AGENDA
PLANNING COMMISSION PUBLIC HEARING/REGULAR MEETING
CITY OF FARMINGTON HILLS
SEPTEMBER 18, 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 2, 2023, INCLUDING SITE PLAN 67-9-2023

LOCATION:	30825 and 31361 Orchard Lake Road
PARCEL I.D.:	22-23-03-226-027 and 028
PROPOSAL:	Redevelop shopping center in B-2, Community Business Zoning District
ACTION REQUESTED:	Recommend to City Council
APPLICANT:	Frank Jarbou (formerly Timothy Collier)
OWNER:	Hunter's Square Development, LLC

B. AMEND PLANNED UNIT DEVELOPMENT 4, 2000

LOCATION:	32555 Northwestern Hwy
PARCEL I.D.:	22-23-02-176-068
PROPOSAL:	Use existing building as a catering kitchen, storage, and private event space with new addition and changes to landscape features in B-3, General Business District and RA-4, One-Family Residential District.
ACTION REQUESTED:	Recommend to City Council
APPLICANT:	Zack Sklar
OWNER:	CEC Farmington, LLC

C. CLUSTER SITE PLAN 54-4-2025

LOCATION:	South side of Folsom Road, between Parker Avenue and Lundy Drive,
PARCEL I.D.:	22-23-34-252-019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 030, 031, 032, 033, 034, and 043
PROPOSAL:	Construct thirty-three (33) single-family detached units within RA-3, One Family Residential District
ACTION REQUESTED:	Recommend to City Council
APPLICANT:	Forest at Riverwalk Development, LLC
OWNER:	Forest at Riverwalk Development, LLC

D. ZONING TEXT AMENDMENT 1, 2025

CHAPTER OF CODE:	34, Zoning Ordinance
PROPOSED AMENDMENT:	Amend Zoning Ordinance to add new definitions and Public Art requirements

ACTION REQUESTED:	Recommend to City Council
SECTION:	Amend section 34-2.2 and add Section 34.5.20

5. Regular Meeting

A. CLUSTER SITE PLAN 57-4-2025

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

6. Approval of Minutes August 21, 2025, Regular Meeting

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

Respectfully Submitted,

Kristen Aspinall, Planning Commission Secretary

Staff Contact:

Diane Mulville-Friel
Interim 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.

August 11, 2025

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

PUD Amendment

Case:	PUD 2, 2023/65-8-2023
Site:	30825 and 31361 Orchard Lake Road (Parcel ID 22-23-03-226-028 & -027)
Applicant:	Timothy Collier
Plan Date:	Approved 5/31/2024; Revised 7/14/2025
Zoning:	B-2 Community 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 reconfiguration of an existing large shopping center, including a revamp of several larger tenant units, the addition of outlots, and some accompanying changes to the parking lot. The use will remain solely commercial. This is an amendment to an approved PUD. The portions of the site plan that have changed are follows:

1. A 503 sf addition to the building on the south side of the property for a cooler to accommodate the relocation of Buffalo Wild Wings. This addition results in an additional 13.85' of building that projects into the southern side yard setback.
2. In the southeast corner of the site, 82 parking spaces previously labeled as "landbanked parking within greenbelt" are now presented as parking spaces to be constructed, with no greenbelt. Identification of the condominium unit boundary lines described in the PUD agreement
3. The northernmost tenant space (E) has been altered to place its loading docks indoors, rather than reserving an outdoor loading space behind the building.
4. The next two tenant spaces (D-1 and D-2) have minimal changes to the layout in the rear.
5. The third tenant space (C-2) has been reduced in size, and the loading dock configuration now matches that of the two spaces to the north. A dumpster enclosure has been added abutting the loading dock, and the tenant space to the north's dumpster enclosure has been reduced from a double enclosure to a single enclosure.
6. There is now a fourth tenant space (C-1), and the area between the redeveloped buildings and the buildings to remain unaltered has been eliminated; parking between the buildings has been reconfigured from one row into a small double-row lot behind the building.
7. Other minor changes:
    a. Pavement replacement extents due to additional detention, per engineering (does not affect layout)
    b. Pavement replacement modifications due to new electrical lines (does not affect layout).

In addition, since approval of the plans, the City of Farmington Hills adopted a new Master Plan.

Existing Conditions

1. **Zoning.** The site is currently zoned B-2 Community Business.
2. **Existing site.** The site is 28.82 acres and developed with the Hunter's Square shopping center. The site has no wetlands or other notable natural features apart from trees.
3. **Adjacent Properties.**

Direction	Zoning	Land Use
North	B-2/ West Bloomfield Commercial	Commercial
RA-1	B-3/B-2	Commercial
South	RC-2	Multi-Family
West	RC-2	Multi-Family

4. **Site configuration and access.** The site is accessed from five driveways onto Orchard Lake Road, with an additional access point to 14 Mile Road via an easement over a neighboring property.

PUD Qualification

Under Section 34-3.20.2, the Planning Commission may make a determination that the site qualifies for a PUD based on the following criteria and procedures. On August 17, 2024 the Planning Commission approved the following motion:

"MOTION by Brickner, support by Varga, that the Planning Commission makes a preliminary finding that PUD 2, 2023, received July 18, 2023, submitted by Timothy Collier, qualifies for the Planned Unit Development Option under Section 34-3.20.2.A through D. of the Zoning Chapter. It is further determined that the proposal meets at least one of the objectives as outlined in Section 34- 3.20.2.E.i. thru viii., specifically objectives i, ii, v, vi, vii., and that it be made clear to the applicant that final granting of the PUD plan and contract requires approval by City Council, after recommendation by the Planning Commission"

It should be noted that there was a reduction in landscaping on the southwestern side of the site; the landscaping areas were a consideration in the original qualification and consideration of community benefits. With that, this portion of the site was always proposed for landbanked parking.

Final determination.

The Planning Commission held a public hearing on the final PUD plan on November 16, 2023. Per Section 34-3.20.5.B, the following must be submitted when seeking final determination of PUD qualification:

a. A boundary survey of the exact acreage being requested done by a registered land surveyor or civil engineer (scale not smaller than one inch equals one hundred (100) feet).	√
b. A topographic map of the entire area at a contour interval of not more than two (2) feet. This map shall indicate all major stands of trees, bodies of water, wetlands and unbuildable areas (scale: not smaller than one inch equals one hundred (100) feet).	√
c. A proposed land use plan indicating the following at a scale no smaller than one inch equals one hundred (100) feet (1" = 100'):	√
(1) Land use areas represented by the zoning districts enumerated in Section 34-3.1.1 through Section 34-3.1.30 of this chapter.	√
(2) Vehicular circulation including major drives and location of vehicular access. Preliminary proposals as to cross sections and as to public or private streets shall be made.	√
(3) Transition treatment, including minimum building setbacks to land adjoining the PUD and between different land use areas within the PUD.	√
(4) The general location of nonresidential buildings and parking areas, estimated floor areas, building coverage and number of stories or height.	√
(5) The general location of residential unit types and densities and lot sizes by area.	√

(6) A tree location survey as set forth in Section 34-5.18, Tree Protection, Removal and Replacement.	√
(7) The location of all wetlands, water and watercourses and proposed water detention areas.	√
(8) The boundaries of open space areas that are to be preserved and reserved and an indication of the proposed ownership thereof.	√
(9) A schematic landscape treatment plan for open space areas, streets and border/transition areas to adjoining properties.	√
d. A preliminary grading plan, indicating the extent of grading and delineating any areas which are not to be graded or disturbed.	√
e. An indication of the contemplated water distribution, storm and sanitary sewer plan.	√
f. A written statement explaining in detail the full intent of the applicant, indicating the type of dwelling units or uses contemplated and resultant population, floor area, parking and supporting documentation, including the intended schedule of development.	√

The PUD plan was **approved** by Farmington Hills City Council on February 12, 2023 with the following motion:

MOTION by Bridges, support by Boleware, that the City Council of Farmington Hills hereby approves the application for approval of PUD Plan 2, 2023, including granting Site Plan 67-9-2023, dated September 15, 2023, as revised, subject to the following conditions:

(1) Any conditions and requirements of the Planning Commission's November 16, 2023, motion recommending approval of the PUD plan and Giffels Webster's 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 Marshall;

(3) Proponents must work with the City Manager's Office and Planning and Community Development Department to approve funding for public art to be installed on site or adjacent thereto;

PUD Agreement

As of this writing, there is no final PUD agreement governing this property, as no final agreement between the applicant and city has been signed. Elements of this plan that change approved deviations from ordinance standards will have to be approved by City Council and reflected in a final PUD agreement. This is summarized at the end of this letter.

Site Plan & Use:

1. **Summary of Proposed Use.** The applicant has submitted a site plan. The plan proposes four new "Major" tenant spaces for uses consistent with a commercial shopping center with corresponding site improvements. The tenant spaces, comprising 159,564 square feet, will replace a single structure that includes 190,155 square feet of space. The plans also propose four new outlots along Orchard Lake Road, one of which includes a drive-in business. Four existing buildings are to be maintained in their current condition. The total floor area of the site with the proposed improvements will be 353,217 square feet, an overall reduction of 7,264 square feet.

   Uses in a shopping center are consistent with principal permitted uses listed in the B-2 District, including retail businesses, personal service establishments which perform services on the premises, fast food or carry out restaurants, and sit-down restaurants. However, drive-in businesses, or establishments that serve patrons while in a motor vehicle, are not permitted in the B-2 District. Beyond what is permitted in the B-2 district, the City Council approved the following additional uses as a part of the original PUD approval.

   - Drive-in restaurant
   - Pharmacy pick-up window
   - Sidewalk sales
   - Indoor recreation facilities
   - Veterinary hospital or clinic

2. **Density.** The plans include 353,217 square feet of floor area. The lot size is 1,241,024 square feet (net). The lot coverage is 28.5%.

3. **Master Plan.** The 2009 Future Land Use Map in the City of Farmington Hills Master Plan for Future Land Use designated this site as Shopping Center Type Business. This classification was used in the original consideration of the PUD request. However, this amendment should be consistent with the current Master Plan, adopted January 2024. The new Master Plan identified this site as "Commercial." Areas identified as "Commercial" are intended to be compatible with the B-1, B-2, B-3 and B-4 Zoning districts.

   Across the street from the site, the City established a new 14 Mile Mixed Use Future Land Use District, which may include a mix of commercial and residential uses, as well as enhancements for greater pedestrian and non-motorized access.

4. **Dimensional Standards of the B-2 District (34-3.1.24.E). The following setback relief was granted to the applicant. This request includes additional relief for the south side setback, as described below.** *Note: The 503 sf addition should be added to the total size of the southern existing building, the total square footage was unchanged from previous submittals of these plans.*

   a. 34-3.1.24.E- Setback relief for front setback (reduction from 75' to 58.49')
   b. 34-3.1.24.E- Setback relief for rear setback (reduction from 75' to 69.33' **REVISED: reduction from 75' to 69.59')**
   c. 34-3.1.24.E- Setback relief for south side setback (reduction from 75' to 74.88'—existing setback **REVISED: reduction from 75' to 61.03'- *it should be clear that if this relief is granted, relief should only apply to the minor building addition and not the entire side yard)***

d. 34-3.5.2.E- Relief from parking setback (SE corner of site) (reduction from 10' to 4.96'—existing setback)

Standard	B-2 Requirement	Proposed
Lot Size	Not Specified	28.85 acres (gross)/ 28.49 acres (net)
Lot width	Not Specified	Not Specified
Lot coverage	Not Specified	28.5%[3]
Front setback	75 ft	**58.49 ft**
Rear setback[1]	75 ft	**69.59 ft**
Side setback (north)	20 ft	83.24 ft
Side setback (south)[2]	75 ft	**61.03 ft**
Building height	50 ft/ 3 stories	33.375 ft
Front Yard Open Space	20% of Front Yard, or 15'	37%

Footnotes:

[1]The rear setback for the B-2 District is 20 feet; however, when adjacent to residential, the required setback is 75 feet.

[2]The side yard setback for the B-2 District is 20 feet; however, when adjacent to residential, the required setback is 75 feet.

[3]*The total sf of buildings is 354,984.*

5. **Notes to Schedule of Regulations (34-35)**

   a. Landscaping for all yards abutting a street shall be provided.

   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, except in the southeastern portion of the site, where the existing nonconforming setback will remain (this is included in the list of requested relief from ordinance standards).*

   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. All proposed improvements appear compliant with this standard, but existing parking on the southeast corner of the site does not. *In all areas of the site where changes are proposed, this standard is met. Areas in the southeastern portion of the site that are currently nonconforming with this standard are not proposed to change.*

6. **B-2 and B-4 District Required Conditions (34-3.10).** The uses in the B-2 District shall require review and approval of the site plan by the planning commission. The conceptual PUD plans do not indicate the types of uses included as proposed tenants. *The City Council approved the original PUD application with the following uses which are not typically permitted in the B-2 District. This amendment does not include any changes to the uses listed.*

   - *Drive-in restaurant*

- *Pharmacy pick-up window*
- *Sidewalk sales*
- *Indoor recreation facilities*
- *Veterinary hospital or clinic*

7. **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.
    - *The site plans show where pedestrian access is proposed to be included.*
    - *Pedestrian access is included along the frontage of the proposed "Major" buildings, as well as the North side of Major Building E.*
    - *Pedestrian access between the rear parking and loading areas and the main parking lot that was previously located between the existing 35,950 SF Building and proposed Major-C was eliminated in the revised set of plans.*
    - *Marked crossings are provided between the "Major" buildings and parking areas.*
    - *Outlots D, E, and F include paved pedestrian access along all frontages, marked crossings to the parking lot, and connections to the sidewalk on Orchard Lake Road.*
    - *No pedestrian improvements are considered for portions of the site where existing structures are maintained as-is, except for enhanced crosswalk striping.*
    - *Sidewalks are included in the right-of-way on Orchard Lake Road and Fourteen Mile, but no sidewalks are included along Hunter Lane. This is an existing condition and no changes are proposed to the buildings or parking areas adjacent to Hunter Lane.*
8. **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 intended for up to four tenants and meets this standard.*
9. **Drive-in Restaurants (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 commission and City Council reviewed and considered 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 58.92' from the Right-of-Way, within the front yard setback and less than 60' from the Right-of-Way.) The Planning Commission and City Council accepted this relief during the original PUD review, however the deviation has changed slightly from 58.59' to 58.92'. This means that it is closer to compliance than previous plans.

    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. The Planning Commission and City Council accepted this relief during the original PUD review

10. **Off Street Parking (34-5.2)** The applicant has not submitted detailed floor plans, and instead estimated usable floor area as 75% of the total floor area of the development. Based on the Usable Floor Area provided by the applicant, the proposed parking does not meet the parking requirements for a Commercial Shopping Center use. *The usable floor area was modified as a part of this amendment request. The total floor area used in the parking calculations is inconsistent with the floor area shown on the plans. The applicant should revise the parking calculations in accordance with the correct usable floor area. Total SF= 354,563 UFA= 266,238*

Standard	Required Parking	Proposed
Commercial Shopping Center- First 15,000 SF	1 Space/ 150 SF UFA	15,000SF/150 SF= 100 Spaces
Commercial Shopping Center- Next 15,0001-100,000 SF	1 space/ 175 SF UFA	84,999/175= 486 Spaces
Commercial Shopping Center- UFA in excess of 100,001 SF	1 space/ 200 SF UFA	166,238/200= 831 Spaces
Total	1,417 Spaces	***1,401 Spaces*** ***The applicant did not count the addition of 2 new spaces west of Existing Building*** ***Although the plan notes describe 18 land-banked spaces, these are not identified on the plans.*** ***The plan provides 9 fewer spaces than before, requiring a different deviation.***

11. **Parking requirements for Drive-In uses. (34.-5.2.12).** *The plans include a proposed vehicle drive lane for waiting and stacking in the front yard of the drive-in use, but vehicle drive lanes for waiting and stacking are not allowed to be located in a front yard. The applicant was granted approval of this arrangement as part of the PUD agreement.*

12. **Off-Street Parking Space Layout, Standards, Construction, and Maintenance (34-5.3)**. The applicant included the following minimum parking space layout dimensions. *Parking space dimensions shall be labeled on the plans. Previous plans had the dimensions and showed compliance.*

34-5.3.3.A Minimum Off Street Parking Dimensions		
	Required	Provided
Maneuvering Lane Width	20 ft	20 ft
Parking Space Width	9 ft	9 ft
Parking Space Length	20 ft*	20 ft
*May include a maximum 2' unobstructed vehicle overhand area at the front of the parking space		

13. **Off-Street Loading and Unloading (34-5.4).** The applicant provides 15 loading spaces on the plans, including 4 temporary off-hours spaces to serve the outlots. The B-2 loading calculation is derived from total building frontage as follows:

	Frontage	**Total SF of Loading**
Major Building C-1	101.98	1,019.80
Major Building C-2	120.33	1,203.30
Major Building D-1	120.33	1,203.30
Major Building D-2	119.83	1,198.30
Major Building E	241.09	2,410.90
Outlot D	98.67	986.70
Outlot E	93.00	930.00
Outlot F	98.33	983.30
Outlot G	113.00	1,130.00
Total	1,106.56	11,065.60
Number of Loading Spaces at 500 SF/ Loading Space		22 Spaces

The applicant provided the incorrect calculation and this number should be revised. Although the original approval included a reduction from 20 to 15 loading spaces, the changes in usable floor area require reconsideration of this relief. In the updated plans, there appears to be 15 loading spaces (although this was labeled as 17 in the site data chart). 4 spaces are after-hours only loading spaces serving the outlots. This requires a reduction from 22 spaces to 15 spaces.

14. **Landscaping (34-5.14) and Screening (34-5.15)**. On portions of the site that are proposed to change, proposed landscaping meets or exceeds ordinance requirements. The untouched portion of the site will continue to be nonconforming.

15. **Exterior Lighting (34-5.16)**. The applicant provided ten different fixture types, including four different luminaires. All fixtures are mounted at a mounting height that is below (or meets) the 30' height requirement. The plan notes that lights within 50 feet of residential property will be fitted with house-side shielding refractors, and that all fixtures will be mounted at the 90-degree cut-off angle.

    On portions of the site not proposed for redevelopment, the applicant is not proposing to change any lighting, but has shown that lighting on the plans.

    Proposed lighting exceeds the required 4:1 uniformity ratio, but the previously approved plans were more noncompliant than as proposed.

    The site includes 1,620,504 lumens (excluding entrance lighting) for 209,018 SF of pavement area. The maximum illumination is 2.5 lumens per sf of pavement area and these plans result in 7.75 lumens per.

    Lighting exceeds .3 footcandles at the property line in many locations, including along the western boundary adjacent to multi-family residential. This is a revision from the previously approved plans.

16. **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. The applicant's response letter indicates that all mechanical equipment will be screened per ordinance requirements.

17. **Tree Removal (34-5.18)**. A tree inventory was provided as required and appears to be accurate, with replacement calculations indicating that 35 standard trees will be replaced on a 1:1 basis, and no landmark trees will be removed from the site.

18. **Pedestrian access and connectivity from public rights of way (34-5.19).** Pedestrian access across the site is generally improved by the plan.

19. **Dumpster Enclosures. (34-5.1.3).** The applicant has provided several new dumpster enclosures. There is one behind Major Building E, one with each truckwell behind Major Buildings D-1 and D-2 and C-2, several enclosures and an exterior smoking shelter along the rear access lane behind Building E, one behind the drive-in lane near Outlot G, and one between the primary access drive and Outlot D. The dumpster enclosure proposed near outlot G is located in the front yard setback, which is not allowed. *The City Council approved the front yard dumpster location as a part of the PUD approval.*

20. **Relief Previously Approved by City Council, with Changes in Bold Green and strikethroughs.**

    a. 34-3.1.24- Permit uses not permitted in the B-2 district:
        - Drive-in restaurant
        - Pharmacy pick-up window
        - Sidewalk sales
        - Indoor recreation facilities
        - Veterinary hospital or clinic
    b. 34-3.1.24.E- Setback relief for front setback (reduction from 75' to 58.49')
    c. 34-3.1.24.E- Setback relief for rear setback (reduction from 75' to ~~69.33'~~) **now 69.59'**
    d. 34-3.1.24.E- Setback relief for south side setback (reduction from 75' to 74.88'—existing setback), **with additional relief for 503-sq-ft freezer to encroach within 61.03 feet**

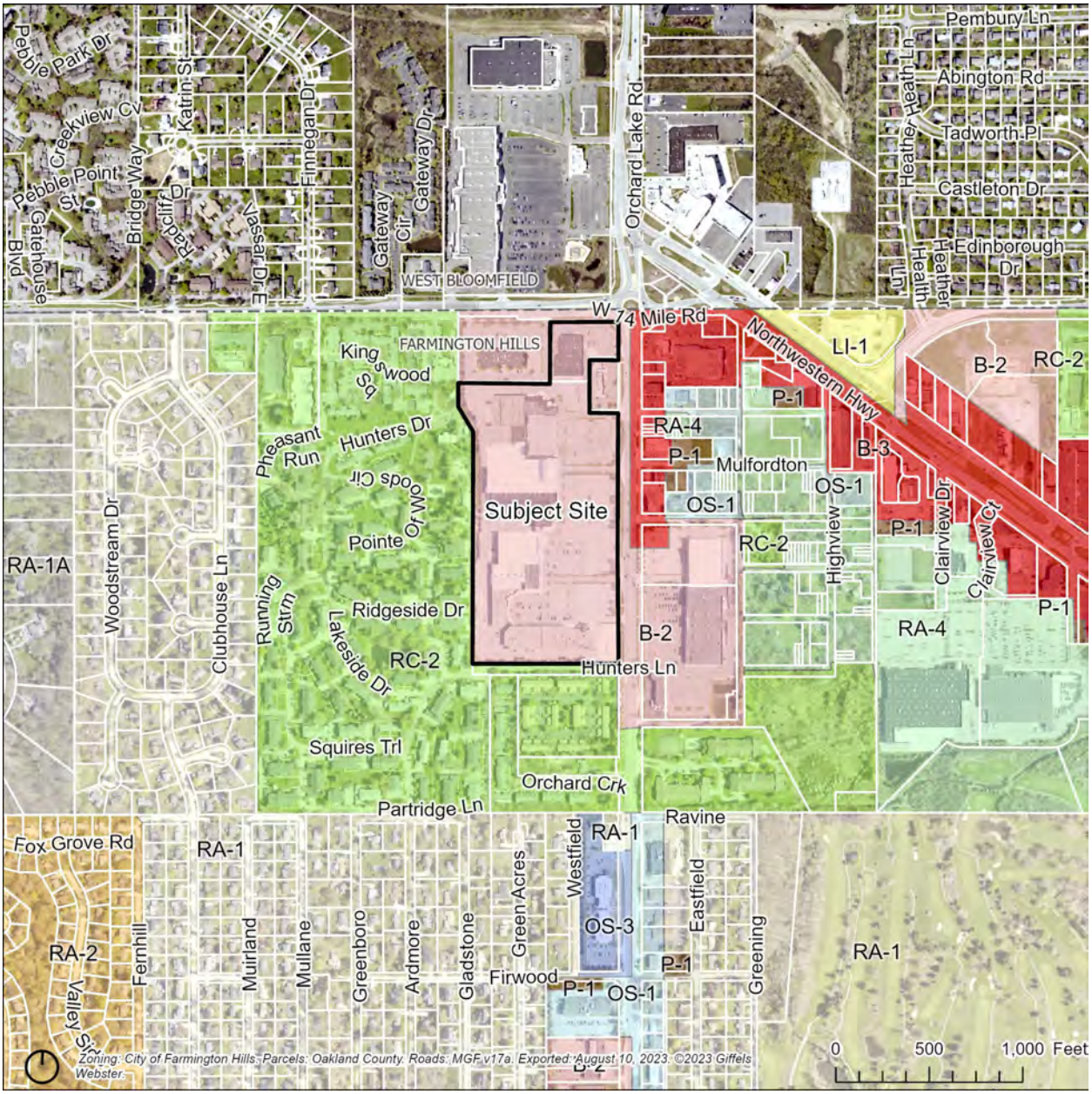
e. 34-3.5.2.E- Relief from parking setback (reduction from 10' to 4.96'—existing setback)
f. 34-4.35- Relief from requirement that a drive-in use be set back a minimum of 60 feet from the right-of-way (building is set back ~~58.59 ft~~ **58.92 ft**, and the drive-through lane is about 25 ft from the front property line)
g. 34-5.2.12- Stacking/waiting lane for drive-in located in front yard
h. 34-5.1.3- Dumpster enclosure located in front yard setback
i. 34-5.4- Relief from loading space requirements (reduction from ~~20~~ **22** to 15)
j. 34-5.5.5.A- Relief from nonconforming sign standards to allow re-use/re-location of currently existing nonconforming signs
k. 34-5.5.3.B.ii.a(2)- Relief from wall sign standards to allow more signs than permitted (increase from 2 to 5 on the Meijer storefront)
l. **Relief from parking requirements to permit 1,401 spaces in lieu of the required 1,417**

We are available to answer questions.

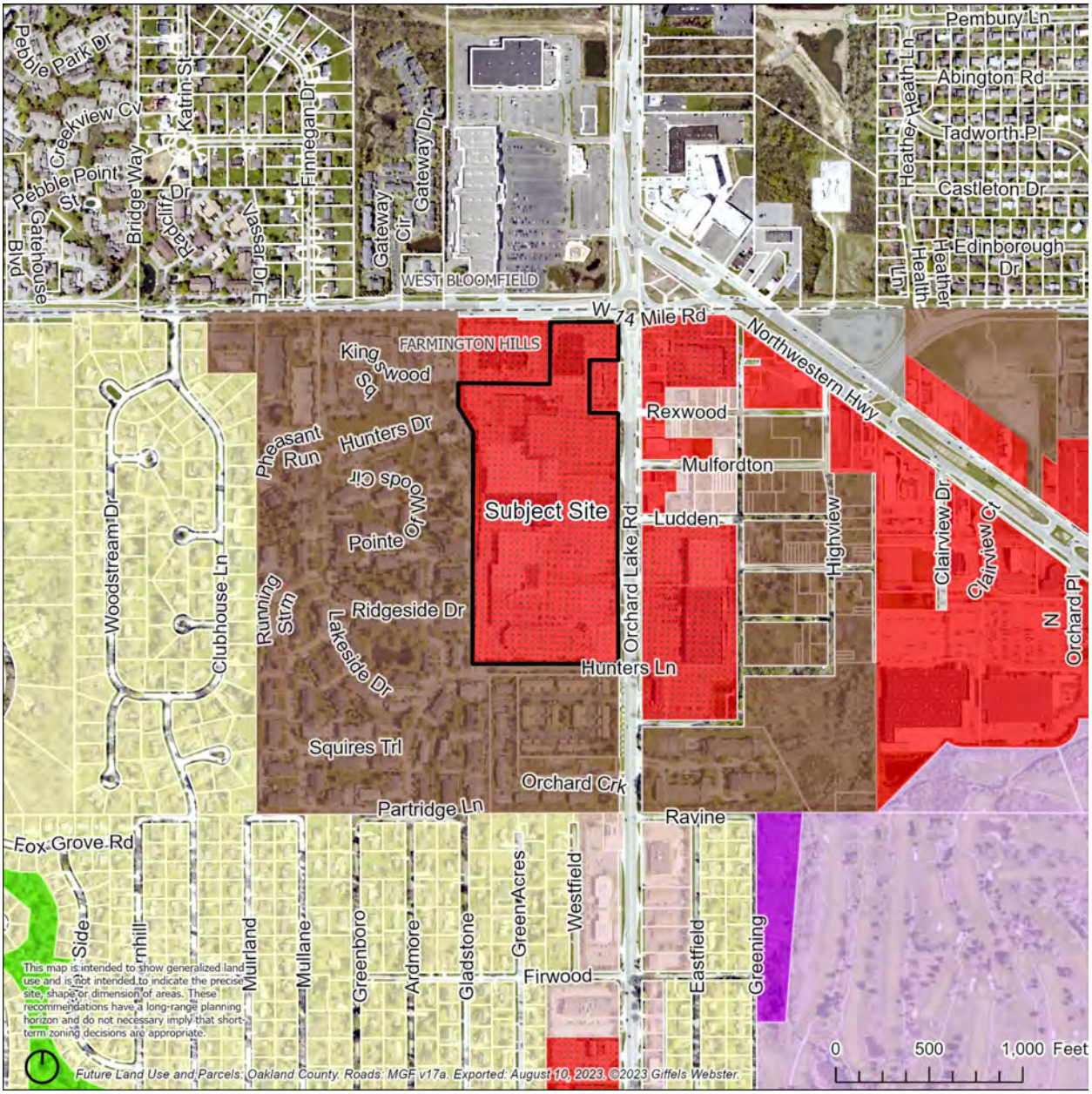
Respectfully,
Giffels Webster

Joe Tangari, AICP
Principal Planner

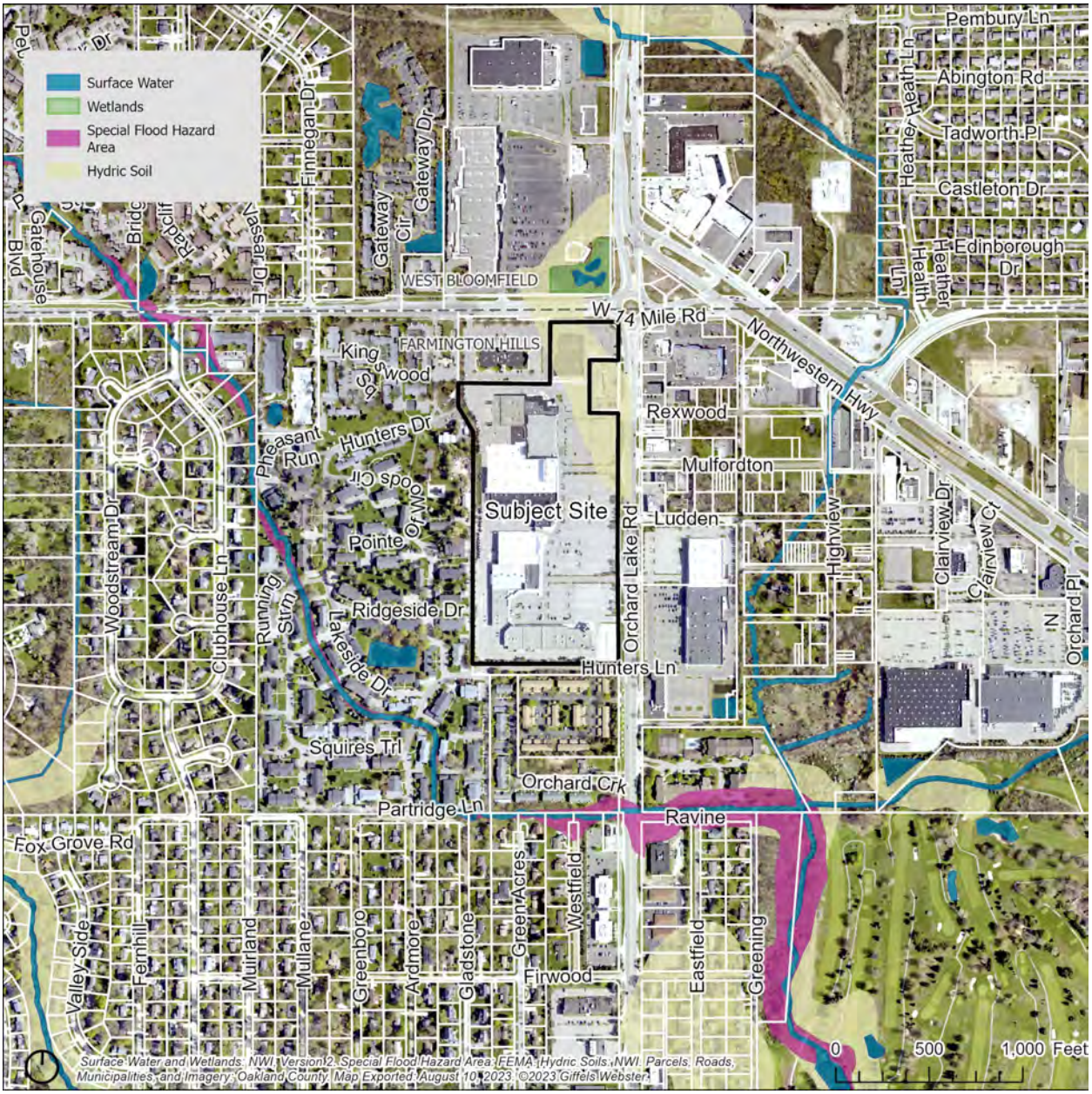
Julia Upfal, AICP
Senior Planner



Current zoning



Master Plan designations for this area. See discussion above.


Surface Water
Wetlands
Special Flood Hazard Area
Hydric Soil
Subject Site
W 14 Mile Rd
Northwestern Hwy
Orchard Lake Rd
Hunters Dr
Hunters Ln
Ridgeside Dr
Lakeside Dr
Squires Trl
Partridge Ln
Orchard Crk
Ravine
Fox Grove Rd
Pembury Ln
Abington Rd
Tadworth Pl
Castleton Dr
Edinborough Dr
Rexwood
Mulfordton
Ludden
Highview
Clairview Dr
Clairview Ct
Orchard Pl N
Woodstream Dr
Clubhouse Ln
Pheasant Run
Running Stm
Pointe Of Woods Cir
Kingswood
Gateway Cir
Gateway Dr
Finnegan Dr
Vassar Dr E
Gatehouse Blvd
Bridgecliff Rd
Heather Heath Ln
Heather Heath Ln
Pev Dr
WEST BLOOMFIELD
FARMINGTON HILLS
Valley Side
Fernhill
Muirland
Mullane
Greenboro
Ardmore
Gladstone
Green Acres
Westfield
Firwood
Eastfield
Greening
0
500
1,000 Feet
Surface Water and Wetlands: NWI Version2. Special Flood Hazard Area: FEMA. Hydric Soils: NWI. Parcels, Roads, Municipalities, and Imagery: Oakland County. Map Exported: August 10, 2023. ©2023 Giffels Webster
Wetland map

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

INTEROFFICE CORRESPONDENCE

DATE: August 8, 2025

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

FROM: James Cubera, Engineering

SUBJECT: Hunter's Square Redevelopment
REVISED PUD Plan 2, 2023
PJ#: 3-23-77
SP #67-9-2023
22-23-03-226-027 & 028

This office has performed a preliminary review of the above referenced revised PUD plans submitted to the Planning Department on July 23, 2025. Our preliminary comments remain as per our memo of June 20, 2024, with the following notations.

1. We note that preliminarily many of our comments from our memo of June 20, 2024, appear to have been addressed.

2. The plan now shows a new building for Building C-1 connecting to the existing building to the south. It eliminates the aisleway that extends to the back of the building complex and will necessitate the relocation of an existing public sanitary sewer and will require a public utility vacation. The proponent must identify the new route of the sewer and plan for an easement vacation.

3. With the previous plan the Engineering Division was willing to defer the installation of some stormwater treatment measures until the next phase was redeveloped. This additional building expansion constitutes that redevelopment work and all storm water quality improvements must be installed as part of this site plan.

FIRE
FARMINGTON HILLS

INTEROFFICE CORRESPONDENCE

Date: August 7, 2025

To: Planning Commission

From: Jason Baloga, Fire Marshal

Subject: 4th Revised PUD 2-2023; SP# 67-9-2023 (Hunter's Square Development)

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

1. Hydrant coverage shall be in accordance with Chapter 12 Section 12-11(2) of the City Code. This ordinance was discussed with the proponent and clarification was provided that distance is measured as fire hose is laid from an apparatus.
    a. Chapter 12 Section 12-11(2) e. In those 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 one hundred fifty (150) feet.
    b. The FDC shall be a 5" Storz with a 30-degree downturn.

2. Buildings shall adhere to the Michigan Building Code and International Fire Code requirements.

3. Fire Suppression shall be designed and installed according to NFPA 13. Individual Isolation valves and flow switches shall be provided for each individual tenant. It appears that the individual buildings along Orchard Lake Road will have fire suppression.

4. There has been a reduction in drive width in the rear to 24'. Please increase the width to 26' according to IFC Aeriel Fire Apparatus Access Road Requirements.

5. The site must be designed to accommodate fire apparatus with a fifty-foot turning radius in accordance with Chapter 12, Section 12-11(1){a} of the City Code.

6. Emergency Responder Radio system shall be required if signal is not adequate.

7. Fire lanes shall be posted and strictly enforced. Existing faded signs shall be replaced.

8. The building(s) and site shall be maintained in accordance with minimum Fire Prevention Code requirements.

Jason Baloga, Fire Marshal

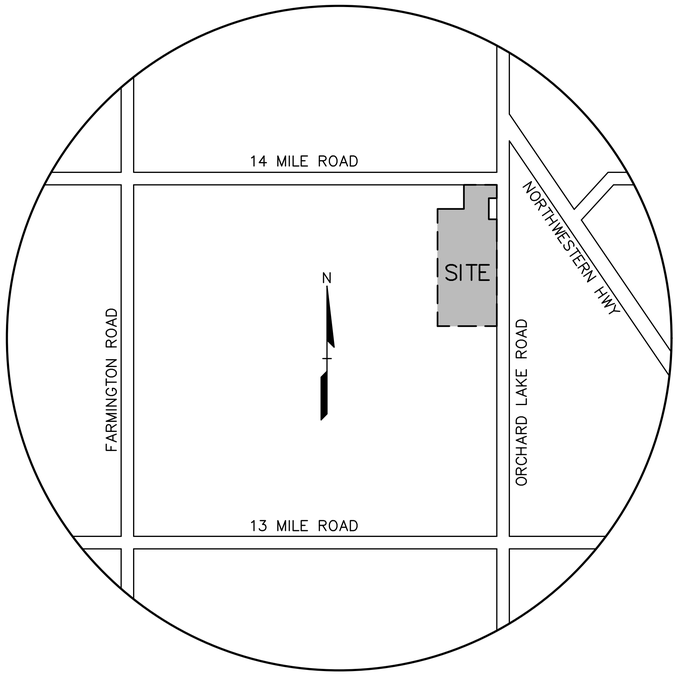
31455 West Eleven Mile Road • Farmington Hills MI 48336
Administration • 248.871.2800 Phone 248.871.2801 Fax Fire Prevention • 248.871.2820 Phone

PUD AND SITE PLAN SUBMITTAL FOR

HUNTER'S SQUARE REDEVELOPMENT

ORCHARD LAKE ROAD AT 14 MILE ROAD

CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN



LOCATION MAP
NO SCALE

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C-1.0D	TRAFFIC CIRCULATION PLAN
C-1.0E	PROPOSED CONDOMINIUM LOT PLAN
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C-2.2	TOPOGRAPHIC SURVEY - SHEET 2
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A-2:	MAJOR C, D-1, D-2 CONCEPTUAL BUILDING ELEVATIONS
A-3:	MAJOR E PRELIMINARY FLOOR PLAN
A-4.1:	MAJOR E SIGNAGE DETAILS
A-4.2:	MAJOR E BUILDING ELEVATIONS AND 3D VIEWS
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A-5:	OUTLOT D CONCEPTUAL FLOOR PLAN
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A-11:	OUTLOT G CONCEPTUAL FLOOR PLAN
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DEVELOPER:

SYMMETRY MANAGEMENT
812 S. MAIN STREET, SUITE #200
ROYAL OAK, MICHIGAN, 48067
CONTACT: TRAVIS SOKANA
PHONE: (248) 465-0200
EMAIL: TSOKANA@SYMMETRYMGMT.COM

ARCHITECT:

COLLIERS ENGINEERING AND DESIGN
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SOUTHFIELD, MICHIGAN, 48076
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PHONE: (248) 540-7700
EMAIL: KRISTEN.LARK@COLLIERSENG.COM

CIVIL ENGINEER:

PEA GROUP
58105 VAN DYKE ROAD
WASHINGTON, MICHIGAN, 48094
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PHONE: (517) 546-8583
EMAIL: JEVANS@PEAGROUP.COM

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN · RACHEL L SMITH · LICENSED PROFESSIONAL ENGINEER · 6201048628

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

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THEIR ACCURACY OR COMPLETENESS. THEREOF THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

KEY MAP

CLIENT
SYMMETRY MANAGEMENT
812 S. MAIN STREET, SUITE #200
ROYAL OAK, MI, 48067

PROJECT TITLE
HUNTER'S SQUARE REDEVELOPMENT
ORCHARD LAKE ROAD AT 14 MILE ROAD
FARMINGTON HILLS, MICHIGAN, 48334

REVISIONS	
1 - SPA/PUD RESUBMISSION	12/08/23
2 - SPA/PUD RESUBMISSION	05/31/24
3 - SPA/PUD RESUBMISSION	07/14/25

ORIGINAL ISSUE DATE:
SEPTEMBER 15, 2023

DRAWING TITLE
COVER SHEET - HUNTER'S SQUARE REDEVELOPMENT

PEA JOB NO.	22-0256
P.M.	RLS
DN.	KM
DES.	PB

DRAWING NUMBER:
COVER

NOT FOR CONSTRUCTION

S:\PROJECTS\2022\2022-0256 HUNTERS SQUARE REDEVELOPMENT\DWG\PHASE II REDEVELOPMENT\SITE PLAN\C-0\[COVER-220256(PH-2).dwg PLOT DATE: 7/15/2025 BY: Kyle Miller DVIEW TIMES: 9:04:57 AM

BENCHMARKS:
(GPS DERIVED - NAVD88)

BM #300
DIMPLE ON ARROW ON HYDRANT AND ±109' DIRECTLY NORTHEASTERLY FROM NORTHEAST BUILDING CORNER STORE BUY BUY BABY.
ELEV.- 877.55

BM #301
DIMPLE ON ARROW ON HYDRANT AND ±39' DIRECTLY WEST FROM SOUTHWEST BUILDING CORNER AT SOUTHWEST CORNER OF SITE.
ELEV.- 874.61

BM #302
LIGHT POLE BASE IN SHOPPING MALL ±180' DIRECTLY SOUTH FROM McDONALDS RESTUARANT
ELEV.- 875.56

FLOODPLAIN NOTE:
BY GRAPHIC PLOTTING, THE SUBJECT PARCEL IS IN "AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN." (ZONE X) PER FEMA FLOOD INSURANCE RATE MAP PANEL NUMBER26125C0513F EFFECTIVE SEPTEMBER 29, 2006.

LEGAL DESCRIPTIONS:

PARCEL 23-03-226-028
A PARCEL OF LAND BEING SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWN 1 NORTH, RANGE 9 EAST, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3 AND PROCEEDING THENCE ALONG THE EAST LINE OF SAID SECTION 3, AND THE CENTERLINE OF ORCHARD LAKE ROAD (120 FEET WIDE) SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST 256.00 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 00 SECONDS WEST, 214.00 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST, 130.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST, 152.65 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 00 SECONDS EAST, 154.00 FEET TO THE WEST LINE OF ORCHARD LAKE ROAD; THENCE SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST, 1350.35 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 00 SECONDS WEST, 775.70 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 00 SECONDS EAST, 1242.46 FEET; THENCE NORTH 30 DEGREES 50 MINUTES 55 SECONDS WEST 155.35 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 20 SECONDS WEST 127.47 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 00 SECONDS EAST 702.39 FEET TO THE POINT OF BEGINNING. CONTAINING ±26.58 ACRES

PARCEL 23-03-226-027
A PARCEL OF LAND BEING SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWN 1 NORTH, RANGE 9 EAST, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3 AND PROCEEDING THENCE ALONG THE EAST LINE OF SAID SECTION 3, AND THE CENTERLINE OF ORCHARD LAKE ROAD (120 FEET WIDE) SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST 256.00 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 00 SECONDS WEST 60.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 47 MINUTES 00 SECONDS WEST 154.00 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST 130.35 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 00 SECONDS WEST 211.99 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 00 SECONDS EAST 324.57 FEET TO THE SOUTH LINE OF FOURTEEN MILE ROAD (WIDTH VARIES); THENCE ALONG SAID SOUTH LINE NORTH 89 DEGREES 58 MINUTES 40 SECONDS EAST 366.00 FEET TO THE WEST LINE OF SAID ORCHARD LAKE ROAD; THENCE ALONG SAID WEST LINE SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST 195.75 FEET TO THE POINT OF BEGINNING. CONTAINING ±2.27 ACRES

GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN CASTING/COVER OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
2. 'NO PARKING–FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AS DIRECTED BY THE FIRE OFFICIAL.
3. REFER TO NOTES AND DETAILS SHEET FOR ON–SITE PAVING DETAILS.
4. REFER TO LATEST EDITION OF MDOT R–28 STANDARD PLAN FOR SIDEWALK RAMP DETAILS.

GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

1. ALL CONSTRUCTION, WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT OSHA, MDOT AND MUNICIPALITY STANDARDS AND REGULATIONS.
2. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
3. THE CONTRACTOR SHALL CONTACT THE ENGINEER SHOULD THEY ENCOUNTER ANY DESIGN ISSUES DURING CONSTRUCTION. IF THE CONTRACTOR MAKES DESIGN MODIFICATIONS WITHOUT THE WRITTEN DIRECTION OF THE DESIGN ENGINEER, THE CONTRACTOR DOES SO AT HIS OWN RISK.
4. ALL NECESSARY PERMITS, TESTING, BONDS AND INSURANCES ETC., SHALL BE PAID FOR BY THE CONTRACTOR. THE OWNER SHALL PAY FOR ALL CITY INSPECTION FEES.
5. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE 811/ONE CALL UTILITY LOCATING CENTER, THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION. IF NO NOTIFICATION IS GIVEN AND DAMAGE RESULTS, SAID DAMAGE WILL BE REPAIRED AT SOLE EXPENSE OF THE CONTRACTOR. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
6. CONTRACTOR SHALL VERIFY THAT THE PLANS AND SPECIFICATIONS ARE THE VERY LATEST PLANS AND SPECIFICATIONS AND FURTHERMORE, VERIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN APPROVED. ALL ITEMS CONSTRUCTED BY THE CONTRACTOR PRIOR TO RECEIVING FINAL APPROVAL, HAVING TO BE ADJUSTED OR RE–DONE, SHALL BE AT THE CONTRACTORS EXPENSE. SHOULD THE CONTRACTOR ENCOUNTER A CONFLICT BETWEEN THESE PLANS AND/OR SPECIFICATIONS, THEY SHALL SEEK CLARIFICATION IN WRITING FROM THE ENGINEER BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT SOLE EXPENSE TO THE CONTRACTOR.
7. ANY WORK WITHIN THE STREET OR HIGHWAY RIGHTS–OF–WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
8. ALL PROPERTIES OR FACILITIES IN THE SURROUNDING AREAS, PUBLIC OR PRIVATE, DESTROYED OR OTHERWISE DISTURBED DUE TO CONSTRUCTION, SHALL BE REPLACED AND/OR RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR.
9. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADING, SIGNAGE, LIGHTS AND TRAFFIC CONTROL DEVICES TO PROTECT THE WORK AND SAFELY MAINTAIN TRAFFIC IN ACCORDANCE WITH LOCAL REQUIREMENTS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION). THE DESIGN ENGINEER, OWNER, CITY AND STATE SHALL NOT BE HELD LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.
10. THE USE OF CRUSHED CONCRETE IS PROHIBITED ON THE PROJECT WITHIN 100 FEET OF ANY WATER COURSE (STREAM, RIVER, COUNTY DRAIN, ETC.) AND LAKE, REGARDLESS OF THE APPLICATION OR LOCATION OF THE WATER COURSE OR LAKE RELATIVE TO THE PROJECT LIMITS.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN GRADED AND /OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.

APPROVED ORDINANCE DEVIATIONS:

APPROVED ALLOWED USE DEVIATIONS
•DRIVE–IN RESTAURANT
•PHARMACY PICKUP
•OUTDOOR SIDEWALK SALES
•INDOOR RECREATIONAL ACTIVITIES
•VETERINARY HOSPITAL OR CLINIC

REQUIRED OVERALL DEVELOPMENT SETBACK DEVIATIONS
•REAR SETBACK DEVIATION FOR MAJOR BLDG (69.59' PROPOSED/75' REQUIRED)
•FRONT SETBACK DEVIATION FOR OUTLOT BLDG (58.49' PROPOSED/75' REQUIRED)
•SIDE SETBACK DEVIATION FOR BUILDING ADDITION (61.03' PROPOSED/75' REQUIRED)
•PARKING SETBACK DEVIATION FOR EXISTING S.E. LOT (4.96' EXISTING, 10' REQUIRED)
REFER TO SHEET C–1.0E FOR INTERNAL CONDO UNIT SETBACK DEVIATIONS

APPROVED FRONT YARD DEVIATIONS
•VISUALLY SCREENED DRIVE–THROUGH IN FRONT YARD WITH 10 STACKING SPACES TO MEET ORDINANCE (OUTLOT 'G')

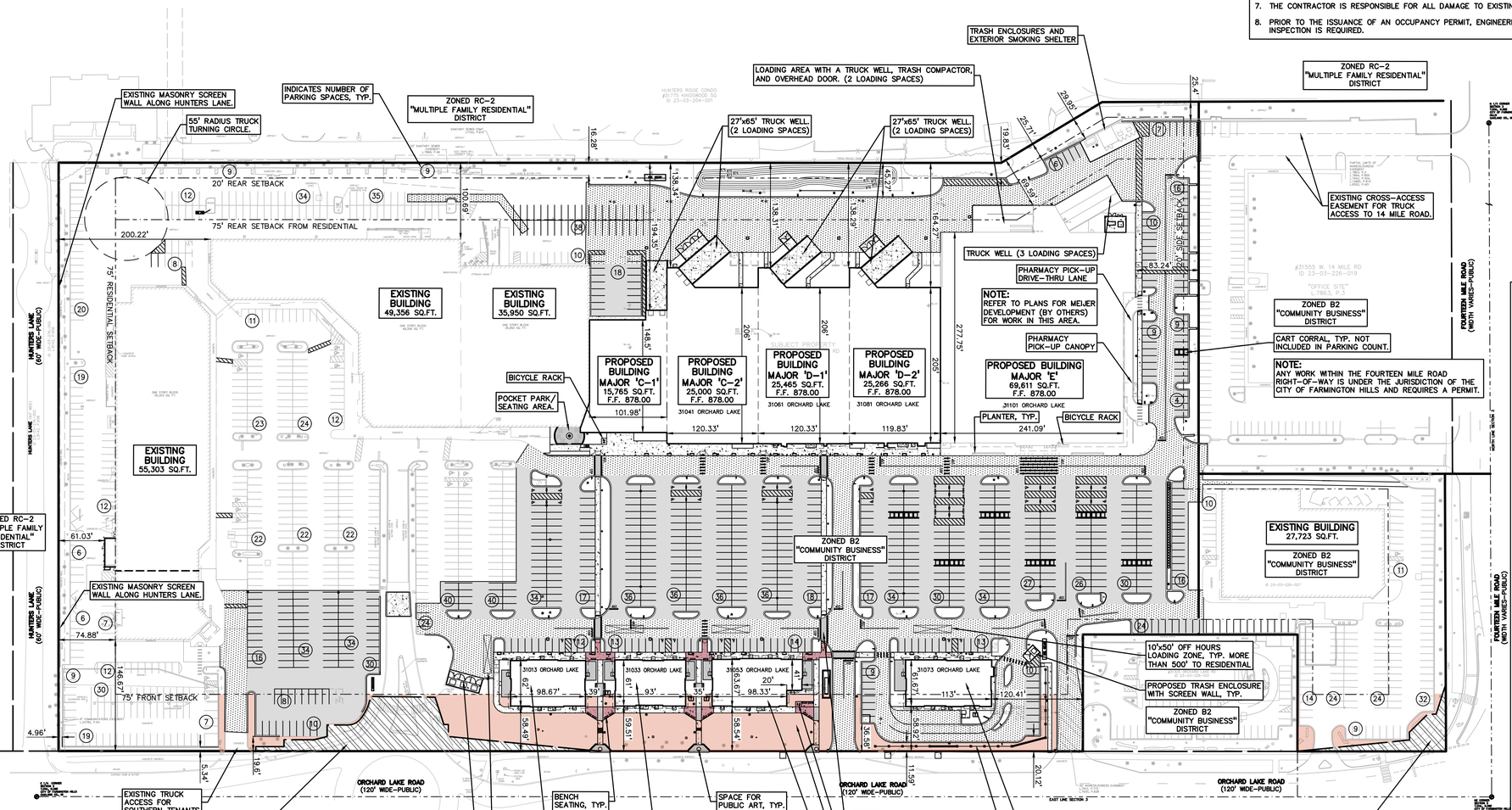
APPROVED SIGNAGE DEVIATIONS
•ADDITIONAL FACADE SIGNS ON MAJOR 'E' (5 PROPOSED/2 MAX ALLOWED)
•REUSE AND RELOCATE EXISTING NON–CONFORMING SIGNAGE

REQUIRED LOADING SPACE DEVIATIONS
•REDUCED LOADING SPACES BY 3 (17 PROPOSED/20 REQUIRED)

CITY OF FARMINGTON HILLS STANDARD NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

1. NOTIFY THE CITY OF FARMINGTON HILLS ENGINEERING DIVISION AT 248.871.2560 A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
2. ALL CONSTRUCTION MUST BE CONFORMING TO THE CURRENT STANDARDS AND SPECIFICATIONS ADOPTED BY THE CITY OF FARMINGTON HILLS.
3. UTILITIES TO BE UNDERGROUND.
4. CALL MISS DIG 1.800.647.7344 A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
5. ALL SOIL EROSION AND SILT MUST BE CONTROLLED AND CONTAINED ON SITE.
6. ALL EXCAVATION UNDER OR WITHIN 3 FEET OF PUBLIC PAVEMENT, EXISTING OR PROPOSED, SHALL BE BACKFILLED AND COMPACTED WITH SAND (CLASS II MDOT).
7. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES.
8. PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT, ENGINEERING SITE INSPECTION IS REQUIRED.



SITE DATA TABLE:

SITE AREA: 28.85 ACRES (1,256,706 S.F.) GROSS
28.49 ACRES (1,241,024 S.F.) NET

ZONING: B–2 (COMMUNITY BUSINESS DISTRICT) PROPOSED PUD
PROPOSED USE: COMMERCIAL SHOPPING CENTER (1,241,024 S.F.)
PROPOSED ADDITIONAL USES: DRIVE–IN RESTAURANT, INDOOR RECREATIONAL FACILITIES, SIDEWALK SALES, PHARMACY PICK–UP, ELECTRIC VEHICLE INFRASTRUCTURE, VETERINARY HOSPITAL OR CLINIC

BUILDING INFORMATION:
MAXIMUM ALLOWABLE BUILDING HEIGHT = 50 FEET (3 STORIES)
PROPOSED BUILDING HEIGHT = 1 STORY

PROPOSED BUILDING FOOTPRINT AREA = 354,984 S.F.

PROPOSED BUILDING LOT COVERAGE = 354,984 S.F. / 1,241,024 S.F. = 28.6%
(TOTAL EX. BUILDING AREA = 358,487 S.F. DEVELOPMENT REDUCES AREA BY 3,503.)

SETBACK REQUIREMENTS:	REQUIRED:	PROPOSED:
FRONT (EAST):	75'	58.49' •
SIDE (SOUTH):	75'	61.03' (BUILDING ADDITION)
SIDE (NORTH):	20'	83.24'
REAR (WEST):	75'	69.59' (EXISTING: 60.78') •

PARKING CALCULATIONS:
USEABLE FLOOR AREA (75% OF GROSS FLOOR AREA) = 354,984 S.F.x0.75 = 266,238 S.F.

COMMERCIAL SHOPPING CENTER
1 SPACE PER 150 S.F. USABLE AREA UP TO 15,000 S.F. = 15,000 S.F. / 150 S.F. = 100 SPACES

1 SPACE PER 175 S.F. USABLE AREA FROM 15,001 S.F. TO 100,000 S.F. USABLE AREA = 85,000 S.F. / 175 S.F. = 485.7 = 486 SPACES

1 SPACE PER 200 S.F. USABLE AREA IN EXCESS OF 100,001 S.F. = (266,238 S.F. – 100,001 S.F.) / 200 S.F. = 166,237 S.F. / 200 S.F. = 831 SPACES

TOTAL REQUIRED PARKING = 100 + 486 + 828 = 1,417 SPACES

PROPOSED PARKING SPACES = 1,399 SPACES INC. 49 H/C SPACES
LAND–BANKED PARKING SPACES = 18 SPACES
TOTAL PROVIDED PARKING SPACES = 1417 SPACES INC. 49 H/C SPACES

PARKING RATIO = 1,417 SPACES/354,984 GROSS FLOOR AREA = 3.99 SPACES/1000 S.F.

LOADING CALCULATIONS:
LOADING REQUIRED = 10 S.F. OF LOADING AREA PER FOOT OF BUILDING FRONTAGE
1 LOADING SPACE IS 500 S.F.

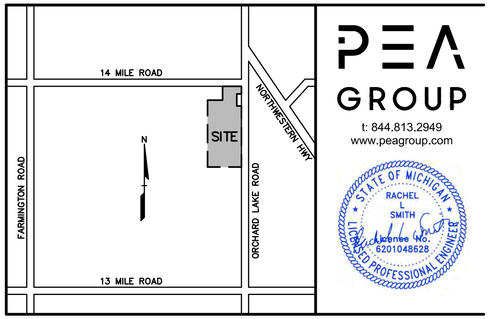
BUILDING:	FRONTAGE:	FORMULA:	REQUIRED:	PROVIDED:
MAJOR 'C–1'	101.98'	(101.98x10)/500	= 2.0 (2)	2
MAJOR 'C–2'	120.33'	(120.33x10)/500	= 2.4 (2)	2
MAJOR 'D–1'	120.33'	(120.33x10)/500	= 2.4 (2)	2
MAJOR 'D–2'	119.83'	(119.83x10)/500	= 2.4 (2)	2
MAJOR 'E'	241.09'	(241.09x10)/500	= 4.8 (5)	5
OUTLOT 'D'	98.67'	(98.67x10)/500	= 2.0 (2)	1
OUTLOT 'E'	93'	(93x10)/500	= 1.9 (2)	1
OUTLOT 'F'	98.33'	(98.33x10)/500	= 2.0 (2)	1
OUTLOT 'G'	113'	(113x10)/500	= 2.3 (2)	1
		TOTAL =	20	17•

OPEN SPACE:
MINIMUM FRONT YARD OPEN SPACE REQUIRED = 20%
PROVIDED FRONT YARD OPEN SPACE = 37,585 S.F. / 100,333 S.F. = 37%

SITE SOILS INFORMATION:
ACCORDING TO THE USDA NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY FOR OAKLAND COUNTY DATED AUGUST 22, 2023, THE SITE CONSISTS OF THE FOLLOWING SOIL TYPES:

SANDY LOAM, LOAMY SAND, LOAMS, FINE SAND, UDIPSAMMENTS, URBAN LAND

NOT FOR CONSTRUCTION



PEA GROUP
t: 844.813.2949
www.peagroup.com
STATE OF MICHIGAN
RACHEL L SMITH
License No. 6201048628
REGISTERED PROFESSIONAL ENGINEER

LEGEND

NORTH

EXISTING		PROPOSED
IRON FOUND / IRON SET / NAIL FOUND / NAIL & CAP SET	BRASS PLUG SET / MONUMENT FOUND / MONUMENT SET	SEC. CORNER FOUND; R RECORDED; M MEASURED; C CALCULATED
—OH—ELEC—	ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE	
—UG—CATV—	UNDERGROUND CABLE TV, CATV PEDESTAL	
—UG—PHONE—	TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE	
—UG—ELEC—	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE	—UG—ELEC—
GAS	GAS MAIN, VALVE & GAS LINE MARKER	GAS
W	WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE	W
S	SANITARY SEWER, CLEANOUT & MANHOLE	S
ST	STORM SEWER, CLEANOUT & MANHOLE	ST
S.D.	SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN	S.D.
	WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF	
	MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE	
	UNIDENTIFIED STRUCTURE	
670.00	SPOT ELEVATION	671.21
670	CONTOUR LINE	671
	FENCE	
	GUARD RAIL	
	STREET LIGHT	
	SIGN	
CONC.	CONCRETE	STD DUTY; HEAVY DUTY; R.O.W. ONLY
ASPH.	ASPHALT	STD DUTY; HEAVY DUTY; DEEP STRENGTH

0 40 80 160
SCALE: 1" = 80'

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

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KEY MAP

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WATER MAIN	TRANSMISSION MAP 4Y, GLWA, APRIL 2019
WATER MAIN	TRANSMISSION MAP 5Y, GLWA, MARCH 2007
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GAS	TRANSMISSION MAP, CONSUMERS ENERGY, 01-59-03-1
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OTHER	HUNTERS SQUARE/BUILDING "F": OHM CONSULTING ENGINEERS, DECEMBER 2004
OTHER	ORCHARD LAKE ROAD REHABILITATION 13 MILE ROAD TO 14 MILE ROAD. HRC INC, OCTOBER 2019

CLIENT
SYMMETRY MANAGEMENT
812 S. MAIN STREET, SUITE #200
ROYAL OAK, MI. 48067

PROJECT TITLE
HUNTER'S SQUARE REDEVELOPMENT
ORCHARD LAKE ROAD AT 14 MILE ROAD
FARMINGTON HILLS, MICHIGAN, 48334

REVISIONS	
1 - SPA/PUD RESUBMISSION	12/08/23
2 - SPA/PUD RESUBMISSION	05/31/24
3 - SPA/PUD RESUBMISSION	07/14/25

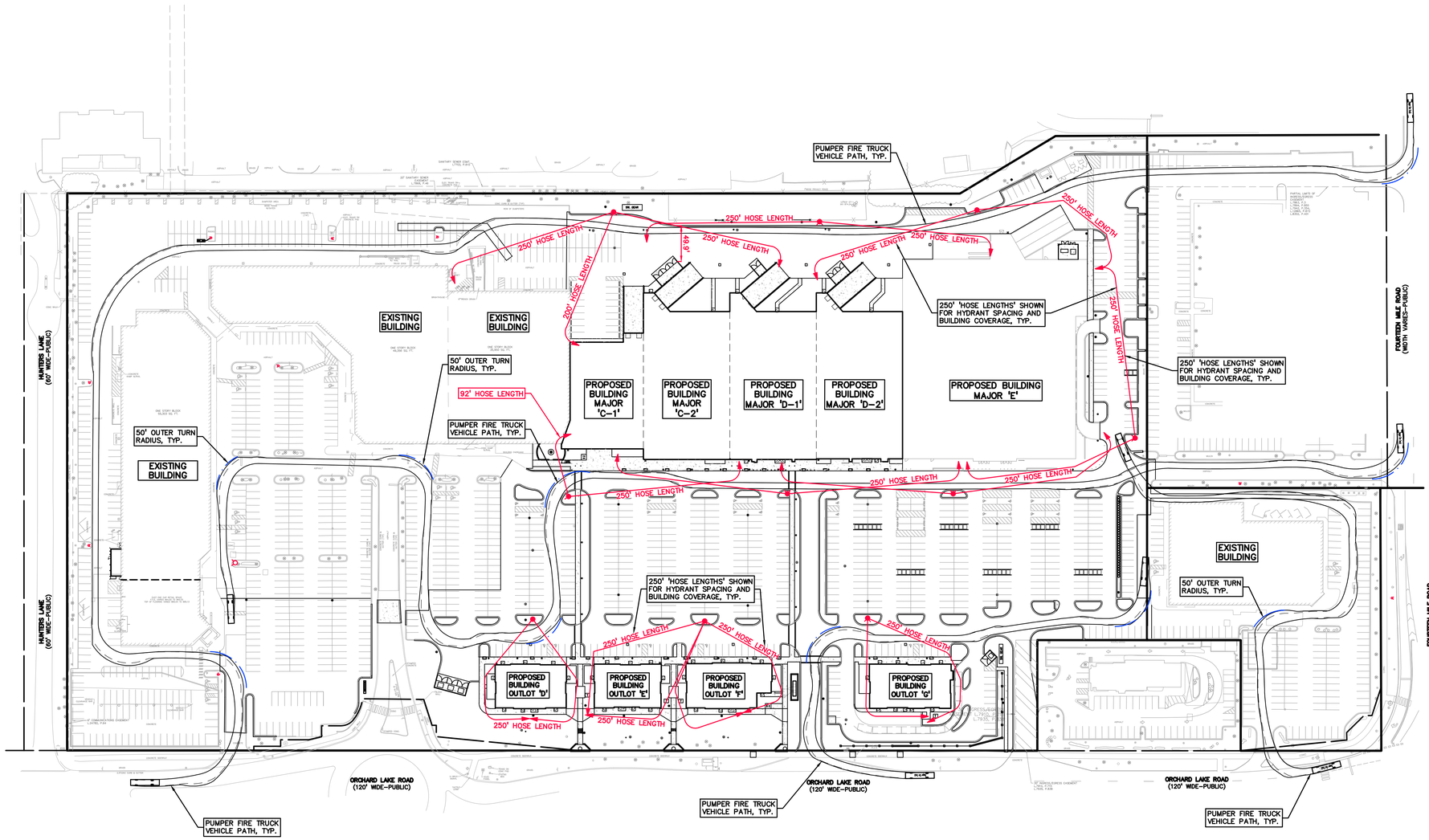
ORIGINAL ISSUE DATE:
SEPTEMBER 15, 2023

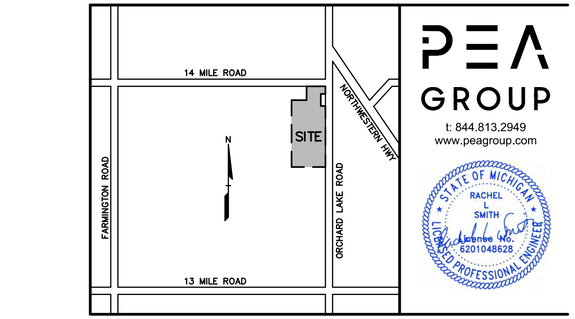
DRAWING TITLE
OVERALL SITE PLAN

PEA JOB NO.	22-0256
P.M.	RLS
DN.	KM
DES.	PB

DRAWING NUMBER:
C-1.0A

S:\PROJECTS\2022\22-0256 HUNTERS SQUARE REDEVELOPMENT\DWG\PHASE 1 REDEVELOPMENT\SITE PLAN\C-1.0A\OVERALL-22025606-21.dwg PLOT DATE: 7/14/2025 BY: Isaac Miller DWG TIMES: 9:24:52 AM





PEA GROUP
t: 844.813.2949
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LEGEND

IRON FOUND · IRON SET · NAIL FOUND · NAIL & CAP SET · BRASS PLUG SET · MONUMENT FOUND · MONUMENT SET · SEC. CORNER FOUND

R RECORDED
M MEASURED
C CALCULATED

EXISTING		PROPOSED
—OH—ELEC—V—O—	ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE	
—UG—CATV—	UNDERGROUND CABLE TV, CATV PEDESTAL	
—UG—PHONE—	TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE	
—UG—ELEC—	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE	—UG—ELEC—
	GAS MAIN, VALVE & GAS LINE MARKER	
	WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE	C.O.
	SANITARY SEWER, CLEANOUT & MANHOLE	C.O.
	STORM SEWER, CLEANOUT & MANHOLE	
Y.D.	SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN	Y.D.
	WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF	
M T E	MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE	
?	UNIDENTIFIED STRUCTURE	
×THE.01	SPOT ELEVATION	×871.21
670	CONTOUR LINE	671
	FENCE	
	GUARD RAIL	
	STREET LIGHT	
	SIGN	
CONC.	CONCRETE	STD DUTY · HEAVY DUTY · R.O.W. ONLY
ASPH.	ASPHALT	STD DUTY · HEAVY DUTY · DEEP STRENGTH

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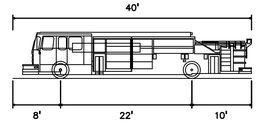

Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

FARMINGTON HILLS FIRE DEPT. NOTES:

1. ALL POINTS ON THE PROPOSED BUILDINGS ARE WITHIN 250 FEET OF A FIRE HYDRANT.
2. FIRE DEPT. CONNECTION (FDC) SHALL BE A 5" STORZ WITH A 30° DOWNSTURN LOCATED WITHIN 150 FEET.
3. FIRE SUPPRESSION SHALL BE DESIGNED AND INSTALLED ACCORDING TO NFPA 13. INDIVIDUAL ISOLATION VALVES AND FLOW SWITCHES SHALL BE PROVIDED FOR EACH INDIVIDUAL TENANT.
4. ALL FIRE LANES CAN ACCOMMODATE A PUMPER FIRE TRUCK WITH A 50' OUTER TURN RADIUS.
5. THE BUILDINGS AND SITE SHALL BE MAINTAINED IN ACCORDANCE WITH MINIMUM FIRE PREVENTION CODE REQUIREMENTS.

LEGEND:

50' FIRE TRUCK OUTER TURNING RADIUS

250' HOSE LENGTHS FOR HYDRANT COVERAGE

NOT FOR CONSTRUCTION

NORTH

0 40 80 160
SCALE: 1" = 80'

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KEY MAP

CLIENT
SYMMETRY MANAGEMENT
812 S. MAIN STREET, SUITE #200
ROYAL OAK, MI, 48067

PROJECT TITLE
HUNTER'S SQUARE REDEVELOPMENT
ORCHARD LAKE ROAD AT 14 MILE ROAD
FARMINGTON HILLS, MICHIGAN, 48334

REVISIONS	
1 - SPA/PUD RESUBMISSION	12/08/23
2 - SPA/PUD RESUBMISSION	05/31/24
3 - SPA/PUD RESUBMISSION	07/14/25

ORIGINAL ISSUE DATE:
SEPTEMBER 15, 2023

DRAWING TITLE
FIRE TRUCK CIRCULATION PLAN

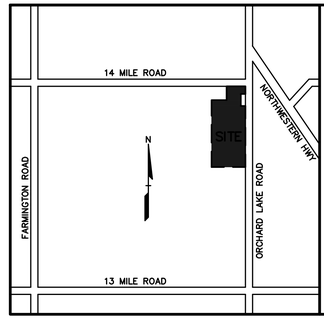
PEA JOB NO.	22-0256
P.M.	RLS
DN.	KM
DES.	PB

DRAWING NUMBER:
C-1.0B

S:\PROJECTS\2022\22-0256 HUNTERS SQUARE REDEVELOPMENT\DWG\PHASE III REDEVELOPMENT\SITE PLAN\C-1.0B.DWG PLOT DATE: 7/14/2025 BY: Isaac Miller DWGW TWEST 9:03:45:25 PM

PROPOSED COMMUNITY BENEFITS LIST:

1. SPACES FOR PUBLIC ARTWORK
2. REDUCTION OF ON SITE PAVED AREAS
3. ADDITION OF PEDESTRIAN PATHWAYS
4. TRAFFIC CALMING MEASURES TO INCREASE PEDESTRIAN SAFETY
5. DIVERSITY OF ON-SITE USES INCLUDING RETAIL, GROCERY, RESTAURANTS, OFFICE SPACE AND ENTERTAINMENT
6. ENHANCEMENT OF EXISTING LANDSCAPE BUFFER ADJACENT TO RESIDENTIAL PROPERTY TO THE WEST.
7. ENHANCEMENT OF LANDSCAPE BUFFER ALONG ORCHARD LAKE ROAD
8. ADDITIONAL SHRUBBERY AND PERENNIAL LANDSCAPE ENHANCEMENTS IN PARKING LOT
9. OUTDOOR PLAZA AREAS WITH BENCH SEATING
10. ADDITIONAL STORMWATER QUALITY MEASURES AND DETENTION STORAGE CAPACITY.
11. DEFERRED/FUTURE COVERED BUS STOP IF S.M.A.R.T. REINSTATES THE BUS LINE.
12. A REDUCTION OF 417 PARKING SPACES, AND THE RESULTANT LOSS OF PAVEMENT.



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STATE OF MICHIGAN
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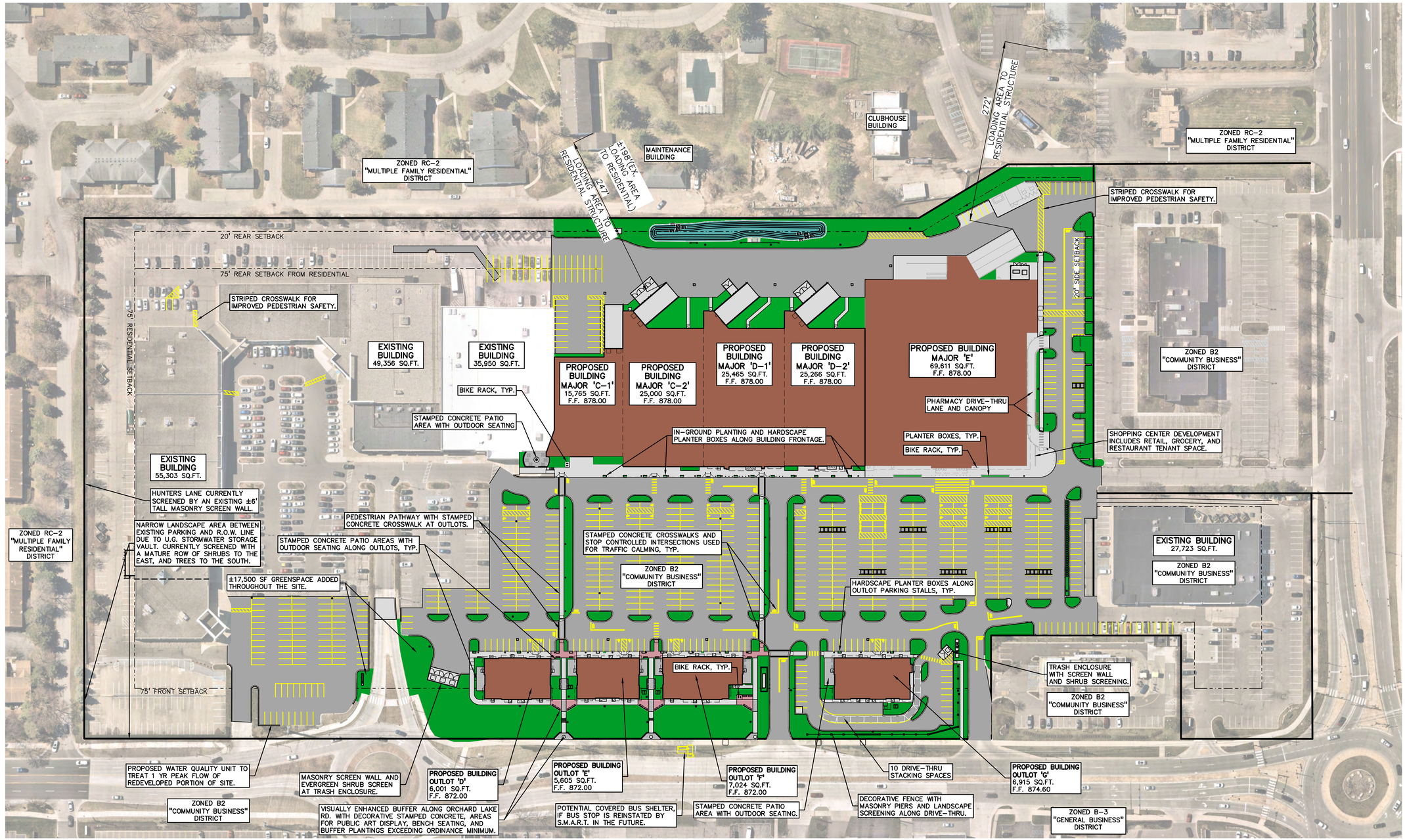

NORTH

0 35 70 140
SCALE: 1" = 70'

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FARMINGTON HILLS, MICHIGAN, 48334

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3 - SPA/PUD RESUBMISSION	07/14/25

ORIGINAL ISSUE DATE:
SEPTEMBER 15, 2023

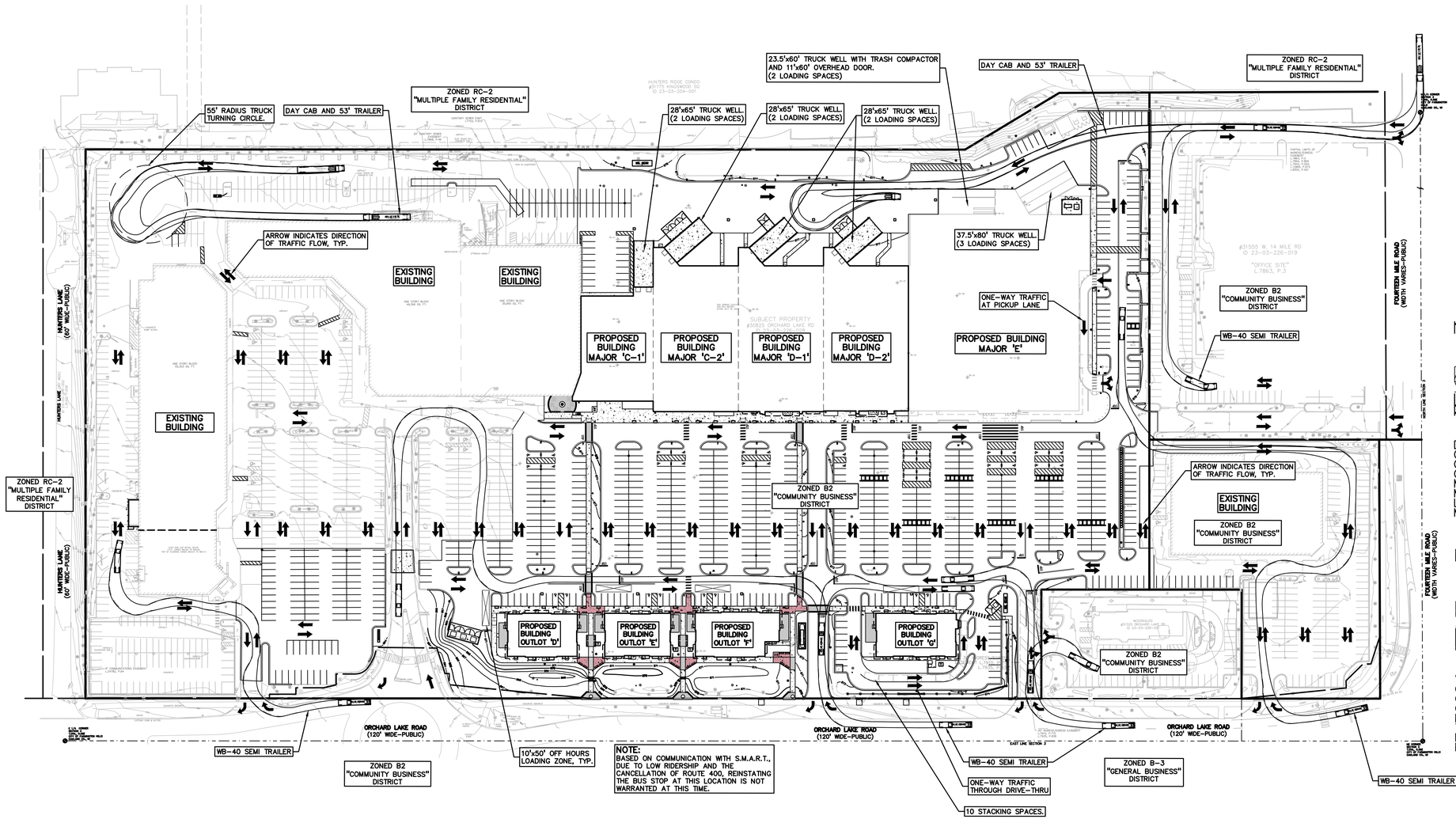
DRAWING TITLE
OVERALL COMMUNITY BENEFIT PLAN

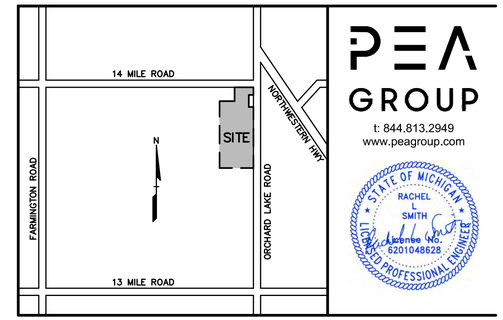
PEA JOB NO.	22-0256
P.M.	RLS
DN.	KM
DES.	PB

DRAWING NUMBER:
C-1.0C

NOT FOR CONSTRUCTION

S:\PROJECTS\2022\22-0256 HUNTERS SQUARE REDEVELOPMENT\DWG\PHASE 1 REDEVELOPMENT\SITE PLAN\C-1.0C\NORA - 22-0256(PH-2).dwg PLOT DATE: 7/14/2025 BY: Isaac Miller DVIEW TWEI: 1[0445*25*CW





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RACHEL L SMITH
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LEGEND

IRON FOUND
IRON SET
NAIL FOUND
NAIL & CAP SET
BRASS PLUG SET
MONUMENT FOUND
MONUMENT SET
SEC. CORNER FOUND
R RECORDED
M MEASURED
C CALCULATED

EXISTING		PROPOSED
—OH—ELEC—V—O—	ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE	
—UG—CATV—	UNDERGROUND CABLE TV, CATV PEDESTAL	
—UG—PHONE—	TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE	
—UG—ELEC—	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE	—UG—ELEC—
	GAS MAIN, VALVE & GAS LINE MARKER	
	WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE	C.O.
	SANITARY SEWER, CLEANOUT & MANHOLE	C.O.
	STORM SEWER, CLEANOUT & MANHOLE	
Y.D.	SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN	Y.D.
	WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF	
	MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE	
	UNIDENTIFIED STRUCTURE	
×598.91	SPOT ELEVATION	×871.21
670	CONTOUR LINE	671
	FENCE	
	GUARD RAIL	
	STREET LIGHT	
	SIGN	
CONC.	CONCRETE	STD DUTY / HEAVY DUTY / R.O.W.
ASPH.	ASPHALT	STD DUTY / HEAVY DUTY / DEEP STRENGTH

NORTH

0 40 80 160
SCALE: 1" = 80'

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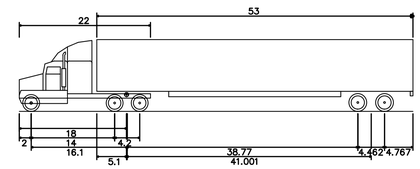
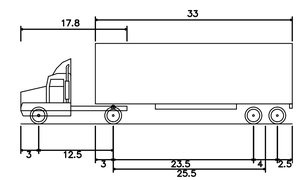
OTHER	ORCHARD LAKE ROAD REHABILITATION 13 MILE ROAD TO 14 MILE ROAD, HRC INC, OCTOBER 2019



Day Cab & 53ft Trailer	
Overall Length	66.000ft
Overall Width	8.500ft
Overall Body Height	12.052ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock-to-lock time	4.00s
Max Wheel Angle	35.00°



WB-40 - Intermediate Semi-Trailer	
Overall Length	45.499ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Track Width	8.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	20.30°

CLIENT

SYMMETRY MANAGEMENT
812 S. MAIN STREET, SUITE #200
ROYAL OAK, MI, 48067

PROJECT TITLE

HUNTER'S SQUARE REDEVELOPMENT
ORCHARD LAKE ROAD AT 14 MILE ROAD
FARMINGTON HILLS, MICHIGAN, 48334

REVISIONS	
1 - SPA/PUD RESUBMISSION	12/08/23
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ORIGINAL ISSUE DATE:
SEPTEMBER 15, 2023

DRAWING TITLE

TRAFFIC CIRCULATION PLAN

PEA JOB NO.	22-0256
P.M.	RLS
DN.	KM
DES.	PB

DRAWING NUMBER:
C-1.0D

NOT FOR CONSTRUCTION

S:\PROJECTS\2022\22-0256 HUNTERS SQUARE REDEVELOPMENT\DWG\PHASE II REDEVELOPMENT\SITE PLAN\C-1.0D TRUCK-20250814-2.dwg Plot: 7/14/2025 BY: Isaac Miller DWG TIMES: 9:04:57 AM

LEGAL DESCRIPTIONS:

PARCEL 23-03-226-028

A PARCEL OF LAND BEING SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWN 1 NORTH, RANGE 9 EAST, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3 AND PROCEEDING THENCE ALONG THE EAST LINE OF SAID SECTION 3, AND THE CENTERLINE OF ORCHARD LAKE ROAD (120 FEET WIDE) SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST 256.00 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 00 SECONDS WEST, 214.00 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST, 130.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST, 152.65 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 00 SECONDS EAST, 154.00 FEET TO THE WEST LINE OF ORCHARD LAKE ROAD; THENCE SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST, 1350.35 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 00 SECONDS WEST, 775.70 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 00 SECONDS EAST, 1242.46 FEET; THENCE NORTH 30 DEGREES 50 MINUTES 55 SECONDS WEST 155.35 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 20 SECONDS WEST 127.47 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 00 SECONDS EAST 702.39 FEET TO THE POINT OF BEGINNING. CONTAINING ±26.58 ACRES

PARCEL 23-03-226-027

A PARCEL OF LAND BEING SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWN 1 NORTH, RANGE 9 EAST, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3 AND PROCEEDING THENCE ALONG THE EAST LINE OF SAID SECTION 3, AND THE CENTERLINE OF ORCHARD LAKE ROAD (120 FEET WIDE) SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST 256.00 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 00 SECONDS WEST 60.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 47 MINUTES 00 SECONDS WEST 154.00 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST 130.35 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 00 SECONDS WEST 211.99 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 00 SECONDS EAST 324.57 FEET TO THE SOUTH LINE OF FOURTEEN MILE ROAD (WIDTH VARIES); THENCE ALONG SAID SOUTH LINE NORTH 89 DEGREES 58 MINUTES 40 SECONDS EAST 366.00 FEET TO THE WEST LINE OF SAID ORCHARD LAKE ROAD; THENCE ALONG SAID WEST LINE SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST 195.75 FEET TO THE POINT OF BEGINNING. CONTAINING ±2.27 ACRES

CONDO PARCEL SETBACK DEVIATIONS:

CONDO PARCEL 1:
- REAR YARD (WEST) SETBACK TO RESIDENTIAL AT MAJOR 'E' (69.59' PROPOSED/75' REQUIRED)
- SIDE YARD (SOUTH) SETBACK FOR MAJOR 'E' (0' PROPOSED/20' REQUIRED)

CONDO PARCEL 2:
- SIDE YARD (NORTH AND SOUTH) SETBACK FOR MAJOR 'D-2' (0' PROPOSED/20' REQUIRED)

CONDO PARCEL 3:
- SIDE YARD (NORTH AND SOUTH) SETBACK FOR MAJOR 'D-1' (0' PROPOSED/20' REQUIRED)

CONDO PARCEL 4:
- SIDE YARD (NORTH AND SOUTH) SETBACK FOR MAJOR 'C-1 AND C-2' (0' PROP./20' REQ.)

CONDO PARCEL 5:
- FRONT YARD (EAST) SETBACK FOR OUTLOT 'D' (58.49' PROPOSED/75' REQUIRED)
- SIDE YARD (NORTH) SETBACK FOR OUTLOT 'D' (19.46' PROPOSED/20' REQUIRED)

CONDO PARCEL 6:
- FRONT YARD (EAST) SETBACK FOR OUTLOT 'E' (59.51' PROPOSED/75' REQUIRED)
- SIDE YARD (NORTH) SETBACK FOR OUTLOT 'E' (17.17' PROPOSED/20' REQUIRED)
- SIDE YARD (SOUTH) SETBACK FOR OUTLOT 'E' (18.88' PROPOSED/20' REQUIRED)

CONDO PARCEL 7:
- FRONT YARD (EAST) SETBACK FOR OUTLOT 'F' (58.54' PROPOSED/75' REQUIRED)
- SIDE YARD (SOUTH) SETBACK FOR OUTLOT 'F' (17.17' PROPOSED/20' REQUIRED)

CONDO PARCEL 8:
- FRONT YARD (EAST) SETBACK FOR OUTLOT 'G' (58.92' PROPOSED/75' REQUIRED)
- DUMPSTER IN FRONT YARD AT OUTLOT 'G'
- DRIVE-THRU IN FRONT YARD AT OUTLOT 'G' (BUILDING SETBACK 58.92')

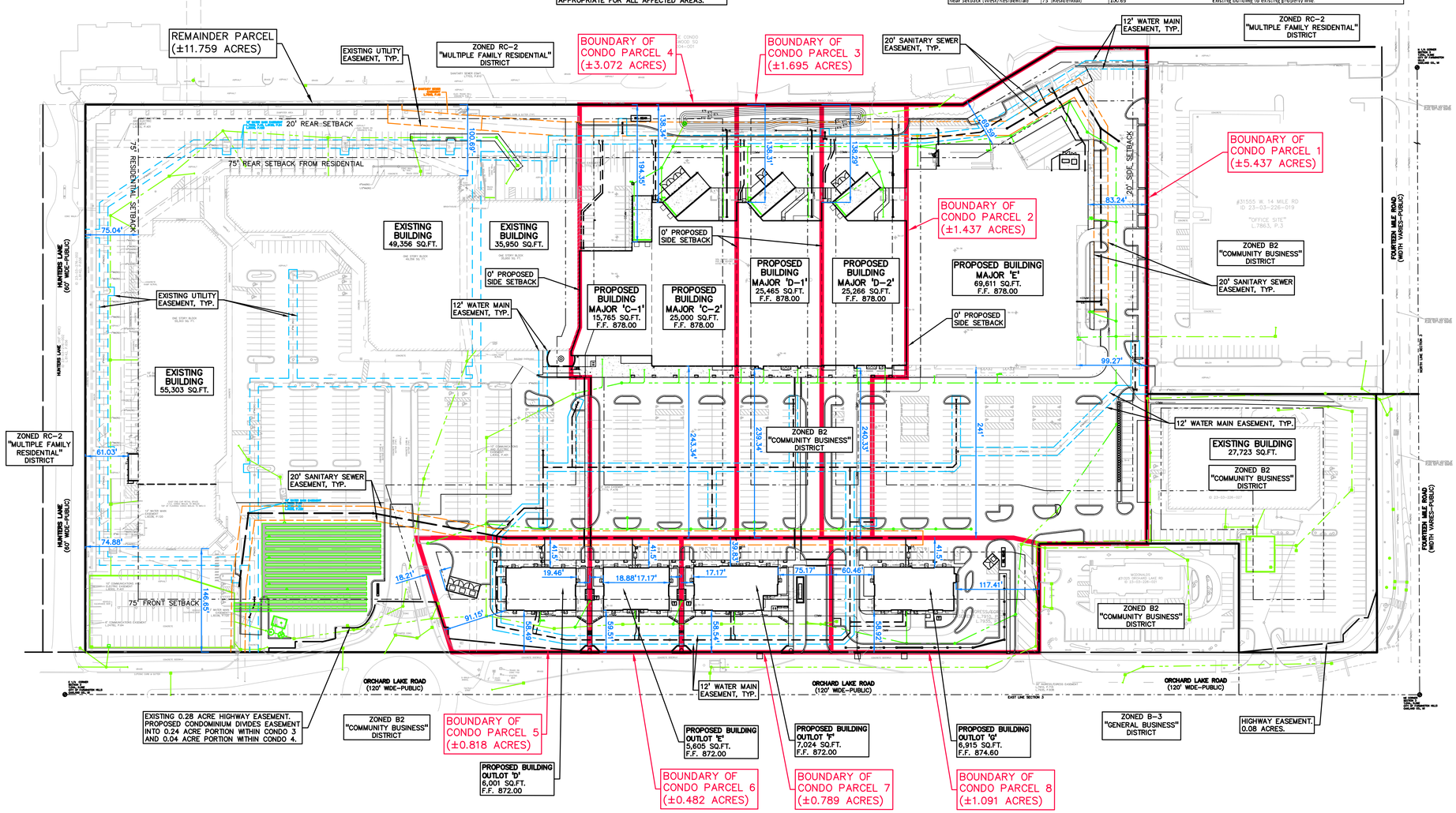
REMAINDER PARCEL:
- SIDE YARD (SOUTH) SETBACK FOR PROPOSED BUILDING (61.03' EXISTING/75' REQUIRED)
- SIDE YARD (NORTH) SETBACK FOR EXISTING BUILDING (0' PROPOSED/20' REQUIRED)

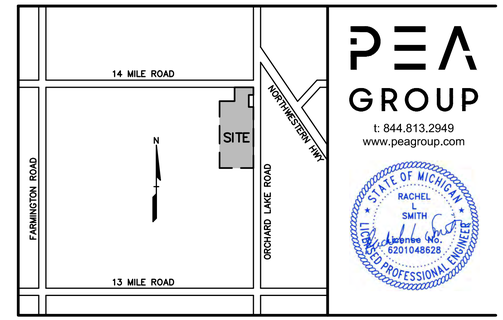
CONDO SETBACKS

Note: Condo boundaries are subject to change. Setback dimensions could change based on building design changes.

	REQUIRED	PROPOSED	NOTES
CONDO PARCEL 1 (Major E)			
Front Setback (East/Orchard Lake)	75'	241'	Store front to a proposed internal condo line
Side Setback (North/14 Mile)	20'	83.24'	Store front to an existing property line
Side Setback (South)	20'	0'	Internal condo line at proposed building demise wall
Rear Setback (West/Residential)	75' (Residential)	69.59'	5.41' below minimum requirement
CONDO PARCEL 2 (Major D-2)			
Front Setback (East/Orchard Lake)	75'	240.33'	Store front to a proposed internal condo line
Side Setback (North/14 Mile)	20'	0'	Internal condo line at proposed building demise wall
Side Setback (South)	20'	0'	Internal condo line at proposed building demise wall
Rear Setback (West/Residential)	75' (Residential)	138.29'	Building line to residential property line
CONDO PARCEL 3 (Major D-1)			
Front Setback (East/Orchard Lake)	75'	239.34'	Store front to a proposed internal condo line
Side Setback (North)	20'	0'	Internal condo line at proposed building wall
Side Setback (South)	20'	0'	Internal condo line at proposed building wall
Rear Setback (West/Residential)	75' (Residential)	138.31'	Building line to residential property line
CONDO PARCEL 4 (Outlots C-1 C-2)			
Front Setback (East/Orchard Lake)	75'	243.34'	Store front to a proposed internal condo line
Side Setback (North)	20'	0'	Internal condo line at existing building wall
Side Setback (South)	20'	0'	Internal condo line at existing building wall
Rear Setback (West)	20'	138.34'	Building line to residential property line
CONDO PARCEL 5 (Outlot D)			
Front Setback (East/Orchard Lake)	75'	58.49'	16.51' below minimum requirement
Side Setback (North)	20'	19.46'	Store front to a proposed internal condo line
Side Setback (South)	20'	91.15'	Store front to a proposed internal condo line
Rear Setback (West)	20'	41.50'	Store front to a proposed internal condo line
CONDO PARCEL 6 (Outlot E)			
Front Setback (East/Orchard Lake)	75'	59.51'	15.49' below minimum requirement
Side Setback (North)	20'	17.17'	Store front to a proposed internal condo line
Side Setback (South)	20'	18.88'	Store front to a proposed internal condo line
Rear Setback (West)	20'	41.50'	Store front to a proposed internal condo line
CONDO PARCEL 7 (Outlot F)			
Front Setback (East/Orchard Lake)	75'	58.54'	16.46' below minimum requirement
Side Setback (North)	20'	75.17'	Store front to a proposed internal condo line
Side Setback (South)	20'	17.17'	Store front to a proposed internal condo line
Rear Setback (West)	20'	39.83'	Store front to a proposed internal condo line
CONDO PARCEL 8 (Outlot G)			
Front Setback (East/Orchard Lake)	75'	58.92'	16.08' below minimum requirement
Side Setback (North/McDonalds)	20'	117.41'	Store front to an existing property line
Side Setback (South)	20'	60.46'	Store front to a proposed internal condo line
Rear Setback (West)	20'	41.50'	Store front to a proposed internal condo line
REMAINDER PARCEL (Existing South)			
Front Setback (East/Orchard Lake)	75'	146.65'	Existing store front to existing property line
Side Setback (North)	20'	0'	Internal condo line at existing building wall
Side Setback (South/Residential)	75' (Residential)	61.03'	Proposed building to existing property line
Rear Setback (West/Residential)	75' (Residential)	100.69'	Existing building to existing property line

NOTE:
A CONDOMINIUM APPLICATION WILL BE SUBMITTED AT A LATER DATE. CROSS-ACCESS, SHARED PARKING, DRAINAGE AND UTILITY EASEMENT AGREEMENTS WILL BE PROVIDED AS APPROPRIATE FOR ALL AFFECTED AREAS.





