commissioner Mantey acknowledged those improvements but reiterated that additional efforts toward conformance should be expected with such an expansion.

Commissioner Mantey also raised questions about the undeveloped land to the north, which includes a vacated alley. While the area is currently overgrown and provides natural screening, its long-term use or ownership is unclear, and he questioned whether the lack of a required fence would remain appropriate in the future. He also emphasized the importance of addressing lighting impacts, suggesting that excessive illumination could constitute a nuisance under general health and safety enforcement provisions.

Commissioner Countegan commented that redevelopment of long-standing nonconforming sites often involves balancing ordinance requirements with the value of private reinvestment. While the Commission should expect compliance where feasible—particularly for lighting standards—it may also consider site enhancement and modernization as part of the overall public benefit. Commissioner Countegan asked whether there were additional site improvements that could be incorporated to offset nonconforming conditions.

Commissioner Mantey added that applicants should clearly explain which nonconformities cannot be corrected and why. The Commission should expect compliance with current ordinances unless technical or practical limitations prevent it.

Commissioner Stimson clarified that at least one item—the canopy setback variance—will require Zoning Board of Appeals (ZBA) approval.

Planning Consultant Upfal confirmed that the provided draft motion addresses the need for a ZBA variance. Commissioner Mantey noted that in some cases, the Commission may request that applicants obtain variances prior to site plan approval and stated that he would prefer that approach here due to the number of existing and proposed nonconformities.

Applicant presentation

Architect: Riham Alsarout

Owner: Aoun Aoun

Ms. Alsarout stated that the building's exterior material is limestone rather than EIFS and that the plans will be corrected to reflect that. The owner has also agreed to increase landscaping along the southeast portion of the site and to install a six-foot wall along the north property line if the Commission determines it is preferable to the existing vegetative buffer.

Ms. Alsarout further explained that the design team has revised the photometric plan to comply with city lighting standards and that the updated plan will address the previously identified illumination issues. She requested that the Planning Commission grant site plan approval conditioned upon ZBA variance approval, noting that project delays earlier in the year have already negatively impacted the owner's construction schedule.

Commissioner Mantey clarified that he was not necessarily advocating for a wall along the north property line, but he wanted to ensure that the long-term uncertainty surrounding the adjacent vacated alley was addressed. Planning Consultant Tangari explained that the future of the vacated alley could not be determined at this time.

Planning Consultant Upfal clarified that the alley lies adjacent to the B-1 zoned parcel to the north and that the existing vinyl fence runs along that boundary. There is currently no wall adjacent to the residential portion of the property.

Commissioner Countegan asked for clarification on the specific variances that would be required. City Attorney Schultz confirmed that the only variance necessary was for the canopy setback, but the ZBA has discretion to impose conditions related to other site features, such as fencing, if deemed appropriate. Commissioner Mantey asked that this understanding should be reflected in the meeting minutes.

Chair Trafelet asked the applicant about site operations. Mr. Aoun, property owner, stated that tow truck operations had ceased and that the neighboring building to the west operates solely as a mechanic shop. He also confirmed that the proposed renovation would not reduce available parking and that the site exceeds minimum parking requirements, with 14 spaces provided where 12 to 13 are required.

Ms. Alsarout confirmed that the dumpster is positioned between parking spaces due to a sanitary sewer easement that prevents placement in the rear. The adjacent parking spaces will be reserved for employees to avoid potential conflicts. The project team is working with a civil engineer to develop an underground stormwater retention system consistent with city engineering standards.

MOTION by Stimson, support by Aspinall, that the application for Site Plan Approval 62-12-2024, dated November 4th, 2024, as revised September 10th, 2025, submitted by Riham Sarout, be approved, because it appears to meet all applicable requirements of the Zoning Chapter, subject to the following conditions and determinations:

- 1) All outstanding issues identified in the Giffels Webster's October 9th, 2025 review shall be addressed to the reasonable satisfaction of the City Planner.**
- 2) All outstanding issues identified in the City Engineer's September 30th, 2025, inter-office correspondence be addressed to the reasonable satisfaction of the City Engineer.**
- 3) All outstanding issues identified in the Fire Marshal's October 3rd, 2025, inter-office correspondence be addressed to the reasonable satisfaction of the Fire Marshal.**

CONDITIONS AND DETERMINATIONS:

- 1) The pump canopy within the front setback is not permitted without a variance from the Zoning Board of Appeals.
- 2) The total amount of front yard open space is an existing condition and may be less than 50%, as shown on the plans.
- 3) The landscaped area along Middlebelt Road is shown on the plans to be less than 10' deep and is permitted if additional landscaping is provided.
- 4) Rooftop mechanical equipment must be screened as required.
- 5) The 2-foot high knee wall shown on the plans along Nine Mile is permitted to be located entirely within the right-of-way, subject to obtaining all necessary right-of-way permits.
- 6) If left as open space with no doors open to it, the proposed greenbelt and the existing six-foot high vinyl screening fence, both situated along the northern lot line, may be used instead of the six-foot high wall required when commercial sites abut a residential district.
- 7) The illumination levels must be brought into compliance.
- 8) Pedestrian connections to the Nine Mile or Middlebelt Road sidewalks must be provided.
- 9) The proposed building materials shall comply with the commercial design standards adopted in the zoning ordinance as amended 9/22/2025.

