**AGENDA**
**PLANNING COMMISSION PUBLIC HEARING/REGULAR MEETING**
**CITY OF FARMINGTON HILLS**
**SEPTEMBER 17, 2026 at 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. ZONING TEXT AMENDMENT 1, 2026**

| | |
|---|---|
| CHAPTER OF CODE: | 34, Zoning Ordinance |
| PROPOSED AMENDMENT: | Amend Zoning Ordinance to replace in entirety Section 34-6.1 "Site Plan Review" to revise, consolidate, and restate the procedures, standards, and requirements relating to the submission, review, processing, consideration, decision-making, duration of site plans in the city. |
| ACTION REQUESTED: | Recommendation to City Council |
| SECTION: | Amend Section 34-6.1 |

**5. Regular Meeting**

**A. SITE PLAN APPROVAL 58-7-2026**

| | |
|---|---|
| LOCATION: | 30800 Northwestern |
| PARCEL I.D.: | 22-23-12-127-002 |
| PROPOSAL: | Specialty Medical Center– Atrium Addition within the OS-1, Office Service District. |
| ACTION REQUESTED: | Site Plan Approval |
| APPLICANT: | Stucky Vitale Architects (Mike Blanek) |
| OWNER: | Specialty Property Group, LLC |

**B. SITE PLAN APPROVAL 59-7-2026**

| | |
|---|---|
| LOCATION: | 32750 Northwestern Highway |
| PARCEL I.D.: | 22-23-02-126-006 |
| PROPOSAL: | Renovate an existing building located within the B-3, General Business District for a new jewelry and loan business establishment. |
| ACTION REQUESTED: | Site Plan Approval |
| APPLICANT: | Vincent Tueni |
| OWNER: | Vincent Tueni |

**C. SITE PLAN APPROVAL 60-8-2026**

| | |
|---|---|
| LOCATION: | 22412 Middlebelt Road |
| PARCEL I.D.: | 22-23-25-351-018 |
| PROPOSAL: | Renovate an existing, continuously operated auto repair/oil business for a new auto repair business located within the B-3, General Business District. |
| ACTION REQUESTED: | Site Plan Approval |
| APPLICANT: | Bilal Chami |
| OWNER: | Hanan Real Estate, LLC |

**D. SITE CONDO PLAN 2, 2026**

| | |
|---|---|
| LOCATION: | South side of Folsom Rd. (Between Parker and Lundy) |
| PARCEL I.D.: | 22-23-34-252-019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029, 030, 031, 032, 033, 034, 035, 036, and 043 |
| PROPOSAL: | Tentative approval of a 27 unit detached single-family home Site Condominium Plan in an RA-3, One-Family Residential District. |
| ACTION REQUESTED: | Set for Public Hearing |
| APPLICANT: | Forest at Riverwalk Development, LLC |
| OWNER: | Forest at Riverwalk Development, LLC |

**E. PUBLIC ART REQUIREMENT GUIDELINES AND PROCEDURES FOR ARTS COMMISSION REVIEW**

ACTION REQUESTED: Recommend City Council Approval

**6. Approval of Minutes** August 20, 2026

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

**Respectfully Submitted,**

**Tanji Grant, Planning Commission Secretary**

**Staff Contact:**

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

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

# 4. Public Hearing

**A. <u>ZONING TEXT AMENDMENT 1, 2026</u>**

| | |
|---|---|
| CHAPTER OF CODE: | 34, Zoning Ordinance |
| PROPOSED AMENDMENT: | Amend Zoning Ordinance to replace in entirety Section 34-6.1 “Site Plan Review” to revise, consolidate, and restate the procedures, standards, and requirements relating to the submission, review, processing, consideration, decision-making, duration of site plans in the city. |
| ACTION REQUESTED: | Recommendation to City Council |
| SECTION: | Amend Section 34-6.1 |