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STATE OF MICHIGAN
RACHEL L SMITH
LICENSED PROFESSIONAL ENGINEER
License No. 6201048628

LEGEND

IRON FOUND	BRASS PLUG SET	SEC. CORNER FOUND	
IRON SET	MONUMENT FOUND	R RECORDED	
NAIL FOUND	MONUMENT SET	M MEASURED	
NAIL & CAP SET		C CALCULATED	

EXISTING	PROPOSED	
-OH-ELEC-W-O-		ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
-UG-CATV-		UNDERGROUND CABLE TV, CATV PEDESTAL
-UG-PHONE-		TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
-UG-ELEC-	-UG-ELEC-	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
		GAS MAIN, VALVE & GAS LINE MARKER
		WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
		SANITARY SEWER, CLEANOUT & MANHOLE
		STORM SEWER, CLEANOUT & MANHOLE
		SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
		WATER VALVE BOX-HYDRANT VALVE BOX, SERVICE SHUTOFF
		MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
		UNIDENTIFIED STRUCTURE
x598.91	671.21	SPOT ELEVATION
670	671	CONTOUR LINE
		FENCE
		GUARD RAIL
		STREET LIGHT
		SIGN
CONC.		CONCRETE
ASPH.		ASPHALT

STD DUTY | HEAVY DUTY | R.O.W. ONLY
STD DUTY | HEAVY DUTY | DEEP STRENGTH

NORTH

0 40 80 160
SCALE: 1" = 80'

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

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CLIENT
SYMMETRY MANAGEMENT
812 S. MAIN STREET, SUITE #200
ROYAL OAK, MI, 48067

PROJECT TITLE
HUNTER'S SQUARE REDEVELOPMENT
ORCHARD LAKE ROAD AT 14 MILE ROAD
FARMINGTON HILLS, MICHIGAN, 48334

REVISIONS	
1 - SPA/PUD RESUBMISSION	12/08/23
2 - SPA/PUD RESUBMISSION	05/31/24
3 - SPA/PUD RESUBMISSION	07/14/25

ORIGINAL ISSUE DATE:
SEPTEMBER 15, 2023

DRAWING TITLE
PROPOSED CONDOMINIUM LOT PLAN

PEA JOB NO.	22-0256
P.M.	RLS
DN.	KM
DES.	PB

DRAWING NUMBER:
C-1.0E

NOT FOR CONSTRUCTION

S:\PROJECTS\2022\22-0256 HUNTERS SQUARE REDEVELOPMENT\DWG\PHASE II REDEVELOPMENT\SITE PLAN\C-1.0CONDO-22-0256(PH-2).dwg | LOT | DATE: 7/14/2025 | BY: Isaac Miller | VIEW TWIST: 93.4452°CW

BENCHMARKS:
(GPS DERIVED - NAVD88)

BM #300
DIMPLE ON ARROW ON HYDRANT AND ±109' DIRECTLY NORTHEASTERLY FROM NORTHEAST BUILDING CORNER STORE BUY BUY BABY.
ELEV.- 877.55

BM #301
DIMPLE ON ARROW ON HYDRANT AND ±39' DIRECTLY WEST FROM SOUTHWEST BUILDING CORNER AT SOUTHWEST CORNER OF SITE.
ELEV.- 874.61

BM #302
LIGHT POLE BASE IN SHOPPING MALL ±180' DIRECTLY SOUTH FROM McDONALDS RESTUARANT
ELEV.- 875.56

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LEGAL DESCRIPTIONS:

PARCEL 23-03-226-028

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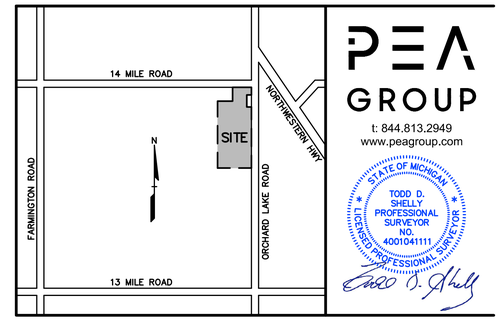

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STATE OF MICHIGAN
TODD D. SHELLY
PROFESSIONAL SURVEYOR
NO. 40010411111
LICENSED PROFESSIONAL SURVEYOR

NORTH

0 15 30 60
SCALE: 1" = 30'

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KEY MAP

SITE SHEET KEY MAP

CLIENT
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ROYAL OAK, MI, 48067

PROJECT TITLE
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ORCHARD LAKE ROAD AT 14 MILE ROAD
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ORIGINAL ISSUE DATE:
SEPTEMBER 15, 2023

DRAWING TITLE
TOPOGRAPHIC SURVEY - SHEET 1

PEA JOB NO.	22-0256
P.M.	RLS
DN.	KM
DES.	PB

DRAWING NUMBER:
C-2.1

NOT FOR CONSTRUCTION

LEGEND

IRON FOUND	BRASS PLUG SET	SEC. CORNER FOUND
IRON SET	MONUMENT FOUND	R RECORDED
NAIL FOUND	MONUMENT SET	M MEASURED
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BENCHMARKS:
(GPS DERIVED - NAVD88)

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ELEV.- 877.55

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ELEV.- 874.61

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LIGHT POLE BASE IN SHOPPING MALL ±180' DIRECTLY SOUTH FROM McDONALDS RESTUARANT
ELEV.- 875.56

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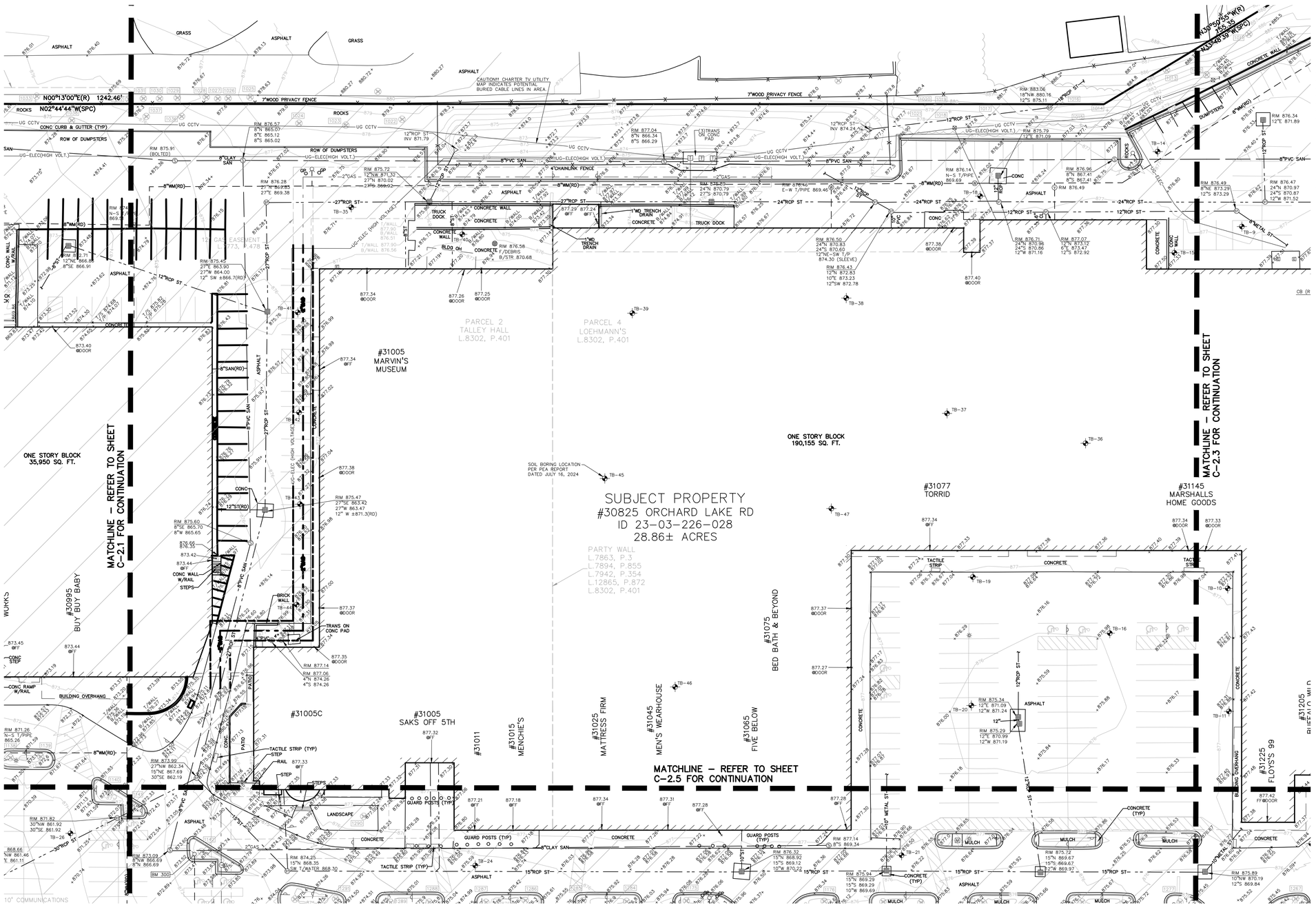

LEGEND

- IRON FOUND
- IRON SET
- NAIL FOUND
- NAIL & CAP SET
- BRASS PLUG SET
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NORTH

0 15 30 60
SCALE: 1" = 30'

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KEY MAP

SITE SHEET KEY MAP

CLIENT

SYMMETRY MANAGEMENT
812 S. MAIN STREET, SUITE #200
ROYAL OAK, MI, 48067

PROJECT TITLE

HUNTER'S SQUARE REDEVELOPMENT
ORCHARD LAKE ROAD AT 14 MILE ROAD
FARMINGTON HILLS, MICHIGAN, 48334

REVISIONS	
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ORIGINAL ISSUE DATE:
SEPTEMBER 15, 2023

DRAWING TITLE

TOPOGRAPHIC SURVEY - SHEET 2

PEA JOB NO.	22-0256
P.M.	RLS
DN.	KM
DES.	PB

DRAWING NUMBER:

C-2.2

NOT FOR CONSTRUCTION

S:\PROJECTS\2022\2022-0256 HUNTERS SQUARE REDEVELOPMENT\DWG\PHASE II REDEVELOPMENT\SITE PLAN\(C-2.1)TOPO-2202256(Ph-2).dwg PLOT DATE: 7/14/2025 BY: Kyle Miller DWEN: TWO1: 93345"25"CW

BENCHMARKS:
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LEGAL DESCRIPTIONS:

PARCEL 23-03-226-028

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PARCEL 23-03-226-027

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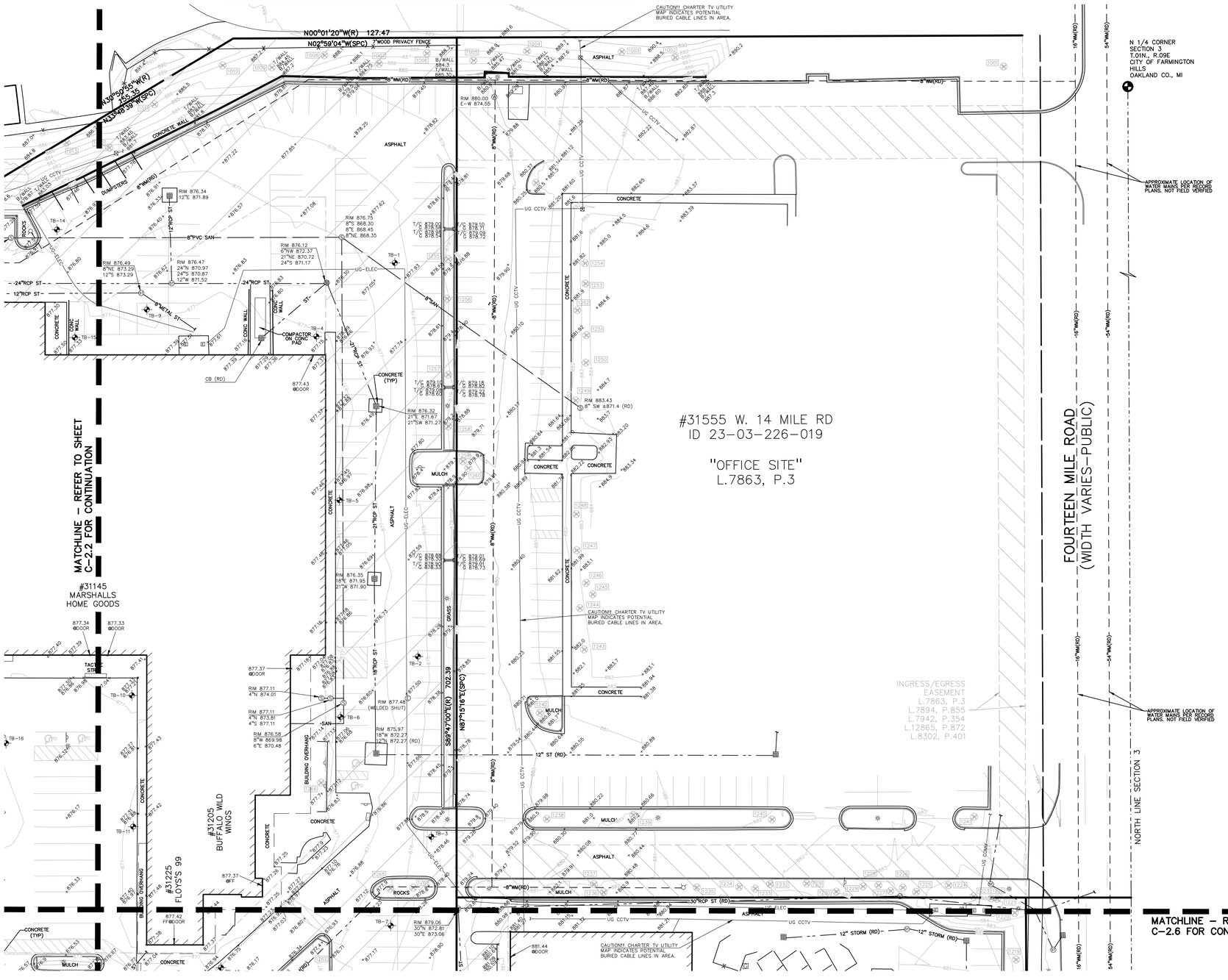

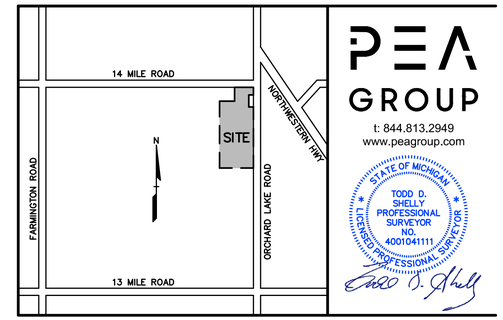

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LICENSED PROFESSIONAL SURVEYOR

LEGEND

IRON FOUND	BRASS PLUG SET
IRON SET	MONUMENT FOUND
NAIL FOUND	MONUMENT SET
NAIL & CAP SET	

SEC. CORNER FOUND
R RECORDED
M MEASURED
C CALCULATED

EXISTING

OH-ELEC-W-O	ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
UG-CATV	UNDERGROUND CABLE TV, CATV PEDESTAL
UG-PHONE	TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
UG-ELEC	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
	GAS MAIN, VALVE & GAS LINE MARKER
	WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
	SANITARY SEWER, CLEANOUT & MANHOLE
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670	CONTOUR LINE
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NORTH

0 15 30 60
SCALE: 1" = 30'

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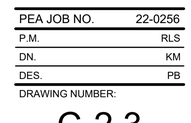

SITE SHEET KEY MAP

CLIENT
SYMMETRY MANAGEMENT
812 S. MAIN STREET, SUITE #200
ROYAL OAK, MI, 48067

PROJECT TITLE
HUNTER'S SQUARE REDEVELOPMENT
ORCHARD LAKE ROAD AT 14 MILE ROAD
FARMINGTON HILLS, MICHIGAN, 48334

REVISIONS	
1 - SPA/PUD RESUBMISSION	12/08/23
2 - SPA/PUD RESUBMISSION	05/31/24
3 - SPA/PUD RESUBMISSION	07/14/25

ORIGINAL ISSUE DATE:
SEPTEMBER 15, 2023

DRAWING TITLE
TOPOGRAPHIC SURVEY - SHEET 3

PEA JOB NO.	22-0256
P.M.	RLS
DN.	KM
DES.	PB

DRAWING NUMBER:
C-2.3

NOT FOR CONSTRUCTION

S:\PROJECTS\2022\2022-0256 HUNTERS SQUARE REDEVELOPMENT\DWG\PHASE II REDEVELOPMENT\SITE PLAN\[C-2.1]TOPO-2202560PH-2.dwg PLOT DATE: 7/14/2025 BY: Kyle Miller OWEN TWO: 93345*25*TW

BENCHMARKS:
(GPS DERIVED - NAVD88)

BM #300
DIMPLE ON ARROW ON HYDRANT AND ±109' DIRECTLY NORTHEASTERLY FROM NORTHEAST BUILDING CORNER STORE BUY BUY BABY.
ELEV.- 877.55

BM #301
DIMPLE ON ARROW ON HYDRANT AND ±39' DIRECTLY WEST FROM SOUTHWEST BUILDING CORNER AT SOUTHWEST CORNER OF SITE.
ELEV.- 874.61

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LEGAL DESCRIPTIONS:

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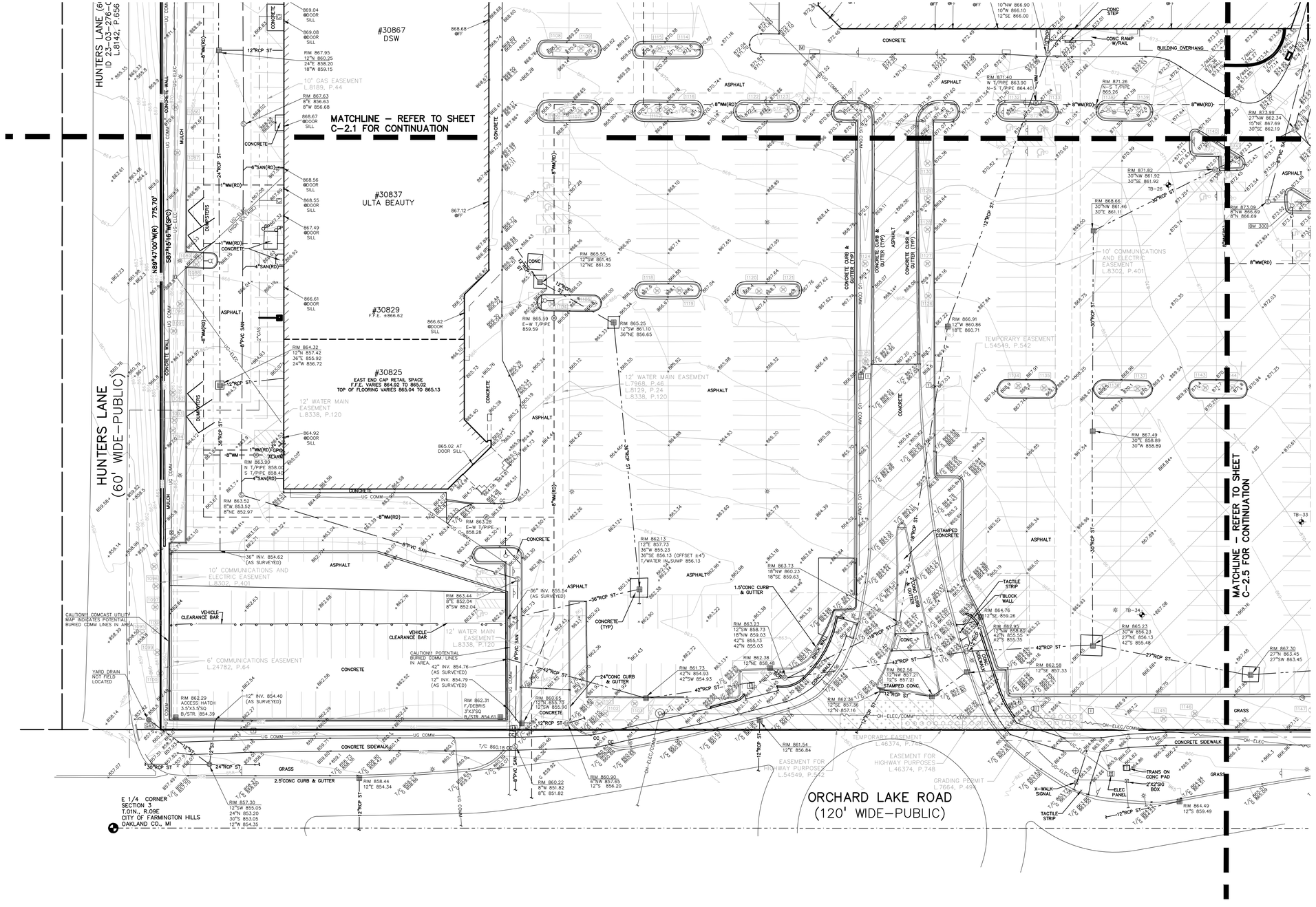

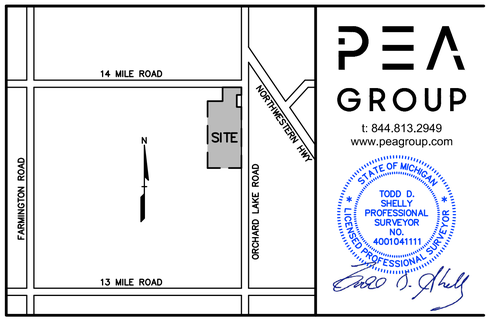

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NORTH

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SCALE: 1" = 30'

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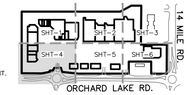

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ORIGINAL ISSUE DATE:
SEPTEMBER 15, 2023

DRAWING TITLE
TOPOGRAPHIC SURVEY - SHEET 4

PEA JOB NO.	22-0256
P.M.	RLS
DN.	KM
DES.	PB

DRAWING NUMBER:
C-2.4

NOT FOR CONSTRUCTION

S:\PROJECTS\2022\2022-0256 HUNTERS SQUARE REDEVELOPMENT\CMP\PHASE II REDEVELOPMENT\SITE PLAN\C-2.1 TOPO-22025626PH-2.dwg PLOT DATE: 7/14/2025 BY:Kyle Milne DVEW TWIST: 93.04°/23°/W

BENCHMARKS:
(GPS DERIVED - NAVD88)

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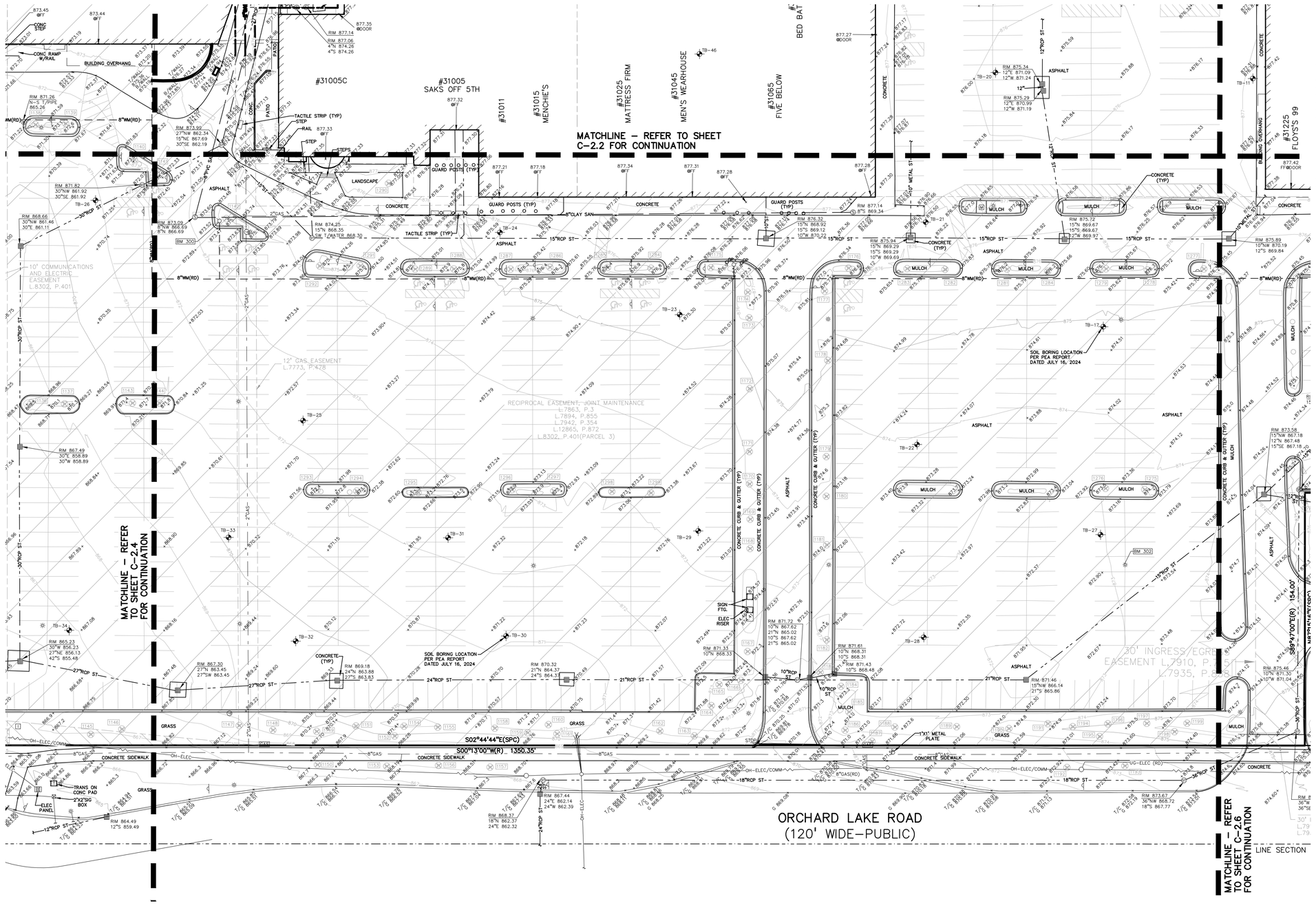

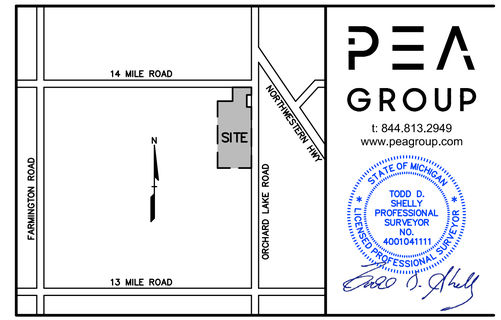

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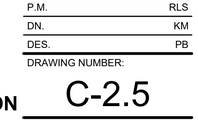

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OTHER	HUNTERS SQUARE PARKING LOT AND DRIVEWAY RENOVATIONS AS BUILTS, ORCHARD, HILTZ & McCLIMENT, INC., ISSUED SEPTEMBER 1993, UPDATED MAY 2005
OTHER	ORCHARD PLACE REHABILITATION PROJECT AS BUILTS, OHM CONSULTING ENGINEERS, ISSUED OCTOBER 1995, UPDATED DECEMBER 2005
OTHER	HUNTERS SQUARE/BUILDING "F": OHM CONSULTING ENGINEERS, DECEMBER 2004
OTHER	ORCHARD LAKE ROAD REHABILITATION 13 MILE ROAD TO 14 MILE ROAD, HRC INC, OCTOBER 2019

CLIENT

SYMMETRY MANAGEMENT
812 S. MAIN STREET, SUITE #200
ROYAL OAK, MI, 48067

PROJECT TITLE

HUNTER'S SQUARE REDEVELOPMENT
ORCHARD LAKE ROAD AT 14 MILE ROAD
FARMINGTON HILLS, MICHIGAN, 48334

REVISIONS	
1 - SPA/PUD RESUBMISSION	12/08/23
2 - SPA/PUD RESUBMISSION	05/31/24
3 - SPA/PUD RESUBMISSION	07/14/25

ORIGINAL ISSUE DATE:
SEPTEMBER 15, 2023

DRAWING TITLE

TOPOGRAPHIC SURVEY - SHEET 5

PEA JOB NO.	22-0256
P.M.	RLS
DN.	KM
DES.	PB

DRAWING NUMBER:

NOT FOR CONSTRUCTION

C-2.5

S:\PROJECTS\2022\22-0256 HUNTERS SQUARE REDEVELOPMENT\DWG\PHASE II REDEVELOPMENT\SITE PLAN\C-2.1\TOPO-22025B(Ph-2).dwg PLOT DATE: 7/14/2025 BY: Kyle Miller DWEW TWST: 92045*25*W

BENCHMARKS:
(GPS DERIVED - NAVD88)

BM #300
DIMPLE ON ARROW ON HYDRANT AND ±109' DIRECTLY NORTHEASTERLY FROM NORTHEAST BUILDING CORNER STORE BUY BUY BABY.
ELEV.- 877.55

BM #301
DIMPLE ON ARROW ON HYDRANT AND ±39' DIRECTLY WEST FROM SOUTHWEST BUILDING CORNER AT SOUTHWEST CORNER OF SITE.
ELEV.- 874.61

BM #302
LIGHT POLE BASE IN SHOPPING MALL ±180' DIRECTLY SOUTH FROM McDONALDS RESTUARANT
ELEV.- 875.56

FLOODPLAIN NOTE:
BY GRAPHIC PLOTTING, THE SUBJECT PARCEL IS IN "AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN." (ZONE X) PER FEMA FLOOD INSURANCE RATE MAP PANEL NUMBER26125C0513F EFFECTIVE SEPTEMBER 29, 2006.

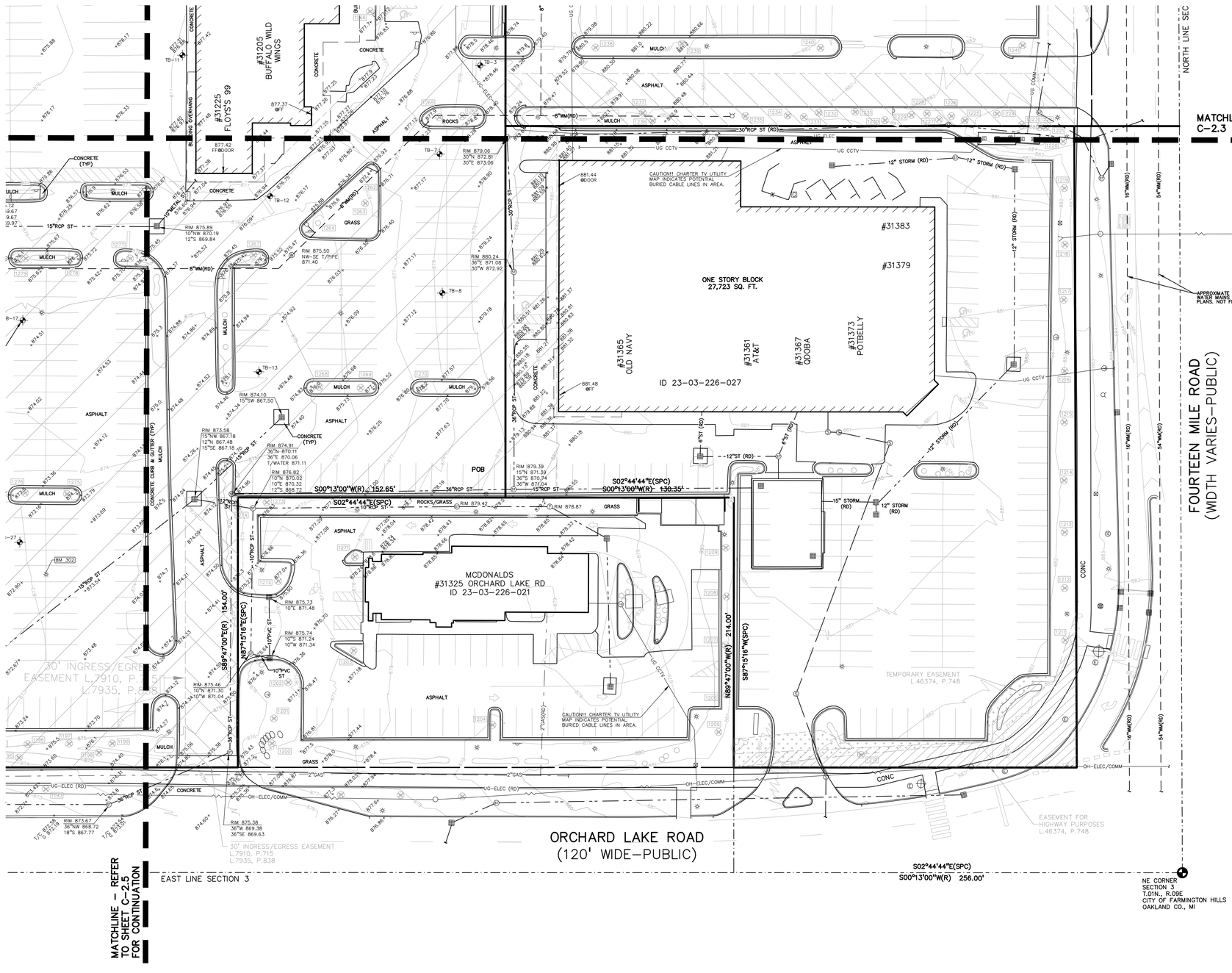
LEGAL DESCRIPTIONS:

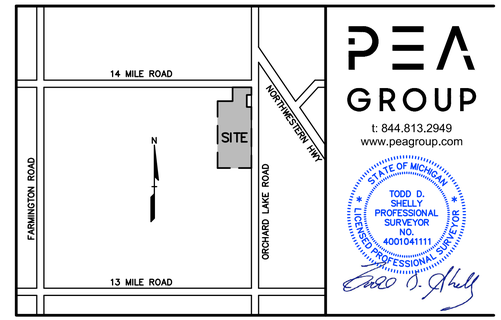
PARCEL 23-03-226-028

A PARCEL OF LAND BEING SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWN 1 NORTH, RANGE 9 EAST, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3 AND PROCEEDING THENCE ALONG THE EAST LINE OF SAID SECTION 3, AND THE CENTERLINE OF ORCHARD LAKE ROAD (120 FEET WIDE) SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST 256.00 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 00 SECONDS WEST, 214.00 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST, 130.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST, 152.65 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 00 SECONDS EAST, 154.00 FEET TO THE WEST LINE OF ORCHARD LAKE ROAD; THENCE SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST, 1350.35 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 00 SECONDS WEST, 775.70 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 00 SECONDS EAST, 1242.46 FEET; THENCE NORTH 30 DEGREES 50 MINUTES 55 SECONDS WEST 155.35 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 20 SECONDS WEST 127.47 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 00 SECONDS EAST 702.39 FEET TO THE POINT OF BEGINNING. CONTAINING ±26.58 ACRES

PARCEL 23-03-226-027

A PARCEL OF LAND BEING SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWN 1 NORTH, RANGE 9 EAST, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3 AND PROCEEDING THENCE ALONG THE EAST LINE OF SAID SECTION 3, AND THE CENTERLINE OF ORCHARD LAKE ROAD (120 FEET WIDE) SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST 256.00 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 00 SECONDS WEST 60.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 47 MINUTES 00 SECONDS WEST 154.00 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST 130.35 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 00 SECONDS WEST 211.99 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 00 SECONDS EAST 324.57 FEET TO THE SOUTH LINE OF FOURTEEN MILE ROAD (WIDTH VARIES); THENCE ALONG SAID SOUTH LINE NORTH 89 DEGREES 58 MINUTES 40 SECONDS EAST 366.00 FEET TO THE WEST LINE OF SAID ORCHARD LAKE ROAD; THENCE ALONG SAID WEST LINE SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST 195.75 FEET TO THE POINT OF BEGINNING. CONTAINING ±2.27 ACRES





PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
TODD D. SHELLY
PROFESSIONAL SURVEYOR
NO. 40010411111
LICENSED PROFESSIONAL SURVEYOR

LEGEND

- IRON FOUND
- IRON SET
- NAIL FOUND
- NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND
- MONUMENT SET
- SEC. CORNER FOUND
- R RECORDED
- M MEASURED
- C CALCULATED

EXISTING

- ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
- UNDERGROUND CABLE TV, CATV PEDESTAL
- TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- GAS MAIN, VALVE & GAS LINE MARKER
- WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
- SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
- WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- UNIDENTIFIED STRUCTURE
- SPOT ELEVATION
- CONTOUR LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- SIGN
- CONCRETE
- ASPHALT

NORTH

0 15 30 60
SCALE: 1" = 30'

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

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OF THIS DATA. IT SHALL BE THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

KEY MAP

SITE SHEET KEY MAP

REFERENCE DRAWINGS

WATER MAIN	TRANSMISSION MAP 4Y, GLWA, APRIL 2019
WATER MAIN	TRANSMISSION MAP 5Y, GLWA, MARCH 2007
ELECTRIC	LOCATION MAP 262-374, DTE, JUNE 2023
GAS	TRANSMISSION MAP, CONSUMERS ENERGY, 01-59-03-1
OTHER	HUNTER SQUARE LAND TITLE SURVEY, PEA GROUP #21-0052, MARCH 2021.
OTHER	LOEHMANN'S AT HUNTERS SQUARE AS BUILTS, ORCHARD, PAPKE, HILTZ & McCLIMENT, INC., AUGUST 1981, UPDATED 1989
OTHER	ORCHARD PLACE AS BUILTS, ORCHARD, PAPKE, HILTZ & McCLIMENT, INC., ISSUED FEBRUARY 1983, UPDATED MAY 2005
OTHER	HUNTERS SQUARE PARKING LOT AND DRIVEWAY RENOVATIONS AS BUILTS, ORCHARD, HILTZ, & McCLIMENT, INC., ISSUED SEPTEMBER 1993, UPDATED MAY 2005
OTHER	ORCHARD PLACE REHABILITATION PROJECT AS BUILTS, OHM CONSULTING ENGINEERS, ISSUED OCTOBER 1995, UPDATED DECEMBER 2005
OTHER	HUNTERS SQUARE/BUILDING "F", OHM CONSULTING ENGINEERS, DECEMBER 2004
OTHER	ORCHARD LAKE ROAD REHABILITATION 13 MILE ROAD TO 14 MILE ROAD, HRC INC, OCTOBER 2019

CLIENT

SYMMETRY MANAGEMENT
812 S. MAIN STREET, SUITE #200
ROYAL OAK, MI, 48067

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HUNTER'S SQUARE REDEVELOPMENT
ORCHARD LAKE ROAD AT 14 MILE ROAD
FARMINGTON HILLS, MICHIGAN, 48334

REVISIONS	
1 - SPA/PUD RESUBMISSION	12/08/23
2 - SPA/PUD RESUBMISSION	05/31/24
3 - SPA/PUD RESUBMISSION	07/14/25

ORIGINAL ISSUE DATE:
SEPTEMBER 15, 2023

DRAWING TITLE

TOPOGRAPHIC SURVEY - SHEET 6

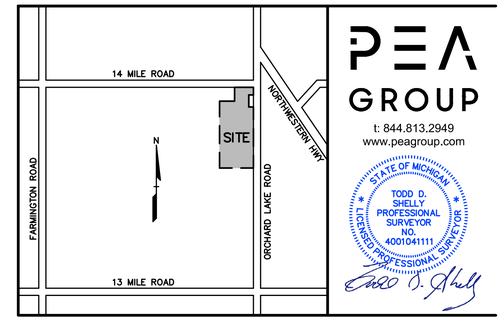
PEA JOB NO.	22-0256
P.M.	RLS
DN.	KM
DES.	PB

DRAWING NUMBER:
C-2.6

NOT FOR CONSTRUCTION

S:\PROJECTS\2022\2022-0256 HUNTERS SQUARE REDEVELOPMENT\COMPHASE II REDEVELOPMENT\SITE PLANS\C-2.1(TOPO-2022056PH-2).dwg PLOT DATE: 7/14/2025 BY: Kyle Miller DVIEW TWIST: 93.4452°CW

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	NOTES/Extra Trunk DBH	CONDITION/ FACTOR						OVERALL RANK
						trunk	growth rate	structure	insects/ diseases	crown dev	life exp.	
1001	NM	18	Norway Maple	Acer platanoides		5	5	5	5	5	3	28
1002	NM	14	Norway Maple	Acer platanoides		4	5	4	5	5	3	26
1003	NM	15	Norway Maple	Acer platanoides		5	5	5	5	4	3	27
1004	NM	14	Norway Maple	Acer platanoides		5	5	5	5	5	3	28
1005	NM	11	Norway Maple	Acer platanoides		4	5	5	5	4	3	26
1006	NM	14	Norway Maple	Acer platanoides		5	5	5	5	5	3	28
1007	NM	11	Norway Maple	Acer platanoides		5	5	5	5	4	3	27
1008	NM	13	Norway Maple	Acer platanoides		5	5	5	5	5	3	28
1009	NM	14	Norway Maple	Acer platanoides		5	5	4	5	4	3	26
1010	NM	15	Norway Maple	Acer platanoides		5	5	5	5	5	3	28
1011	NM	16	Norway Maple	Acer platanoides		5	4	4	5	4	3	25
1012	NM	15	Norway Maple	Acer platanoides		5	5	5	5	5	3	28
1013	NM	15	Norway Maple	Acer platanoides		4	4	4	4	5	3	24
1014	NM	13	Norway Maple	Acer platanoides		5	5	5	5	5	3	28
1015	NM	13	Norway Maple	Acer platanoides		4	3	3	5	4	3	22
1016	NM	18	Norway Maple	Acer platanoides		5	5	5	5	5	3	28
1017	TH	8	Thornapple/Hawthorne	Crataegus spp.		5	5	5	5	5	3	28
1018	NM	11	Norway Maple	Acer platanoides		5	5	5	5	5	3	28
1019	RP	17	Red Pine	Pinus resinosa		5	4	3	5	4	3	24
1020	RP	14	Red Pine	Pinus resinosa		4	3	3	5	4	3	22
1021	RM	12	Red Maple	Acer rubrum		5	5	5	5	5	3	28
1022	RM	6	Red Maple	Acer rubrum		2	2	2	2	2	3	13
1023	RM	12	Red Maple	Acer rubrum		5	5	5	5	5	3	28
1024	RM	12	Red Maple	Acer rubrum		3	3	3	3	3	3	18
1025	SU	14	Sugar Maple	Acer saccharum		5	5	4	5	5	3	27
1026	SU	5	Sugar Maple	Acer saccharum	x1 4	5	5	5	5	5	3	28
1027	SU	13	Sugar Maple	Acer saccharum		3	3	3	4	2	3	18
1028	SU	10	Sugar Maple	Acer saccharum		5	5	5	5	5	3	28
1029	SU	8	Sugar Maple	Acer saccharum		5	5	5	5	4	3	27
1030	SU	10	Sugar Maple	Acer saccharum		5	4	4	5	5	3	26
1031	SU	9	Sugar Maple	Acer saccharum		5	5	5	5	5	3	28
1032	SU	9	Sugar Maple	Acer saccharum		5	5	5	5	5	3	28
1033	SU	14	Sugar Maple	Acer saccharum		5	5	5	5	5	3	28
1034	SU	12	Sugar Maple	Acer saccharum		5	5	4	5	4	3	26
1035	SU	12	Sugar Maple	Acer saccharum		5	5	5	5	5	3	28
1036	SU	6	Sugar Maple	Acer saccharum		5	5	5	5	5	3	28
1037	SU	5	Sugar Maple	Acer saccharum		5	5	5	5	4	3	27
1038	SU	4	Sugar Maple	Acer saccharum		4	5	5	5	5	3	27
1039	S	10	Sycamore	Platanus occidentalis		5	5	5	5	5	3	28
1040	S	13	Sycamore	Platanus occidentalis		5	5	5	5	5	3	28
1041	TH	9	Thornapple/Hawthorne	Crataegus spp.		5	5	5	5	5	3	28
1042	S	13	Sycamore	Platanus occidentalis		5	5	5	5	5	3	28
1043	RC	7	Red Cedar	Juniperus virginiana	x1 5	5	5	5	5	5	3	28
1044	BP	3	Bradford Pear	Pyrus calleryana	x3 2,2,2	5	5	5	5	5	3	28
1045	RC	9	Red Cedar	Juniperus virginiana		4	5	5	5	5	3	27
1046	RC	5	Red Cedar	Juniperus virginiana	x2 4,2	5	5	5	5	5	3	28
1047	BP	5	Bradford Pear	Pyrus calleryana		5	4	4	5	4	3	25
1048	SU	12	Sugar Maple	Acer saccharum		5	5	5	5	5	4	29
1049	SU	12	Sugar Maple	Acer saccharum		5	5	5	5	5	3	28
1050	SM	15	Silver Maple	Acer saccharinum		5	5	5	5	5	3	28
1051	SM	16	Silver Maple	Acer saccharinum		5	5	5	5	5	3	28
1052	SM	14	Silver Maple	Acer saccharinum		5	5	5	5	5	5	30
1053	SM	17	Silver Maple	Acer saccharinum		5	5	5	5	5	3	28
1054	SM	17	Silver Maple	Acer saccharinum		5	5	5	5	5	5	30
1055	SM	26	Silver Maple	Acer saccharinum		5	5	5	5	5	5	30
1056	SM	20	Silver Maple	Acer saccharinum		5	5	5	5	5	3	28
1057	JZ	14	Japanese zelkova	Zelkova serrata		5	5	4	5	5	3	27
1058	RC	5	Red Cedar	Juniperus virginiana	x2 4,3	5	5	5	5	5	3	28
1059	BP	9	Bradford Pear	Pyrus calleryana		5	5	5	5	4	3	27
1060	RC	5	Red Cedar	Juniperus virginiana	x1 4	5	5	5	5	5	3	28
1061	RC	6	Red Cedar	Juniperus virginiana	x1 5	5	5	5	5	5	3	28
1062	S	5	Sycamore	Platanus occidentalis	x1 3	5	5	5	5	5	3	28
1063	RC	3	Red Cedar	Juniperus virginiana	x4 3, 2,2,2	5	5	5	5	5	3	28
1064	CT	24	Cottonwood	Populus deltoides		5	5	5	5	4	3	27
1065	RC	7	Red Cedar	Juniperus virginiana	x5, 3,3,3,2,2	5	5	5	5	5	3	28
1066	BS	11	Blue Spruce	Picea pungens		5	4	4	5	4	3	25
1067	CT	52	Cottonwood	Populus deltoides		5	5	5	5	5	3	28
1068	BS	11	Blue Spruce	Picea pungens		5	5	5	4	5	3	27
1069	BS	12	Blue Spruce	Picea pungens			5	5	4	5	3	22
1070	BS	6	Blue Spruce	Picea pungens		3	3	2	3	1	3	15
1071	BS	12	Blue Spruce	Picea pungens		5	5	5	4	4	3	26
1072	TH	5	Thornapple/Hawthorne	Crataegus spp.		4	5	4	5	3	3	24
1073	BS	11	Blue Spruce	Picea pungens		5	4	4	4	4	3	24
1074	BS	12	Blue Spruce	Picea pungens		4	4	5	5	4	3	25
1075	BS	11	Blue Spruce	Picea pungens		4	5	5	4	5	3	26
1076	BS	9	Blue Spruce	Picea pungens		4	5	4	4	4	3	24
1077	BS	o	Blue Spruce	Picea pungens		4	4	4	4	4	3	23
1078	BS	13	Blue Spruce	Picea pungens		5	5	4	4	4	3	25
1079	S	11	Sycamore	Platanus occidentalis		5	5	5	5	5	3	28
1080	RP	8	Red Pine	Pinus resinosa		5	4	4	5	3	3	24
1081	RP	9	Red Pine	Pinus resinosa		4	4	4	5	3	3	23
1082	JZ	13	Japanese zelkova	Zelkova serrata		5	5	5	5	5	3	28
1083	CA	5	Crab Apple	Malus coronaria	x2 3,2	3	3	3	5	2	3	19
1084	TH	9	Thornapple/Hawthorne	Crataegus spp.		5	5	4	5	4	3	26
1085	JZ	15	Japanese zelkova	Zelkova serrata		5	5	5	5	4	3	27
1086	BP	9	Bradford Pear	Pyrus calleryana		5	5	5	5	4	3	27
1087	JZ	16	Japanese zelkova	Zelkova serrata		5	5	5	5	4	3	27
1088	GA	6	Green Ash	Fraxinus pennsylvanica		2	2	2	2	2	3	13
1089	CA	3	Crab Apple	Malus coronaria		2	2	2	2	2	3	13
1090	TH	7	Thornapple/Hawthorne	Crataegus spp.		5	4	4	5	4	3	25
1091	RP	17	Red Pine	Pinus resinosa		5	4	4	5	4	3	25
1092	BP	7	Bradford Pear	Pyrus calleryana		5	5	5	5	4	3	27
1093	RP	15	Red Pine	Pinus resinosa		5	5	5	5	4	3	27
1094	RP	6	Red Pine	Pinus resinosa		5	4	4	5	3	3	24
1095	BS	13	Blue Spruce	Picea pungens		5	5	5	5	5	3	28
1096	BS	8	Blue Spruce	Picea pungens		5	5	5	5	5	3	28
1097	BS	9	Blue Spruce	Picea pungens		5	5	5	5	5	3	28
1098	BS	12	Blue Spruce	Picea pungens		5	5	5	5	5	3	28
1099	WS	6	White Spruce	Picea glauca		5	5	5	5	5	3	28
1100	BS	12	Blue Spruce	Picea pungens		5	5	5	5	5	3	28
1101	CA	6	Crab Apple	Malus coronaria	x3 6,6,5	5	5	5	5	4	3	27
1102	AP	5	Domestic Apple	Malus sylvestris		5	4	3	5	3	3	23
1103	NM	13	Norway Maple	Acer platanoides		4	4	5	5	4	3	25
1104	BP	6	Bradford Pear	Pyrus calleryana		5	4	4	5	4	3	25
1105	BP	4	Bradford Pear	Pyrus calleryana		5	4	4	5	3	3	24
1106	HL	5	Honeylocust	Gleditsia triacanthos		5	5	4	5	3	3	25
1107	HL	5	Honeylocust	Gleditsia triacanthos		5	5	5	4	4	3	26
1108	HL	5	Honeylocust	Gleditsia triacanthos		4	5	5	5	4	3	26
1109	HL	4	Honeylocust	Gleditsia triacanthos		5	5	5	5	3	3	26
1110	BP	5	Bradford Pear	Pyrus calleryana		5	5	5	5	4	3	27
1111	BP	4	Bradford Pear	Pyrus calleryana		5	5	5	5	4	5	29
1112	BP	4	Bradford Pear	Pyrus calleryana		5	5	5	5	5	3	28
1113	BP	4	Bradford Pear	Pyrus calleryana		5	5	5	5	5	3	28
1114	HL	5	Honeylocust	Gleditsia triacanthos		5	5	5	5	4	3	27
1115	HL	6	Honeylocust	Gleditsia triacanthos		5	5	5	5	5	3	28
1116	HL	5	Honeylocust	Gleditsia triacanthos		5	4	5	5	4	3	26
1117	HL	7	Honeylocust	Gleditsia triacanthos		5	5	5	5	4	3	27
1118	HL	6	Honeylocust	Gleditsia triacanthos		5	5	5	5	4	3	27
1119	HL	5	Honeylocust	Gleditsia triacanthos		5	5	5	5	4	3	27
1120	HL	6	Honeylocust	Gleditsia triacanthos		5	5	4	5	4	3	26
1121	HL	6	Honeylocust	Gleditsia triacanthos		5	5	5	5	4	3	27
1122	HL	5	Honeylocust	Gleditsia triacanthos		5	4	4	5	4	3	25
1123	HL	5	Honeylocust	Gleditsia triacanthos		5	5	5	5	4	3	27
1124	LL	8	Littleleaf Linden	Tilia cordata		5	5	4	5	4	2	25
1125	LL	6	Littleleaf Linden	Tilia cordata		5	4	4	5	3	3	24
1126	LL	7	Littleleaf Linden	Tilia cordata		5	4	4	5	3	3	24
1127	LL	7	Littleleaf Linden	Tilia cordata		4	4	4	5	3	3	23
1128	LL	8	Littleleaf Linden	Tilia cordata		5	4	4	5	4	3	25
1129	LL	7	Littleleaf Linden	Tilia cordata		5	5	4	5	3	3	25
1130	LL	8	Littleleaf Linden	Tilia cordata		5	5	5	5	4	3	27
1131	LL	8	Littleleaf Linden	Tilia cordata		5	4	4	5	4	3	25
1132	HL	5	Honeylocust	Gleditsia triacanthos		3	4	4	3	4	3	21
1133	HL	5	Honeylocust	Gleditsia triacanthos		5	4	4	5	3	3	24
1134	HL	6	Honeylocust	Gleditsia triacanthos		4	5	5	5	4	3	26
1135	HL	4	Honeylocust	Gleditsia triacanthos		5	4	3	5	3	3	23
1136	HL	5	Honeylocust	Gleditsia triacanthos		5	5	4	5	4	3	26
1137	HL	5	Honeylocust	Gleditsia triacanthos		4	4	5	5	4	3	25
1138	HL	5	Honeylocust	Gleditsia triacanthos		5	5	4	5	4	3	26
1139	HL	9	Honeylocust	Gleditsia triacanthos		5	5	4	5	5	3	27
1140	HL	5	Honeylocust	Gleditsia triacanthos		5	5	4	5	4	3	26
1141	HL	6	Honeylocust	Gleditsia triacanthos		5	5	4	5	4	3	26
1142	HL	8	Honeylocust	Gleditsia triacanthos		5	5	5	5	5	3	28
1143	HL	6	Honeylocust	Gleditsia triacanthos		5	4	4	5	4	3	25
1144	HL	5	Honeylocust	Gleditsia triacanthos		4	4	3	5	3	3	22
1145	RM	6	Red Maple	Acer rubrum		5	5	5	5	5	3	28
1146	RM	5	Red Maple	Acer rubrum		5	5	5	5	5	3	28
1147	RM	6	Red Maple	Acer rubrum		5	5	5	5	4	3	27
1148	NM	14	Norway Maple	Acer platanoides		5	5	5	5	4	3	27
1149	NM	11	Norway Maple	Acer platanoides		5	5	5	5	5	3	28
1150	JZ	15	Japanese zelkova	Zelkova serrata		5	5	4	5	4	3	26
1151	BP	5	Bradford Pear	Pyrus calleryana		5	5	5	5	5	3	28
1152	RM	6	Red Maple	Acer rubrum		5	5	5	5	5	3	28
1153	JZ	12	Japanese zelkova	Zelkova serrata		5	5	5	5	4	3	27
1154	RM	5	Red Maple	Acer rubrum		5	5	5	5	4	3	27
1155	RM	6	Red Maple	Acer rubrum		5	5	5	5	4	3	27
1156	JZ	13	Japanese zelkova	Zelkova serrata		5	5	5	5	4	3	27
1157	JZ	13	Japanese zelkova	Zelkova serrata		5	5	5	5	4	3	27
1158	NM	12	Norway Maple	Acer platanoides		5	4	4	5	3	3	24
1159	NM	14	Norway Maple	Acer platanoides		4	5	5	5	5	3	27
1160	BP	4	Bradford Pear	Pyrus calleryana		5	5	5	5	4	3	27
1161	RM	3	Red Maple	Acer rubrum	DEAD							
1162	RM	4	Red Maple	Acer rubrum		5	5	5	5	4	3	27
1163	NM	13	Norway Maple	Acer platanoides		4	4	4	4	4	3	23
1164	CA	6	Crab Apple	Malus coronaria		5	5	5	5	5	3	28
1165	CA	7	Crab Apple	Malus coronaria		5	5	5	5	5	3	28
1166	CA	5	Crab Apple	Malus coronaria		5	5	5	5	4	3	27
1167	NM	7	Norway Maple	Acer platanoides		4	5	5	5	5	3	27
1168	NM	6	Norway Maple	Acer platanoides		5	5	5	5	4	3	27
1169	NM	5	Norway Maple	Acer platanoides		5	5	5	5	5	3	28
1170	NM	7	Norway Maple	Acer platanoides		5	5	5	5	5	3	28
1171	NM	6	Norway Maple	Acer platanoides		5	5	5	5	5	3	28
1172	NM	7	Norway Maple	Acer platanoides		5	5	5	5	5	3	28
1173	NM	7	Norway Maple	Acer platanoides		5	5	5	5	5	3	28
1174	NM	7	Norway Maple	Acer platanoides		5	5	5	5	5	3	28
1175	BP	3	Bradford Pear	Pyrus calleryana		5	4	5	5	4	3	26
1176	BP	3	Bradford Pear	Pyrus calleryana		5	5	4	5	3	3	25
1177	BP	4	Bradford Pear	Pyrus calleryana		5	4	5	4	4	3	25
1178	NM	5	Norway Maple	Acer platanoides		5	5	4	5	4	3	26
1179	NM	5	Norway Maple	Acer platanoides		5	5	5	5	4	3	27
1180	NM	4	Norway Maple	Acer platanoides		5	5	5	5	3	3	26
1181	NM	6	Norway Maple	Acer platanoides		5	5	5	5	4	3	27
1182	NM	6	Norway Maple	Acer platanoides		4	5	5	5	4	3	26
1183	CA	3	Crab Apple	Malus coronaria		5	5	4	5	3	3	25
1184	CA	5	Crab Apple	Malus coronaria		4	4	4	5	4	3	24
1185	CA	4	Crab Apple	Malus coronaria		5	5	5	5	4	3	27
1186	NM	14	Norway Maple	Acer platanoides		4	4	4	4	3	3	22
1187	NM	7	Norway Maple	Acer platanoides	Dead							
1188	RM	3	Red Maple	Acer rubrum		5	4	4	4	4	3	24
1189	NM	7	Norway Maple	Acer platanoides		3	3	3	3	1	3	16
1190	NM	12	Norway Maple	Acer platanoides		5	5	5	5	4	3	27
1191	NM	8	Norway Maple	Acer platanoides		5	5	5	5	4	3	27
1192	JZ	12	Japanese zelkova	Zelkova serrata		5	5	5	5	5	3	28
1193	BP	7	Bradford Pear	Pyrus calleryana		5	5	5	5	5	3	28
1194	JZ	7	Japanese zelkova	Zelkova serrata		5	5	5	5	4	3	27
1195	NM	8	Norway Maple	Acer platanoides		5	5	5	5	4	3	27
1196	NM	6	Norway Maple	Acer platanoides		5	5	5	5	4	3	27
1197	NM	12	Norway Maple	Acer platanoides		5	5	5	5	3	3	26
1198	NM	13	Norway Maple	Acer platanoides		5	5	5	5	4	3	27
1199	NM	8	Norway Maple	Acer platanoides		5	5	5	5	3	3	26



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TODD D. SHELLY
PROFESSIONAL SURVEYOR
NO. 40010411111
LICENSED PROFESSIONAL SURVEYOR

LEGEND

NORTH

IRON FOUND
IRON SET
NAIL FOUND
NAIL & CAP SET
BRASS PLUG SET
MONUMENT FOUND
MONUMENT SET
SEC. CORNER FOUND
R RECORDED
M MEASURED
C CALCULATED

EXISTING

OH ELEC, PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
UG CATV UNDERGROUND CABLE TV, CATV PEDESTAL
UG PHONE TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
UG ELEC ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
GAS MAIN, VALVE & GAS LINE MARKER
WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
SANITARY SEWER, CLEANOUT & MANHOLE
STORM SEWER, CLEANOUT & MANHOLE
SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
UNIDENTIFIED STRUCTURE
SPOT ELEVATION
670 CONTOUR LINE
FENCE
GUARD RAIL
STREET LIGHT
SIGN
CONC. CONCRETE
ASPH. ASPHALT

0 15 30 60
SCALE: 1" = 30'

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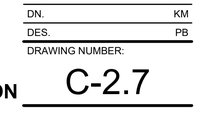
KEY MAP



SITE SHEET KEY MAP

REFERENCE DRAWINGS

WATER MAIN	TRANSMISSION MAP 4Y, GLWA, APRIL 2019
WATER MAIN	TRANSMISSION MAP 5Y, GLWA, MARCH 2007
ELECTRIC	LOCATION MAP 262-374, DTE, JUNE 2023
GAS	TRANSMISSION MAP, CONSUMERS ENERGY, 01-59-03-1
OTHER	HUNTER SQUARE LAND TITLE SURVEY, PEA GROUP #21-0052, MARCH 2021.
OTHER	LOEHMANN'S AT HUNTERS SQUARE AS BUILTS, ORCHARD, PAPKE, HILTZ & McCLIMENT, INC., AUGUST 1981, UPDATED 1989
OTHER	ORCHARD PLACE AS BUILTS, ORCHARD, PAPKE, HILTZ & McCLIMENT, INC., ISSUED FEBRUARY 1983, UPDATED MAY 2005
OTHER	HUNTERS SQUARE PARKING LOT AND DRIVEWAY RENOVATIONS AS BUILTS, ORCHARD, HILTZ & McCLIMENT, INC., ISSUED SEPTEMBER 1993, UPDATED MAY 2005
OTHER	ORCHARD PLACE REHABILITATION PROJECT AS BUILTS, OHM CONSULTING ENGINEERS, ISSUED OCTOBER 1995, UPDATED DECEMBER 2005
OTHER	HUNTERS SQUARE/BUILDING "F": OHM CONSULTING ENGINEERS, DECEMBER 2004
OTHER	ORCHARD LAKE ROAD REHABILITATION 13 MILE ROAD TO 14 MILE ROAD, HRC INC, OCTOBER 2019

CLIENT
SYMMETRY MANAGEMENT
812 S. MAIN STREET, SUITE #200
ROYAL OAK, MI, 48067

PROJECT TITLE
HUNTER'S SQUARE REDEVELOPMENT
ORCHARD LAKE ROAD AT 14 MILE ROAD
FARMINGTON HILLS, MICHIGAN, 48334

REVISIONS	
1 - SPA/PUD RESUBMISSION	12/08/23
2 - SPA/PUD RESUBMISSION	05/31/24
3 - SPA/PUD RESUBMISSION	07/14/25

ORIGINAL ISSUE DATE:
SEPTEMBER 15, 2023

DRAWING TITLE
EXISTING TREE LIST - SHEET 1

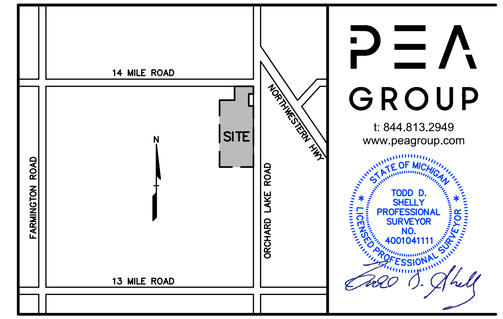
PEA JOB NO.	22-0256
P.M.	RLS
DN.	KM
DES.	PB

DRAWING NUMBER:
C-2.7

NOT FOR CONSTRUCTION

S:\PROJECTS\2022\2022-0256 HUNTERS SQUARE REDEVELOPMENT\DWG\PHASE II REDEVELOPMENT\SITE PLAN\C-2.1(TOPO-2202566)fh+.2).dwg PLOT DATE: 7/14/2025 BY: Kyle Miller DWDN TWIST: 93945°25'0W

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	NOTES/Extra Trunk DBH	CONDITION/ FACTOR						OVERALL RANK
						trunk	growth rate	structure	insects/ diseases	crown dev	life exp.	
1200	CA	4	Crab Apple	Malus coronaria		2	2	2	4	2	3	15
1201	CA	7	Crab Apple	Malus coronaria		5	5	5	5	5	3	28
1202	NM	12	Norway Maple	Acer platanoides		5	5	5	5	5	3	28
1203	CA	6	Crab Apple	Malus coronaria		4	4	4	5	4	3	24
1204	NM	13	Norway Maple	Acer platanoides		5	5	5	5	5	3	28
1205	NS	12	Norway Spruce	Picea abies		4	5	4	4	3	3	23
1206	LL	10	Littleleaf Linden	Tilia cordata		5	5	4	5	4	3	26
1207	LL	9	Littleleaf Linden	Tilia cordata		5	5	5	5	4	3	27
1208	LL	7	Littleleaf Linden	Tilia cordata		5	5	5	5	4	3	27
1209	LL	9	Littleleaf Linden	Tilia cordata		5	4	4	5	4	3	25
1210	BP	5	Bradford Pear	Pyrus calleryana		5	4	4	5	4	3	25
1211	RM	5	Red Maple	Acer rubrum		5	5	5	5	4	3	27
1212	RM	6	Red Maple	Acer rubrum		5	5	5	5	5	3	28
1213	RM	5	Red Maple	Acer rubrum		4	5	5	5	4	3	26
1214	RM	8	Red Maple	Acer rubrum		5	5	5	5	5	3	28
1215	RM	4	Red Maple	Acer rubrum		5	5	5	5	4	3	27
1216	RM	5	Red Maple	Acer rubrum		5	5	5	5	4	3	27
1217	RM	5	Red Maple	Acer rubrum		5	5	5	5	5	3	28
1218	RM	4	Red Maple	Acer rubrum		5	5	5	5	5	3	28
1219	RM	6	Red Maple	Acer rubrum		5	5	5	5	5	3	28
1220	RC	5	Red Cedar	Juniperus virginiana	x3 4, 2, 1	5	5	5	5	5	3	28
1221	RC	4	Red Cedar	Juniperus virginiana	x2 1,1	5	5	5	5	5	3	28
1222	RC	4	Red Cedar	Juniperus virginiana	x2 2.2	5	5	5	5	5	3	28
1223	RC	3	Red Cedar	Juniperus virginiana	x1 2	5	5	5	5	5	3	28
1224	RP	14	Red Pine	Pinus resinosa		3	4	4	2	3	3	19
1225	RP	12	Red Pine	Pinus resinosa		5	5	5	5	5	3	28
1226	RP	12	Red Pine	Pinus resinosa		5	5	5	5	4	3	27
1227	RP	11	Red Pine	Pinus resinosa		5	5	4	5	4	3	26
1228	BP	5	Bradford Pear	Pyrus calleryana	x1 4	4	5	4	5	4	3	25
1229	BP	10	Bradford Pear	Pyrus calleryana		5	5	5	5	4	3	27
1230	RP	9	Red Pine	Pinus resinosa		5	5	4	5	4	3	26
1231	RP	9	Red Pine	Pinus resinosa		5	5	5	5	5	3	28
1232	BP	11	Bradford Pear	Pyrus calleryana		4	5	5	5	4	3	26
1233	BP	10	Bradford Pear	Pyrus calleryana		5	5	5	5	4	3	27
1234	BP	12	Bradford Pear	Pyrus calleryana		5	5	5	5	4	3	27
1235	RP	10	Red Pine	Pinus resinosa		5	4	5	4	4	3	25
1236	BP	11	Bradford Pear	Pyrus calleryana		5	5	5	5	4	3	27
1237	BP	13	Bradford Pear	Pyrus calleryana		4	5	4	5	4	3	25
1238	HL	4	Honeylocust	Gleditsia triacanthos		5	5	5	5	5	5	30
1239	HL	4	Honeylocust	Gleditsia triacanthos		5	5	5	5	4	3	27
1240	HL	4	Honeylocust	Gleditsia triacanthos		5	5	5	5	5	3	28
1241	NM	9	Norway Maple	Acer platanoides		5	5	5	5	5	3	28
1242	CA	7	Crab Apple	Malus coronaria	x2 7,5	5	5	5	5	5	4	29
1243	RB	5	River Birch	Betula nigra	x2 5,3		5	5	5	5	5	25
1244	SB	2	Service Berry	Amelanchier arborea	x9 2,2,2,2,2, 1.1,1,1	5	5	5	5	5	5	30
1245	SB	3	Service Berry	Amelanchier arborea	x10 2,2,1,1,1,1.1,1,1,1	4	5	5	5	5	5	29
1246	SB	2	Service Berry	Amelanchier arborea	x6 2,2,2,2,1,1	5	5	4	5	5	3	27
1247	RB	3	River Birch	Betula nigra	x2 3,2	5	5	5	5	5	3	28
1248	NM	16	Norway Maple	Acer platanoides		4	5	5	5	4	3	26
1249	NM	13	Norway Maple	Acer platanoides		5	5	5	5	5	3	28
1250	NM	13	Norway Maple	Acer platanoides		5	5	5	5	5	3	28
1251	RB	3	River Birch	Betula nigra	x2 2.2	5	5	5	5	5	3	28
1252	RB	3	River Birch	Betula nigra	x2 3,2	5	5	5	5	5	3	28
1253	RB	4	River Birch	Betula nigra	x1 3	5	5	5	5	5	5	30
1254	NM	17	Norway Maple	Acer platanoides		5	5	5	5	5	3	28
1255	RM	5	Red Maple	Acer rubrum	DEAD							
1256	RM	5	Red Maple	Acer rubrum	DEAD							
1257	RM	5	Red Maple	Acer rubrum	DEAD							
1258	RM	3	Red Maple	Acer rubrum	DEAD							
1259	RP	10	Red Pine	Pinus resinosa		5	4	4	5	3	3	24
1260	RP	10	Red Pine	Pinus resinosa		5	5	5	5	4	3	27
1261	HL	6	Honeylocust	Gleditsia triacanthos		5	5	5	5	4	3	27
1262	HL	6	Honeylocust	Gleditsia triacanthos		5	5	5	5	5	3	28
1263	NM	8	Norway Maple	Acer platanoides		5	5	5	5	4	3	27
1264	HL	7	Honeylocust	Gleditsia triacanthos		5	5	5	5	5	3	28
1265	RB	2	River Birch	Betula nigra	x1	5	5	5	5	5	3	28
1266	RB	3	River Birch	Betula nigra	x4 2.2.2.1	5	5	5	5	5	3	28
1267	BP	4	Bradford Pear	Pyrus calleryana		5	5	5	5	4	3	27
1268	BP	4	Bradford Pear	Pyrus calleryana		5	5	5	5	4	3	27
1269	BP	4	Bradford Pear	Pyrus calleryana		4	4	4	5	3	3	23
1270	BP	4	Bradford Pear	Pyrus calleryana		5	5	4	5	4	3	26
1271	CA	6	Crab Apple	Malus coronaria		4	4	4	4	4	3	23
1272	NM	13	Norway Maple	Acer platanoides		5	5	5	5	5	3	28
1273	WS	9	White Spruce	Picea glauca		4	4	4	5	3	3	23
1274	NM	12	Norway Maple	Acer platanoides		4	4	5	5	4	3	25
1275	HL	6	Honeylocust	Gleditsia triacanthos		3	3	3	3	3	3	18
1276	HL	5	Honeylocust	Gleditsia triacanthos		3	3	3	4	3	3	19
1277	BP	4	Bradford Pear	Pyrus calleryana		5	5	4	5	4	3	26
1278	BP	5	Bradford Pear	Pyrus calleryana		5	5	4	5	4	3	26
1279	BP	4	Bradford Pear	Pyrus calleryana		5	5	5	4	4	3	26
1280	BP	4	Bradford Pear	Pyrus calleryana		4	4	4	5	5	3	25
1281	BP	3	Bradford Pear	Pyrus calleryana		5	4	4	5	4	3	25
1282	BP	4	Bradford Pear	Pyrus calleryana		5	4	4	4	4	3	24
1283	BP	4	Bradford Pear	Pyrus calleryana		5	4	4	5	4	3	25
1284	BP	4	Bradford Pear	Pyrus calleryana		5	5	4	5	4	3	26
1285	BP	4	Bradford Pear	Pyrus calleryana		5	5	5	5	4	3	27
1286	BP	5	Bradford Pear	Pyrus calleryana		5	4	4	5	4	3	25
1287	BP	4	Bradford Pear	Pyrus calleryana		4	5	4	5	4	3	25
1288	BP	4	Bradford Pear	Pyrus calleryana	x1 4	5	5	5	5	4	3	27
1289	BP	3	Bradford Pear	Pyrus calleryana		5	4	4	5	3	3	24
1290	CA	4	Crab Apple	Malus coronaria		5	5	5	5	5	3	28
1291	BP	5	Bradford Pear	Pyrus calleryana		5	5	5	5	4	3	27
1292	BP	4	Bradford Pear	Pyrus calleryana		5	5	5	5	4	3	27
1293	BP	2	Bradford Pear	Pyrus calleryana		5	4	4	5	4	3	25
1294	BP	3	Bradford Pear	Pyrus calleryana		5	5	5	5	4	3	27
1295	BP	3	Bradford Pear	Pyrus calleryana		5	4	4	5	3	3	24
1296	BP	3	Bradford Pear	Pyrus calleryana		5	4	4	5	4	3	25
1297	BP	3	Bradford Pear	Pyrus calleryana		5	5	4	5	4	3	26
1298	BP	2	Bradford Pear	Pyrus calleryana	DEAD							
1299	BP	3	Bradford Pear	Pyrus calleryana	DEAD							



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- IRON SET
- NAIL FOUND
- NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND
- MONUMENT SET
- SEC. CORNER FOUND
- R RECORDED
- M MEASURED
- C CALCULATED

EXISTING

- ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
- UNDERGROUND CABLE TV, CATV PEDESTAL
- TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- GAS MAIN, VALVE & GAS LINE MARKER
- WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
- SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
- WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
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- CONCRETE
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NORTH

0 15 30 60
SCALE: 1" = 30'

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KEY MAP

SITE SHEET KEY MAP

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OTHER	ORCHARD PLACE AS BUILTS, ORCHARD, PAPKE, HILTZ & McCLIMENT, INC., ISSUED FEBRUARY 1983, UPDATED MAY 2005
OTHER	HUNTERS SQUARE PARKING LOT AND DRIVEWAY RENOVATIONS AS BUILTS, ORCHARD, HILTZ, & McCLIMENT, INC., ISSUED SEPTEMBER 1993, UPDATED MAY 2005
OTHER	ORCHARD PLACE REHABILITATION PROJECT AS BUILTS, OHM CONSULTING ENGINEERS, ISSUED OCTOBER 1995, UPDATED DECEMBER 2005
OTHER	HUNTERS SQUARE/BUILDING "F", OHM CONSULTING ENGINEERS, DECEMBER 2004
OTHER	ORCHARD LAKE ROAD REHABILITATION 13 MILE ROAD TO 14 MILE ROAD, HRC INC. OCTOBER 2019

CLIENT

SYMMETRY MANAGEMENT
812 S. MAIN STREET, SUITE #200
ROYAL OAK, MI. 48067

PROJECT TITLE

HUNTER'S SQUARE REDEVELOPMENT
ORCHARD LAKE ROAD AT 14 MILE ROAD
FARMINGTON HILLS, MICHIGAN, 48334

REVISIONS	
1 - SPA/PUD RESUBMISSION	12/08/23
2 - SPA/PUD RESUBMISSION	05/31/24
3 - SPA/PUD RESUBMISSION	07/14/25

ORIGINAL ISSUE DATE:
SEPTEMBER 15, 2023

DRAWING TITLE

EXISTING TREE LIST - SHEET 2

PEA JOB NO.	22-0256
P.M.	RLS
DN.	KM
DES.	PB

DRAWING NUMBER:

NOT FOR CONSTRUCTION

C-2.8

S:\PROJECTS\2022\2022-0256 HUNTERS SQUARE REDEVELOPMENT\DWG\PHASE II REDEVELOPMENT\SITE PLAN\[C-2.1]TOPO- 22025(PH-2).dwg PLOT DATE: 7/14/2025 BY: Kyle Miller DWEW TWST: 92x457"25"DW

BENCHMARKS:
(GPS DERIVED - NAVD88)

BM #300
DIMPLE ON ARROW ON HYDRANT AND ±109' DIRECTLY NORTHEASTERLY FROM NORTHEAST BUILDING CORNER STORE BUY BUY BABY.
ELEV.- 877.55

BM #301
DIMPLE ON ARROW ON HYDRANT AND ±39' DIRECTLY WEST FROM SOUTHWEST BUILDING CORNER AT SOUTHWEST CORNER OF SITE.
ELEV.- 874.61

BM #302
LIGHT POLE BASE IN SHOPPING MALL ±180' DIRECTLY SOUTH FROM McDONALDS RESTUARANT
ELEV.- 875.56

FLOODPLAIN NOTE:
BY GRAPHIC PLOTTING, THE SUBJECT PARCEL IS IN "AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN." (ZONE X) PER FEMA FLOOD INSURANCE RATE MAP PANEL NUMBER26125C0513F EFFECTIVE SEPTEMBER 29, 2006.

GENERAL UTILITY NOTES:

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF FARMINGTON HILLS AND OAKLAND COUNTY.
2. ALL TRENCHES UNDER OR WITHIN THREE (3) FEET OR THE FORTY-FIVE (45) DEGREE ZONE OF INFLUENCE LINE OF EXISTING AND/OR PROPOSED PAVEMENT, BUILDING PAD OR DRIVE APPROACH SHALL BE BACKFILLED WITH SAND COMPACTED TO AT LEAST NINETY-FIVE (95) PERCENT OF MAXIMUM UNIT WEIGHT (ASTM D-1557). ALL OTHER TRENCHES TO BE COMPACTED TO 90% OR BETTER.
3. WHERE EXISTING MANHOLES OR SEWER PIPE ARE TO BE TAPPED, DRILL HOLES 4" CENTER TO CENTER, AROUND PERIPHERY OF OPENING TO CREATE A PLANE OF WEAKNESS JOINT BEFORE BREAKING SECTION OUT.
4. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING UTILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE DESIGN ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. CONTRACTOR SHALL FIELD VERIFY UTILITIES.
5. THE CONTRACTOR SHALL COORDINATE TO ENSURE ALL REQUIRED PIPES, CONDUITS, CABLES AND SLEEVES ARE PROPERLY PLACED FOR THE INSTALLATION OF GAS, ELECTRIC, PHONE, CABLE, IRRIGATION, ETC. IN SUCH A MANNER THAT WILL FACILITATE THEIR PROPER INSTALLATION PRIOR TO THE PLACEMENT OF THE PROPOSED PAVEMENT AND LANDSCAPING.
6. PIPE LENGTHS INDICATED ARE FROM CENTER OF STRUCTURE AND TO END OF FLARED END SECTION UNLESS NOTED OTHERWISE.
7. CONTRACTOR SHALL INSPECT ALL EXISTING PUBLIC STORM SEWER, SANITARY SEWER AND WATER MAIN STRUCTURES WITHIN THE LIMITS OF CONSTRUCTION AND WITH THE GOVERNING AGENCY INSPECTOR PRIOR TO ESTABLISHING FINAL GRADE. NOTIFY THE ENGINEER, OWNER/DEVELOPER, AND GOVERNING AGENCY IF STRUCTURE IS DEEMED TO BE STRUCTURALLY UNSOUND AND/OR IN NEED OF REPAIR.
8. ALL CATCH BASINS, SEWER MANHOLES, INLETS, GATE WELLS, OUTLET CONTROL STRUCTURES, ETC. ARE DRAWN SO THAT THE CORRECT STRUCTURE LOCATION CAN BE STAKED ASSUMING THE INSERTION POINT OF THE CAD BLOCK REPRESENTS THE CENTER OF THE CASTING/COVER, NOT THE CENTER OF THE UTILITY STRUCTURE (THE CASTING AND THE STRUCTURE WILL HAVE DIFFERENT CENTERS IF ECCENTRIC CONES ARE USED IN CONSTRUCTION). IF UTILITY STRUCTURES ARE STAKED BY A SURVEYOR OTHER THAN PEA GROUP, THIS MUST BE TAKEN INTO ACCOUNT. PEA GROUP WILL NOT BE RESPONSIBLE FOR STAKING BY A THIRD PARTY.

STORM SEWER NOTES:

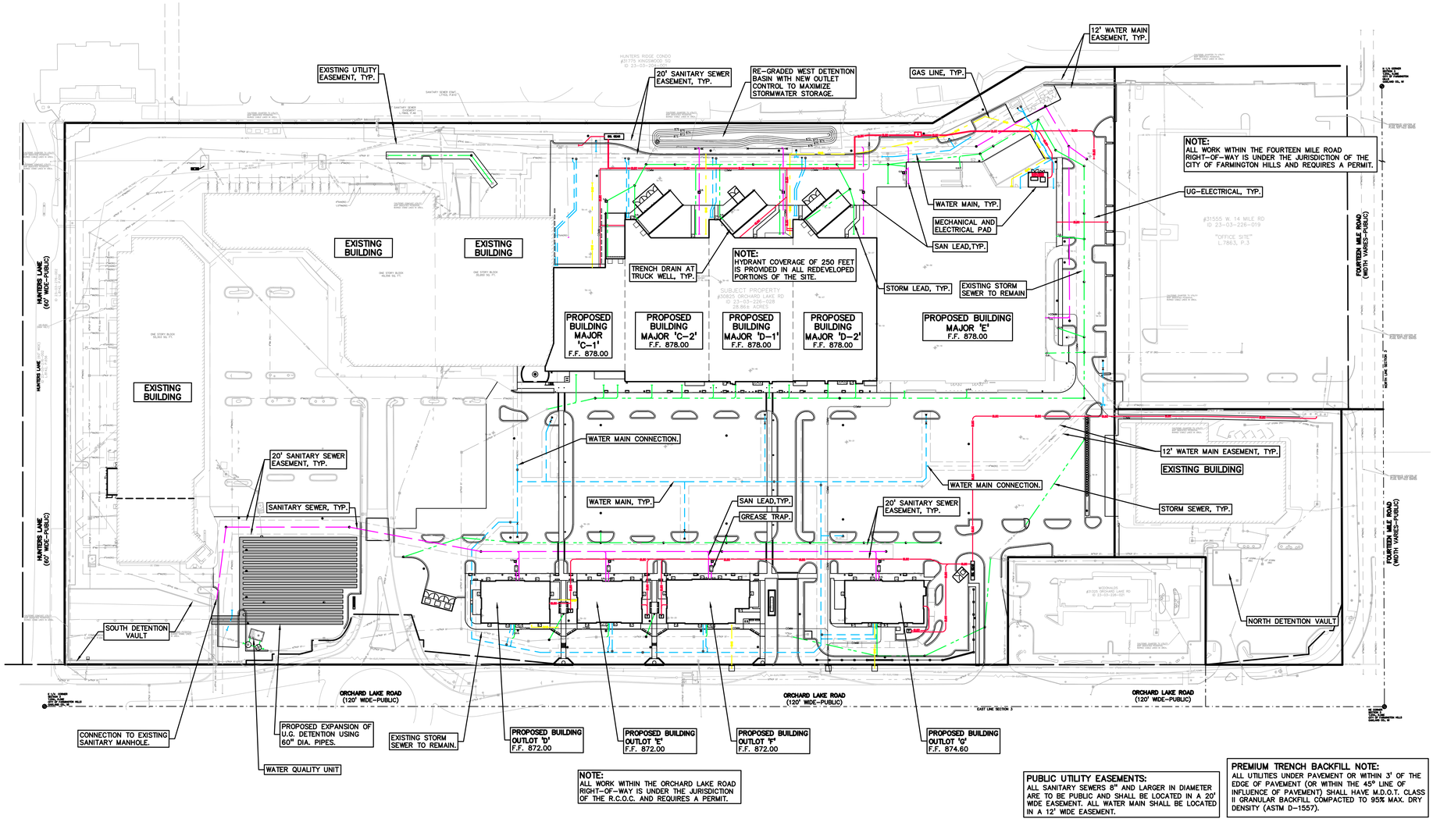
1. ALL STORM SEWER 12" DIAMETER OR LARGER SHALL BE EITHER REINFORCED CONCRETE PIPE (RCP C-76) CLASS IV WITH MODIFIED TONGUE AND GROOVE JOINT WITH RUBBER GASKETS, OR POLYPROPYLENE DUAL-WALL CORRUGATED SMOOTH-LINED PIPE (A.D.S. HIGH-PERFORMANCE STORM PIPE), AS NOTED ON THE PLANS UNLESS SPECIFIED OTHERWISE (ASTM C-443). ALL JOINTS FOR HP-STORM PIPE SHALL BE EXTENDED BELL AND SPIGOT MEETING ASTM D-3212.
2. ALL STORM SEWER LEADS SHALL BE CONSTRUCTED AT 1.00% MINIMUM SLOPE.
3. ALL STORM SEWER 10" OR LESS AND/OR LEADS SHALL BE SDR 26 OR AS NOTED IN THE PLANS.
4. JOINTS FOR P.V.C. PIPE SHALL BE ELASTOMERIC (RUBBER GASKET) AS SPECIFIED IN A.S.T.M. DESIGNATION D-3212.

WATER MAIN NOTES:

1. ALL WATER MAIN SHALL BE INSTALLED WITH A MINIMUM COVER OF 5.5' BELOW FINISH GRADE. WHEN WATER MAINS MUST DIP TO PASS UNDER A STORM SEWER OR SANITARY SEWER, THE SECTIONS WHICH ARE DEEPER THAN NORMAL SHALL BE KEPT TO A MINIMUM LENGTH BY THE USE OF VERTICAL ELEVEN AND A QUARTER (11.25°) DEGREE BENDS, PROPERLY ANCHORED.
2. ALL TEES, BENDS, CONNECTIONS, ETC. ARE CONSIDERED INCIDENTAL TO THE JOB.
3. PHYSICAL CONNECTIONS SHALL NOT BE MADE BETWEEN EXISTING AND NEW WATER MAINS UNTIL REQUIRED TESTING IS SATISFACTORILY COMPLETED.
4. MAINTAIN 10' HORIZONTAL CLEARANCE BETWEEN OUTER EDGE OF WATERMAIN AND ANY SANITARY/STORM SEWER OR STRUCTURE.
5. NO PHYSICAL CONNECTION TO THE EXISTING WATER MAIN CAN BE MADE UNTIL ALL NEW WATER MAIN PASSES PRESSURE AND BACTERIOLOGICAL TESTS TO THE SATISFACTION OF THE CITY.
6. ALL WATER MAIN AND FITTINGS (3" DIAMETER AND LARGER) SHALL BE DUCTILE IRON, CLASS 54.
7. WATER MAIN SERVICE LEADS SHALL BE TYPE 'K' ANNEALED SEAMLESS COPPER WITH FLARED FITTINGS, UNLESS OTHERWISE NOTED.
8. ALL FIRE HYDRANTS SHALL BE EJW #5BR MODEL #250 PER CITY STANDARDS.
9. ALL HYDRANTS TO BE A MINIMUM OF 5' FROM BACK OF CURB, TYP.
10. ALL NECESSARY FITTINGS, THRUST BLOCKS, RESTRAINING GLANDS, BLOW OFFS, ETC. FOR WATER MAIN ARE CONSIDERED INCIDENTAL TO THIS PROJECT. THE CONTRACTOR SHALL INSTALL THESE ITEMS AS NECESSARY AND AS REQUIRED BY THE CITY.
11. THE WATER MAIN CONTRACTOR SHALL NOTIFY THE INSPECTION DEPARTMENT OF THE CITY AT LEAST THREE WORKING DAYS IN ADVANCE OF STARTING CONSTRUCTION.

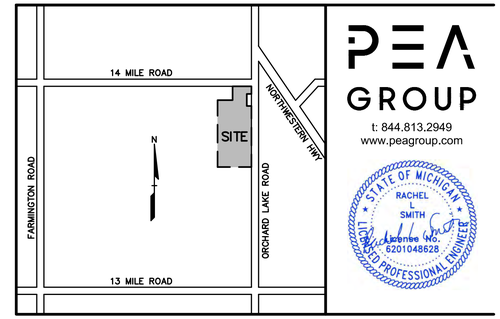
SANITARY SEWER NOTES:

1. DOWNSPOUTS, WEEP TILE, FOOTING DRAINS OR ANY CONDUIT THAT CARRIES STORM OR GROUND WATER SHALL NOT BE ALLOWED TO DISCHARGE INTO A SANITARY SEWER.
2. ALL SANITARY LEADS SHALL BE CONSTRUCTED AT 1.00% MINIMUM SLOPE.
3. ALL SANITARY SEWER 8" OR LARGER SHALL BE P.V.C. TRUSS PIPE (ASTM D2680) AND FITTINGS, WITH ELASTOMERIC GASKET JOINTS PER ASTM D3212 UNLESS OTHERWISE NOTED.
4. ALL SANITARY SEWER LEADS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 23.5 PIPE AND FITTINGS. ALL JOINTS TO BE ELASTOMERIC GASKET JOINTS PER ASTM D3212 UNLESS OTHERWISE NOTED.
5. SANITARY LEADS SHALL BE PROVIDED WITH CLEANOUTS EVERY 100 FEET AND AT EVERY BEND AS SHOWN. ALL CLEANOUTS TO BE PROVIDED WITH E.J.I.W. #1565 BOX OR EQUAL.



PUBLIC UTILITY EASEMENTS:
ALL SANITARY SEWERS 8" AND LARGER IN DIAMETER ARE TO BE PUBLIC AND SHALL BE LOCATED IN A 20' WIDE EASEMENT. ALL WATER MAIN SHALL BE LOCATED IN A 12' WIDE EASEMENT.

PREMIUM TRENCH BACKFILL NOTE:
ALL UTILITIES UNDER PAVEMENT OR WITHIN 3' OF THE EDGE OF PAVEMENT (OR WITHIN THE 45° LINE OF INFLUENCE OF PAVEMENT) SHALL HAVE M.D.O.T. CLASS II GRANULAR BACKFILL COMPACTED TO 95% MAX. DRY DENSITY (ASTM D-1557).



PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
RACHEL L SMITH
License No. 6201048628
REGISTERED PROFESSIONAL ENGINEER

LEGEND

IRON FOUND	BRASS PLUG SET
IRON SET	MONUMENT FOUND
NAIL FOUND	MONUMENT SET
NAIL & CAP SET	

SEC. CORNER FOUND
R RECORDED
M MEASURED
C CALCULATED

EXISTING	PROPOSED	
—OH—ELEC—W—O—		ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
—UG—CATV—		UNDERGROUND CABLE TV, CATV PEDESTAL
—UG—PHONE—		TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
—UG—ELEC—	—UG—ELEC—	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
		GAS MAIN, VALVE & GAS LINE MARKER
		WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
	C.O.	SANITARY SEWER, CLEANOUT & MANHOLE
	C.O.	STORM SEWER, CLEANOUT & MANHOLE
Y.D.	Y.D.	SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
		WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
		MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
		UNIDENTIFIED STRUCTURE
×SHE 97.1		SPOT ELEVATION
670	671	CONTOUR LINE
		FENCE
		GUARD RAIL
		STREET LIGHT
		SIGN
CONC.	7.5 / 6" / 6"	CONCRETE — STD DUTY / HEAVY DUTY / R.O.W. ONLY
ASPH.		ASPHALT — STD DUTY / HEAVY DUTY / DEEP STRENGTH

NORTH

0 40 80 160
SCALE: 1" = 80'

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

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THEIR ACCURACY OR COMPLETENESS. IT SHALL BE THEROF THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

KEY MAP

REFERENCE DRAWINGS

WATER MAIN	TRANSMISSION MAP 4Y, GLWA, APRIL 2019
WATER MAIN	TRANSMISSION MAP 5Y, GLWA, MARCH 2007
ELECTRIC	LOCATION MAP 262-374, DTE, JUNE 2023
GAS	TRANSMISSION MAP, CONSUMERS ENERGY, 01-59-03-1
OTHER	HUNTER SQUARE LAND TITLE SURVEY, PEA GROUP #21-0052, MARCH 2021.
OTHER	LOEHMANN'S AT HUNTERS SQUARE AS BUILTS, ORCHARD, PAPKE, HILTZ & McCLIMENT, INC., AUGUST 1981, UPDATED 1989
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CLIENT
SYMMETRY MANAGEMENT
812 S. MAIN STREET, SUITE #200
ROYAL OAK, MI, 48067

PROJECT TITLE
HUNTER'S SQUARE REDEVELOPMENT
ORCHARD LAKE ROAD AT 14 MILE ROAD
FARMINGTON HILLS, MICHIGAN, 48334

REVISIONS	
1 - SPA/PUD RESUBMISSION	12/08/23
2 - SPA/PUD RESUBMISSION	05/31/24
3 - SPA/PUD RESUBMISSION	07/14/25

ORIGINAL ISSUE DATE:
SEPTEMBER 15, 2023

DRAWING TITLE
OVERALL UTILITY PLAN

PEA JOB NO.	22-0256
P.M.	RLS
DN.	KM
DES.	PB

DRAWING NUMBER:
C-7.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2022-22256 HUNTERS SQUARE REDEVELOPMENT\PWD\PHASE II REDEVELOPMENT\SITE PLAN\C-7.0(OVERALL UTIL-22025)(H-2).dwg PLOT DATE: 7-14-2025 BY: Isaac Miller OVERALL TWO1: 22x34"/2"=1"

BENCHMARKS:
(GPS DERIVED - NAVD88)

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DIMPLE ON ARROW ON HYDRANT AND ±109' DIRECTLY NORTHEASTERLY FROM NORTHEAST BUILDING CORNER STORE BUY BUY BABY.
ELEV.- 877.55

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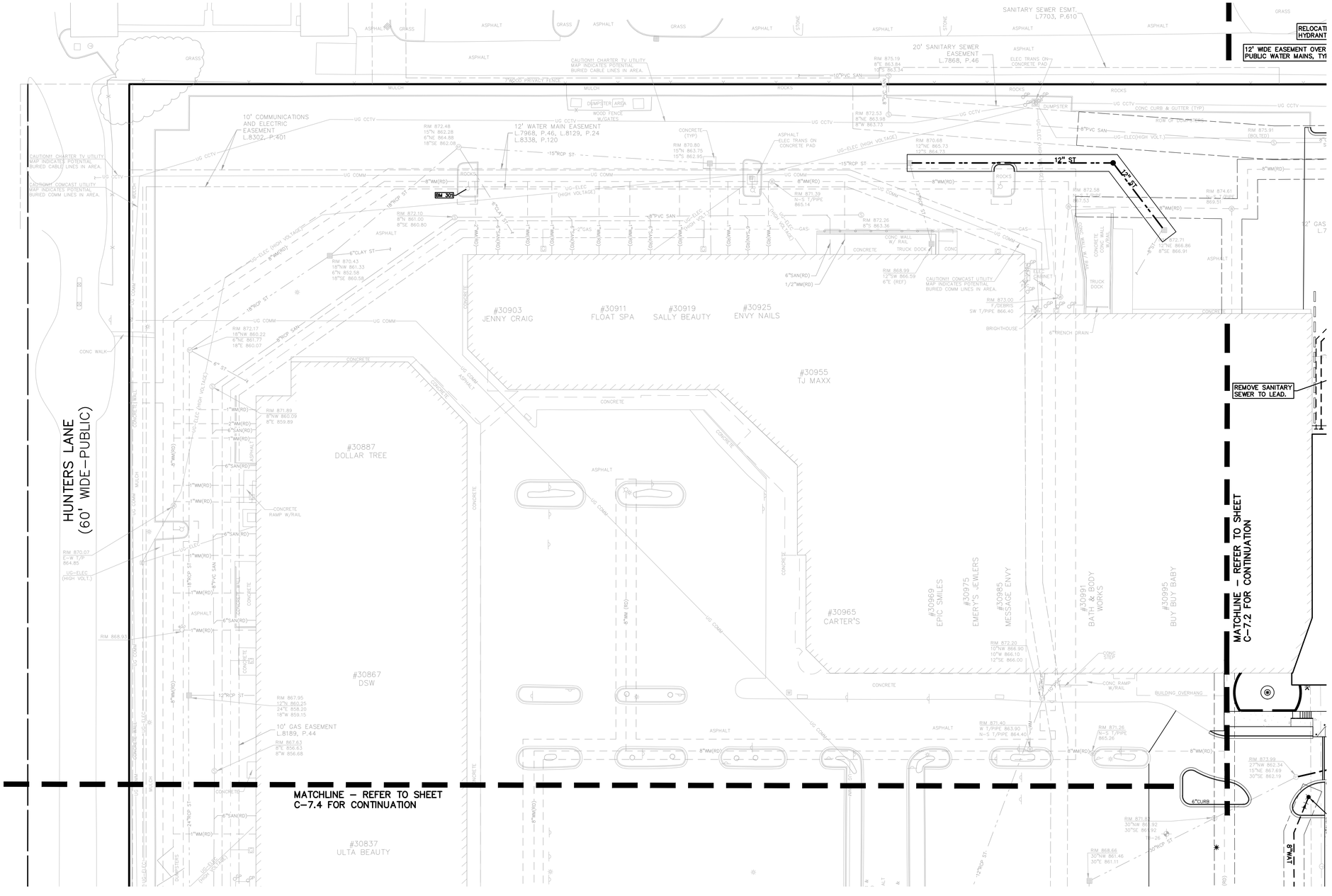
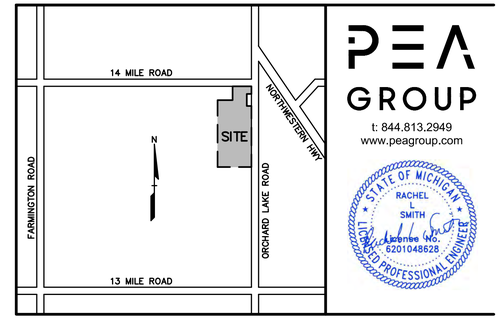


GENERAL GRADING AND EARTHWORK NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING TREES AND BRUSH AND REMOVE ALL THAT ARE NECESSARY TO GRADE SITE.
2. ALL GRADES ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
3. THE STAGING OF CONSTRUCTION ACTIVITIES SHALL OCCUR ONLY WITHIN THE SITE BOUNDARIES. ANY CONSTRUCTION ACTIVITIES OUTSIDE OF THE SITE BOUNDARIES SHALL BE AT THE SOLE RESPONSIBILITY AND RISK OF THE CONTRACTOR.
4. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL MEET THE REQUIREMENTS OF THE AUTHORIZED PUBLIC AGENCY OF JURISDICTION. AN EROSION CONTROL PERMIT MUST BE SECURED FROM THE CITY PRIOR TO CONSTRUCTION.
5. ALL EARTHWORK AND GRADING OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS INVESTIGATION AND REPORT.
6. REFER TO CONSTRUCTION PLANS FOR ADDITIONAL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND NOTES.
7. ALL SLOPES EXCEEDING 1:6 MUST BE STABILIZED BY SODDING OR BY PLACING A MULCH BLANKET PEGGED IN PLACE OVER SEED.
8. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED OR SODDED IN ACCORDANCE WITH THE LANDSCAPE PLANS. PROVIDE A MINIMUM OF 3" OF TOPSOIL IN THESE AREAS UNLESS OTHERWISE NOTED.
9. THE CONTRACTOR SHALL NOTE EXISTING UNDERGROUND UTILITIES WITHIN AND ADJACENT TO THE SITE. BACKFILL FOR EXISTING UTILITY TRENCHES SHALL BE EXAMINED CRITICALLY. ANY TRENCHES FOUND TO HAVE SOFT, UNSTABLE OR UNSUITABLE BACKFILL MATERIAL, IN THE OPINION OF THE THIRD PARTY TESTING COMPANY, THAT ARE TO BE WITHIN THE ZONE OF INFLUENCE OF PROPOSED BUILDINGS OR PAVEMENT SHALL BE COMPLETELY EXCAVATED AND BACKFILLED WITH SUITABLE MATERIAL.
10. ON-SITE FILL CAN BE USED IF THE SPECIFIED COMPACTION REQUIREMENTS CAN BE ACHIEVED. IF ON-SITE SOIL IS USED, IT SHOULD BE CLEAN AND FREE OF FROZEN SOIL, ORGANICS, OR OTHER DELETERIOUS MATERIALS.
11. THE FINAL SUBGRADE/EXISTING AGGREGATE BASE SHOULD BE THOROUGHLY PROOFROLLED USING A FULLY LOADED TANDEM AXLE TRUCK OR FRONT END LOADER UNDER THE OBSERVATION OF A GEOTECHNICAL/PAVEMENT ENGINEER. LOOSE OR YIELDING AREAS THAT CANNOT BE MECHANICALLY STABILIZED SHOULD BE REINFORCED USING GEOGRIDS OR REMOVED AND REPLACED WITH ENGINEERED FILL OR AS DICTATED BY FIELD CONDITIONS.
12. SUBGRADE UNDERCUTTING, INCLUDING BACKFILLING SHALL BE PERFORMED TO REPLACE MATERIALS SUSCEPTIBLE TO FROST HEAVING AND UNSTABLE SOIL CONDITIONS. ANY EXCAVATIONS THAT MAY BE REQUIRED BELOW THE TOPSOIL IN FILL AREAS OR BELOW PROPOSED SUBGRADE IN CUT AREAS WILL BE CLASSIFIED AS SUBGRADE UNDERCUTTING.
13. SUBGRADE UNDERCUTTING SHALL BE PERFORMED WHERE NECESSARY AND THE EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR. ANY SUBGRADE UNDERCUTTING SHALL BE BACKFILLED AS RECOMMENDED IN THE GEOTECHNICAL ENGINEERING REPORT FOR THE PROJECT.
14. ANY SUBGRADE WATERING REQUIRED TO ACHIEVE REQUIRED DENSITY SHALL BE CONSIDERED INCIDENTAL TO THE JOB.

NOT FOR CONSTRUCTION



PEA GROUP
t: 844.813.2949
www.peagroup.com
STATE OF MICHIGAN
RACHEL L SMITH
LICENSED PROFESSIONAL ENGINEER
License No. 6201048628

LEGEND

IRON FOUND	BRASS PLUG SET
IRON SET	MONUMENT FOUND
NAIL FOUND	MONUMENT SET
NAIL & CAP SET	

SEC. CORNER FOUND
R RECORDED
M MEASURED
C CALCULATED

EXISTING	PROPOSED	
—OH—ELEC—W—		ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
—UG—CATV—		UNDERGROUND CABLE TV, CATV PEDESTAL
—UG—PHONE—		TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
—UG—ELEC—	—UG—ELEC—	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
GAS	GAS	GAS MAIN, VALVE & GAS LINE MARKER
		WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
		SANITARY SEWER, CLEANOUT & MANHOLE
		STORM SEWER, CLEANOUT & MANHOLE
		SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
		WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
		MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
		UNIDENTIFIED STRUCTURE
670	671	SPOT ELEVATION / CONTOUR LINE
		FENCE
		GUARD RAIL
		STREET LIGHT
		SIGN
CONC.		CONCRETE (STD DUTY / HEAVY DUTY / R.O.W. ONLY)
ASPH.		ASPHALT (STD DUTY / HEAVY DUTY / DEEP STRENGTH)

NORTH

0 15 30 60
SCALE: 1" = 30'

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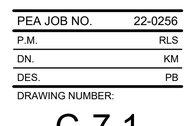
KEY MAP



SITE SHEET KEY MAP

REFERENCE DRAWINGS

WATER MAIN	TRANSMISSION MAP 4Y, GLWA, APRIL 2019
WATER MAIN	TRANSMISSION MAP 5Y, GLWA, MARCH 2007
ELECTRIC	LOCATION MAP 262-374, DTE, JUNE 2023
GAS	TRANSMISSION MAP, CONSUMERS ENERGY, 01-59-03-1
OTHER	HUNTER SQUARE LAND TITLE SURVEY, PEA GROUP #21-0052, MARCH 2021.
OTHER	LOEHMANN'S AT HUNTERS SQUARE AS BUILTS, ORCHARD, PAPKE, HILTZ & McCLIMENT, INC., AUGUST 1981, UPDATED 1989
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OTHER	ORCHARD LAKE ROAD REHABILITATION 13 MILE ROAD TO 14 MILE ROAD, HRC INC, OCTOBER 2019

CLIENT

SYMMETRY MANAGEMENT
812 S. MAIN STREET, SUITE #200
ROYAL OAK, MI, 48067

PROJECT TITLE

HUNTER'S SQUARE REDEVELOPMENT
ORCHARD LAKE ROAD AT 14 MILE ROAD
FARMINGTON HILLS, MICHIGAN, 48334

REVISIONS	
1 - SPA/PUD RESUBMISSION	12/08/23
2 - SPA/PUD RESUBMISSION	05/31/24
3 - SPA/PUD RESUBMISSION	07/14/25

ORIGINAL ISSUE DATE:
SEPTEMBER 15, 2023

DRAWING TITLE

PRELIMINARY GRADING AND UTILITY PLAN - SHEET 1

PEA JOB NO.	22-0256
P.M.	RLS
DN.	KM
DES.	PB

DRAWING NUMBER:
C-7.1

S:\PROJECTS\2022\2022-0256 HUNTERS SQUARE REDEVELOPMENT\DWG\PHASE II REDEVELOPMENT\SITE PLAN\(C-7.1)SHEET UTIL-2022(PH-2).dwg PLOT DATE: 7/14/2025 BY: Kyle Miller DVIEW: TWIST: 92.845°25"CW

BENCHMARKS:
(GPS DERIVED - NAVD88)

BM #300
DIMPLE ON ARROW ON HYDRANT AND ±109' DIRECTLY NORTHEASTERLY FROM NORTHEAST BUILDING CORNER STORE BUY BUY BABY.
ELEV.- 877.55

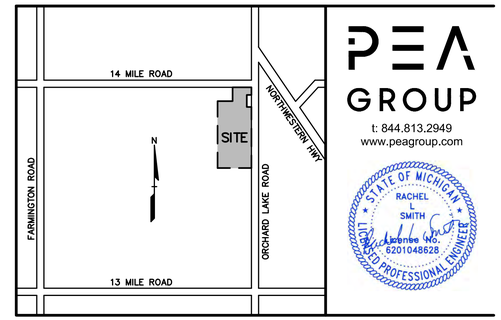
BM #301
DIMPLE ON ARROW ON HYDRANT AND ±39' DIRECTLY WEST FROM SOUTHWEST BUILDING CORNER AT SOUTHWEST CORNER OF SITE.
ELEV.- 874.61

BM #302
LIGHT POLE BASE IN SHOPPING MALL ±180' DIRECTLY SOUTH FROM McDONALDS RESTUARANT
ELEV.- 875.56

FLOODPLAIN NOTE:
BY GRAPHIC PLOTTING, THE SUBJECT PARCEL IS IN "AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN." (ZONE X) PER FEMA FLOOD INSURANCE RATE MAP PANEL NUMBER26125C0513F EFFECTIVE SEPTEMBER 29, 2006.

WEST DETENTION BASIN NOTE:
THE WEST DETENTION BASIN IS PROPOSED TO BE REGRADED AS SHOWN TO PROVIDE ADDITIONAL STORMWATER DETENTION VOLUME. THE REGRADED WEST BASIN IS ESTIMATED TO STORE A TOTAL OF 20,481 C.F. THE BASIN WILL BE FITTED WITH A NEW OUTLET CONTROL STRUCTURE TO LIMIT OUTFLOW PER CITY REQUIREMENTS.

SWITCH GEAR AND SERVICE FOR MAJOR BUILDINGS
RELOCATE/REPLACE HYDRANT AND EXTEND LEAD
12' WIDE EASEMENT OVER PUBLIC WATER MAINS, TYP.
CONNECT TO PROPOSED STORM SEWER
EXISTING 8" SANITARY TO REMAIN
20' WIDE EASEMENT OVER PUBLIC SANITARY, TYP.
NEW HYDRANT, 6" LEAD AND 8"x6" CUT-IN-TEE.
GAS LINE EXTENSION TO SERVE 'MAJOR E' BUILDING
EXISTING 8" SANITARY TO REMAIN
SW. GEAR
EXISTING 8" WATER MAIN TO REMAIN
SANITARY SEWER LEAD, GREASE LEAD AND INTERCEPTOR
8" FIRE MAIN LEAD AND 4" DOMESTIC LEAD FOR 'MAJOR E'
HATCH INDICATES WHERE EXTERIOR FINISH GRADE IS MORE THAN 6" BELOW FINISH FLOOR ELEVATION
HATCH INDICATES WHE EXTERIOR FINISH GRAD ABOVE FINISH FLOOR
REMOVE SANITARY SEWER TO LEAD.
TRENCH DRAIN
CONNECT GAS SERVICE TO EXISTING LINE
APPROXIMATE LOCATIONS OF ROOF DRAIN, SANITARY LEAD, AND GAS SERVICE.
APPROXIMATE LOCATIONS OF ROOF DRAIN, SANITARY LEAD, COMM AND GAS SERVICES
APPROXIMATE LOCATIONS OF ROOF DRAIN AND SANITARY LEAD
MATCHLINE – REFER TO SHEET C-7.1 FOR CONTINUATION
MATCHLINE – REFER TO SHEET C-7.3 FOR CONTINUATION
MAJOR 'C-1' F.F.E. 878.00
MAJOR 'C-2' F.F.E. 878.00
MAJOR 'D-1' F.F.E. 878.00
MAJOR 'D-2' F.F.E. 878.00
MAJOR 'E' F.F.E. 878.00
MAJOR 'E' F.F.E. 878.00
TRANSITION FROM FLUSH SIDEWALK TO 6" INTEGRAL CURB IN THIS AREA.
SIDEWALK ALONG THE EAST SIDE OF THE 'MAJOR E' BUILDING TO BE FLUSH WITH ADJACENT ASPHALT PAVEMENT, TYP.
TRANSITION FROM SIDEWALK TO 6" CURB IN THIS AR
SIDEWALK AT THE N.E. OF THE 'MAJOR E' BUI BE FLUSH WITH ADJAC ASPHALT PAVEMENT, T
BARRIER FREE SIDEWALK RAMP, TYP. REFER TO LEGEND THIS SHEET
MATCHLINE – REFER TO SHEET C-7.5 FOR CONTINUATION
NEW HYDRANT AND 8" LEAD.
RELOCATE/REPLACE HYDRANT AND EXTEND LEAD
NEW HYDRANT, 8" LEAD AND 8"x8" CUT-IN-TEE.
10' COMMUNICATIONS



LEGEND

IRON FOUND	BRASS PLUG SET
IRON SET	MONUMENT FOUND
NAIL FOUND	MONUMENT SET
NAIL & CAP SET	SEC. CORNER FOUND
	R RECORDED
	M MEASURED
	C CALCULATED

EXISTING	PROPOSED	
		ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
		UNDERGROUND CABLE TV, CATV PEDESTAL
		TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
		ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
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		WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
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		SPOT ELEVATION
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		STREET LIGHT
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OTHER	ORCHARD LAKE ROAD REHABILITATION 13 MILE ROAD TO 14 MILE ROAD, HRC INC, OCTOBER 2019

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP 'TYPE D'	Ⓓ
SIDEWALK RAMP 'TYPE F'	Ⓕ
SIDEWALK RAMP 'TYPE P'	Ⓟ
SIDEWALK RAMP 'TYPE R'	Ⓡ
CURB DROP ONLY	Ⓧ

REFER TO LATEST EDITION OF MDOT R-28 STANDARD PLAN FOR SIDEWALK RAMP DETAILS.