Roll call vote:

Ayes – Mantey, Grant, Aspinall, Countegan, Ware, Stimson, Trafelet

Nays – None

Motion passed 7-0 (Brickner recused).

Commissioner Brickner rejoined the Commission on the dais.

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

Planning Consultant Review

Referencing his September 8, 2025 memorandum, Planning Consultant Tangari gave the background and review for this request for site plan approval. The applicant proposed to use the existing 2,400-square-foot building on the 0.32-acre site as a warehouse and to remove a smaller 720-square-foot structure near the corner of Nine Mile and Shiawassee. The property, formerly occupied by Randolph Fence Company, is zoned LI-1 Light Industrial and is located at a triangular intersection with numerous dimensional and historic nonconformities.

The site, located at 29820 Nine Mile Road, is bordered by OS-1 zoning to the north, LI-1 to the east, B-3 commercial to the south, and RA-4 single-family residential to the west. The existing drive from Nine Mile would remain, with a proposed gate at the entrance. Due to its configuration, the site lacks several required elements, including a labeled loading space, a compliant dumpster enclosure,

and one required parking space. While three spaces are labeled, a fourth is available, and space exists for a fifth, though its location would require a front yard variance.

No mechanical equipment was shown on the plan, and any proposed equipment would require screening. A new six-foot wood privacy fence is proposed along both street frontages to replace the existing chain-link fence, but that configuration would require a variance for fence location. The applicant also has not provided a photometric plan or pedestrian connection to the public sidewalk.

Planning Consultant Tangari emphasized that, given the site's constraints, multiple variances will likely be necessary to achieve compliance, including for dumpster location, loading space, and/or parking configuration. There were no issues with materials as proposed.

Commissioners noted that the building likely predates city zoning regulations.

Applicant presentation

Joseph Novitsky, JSN Architecture, Berkley MI
Ilan Hazan, Owner

Mr. Novitsky explained that Mr. Hazan operates a long-established kitchen and bath remodeling business and intends to use the property solely for small-scale material storage. The owner works independently with no employees, machinery, or on-site refuse. Deliveries would be limited to small trucks. Materials would be stored within the building and delivered directly to customers' job sites.

Mr. Novitsky described the project as an opportunity to revitalize a long-challenged site with minimal neighborhood impact. He stated that the property, formerly in poor condition, has been improved and maintained by the owner over the past four seasons, including cleanup and regular upkeep. To manage drainage, the team proposes installing percolating pavers to improve stormwater infiltration, with engineering department support pending documentation of the site's percolation capacity.

The applicant plans to demolish the smaller 720-square-foot building near the corner and retain the rear 2,400-square-foot structure, which was solidly built and structurally sound. Mr. Novitsky noted coordination with the adjacent residential neighbor regarding the existing fence line, which sits approximately four feet inside the neighboring property. Both parties have agreed that the applicant will replace the chain-link fence with a precast masonry wall with individual piers that will preserve the existing mature trees. Novitsky emphasized the goal of maintaining a clean, attractive, and low-impact site consistent with the neighborhood's character.

Mr. Hazan, owner, confirmed that he has obtained a demolition permit for the smaller front building. He explained that after many years of operating his remodeling business from Northwestern Highway, he purchased this site to consolidate his storage and remain in Farmington Hills. Mr. Hazan reiterated that he works alone, visits the property infrequently, and performs no noisy or hazardous operations. Deliveries would involve only small trucks or vans. He currently maintains the site's landscaping and cleanliness regularly.

Mr. Hazan expressed his commitment to beautifying the property and contributing positively to the area's appearance. He noted that removing the front building would improve traffic visibility at the intersection and create a more attractive streetscape through new landscaping and fencing improvements.