# Draft - ZTA 1, 2026

**ORDINANCE NO. C-_____-2026**

**CITY OF FARMINGTON HILLS**
**OAKLAND COUNTY, MICHIGAN**

**AN ORDINANCE TO AMEND THE FARMINGTON HILLS CODE OF ORDINANCES, CHAPTER 34, "ZONING," ARTICLE 6, "DEVELOPMENT PROCEDURES," SECTION 34-6.1, "SITE PLAN REVIEW," TO REVISE, CONSOLIDATE, AND RESTATE THE PROCEDURES, STANDARDS, AND REQUIREMENTS RELATING TO THE SUBMISSION, REVIEW, PROCESSING, CONSIDERATION, DECISION-MAKING, DURATION OF SITE PLANS IN THE CITY.**

**THE CITY OF FARMINGTON HILLS ORDAINS:**

***Section 1 of Ordinance. Ordinance Amendment.***

The Farmington Hills City Code, Chapter 34, "Zoning," Article 6, "Development Procedures," Section 34-6.1, "Site Plan Review," is amended in its entirety to read as follows:

**SECTION 34-6.1 SITE PLAN REVIEW**

**SECTION 34-6.1.1 INTENT**

The site plan review requirements in this Article are intended to provide a consistent and uniform method for reviewing proposed development plans to ensure full compliance with the regulations in this Ordinance, other applicable ordinances, and applicable state and federal laws. These requirements are intended to encourage a harmonious relationship of buildings and uses both within a site and in relation to adjacent uses; achieve efficient use of land; encourage innovative design solutions; protect natural resources; ensure safety for internal and external vehicular and pedestrian users; achieve innovative stormwater management solutions; and prevent adverse impacts on adjoining or nearby properties. It is further the intent of these provisions to encourage cooperation and consultation between the City and the applicant to facilitate development in accordance with the City land use objectives.

**SECTION 34-6.1.2 SITE PLAN REQUIRED**

1. **Site plan review required.** The following buildings, structures, and uses require site plan review:

   A. Any proposed or permitted use and related buildings, except single-family dwellings;

   B. Any proposed special approval or special use and related buildings;

   C. Any alteration, addition, or expansion of an existing permitted or special approval or special land use and/or related buildings;

   D. Any building or use for which site plan review is specifically required by this chapter;

E. Expansion or paving of off-street parking and/or a change in vehicular or pedestrian circulation or access.

F. A non-residential use permitted in a residential district.

G. A substantial revision to a development that has received Preliminary or Final Site Plan Approval, as determined by the Zoning Administrator.

2. **Site plan review not required.** Erection, moving, relocation, conversion, or structural alterations to a one- or two-family dwelling on an individual lot, and its accessory use(s) or structure(s), are exempt from the full site plan review procedure. However, other applicable approvals are still required, such as a zoning compliance permit review for compliance with this Chapter as set forth Section 34-7.6 and any required building permits.

**SECTION 34-6.1.3 SITE PLAN REVIEW PROCEDURES**

1. **Pre-application meeting.** Prior to submittal of a preliminary site plan application, the applicant shall schedule a meeting with the City to discuss the project, submittal requirements, and review procedures. The purpose of this meeting is to discuss applicable standards and technical issues, and to determine the appropriate type of review process based on this chapter. The Zoning Administrator may waive the pre-application meeting upon determining that the meeting is unnecessary based on the nature of the proposed improvements or changes.

2. **Preliminary Site Plan Procedures.**

A. **Application and fee for a preliminary site plan.** An application for a preliminary site plan review shall be filed with the Zoning Administrator and include the number of copies specified on the application of a preliminary site plan. An application for preliminary site plan review shall be accompanied by the required fees, as well as other data, exhibits, and information hereinafter required. The Zoning Administrator is authorized to determine the quantity and format of plan sets that are required.

B. **Required data for a preliminary site plan.** An application for approval of a preliminary site plan shall provide the information required for a preliminary site plan as set forth in Section 34-6.1.4, Required Site Plan Data. The Zoning Administrator shall forward the application and site plan(s) to the appropriate City departments for review. All reviews shall be returned to the Zoning Administrator.