NORTH

0 15 30 60
SCALE: 1" = 30'

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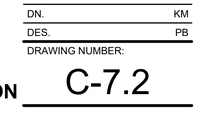
KEY MAP



SITE SHEET KEY MAP

CLIENT
SYMMETRY MANAGEMENT
812 S. MAIN STREET, SUITE #200
ROYAL OAK, MI, 48067

PROJECT TITLE
HUNTER'S SQUARE REDEVELOPMENT
ORCHARD LAKE ROAD AT 14 MILE ROAD
FARMINGTON HILLS, MICHIGAN, 48334

REVISIONS	
1 - SPA/PUD RESUBMISSION	12/08/23
2 - SPA/PUD RESUBMISSION	05/31/24
3 - SPA/PUD RESUBMISSION	07/14/25

ORIGINAL ISSUE DATE:
SEPTEMBER 15, 2023

DRAWING TITLE
PRELIMINARY GRADING AND UTILITY PLAN - SHEET 2

PEA JOB NO.	22-0256
P.M.	RLS
DN.	KM
DES.	PB

DRAWING NUMBER:
C-7.2

NOT FOR CONSTRUCTION

PEA GROUP
t: 844.813.2949
www.peagroup.com
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S:\PROJECTS\2022\22022-0256 HUNTERS SQUARE REDEVELOPMENT\DWG\PHASE II REDEVELOPMENT\SITE PLAN\C-7.1\SRAD UTIL-220256(Ph-2).dwg PLOT DATE: 7/14/2025 BY:Kyle Miller DWEW TWIST: 9245°25'0W

BENCHMARKS:
(GPS DERIVED - NAVD88)

BM #300
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ELEV. - 877.55

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ELEV. - 874.61

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LIGHT POLE BASE IN SHOPPING MALL ±180' DIRECTLY SOUTH FROM McDONALDS RESTUARANT
ELEV. - 875.56

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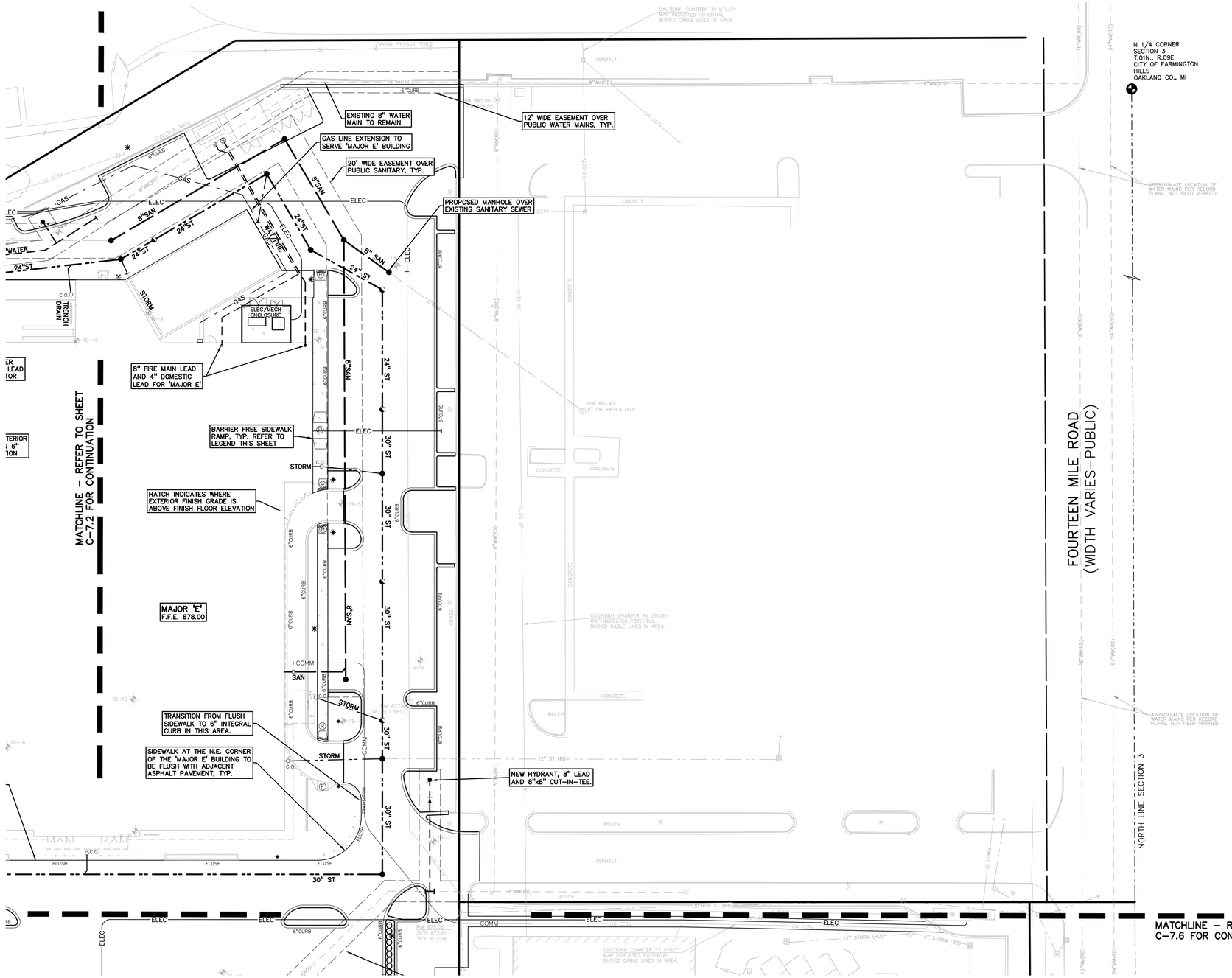
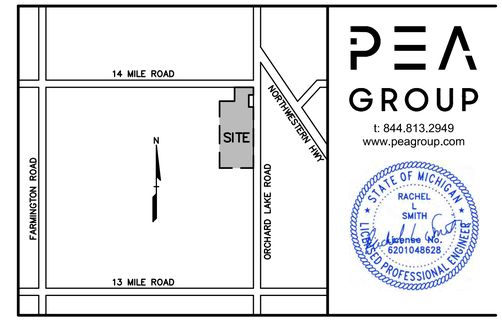


SIDEWALK RAMP LEGEND:

SIDEWALK RAMP 'TYPE D'	(D)
SIDEWALK RAMP 'TYPE F'	(F)
SIDEWALK RAMP 'TYPE P'	(P)
SIDEWALK RAMP 'TYPE R'	(R)
CURB DROP ONLY	(X)

REFER TO LATEST EDITION OF MDOT R-28 STANDARD PLAN FOR SIDEWALK RAMP DETAILS.



LEGEND

IRON FOUND	BRASS PLUG SET
IRON SET	MONUMENT FOUND
NAIL FOUND	MONUMENT SET
NAIL & CAP SET	SEC. CORNER FOUND
	R RECORDED
	M MEASURED
	C CALCULATED

EXISTING	PROPOSED	
ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE		
UNDERGROUND CABLE TV, CATV PEDESTAL		
TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE		
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SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN		
WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF		
MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE		
UNIDENTIFIED STRUCTURE		
SPOT ELEVATION		671.21
CONTOUR LINE		671
FENCE		
GUARD RAIL		
STREET LIGHT		
SIGN		
CONCRETE		STD DUTY; HEAVY DUTY; R.O.W. ONLY
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OTHER	ORCHARD LAKE ROAD REHABILITATION 13 MILE ROAD TO 14 MILE ROAD, HRC INC, OCTOBER 2019

NORTH

0 15 30 60
SCALE: 1" = 30'

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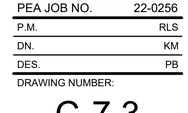

SITE SHEET KEY MAP

CLIENT

SYMMETRY MANAGEMENT
812 S. MAIN STREET, SUITE #200
ROYAL OAK, MI, 48067

PROJECT TITLE

HUNTER'S SQUARE REDEVELOPMENT
ORCHARD LAKE ROAD AT 14 MILE ROAD
FARMINGTON HILLS, MICHIGAN, 48334

REVISIONS	
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ORIGINAL ISSUE DATE:
SEPTEMBER 15, 2023

DRAWING TITLE

PRELIMINARY GRADING AND UTILITY PLAN - SHEET 3

PEA JOB NO.	22-0256
P.M.	RLS
DN.	KM
DES.	PB

DRAWING NUMBER:
C-7.3

NOT FOR CONSTRUCTION

PEA GROUP
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www.peagroup.com
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S:\PROJECTS\2022\22-0256 HUNTERS SQUARE REDEVELOPMENT\CIVIL\PHASE II REDEVELOPMENT\SITE PLAN\(C-7.1)SHEET UTIL-22025(PH-2).dwg PLOT DATE: 7/14/2025 BY: Kyle Miller DVIEW TIMES: 9:24:57 AM

BENCHMARKS:
(GPS DERIVED - NAVD88)

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ELEV. - 877.55

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ELEV. - 875.56

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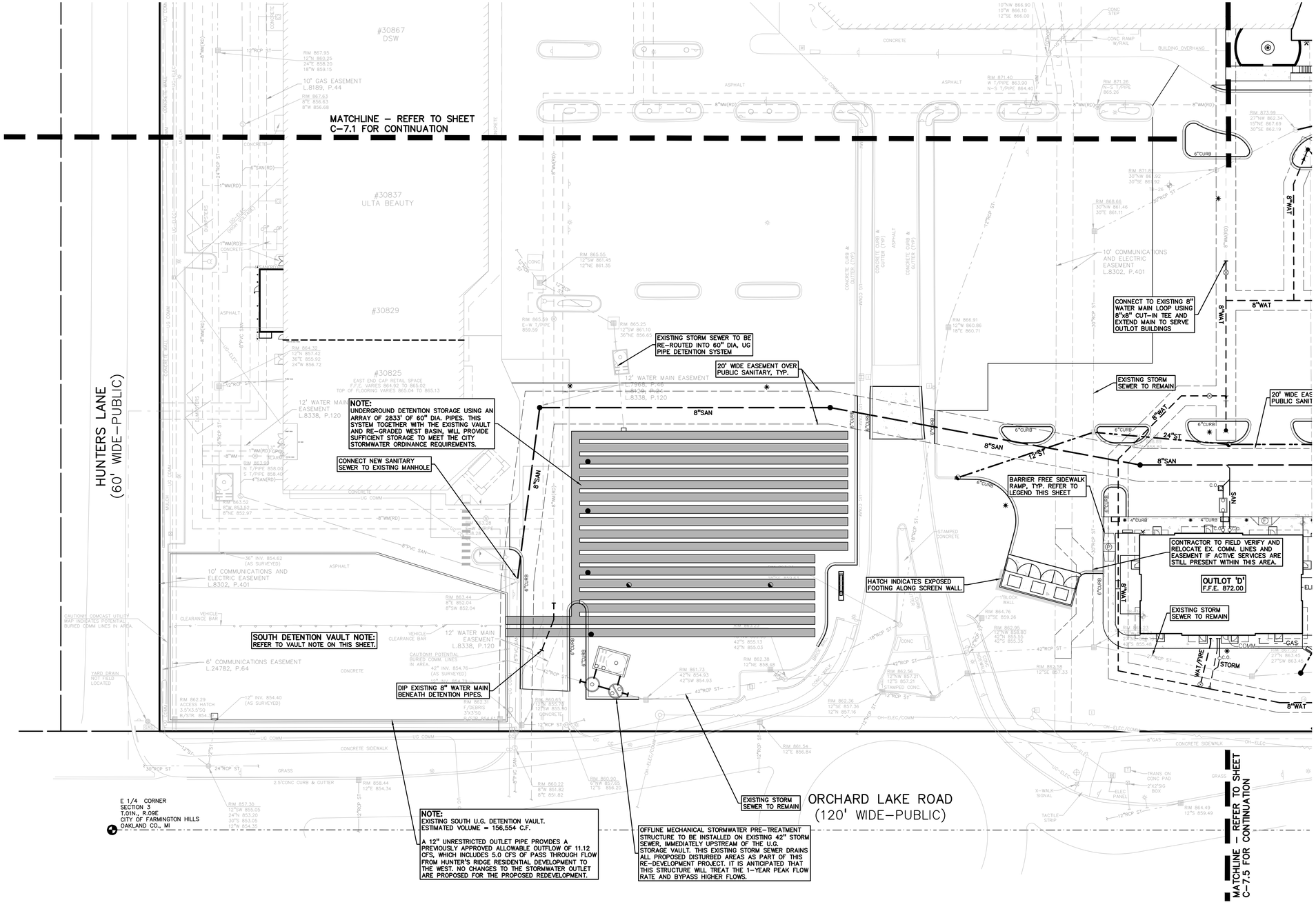

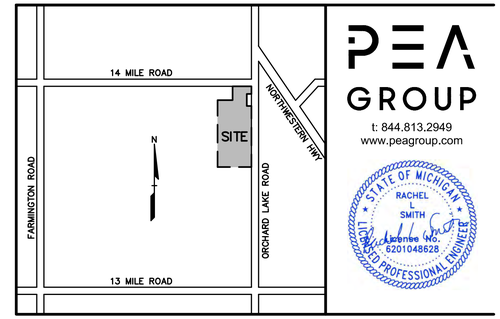

PEA GROUP
t: 844.813.2949
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STATE OF MICHIGAN RACHEL L SMITH License No. 6201048628 LICENSED PROFESSIONAL ENGINEER

LEGEND

IRON FOUND · IRON SET · NAIL FOUND · NAIL & CAP SET · BRASS PLUG SET · MONUMENT FOUND · MONUMENT SET · SEC. CORNER FOUND
R RECORDED · M MEASURED · C CALCULATED

EXISTING	PROPOSED	
—OH—ELEC—		ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
—UG—CATV—		UNDERGROUND CABLE TV, CATV PEDESTAL
—UG—PHONE—		TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
—UG—ELEC—	—UG—ELEC—	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
		GAS MAIN, VALVE & GAS LINE MARKER
		WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
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SIDEWALK RAMP LEGEND:

SIDEWALK RAMP 'TYPE D'	Ⓓ
SIDEWALK RAMP 'TYPE F'	Ⓕ
SIDEWALK RAMP 'TYPE P'	Ⓟ
SIDEWALK RAMP 'TYPE R'	Ⓡ
CURB DROP ONLY	Ⓧ

REFER TO LATEST EDITION OF MDOT R–28 STANDARD PLAN FOR SIDEWALK RAMP DETAILS.

SOUTH DETENTION VAULT NOTE:
ORIGINAL SITE DESIGN (1979) APPEARS TO HAVE PROVIDED TWO STORMWATER DETENTION BASINS FOR THE NORTH RETAIL PARCEL, AND TWO ADDITIONAL DETENTION BASINS FOR THE SOUTHERN RETAIL PARCEL (1981). IN 1994, THE SITE WAS RE–DEVELOPED AND ALL DRAINAGE FROM THE PREVIOUS FOUR BASINS WAS ROUTED TO A SINGLE U.G. DETENTION VAULT AT THE SOUTHEAST CORNER OF THE COMBINED PROPERTY. THAT VAULT REMAINS IN USE TODAY.

THE WEST BASIN CURRENTLY DRAINS A PORTION OF THE ADJACENT RESIDENTIAL PROPERTY TO THE WEST, AND THE OUTLET FROM THIS BASIN DRAINS THROUGH THIS PROPERTY AND INTO THE SOUTH VAULT, WHERE THE FLOW PASSES THROUGH.

NO ADDITIONAL DETENTION WAS REQUIRED FOR THE McDONALDS SITE WHEN CONSTRUCTED (1994).

DETENTION FOR THE OLD NAVY PORTION OF THE SITE IS SEPARATE FROM THE REMAINDER OF THE PROPERTY.

PER THE ANALYSIS COMPLETED BY O.H.M. IN 2006, A TOTAL REQUIRED VOLUME OF 135,434 C.F. WAS AGREED UPON FOR THIS DEVELOPMENT WITH AN ALLOWABLE OUTLET TO THE CITY'S SYSTEM USING A 12" UNRESTRICTED PIPE FOR A TOTAL OF 11.12 CFS, WHICH INCLUDED 5.0 CFS OF PASS THROUGH FLOW FROM THE HUNTER'S RIDGE RESIDENTIAL DEVELOPMENT TO THE WEST.

THE PROPOSED DEVELOPMENT SHALL EXPAND DETENTION STORAGE NEAR THE SOUTHERN VAULT BY ADDING ±2336 LF OF 60" PIPE IMMEDIATELY NORTH OF THE EXISTING VAULT, AND BY RE–GRADING THE WEST BASIN TO MAXIMIZE THE STORAGE CAPACITY. DETAILED CALCULATIONS FOR STORAGE CAPACITY AND OUTFLOW RATES ARE PROVIDED ON SHEET C–12.0. IN SUMMARY:

ORIGINAL SOUTH VAULT STORAGE = 156,554 C.F.
ADDITIONAL 60" PIPE STORAGE = 45,867 C.F.
RE–GRADED WEST BASIN STORAGE = 20,481 C.F.

TOTAL ON–SITE DETENTION STORAGE = 222,902 C.F.
CITY REQUIRED STORAGE VOLUME (2" OVER SITE) = 218,599 C.F.

NORTH

0 15 30 60
SCALE: 1" = 30'

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

CAUTION!!
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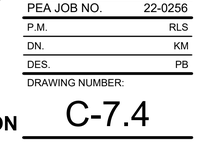
KEY MAP



SITE SHEET KEY MAP

CLIENT
SYMMETRY MANAGEMENT
812 S. MAIN STREET, SUITE #200
ROYAL OAK, MI, 48067

PROJECT TITLE
HUNTER'S SQUARE REDEVELOPMENT
ORCHARD LAKE ROAD AT 14 MILE ROAD
FARMINGTON HILLS, MICHIGAN, 48334

REVISIONS	
1 - SPA/PUD RESUBMISSION	12/08/23
2 - SPA/PUD RESUBMISSION	05/31/24
3 - SPA/PUD RESUBMISSION	07/14/25

ORIGINAL ISSUE DATE:
SEPTEMBER 15, 2023

DRAWING TITLE
PRELIMINARY GRADING AND UTILITY PLAN - SHEET 4

PEA JOB NO.	22-0256
P.M.	RLS
DN.	KM
DES.	PB

DRAWING NUMBER:
C-7.4

NOT FOR CONSTRUCTION

S:\PROJECTS\2022\2022-0256 HUNTERS SQUARE REDEVELOPMENT\DWG\PHASE II REDEVELOPMENT\SITE PLAN\DC-7.1(GRAD UTIL-220256(Ph-2).dwg PLOT DATE: 7/14/2025 BY: Kyle Miller DWEW TWST: 0264(2)5"CW

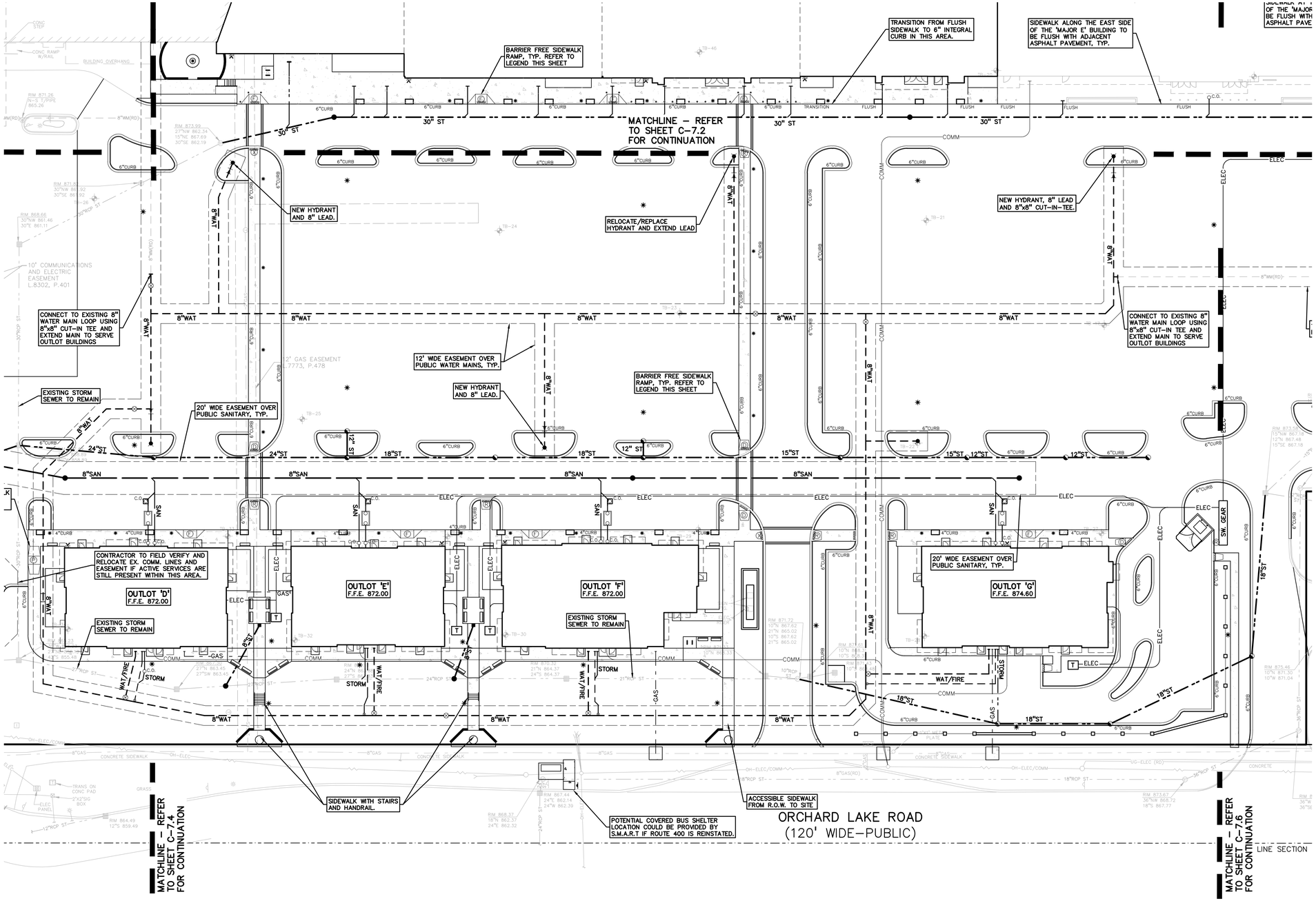
BENCHMARKS:
(GPS DERIVED - NAVD88)

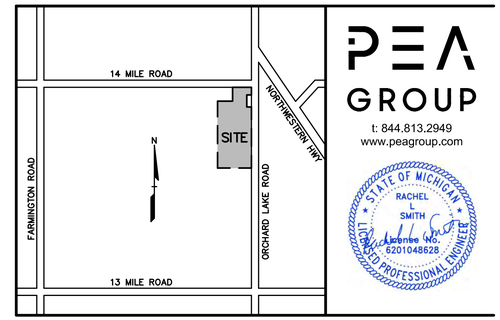
BM #300
DIMPLE ON ARROW ON HYDRANT AND ±109' DIRECTLY NORTHEASTERLY FROM NORTHEAST BUILDING CORNER STORE BUY BUY BABY.
ELEV. - 877.55

BM #301
DIMPLE ON ARROW ON HYDRANT AND ±39' DIRECTLY WEST FROM SOUTHWEST BUILDING CORNER AT SOUTHWEST CORNER OF SITE.
ELEV. - 874.61

BM #302
LIGHT POLE BASE IN SHOPPING MALL ±180' DIRECTLY SOUTH FROM McDONALDS RESTUARANT
ELEV. - 875.56

FLOODPLAIN NOTE:
BY GRAPHIC PLOTTING, THE SUBJECT PARCEL IS IN "AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN." (ZONE X) PER FEMA FLOOD INSURANCE RATE MAP PANEL NUMBER26125C0513F EFFECTIVE SEPTEMBER 29, 2006.





PEA GROUP
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STATE OF MICHIGAN
RACHEL L SMITH
License No. 6201048628
LICENSED PROFESSIONAL ENGINEER

LEGEND

- IRON FOUND
- IRON SET
- NAIL FOUND
- NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND
- MONUMENT SET
- SEC. CORNER FOUND
- R RECORDED
- M MEASURED
- C CALCULATED

EXISTING		PROPOSED
OH–ELEC–W–O	ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE	
UG–CATV–TV	UNDERGROUND CABLE TV, CATV PEDESTAL	
UG–PHONE–T	TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE	
UG–ELEC–E	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE	UG–ELEC–E
GAS	GAS MAIN, VALVE & GAS LINE MARKER	GAS
W	WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE	W
S	SANITARY SEWER, CLEANOUT & MANHOLE	S C.O.
ST	STORM SEWER, CLEANOUT & MANHOLE	ST C.O.
	SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN	Y.D.
W	WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF	
T	MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE	
?	UNIDENTIFIED STRUCTURE	
×670.00	SPOT ELEVATION	671.21
670	CONTOUR LINE	671
	FENCE	
	GUARD RAIL	
	STREET LIGHT	
	SIGN	
CONC.	CONCRETE	STD DUTY / HEAVY DUTY / R.O.W. ONLY
ASPH.	ASPHALT	STD DUTY / HEAVY DUTY / DEEP STRENGTH

REFERENCE DRAWINGS

WATER MAIN	TRANSMISSION MAP 4Y, GLWA, APRIL 2019
WATER MAIN	TRANSMISSION MAP 5Y, GLWA, MARCH 2007
ELECTRIC	LOCATION MAP 262-374, DTE, JUNE 2023
GAS	TRANSMISSION MAP, CONSUMERS ENERGY, 01-59-03-1
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OTHER	ORCHARD LAKE ROAD REHABILITATION 13 MILE ROAD TO 14 MILE ROAD, HRC INC, OCTOBER 2019

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP 'TYPE D'	(D)
SIDEWALK RAMP 'TYPE F'	(F)
SIDEWALK RAMP 'TYPE P'	(P)
SIDEWALK RAMP 'TYPE R'	(R)
CURB DROP ONLY	(X)

REFER TO LATEST EDITION OF MDOT R-28 STANDARD PLAN FOR SIDEWALK RAMP DETAILS.

NORTH

0 15 30 60
SCALE: 1" = 30'

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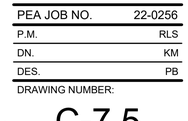
KEY MAP



SITE SHEET KEY MAP

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SYMMETRY MANAGEMENT
812 S. MAIN STREET, SUITE #200
ROYAL OAK, MI, 48067

PROJECT TITLE
HUNTER'S SQUARE REDEVELOPMENT
ORCHARD LAKE ROAD AT 14 MILE ROAD
FARMINGTON HILLS, MICHIGAN, 48334

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2 - SPA/PUD RESUBMISSION	05/31/24
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ORIGINAL ISSUE DATE:
SEPTEMBER 15, 2023

DRAWING TITLE
PRELIMINARY GRADING AND UTILITY PLAN - SHEET 5

PEA JOB NO.	22-0256
P.M.	RLS
DN.	KM
DES.	PB

DRAWING NUMBER:
C-7.5

NOT FOR CONSTRUCTION

S:\PROJECTS\2022\2022-0256 HUNTERS SQUARE REDEVELOPMENT\COMO\PHASE II REDEVELOPMENT\SITE PLAN\(C-7.1)SHAD_UTIL-2022(RH-2).dwg PLOT DATE: 7/14/2025 BY: Kyle Miller DWEW TIMES: 9:24:47:23"CW

BENCHMARKS:
(GPS DERIVED - NAVD88)

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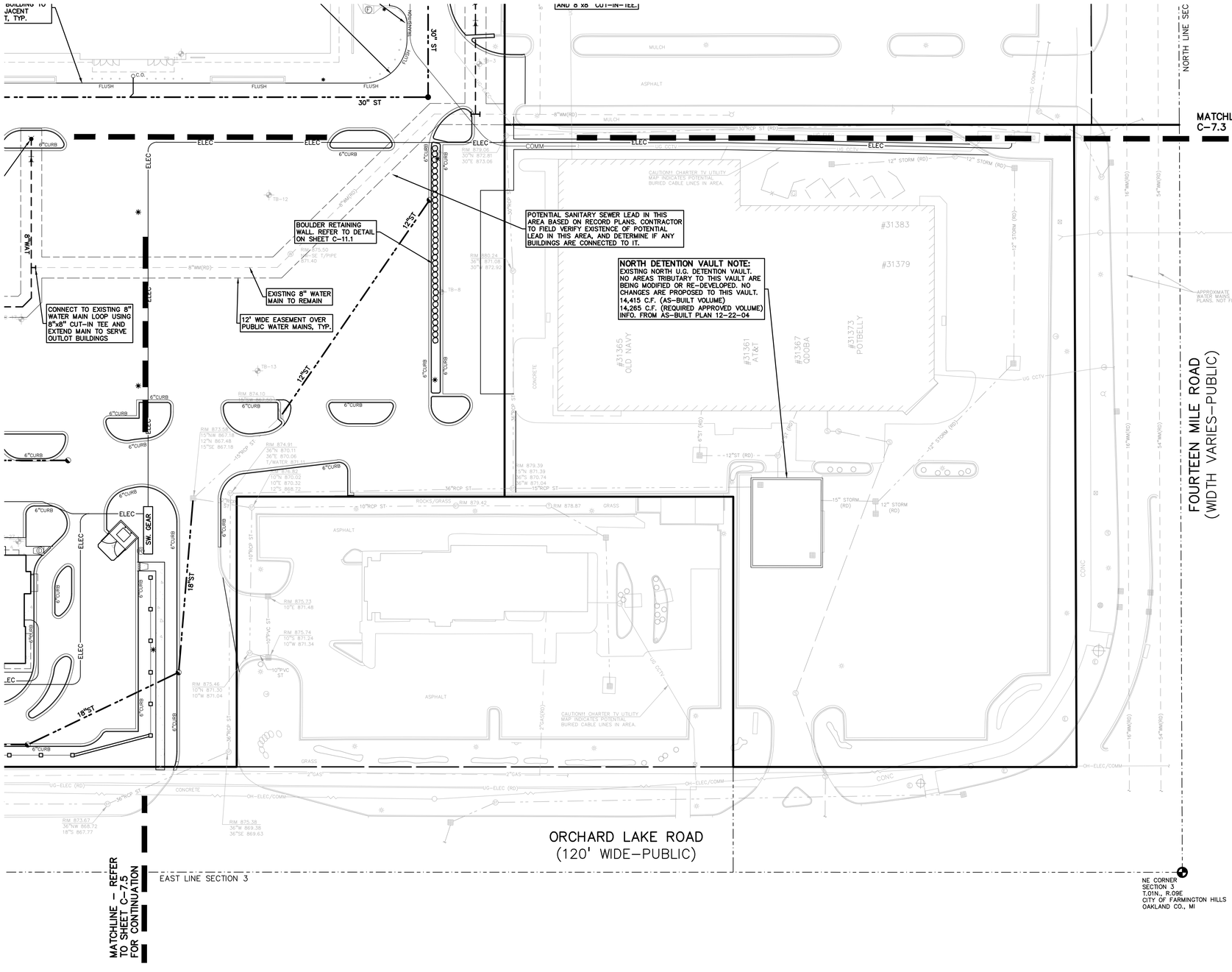

LEGEND

IRON FOUND	BRASS PLUG SET
IRON SET	MONUMENT FOUND
NAIL FOUND	MONUMENT SET
NAIL & CAP SET	SEC. CORNER FOUND
	R RECORDED
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EXISTING	PROPOSED	
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UG-ELEC	UG-ELEC	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
GAS	GAS	GAS MAIN, VALVE & GAS LINE MARKER
W	W	WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
S	S	SANITARY SEWER, CLEANOUT & MANHOLE
ST	ST	STORM SEWER, CLEANOUT & MANHOLE
Y.D.	Y.D.	SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
V	V	WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
M T	M T	MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
?	?	UNIDENTIFIED STRUCTURE
+098.91	671.21	SPOT ELEVATION
670	671	CONTOUR LINE
		FENCE
		GUARD RAIL
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		SIGN
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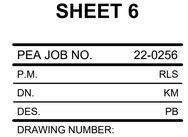

SITE SHEET KEY MAP

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812 S. MAIN STREET, SUITE #200
ROYAL OAK, MI, 48067

PROJECT TITLE

HUNTER'S SQUARE REDEVELOPMENT
ORCHARD LAKE ROAD AT 14 MILE ROAD
FARMINGTON HILLS, MICHIGAN, 48334

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3 - SPA/PUD RESUBMISSION	07/14/25

ORIGINAL ISSUE DATE:
SEPTEMBER 15, 2023

DRAWING TITLE

PRELIMINARY GRADING AND UTILITY PLAN - SHEET 6

PEA JOB NO.	22-0256
P.M.	RLS
DN.	KM
DES.	PB

DRAWING NUMBER:
C-7.6

NOT FOR CONSTRUCTION

PEA GROUP
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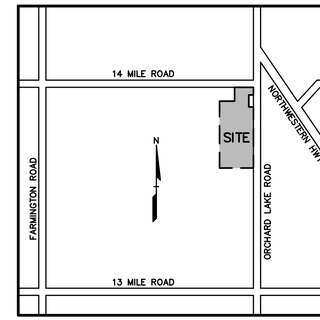
STATE OF MICHIGAN
RACHEL L SMITH
License No. 6201048628
LICENSED PROFESSIONAL ENGINEER



S:\PROJECTS\2022\2022-0256 HUNTERS SQUARE REDEVELOPMENT\DWG\PHASE II REDEVELOPMENT\SITE PLAN\GC-7.1(PAD_UTIL-220256(PH-2).dwg PLOT DATE: 7/14/2025 BY: Kyle Miller DVIEW TWIST: 93d45'25"CW

STORMWATER CALCULATIONS FOR SOUTH VAULT AND PIPE STORAGE:

TRIBUTARY AREA TO STORAGE SYSTEM = 30.10 ACRES
RUNOFF COEFFICIENT 'C' = 0.87

CITY REQUIRED FLOOD CONTROL STORAGE VOLUME FOR ENTIRE PROPERTY:

2" OF STORMWATER VOLUME ACROSS THE TRIBUTARY AREA
30.10 ACRES x 2" OVER THE SITE = 218,526 C.F.

CHANNEL PROTECTION RATE CONTROL (CPRC) VOLUME FOR ENTIRE PROPERTY:

CPRC = 6897 x AREA x C = 6897 x 30.10 x 0.87 = 180,612 C.F.

NOTE: DETENTION VOLUME OF 19,384 C.F. AND CPRC STORAGE OF 8839 C.F. IS TO BE STORED IN THE WEST BASIN. THEREFORE, NET STORAGE VOLUMES REQUIRED IN THE SOUTH VAULT AND PIPE SYSTEM ARE:

NET FLOOD CONTROL VOLUME REQUIRED (218,536 – 19,384) = 199,142 C.F.
NET C.P.R.C. EVENT VOLUME REQUIRED (180,612 – 8,839) = 171,773 C.F.

REFER TO STAGE–STORAGE TABLE ON THIS SHEET FOR THE COMBINED VAULT AND PIPE SYSTEM.

MAXIMUM STORAGE VOLUME PROVIDED ON–SITE = 218,526 C.F.
NET CITY FLOOD CONTROL VOLUME STORED IN VAULT–PIPES AT ELEVATION 862.00
NET CPRC VOLUME STORED AT ELEVATION = 860.55
1/2 NET CPRC VOLUME (85,887 C.F.) STORED AT ELEVATION = 857.70

SOUTH VAULT OUTLET CONTROL DESIGN:

WHEN CALCULATING THE RESTRICTOR REQUIRED FOR THE AVERAGE RELEASE RATE, THE HEAD OVER THE RESTRICTOR MUST BE CALCULATED ASSUMING THE VAULT AND PIPES ARE STORING HALF OF THE CPRC VOLUME.

AVERAGE RELEASE RATE = NET CPRC VOLUME/48 HOURS = 0.99 CFS
1/2 CPRC VOLUME (85,887 CF) STORAGE ELEVATION = 857.70
12" PIPE OUTLET INVERT = 854.40
HEAD OVER 12" OUTLET PIPE INVERT (857.70 – 854.40) = 3.30'
USING ORIFICE EQUATION, Q = 0.62 x A x (2 x g x H)^1/2
AND SOLVING FOR 'A', REQUIRED ORIFICE AREA = 15.77 SQ.IN.
FIVE (5) 2" DIA. ORIFICE HOLES = 15.71 SQ.IN.
USING 5–2" ORIFICES HOLES, THE AVERAGE FLOW RATE WILL BE 0.99 CFS
THE CPRC VOLUME WILL DE–WATER IN ±48.0 HOURS.

FLOOD CONTROL EVENT OUTLET SHALL NOT EXCEED 0.20 CFS PER ACRE FOR THE DEVELOPED SITE, PLUS AN ADDITIONAL 5 CFS FROM THE OFFSITE TRIBUTARY AREA.
ALLOWABLE OUTFLOW = (30.10 ACRES x 0.20 CFS PER ACRE) + 5.00 = 11.02 CFS
FLOOD CONTROL STORAGE ELEVATION = 862.00
MAX. HEAD OVER CPRC ORIFICE (862.00 – 854.40) = 7.60'
USING ABOVE ORIFICE EQUATION FOR 2" HOLES, SOLVING FOR FLOW, Q = 1.50 CFS
THEREFORE A SECOND OUTLET WILL BE REQUIRED AT THE CPRC STORAGE ELEVATION IN ORDER TO ALLOW FOR ADDITIONAL OUTFLOW (11.02 – 1.50) OF 9.52 CFS.

CREATE NOTCH WEIR IN OUTLET PLATE TO PASS 9.52 CFS:
MAX. ALLOWABLE DEPTH OF WEIR (BOTTOM OF VAULT SLAB TO CPRC ELEVATION)
862.00 – 860.55 = 1.45'
WEIR EQUATION: FLOW, Q = 3.367 x LENGTH x HEIGHT^3/2
ALLOWABLE HEIGHT = 1.45'
ALLOWABLE FLOW = 9.52 CFS
THEREFORE ALLOWABLE WEIR WIDTH = 1.62'

STORMWATER QUALITY CALCULATION (UNIT WQ15A):

TRIBUTARY AREA TO WATER QUALITY DEVICE, A = 21.50 ACRES (GRAY SHADED AREA)
RUNOFF COEFFICIENT 'C' = 0.85
TIME OF CONCENTRATION AT WATER QUALITY STRUCTURE = 26.1 MINUTES

RAINFALL INTENSITY FOR O.C.W.R.C. 1–YEAR EVENT, I = 30.20/(Tc + 9.17)^0.81
USING Tc OF 26 MINUTES, RAINFALL INTENSITY = 1.69" PER HOUR.

PEAK 1–YR FLOW RATE, Q = CIA
= 0.85 x 1.69 x 21.50 = 30.88 CFS

RECENTLY ADOPTED CITY STANDARDS REQUIRE THE ABOVE FLOW RATE BE TREATED BY A WATER QUALITY DEVICE AND REMOVE 80% TOTAL SUSPENDED SOLIDS PER NJDEP STANDARDS.

CITY HAS AGREED TO AN ALTERNATE PROPOSAL FROM THE DEVELOPER THAT WOULD SUBSTITUTE A DEVICE CAPABLE OF REMOVING 79% OF TOTAL SUSPENDED SOLIDS USING A DIFFERENT PARTICLE SIZE DISTRIBUTION (OK 110) THAN NJDEP.

STORMWATER CALCULATIONS FOR WEST DETENTION BASIN:

PER ORIGINAL DESIGN CALCULATIONS FOR HUNTER'S SQUARE (PROVIDED BY THE CITY ENGINEERING DEPT.) THE WEST BASIN TAKES 2.67 ACRES OF RUNOFF AND HAS AN ALLOWABLE 10–YR STORM OUTFLOW/PASS THROUGH RATE OF 5.0 CFS.

USING AN ESTIMATED TIME OF CONCENTRATION OF 20 MINUTES, AND THE RAINFALL INTENSITY EQUATION USED FOR THE ORIGINAL CALCULATIONS (I = 175/(T+25)), AND THE RATIONAL METHOD FLOW FORMULA (Q = CIA), THE APPROXIMATE RUNOFF COEFFICIENT FOR THIS TRIBUTARY AREA IS:

TIME OF CONCENTRATION (AT BASIN) = 20 MINUTES
RAINFALL INTENSITY, I = 175/(T+25) = 3.89 IN/HR
PEAK FLOW = 5.0 C.F.S.
TRIBUTARY AREA = 2.67 ACRES
ESTIMATED RUNOFF COEFFICIENT 'C' = 0.48

CITY REQUIRED FLOOD CONTROL STORAGE VOLUME:

2" OF STORMWATER VOLUME ACROSS THE TRIBUTARY AREA
2.67 ACRES x 2" OVER THE SITE = 19,384 C.F.

CHANNEL PROTECTION RATE CONTROL (CPRC) VOLUME:

CPRC = 6897 x AREA x C = 6897 x 2.67 x 0.48 = 8,839 C.F.

WEST DETENTION BASIN INFORMATION:

WEST BASIN OUTLET INVERT = 871.79
MAXIMUM STORAGE AVAILABLE IN WEST BASIN = 20,481 C.F. (SEE TABLE THIS SHEET)

CITY FLOOD CONTROL VOLUME STORED AT ELEVATION 875.84
CPRC VOLUME STORED AT ELEVATION = 874.19
1/2 CPRC VOLUME (4420 C.F.) STORED AT ELEVATION = 873.23

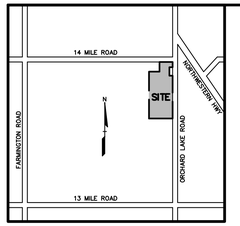
WEST BASIN OUTLET CONTROL DESIGN:

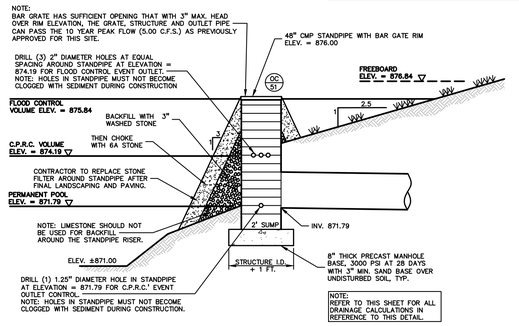
CPRC EVENT MUST BE RELEASED OVER 48 HOURS. WHEN CALCULATING THE RESTRICTOR REQUIRED FOR THE AVERAGE RELEASE RATE, HEAD OVER THE RESTRICTOR MUST BE CALCULATED ASSUMING THE BASIN IS STORING HALF OF THE CPRC VOLUME.

AVERAGE RELEASE RATE = CPRC VOLUME/48 HOURS = 0.0512 CFS
1/2 CPRC VOLUME (4420 CF) STORAGE ELEVATION = 873.23
OUTLET INVERT = 871.79
HEAD OVER ORIFICE (873.23 – 871.79) = 1.44'
USING ORIFICE EQUATION, Q = 0.62 x A x (2 x g x H)^1/2
AND SOLVING FOR 'A', AREA OF ORIFICE = 0.0086 S.F. OR 1.235 SQ.IN.
ORIFICE SIZE = 1.25" DIA. TO BE PLACED IN STAND PIPE AT 871.79

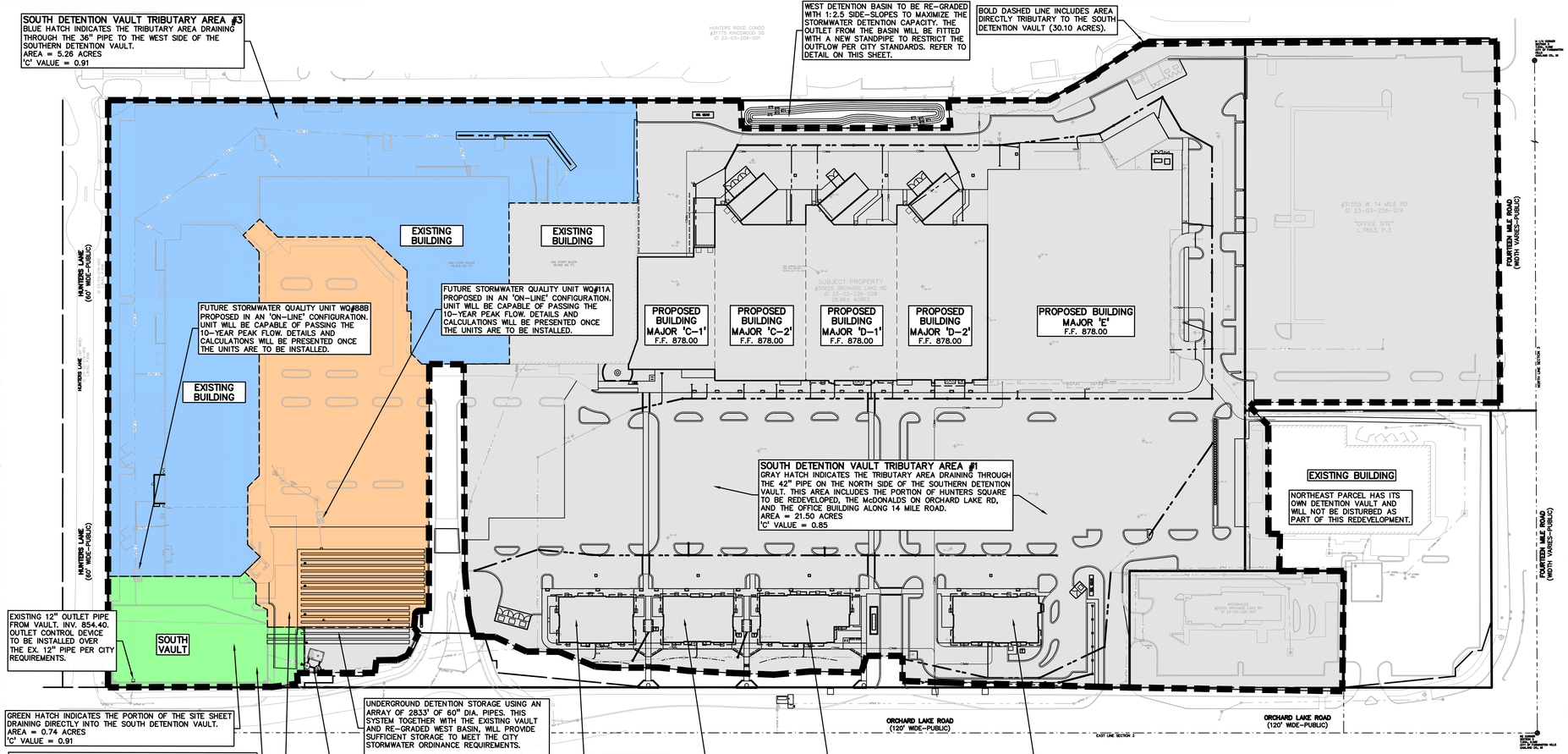
FLOOD CONTROL EVENT OUTLET SHALL NOT EXCEED 0.20 CFS PER ACRE
PEAK ALLOWABLE OUTFLOW = 0.20 x 2.67 = 0.53 CFS
FLOOD CONTROL STORAGE ELEVATION = 875.84
MAX. HEAD OVER CPRC ORIFICE (875.84 – 871.79) = 4.05'
USING ABOVE ORIFICE EQUATION, SOLVING FOR FLOW, Q = 0.086 CFS
THEREFORE ANOTHER ORIFICE WILL BE REQUIRED AT THE CPRC STORAGE ELEVATION IN ORDER TO ALLOW FOR ADDITIONAL OUTFLOW (0.53 – 0.086) OF 0.444 CFS.

SECOND ORIFICE INVERT ELEVATION = 874.19
MAX. HEAD OVER SECOND ORIFICE (875.84 – 874.19) = 1.65'
PEAK ALLOWABLE FLOW OUT OF SECOND ORIFICE = 0.444 CFS
USING ORIFICE EQUATION, SOLVING FOR ORIFICE AREA 'A' = 0.0695 S.F. OR 10.0 SQ.IN.
SECOND ORIFICE WILL BE 3 – 2" HOLES AT 874.19 (9.42 SQ.IN.)





WEST DETENTION BASIN OUTLET CONTROL STRUCTURE DETAIL (OC#51)
NOT TO SCALE



Volume in South Vault and Pipe System:

Elevation	Vault Volume	Pipe Volume	Total Volume
854.40	0		0
854.50	1888		1,888
854.70	5665		5,665
854.90	9441		9,441
855.10	13217		13,217
855.30	16994		16,994
855.50	20770	0	20,770
855.70	24546	746	25,292
855.90	28323	2085	30,408
856.10	32099	3781	35,880
856.30	35875	5745	41,620
856.50	39652	7920	47,572
856.70	43428	10266	53,694
856.90	47204	12750	59,954
857.10	50981	15345	66,326
857.30	54757	18029	72,786
857.50	58533	20778	79,311
857.70	62310	23574	85,884
857.90	66086	26397	92,483
858.10	69862	29229	99,091
858.30	73639	32052	105,691
858.50	77415	34848	112,263
858.70	81191	37597	118,788
858.90	84968	40280	125,248
859.10	88744	42876	131,620
859.30	92520	45360	137,880
859.50	96297	47706	144,003
859.70	100073	49881	149,954
859.90	103849	51845	155,694
860.10	107626	53541	161,167
860.30	111402	54879	166,281
860.50	115178	55626	170,804
860.70	118955		174,581
860.90	122731		178,357
861.10	126507		182,133
861.30	130284		185,910
861.50	134060		189,686
861.70	137836		193,462
861.90	141613		197,239
862.10	145389		201,015

Volume in Regraded West Basin:

Elevation	Volume	Cumulative Volume
871.79	0	0
872.00	1768	371
873.00	3034	3405
874.00	4337	7742
875.00	5679	13421
876.00	7060	20481

Total Storage Available at Elevation 875.84 = 19,384 CF

Total Available Stormwater Storage(Vault, Pipes, West Basin) = 220,399 CF
(Include West Basin Storage only up to Storage Elevation of 875.84)

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
RACHEL L SMITH
LICENSED PROFESSIONAL ENGINEER
6201048628

NORTH

0 40 80 160
SCALE: 1" = 80'

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

CAUTION!!
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KEY MAP

CLIENT
SYMMETRY MANAGEMENT
812 S. MAIN STREET, SUITE #200
ROYAL OAK, MI. 48067

PROJECT TITLE
HUNTER'S SQUARE REDEVELOPMENT
ORCHARD LAKE ROAD AT 14 MILE ROAD
FARMINGTON HILLS, MICHIGAN, 48334

REVISIONS	
1 - SPA/PUD RESUBMISSION	12/08/23
2 - SPA/PUD RESUBMISSION	05/31/24
3 - SPA/PUD RESUBMISSION	07/14/25

ORIGINAL ISSUE DATE:
SEPTEMBER 15, 2023

DRAWING TITLE
OVERALL DRAINAGE PLAN AND CALCULATIONS

PEA JOB NO.	22-0256
P.M.	RLS
DN.	KM
DES.	PB

DRAWING NUMBER:
C-12.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2022–2026 HUNTERS SQUARE REDEVELOPMENT\DWG\PHASE II REDEVELOPMENT\SITE PLAN\C–12.0\OVERALL DRAIN–22026(PH–2).dwg PLOT DATE: 7/14/2025 BY: Kyle Miller DWG TM: STD 9234523"DW

DECIDUOUS TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
3	AL8	Allegheny Serviceberry	*Amelanchier laevis*	8' Ht.	B&B
9	AB3	Bowhall Maple	*Acer rubrum 'Bowhall'*	3" Cal.	B&B
8	AR3	Scarlet Sentinel Maple	*Acer rubrum 'Scarsen'*	3" Cal.	B&B
15	CA3	American Hornbeam	*Carpinus caroliniana*	3" Cal.	B&B
8	CB3	Frans Fontaine European Hornbeam	*Carpinus betulus 'Fran Fontaine'*	3" Cal.	B&B
19	GB3	Magyar Ginkgo	*Ginkgo biloba 'Magyar'*	3" Cal.	B&B
14	GT3	Skyline Honeylocust	*Gleditsia triacanthos f. inermis 'Skycole'*	3" Cal.	B&B
6	MJ2.5	Marilee Crab	*Malus 'Jarmin' PP14337 (white, upright,fruitless)*	2.5" Cal.	B&B
13	MR2.5	Royal Raindrops Crab	*Malus 'JFS-KW5 PP 14375' (bright pink, upright)*	2.5" Cal.	B&B
6	MS2.5	Sugar Time Crab	*Malus 'Sugar Tyme'*	2.5" Cal.	B&B
4	QG3	Skinny Genes Oak	*Quercus alba 'JFS-KW2QX' P.A.F. (col./fastigiate)*	3" Cal.	B&B
5	QS3	Streetspire Oak	*Quercus alba 'JFS-KW1QX' (columnar)*	3" Cal.	B&B
3	SR3	Japanese Tree Lilac	*Syringa reticulata 'Ivory Silk'*	3" Cal.	B&B
13	TB3	Boulevard Linden	*Tilia americana 'Boulevard'*	3" Cal.	B&B
4	ZS3	Green Vase Zelkova	*Zelkova serrata 'Green Vase'*	3" Cal.	B&B
130	TOTAL DEC.				

EVERGREEN TREE /UPRIGHT EVG. PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
14	AC8	Concolor Fir	*Abies concolor*	8' Ht.	B&B
15	PG8	White Spruce	*Picea glauca*	8' Ht.	B&B
12	PO8	Serbian Spruce	*Picea omorika*	8' Ht.	B&B
30	TN6	Dark Green Arborvitae	*Thuja occidentalis 'Nigra'*	6' Ht.	B&B
35	TT6	Techny Arborvitae	*Thuja occidentalis 'Techny'*	6' Ht.	B&B
106	TOTAL EVG.				

LANDSCAPE CALCULATIONS:
PER THE CITY OF FARMINGTON HILLS ZONING ORDINANCE
(EXISTING ZONING B-2 COMMUNITY BUSINESS DISTRICT, PROPOSED PUD)
FRONT YARD OPEN SPACE PROVIDED 41,398 SF/ 100,333 = 41%
GREENSPACE PROVIDED APPROX. 17,500 SF (SEE SHT.C-1.0B FOR GREEN AREAS)

PARKING LOT LANDSCAPE

REQUIRED: 1 DEC. CANOPY TREE FOR EVERY 2,800 SF OF PAVEMENT.
(180 SF MIN. PARKING LOT ISLAND; SEPARATE PARKING LOT FROM PUBLIC THOROUGHFARE W/CONTINUOUS 2' HT. HEDGE/WALL OR BERM ALONG R.O.W.)
209,018.16 SF PVMT. AREA OF CONSTRUCTION/ 2,800 = 75 TREES REQUIRED

PROVIDED: 75, DECIDUOUS TREES AND CONTINUOUS SHRUB HEDGE BETWEEN PARKING LOT AND R.O.W. AT ORCHARD LAKE ROAD.
SHRUBS/PERENNIALS WITHIN PARKING LOT

GREENBELT BUFFER

REQUIRED: NONE PER CITY ORDINANCE
(PROVIDE ENHANCED BUFFER GREENBELT LANDSCAPE)

PROVIDED:
14 MILE ROAD: EXISTING TREES & SHRUBS (OUTSIDE CONSTRUCTION LIMITS)

ORCHARD LAKE ROAD: 16 EXISTING TREES, 11 DEC. CANOPY TREES, 6 EVG. TREES, 25 ORN. TREES, SHRUB HEDGE AND PERENNIALS TO PROVIDE ENHANCED BUFFER GREENBELT LANDSCAPE

BUFFER/SCREENING BETWEEN USES

REQUIRED: PLANTINGS AND 6' HT. WALL OR BERM BETWEEN B-2/B-3 DISTRICT AND RC-2 DISTRICT

PROVIDED:
WEST SIDE OF PROPERTY AND WEST SIDE OF PROPOSED BLDG:
EXISTING 7' HT. FENCE/WALL, EXISTING BERM, 18 EXISTING TREES, 20 EVG REPLACEMENT TREES PROPOSED IN VOID AREAS, AND 4 BUFFER TREES, 15 EVG, 44 UPRIGHT EVG AND 34 DEC SHRUBS

REPLACEMENT TREES

REQUIRED:
REGULATED TREES: REPLACE 1:1 = 35; 3" DEC. TREES OR 8' HT. EVG

REQUIRED:
LANDMARK TREES: 0. x 0.25 = 0, NONE REQUIRED

PROVIDED: 35 TREES (15, DEC. TREES AND 20, 8' HT. EVG)

SEE SHEET T-1.0 FOR TREE CALCULATIONS

298 TOTAL TREES SURVEYED (ON-SITE AND ADJ. TO SITE)

STANDARD TREES		
STANDARD TREES REMOVED:	35	(1:1 REPLACEMENT)

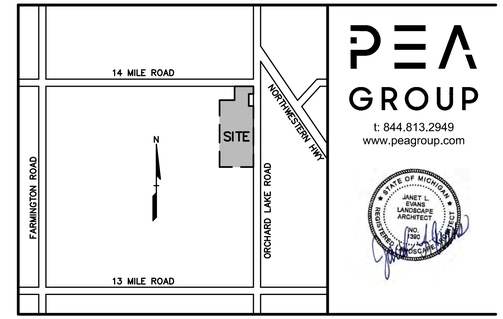
LANDMARK TREES	(7 LANDMARK TREES SAVED)	
LANDMARK TREES REMOVED:	0	
LANDMARK TREE DBH REMOVED:	0	(25% DBH REPLACEMENT)
REPLACEMENT DBH REQUIRED:	0	INCHES

113 TREES GREATER THAN 6 INCHES DBH (ON-SITE)
97 TREES LESS THAN 6 INCHES DBH (ON-SITE)

KEY:

= PARKING LOT TREES
= GREENBELT/ BUFFER LANDSCAPE
= REPLACEMENT TREES
= UPRIGHT EVG. BUFFER SCREEN SHRUB
= DECIDUOUS BUFFER SCREEN SHRUB
= SHRUBS/ PERENNIALS/ ORNAMENTAL GRASS TO BE DETAILED DURING CONSTRUCTION DWGS.
= EVERGREEN SHRUB HEDGE TO BE DETAILED DURING CONSTRUCTION DWGS.
= RAISED PLANTER PERENNIALS/ ANNUALS TO BE DETAILED DURING CONSTRUCTION DWGS.
= IRRIGATED SEED LAWN
= STORMWATER SEED MIX SEE DTL. SHT L-2.0
= EXISTING TREE TO REMAIN WITH TREE PROTECTION FENCE

SEE SHEET L-1.1 TO L-1.6 FOR ENLARGED LANDSCAPE PLANS
SEE SHEET L-2.0 FOR LANDSCAPE NOTES AND DETAILS
PROPOSED CANOPY TREES TO BE MIN. 3" CAL. AND 8' HT. EVG
PROPOSED ORNAMENTAL TREES TO BE MIN. 2" CAL.
ALL LAWN AND LANDSCAPE AREAS TO BE IRRIGATED WITH AN UNDERGROUND SPRINKLER SYSTEM
PLANTINGS TO BE MIN. 4' OFF PROPERTY LINE



NORTH

0 10 60 120
SCALE: 1" = 60'

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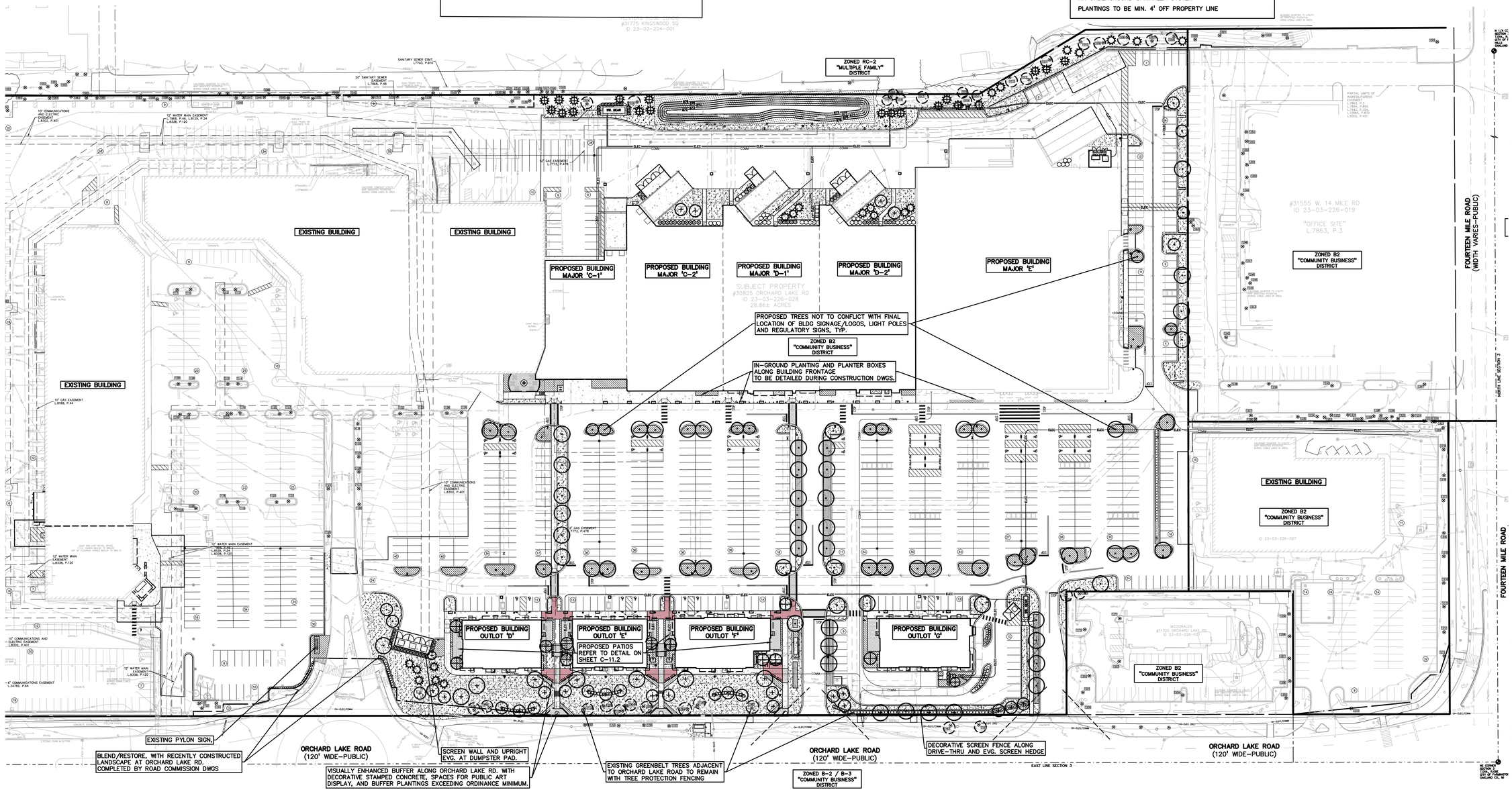
KEY MAP

SITE SHEET KEY MAP



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JANET L. EVANS LANDSCAPE ARCHITECT NO. 1390 STATE OF MICHIGAN REGISTERED

CLIENT
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ROYAL OAK, MI, 48067

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ORIGINAL ISSUE DATE:
SEPTEMBER 15, 2023

DRAWING TITLE
OVERALL LANDSCAPE PLAN

PEA JOB NO.	22-0256
P.M.	RLS
DN.	BGG
DES.	JLE

DRAWING NUMBER:
L-1.0

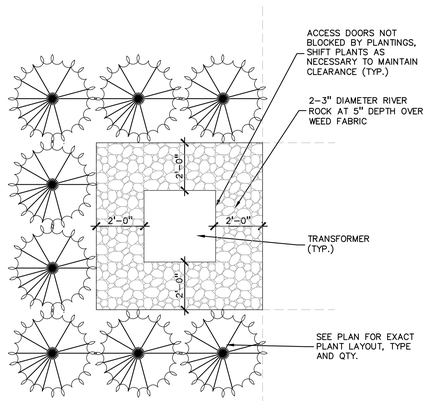
NOT FOR CONSTRUCTION

S:\PROJECTS\2022\2022-0256 HUNTERS SQUARE REDEVELOPMENT\DWG\PHASE II REDEVELOPMENT\SITE PLAN\L-1.0\LANDSCAPE OVERALL - 2202560PH-2.DWG PLOT DATE: 7/14/2025 BY:Charlotte L. Esperance DWEW TWO1: 8024572ATCW

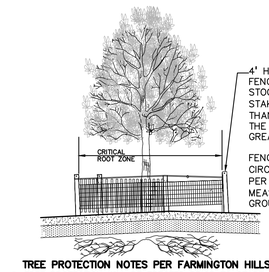
FOR NATIVE SEED MIXES, PROVIDE EROSION MAT ON SLOPES AND AREAS OF WASH OUT TYP. INSTALL AND PREP PER MANUFACTURES SPECIFICATIONS. NO INVASIVE SPECIES PERMITTED.

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

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



6 TRANSFORMER SCREENING DETAIL
SCALE: 1" = 3'–0"



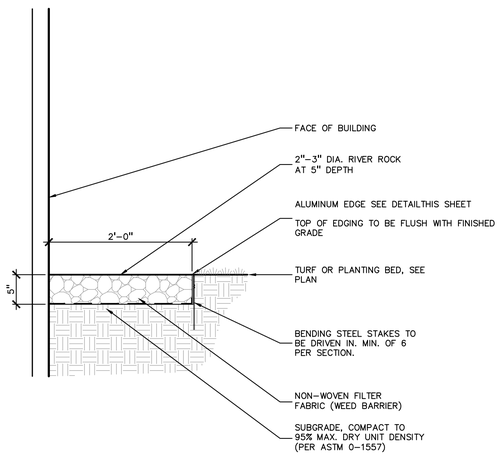
TREE PROTECTION NOTES PER FARMINGTON HILLS:

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

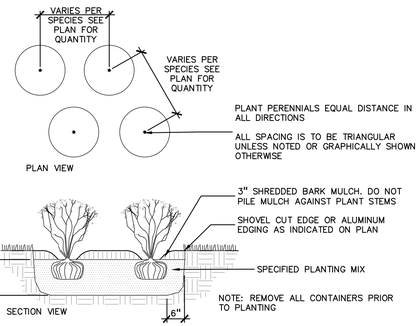
3 TREE PROTECTION DETAIL, PER CITY
NOT TO SCALE

GENERAL PLANTING NOTES:

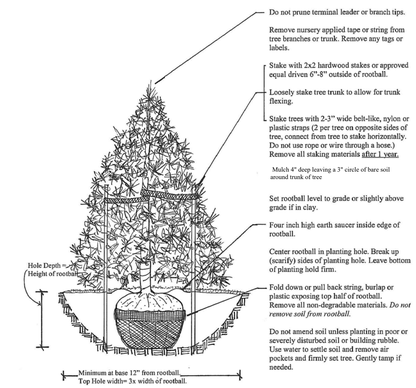
1. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE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



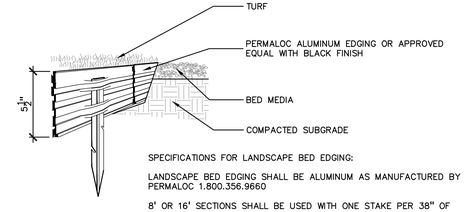
8 STONE MAINTENANCE STRIP
SCALE: 1" = 1'–0"



5 PERENNIAL PLANTING DETAIL
SCALE: 1" = 2'–0"



2 EVERGREEN TREE DETAIL, PER CITY
NOT TO SCALE



SPECIFICATIONS FOR LANDSCAPE BED EDGING:

LANDSCAPE BED EDGING SHALL BE ALUMINUM AS MANUFACTURED BY PERMALOC 1.800.356.9660

8' OR 16' SECTIONS SHALL BE USED WITH ONE STAKE PER 38" OF EDGING

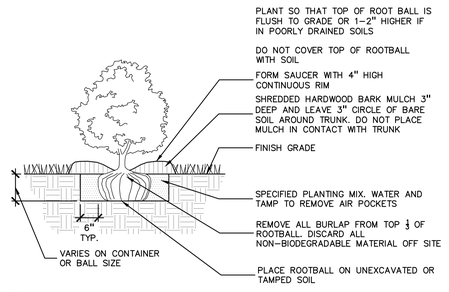
EDGING SHALL BE $\frac{3}{16}$" THICK X 4" DEPTH WHEN ADJ. TO MULCH AND $\frac{3}{8}$" THICK X 5 $\frac{1}{2}$" DEPTH WHEN ADJ. TO ROCK, FINISH: BLACK DURAFLEX MEETING AAMA 2603

STAKE SHALL SECURELY ENGAGE EDGING AND SHALL BE ENTIRELY BELOW TOP SURFACE OF EDGING

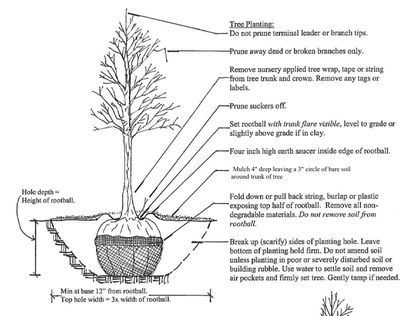
EDGING SHALL HAVE A MINIMUM OF 2" OF INTERLOCKING OVERLAP BETWEEN SECTIONS

INSTALL AS PER MANUFACTURER'S SPECIFICATIONS WITH TOP OF EDGING $\frac{1}{2}$"–$\frac{3}{4}$" ABOVE COMPACTED FINISH GRADE. FINISH GRADE TO BE COMPACTED ON BOTH SIDES OF EDGING TO MAINTAIN STABILITY

7 ALUMINUM EDGE DETAIL
SCALE: 1/2" = 1'–0"



4 SHRUB PLANTING DETAIL
SCALE: 1" = 2'–0"



1 DECIDUOUS TREE DETAIL, PER CITY
NOT TO SCALE

NOT FOR CONSTRUCTION

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN — JANET L EVANS — LANDSCAPE ARCHITECT — NO. 7360 — REGISTERED LANDSCAPE ARCHITECT

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

CAUTION!!
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KEY MAP

CLIENT
SYMMETRY MANAGEMENT
812 S. MAIN STREET, SUITE #200
ROYAL OAK, MI, 48067

PROJECT TITLE
HUNTER'S SQUARE REDEVELOPMENT
ORCHARD LAKE ROAD AT 14 MILE ROAD
FARMINGTON HILLS, MICHIGAN, 48334

REVISIONS	
1 - SPA/PUD RESUBMISSION	12/08/23
2 - SPA/PUD RESUBMISSION	05/31/24
3 - SPA/PUD RESUBMISSION	07/14/25

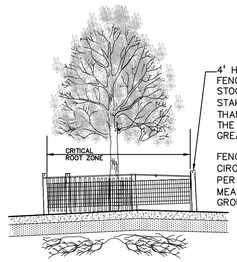
ORIGINAL ISSUE DATE:
SEPTEMBER 15, 2023

DRAWING TITLE
LANDSCAPE DETAILS

PEA JOB NO.	22-0256
P.M.	RLS
DN.	CAL
DES.	JLE

DRAWING NUMBER:
L-2.0

S:\PROJECTS\2022\22022-0256 HUNTERS SQUARE REDEVELOPMENT\DWG\PHASE II REDEVELOPMENT\SITE PLAN\LD-2.0_LANDSCAPE DETAILS-220256(PH-2).DWG PLOT DATE: 7/14/2025 BY:Charlotte L. Esperanza OWEN TWO: 0324572579



4' HT. PROTECTIVE WOOD SNOW FENCE OR SIMILAR STURDY STOCK MATERIAL WITH METAL STAKES, 10' O.C. NO CLOSER THAN 6' FROM TRUNK OR AT THE DRIP LINE, WHICHEVER IS GREATER PER FARMINGTON HILLS.

FENCE SHALL BE PLACED IN A CIRCLE WITH A RADIUS OF 1' PER 1" DIAMETER OF THE TREE MEASURED AT 4.5' ABOVE GROUND.

TREE PROTECTION NOTES:

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

1 TREE PROTECTION DETAIL, PER CITY
NOT TO SCALE

KEY
- 1007 = EXISTING TREE TO REMAIN AND CORRESPONDING TREE TAG
- 1176 = EXISTING TREE TO BE REMOVED AND CORRESPONDING TREE TAG
- LM = LANDMARK TREE
- = TREE PROTECTION FENCING

REFER TO SHEET T-1.1 TO T-1.4 FOR ENLARGED TREE PLANS
REFER TO SHEET T-1.4 AND T-1.5 FOR EXISTING TREE LIST
REFER TO SHEET L-1.0 FOR TREE REPLACEMENT INFORMATION

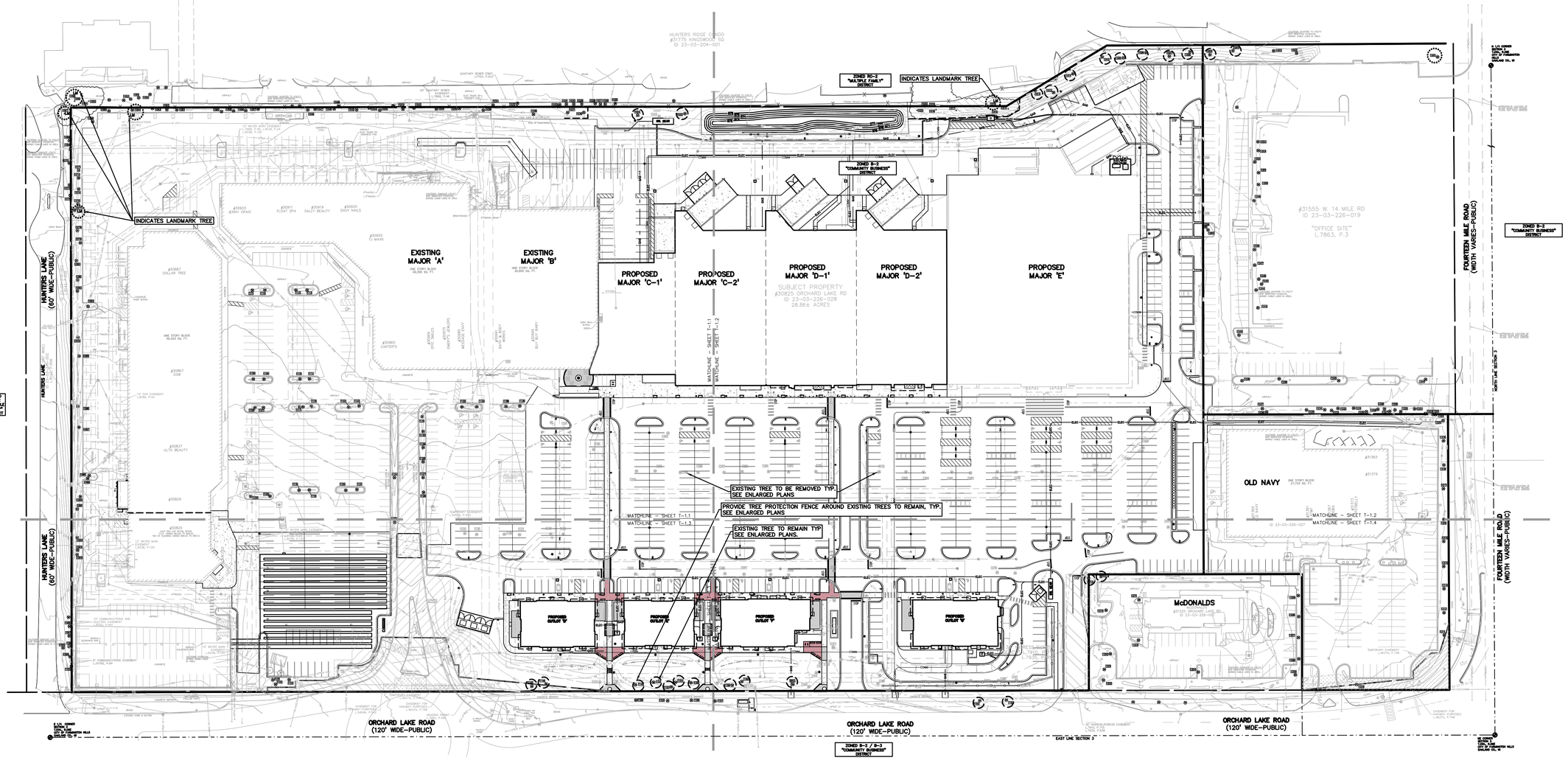
REGULATED TREE = ANY TREE 6" CAL. AND ABOVE IN GOOD-POOR CONDITION
REGULATED TREE; REPLACE AT 1:1
LANDMARK TREE; REPLACE AT 25% OF DBH OF REMOVED TREE

298 TOTAL TREES SURVEYED (ON-SITE AND ADJ. TO SITE)

STANDARD TREES		
STANDARD TREES REMOVED:	35	(1:1 REPLACEMENT)

LANDMARK TREES	(7 LANDMARK TREES SAVED)	
LANDMARK TREES REMOVED:	0	
LANDMARK TREE DBH REMOVED:	0	(25% DBH REPLACEMENT)
REPLACEMENT DBH REQUIRED:	0	INCHES

113 TREES GREATER THAN 6 INCHES DBH (ON-SITE)
97 TREES LESS THAN 6 INCHES DBH (ON-SITE)



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

NORTH

NOT TO SCALE

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KEY MAP

CLIENT
SYMMETRY MANAGEMENT
812 S. MAIN STREET, SUITE #200
ROYAL OAK, MI, 48067

PROJECT TITLE
HUNTER'S SQUARE REDEVELOPMENT
ORCHARD LAKE ROAD AT 14 MILE ROAD
FARMINGTON HILLS, MICHIGAN, 48334

REVISIONS	
1 - SPA/PUD RESUBMISSION	12/08/23
2 - SPA/PUD RESUBMISSION	05/31/24
3 - SPA/PUD RESUBMISSION	07/14/25

ORIGINAL ISSUE DATE:
SEPTEMBER 15, 2023

DRAWING TITLE
TREE PRESERVATION PLAN

PEA JOB NO.	22-0256
P.M.	RLS
DN.	BGG
DES.	JLE

DRAWING NUMBER:
T-1.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2022\2022-0256 HUNTERS SQUARE REDEVELOPMENT\DWG\PHASE II REDEVELOPMENT\SITE PLAN\T-1.0 TREE PRESERVATION PLAN-22025626PH-2.DWG PLOT DATE: 7/14/2025 BY: Charlotte L. Esperance DWG® TWIST: 90d0°0'0"CW

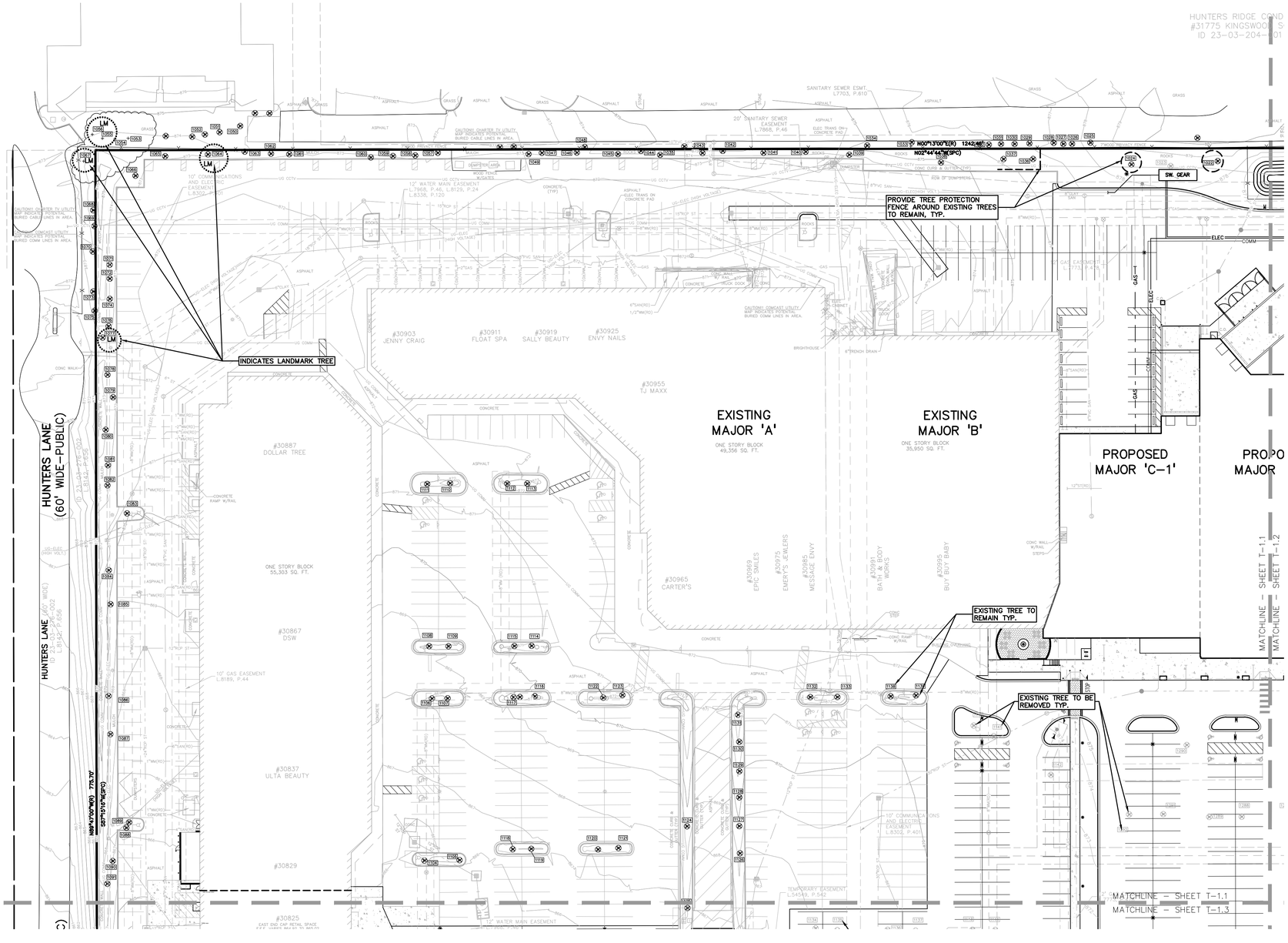
KEY

1007 = EXISTING TREE TO REMAIN AND CORRESPONDING TREE TAG

1176 = EXISTING TREE TO BE REMOVED AND CORRESPONDING TREE TAG

LM = LANDMARK TREE

= TREE PROTECTION FENCING



ZONED RC-2 "MULTIPLE FAMILY" DISTRICT

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

NORTH

0 20 40 80
SCALE: 1" = 40'

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KEY MAP

T-1.1	T-1.2
T-1.3	T-1.4

14 MILE ROAD
ORCHARD LAKE ROAD

CLIENT
SYMMETRY MANAGEMENT
812 S. MAIN STREET, SUITE #200
ROYAL OAK, MI, 48067

PROJECT TITLE
HUNTER'S SQUARE REDEVELOPMENT
ORCHARD LAKE ROAD AT 14 MILE ROAD
FARMINGTON HILLS, MICHIGAN, 48334

REVISIONS	
1 - SPA/PUD RESUBMISSION	12/08/23
2 - SPA/PUD RESUBMISSION	05/31/24
3 - SPA/PUD RESUBMISSION	07/14/25

ORIGINAL ISSUE DATE:
SEPTEMBER 15, 2023

DRAWING TITLE
TREE PRESERVATION PLAN - SW

PEA JOB NO.	22-0256
P.M.	RLS
DN.	BGG
DES.	JLE

DRAWING NUMBER:
T-1.1

NOT FOR CONSTRUCTION

S:\PROJECTS\2022\2022-0256 HUNTERS SQUARE REDEVELOPMENT\DWG\PHASE II REDEVELOPMENT\SITE PLAN\T-1.0 TREE PRESERVATION PLAN- 22025(PH-2).DWG PLOT DATE: 7/14/2025 BY: Charlotte L Esperance DVIEW TWIST: 93.4452°

KEY

1007 = EXISTING TREE TO REMAIN AND CORRESPONDING TREE TAG

1176 = EXISTING TREE TO BE REMOVED AND CORRESPONDING TREE TAG

LM = LANDMARK TREE

= TREE PROTECTION FENCING

ZONED RC-2 "MULTIPLE FAMILY" DISTRICT

ZONED B-2 "COMMUNITY BUSINESS" DISTRICT

INDICATES LANDMARK TREE

EXISTING TREE TO REMAIN TYP.

PROVIDE TREE PROTECTION FENCE AROUND EXISTING TREES TO REMAIN, TYP.

EXISTING TREE TO BE REMOVED TYP.

PROPOSED MAJOR 'C-2'

PROPOSED MAJOR 'D-1'

PROPOSED MAJOR 'D-2'

PROPOSED MAJOR 'E'

SUBJECT PROPERTY
#30825 ORCHARD LAKE RD
ID 23-03-226-028
28.86± ACRES

#31555 W. 14 MILE RD
ID 23-03-226-019

"OFFICE SITE"
L.7863, P.3

OLD NAVY
ONE STORY BLOCK
27,723 SQ. FT.

#31383

#31379

#31373 OTHELLY

#31361 OLD NAVY

ID 23-03-226-027

MATCHLINE - SHEET T-1.1

MATCHLINE - SHEET T-1.2

MATCHLINE - SHEET T-1.2

MATCHLINE - SHEET T-1.4

FOURTEEN MILE ROAD
(WIDTH VARIES-PUBLIC)

ORCHARD LAKE ROAD
(WIDTH VARIES-PUBLIC)

NORTH LINE SECTION 3

N 1/4 CORNER SECTION 3 T.2N., R.10E CITY OF FARM HILLS OAKLAND CO.,

N02°39'04"W(GSPC)

N02°39'04"W(GSPC)

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0 20 40 80

SCALE: 1" = 40'

NORTH

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

KEY MAP

T-1.1	T-1.2
T-1.3	T-1.4

14 MILE ROAD

ORCHARD LAKE ROAD

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www.peagroup.com

STATE OF MICHIGAN
JANET L. EVANS
LANDSCAPE ARCHITECT
NO. 1302
REGISTERED

CLIENT

SYMMETRY MANAGEMENT
812 S. MAIN STREET, SUITE #200
ROYAL OAK, MI, 48067

PROJECT TITLE

HUNTER'S SQUARE REDEVELOPMENT
ORCHARD LAKE ROAD AT 14 MILE ROAD
FARMINGTON HILLS, MICHIGAN, 48334

REVISIONS	
1 - SPA/PUD RESUBMISSION	12/08/23
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3 - SPA/PUD RESUBMISSION	07/14/25

ORIGINAL ISSUE DATE:
SEPTEMBER 15, 2023

DRAWING TITLE

TREE PRESERVATION PLAN - NW

PEA JOB NO.	22-0256
P.M.	RLS
DN.	BGG
DES.	JLE

DRAWING NUMBER:

T-1.2

NOT FOR CONSTRUCTION

S:\PROJECTS\2022\2022-0256 HUNTERS SQUARE REDEVELOPMENT\DWG\PHASE II REDEVELOPMENT\SITE PLAN\T-1.0 TREE PRESERVATION PLAN-220256(PH-2).DWG PLOT DATE: 7/14/2025 BY: Charlotte L. Esperanza DWEW TWEI: 93345"25"TW

KEY

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1176 = EXISTING TREE TO BE REMOVED AND CORRESPONDING TREE TAG

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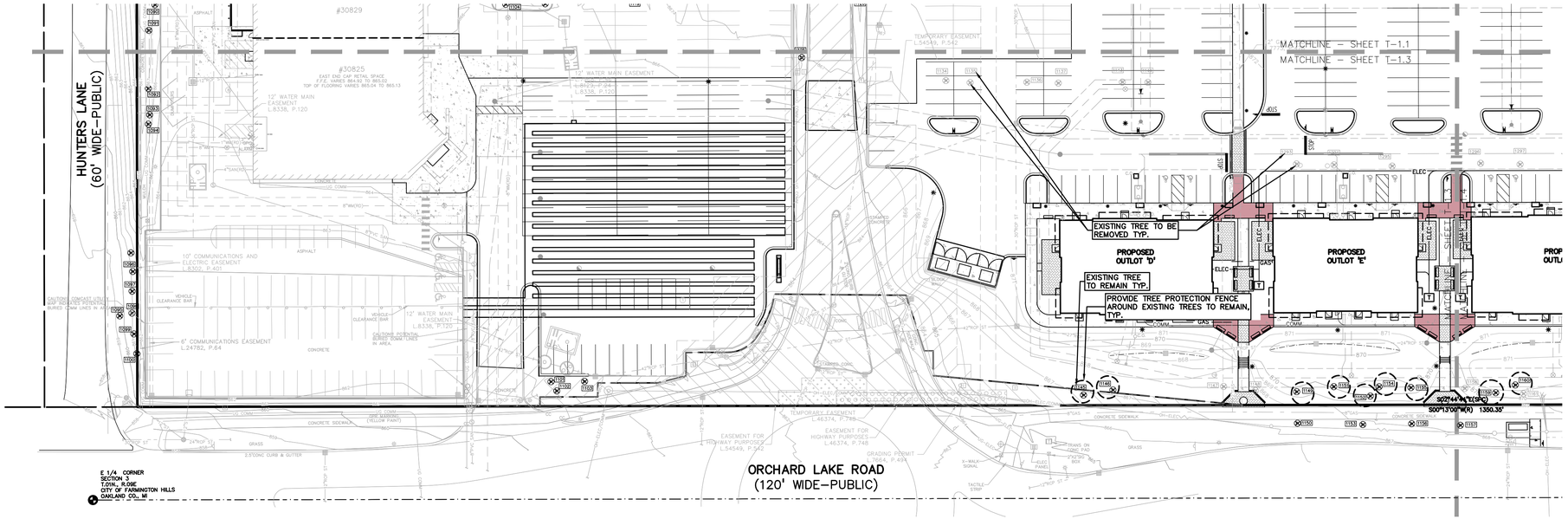

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STATE OF MICHIGAN
JANET L. EVANS
LANDSCAPE ARCHITECT
No. 3901
REGISTERED LANDSCAPE ARCHITECT

NORTH

0 20 40 80
SCALE: 1" = 40'

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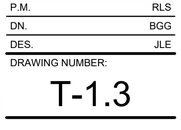
KEY MAP



CLIENT

SYMMETRY MANAGEMENT
812 S. MAIN STREET, SUITE #200
ROYAL OAK, MI, 48067

PROJECT TITLE

HUNTER'S SQUARE REDEVELOPMENT
ORCHARD LAKE ROAD AT 14 MILE ROAD
FARMINGTON HILLS, MICHIGAN, 48334

REVISIONS	
1 - SPA/PUD RESUBMISSION	12/08/23
2 - SPA/PUD RESUBMISSION	05/31/24
3 - SPA/PUD RESUBMISSION	07/14/25

ORIGINAL ISSUE DATE:
SEPTEMBER 15, 2023

DRAWING TITLE

TREE PRESERVATION PLAN - SE

PEA JOB NO.	22-0256
P.M.	RLS
DN.	BGG
DES.	JLE

DRAWING NUMBER:

T-1.3

NOT FOR CONSTRUCTION

S:\PROJECTS\2022\2022-0256 HUNTERS SQUARE REDEVELOPMENT\DWG\PHASE II REDEVELOPMENT\SITE PLAN\T-1.0 TREE PRESERVATION PLAN-2022256(Ph-2).DWG PLOT DATE: 7/14/2025 BY: Charlotte L Eagerance DVIEW TIMES: 9:24:57:25 PM

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	EXTRA TRUNKS	CLASS	CONDITION/ FACTOR: trunk	growth rate	structure	insects/ diseases	crown dev	life exp.	OVERALL RANK	SAVE / REMOVE	STATUS	> MIN	REPLACE	ONSITE
1001	NM	18	Norway Maple	Acer platanoides		LANDMARK	5	5	5	5	5	3	28	S	PROT	Y	-	OFFSITE
1002	NM	14	Norway Maple	Acer platanoides		WOODLAND	4	5	4	5	5	3	26	S	PROT	N	-	OFFSITE
1003	NM	15	Norway Maple	Acer platanoides		WOODLAND	5	5	5	5	4	3	27	S	PROT	N	-	OFFSITE
1004	NM	14	Norway Maple	Acer platanoides		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	OFFSITE
1005	NM	11	Norway Maple	Acer platanoides		WOODLAND	4	5	5	5	4	3	26	S	PROT	N	-	OFFSITE
1006	NM	14	Norway Maple	Acer platanoides		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	ON
1007	NM	11	Norway Maple	Acer platanoides		WOODLAND	5	5	5	5	4	3	27	S	PROT	N	-	ON
1008	NM	13	Norway Maple	Acer platanoides		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	ON
1009	NM	14	Norway Maple	Acer platanoides		WOODLAND	5	5	4	5	4	3	26	S	PROT	N	-	ON
1010	NM	15	Norway Maple	Acer platanoides		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	ON
1011	NM	16	Norway Maple	Acer platanoides		WOODLAND	5	4	4	5	4	3	25	S	PROT	N	-	ON
1012	NM	15	Norway Maple	Acer platanoides		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	ON
1013	NM	15	Norway Maple	Acer platanoides		WOODLAND	4	4	4	4	5	3	24	S	PROT	N	-	ON
1014	NM	13	Norway Maple	Acer platanoides		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	ON
1015	NM	13	Norway Maple	Acer platanoides		WOODLAND	4	3	3	5	4	3	22	S	PROT	N	-	ON
1016	NM	18	Norway Maple	Acer platanoides		LANDMARK	5	5	5	5	5	3	28	S	PROT	Y	-	ON
1017	TH	8	Thornapple/Hawthorne	Crataegus spp.		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	ON
1018	NM	11	Norway Maple	Acer platanoides		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	ON
1019	RP	17	Red Pine	Pinus resinosa		WOODLAND	5	4	3	5	4	3	24	S	PROT	N	-	ON
1020	RP	14	Red Pine	Pinus resinosa		WOODLAND	4	3	3	5	4	3	22	S	PROT	N	-	ON
1021	RM	12	Red Maple	Acer rubrum		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	ON
1022	RM	6	Red Maple	Acer rubrum		WOODLAND	2	2	2	2	2	3	13	S	PROT	N	-	ON
1023	RM	12	Red Maple	Acer rubrum		WOODLAND	5	5	5	5	5	3	28	R	PROT	N	REPLACE	ON
1024	RM	12	Red Maple	Acer rubrum		WOODLAND	3	3	3	3	3	3	18	S	PROT	N	-	ON
1025	SU	14	Sugar Maple	Acer saccharum		WOODLAND	5	5	4	5	5	3	27	S	PROT	N	-	OFFSITE
1026	SU	5	Sugar Maple	Acer saccharum	x1 4	WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	OFFSITE
1027	SU	13	Sugar Maple	Acer saccharum		WOODLAND	3	3	3	4	2	3	18	S	PROT	N	-	OFFSITE
1028	SU	10	Sugar Maple	Acer saccharum		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	OFFSITE
1029	SU	8	Sugar Maple	Acer saccharum		WOODLAND	5	5	5	5	4	3	27	S	PROT	N	-	OFFSITE
1030	SU	10	Sugar Maple	Acer saccharum		WOODLAND	5	4	4	5	5	3	26	S	PROT	N	-	OFFSITE
1031	SU	9	Sugar Maple	Acer saccharum		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	OFFSITE
1032	SU	9	Sugar Maple	Acer saccharum		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	OFFSITE
1033	SU	14	Sugar Maple	Acer saccharum		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	OFFSITE
1034	SU	12	Sugar Maple	Acer saccharum		WOODLAND	5	5	4	5	4	3	26	S	PROT	N	-	OFFSITE
1035	SU	12	Sugar Maple	Acer saccharum		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	ON
1036	SU	6	Sugar Maple	Acer saccharum		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	ON
1037	SU	5	Sugar Maple	Acer saccharum		WOODLAND	5	5	5	5	4	3	27	S	PROT	N	-	ON
1038	SU	4	Sugar Maple	Acer saccharum		WOODLAND	4	5	5	5	5	3	27	S	PROT	N	-	ON
1039	S	10	Sycamore	Platanus occidentalis		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	ON
1040	S	13	Sycamore	Platanus occidentalis		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	ON
1041	TH	9	Thornapple/Hawthorne	Crataegus spp.		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	ON
1042	S	13	Sycamore	Platanus occidentalis		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	ON
1043	RC	7	Red Cedar	Juniperus virginiana	x1 5	WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	ON
1044	BP	3	Bradford Pear	Pyrus calleryana	x3 2,2,2	WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	ON
1045	RC	9	Red Cedar	Juniperus virginiana		WOODLAND	4	5	5	5	5	3	27	S	PROT	N	-	ON
1046	RC	5	Red Cedar	Juniperus virginiana	x2 4,2	WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	ON
1047	BP	5	Bradford Pear	Pyrus calleryana		WOODLAND	5	4	4	5	4	3	25	S	PROT	N	-	ON
1048	SU	12	Sugar Maple	Acer saccharum		WOODLAND	5	5	5	5	5	4	29	S	PROT	N	-	OFFSITE
1049	SU	12	Sugar Maple	Acer saccharum		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	ON
1050	SM	15	Silver Maple	Acer saccharinum		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	OFFSITE
1051	SM	16	Silver Maple	Acer saccharinum		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	OFFSITE
1052	SM	14	Silver Maple	Acer saccharinum		WOODLAND	5	5	5	5	5	3	30	S	PROT	N	-	OFFSITE
1053	SM	17	Silver Maple	Acer saccharinum		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	OFFSITE
1054	SM	17	Silver Maple	Acer saccharinum		WOODLAND	5	5	5	5	5	5	30	S	PROT	N	-	OFFSITE
1055	SM	26	Silver Maple	Acer saccharinum		LANDMARK	5	5	5	5	5	5	30	S	PROT	Y	-	OFFSITE
1056	SM	20	Silver Maple	Acer saccharinum		LANDMARK	5	5	5	5	5	3	28	S	PROT	Y	-	OFFSITE
1057	JZ	14	Japanese zelkova	Zelkova serrata		WOODLAND	5	5	4	5	5	3	27	S	PROT	N	-	ON
1058	RC	5	Red Cedar	Juniperus virginiana	x2 4 3	WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	ON
1059	BP	9	Bradford Pear	Pyrus calleryana		WOODLAND	5	5	5	5	4	3	27	S	PROT	N	-	ON
1060	RC	5	Red Cedar	Juniperus virginiana	x1 4	WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	ON
1061	RC	6	Red Cedar	Juniperus virginiana	x1 5	WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	ON
1062	S	5	Sycamore	Platanus occidentalis	x1 3	WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	ON
1063	RC	3	Red Cedar	Juniperus virginiana	x4 3, 2,2,2	WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	ON
1064	CT	24	Cottonwood	Populus deltoides		LANDMARK	5	5	5	5	4	3	27	S	PROT	Y	-	ON
1065	RC	7	Red Cedar	Juniperus virginiana	x5, 3,3,3,2,2	WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	ON
1066	BS	11	Blue Spruce	Picea pungens		WOODLAND	5	4	4	5	4	3	25	S	PROT	N	-	ON
1067	CT	52	Cottonwood	Populus deltoides		LANDMARK	5	5	5	5	5	3	28	S	PROT	Y	-	OFFSITE
1068	BS	11	Blue Spruce	Picea pungens		WOODLAND	5	5	5	4	5	3	27	S	PROT	N	-	OFFSITE
1069	BS	12	Blue Spruce	Picea pungens		WOODLAND		5	5	4	5	3	22	S	PROT	N	-	OFFSITE
1070	BS	6	Blue Spruce	Picea pungens		WOODLAND	3	3	2	3	3	3	15	S	PROT	N	-	OFFSITE
1071	BS	12	Blue Spruce	Picea pungens		WOODLAND	5	5	5	4	4	3	26	S	PROT	N	-	ON
1072	TH	5	Thornapple/Hawthorne	Crataegus spp.		WOODLAND	4	5	4	5	3	3	24	S	PROT	N	-	ON
1073	BS	11	Blue Spruce	Picea pungens		WOODLAND	5	4	4	4	4	3	24	S	PROT	N	-	OFFSITE
1074	BS	12	Blue Spruce	Picea pungens		WOODLAND	4	4	5	5	4	3	25	S	PROT	N	-	ON
1075	BS	11	Blue Spruce	Picea pungens		WOODLAND	4	5	5	4	5	3	26	S	PROT	N	-	OFFSITE
1076	BS	9	Blue Spruce	Picea pungens		WOODLAND	4	5	4	4	4	3	24	S	PROT	N	-	ON
1077	BS	o	Blue Spruce	Picea pungens		LANDMARK	4	4	4	4	4	3	23	S	PROT	Y	-	ON
1078	BS	13	Blue Spruce	Picea pungens		WOODLAND	5	5	4	4	4	3	25	S	PROT	N	-	ON
1079	S	11	Sycamore	Platanus occidentalis		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	ON
1080	RP	8	Red Pine	Pinus resinosa		WOODLAND	5	4	4	5	3	3	24	S	PROT	N	-	ON
1081	RP	9	Red Pine	Pinus resinosa		WOODLAND	4	4	4	5	3	3	23	S	PROT	N	-	ON
1082	JZ	13	Japanese zelkova	Zelkova serrata		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	ON
1083	CA	5	Crab Apple	Malus coronaria	x2 3,2	WOODLAND	3	3	3	5	2	3	19	S	PROT	N	-	ON
1084	TH	9	Thornapple/Hawthorne	Crataegus spp.		WOODLAND	5	5	4	5	4	3	26	S	PROT	N	-	ON
1085	JZ	15	Japanese zelkova	Zelkova serrata		WOODLAND	5	5	5	5	4	3	27	S	PROT	N	-	ON
1086	BP	9	Bradford Pear	Pyrus calleryana		WOODLAND	5	5	5	5	4	3	27	S	PROT	N	-	ON
1087	JZ	16	Japanese zelkova	Zelkova serrata		WOODLAND	5	5	5	5	4	3	27	S	PROT	N	-	ON
1088	GA	6	Green Ash	Fraxinus pennsylvanica		WOODLAND	2	2	2	2	2	3	13	S	PROT	N	-	ON
1089	CA	3	Crab Apple	Malus coronaria		WOODLAND	2	2	2	2	2	3	13	S	PROT	N	-	ON
1090	TH	7	Thornapple/Hawthorne	Crataegus spp.		WOODLAND	5	4	4	5	4	3	25	S	PROT	N	-	ON
1091	RP	17	Red Pine	Pinus resinosa		WOODLAND	5	4	4	5	4	3	25	S	PROT	N	-	ON
1092	BP	7	Bradford Pear	Pyrus calleryana		WOODLAND	5	5	5	5	4	3	27	S	PROT	N	-	ON
1093	RP	15	Red Pine	Pinus resinosa		WOODLAND	5	5	5	5	4	3	27	S	PROT	N	-	ON
1094	RP	6	Red Pine	Pinus resinosa		WOODLAND	5	4	4	5	3	3	24	S	PROT	N	-	ON
1095	BS	13	Blue Spruce	Picea pungens		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	OFFSITE
1096	BS	8	Blue Spruce	Picea pungens		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	OFFSITE
1097	BS	9	Blue Spruce	Picea pungens		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	OFFSITE
1098	BS	12	Blue Spruce	Picea pungens		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	OFFSITE
1099	WS	6	White Spruce	Picea glauca		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	OFFSITE
1100	BS	12	Blue Spruce	Picea pungens		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	OFFSITE

KEY

1007 = EXISTING TREE TO REMAIN AND CORRESPONDING TREE TAG

1176 = EXISTING TREE TO BE REMOVED AND CORRESPONDING TREE TAG

LM = LANDMARK TREE

= TREE PROTECTION FENCING

KEY

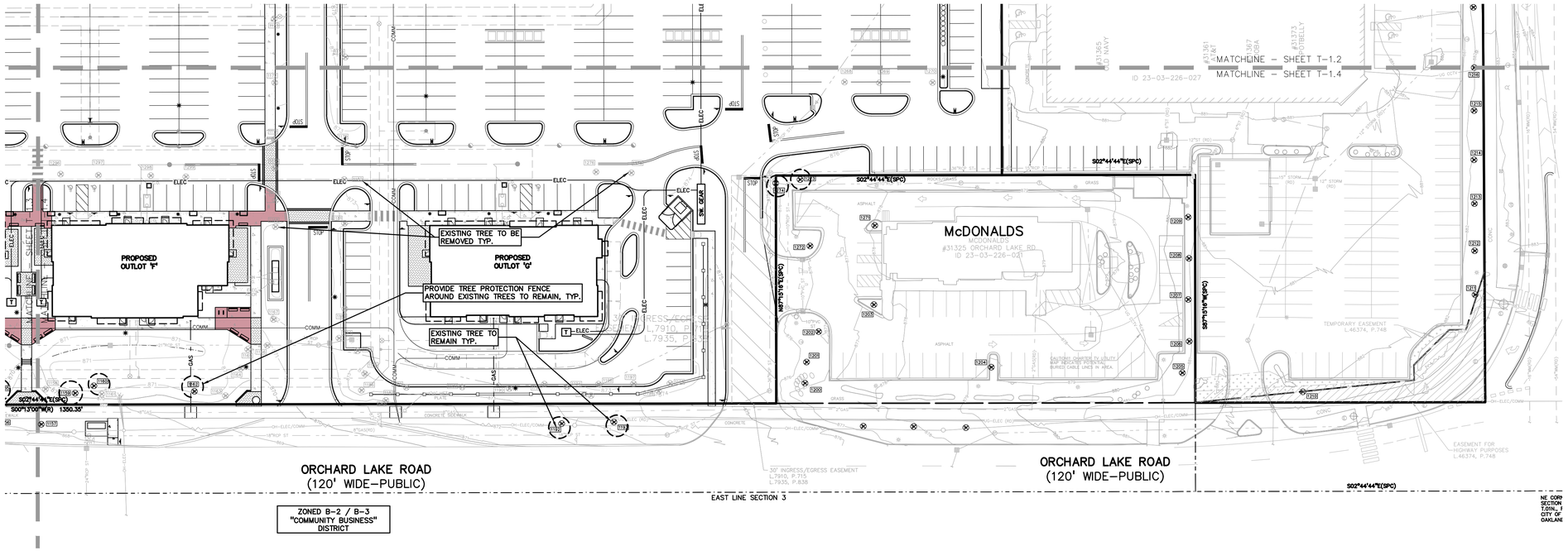
OVERALL RANK OF 16 OR MORE, TREE MUST BE REPLACED

S = EXISTING TREE TO REMAIN

R = EXISTING TREE TO BE REMOVED

LINE WITH STRIKE OUT = EXISTING TREE TO BE REMOVED

REFER TO SHEET T-1.5 FOR ADDITIONAL EXISTING TREE LIST
REFER TO SHEET L-1.0 FOR TREE REPLACEMENT INFORMATION



PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
JANET L. EVANS
LANDSCAPE ARCHITECT
NO. 1302
REGISTERED

TODD D. SHELLY
PROFESSIONAL SURVEYOR
NO. 4001041111
LICENSED PROFESSIONAL SURVEYOR

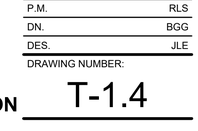
NORTH

0 20 40 80
SCALE: 1" = 40'