In response to questions, the applicant gave the following further information:

- There was a garage overhead door on the east side of the building.
- Mr. Hazan closed on the property in December 2024, and has not yet obtained a certificate of occupancy or begun operating his business from the site.
- The masonry wall was proposed only along the west side of the property adjacent to the residential lot. They will use a non-continuous footing system with isolated piers, allowing precast masonry panels to be placed between posts to preserve tree roots. This construction method will comply with city standards while protecting existing vegetation.
- Mr. Hazan needed a full perimeter privacy fence to provide both security and privacy due to the site's exposure to both Shiawassee and Nine Mile traffic. The privacy fence will be stained wood, with the finished side facing outward.
- Mr. Hazan intended to install a sign labeled "Kitchen and Bath Outlet" as shown on the plans, subject to obtaining a separate sign permit from the City.

In response to questions, Planning Consultant Tangari explained that although the building itself remained, the proposal required site plan approval because there was currently no formal parking area, and other site elements such as screening and loading areas must be addressed. The Planning Commission does not yet have authority under the pending ordinance amendment to waive parking requirements.

Mr. Novitsky noted that the building exterior will be repainted, and the existing low-wattage gooseneck light fixtures on each corner will remain in place. The lighting is subtle, the building has been re-roofed, and the improvements result in a clean, well-maintained appearance.

Commissioners generally supported the applicant's efforts to upgrade and improve the property.

It came out in conversation that this project required Planning Commission approval because the proposal included paving a new parking lot, changing fencing along a residential boundary, and adding landscaping, thereby constituting a site modification subject to Planning Commission review. Specific issues requiring Zoning Board of Appeals action included the loading space, dumpster location, and one parking space deficiency.

Commissioner Mantey raised a concern regarding the applicant's plan to install a solid fence around the property. He noted that three sides of the solid fencing would face neighboring properties and expressed a preference for a chain-link fence, which would maintain visibility and openness. He could not support a request for a variance for a solid fence.

MOTION by Countegan, support by Brickner, that the Planning Commission approve Site Plan 62-8-2025, dated June 12, 2025, submitted by Joseph S. Novitsky, because it appears to meet all applicable requirements of the Zoning Chapter, subject to the following conditions and determinations:

- 1) All outstanding issues identified in Giffels Webster's September 8, 2025 review shall be addressed to the reasonable satisfaction of the City Planner.
- 2) All outstanding issues identified in the City Engineer's August 29, 2025 interoffice correspondence shall be addressed to the reasonable satisfaction of the City Engineer.
- 3) All outstanding issues identified in the Fire Marshal's August 28, 2025 interoffice correspondence shall be addressed to the reasonable satisfaction of the Fire Marshal.

Conditions and Determinations:

- 1) The existing building setbacks are existing non-conformities, and as the building is not proposed to be structurally altered in this site plan, the Planning Commission permits these non-conformities to persist.
- 2) Designate a loading space on the site plan; **this is required to be in a rear or interior side yard.** The loading space may be designated in the maneuvering lane if deliveries are scheduled when they do not conflict with customer or on-site vehicle movements. **This condition shall be noted on the plan.** Otherwise, a variance from the Zoning Board of Appeals is required if the loading zone cannot be accommodated.
- 3) A dumpster and associated enclosure are required in the LI-1 District. If a dumpster enclosure cannot be accommodated on the site, a variance from the Zoning Board of Appeals is required to omit the enclosure.
- 4) Based on parking requirements for a warehouse, the site is deficient by one parking space. The Planning Commission may not approve parking reductions for sites with fewer than ten spaces. If parking requirements cannot be met, a variance from the Zoning Board of Appeals is required to address this deficiency.
- 5) Any rooftop mechanical equipment must be screened in accordance with ordinance requirements; this note shall be added to the plan.
- 6) The new six-foot wood privacy fence shown on the site plan is not compliant and requires a variance from the Zoning Board of Appeals to be installed in the proposed location. This condition excludes the masonry fence along the west property line, which is compliant.

Motion discussion:

Mr. Novitsky pointed out that there would be no rooftop equipment or need for mechanical screening on the site, as the building uses only a gas-fired appliance and does not require air conditioning. He also explained that the loading area would not accommodate large trucks due to the site's limited space and would instead serve only small delivery vans. City Attorney Schultz advised that those arguments would need to be made before the Zoning Board of Appeals.

The Chair recognized Andrew Buck, 29845 Shiawassee. Mr. Buck said he lived adjacent to this site, and spoke in support of the proposal. The site had long been underutilized and in poor condition, and the proposed improvements would enhance the appearance and vitality of this highly visible area. He also confirmed agreement regarding the existing fence line and affirmed that the redevelopment represents a clear benefit for both the city and local residents.

Commissioner Mantey stated that he would vote against the motion, because he felt the site plan should have allowed for the option of a six-foot chain link fence rather than requiring a solid wood privacy fence, both of which would need a variance. He continued to support a chain link fence in this location.