C. **Planning Commission review of preliminary site plan.** The Zoning Administrator shall determine if the preliminary site plan includes the required information set forth in this chapter and the Engineering Standards. The Zoning Administrator shall transmit complete submittals of the application and preliminary site plan drawing(s) to the Planning Commission prior to its next available regularly scheduled meeting. The Planning Commission shall undertake a study of the same and shall give its approval or disapproval of the preliminary site plan, advising the applicant, in writing, of recommended changes or modifications in the proposed site plan as are needed to achieve conformity with the

standards specified in this chapter.

D. **Variance requests.** When the applicant intends to seek a variance from the Zoning Board of Appeals for a proposal that requires Planning Commission review, the applicant shall first apply for Preliminary Site Plan approval from the Planning Commission. The Planning Commission may deny Preliminary Site Plan approval as a result of any ordinance deficiencies/known variances. If such ordinance deficiencies/known variances are identified and the Preliminary Site Plan is approved, such approval shall be conditioned upon the granting of any necessary variances by the Zoning Board of Appeals. Any necessary variances must be obtained prior to Final Site Plan review.

E. **Conditions**. The Planning Commission shall have whatever authority is allowed by law to include conditions as part of a Preliminary Site Plan approval.

3. **Final Site Plan Procedures.**

A. Prior to submittal of any building and engineering construction permit applications, the petitioner shall obtain Final Site Plan approval. This final site plan submittal shall include those items specified in this Chapter. It shall be the responsibility of the petitioner to secure all necessary approvals and authorizations related to the items required under this chapter.

B. The Zoning Administrator shall review the submittal for Final Site Plan Approval to ascertain that all the requirements of this chapter have been satisfied. Any submittal that fails to include the required modifications, information, and/ or documents shall be deemed incomplete and held in abeyance until the petitioner rectifies all deficiencies.

C. In the event that the Final Site Plan has been substantially revised from the Preliminary Site Plan Approval, as determined by the Zoning Administrator, the applicant shall revise the Final Site Plan to bring it into conformance with the approved Preliminary Site Plan or shall reapply for a new Preliminary Site Plan approval. The Zoning Administrator shall have the discretion to send the revised Final Site Plan to the Planning Commission for consideration.

D. The Zoning Administrator shall review the Final Site Plan to ensure that it is consistent with Preliminary Site Plan Approval. The Zoning Administrator shall confirm that all necessary City Department approvals, authorizations or certifications have been received from Departments including, but not limited to, the Engineering Division and Fire Department. Upon verification of all required City approvals, the Zoning Administrator shall then grant Final Site Plan Approval and shall notify the Engineering Division and Building Official that building construction permit applications may be reviewed and granted for the project.

4. **Administrative site plan review procedures.**

A. The Zoning Administrator is authorized to review and approve a site plan as set forth in this section, provided all other standards of this Ordinance are met. If the Zoning Administrator determines that all applicable Ordinance standards are met, the Zoning

Administrator may issue final site plan approval without requiring a separate preliminary site plan approval.

B. The Zoning Administrator may require Planning Commission review and approval if the Zoning Administrator determines that a site plan cannot be approved administratively.

C. All applications for administrative site plan approval shall include the materials and submittal requirements set forth in Section 34-6.1.4, Required Site Plan Data. The Zoning Administrator may waive any submittal requirement deemed unnecessary.

D. The Zoning Administrator may conduct an administrative review of a site plan for the following projects or under the following circumstances where the plan is not otherwise required to receive Planning Commission approval:

i. Minor changes during construction required by outside governmental agencies.

ii. Increase in parking or loading area of up to twenty-five (25) percent of what is existing, or 6,000 square feet of pavement area without any building changes, whichever is less.

iii. Changes to the building height that do not add additional floor area nor exceed the maximum height requirements of the district.

iv. Expansion of an existing principal building of up to twenty-five (25) percent of the existing floor area in the event of no impact to other site requirements or improvements.

v. A change in use to a similar or less intense use provided the site shall not require any significant changes in the existing site facilities such as parking, landscaping, lighting, or sidewalks.

vi. A change from a nonconforming use to a conforming use.

vii. Accessory buildings, structures, and uses in the event of no impact to other site requirements or improvements.

viii. Aesthetic and architectural changes to a building or structure.

ix. Home occupations.

x. Sign installation, relocation, or replacement meeting the dimensional and locational standards of this Ordinance.

xi. Site improvements such as installation of walls, fences, lighting, or landscaping consistent with the Ordinance standards.

xii. Temporary uses, sales, seasonal outdoor sales, and special events.

xiii. Reuse or renovation of existing buildings with no additional hard surfacing or exterior improvements.