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

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

KEY MAP



CLIENT
SYMMETRY MANAGEMENT
812 S. MAIN STREET, SUITE #200
ROYAL OAK, MI, 48067

PROJECT TITLE
HUNTER'S SQUARE REDEVELOPMENT
ORCHARD LAKE ROAD AT 14 MILE ROAD
FARMINGTON HILLS, MICHIGAN, 48334

REVISIONS	
1 - SPA/PUD RESUBMISSION	12/08/23
2 - SPA/PUD RESUBMISSION	05/31/24
3 - SPA/PUD RESUBMISSION	07/14/25

ORIGINAL ISSUE DATE:
SEPTEMBER 15, 2023

DRAWING TITLE
TREE PRESERVATION PLAN - NE

PEA JOB NO.	22-0256
P.M.	RLS
DN.	BGG
DES.	JLE

DRAWING NUMBER:
T-1.4

NOT FOR CONSTRUCTION

S:\PROJECTS\2022\2022-0256 HUNTERS SQUARE REDEVELOPMENT\DWG\PHASE II REDEVELOPMENT\SITE PLAN\T-1.0 TREE PRESERVATION PLAN-2022256(Ph-2).DWG PLOT DATE: 7/14/2025 BY: Charlotte L. Eagerance DVIEW TIMES: 03:44:52 PM

KEY
OVERALL RANK OF 16 OR MORE, TREE MUST BE REPLACED
S = EXISTING TREE TO REMAIN

R = EXISTING TREE TO BE REMOVED
LINE WITH STRIKE OUT = EXISTING TREE TO BE REMOVED

REFER TO SHEET T–1.4 FOR ADDITIONAL EXISTING TREE LIST
REFER TO SHEET L–1.0 FOR TREE REPLACEMENT INFORMATION

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	EXTRA TRUNKS	CLASS	CONDITION/ FACTOR						OVERALL RANK	SAVE / REMOVE	STATUS	> MIN	REPLACE	ONSITE
							trunk	growth rate	structure	insects/ diseases	crown dev	life exp.						
1101	CA	6	Crab Apple	Malus coronaria	x3 6,6,5	WOODLAND	5	5	5	5	4	3	27	S	PROT	N	-	ON
1102	AP	5	Domestic Apple	Malus sylvestris		WOODLAND	5	4	3	5	3	3	23	S	PROT	N	-	ON
1103	NM	13	Norw ay Maple	Acer platanoides		WOODLAND	4	4	5	5	4	3	25	S	PROT	N	-	ON
1104	BP	6	Bradford Pear	Pyrus calleryana		WOODLAND	5	4	4	5	4	3	25	S	PROT	N	-	ON
1105	BP	4	Bradford Pear	Pyrus calleryana		WOODLAND	5	4	4	5	3	3	24	S	PROT	N		ON
1106	HL	5	Honeylocust	Gleditsia triacanthos		WOODLAND	5	5	4	5	3	3	25	S	PROT	N	-	ON
1107	HL	5	Honeylocust	Gleditsia triacanthos		WOODLAND	5	5	5	4	4	3	26	S	PROT	N	-	ON
1108	HL	5	Honeylocust	Gleditsia triacanthos		WOODLAND	4	5	5	5	4	3	26	S	PROT	N		ON
1109	HL	4	Honeylocust	Gleditsia triacanthos		WOODLAND	5	5	5	5	3	3	26	S	PROT	N	-	ON
1110	BP	5	Bradford Pear	Pyrus calleryana		WOODLAND	5	5	5	5	4	3	27	S	PROT	N	-	ON
1111	BP	4	Bradford Pear	Pyrus calleryana		WOODLAND	5	5	5	5	4	5	29	S	PROT	N		ON
1112	BP	4	Bradford Pear	Pyrus calleryana		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	ON
1113	BP	4	Bradford Pear	Pyrus calleryana		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	ON
1114	HL	5	Honeylocust	Gleditsia triacanthos		WOODLAND	5	5	5	5	4	3	27	S	PROT	N	-	ON
1115	HL	6	Honeylocust	Gleditsia triacanthos		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	ON
1116	HL	5	Honeylocust	Gleditsia triacanthos		WOODLAND	5	4	5	5	4	3	26	S	PROT	N		ON
1117	HL	7	Honeylocust	Gleditsia triacanthos		WOODLAND	5	5	5	5	4	3	27	S	PROT	N	-	ON
1118	HL	6	Honeylocust	Gleditsia triacanthos		WOODLAND	5	5	5	5	4	3	27	S	PROT	N	-	ON
1119	HL	5	Honeylocust	Gleditsia triacanthos		WOODLAND	5	5	5	5	4	3	27	S	PROT	N		ON
1120	HL	6	Honeylocust	Gleditsia triacanthos		WOODLAND	5	5	4	5	4	3	26	S	PROT	N	-	ON
1121	HL	6	Honeylocust	Gleditsia triacanthos		WOODLAND	5	5	5	5	4	3	27	S	PROT	N	-	ON
1122	HL	5	Honeylocust	Gleditsia triacanthos		WOODLAND	5	4	4	5	4	3	25	S	PROT	N	-	ON
1123	HL	5	Honeylocust	Gleditsia triacanthos		WOODLAND	5	5	5	5	4	3	27	S	PROT	N	-	ON
1124	LL	8	Littleleaf Linden	Tilia cordata		WOODLAND	5	5	4	5	4	2	25	S	PROT	N		ON
1125	LL	6	Littleleaf Linden	Tilia cordata		WOODLAND	5	4	4	5	3	3	24	S	PROT	N	-	ON
1126	LL	7	Littleleaf Linden	Tilia cordata		WOODLAND	5	4	4	5	3	3	24	S	PROT	N	-	ON
1127	LL	7	Littleleaf Linden	Tilia cordata		WOODLAND	4	4	4	5	3	3	23	S	PROT	N	-	ON
1128	LL	8	Littleleaf Linden	Tilia cordata		WOODLAND	5	4	4	5	4	3	25	S	PROT	N	-	ON
1129	LL	7	Littleleaf Linden	Tilia cordata		WOODLAND	5	5	4	5	3	3	25	S	PROT	N		ON
1130	LL	8	Littleleaf Linden	Tilia cordata		WOODLAND	5	5	5	5	4	3	27	S	PROT	N	-	ON
1131	LL	8	Littleleaf Linden	Tilia cordata		WOODLAND	5	4	4	5	4	3	25	S	PROT	N	-	ON
1132	HL	5	Honeylocust	Gleditsia triacanthos		WOODLAND	3	4	4	3	4	3	21	S	PROT	N		ON
1133	HL	5	Honeylocust	Gleditsia triacanthos		WOODLAND	5	4	4	5	3	3	24	S	PROT	N	-	ON
1134	HL	6	Honeylocust	Gleditsia triacanthos		WOODLAND	4	5	5	5	4	3	26	R	PROT	N	REPLACE	ON
1135	HL	4	Honeylocust	Gleditsia triacanthos		WOODLAND	5	4	3	5	3	3	23	R	PROT	N		ON
1136	HL	5	Honeylocust	Gleditsia triacanthos		WOODLAND	5	5	4	5	4	3	26	R	PROT	N	-	ON
1137	HL	5	Honeylocust	Gleditsia triacanthos		WOODLAND	4	4	5	5	4	3	25	R	PROT	N	-	ON
1138	HL	5	Honeylocust	Gleditsia triacanthos		WOODLAND	5	5	4	5	4	3	26	S	PROT	N		ON
1139	HL	9	Honeylocust	Gleditsia triacanthos		WOODLAND	5	5	4	5	5	3	27	S	PROT	N	-	ON
1140	HL	5	Honeylocust	Gleditsia triacanthos		WOODLAND	5	5	4	5	4	3	26	R	PROT	N	-	ON
1141	HL	6	Honeylocust	Gleditsia triacanthos		WOODLAND	5	5	4	5	4	3	26	R	PROT	N	REPLACE	ON
1142	HL	8	Honeylocust	Gleditsia triacanthos		WOODLAND	5	5	5	5	5	3	28	R	PROT	N	REPLACE	ON
1143	HL	6	Honeylocust	Gleditsia triacanthos		WOODLAND	5	4	4	5	4	3	25	R	PROT	N	REPLACE	ON
1144	HL	5	Honeylocust	Gleditsia triacanthos		WOODLAND	4	4	3	5	3	3	22	R	PROT	N	-	ON
1145	RM	6	Red Maple	Acer rubrum		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	ON
1146	RM	5	Red Maple	Acer rubrum		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	ON
1147	RM	6	Red Maple	Acer rubrum		WOODLAND	5	5	5	5	4	3	27	R	PROT	N	REPLACE	ON
1148	NM	14	Norw ay Maple	Acer platanoides		WOODLAND	5	5	5	5	4	3	27	R	PROT	N	REPLACE	ON
1149	NM	11	Norw ay Maple	Acer platanoides		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	ON
1150	JZ	15	Japanese zelkova	Zelkova serrata		WOODLAND	5	5	4	5	4	3	26	S	PROT	N	-	OFFSITE
1151	BP	5	Bradford Pear	Pyrus calleryana		WOODLAND	5	5	5	5	5	3	28	S	PROT	N		ON
1152	RM	6	Red Maple	Acer rubrum		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	ON
1153	JZ	12	Japanese zelkova	Zelkova serrata		WOODLAND	5	5	5	5	4	3	27	S	PROT	N	-	OFFSITE
1154	RM	5	Red Maple	Acer rubrum		WOODLAND	5	5	5	5	4	3	27	S	PROT	N	-	ON
1155	RM	6	Red Maple	Acer rubrum		WOODLAND	5	5	5	5	4	3	27	S	PROT	N	-	ON
1156	JZ	13	Japanese zelkova	Zelkova serrata		WOODLAND	5	5	5	5	4	3	27	S	PROT	N		OFFSITE
1157	JZ	13	Japanese zelkova	Zelkova serrata		WOODLAND	5	5	5	5	4	3	27	S	PROT	N	-	OFFSITE
1158	NM	12	Norw ay Maple	Acer platanoides		WOODLAND	5	4	4	5	3	3	24	R	PROT	N	REPLACE	ON
1159	NM	14	Norw ay Maple	Acer platanoides		WOODLAND	4	5	5	5	5	3	27	S	PROT	N	-	ON
1160	BP	4	Bradford Pear	Pyrus calleryana		WOODLAND	5	5	5	5	4	3	27	S	PROT	N	-	ON
1161	RM	3	Red Maple	Acer rubrum	DEAD	WOODLAND							0	R	PROT	N		ON
1162	RM	4	Red Maple	Acer rubrum		WOODLAND	5	5	5	5	4	3	27	S	PROT	N		ON
1163	NM	13	Norw ay Maple	Acer platanoides		WOODLAND	4	4	4	4	4	3	23	R	PROT	N	REPLACE	ON
1164	CA	6	Crab Apple	Malus coronaria		WOODLAND	5	5	5	5	5	3	28	R	PROT	N	REPLACE	ON
1165	CA	7	Crab Apple	Malus coronaria		WOODLAND	5	5	5	5	5	3	28	R	PROT	N	REPLACE	ON
1166	CA	5	Crab Apple	Malus coronaria		WOODLAND	5	5	5	5	4	3	27	R	PROT	N	-	ON
1167	NM	7	Norw ay Maple	Acer platanoides		WOODLAND	4	5	5	5	5	3	27	R	PROT	N	REPLACE	ON
1168	NM	6	Norw ay Maple	Acer platanoides		WOODLAND	5	5	5	5	4	3	27	R	PROT	N	REPLACE	ON
1169	NM	5	Norw ay Maple	Acer platanoides		WOODLAND	5	5	5	5	5	3	28	R	PROT	N	-	ON
1170	NM	7	Norw ay Maple	Acer platanoides		WOODLAND	5	5	5	5	5	3	28	R	PROT	N	REPLACE	ON
1171	NM	6	Norw ay Maple	Acer platanoides		WOODLAND	5	5	5	5	5	3	28	R	PROT	N	REPLACE	ON
1172	NM	7	Norw ay Maple	Acer platanoides		WOODLAND	5	5	5	5	5	3	28	R	PROT	N	REPLACE	ON
1173	NM	7	Norw ay Maple	Acer platanoides		WOODLAND	5	5	5	5	5	3	28	R	PROT	N	REPLACE	ON
1174	NM	7	Norw ay Maple	Acer platanoides		WOODLAND	5	5	5	5	5	3	28	R	PROT	N	REPLACE	ON
1175	BP	3	Bradford Pear	Pyrus calleryana		WOODLAND	5	4	5	5	4	3	26	R	PROT	N		ON
1176	BP	3	Bradford Pear	Pyrus calleryana		WOODLAND	5	5	4	5	3	3	25	R	PROT	N	-	ON
1177	BP	4	Bradford Pear	Pyrus calleryana		WOODLAND	5	4	5	4	4	3	25	R	PROT	N	-	ON
1178	NM	5	Norw ay Maple	Acer platanoides		WOODLAND	5	5	4	5	4	3	26	R	PROT	N	-	ON
1179	NM	5	Norw ay Maple	Acer platanoides		WOODLAND	5	5	5	5	4	3	27	R	PROT	N	-	ON
1180	NM	4	Norw ay Maple	Acer platanoides		WOODLAND	5	5	5	5	3	3	26	R	PROT	N		ON
1181	NM	6	Norw ay Maple	Acer platanoides		WOODLAND	5	5	5	5	4	3	27	R	PROT	N	REPLACE	ON
1182	NM	6	Norw ay Maple	Acer platanoides		WOODLAND	4	5	5	5	4	3	26	R	PROT	N	REPLACE	ON
1183	CA	3	Crab Apple	Malus coronaria		WOODLAND	5	5	4	5	3	3	25	R	PROT	N	-	ON
1184	CA	5	Crab Apple	Malus coronaria		WOODLAND	4	4	4	5	4	3	24	R	PROT	N	-	ON
1185	CA	4	Crab Apple	Malus coronaria		WOODLAND	5	5	5	5	4	3	27	R	PROT	N		ON
1186	NM	14	Norw ay Maple	Acer platanoides		WOODLAND	4	4	4	4	3	3	22	R	PROT	N	REPLACE	ON
1187	NM	7	Norw ay Maple	Acer platanoides	Dead	WOODLAND							0	R	PROT	N	-	ON
1188	RM	3	Red Maple	Acer rubrum		WOODLAND	5	4	4	4	4	3	24	R	PROT	N	-	ON
1189	NM	7	Norw ay Maple	Acer platanoides		WOODLAND	3	3	3	3	1	3	16	R	PROT	N	REPLACE	ON
1190	NM	12	Norw ay Maple	Acer platanoides		WOODLAND	5	5	5	5	4	3	27	R	PROT	N	REPLACE	ON
1191	NM	8	Norw ay Maple	Acer platanoides		WOODLAND	5	5	5	5	4	3	27	R	PROT	N	REPLACE	ON
1192	JZ	12	Japanese zelkova	Zelkova serrata		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	OFFSITE
1193	BP	7	Bradford Pear	Pyrus calleryana		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	OFFSITE
1194	JZ	7	Japanese zelkova	Zelkova serrata		WOODLAND	5	5	5	5	4	3	27	R	PROT	N	REPLACE	ON
1195	NM	8	Norw ay Maple	Acer platanoides		WOODLAND	5	5	5	5	4	3	27	R	PROT	N	REPLACE	ON
1196	NM	6	Norw ay Maple	Acer platanoides		WOODLAND	5	5	5	5	4	3	27	R	PROT	N	REPLACE	ON
1197	NM	12	Norw ay Maple	Acer platanoides		WOODLAND	5	5	5	5	3	3	26	R	PROT	N	REPLACE	ON
1198	NM	13	Norw ay Maple	Acer platanoides		WOODLAND	5	5	5	5	4	3	27	R	PROT	N	REPLACE	ON
1199	NM	8	Norw ay Maple	Acer platanoides		WOODLAND	5	5	5	5	3	3	26	R	PROT	N	REPLACE	ON

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	EXTRA TRUNKS	CLASS	CONDITION/ FACTOR						OVERALL RANK	SAVE / REMOVE	STATUS	> MIN	REPLACE	ONSITE
							trunk	growth rate	structure	insects/ diseases	crown dev	life exp.						
1200	CA	4	Crab Apple	Malus coronaria		WOODLAND	2	2	2	4	2	3	15	S	PROT	N	-	OFFSITE
1201	CA	7	Crab Apple	Malus coronaria		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	OFFSITE
1202	NM	12	Norw ay Maple	Acer platanoides		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	OFFSITE
1203	CA	6	Crab Apple	Malus coronaria		WOODLAND	4	4	4	5	4	3	24	S	PROT	N	-	OFFSITE
1204	NM	13	Norw ay Maple	Acer platanoides		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	OFFSITE
1205	NS	12	Norw ay Spruce	Picea abies		WOODLAND	4	5	4	4	3	3	23	S	PROT	N		OFFSITE
1206	LL	10	Littleleaf Linden	Tilia cordata		WOODLAND	5	5	4	5	4	3	26	S	PROT	N	-	OFFSITE
1207	LL	9	Littleleaf Linden	Tilia cordata		WOODLAND	5	5	5	5	4	3	27	S	PROT	N	-	OFFSITE
1208	LL	7	Littleleaf Linden	Tilia cordata		WOODLAND	5	5	5	5	4	3	27	S	PROT	N	-	OFFSITE
1209	LL	9	Littleleaf Linden	Tilia cordata		WOODLAND	5	4	4	5	4	3	25	S	PROT	N	-	OFFSITE
1210	BP	5	Bradford Pear	Pyrus calleryana		WOODLAND	5	4	4	5	4	3	25	S	PROT	N	-	ON
1211	RM	5	Red Maple	Acer rubrum		WOODLAND	5	5	5	5	4	3	27	S	PROT	N		ON
1212	RM	6	Red Maple	Acer rubrum		WOODLAND	5	5	5	5	5	3	28	S	PROT	N		ON
1213	RM	5	Red Maple	Acer rubrum		WOODLAND	4	5	5	5	4	3	26	S	PROT	N	-	ON
1214	RM	8	Red Maple	Acer rubrum		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	ON
1215	RM	4	Red Maple	Acer rubrum		WOODLAND	5	5	5	5	4	3	27	S	PROT	N	-	ON
1216	RM	5	Red Maple	Acer rubrum		WOODLAND	5	5	5	5	4	3	27	S	PROT	N	-	ON
1217	RM	5	Red Maple	Acer rubrum		WOODLAND	5	5	5	5	5	3	28	S	PROT	N		ON
1218	RM	4	Red Maple	Acer rubrum		WOODLAND	5	5	5	5	5	3	28	S	PROT	N		ON
1219	RM	6	Red Maple	Acer rubrum		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	ON
1220	RC	5	Red Cedar	Juniperus virginiana	x3 4, 2, 1	WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	ON
1221	RC	4	Red Cedar	Juniperus virginiana	x2 1,1	WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	ON
1222	RC	4	Red Cedar	Juniperus virginiana	x2 2,2	WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	ON
1223	RC	3	Red Cedar	Juniperus virginiana	x1 2	WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	OFFSITE
1224	RP	14	Red Pine	Pinus resinosa		WOODLAND	3	4	4	2	3	3	19	S	PROT	N	-	OFFSITE
1225	RP	12	Red Pine	Pinus resinosa		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	OFFSITE
1226	RP	12	Red Pine	Pinus resinosa		WOODLAND	5	5	5	5	4	3	27	S	PROT	N	-	OFFSITE
1227	RP	11	Red Pine	Pinus resinosa		WOODLAND	5	5	4	5	4	3	26	S	PROT	N	-	OFFSITE
1228	BP	5	Bradford Pear	Pyrus calleryana	x1 4	WOODLAND	4	5	4	5	4	3	25	S	PROT	N	-	OFFSITE
1229	BP	10	Bradford Pear	Pyrus calleryana		WOODLAND	5	5	5	5	4	3	27	S	PROT	N	-	OFFSITE
1230	RP	9	Red Pine	Pinus resinosa		WOODLAND	5	5	4	5	4	3	26	S	PROT	N		OFFSITE
1231	RP	9	Red Pine	Pinus resinosa		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	OFFSITE
1232	BP	11	Bradford Pear	Pyrus calleryana		WOODLAND	4	5	5	5	4	3	26	S	PROT	N	-	OFFSITE
1233	BP	10	Bradford Pear	Pyrus calleryana		WOODLAND	5	5	5	5	4	3	27	S	PROT	N	-	OFFSITE
1234	BP	12	Bradford Pear	Pyrus calleryana		WOODLAND	5	5	5	5	4	3	27	S	PROT	N	-	OFFSITE
1235	RP	10	Red Pine	Pinus resinosa		WOODLAND	5	4	5	4	4	3	25	S	PROT	N	-	OFFSITE
1236	BP	11	Bradford Pear	Pyrus calleryana		WOODLAND	5	5	5	5	4	3	27	S	PROT	N		OFFSITE
1237	BP	13	Bradford Pear	Pyrus calleryana		WOODLAND	4	5	4	5	4	3	25	S	PROT	N	-	OFFSITE
1238	HL	4	Honeylocust	Gleditsia triacanthos		WOODLAND	5	5	5	5	5	5	30	S	PROT	N	-	OFFSITE
1239	HL	4	Honeylocust	Gleditsia triacanthos		WOODLAND	5	5	5	5	4	3	27	S	PROT	N	-	OFFSITE
1240	HL	4	Honeylocust	Gleditsia triacanthos		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	OFFSITE
1241	NM	9	Norway Maple	Acer platanoides		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	OFFSITE
1242	CA	7	Crab Apple	Malus coronaria	x2 7,5	WOODLAND	5	5	5	5	5	4	29	S	PROT	N		OFFSITE
1243	RB	5	River Birch	Betula nigra	x2 5,3	WOODLAND		5	5	5	5	5	25	S	PROT	N	-	OFFSITE
1244	SB	2	Service Berry	Amelanchier arborea	2,2,2,2, 1,	#N/A	5	5	5	5	5	5	30	S	#N/A	#N/A	-	OFFSITE
1245	SB	3	Service Berry	Amelanchier arborea	2,1,1,1,1,1	#N/A	4	5	5	5	5	5	29	S	#N/A	#N/A	-	OFFSITE
1246	SB	2	Service Berry	Amelanchier arborea	6 2,2,2,2,1,	#N/A	5	5	4	5	5	3	27	S	#N/A	#N/A	-	OFFSITE
1247	RB	3	River Birch	Betula nigra	x2 3,2	WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	OFFSITE
1248	NM	16	Norway Maple	Acer platanoides		WOODLAND	4	5	5	5	4	3	26	S	PROT	N		OFFSITE
1249	NM	13	Norway Maple	Acer platanoides		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	OFFSITE
1250	NM	13	Norway Maple	Acer platanoides		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	OFFSITE
1251	RB	3	River Birch	Betula nigra	x2 2,2	WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	OFFSITE
1252	RB	3	River Birch	Betula nigra	x2 3,2	WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	OFFSITE
1253	RB	4	River Birch	Betula nigra	x1 3	WOODLAND	5	5	5	5	5	5	30	S	PROT	N	-	OFFSITE
1254	NM	17	Norway Maple	Acer platanoides		WOODLAND	5	5	5	5	5	3	28	S	PROT	N		OFFSITE
1255	RM	5	Red Maple	Acer rubrum	DEAD	WOODLAND							0	R	PROT	N		ON
1256	RM	5	Red Maple	Acer rubrum	DEAD	WOODLAND							0	R	PROT	N	-	ON
1257	RM	5	Red Maple	Acer rubrum	DEAD	WOODLAND							0	R	PROT	N	-	ON
1258	RM	3	Red Maple	Acer rubrum	DEAD	WOODLAND							0	R	PROT	N	-	ON
1259	RP	10	Red Pine	Pinus resinosa		WOODLAND	5	4	4	5	3	3	24	S	PROT	N	-	OFFSITE
1260	RP	10	Red Pine	Pinus resinosa		WOODLAND	5	5	5	5	4	3	27	S	PROT	N		OFFSITE
1261	HL	6	Honeylocust	Gleditsia triacanthos		WOODLAND	5	5	5	5	4	3	27	R	PROT	N	REPLACE	ON
1262	HL	6	Honeylocust	Gleditsia triacanthos		WOODLAND	5	5	5	5	5	3	28	R	PROT	N	REPLACE	ON
1263	NM	8	Norway Maple	Acer platanoides		WOODLAND	5	5	5	5	4	3	27	R	PROT	N	REPLACE	ON
1264	HL	7	Honeylocust	Gleditsia triacanthos		WOODLAND	5	5	5	5	5	3	28	R	PROT	N	REPLACE	ON
1265	RB	2	River Birch	Betula nigra	x1	WOODLAND	5	5	5	5	5	3	28	R	PROT	N	-	ON
1266	RB	3	River Birch	Betula nigra	x4 2,2,2,1	WOODLAND	5	5	5	5	5	3	28	R	PROT	N	-	ON
1267	BP	4	Bradford Pear	Pyrus calleryana		WOODLAND	5	5	5	5	4	3	27	R	PROT	N		ON
1268	BP	4	Bradford Pear	Pyrus calleryana		WOODLAND	5	5	5	5	4	3	27	R	PROT	N	-	ON
1269	BP	4	Bradford Pear	Pyrus calleryana		WOODLAND	4	4	4	5	3	3	23	R	PROT	N	-	ON
1270	BP	4	Bradford Pear	Pyrus calleryana		WOODLAND	5	5	4	5	4	3	26	R	PROT	N	-	ON
1271	CA	6	Crab Apple	Malus coronaria		WOODLAND	4	4	4	4	4	3	23	S	PROT	N	-	OFFSITE
1272	NM	13	Norway Maple	Acer platanoides		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	-	OFFSITE
1273	WS	9	White Spruce	Picea glauca		WOODLAND	4	4	4	5	3	3	23	S	PROT	N		OFFSITE
1274	NM	12	Norway Maple	Acer platanoides		WOODLAND	4	4	5	5	4	3	25	S	PROT	N	-	ON
1275	HL	6	Honeylocust	Gleditsia triacanthos		WOODLAND	3	3	3	3	3	3	18	R	PROT	N	REPLACE	ON
1276	HL	5	Honeylocust	Gleditsia triacanthos		WOODLAND	3	3	3	4	3	3	19	R	PROT	N	-	ON
1277	BP	4	Bradford Pear	Pyrus calleryana		WOODLAND	5	5	4	5	4	3	26	R	PROT	N	-	ON
1278	BP	5	Bradford Pear	Pyrus calleryana		WOODLAND	5	5	4	5	4	3	26	R	PROT	N	-	ON
1279	BP	4	Bradford Pear	Pyrus calleryana		WOODLAND	5	5	5	4	4	3	26	R	PROT	N		ON
1280	BP	4	Bradford Pear	Pyrus calleryana		WOODLAND	4	4	4	5	5	3	25	S	PROT	N	-	ON
1281	BP	3	Bradford Pear	Pyrus calleryana		WOODLAND	5	4	4	5	4	3	25	R	PROT	N	-	ON
1282	BP	4	Bradford Pear	Pyrus calleryana		WOODLAND	5	4	4	4	4	3	24	R	PROT	N	-	ON
1283	BP	4	Bradford Pear	Pyrus calleryana		WOODLAND	5	4	4	5	4	3	25	R	PROT	N	-	ON
1284	BP	4	Bradford Pear	Pyrus calleryana		WOODLAND	5	5	4	5	4	3	26	R	PROT	N	-	ON
1285	BP	4	Bradford Pear	Pyrus calleryana		WOODLAND	5	5	5	5	4	3	27	R	PROT	N		ON
1286	BP	5	Bradford Pear	Pyrus calleryana		WOODLAND	5	4	4	5	4	3	25	R	PROT	N	-	ON
1287	BP	4	Bradford Pear	Pyrus calleryana		WOODLAND	4	5	4	5	4	3	25	R	PROT	N	-	ON
1288	BP	4	Bradford Pear	Pyrus calleryana	x1 4	WOODLAND	5	5	5	5	4	3	27	R	PROT	N	-	ON
1289	BP	3	Bradford Pear	Pyrus calleryana		WOODLAND	5	4	4	5	3	3	24	R	PROT	N	-	ON
1290	CA	4	Crab Apple	Malus coronaria		WOODLAND	5	5	5	5	5	3	28	R	PROT	N	-	ON
1291	BP	5	Bradford Pear	Pyrus calleryana		WOODLAND	5	5	5	5	4	3	27	R	PROT	N		ON
1292	BP	4	Bradford Pear	Pyrus calleryana		WOODLAND	5	5	5	5	4	3	27	R	PROT	N	-	ON
1293	BP	2	Bradford Pear	Pyrus calleryana		WOODLAND	5	4	4	5	4	3	25	R	PROT	N	-	ON
1294	BP	3	Bradford Pear	Pyrus calleryana		WOODLAND	5	5	5	5	4	3	27	R	PROT	N	-	ON
1295	BP	3	Bradford Pear	Pyrus calleryana		WOODLAND	5	4	4	5	3	3	24	R	PROT	N	-	ON
1296	BP	3	Bradford Pear	Pyrus calleryana		WOODLAND	5	4	4	5	4	3	25	R	PROT	N	-	ON
1297	BP	3	Bradford Pear	Pyrus calleryana		WOODLAND	5	5	4	5	4	3	26	R	PROT	N		ON
1298	BP	2	Bradford Pear	Pyrus calleryana	DEAD	WOODLAND							0	R	PROT	N	-	ON
1299	BP	3	Bradford Pear	Pyrus calleryana	DEAD	WOODLAND							0	R	PROT	N	-	ON

S:\PROJECTS\2022\2022-0256 HUNTERS SQUARE REDEVELOPMENT\DWG\PHASE II REDEVELOPMENT\SITE PLAN\(T-1.0)TREE PRESERVATION PLAN-220256(PH-2).DWG PLOT DATE: 7/14/2025 BY: Charlotte L Esperance DVIEW TWIST: 92d45'25"CW

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
JANET L. EVANS
LANDSCAPE ARCHITECT
NO. 1390
REGISTERED LANDSCAPE ARCHITECT

STATE OF MICHIGAN
TODD D. SHELLY
PROFESSIONAL SURVEYOR
NO. 4001041111
LICENSED PROFESSIONAL SURVEYOR

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

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

KEY MAP

CLIENT
SYMMETRY MANAGEMENT
812 S. MAIN STREET, SUITE #200
ROYAL OAK, MI, 48067

PROJECT TITLE
HUNTER'S SQUARE REDEVELOPMENT
ORCHARD LAKE ROAD AT 14 MILE ROAD
FARMINGTON HILLS, MICHIGAN, 48334

REVISIONS

1 - SPA/PUD RESUBMISSION	12/08/23
2 - SPA/PUD RESUBMISSION	05/31/24
3 - SPA/PUD RESUBMISSION	07/14/25

ORIGINAL ISSUE DATE:
SEPTEMBER 15, 2023

DRAWING TITLE
EXISTING TREE LIST

PEA JOB NO.	22-0256
P.M.	RLS
DN.	BGG
DES.	JLE

DRAWING NUMBER:
T-1.5

NOT FOR CONSTRUCTION

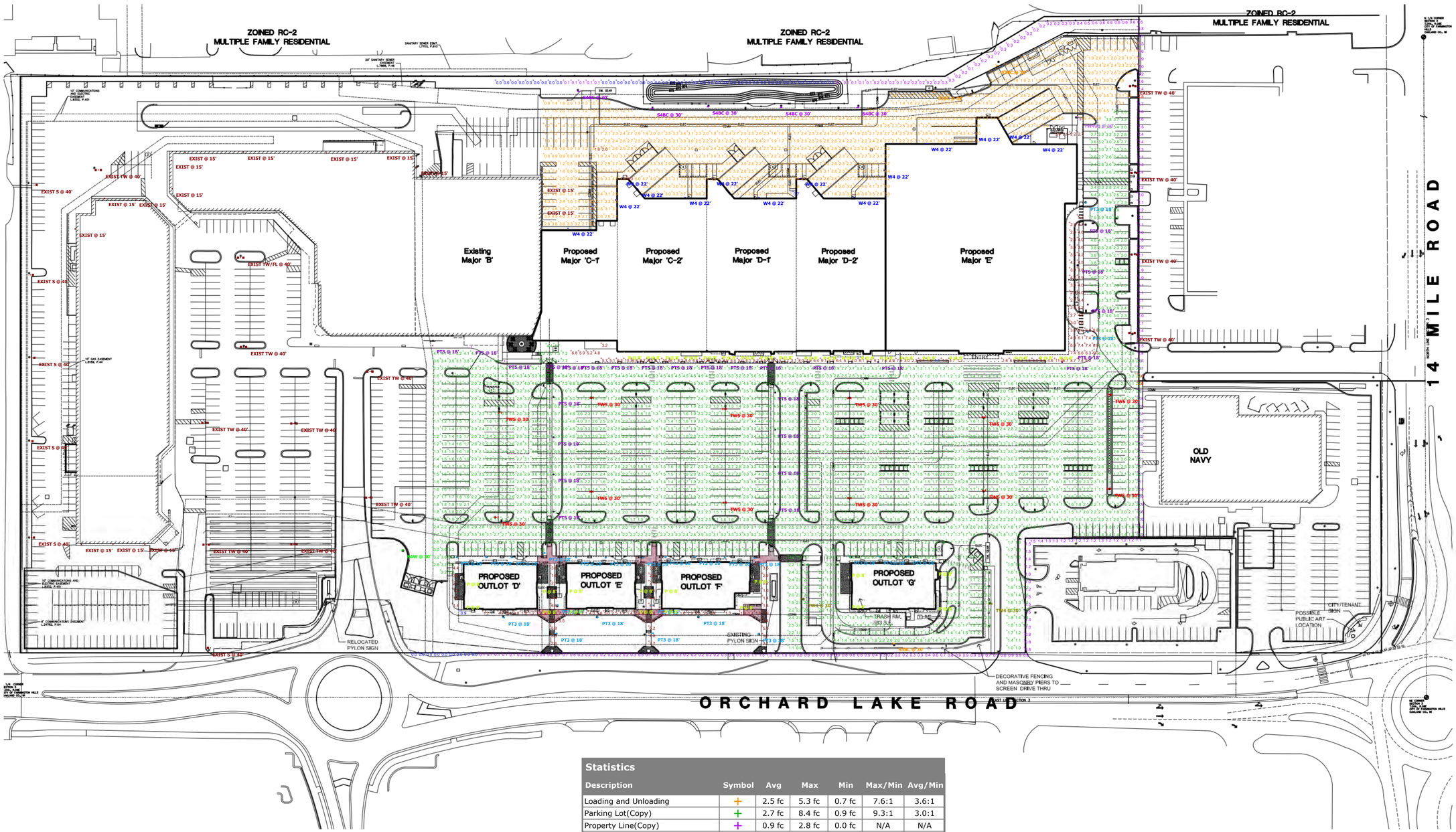
Note

1. CCT of Existing Luminaires Unknown, New Fixtures = 3500K - 80CRI

2. Site Fixtures within 50FT of a Residential Property Line or Public Right-Of--Way to have External or Optic Mounted Back-Light Shielding to meet City Ordinances.

3. Site Fixtures near public roadways to be aimed/directed to minimize light spill - per City Ordinances

4. All fixtures to be full cut-off - any adjustable arm fixtures to be mounted at 90deg.



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Loading and Unloading	+	2.5 fc	5.3 fc	0.7 fc	7.6:1	3.6:1
Parking Lot(Copy)	+	2.7 fc	8.4 fc	0.9 fc	9.3:1	3.0:1
Property Line(Copy)	+	0.9 fc	2.8 fc	0.0 fc	N/A	N/A
Walkways - Proposed Outlots(Copy)	+	3.5 fc	8.0 fc	0.9 fc	8.9:1	3.9:1
Walkways Major C-E(Copy)	+	5.3 fc	11.0 fc	1.1 fc	10.0:1	4.8:1

Site Plan

SCALE: 1" = 60'-0"

Plan View

M/I EAST

Hunters Square Shopping Center
Photometric Site Plan
Farmington Hills, MI

Designer
BG
Date
7/10/2025
Scale
Not to Scale
Drawing No.
001-REV6
Summary

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	S38C		3	LSI INDUSTRIES, INC.	VALS-27L-3W-35KB-IS		1	16599	0.95	178	Max: 22360cd
	S4W		1	LSI INDUSTRIES, INC.	VALS-27L-4W-35KB		1	18757	0.95	178	Max: 21442cd
	S4BC		5	LSI INDUSTRIES, INC.	VALS-27L-4F-35KB-IS		1	16072	0.95	178	Max: 22171cd
	TW4		2	LSI INDUSTRIES, INC.	VALS-27L-4W-35KB		1	18757	0.95	356	Max: 21442cd
	TW4 90		1	LSI INDUSTRIES, INC.	VALS-27L-4W-35KB		1	18757	0.95	356	Max: 21442cd
	TW5		12	LSI INDUSTRIES, INC.	VALS-27L-5QW-35KB		1	22462	0.95	356	Max: 11928cd
	P		36	Performance IN Lighting	070713	SHIELD+1 14.5W 840 Type III 1-10V - Iron grey	1	1773	0.95	14.5	Max: 1214cd
	PT3		24	LSI INDUSTRIES, INC.	OPS-PT-10L-3W-35KB-U0		1	9021	0.95	70	Max: 2631cd
	PT5		27	LSI INDUSTRIES, INC.	OPS-PT-10L-5Q-35KB-U0		1	9443	0.95	70	Max: 3235cd
	W4		14	LSI INDUSTRIES, INC.	XWM-FT-LED-12L-50-BKXX		1	11320	0.95	77	Max: 5862cd
	EXIST TW		12	EXO	ASL2-320L-170-4K7-SQW-U		1	24475	0.7	336	Max: 16228cd
	EXIST TW/FL		1	EXO	ASL2-320L-170-4K7-SQW-U w/Twin Bullhorn Floods		1	24475	0.7	816	Max: 16228cd
				EXO	ASL2-320L-170-4K7-SQW-U w/Twin Bullhorn Floods		1	24475	0.7	408	Max: 16228cd
				EXO	ASL2-320L-170-4K7-SQW-U w/Twin Bullhorn Floods		1	24475	0.7	408	Max: 16228cd
	EXIST S		6	EXO	ASL2-320L-145-4K7-48F-U		1	20495	0.7	143	Max: 17446cd
	EXIST		15	EXO	LNC2-48L-4S-4K7-3-UNV-OBT	LNC2 Wall Pack w/ 48L Microstrike Type III Lens	1	5027	0.7	45.1	Max: 4903cd
	EXIST		15	EXO	LNC2-48L-4S-4K7-3-UNV-OBT	LNC2 Wall Pack w/ 48L Microstrike Type III Lens	1	5027	0.7	45.1	Max: 4903cd

Catalog #: _____ Project: _____ Type: _____

Prepared by: _____ Date: _____

V-Locity® Small (VALS)

Outdoor LED Area Light

OVERVIEW	
Lumen Package	6,000 - 27,000
Wattage Range	36 - 178
Efficacy Range (LPW)	96 - 171
Weight (lbs)	20 (13)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI

QUICK LINKS

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical units. Cast aluminum wiring access door located underneath.
- Self-contained optic board and heat sink assembly can be rotated or replaced in the field.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Max shipping weight: 30lbs in carton

Optical System

- State-of-the-Art optic optics delivers industry-leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary refractor optics provide exceptional coverage and uniformity in distribution types 2, 3H, 3W, 4H, 4W, 4F, FTM, 5QM, 5QM, 5Q, SQW, AM, WF and LC/RC.
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANSI C78.377 as well as phosphor converted amber.
- Minimum CRI of 80 (optional 70 CRI for 5000K, 4000K, and 3000K).
- Factory or field installable integral shielding available for enhanced spill light control.
- Zero Uplight (excludes adjustable arms).

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10 volt dimming (10% - 100%) standard, must specify EXT option for dimming leads to be extended to fixture exterior.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L70 Calculated Life: >60k Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F).
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door.
- Optional integral emergency battery pack provides 90 minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. The fixture delivers 1500 lumens during emergency mode.

Controls

- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- AirLink™ Bllue wireless control system with technology partner Silvair incorporates Luminaire Level Lighting Controls (LLLC) and high-end trim.

Installation

- RIEDIMount pole mount arm allows for a true one-person installation.
- Side arm pole mount designed to mount: to square or round poles.
- Pole mount arms can accommodate pole drill patterns from 2.4 to 5" on center and utilize LSI's reduced B3 or traditional B5 drill patterns.
- Additional mounting options are available including a mast arm or adjustable slip fitter that allow for luminaire attachment to a 2.3/8" tenon or mast arm.
- Adjustable arms allow for 65° of tilt (-5°below horizontal to +60° above horizontal) in 5° increments.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- DarkSky Approved with 3000K or warmer color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications are qualified.

Catalog #: _____ Project: _____ Type: _____

Prepared by: _____ Date: _____

Mirada Medium Wall Sconce (XWM)

Outdoor Wall Sconce

OVERVIEW	
Lumen Package	3,000 - 21,000
Wattage Range	23 - 175
Efficacy Range (LPW)	125 - 158
Weight (lbs/kg)	27 (12.2)
Control Options	MSBT, ALB, ALS, PCI

QUICK LINKS

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Hinged die-cast aluminum wiring access door located underneath.
- Galvanized-steel universal wall mount bracket comes standard with hinging mechanism to easily access the junction box wire connections without removing the luminaire.
- Optional pole-mounting bracket (XPMA) permits mounting to standard poles.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Max shipping weight: 30lbs in carton

Optical System

- State-of-the-Art one piece silicone optic provides industry leading optical control while also acting as an integrated gasket reducing system complexity and improving fixture reliability.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in Types 2, 3, 4, and FT distributions.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero uplight.
- 5000K, 4000K, 3500K, 3000K, and 2700K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- 70 or 80CRI Minimum.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) input 50/60 HZ or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours
- Total harmonic distortion (THD): <20%
- 3L to 12L operating temperature: -40°C to +50°C (-40°F to +122°F).
- 15L operating temperature: -40°C to +45°C (-40°F to +113°F).
- 18L operating temperature: -40°C to +40°C (-40°F to +104°F).
- 21L operating temperature: -40°C to +35°C (-40°F to + 95°F).
- Power factor (PF): >.90
- Input power stays constant over life.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door.
- Optional integral emergency battery pack provides 90 minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. The fixture delivers 1500 lumens during emergency mode.

Controls

- Optional integral passive infrared Bluetooth™ motion sensor options. Fixtures operate independently and can be commissioned via app. Updates and modifications to the control strategy are easily implemented via an intuitive app.
- AirLink™ Bllue wireless control systems with technology partner Silvair incorporates Luminaire Level Lighting Controls (LLLC) and high-end trim.

Installation

- Universal wall mounting plate easily mounts directly to 4" octagonal or square junction box.
- 2 fasteners secure the hinged door underneath the housing and provide quick & easy access to the electrical compartment for installing/servicing.
- Optional terminal block accepts up to 12 ga wire.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.
- 1 Year warranty on Battery Back-up option

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- DarkSky Approved with 3000K or warmer color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet Locations.
- IP65 rated luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications when pole mounted (using optional XPMA bracket) or wall mounted
- IK08 rated luminaire per IEC 62262 mechanical impact code
- DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL, to confirm which versions are qualified.

Catalog #: _____ Project: _____ Type: _____

Prepared by: _____ Date: _____

V-Locity® Small (VALS) Outdoor LED Area Light

Your questions? Call us at (800) 436-7830

ORDERING GUIDE

TYPICAL ORDER EXAMPLE: VALS 3L AW UNV 4K0 BLK SA ALDM2SCR IS

Prefix	Lumen Package	Distribution	Orientation*	Voltage	Color Temp / Rendering	Finish
VALS - V-Locity Area Light Small	**6L** - 6,000 lm, 36W **9L** - 9,000 lm, 54W **12L** - 12,000 lm, 74W **15L** - 15,000 lm, 93W **18L** - 18,000 lm, 111W **21L** - 21,000 lm, 130W **24L** - 24,000 lm, 151W **27L** - 27,000 lm, 178W Custom Lumen Packages*	**2** - Type 2 **3H** - Type 3 Medium **3W** - Type 3 Wide **4H** - Type 4 Medium **4W** - Type 4 Forward **4F** - Type 4 Wide **FTM** - Forward Throw Medium **5QM** - Type 5 Square Medium **5Q** - Type 5 Square **SQW** - Type 5 Square Wide **AM** - Automotive Merchandise **WF** - Wall Wash Flood **LC** - Left Corner **RC** - Right Corner	**(Blank)** - Standard **S** - Optics rotated to the left 90° **E** - Optics rotated to right 90°	**UNV** - Universal Voltage (120-277V) **HV** - High Voltage (347-480V)	**5K0** - 5000K (70CRI) **4K0** - 4000K (70CRI) **3K0** - 3000K (70CRI) **2K0** - 2700K (70CRI) Dark Sky Approved (CT): **3K0** - 3000 KT - 3K0 CR **3K0-** - 3000 KT - 80 CRI **2K0** - 2700 KT - 80 CRI	**BLK** - Black **BRZ** - Dark Bronze **GPG** - Gain Metal Gray **GPT** - Graphite **PEP** - Platinum Plus **WHT** - White

Mounting	Controls (Choose One)	Sound-Alone Controls	Options
SA - Universal Side Arm Pole Mount **SF** - Adjustable Slip Fitter **DA** - Downrod Adjustable Pole Mount Arm **WA** - Wall Arm	**(Blank)** - None **Wireless Controls System:** **ALSC** - AirLink Synapse Control System **ALSCSD** - AirLink Synapse Control System with 12-27 Mft Motion Sensor **ALSCSX** - AirLink Synapse Control System with 25-42 Mft Motion Sensor **ALDM2SX** - AirLink Blue Long-Range Wireless Multi-Range Sensor Controller (25-55' Mtg)* **ALDM2SR** - AirLink Blue Long-Range Wireless Multi-Range Sensor Controller (35-45' Mtg)*	**EXT** - 0-10v Dimming leads extended to housing exterior **CSTP** - 7 Pin Control Receptacle ANSI C136.41* **DMSBT1** - Integral Bluetooth® Motion and Photocell Sensor (9-24' Mtg)* **DMSBT2** - Integral Bluetooth® Motion and Photocell Sensor (25-42' Mtg)* **PCSR** - 120-277 Volt for Photocell **PCSRD** - 347V Button Photocell	**IS** - Internal Shield* **TE** - Toolless Entry (Must Arm Only)

Need more information? Click here for our glossary

Have additional questions? Call us at (800) 436-7830

Accessory Ordering Information†

CONTROLS ACCESSORIES	
Description	**Order Number**
Twist Lock Photocell (2000 hr use with) CSTP	521541
Twist Lock Photocell (200-277) for use with CSTP	521515
Twist Lock Photocell (347V) for use with CSTP	521516
Twist Lock Photocell (480V) for use with CSTP	521520
Astrid 3 Pin Twist Lock Controller	601405
Astrid 7 Pin Twist Lock Controller	601410
Starting Cap for use with CSTP	141528

FUSING OPTIONS*	
Description	**Order Number**
Single Fusing (120V)	See Fusing Accessories Guide
Single Fusing (277V)	
Double Fusing (120V, 240V)	
Double Fusing (480V)	
Double Fusing (347V)	

EXTERNAL SHIELDING OPTIONS	
Description	**Order Number**
1.5" External Shield	
9" External Shield	

1. Custom lumens and wattage packages available consult factory. Allow an extra week to prevent turnaround, but not listed.
2. Only available in SQ Lumen Package. Consult factory for lead time and availability.
3. IMSBT and ALDM2SX control options are not available in 2L or 3L lumen packages when high voltage (HV) is specified.
4. PCSR is a field configurable via the Lenovo app that can be downloaded from your smartphone's app store.
5. Not available in HV.
6. Accessories are shipped separately and field installed.
7. Fusing must be located in the hot run of poles.
8. "CSP" to be ordered for panel finish selection. See finish options for panel color selection.

Mirada Medium Wall Sconce (XWM) Outdoor Wall Sconce

Your questions? Call us at (800) 436-7830

ORDERING GUIDE

TYPICAL ORDER EXAMPLE: XWM 2 LED 8SL 5Q UE BRZ ALSC

Family	Distribution	Light Source	Lumen Package	Color Temperature
XWM - Mirada Medium Wall Sconce	**2** - Type 2 **3** - Type 3 **4** - Type 4 **FT** - Type 4 Forward Throw	**LED**	**3L** - 3,000 **4L** - 4,000 **6L** - 5,700 **8L** - 8,000 **12L** - 12,000 **15L** - 15,950 **18L** - 18,000 **21L** - 21,000 **Custom Lumen Packages†**	**5K** - 5000K (70CRI) **5KHO** - 5000K (90CRI) **4K** - 4000K (70CRI) **4KHO** - 4000K (90CRI) **3KHO** - 3000K (90CRI)

Voltage	Finish	Controls	Options
UE - Universal Voltage (120-277V) **HV** - High Voltage (347-480V)	**BLK** - Black **BRZ** - Dark Bronze **GPG** - Gain Metal Gray **GPT** - Graphite **PEP** - Platinum Plus **SVG** - Satin Verde Green **WHT** - White	**Blank** - None **Wireless Controls** **ALSC** - AirLink Synapse Control System **ALSCSD1** - AirLink Synapse Control System with 8-12' Motion Sensor **ALSCSD2** - AirLink Synapse Control System with 12-20' Motion Sensor **ALDM2SR** - AirLink Blue Wireless Motion & Photo Sensor Controller (8 - 15') (mounting height)* **ALDM2SX** - AirLink Blue Wireless Motion & Photo Sensor Controller (16 - 42' mounting height)* **Standalone Controls** **EXT** - 0-10v Dimming leads extended to housing exterior **DMSBT1** - Integral Bluetooth® Motion and Photocell Sensor (8-24' Mtg)* **DMSBT2** - Integral Bluetooth® Motion and Photocell Sensor (25-42' Mtg)* **Button Type Photocells** **PCS120** - 120V **PCS208-277** - 208 - 277V **PCS347** - 347V	**Blank** - None **BB** - Battery Back-up (0°C)* **CWBB** - Cold Weather Battery Backup (-20°C)* **DMBA** - Pole Mounting Bracket **SPD** - 10kV Surge Protection **TB** - Terminal Block

Need more information? Click here for our glossary

Have additional questions? Call us at (800) 436-7830

FUSING ACCESSORY ORDERING INFORMATION†

Part Number	Description
FK120	FK120 - Single Fusing
FK277	FK277 - Single Fusing
FK347	FK347 - Single Fusing
DFK208	DFK - Double Fusing
DFK240	DFK - Double Fusing (240V)
DFK480	DFK - Double Fusing (480V)

MOUNTING ACCESSORY ORDERING INFORMATION†

Part Number†	Description
RMS7AR18	RMM Mid Location Surface Conduit/Entrapment Box
753652	18" Linear Strip Spacer Kit (2" decommended per Luminaire)

1. Custom lumens and wattage packages available consult factory. Allow an extra week to prevent turnaround, but not listed.
2. Only available in SQ Lumen Package. Consult factory for lead time and availability.
3. IMSBT and ALDM2SX control options are not available in 2L or 3L lumen packages when high voltage (HV) is specified.
4. PCSR is a field configurable via the Lenovo app that can be downloaded from your smartphone's app store.
5. Not available in HV.
6. Accessories are shipped separately and field installed.
7. Fusing must be located in the hot run of poles.
8. "CSP" to be ordered for panel finish selection. See finish options for panel color selection.

Catalog #: _____ Project: _____ Type: _____

Prepared by: _____ Date: _____

Opulence Post Top (Zero Uplight)

Outdoor Decorative Post Top

OVERVIEW	
Lumen Package (lm)	3,000 - 17,000
Wattage Range (W)	20 - 105
Efficacy Range (LPW)	112 - 146
Weight lbs (kg)	25.0 (11.3)

QUICK LINKS

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.

Optical System

- High density LED optical system delivers industry leading optical performance and visual comfort.
- 7 distribution types 3W, 4F, 5Q, SQ, SC, 5R, SD & AD
- Diffused lens version provides maximum visual comfort with reduced brightness and LED pixelization.
- Available in 3000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANSI C78.377. Also available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 80
- External Shield available for field installation (see accessory ordering information and dimensions for details).

Electrical

- High-performance driver features overvoltage, under-voltage, short-circuit and over temperature protection (6kV surge standard).
- 0-10V dimming driver (optional extended leads).
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- Total harmonic distortion (THD): <20%
- Operating temperature: -40°C to +40°C (-40°F to +104°F).
- Power factor (PF): >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Integral passive infrared Bluetooth™ motion and photocell sensor options. Fixtures operate independently and can be commissioned via an iOS or Android configuration app.
- LSI's AirLink™ Blue lighting control system is a simple feature rich wireless Bluetooth mesh network. The integrated fixture sensor module provides wireless control of grouped fixtures based on motion sensors, daylight or a fully customizable schedule. Updates and modifications to the control strategy are easily implemented via an intuitive iOS app.

Installation

- Designed to mount directly to a 2 5/8" - 3" outer diameter tenon (4" tall).
- Optional flush mount accessory slips inside the top of a 4" round pole for a virtually seamless transition from pole to luminaire.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements
- DarkSky Approved; with 3000K and warmer color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- IK09 rated luminaire per IEC 62262 mechanical impact code with polycarbonate lens (PLY).
- 3G rated for ANSI C136.31 high vibration applications.
- DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL, to confirm which versions are qualified.

Opulence Post Top (Zero Uplight) Outdoor Decorative Post Top

Your questions? Call us at (800) 436-7830

ORDERING GUIDE

TYPICAL ORDER EXAMPLE: OPS PT 8L SQ UNV 40K0 BLK ALDM2

Prefix	Mounting	Lumen Package*	Distribution	Voltage	Color Temperature / Rendering
OPS - Opulence Small	**PT** - Post Top (2 3/8" 3" tenons)	**3L** - 3,000 lm, 20w **5L** - 5,000 lm, 30w **8L** - 8,000 lm, 45w **11L** - 11,000 lm, 65w **14L** - 14,000 lm, 85w **17L** - 17,000 lm, 105w	**2W** - Type 2 Wide (Tenon Mount) **3W** - Type 3 Wide **4F** - Type 4 (Forward Throw) **5Q** - Type 5 Square **SQW** - Type 5 (Wide) **PMW** - Pedestrian Wide **SC** - Type 5 (Cosine Wide) **RW** - Asymmetric (Offset)	**UNV** - Universal Voltage (120-277V) **HV** - High Voltage (347-480V)	**5K0** - 5000K (70 CRI) **4K0** - 4000K (70 CRI) **3K0** - 3000K (70 CRI) **2K0** - 2700K (70 CRI) **Dark Sky Approved (CT):** **3K0** - 3000 KT - 80 CRI **2K0** - 2700 KT - 80 CRI

Finish	Controls	Options
BLK - Black **BRZ** - Dark Bronze **GPT** - Graphite **PEP** - Platinum Plus **WHT** - White	**Blank** - None **Wireless Controls System** **ALDM1** - AirLink Blue Wireless Motion & Photo Sensor Controller (8-25' Mtg)* **ALDM2** - AirLink Blue Wireless Motion & Photo Sensor Controller (26-40' Mtg)* **Stand-Alone Controls** **EXT** - 0-10v Dimming leads extended to housing exterior **CSTP** - 7 Pin Control Receptacle ANSI C136.41* **DMSBT1** - Integral Bluetooth® Motion and Photocell Sensor (8-24' Mtg)* **DMSBT2** - Integral Bluetooth® Motion and Photocell Sensor (25-42' Mtg)*	**Blank** - None **BB** - Battery Back-up (0°C)* **CWBB** - Cold Weather Battery Backup (-20°C)* **SPD** - 10kV Surge Protection **PCI** - Polycarbonate Lens†

Need more information? Click here for our glossary

Have additional questions? Call us at (800) 436-7830

CONTROLS ACCESSORIES ORDERING INFORMATION†

Order Number	Description
521534	Twist Lock Photocell (120V) for use with CSTP
521515	Twist Lock Photocell (208-277V) for use with CSTP
521516	Twist Lock Photocell (347V) for use with CSTP
521520R	Twist Lock Photocell (480V) for use with CSTP
601409	Astrid 3 Pin Twist Lock Controller
601410	Astrid 7 Pin Twist Lock Controller
141528	Starting Cap for use with CSTP

MOUNTING ACCESSORIES ORDERING INFORMATION†

Order Number†	Description
754420GR	Internal Post Mount Adapter for 4" OD Round Pole
752767GR	Post Top Wall Mount Bracket
753580GR	6"OD Post Top Arm Bracket
694630GR	Internal Tenon Adapter for 3" Square Pole
694645GR	Internal Tenon Adapter for 5" Square Pole
694650GR	Internal Tenon Adapter for 5" Square Pole
807070GR	Decorative Base Cover (3 1/2" Round Pole)
753512	10' Linear Strip Tube Kit (2' decommended per Luminaire)
752340	DISC - External Shield (Black Finish Only)

FUSING ACCESSORIES ORDERING INFORMATION†

Order Number	Description
FK120	Single Fusing (120V)
FK277	Single Fusing (277V)
DFK347	Double Fusing (347V)
DFK480	Double Fusing (480V)

1. CSA-2270 thru 8A available with HL-3/13 Lumen Package.
2. Amber 1000 nm available in 2Q, 3Q, 4F/Q Lumen packages.
3. Options are field configurable via a Lenovo app that can be downloaded from your smartphone's app store.
4. Not available with HV/347V options.
5. Fusing must be located in hot run of poles.
6. Accessories are shipped separately and field installed.
7. "CSP" to be ordered for panel finish selection. See finish options for panel color selection.
8. Not available with 8/10 AWG thru-wire or MOLEX/AMP connection options.

PERFORMANCE IN LIGHTING | powered by GEWISS

PRODUCT CODE: 070713
PROJECT
TYPE

SHIELD+1 TYPE III

IP 66 | 3 yrs | WET | DUAL VOLTAGE | 1-10 V | LISTED | RAL

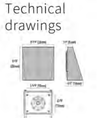
Part number 070713
Lampholder: LED
Wattage: 14.5 W
Housing: AN-96 / Iron gray / Textured
Degree of protection: IP66
CRI: 80
Kelvin: 4000
IESNA Type: Asymmetric Extra-Wide
BUG Rating: Type III
Luminaire lumen output [lm]: B1-U0-G0
Li: 1773 lm
Bi: L80
cULus: B10
Voltage: n°
Min. ambient temperature [°C]: 120/277 V
Max. ambient temperature [°C]: -30
50

Description

Long lasting energy-efficient wall pack series. Fixtures consist of:
- Multi-step powder coat painting process, optimized against UV rays and corrosion;
- Copper-free (<1%) precision die-cast aluminium housing and mounting plate;
- Extra-clear, tempered, silk-screened, flat glass diffuser;
- Custom-molded, anti-aging gasket(s);
- Stainless steel external hardware;
- High-efficiency LSSB, combined with an optimized passive cooling system, provides a long LED life;
- Specular vacuum metallized polycarbonate reflector provides full cutoff, no glare design, and precision optical control;
- Type III light distribution;
- Input voltage: 120-277 V (50 / 60 Hz). Integral 1-10 V dimming driver;
- Field settable integral tri-level lumen/wattage package proprietary (IP rated) driver for SHIELD+ 1 (rotating factory setting at the lowest level);
- Standard knock-out template for multiple junction box mounting options;
- Suitable for three surface mounted conduit entry points with 1/2" NPS plugs;
- BUTTON and SENSEL (2R 277 V Dc / 347AC photoelectric switch options available (ordered separately);
- The luminaire may be configured with numerous options and multiple standard finishes. Not all options are available in all configurations. Consult factory for more information about specification sheet details to build your light.
- Product meets Buy American Act (BAA) requirements within AMRA.

Photometric data

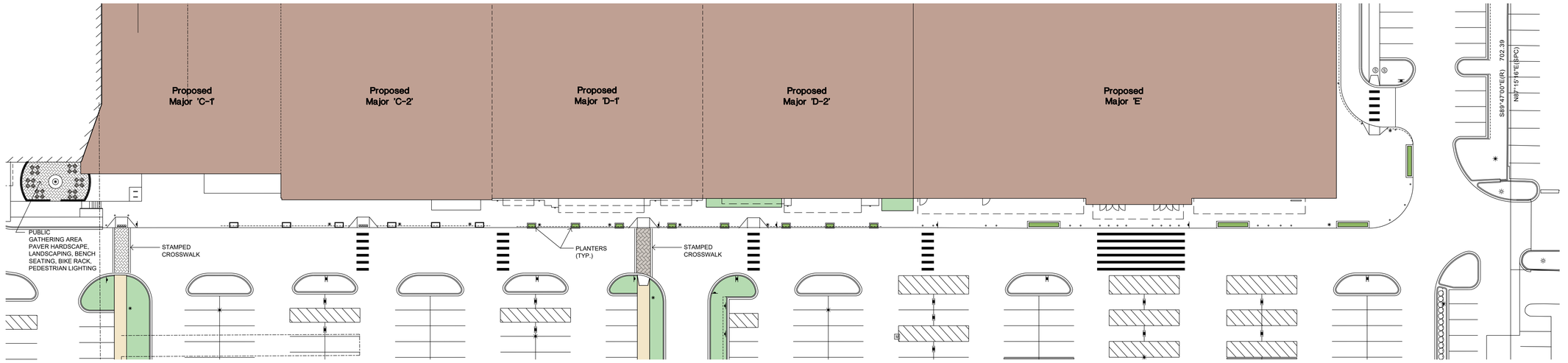
Technical drawings



MLS EAST

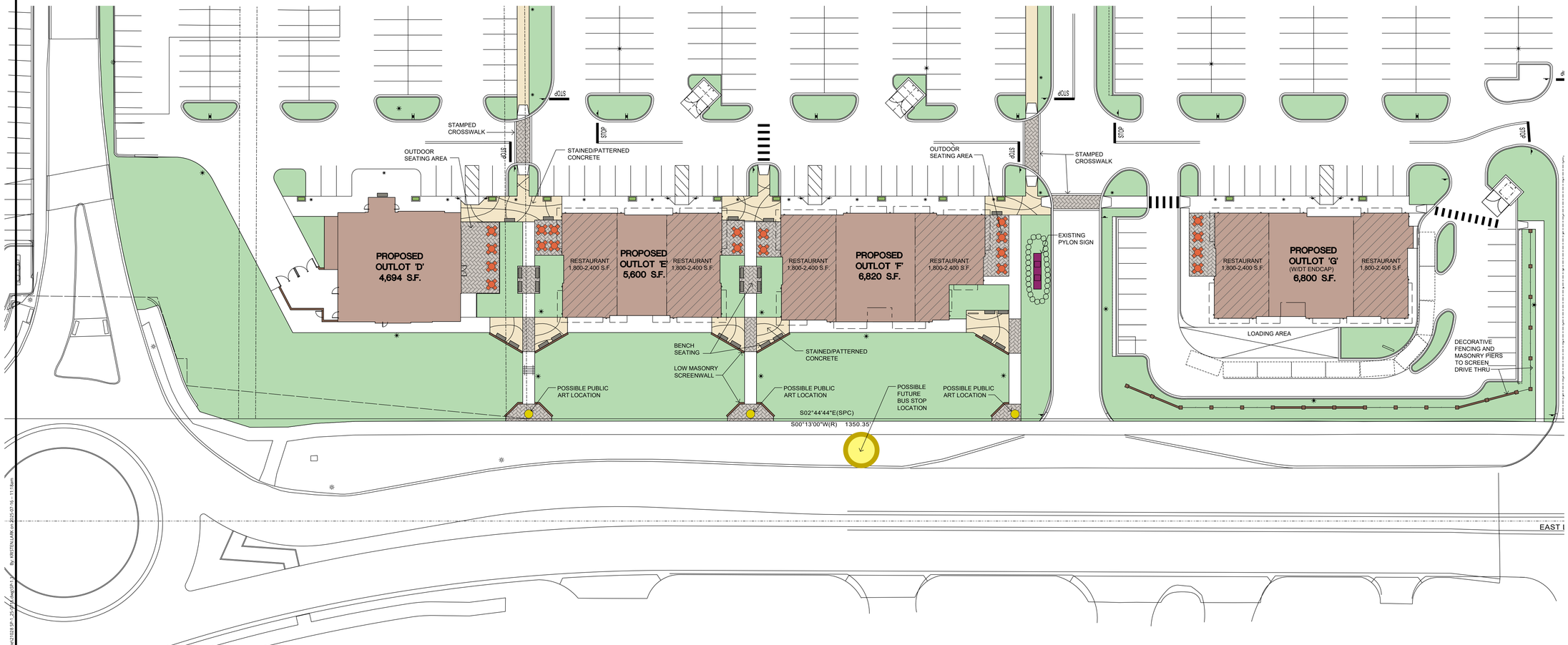
Hunters Square Shopping Center
Photometric Site Plan
Farmington Hills, MI

Designer
BG
Date
7/10/2025
Scale
Not to Scale
Drawing No.
001-REV6
Summary



Partial Site Plan - Major C, D & E

SCALE: 1" = 30'-0"



Partial Site Plan - Outparcels

SCALE: 1" = 30'-0"

C:\Drawings\21028\01\SD\SD2 Submittal\21028 SP-1.2.dwg, By: KRISTEN LARK, 9/8/2023 - 11:15am

Colliers
Engineering & Design

www.colliersengineering.com

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Formerly Known as ROGVOY

REV	DATE	DESCRIPTION
	09/08/23	REVIEW

Hunter's Square Shopping Center

SWC Orchard Lake Rd. & 14 Mile Rd.
Farmington Hills, MI

Colliers
Engineering & Design
SOUTHFIELD
20750 Civic Center Dr., Suite 305
Southfield, MI 48076
Phone: 248.540.7700
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING, CT P.C.

SCALE: AS SHOWN	DRAWN BY: BDB
DESIGNED BY: BDB	REVIEWED BY: MD
DATE ISSUED: 09/08/23	PROJECT NUMBER: 21028-OD

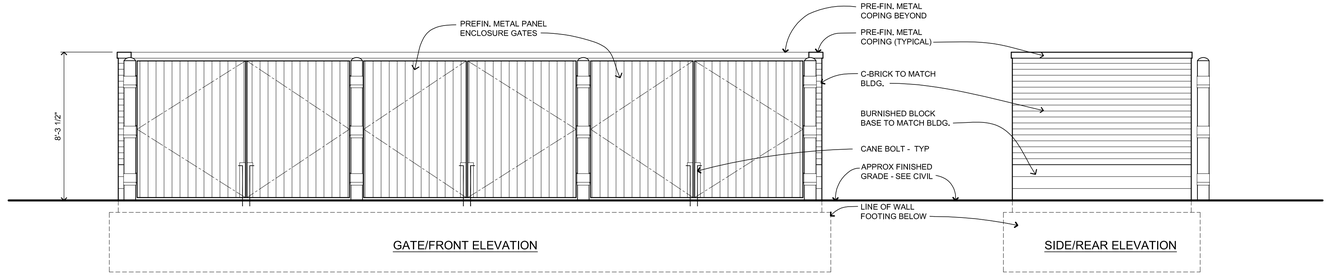
SHEET NAME:

Site Plan Amenities

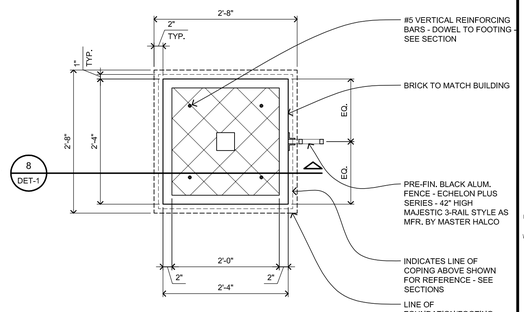
DRAWING NUMBER:

SP-1.1

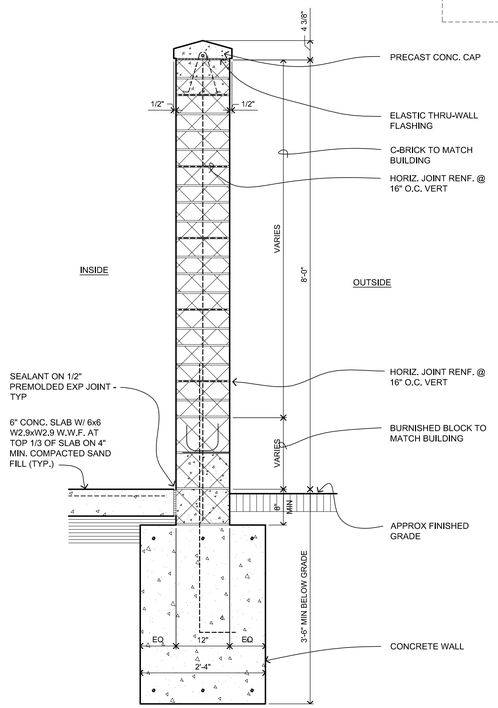
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



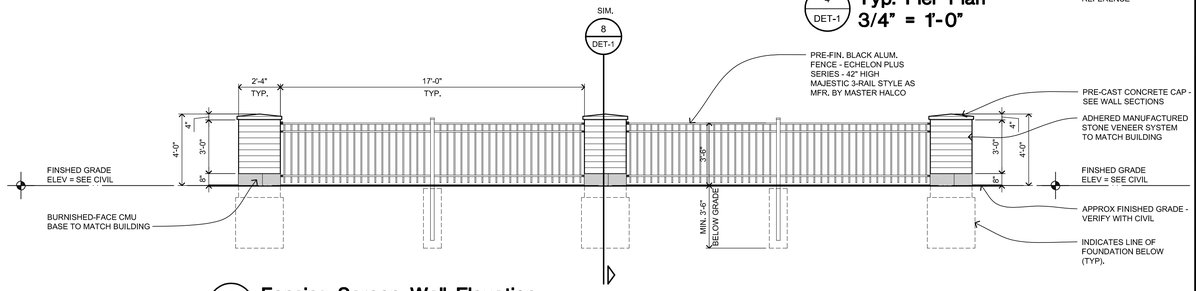
Dumpster Enclosure Elevations
1/4" = 1'-0"
(TYP. FOR SINGLE/DOUBLE/TRIPLE ENCLOSURES)



4 DET-1 Typ. Pier Plan
3/4" = 1'-0"

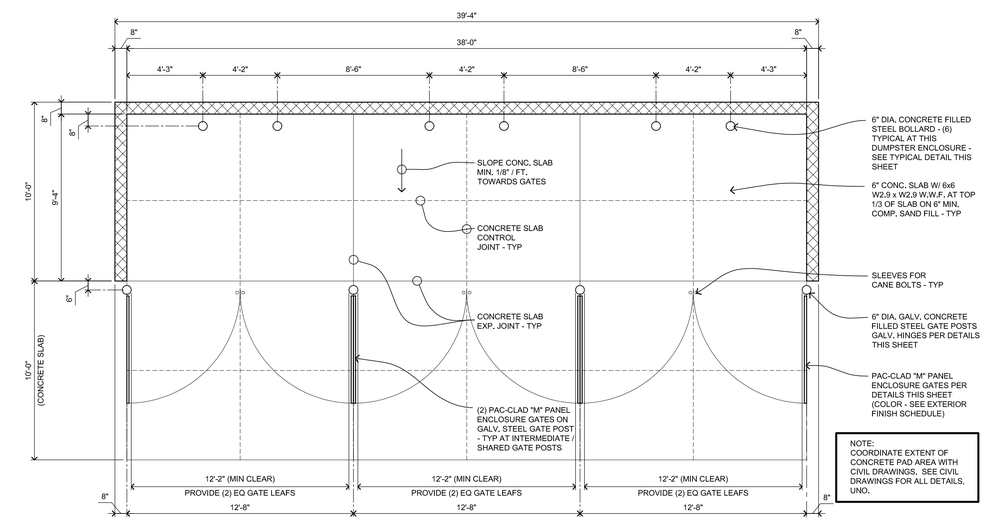


Dumpster Enclosure Wall Section
3/4" = 1'-0"

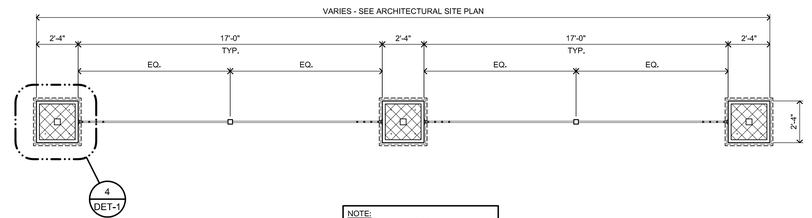


6 Fencing Screen Wall Elevation
1/4" = 1'-0"

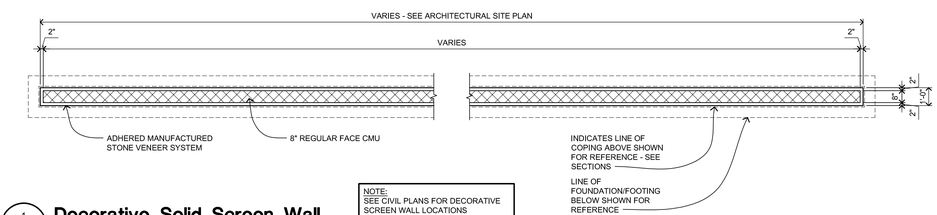
5 DET-1 Decorative Screen Wall Elevation
1/4" = 1'-0"



Dumpster Enclosure Plan - Triple
1/4" = 1'-0"



2 Fencing Screen Wall Plan
1/4" = 1'-0"



1 Decorative Solid Screen Wall Plan 1/4" = 1'-0"

NOT FOR CONSTRUCTION

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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REV	DATE	DESCRIPTION
.	09/08/23	REVIEW

Hunter's Square Shopping Center

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Farmington Hills, MI

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Phone: 248.540.7700
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SCALE: AS SHOWN	DRAWN BY: BDB
DESIGNED BY: BDB	REVIEWED BY: MD
DATE ISSUED: 09/08/23	PROJECT NUMBER: 21028-OD

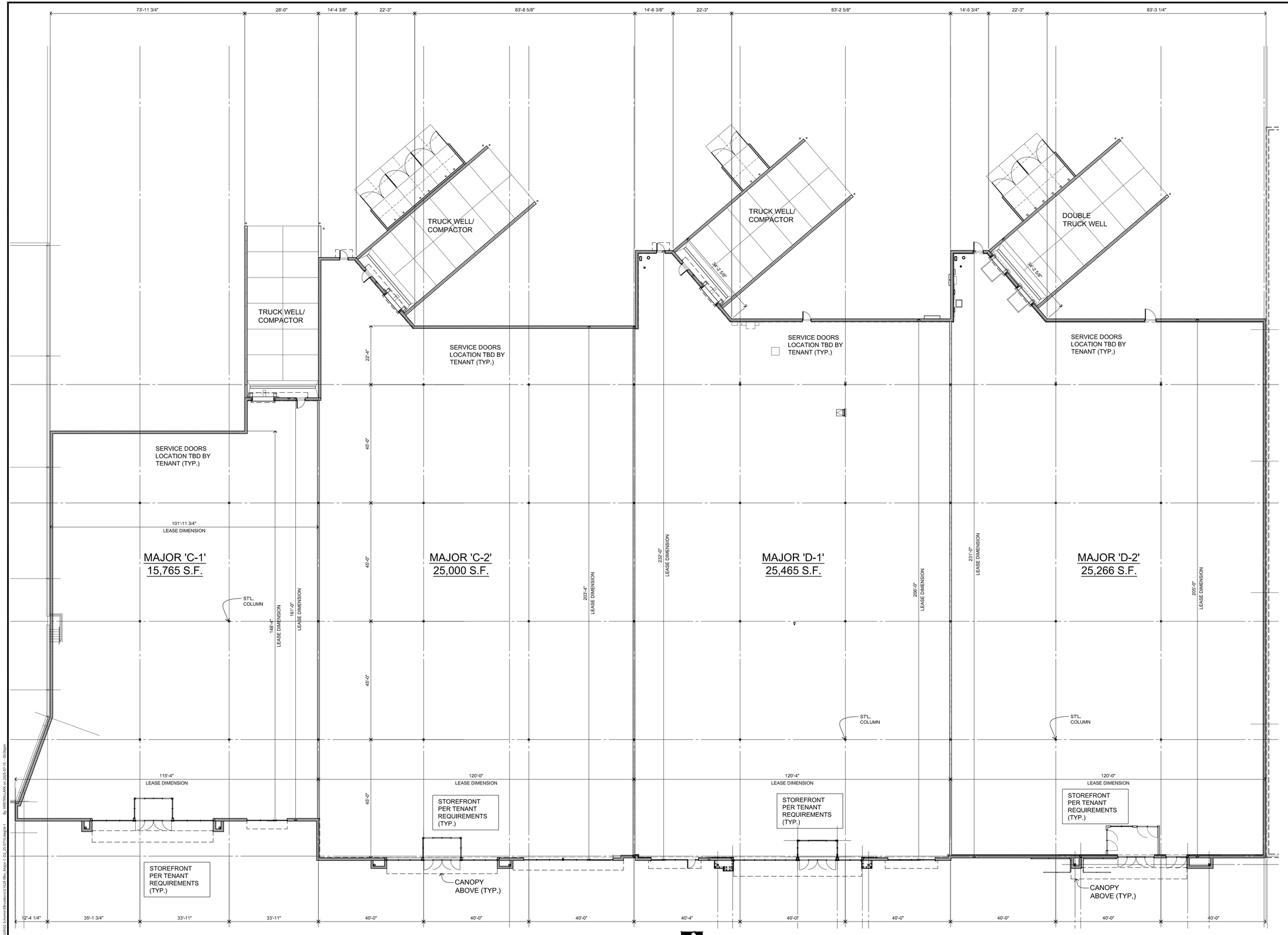
SHEET NAME:

Architectural Site Details

DRAWING NUMBER:

DET-1

I:\Drawings\2021\21028\02 Sitework\2-1028-EP-1A_DET-1.2.5.0719.dwg By: MARTIN.PEKART on 2023-07-19 - 03:58pm



Floor Plan

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

D:\Drawings\2021\210203 Shared\Revit\m210203_Bldg_Major C-D_25-01V3.rvt By KRISTEN.LASK on 2025-07-15 - 05:00pm

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.	06/27/23	REVIEW
.	09/24/23	REVISED
.	09/07/23	REVISED

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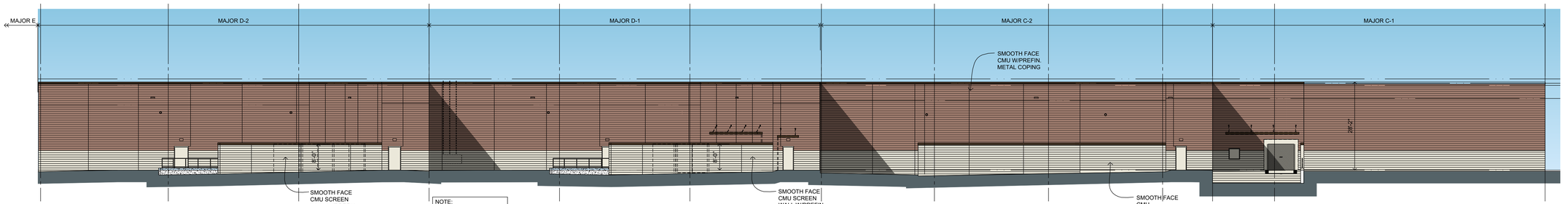
SCALE: AS SHOWN
DRAWN BY: KL
DESIGNED BY: KL
REVIEWED BY: MD
DATE ISSUED:
PROJECT NUMBER: 21028

SHEET NAME: Conceptual Floor Plan

DRAWING NUMBER: A-1

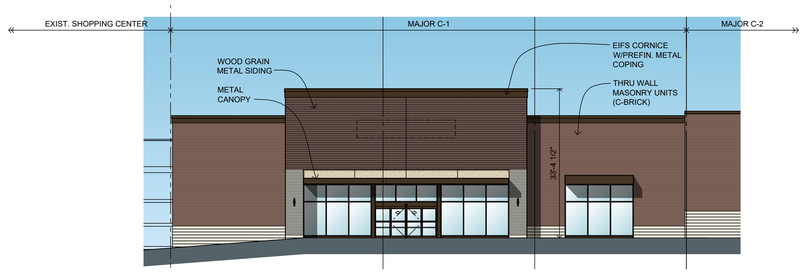
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



NOTE:
ROOF TOP UNITS SHALL BE SCREENED BY BLDG. PARAPET WALLS

Partial West Elevation

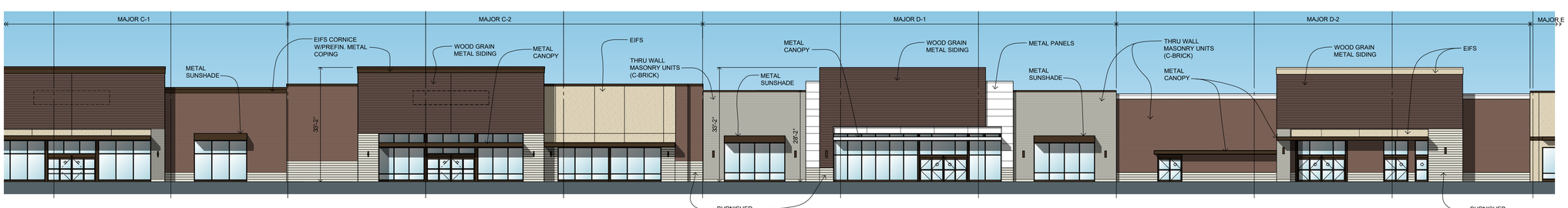
Scale: 1/16"=1'-0"



NOTE:
ROOF TOP UNITS SHALL BE SCREENED BY BLDG. PARAPET WALLS

Partial East Elevation

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



NOTE:
ROOF TOP UNITS SHALL BE SCREENED BY BLDG. PARAPET WALLS

Partial East Elevation

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

C:\Drawings\2021\21028\03 Schemes\Revisions\21028 Rev Major E-D2-25-2710.dwg 8.x.2 By KRISTEN LAIRE on 2025-07-15 - 10:52pm

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REV	DATE	DESCRIPTION
.	09/15/23	OWNER REVIEW
.	08/29/23	REVISED
.	12/05/23	REVISED

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SCALE: AS SHOWN
DRAWN BY: KL
DESIGNED BY: KL
REVIEWED BY: MD
DATE ISSUED:
PROJECT NUMBER: 21028

SHEET NAME:

Conceptual Building Elevations

DRAWING NUMBER:

A-2

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

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f: 517.272.9836

meijer

REV.	DATE	DESCRIPTION

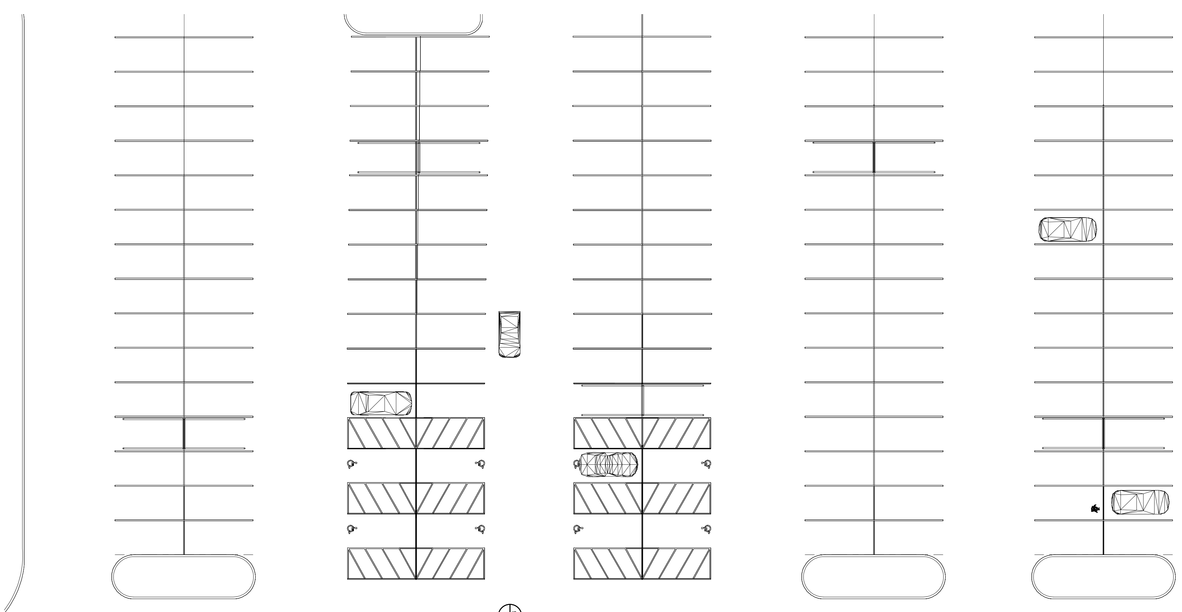
FARMINGTON HILLS, MICHIGAN
ORCHARD LAKE ROAD AND 14 MILE ROAD
FARMINGTON HILLS, MI 48334

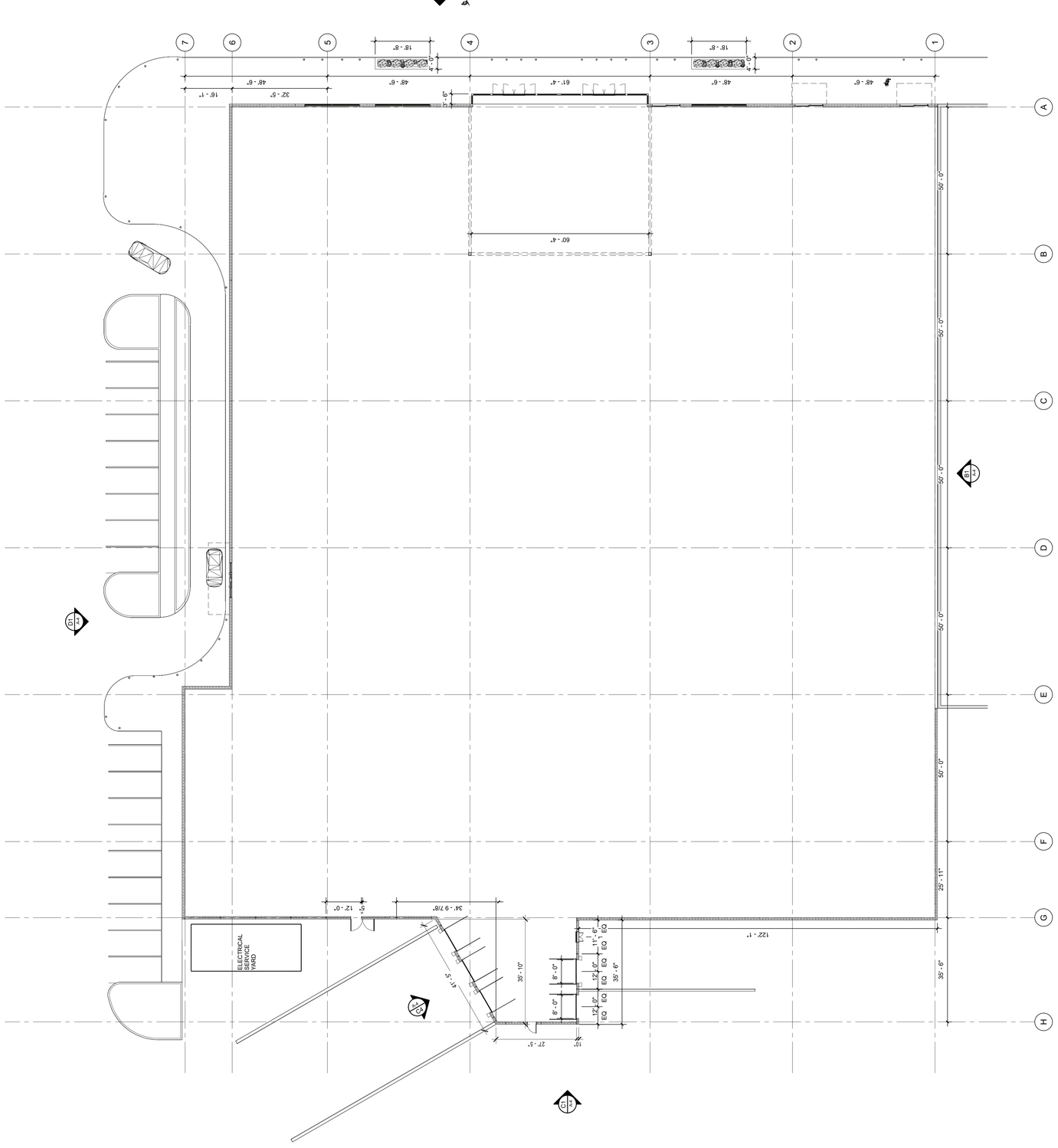
OVERALL FLOOR PLAN

ISSUED FOR:
PERMIT
BID
CONSTRUCTION

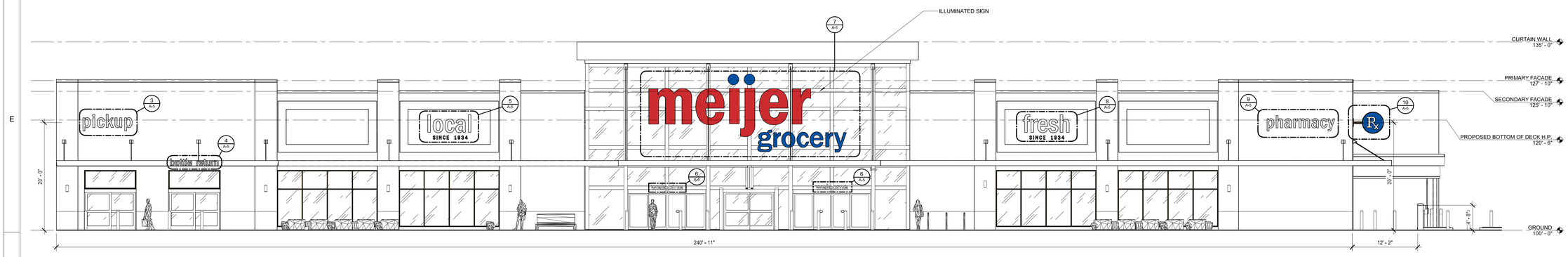
PROJECT MANAGER: TRR
DESIGNER: KJH
JOB NO. 23010766A

A-3



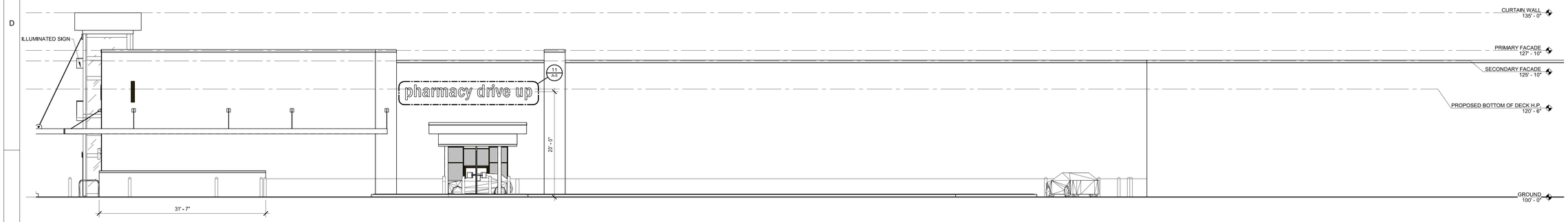


A1 OVERALL FLOOR PLAN
SCALE: 1/16" = 1'-0"



EAST ELEVATION - SIGNAGE

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



NORTH ELEVATION - SIGNAGE

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

3 PICKUP SIGNAGE — 16.81 S.F.
SCALE : 1/2" = 1'-0"

4 BOTTLE RETURN SIGNAGE — 9.90 S.F.
SCALE : 1/2" = 1'-0"

5 LOCAL SIGNAGE — 30.00 S.F.
SCALE : 1/2" = 1'-0"

6 WELCOME SIGNAGE — 8.45 S.F.
SCALE : 1/2" = 1'-0"

8 FRESH SIGNAGE — 32.19 S.F.
SCALE : 1/2" = 1'-0"

EAST ELEVATION SIGNAGE

TOTAL SIGNAGE: 675.49 S.F.

TOTAL ELEVATION: 6,981.69 S.F.

SIGNAGE PERCENTAGE OF ELEVATION: 9.68%

NORTH ELEVATION SIGNAGE

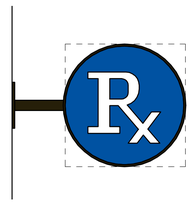
TOTAL SIGNAGE: 41.93 S.F.

TOTAL ELEVATION: 6,968.71 S.F.

SIGNAGE PERCENTAGE OF ELEVATION: 0.60%

7 MEIJER GROCERY SIGNAGE — 531.67 S.F.
SCALE : 1/2" = 1'-0"
INTERNALLY ILLUMINATED

9 PHARMACY SIGNAGE — 22.02 S.F.
SCALE : 1/2" = 1'-0"



10 RX BLADE SIGNAGE — 16.00 S.F.
SCALE : 1/2" = 1'-0"
INTERNALLY ILLUMINATED

11 PHARMACY DRIVE UP SIGNAGE — 41.93 S.F.
SCALE : 1/2" = 1'-0"

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f: 517.272.9836

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REV.	DATE	DESCRIPTION

FARMINGTON HILLS, MICHIGAN
ORCHARD LAKE ROAD AND 14 MILE ROAD
FARMINGTON HILLS, MI 48334

SIGNAGE

ISSUED FOR:	
PERMIT	
BID	
CONSTRUCTION	

PROJECT MANAGER	DESIGNER
TRR	KJH

JOB NO.
23010766A

A-4.3

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REV.	DATE	DESCRIPTION

FARMINGTON HILLS, MICHIGAN
ORCHARD LAKE ROAD AND 14 MILE ROAD
FARMINGTON HILLS, MI 48334

3D VIEWS

ISSUED FOR:	
PERMIT	
BID	
CONSTRUCTION	

PROJECT MANAGER	DESIGNER
TRR	KJH

JOB NO.
23010766A

A-6

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7050 W. Saginaw Highway Suite 200
Lansing, MI 48917
p:517.272.9835
f: 517.272.9836

meijer

REV.	DATE	DESCRIPTION

FARMINGTON HILLS, MICHIGAN
ORCHARD LAKE ROAD AND 14 MILE ROAD
FARMINGTON HILLS, MI 48334

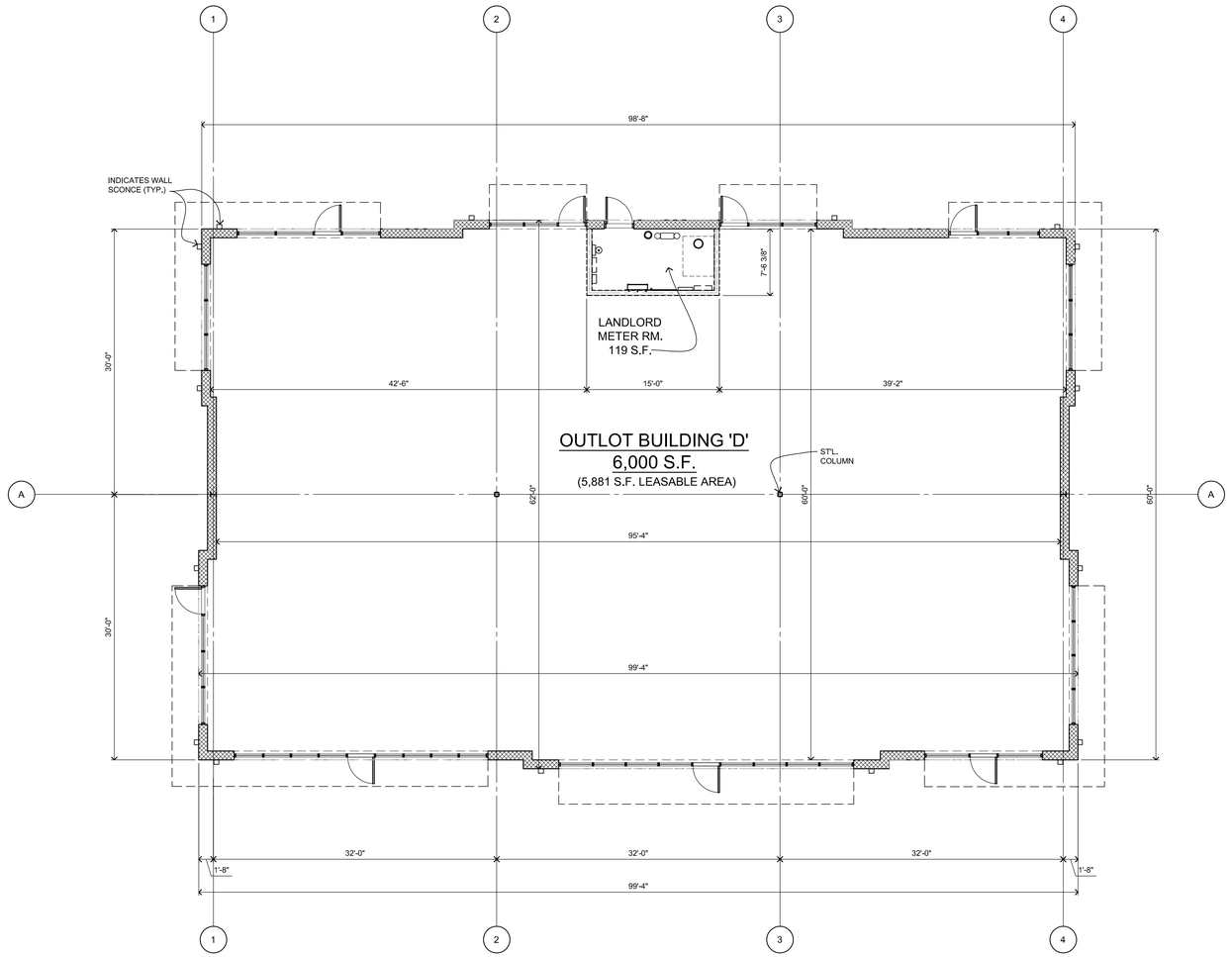
EVENING AND PHARMACY 3D VIEWS

ISSUED FOR:	
PERMIT	
BID	
CONSTRUCTION	

PROJECT MANAGER	DESIGNER
TRR	KJH

JOB NO.
23010766A

A-7



Floor Plan - Outlot Building 'D'

6,000 S.F. **Scale: 1/8"=1'-0"**

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REV	DATE	DESCRIPTION
.	6/27/23	REVIEW
.	09/07/23	REVIEW

Proposed Outlot Building 'D' at

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Farmington Hills, MI

Colliers Engineering & Design

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Southfield, MI 48076
Phone: 248.540.7700
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING, CT P.C.

SCALE:	DRAWN BY:
AS SHOWN	BDB
DESIGNED BY:	REVIEWED BY:
BDB	MD
DATE ISSUED:	PROJECT NUMBER:
06/27/23	21028-OD

SHEET NAME:

Conceptual Floor Plan

DRAWING NUMBER:

A-5

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

C:\Drawings\2021\21028\02 Scheme\Overall Footprint\ 21028-OD.dwt 6/27/2023 12:14pm By: MATTHEW.PICKERT on 2023-06-27

WEST ELEVATION TRANSPARENCY PERCENTAGES : (MEASURED BETWEEN 2'-8" A.F.F.) PROVIDED: 75.8% (452 S.F.)	EAST ELEVATION TRANSPARENCY PERCENTAGES : (MEASURED BETWEEN 2'-8" A.F.F.) PROVIDED: 49.1% (290.75 S.F.)
NORTH ELEVATION TRANSPARENCY PERCENTAGES : (MEASURED BETWEEN 2'-8" A.F.F.) PROVIDED: 46.1% (166 S.F.)	SOUTH ELEVATION TRANSPARENCY PERCENTAGES : (MEASURED BETWEEN 2'-8" A.F.F.) PROVIDED: 46.1% (166 S.F.)
OVERALL TRANSPARENCY PERCENTAGE : 56.3% (1,074.75 S.F.)	

NOTE:
ROOF TOP UNITS SHALL BE SCREENED BY BLDG. PARAPET WALLS

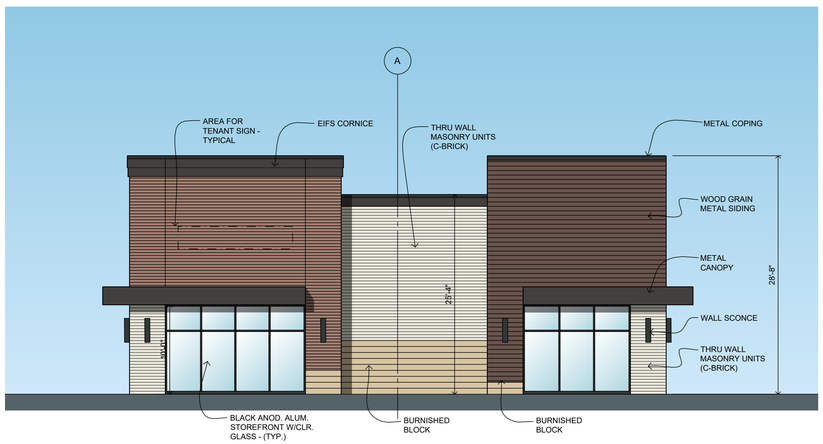
North Elevation

Scale: 1/8"=1'-0"

NOTE:
ROOF TOP UNITS SHALL BE SCREENED BY BLDG. PARAPET WALLS

East Elevation

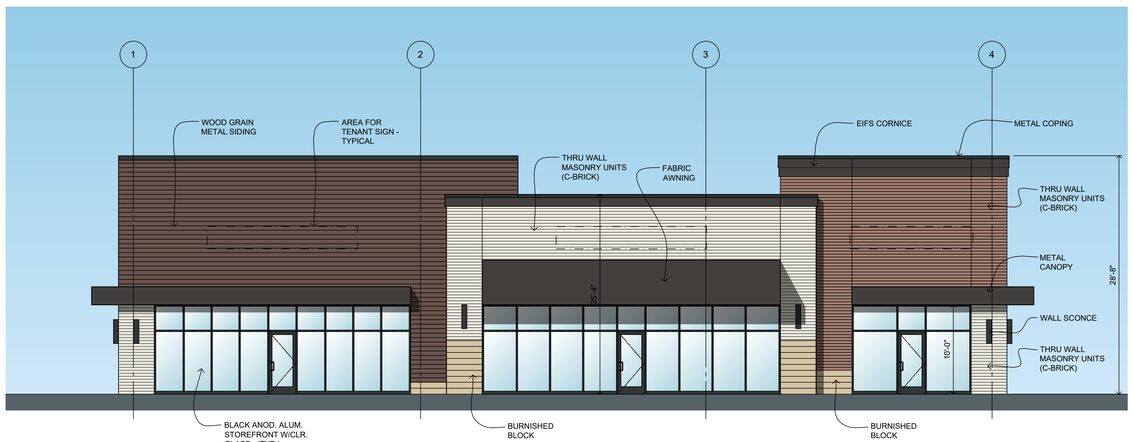
Scale: 1/8"=1'-0"



NOTE:
ROOF TOP UNITS SHALL BE SCREENED BY BLDG. PARAPET WALLS

South Elevation

Scale: 1/8"=1'-0"



NOTE:
ROOF TOP UNITS SHALL BE SCREENED BY BLDG. PARAPET WALLS

West Elevation

Scale: 1/8"=1'-0"

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REV	DATE	DESCRIPTION
	06/28/23	REVIEW
.	09/07/23	REVIEW
.	12/05/23	REVISED
.	.	.
.	.	.