Roll call vote:

Ayes – Stimson, Ware, Countegan, Aspinall, Grant, Brickner, Trafelet

Nays – Mantey

Motion passed 7-1.

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

Referencing her September 23, 2025 memorandum, Planning Consultant Upfal gave the background and review for this lot split request.

The property is part of the Franklin Oaks Subdivision, originally platted in 1945 and later amended in 1966 to require site access from Oakcrest Drive and prohibit access from Rockridge Lane when a school was built there. After the school's demolition in 2012, the site has remained vacant. In 2018, the current owners purchased the property and obtained a court-approved consent judgment with the Franklin Oaks Subdivision, allowing the two parcels to be split into four residential lots subject to various conditions.

The consent judgment, not yet recorded, includes restrictions governing lot configuration, minimum home size, tree preservation on Lot 4, construction access, architectural compatibility, and limits on future access from Oakcrest Drive. The proposed split would create four residential lots at the bulb end of Rockridge Lane, maintaining a future easement between Parcels 2 and 3 for road access.

The combined property area is 12.52 acres and zoned RA-1, Single-Family Residential. Three of the proposed lot widths, as shown on the updated survey, do not meet the 100-foot minimum width requirement for the zoning district. Because of this, the lots would require variances from the Zoning Board of Appeals before the Planning Commission could grant final approval. Under the city's subdivision ordinance, if any parcel fails to meet zoning requirements, the Planning Commission must deny the split until variances are obtained.

Further, the proposed lots exceed the allowable three-to-one depth-to-width ratio, though this requirement can be waived by the Planning Commission. The irregular lot shapes are a result of the cul-de-sac location and are not inconsistent with other large lots in the neighborhood, which range from 2.65 to 11 acres.

Other considerations included potential driveway placement conflicts, preservation of woodlands on Lot 4, and confirmation that the site is not impacted by wetlands.

Commissioner Mantey asked about an existing pedestrian easement shown on the plans, questioning whether it was being considered as part of the current application. Planning Consultant Upfal responded that the easement would remain on Parcel 4 and was not being altered by the proposed lot split.

Commissioner Mantey noted that from a planning perspective, it would be beneficial for the city to consider maintaining or reconfiguring the pedestrian connection between the cul-de-sacs in this area to enhance walkability. He observed that the existing long pedestrian path likely originated as access to the former school site and suggested that a more direct pedestrian link between Parcels 3 and 4 could provide neighborhood connectivity. While acknowledging that the Commission was not voting on this issue, he emphasized that pedestrian access between neighborhoods is generally regarded as a best planning practice.

Attorney Donald Rump, representing the applicants, introduced himself and noted that he had represented the property owners during the Circuit Court and Court of Appeals proceedings that resulted in the consent judgment referenced in the staff report.

MOTION by Stimson, support by Grant, that Lot Split 3 and 4, 2025 (Final) dated October 24, 2024, submitted by Jason M. and Lauryn M. Curis be denied because it appears that the applicable provisions of Chapter 34-3.1.4.E of the Zoning Ordinance are not met. Proposed parcels 1, 2, and 3 do not meet the lot width requirements.

Roll call vote:

Ayes – Stimson, Ware, Countegan, Aspinall, Grant, Mantey, Trafelet

Nays – Brickner

Motion passed 7-1.

APPROVAL OF MINUTES September 18, 2025, Regular Meeting

MOTION by Ware, support by Countegan, to approve the September 18, 2025 Regular Meeting minutes as submitted.

Motion passed unanimously by voice vote.

PUBLIC COMMENT

None

COMMISSIONER/STAFF COMMENTS

Commissioners welcomed Erik Lindquist as the new Planning Commissioner. Mr. Lindquist introduced himself, noting that he had served on the Zoning Board of Appeals for 18 years and was excited to make this transition.

City Planner Mulville-Friel noted there was correspondence regarding a master plan update from the Village of Franklin.

Commissioner Brickner expressed concern about the city's current ordinance restricting new gas stations and car washes. He referenced a previously approved car wash project on Drake Road that was never constructed, leaving the site vacant. The developer instead purchased and relocated to an existing

station at Grand River and Orchard Lake Road in Farmington, resulting in continued underuse of the original property. Commissioner Brickner suggested the Planning Commission consider revising the ordinance to allow gas stations or car washes as special land uses in limited zoning districts, rather than maintaining a total ban on new facilities unless they replace existing ones.

ADJOURNMENT

MOTION by Stimson, support by Countegan, to adjourn the meeting.

Motion passed unanimously by voice vote.

The meeting ended at 10:28pm.

Respectfully submitted,
Kristen Aspinall,
Planning Commission Secretary

/cem