**SECTION 34-6.1.4 REQUIRED SITE PLAN DATA**

All plans shall be prepared by a professional engineer or architect registered in the State of Michigan whose seal shall be affixed to the first sheet. All landscape plans for sites of one acre or greater shall be prepared by a landscape architect licensed in the State of Michigan whose seal has been affixed to the first sheet. Preliminary and final site plan submittals shall include the information set forth in Table 6.1.4, Site Plan Submittal Requirements. The Zoning Administrator may waive data submittal requirements if deemed unnecessary based on the nature of the proposed improvements or changes.

**Table 6.1.4 Site Plan Submittal Requirements**

| Item | Required for | |
|---|---|---|
| | **Preliminary** | **Final** |
| **1. General Requirements** | | |
| 1.1. Name, address, and contact information of the applicant and property owner. | X | X |
| 1.2. Name, address, and contact information of firm or individual who prepared the site plan include professional license number of architect, engineer, designer, landscape architect or planner who prepared plan. | X | X |
| 1.3. North arrow, legend, graphic and written scale on all sheets. | X | X |
| 1.4. Title block(s) indicating the name of the development. | X | X |
| 1.5. Type of site plan “Preliminary” or “Final” (as appropriate). | X | X |
| 1.6. Dates of submission and revisions (month, day, year). | X | X |
| 1.7. Legal and common description of property, including parcel identification (Sidwell) number(s). | X | X |
| 1.8. General location map showing site in relation to major cross streets. | X | X |
| 1.9. Net acreage (minus rights-of-way) and total acreage, to the nearest one-tenth 1/10) acre. | X | X |
| 1.10. Written description of proposed project or use, type of building or structures, and name of proposed development, if applicable. | X | X |
| 1.11. Total project construction cost. | X | X |
| 1.12. Itemized engineering cost estimate. | | X |

| Item | Required for | |
|---|---|---|
| | **Preliminary** | **Final** |
| 1.13. Schedule for completing the project, including the phasing or timing of all proposed developments, if applicable. | X | X |
| **2. Site Layout** | | |
| 2.1. An overall plan for the entire development, drawn to scale. | X | X |
| 2.2. A certified survey of all existing and proposed lot and property lines prepared and sealed by a licensed surveyor, showing the relationship of the subject property to abutting properties. | X | X |
| 2.3. Location of all existing and proposed buildings, structures, parking areas, and other improvements on the site and within 50 feet of the subject property. | X | X |
| 2.4. Setback dimensions for all buildings and structures. Setbacks must be dimensioned from minimum locations and measured from lot lines. When lot lines abuts a street, measure setback from the existing or proposed right-of-way lines, whichever is greater. | X | X |
| 2.5. All existing and proposed easements, including type. | X | X |
| 2.6. The location and dimensions of all existing and proposed drives and parking areas with proposed and existing striping indicated. | X | X |
| 2.7. The proposed location and dimensions of any pedestrian sidewalks. | X | X |
| **3. Site Data Table** | | |
| 3.1. Zoning district of site and all adjacent property. | X | X |
| 3.2. Land use of site and all adjacent property. | X | X |
| 3.3. Proposed use of site. | X | X |
| 3.4. Gross and net lot area (acres and square feet). | X | X |
| 3.5. Gross floor area and usable floor area of all buildings, including accessory buildings (square feet of each and overall total). | X | X |
| 3.6. Floor area ratio (total gross floor area of buildings divided by net lot area). | X | X |
| 3.7. Percent lot coverage (ground floor area of buildings divided by net lot area). | X | X |
| 3.8. Impervious surface ratio (total square feet of impervious surface areas divided by net lot area). | X | X |
| 3.9. Number and type of dwelling units and density for residential projects. | X | X |