.

Proposed Outlot Building 'D' at

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Farmington Hills, MI

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SCALE: AS SHOWN	DRAWN BY: BDB
DESIGNED BY: BDB	REVIEWED BY: MD
DATE ISSUED: 06/28/2023	PROJECT NUMBER: 21028-OD

SHEET NAME:

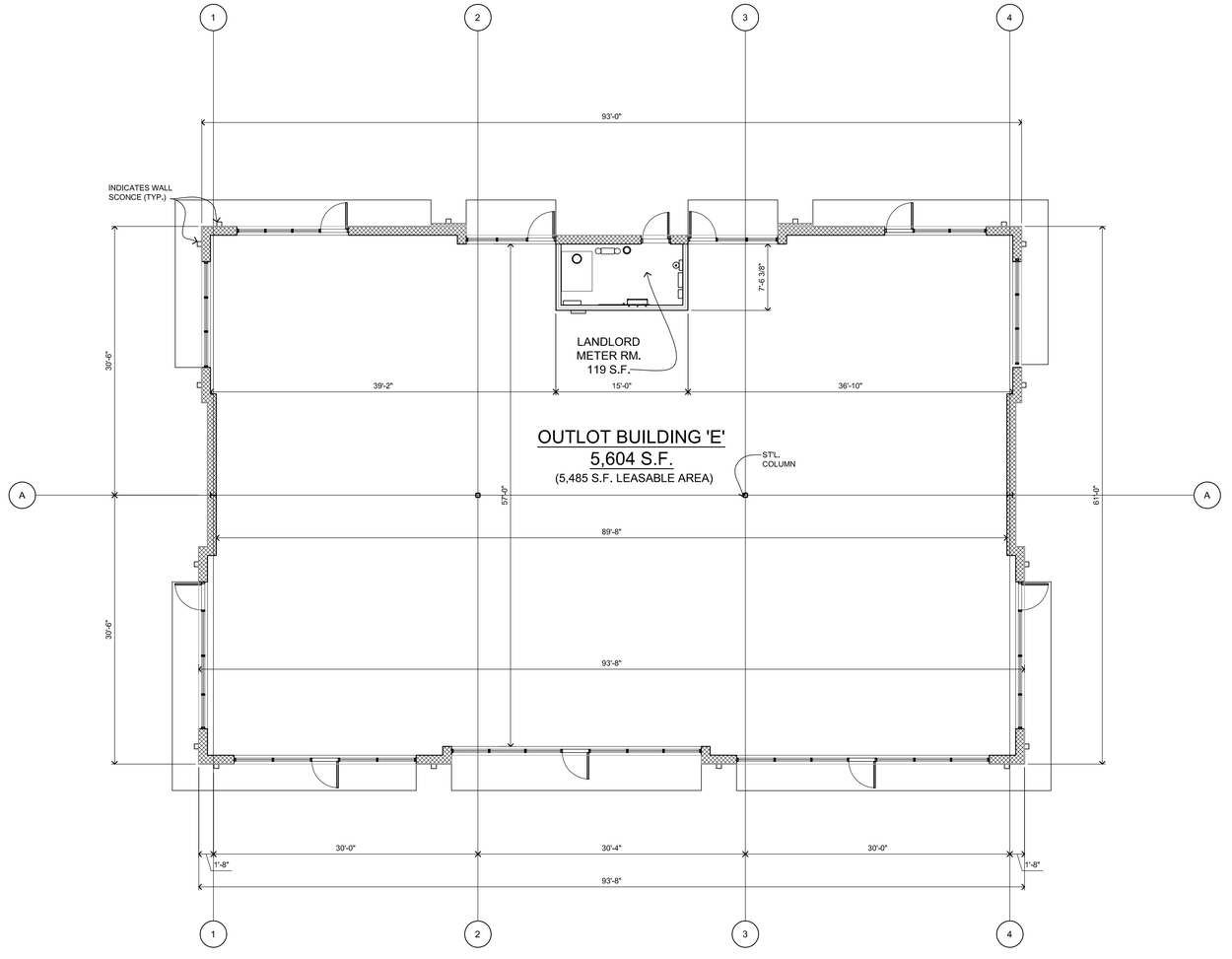
Conceptual Building Elevations

DRAWING NUMBER:

A-6

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

G:\Drawings\2021\21028\02 Scheme\Overall Outparcel LODs\Outlot D\21028-OD LOD 25-0710-2.dwg, By: KAITLIN.PICKART on 2025-07-10 – 01:41pm



Floor Plan - Outlot Building 'E'

5,604 S.F. **Scale: 1/8"=1'-0"**

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	06/27/23	REVIEW
.	09/07/23	REVIEW
.	.	.
.	.	.
.	.	.
.		

Proposed Outlot Building 'E' at

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Farmington Hills, MI

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SCALE: AS SHOWN	DRAWN BY: BDB
DESIGNED BY: BDB	REVIEWED BY: MD
DATE ISSUED: 06/27/23	PROJECT NUMBER: 21028-OE

SHEET NAME:

Conceptual Floor Plan

DRAWING NUMBER:

A-7

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

C:\Drawings\2021\21028\02 Shared\Shared Projects\01 CEDV\Outlet E\21028-OE (10-25-0916).dwg By: MATTHEW PICKARD on 2023-07-19 - 01:31pm

WEST ELEVATION TRANSPARENCY PERCENTAGES : (MEASURED BETWEEN 2'-8" A.F.F.) PROVIDED: 82.9% (466 S.F.)	EAST ELEVATION TRANSPARENCY PERCENTAGES : (MEASURED BETWEEN 2'-8" A.F.F.) PROVIDED: 47.8% (267 S.F.)
NORTH ELEVATION TRANSPARENCY PERCENTAGES : (MEASURED BETWEEN 2'-8" A.F.F.) PROVIDED: 47% (172 S.F.)	SOUTH ELEVATION TRANSPARENCY PERCENTAGES : (MEASURED BETWEEN 2'-8" A.F.F.) PROVIDED: 47% (172 S.F.)
OVERALL TRANSPARENCY PERCENTAGE : 58.1% (1,077 S.F.)	

NOTE:
ROOF TOP UNITS SHALL BE SCREENED BY BLDG. PARAPET WALLS

North Elevation

Scale: 1/8"=1'-0"

NOTE:
ROOF TOP UNITS SHALL BE SCREENED BY BLDG. PARAPET WALLS

East Elevation

Scale: 1/8"=1'-0"

NOTE:
ROOF TOP UNITS SHALL BE SCREENED BY BLDG. PARAPET WALLS

South Elevation

Scale: 1/8"=1'-0"

NOTE:
ROOF TOP UNITS SHALL BE SCREENED BY BLDG. PARAPET WALLS

West Elevation

Scale: 1/8"=1'-0"

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REV	DATE	DESCRIPTION
	06/28/23	REVIEW
.	09/07/23	REVIEW
.	12/05/23	REVISED

Proposed Outlot Building 'E' at

Hunter's Square Shopping Center

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Farmington Hills, MI

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Phone: 248.540.7700
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING, CT P.C.

SCALE: AS SHOWN	DRAWN BY: BDB
DESIGNED BY: BDB	REVIEWED BY: MD
DATE ISSUED: 06/28/23	PROJECT NUMBER: 21028-OE

SHEET NAME:

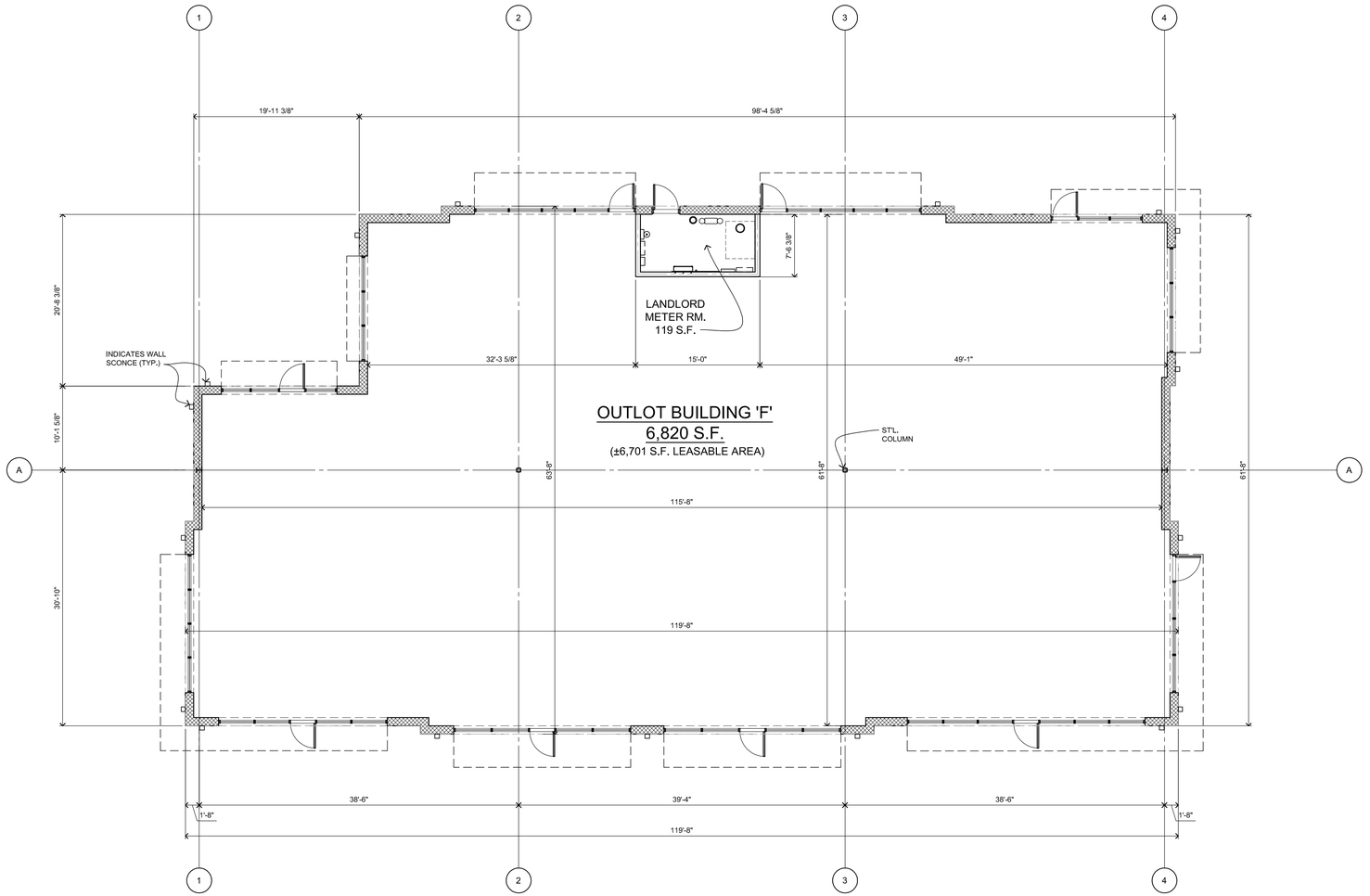
Conceptual Building Elevations

DRAWING NUMBER:

A-8

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

G:\Drawings\2021\21028\02 Scheme\Overall Outparcel LOD\Outlot E\21028-OE LOD 25-0710.dwg, By: KAITLIN PICKART on 2025-07-10 - 01:44pm



Floor Plan - Outlot Building 'F'

+/-6,820 S.F. Scale: 1/8"=1'-0"

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Formerly Known as ROGVOY ARCHITECTS

REV	DATE	DESCRIPTION
.	06/27/23	REVIEW
.	09/07/23	REVISED
.	.	.
.	.	.
.	.	.
.		

Proposed Outlot Building 'F' at

Hunter's Square Shopping Center

SWC Orchard Lake Rd. & 14 Mile Rd.
Farmington Hills, MI

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Southfield, MI 48076
Phone: 248.540.7700
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING, CT P.C.

SCALE:	DRAWN BY:
AS SHOWN	BDB
DESIGNED BY:	REVIEWED BY:
BDB	MD
DATE ISSUED:	PROJECT NUMBER:
06/27/2023	21028-OF

SHEET NAME:

Conceptual Floor Plan

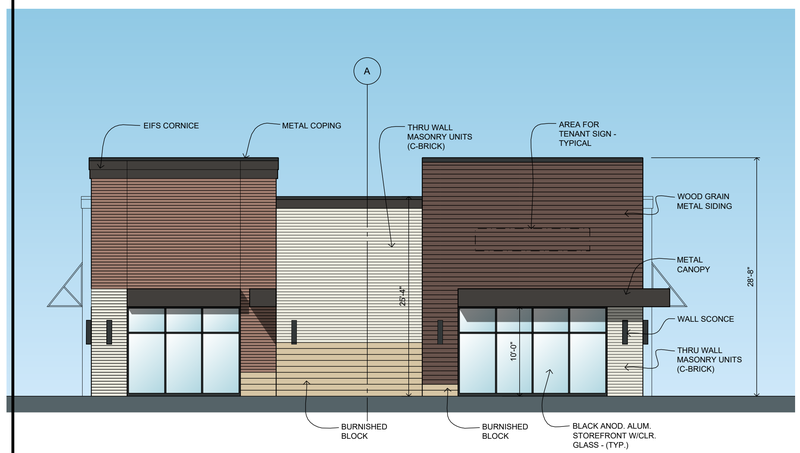
DRAWING NUMBER:

A-9

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

G:\Drawings\2021\210280\2 Submit\Shell & Outparcel\Cmb\Outlot Plot\108 FOF LOD 25 (FTI).dwg 9:9 By: KAITLIN PEKART on 2025-07-15 - 01:53pm

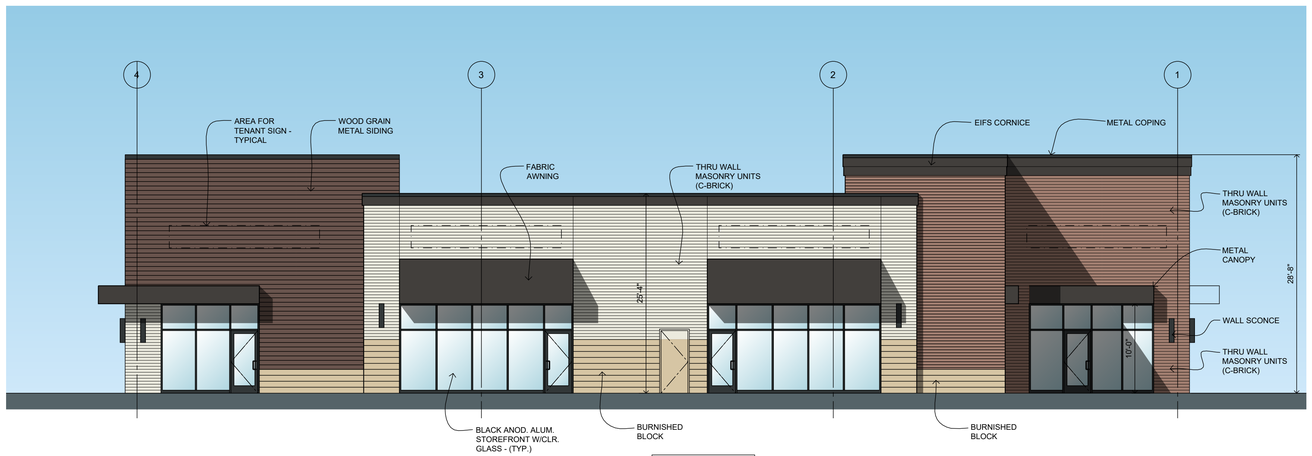
WEST ELEVATION TRANSPARENCY PERCENTAGES : (MEASURED BETWEEN 2'-8" A.F.F.) PROVIDED: 76.6% (550 S.F.)	EAST ELEVATION TRANSPARENCY PERCENTAGES : (MEASURED BETWEEN 2'-8" A.F.F.) PROVIDED: 53.5% (382.6 S.F.)
NORTH ELEVATION TRANSPARENCY PERCENTAGES : (MEASURED BETWEEN 2'-8" A.F.F.) PROVIDED: 46.5% (176 S.F.)	SOUTH ELEVATION TRANSPARENCY PERCENTAGES : (MEASURED BETWEEN 2'-8" A.F.F.) PROVIDED: 46.5% (176 S.F.)
OVERALL TRANSPARENCY PERCENTAGE : 59.1% (1,284.6 S.F.)	



NOTE:
ROOF TOP UNITS SHALL BE SCREENED BY BLDG. PARAPET WALLS

North Elevation

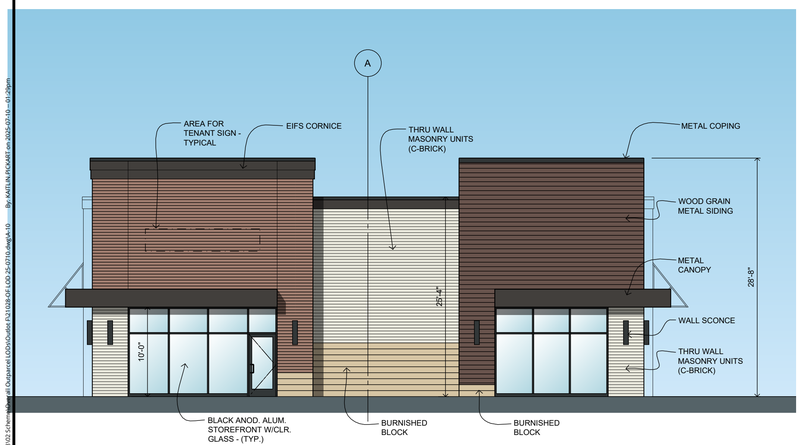
Scale: 1/8"=1'-0"



NOTE:
ROOF TOP UNITS SHALL BE SCREENED BY BLDG. PARAPET WALLS

East Elevation

Scale: 1/8"=1'-0"



NOTE:
ROOF TOP UNITS SHALL BE SCREENED BY BLDG. PARAPET WALLS

South Elevation

Scale: 1/8"=1'-0"

NOTE:
ROOF TOP UNITS SHALL BE SCREENED BY BLDG. PARAPET WALLS

West Elevation

Scale: 1/8"=1'-0"

G:\Drawings\2021\21028\02-Schematic\Working\Outparcel\LOD\Outlot F\21028-OF-LOD-25-0710.dwg A-10 By: KAITLIN.BOGART on 2025-07-10 - 01:29pm

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Formerly Known as ROGVOY

REV	DATE	DESCRIPTION
.	06/28/23	REVIEW
.	09/07/23	REVISED
.	12/05/23	REVISED

Proposed Outlot Building 'F' at

Hunter's Square Shopping Center

SWC Orchard Lake Rd. & 14 Mile Rd.
Farmington Hills, MI

Colliers Engineering & Design
SOUTHFIELD
20750 Civic Center Dr., Suite 305
Southfield, MI 48076
Phone: 248.540.7700
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING, CT P.C.

SCALE: AS SHOWN	DRAWN BY: BDB
DESIGNED BY: BDB	REVIEWED BY: MD
DATE ISSUED: 06/28/2023	PROJECT NUMBER: 21028-OF

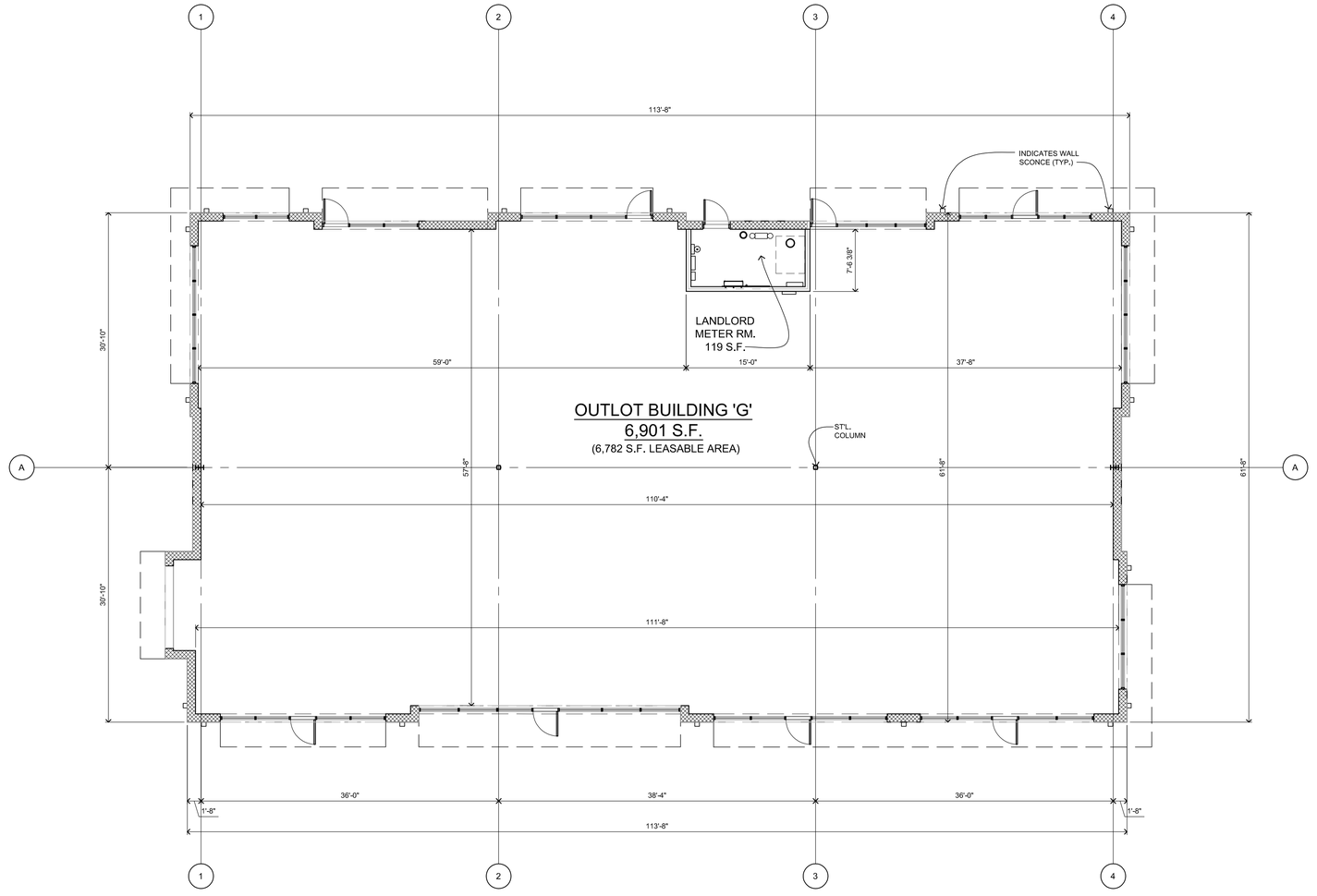
SHEET NAME:

Conceptual Building Elevations

DRAWING NUMBER:

A-10

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



Floor Plan - Outlot Building 'G'

6,901 S.F. Scale: 1/8"=1'-0"

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REV	DATE	DESCRIPTION
.	06/27/23	REVIEW
.	09/07/23	REVIEW
.	12/05/23	REVISED
.	.	.
.	.	.

Proposed Outlot Building 'G' at

Hunter's Square Shopping Center

SWC Orchard Lake Rd. & 14 Mile Rd.
Farmington Hills, MI

Colliers Engineering & Design
SOUTHFIELD
20750 Civic Center Dr., Suite 305
Southfield, MI 48076
Phone: 248.540.7700
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING, CT P.C.

SCALE:	DRAWN BY:
AS SHOWN	BDB
DESIGNED BY:	REVIEWED BY:
BDB	MD
DATE ISSUED:	PROJECT NUMBER:
06/27/2023	21028-OG

SHEET NAME:

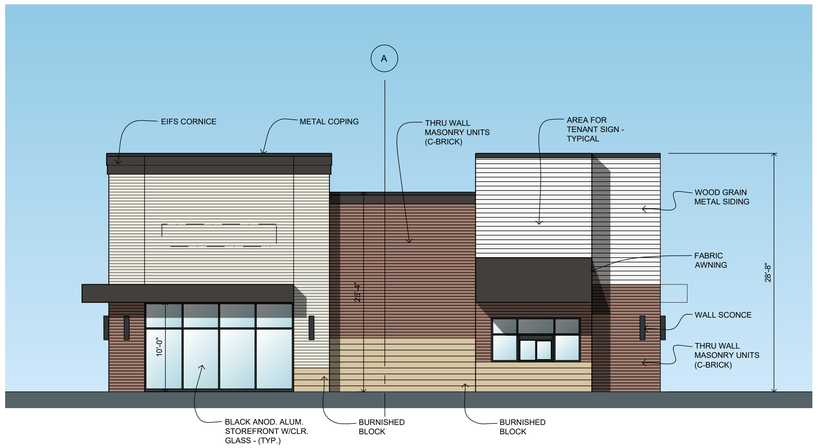
Conceptual Floor Plan

DRAWING NUMBER:

A-11

G:\Drawings\2021\21028\02 Drawings & Documents\04 Outlots\Outlot G\21028-OG-23-01TH.dwg|A-11 By: KARTHIK PICKART on 2025-01-10 - 10:31pm

WEST ELEVATION TRANSPARENCY PERCENTAGES : (MEASURED BETWEEN 2'-8" A.F.F.) PROVIDED: 82.4% (562 S.F.)	EAST ELEVATION TRANSPARENCY PERCENTAGES : (MEASURED BETWEEN 2'-8" A.F.F.) PROVIDED: 58.1% (394 S.F.)
NORTH ELEVATION TRANSPARENCY PERCENTAGES : (MEASURED BETWEEN 2'-8" A.F.F.) PROVIDED: 40.5% (150 S.F.)	SOUTH ELEVATION TRANSPARENCY PERCENTAGES : (MEASURED BETWEEN 2'-8" A.F.F.) PROVIDED: 47.5% (176 S.F.)
OVERALL TRANSPARENCY PERCENTAGE : 61.0% (1,282 S.F.)	



NOTE:
ROOF TOP UNITS SHALL BE SCREENED BY BLDG. PARAPET WALLS

North Elevation

Scale: 1/8"=1'-0"

NOTE:
ROOF TOP UNITS SHALL BE SCREENED BY BLDG. PARAPET WALLS

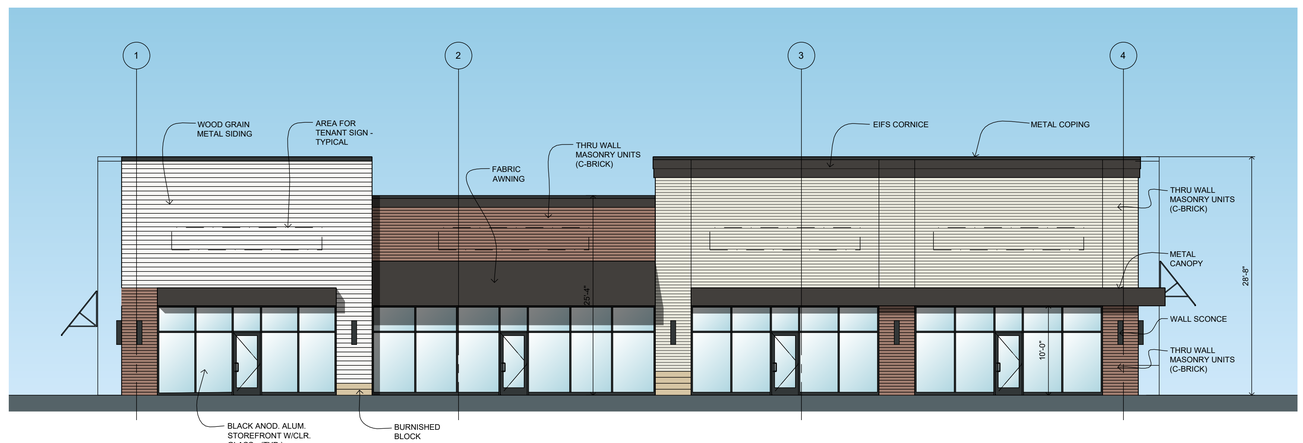
East Elevation

Scale: 1/8"=1'-0"

NOTE:
ROOF TOP UNITS SHALL BE SCREENED BY BLDG. PARAPET WALLS

South Elevation

Scale: 1/8"=1'-0"



NOTE:
ROOF TOP UNITS SHALL BE SCREENED BY BLDG. PARAPET WALLS

West Elevation

Scale: 1/8"=1'-0"

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REV	DATE	DESCRIPTION
.	06/28/23	REVIEW
.	09/07/23	REVIEW
.	12/05/23	REVISED

Proposed Outlot Building 'G' at

Hunter's Square Shopping Center

SWC Orchard Lake Rd. & 14 Mile Rd.
Farmington Hills, MI

Colliers Engineering & Design
SOUTHFIELD
20750 Civic Center Dr., Suite 305
Southfield, MI 48076
Phone: 248.540.7700
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING, CT P.C.

SCALE: AS SHOWN	DRAWN BY: BDB
DESIGNED BY: BDB	REVIEWED BY: MD
DATE ISSUED: 06/28/2023	PROJECT NUMBER: 21028-OG

SHEET NAME:

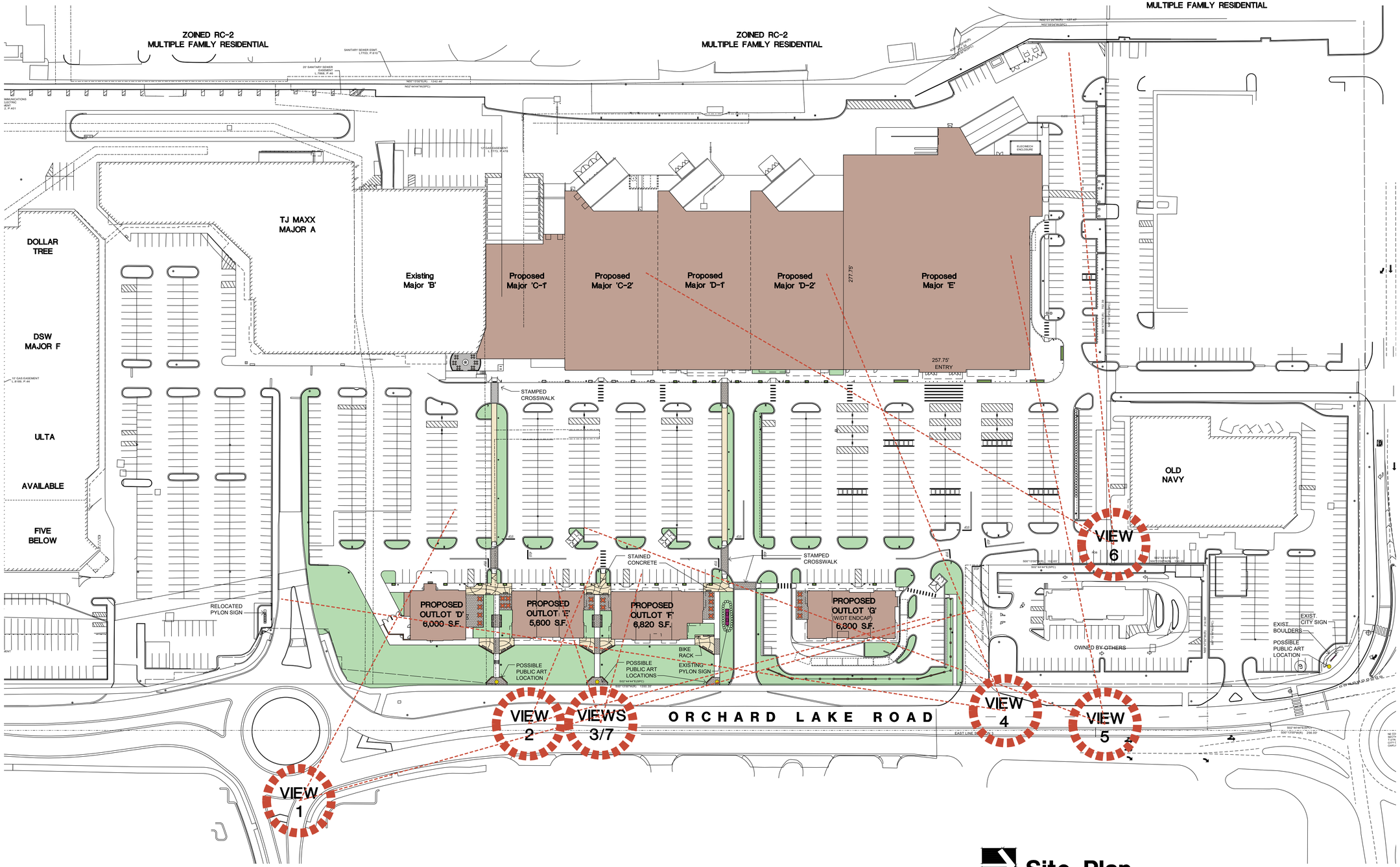
Conceptual Building Elevations

DRAWING NUMBER:

A-12

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

C:\Drawings\2021\21028\02 Schemes\Overall Outparcel\21028-OG1-25-0918.dwg By: AMTHUN Plotted on: 2025-09-18 - 02:41pm



Site Plan

SCALE: 1" = 60'-0"

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Formerly Known as ROGVOY

REV	DATE	DESCRIPTION
.	09/08/23	REVIEW

Hunter's Square Shopping Center

SWC Orchard Lake Rd. & 14 Mile Rd.
Farmington Hills, MI

Colliers Engineering & Design
SOUTHFIELD
20750 Civic Center Dr., Suite 305
Southfield, MI 48076
Phone:248.540.7700
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING, CT P.C.

SCALE: AS SHOWN	DRAWN BY: BDB
DESIGNED BY: BDB	REVIEWED BY: MD
DATE ISSUED: 09/08/23	PROJECT NUMBER: 21028-OD

SHEET NAME: Rendering Views

DRAWING NUMBER: SP-RV

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

G:\Drawings\2021\21028\02-Scheme2\21028_SP-1_25-07-16.dwg|SP-RV By: ABISTELLARI on 2025-07-16 - 11:23am

(SEE SHEET SP-RV FOR LOCATION)

VIEW-1

(SEE SHEET SP-RV FOR LOCATION)

VIEW-2

(SEE SHEET SP-RV FOR LOCATION) VIEW-3

(SEE SHEET SP-RV FOR LOCATION)

VIEW-4

(SEE SHEET SP-RV FOR LOCATION)

VIEW-5

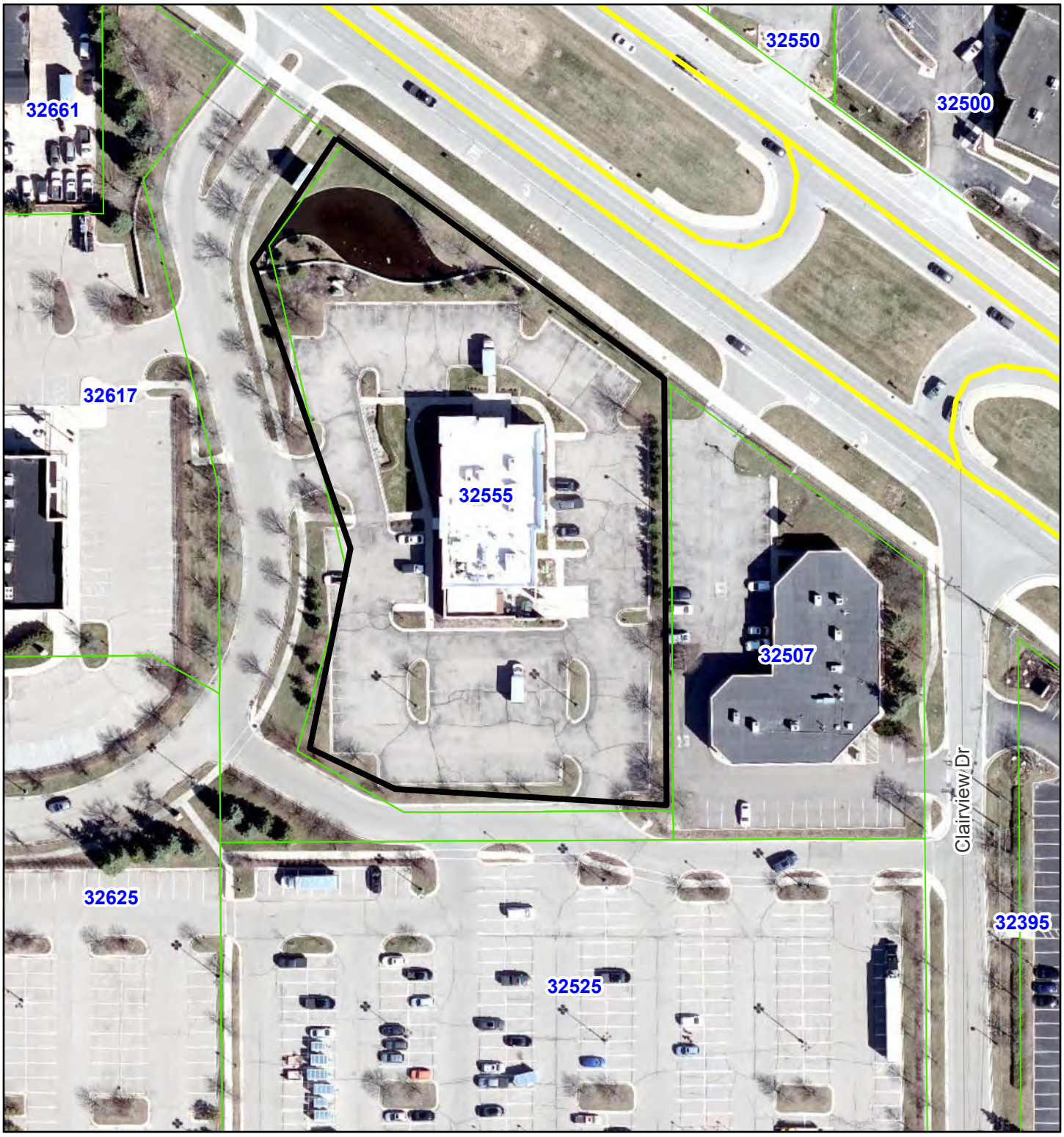
(SEE SHEET SP-RV FOR LOCATION)

VIEW-6

(SEE SHEET SP-RV FOR LOCATION)

VIEW-7

Amend PUD 4, 2000



8/14/2025, 1:09:33 PM

Tax Parcels

1:1,462

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.06 km

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

City of Farmington Hills, MI

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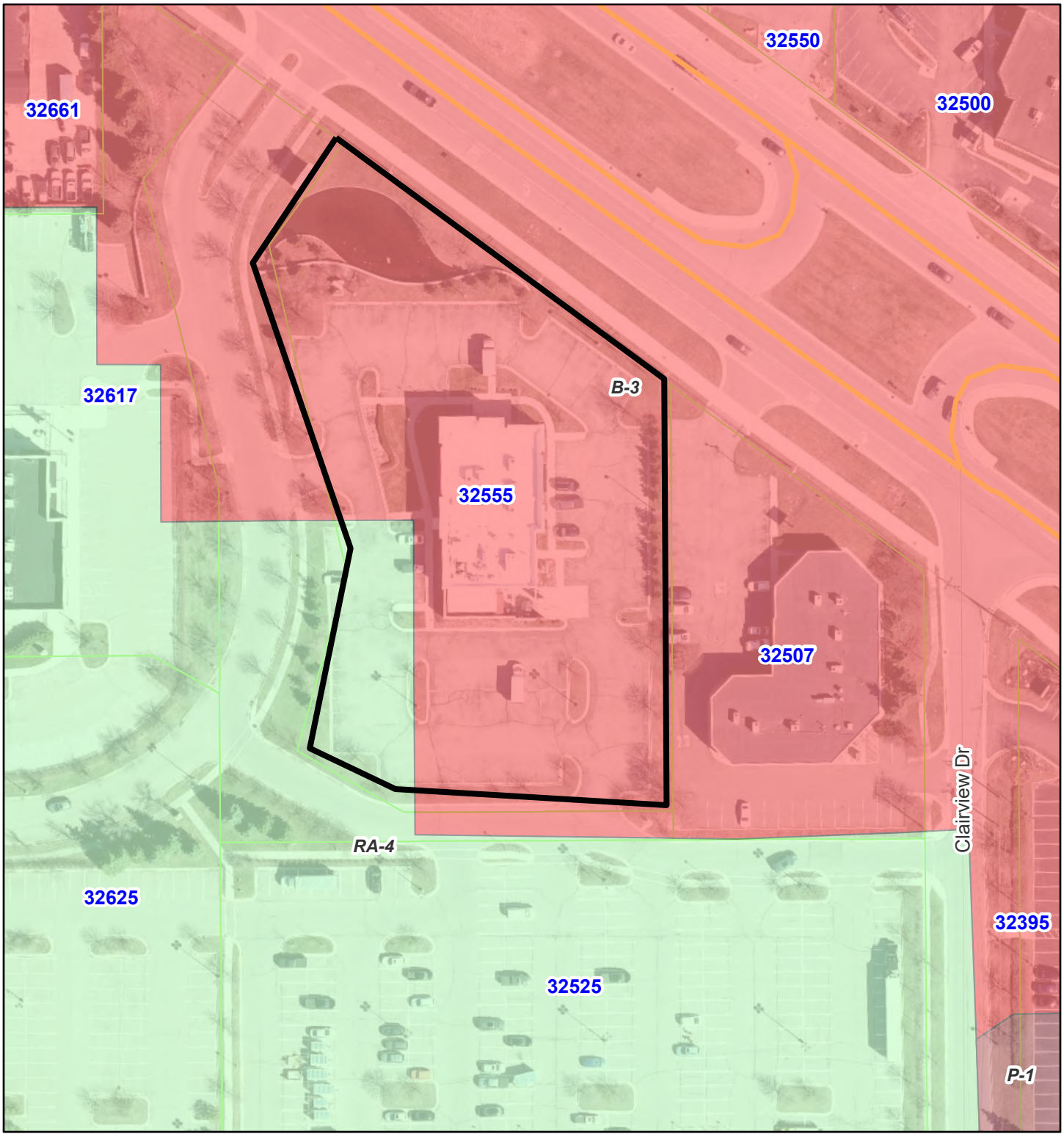
Amend PUD 4, 2000



8/14/2025, 1:10:31 PM

1:1,462

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.06 km

Zoning districts

- B-3
- P-1
- RA-4
- Tax Parcels

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

City of Farmington Hills, MI

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Zack Sklar

Cutting Edge Cuisine

32555 Northwestern Highway

Farmington Hills, MI

(248) 444-9789

zack@cuttingedgecuisine.com

Date: July 26, 2025

To:

Charmaine Kettler-Schmult

Planning Department

City of Farmington Hills

31555 W. Eleven Mile Road

Farmington Hills, MI 48336

RE: Request for PUD Amendment – Site Modification and Community Activation Enhancements

Dear Ms. Kettler-Schmult and Members of the Planning Department,

I am writing to formally request an amendment to the existing Planned Unit Development (PUD) for the property located at [insert property address or project name]. This amendment is driven by two key objectives: (1) the removal of the existing manmade pond due to its operational and environmental unsustainability, and (2) a minor addition to the building footprint to help free up the front of the property for flexible outdoor use and community activation.

1. Removal of the Pond – Environmental and Operational Rationale

September 4, 2025

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

Major PUD Amendment

Catering and Place of Assembly

Case:	Amendment to PUD 4, 2000
Site:	32555 Northwestern Highway
Applicant:	Zack Sklar
Plan Date:	July 10, 2025
Zoning:	RA-4/ B-3 (Part of PUD 4, 2000)

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.

Existing Conditions

1. **Zoning.** The site is currently zoned PUD with underlying B-3 zoning.
2. **Existing site.** The site is 1.85 acres and developed with a 1-story commercial building that was previously used as a restaurant (Anna's House). The site is part of a larger PUD
3. **Adjacent Properties.**

Direction	Zoning	Land Use
North	B-3	Shopping Center
East	B-3 (Part of PUD 4, 2000)	Single Story Commercial
South	RA-4 (Part of PUD 4, 2000)	Parking/ Home Depot
West	B-3 (Part of PUD 4, 2000)	Single Story Commercial

4. **Site configuration and access.** The site is accessed in two locations that connect to internal drives. There is no direct access to Northwestern Highway from the site itself.

Project Summary – Changes to Approved PUD

Summary. The applicant proposes an addition to a single-story building that is located within an existing PUD to be occupied by a catering business and event space. In addition to the proposed building expansion, the plans include the elimination of a manmade pond facing Northwestern Highway which is proposed to be replaced by an assortment of native plantings. Other proposed changes include the elimination of 20 existing parking spaces, two landscape islands, and the removal of a walled-off area behind the building that included a shed and cooler/freezer. The building expansion requires the adjustment of an existing sanitary sewer easement. *Changes to the easement shall be reviewed and approved by the City Engineer and City Attorney.*

Conditions of PUD

The Original PUD agreement included several conditions which shall apply to consideration of this application, in addition to compliance with the zoning ordinance requirements.

a. The PUD includes a restricted list of uses which does not include catering facilities. Assembly halls are listed, but must be conducted entirely within the building. ***Approval of this request will require an amendment to the development agreement to permit catering uses.*** *Although the applicant stated that they would not to hold outdoor events, their application letter states otherwise. This must be updated to reflect that outdoor events will not be held at this location..*

b. The dimensional standards of the B-2 District apply to developments within the PUD.

c. Parking shall be provided in accordance with the formula in the agreement.

d. Building heights shall be limited to 40 feet plus 5 feet for parapet and architectural features

e. There are exterior lighting requirements, but they only apply to yards adjacent to single family residential zones. *However, a photometric plan is required.*

f. There are landscape screening requirements, but they only apply to the portion of the site adjacent to the West Gate Franklin Village Subdivision. (Not applicable).

g. There are screening requirements for loading, but these apply to the loading bay for structures near the south property line. (Not applicable).

h. An internal integrated road network and pedestrian network is required.

i. The Development Agreement includes building material requirements, and grants authority to the City Manager to approve modifications from the building material requirements. *Approval of this request will require relief from the building materials in the Development Agreement subject to the review of the City Manager. All building materials shall be labeled on the elevation plans.*

Site Plan & Use:

j. **Summary of Proposed Use.** The proposed use is catering with indoor event space. ***Approval of this request will require an amendment to the development agreement to permit catering uses.*** *Although the applicant stated that they would not to hold outdoor events, their application letter states otherwise. This must be updated to reflect that outdoor events will not be held at this location.*

1. **Density.** The plans propose an addition of 5,480 SF. The total building size will be 12,049 SF. The total building area for phase I of the PUD Development would be 274,541, including the proposed building addition.

2. **Master Plan.** This amendment should be consistent with the 2024 Master Plan. The new Master Plan identified this area as 14-mile Mixed Use which may include a mix of commercial and residential uses, as well as enhancements for greater pedestrian and non-motorized access. *"This area is currently developed with a mix of uses, including large-scale commercial, some of it unoccupied, and a single-family neighborhood that has gradually declined and is nor majority vacant." "Redevelopment in this area may include increased building heights, and should be in the character of a mixed-use, walkable neighborhood, ideally with a central park or plaza providing a gathering point for community events. Residential uses may occur above retail, office, and personal service uses, or as stand-alone multi-family or attached housing. Entertainment uses, public art, galleries and artisan spaces, specialty and boutique commercial, and outdoor dining areas are encouraged."*

3. **Dimensional Standards of the B-2 District (34-3.1.24.E).** The original PUD agreement requires compliance with the B-2 Dimensional Standards.

Standard	B-2 Requirement	Proposed
Lot Size	Not Specified	1.85 acres (80,471 sf)
Lot width	Not Specified	265.16'
Lot coverage	Not Specified	15%
Front setback	75 ft	*Not Labeled, Existing*
Rear setback[1]	20 ft	*Not Labeled (Compliant)*
Side setback (west)	20 ft	*Not Labeled (Compliant)*
Side setback (east)	20 ft	*Not Labeled, Existing*
Building height	50 ft/ 3 stories	20'
Front Yard Open Space	20% of Front Yard, or 15'	Compliant

4. **Notes to Schedule of Regulations (34-35)**

a. Landscaping for all yards abutting a street shall be provided. *See our review of landscaping below.*

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. *No changes to the depth of the front yard setback to parking spaces are proposed as a part of this application. The applicant should provide a measuring line to demonstrate the extent of compliance with this requirement.*

k. See the loading/unloading requirements of Section 34-5.4. *See comments below on loading/ unloading.*

l. Rooftop equipment shall be screened in accordance with Section 34-5.17. *See comments below on rooftop equipment.*

m. 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. *No changes to the depth of the existing front yard are proposed as part of this application. The applicant should provide a measuring line to demonstrate the extent of compliance with this requirement.*

5. **B-2 B-3 District Required Conditions (34-3.11).** The underlying zoning is B-3. The standards require all uses in the B-3 district to be reviewed and approved by the Planning Commission.

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.

7. **Elevations.** *The elevation drawings are mislabeled. The drawing labeled "north elevation" reflects the existing conditions of the south elevation. The drawing labeled "south elevation" reflects proposed conditions.*

8. **Assembly Halls, Display Halls, or Similar Places of Assembly (34-4.44)** Assembly halls, display halls or similar places of assembly are permitted when conducted completely within enclosed buildings. *Although the applicant stated at the August, 2025, Planning Commission meeting that they would not hold outdoor events, their application letter states otherwise. This must be updated to reflect that outdoor events will not be held at this location.*

9. **Off Street Parking (34-5.2)** The plans include the removal of 27 parking spaces, resulting in 91 spaces on the subject property, and 1,328 spaces throughout the entire Phase I PUD development area (including deferred spaces). The original PUD agreement established a parking requirement of 5.0 parking spaces per 1,000 sq. ft. of gross leasable area and 0.5 parking spaces per 1,0000 sq. ft. to be banked and retained as green space to be used as needed. The parking requirement for the entire Phase I PUD Development, including the 5,480 sf proposed addition to the subject property, is 1,373 parking spaces. *With only 1,328 spaces, the plans are deficient by 45 spaces. See the internal analysis of parking provided by the City of Farmington Hills for more information.* **This shortage in parking spaces may be approved by the City Council if parking is determined to be sufficient for the use, but the development agreement should be updated to acknowledge the change in overall spaces required.**

10. **Off-Street Parking Space Layout, Standards, Construction, and Maintenance (34-5.3)**. The applicant included the following minimum parking space layout dimensions. *Parking space dimensions shall be labeled on the plans. The phase I site plan had the dimensions and showed compliance.*

34-5.3.3.A Minimum Off Street Parking Dimensions		
	Required	Provided
Maneuvering Lane Width	20 ft	20 ft 11 in*
Parking Space Width	9 ft	No changes to existing spaces, only maneuvering
Parking Space Length	20 ft	No changes to existing spaces, only maneuvering
**The loading space is shown adjacent to the building, and there are four roll-up loading doors. It is not clear whether loading will occur outside or inside the building, but in any event, when vehicles use the area, sufficient maneuvering space must remain between the parking and loading areas.*		

11. **Off-Street Loading and Unloading (34-5.4).** The applicant provides one loading space on the plans, but the size of the loading space was not provided. *643 sf of loading is required.*

    - **Loading areas may only be permitted in the rear yard. The Planning Commission may waive this requirement to allow loading in an interior side yard, provided such location is necessitated by site conditions and sufficient screening is provided from any public street.** *A planting strip exists along the side lot line.*

12. **Landscaping (34-5.14) and Screening (34-5.15)**. The applicant is requesting to remove an existing pond and replace it with substantial landscaping. In addition, the building expansion resulted in the removal of two internal parking lot islands and the trees on each island. The trees are proposed to be relocated to the boundaries of the property. In addition, a landscape strip directly adjacent to the south elevation with shrubs only is proposed to be removed. No other existing conditions are proposed to be modified. Although this modification results in a reduction in pervious surface area on the site, paved areas will not be increasing as the islands will be replaced with new building construction.

    The applicant shall provide a landscape plan indicating the species, condition, and DBH of existing trees proposed to be transplanted. The applicant shall clarify if trees will be transplanted or replaced.

    The Planning Commission shall also review and consider whether the replacement of the pond with landscaping as shown on the plan is acceptable. *The PUD Agreement does not recognize the pond as a required component of the development, but this feature was approved as a part of the original PUD.*

    Changes to the pond must also be reviewed by the City Engineer.

13. **Exterior Lighting (34-5.16)**. The applicant did not submit a lighting plan, but the plan notes state that "existing site lighting to be relocated as exterior lighting on the proposed addition." This note is confusing and implies that lighting will be moved rather than added. *The applicant shall provide a*

lighting plan showing the location of all existing and proposed fixtures. Photometric details must be included.

14. **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. *Any rooftop mechanical equipment shall be identified on the plans and screening shall be noted.*

15. **Tree Removal (34-5.18)**. The proposed building expansion will result in the removal of two internal parking lot islands and the trees on each island. The trees are proposed to be relocated to the boundaries of the property. *The applicant shall provide a landscape plan indicating the species, condition, and DBH of existing trees proposed to be transplanted. The applicant shall clarify if trees will be transplanted or replaced.*

16. **Pedestrian access and connectivity from public rights of way (34-5.19).** The building addition includes a sidewalk facing the new service door on the western elevation.

17. **Dumpster Enclosures. (34-5.1.3).** The applicant will maintain the existing dumpster enclosure on the eastern elevation.

18. **Summary of Planning Commission Considerations:**

- Modifications from the original PUD:
  - Catering as a permitted use within the PUD
  - The plans are deficient by 45 spaces. See the internal analysis of parking provided by the City of Farmington Hills for more information.
  - The replacement of the pond with natural landscaping as indicated on plans
- Loading areas may only be permitted in the rear yard. The Planning Commission may waive this requirement to allow loading in an interior side yard, provided such location is necessitated by site conditions and sufficient screening is provided from any public street. A planting strip exists along the side lot line.

Respectfully,
Giffels Webster

Joe Tangari, AICP
Principal Planner

Julia Upfal, AICP
Senior Planner

Multi-Family Residential
Commercial
Northwestern Hwy
Clairview Dr
Clairview Ct
Subject Site
14 Mile Mixed Use
N Orchard Pl
This map is intended to show generalized land use and is not intended to indicate the precise site, shape or dimension of areas. These recommendations have a long-range planning horizon and do not necessary imply that short-term zoning decisions are appropriate.
0 50 100 Feet
Future Land Use and Parcels: Oakland County. Roads: MGF v17a. Exported: August 11, 2025. ©2025 Giffels Webster.

RC-2
B-3
P-1
Clairview Dr
Northwestern Hwy
Clairview Ct
Subject Site
N Orchard Pl
RA-4
P-1
0
50
100 Feet
Zoning: City of Farmington Hills, Farmington. Parcels: Oakland County. Roads: MGF v17a.
Exported: August 11, 2025. ©2025 Giffels Webster.

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

INTEROFFICE CORRESPONDENCE

DATE: August 13, 2025

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

FROM: James Cubera, City Engineer

SUBJECT: Amended PUD 4, 2000
Cutting Edge Cuisine Kitchen and Storage Addition
32555 Northwestern Highway
22-23-01-176-068
PJ #: 02-25-71

This office has performed a preliminary review of the above referenced proposed AMENDED PUD plan submitted to the Planning Department on July 31, 2025.

Our comments are as follows.

1. We have no objection to the plan as submitted. Engineering construction plans for this expansion will be required for review and approval. However, the majority of the engineering site requirements were addressed when the original building and the overall development were issued construction approvals.

FIRE
FARMINGTON HILLS

INTEROFFICE CORRESPONDENCE

DATE: August 13, 2025

TO: Planning Commission

FROM: Jason Baloga, Fire Marshal

SUBJECT: 2nd Amendment PUD 4-2020 (32555 Northwestern Hwy.)

The Fire Department has no objection to the scope of work proposed contingent upon compliance with the following:

1. The building shall be designed and maintained in accordance with the Michigan Building Code, International Fire Code and applicable NFPA Standards.

2. Building shall have one (1) sprinkler system, one (1) FDC, one (1) riser room, and one (1) single fire alarm.

3. Any modification to the Life Safety Systems shall require a 3rd party plan review, permit and acceptance test.

4. Any changes to the kitchen line-up shall require a 3rd party plan review, permit and acceptance test.

5. Proponent did not include hydrants on the plans reviewed by the Fire Department. Please contact the Fire Department to discuss how the plans for construction will meet Chapter 12 Section 12-11(2) hydrants.

6. Fire lanes signs shall be posted and strictly enforced. Faded existing signs shall be replaced.

7. Proponent shall provide a professionally drawn updated pre-plan upon completion of the project.

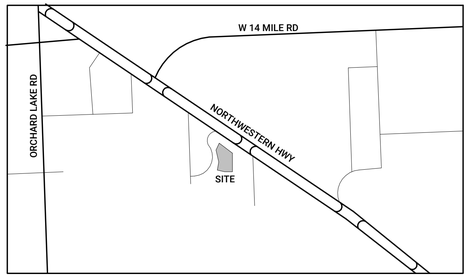
8. Emergency Responder Radio system shall be required if it is determined signal strength is not adequate.

Jason Baloga, Fire Marshal

32555 NORTHWESTERN HIGHWAY

CATERING KITCHEN AND STORAGE ADDITION

VICINITY MAP



PROJECT SUMMARY

NO. 32555 NORTHWESTERN HIGHWAY, PART OF THE NW. 1/4 OF SECTION 2, T.1N., R.9E, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MI

PROJECT INCLUDES INTERIOR AND EXTERIOR RENOVATIONS OF A ±6,569 SF CATERING KITCHEN AS WELL AS A ±5,480 SF STORAGE ADDITION. SITE PARKING AND FOLIAGE CHANGES ASSOCIATED WITH THE RENOVATIONS WILL BE INCLUDED. THE PROJECT INCLUDES THE REMOVAL OF AN EXISTING POND AND ASSOC. EQUIPMENT TO BE REPLACED WITH A NATIVE GARDEN AND SCULPTURE PARK.

DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE:

KEVIN J. CROSBY, AIA, NCARB
STUDIO DETROIT, LLC
2040 PARK AVENUE, SUITE 200
DETROIT, MI 48226
E. KEVIN@STUDIO-DETROIT.COM
P. 313.909.3607
MICHIGAN LICENSE NUMBER 1301062181
EXPIRES: 02.10.26

NOTE:
THESE CONSTRUCTION DRAWINGS WERE PREPARED FOR COMPLIANCE WITH THE MICHIGAN CONSTRUCTION CODES IN EFFECT AT THE TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH THE SAME CODES, ISSUED AND APPROVED CODE MODIFICATIONS AND/OR CITY CODE AUTHORITY CONSTRUCTION BOARDS OF APPEALS RULINGS AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.

PROJECT DATA

OWNER
ZACK SKLAR
32555 NORTHWESTERN HWY, FARMINGTON HILLS, MI 48334
P. 248-444-9789
E. zack@peasandcarrotshospitality.com

BUILDING CODE AUTHORITY
CITY OF FARMINGTON HILLS, MI

BUILDING CODES
BUILDING CODE
2021 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS INCORPORATING 2021 MICHIGAN BUILDING CODE (MBC 2021) FOR ALL NEW WORK AND AS REFERENCED

MECHANICAL CODE
ALSO KNOWN AS THE "MICHIGAN MECHANICAL CODE"
2021 MICHIGAN MECHANICAL CODE (MMC) AS AMENDED

PLUMBING CODE
ALSO KNOWN AS THE "MICHIGAN PLUMBING CODE"
2021 MICHIGAN PLUMBING CODE (MPC) AS AMENDED

ELECTRICAL CODE
2023 NATIONAL ELECTRIC CODE (NEC)

AMERICANS WITH DISABILITIES ACT; ALSO KNOWN AS ADA
ICC . ANSI 117.1 - 2017
MBC-2015 CHAPTER 11

2021 MICHIGAN COMMERCIAL ENERGY CODE; 2021 IECC w/ AMENDMENTS AND ANSI/ASHRAE/IESNA STANDARD 90.1-2019 w/ AMENDMENTS

2021 INTERNATIONAL FUEL GAS CODE

2021 INTERNATIONAL FIRE CODE

NFPA 13 - 2019

NFPA 72 - 2019

CONSTRUCTION CLASSIFICATION
IIB, FULLY SPRINKLERED

OCCUPANCY CLASSIFICATION
A-2 ASSEMBLY, B BUSINESS, S-2 STORAGE

SHEET INDEX

DRAWING INDEX KEY
- NOT ISSUED
- PREVIOUSLY ISSUED
- ISSUED
- REFERENCE

ISSUED FOR
PUD REVIEW 07.10.25

GENERAL		
TS1.1	COVERSHEET	●
CIVIL		
1	LAND TITLE SURVEY	●
ARCHITECTURAL		
SP1.1	ARCHITECTURAL SITE PLAN	●
A1.1	FLOOR PLAN	●
A2.1	EXTERIOR ELEVATIONS	●
A2.2	EXTERIOR ELEVATIONS	●

STUDIO DETROIT ARCHITECTS
2040 PARK AVENUE, SUITE 200
DETROIT, MICHIGAN 48226
STUDIO-DETROIT.COM

PROJECT MANAGER
ADAM COPPERSMITH
adam@studio-detroit.com

DO NOT SCALE DRAWINGS

ISSUED	
07.10.25	PUD REVIEW

DRAWN AGB
CHECKED KJC

SEAL

STATE OF MICHIGAN · KEVIN JAMES CROSBY · ARCHITECT · No. 1301062181 · LICENSED ARCHITECT

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©2025 STUDIO DETROIT LLC

CLIENT

ZACK SKLAR
zack@peasandcarrotshospitality.com
32555 NORTHWESTERN HWY
FARMINGTON HILLS, MI 48334
248-444-9789

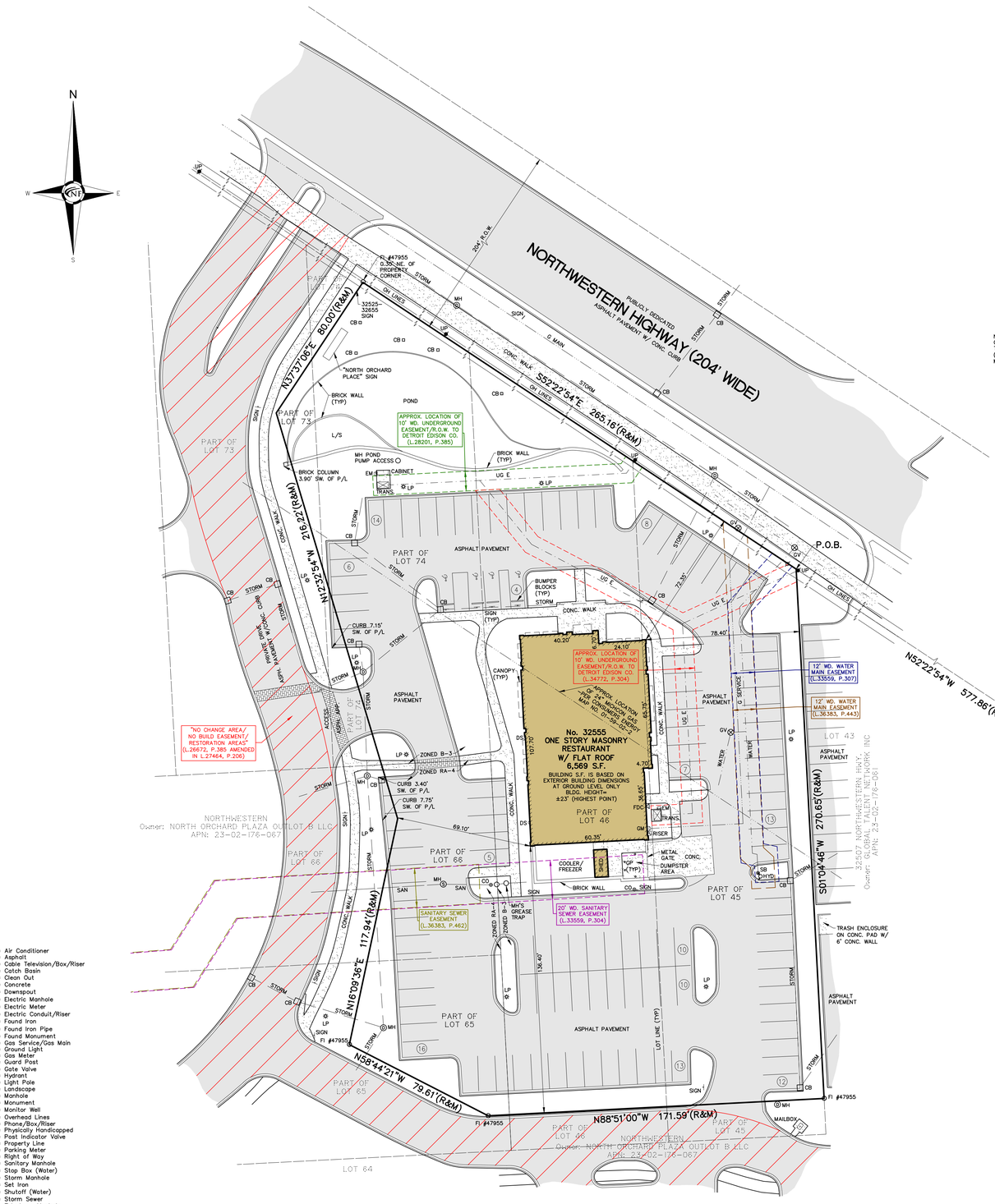
PROJECT

32555 NORTHWESTERN HIGHWAY
CATERING KITCHEN AND STORAGE ADDITION

PROJECT NO. 24060

COVERSHEET

TS1.1

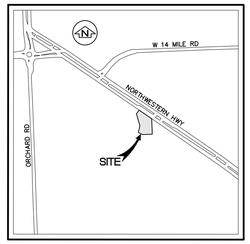


LEGEND

- AC = Air Conditioner
- ASPH = Asphalt
- CATV = Cable Television/Box/Riser
- CB = Catch Basin
- CO = Clean Out
- CONC = Concrete
- DS = Downspout
- E MH = Electric Manhole
- EM = Electric Meter
- EC = Electric Conduit/Riser
- FI = Found Iron
- FIP = Found Iron Pipe
- FMON = Found Monument
- G = Gas Service/Gas Main
- GL = Ground Light
- GM = Gas Meter
- GP = Guard Post
- GV = Gate Valve
- HYD = Hydrant
- LP = Light Pole
- L/S = Landscape
- MH = Manhole
- MON = Monument
- MW = Monitor Well
- OH LINES = Overhead Lines
- P = Phone/Box/Riser
- PH = Physically Handicapped
- PIV = Post Indicator Valve
- P/L = Property Line
- PM = Parking Meter
- ROW = Right of Way
- SAN = Sanitary Manhole
- SB = Stop Box (Water)
- MH = Storm Manhole
- S.I. = Set Iron
- SO = Shutoff (Water)
- STM = Storm Sewer
- T MH = Telephone Manhole
- TRANS = Transformer
- UP = Utility Pole
- WM = Water Main
- (R) = Record Measurement
- (M) = Surveyed Measurement
- (C) = Calculated

30 0 15 30 60

GRAPHIC SCALE 1"=30'



LOCATION MAP

TITLE NOTES

2. Rights or claims of parties in possession not shown by the Public Records.

4. Easements or claims of easements not shown by the Public Records and existing water, mineral, oil and exploration rights.

6. Building and use restrictions not appearing in the record chain of title.

9. Rights of the public to any portion of the Land lying within the bounds of any street, road, alley or highway.

10. Any and all oil, gas and mineral rights and reservations of every kind and nature whether recorded or unrecorded and all rights pertinent thereto.

11. Ingress and Egress to the Land is by means of a private road which is subject to the rights of others to use said road and which is not required to be maintained by any governmental agency.

12. Rights of others in and to the use of the Easement(s) described in Schedule A.

13. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document Recording No: Liber 1991, Page 81 [DOCUMENT DOES REFERENCE A 25' BUILDING SETBACK FROM THE FRONT LOT LINE FOR BUILDINGS USED AS BUSINESS; ALSO A 40' BUILDING SETBACK FROM THE FRONT LOT LINE & 5' BUILDING SETBACK FROM SIDE LOT LINE FOR RESIDENTIAL BUILDINGS. LOCATIONS ARE NOT SHOWN. THE SURVEYED LAND IS WITHIN THE PROPERTY DESCRIBED IN SAID DOCUMENT].

14. Terms, covenants, and conditions of City of Farmington Hills Planned Unit Development Agreement as set forth in recording Liber 24573, Page 100; amended in Liber 28915, Page 494. [DOCUMENTS DO NOT DESCRIBE ANY PLOTTABLE EASEMENTS OR PLOTTABLE RESTRICTIONS; THE SURVEYED LAND IS WITHIN THE PROPERTY DESCRIBED IN SAID DOCUMENT].

15. Terms, covenants, conditions, restrictions and easements as recited in Reciprocal Easement and Operation Agreement recorded in Liber 26672, Page 385 and amended in Amended and Restated Reciprocal Easement and Operation Agreement recorded in Liber 27464, Page 206. [BLANKET EASEMENT FOR: INGRESS/EGRESS, RIGHT TO USE PARKING AREAS & UTILITIES. "NO BUILD EASEMENT" LOCATION IS SHOWN. THE SURVEYED LAND IS WITHIN THE PROPERTIES DESCRIBED IN SAID DOCUMENT].

16. Terms, covenants, conditions and restrictions as recited in Declaration of Restrictive Covenant recorded in Liber 26672, Page 441. [DOCUMENT DOES NOT DESCRIBE ANY PLOTTABLE EASEMENTS OR PLOTTABLE RESTRICTIONS; PART OF THE SURVEYED LAND IS WITHIN THE PROPERTY DESCRIBED IN SAID DOCUMENT].

17. Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted to Detroit Edison Company recorded in Liber 28201, Page 385. [APPROXIMATE LOCATION OF EASEMENT WITHIN THE SURVEYED LAND IS SHOWN].

18. Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted to Detroit Edison Company recorded in Liber 29555, Page 716. [EASEMENTS ARE NOT WITHIN AND DO NOT TOUCH THE SURVEYED LAND AND THEIR LOCATION IS NOT SHOWN].

19. Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted to City of Farmington Hills recorded in Liber 33559, Page 304; [EASEMENT IS WITHIN & CROSSES THE SURVEYED LAND AND ITS LOCATION IS SHOWN] as affected by Watermain Easement Vacation Resolution No. 2 recorded in Liber 36211, Page 41. [LOCATION OF REFERENCED WATERMAIN EASEMENT VACATION IS UNKNOWN. EXHIBIT ATTACHED TO SAID DOCUMENT DESCRIBES THE SANITARY SEWER EASEMENT DESCRIBED IN LIBER 33559, PAGE 304].

20. Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted to City of Farmington Hills recorded in: Liber 33559, Page 307. [LOCATION OF EASEMENT WITHIN THE SURVEYED LAND IS SHOWN].

21. Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted to Detroit Edison Company recorded in Liber 34772, Page 304. [APPROXIMATE LOCATION OF EASEMENT WITHIN THE SURVEYED LAND IS SHOWN].

22. Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted to City of Farmington Hills recorded in Liber 36383, Page 443. [EASEMENT IS WITHIN THE SURVEYED LAND AND ITS LOCATION IS SHOWN].

23. Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted to City of Farmington Hills recorded in Liber 36383, Page 462. [EASEMENT IS WITHIN & CROSSES THE SURVEYED LAND AND ITS LOCATION IS SHOWN].

ALL EXCEPTIONS SHOWN OR NOTED ON THIS SURVEY WERE OBTAINED FROM TITLE COMMITMENT NO. GLT2100455, WITH A COMMITMENT DATE OF 05-20-2021, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.

LEGAL DESCRIPTION

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

Part of Lots 45, 46, 65, 66, 73 and 74 of GLEN ACRES, a Subdivision of part of the East 1/2 of the Northwest 1/4 of Section 2, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, as recorded in Liber 57 of Plats, Page 13, Oakland County Records, more particularly described as: Commencing at the North 1/4 corner of said Section 2 and proceeding South 01 degrees 24 minutes 50 seconds West (1605.84 feet recorded), 1603.02 feet as measured, along the North and South 1/4 line of Section 2, said line also being the East line of said Glen Acres, and along the Southerly R.O.W. of (M-10) Northwestern Highway (204 feet wide), North 52 degrees 22 minutes 54 seconds West 577.86 feet to the point of beginning; thence South 01 degrees 04 minutes 46 seconds West 270.65 feet along the East line of Lot 45; thence North 88 degrees 51 minutes 00 seconds West 171.59 feet; thence North 58 degrees 44 minutes 21 seconds West 79.61 feet; thence North 16 degrees 09 minutes 36 seconds East 117.94 feet; thence North 12 degrees 32 minutes 54 seconds West 216.22 feet; thence North 37 degrees 37 minutes 06 seconds East 80.00 feet; thence along said Southerly right of way line of (M-10) Northwestern Highway, South 52 degrees 22 minutes 54 seconds East 265.16 feet to the point of beginning.

Together with non-exclusive easements as created, limited and defined in Reciprocal Easement and Operation Agreement recorded in Liber 26672, Page 385 and amended in Amended and Restated Reciprocal Easement and Operation Agreement recorded in Liber 27464, Page 206, Oakland County Records.

32555 Northwestern Highway
Tax ID: 22-23-02-176-068

BASIS OF BEARING NOTE

The basis of bearing for this survey was established by the aforesaid recorded Plat.

SITE DATA

Gross Land Area: 81,722 Square Feet or 1.876 Acres.
Zoned: PUD (Planned Unit Development)
B-3 (General Business District) & RA-4 (One Family Residential District)
Building Setbacks:
B-3
Front= 25'
Sides= 10'
Rear= 20'
Min from residential district= 20'
Min from side street= 25'
RA-4
Front= 25'
Sides= 5' (one side); 15' (total of two sides)
Rear= 35'
Max. Building Height permitted: B-3: 3 stories/50'; RA-4: 25'

Total Parking: 118 spaces including 4 handicap/barrier free spaces.

NOTE: The setbacks & height restrictions noted above are for reference purposes only and should not be used for design or construction and should not be used to determine compliance. A surveyor cannot make a certification on the basis of an interpretation or opinion of another party. A zoning endorsement letter should be obtained from the City of Farmington Hills to insure conformity as well as make a final determination of the required building setback & height requirements.

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 current available Flood Insurance Rate Map identified as Map No. 26125C0513F with an effective date of 09-29-2006.

CEMETERY NOTE

There was no observable evidence of cemeteries or burial grounds within the subject property.

UTILITY NOTE

All utilities are underground unless otherwise noted.

The utilities shown on this survey were determined by field observation. All locations are approximate. The location of any other underground services which may exist can only be depicted if a Utility Plan is furnished to the surveyor.

NOTE: 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.

TABLE A NOTES

16: There was no observable evidence of current earth moving work, building construction or building additions observed in the process of conducting the fieldwork.

17: There are no known proposed changes in street right-of-way lines available from the controlling jurisdiction.

17: There was no observable evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

18: Improvements within offsite easements or servitudes as provided by the Title Company are shown within 25 feet of the subject land only.

SURVEYOR'S CERTIFICATION

To:

PEAS AND CARROTS, HOSPITALITY, LLC, a Michigan limited liability company, on behalf of an entity to be formed
M & S 1995 Corp., a Florida corporation
Fidelity National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6(a), 6(b), 7(a), 7(b1), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18 & 19 of Table A thereof.

The field work was completed on 06-22-2021.

Kevin Christopher Navaroli, P.S.
No. 4001053503
Dated: 07-06-2021

STATE OF MICHIGAN
KEVIN CHRISTOPHER NAVAROLI
License No. 4001053503
PROFESSIONAL SURVEYOR

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVENUE
PONTIAC, MI 48342
TEL. (248) 332-7931
FAX. (248) 332-8257
www.nowakfraus.com
EMAIL: rfraus@nfe-engr.com

PROJECT
RESTAURANT BUILDING

PROJECT LOCATION
No. 32555
Northwestern Highway
Part of the NW. 1/4 of
Section 2, T.1N., R.9E.,
City of Farmington Hills,
Oakland County, MI

SHEET
ALTA / NSPS
Land Title Survey

REVISIONS

DRAWN BY:
A.G.

APPROVED BY:
K.N./R.FRAUS

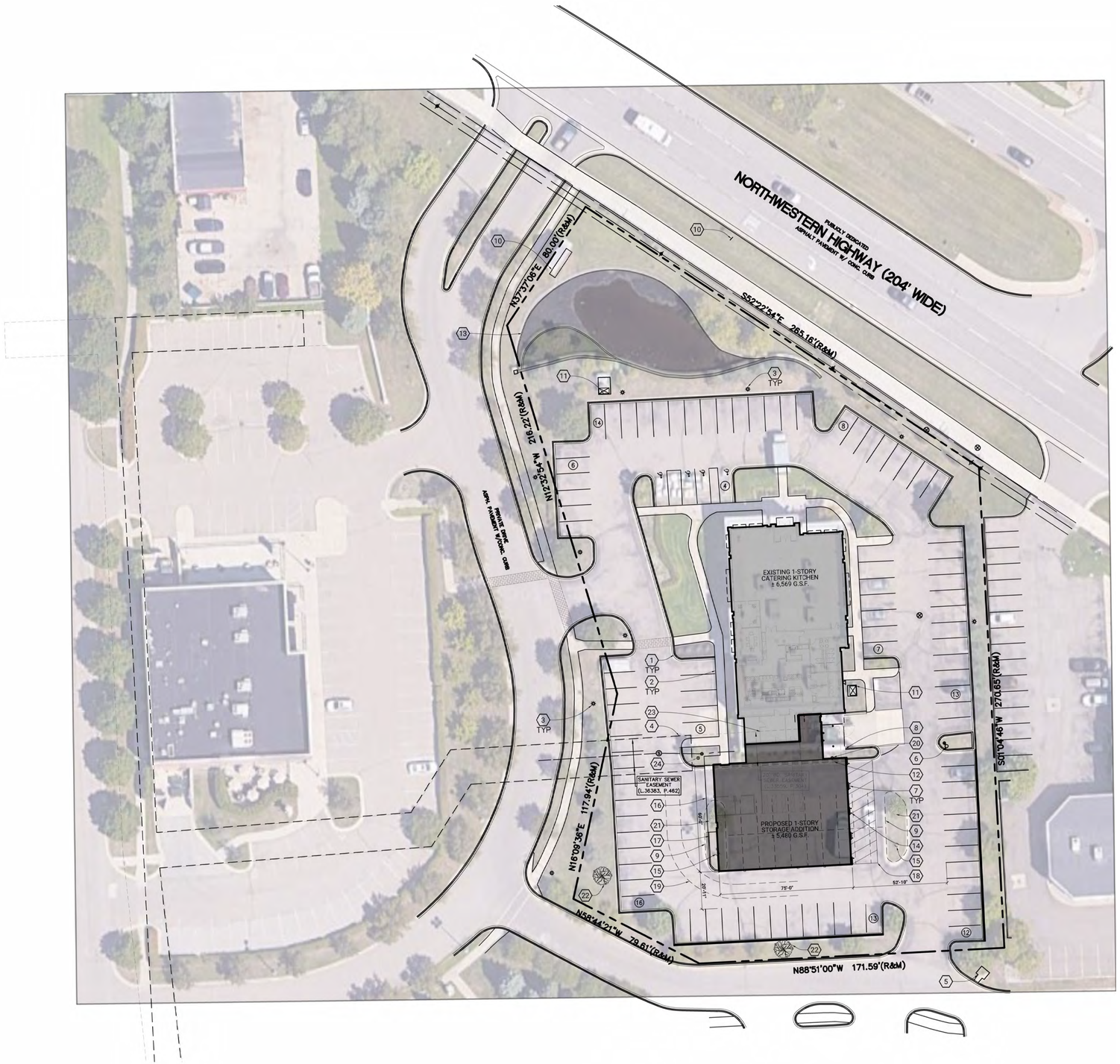
EMAIL:
rfraus@nfe-engr.com

DATE ISSUED:
07-06-2021

SCALE:
1"=30'

NFE JOB NO. M424

SHEET NO. 1 of 1



N

ARCHITECTURAL OVERALL SITE PLAN
SCALE: 1"=30'

SITE PLAN KEY NOTES: (TYPICAL THIS SHEET ONLY)

1. EXISTING CONC. CURB TO REMAIN, TYP
2. EXISTING CONC. SIDE WALK TO REMAIN, TYP
3. EXISTING SITE LIGHTING TO REMAIN, TYP
4. PROPOSED PUBLIC EASEMENT ADJUSTMENT TO AVOID BUILDING FOOTPRINT AS INDICATED
5. EXISTING MAILBOX TO REMAIN
6. EXISTING FIRE HYDRANT TO REMAIN
7. PROPOSED WALL MOUNTED LIGHT FIXTURE
8. EXISTING DUMPSTER w/ PROPOSED GATE ENCLOSURE
9. DEMOLITION OF EXISTING PARKING ISLANDS AND ASSOCIATED PARKING (20 SPACES); ISLAND FOLIAGE TO BE RELOCATED ON SITE
10. EXISTING SIGN TO REMAIN
11. EXISTING TRANSFORMER TO REMAIN
12. EXISTING CONCRETE CURB TO BE DEMOLISHED AND ASSOC. FOLIAGE TO BE RELOCATED
13. EXISTING POND AND ASSOC. EQUIP. TO BE REMOVED; REPLACE WITH SCULPTURE PARK WITH NATIVE GARDEN; PROPOSED CONCEPT, FINAL GARDEN/PARK DESIGN TBD.
14. PROPOSED STEEL BOLLARDS
15. EXISTING SITE LIGHTING TO BE RELOCATED AS EXTERIOR LIGHTING ON THE PROPOSED ADDITION
16. PROPOSED CONCRETE SIDEWALK
17. PROPOSED CONCRETE CURB AND FOLIAGE RELOCATION
18. PROPOSED LOADING DOCK AREA
19. TRUCK TURNING RADIUS WITH 30' INTERIOR RADIUS
20. EXISTING CLEAN OUT TO BE RELOCATED AS INDICATED
21. EXISTING TREE TO BE RELOCATED
22. PROPOSED NEW LOCATION FOR RELOCATED TREE
23. EXISTING WALK-IN FRIDGE/FREEZER
24. LOCATION OF NEW CLEAN OUT

SITE DATA

FARMINGTON HILLS, MI

LOT DESCRIPTION
PARTS OF LOTS 45, 46, 65, 66, 73, AND 74 OF GLEN ACRES SUBDIVISION.
32555 NORTHWESTERN HIGHWAY
TAX ID: 22-23-02-176-068

SITE AREA

SITE AREA TOTAL	±1.85 ACRES

ZONING
(ZONING REQ. MAY NOT BE DIRECTLY APPLICABLE PER PUD REQUIREMENTS. THE FOLLOWING ZONING ORDINANCE INFORMATION IS PROVIDED FOR REFERENCE)
B-3 BUSINESS

REQ'D FRONT SETBACK	25 FEET
REQ'D REAR SETBACK	20 FEET
REQ'D SIDE YARD SETBACK	10 FEET
REQ'D SIDE STREET SETBACK	25 FEET
MAX BUILDING HEIGHT	50 FEET
MAX NUMBER OF STORIES	3 STORIES

BUILDING AREAS

EXISTING	±6,569 SF
ADDITION	±5,480 SF
TOTAL	±12,035 SF

PARKING REQUIREMENTS

EXISTING	98 SPACES

REQUIRED PER 34-5.2.11(SEE FLOOR PLAN)

1 PER 85 SF AT 5,309 SF	63 SPACES
3 + 1 PER 1,300 SF AT 4,360	7 SPACES
TOTAL	70 SPACES
PROPOSED	78 SPACES

APPROVED BY P.U.D.

360,000 TOTAL BUILDING SQUARE FOOTAGE

1,353 PARKING SPACES

RATIO: 1:266 SF

EXISTING

270,692 TOTAL BUILDING SQUARE FOOTAGE

1,353 PARKING SPACES APPROVED
-135 LAND BANKED PARKING SPACES
1,218

RATIO: 1:222 SF

PROPOSED

270,692 SF
+5,480 SF ADDITION
276,172 SF

1,218 EXISTING PARKING SPACES
-27 PARKING SPACES LOSS FROM ADDITION
1,191

RATIO: 1:232 SF

SCULPTURE GARDEN VISUALIZATION
NOT TO SCALE

STUDIO DETROIT ARCHITECTS
2040 PARK AVE. STE 200
DETROIT, MICHIGAN 48226
STUDIO-DETROIT.COM
PROJECT MANAGER
PM NAME
PM E-MAIL
PM PHONE #

DO NOT SCALE DRAWINGS

ISSUED

10.23.24	CONCEPT REVIEW
07.10.25	PUD REVIEW

DRAWN AGB
CHECKED AC

SEAL

STATE OF MICHIGAN
KEVIN JAMES CROSBY
ARCHITECT
No. 1301062181
LICENSED ARCHITECT

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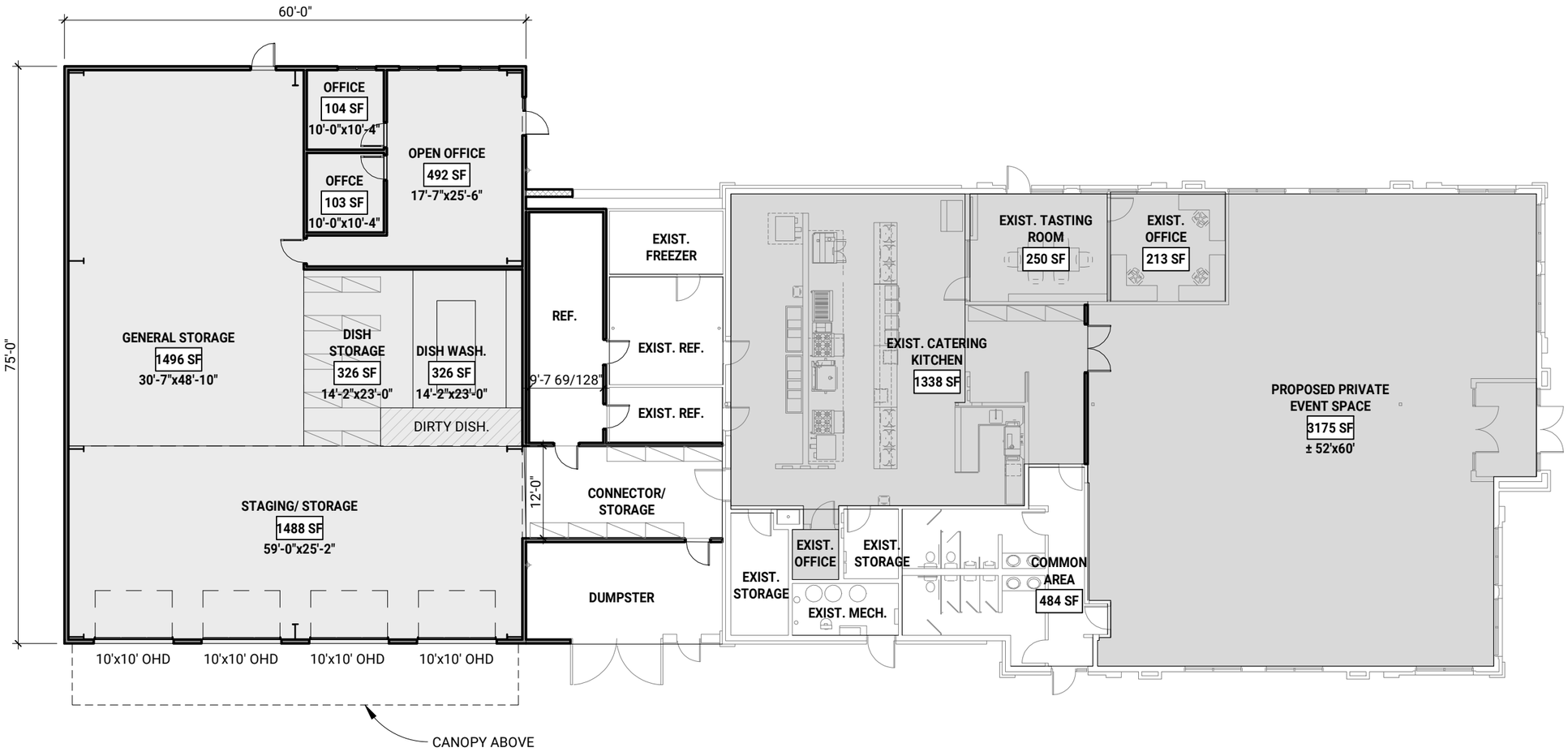
PROJECT 24060

32555 NORTHWESTERN HIGHWAY

SP1.1

PROJECT NO.
24060

32555 NORTHWESTERN HIGHWAY
CATERING KITCHEN AND STORAGE ADDITION



REQ PARKING BY USABLE AREA	
CATERING KITCHEN & PRIVATE EVENT SPACE	
EXISTING KITCHEN & OFFICES	±2,134 SF
PRIVATE EVENT SPACE	±3,175 SF
SUB TOTAL =	±5,309 SF
PARKING REQ	
5,309 / 85 SF =	**63 SPACES**
(RESTAURANT PER 35-5.2.11 C.XVII)	
PROPOSED ADDITION	
STORAGE ADDITION	±4,360 SF
PARKING REQ	
(4,360 / 1,300) + 3 =	**7 SPACES**
(WAREHOUSE PER 35-5.2.11 E.II)	
TOTAL SPACES REQ	70 SPACES
EXISTING SPACES	98 SPACES
PROPOSED SPACES	78 SPACES

OVERALL SQUARE FOOTAGE	
EXISTING KITCHEN, STORAGE, AND OFFICE	±3,223 SF
NEW CONSTRUCTION	±5,143 SF
SUB TOTAL	8,376 SF
COMMON AREA	±484 SF
PROPOSED PRIVATE EVENT SPACE	±3175 SF
GRAND TOTAL	12,035 SF

STATE OF MICHIGAN
KEVIN JAMES CROSBY
ARCHITECT
No. 1301062181
LICENSED ARCHITECT

N

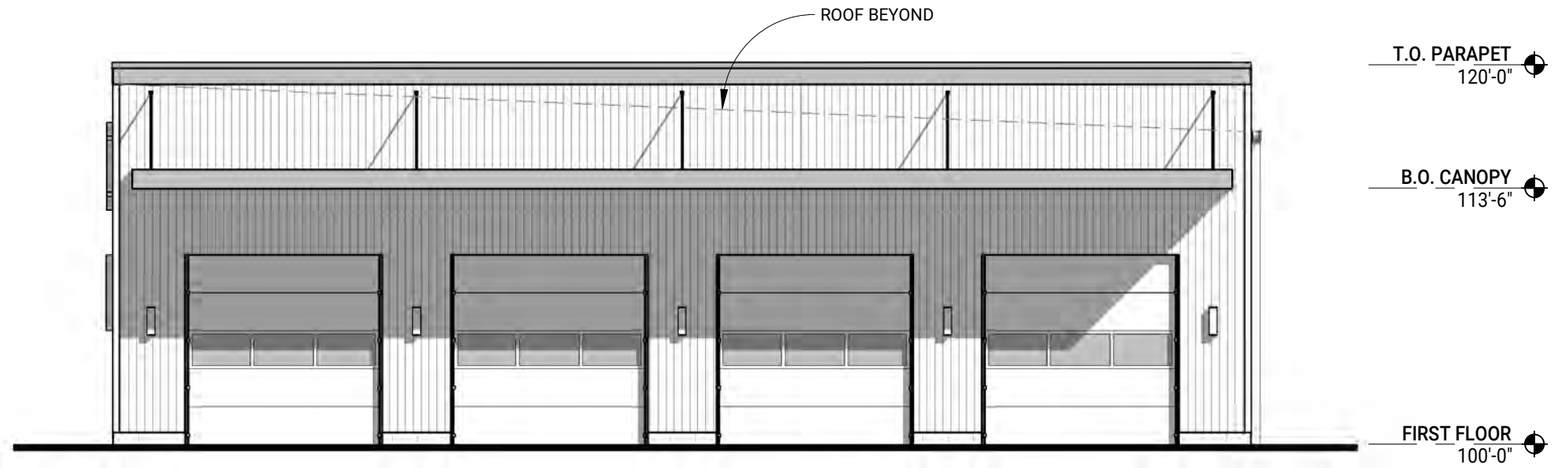
FLOOR PLAN
1/16" = 1'-0"

FLOOR PLAN

STUDIODETROIT
ARCHITECTS

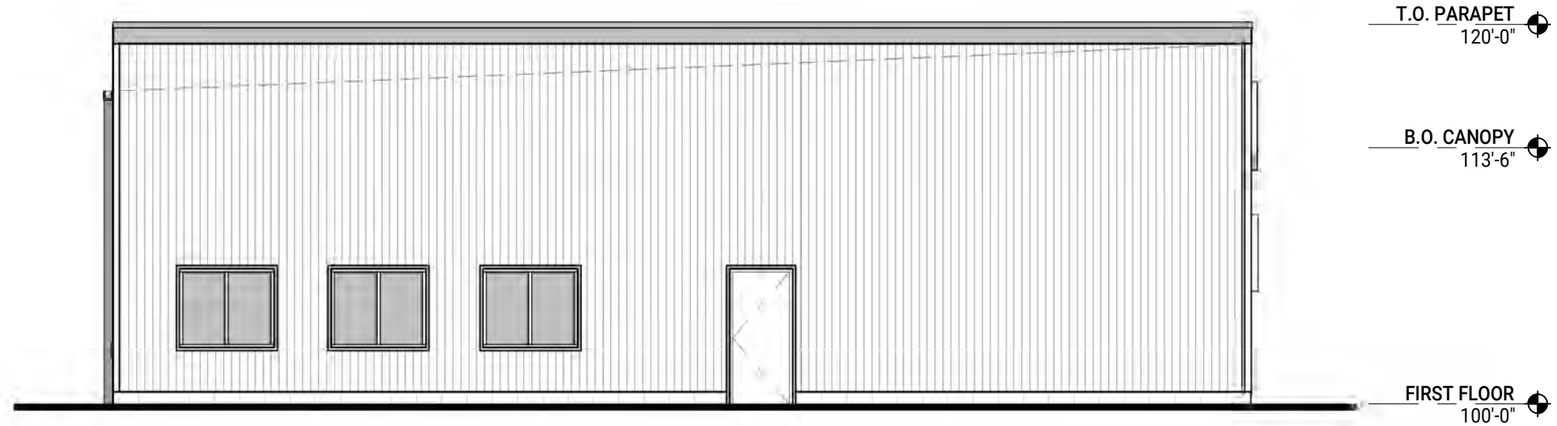
PROJECT NO.
24060

32555 NORTHWESTERN HIGHWAY
CATERING KITCHEN AND STORAGE ADDITION



EAST ELEVATION

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



WEST ELEVATION

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

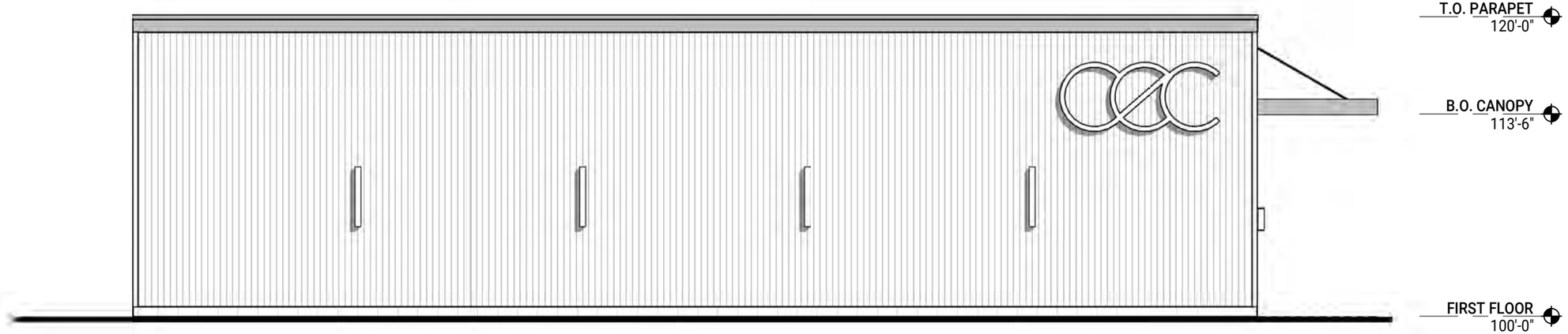
STATE OF MICHIGAN
KEVIN JAMES CROSBY
ARCHITECT
No. 1301062181
LICENSED ARCHITECT

EXTERIOR ELEVATIONS

STUDIODETROIT
ARCHITECTS

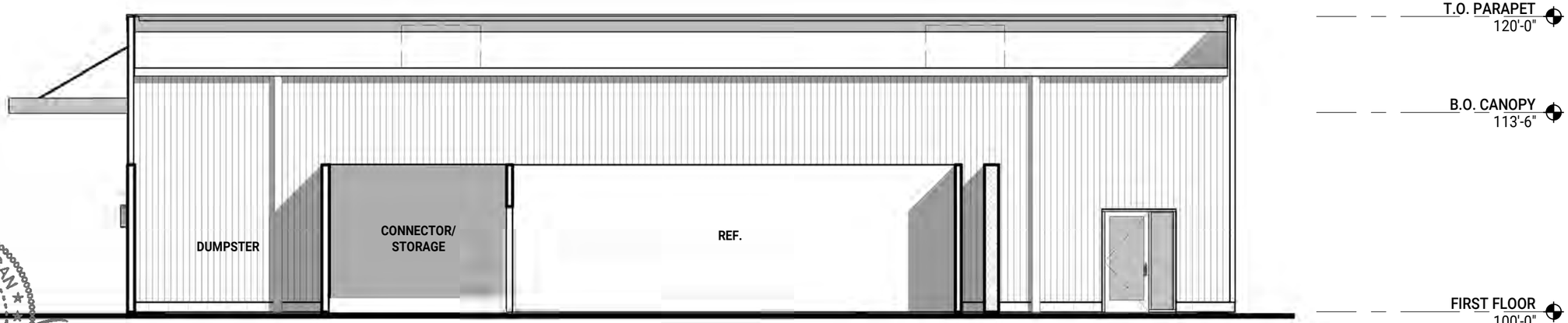
PROJECT NO.
24060

32555 NORTHWESTERN HIGHWAY
CATERING KITCHEN AND STORAGE ADDITION



SOUTH ELEVATION

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



STATE OF MICHIGAN
KEVIN
JAMES
CROSBY
ARCHITECT
No.
1301062181
LICENSED ARCHITECT

NORTH ELEVATION

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

EXTERIOR ELEVATIONS

STUDIODETROIT
ARCHITECTS

July 22, 2025

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

Cluster Site Plan

Case:	54-4-2025
Site:	Vacant Folsom Rd; 16.3 acres (all or parts of 16 parcels)
Applicant:	Forest at Riverwalk Development
Plan Date:	2/25/2024 (updated 6/12/20250
Zoning:	RA-3 Single Family

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

SUMMARY OF FINDINGS

Existing Conditions

1. **Zoning.** The parcel is zoned RA-3 Single Family Residential.
2. **Existing site.** The subject property is located south of M-5 between Farmington Road and Orchard Lake Road. The property runs from M-5 south to Colfax Road, which is 8 ½ Mile. The existing site is entirely undeveloped and heavily wooded, with several areas of wetland. It consists of all or part of 16 separate parcels. Generally, it is a trapezoid connecting Folsom to Colfax, though one small portion juts westward and fronts on Parker Street, and the lots connecting the site to Colfax are kept as outlots and not part of the proposed cluster. The total acreage of the site is 16.29 acres. 2.47 acres is right-of-way, leaving 13.83 net acres.
3. **Adjacent properties.**

Direction	Zoning	Land Use
North	M-5	M-5
East	RA-3	Single Family Homes
South	RA-3	Single Family Homes
West	RA-3	Single Family Homes

4. **Site configuration and access.** The site is accessible from Folsom Road and Parker St.

Cluster Qualification:

This plan received a preliminary determination that it qualifies for a one-family cluster under item 2.A.i. at the February 15, 2025, Planning Commission meeting.

MOTION by Aspinall, support by Stimson, to make a preliminary determination that One-Family Cluster Option 1, 2023, dated October 13, 2023, submitted by Forest at Riverwalk Development, LLC, meets the following qualification standards as set forth in Section 34- 3.17.2.B. of the Zoning Ordinance: ii, vi, and viii; permitting a maximum density of 2.6 units per acre, and that it be made clear to the applicant that final granting of the One-Family Cluster Option is dependent upon a site plan to be approved by the City Council following review and recommendation by the Planning Commission.

Under Section 34-3.17 One Family Cluster Option, the Planning Commission may make a determination that the site qualifies for a One Family Cluster based on the following criteria and procedures.

2. Conditions for qualification:
   A. Qualification for the cluster option shall be based on two (2) findings by the planning commission with final density dependent upon whether or not the site qualifies under both findings:
      i. **First, the planning commission shall find that the parcel will qualify for the cluster development option as defined in Section 34-3.17.2.B.i-viii. Development would be at the single family densities permitted in subsection 34-3.17.3.A. This finding must be made in all cases.**
      Section 34-3.17.2.B.i-viii is addressed below. Section 34-3.17.3.A permits 2.6 units per acre for a One Family Cluster in the RA-3 district under this item.
      ii. Second, the planning commission may additionally find that the parcel is located in a transition area or is impacted by nonresidential uses or traffic on major or secondary thoroughfares or other similar conditions. If the planning commission makes such a finding, it may permit an increase in density up to the maximum densities established in subsection 34-3.17.3.B.

Under standard i. above, 42 units are available on 16.3 acres. Standard ii. would permit up to 63 units. The plans at the time showed 38 units and have been revised down to 33 units.

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

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

We have bolded the items of this subsection that the PC cited in its qualification motion.

Cluster Site Plan:

1. **Summary of Plan.** A concept plan showing 38 lots was submitted at qualification; this number has since been decreased to 33 units, which is permitted on 16.3 acres under the cluster option. The plan shows road connections to Folsom Road and Parker Street. A large area of wetland is shown at the southern end of the property; the lots have been configured to generally avoid containing wetland.
2. **Master Plan.** The property is designated Single Family Residential on the Future Land Use Map. It does not fall into any Special Residential Planning Areas, nor any other special study areas. Surrounding properties have the same designation.
3. **Residential Densities Map.** The residential densities map designates this land as medium density. This category includes the RA-3 and RA-4 districts.

4. **Dimensional Standards.** The cluster option allows the dimensional standards of the district to be waived. This table compares the proposal to district standards

Standard	Required in RA-3 (standard)	Proposed
Front Setback	30 ft	25 ft
Side Setback	8 ft least side/20 ft total	5 ft least side/10 ft total
Rear Setback	35 ft	35 ft
Building Height	25 ft	Not addressed on plans
Min Lot Size	12,500 sq ft (avg 10,000 sq ft)	Smallest: 7,795 sq ft; typical: 8,470 sq ft
Min Lot Width	80 ft	Typical is approx. 55 ft

5. **Separation Standards.** Per Section 34-3.17.4.B., "Spacing between groups of attached buildings or between groups of four (4) unattached buildings shall be equal to at least twenty (20) feet in an RA-3 district, measured between the nearest points of adjacent buildings." The plan meets this standard with increased side setbacks on lots 4 and 5.
6. **Cluster Standards.** Cluster developments must meet the design standards of subsection 34-3.17.4.
    a. Garages must be set back 20 feet. *All lots have a minimum front setback of 25 feet.*
    b. The side of a cluster facing a major or secondary thoroughfare must be set back 25 feet. *This standard is met.*
    c. No building may be placed within 25 feet of any property line. *This standard is met.*
    d. 15% of the development must be set aside as open space. *This standard is met.*
    e. If it has not already been provided, the applicant must provide a copy of the EGLE permit allowing impacts to wetlands on Lots 13, 14, 19, 20, and 21.
7. **Lighting.** No general lighting of the site or street appears to be proposed.
8. **Superimposed aerial.** During cluster qualification, the planning commission cited standards 34-3.17.2.B.ii., vi, and viii. Per Section 34-3.17.5.C.iii, parcels qualifying under items vi and viii **are required** to submit a sheet superimposing the plan on an aerial image. A superimposed aerial was provided.

Tree Removal (Section 5.18)

The site contains 1,489 trees, 629 of which are proposed to be removed, per the Landscape Plan. This includes 86 landmark trees, totaling 2144.1 inches. **The tree inventory table appears to have some minor discrepancies which shall be corrected and plantings should be updated to meet the correct requirements. The table indicates the removal of 637 trees, including 86 landmark trees totaling 2122.5 inches. There is a discrepancy of 8 non-landmark trees.**

Landscaping

1. **Street Trees.** 45 street trees are proposed. Street tree requirements are met.
2. **Cost Estimate.** A cost estimate has been provided. *The cost estimate must be submitted prior to final review, per Section 3.17.5.C.iv.a.*
3. **Buffering / Transition Area.** A buffer is required adjacent to one-family districts.

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

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

As noted above, a buffer is required adjacent to one-family districts. **The applicant should clearly identify which method they are proposing for consideration as a transition. The Planning Commission should review this method and determine if it satisfies the criteria listed above.** All surrounding development is single-family housing. The applicant proposes to plant all 100 replacement trees (apart from 6) along the rear property lines of the lots backing up to neighboring residential properties.

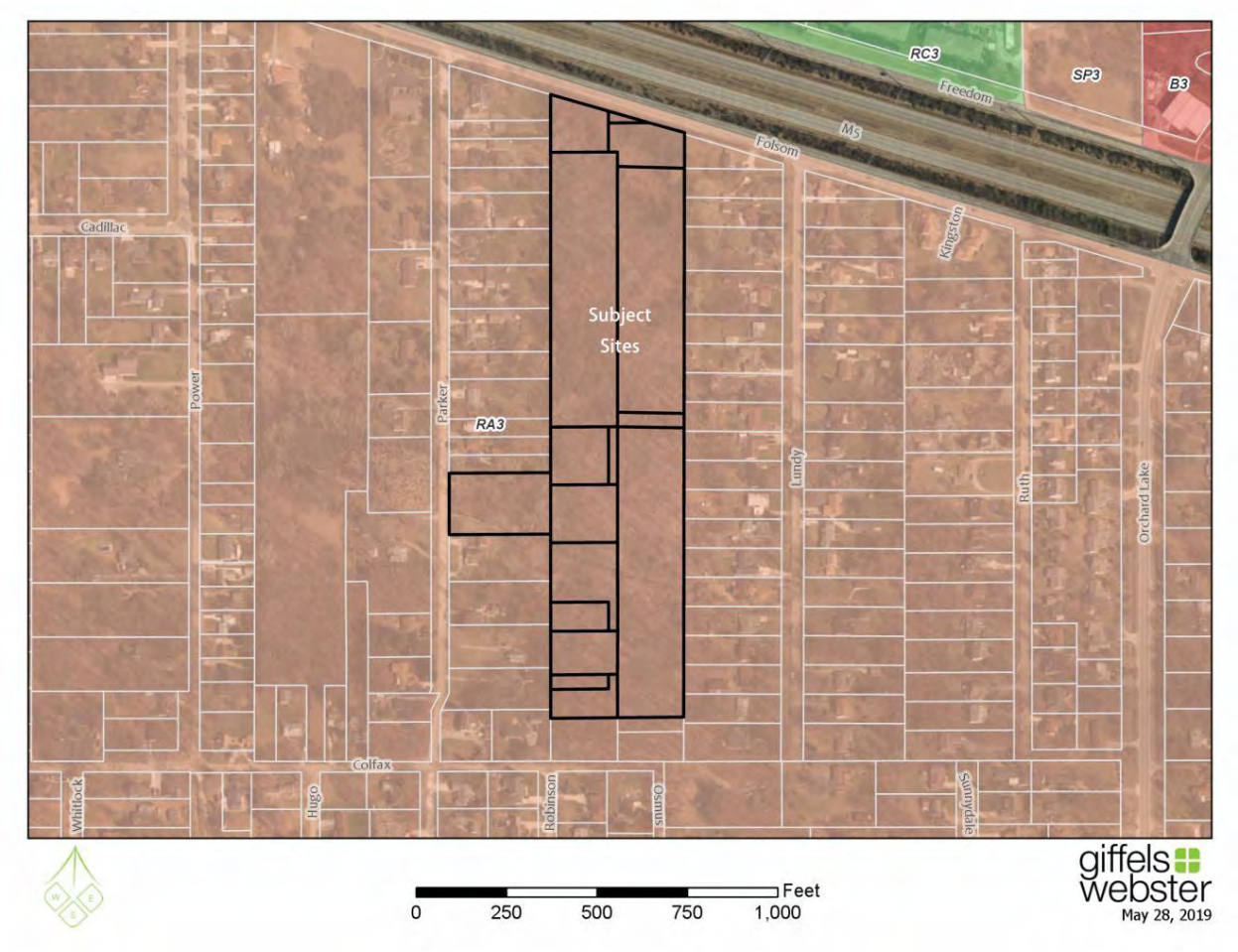
We are available to answer questions.

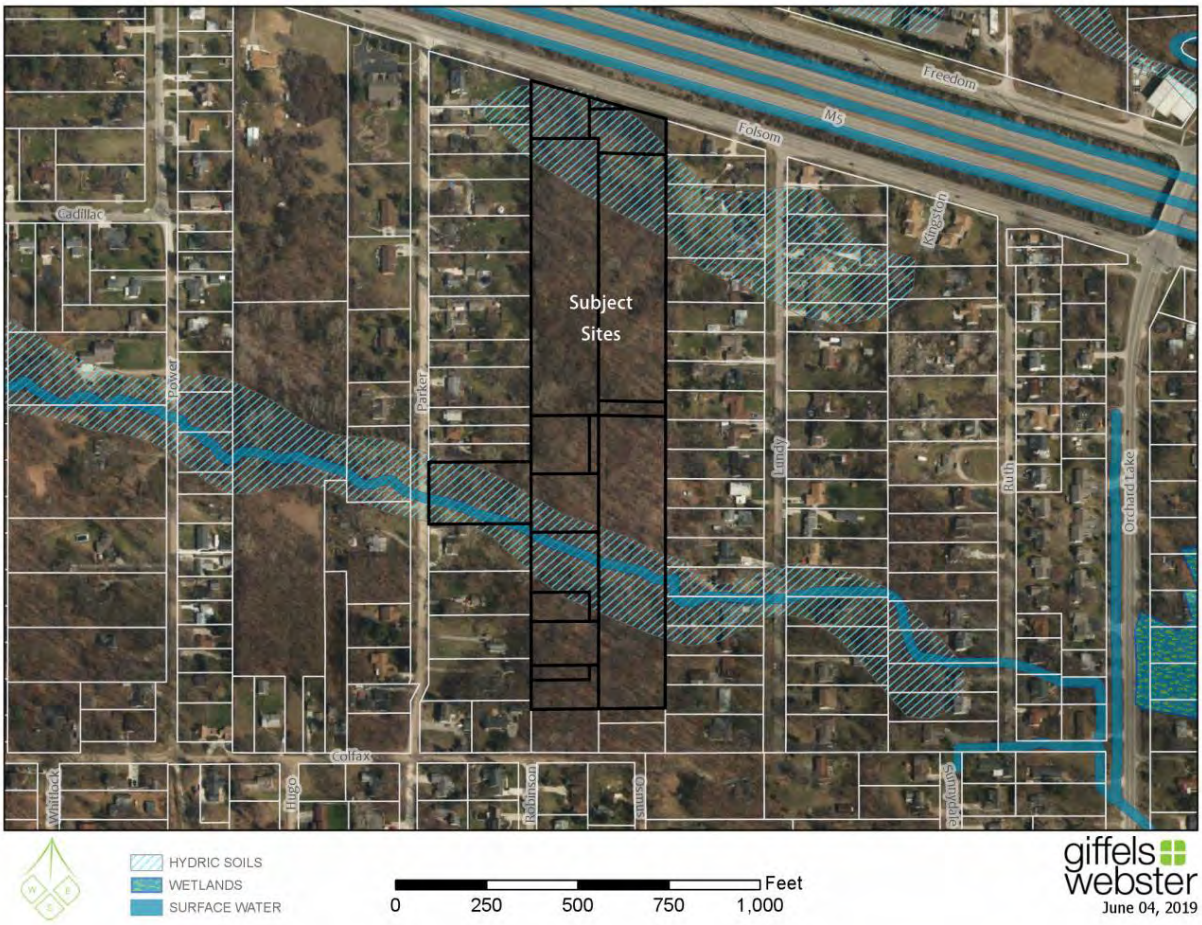
Respectfully,
Giffels Webster

Joe Tangari, AICP
Principal Planner

Julia Upfal, AICP
Senior Planner

Zoning


RC3
SP3
B3
Freedom
M5
Folsom
Kingston
Cadillac
Subject Sites
Power
Parker
RA3
Lundy
Ruth
Orchard Lake
Colfax
Whitlock
Hugo
Robinson
Osmus
Sunnydale
Feet
0
250
500
750
1,000
giffels webster
May 28, 2019


Subject Sites
Freedom
M5
Folsom
Kingston
Cadillac
Power
Parker
Lindy
Ruth
Orchard Lake
Colfax
Whitlock
Hugo
Robinson
Osmun
Sunnydale
HYDRIC SOILS
WETLANDS
SURFACE WATER
0
250
500
750
1,000
Feet
giffels webster
June 04, 2019

FARMINGTON HILLS Michigan

DEPARTMENT OF PUBLIC SERVICES
KAREN MONDORA, P.E., DIRECTOR

INTEROFFICE CORRESPONDENCE

DATE: July 24, 2025

TO: Erik Perdonik

FROM: James Cubera, City Engineer

SUBJECT: REVISED Cluster Site Plan 54-04-2025
The Forest at Riverwalk
Part of N.E. ¼ of Section 34
PJ#34-19-58, 22-23-34-252-019-036 & 043

This office has performed a preliminary review of the above referenced site plan submitted to the Planning Department on July 09, 2025. Our preliminary comments remain as per our memo of April 17, 2025. We note that many of them have been addressed. We have the following updated comments.

1) An eight-inch watermain extension and loop from the 8" watermain at the corner of Osmus Avenue and Colfax Street to the 8" watermain on Lundy Drive should strongly be considered. Also, although the easement is only 30 feet wide the sanitary sewer extension must be placed such that it allows for enough offset for this watermain installation within this easement. A directionally drilled watermain in this area would be appropriate.

2) It is strongly suggested that the sanitary sewer on Colfax Street be extended to service any future lot split resultant parcels.

3) The submitted storm water detention, restriction and stormwater quality "submitted sheet" will be reviewed during construction review.

4) The curb cut to Parker Avenue appears to encroach on private property within the development. This encroachment needs to be eliminated.

5) It is suggested that the 30-foot additional ROW on the Colfax Street frontage of the original properties involved in this development be dedicated at this time.

6) It appears that this development may involve a parcel split of some sort in order to meet the proposed development property lines. If this is the case, then the requirements of the lot split ordinance will also take effect. Sewer and water extensions required by it will be necessitated as well as the Colfax Street ROW dedication. The paving of Colfax Street will also have to be addressed if a lot split becomes apparent in order to meet the proposed property lines of this development.

FIRE

FARMINGTON HILLS

INTEROFFICE CORRESPONDENCE

Date: July 25, 2025

To: Planning Commission

From: Jason Baloga, Fire Marshal

Subject: Revised Cluster Site Plan 54-4-2025 (Folsom btw Parker & Lundy Road)

The Fire Department will have no objection to approval contingent upon compliance with the following requirements:

1. Hydrant Coverage Chapter 12 Section 12-11(2); hydrants shall be spaced 500ft. apart in single-residential areas. This will be discussed further during Engineering review.

2. Site Access Chapter 12 Section 12-11 (1); site shall accommodate fire apparatus with a fifty-foot (50') turning radius and shall be measured to the centerline of the roadway. This will be verified during Engineering review.

Jason Baloga, Fire Marshal

JB/al

THE FOREST AT RIVERWALK

PART OF THE NORTHEAST 1/4 OF SECTION 34
TOWN 1 NORTH, RANGE 9 EAST
CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN

50 25 0 50 100 150
SCALE IN FEET 1" = 50'

Cluster SP 54-4-2025

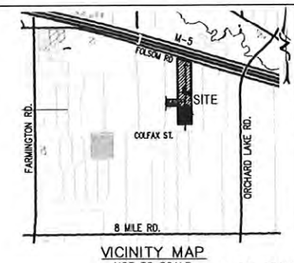
PROPERTY DESCRIPTION:

COMMENCING AT THE EAST ¼ CORNER OF SECTION 34, TOWN 1 NORTH, RANGE 9 EAST; THENCE ALONG THE EAST AND WEST ¼ LINE OF SAID SECTION 34 S89°51'30"W 1267.44 FEET TO THE SOUTHWEST CORNER OF "FARMINGTON VIEW SUBDIVISION" AS RECORDED IN LIBER 63 OF PLATS, PAGE 2, OAKLAND COUNTY RECORDS, THENCE CONTINUING ALONG SAID EAST AND WEST ¼ LINE S89°51'30"W 368.85 FEET TO THE SOUTHEAST CORNER OF "SUPERVISOR'S SUBDIVISION NO. 6, OF THE J.D. PARKER'S ALLOTMENT" AS RECORDED IN LIBER 58 OF PLATS, PAGE 14, OAKLAND COUNTY RECORDS; THENCE ALONG THE EAST LINE OF SAID SUBDIVISION N00°03'03"E 166.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID LINE N00°03'03"E 463.81 FEET TO THE SOUTH LINE OF THE NORTH 170 FEET OF LOT 126 OF SAID SUPERVISOR'S SUBDIVISION NO. 6; THENCE ALONG SAID LINE S89°51'43"W 279.81 FEET TO THE EAST LINE OF PARKER STREET (50 FEET WIDE); THENCE ALONG SAID LINE N00°04'16"E 170.00 FEET TO THE NORTH LINE OF SAID LOT 126; THENCE ALONG SAID LINE N89°51'43"E 279.75 FEET TO THE EAST LINE OF SAID SUPERVISOR'S SUBDIVISION NO. 6; THENCE ALONG SAID LINE N00°03'03"E 1045.57 FEET TO THE SOUTH LINE OF FOLSOM ROAD (WIDTH VARIES); THENCE ALONG SAID LINE S73°36'50"E 385.04 FEET TO THE WEST LINE OF SAID "FARMINGTON VIEW SUBDIVISION"; THENCE ALONG SAID LINE S00°04'20"W 1569.85 FEET; THENCE S89°51'30"W 368.91 TO THE POINT OF BEGINNING CONTAINING 14.8621 ACRES OF LAND AND BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AS THEY MAY AFFECT SAID LAND.

SITE DATA

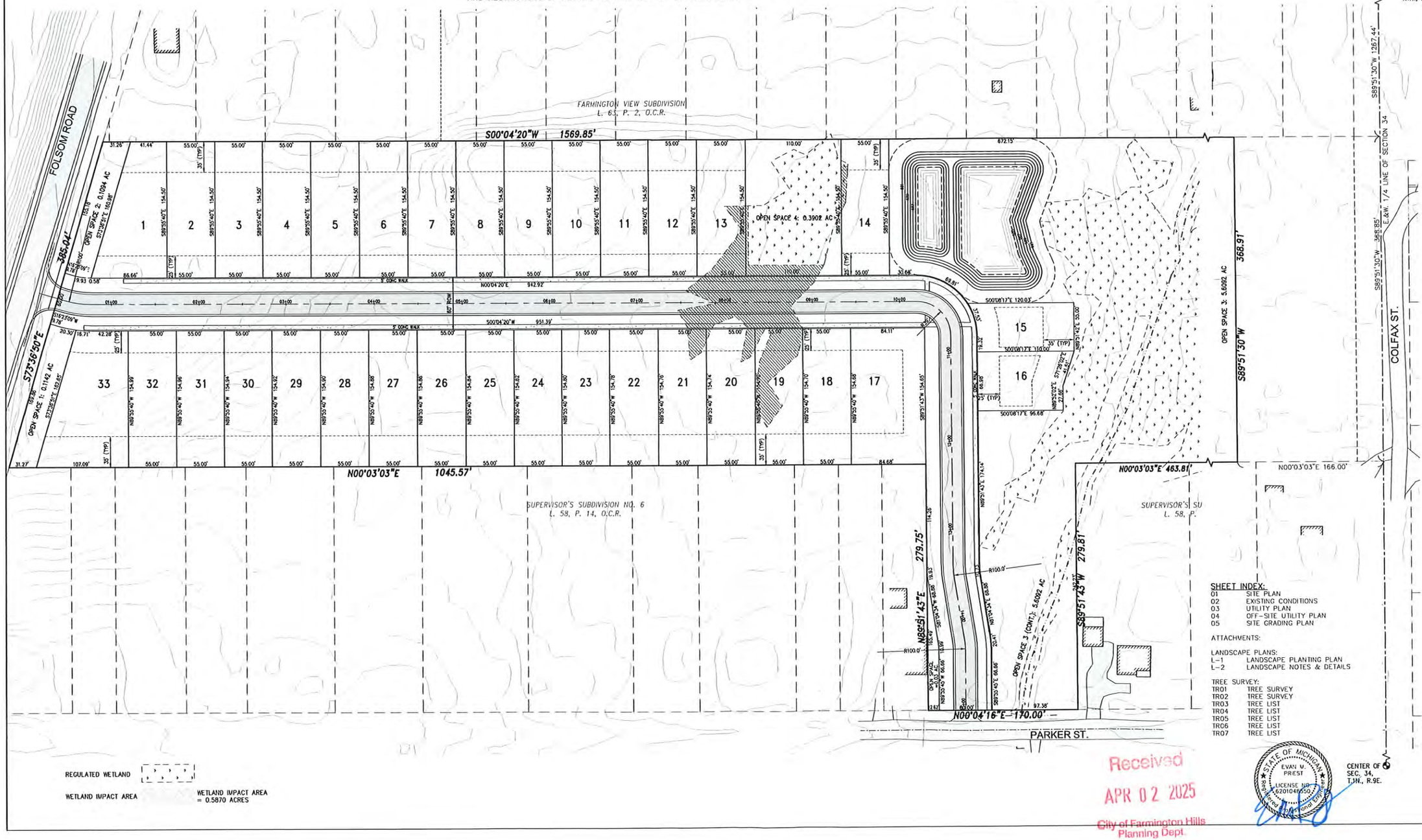
	EXISTING	PROPOSED
ZONING:	RA-3	RA-3, CLUSTER OPTION
MINIMUM LOT AREA	10,000 SF	6,600 SF
MINIMUM AVERAGE PER SUBDIVISION	12,500 SF	8,857 SF
MINIMUM LOT WIDTH	80 FT.	55 FT.
LOT COVERAGE	35% MAX.	35% MAX.
MINIMUM YARD SETBACKS:		
FRONT:	30 FT.	25 FT.
REAR:	35 FT.	35 FT.
SIDE:	8' ONE SIDE 20' TOTAL TWO	5' ONE SIDE 10' TOTAL TWO

SITE AREA	14.8621 ACRES
UNITS PROPOSED	33 UNITS
DENSITY	2.22 UNITS/ACRE
OPEN SPACE	6.22 ACRES 6.22 / 14.8621 = .419 ~ 41.9%



VICINITY MAP
NOT TO SCALE

E. 1/4 CORNER SEC. 34, T.1N., R.9E.



REGULATED WETLAND

WETLAND IMPACT AREA — WETLAND IMPACT AREA = 0.5870 ACRES

SHEET INDEX:

01 SITE PLAN
02 EXISTING CONDITIONS
03 UTILITY PLAN
04 OFF-SITE UTILITY PLAN
05 SITE GRADING PLAN

ATTACHMENTS:

LANDSCAPE PLANS:
L-1 LANDSCAPE PLANTING PLAN
L-2 LANDSCAPE NOTES & DETAILS

TREE SURVEY:
TR01 TREE SURVEY
TR02 TREE SURVEY
TR03 TREE LIST
TR04 TREE LIST
TR05 TREE LIST
TR06 TREE LIST
TR07 TREE LIST

Received
APR 02 2025
City of Farmington Hills
Planning Dept.

STATE OF MICHIGAN
EVAN V. PRIEST
LICENSE NO. 62010460501
Professional Engineer

CENTER OF SEC. 34, T.1N., R.9E.

PROPRIETOR
MR. STUART MICHAELSON
WINDMILL KRE NEW DEVELOPMENTS
31333 W. THIRTEEN MILE ROAD,
SUITE 200
FARMINGTON HILLS, MI 48334

DATE: 02-25-2025
PM: EMP
ENG: EMP
SURV: ASS
CHK: ASS
DWG:
JOB NO. 2023.02
COORD.SYS.: & O.S.
SCALE: 1" = 50'
STATUS:

ENGINEERS · SURVEYORS
MLP AND ASSOCIATES, INC.
Michael L. Priest & Associates, Inc.
40655 Koppernick Road, Canton, MI 48187
phone: (734) 459-8560
fax: (734) 459-2585

SITE PLAN

THE FOREST AT RIVERWALK
SITE PLAN
PART OF THE N.E. 1/4 OF SECTION 34, T.1N., R.9E.
CITY OF FARMINGTON FHILLS, , OAKLAND COUNTY, MICHIGAN

SHEET 01

NORTHEAST CORNER
SECTION 34
T.1N., R.9E.
I-11, L.16848, P.772

EAST 1/4 CORNER
SECTION 34
T.1N., R.9E.
I-12, L.16848, P.773

N

15.35'97

COLSOMEROAD

B.M. #1

B.M. #2

B.M. #3

S35°36'50"E 388.02'

FARMINGTON VIEW SUBDIVISION
L. 65, P. 2, O.C.R.

S00°04'20"W 1569.85'

N00°03'03"E 1045.57'

SUPERVISOR'S SUBDIVISION NO. 6
L. 55, P. 14, O.C.R.

N89°51'43"E 279.79'

S89°51'43"W 279.81'

N00°04'16"E 70.00'

S89°51'30"W 366.91'

N00°03'03"E 463.81'

EX. 8"-AC WM

PARKER ST.

COLFAX ST.

EXISTING CONDITIONS

CENTER 1/4 CORNER
SECTION 34
T.1N., R.9E.
H-12, L.55395, P.116

BENCHMARKS:

B.M. #1 HYDRANT ARROW ON SOUTH SIDE OF FOLSOM, 2ND EAST OF PARKER AT NORTHEAST CORNER OF SITE: ELEV: 692.64

B.M. #2 HYDRANT ARROW ON SOUTH SIDE OF FOLSOM, 1ST EAST OF PARKER AT NORTHWEST CORNER OF SITE: ELEV: 699.49

B.M. #3 HYDRANT ARROW AT SOUTHWEST CORNER OF OSMUS AND COLFAX: ELEV: 696.48

TOPOGRAPHIC SURVEY DISCLAIMER:

EXISTING ELEVATIONS SHOWN WERE PROVIDED BY OWNER. MLP & ASSOC. WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES.

LEGEND:

- PROPERTY BOUNDARY
- PARCEL LINES
- OFF-SITE PARCEL LINES
- EXISTING SANITARY
- EXISTING STORM
- EXISTING WATER MAIN
- EX. OVERHEAD WIRE — OHW —
- EX. GAS — GAS —
- CATCH BASIN
- MANHOLE
- GATE VALVE
- HYDRANT

EXISTING WETLANDS STATE REGULATED

EXISTING WETLANDS NOT STATE REGULATED

60 30 0 60 120 180
SCALE IN FEET 1" = 60'

PROPRIETOR
MR. STUART MICHAELSON
WINDMILL KRE NEW DEVELOPMENTS
31333 W. THIRTEEN MILE ROAD,
SUITE 200
FARMINGTON HILLS, MI 48334

DATE: 02-25-2025
PM: LMP
DNG: LMP
SURV: ALC
SUP: JSM
DWG: 09-02'.EX
DATUM: U.S.C. & G.S.
SCALE: 1" = 60'

JOB NO 2023.02

STATUS:

ENGINEERS • SURVEYORS
MLP
MICHAEL L. PRIEST AND ASSOCIATES, INC.

Michael L. Priest & Associates, Inc.
40655 Koppernick Road, Canton, MI 48187
phone: (734) 459-8560
fax: (734) 459-2585

THE FOREST AT RIVERWALK

SITE PLAN

PART OF THE N.E. 1/4 OF SECTION 34, T.1N., R.9E.
CITY OF FARMINGTON HILLS, , OAKLAND COUNTY, MICHIGAN

SHEET
02

FARMINGTON VIEW SUBDIVISION
L. 63, P. 2, O.C.R.

SUPERVISOR'S SUBDIVISION NO. 6
L. 58, P. 14, O.C.R.

SUPERVISOR
L. 58

FOLSOM ROAD

B.M. #1

PARKER ST.
(50' WD)

BENCHMARKS:

B.M. #1 HYDRANT ARROW ON SOUTH SIDE OF FOLSOM, 2ND EAST OF PARKER AT NORTHEAST CORNER OF SITE. ELEV: 692.64

B.M. #2 HYDRANT ARROW ON SOUTH SIDE OF FOLSOM, 1ST EAST OF PARKER AT NORTHWEST CORNER OF SITE. ELEV: 699.49

B.M. #3 HYDRANT ARROW AT SOUTHWEST CORNER OF OSMUS AND COLFAX. ELEV: 696.48

Know what's below. Call before you dig.

LEGEND:

PROPERTY BOUNDARY		MANHOLE	
PARCEL LINE		HYDRANT	
OFF-SITE PARCEL		GATE VALVE	
EX. SANITARY SEWER		CATCH BASIN	
PR. SANITARY SEWER			
EX. STORM SEWER			
PR. STORM SEWER			
EX. WATER MAIN			
PR. WATER MAIN			
REG. WETLANDS			

40 20 0 40 80 120
SCALE IN FEET 1" = 40'

DATE: 02-25-2025
PM: LMP
ENG: LMP
SURV: AJC
CAD: ABH
QC'D: MJP
V:\DATUM\2.5-C & C.S.
SCALE: 1" = 40'

PROPRIETOR
MR. STUART MICHAELSON
MICHAELSON KRE NEW DEVELOPMENTS
31333 W. THIRTEEN MILE ROAD,
SUITE 200
FARMINGTON HILLS, MI 48334

STATUS:

JOB NO. 2023.02

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MLP AND ASSOCIATES, INC.
Michael L. Priest & Associates, Inc.
40655 Koppernick Road, Canton, MI 48187
phone: (734) 459-8560
fax: (734) 459-2585

THE FOREST AT RIVERWALK

SITE PLAN

PART OF THE N.E. 1/4 OF SECTION 34, T.1N., R.9E.
CITY OF FARMINGTON HILLS, , OAKLAND COUNTY, MICHIGAN

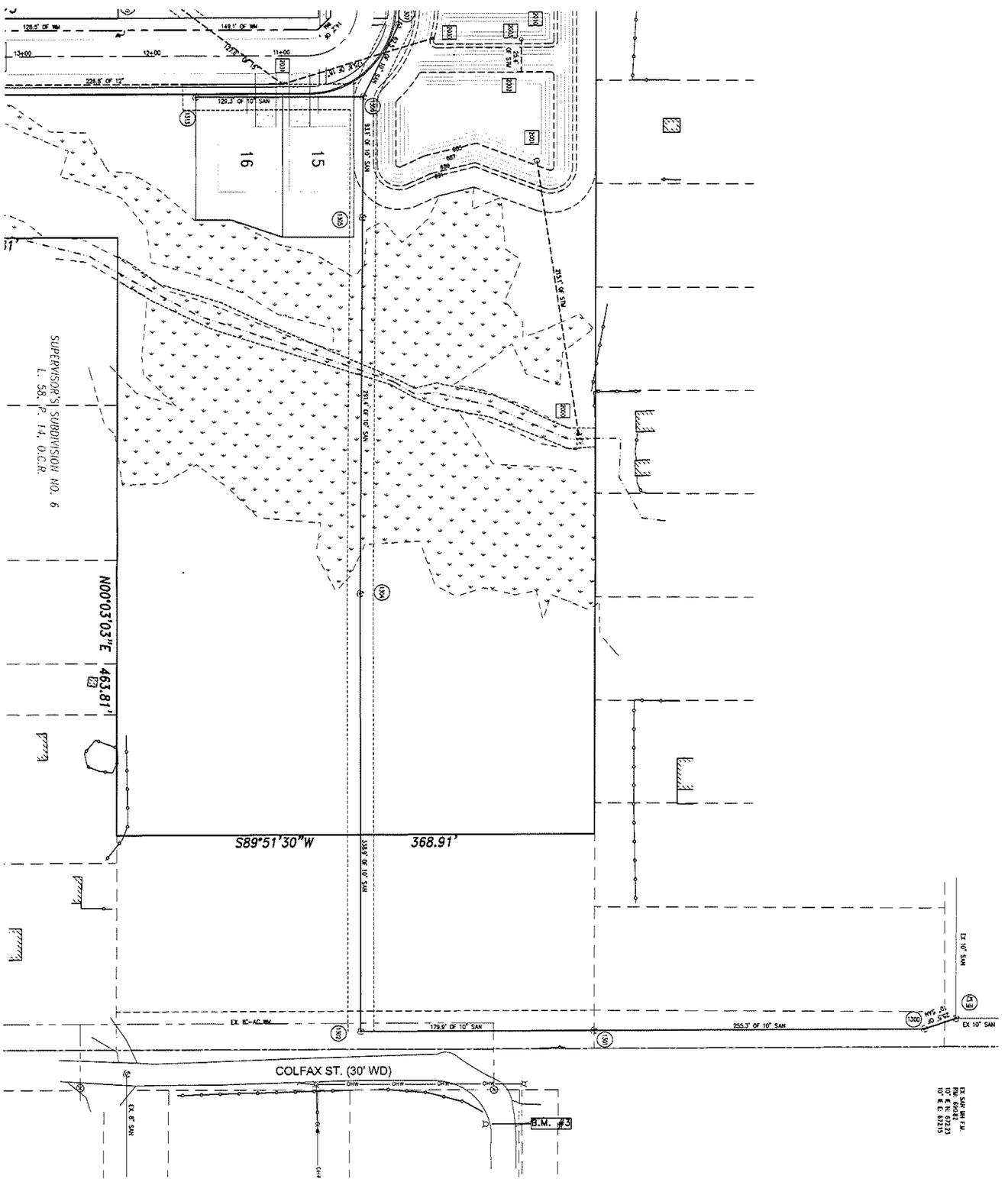
UTILITY PLAN

SHEET
03

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

BENCHMARKS:
B.M. #1 HYDRANT ARROW ON SOUTH SIDE OF FOLSOM, 2ND EAST OF PARKER AT NORTHEAST CORNER OF SITE: ELEV: 692.64
B.M. #2 HYDRANT ARROW ON SOUTH SIDE OF FOLSOM, 1ST EAST OF PARKER AT NORTHWEST CORNER OF SITE: ELEV: 699.49
B.M. #3 HYDRANT ARROW AT SOUTHWEST CORNER OF OSMUS AND COLFAX: ELEV: 696.48

LEGEND:
PROPERTY BOUNDARY
PARCEL LINE
OFF-SITE PARCEL
EX. SANITARY SEWER
PR. SANITARY LEAD
EX. STORM SEWER
PR. STORM SEWER
EX. WATER MAIN
PR. WATER MAIN
REG. WETLANDS
MANHOLE
HYDRANT
GATE VALVE
CATCH BASIN



SCALE IN FEET
40 20 0 40 80 120
1" = 40'

OFF-SITE UTILITY PLAN

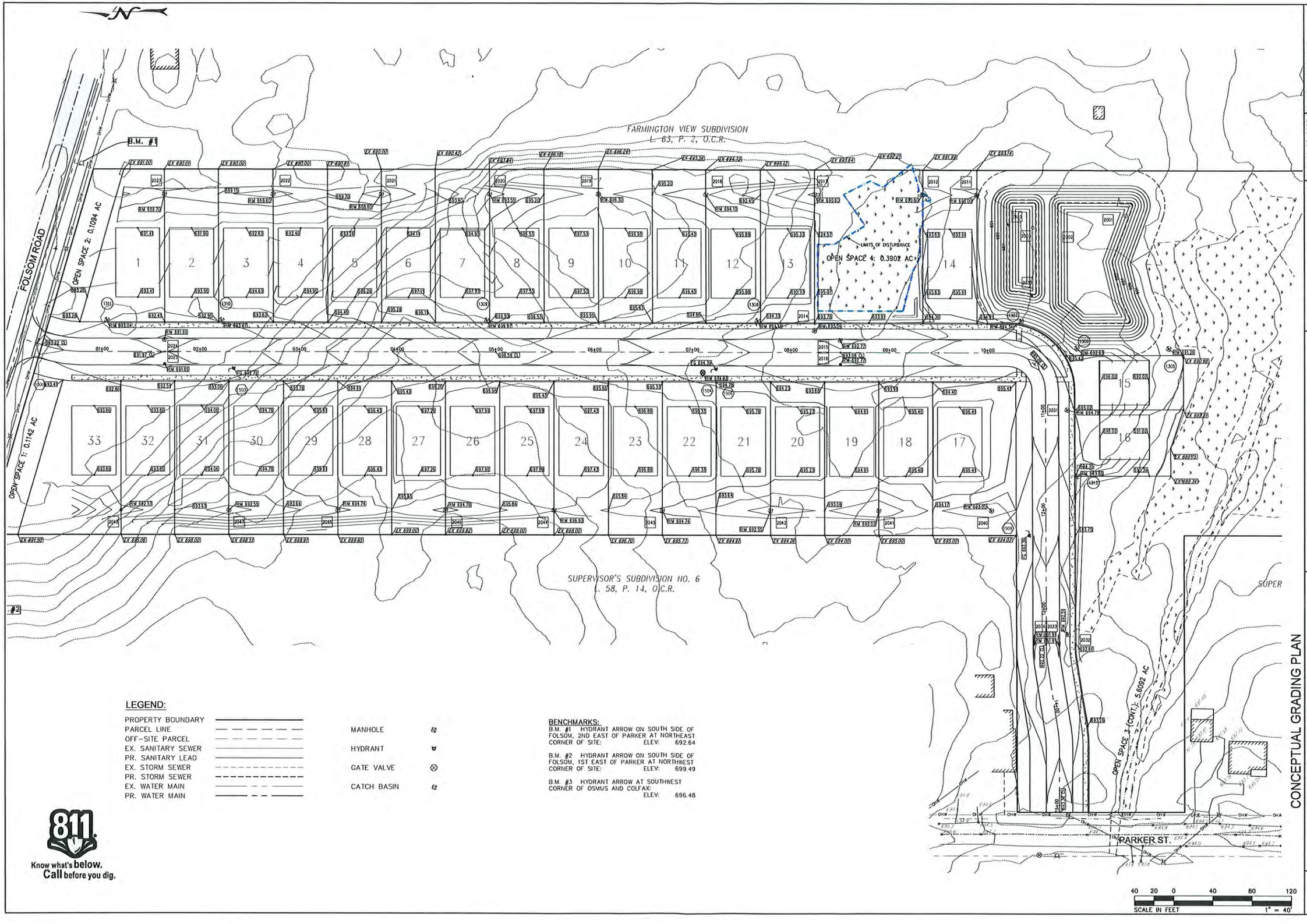
SHEET 04

THE FOREST AT RIVERWALK
SITE PLAN
PART OF THE N.E. 1/4 OF SECTION 34, T.1N., R.9E.
CITY OF FARMINGTON FHILLS, , OAKLAND COUNTY, MICHIGAN

ENGINEERS • SURVEYORS
MLP AND ASSOCIATES, INC.
Michael L. Priest & Associates, Inc.
40655 Koppernick Road, Canton, MI 48187
phone: (734) 459-8560
fax: (734) 459-2585

STATUS:
JOB NO. 2023.02
DATE: 02-25-2025
PM: LMP
ENG: LMP
SURV: ALC
CAD: ADH
DWG: SP-03 UTIL
VOA/TUM/U.S.C. & G.S.
SCALE: ####

PROPRIETOR
MR. STUART MICHAELSON
WINDMILL KRE NEW DEVELOPMENTS
31333 W. THIRTEEN MILE ROAD,
SUITE 200
FARMINGTON HILLS, MI 48334



LEGEND:

PROPERTY BOUNDARY		MANHOLE	
PARCEL LINE		HYDRANT	
OFF-SITE PARCEL		GATE VALVE	
EX. SANITARY SEWER		CATCH BASIN	
PR. SANITARY LEAD			
EX. STORM SEWER			
PR. STORM SEWER			
EX. WATER MAIN			
PR. WATER MAIN			

BENCHMARKS:

B.M. #1 HYDRANT ARROW ON SOUTH SIDE OF FOLSOM, 2ND EAST OF PARKER AT NORTHEAST CORNER OF SITE: ELEV: 692.64

B.M. #2 HYDRANT ARROW ON SOUTH SIDE OF FOLSOM, 1ST EAST OF PARKER AT NORTHWEST CORNER OF SITE: ELEV: 699.49

B.M. #3 HYDRANT ARROW AT SOUTHWEST CORNER OF OSMUS AND COLFAX: ELEV: 696.48

Know what's below. Call before you dig.

40 20 0 40 80 120
SCALE IN FEET 1" = 40'

PROPRIETOR

DATE: 02-25-2025
PM: EMP
ENG: EMP
SURV: AGS
CAD: AGS
DWG: SP-04.DP
DATUM:U.S.C. & G.S.
SCALE: 1" = 40'

JOB NO. 2023.02

STATUS:

MR. STUART MICHAELSON
WINDMILL KRE NEW DEVELOPMENTS
31333 W. THIRTEEN MILE ROAD,
SUITE 200
FARMINGTON HILLS, MI 48334

ENGINEERS, SURVEYORS
MLP
AND ASSOCIATES, INC.
Michael L. Priest & Associates, Inc.
40855 Koppernick Road, Canton, MI 48187
phone: (734) 459-8560
fax: (734) 459-2585

CONCEPTUAL GRADING PLAN

THE FOREST AT RIVERWALK

SITE PLAN

PART OF THE N.E. 1/4 OF SECTION 34, T.1N., R.9E.
CITY OF FARMINGTON HILLS, , OAKLAND COUNTY, MICHIGAN

SHEET 05

B.M. #1

B.M. #2

LIMITS OF REMOVAL

LIMITS OF REMOVAL

LIMITS OF REMOVAL

LIMITS OF REMOVAL

LIMITS OF REMOVAL

TREE SURVEY DISCLAIMER:
EXISTING TREE LOCATIONS SHOWN WERE PROVIDED BY OWNER. MLP & ASSOC. WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES.

BENCHMARKS:

B.M. #1 HYDRANT ARROW ON SOUTH SIDE OF FOLSOM, 2NO EAST OF PARKER AT NORTHEAST CORNER OF SITE: ELEV: 692.64

B.M. #2 HYDRANT ARROW ON SOUTH SIDE OF FOLSOM, 1ST EAST OF PARKER AT NORTHWEST CORNER OF SITE: ELEV: 699.49

B.M. #3 HYDRANT ARROW AT SOUTHWEST CORNER OF OSMUS AND COLFAX: ELEV: 696.48

LEGEND:

TREE & TAG NO. T-458

SHEET INDEX:

TR01	TREE SURVEY NORTH
TR02	TREE SURVEY SOUTH
TR03	TREE LIST
TR04	TREE LIST
TR05	TREE LIST
TR06	TREE LIST
TR07	TREE LIST

TREE SURVEY NORTH

THE FOREST AT RIVERWALK

SITE PLAN

PART OF THE N.E. 1/4 OF SECTION 34, T.1N., R.9E.
CITY OF FARMINGTON HILLS, , OAKLAND COUNTY, MICHIGAN

SHEET TR01

PROPRIETOR

MR. STUART MICHELSON
WINDMILL KRE NEW DEVELOPMENTS
31313 NW THIRTEEN MILE ROAD,
SUITE 200
FARMINGTON HILLS, MI 48334

DATE: 02-25-2025
DRAWN BY: ENG. KMP
SURV. ACC
CAD: ADR
CHECKED BY: MLP
VDATUM:U.S.C. & G.S.
SCALE: 1" = 30'

JOB NO. 2023.02

STATUS:

ENGINEERS, SURVEYORS
MLP
AND ASSOCIATES, INC.
Michael L. Priest & Associates, Inc.
40655 Koppernick Road, Canton, MI 48187
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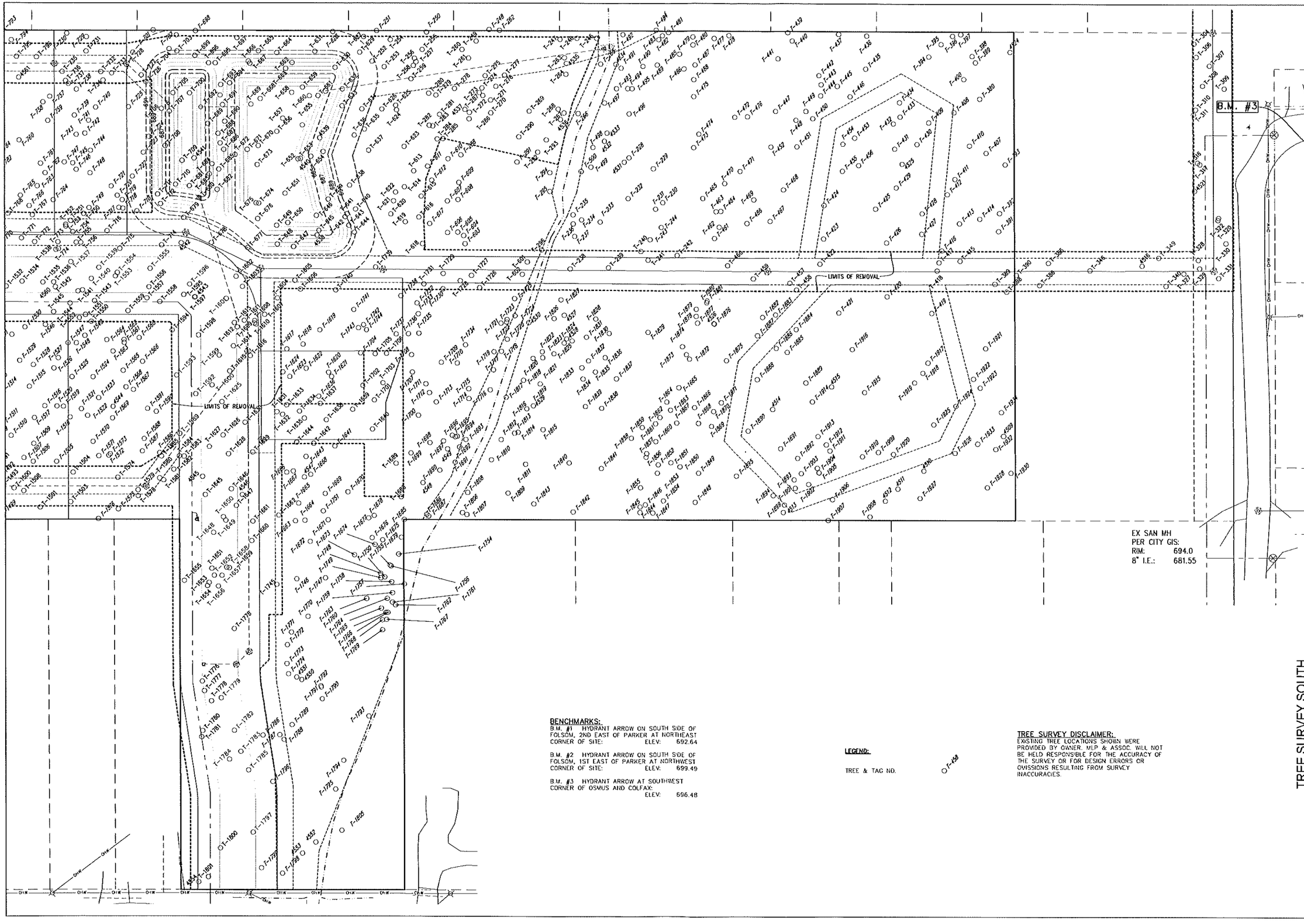

BENCHMARKS:

B.M. #1 HYDRANT ARROW ON SOUTH SIDE OF FOLSOM, 2ND EAST OF PARKER AT NORTHEAST CORNER OF SITE: ELEV: 692.64

B.M. #2 HYDRANT ARROW ON SOUTH SIDE OF FOLSOM, 1ST EAST OF PARKER AT NORTHWEST CORNER OF SITE: ELEV: 699.49

B.M. #3 HYDRANT ARROW AT SOUTHWEST CORNER OF OSMUS AND COLFAX: ELEV: 696.48

LEGEND:

TREE & TAG NO. T-459

TREE SURVEY DISCLAIMER:

EXISTING TREE LOCATIONS SHOWN WERE PROVIDED BY OWNER. MLP & ASSOC. WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES.

TREE SURVEY SOUTH

THE FOREST AT RIVERWALK

SITE PLAN

PART OF THE N.E. 1/4 OF SECTION 34, T.1N., R.9E.
CITY OF FARMINGTON HILLS, , OAKLAND COUNTY, MICHIGAN

SHEET
TR02

PROPRIETOR

MR. STUART MICHAELSON
WINDMILL KRE NEW DEVELOPMENTS
31333 W. THIRTEEN MILE ROAD,
SUITE 220
FARMINGTON HILLS, MI 48334

DATE: 02-25-2025
ENG: KMP
SURV: AEC
CAD: ADH
REVISIONS: TREES
VERT. DATUM: U.S.C. & G.S.
SCALE: 1"=##'

JOB NO. 2023.02

STATUS:

ENGINEERS · SURVEYORS
MLP AND ASSOCIATES, INC.
Michael L. Priest & Associates, Inc.
40655 Koppernick Road, Canton, MI 48187
phone: (734) 459-8560
fax: (734) 459-2585

Tag	Remov	Scientific Name	Common Name	DBH	Tree Health/ Condition Score	Landmark Tree
228		Ulmus americana	American Elm	9		
229		Acer negundo	Box-elder	10	30	
230		Acer rubrum	Red Maple	7	30	
231		Acer rubrum	Red Maple	9	30	
232		Acer rubrum	Red Maple	14	30	
233		Quercus macrocarpa	Bur Oak	21	30	X
234		Acer saccharum	Sugar Maple	12	30	
235		Acer saccharum	Sugar Maple	11	22	
236		Acer saccharum	Sugar Maple	8	30	
237		Acer saccharum	Sugar Maple	7	30	
238	X	Acer saccharum	Sugar Maple	12	30	
239	X	Acer rubrum	Red Maple	14	30	
240	X	Acer negundo	Box-elder	15	30	
241	X	Carya ovata	Shagbark Hickory	8	30	
242	X	Carya ovata	Shagbark Hickory	7	30	
243		Carya ovata	Shagbark Hickory	11	30	
244		Carya ovata	Shagbark Hickory	9	30	
245	X	Quercus macrocarpa	Bur Oak	25	30	X
246	X	Quercus macrocarpa	Bur Oak	34	30	X
247	X	Tilia americana	American Basswood	15	30	
248		Carya ovata	Shagbark Hickory	18	30	X
249	X	Acer saccharum	Sugar Maple	14	30	
250		Acer saccharum	Sugar Maple	11	22	
251		Quercus alba	Northern White Oak	13	30	
252	X	Prunus serotina	Black Cherry	12	30	
253	X	Acer saccharum	Sugar Maple	15	30	
254	X	Acer saccharum	Sugar Maple	8	30	
255	X	Acer saccharum	Sugar Maple	7	30	
256	X	Acer saccharum	Sugar Maple	8	30	
257	X	Acer saccharum	Sugar Maple	15	30	
258	X	Acer saccharum	Sugar Maple	9	30	
259	X	Acer saccharum	Sugar Maple	17	30	
260	X	Acer saccharum	Sugar Maple	7	30	
261	X	Acer saccharum	Sugar Maple	7	30	
262		Acer saccharum	Sugar Maple	8	30	
263	X	Acer saccharum	Sugar Maple	8	30	
264	X	Acer saccharum	Sugar Maple	8	30	
265		Acer saccharum	Sugar Maple	8	30	
266		Acer saccharum	Sugar Maple	8	9	
267	X	Acer saccharum	Sugar Maple	12	30	
268	X	Acer saccharum	Sugar Maple	11	30	
269	X	Acer saccharum	Sugar Maple	14	30	
270	X	Acer saccharum	Sugar Maple	11	30	
271	X	Fagus grandifolia	American Beech	11	30	
272	X	Acer saccharum	Sugar Maple	10	30	
273	X	Acer saccharum	Sugar Maple	7	30	
274	X	Acer rubrum	Red Maple	13	30	
275	X	Liriodendron tulipifera	Tulip Tree	13	30	
276	X	Acer saccharinum	Silver Maple	9	20	
277	X	Acer saccharinum	Silver Maple	8	30	
278	X	Acer saccharum	Sugar Maple	8	30	
279	X	Acer saccharum	Sugar Maple	16	30	
280	X	Acer saccharum	Sugar Maple	7	30	
281	X	Acer saccharum	Sugar Maple	13	30	
282	X	Acer rubrum	Red Maple	14	30	
283	X	Acer rubrum	Red Maple	12	30	
284	X	Acer rubrum	Red Maple	11	30	
285	X	Acer rubrum	Red Maple	10	30	
286	X	Acer rubrum	Red Maple	22	30	X
287	X	Acer rubrum	Red Maple	17	30	
288		Acer rubrum	Red Maple	11	30	
290	X	Acer rubrum	Red Maple	8	30	
291		Acer rubrum	Red Maple	14	30	
292	X	Ulmus americana	American Elm	16	30	
293	X	Acer saccharum	Sugar Maple	13	30	
294		Ulmus americana	American Elm	15	30	
295		Acer saccharum	Sugar Maple	12	26	
296	X	Acer saccharum	Sugar Maple	7	30	
304	X	Acer rubrum	Red Maple	9	30	
306	X	Acer saccharum	Sugar Maple	7	30	
307	X	Acer saccharum	Sugar Maple	9	30	
308	X	Acer saccharum	Sugar Maple	8	30	
309	X	Fagus grandifolia	American Beech	34	21	X
310	X	Prunus serotina	Black Cherry	22	30	X
311	X	Acer saccharum	Sugar Maple	9	30	
316	X	Quercus rubra	Northern Red Oak	30	30	X
317	X	Acer rubrum	Red Maple	8	30	
320	X	Fagus grandifolia	American Beech	9	30	
322	X	Acer rubrum	Red Maple	11	30	
327	X	Fagus grandifolia	American Beech	10	30	
328	X	Acer rubrum	Red Maple	17	30	
329	X	Fagus grandifolia	American Beech	9	30	
330	X	Acer rubrum	Red Maple	29	30	X
331	X	Fagus grandifolia	American Beech	15	30	
340	X	Acer rubrum	Red Maple	10	30	
346	X	Fagus grandifolia	American Beech	24	30	X
349	X	Acer saccharum	Sugar Maple	12	30	

Tag	Remov	Scientific Name	Common Name	DBH	Tree Health/ Condition Score	Landmark Tree
380		Fagus grandifolia	American Beech	21	30	X
385	X	Acer saccharum	Sugar Maple	12	30	
386	X	Acer saccharum	Sugar Maple	8	30	
388	X	Fagus grandifolia	American Beech	22	23	X
389	X	Fagus grandifolia	American Beech	23	30	X
390	X	Fagus grandifolia	American Beech	31	30	X
391		Acer saccharum	Sugar Maple	9	30	
392		Fagus grandifolia	American Beech	16	30	
393		Acer rubrum	Red Maple	20	30	X
394		Acer saccharum	Sugar Maple	7	30	
395		Fagus grandifolia	American Beech	23	30	X
396		Fagus grandifolia	American Beech	21	30	X
397		Fagus grandifolia	American Beech	17	30	
398		Fagus grandifolia	American Beech	7	30	
399		Fagus grandifolia	American Beech	27	23	X
400		Fagus grandifolia	American Beech	24	30	X
407		Acer rubrum	Red Maple	33	30	X
408		Fagus grandifolia	American Beech	25	30	X
409		Ostrya virginiana	Eastern Hop-Hornbeam	8	30	
410		Acer saccharum	Sugar Maple	18	30	
411		Prunus serotina	Black Cherry	17		
412		Fagus grandifolia	American Beech	12	30	
413		Fagus grandifolia	American Beech	8	30	
414		Fagus grandifolia	American Beech	7	30	
415	X	Fagus grandifolia	American Beech	7	30	
416		Fagus grandifolia	American Beech	9	30	
417	X	Quercus rubra	Northern Red Oak	9	30	
418	X	Acer saccharum	Sugar Maple	23	30	X
419		Acer saccharum	Sugar Maple	25	30	X
420		Fagus grandifolia	American Beech	26	30	X
421		Acer saccharum	Sugar Maple	32	30	X
422	X	Acer rubrum	Red Maple	7	30	
423		Fagus grandifolia	American Beech	28	15	X
424		Acer saccharum	Sugar Maple	9	30	
425		Acer saccharum	Sugar Maple	32	30	X
426		Acer saccharum	Sugar Maple	27	30	X
427		Acer saccharum	Sugar Maple	27	30	X
428		Prunus serotina	Black Cherry	12	30	
429		Acer saccharum	Sugar Maple	25	30	X
430		Acer saccharum	Sugar Maple	10	30	
431		Acer saccharum	Sugar Maple	7	30	
432		Ostrya virginiana	Eastern Hop-Hornbeam	7	30	
433		Acer saccharum	Sugar Maple	10	30	
434		Acer saccharum	Sugar Maple	11	30	
435		Acer saccharum	Sugar Maple	27	30	X
436		Fagus grandifolia	American Beech	31	30	X
437		Fagus grandifolia	American Beech	23	11	X
439		Acer saccharum	Sugar Maple	9	30	
440		Acer saccharum	Sugar Maple	9	30	
441		Acer saccharum	Sugar Maple	8	30	
442		Acer saccharum	Sugar Maple	11	30	
443		Acer rubrum	Red Maple	17	30	
444		Quercus rubra	Northern Red Oak	32	30	X
445		Fagus grandifolia	American Beech	10	30	
446		Acer saccharum	Sugar Maple	8	30	
447		Acer saccharum	Sugar Maple	11	30	
448		Acer saccharum	Sugar Maple	7	30	
449		Prunus serotina	Black Cherry	18	30	X
450		Fagus grandifolia	American Beech	9	30	
451		Ulmus americana	American Elm	10	30	
452		Acer saccharum	Sugar Maple	7	30	
453		Acer saccharum	Sugar Maple	25	30	X
454		Acer saccharum	Sugar Maple	28	30	X
455		Acer saccharum	Sugar Maple	29	30	X
456		Acer saccharum	Sugar Maple	8	30	
457	X	Acer rubrum	Red Maple	10	30	
458	X	Acer rubrum	Red Maple	11	30	
459	X	Fagus grandifolia	American Beech	26	30	X
460	X	Acer rubrum	Red Maple	35	30	X
461		Acer rubrum	Red Maple	8	30	
462		Acer saccharum	Sugar Maple	9	30	
463		Acer rubrum	Red Maple	13	30	
464		Acer rubrum	Red Maple	9	30	
465		Acer rubrum	Red Maple	15	30	
466		Acer saccharum	Sugar Maple	28	30	X
467		Acer saccharum	Sugar Maple	30	30	X
468		Acer saccharum	Sugar Maple	30	30	X
469		Acer rubrum	Red Maple	8	30	
470		Acer saccharum	Sugar Maple	7	30	

Tag	Remov	Scientific Name	Common Name	DBH	Tree Health/ Condition Score	Landmark Tree
471		Acer rubrum	Red Maple	23	30	X
472		Acer rubrum	Red Maple	14	30	
473		Acer rubrum	Red Maple	7	30	
474		Acer rubrum	Red Maple	8	30	
475		Carya ovata	Shagbark Hickory	8	30	
476		Tilia americana	American Basswood	22		
477		Tilia americana	American Basswood	9	30	
478		Tilia americana	American Basswood	10	30	
479		Carya ovata	Shagbark Hickory	8	30	
480		Carya ovata	Shagbark Hickory	25	30	X
481		Carya ovata	Shagbark Hickory	8	30	
482		Quercus bicolor	Swamp White Oak	13	30	
483		Quercus bicolor	Swamp White Oak	8	30	
484		Tilia americana	American Basswood	11	30	
485		Quercus bicolor	Swamp White Oak	11	30	
486		Tilia americana	American Basswood	12		
487		Carya ovata	Shagbark Hickory	10	30	
488		Tilia americana	American Basswood	7	30	
489		Tilia americana	American Basswood	11	30	
490		Quercus macrocarpa	Bur Oak	16	30	
491		Acer saccharum	Sugar Maple	7	30	
492		Acer saccharum	Sugar Maple	8	25	
493		Tilia americana	American Basswood	11	30	
494		Tilia americana	American Basswood	13	30	
495		Quercus macrocarpa	Bur Oak	23	30	X
496		Acer saccharum	Sugar Maple	8	30	
497		Acer saccharum	Sugar Maple	9	30	
498		Quercus rubra	Northern Red Oak	21	30	X
499		Acer saccharum	Sugar Maple	7	30	
500		Acer saccharum	Sugar Maple	8	30	
601	X	Acer saccharum	Sugar Maple	9	12	
602	X	Acer saccharum	Sugar Maple	10	23	
603		Acer saccharum	Sugar Maple	8	30	
604		Acer saccharum	Sugar Maple	10	15	
605		Acer saccharum	Sugar Maple	8	30	
606		Acer saccharum	Sugar Maple	10	30	
607		Acer rubrum	Red Maple	10	30	
608		Acer rubrum	Red Maple	12	30	
609		Acer rubrum	Red Maple	24	30	X
610		Acer rubrum	Red Maple	7	30	
611		Acer rubrum	Red Maple	9	30	
612		Acer rubrum	Red Maple	13	30	
613	X	Acer rubrum	Red Maple	15	30	
614	X	Acer rubrum	Red Maple	18	30	
615	X	Acer rubrum	Red Maple	17	30	
616	X	Acer rubrum	Red Maple	13	30	
617		Acer saccharum	Sugar Maple	9	30	
618	X	Acer rubrum	Red Maple	36	23	X
619	X	Ulmus americana	American Elm	8	30	
620	X	Prunus serotina	Black Cherry	21	30	X
621	X	Acer rubrum	Red Maple	19	30	X
622	X	Acer rubrum	Red Maple	9	30	
623	X	Acer rubrum	Red Maple	18	30	X
624	X	Acer saccharum	Sugar Maple	14	30	
625	X	Acer saccharum	Sugar Maple	14	30	
626	X	Acer saccharum	Sugar Maple	13	30	
627	X	Quercus macrocarpa	Bur Oak	20	30	X
628		Prunus serotina	Black Cherry	25	30	X
629	X	Acer saccharum	Sugar Maple	12	30	
630	X	Acer saccharinum	Silver Maple	29	30	X
631	X	Acer saccharinum	Silver Maple	16	30	
632	X	Acer saccharum	Sugar Maple	14	30	
633	X	Acer saccharum	Sugar Maple	12	30	
634	X	Acer rubrum	Red Maple	23	30	X
635	X	Acer saccharum	Sugar Maple	8	30	
636	X	Acer saccharum	Sugar Maple	16	30	
637	X	Acer saccharum	Sugar Maple	16	30	
638	X	Prunus serotina	Black Cherry	25	30	X
639	X	Acer rubrum	Red Maple	13	30	
640	X	Acer rubrum	Red Maple	9	30	
641	X	Acer rubrum	Red Maple	7	30	
642	X	Acer rubrum	Red Maple	7	30	
643	X	Acer rubrum	Red Maple	13	30	
644	X	Prunus serotina	Black Cherry	9	30	
645	X	Prunus serotina	Black Cherry	20	30	X
646	X	Acer saccharum	Sugar Maple	12	30	
647	X	Prunus serotina	Black Cherry	18	30	X
648	X	Acer rubrum	Red Maple	20	30	X
649	X	Prunus serotina	Black Cherry	13	30	
650	X	Prunus serotina	Black Cherry	14	30	
651	X	Acer rubrum	Red Maple	13	30	
652	X	Acer rubrum	Red Maple	15	30	
653	X	Prunus serotina	Black Cherry	13	30	
654	X	Acer saccharum	Sugar Maple	15	30	
655	X	Prunus serotina	Black Cherry	8	30	
656	X	Acer saccharum	Sugar Maple	11	30	
657	X	Acer rubrum	Red Maple	31	30	X
658	X	Acer rubrum	Red Maple	12	30	
659	X	Acer rubrum	Red Maple	12	30	
660	X	Acer rubrum	Red Maple	14	30	
661	X	Acer rubrum	Red Maple	15	30	
662	X	Acer rubrum	Red Maple	7	30	
663	X	Acer rubrum	Red Maple	12	30	
664	X	Prunus serotina	Black Cherry	8	30	
665	X	Acer saccharum	Sugar Maple	17	30	
666	X	Acer saccharum	Sugar Maple	10	30	
667	X	Acer saccharum	Sugar Maple	16	30	
668	X	Acer rubrum	Red Maple	24	30	X
669	X	Acer saccharum	Sugar Maple	17	16	

Tag	Remov	Scientific Name	Common Name	DBH	Tree Health/ Condition Score	Landmark Tree
670	X	Acer rubrum	Red Maple	12	15	
671	X	Acer rubrum	Red Maple	31	30	X
672	X	Prunus serotina	Black Cherry	8	30	
673	X	Prunus serotina	Black Cherry	13	30	
674	X	Acer rubrum	Red Maple	19	21	X
675	X	Acer rubrum	Red Maple	19	30	X
676	X	Acer rubrum	Red Maple	18	30	
677	X	Acer rubrum	Red Maple	9	30	
678	X	Acer rubrum	Red Maple	19	30	X
679	X	Acer rubrum	Red Maple	8	30	
680	X	Prunus serotina	Black Cherry	14	30	
681	X	Prunus serotina	Black Cherry	7	30	
682	X	Prunus serotina	Black Cherry	14	30	
683	X	Acer saccharum	Sugar Maple	15	30	
684	X	Prunus serotina	Black Cherry	11	30	
685	X	Acer rubrum	Red Maple	9	30	
686	X	Prunus serotina	Black Cherry	11	30	
687	X	Acer saccharum	Sugar Maple	11	30	
688	X	Acer rubrum	Red Maple	21	30	X
689	X	Acer saccharum	Sugar Maple	16	30	
690	X	Prunus serotina	Black Cherry	12	30	
691	X	Acer saccharum	Sugar Maple	7	30	
692	X	Acer saccharum	Sugar Maple	10	30	
693	X	Acer rubrum	Red Maple	22	30	X
694	X	Acer saccharum	Sugar Maple	9		
695	X	Acer rubrum	Red Maple	15	30	
696	X	Prunus serotina	Black Cherry	15	30	
697	X	Prunus serotina	Black Cherry	18	30	
698		Prunus serotina	Black Cherry	23	30	X
699	X	Prunus serotina	Black Cherry	14	30	
700	X	Prunus serotina	Black Cherry	16	30	
701		Prunus serotina	Black Cherry	18	30	
702		Acer saccharum	Sugar Maple	7	30	
703	X	Acer saccharum	Sugar Maple	10	30	
704	X	Prunus serotina	Black Cherry	10	30	
705	X	Acer rubrum	Red Maple	30	30	X
706	X	Prunus serotina	Black Cherry	12	30	
707	X	Prunus serotina	Black Cherry	9	30	
708	X	Prunus serotina	Black Cherry	16	30	
709	X	Acer saccharum	Sugar Maple	18	30	
710	X	Prunus serotina	Black Cherry	14	30	
711	X	Prunus serotina	Black Cherry	11	30	
712	X	Prunus serotina	Black Cherry	14	30	
713		Acer rubrum	Red Maple	8	30	
714	X	Prunus serotina	Black Cherry	15	30	
715	X	Acer rubrum	Red Maple	10	30	
716	X	Acer rubrum	Red Maple	7	30	
717		Quercus rubra	Northern Red Oak	11	30	
718		Quercus rubra	Northern Red Oak	10	30	
719		Prunus serotina	Black Cherry	15	30	
720		Prunus serotina	Black Cherry	9	30	
721		Acer rubrum	Red Maple	20	30	X
722		Acer rubrum	Red Maple	13	30	
723		Acer rubrum	Red Maple	13	30	
724		Acer rubrum	Red Maple	13	30	
725		Acer saccharum	Sugar Maple	19	30	X
726	X	Prunus serotina	Black Cherry	9	30	
727	X	Prunus serotina	Black Cherry	14	30	
728	X	Acer rubrum	Red Maple	8	30	
729		Acer rubrum	Red Maple	15	30	
730		Acer saccharum	Sugar Maple	15	30	
731	X	Acer saccharum	Sugar Maple	8	30	
732	X	Prunus serotina	Black Cherry	8	30	
733	X	Prunus serotina	Black Cherry	11	30	
734	X	Acer saccharum	Sugar Maple	9	30	
735	X	Ulmus americana	American Elm	10	30	
736	X	Acer rubrum	Red Maple	14	30	
737	X	Acer rubrum	Red Maple	12	30	
738		Acer rubrum	Red Maple	13	30	
739		Prunus serotina	Black Cherry	7	30	
740		Prunus serotina	Black Cherry	17	30	
741		Acer rubrum	Red Maple	12	30	
742		Acer rubrum	Red Maple	10	30	
743		Prunus serotina	Black Cherry	11	30	
744		Prunus serotina	Black Cherry	12	30	
745		Acer rubrum	Red Maple	11	30	
746		Acer rubrum	Red Maple	7	30	
747		Acer rubrum	Red Maple	13	30	
748		Prunus serotina	Black Cherry	8	30	
749		Prunus serotina	Black Cherry	7	30	
750	X	Acer rubrum	Red Maple	8	30	
751	X	Prunus serotina	Black Cherry	8	30	
752	X	Acer rubrum	Red Maple	12	30	
753	X	Acer saccharum	Sugar Maple	11	30	
754	X	Acer saccharum	Sugar Maple	7	30	
755	X	Prunus serotina	Black Cherry	12	30	
756	X	Acer rubrum	Red Maple	11	30	
757		Ulmus americana	American Elm	20	30	
758		Ulmus americana	American Elm	8	30	
759		Ulmus americana	American Elm	8	30	
760		Tilia americana	American Basswood	14	30	
761		Acer rubrum	Red Maple	17	30	
762		Acer rubrum	Red Maple	20	30	X
763		Acer rubrum	Red Maple	11	30	
764		Acer saccharum	Sugar Maple	10	30	
765		Populus deltoides	Eastern Cottonwood	15	30	
766		Acer rubrum	Red Maple	10	30	
767	X	Acer rubrum	Red Maple	9	30	
768	X	Tilia americana	American Basswood	14	30	
769	X	Tilia americana	American Basswood	13	30	

Michael L. Priest & Associates, Inc.
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STATUS:

JOB NO. 2023.02

DATE: 02-25-2025
PM: EMP
ENG: EMP
SURV: AEC
CAD: ADB
DWG: 2023.02-TREES
VOLUME: S.C. & C.S.
SCALE: ####

PROPRIETOR
MR. STUART MICHAELSON
WINDMILL KRE NEW DEVELOPMENTS
31333 W. THIRTEEN MILE ROAD,
SUITE 200
FARMINGTON HILLS, MI 48334

ENGINEERS · SURVEYORS
MLP AND ASSOCIATES, INC.

TREE LIST

THE FOREST AT RIVERWALK

SITE PLAN

PART OF THE N.E. 1/4 OF SECTION 34, T.1N., R.9E.
CITY OF FARMINGTON HILLS, , OAKLAND COUNTY, MICHIGAN

SHEET
TR03

Tag	Remov	Scientific Name	Common Name	DBH	Tree Health/ Condition Score	Landmark Tree
770	X	Tilia americana	American Basswood	15	30	
771	X	Acer rubrum	Red Maple	17	30	
772	X	Acer rubrum	Red Maple	15	30	
773	X	Acer rubrum	Red Maple	12	30	
774	X					
775	X	Acer rubrum	Red Maple	8	30	
776	X	Acer rubrum	Red Maple	20	30	X
777	X	Tilia americana	American Basswood	14	30	
778	X	Acer rubrum	Red Maple	13	30	
779		Acer rubrum	Red Maple	11	30	
780		Tilia americana	American Basswood	11	30	
781		Tilia americana	American Basswood	8	30	
782		Acer rubrum	Red Maple	12	30	
783		Tilia americana	American Basswood	9	30	
784		Acer rubrum	Red Maple	16	30	
785		Ulmus americana	American Elm	14	30	
786		Ulmus americana	American Elm	8	30	
787		Tilia americana	American Basswood	9	30	
788		Acer rubrum	Red Maple	10	30	
789	X	Acer rubrum	Red Maple	9	30	
790	X	Acer rubrum	Red Maple	14	30	
791	X	Tilia americana	American Basswood	12	30	
792	X	Acer saccharum	Sugar Maple	8	30	
793		Morus alba	White Mulberry	9	30	
794		Acer rubrum	Red Maple	10	30	
795	X	Ulmus americana	American Elm	15	30	
796	X	Acer rubrum	Red Maple	17	30	
797		Acer rubrum	Red Maple	10	30	
798		Prunus serotina	Black Cherry	17	30	
799	X	Acer rubrum	Red Maple	34	30	X
800	X	Acer rubrum	Red Maple	12	30	
801		Acer rubrum	Red Maple	11	30	
802		Acer rubrum	Red Maple	10	30	
803		Acer rubrum	Red Maple	8	30	
804		Acer rubrum	Red Maple	9	30	
805		Acer rubrum	Red Maple	11	30	
806		Tilia americana	American Basswood	10	30	
807		Tilia americana	American Basswood	13	30	
808	X	Acer rubrum	Red Maple	28	30	X
809	X	Acer rubrum	Red Maple	21	30	X
810	X	Fagus grandifolia	American Beech	14	30	
811		Acer rubrum	Red Maple	11	30	
812		Acer rubrum	Red Maple	13	30	
813	X	Acer rubrum	Red Maple	13	30	
814	X	Acer rubrum	Red Maple	11	15	
815	X	Acer rubrum	Red Maple	18	30	X
816	X	Acer rubrum	Red Maple	9	30	
817	X	Acer rubrum	Red Maple	10	30	
818	X	Acer rubrum	Red Maple	7	30	
819	X	Acer rubrum	Red Maple	8	30	
820	X	Acer rubrum	Red Maple	10	30	
821	X	Acer rubrum	Red Maple	18	30	X
822	X	Prunus serotina	Black Cherry	12	10	
823		Acer rubrum	Red Maple	21	30	X
824		Acer rubrum	Red Maple	11	30	
825		Acer rubrum	Red Maple	11	30	
826		Acer rubrum	Red Maple	7	30	
827		Acer rubrum	Red Maple	12	30	
828	X	Prunus serotina	Black Cherry	12	30	
829	X	Prunus serotina	Black Cherry	9	30	
830	X	Acer rubrum	Red Maple	13	30	
831	X	Quercus rubra	Northern Red Oak	17	30	X
832		Acer rubrum	Red Maple	15	30	
833		Prunus serotina	Black Cherry	9	30	
834	X	Acer saccharum	Sugar Maple	16	30	
835	X	Prunus serotina	Black Cherry	13	30	
836	X	Prunus serotina	Black Cherry	7	30	
837	X	Acer rubrum	Red Maple	14	30	
838	X	Prunus serotina	Black Cherry	7	30	
839		Acer rubrum	Red Maple	25	30	X
840	X	Prunus serotina	Black Cherry	8	20	
841		Acer rubrum	Red Maple	19	30	X
842		Prunus serotina	Black Cherry	15	30	
843		Acer rubrum	Red Maple	12	30	
844		Prunus serotina	Black Cherry	16	11	
845		Prunus serotina	Black Cherry	9	30	
846		Prunus serotina	Black Cherry	7	30	
847		Acer rubrum	Red Maple	16	30	
848		Prunus serotina	Black Cherry	12	30	
849		Prunus serotina	Black Cherry	10	30	
850		Prunus serotina	Black Cherry	12	30	
851	X	Prunus serotina	Black Cherry	13	30	
852	X	Acer rubrum	Red Maple	14	30	
853	X	Prunus serotina	Black Cherry	15	30	
854	X	Prunus serotina	Black Cherry	10	30	
855		Acer rubrum	Red Maple	13	30	
856	X	Quercus macrocarpa	Bur Oak	9	30	
857	X	Acer saccharum	Sugar Maple	8	30	
858	X	Quercus alba	Northern White Oak	10	30	
859	X	Acer rubrum	Red Maple	17	30	
860	X	Prunus serotina	Black Cherry	12	30	
861	X	Prunus serotina	Black Cherry	11	30	
862		Prunus serotina	Black Cherry	8	30	
863		Acer rubrum	Red Maple	11	30	
864		Acer rubrum	Red Maple	15	30	
865		Acer rubrum	Red Maple	9	21	
866		Acer rubrum	Red Maple	9	30	
867		Prunus serotina	Black Cherry	14	30	
868	X	Acer saccharum	Sugar Maple	12	30	
869	X	Acer rubrum	Red Maple	12	30	

Tag	Remov	Scientific Name	Common Name	DBH	Tree Health/ Condition Score	Landmark Tree
870	X	Ulmus americana	American Elm	18	30	
871	X	Acer rubrum	Red Maple	9	30	
872	X	Acer rubrum	Red Maple	14	30	
873	X	Acer rubrum	Red Maple	17	30	
874	X	Prunus serotina	Black Cherry	7	30	
875	X	Acer rubrum	Red Maple	15	30	
876	X	Acer rubrum	Red Maple	13	30	
877	X	Acer rubrum	Red Maple	13	30	
878	X	Acer saccharum	Sugar Maple	9	30	
879	X	Prunus serotina	Black Cherry	9	30	
880		Acer rubrum	Red Maple	15	30	
881	X	Prunus serotina	Black Cherry	18	28	X
882		Acer saccharum	Sugar Maple	11	30	
883		Prunus serotina	Black Cherry	18	30	X
884		Acer rubrum	Red Maple	8	30	
885		Acer rubrum	Red Maple	9	30	
886		Acer rubrum	Red Maple	13	30	
887		Acer rubrum	Red Maple	11	30	
888		Acer rubrum	Red Maple	11	30	
889		Acer rubrum	Red Maple	13	30	
890		Acer rubrum	Red Maple	13	30	
891		Acer rubrum	Red Maple	11	30	
892		Acer rubrum	Red Maple	8	30	
893	X	Acer rubrum	Red Maple	25	30	X
894	X	Prunus serotina	Black Cherry	6	30	
895	X	Acer rubrum	Red Maple	13	30	
896	X	Prunus serotina	Black Cherry	9	30	
897	X	Acer rubrum	Red Maple	11	30	
898	X	Acer rubrum	Red Maple	12	30	
899	X	Acer rubrum	Red Maple	9	30	
900	X	Populus tremuloides	Quaking Aspen	11	26	
901	X	Prunus serotina	Black Cherry	9	30	
902	X	Prunus serotina	Black Cherry	8	30	
903	X	Acer rubrum	Red Maple	12	30	
904	X	Acer rubrum	Red Maple	12	30	
905	X	Prunus serotina	Black Cherry	18	30	
906	X	Acer rubrum	Red Maple	16	30	
907		Prunus serotina	Black Cherry	8		
908		Prunus serotina	Black Cherry	13	30	
909		Acer rubrum	Red Maple	17	30	
910		Quercus alba	Northern White Oak	14	30	
911		Acer rubrum	Red Maple	8	30	
912		Prunus serotina	Black Cherry	13	30	
913		Prunus serotina	Black Cherry	9	30	
914		Prunus serotina	Black Cherry	16	30	
915		Acer rubrum	Red Maple	12	30	
916	X	Prunus serotina	Black Cherry	9	19	
917	X	Acer saccharum	Sugar Maple	8	30	
918	X	Prunus serotina	Black Cherry	12	30	
920		Prunus serotina	Black Cherry	11	30	
921	X	Prunus serotina	Black Cherry	16	30	
922	X	Prunus serotina	Black Cherry	11	30	
923	X	Quercus velutina	Eastern Black Oak	18	30	
924		Prunus serotina	Black Cherry	10		
925		Prunus serotina	Black Cherry	15	13	
926		Quercus alba	Northern White Oak	16	27	X
927		Prunus serotina	Black Cherry	9	25	
928	X	Acer rubrum	Red Maple	8	30	
929	X	Prunus serotina	Black Cherry	11	30	
930		Prunus serotina	Black Cherry	10	30	
931		Prunus serotina	Black Cherry	11	30	
932	X	Prunus serotina	Black Cherry	15	30	
933	X	Prunus serotina	Black Cherry	7	30	
934	X	Prunus serotina	Black Cherry	10	30	
935		Acer rubrum	Red Maple	13	30	
936		Prunus serotina	Black Cherry	8	30	
937		Quercus rubra	Northern Red Oak	7	30	
938		Prunus serotina	Black Cherry	8	30	
939		Malus pumila	Apple Tree	9	26	
940		Malus pumila	Apple Tree	10	22	
941	X	Quercus alba	Northern White Oak	15	30	
942	X	Acer rubrum	Red Maple	11	30	
943	X	Acer rubrum	Red Maple	10	30	
944	X	Acer rubrum	Red Maple	9	30	
945	X	Acer rubrum	Red Maple	14	30	
946	X	Acer rubrum	Red Maple	11	30	
947	X	Prunus serotina	Black Cherry	7		
948	X	Prunus serotina	Black Cherry	11	30	
949	X	Acer rubrum	Red Maple	15	30	
950	X	Acer rubrum	Red Maple	8	30	
951	X	Acer rubrum	Red Maple	10	30	
952	X	Acer rubrum	Red Maple	26	30	X
953	X	Acer rubrum	Red Maple	14	30	
954	X	Acer rubrum	Red Maple	22	30	X
955	X	Populus deltoides	Eastern Cottonwood	31	30	X
956	X	Acer rubrum	Red Maple	8	30	
957	X	Prunus serotina	Black Cherry	8	30	
958		Prunus serotina	Black Cherry	9	30	
959		Acer rubrum	Red Maple	12	30	
960		Prunus serotina	Black Cherry	16	30	
961		Acer rubrum	Red Maple	15	30	
962		Acer rubrum	Red Maple	16	30	
963		Acer rubrum	Red Maple	8	30	
964		Acer rubrum	Red Maple	15	30	
965		Acer rubrum	Red Maple	17	30	
966		Acer rubrum	Red Maple	7	30	
967		Acer saccharum	Sugar Maple	13	30	
968		Prunus serotina	Black Cherry	12	30	
969		Acer rubrum	Red Maple	12	30	

Tag	Remov	Scientific Name	Common Name	DBH	Tree Health/ Condition Score	Landmark Tree
970		Acer saccharum	Sugar Maple	9	30	
971	X	Prunus serotina	Black Cherry	9	30	
972		Populus deltoides	Eastern Cottonwood	24	30	
973	X	Acer rubrum	Red Maple	22	30	X
974	X	Acer saccharum	Sugar Maple	7	30	
975	X	Acer rubrum	Red Maple	13	30	
976	X	Acer rubrum	Red Maple	8	30	
977	X	Prunus serotina	Black Cherry	10	30	
978	X	Amelanchier arborea	Downy Serviceberry	7	30	
979		Prunus serotina	Black Cherry	15	30	
980		Prunus serotina	Black Cherry	9	30	
981		Prunus serotina	Black Cherry	25	30	X
982		Acer rubrum	Red Maple	7	30	
983		Acer rubrum	Red Maple	28	30	X
984		Acer rubrum	Red Maple	14	30	
985		Acer rubrum	Red Maple	7	30	
986		Ulmus americana	American Elm	13	30	
987	X	Acer rubrum	Red Maple	17	30	
988	X	Acer rubrum	Red Maple	25	30	X
989	X	Populus deltoides	Eastern Cottonwood	12	30	
990	X	Acer rubrum	Red Maple	10	30	
991	X	Populus deltoides	Eastern Cottonwood	14	30	
992	X	Acer rubrum	Red Maple	18	30	
993	X	Prunus serotina	Black Cherry	12	30	
994	X	Acer rubrum	Red Maple	10	30	
995	X	Acer rubrum	Red Maple	30	30	X
996	X	Acer rubrum	Red Maple	15	7	
997	X	Acer rubrum	Red Maple	15	30	
998	X	Acer rubrum	Red Maple	17	30	
999	X	Acer rubrum	Red Maple	10	30	
1000	X	Prunus serotina	Black Cherry	8	30	
1001		Acer rubrum	Red Maple	10	30	
1002		Prunus serotina	Black Cherry	9	30	
1003		Prunus serotina	Black Cherry	10	30	
1004		Prunus serotina	Black Cherry	10	30	
1005		Acer rubrum	Red Maple	11	30	
1006		Acer rubrum	Red Maple	13	15	
1007		Acer rubrum	Red Maple	12	30	
1008		Acer rubrum	Red Maple	8	30	
1009		Ulmus americana	American Elm	9	30	
1010		Acer rubrum	Red Maple	17	30	
1011		Acer rubrum	Red Maple	16	30	
1012		Acer rubrum	Red Maple	11	30	
1013		Prunus serotina	Black Cherry	10	30	
1014		Acer rubrum	Red Maple	12	30	
1015		Acer rubrum	Red Maple	11	30	
1016		Acer rubrum	Red Maple	12	30	
1017		Acer rubrum	Red Maple	12	30	
1018		Acer rubrum	Red Maple	13	30	
1019	X	Acer rubrum	Red Maple	9	30	
1020	X	Acer rubrum	Red Maple	17	30	
1021	X	Ulmus americana	American Elm	8	30	
1022	X	Ulmus americana	American Elm	8	30	
1023	X	Acer rubrum	Red Maple	10	30	
1024		Ulmus americana	American Elm	8	13	
1025		Acer rubrum	Red Maple	10	30	
1026	X	Acer saccharinum	Silver Maple	18	30	
1027		Acer saccharinum	Silver Maple	29	30	X
1028		Acer saccharinum	Silver Maple	7	30	
1029		Acer rubrum	Red Maple	7	30	
1030		Acer rubrum	Red Maple	8	30	
1031		Acer rubrum	Red Maple	7	30	
1032		Liriodendron tulipifera	Tulip Tree	16	30	
1033		Acer rubrum	Red Maple	9	30	
1034		Acer rubrum	Red Maple	20	30	X
1035		Ulmus americana	American Elm	13		
1036		Acer rubrum	Red Maple	12	30	
1037		Prunus serotina	Black Cherry	8	30	
1038		Acer rubrum	Red Maple	12	30	
1039		Acer rubrum	Red Maple	12	30	
1040	X	Prunus serotina	Black Cherry	7	30	
1041	X	Acer rubrum	Red Maple	11	30	
1042	X	Acer rubrum	Red Maple	13	30	
1043	X	Acer rubrum	Red Maple	12	30	
1044	X	Acer rubrum	Red Maple	12	30	
1045	X	Acer rubrum	Red Maple	7	30	
1046	X	Prunus serotina	Black Cherry	11		
1047		Acer saccharum	Sugar Maple	11	30	
1048		Ulmus americana	American Elm	13	30	
1049		Acer rubrum	Red Maple	13	30	
1050		Ulmus americana	American Elm	9	30	
1051		Ulmus americana	American Elm	10	30	
1052		Acer rubrum	Red Maple	17	30	
1053		Acer rubrum	Red Maple	10	30	
1054		Populus tremuloides	Quaking Aspen	9		
1055		Fraxinus pennsylvanic	Green Ash	10		
1056		Acer rubrum	Red Maple	11	30	
1057		Acer rubrum	Red Maple	16	30	
1058	X	Acer rubrum	Red Maple	14	26	
1059		Acer negundo	Box-elder	14	26	
1060		Acer negundo	Box-elder	7	30	
1061		Salix amygdaloides	Peach-Leaf Willow	30	30	X
1062		Acer saccharinum	Silver Maple	8	30	
1063	X	Acer saccharinum	Silver Maple	12	30	
1064		Acer saccharinum	Silver Maple	7	30	
1065		Ulmus americana	American Elm	7	30	
1066	X	Ulmus americana	American Elm	10	30	
1067	X	Ulmus americana	American Elm	8	30	
1068		Salix amygdaloides	Peach-Leaf Willow	10	30	

Tag	Remov	Scientific Name	Common Name	DBH	Tree Health/ Condition Score	Landmark Tree
1069		Salix amygdaloides	Peach-Leaf Willow	14	30	
1070		Salix amygdaloides	Peach-Leaf Willow	9	30	
1071		Salix amygdaloides	Peach-Leaf Willow	10	30	
1072		Salix amygdaloides	Peach-Leaf Willow	9	30	
1073	X	Tilia americana	American Basswood	9	30	
1074		Ulmus americana	American Elm	8	30	
1075		Ulmus americana	American Elm	8	30	
1076		Ulmus americana	American Elm	7	30	
1077		Ulmus americana	American Elm	10	30	
1078		Fraxinus pennsylvanic	Green Ash	17		
1079		Acer saccharinum	Silver Maple	28	30	X
1080		Acer negundo	Box-elder	17	30	
1081		Ulmus americana	American Elm	8	30	
1082		Ulmus americana	American Elm	8	30	
1083		Ulmus americana	American Elm	9	30	
1084		Ulmus americana	American Elm	18	30	
1085		Ulmus americana	American Elm	9		
1086		Ulmus americana	American Elm	12	30	
1087		Ulmus americana	American Elm	7	30	
1088		Ulmus americana	American Elm	9		
1089		Ulmus americana	American Elm	12	30	
1090		Ulmus americana	American Elm	10	30	
1091		Acer negundo	Box-elder	9	30	
1092		Ulmus americana	American Elm	8	30	
1093		Ulmus americana	American Elm	11	30	
1094		Acer negundo	Box-elder	7	30	
1095		Acer negundo	Box-elder	8	30	
1096		Ulmus americana	American Elm	15	30	
1097		Acer negundo	Box-elder	18	30	
1098		Acer negundo	Box-elder	14	30	
1099		Acer negundo	Box-elder	16	30	
1100		Ulmus americana	American Elm	13	30	
1101		Ulmus americana	American Elm	11	30	
1102		Acer negundo	Box-elder	16	30	
1103		Acer negundo	Box-elder	24	30	X
1104		Ulmus americana	American Elm	7	30	
1105	X	Acer negundo	Box-elder	15	26	
1106		Acer negundo	Box-elder	14		
1107		Morus alba	White Mulberry	9	30	
1108		Morus alba	White Mulberry	8	30	
1109		Acer negundo	Box-elder	21	30	
1110	X	Acer negundo	Box-elder	22	30	
1111	X	Acer negundo	Box-elder	19	30	
1112		Acer negundo	Box-elder	17	30	
1113		Acer negundo	Box-elder	15	30	
1114		Ulmus americana	American Elm	7	30	
1115		Prunus serotina	Black Cherry	18		
1116		Acer saccharum	Sugar Maple	19	30	X
1117		Acer rubrum	Red Maple	17	30	
1118		Acer rubrum	Red Maple	13	30	
1119		Acer rubrum	Red Maple	15	30	
1120		Acer rubrum	Red Maple	13	30	
1121		Acer saccharum	Sugar Maple	16	30	
1122		Acer rubrum	Red Maple	10	30	
1123		Acer rubrum	Red Maple	13	30	
1124		Acer rubrum	Red Maple	8	30	
1125		Ulmus americana	American Elm	9	30	
1126		Ulmus americana	American Elm	9	30	
1127		Ulmus americana	American Elm	8	30	
1128		Ulmus americana	American Elm	8	30	
1129		Acer rubrum	Red Maple	23	30	X
1130	X	Acer negundo	Box-elder	14	26	
1131		Prunus serotina	Black Cherry	19		
1132	X	Juglans nigra	Black Walnut	17	30	
1133		Acer rubrum	Red Maple	9	16	
1134	X	Prunus serotina	Black Cherry	10	28	
1135	X	Ulmus americana	American Elm	8	24	
1136		Acer rubrum	Red Maple	9	30	
1137		Prunus serotina	Black Cherry	14	26	
1138		Acer saccharum	Sugar Maple	11	30	
1139		Acer rubrum	Red Maple	22	30	X
1140		Acer rubrum	Red Maple	15	30	
1141		Acer rubrum	Red Maple	14	30	
1142		Acer rubrum	Red Maple	9	30	
1143		Acer rubrum	Red Maple	23	30	X
1144	X	Ulmus americana	American Elm	8		
1145	X	Populus tremuloides	Quaking Aspen	13		
1146	X	Populus tremuloides	Quaking Aspen	9		
1147	X	Acer rubrum	Red Maple	9	30	
1148	X	Acer rubrum	Red Maple	8	30	
1149	X	Populus tremuloides	Quaking Aspen	14	30	
1150	X	Acer rubrum	Red Maple	8		
1151	X	Acer rubrum	Red Maple	10	30	
1152	X	Acer rubrum	Red Maple	19	30	X
1153	X	Prunus serotina	Black Cherry	12		
1154	X	Acer rubrum	Red Maple	10	30	
1155	X	Acer rubrum	Red Maple	11	30	
1156	X	Acer rubrum	Red Maple	8	30	
1157		Acer rubrum	Red Maple	8	30	
1158		Ulmus americana	American Elm	8	21	
1159		Acer rubrum	Red Maple	12	30	
1160	X	Acer rubrum	Red Maple	15	30	
1161	X	Acer rubrum	Red Maple	7	30	
1162	X	Populus tremuloides	Quaking Aspen	8	30	
1163	X	Acer rubrum	Red Maple	19	30	X
1164	X	Acer rubrum	Red Maple	12	30	
1165	X	Ulmus americana	American Elm	10	30	
1166	X	Acer rubrum	Red Maple	10	30	
1167	X	Acer rubrum	Red Maple	10	30	
1168	X	Prunus serotina	Black Cherry	10	30	

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PROPRIETOR

MR. STUART MICHAELSON
WINDMILL ARE NEW DEVELOPMENTS
31333 W. THIRTEEN MILE ROAD,
SUITE 200
FARMINGTON HILLS, MI 48334

DATE: 02-25-2025
PLAN: EMP
ENG: EMP
SURV: AEC
CAD: ADB
CHKD: MLP
VOA/TUM: S.C. & C.S.
SCALE: ####

STATUS:
JOB NO. 2023.02

TREE LIST

THE FOREST AT RIVERWALK
SITE PLAN
PART OF THE N.E. 1/4 OF SECTION 34, T.1N., R.9E.
CITY OF FARMINGTON HILLS, , OAKLAND COUNTY, MICHIGAN

SHEET
TR04

Tag	Remove	Scientific Name	Common Name	DBH	Tree Health/ Condition Score	Landmark Tree
1169	X	Acer rubrum	Red Maple	9	14	
1170	X	Prunus serotina	Black Cherry	13	30	
1171	X	Acer rubrum	Red Maple	10	30	
1172		Prunus serotina	Black Cherry	10	30	
1173		Acer rubrum	Red Maple	8	30	
1174		Acer rubrum	Red Maple	7	30	
1175	X	Acer rubrum	Red Maple	10	30	
1176	X	Ulmus americana	American Elm	9	30	
1177		Acer rubrum	Red Maple	11	30	
1178		Acer rubrum	Red Maple	10	30	
1179		Acer rubrum	Red Maple	9	30	
1180		Acer rubrum	Red Maple	13	30	
1181		Acer rubrum	Red Maple	11	30	
1182		Acer rubrum	Red Maple	9	30	
1183		Prunus serotina	Black Cherry	12		
1184		Acer rubrum	Red Maple	9	30	
1185		Prunus serotina	Black Cherry	10	30	
1186		Acer rubrum	Red Maple	8	30	
1187		Prunus serotina	Black Cherry	9	30	
1188		Liriodendron tulipifera	Tulip Tree	24	30	X
1189		Acer rubrum	Red Maple	20	16	X
1190		Acer rubrum	Red Maple	10	30	
1191		Acer rubrum	Red Maple	10	30	
1192		Acer rubrum	Red Maple	13	30	
1193		Acer rubrum	Red Maple	9	30	
1194		Acer rubrum	Red Maple	8	30	
1195		Acer rubrum	Red Maple	10	30	
1196		Acer rubrum	Red Maple	16	30	
1197		Prunus serotina	Black Cherry	17	30	
1198		Acer rubrum	Red Maple	7	30	
1199		Acer rubrum	Red Maple	8	30	
1200		Acer rubrum	Red Maple	12	30	
1201		Acer rubrum	Red Maple	19	30	X
1202	X	Prunus serotina	Black Cherry	14		
1203	X	Acer rubrum	Red Maple	17	30	
1204	X	Acer negundo	Box-elder	17	26	
1205	X	Prunus serotina	Black Cherry	12	30	
1206		Prunus serotina	Black Cherry	14		
1207	X	Prunus serotina	Black Cherry	16	16	
1208	X	Juglans nigra	Black Walnut	8	30	
1209	X	Prunus serotina	Black Cherry	14		
1210	X	Prunus serotina	Black Cherry	16	16	
1211	X	Juglans nigra	Black Walnut	7	30	
1212		Prunus serotina	Black Cherry	10	10	
1213		Prunus serotina	Black Cherry	11	10	
1214		Acer rubrum	Red Maple	16	30	
1215		Acer rubrum	Red Maple	15	16	
1216		Acer rubrum	Red Maple	7	30	
1217		Prunus serotina	Black Cherry	9	30	
1218		Acer saccharum	Sugar Maple	18	30	
1219		Prunus serotina	Black Cherry	8	30	
1220		Prunus serotina	Black Cherry	13	30	
1221		Prunus serotina	Black Cherry	12	30	
1222	X	Acer rubrum	Red Maple	9	30	
1223		Acer negundo	Box-elder	14	26	
1224		Acer rubrum	Red Maple	9	30	
1225		Acer negundo	Box-elder	10	26	
1226	X	Acer rubrum	Red Maple	10	30	
1227	X	Acer rubrum	Red Maple	19	30	X
1228	X	Acer rubrum	Red Maple	14	30	
1229	X	Prunus serotina	Black Cherry	12		
1230	X	Acer rubrum	Red Maple	13	30	
1231		Ulmus americana	American Elm	12	30	
1232		Ulmus americana	American Elm	16	30	
1233		Acer rubrum	Red Maple	10	30	
1234		Acer rubrum	Red Maple	10	30	
1235		Prunus serotina	Black Cherry	8		
1236		Prunus serotina	Black Cherry	11	30	
1237		Prunus serotina	Black Cherry	12	30	
1238		Acer saccharum	Sugar Maple	15	30	
1239		Acer rubrum	Red Maple	16	30	
1240		Acer rubrum	Red Maple	10	30	
1241	X	Prunus serotina	Black Cherry	9	30	
1242	X	Acer rubrum	Red Maple	9	30	
1243	X	Prunus serotina	Black Cherry	11	30	
1244	X	Prunus serotina	Black Cherry	8		
1245	X	Acer rubrum	Red Maple	12	30	
1246	X	Acer rubrum	Red Maple	12	30	
1247	X	Prunus serotina	Black Cherry	12	30	
1248	X	Populus grandidentata	Big-Tooth Aspen	14	30	
1249	X	Populus tremuloides	Quaking Aspen	12	30	
1250	X	Populus tremuloides	Quaking Aspen	12	30	
1251	X	Prunus serotina	Black Cherry	11	30	
1252	X	Populus grandidentata	Big-Tooth Aspen	14	30	
1253	X	Populus grandidentata	Big-Tooth Aspen	12	30	
1254	X	Acer rubrum	Red Maple	17	30	
1255	X	Populus grandidentata	Big-Tooth Aspen	12		
1256		Acer rubrum	Red Maple	23	30	X
1257		Acer rubrum	Red Maple	13	30	
1258		Prunus serotina	Black Cherry	10	30	
1259		Acer rubrum	Red Maple	14	30	
1260		Acer rubrum	Red Maple	8	30	
1261		Acer rubrum	Red Maple	8	30	
1262		Acer rubrum	Red Maple	16	30	
1263		Ulmus americana	American Elm	18	13	
1264		Acer rubrum	Red Maple	7	30	
1265		Prunus serotina	Black Cherry	7	30	
1266		Prunus serotina	Black Cherry	13	30	
1267		Acer rubrum	Red Maple	7	30	
1268		Acer rubrum	Red Maple	10	30	
1269		Acer rubrum	Red Maple	14	30	
1270		Acer rubrum	Red Maple	13	30	
1271	X	Acer rubrum	Red Maple	14	30	
1272	X	Acer negundo	Box-elder	14	30	
1273	X	Acer negundo	Box-elder	8	21	
1274		Acer negundo	Box-elder	11	21	
1275		Ulmus americana	American Elm	15		
1276		Acer negundo	Box-elder	8	30	
1277	X	Ulmus americana	American Elm	29	30	X
1278	X	Prunus serotina	Black Cherry	9	24	
1279	X	Prunus serotina	Black Cherry	12		
1280	X	Juglans nigra	Black Walnut	19	30	
1281		Ulmus americana	American Elm	10	30	
1282		Ulmus americana	American Elm	17	30	
1283		Juglans nigra	Black Walnut	19	30	
1284		Ulmus americana	American Elm	8	30	
1285		Acer rubrum	Red Maple	8	30	
1286		Acer rubrum	Red Maple	20	30	X
1287		Acer rubrum	Red Maple	18	30	X
1288		Acer rubrum	Red Maple	18	30	X
1289	X	Prunus serotina	Black Cherry	10	30	
1290	X	Acer rubrum	Red Maple	11	30	
1291	X	Acer rubrum	Red Maple	16	30	
1292		Ulmus americana	American Elm	8	30	
1293		Acer rubrum	Red Maple	27	30	X
1294	X	Ulmus americana	American Elm	8	30	
1295	X	Acer rubrum	Red Maple	14	30	
1296	X	Acer rubrum	Red Maple	9	30	
1297	X	Acer rubrum	Red Maple	8	30	
1298	X	Acer rubrum	Red Maple	13	30	
1299	X	Acer rubrum	Red Maple	9	30	
1300	X	Acer rubrum	Red Maple	17	30	
1301		Ulmus americana	American Elm	10		
1302		Acer rubrum	Red Maple	15	30	
1303		Acer rubrum	Red Maple	14	30	
1304		Populus deltoides	Eastern Cottonwood	15	30	
1305		Prunus serotina	Black Cherry	11	30	
1306		Populus deltoides	Eastern Cottonwood	14	30	
1307		Acer rubrum	Red Maple	9	30	
1308		Acer rubrum	Red Maple	14	16	
1309		Acer rubrum	Red Maple	11	30	
1310		Acer rubrum	Red Maple	20	30	X
1311		Acer rubrum	Red Maple	18	30	
1312		Acer rubrum	Red Maple	7	30	
1313		Prunus serotina	Black Cherry	12	30	
1314		Acer rubrum	Red Maple	11	30	
1315		Acer rubrum	Red Maple	12	30	
1316		Ulmus americana	American Elm	6	13	
1317		Fagus grandifolia	American Beech	14	30	
1318		Prunus serotina	Black Cherry	14	30	
1319		Prunus serotina	Black Cherry	23	30	X
1320		Acer rubrum	Red Maple	13	30	
1321		Prunus serotina	Black Cherry	10	30	
1322	X	Acer rubrum	Red Maple	34	15	X
1323		Prunus serotina	Black Cherry	16	30	
1324	X	Acer rubrum	Red Maple	10	30	
1325	X	Ulmus americana	American Elm	8	13	
1326	X	Acer rubrum	Red Maple	8	30	
1327	X	Prunus serotina	Black Cherry	15	30	
1328	X	Acer rubrum	Red Maple	11	30	
1329	X	Acer rubrum	Red Maple	11	30	
1330	X	Acer saccharum	Sugar Maple	7	30	
1331		Acer saccharum	Sugar Maple	10	30	
1332	X	Ulmus americana	American Elm	19	30	
1333		Acer rubrum	Red Maple	13	30	
1334		Acer rubrum	Red Maple	18	30	
1335	X	Prunus serotina	Black Cherry	13	30	
1336		Acer rubrum	Red Maple	10	30	
1337		Fagus grandifolia	American Beech	13	30	
1338		Prunus serotina	Black Cherry	8	30	
1339		Acer rubrum	Red Maple	23	20	X
1340		Acer rubrum	Red Maple	14	30	
1341		Ulmus americana	American Elm	8		
1342		Acer rubrum	Red Maple	9	30	
1343		Acer rubrum	Red Maple	8	30	
1344		Acer rubrum	Red Maple	13	30	
1345		Acer rubrum	Red Maple	16	30	
1346		Acer rubrum	Red Maple	15	30	
1347		Acer rubrum	Red Maple	14	30	
1348		Ulmus americana	American Elm	9		
1349		Acer rubrum	Red Maple	9	30	
1350	X	Prunus serotina	Black Cherry	20	15	X
1351	X	Acer rubrum	Red Maple	11	30	
1352		Prunus serotina	Black Cherry	26	30	X
1353		Acer rubrum	Red Maple	8		
1354	X	Acer rubrum	Red Maple	8	30	
1355	X	Acer saccharum	Sugar Maple	7	30	
1356	X	Acer rubrum	Red Maple	8	30	
1357	X	Ulmus americana	American Elm	13		
1358	X	Ulmus americana	American Elm	20	7	
1359	X	Prunus serotina	Black Cherry	8	30	
1360		Acer rubrum	Red Maple	10	30	
1361		Acer rubrum	Red Maple	16	30	
1362		Acer rubrum	Red Maple	11	30	
1363		Acer rubrum	Red Maple	9	30	
1364		Acer rubrum	Red Maple	8	30	
1365		Acer rubrum	Red Maple	8		
1366		Acer rubrum	Red Maple	7	30	
1367		Acer rubrum	Red Maple	25	30	X
1368		Acer rubrum	Red Maple	10	30	
1369		Acer rubrum	Red Maple	7	20	
1370		Acer rubrum	Red Maple	12	30	
1371		Acer rubrum	Red Maple	11	30	
1372		Acer rubrum	Red Maple	10	30	
1373		Acer rubrum	Red Maple	11	30	
1374		Acer rubrum	Red Maple	14		
1375		Acer rubrum	Red Maple	12	30	
1376		Acer rubrum	Red Maple	24	30	X
1377	X	Liriodendron tulipifera	Tulip Tree	26	16	X
1378	X	Acer rubrum	Red Maple	12	30	
1379	X	Acer rubrum	Red Maple	11	30	
1380	X	Acer rubrum	Red Maple	13	30	
1381	X	Ulmus americana	American Elm	12	30	
1382	X	Prunus serotina	Black Cherry	7		
1383	X	Acer rubrum	Red Maple	8	30	
1384	X	Liriodendron tulipifera	Tulip Tree	19	30	X
1385	X	Acer rubrum	Red Maple	11	30	
1386	X	Ulmus americana	American Elm	11	30	
1387		Acer rubrum	Red Maple	12	30	
1388		Acer rubrum	Red Maple	14	30	
1389		Acer rubrum	Red Maple	18	30	
1390		Acer rubrum	Red Maple	11	30	
1391	X	Acer rubrum	Red Maple	19	30	X
1392	X	Acer rubrum	Red Maple	8	30	
1393	X	Acer rubrum	Red Maple	7	30	
1394	X	Acer rubrum	Red Maple	11	30	
1395	X	Prunus serotina	Black Cherry	11	30	
1396	X	Acer rubrum	Red Maple	17	30	
1397	X	Acer rubrum	Red Maple	12	30	
1398	X	Acer rubrum	Red Maple	8	30	
1399		Acer rubrum	Red Maple	15	30	
1400		Acer rubrum	Red Maple	10	30	
1401		Acer rubrum	Red Maple	12	30	
1402		Ulmus americana	American Elm	12		
1403		Ulmus americana	American Elm	15	30	
1404		Acer rubrum	Red Maple	41	30	X
1405		Acer rubrum	Red Maple	10	26	
1406		Ulmus americana	American Elm	10	30	
1407		Juglans nigra	Black Walnut	15	30	
1408		Acer rubrum	Red Maple	9	30	
1409		Acer rubrum	Red Maple	10	30	
1410		Acer rubrum	Red Maple	8	30	
1411		Acer rubrum	Red Maple	33	30	X
1412		Acer rubrum	Red Maple	11	30	
1413		Acer rubrum	Red Maple	16	30	
1414		Acer rubrum	Red Maple	14	30	
1415		Acer rubrum	Red Maple	7	30	
1416		Acer rubrum	Red Maple	7	18	
1417		Acer rubrum	Red Maple	8	30	
1418		Juglans nigra	Black Walnut	14	30	
1419		Acer rubrum	Red Maple	15	30	
1420		Acer rubrum	Red Maple	10	15	
1421		Acer rubrum	Red Maple	30	30	X
1422		Acer rubrum	Red Maple	34	30	X
1423	X	Ulmus americana	American Elm	13	30	
1425	X	Acer negundo	Box-elder	9	26	
1426	X	Acer negundo	Box-elder	7	26	
1427		Juglans nigra	Black Walnut	9	30	
1428	X	Carya ovata	Shagbark Hickory	10	30	
1429	X	Ulmus americana	American Elm	13	30	
1430	X	Ulmus americana	American Elm	10		
1431	X	Acer rubrum	Red Maple	9	30	
1432		Acer rubrum	Red Maple	12	30	
1433		Acer rubrum	Red Maple	11	30	
1434		Ulmus americana	American Elm	10	30	
1435		Acer rubrum	Red Maple	11	30	
1436		Acer rubrum	Red Maple	7	30	
1437		Acer rubrum	Red Maple	10	30	
1438		Acer rubrum	Red Maple	20	30	X
1439	X	Acer rubrum	Red Maple	12	30	
1440	X	Acer rubrum	Red Maple	13	30	
1441	X	Acer rubrum	Red Maple	17	30	
1442	X	Acer rubrum	Red Maple	31	30	X
1443	X	Acer rubrum	Red Maple	14	30	
1444	X	Acer rubrum	Red Maple	12	30	
1445		Ulmus americana	American Elm	10		
1446		Populus deltoides	Eastern Cottonwood	11		
1447		Acer rubrum	Red Maple	9	30	
1448		Acer rubrum	Red Maple	7	30	
1449		Acer rubrum	Red Maple	35	30	X
1450		Ulmus americana	American Elm	9		
1451		Ulmus americana	American Elm	7	30	
1452		Salix amygdaloides	Peach-Leaf Willow	41	30	X
1453	X	Ulmus americana	American Elm	10	30	
1454	X	Juglans nigra	Black Walnut	8.9	30	
1455	X	Juglans nigra	Black Walnut	13.6	9	
1456	X	Acer negundo	Box-elder	14.8	30	
1457	X	Ulmus americana	American Elm	8	30	
1458	X	Carya ovata	Shagbark Hickory	10.9	30	
1459	X	Carya ovata	Shagbark Hickory	9	30	
1460	X	Ulmus americana	American Elm	13.5	30	
1461		Carya ovata	Shagbark Hickory	9.3	30	
1462		Ulmus americana	American Elm	8.1	30	
1463		Ulmus americana	American Elm	7.5	30	
1464		Salix amygdaloides	Peach-Leaf Willow	39.1	30	X
1465		Salix amygdaloides	Peach-Leaf Willow	36.3	30	X
1466		Ulmus americana	American Elm	7.7	30	
1467		Ulmus americana	American Elm	9.5		
1468		Acer rubrum	Red Maple	22.1	30	X
1469		Acer rubrum	Red Maple	22.5	30	X
1470		Acer rubrum	Red Maple	8.2	30	
1471		Ulmus americana	American Elm	7.2	30	
1472		Acer rubrum	Red Maple	10.5	30	
1473		Acer rubrum	Red Maple	10.1	30	
1474	X	Acer rubrum	Red Maple	16.9	30	
1475	X	Acer rubrum	Red Maple	9.8	30	
1476	X	Ulmus americana	American Elm	12	30	
1477	X	Acer rubrum	Red Maple	21.3	30	X
1478	X	Acer rubrum	Red Maple	9.2	30	
1479	X	Acer rubrum	Red Maple	7	30	
1480	X	Acer rubrum	Red Maple	12.1	30	
1481	X	Ulmus americana	American Elm	9		
1482	X	Ulmus americana	American Elm	8.1	30	
1483	X	Rhamnus cathartica	European Buckthorn	7.1	30	
1484		Acer rubrum	Red Maple	13.9	30	
1485		Carya ovata	Shagbark Hickory	7.9	30	
1486		Tilia americana	American Basswood	16.1	30	
1487		Acer saccharum	Sugar Maple	6.5	30	
1488		Acer rubrum	Red Maple	13.2	30	
1489		Acer rubrum	Red Maple	9.6	30	
1490		Acer rubrum	Red Maple	9.8	30	
1491	X	Acer saccharum	Sugar Maple	11.1	30	
1492	X	Carya ovata	Shagbark Hickory	8.2	30	
1493	X	Carya ovata	Shagbark Hickory	7.1	30	
1494	X	Populus deltoides	Eastern Cottonwood	58.5	30	X
1495	X	Acer rubrum	Red Maple	17.4	30	
1496	X	Ulmus americana	American Elm	15.5	30	
1497		Acer negundo	Box-elder	11.3	30	
1498		Acer platanoides	Norway Maple	17.2	30	
1499		Prunus serotina	Black Cherry	12.9	26	
1500	X	Ulmus americana	American Elm	11.6	30	
1501	X	Ulmus americana	American Elm	9.3	30	
1503	X	Prunus serotina	Black Cherry	13		
1504	X	Acer rubrum	Red Maple	11	30	
1505		Acer rubrum	Red Maple	10.3	30	
1506		Ulmus americana	American Elm	10.5	30	
1507		Prunus serotina	Black Cherry	11.9	28	
1508	X	Ulmus americana	American Elm	7	30	
1509		Acer rubrum	Red Maple	7.5	30	
1510		Acer rubrum	Red Maple	7.6	30	
1511		Acer rubrum	Red Maple	11.1	30	
1512		Acer saccharum	Sugar Maple	6.5	30	
1513		Carya ovata	Shagbark Hickory	9.5	30	
1514		Acer rubrum	Red Maple	16.7	30	
1515		Acer rubrum	Red Maple	25.5	30	X
1516		Acer rubrum	Red Maple	35.9	30	X
1517		Acer rubrum	Red Maple	10.8	30	
1518		Acer rubrum	Red Maple	7	30	
1519		Acer rubrum	Red Maple	6.7	30	
1520		Acer rubrum	Red Maple	9.9	30	
1521		Acer rubrum	Red Maple	8.8	30	
1522		Prunus serotina	Black Cherry	7.6	30	
1523		Prunus serotina	Black Cherry	12.4	30	
1524		Prunus serotina	Black Cherry	17.8	30	
1525		Acer rubrum	Red Maple	8.9	30	
1526		Acer rubrum	Red Maple	11.8	30	
1527		Acer rubrum	Red Maple	9.3	30	
1528		Acer rubrum	Red Maple	10.3	30	
1529		Acer rubrum	Red Maple	11.3	30	
1530		Acer rubrum	Red Maple	14.8	30	
1531		Quercus rubra	Northern Red Oak	12.7	30	
1532	X	Populus deltoides	Eastern Cottonwood	31.5	30	X
1533	X	Acer rubrum	Red Maple	17.7	30	
1534	X	Acer rubrum	Red Maple	9.5	30	
1535	X	Acer rubrum	Red Maple	12.8	30	
1536	X	Acer rubrum	Red Maple	13.4	30	
1537	X	Acer rubrum	Red Maple	14.5	30	
1538	X	Acer rubrum	Red Maple	11.6	30	
1539	X	Acer rubrum	Red Maple	9	30	
1540	X	Acer rubrum	Red Maple	9.8	30	
1541	X	Acer rubrum	Red Maple	13	30	
1542	X	Prunus serotina	Black Cherry	8.5	30	
1543	X	Acer saccharum	Sugar Maple	8.2	30	
1544	X	Prunus serotina	Black Cherry	14	30	
1545	X	Acer rubrum	Red Maple	11.1	30	
1546		Prunus serotina	Black Cherry	6.8	30	
1547		Ulmus americana	American Elm	13.8	30	
1548		Prunus serotina	Black Cherry	13.9	30	
1549		Prunus serotina	Black Cherry	9	30	
1550	X	Acer rubrum	Red Maple	10.5	30	
1551	X	Acer rubrum	Red Maple	8.5	30	
1552	X	Acer rubrum	Red Maple	8	30	
1553	X	Liriodendron tulipifera	Tulip Tree	15.5	30	
1554	X	Acer rubrum	Red Maple	12.4	30	
1555	X	Prunus serotina	Black Cherry	17.5	30	
1556	X	Prunus serotina	Black Cherry	13.3	30	
1557	X	Acer rubrum	Red Maple	33.7	30	X
1558	X	Acer rubrum	Red Maple	11.4	30	
1559	X	Acer rubrum	Red Maple	13.3	30	
1560		Prunus serotina	Black Cherry	8.4	30	
1561		Prunus serotina	Black Cherry	10.7	30	
1562		Acer rubrum	Red Maple	9.6	30	
1563		Acer rubrum	Red Maple	9.2	30	
1564		Acer rubrum	Red Maple	8.6	30	
1565		Acer rubrum	Red Maple	7.4	30	
1566		Acer rubrum	Red Maple	7.4	30	
1567		Prunus serotina	Black Cherry	7.2	30	
1568		Acer saccharum	Sugar Maple	13.3	30	

PROPRIETOR

MR. STUART MICHAELSON
MINDMILL KRE NEW DEVELOPMENTS
31333 W. THIRTEEN MILE ROAD,
SUITE 200
FARMINGTON HILLS, MI 48334

DATE: 02-25-2025
PM: EMP
ENG: EMP
SURV: AEC
CAD: ADB
DWG: 2023-TREES
VDATUM: N.G.V.D. & U.S.
SCALE: ####

STATUS:

JOB NO. 2023.02

Michael L. Priest & Associates, Inc.
40655 Koppernick Road, Canton, MI 48187
phone: (734) 459-8560
fax: (734) 459-2585

ENGINEERS · SURVEYORS
MLP
AND ASSOCIATES, INC.