| Item | Required for | |
|---|---|---|
| | **Preliminary** | **Final** |
| 3.10. Building height in feet and number of stories. | X | X |
| 3.11. Required and proposed front yard open space (percent). | X | X |
| 3.12. Required and proposed setbacks (in feet). | X | X |
| 3.13. Proposed and required number of regular and accessible parking and loading spaces (include calculations used). | X | X |
| **4. Tree Survey** | | |
| 4.1. Tree survey per Sec. 34-5.18, tree permit reviewed separately (refer to tree survey checklist on City website). | X | X |
| **5. Natural Features** | | |
| 5.1. Existing and proposed ground elevations on the site on an appropriate grid or by contours, including existing and proposed ground elevations on adjacent land up to one hundred (100) feet of the subject property and existing building, drive and/or parking lot elevations and elevations of any adjacent unusual surface conditions. The City may require information beyond one hundred (100) feet of the subject property as necessary based on site conditions and the nature of the proposal. | X | X |
| 5.2. Location of all existing drainage courses, lakes, streams, rivers, creeks, brooks, ponds, and detention basins, including intermittent streams and ponds with water elevation level indicated and watercourse setbacks noted as required. | X | X |
| 5.3. Boundaries of 100-year floodplain (flood hazard area) and floodways if located on the property or immediately adjacent to the property. | X | X |
| 5.4. Location and boundaries of wetlands and wetland setbacks. | X | X |
| 5.5. Any proposed filling, draining, cutting, dredging or other alteration proposed for wetlands and setbacks must be graphically depicted and quantified in a table on the site plan. A wetlands determination may be waived by the Zoning Administrator based on applicable site information. | | X |
| 5.6. Soils information, location, and extent of soils that are unbuildable in their natural state because of organic content or water table level. | | X |
| 5.7. Groundwater information on the site, with supporting evidence, including but not limited to site-specific soils information. | | X |

| Item | Required for | |
|---|---|---|
| | Preliminary | Final |
| 5.8. Soil erosion control plan. | | X |
| **6. Access and Circulation** | | |
| 6.1. Dimensions, curve radii, and center lines of existing and proposed access points, roads, and road rights-of-way or access easements. | X | X |
| 6.2. The location and right-of-way widths of all abutting streets and alleys and the location of driveways or intersecting streets within 100 feet of the zoning lot on either side of the abutting street. | X | X |
| 6.3. Location and dimensions of proposed roads, driveways, parking lots, pedestrian sidewalks, and non-motorized pathways. | X | X |
| 6.4. Cross-section details of proposed roads, driveways, parking lots, sidewalks, and non-motorized paths illustrating materials and thickness. Geotechnical and pavement design report for public and private roads. | | X |
| 6.5. Dimensions of acceleration, deceleration, and passing lanes. | | X |
| 6.6. Location, dimensions, and surface material (asphaltic or concrete paving) of dedicated loading/unloading area(s). | X | X |
| 6.7. Dimensions of parking spaces, islands, drive aisles and maneuvering lanes. | X | X |
| 6.8. Location of proposed hydrants and required access for firefighting, police and other emergency equipment. Plans must detail access lanes for emergency vehicles, length of dead-end access roads and parking lots, provisions for the fire apparatus maneuvering per code, height of overhangs, sky walks, bridges or other similar structures, security gates restricting access, and location and spacing of fire hydrants. | X | X |
| 6.9. Traffic regulatory signs and pavement markings. | | X |
| **7. Landscaping** | | |
| 7.1. A landscape plan per Section 34-5.14 (refer to landscape plan checklist on City website). | X | X |
| **8. Building, Structure, and Miscellaneous Site Information** | | |
| 8.1. Location, height, and outside dimensions of all proposed buildings and structures. | X | X |
| 8.2. Location of any outdoor sales or display areas. | X | X |
| 8.3. Building floor plans and total floor area. | X | X |
| 8.4. Details on accessory structures and any screening. | X | X |