TREE LIST

THE FOREST AT RIVERWALK

SITE PLAN

PART OF THE N.E. 1/4 OF SECTION 34, T.1N., R.9E.
CITY OF FARMINGTON HILLS, , OAKLAND COUNTY, MICHIGAN

SHEET
TR05

Tree #	Remove	Scientific Name	Common Name	DBH	Tree Health/ Condition Score	Landmark Tree
1569		Ulmus americana	American Elm	8.6	30	
1570		Prunus serotina	Black Cherry	11.6	28	
1571		Acer rubrum	Red Maple	33.3	30	X
1572		Prunus serotina	Black Cherry	13.8	30	
1573		Acer rubrum	Red Maple	7.4	30	
1574	X	Fagus grandifolia	American Beech	7.7	30	
1575		Ulmus americana	American Elm	9.1	11	
1576		Prunus serotina	Black Cherry	14	30	
1578	X	Sassafras albidum	Sassafras	10.5	30	
1579	X	Sassafras albidum	Sassafras	11.8	30	
1580	X	Prunus serotina	Black Cherry	6.8		
1581	X	Acer rubrum	Red Maple	16.5	30	
1582	X	Fagus grandifolia	American Beech	6.5	30	
1583	X	Acer rubrum	Red Maple	18.9	30	X
1584	X	Prunus serotina	Black Cherry	11.4	30	
1585	X	Prunus serotina	Black Cherry	14.7	30	
1586		Fagus grandifolia	American Beech	11.8	30	
1587		Fagus grandifolia	American Beech	7.9	30	
1588		Acer rubrum	Red Maple	15.4	30	
1589	X	Acer rubrum	Red Maple	8.6	30	
1590		Populus deltoides	Eastern Cottonwood	25.5	30	X
1591		Prunus serotina	Black Cherry	10.9	30	
1592	X	Acer rubrum	Red Maple	22.1	30	X
1593	X	Acer rubrum	Red Maple	35.3	30	X
1594	X	Acer rubrum	Red Maple	8	30	
1595	X	Acer rubrum	Red Maple	14.8	30	
1596	X	Prunus serotina	Black Cherry	10.2	30	
1597	X	Acer rubrum	Red Maple	8.6	30	
1598	X	Acer saccharum	Sugar Maple	16	30	
1599	X	Acer rubrum	Red Maple	18.2	30	X
1600	X	Acer rubrum	Red Maple	7.9	30	
1601	X	Prunus serotina	Black Cherry	11.3	30	
1602	X	Liriodendron tulipifera	Tulip Tree	16.9	30	
1603	X	Acer rubrum	Red Maple	11.8	30	
1604	X	Prunus serotina	Black Cherry	12.8	30	
1605	X	Prunus serotina	Black Cherry	23.9	30	X
1606	X	Acer rubrum	Red Maple	7	30	
1607	X	Acer saccharum	Sugar Maple	7	30	
1608	X	Prunus serotina	Black Cherry	11	30	
1609	X	Prunus serotina	Black Cherry	11.5	30	
1610	X	Prunus serotina	Black Cherry	12.2	30	
1611	X	Acer rubrum	Red Maple	27.9	30	X
1612	X	Prunus serotina	Black Cherry	8.4	30	
1613	X	Acer rubrum	Red Maple	15	30	
1614	X	Prunus serotina	Black Cherry	14.8	30	
1615	X	Acer rubrum	Red Maple	18.4	30	X
1616	X	Acer saccharum	Sugar Maple	9.4	30	
1617		Prunus serotina	Black Cherry	10.1	30	
1618		Acer saccharum	Sugar Maple	10.8	30	
1619		Acer saccharum	Sugar Maple	17	30	
1620		Acer rubrum	Red Maple	10.3	30	
1621		Prunus serotina	Black Cherry	17.3	30	
1622		Acer rubrum	Red Maple	19.5	30	X
1623		Acer rubrum	Red Maple	12.8	30	
1624		Acer rubrum	Red Maple	7.4	30	
1625	X	Prunus serotina	Black Cherry	16.5	30	
1626	X	Prunus serotina	Black Cherry	17.3	30	
1627	X	Acer rubrum	Red Maple	17.3	30	
1628	X	Acer rubrum	Red Maple	28.8	30	X
1629	X	Acer rubrum	Red Maple	34.5	30	X
1630	X	Acer rubrum	Red Maple	28.4	30	X
1631	X	Acer saccharum	Sugar Maple	18	30	X
1632	X	Prunus serotina	Black Cherry	13	30	
1633	X	Acer saccharum	Sugar Maple	11.5	30	
1634	X	Prunus serotina	Black Cherry	13.3	30	
1635	X	Acer rubrum	Red Maple	17	30	
1636		Prunus serotina	Black Cherry	10	30	
1637	X	Prunus serotina	Black Cherry	12	30	
1638	X	Acer rubrum	Red Maple	10.4	30	
1639	X	Acer saccharinum	Silver Maple	22.8	30	X
1640	X	Ulmus americana	American Elm	7.6	30	
1641		Acer saccharum	Sugar Maple	8.1		
1642	X	Acer saccharum	Sugar Maple	7.2	30	
1643		Acer rubrum	Red Maple	9.9	30	
1644	X	Liriodendron tulipifera	Tulip Tree	13.9	30	
1645	X	Acer rubrum	Red Maple	8.2	30	
1646	X	Acer rubrum	Red Maple	19.2	30	X
1647	X	Acer rubrum	Red Maple	15.3	30	
1648	X	Ulmus americana	American Elm	7.3	30	
1649	X	Acer rubrum	Red Maple	30.3	30	X
1650	X	Acer saccharum	Sugar Maple	12.1	30	
1651	X	Populus deltoides	Eastern Cottonwood	20	30	
1652	X	Populus deltoides	Eastern Cottonwood	15.8	30	
1653	X	Populus deltoides	Eastern Cottonwood	8.8	30	
1654	X	Populus deltoides	Eastern Cottonwood	8.6	30	
1655	X	Malus pumila	Apple Tree	12.3	20	
1656	X	Populus deltoides	Eastern Cottonwood	15.3	30	
1657	X	Acer rubrum	Red Maple	16.9	30	
1658	X	Populus deltoides	Eastern Cottonwood	9.4	30	
1659	X	Malus pumila	Apple Tree	6.8	30	
1660	X	Populus deltoides	Eastern Cottonwood	23.9	30	
1661	X	Acer rubrum	Red Maple	8.1	30	
1662	X	Ulmus americana	American Elm	10.2	30	
1663		Acer rubrum	Red Maple	11.1	30	
1664		Acer saccharum	Sugar Maple	8.8	30	
1665		Acer saccharum	Sugar Maple	10.1	30	
1666		Acer rubrum	Red Maple	8.7	30	
1667		Acer rubrum	Red Maple	9.7	30	
1668		Acer rubrum	Red Maple	9	30	
1669		Acer rubrum	Red Maple	9.2	30	
1670		Tilia americana	American Basswood	8.6	30	
1671		Carya ovata	Shagbark Hickory	11.2	30	
1672		Populus deltoides	Eastern Cottonwood	17.3	30	
1673		Populus deltoides	Eastern Cottonwood	12.7	12	
1674		Populus deltoides	Eastern Cottonwood	18	30	
1675		Populus deltoides	Eastern Cottonwood	7	9	
1676		Populus deltoides	Eastern Cottonwood	8.2	30	
1677		Ulmus americana	American Elm	11.3	30	
1678		Carya ovata	Shagbark Hickory	9.2	30	
1679		Populus deltoides	Eastern Cottonwood	17.2	30	
1685		Carya ovata	Shagbark Hickory	7.1	30	
1686		Acer saccharum	Sugar Maple	9	30	
1687		Carya ovata	Shagbark Hickory	12.2	30	
1688	X	Ulmus americana	American Elm	11	30	
1689	X	Carya ovata	Shagbark Hickory	9.5	30	
1690		Acer saccharum	Sugar Maple	11.8	30	
1691		Carya ovata	Shagbark Hickory	10.3	30	
1692		Carya ovata	Shagbark Hickory	12.6	30	
1693		Carya ovata	Shagbark Hickory	13.6	30	
1694		Ulmus americana	American Elm	8.6	30	
1695		Ulmus americana	American Elm	7.5	30	
1696		Carya ovata	Shagbark Hickory	6.6	30	
1697		Carya ovata	Shagbark Hickory	8.8	30	
1698		Tilia americana	American Basswood	10	30	
1699		Acer saccharinum	Silver Maple	17.2	30	
1700		Acer saccharinum	Silver Maple	18.3	30	X
1701	X	Acer saccharinum	Silver Maple	8	30	
1702	X	Acer saccharinum	Silver Maple	9.4	23	
1703	X	Acer saccharinum	Silver Maple	33.5	30	X
1704		Acer saccharum	Sugar Maple	7	30	
1705	X	Prunus serotina	Black Cherry	10.7	30	
1706	X	Acer saccharinum	Silver Maple	17.3	30	
1707		Acer saccharinum	Silver Maple	17.5	30	
1708		Acer saccharum	Sugar Maple	15.6	30	
1709		Carya ovata	Shagbark Hickory	8.8	30	
1710		Carya ovata	Shagbark Hickory	14.3	30	
1711		Carya ovata	Shagbark Hickory	7.4	30	
1712		Ulmus americana	American Elm	12	30	
1713		Carya ovata	Shagbark Hickory	8.2	30	
1714		Quercus macrocarpa	Bur Oak	15.1	30	
1715		Acer saccharum	Sugar Maple	6.7	30	
1716		Carya ovata	Shagbark Hickory	27	30	X
1717		Acer saccharum	Sugar Maple	9.8	30	
1718		Acer saccharum	Sugar Maple	9.6	30	
1719		Acer saccharum	Sugar Maple	7.2	30	
1720		Carya ovata	Shagbark Hickory	7.3	30	
1721		Acer saccharum	Sugar Maple	7.6	30	
1722		Tilia americana	American Basswood	14.1	30	
1723		Acer saccharum	Sugar Maple	10.8	30	
1724		Carya ovata	Shagbark Hickory	10.3	30	
1725		Acer saccharum	Sugar Maple	12.4	30	
1726	X	Carya ovata	Shagbark Hickory	13.7	30	
1727	X	Acer saccharum	Sugar Maple	7.1	30	
1728	X	Acer saccharum	Sugar Maple	7.6	30	
1729	X	Acer saccharum	Sugar Maple	7.9	30	
1730		Acer rubrum	Red Maple	15.7	30	
1731	X	Prunus serotina	Black Cherry	18.3	30	X
1732		Acer saccharum	Sugar Maple	19	22	X
1733		Prunus serotina	Black Cherry	6.9	24	
1734		Carya ovata	Shagbark Hickory	8.8	30	
1735		Acer saccharinum	Silver Maple	10.3	30	
1736		Populus deltoides	Eastern Cottonwood	27	30	X
1737		Acer saccharum	Sugar Maple	7	23	
1738		Acer saccharum	Sugar Maple	19	30	X
1739	X	Acer rubrum	Red Maple	19	30	X
1740	X	Acer rubrum	Red Maple	13	30	
1741		Prunus serotina	Black Cherry	18	14	
1742		Fraxinus pennsylvanica	Green Ash	18		
1743		Acer saccharum	Sugar Maple	10	30	
1744		Acer saccharinum	Silver Maple	22	30	X
1745	X	Acer saccharinum	Silver Maple	8	30	
1746		Ulmus americana	American Elm	8	30	
1747		Populus deltoides	Eastern Cottonwood	24	30	
1748		Populus deltoides	Eastern Cottonwood	12	30	
1749		Populus deltoides	Eastern Cottonwood	16	30	
1750		Populus deltoides	Eastern Cottonwood	8	30	
1751		Acer rubrum	Red Maple	8	30	
1754		Populus deltoides	Eastern Cottonwood	15	30	
1755		Populus deltoides	Eastern Cottonwood	14	30	
1756		Populus deltoides	Eastern Cottonwood	10	30	
1757		Populus deltoides	Eastern Cottonwood	13	30	
1758		Populus deltoides	Eastern Cottonwood	8	30	
1759		Populus deltoides	Eastern Cottonwood	8	30	
1760		Populus deltoides	Eastern Cottonwood	15	30	
1761		Populus deltoides	Eastern Cottonwood	16	30	
1762		Rhamnus cathartica	European Buckthorn	9	30	
1763		Acer rubrum	Red Maple	9	30	
1764		Populus deltoides	Eastern Cottonwood	8	30	
1765		Populus deltoides	Eastern Cottonwood	16	30	
1766		Populus deltoides	Eastern Cottonwood	7	30	
1767		Populus deltoides	Eastern Cottonwood	8	30	
1768		Populus deltoides	Eastern Cottonwood	15	30	
1769		Populus deltoides	Eastern Cottonwood	13	30	
1770		Fraxinus pennsylvanica	Green Ash	7	6	
1771		Salix amygdaloides	Peach-Leaf Willow	11	26	
1772		Acer negundo	Box-elder	7	28	
1773		Salix amygdaloides	Peach-Leaf Willow	9	30	
1774		Salix amygdaloides	Peach-Leaf Willow	14	30	
1775	X	Acer saccharinum	Silver Maple	22	30	X
1776	X	Populus deltoides	Eastern Cottonwood	31	30	X
1777	X	Populus deltoides	Eastern Cottonwood	27	30	X
1778	X	Acer negundo	Box-elder	9	30	
1779	X	Salix amygdaloides	Peach-Leaf Willow	19	30	
1780	X	Salix amygdaloides	Peach-Leaf Willow	13	30	
1781	X	Salix amygdaloides	Peach-Leaf Willow	14	30	
1782	X	Acer saccharinum	Silver Maple	10	30	
1783	X	Robinia pseudoacacia	Black Locust	9	30	
1784	X	Acer negundo	Box-elder	7	30	
1785	X	Robinia pseudoacacia	Black Locust	19	30	
1786		Acer negundo	Box-elder	8	30	
1787		Salix amygdaloides	Peach-Leaf Willow	19	30	
1788		Ulmus pumila	Siberian Elm	8	30	
1789		Acer negundo	Box-elder	7	30	
1790		Salix amygdaloides	Peach-Leaf Willow	19	30	
1791		Acer negundo	Box-elder	12	30	
1792		Salix amygdaloides	Peach-Leaf Willow	8	28	
1793		Populus deltoides	Eastern Cottonwood	29	30	X
1794		Acer negundo	Box-elder	8	30	
1795		Fraxinus pennsylvanica	Green Ash	7	30	
1796		Ulmus pumila	Siberian Elm	19	30	
1797	X	Acer saccharinum	Silver Maple	7	30	
1798		Ulmus pumila	Siberian Elm	7	30	
1799		Salix amygdaloides	Peach-Leaf Willow	18	26	
1800	X	Salix amygdaloides	Peach-Leaf Willow	11	26	
1801	X	Populus deltoides	Eastern Cottonwood	29	30	X
1805		Acer negundo	Box-elder	10	30	
1806		Carya ovata	Shagbark Hickory	16	30	
1807		Tilia americana	American Basswood	9	30	
1808		Acer saccharum	Sugar Maple	14	30	
1809		Acer saccharum	Sugar Maple	9	30	
1810		Acer saccharum	Sugar Maple	21	30	X
1811		Acer saccharum	Sugar Maple	14	30	
1812		Acer saccharum	Sugar Maple	12	30	
1813		Acer saccharum	Sugar Maple	11	30	
1814		Acer saccharum	Sugar Maple	10	30	
1815		Acer saccharum	Sugar Maple	13	30	
1816		Acer saccharum	Sugar Maple	8	30	
1817		Carya ovata	Shagbark Hickory	15	30	
1818		Carya ovata	Shagbark Hickory	16	30	
1819		Acer saccharum	Sugar Maple	7	30	
1820		Quercus bicolor	Swamp White Oak	11	30	
1821		Acer saccharum	Sugar Maple	7	30	
1822		Acer saccharum	Sugar Maple	11	30	
1823		Acer saccharum	Sugar Maple	11	30	
1824		Carya ovata	Shagbark Hickory	12	30	
1825		Carya ovata	Shagbark Hickory	16	30	
1826		Acer saccharum	Sugar Maple	14	30	
1827		Acer saccharum	Sugar Maple	8	30	
1828		Acer saccharum	Sugar Maple	8	30	
1829		Quercus macrocarpa	Bur Oak	35	30	X
1830		Quercus bicolor	Swamp White Oak	8	30	
1831		Tilia americana	American Basswood	13	30	
1832		Quercus bicolor	Swamp White Oak	12	30	
1833		Quercus bicolor	Swamp White Oak	17	30	
1834		Ulmus americana	American Elm	10	30	
1835		Ulmus americana	American Elm	11	30	
1836		Carya ovata	Shagbark Hickory	11	30	
1837		Quercus bicolor	Swamp White Oak	10	30	
1838		Carya ovata	Shagbark Hickory	7	30	
1839		Ulmus americana	American Elm	10	30	
1840		Carya ovata	Shagbark Hickory	13	30	
1841		Acer rubrum	Red Maple	9	30	
1842		Acer rubrum	Red Maple	12	30	
1843		Ulmus americana	American Elm	18	30	
1844		Acer rubrum	Red Maple	12		
1845		Acer rubrum	Red Maple	8	30	
1846		Acer rubrum	Red Maple	16	30	
1847		Acer saccharum	Sugar Maple	7	30	
1848		Acer saccharum	Sugar Maple	22	30	X
1849		Acer saccharum	Sugar Maple	30	23	X
1850		Acer saccharum	Sugar Maple	9	30	
1851		Prunus serotina	Black Cherry	24	30	X
1852		Prunus serotina	Black Cherry	23	21	X
1853		Acer saccharum	Sugar Maple	8	30	
1854		Acer rubrum	Red Maple	7	30	
1855		Acer saccharum	Sugar Maple	12	30	
1856		Acer saccharum	Sugar Maple	9	30	
1857		Acer saccharum	Sugar Maple	8	30	
1858		Acer saccharum	Sugar Maple	11	30	
1859		Acer saccharum	Sugar Maple	9	30	
1860		Acer saccharum	Sugar Maple	7	30	
1861		Acer saccharum	Sugar Maple	8	30	
1862		Acer rubrum	Red Maple	20	30	X
1863		Acer saccharum	Sugar Maple	9	30	
1864		Acer saccharum	Sugar Maple	19	30	X
1865		Celtis occidentalis	Common Hackberry	14	30	
1866		Acer saccharum	Sugar Maple	8	30	
1867		Acer rubrum	Red Maple	16	30	
1868		Acer rubrum	Red Maple	15	30	
1869		Prunus serotina	Black Cherry	20	30	X
1870		Acer saccharum	Sugar Maple	11	30	
1871		Fagus grandifolia	American Beech	30	30	X
1872		Acer saccharum	Sugar Maple	8	30	
1873		Acer rubrum	Red Maple	15	30	
1874		Acer saccharum	Sugar Maple	9	30	
1875		Fagus grandifolia	American Beech	23	30	X
1876		Acer saccharum	Sugar Maple	26	30	X
1877		Acer saccharum	Sugar Maple	9	30	
1879		Acer rubrum	Red Maple	17	30	
1880		Acer rubrum	Red Maple	12	30	
1881		Acer saccharum	Sugar Maple	7	30	
1882		Acer rubrum	Red Maple	9	30	
1883		Acer saccharum	Sugar Maple	8	30	
1884		Acer rubrum	Red Maple	14	30	
1885		Acer saccharum	Sugar Maple	12	30	
1886		Carya ovata	Shagbark Hickory	11	30	
1887		Acer saccharum	Sugar Maple	7	30	
1888		Fagus grandifolia	American Beech	32	30	X
1889		Prunus serotina	Black Cherry	11	13	
1890		Acer saccharum	Sugar Maple	8	30	
1891		Prunus serotina	Black Cherry	12	30	
1892		Acer saccharum	Sugar Maple	9	30	
1893		Prunus serotina	Black Cherry	18	30	X
1894		Prunus serotina	Black Cherry	13	30	
1895		Acer saccharum	Sugar Maple	40	30	X
1899		Acer saccharum	Sugar Maple	7	30	
1901		Acer saccharum	Sugar Maple	7	30	
1902		Prunus serotina	Black Cherry	11	30	
1903		Acer saccharum	Sugar Maple	7	30	
1904		Prunus serotina	Black Cherry	18	30	X
1905		Prunus serotina	Black Cherry	18	30	X
1906		Acer saccharum	Sugar Maple	17	30	
1907		Acer saccharum	Sugar Maple	9	30	
1908		Ulmus americana	American Elm	16	30	
1909		Prunus serotina	Black Cherry	25	30	X
1910		Acer rubrum	Red Maple	12	30	
1911		Prunus serotina	Black Cherry	8	30	
1912		Prunus serotina	Black Cherry	17	30	
1913		Acer saccharum	Sugar Maple	8	30	
1914		Acer saccharum	Sugar Maple	28		
1915		Acer saccharum	Sugar Maple	10	30	
1916		Acer saccharum	Sugar Maple	44	30	X
1917		Fagus grandifolia	American Beech	29	30	X
1918		Fagus grandifolia	American Beech	18	30	
1919		Fagus grandifolia	American Beech	18	30	
1920		Acer saccharum	Sugar Maple	7	30	
1921		Acer saccharum	Sugar Maple	30	30	X
1922		Fagus grandifolia	American Beech	24	30	X
1923		Fagus grandifolia	American Beech	7	30	
1924		Acer rubrum	Red Maple	14	30	
1925		Fagus grandifolia	American Beech	26	30	X
1926		Acer saccharum	Sugar Maple	8	30	
1927		Acer saccharum	Sugar Maple	38	30	X
1928		Fagus grandifolia	American Beech	33	30	X
1930		Prunus serotina	Black Cherry	14	30	
1932		Prunus serotina	Black Cherry	17	30	
1933		Acer saccharum	Sugar Maple	12	30	
1934		Acer saccharum	Sugar Maple	7	30	
4509		Acer saccharum	Sugar Maple	7	30	
4510		Acer saccharum	Sugar Maple	6	30	
4511		Acer saccharum	Sugar Maple	6	30	
4512		Acer saccharum	Sugar Maple	7	30	
4513		Acer saccharum	Sugar Maple	7	30	
4514		Ostrya virginiana	Eastern Hop-Hornbeam	7	30	
4515		Acer saccharum	Sugar Maple	7	30	
4516	X	Fagus grandifolia	American Beech	7	30	
4521	X	Acer saccharum	Sugar Maple	7	30	
4524		Acer saccharum	Sugar Maple	7	30	
4525		Acer saccharum	Sugar Maple	6	30	
4526		Fagus grandifolia	American Beech	6	30	
4527		Acer saccharum	Sugar Maple	7	17	
4528		Acer saccharum	Sugar Maple	6	30	
4529		Acer saccharum	Sugar Maple	7	30	
4530		Acer saccharum	Sugar Maple	7	30	
4531		Acer rubrum	Red Maple	7	30	
4532		Acer saccharum	Sugar Maple	6	30	
4533		Acer saccharum	Sugar Maple	6	30	
4534		Acer saccharum	Sugar Maple	7	30	
4535	X	Acer saccharum	Sugar Maple	6	30	
4536	X	Acer saccharum	Sugar Maple	7	30	
4537	X	Acer saccharum	Sugar Maple	8	30	
4538	X	Acer rubrum	Red Maple	7	30	
4539	X	Acer rubrum	Red Maple	7	30	
4540	X	Acer saccharum	Sugar Maple	7	30	
4541	X	Acer rubrum	Red Maple	18	30	X
4542	X	Acer rubrum	Red Maple	6	30	
4543	X	Acer rubrum	Red Maple	6	30	
4544		Prunus serotina	Black Cherry	6	30	
4545	X	Acer rubrum	Red Maple	7	30	
4546	X	Acer rubrum	Red Maple	6	30	
4547		Carya ovata	Shagbark Hickory	6	30	
4548		Acer saccharum	Sugar Maple	6	30	
4549		Acer saccharum	Sugar Maple	6	30	
4550		Fraxinus pennsylvanica	Green Ash	7	13	
4551		Acer rubrum	Red Maple	7	30	
4552		Fraxinus pennsylvanica	Green Ash	7	30	
4553		Fraxinus pennsylvanica	Green Ash	6	30	
4554	X	Salix amygdaloides	Peach-Leaf Willow	7	30	
4555		Acer rubrum	Red Maple	7	30	
4556	X	Acer saccharum	Sugar Maple	7	30	
4557		Ulmus americana	American Elm	8	30	
4558		Acer rubrum	Red Maple	6	30	
4559	X	Ulmus americana	American Elm	6	30	
4560	X	Ulmus americana	American Elm	6	30	
4561	X	Acer rubrum	Red Maple	10	30	
4563		Acer rubrum	Red Maple	6	30	
4564		Acer rubrum	Red Maple	7	30	

PROPRIETOR

MR. STUART MICHAELSON
WINDMILL KRE NEW DEVELOPMENTS
31333 SOUTH WOODS TRAIL
SUITE 200
FARMINGTON HILLS, MI 48334

DATE: 02-25-2025
JOB NO. 2023.02
STATUS:

DES. LMP
SURV. AEC
DRAF. ADB
CHKD. MLP
VOA/NAVD 88
SCALE: ####

ENGINEERS · SURVEYORS
MLP AND ASSOCIATES, INC.
Michael L. Priest & Associates, Inc.
40655 Koppernick Road, Canton, MI 48187
phone: (734) 459-8560
fax: (734) 459-2585

TREE LIST

THE FOREST AT RIVERWALK

SITE PLAN

PART OF THE N.E. 1/4 OF SECTION 34, T.1N., R.9E.
CITY OF FARMINGTON HILLS, , OAKLAND COUNTY, MICHIGAN

SHEET
TR06

Tag	Remov	Scientific Name	Common Name	DBH	Tree Health/ Condition Score	Landmark Tree
4565	X	Acer rubrum	Red Maple	21	30	X
4566		Acer rubrum	Red Maple	6	30	
4567		Prunus serotina	Black Cherry	14	21	
4568	X	Acer rubrum	Red Maple	11	30	
4569	X	Prunus serotina	Black Cherry	7	26	
4570	X	Prunus serotina	Black Cherry	7	28	
4571		Acer rubrum	Red Maple	7	30	
4572		Acer rubrum	Red Maple	17	30	
4573	X	Ulmus americana	American Elm	6	30	
4574	X	Ulmus americana	American Elm	7	30	
4575		Acer rubrum	Red Maple	6	30	
4576		Ulmus americana	American Elm	7	30	
4577	X	Ulmus americana	American Elm	6	30	
4578	X	Prunus serotina	Black Cherry	7	30	
4579	X	Prunus serotina	Black Cherry	7	30	
4580	X	Quercus macrocarpa	Bur Oak	7	30	
4581		Acer rubrum	Red Maple	6	30	
4582	X	Acer rubrum	Red Maple	6	30	
4583		Ulmus americana	American Elm	6	30	
4584		Ulmus americana	American Elm	6	30	
4585		Acer rubrum	Red Maple	7	30	
4586		Acer rubrum	Red Maple	7	30	
4587		Acer rubrum	Red Maple	6	30	
4588	X	Ulmus americana	American Elm	6	24	
4589	X	Acer negundo	Box-elder	14	17	
4590		Ulmus americana	American Elm	7	30	
4591		Ulmus americana	American Elm	6	30	
4592		Ulmus americana	American Elm	7	30	
4593	X	Ulmus americana	American Elm	7	30	
4594		Acer rubrum	Red Maple	6	30	
4595	X	Ulmus americana	American Elm	7	30	
4596		Acer rubrum	Red Maple	6	30	
4597		Acer rubrum	Red Maple	6	30	
4598	X	Acer rubrum	Red Maple	6	30	
4599	X	Acer rubrum	Red Maple	8	30	
4600	X	Acer rubrum	Red Maple	8	30	

TREE LIST

THE FOREST AT RIVERWALK

SITE PLAN

PART OF THE N.E. 1/4 OF SECTION 34, T.1N., R.9E.
CITY OF FARMINGTON HILLS, , OAKLAND COUNTY, MICHIGAN

SHEET
TR07

ENGINEERS, SURVEYORS
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AND ASSOCIATES, INC.
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40655 Koppernick Road, Canton, MI 48187
phone: (734) 459-8560
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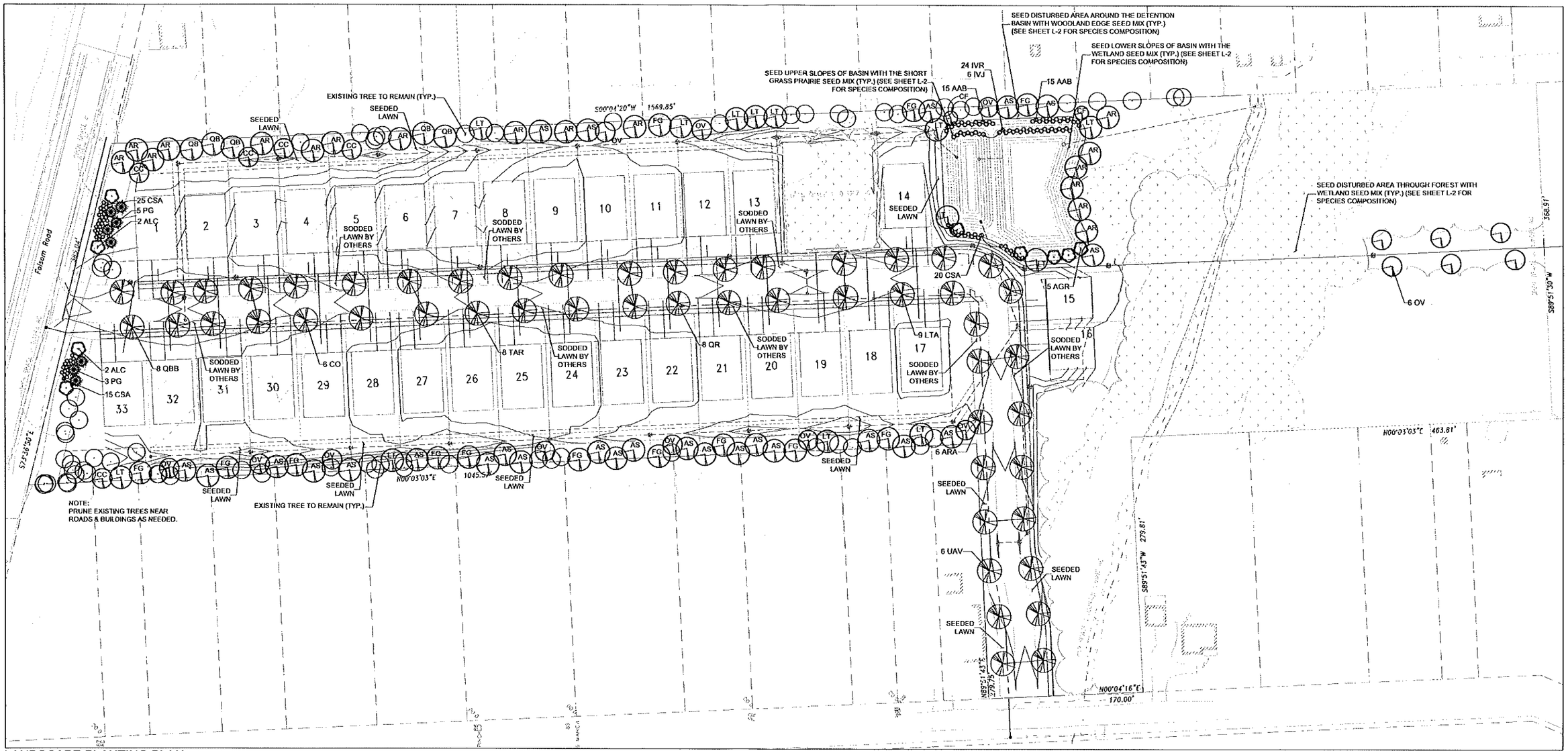
STATUS:

JOB NO. 2023.02

DATE: 02-25-2025
PM: LMP
ENG: LMP
SURV: AEC
CAD: ADH
DWG: SDC, TRG/S
VERIFIED: K.S.S.
SCALE: ####

PROPRIETOR

MR. STUART MICHAELSON
WINDMILL KRE NEW DEVELOPMENTS
31333 W. THIRTEEN MILE ROAD,
SUITE 200
FARMINGTON HILLS, MI 48334



LANDSCAPE PLANTING PLAN

scale: 1" = 50'

PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
LANDSCAPING ADJACENT TO ROADS - FARMINGTON ROAD				
ALC	4	*Amelanchier laevis 'Cumulus'*	Cumulus Allegheny Serviceberry	2" cal. B&B
CSA	40	*Cornus sericea 'Arctic Fire'*	Arctic Fire Red Twig Dogwood	24" ht., 3 gal. pot
PG	8	*Picea glauca*	White Spruce	8' ht. B&B
STREET TREES				
ARA	6	*Acer rubrum 'Autumn Flame'*	Autumn Flame Red Maple	3" cal. B&B
CO	6	*Celtis occidentalis*	Northern Hackberry	3" cal. B&B
LTA	9	*Liriodendron tulipifera 'Arnold'*	Arnold Tuliptree	3" cal. B&B
QBB	8	*Quercus bicolor 'Beacon'*	Beacon Swamp White Oak	3" cal. B&B
QR	8	*Quercus rubra*	Red Oak	3" cal. B&B
TAR	8	*Tilia americana 'Redmond'*	Redmond American Linden	3" cal. B&B
REPLACEMENT TREES				
AGR	5	*Amelanchier x grandiflora 'Robin Hill'*	Robin Hill Apple Serviceberry	2" cal. B&B
AR	17	*Acer rubrum*	Red Maple	3" cal. B&B
AS	26	*Acer saccharum 'Legacy'*	Legacy Sugar Maple	3" cal. B&B
CC	5	*Carpinus caroliniana*	American Hornbeam	3" cal. B&B
CF	2	*Cornus florida*	Flowering Dogwood	2" cal. B&B
FG	13	*Fagus grandifolia*	American Beech	3" cal. B&B
LT	12	*Liriodendron tulipifera*	Tuliptree	3" cal. B&B
OV	15	*Ostrya virginiana*	American Hophornbeam	3" cal. B&B
QB	5	*Quercus bicolor*	Swamp White Oak	3" cal. B&B
DETENTION POND PLANTINGS				
AAB	30	*Aronia arbutifolia 'Brilliantissima'*	Brilliantissima Red Chokeberry	30" ht., 5 gal. pot
CSA	20	*Cornus sericea 'Arctic Fire'*	Arctic Fire Red Twig Dogwood	24" ht., 3 gal. pot
IVJ	6	*Ilex verticillata 'Jim Dandy'*	Jim Dandy Winterberry	30" ht., 5 gal. pot
IVR	24	*Ilex verticillata 'Red Sprite'*	Red Sprite Winterberry	30" ht., 5 gal. pot

TREE REPLACEMENT CALCULATIONS

Total Number of Trees on Site:	1,489
Total Number of Trees to be Removed:	629
Total Number of Replacement Trees to be Planted on Site:	100

LEGEND

- PROPOSED GREENBELT TREE
- PROPOSED STREET TREE
- PROPOSED REPLACEMENT TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED DECIDUOUS SHRUB
- PROPOSED WETLAND SEED MIX
- PROPOSED CUSTOM SHORT GRASS SEED MIX
- *EXISTING TREES TO BE PRESERVED*

NOTE:
* See Sheet L-2: LANDSCAPE NOTES & DETAILS for landscape development notes, landscape planting details, landscape construction details, detention pond seeding notes, seed mix compositions, and pruning detail.

50' 0' 50' 100' 150'
scale: 1" = 50'

date: January 16, 2024
revised:
03-03-2025 Revise for site plan changes.

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

LANDSCAPE PLAN FOR:
Michael L. Priest
& Associates, Inc.
40655 Koppernick
Canton, Michigan 48187
(734) 459-8560

PROJECT LOCATION:
The Forest at Riverwalk
South Side of Folsom Road
between Farmington Road
& Orchard Lake Road
Farmington Hills,
Michigan

LANDSCAPE PLAN BY:
Nagy Devlin Land Design
31736 West Chicago Ave.
Livonia, Michigan 48150
(734) 634 9208

L. BRIAN DEVLIN — STATE OF MICHIGAN — REGISTERED LANDSCAPE ARCHITECT — NO. 1305

L-1: LANDSCAPE PLANTING PLAN
* Base data provided by Michael L. Priest & Associates, Inc.

LANDSCAPE DEVELOPMENT NOTES:

PLANTING

1. Installation of all plant material shall be in accordance with the latest edition of the *American Association of Nurserymen Standards for Nursery Stock* and with the specifications set forth by the City of Farmington Hills, Michigan.
2. The plant materials shall conform to the type stated on the plant list. Sizes shall be the minimum stated on the plant list or larger. All measurements shall be in accordance with the latest edition of the *American Association of Nurserymen Standards for Nursery Stock*.
3. The plant material shall be nursery grown and inspected by the Owner's representative before planting. The Owner's representative reserves the right to reject any plant material at any time.
4. Plants designated "B&B" shall be balled and burlapped with firm balls of earth.
5. Dig shrub pits one foot (1') larger than the shrub rootball, tree pits three (3) times the width of the tree rootball and backfill with one (1) part topsoil and one (1) part soil from excavated pit. Plant trees and shrubs at the same grade level at which they were planted at the nursery. If wet, clay soils are evident, plant trees and shrubs slightly higher.
6. The Contractor is responsible for planting the materials at the correct grades and spacing. The plants shall be oriented to give the best appearance.
7. When the plant has been properly set, the pit shall be backfilled with the topsoil mixture, gradually filling, patting, and settling with water.
8. Trees in lawn areas to have a four foot (4') circle of mulch, four inches (4') deep, and three inches (3") away from the trunk. Shrub beds are to be mulched with shredded bark mulch to a minimum depth of three inches (3"). Only natural color shredded hardwood bark mulch will be accepted.
9. Remove all twine, wire, and burlap from the top one third (1/3) of tree and shrub root balls and from tree trunks. Remove all non-biodegradable material such as plastic or nylon completely from branches and stems.
10. All plant materials shall be pruned and injuries repaired. The amount of pruning shall be limited to the removal of dead or injured limbs and to compensate for the loss of roots from transplanting. Cuts should be flush, leaving no stubs. Do not use tree paint on freshly cut wounds. Shrubs along the site perimeter and in the detention pond shall be allowed to grow together in a natural form.
11. Organic, friable topsoil shall be evenly distributed and fine graded over all areas to receive lawns at uniform depth of four inches (4") after settlement.
12. All plantings shall be completed within three (3) months, and no later than November 30, from the date of issuance of a certificate of occupancy if such certificate is issued during the April 1 thru September 30 period; if the certificate is issued during the October 1 thru March 31 period, the planting shall be completed no later than the ensuing May 31; plantings shall thereafter be reasonably maintained, including permanence and health of plant materials to provide a screen to abutting properties and including the absence of weeds and refuse.
13. Plant trees and shrubs no closer than the following minimum distances from sidewalks, curbs, and parking stalls:
    a. Shade/Canopy Trees — Five feet (5')
    b. Ornamental/Flowering Trees — Four feet (4')
    c. Evergreen Trees — Five feet (5')
    d. Evergreen/Flowering Shrubs — Four feet (4').
14. Backfill directly behind all curbs and along sidewalks and compact to the to of curbs or walk to support vehicle and pedestrian weight without settling.
15. All landscape areas, especially parking lot islands and landscape beds next to buildings shall be excavated of all building materials and poor soils to a depth of twelve inches to eighteen inches (12"-18") and backfilled with good, medium-textured planting soil (loam or light yellow clay loam). Add four inches to six inches (4"-6") of topsoil over the fill material and crown a minimum of six inches (6") above the top of curbs and/or walks after earth settling unless otherwise noted on the landscape plan.
16. Conversion of all asphalt and gravel areas to landscape planting beds shall be done in the following manner: a. Remove all asphalt, gravel, and compacted earth to a depth of six inches to eighteen inches (6"-18") depending on the depth of the sub base and dispose of off site; b. Call the City for an inspection prior to backfilling; c. Replace excavated material with good, medium-textured planting soil (loam or light yellow clay loam) to a minimum of two inches (2") above the top of the curb and sidewalk, add four inches to six inches (4"-6") of topsoil and crown to a minimum of six inches (6") above the adjacent curb and walk after earth settling, unless otherwise noted on the landscape plan.
    If conversion from asphalt to landscape occurs in or between an existing landscape area(s), replace excavated material from four inches to six inches (4"-6") below adjacent existing grade with good, medium-textured planting soil (loam or light yellow clay loam) and add four inches to six inches (4"-6") of topsoil to meet existing grades after earth settling.
17. Edging, where specified, shall consist of Perma-loc aluminum edging or approved equivalent.

MATERIAL

1. Plants shall not be located within four feet (4') of the property line.
2. Required landscape material shall satisfy the criteria of the American Association of Nurserymen Standards for Nursery Stock and be:
    a. Nursery grown; b. State Department of Agriculture inspected; c. No. 1 grade material with a straight, unscarred trunk, and well-developed uniform crown (park grade trees will not be accepted); d. Staked, wrapped, watered, and mulched in accordance with the City of Farmington Hills Chapter 34-553; and e. Guaranteed for one (1) year.
3. Topsoil shall be friable, fertile soil of clayloam character containing at least five percent (5%) but not more than twenty percent (20%) by weight of organic matter with a pH range between 6.0 and 7.0. The topsoil shall be free from clay lumps, coarse sand, plant roots, sticks, and other foreign materials.
4. The seed mixture shall consist of the following types and proportions: Kentucky Blue Grass blend "Baron/Sheri/Adelphi" @ sixty percent (60%), Chewing Fescue @ twenty-five percent (25%), Creeping Red Fescue @ ten percent (10%), and Perennial Rye Grass @ five percent (5%). Weed content shall not exceed one percent (1%). The mix shall be applied at a rate of 200 pounds per acre.
5. Sod shall be two (2) year old "Baron/Sheri/Adelphi" Kentucky Blue Grass blend grown in a sod nursery on loam soil.
6. Callery Pear (*Pyrus calleryana*) and Norway Maple (*Acer platanoides*) shall not be substituted for any tree species in the plant list. Contact the Landscape Architect for acceptable plant substitutions.

GENERAL

1. Do not plant deciduous or evergreen trees directly over utility lines or under overhead wires. Maintain a six foot (6') distance from the centerline of utilities and twenty feet (20') from the centerline of overhead wires for planting holes. Call MISS DIG forty-eight (48) hours prior to landscape construction for field location of utility lines.
2. The Contractor agrees to guarantee all plant material for a period of one (1) year. At that time, the Owner's representative reserves the right for a final inspection. Plant material with twenty-five percent (25%) die back, as determined by the Owner's representative shall be replaced. This guarantee includes the furnishing of new plants, labor, and materials. These new plants shall also be guaranteed for a period of one (1) year.
3. The work shall consist of providing all necessary materials, labor, equipment, tools, and supervision required for the completion as indicated on the drawings.
4. All landscape areas shall be irrigated by an automatic underground irrigation system. Lawns and shrub/landscape areas shall be watered by separate zones to minimize overwatering.
5. All written dimensions override scale dimensions on the plans.
6. Report all changes, substitutions, or deletions to the Owner's representative.
7. All bidders must inspect the site and report any discrepancies to the Owner's representative.
8. All specifications are subject to change due to existing conditions.
9. The Owner's representative reserves the right to approve all plant material.

MAINTENANCE

1. The Owner of the landscaping shall perpetually maintain such landscaping in good condition so as to present a healthy, neat, and orderly appearance, free from refuse and debris.
2. The Owner shall conduct a seasonal landscape maintenance program including regular lawn cutting (at least once per week during the growing season), pruning at appropriate times, watering, and snow removal during winter.
3. The Contractor is responsible for watering and maintenance of all seed areas until a minimum of ninety percent (90%) coverage, as determined by the Owner's representative.
4. All diseased and/or dead material shall be removed within sixty (60) days following notification and shall be replaced within the next appropriate planting season or within one (1) year, whichever comes first.
5. Any debris such as lawn clippings, fallen leaves, fallen limbs, and litter shall be removed from the site on a weekly basis at the appropriate season.
6. All planting beds shall be maintained by removing weeds, fertilizing, and replenishing mulch as needed.
7. Annual beds shall be kept free of weeds and mulched with sphagnum peat of a neutral pH as needed. Perennial beds shall be kept free of weeds and mulched with fine textured shredded bark as needed. Cut spent flower stalks from perennial plants at regular intervals.

DETENTION POND LANDSCAPE DEVELOPMENT NOTES:

DETENTION POND PLANTING NOTES:

1. Follow the Supplier's recommended procedures for bed preparation, installation, and soil erosion control measures of the proposed seeded areas. After the plants germinate and begin to grow follow the maintenance guidelines included on this sheet.
2. Rotolill four inches (4") of compost or topsoil into the top six inches (6") of the surface of the DETENTION POND. (Compost may be obtained from the municipal facility at Six Mile and Ridge Roads. Call Onyx Environmental at 248 305-8377 or 248 349-7230 for hours of operation and general information.)
3. Provide a cover crop of annual rye at a rate of ten pounds (10#) per acre and seed oats at a rate of thirty pounds (30#) per acre over the entire area to be seeded.
4. Maintain the bioswale area with the following actions: establish a regular weeding regimen, water as needed, provide erosion control blanket on the side slopes, provide a cut edge bed, cut back flowering plants at appropriate times, thin perennials after establishment as needed, replace plants that are diseased or dead, and remove litter and debris.

MAINTENANCE OF THE DETENTION POND AREA

1. ESTABLISHMENT: During the first growing season, the native seed areas should be mowed two (2) to four (4) times to a height of four inches to six inches (4"-6") when the plants reach a height of ten inches to twelve inches (10"-12"). Hand pulling may be needed to control unwanted weed populations. If a mower cannot be set high enough, a string trimmer can be used. During the second growing season, the native seed areas should be mowed a few times to a height of about eight inches (8"), when the plants reach a height of ten inches to eighteen inches (10"-18"). Hand pulling may be needed to control unwanted weed populations. By the second growing season it should be apparent if some areas need reseeding. Long term management includes mowing and hand pulling of weeds. The native planting may be mowed to a short height and the clippings removed in the early Spring before birds begin nesting.
2. WATERING: Watering should be performed as needed. During the establishment period after the initial planting, watering is very important and should be conducted every two to three (2-3) days. The initial planting should be checked regularly for appropriate moisture availability. Two (2) methods for determining adequate moisture levels include the following: a.) If the plants will during the day when the temperature is at its highest, but revive during the night, then watering is not necessary, and b.) by testing the soil moisture at a depth of four inches (4") by inserting a small rod into the soil. If the rod is wet, then the soil is moist at a depth of four inches (4") and watering is not necessary.
3. EROSION CONTROL: Provide an erosion control blanket on the side slopes of the seeded areas of the detention pond. The erosion control blanket shall be pegged in place.
4. EDGING: The edge of the detention pond should be maintained to avoid grass growing into the detention pond area. The edge can be maintained with a V-notch cut edge. The channel should be maintained at four inches (4") or greater and renewed every six to eight (6-8) weeks.
5. CUTTING BACK: Tall wildflowers should be cut back by one-third. Early flowering plants can be cut back in late June or early July and late flowering plants in late October.
6. THINNING: After the detention pond has become established and thriving, it may be necessary to thin perennials by dividing individual plants in Spring or Fall.
7. REPLACEMENT: Any plants that die or become diseased should be replaced. Plant health should be checked regularly with replanted material occurring in the Spring or Fall.
8. REMOVAL OF LITTER AND DEBRIS: Litter, trash, and debris should be removed on a regular basis to insure that inlets remain free flowing and to keep the area in a neat and attractive appearance.
9. INORGANIC APPLICATIONS: In general, detention pond sloped areas do not need fertilization as nutrients from surrounding areas is usually at an elevated level. If soil fertility appears to be an issue, the soil should be tested and appropriate actions taken based on the results. Insecticides, herbicides, fungicides, and rodenticides should not be used in the detention pond area. If a plant is diseased or infested with insects, it should simply be removed and replaced.

SEED MIX COMPOSITIONS

WETLAND SEED MIX

MICHIGAN WILDFLOWER FARM

A composition of wildflowers, sedges, and grasses.
Application rate: 3 oz. per 1000sq. ft. or 7 lbs. per acre

BOTANICAL NAME	COMMON NAME
Wildflowers	
Asclepias incarnata	Swamp Milkweed
Aster novae-angliae	New England Aster
Aster puniceus	Swamp Aster
Aster umbellatus	Flat-Top Aster
Eupatorium maculatum	Joe-Pye Weed
Eupatorium perfoliatum	Boneset
Euthamia graminifolia	Grassleaved Goldenrod
Liatris spicata	Marsh Blazing Star
Pedicularis lanceolata	Swamp Betony
Rudbeckia subtomentosa	Black-Eyed Susan
Silphium perfoliatum	Cupplant
Silphium terebinthinaceum	Prairie Dock
Solidago patula	Swamp Goldenrod
Solidago riddellii	Riddell's Goldenrod
Verbena hastata	Blue Vervain
Vernonia missurica	Ironweed
Veronicastrum virginicum	Culver's Root
Sedges/Grasses	
Andropogon scoparius	Little Bluestem
Carex crinita	Fringed Sedge
Carex stricta	Tussock Sedge
Scirpus cyperinus	Wool Grass

WETLAND SEED MIX

WOODLAND EDGE MIX

MICHIGAN WILDFLOWER FARM

Thirty-five percent (35%) Forbs/Sixty-five percent (65%) Grass
Seeding Rate: 5 oz. per 1000 sq.ft. or 10 lbs. per acre

BOTANICAL NAME	COMMON NAME
Forbs	
Achillea millefolium	Yarrow
Allium cernuum	Nodding Wild Onion
Aquilegia canadensis	Wild Columbine
Asclepias syriaca	Common Milkweed
Asclepias tuberosa	Butterflyweed
Desmodium canadense	Showy Tick-Trefoil
Eupatorium rugosum	Snakeroot
Monarda fistulosa	Wild Bergamot
Penstemon digitalis	Foxglove Beardtongue
Penstemon hirsutus	Hairy Beardtongue
Rudbeckia hirta	Black-Eyed Susan
Rudbeckia triloba	Three-Lobed Coneflower
Solidago rigida	Stiff Goldenrod
Symphyotrichum novae-angliae	New England Aster
Symphyotrichum oolentangiensis	Prairie Heart-Leaved Aster
Thalictrum dioicum	Early Meadow Rue
Thalictrum dasycarpum	Purple Meadow Rue
Grasses	
Elymus canadensis	Canada Wild Rye
Elymus hystrix	Bottlebrush Grass
Koeleria cristata	June Grass
Schizachyrium scoparius	Little Bluestem

CUSTOM SHORT GRASS PRAIRIE SEED MIX

MICHIGAN WILDFLOWER FARM

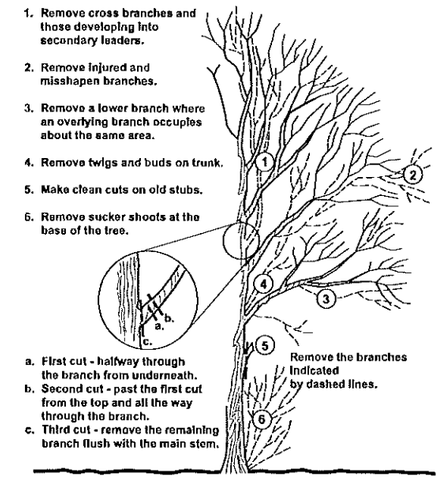
Fifty percent (50%) Forbs/Fifty percent (50%) Grass.
Application rate: 5 oz. per 1000 sq. ft. or 10 lbs. per acre

BOTANICAL NAME	COMMON NAME
Wildflowers	
Achillea millefolium	Yarrow
Aquilegia canadensis	Wild Columbine
Asclepias tuberosa	Butterflyweed
Aster laevis	Smooth Aster
Coreopsis lanceolata	Sand Tickseed
Echinacea purpurea	Purple Coneflower
Kuhnia eupatorioides	False Boneset
Monarda fistulosa	Bergamot
Penstemon digitalis	Foxglove Beardtongue
Rudbeckia hirta	Black-Eyed Susan
Solidago speciosa	Showy Goldenrod
Sedges/Grasses	
Schizachyrium scoparius	Little Bluestem
Bouteloua curtipendula	Side Oats Grama
Koeleria pyramidata	June Grass*
Sporobolus heterolepsis	Prairie Dropseed*

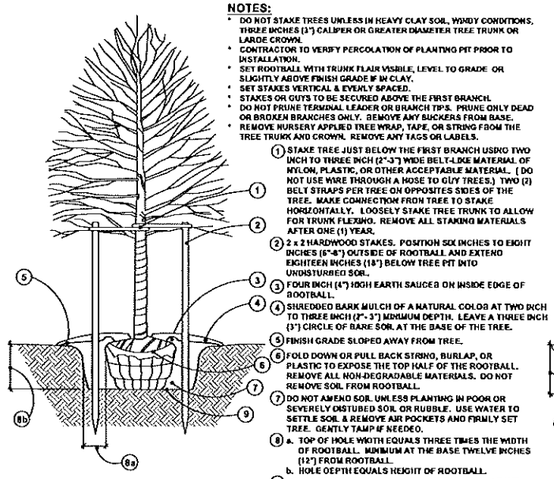
* Supplier to add these species to the mix.

CUSTOM SHORT GRASS SEED MIX

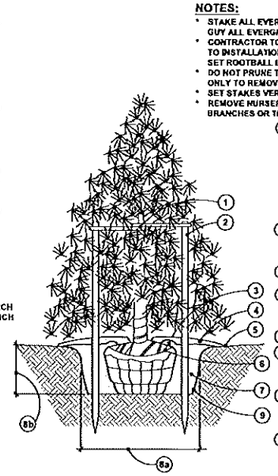
MICHIGAN WILDFLOWER FARM
11770 Cutler Road
Portland, Michigan 48875-9452
Phone: (517) 647-6010
Fax: (517) 647 6072



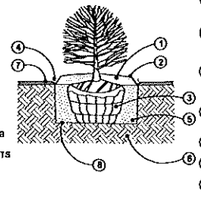
PRUNING DETAIL — not to scale



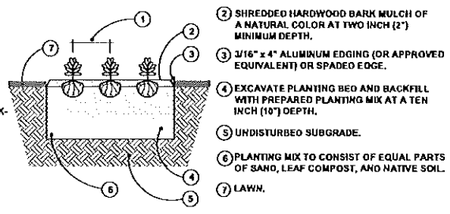
DECIDUOUS TREE



EVERGREEN TREE



SHRUB



ANNUAL / PERENNIAL / GROUNDCOVER

LANDSCAPE PLANTING DETAILS — not to scale

NOTES:
* See Sheet LP - 1: LANDSCAPE PLAN for proposed plantings, tree replacement calculations, plant list, and legend.

date: January 16, 2024
revised:
03-03-2025

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

LANDSCAPE PLAN FOR:
Michael L. Priest
& Associates, Inc.
40655 Koppernick
Canton, Michigan 48187
(734) 459-8560

PROJECT LOCATION:
The Forest at Riverwalk
South Side of Folsom Road
between Farmington Road
& Orchard Lake Road
Farmington Hills,
Michigan

LANDSCAPE PLAN BY:
Nagy Devlin Land Design
31736 West Chicago Ave.
Livonia, Michigan 48150
(734) 634 9208

L. BRIAN DEVLIN — REGISTERED LANDSCAPE ARCHITECT — No. 1283

L - 2: LANDSCAPE NOTES & DETAILS

* Base data provided by Michael L. Priest & Associates, Inc.

ORDINANCE NO. C-_____-2025

CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

AN ORDINANCE TO AMEND THE FARMINGTON HILLS CODE OF ORDINANCES, CHAPTER 34, "ZONING," ARTICLE 2.0, "DEFINITIONS," IN ORDER TO ADD NEW DEFINITIONS, AND ARTICLE 5.0, "SITE STANDARDS," IN ORDER TO ADD A NEW SECTION 34-5.20, "PUBLIC ART REQUIREMENT" RELATING TO THE INCLUSION FO ART WITH CERTAIN NEW DEVELOPMENT APPROVALS.

THE CITY OF FARMINGTON HILLS ORDAINS:

Section 1 of Ordinance. Ordinance Amendment.

The Farmington Hills City Code, Chapter 34, "Zoning," Article 2.0, "Definitions," Section 34-2.2, "Definitions," is amended to add the following definitions:

Artist means an individual generally recognized by critics and peers as a professional practitioner of the visual arts, as judged by the quality of that professional practitioner's body of work, educational background, experience, past public commissions, exhibition record, publications, receipt of honors and awards, training in the arts, and production of artwork.

Construction Cost means the total cost of a construction or renovation project, as determined by the Building Official for purposes of issuing a building permit for such construction or renovation.

Public Art means a tangible creation by an artist that is located within or highly visible from a public area and that exhibits the highest quality of skill and aesthetic principles, including paintings, sculptures, stained glass, projections, light pieces, statues, bas reliefs, engravings, carvings, frescoes, mobiles, collages, mosaics, tapestries, photographs, drawings, monuments, environmental artwork, and fountains or combinations thereof, and that are one-of–a-kind or part of an original, numbered series. Public art may include functional items such as bike racks, light fixtures, benches. Public art does not include items manufactured in large quantities by means of industrial machines and/or reproductions. Architectural enhancements and design elements may be considered public art, when it is determined by the Farmington Area Arts Commission that it is demonstrably conveying ideas, meaning, cultural significance, or conceptual complexity with extremely high artistic merit. It should be more expressive than mere utilitarian architecture and quality building materials.

Section 2 of Ordinance. Ordinance Amendment.

The Farmington Hills City Code, Chapter 34, "Zoning," Article 5.0, "Site Standards," to add a new Section 34-5.20, "Public Art Requirement," to read as follows in its entirety:

34-5.20 PUBLIC ART REQUIREMENT

1. **Intent.** The City of Farmington Hills finds that the visual and aesthetic quality of development projects has a significant positive impact on property values, the local

economy, and the character and vitality of the city. The meaningful and intentional inclusion of public art throughout the city can illuminate, nurture, and celebrate the diversity and history of the city, as well as foster the economic development of the community. To achieve these goals, public art should be integrated into development projects citywide.

As envisioned in the 2024 Farmington Hills Master Plan, public art is a placemaking strategy that provides benefits to the developed property on which it is located and the public, including, without limitation, enhancement of the character and aesthetics of developed property, surrounding properties, and the community in general. The purpose of this section is to enhance the City's livability by encouraging works of art throughout the city, **focusing on important commercial corridors,** and requiring the use and incorporation of publicly accessible art into significant development projects.

2. **Public Art Required.**

A. The installation of public art in accordance with this Section is required for any non-public construction or renovation project with a construction cost of two million dollars ($2,000,000.00) or more, **in the Special Planning Areas described in the 2024 Master Plan, except as provided in subsection B, below. These include:**

i. **Orchard Lake Road between 12 Mile and 13 ½ Mile Roads;**

ii. **14 Mile/Northwestern/Orchard Lake Road;**

iii. **Grand River Corridor/M-5 Interchange;**

iv. **Grand River and Drake**

v. **M-5 Corridor**

vi. **8 Mile Corridor**

vii. **12 Mile Corridor**

viii. **Freeway Redevelopment Areas**

ix. **Any projects developed using the Planned Unit Development process.**

B. The following projects are exempt from this requirement: **single-family residential** construction projects and projects completely funded by legally established non-profit entities.

C. The applicant shall establish and submit to the City a budget for the public art required by this section based on the allocation of one-half (0.5) percent of the total project construction cost up to fifty thousand dollars ($50,000.00) for applicable projects. For each year subsequent to the effective date of the Zoning Ordinance amendment adding this Section, the applicable construction cost threshold stated in

the preceding sentence shall be increased in accordance with the Consumer Price Index for **All Urban Consumers (CPI-U)** to reflect the rising costs of goods and materials.

3. **Public Art Requirements**. When public art is required per subsection 2 above, the subject site shall be designed and developed to include public art, as defined in Section 34-2.2, for placement in a public place, publicly accessible private space, and/or integrated into the underlying architecture, landscape design or site, which shall be included as part of the site plan, and such public art shall comply with this Section and the following requirements:

   A. An applicant for site plan approval for projects where public art is required per Section 34-5.20.2 may proceed through site plan review before the selection of artwork is finalized, although involvement of the designer or artist is encouraged through the site design phase. For site plan review purposes, the area intended for the public art shall be noted on the site plan to demonstrate how the location for the art meets the requirements of Section 34-5.20.4 below. The final location, installation, footings, etc. are subject to review and approval by the city planner and building official.

   B. Following site plan approval, in conjunction with the application for building permits, the applicant shall furnish the City with an updated budget reflective of the project's construction costs.

   C. The public art shall be submitted for approval to the Farmington Area Arts Commission (established under Chapter 2, Article IV, Division 8 of the City Code) prior to site plan approval. The Farmington Area Arts Commission shall not unreasonably withhold approval.

4. **Placement.**

   A In addition to other placement and locational requirements in this ordinance, public art shall be placed:

      i. In locations that are visible from public streets, rights-of-ways, parks, or plazas, taking into consideration the circulation patterns for vehicles and pedestrians on-site and on adjacent public streets and sidewalks; and

      ii. (2) Out of the corner clearance area as provided in Section 34-5.10.

   B. Public art may be permitted in required front setbacks, if the Planning Commission finds that no other location meeting the requirements of this ordinance is feasible and such placement is approved by the Director of Public Services.

5. **Guidelines.** At a minimum, works of public art shall:

   A. Be created by an artist, as defined in Section 2.2;

   B. Demonstrate excellence in aesthetic quality, workmanship, innovation and creativity;

C. Be appropriate in size, scale, and form, and of materials or a media suitable for the site;

D. Demonstrate feasibility in terms of budget, timeline, safety, durability, operation, maintenance, conservation, security, storage, and siting;

E. Bring diversity to the existing collection of public art in the City, in terms of media, artistic discipline, or artistic approach;

F. Reinforce the City's placemaking goals by reflecting and promoting the City's identity or the identity of individual neighborhoods or business districts within the City; and

G. Be consistent with public art guidelines as may be adopted by the City of Farmington Hills.

6. **Exemptions.** The Planning Commission may waive, or partially waive, the public art requirement upon finding one or more of the following conditions apply:

A. There is no feasible location on the subject property from which a work of art can be plainly and wholly seen by the public;

B. The present or any planned land use of the subject property is such that placement of a work of art, in any media, on the property would be destructive to the work of art due to the activities related to the land use;

C. The property is already fully developed in such a way that there is no location on the site for public art;

D. Projects where the applicant donates funds equivalent to the amount required in Section 34-5.20.3 to a public art fund established by City Council;

E. Projects where the applicant chooses to partially exempt a project from the public art requirement of this section to the extent the applicant chooses to donate funds less than the amount required in Section 34-5.20.3 to a public art fund established by City Council, in which case the budget required for public art shall be reduced by a corresponding amount; or

F. Projects where all of the residential dwellings are non-subsidized and affordable for rent or purchase to residents earning less than 120% of area median income, based on current US Census data, and as agreed to in a development agreement between the applicant and the City of Farmington Hills.

G. Projects where the application of this requirement would constitute a governmental taking or otherwise be contrary to law under the particular facts and circumstances of that case, as determined by the Planning Commission, under the particular facts and circumstances of that case as explained in detail by the applicant as part of its application for site plan approval. The Planning Commission may request additional information from the applicant or property

owner, if it determines that insufficient information is provided by them to make a determination. The applicant and property owner have all appeal rights as would otherwise be applicable to the determination of the Planning Commission.

7. Installation and Maintenance.

A. The total allocation as established pursuant to subsection in Section 34-5.2.3.A. may be held as a Guarantee for Improvements as provided in Section 34-7.2. In addition:

i. Maintenance shall be the responsibility of the owner of the property in addition to the established allocation.

ii. Failure to install the public art as required by this subparagraph and in accordance with the approved site plan shall result in denial of a certificate of occupancy.

iii. In instances where circumstances beyond the reasonable control of the property owner or developer impede timely installment of the public art (including, without limitation, weather, delay in creation or fabrication of the public art, or delivery of the public art), the guarantee for improvements referenced above shall be deposited with the City and held to ensure installation and compliance with this section in accordance with a schedule established by the City Planner.

iv. In the event the public art is not fully installed within the period of time as established by the City Planner, the public art guarantee shall be forfeited to the City.

v. Failure to properly maintain the public art in accordance with the approved site plan is a violation of the zoning code and subject to enforcement pursuant to provisions of section 7.13 of this chapter.

B. Public art required by this section shall be kept in good repair, free from refuse and debris. If public art becomes damaged or falls into disrepair, it shall be cleaned, repaired, or replaced with public art that complies with this section and is approved as an amendment to the site plan, within thirty (30) days after written notice from the city or within an extended reasonable time period as specified on such notice if necessary to accommodate replacement of the public art.

C. In the event the owner of the property wishes to remove the on-site public art, the City must be notified in writing prior to its removal. The property owner will be required to replace the public art with public art of equal or greater value. The replacement artwork will follow the process outlined in this section.

Section 3 of Ordinance. Repealer.

All ordinances, parts of ordinances, or sections of the City Code in conflict with this ordinance are repealed only to the extent necessary to give this ordinance full force and effect, and the

Farmington Hills Ordinance Code shall remain in full force and effect, amended only as specified above.

Section 4 of Ordinance. Savings.

The amendments of the Farmington Hills Code of Ordinances set forth in this ordinance do not affect or impair any act done, offense committed, or right accruing, accrued, or acquired or liability, penalty, forfeiture or punishment, pending or incurred prior to the amendments of the Farmington Hills Code of Ordinances set forth in this ordinance.

Section 5 of Ordinance. Severability.

If any section, clause or provision of this ordinance shall be declared to be unconstitutional, void, illegal or ineffective by any court of competent jurisdiction, the validity of the ordinance as a whole, or in part, shall not be affected other than the part invalidated, and such section, clause or provision declared to be unconstitutional, void or illegal shall thereby cease to be a part of this Ordinance, but the remainder of this ordinance shall stand and be in full force and effect.

Section 6 of Ordinance. Effective Date.

The provisions of this ordinance are ordered to take effect twenty-one (21) days after enactment.

Section 7 of Ordinance. Date and Publication.

This ordinance is declared to have been enacted by the City Council of the City of Farmington Hills at a meeting called and held on the ____ day of _____, 2025 and ordered to be given publication in the manner prescribed by law.

Ayes:
Nays:
Abstentions:
Absent:

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

I, the undersigned, the qualified and acting City Clerk of the City of Farmington Hills, Oakland County, Michigan, do certify that the foregoing is a true and complete copy of the Ordinance adopted by the City Council of the City of Farmington Hills at a meeting held on the _____ day of _____, 2025, the original of which is on file in my office.

_____
CARLY LINDAHL, City Clerk
City of Farmington Hills

August 26, 2025

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

Cluster Site Plan

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

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

SUMMARY OF FINDINGS

Existing Conditions

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

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

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

Cluster Qualification:

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

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

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

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

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

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

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

Site Plan:

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

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

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

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

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

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

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

g. See item 4 under Landscaping for additional detail.

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

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

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

Tree Removal (Section 5.18)

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

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

Landscaping

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

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

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

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

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

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

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

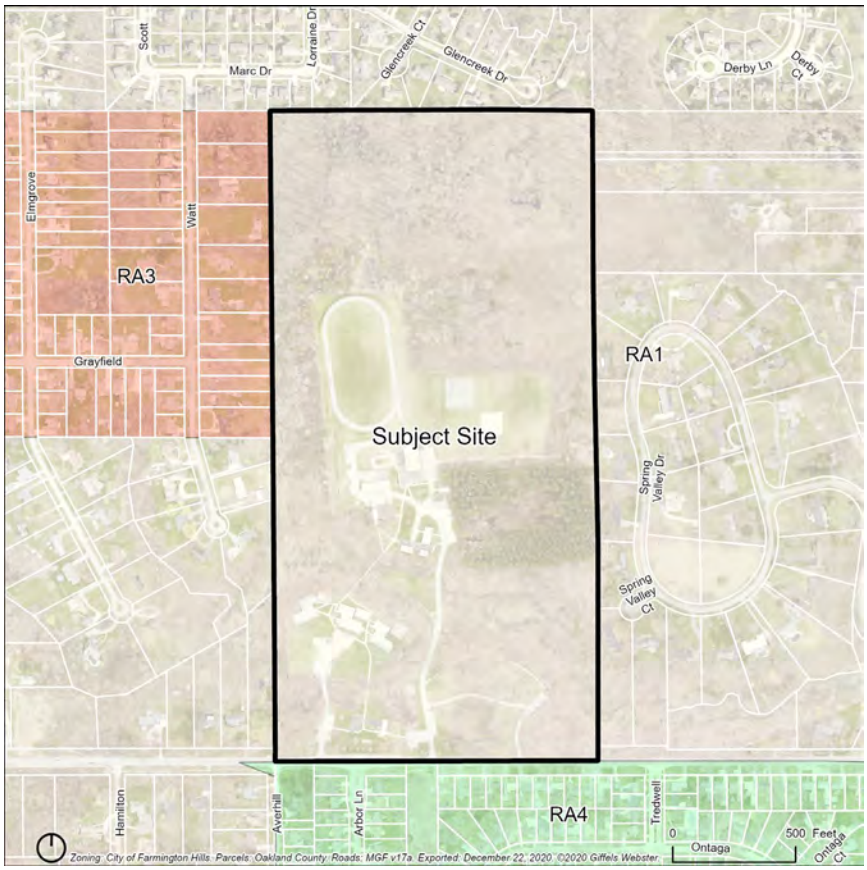
   If the PC decides that additional screening is needed, it should describe what it is looking for. Any additional trees will change the amount due to be paid into the tree fund, as trees required for a buffer can't be double-counted as replacements and buffer trees.

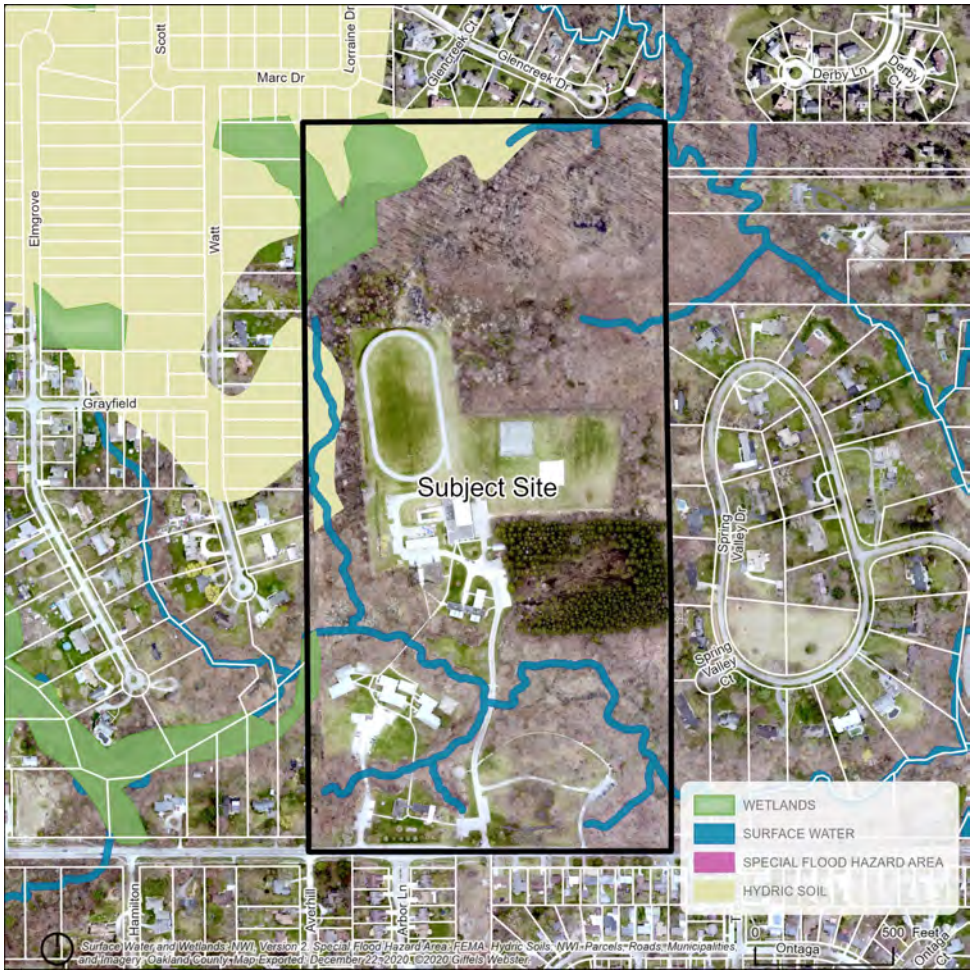
We are available to answer questions.

Respectfully,
Giffels Webster

Joe Tangari, AICP
Principal Planner

Zoning




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

FARMINGTON HILLS Michigan

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

INTEROFFICE CORRESPONDENCE

DATE: August 22,2025

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

FROM: James Cubera, City Engineer

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FIRE
FARMINGTON HILLS

INTEROFFICE CORRESPONDENCE

DATE: August 19, 2025

TO: Planning Commission

FROM: Jason Baloga, Fire Marshal

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

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

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

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

Jason Baloga, Fire Marshal

JB/al

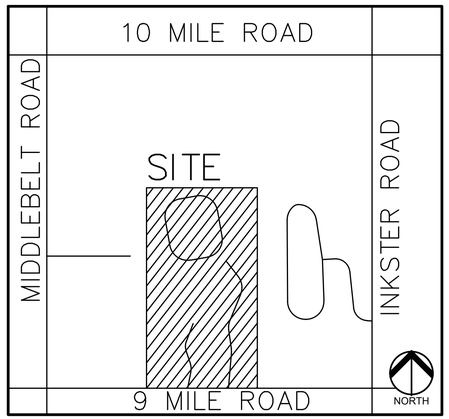
PRELIMINARY SITE PLANS

WELLSPRING OF FARMINGTON HILLS

28000 W. NINE MILE ROAD

FARMINGTON HILLS, OAKLAND COUNTY, MI

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



LOCATION MAP
NO SCALE

INDEX OF DRAWINGS

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

DESIGN TEAM

/APPLICANT/DEVELOPER

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

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

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ARKO DESIGN ASSOCIATES
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PHONE: 248.802.8409
EMAIL: ARTURKOKAJ@LIVE.COM

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BRIGHTON, MI 48116
CONTACT: JANET EVANS, PLA
PHONE: 844.813.2949
EMAIL: JEVANS@PEAGROUP.COM

OWNER

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

REVISIONS	
DESCRIPTION	DATE
FARMINGTON HILLS SITE PLAN APPROVAL	4/24/2025

NOT FOR CONSTRUCTION

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

NF ENGINEERS

CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

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

NOT FOR CONSTRUCTION

FSP FUSCO, SHAFFER & PAPPAS, INC.
ARCHITECTS AND PLANNERS

550 E. NINE MILE ROAD
FERNDALE, MICHIGAN 48220
PHONE 248.543.4100 FAX 248.543.4141

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STATE OF MICHIGAN — REGISTERED PROFESSIONAL ENGINEER
KEVIN CHRISTOPHER NAVAROLI
License No. 400105.3503

CONSERVATION EASEMENT

LEGAL DESCRIPTION

CONSERVATION EASEMENT

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

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

PARENT PARCEL

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

WELLSPRING

PROPOSED MIXED - USE P.U.D.

FARMINGTON HILLS, MICHIGAN

DATE	ISSUE
08.06.2021	P.U.D. SUBMISSION

KEY PLAN

FSP PROJECT NO. DEL18.101

DRAWING TITLE

Boundary / Topographic / Tree Survey

DRAWING NUMBER

C.002

WELLSPRING
PROPOSED MIXED - USE P.U.D.

FARMINGTON HILLS, MICHIGAN

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
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STATE OF MICHIGAN
KEVIN CHRISTOPHER NAVAROLI
License No. 4001053503
REGISTERED PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION

DATE	ISSUE
08.06.2021	P.U.D. SUBMISSION

KEY PLAN

FSP PROJECT NO. DEL18.101

DRAWING TITLE

Boundary / Topographic / Tree Survey

DRAWING NUMBER

C.001

LEGEND

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

FLOOD HAZARD NOTE

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

SNOW NOTE

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

TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

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

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

GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

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

SIGN LEGEND:

'NO PARKING FIRE LANE' SIGN [1]

REFER TO DETAIL SHEET FOR SIGN DETAILS

LEGEND:

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

SITE DATA TABLE:

SITE AREA: 79.81 ACRES GROSS
78.05 ACRES NET

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

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

BUILDING INFORMATION:

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

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

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

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

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

PARKING CALCULATIONS:

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

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

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

SLOAN-MARLETTE
OAKVILLE FINE SAND
TEDROW-URBAN LAND COMPLEX

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP 'TYPE R' (R)

SIDEWALK RAMP 'TYPE P' (P)

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

PEA GROUP
t: 844.813.2949
www.peagroup.com

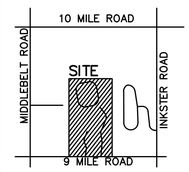
NORTH

0 25 50 100

SCALE: 1" = 50'

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

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE AND NOT NECESSARILY COMPLETE. NO REPRESENTATION OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT

EUREKA INNOVATION DEVELOPMENT
5920 LIVERNOIS AVE
TROY, MI

PROJECT TITLE

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

REVISIONS	
SPA	4/24/2025

ORIGINAL ISSUE DATE:
APRIL 24, 2025

DRAWING TITLE

PRELIMINARY SITE PLAN

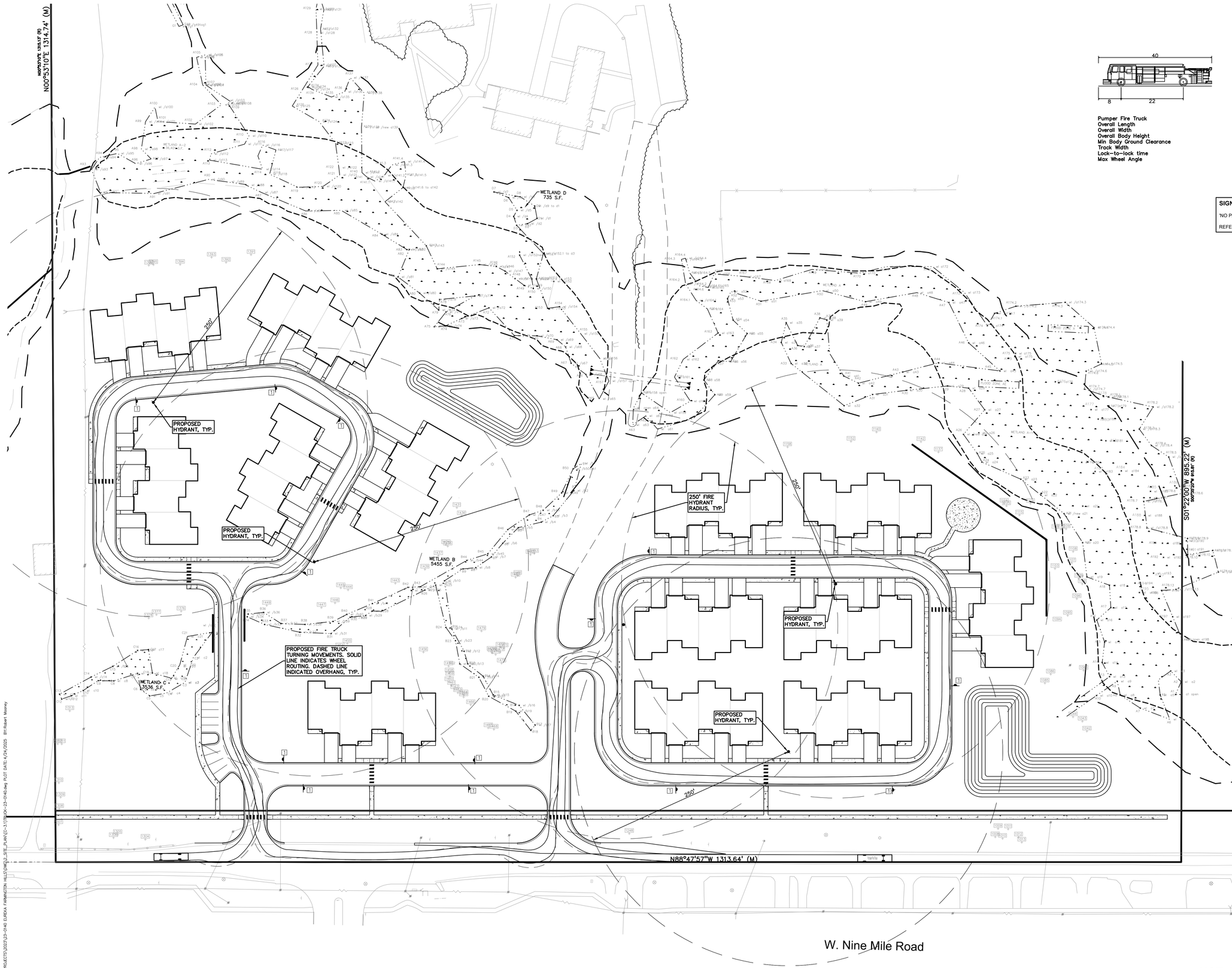
PEA JOB NO.	23-0140
P.M.	JPB
DN.	LGD
DES.	LGD

DRAWING NUMBER:

C-3.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2023\23-0140 EUREKA FARMINGTON HILLS\DWG\2_SITE_PLAN\C-3.0(ORIGINAL SITE-23-0140.dwg PLOT DATE: 4/25/2025 BY: James P. Butler



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

SIGN LEGEND:

'NO PARKING FIRE LANE' SIGN [1]

REFER TO DETAIL SHEET FOR SIGN DETAILS

NORTH

0 25 50 100

SCALE: 1" = 50'

Know what's below. Call before you dig.

CAUTION!!
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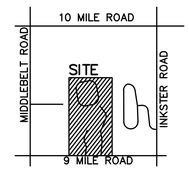


PEA GROUP
t: 844.813.2949
www.peagroup.com

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

CLIENT
EUREKA INNOVATION DEVELOPMENT
5920 LIVERNOIS AVE
TROY, MI

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

REVISIONS	
SPA	4/24/2025

ORIGINAL ISSUE DATE:
APRIL 24, 2025

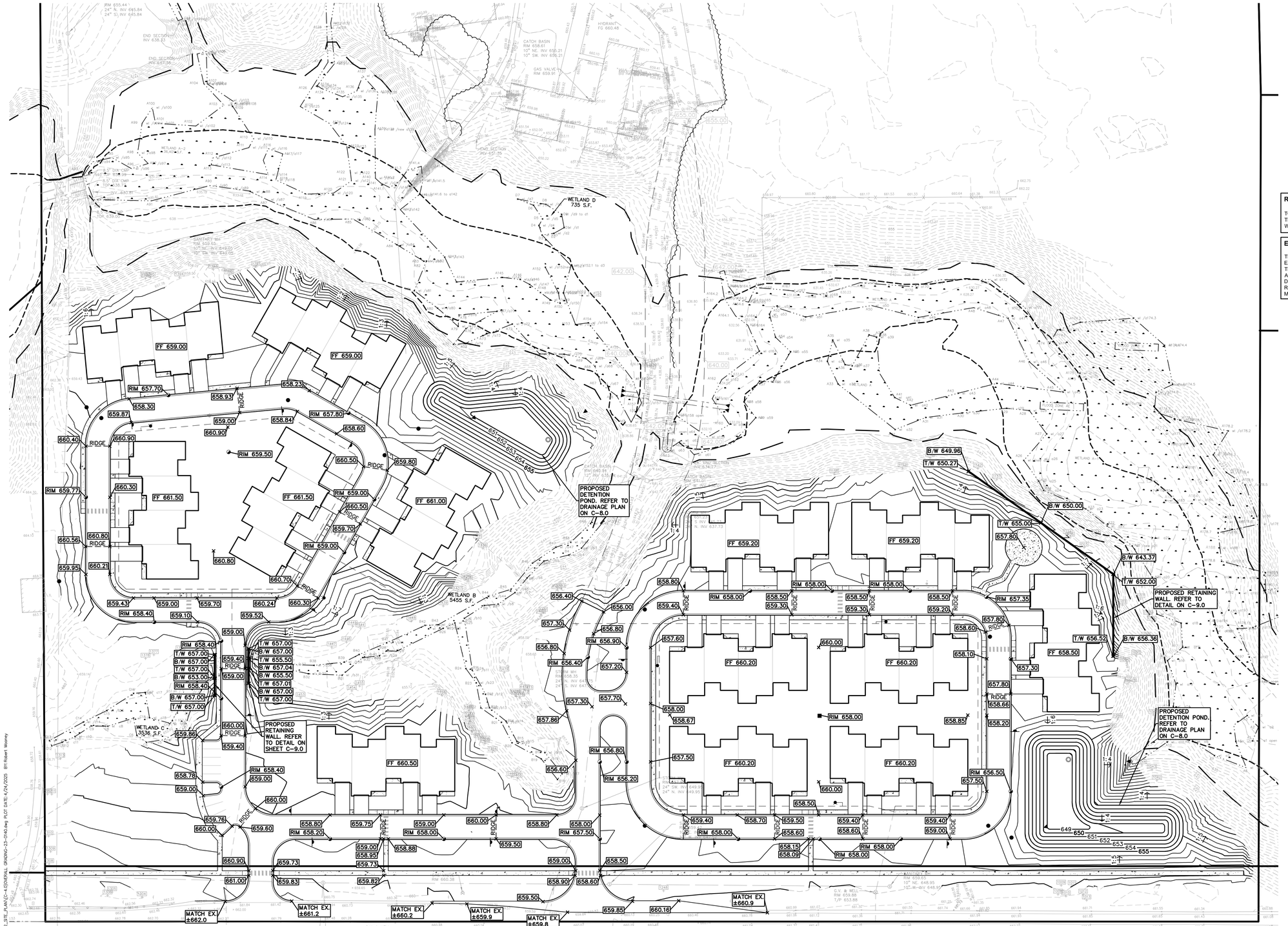
DRAWING TITLE
FIRE TRUCK TURNING PLAN

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

DRAWING NUMBER:
C-3.1

NOT FOR CONSTRUCTION

S:\PROJECTS\2023\23-0140 EUREKA FARMINGTON HILLS\DWG\2_SITE_PLAN\(C-3.1)TRUCK-23-0140.dwg PLOT DATE: 4/24/2025 BY: Robert Mooney



GRADING LEGEND:

- +656.97 / 622.50 — EXISTING SPOT ELEVATION / PROPOSED SPOT ELEVATION: TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES.
- 670 — EXISTING CONTOUR
- 922 — PROPOSED CONTOUR
- PROPOSED REVERSE GUTTER PAN
- PROPOSED RIDGE LINE
- PROPOSED SWALE/DITCH

ABBREVIATIONS

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

RETAINING WALL NOTE:

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

EARTHWORK BALANCING NOTE:

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

PEA GROUP
t: 844.813.2949
www.peagroup.com

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

NORTH

0 25 50 100

SCALE: 1" = 50'

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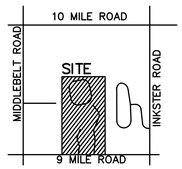


CLIENT

EUREKA INNOVATION DEVELOPMENT
5920 LIVERNOIS AVE
TROY, MI

PROJECT TITLE

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

REVISIONS	
SPA	4/24/2025

ORIGINAL ISSUE DATE:
APRIL 24, 2025

DRAWING TITLE

PRELIMINARY GRADING PLAN

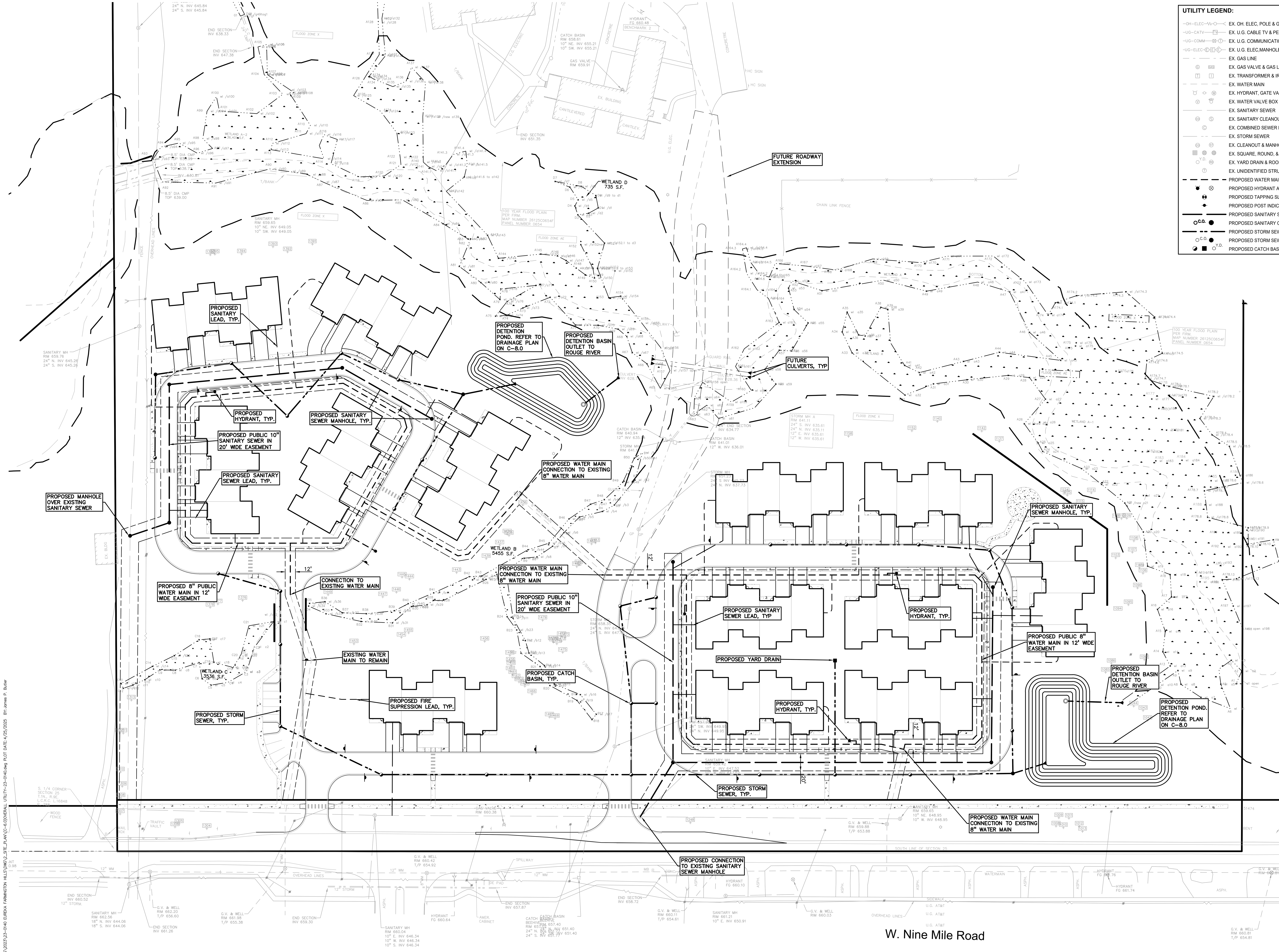
PEA JOB NO.	23-0140
P.M.	JPB
DN.	LGD
DES.	LGD

DRAWING NUMBER:

C-4.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2023\23-0140 EUREKA FARMINGTON HILLS\DWG\2_SITE_PLAN\C-4.0\DEVELL GRADING-23-0140.dwg PLOT DATE: 4/24/2025 BY: Robert Mooney



UTILITY LEGEND:

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

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NORTH

0 25 50 100
SCALE: 1" = 50'

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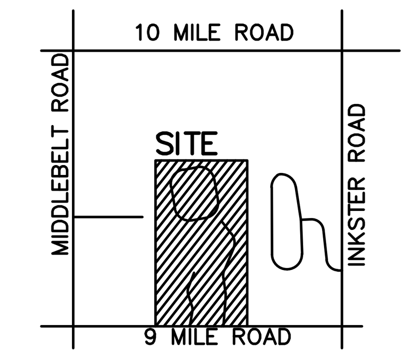

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EUREKA INNOVATION DEVELOPMENT
5920 LIVERNOIS AVE
TROY, MI

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

REVISIONS

SPA	4/24/2025

ORIGINAL ISSUE DATE:
APRIL 24, 2025

DRAWING TITLE
PRELIMINARY UTILITY PLAN

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

DRAWING NUMBER:
C-6.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2023\23-0140 EUREKA FARMINGTON HILLS\DWG\2_SITE_PLAN\(C-6.0)OVERALL UTILITY-23-0140.dwg PLOT DATE: 4/25/2025 BY: James P. Butler

WEST DRAINAGE CALCULATIONS

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

4/17/2025 Detcalcs V2.02

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

Detention Basin

CPRC Storage Elevation:	654.41	15,691	cf
Detention Storage Elevation:	655.05	20,041	cf

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

Design Requirements

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

EAST DRAINAGE CALCULATIONS

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

4/24/2025 Detcalcs V2.02

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

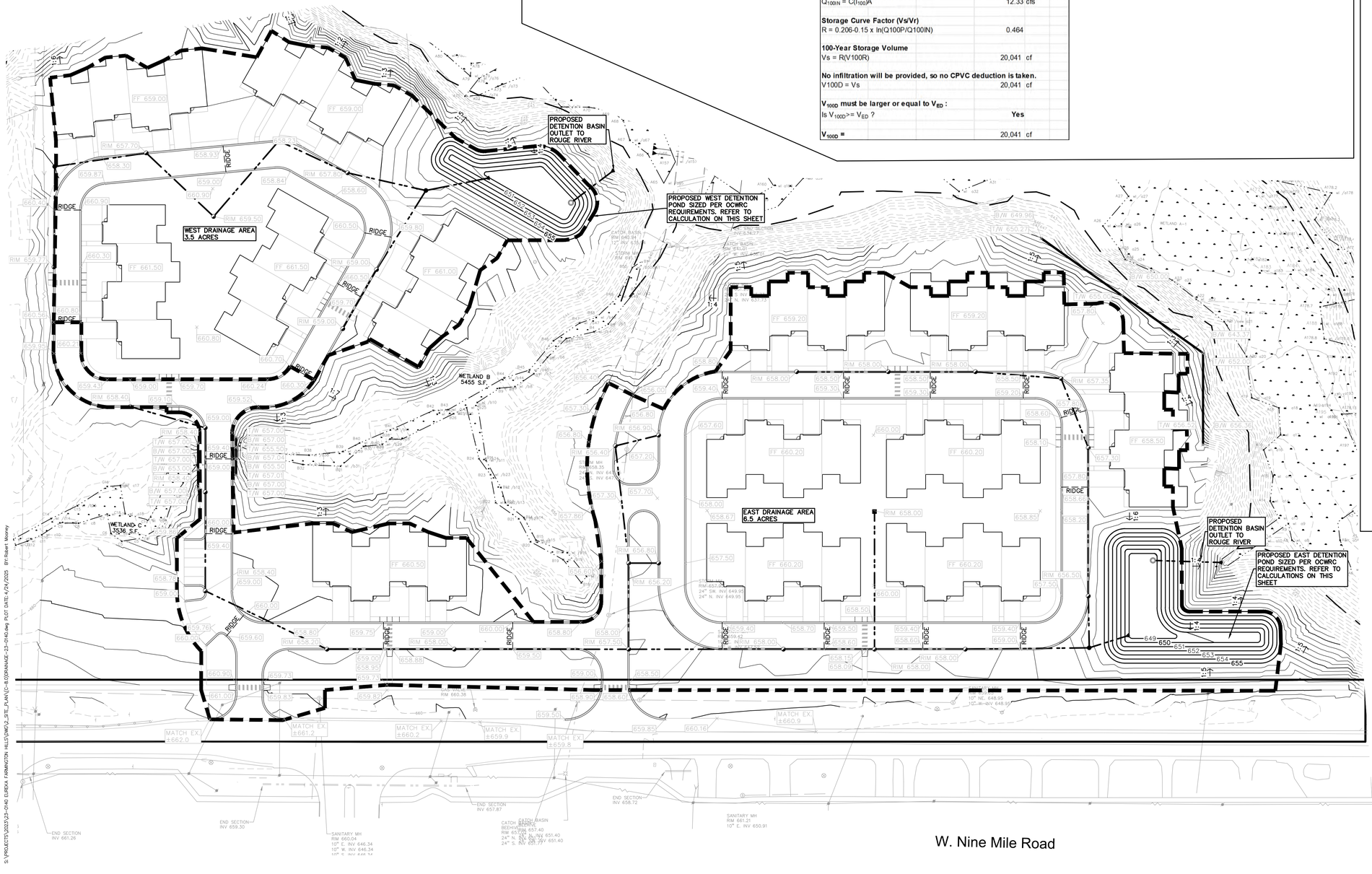
Design Requirements

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

Detention Basin

CPRC Storage Elevation:	653.33	29,140	cf
Detention Storage Elevation:	654.06	37,218	cf

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



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PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN JAMES P. BUTLER 47900 ENGINEER No. PROFESSIONAL ENGINEER

NORTH

0 25 50 100
SCALE: 1" = 50'

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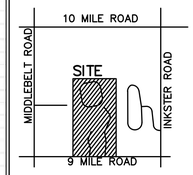

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PROJECT TITLE
WELLSPRING OF FARMINGTON HILLS
28000 W. NINE MILE RD
FARMINGTON HILLS, MI

REVISIONS

SPA	4/24/2025

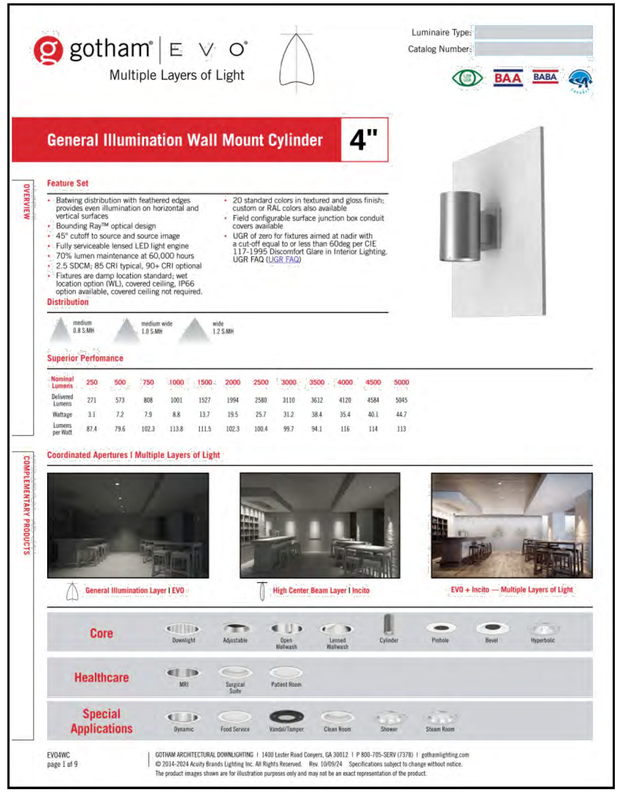
ORIGINAL ISSUE DATE:
APRIL 24, 2025

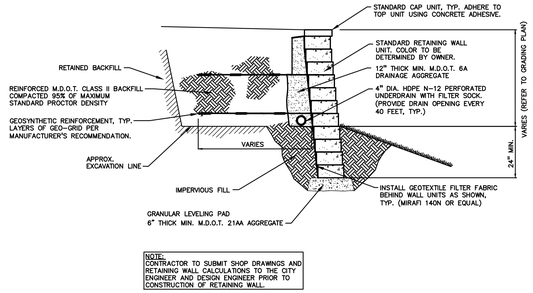
DRAWING TITLE
PRELIMINARY DRAINAGE PLAN

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

DRAWING NUMBER:
C-8.0

NOT FOR CONSTRUCTION





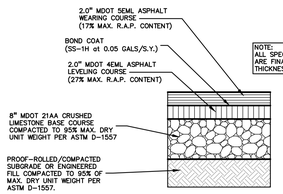
SECTION THROUGH RETAINING WALL
MODULAR CONCRETE UNIT
NOT TO SCALE

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

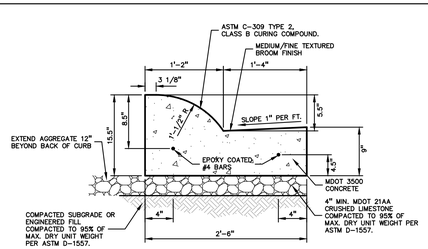
ASPHALT MATERIAL NOTES:
HOT-MIX ASPHALT MIXTURES UTILIZING RECYCLED ASPHALT PAVEMENT (RAP) MUST MEET MDOT SPECIAL PROVISION 12SP501(E). THE BINDER GRADE FOR THIS WORK IS PG64-28. IF ASPHALT MIXES CONTAINING RAP ARE TO BE SUPPLIED FOR THIS PROJECT, THE ASPHALT BINDER MUST BE REVISED PER MDOT "TIER 1"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

ASPHALT MIX DESIGN CHART

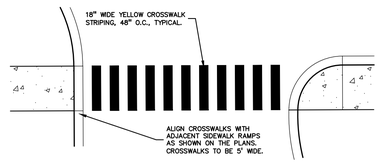
COMMERCIAL ADT 0-300	COMMERCIAL ADT 301-1000	COMMERCIAL ADT 1001-3400	COMMERCIAL ADT 3401	APPLICATION RATE (LB/YD²), MINIMUM - MAXIMUM	COURSE APPLICATION
2EL	2EML	2EMH	2EH	435-550	BASE
3EL	3EML	3EMH	3EH	330-410	BASE AND/OR LEVELING
4EL	4EML	4EMH	4EH	220-275	LEVELING AND/OR TOP
5EL	5EML	5EMH	5EH	165-220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



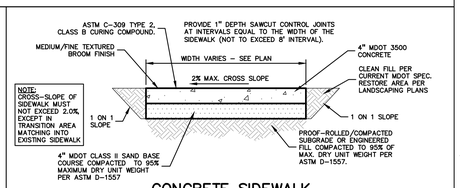
STANDARD DUTY ASPHALT DETAIL
(NOT FOR USE IN THE RIGHT-OF-WAY)
NOT TO SCALE



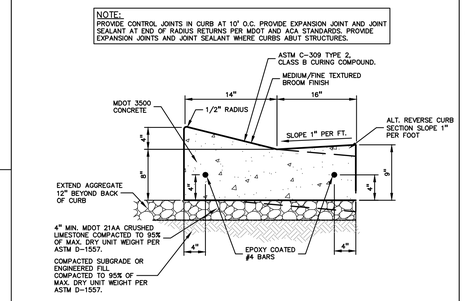
MDOT CURB DETAIL "B-2" (MODIFIED)
NOT TO SCALE



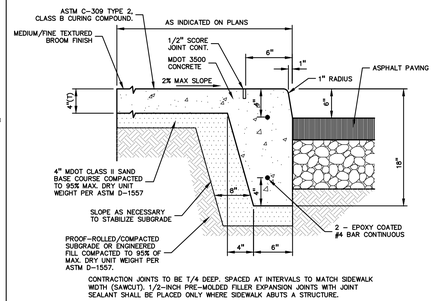
STRIPED CROSSWALK DETAIL
NOT TO SCALE



CONCRETE SIDEWALK
NOT TO SCALE



4" MOUNTABLE CURB AND GUTTER DETAIL
NOT TO SCALE



INTEGRAL CURB AND SIDEWALK
NOT TO SCALE

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

NO PARKING SIGN DETAIL
NOT TO SCALE

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www.peagroup.com

NORTH

0 25 50 100
SCALE: 1" = 50'

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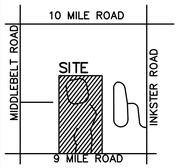

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EUREKA INNOVATION DEVELOPMENT
5920 LIVERNOIS AVE
TROY, MI

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

REVISIONS	
SPA	4/24/2025

ORIGINAL ISSUE DATE:
APRIL 24, 2025

DRAWING TITLE
NOTES AND DETAILS

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

DRAWING NUMBER:
C-9.0

NOT FOR CONSTRUCTION

\\peadet\pea\PROJECTS\2023\23-0140 EUREKA FARMINGTON HILLS\DWG\2_SITE_PLAN\[C-9.0]SET-23-0140.dwg PLOT DATE: 4/24/2025 BY: Robert Mooney

PLANT SCHEDULE L-1.0

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

NOTES PER FARMINGTON HILLS:

☐ The following notes must be included on the plan:

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

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

KEY

= PROPOSED DECIDUOUS TREES

= PROPOSED EVERGREEN TREES

= IRRIGATED SEED LAWN

= RESTORE LAWN WITH NON IRRIGATED SEED LAWN

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

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

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

1007 = EXISTING TREE TO REMAIN AND CORRESPONDING TREE TAG

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

LANDSCAPE CALCULATIONS:

PER THE CITY OF FARMINGTON HILLS ZONING ORDINANCE RA-1

GREENBELT BUFFER
REQUIRED: NONE PER CITY ORDINANCE

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

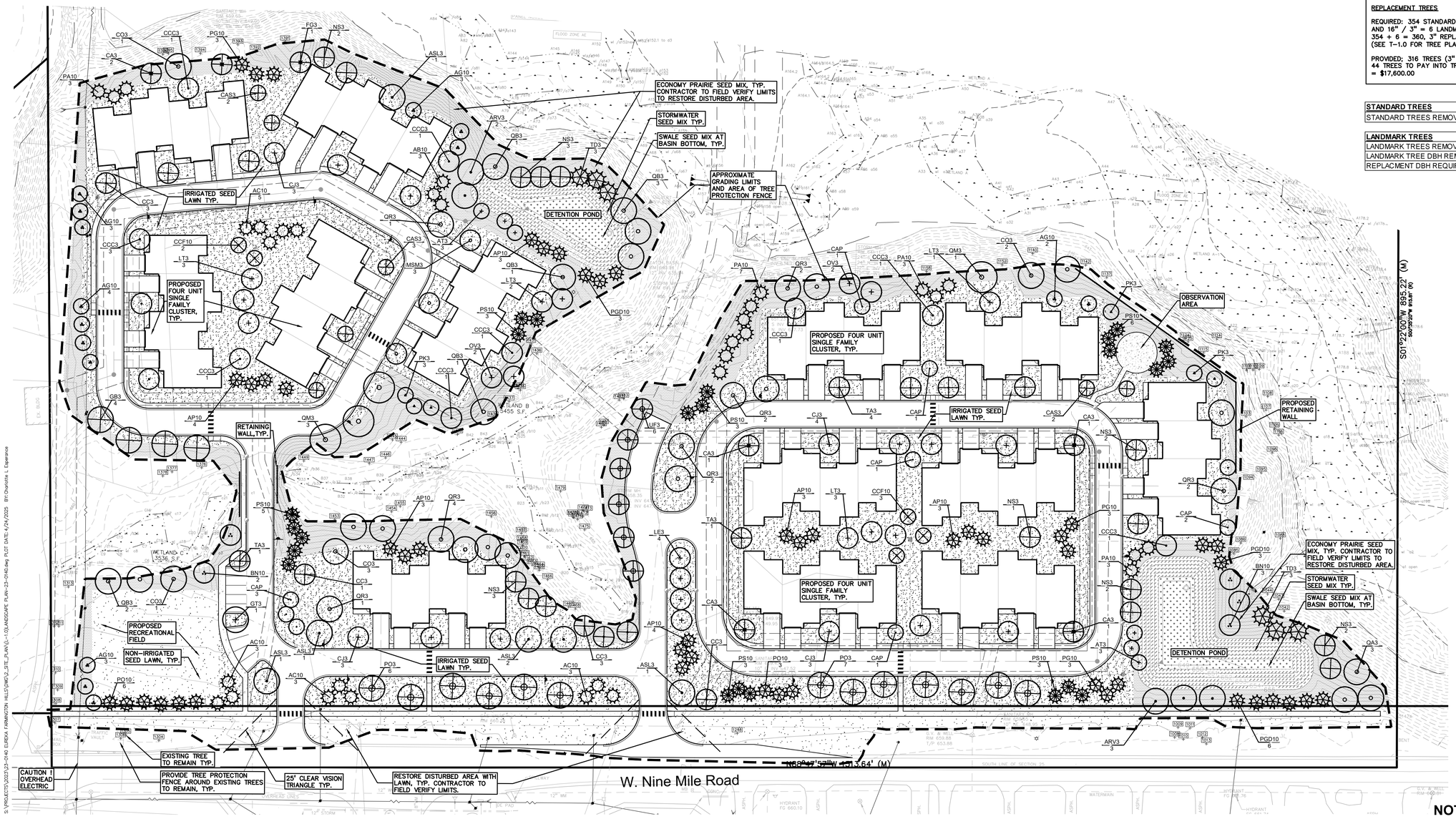
REPLACEMENT TREES

REQUIRED: 354 STANDARD TREES
AND 16" / 3" = 6 LANDMARK REPLACEMENT TREES REQUIRED.
354 + 6 = 360, 3" REPLACEMENT TREES REQUIRED
(SEE T-1.0 FOR TREE PLAN)

PROVIDED; 316 TREES (3" CAL OR 10' HT. EVG.)
44 TREES TO PAY INTO TREE FUND AT 400.00 RATE PER TREE
= $17,600.00

STANDARD TREES		
STANDARD TREES REMOVED:	354	(1:1 REPLACEMENT)

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



NORTH

0 25 50 100

SCALE: 1" = 50'

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

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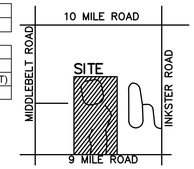

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN — JANET L. EVANS — LANDSCAPE ARCHITECT — NO. 3302 — REGISTERED

CLIENT
EUREKA INNOVATION DEVELOPMENT
5920 LIVERNOIS AVE
TROY, MI

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

REVISIONS	
SPA	4/24/2025

ORIGINAL ISSUE DATE:
APRIL 24, 2025

DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN

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

DRAWING NUMBER:
L-1.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2023\23-0140 EUREKA FARMINGTON HILLS\MKD\2_SITE_PLAN\XL-1.0_LANDSCAPE PLAN-23-0140.dwg PLOT DATE: 4/24/2025 BY: Charlotte L. Esperance

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

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

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

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

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

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

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

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

GENERAL PLANTING NOTES:

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

NOTES PER FARMINGTON HILLS:

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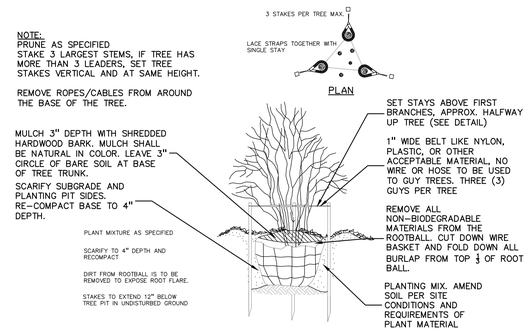
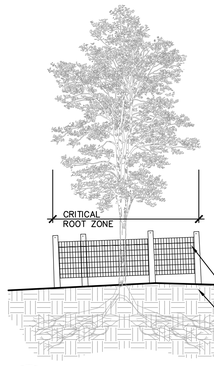


3 MULTI-STEM TREE PLANTING DETAIL
SCALE: 1" = 2'-0"



TREE PROTECTION WILL BE ERECTED PRIOR TO START OF CONSTRUCTION ACTIVITIES AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE

NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DRIP LINE OF ANY TREE DESIGNATED TO REMAIN; INCLUDING, BUT NOT LIMITED TO PLACING SOLVENTS, BUILDING MATERIAL, CONSTRUCTION EQUIPMENT OR SOIL DEPOSITS WITHIN DRIP LINES

GRADE CHANGES MAY NOT OCCUR WITHIN THE DRIP LINE OF PROTECTED TREES

DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY REMAINING TREE

ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING

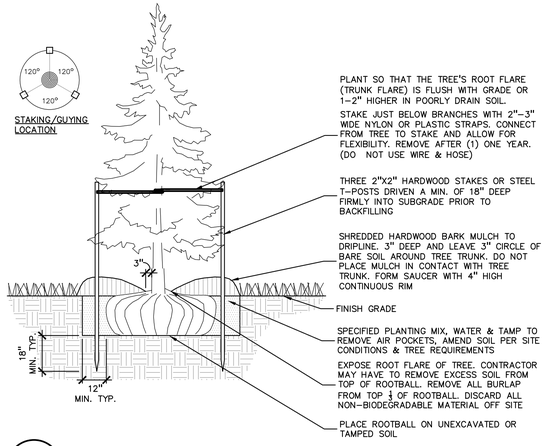
TREES LOCATED ON ADJACENT PROPERTY THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED

TREES TO BE PRESERVED SHALL BE IDENTIFIED WITH FLAGGING PRIOR TO THE TREE CLEARING OPERATIONS

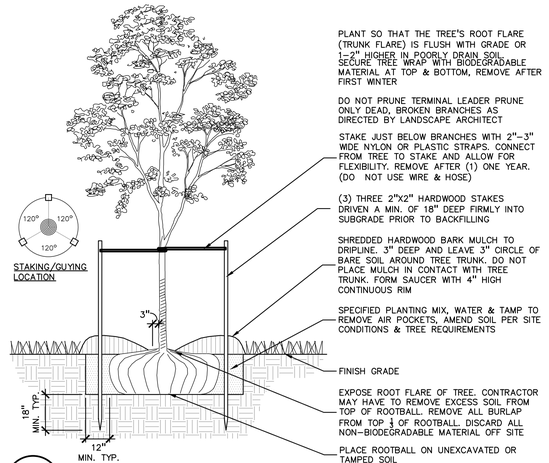
PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TREE

FENCE SHALL BE PLACED IN A CIRCLE WITH A MINIMUM RADIUS OF 1' PER 1" DIAMETER OF THE TREE MEASURED AT 4.5' ABOVE GROUND

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



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



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

NOT FOR CONSTRUCTION

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN — JANET L. EVANS — LANDSCAPE ARCHITECT — NO. 1360 — REGISTERED — LANDSCAPE ARCHITECT

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

CAUTION!!
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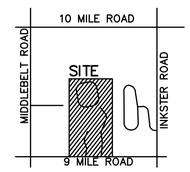


CLIENT
EUREKA INNOVATION DEVELOPMENT
5920 LIVERNOIS AVE
TROY, MI

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

REVISIONS

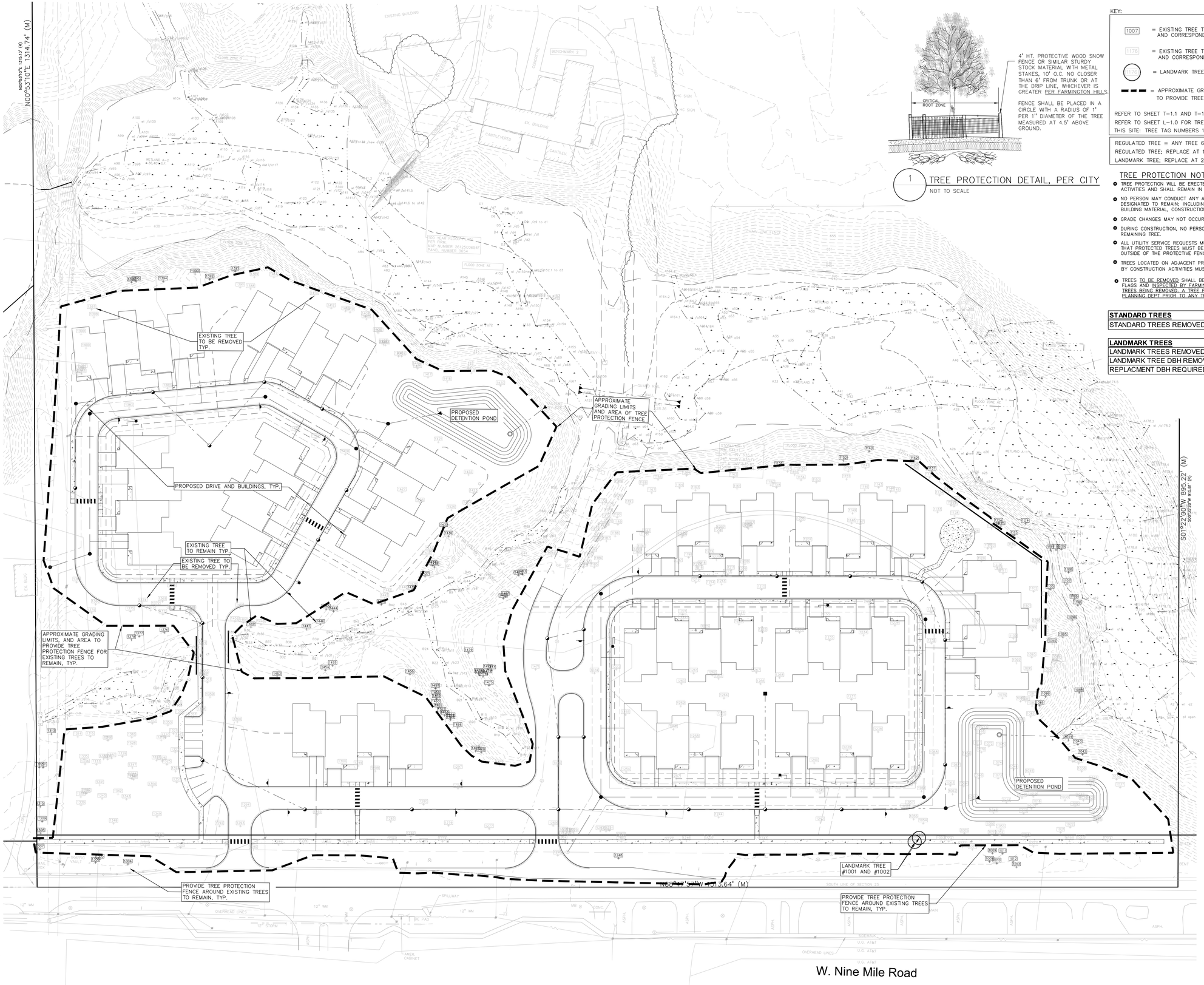
SPA	4/24/2025

ORIGINAL ISSUE DATE:
APRIL 24, 2025

DRAWING TITLE
LANDSCAPE DETAILS

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

DRAWING NUMBER:
L-1.1



1 TREE PROTECTION DETAIL, PER CITY
NOT TO SCALE

KEY:

1007 = EXISTING TREE TO REMAIN AND CORRESPONDING TREE TAG

1176 = EXISTING TREE TO BE REMOVED AND CORRESPONDING TREE TAG

1172 = LANDMARK TREE

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

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

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

TREE PROTECTION NOTES:

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

STANDARD TREES		
STANDARD TREES REMOVED:	354	(1:1 REPLACEMENT)

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

PEA GROUP
t: 844.813.2949
www.peagroup.com

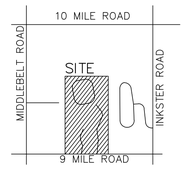
STATE OF MICHIGAN
JANET L. EVANS
LANDSCAPE ARCHITECT
NO. 1390
REGISTERED

NORTH

0 25 50 100
SCALE: 1" = 50'

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

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
EUREKA INNOVATION DEVELOPMENT
5920 LIVERNOIS AVE
TROY, MI

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

REVISIONS	
SPA	4/24/2025

ORIGINAL ISSUE DATE:
APRIL 24, 2025

DRAWING TITLE
TREE PRESERVATION PLAN

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

DRAWING NUMBER:
T-1.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2023\23-0140 EUREKA FARMINGTON HILLS\DWG\2_SITE_PLAN\T1-1.0 TREE PRESERVATION PLAN-23-0140.dwg PLOT DATE: 4/24/2025 BY: Charlotte L Esperance

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

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	CLASS	CONDITION/ FACTOR						OVERALL RANK	SAVE / REMOVE	REPLACE
						trunk	growth rate	structure	insects/ diseases	crown dev	life exp.			
1001	WO	53	White Oak	Quercus alba	LANDMARK	5	3	3	4	3	5	23	R	REPLACE
1002	SU	8	Sugar Maple	Acer saccharum	LANDMARK	5	3	4	4	3	4	23	R	REPLACE
1003	RO	18	Red Oak	Quercus rubra	WOODLAND	4	3	3	4	2	4	20	R	REPLACE
1004	RO	23	Red Oak	Quercus rubra	WOODLAND	4	3	3	4	3	5	22	R	REPLACE
1005	I	21	Ironwood	Ostrya virginiana	WOODLAND	4	3	3	4	2	5	21	R	REPLACE
1006	SU	9	Sugar Maple	Acer saccharum	WOODLAND	4	2	4	4	3	4	21	R	REPLACE
1007	SU	7	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1008	SE	11	Slippery Elm	Ulmus rubra	WOODLAND	4	2	3	4	3	4	20	S	-
1009	I	9	Ironwood	Ostrya virginiana	WOODLAND	3	2	2	4	2	4	17	S	-
1010	WO	8	White Oak	Quercus alba	WOODLAND	4	4	4	4	3	4	23	S	-
1011	SE	6	Slippery Elm	Ulmus rubra	WOODLAND	4	3	4	4	4	5	24	S	-
1012	SU	10	Sugar Maple	Acer saccharum	WOODLAND	4	[illegible]	3	4	3	4	18	S	-
1013	WO	28	White Oak	Quercus alba	WOODLAND	4	3	3	4	3	4	21	S	-
1014	RO	9	Red Oak	Quercus rubra	WOODLAND	3	3	3	5	3	4	21	R	REPLACE
1015	RO	21	Red Oak	Quercus rubra	WOODLAND	3	3	3	5	3	4	21	R	REPLACE
1016	BC	20	Wild Black Cherry	Prunus serotina	WOODLAND	1	1	1	2	1	1	7	R	-
1017	SE	15	Slippery Elm	Ulmus rubra	WOODLAND	4	3	4	4	4	5	24	R	REPLACE
1018	BC	9	Wild Black Cherry	Prunus serotina	WOODLAND	3	2	1	4	1	1	12	R	-
1019	SU	12	Sugar Maple	Acer saccharum	WOODLAND	3	3	3	4	3	4	20	R	REPLACE
1020	RO	8	Red Oak	Quercus rubra	WOODLAND	4	3	4	4	4	5	24	R	REPLACE
1021	RO	19	Red Oak	Quercus rubra	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1022	RO	8	Red Oak	Quercus rubra	WOODLAND	4	4	4	4	3	4	23	R	REPLACE
1023	RO	7	Red Oak	Quercus rubra	WOODLAND	3	2	1	2	1	2	11	R	-
1024	I	14	Ironwood	Ostrya virginiana	WOODLAND	4	4	3	4	4	4	23	R	REPLACE
1025	RO	8	Red Oak	Quercus rubra	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1026	RO	11	Red Oak	Quercus rubra	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1027	RO	6	Red Oak	Quercus rubra	WOODLAND	3	1	1	2	1	1	9	R	-
1028	RO	17	Red Oak	Quercus rubra	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1029	RO	7	Red Oak	Quercus rubra	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1030	RO	14	Red Oak	Quercus rubra	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1031	RO	20	Red Oak	Quercus rubra	WOODLAND	4	4	3	4	3	4	22	R	REPLACE
1032	RO	20	Red Oak	Quercus rubra	WOODLAND	4	3	2	4	3	4	20	R	REPLACE
1033	RO	27	Red Oak	Quercus rubra	WOODLAND	5	3	3	4	4	4	23	R	REPLACE
1034	RO	18	Red Oak	Quercus rubra	WOODLAND	4	3	4	4	4	4	23	R	REPLACE
1035	RO	17	Red Oak	Quercus rubra	WOODLAND	4	4	3	4	3	4	22	R	REPLACE
1036	SU	18	Sugar Maple	Acer saccharum	WOODLAND	1	1	1	1	1	1	6	R	-
1037	WO	50	White Oak	Quercus alba	WOODLAND	2	3	2	4	1	2	14	R	-
1038	RO	21	Red Oak	Quercus rubra	WOODLAND	5	3	3	4	3	4	22	R	REPLACE
1039	RO	13	Red Oak	Quercus rubra	WOODLAND	4	3	3	4	4	4	22	R	REPLACE
1040	SE	12	Slippery Elm	Ulmus rubra	WOODLAND	3	3	4	3	2	4	19	R	REPLACE
1041	RO	20	Red Oak	Quercus rubra	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1042	RO	6	Red Oak	Quercus rubra	WOODLAND	5	3	3	4	3	4	22	S	-
1043	BE	8	American Beech	Fragus grandifolia	WOODLAND	4	3	3	4	3	4	21	S	-
1044	BE	24	American Beech	Fragus grandifolia	WOODLAND	1	1	1	1	1	1	6	S	-
1045	E	12	American Elm	Ulmus americana	WOODLAND	4	3	2	4	2	3	18	R	REPLACE
1046	E	11	American Elm	Ulmus americana	WOODLAND	2	3	2	2	2	2	13	R	-
1047	E	6	American Elm	Ulmus americana	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1048	E	10	American Elm	Ulmus americana	WOODLAND	3	3	2	2	2	2	14	R	-
1049	E	7	American Elm	Ulmus americana	WOODLAND	3	3	3	3	3	4	19	R	REPLACE
1050	E	30	American Elm	Ulmus americana	WOODLAND	1	1	1	1	1	1	6	R	-
1051	RO	6	Red Oak	Quercus rubra	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1052	BC	14	Wild Black Cherry	Prunus serotina	WOODLAND	1	1	1	1	1	1	6	R	-
1053	SU	7	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	4	5	24	R	REPLACE
1054	RO	46	Red Oak	Quercus rubra	WOODLAND	3	3	3	4	4	4	21	R	REPLACE
1055	SU	8	Sugar Maple	Acer saccharum	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1056	BC	9	Wild Black Cherry	Prunus serotina	WOODLAND	3	2	3	4	2	4	18	R	REPLACE
1057	E	6	American Elm	Ulmus americana	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1058	BC	17	Wild Black Cherry	Prunus serotina	WOODLAND	3	2	3	2	3	2	15	R	-
1059	BC	8	Wild Black Cherry	Prunus serotina	WOODLAND	4	3	3	3	3	4	20	R	REPLACE
1060	RO	19	Red Oak	Quercus rubra	WOODLAND	3	3	3	4	3	4	20	R	REPLACE
1061	RO	11	Red Oak	Quercus rubra	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1062	WO	31	White Oak	Quercus alba	WOODLAND	4	3	4	4	4	5	24	R	REPLACE
1063	WO	46	White Oak	Quercus alba	WOODLAND	3	3	2	4	4	4	20	R	REPLACE
1064	SU	9	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	4	5	24	R	REPLACE
1065	WO	31	White Oak	Quercus alba	WOODLAND	3	3	1	4	2	3	16	R	REPLACE
1066	RO	9	Red Oak	Quercus rubra	WOODLAND	3	3	3	4	3	4	20	R	REPLACE
1067	BC	7	Wild Black Cherry	Prunus serotina	WOODLAND	3	3	3	3	3	3	18	R	REPLACE
1068	SU	24	Sugar Maple	Acer saccharum	WOODLAND	4	4	4	4	3	4	23	R	REPLACE
1069	WO	33	White Oak	Quercus alba	WOODLAND	3	3	3	3	3	4	19	R	REPLACE
1070	BC	9	Wild Black Cherry	Prunus serotina	WOODLAND	4	3	3	3	3	3	19	R	REPLACE
1071	WO	26	White Oak	Quercus alba	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1072	BC	11	Wild Black Cherry	Prunus serotina	WOODLAND	3	3	3	3	1	2	15	R	-
1073	SU	7	Sugar Maple	Acer saccharum	WOODLAND	4	3	3	4	2	4	20	R	REPLACE
1074	SU	6	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1075	I	7	Ironwood	Ostrya virginiana	WOODLAND	1	1	1	1	1	1	6	R	-
1076	RO	13	Red Oak	Quercus rubra	WOODLAND	3	3	3	4	3	4	20	R	REPLACE
1077	WO	28	White Oak	Quercus alba	WOODLAND	3	3	3	4	3	4	20	R	REPLACE
1078	BC	12	Wild Black Cherry	Prunus serotina	WOODLAND	3	3	2	3	3	3	17	R	REPLACE
1079	SU	27	Sugar Maple	Acer saccharum	WOODLAND	4	2	3	4	3	4	20	R	REPLACE
1080	WO	34	White Oak	Quercus alba	WOODLAND	3	3	2	4	3	4	19	R	REPLACE
1081	HK	19	Hackberry	Celtis occidentalis	WOODLAND	4	2	3	4	3	4	20	R	REPLACE
1082	WO	26	White Oak	Quercus alba	WOODLAND	3	3	2	4	2	3	17	R	REPLACE
1083	WO	22	White Oak	Quercus alba	WOODLAND	4	2	3	4	3	4	20	R	REPLACE
1084	BC	7	Wild Black Cherry	Prunus serotina	WOODLAND	3	2	3	4	2	3	17	R	REPLACE
1085	BC	7	Wild Black Cherry	Prunus serotina	WOODLAND	3	2	3	4	2	3	17	S	-
1086	E	13	American Elm	Ulmus americana	WOODLAND	3	3	3	4	3	4	20	S	-
1087	SU	6	Sugar Maple	Acer saccharum	WOODLAND	4	2	4	4	3	4	21	R	REPLACE
1088	SH	10	Shagbark Hickory	Carya ovata	WOODLAND	4	3	4	3	3	4	21	S	-
1089	E	10	American Elm	Ulmus americana	WOODLAND	4	2	3	4	3	3	19	R	REPLACE
1090	E	11	American Elm	Ulmus americana	WOODLAND	1	1	1	1	1	1	6	R	-
1091	BX	6	Box elder	Acer negundo	WOODLAND	3	1	3	4	3	4	18	R	REPLACE
1092	SH	22	Shagbark Hickory	Carya ovata	WOODLAND	3	2	3	4	4	4	20	R	REPLACE
1093	SU	6	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1094	WO	40	White Oak	Quercus alba	WOODLAND	4	4	2	4	3	4	21	S	-
1095	SU	10	Sugar Maple	Acer saccharum	WOODLAND	3	3	3	3	3	3	18	S	-
1096	BX	23	Box elder	Acer negundo	WOODLAND	4	3	1	4	2	3	17	S	-
1097	SU	6	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1098	SU	6	Sugar Maple	Acer saccharum	WOODLAND	4	2	4	4	3	4	21	R	REPLACE
1099	SU	7	Sugar Maple	Acer saccharum	WOODLAND	4	2	4	4	3	4	21	R	REPLACE
1100	D	7	Dogwood	Cornus florida	WOODLAND	3	3	4	4	3	4	21	R	REPLACE
1101	WC	9	White Cedar	Thuja occidentalis	WOODLAND	4	4	4	4	3	4	23	R	REPLACE
1102	SU	6	Sugar Maple	Acer saccharum	WOODLAND	4	2	4	4	3	4	21	R	REPLACE
1103	SH	12	Shagbark Hickory	Carya ovata	WOODLAND	4	3	4	4	4	5	24	S	-
1104	SU	6	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1105	E	9	American Elm	Ulmus americana	WOODLAND	3	3	3	4	3	3	19	S	-
1106	RO	6	Red Oak	Quercus rubra	WOODLAND	4	3	3	4	3	4	21	S	-
1107	B	20	Basswood	Tilia americana	WOODLAND	3	1	1	3	1	1	10	S	-
1108	SU	7	Sugar Maple	Acer saccharum	WOODLAND	4	3	3	4	3	4	21	S	-
1109	SU	15	Sugar Maple	Acer saccharum	WOODLAND	3	3	3	4	3	4	20	S	-
1110	BE	10	American Beech	Fragus grandifolia	WOODLAND	4	2	4	4	3	4	21	S	-
1111	SH	28	Shagbark Hickory	Carya ovata	WOODLAND	4	3	3	4	5	4	23	S	-
1112	SU	6	Sugar Maple	Acer saccharum	WOODLAND	4	2	4	4	2	4	20	R	REPLACE
1113	SU	12	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	4	4	23	R	REPLACE
1114	SU	12	Sugar Maple	Acer saccharum	WOODLAND	3	3	2	3	2	3	16	S	-
1115	SU	6	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	3	4	22	S	-
1116	SU	6	Sugar Maple	Acer saccharum	WOODLAND	4	3	5	4	4	4	24	R	REPLACE
1117	SU	34	Sugar Maple	Acer saccharum	WOODLAND	4	3	2	3	4	4	20	R	REPLACE
1118	WO	35	White Oak	Quercus alba	WOODLAND	3	3	3	3	3	4	19	R	REPLACE
1119	BC	6	Wild Black Cherry	Prunus serotina	WOODLAND	3	2	3	4	3	3	18	R	REPLACE
1120	SH	18	Shagbark Hickory	Carya ovata	WOODLAND	4	3	3	4	4	4	22	R	REPLACE
1121	E	6	American Elm	Ulmus americana	WOODLAND	4	3	2	4	3	3	19	R	REPLACE
1122	WO	41	White Oak	Quercus alba	WOODLAND	3	3	3	4	3	4	20	R	REPLACE
1123	BC	7	Wild Black Cherry	Prunus serotina	WOODLAND	4	3	4	4	2	4	21	R	REPLACE
1124	B	10	Basswood	Tilia americana	WOODLAND	4	3	4	4	3	4	22	S	-
1125	B	9	Basswood	Tilia americana	WOODLAND	4	3	4	4	3	4	22	S	-

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	CLASS	CONDITION/ FACTOR						OVERALL RANK	SAVE / REMOVE	REPLACE
						trunk	growth rate	structure	insects/ diseases	crown dev	life exp.			
1126	BC	9	Wild Black Cherry	Prunus serotina	WOODLAND	4	3	3	4	2	3	19	R	REPLACE
1127	WO	34	White Oak	Quercus alba	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1128	WO	27	White Oak	Quercus alba	WOODLAND	5	3	3	4	3	4	22	R	REPLACE
1129	RM	10	Red Maple	Acer rubrum	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1130	SU	7	Sugar Maple	Acer saccharum	WOODLAND	3	3	4	4	3	4	21	R	REPLACE
1131	SU	6	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1132	SU	12	Sugar Maple	Acer saccharum	WOODLAND	4	3	3	4	4	4	22	R	REPLACE
1133	WO	48	White Oak	Quercus alba	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1134	WO	29	White Oak	Quercus alba	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1135	SU	7	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	4	4	23	R	REPLACE
1136	SU	7	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	4	4	23	R	REPLACE
1137	WO	30	White Oak	Quercus alba	WOODLAND	4	3	4	3	3	4	21	S	-
1138	BC	8	Wild Black Cherry	Prunus serotina	WOODLAND	3	3	3	3	2	3	17	R	REPLACE
1139	BC	6	Wild Black Cherry	Prunus serotina	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1140	WO	33	White Oak	Quercus alba	WOODLAND	3	3	2	4	3	4	19	S	-
1141	BC	6	Wild Black Cherry	Prunus serotina	WOODLAND	4	3	4	4	4	4	23	R	REPLACE
1142	I	6	Ironwood	Ostrya virginiana	WOODLAND	3	3	3	4	1	3	17	S	-
1143	BC	6	Wild Black Cherry	Prunus serotina	WOODLAND	4	3	3	3	2	3	18	R	REPLACE
1144	WO	29	White Oak	Quercus alba	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1145	WO	26	White Oak	Quercus alba	WOODLAND	3	3	2	4	2	4	18	R	REPLACE
1146	BO	43	Black Oak	Quercus velutina	WOODLAND	4	3	1	4	2	3	17	R	REPLACE
1147	RO	29	Red Oak	Quercus rubra	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1148	RO	36	Red Oak	Quercus rubra	WOODLAND	5	3	3	4	4	4	23	R	REPLACE
1149	WP	10	(Eastern) White Pine	Pinus strobus	WOODLAND	3	1	2	2	2	1	11	R	-
1150	SU	6	Sugar Maple	Acer saccharum	WOODLAND	4	2	4	4	3	4	21	R	REPLACE
1151	WO	46	White Oak	Quercus alba	WOODLAND	3	3	3	4	3	4	20	R	REPLACE
1152	BC	6	Wild Black Cherry	Prunus serotina	WOODLAND	4	3	4	3	3	3	20	S	-
1153	WO	44	White Oak	Quercus alba	WOODLAND	3	3	3	4	3	4	20	R	REPLACE
1154	WO	26	White Oak	Quercus alba	WOODLAND	4	3	3	4	4	4	22	R	REPLACE
1155	SU	7	Sugar Maple	Acer saccharum	WOODLAND	4	3	3	4	4	4	22	R	REPLACE
1156	I	6	Ironwood	Ostrya virginiana	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1157	SU	6	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1158	WO	34	White Oak	Quercus alba	WOODLAND	4	3	3	4	3	4	21	S	-
1159	SU	9	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	4	4	23	R	REPLACE
1160	WO	38	White Oak	Quercus alba	WOODLAND	2	3	2	4	3	3	17	R	REPLACE
1161	RM	9	Red Maple	Acer rubrum	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1162	WO	26	White Oak	Quercus alba	WOODLAND	4	3	4	4	4	4	23	R	REPLACE
1163	WO	45	White Oak	Quercus alba	WOODLAND	4	4	3	4	4	4	23	R	REPLACE
1164	RO	10	Red Oak	Quercus rubra	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1165	SH	28	Shagbark Hickory	Carya ovata	WOODLAND	4	3	2	4	3	4	20	R	REPLACE
1166	RO	6	Red Oak	Quercus rubra	WOODLAND	4	3	4	4	4	4	23	R	REPLACE
1167	I	13	Ironwood	Ostrya virginiana	WOODLAND	3	3	2	4	2	2	16	R	REPLACE
1168	WO	36	White Oak	Quercus alba	WOODLAND	3	3	3	4	3	4	20	R	REPLACE
1169	SC	16	Scotch Pine	Pinus sylvestris	WOODLAND	4	1	3	4	2	2	16	R	REPLACE
1170	WO	8	White Oak	Quercus alba	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1171	B	6	Basswood	Tilia americana	WOODLAND	3	3	4	4	3	4	21	R	REPLACE
1172	B	6	Basswood	Tilia americana	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1173	WO	7	White Oak	Quercus alba	WOODLAND	4	3	4	4	2	4	21	R	REPLACE
1174	SU	7	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	2	3	20	R	REPLACE
1175	RO	14	Red Oak	Quercus rubra	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1176	SU	6	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1177	WO	6	White Oak	Quercus alba	WOODLAND	3	3	3	4	3	3	19	R	REPLACE
1178	SU	6	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1179	E	6	American Elm	Ulmus americana	WOODLAND	4	3	3	4	2	3	19	R	REPLACE
1180	WO	9	White Oak	Quercus alba	WOODLAND	4	3	3	4	2	4	20	R	REPLACE
1181	SU	9	Sugar Maple	Acer saccharum	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1182	BC	8	Wild Black Cherry	Prunus serotina	WOODLAND	4	2	2	4	1	3	16	R	REPLACE
1183	SU	7	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1184	AS	7	Quaking Aspen	Populus tremuloides	WOODLAND	2	1	2	4	1	2	12	R	-
1185	DF	9	Douglas Fir	Pseudotsuga menziesii	WOODLAND	4	3	3	4	4	4	22	R	REPLACE
1186	BO	6	Black Oak	Quercus velutina	WOODLAND	4	2	3	4	2	4	19	R	REPLACE
1187	RO	14	Red Oak	Quercus rubra	WOODLAND	4	3	2	4	3	4	20	R	REPLACE
1188	NP	6	Northern Pin Oak	Quercus ellipsoidalis	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1189	WO	10	White Oak	Quercus alba	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1190	SU	7	Sugar Maple	Acer saccharum	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1191	BO	19	Black Oak	Quercus velutina	WOODLAND	4	3	1	4	3	3	18	R	REPLACE
1192	WO	33	White Oak	Quercus alba	WOODLAND	4	3	3	4	4	4	22	R	REPLACE
1193	RO	8	Red Oak	Quercus rubra	WOODLAND	4	3	4	4	2	4	21	R	REPLACE
1194	BC	17	Wild Black Cherry	Prunus serotina	WOODLAND	3	3	3	3	3	3	18	R	REPLACE
1195	WO	15	White Oak	Quercus alba	WOODLAND	3	3	4	4	3	4	21	R	REPLACE
1196	TH	6	Thornapple/Hawthorne	Cragaegus spp.	WOODLAND	2	1	2	2	2	2	11	R	-
1197	BC	12	Wild Black Cherry	Prunus serotina	WOODLAND	4	3	3	3	3	4	20	R	REPLACE
1198	BC	15	Wild Black Cherry	Prunus serotina	WOODLAND	4	3	2	4	3	3	19	R	REPLACE
1199	BC	15	Wild Black Cherry	Prunus serotina	WOODLAND	3	3	3	4	2	3	18	R	REPLACE
1200	SU	6	Sugar Maple	Acer saccharum	WOODLAND	4	2	4	4	3	4	21	R	REPLACE
1201	BC	20	Wild Black Cherry	Prunus serotina	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1202	SU	7	Sugar Maple	Acer saccharum	WOODLAND	4	2	4	4	2	4	20	R	REPLACE
1203	BC	16	Wild Black Cherry	Prunus serotina	WOODLAND	1	3	3	2	3	2	14	R	-
1204	RO	8	Red Oak	Quercus rubra	WOODLAND	3	2	3	4	3	3	18	R	REPLACE
1205	SU	8	Sugar Maple	Acer saccharum	WOODLAND	3	3	3	4	2	3	18	R	REPLACE
1206	RO	35	Red Oak	Quercus rubra	WOODLAND	4	3	2	4	4	4	21	R	REPLACE
1207	RO	32	Red Oak	Quercus rubra	WOODLAND	4	3	3	4	4	4	22	R	REPLACE
1208	WO	18	White Oak	Quercus alba	WOODLAND	4	3	2	4	3	3	19	R	REPLACE
1209	BO	19	Black Oak	Quercus velutina	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1210	SU	29	Sugar Maple	Acer saccharum	WOODLAND	4	3	2	4	5	4	22	R	REPLACE
1211	RO	18	Red Oak	Quercus rubra	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1212	BC	12	Wild Black Cherry	Prunus serotina	WOODLAND	3	3	2	2	2	3	15	R	-
1213	SU	26	Sugar Maple	Acer saccharum	WOODLAND	3	3	3	4	4	4	21	R	REPLACE
1214	BC	15	Wild Black Cherry	Prunus serotina	WOODLAND	3	3	3	3	3	3	18	R	REPLACE
1215	BC	12	Wild Black Cherry	Prunus serotina	WOODLAND	2	3	2	2	2	2	13	R	-
1216	RO	12	Red Oak	Quercus rubra	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1217	BC	6	Wild Black Cherry	Prunus serotina	WOODLAND	3	2	2	4	1	2	14	R	-
1218	BC	8	Wild Black Cherry	Prunus serotina	WOODLAND	3	3	3	4	2	3	18	R	REPLACE
1219	RO	13	Red Oak	Quercus rubra	WOODLAND	4	2	3	4	3	4	20	R	REPLACE
1220	WO	14	White Oak	Quercus alba	WOODLAND	4	3	3	4	4	4	22	R	REPLACE
1221	SU	36	Sugar Maple	Acer saccharum	WOODLAND	3	3	3	4	4	4	21	R	REPLACE
1222	BC	13	Wild Black Cherry	Prunus serotina	WOODLAND	3	2	3	3	3	3	17	R	REPLACE
1223	SU	22	Sugar Maple	Acer saccharum	WOODLAND	3	3	3	3	4	4	20	R	REPLACE
1224	SU	26	Sugar Maple	Acer saccharum	WOODLAND	3	3	3	3	3	4	19	R	REPLACE
1225	SU	27	Sugar Maple	Acer saccharum	WOODLAND	3	3	2	3	3	4	18	R	REPLACE
1226	BC	6	Wild Black Cherry	Prunus serotina	WOODLAND	3	2	3	2	2	3	15	R	-
1227	BC	12	Wild Black Cherry	Prunus serotina	WOODLAND	3	2	3	3	3	3	17	R	REPLACE
1228	BC	13	Wild Black Cherry	Prunus serotina	WOODLAND	3	3	3	3	4	3	19	R	REPLACE
1229	SU	25	Sugar Maple	Acer saccharum	WOODLAND	3	3	3	4	4	4	21	R	REPLACE
1230	SU	29	Sugar Maple	Acer saccharum	WOODLAND	3	3	3	3	4	4	20	R	REPLACE
1231	SU	32	Sugar Maple	Acer saccharum	WOODLAND	2	3	2	3	1	2	13	R	-
1232	CA	8	Crab Apple	Malus coronaria	WOODLAND	3	3	3	2	3	3	17	R	REPLACE
1233	SU	28	Sugar Maple	Acer saccharum	WOODLAND	3	3	3	4	3	4	20	R	REPLACE
1234	SU	28	Sugar Maple	Acer saccharum	WOODLAND	4	3	2	4	4	3	20	R	REPLACE
1235	SU	28	Sugar Maple	Acer saccharum	WOODLAND	4	3	3	4	4	4	22	R	REPLACE
1236	SU	27	Sugar Maple	Acer saccharum	WOODLAND	4	3	3	4	3	3	20	R	REPLACE
1237	SU	35	Sugar Maple	Acer saccharum	WOODLAND	3	3	3	4	4	4	21	R	REPLACE
1238	SU	27	Sugar Maple	Acer saccharum	WOODLAND	3	3	3	4	4	4	21	R	REPLACE
1239	SU	25	Sugar Maple	Acer saccharum	WOODLAND	4	3	3	4	4	4	22	R	REPLACE
1240	SU	31	Sugar Maple	Acer saccharum	WOODLAND	2	3	3	1	4	2	15	R	-
1241	SH	25	Shagbark Hickory	Carya ovata	WOODLAND	4	3	4	4	4	4	23	R	REPLACE
1242	BC	18	Wild Black Cherry	Prunus serotina	WOODLAND	3	1	2	3	2	2	13	R	-
1243	BO	43	Black Oak	Quercus velutina	WOODLAND	4	3	2	3	3	4	19	R	REPLACE
1244	SH	31	Shagbark Hickory	Carya ovata	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1245	E	30	American Elm	Ulmus americana	WOODLAND	3	3	3	3	3	3	18	R	REPLACE
1246	RC	9	Red Cedar	Juniperus virginiana	WOODLAND	4	3	4	4	3	3	21	R	REPLACE
1247	RC	12	Red Cedar	Juniperus virginiana	WOODLAND	3	3	3	3	4	4	20	R	REPLACE
1248	WP	14	(Eastern) White Pine	Pinus strobus	WOODLAND	4	3	4	4	4	4	23	S	-
1249	RC	14	Red Cedar	Juniperus virginiana	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1250	RC	7	Red Cedar	Juniperus virginiana	WOODLAND	4	3	3	4	2	3	19	R	REPLACE

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	CLASS	CONDITION/ FACTOR						OVERALL RANK	SAVE / REMOVE	REPLACE
						trunk	growth rate	structure	insects/ diseases	crown dev	life exp.			
1251	RC	9	Red Cedar	Juniperus virginiana	WOODLAND	4	3	3	4	3	3	20	R	REPLACE
1252	RC	7	Red Cedar	Juniperus virginiana	WOODLAND	3	3	2	4	2	3	17	R	REPLACE
1253	RC	10	Red Cedar	Juniperus virginiana	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1254	BS	12	Blue Spruce	Picea pungens	WOODLAND	4	4	4	2	4	4	22	R	REPLACE
1255	SU	23	Sugar Maple	Acer saccharum	WOODLAND	3	3	3	4	5	4	22	R	REPLACE
1256	BO	34	Black Oak	Quercus velutina	WOODLAND	4	3	3	4	4	4	22	R	REPLACE
1257	SH	29	Shagbark Hickory	Carya ovata	WOODLAND	3	3	4	3	4	4	21	R	REPLACE
1258	SU	29	Sugar Maple	Acer saccharum	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1259	SU	29	Sugar Maple	Acer saccharum	WOODLAND	3	3	3	3	4	3	19	R	REPLACE
1260	BC	13	Wild Black Cherry	Prunus serotina	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1261	SU	25	Sugar Maple	Acer saccharum	WOODLAND	4	3	3	4	4	4	22	R	REPLACE
1262	BC	10	Wild Black Cherry	Prunus serotina	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1263	BC	11	Wild Black Cherry	Prunus serotina	WOODLAND	4	3	3	4	2	2	18	R	REPLACE
1264	BC	9	Wild Black Cherry	Prunus serotina	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1265	SU	27	Sugar Maple	Acer saccharum	WOODLAND	4	3	2	4	4	4	21	R	REPLACE
1266	BC	32	Wild Black Cherry	Prunus serotina	WOODLAND	2	3	3	2	3	2	15	R	-
1267	BC	11	Wild Black Cherry	Prunus serotina	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1268	SU	34	Sugar Maple	Acer saccharum	WOODLAND	3	3	3	3	4	4	20	R	REPLACE
1269	CA	7	Crab Apple	Malus coronaria	WOODLAND	3	3	3	3	3	3	18	R	REPLACE
1270	RC	9	Red Cedar	Juniperus virginiana	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1271	RC	8	Red Cedar	Juniperus virginiana	WOODLAND	3	3	3	4	2	4	19	R	REPLACE
1272	RC	8	Red Cedar	Juniperus virginiana	WOODLAND	4	3	3	4	2	4	20	R	REPLACE
1273	RC	6	Red Cedar	Juniperus virginiana	WOODLAND	4	3	3	4	2	4	20	R	REPLACE
1274	RC	10	Red Cedar	Juniperus virginiana	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1275	RC	14	Red Cedar	Juniperus virginiana	WOODLAND	3	3	3	4	3	4	20	R	REPLACE
1276	WP	13	(Eastern) White Pine	Pinus strobus	WOODLAND	4	2	2	3	3	3	17	R	REPLACE
1277	WO	45	White Oak	Quercus alba	WOODLAND	3	3	3	4	4	4	21	R	REPLACE
1278	BS	14	Blue Spruce	Picea pungens	WOODLAND	4	4	3	4	4	4	23	R	REPLACE
1279	D	7	Dogwood	Cornus florida	WOODLAND	4	3	4	4	4	4	23	R	REPLACE
1280	CA	9	Crab Apple	Malus coronaria	WOODLAND	3	3	4	4	4	4	22	R	REPLACE
1281	BS	11	Blue Spruce	Picea pungens	WOODLAND	4	3	3	2	3	3	18	R	REPLACE
1282	BP	13	Bradford Pear	Pyrus calleryanna	WOODLAND	2	2	2	4	3	4	17	R	REPLACE
1283	CA	13	Crab Apple	Malus coronaria	WOODLAND	3	2	4	4	4	4	21	R	REPLACE
1284	BS	14	Blue Spruce	Picea pungens	WOODLAND	4	3	2	4	3	3	19	R	REPLACE
1285	BS	14	Blue Spruce	Picea pungens	WOODLAND	4	3	3	3	3	3	19	R	REPLACE
1286	BS	13	Blue Spruce	Picea pungens	WOODLAND	4	3	4	3	4	4	22	R	REPLACE
1287	BS	12	Blue Spruce	Picea pungens	WOODLAND	3	2	3	2	3	2	15	R	-
1288	BS	13	Blue Spruce	Picea pungens	WOODLAND	3	3	3	3	4	4	20	R	REPLACE
1289	BS	17	Blue Spruce	Picea pungens	WOODLAND	3	2	2	2	3	2	14	R	-
1290	NM	13	Norway Maple	Acer platanoides	WOODLAND	3	2	4	4	3	3	19	R	REPLACE
1291	CA	11	Crab Apple	Malus coronaria	WOODLAND	3	4	2	3	3	2	17	R	REPLACE
1292	CA	13	Crab Apple	Malus coronaria	WOODLAND	3	1	2	2	3	2	13	R	-
1293	NS	16	Norway Spruce	Picea Abies	WOODLAND	4	3	4	4	4	4	23	R	REPLACE
1294	BS	8	Blue Spruce	Picea pungens	WOODLAND	2	1	1	2	2	1	9	R	-
1295	SU	21	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	4	4	23	R	REPLACE
1296	SU	31	Sugar Maple	Acer saccharum	WOODLAND	4	3	2	3	3	4	18	R	REPLACE
1297	SU	23	Sugar Maple	Acer saccharum	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1298	MG	9	Magnolia	Magnolia grandiflora	WOODLAND	2	3	3	3	3	3	17	R	REPLACE
1299	CA	8	Crab Apple	Malus coronaria	WOODLAND	3	4	4	3	3	4	21	R	REPLACE
1300	CA	6	Crab Apple	Malus coronaria	WOODLAND	3	3	3	4	3	4	20	R	REPLACE
1301	BP	6	Bradford Pear	Pyrus calleryanna	WOODLAND	3	1	3	4	2	3	16	R	REPLACE
1302	NM	9	Norway Maple	Acer platanoides	WOODLAND	4	2	4	4	3	4	21	R	REPLACE
1303	EE	19	Siberian Elm	Ulmus pumila	WOODLAND	4	3	2	3	3	4	19	R	REPLACE
1304	EE	30	Siberian Elm	Ulmus pumila	WOODLAND	4	3	2	3	3	4	19	S	-
1305	SU	13	Sugar Maple	Acer saccharum	WOODLAND	4	3	4	4	3	4	22	S	-
1306	RO	24	Red Oak	Quercus rubra	WOODLAND	4	3	3	4	3	4	21	S	-
1307	SS	7	Sassafras	Sassafras albidum	WOODLAND	4	3	3	4	3	4	21	S	-
1308	RO	47	Red Oak	Quercus rubra	WOODLAND	3	3	2	4	4	4	20	S	-
1309	SU	11	Sugar Maple	Acer saccharum	WOODLAND	4	2	3	4	4	4	21	S	-
1310	SS	11	Sassafras	Sassafras albidum	WOODLAND	4	3	3	3	2	3	18	S	-
1311	SS	15	Sassafras	Sassafras albidum	WOODLAND	3	3	3	3	3	4	19	S	-
1312	SU	19	Sugar Maple	Acer saccharum	WOODLAND	4	3	3	4	4	4	22	S	-
1313	BX	12	Box elder	Acer negundo	WOODLAND	3	3	3	4	3	4	20	S	-
1314	RO	54	Red Oak	Quercus rubra	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1315	WO	23	White Oak	Quercus alba	WOODLAND	4	3	3	3	2	4	19	R	REPLACE
1316	PH	25	Pignut Hickory	Carya glabra	WOODLAND	3	3	4	4	3	4	21	R	REPLACE
1317	PH	10	Pignut Hickory	Carya glabra	WOODLAND	4	3	3	4	2	4	20	R	REPLACE
1318	BC	22	Wild Black Cherry	Prunus serotina	WOODLAND	1	1	2	3	2	2	11	R	-
1319	SS	12	Sassafras	Sassafras albidum	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1320	SS	7	Sassafras	Sassafras albidum	WOODLAND	3	3	2	4	2	3	17	R	REPLACE
1321	SS	9	Sassafras	Sassafras albidum	WOODLAND	4	2	2	4	1	2	15	R	-
1322	SS	10	Sassafras	Sassafras albidum	WOODLAND	4	3	3	4	3	3	20	R	REPLACE
1323	BL	15	Black Locust	Robinia pseudoacacia	WOODLAND	3	3	3	4	3	4	20	R	REPLACE
1324	BL	9	Black Locust	Robinia pseudoacacia	WOODLAND	3	3	3	4	2	4	19	R	REPLACE
1325	MW	6	White Mulberry	Morus alba	WOODLAND	3	3	3	4	3	4	20	R	REPLACE
1326	BL	17	Black Locust	Robinia pseudoacacia	WOODLAND	3	3	3	4	3	4	20	R	REPLACE
1327	BL	9	Black Locust	Robinia pseudoacacia	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1328	SS	11	Sassafras	Sassafras albidum	WOODLAND	2	1	1	3	1	1	9	R	-
1329	SS	9	Sassafras	Sassafras albidum	WOODLAND	2	1	1	3	2	2	11	R	-
1330	SS	10	Sassafras	Sassafras albidum	WOODLAND	3	3	3	3	3	3	18	R	REPLACE
1331	SS	11	Sassafras	Sassafras albidum	WOODLAND	2	3	2	3	1	2	13	R	-
1332	PH	12	Pignut Hickory	Carya glabra	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1333	SS	13	Sassafras	Sassafras albidum	WOODLAND	3	2	2	4	2	2	15	R	-
1334	SS	10	Sassafras	Sassafras albidum	WOODLAND	3	2	2	3	2	2	14	R	-
1335	SS	8	Sassafras	Sassafras albidum	WOODLAND	2	2	3	2	2	2	13	R	-
1336	RO	6	Red Oak	Quercus rubra	WOODLAND	3	3	2	2	2	2	14	R	-
1337	SH	6	Shagbark Hickory	Carya ovata	WOODLAND	4	3	3	3	2	3	18	R	REPLACE
1338	RO	6	Red Oak	Quercus rubra	WOODLAND	3	3	3	2	2	2	15	R	-
1339	SS	6	Sassafras	Sassafras albidum	WOODLAND	3	2	3	2	2	2	14	R	-
1340	SH	11	Shagbark Hickory	Carya ovata	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1341	SS	15	Sassafras	Sassafras albidum	WOODLAND	3	3	2	4	3	3	18	R	REPLACE
1342	SS	13	Sassafras	Sassafras albidum	WOODLAND	3	4	3	4	3	4	21	R	REPLACE
1343	BL	7	Black Locust	Robinia pseudoacacia	WOODLAND	4	3	3	4	2	3	19	R	REPLACE
1344	BL	10	Black Locust	Robinia pseudoacacia	WOODLAND	4	3	3	4	2	3	19	R	REPLACE
1345	BL	10	Black Locust	Robinia pseudoacacia	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1346	RO	8	Red Oak	Quercus rubra	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1347	MH	9	Bitternut Hickory	Carya cordiformis	WOODLAND	4	3	4	4	3	4	22	R	REPLACE
1348	EE	13	Siberian Elm	Ulmus pumila	WOODLAND	3	3	2	2	2	3	15	R	-
1349	EE	22	Siberian Elm	Ulmus pumila	WOODLAND	3	3	2	2	2	3	15	R	-
1350	BL	32	Black Locust	Robinia pseudoacacia	WOODLAND	3	3	2	3	3	3	17	R	REPLACE
1351	CA	7	Crab Apple	Malus coronaria	WOODLAND	3	3	4	3	3	3	19	R	REPLACE
1352	SS	7	Sassafras	Sassafras albidum	WOODLAND	4	3	3	4	3	4	21	R	REPLACE
1353	SS	6	Sassafras	Sassafras albidum	WOODLAND	4	4	4	4	3	4	23	R	REPLACE
1354	SS	7	Sassafras	Sassafras albidum	WOODLAND	4	4	4	4	3	4	23	R	REPLACE
1355	RO	39	Red Oak	Quercus rubra	WOODLAND	4	5	4	4	4	4	25	R	REPLACE
1356	SS	6	Sassafras	Sassafras albidum	WOODLAND	3	4	3	4	4	4	22	R	REPLACE
1357	WO	20	White Oak	Quercus alba	WOODLAND	4	4	4	3	3	4	22	R	REPLACE
1358	HL	6	Honeylocust	Gleditsia triacanthos	WOODLAND	4	4	4	4	4	4	24	R	REPLACE
1359	SU	7	Sugar Maple	Acer saccharum	WOODLAND	4	4	4	4	5	4	25	R	REPLACE
1360	NM	12	Norway Maple	Acer platanoides	WOODLAND	5	5	5	5	5	4	29	R	REPLACE
1361	WO	9	White Oak	Quercus alba	WOODLAND	4	4	4	4	4	4	24	R	REPLACE
1362	E	8	American Elm	Ulmus americana	WOODLAND	5	4	4	4	4	4	25	R	REPLACE
1363	WO	32	White Oak	Quercus alba	WOODLAND	4	4	4	3	4	4	23	R	REPLACE
1364	E	6	American Elm	Ulmus americana	WOODLAND	5	4	4	3	4	4	24	R	REPLACE
1365	NM	6	Norway Maple	Acer platanoides	WOODLAND	5	5	5	5	4	4	28	R	REPLACE
1366	E	7	American Elm	Ulmus americana	WOODLAND	4	4	4	3	4	4	23	R	REPLACE
1367	CT	27	Cottonwood	Populus deltoides	WOODLAND	4	4	4	4	4	4	24	R	REPLACE
1368	B	10	Basswood	Tilia americana	WOODLAND	5	4	4	4	4	4	25	R	REPLACE
1369	BC	6	Wild Black Cherry	Prunus serotina	WOODLAND	5	4	4	4	3	4	24	R	REPLACE
1370	BC	12	Wild Black Cherry	Prunus serotina	WOODLAND	4	4	4	4	3	4	23	R	REPLACE
1371	BC	7	Wild Black Cherry	Prunus serotina	WOODLAND	4	4	4	3	3	4	22	R	REPLACE
1372	SU	16	Sugar Maple	Acer saccharum	WOODLAND	5	5	5	5	5	4	29	R	REPLACE
1373	BC	17	Wild Black Cherry	Prunus serotina	WOODLAND	4	1	1	1	1	1	9	R	-
1374	RO	33	Red Oak	Quercus rubra	WOODLAND	4	4	4	4	4	4	24	R	REPLACE
1375	B	13	Basswood	Tilia americana	WOODLAND	4	4	4	4	4	4	24	R	REPLACE

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CAUTION!!
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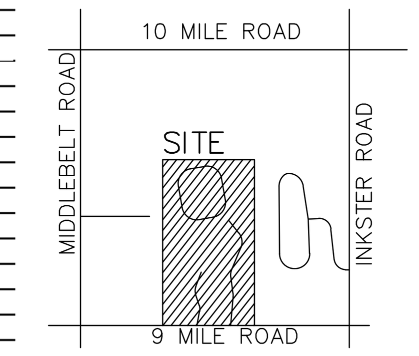

CLIENT
EUREKA INNOVATION DEVELOPMENT
5920 LIVERNOIS AVE
TROY, MI

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

REVISIONS
SPA 4/24/2025

ORIGINAL ISSUE DATE:
APRIL 24, 2025

DRAWING TITLE
EXISTING TREE LIST

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

DRAWING NUMBER:
T-1.1

NOT FOR CONSTRUCTION

S:\PROJECTS\2023\23-0140 EUREKA FARMINGTON HILLS\DWG\2_SITE_PLAN\(T-1.0) TREE PRESERVATION PLAN-23-0140.dwg PLOT DATE: 4/24/2025 BY: Charlotte L Esperance

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

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

S:\PROJECTS\2023\V23-0140 EUREKA FARMINGTON HILLS\DWG\V3_SITE_PLAN\T-1.0) TREE PRESERVATION PLAN -23-0140.dwg PLOT DATE: 4/24/2025 BY: Charlotte L Esperance

NOT FOR CONSTRUCTION

PEA GROUP
t: 844.813.2949
www.peagroup.com

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

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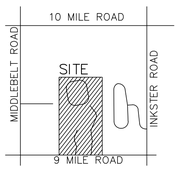


CLIENT
EUREKA INNOVATION DEVELOPMENT
5920 LIVERNOIS AVE
TROY, MI

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

REVISIONS

SPA	4/24/2025

ORIGINAL ISSUE DATE:
APRIL 24, 2025

DRAWING TITLE
EXISTING TREE LIST

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

DRAWING NUMBER:
T-1.2

WELLSPRING FARMINGTON

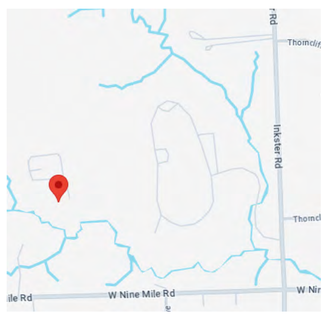
28000 W 9 MILE RD. FARMINGTON HILLS, MI

4 UNIT RESIDENTIAL CONDOS UNIT AREAS

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

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

DEVELOPER CONTACT:
EUREKA BUILDING CO.
ERION NIKOLLA
CELL: 586-405-4080



LOCATION KEY
NTS

NORTH

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

SUBJECT
TILE SHEET

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

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

DRAWN	AK
CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

JOB NO.
24-20

SHEET
T.1

RANCH CONDOS

4-UNIT
FOUNDATION PLAN

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

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

SUBJECT
FOUNDATION PLAN

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

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

DRAWN	AK
CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

JOB NO.
24-20

SHEET
A.1

RANCH CONDOS

FLOOR PLAN - 4-UNIT

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

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

SUBJECT
FLOOR PLAN

ARKO DESIGN ASSOCIATES
2298 YASMIN DRIVE - COMMERCE TWP. - MI - 48382
PH. (248) 802-9409

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

DRAWN AK
CHECKED AK
APPROVED AK
BIDS
CONSTR

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

JOB NO.
24-20

SHEET
A.2

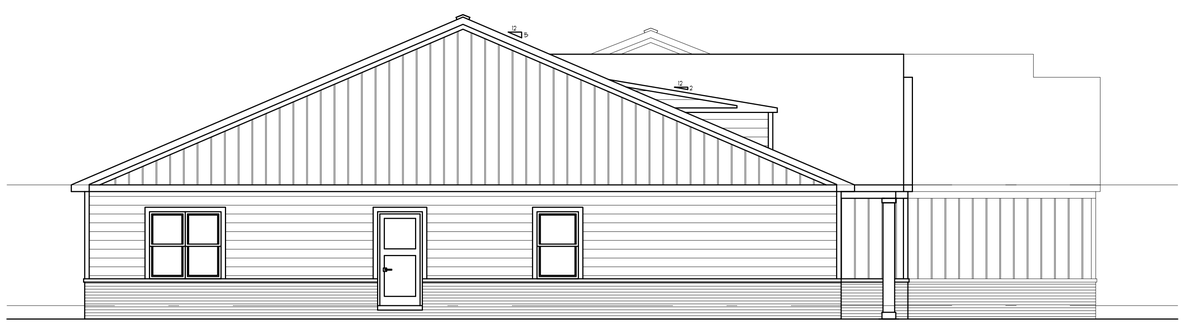
RANCH CONDOS

4-UNIT FRONT ELEVATION

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

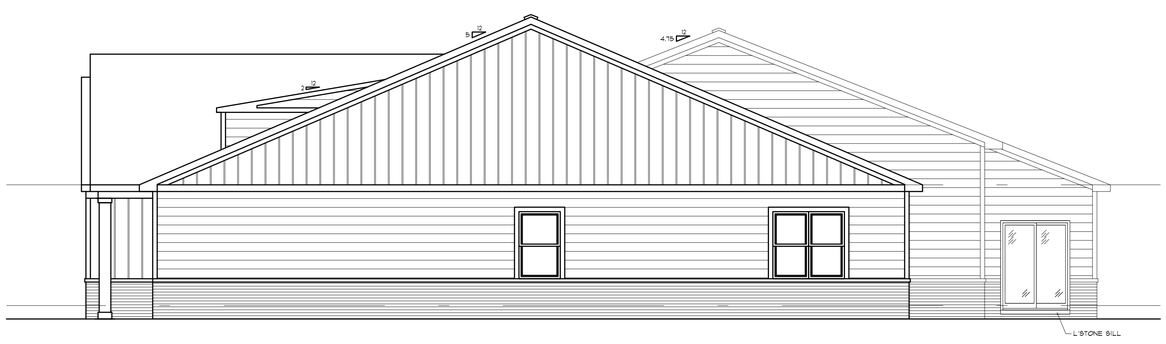
4-UNIT REAR ELEVATION

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



4-UNIT LEFT ELEVATION

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



4-UNIT RIGHT ELEVATION

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

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

SUBJECT
EXTERIOR ELEVATIONS

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

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

DRAWN	AK
CHECKED	AK
APPROVED	AK
BIDS	
CONSTR	

DO NOT SCALE PRINTS - USE FIGURED DIMENSIONS ONLY

JOB NO. 24-20

SHEET A.3

RANCH CONDOS

Exterior Building Materials

Roofing

IKO Cambridge Dual Black or equal

Brick

Midnight Mist or similar

Morning Snow or similar

Meadowbrook or similar

Exterior Siding Colors

Dark Bronze SW2501

White Snow SW 7007

Pure White SW7005

Exterior Siding

James Hardie Cement vertical batten board

LP SmartSide Horizontal Fiber Cement

CITY OF FARMINGTON HILLS
PLANNING COMMISSION MEETING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
AUGUST 21, 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, Mantey, Stimson, Trafelet, Varga, Ware (arrived 7:32pm)
Commissioners Absent:	Brickner, Countegan, Grant
Others Present:	Staff Planner II Mulville-Friel, Planning Consultants Tangari and Upfal (Giffels Webster), Staff Engineer Emerson, City Attorney Saarela

APPROVAL OF THE AGENDA
MOTION by Stimson, support by Varga, to approve the agenda as published.
Motion passed unanimously by voice vote.

REGULAR MEETING

A. SITE PLAN 57-5-2025

LOCATION:	**31015 Grand River Ave.**
PARCEL I.D.:	**22-23-35-101-005**
PROPOSAL:	**New or used car salesroom, showroom or office when the main use is carried on within a building with open air display of vehicles as accessory in B-3, General Business District**
ACTION REQUESTED:	**Site Plan approval**
APPLICANT:	**Designhaus Architecture**
OWNER:	**Toyco Collision LLC**

Consultant comments
Referencing the August 7, 2025 Giffels Webster memorandum, Planning Consultant Upfal provided an overview of the site, located at the northwest corner of Orchard Lake and Grand River. The triangular 3.54-acre parcel is developed with an 18,738-square-foot one-story building and associated parking; it is currently vacant. The applicant proposes to redevelop the property for new and used car sales, including online sales.

Planning Consultant Upfal highlighted the following outstanding issues:
- Clarification is needed on whether vehicles will be displayed outside, as the current plans do not show any display vehicles.
- There is an existing non-conformity with the front yard open space.
- Both frontages include a landscape area, but the extent of the landscape area is not labeled and appears to be smaller than 10’. This is an existing condition.
- Dumpster location needs to be provided.
- A floor plan is required to determine parking calculations and review compliance.

- The proposed arrangement of parking is disjointed, resulted in a fractured circulation pattern. This is especially notable in the rear at the angled parking. This may be acceptable if these spaces are not intended for public use, but this is unclear from the information presented.
- Insufficient maneuvering between westernmost access point and parking spaces (not labeled)
- Maneuvering appears insufficient between parking and building along the frontage.
- Parking spaces vary in size and dimensions are not labeled. In many circumstances parking spaces do not meet the dimensional requirements of the ordinance.
- Four barrier free spaces are required, including one van accessible space. Only one was provided.
- Corner clearance triangles should be indicated on the plan. The building canopy appears to potentially conflict with the driveway clearance area, but this is an existing condition.
- The applicant shall label the species information for all landscaping used towards the planting requirements on the landscape plan on sheet AS1.1 that aligns with the inventory provided.
- The paved area was not provided to determine whether existing plantings are compliant.
- The westernmost block of parking facing Grand River is insufficiently screened.
- A hedge wall of shrubs was not included in the planter box
- Notes regarding lighting and operating hours must be added in accordance with item 14 in this report
- The height of light poles was not provided.
- Building elevation photometrics are required demonstrating illumination of building wall
- The average to minimum illumination ratio was not provided
- No pedestrian connections to the public sidewalk are proposed at this time and should be added.

Commissioner Mantey noted the unusually high number of outstanding issues (19) requiring administrative approval. He pointed out a paved area of the site previously identified as a wetland, noting the importance of recognizing that wetlands can be developed with proper permitting.

Planning Consultant Upfal explained that wetland delineations must be updated every three years and that past approvals may have allowed development on the site. Consultant Tangari added that wetland mitigation typically requires the creation of replacement wetlands elsewhere through EGLE (Michigan Department of Environment, Great Lakes, and Energy) permitting.

Applicant presentation
Hunter Galbraith of Designhaus Architecture, representing Huntington Auto Group, stated that the site was historically a car dealership, later used as a mechanic shop and later by Service Masters. The current request is to restore its dealership use. Mr. Galbraith noted that previous review comments had been addressed in revised submissions and additional information had been provided. Planning Consultant Upfal clarified that while some responses were received, approximately half of the comments remained unresolved or were not reflected on the updated plans.

Commission discussion and action
Chair Trafelet asked whether the Commission should postpone the matter given the number of outstanding issues. City Attorney Saarela advised that the Commission could approve the application subject to conditions, delegating responsibility to the City Planner to verify that revisions are made in accordance with Giffels Webster's August 7 review letter. This approach would allow the project to move forward while ensuring compliance through administrative oversight. Staff Planner Mulville-Friel

noted that the Commission would still need to make determinations on certain non-conformances as part of the motion.

MOTION by Stimson, support by Aspinall that Application for Site Plan Approval 57-5-2025, dated May 8, 2025, as revised, submitted by Designhaus Architecture, be approved, because it appears to meet all applicable requirements of the Zoning Chapter, subject to the following conditions:

1) **All outstanding issues identified in Giffels Webster's August 7, 2025 review shall be addressed to the reasonable satisfaction of the City Planner;**
2) **All outstanding issues identified in the City Engineer's July 28, 2025 interoffice correspondence shall be addressed to the reasonable satisfaction of the City Engineer; and**
3) **All outstanding issues identified in the Fire Marshal's July 29, 2025 interoffice correspondence shall be addressed to the reasonable satisfaction of the Fire Marshal.**

And with the following determination:

- **Existing non-conformances can remain as non-conformances.**

Motion discussion:
Commissioner Mantey expressed concern about outstanding issues not fully covered in the motion. He emphasized the need to resolve three additional matters: (1) confirmation of display vehicle use on the site; (2) a parking setback less than 10 feet from the property line; and (3) excess illumination above 0.3 foot-candles at the Orchard Lake driveway. Commissioner Mantey opposed granting an exemption for lighting non-conformance, arguing that lower ambient lighting contributes to the city's aesthetic appeal.

Planning Consultant Upfal clarified that if display vehicles were to be included, they must be specifically identified on the plan to avoid skewing parking calculations. Consultant Tangari confirmed that display vehicles should not be counted toward parking requirements, and exceeding or falling short of the required parking spaces would necessitate a return to the Commission.

Regarding outdoor display vehicles, Staff Planner Mulville-Friel pointed out that in the B-3 General Business District, accessory outdoor display vehicles are limited to the same number of vehicles permitted indoors. This would prevent the site from operating as a large outdoor lot. However, this site would not meet the City's requirements for outdoor sales of rental or new and used vehicles because it has frontage on a side street as well as Grand River Avenue.

Discussion confirmed that illumination levels exceeding 0.3 foot-candles occurred only at the Orchard Lake driveway and were considered acceptable by other Commissioners for safety.

The amount of setback less than 10' from the property line would be reviewed administratively.

Motion approved 5-1 by voice vote (Mantey opposed).

B. SITE PLAN 59-7-2025

LOCATION:	**33474 Eight Mile Rd.**
PARCEL I.D.:	**22-23-33-477-022**
PROPOSAL:	**Construct a new medical dentistry office building on a vacant lot**

in B-3, General Business District
ACTION REQUESTED: **Site Plan approval**
APPLICANT: **Iden Kalabat**
OWNER: **HK Holdings, LLC**

Consultant comments
Referencing the July 29, 2025 Giffels Webster memorandum, Planning Consultant Tangari gave the background and review for this request for construction of a 7,163 square foot dental office on a 0.9-acre vacant parcel located at 33474 Eight Mile Road. The site, zoned B-3 General Business District, would be accessed via existing marginal access drives, avoiding a new direct driveway onto Eight Mile Road. Surrounding zoning includes RA-3 to the north, commercial to the south in Livonia, and office uses to the east and west. The proposed medical office is a permitted use in this district.

Dimensional standards were generally met, although building height was not specified on the plans. Setbacks appeared to be compliant. Parking calculations provided by the applicant were based on gross floor area, but when recalculated on usable floor area, 41 spaces were required instead of 50, leaving nine excess spaces on the plan. The Commission may wish to discuss removing some spaces to reduce pavement. Parking stalls met standards. The required loading space was not shown on the plans; one could be designated in one of the excess spaces. Landscaping was generally adequate, but the tree replacement survey was inconsistent and confusing, requiring resubmittal to confirm removals and replacements. Lighting required only minor adjustments. Tree replacement remained the main deficiency.

Commissioner Mantey observed that 20 replacement trees were required, while only 18 were proposed. Planning Consultant Tangari noted the tree survey inconsistencies made verification difficult. Commissioner Mantey suggested that if the applicant reduced parking spaces, the additional area could be used for the needed replacement trees.

Applicant presentation
Iden Kalabat, Kalabat Engineering, 31333 Southfield Road, Ste 250, Beverly Hills, said that they would clean up the tree survey and provide the required tree replacements on site. Some parking spaces could be removed. However, the dental practice anticipates significant staff and patient parking needs, so a few of the extra spaces may remain. Mr. Kalabat said that all planning, engineering, and fire department comments could be addressed administratively.

Commission action
MOTION by Varga, support by Stimson, that Application for Site Plan Approval 59-7-2025, dated July 1, 2025, as revised, submitted by Iden Kalabat, be approved, because it appears to meet all applicable requirements of the Zoning Chapter, subject to the following conditions:

1. **All outstanding issues identified in Giffels Webster's July 29, 2025 review shall be addressed to the reasonable satisfaction of the City Planner;**
2. **All outstanding issues identified in the City Engineer's July 17, 2025 interoffice correspondence shall be addressed to the reasonable satisfaction of the City Engineer; and**
3. **All outstanding issues identified in the Fire Marshal's July 14, 2025 interoffice correspondence shall be addressed to the reasonable satisfaction of the Fire Marshal.**

Motion passed unanimously by voice vote.

C. PLANNED UNIT DEVELOPMENT QUALIFICATION 1, 2025

LOCATION:	**30275 Thirteen Mile Rd.**
PARCEL I.D.:	**22-23-11-126-027**
PROPOSAL:	**Construct six (6) new ranch-style, attached dwelling units in OS-1, Office Service District**
ACTION REQUESTED:	**Planning Commission approval**
APPLICANT:	**Schafer Development, LLC**
OWNER:	**Metropolitan Detroit Baptist Manor**

Consultant comments

Referencing the July 24, 2025 Giffels Webster memorandum, Planning Consultant Tangari gave the background and review for this requested PUD Qualification for a proposal to construct six attached ranch-style dwelling units on the Baptist Manor property at Thirteen Mile Road. The 1.64-acre site contains an existing office at the southern end and open lawn to the north where the new units are planned. Surrounding land uses include other Baptist Manor facilities, a golf course to the north, and offices to the east. The units were initially considered to offset removal of three units tied to a separate condo project, but as of this application, the six units are proposed independently.

The property is zoned OS-1, where townhouses are not a permitted use. However, the Planned Unit Development (PUD) process may allow this use as a deviation. The proposed density aligns with the RC-1 district standards that apply to most of Baptist Manor. Plans included within the request for qualification are general and conceptual at this point, but it does appear that relief from certain setback requirements may also be requested at later stages.

Under Section 34-3.20.2, the Planning Commission may make a determination that the site qualifies for a PUD based on ordinance-based criteria and procedures. The criteria were listed in the July 24 memorandum. Criterion E states that one of 8 possible objectives must be met. The applicant has cited three objectives that they feel they meet:

i. To permanently preserve open space or natural features because of their exceptional characteristics or because they can provide a permanent transition or buffer between land uses.

The applicant's response indicates that the developer believes this site can provide an overall transition from commercial and office development to the east and the multi-family senior housing to the west, of which the new units would be part; 38 of the off-site trees from the PUD including Tabernacle would be planted here. However, the site itself has essentially no natural features at present; open space that remains after these units are built would be characterized by its intentional design.

iv. To provide alternative uses for parcels which can provide transition buffers to residential areas.

The applicant's response echoes the response to item i above, with a focus on the development itself and its relationship to the existing Baptist Manor development.

vii. To foster the aesthetic appearance of the city through quality building design and site development, the provision of trees and landscaping beyond minimum requirements; the preservation of unique and/or historic sites or structures; and the provision of open space or other desirable features of a site beyond minimum requirements.

The applicant's response cites high-quality architecture and extensive landscaping as ways this development will meet this criterion.

Planning Consultant Tangari explained that per the ordinance, PUDs cannot be used solely to increase density or avoid variances. This proposal is not density-driven but does shift a parcel from office to residential use. This stage involves PUD qualification only; a later phase will include detailed plans, deviations, and a public hearing.

Commissioner Mantey noted that the Commission must determine whether the project qualifies for PUD based on the objectives cited. While the proposal appeared compatible, with multifamily-style housing to the east and offices to the west, he was concerned that the objectives cited by the applicant were weak, particularly the claim of preserving open space, as the parcel contained no natural features. Establishing a transition buffer between land uses was also questionable, since the proposal replaced office with residential rather than serving as a true buffer. He also questioned the reliance on quality building materials as justification, stating that the city's new ordinance already required high-quality materials. While he was supportive of the project in principle, the objectives cited did not give a strong legal rationale to justify PUD qualification approval. He suggested that the most defensible objective was: *ii. To permanently establish land use patterns which are compatible or which will protect existing or planned uses*.

Applicant presentation
Aaron Schafer, Schafer Development, was present on behalf of this application for PUD qualification. Steven Schafer was also present, as was Ryan Goleski, Detroit Baptist Manor Director of Operations.

Aaron Schafer explained that this project was intertwined with the PUD qualification for Mulberry Park/Tabernacle, which was approved for PUD qualification in October, 2024. That initial qualification was for 76 units, but over the course of various meetings before the Planning Commission and City Council, the number of units had been reduced to 63, well within what is allowed in the RC-1 district. Most recently, the Mulberry Park/Tabernacle project had been denied by City Council, but based on a further reading of the Master Plan, the applicants were going to present a revised plan at Council's first meeting in September. In the meantime, Baptist Manor is moving forward with tonight's 6-unit PUD proposal, which will provide housing for residents displaced by planned demolition of the duplex that will be eliminated fronting 13 Mile Road, and three older duplexes behind that, as part of the phased development of the greater Mulberry Park/Tabernacle project.

Mr. Schafer reiterated that the 1.64 acre site is in the OS-1 district, and is master planned for multifamily use. The proposed six-unit ranch building would provide an appropriate transition between office uses to the west and Baptist Manor's RC-1 multifamily housing to the east. The six units would be identical in design to those proposed in the Tabernacle project: age-restricted (55+), single-story ranches with zero-barrier entry, two bedrooms, two bathrooms, two-car garages, and approximately 1,300 square feet

each. The project would not be standalone. If the larger Mulberry/Tabernacle project does not proceed, this project would also likely not advance.

Mr. Schafer presented two options that were before City Council currently for mitigating the deficit of 67 replacement trees from the Tabernacle project: (1) planting along the Thirteen Mile frontage of Baptist Manor, creating a new landscaped corridor; or (2) planting larger evergreens along the southern property line near Holly Hill Farms. Their preference was for planting along the frontage, which would transform the corridor and enhance pedestrian connectivity to Orchard Lake Road.

Commission discussion and action
Commissioner Ware asked about responsibility for winter maintenance of sidewalks. Mr. Goleski confirmed that Baptist Manor would continue to handle all snow removal and maintenance along Thirteen Mile Road.

Commissioner Varga sought clarification on whether the new units were specifically intended to house residents displaced by the Tabernacle development. Mr. Schafer explained that older units on the Baptist Manor campus would be removed as part of the modernization efforts, and the six-unit ranch would serve as relocation housing before demolition occurs. Relocation would be managed through Baptist Manor's existing rental agreements.

Baptist Manor representative Ryan Goleski further explained Baptist Manor operations, noting the Manor serves residents 55 and older and includes apartments, condos, and a 59-bed assisted living facility. He highlighted the high demand for duplex and fourplex units, which have carried a three-year waitlist for decades. He emphasized that the six-unit ranch would help meet demand and provide residents with transitional downsizing options before they moved to apartments or assisted living.

Commissioner Stimson asked whether the proposed development would be consistent with RC-1 density. Planning Consultant Tangari confirmed it would match the RC-1 density of the broader Baptist Manor community. Commissioner Stimson asked whether rezoning the property to RC-1 might be more straightforward than pursuing a PUD, as he had difficulty in seeing how the proposal qualified as a PUD on its own. Mr. Schafer responded that while rezoning was considered, setback requirements in the OS-1 district created development challenges requiring a ZBA variance, and the PUD route was seen as more viable to ensure flexibility and provide housing for the displaced Baptist Manor residents.

Commissioner Stimson asked whether the site could be combined with the adjacent Mulberry Park/Tabernacle PUD, despite being separated by another parcel. Planning Consultant Tangari said that Farmington Hills' ordinance did not appear to include a contiguity standard so such a combination might be possible. City Attorney Saarala pointed out the impracticality of combining this proposal with the Mulberry Park/Tabernacle PUD, in terms of where the project was in the approval process. Mr. Schafer observed that the projects were inherently different—one being new development, the other redevelopment—making consolidation less practical.

Commissioner Stimson reiterated his struggle to justify the proposal as a standalone PUD, though combining it with the larger PUD could strengthen its case.

Commissioner Mantey suggested that the narrowness of the parcel created practical development constraints. He reasoned that designating the site as a PUD was the most effective way to ensure compatibility with neighboring residential and office uses. By granting a PUD, the Commission could allow relief from strict setback requirements while achieving land use patterns consistent with adjacent properties. Planning Consultant Tangari affirmed that this interpretation could be used to justify qualification, emphasizing that the Commission had authority to determine compatibility under PUD standards.

MOTION by Manty, support by Varga, to make a preliminary finding that PUD 1, 2025, dated June 20, 2025, submitted by Schafer Development LLC., qualifies for the Planned Unit Development Option under Section 34-3.20.2.A through D. of the Zoning Chapter, and it is further determined that the proposal meets at least one (1) of the objectives as outlined in Section 34-3.20.2.E.i. through viii.

The Planning Commission finds:

1. **The proposed plan preliminarily PUD meets the following qualification standard of Section 34-3-20-2.E.i. thru viii:**
   - **ii. To permanently establish land use patterns which are compatible or which will protect existing or planned uses, in that given the narrowness of the lot, the proposed development is more compatible with the existing development to the east and to the west than the existing development or any development that could be made given the current zoning.**

Motion passed 5-1 by voice vote (Stimson opposed).

D. CLUSTER SITE PLAN 54-4-2025

LOCATION:	**South side of Folsom Road, between Parker Avenue and Lundy Drive,**
PARCEL I.D.:	**22-23-34-252-019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 030, 031, 032, 033, 034, and 043**
PROPOSAL:	**Construct thirty-three (33) single-family detached units within RA-3, One Family Residential District**
ACTION REQUESTED:	**Set for Planning Commission Public Hearing**
APPLICANT:	**Forest at Riverwalk Development, LLC**
OWNER:	**Forest at Riverwalk Development, LLC**

Consultant comments

Referencing the July 22, 2025 Giffels Webster memorandum, Planning Consultant Tangari explained that the action before the Commission was to set a public hearing for the proposed cluster development, located south of Folsom, between Parker and Lundy. The project had been previously qualified by the Planning Commission at the lower allowed density level, consistent with the proposed 33 units. Outstanding issues included verifying the accuracy of the tree inventory, as many survey tags were obscured by bark growth, and clarifying landscaping as the method of transition between the development and surrounding neighborhoods. Detailed discussion of these issues would occur during the public hearing.

Applicant presentation

Stuart Michaelson, Forest at Riverwalk, 31355 W. 13 Mile Road, said that they had previously appeared before the Planning Commission twice—first for cluster qualification, and later for a public hearing

confirming qualification. They had since obtained an EGLE (Michigan Department of Environment, Great Lakes, and Energy) wetland permit, after more than a year of review and negotiation. The plan presented this evening had addressed all wetlands issues to EGLE's satisfaction, and the applicant was now seeking Planning Commission approval to proceed to public hearing for the project itself.

Commissioner discussion and action
Chair Trafelet clarified that the Commission's task was limited to scheduling a public hearing, anticipated to be on September 18, 2025.

Commissioner Mantey described difficulties locating property lines and buffer lines during a recent site visit, due to tree tags from the tree survey being obscured by bark, raising questions about the survey's age and validity. He also pointed out potential discrepancies between resident fence locations and property lines, which could complicate enforcement of the proposed 35-foot preserve/buffer. He cautioned that some residents might claim encroachment rights based on historic fence placement. Mr. Michaelson responded that their survey confirmed property boundaries and would identify any encroachments.

MOTION by Aspinall, supported by Ware, that the application for Cluster Site Plan Approval 54-4-2025, dated February 25, 2025, as revised, submitted by Forest at Riverwalk Development, LLC, be set for public hearing at the Planning Commission's next available regular meeting.

Motion passed unanimously by voice vote.

The Chair called a short recess at 8:51pm and reconvened the meeting at 8:54pm.

E. AMEND PLANNED UNIT DEVELOPMENT 2, 2023, INCLUDING SITE PLAN 67-9-2023

LOCATION:	**30825 and 31361 Orchard Lake Road**
PARCEL I.D.:	**22-23-03-226-027 and 028**
PROPOSAL:	**Redevelop shopping center in B-2, Community Business Zoning District**
ACTION REQUESTED:	**Set for Planning Commission Public Hearing**
APPLICANT:	**Frank Jarbou (formerly Timothy Collier)**
OWNER:	**Hunter's Square Development, LLC**

Consultant comments
Referencing the August 11, 2025 Giffels Webster memorandum, Planning Consultant Tangari provided the background and review for this request to set a requested amendment for PUD 2, 2023, including Site Plan 67-9-2023, for public hearing.

Page 2 of the August 11 memorandum included the summary of changes made to the approved PUD. The applicant is before the Planning Commission to get the revised plans approved before the final development agreement between the city and the applicant is adopted.

Staff had concluded that the revisions were significant enough to qualify as a major amendment, which requires Planning Commission and City Council action, as the amendments affected previously approved deviations from ordinance standards, meaning they must be formally approved and incorporated into the final PUD development agreement. He recommended setting a public hearing for the amendment.

Applicant presentation
Frank Jarbou, Signature Management, described the five proposed changes to the previously approved plan that they felt were most significant. He stated that the development agreement was nearly finalized and that the modifications were necessary to respond to evolving tenant and site needs. Mr. Jarbou characterized the changes as minor, although he acknowledged final determination was up to the Planning Commission:

- Construction of an outdoor cooler for Buffalo Wild Wings due to unit size constraints.
- Conversion of a small northern greenbelt area behind TJ Maxx to parking, previously land-banked.
- Minimal revisions to the rear layout of tenant spaces D-1 and D-2
- Significant revision to building C-1, originally a single 40,000 square foot structure, now divided into two tenant spaces of 25,000 square feet and 15,000 square feet, to reflect market demand. Total square footage remains unchanged.
- Adjustment to parking calculations, with land-banked spaces near truck wells available to meet standards if required.

Commission action
Motion by Ware, support by Stimson, that the proposed Amendment to PUD 2, 2023, and revised Site Plan 67-9-2023, submitted by Frank Jarbou (formerly Timothy Collier), be set for public hearing for the Planning Commission's next available regular meeting agenda.

Motion passed unanimously by voice vote.

F. AMEND PLANNED UNIT DEVELOPMENT 4, 2000

LOCATION:	**32555 Northwestern Hwy**
PARCEL I.D.:	**22-23-02-176-068**
PROPOSAL:	**Use existing building as a catering kitchen, storage, and private event space with new addition and changes to landscape features in B-3, General Business District and RA-4, One-Family Residential District.**
ACTION REQUESTED:	**Set for Planning Commission Public Hearing**
APPLICANT:	**Zack Sklar**
OWNER:	**CEC Farmington, LLC**

Consultant comments
Referencing the August 11, 2025 Giffels Webster memorandum, Planning Consultant Upfal provided the background and review for this application to set a proposed amendment to Planned Unit Development 4, 2000 for a public hearing. The site, located at the corner of Orchard Lake Road and Northwestern Highway, has B-3 underlying zoning.

The applicant proposed to repurpose the building for a catering business, storage, and private event space, with the addition of new building space and modifications to landscaping. Key issues included:

- The existing PUD agreement lists specific permitted uses; catering is not among them and would need to be added.
- The current PUD agreement restricts assembly halls to indoor use; outdoor event use would require amendment. The application describes using some of the outdoor space to the west of the building.

- Building materials requirements in the PUD agreement must be met unless, per the PUD agreement, changes are approved by the City Manager.
- Plans were inconsistent: elevations, floor plans, and site plans showed different layouts. Dumpster locations were unclear, with three different placements noted.
- The Applicant proposes removal of the existing pond, located at the front of the building facing Northwestern Highway, and replacing it with extensive native plantings. The pond was listed as a benefit in the original PUD. The Commission must determine whether this change constitutes an equal or greater benefit.
- Clarification of landscaping modifications and species is required for proper evaluation.
- An addition was proposed at the rear of the building.

Planning Consultant Upfal emphasized that the Commission's immediate role was to determine whether the amendment constituted a major or minor change. If deemed major, the application would return for a public hearing with revised, consistent plans.

Commissioner Mantey observed that the proposed addition and pool removal/landscaping were major changes. He questioned the practicality of replacing the pond with an elaborate garden, noting that maintenance could be equally costly.

Applicant presentation
Zack Sklar, applicant and owner of the building and operator of Cutting Edge Cuisine, explained that the existing space currently functions as a catering kitchen with storage in the front, which he now proposes to convert into an indoor event space for small weddings, showers, and community gatherings. To accommodate this, Mr. Sklar proposed an addition to the back of the building for storage, allowing the front to be repurposed for events.

Mr. Sklar said he would make sure the inconsistencies in the plans would be cleaned up. The dumpster would remain in the same location as it is now.

Mr. Sklar detailed the difficulties with maintaining the pond on the property, noting the excessive water use, ongoing mechanical failures, and continual debris. The pond was very expensive to maintain, and does not align with sustainable practices. He proposed replacing it with a landscaped area of native plantings that would require less maintenance and reflect the city's green values.

Commission discussion and action
In response to questions from Commissioner Ware, Mr. Sklar confirmed that the proposed landscaping would not be designed as an outdoor gathering or photography area, but rather as a visually attractive and lower-maintenance alternative to the pond.

Commissioner Stimson raised concerns about the proposed building addition, stating that the elevation drawings resembled a pole barn and lacked architectural variation. He requested improved renderings and material samples for the public hearing. Mr. Sklar clarified that the siding would match the existing building, using either EIFS or painted metal, but said he was flexible relative to materials used.

Chair Trafelet expressed concern over the use of EIFS siding, citing safety risks associated with flammability, as well as its vulnerability to physical damage. The use of EIFS was discouraged.

In response to questions, Mr. Sklar said that only indoor events were intended.

Commissioner Mantey said that given the removal of the pond, the project should be considered a major amendment requiring a public hearing.

In response to questions, Mr. Sklar said that:
- The roll-up doors would be located at the back of the building and largely screened from Northwestern Highway, though visible from nearby parking lots such as Home Depot.
- There were no plans for outdoor events.
- He had considered including artwork in front of the building, but had found the cost too high.

Commissioner Mantey emphasized that the removal of the pond was significant, since it had originally been cited as a benefit of the 2000 PUD approval. He requested that staff provide the original list of justifications for that approval to evaluate the relative importance of the pond when considering the amendment. He suggested that if the pond was considered a key justification, an alternative such as enhanced landscaping or possibly artwork might be required to offset its removal.

Mr. Sklar reiterated that the pond had become prohibitively expensive to maintain, citing annual costs of $4,200 in water alone, in addition to maintenance challenges. He argued that the landscaped garden proposed as a replacement would be more sustainable and aesthetically valuable. Commissioner Ware stressed that the city's art policy required some form of equivalent artistic or aesthetic feature and noted that the landscaped garden could fulfill that role if presented as such.

Mr. Sklar thought the primary issue had been changing parking space counts within the PUD. Planning Consultant Upfal clarified that the parking issue was not a concern but that the use of the site for catering and private events, along with the removal of the pond, required amendment to the PUD agreement.

Mr. Sklar thought the use might not be an issue, as they had obtained a liquor license as a private events – not a catering – use.

Commissioner Varga expressed appreciation for Sklar's investment along Northwestern Highway, noting that replacing a man-made pond with a natural landscaped garden could be seen as an appropriate substitution. She stressed the importance of clarifying the intended use and landscaping details before the public hearing.

MOTION by Varga, support by Mantey, that the proposed Amendment to PUD 4, 2000, submitted by Zack Sklar, be set for public hearing for the Planning Commission's next available regular meeting agenda, based on the Planning Commission's determination that the removal of the pond is a major change to the original PUD Agreement.

Motion discussion:
Mr. Sklar said that if the proposed changes constituted a major revision, he would probably not move forward, as the cost of going through a major change to the PUD was too great.

Commissioner Mantey thought that since the motion only referenced the pond, other attendant costs usually associated with a PUD amendment might not have to be incurred. The applicant should work with the Planning and Community Development Director and the Planner regarding this issue.

Planning Consultant Upfal suggested that some landscaping clarifications on other parts of the site could be approved administratively.

Motion approved unanimously by voice vote.

G. ZONING TEXT AMENDMENT 1, 2025

CHAPTER OF CODE:	**34, Zoning Ordinance**
PROPOSED AMENDMENT:	**Amend Zoning Ordinance to add new definitions and Public Art requirements**
ACTION REQUESTED:	**Set for Planning Commission Public Hearing**
SECTION:	**Amend section 34-2.2 and add Section 34.5.20**

Planning Consultant Tangari explained that at the joint meeting with Council it was agreed that the Planning Commission suggestion would be adopted into the text of the draft amendment. The text has been appropriately altered, and now needs to be set for public hearing.

MOTION by Stimson, support by Aspinall, that draft Zoning Text Amendment 1, 2025, be set for public hearing for the Planning Commission's next available regular meeting agenda.

Motion approved unanimously by voice vote.

APPROVAL OF MINUTES July 17, 2025, Regular Meeting

MOTION by Aspinall, support by Ware, to approve the July 17, 2025 Regular Meeting minutes as submitted.
Motion passed unanimously by voice vote.

PUBLIC COMMENT
None

COMMISSIONER/STAFF COMMENTS
Commissioner Mantey noted that he will not be present at the next meeting when the cluster development on Folsom Road is scheduled for discussion. He pointed out the lack of sidewalks along Folsom Road, particularly the one-quarter mile between Parker Avenue and Lundy Drive, where the existing sidewalk terminates. This stretch of road poses a safety hazard for bicyclists, as traffic travels approximately 40–45 miles per hour and there is only a narrow shoulder of about 1.5 feet. He emphasized the importance of requiring new housing developments along major roads to provide sidewalks and requested that fellow commissioners raise this issue in his absence.

Chair Trafelet recalled that sewer and drainage improvements are already scheduled in the area, and it is hoped that sidewalk installation could be coordinated with that work. Commissioner Mantey reiterated that he found the current conditions unsafe when cycling there and urged that the issue not be overlooked.

Staff Planner Mulville-Friel called the Commission's attention to information in the packets regarding master plan updates from the City of Southfield, City of Novi, and the Village of Franklin.

ADJOURNMENT

MOTION by Ware, support by Varga, to adjourn the meeting.
Motion passed unanimously by voice vote.

The meeting ended at 9:32pm.

Respectfully submitted,
Kristen Aspinall,
Planning Commission Secretary