| Item | Required for | |
|---|---|---|
| | **Preliminary** | **Final** |
| 8.5. The location of any outdoor storage of materials and the manner by which it will be screened. | X | X |
| 8.6. Building elevations drawn at an appropriate scale and including design details to demonstrate compliance with applicable ordinance requirements. | X | X |
| 8.7. Location of all signs per Section 34-5.5, Sign permit reviewed separately. | X | X |
| **9. Exterior Lighting** | | |
| 9.1. Exterior Lighting Plan per Section 34-5.16. | X | X |
| **10. Utilities, Drainage, and Related Issues** | | |
| 10.1. Location of existing and proposed sanitary sewers and septic systems. | X | X |
| 10.2. Size and details of existing and proposed sanitary sewers and septic systems, including profile views and specifications. | | X |
| 10.3. Location of existing and proposed water mains, well sites, water service, and fire hydrants. | X | X |
| 10.4. Size and details of existing and proposed water mains, well sites, water service, and fire hydrants, including profile views and specifications. | | X |
| 10.5. Site grading, drainage patterns, and other stormwater management measures. | X | X |
| 10.6. Location storm sewers, drains, water quality treatments, and stormwater retention and detention facilities. | X | X |
| 10.7. Size and details of storm sewers and drains, including profile views and specifications, and stormwater drainage and retention/detention calculations per adopted standards. | | X |
| 10.8. Location of above- and below-ground gas, electric, and telephone lines, existing and proposed. | X | X |
| 10.9. Location of transformers and utility boxes and required screening. | X | X |
| 10.10. Location of dumpsters and screening details. | X | X |
| 10.11. Assessments of potential impacts from the use, processing, or movement of hazardous materials or chemicals, if applicable. | | X |
| 10.12. Location of roof-top mechanical equipment and screening details. | X | X |
| **11. Additional Information Required for Multiple-Family Residential Development** | | |
| 11.1. The number and location of each type of residential unit (one-bedroom units, two-bedroom units, etc.). | X | X |

| Item | Required for | |
|---|---|---|
| | Preliminary | Final |
| 11.2. Density calculations by type of residential unit (dwelling units per acre). | X | X |
| 11.3. Garage and/or carport locations and details, if proposed. | X | X |
| 11.4. Mailbox clusters. | X | X |
| 11.5. Location, dimensions, floor plans, and elevations of common building(s) (e.g., recreation, laundry, etc.), if applicable. | X | X |
| 11.6. Swimming pool fencing detail, including height and type of fence, if applicable. | X | X |
| 11.7. Location and size of recreation and open space areas. | X | X |
| 11.8. Indication of type of recreation facilities proposed for recreation area. | X | X |
| **12. Public Art (if required)** | | |
| 12.1. Public art requirements per Sec. 34-5.21 | X | X |
| **13. Additional Study** | | |
| 13.1. Traffic and/or parking study. | As required | |
| 13.2. Environmental assessment. | As required | |
| 13.3. Noise. | As required | |
| 13.4. Additional study as required by Zoning Administrator. | As required | |
| 13.5. Master grading plan including finished grades/brick ledge grades, and first floor elevations. | As required | |
| **14. Outside Agency Approval** | | |
| 14.1. Evidence that the plan has been submitted for review to affected local, county, state, and federal agencies, including but not limited to the Road Commission for Oakland County, Oakland County Water Resources Commissioner, Oakland County Health Department, the Michigan Department of the Environment, Great Lakes, and Energy (EGLE), and Michigan Department of Transportation. | | X |

## SECTION 34-6.1.5 PROCEDURE AFTER FINAL SITE PLAN APPROVAL

Upon certification of the approved Final Site Plan by the Zoning Administrator, the applicant may apply for the applicable construction and operating approvals, including, but not limited to engineering permits, building permits, tree permits, and business licenses.

## SECTION 34-6.1.6 GUARANTEES, CERTIFICATION OF COMPLIANCE, AS-BUILT PLANS

1. Prior to the issuance of any building permit for any building or prior to issuance of a certificate of occupancy for any other development that requires site plan review under this chapter, the applicant for same shall provide to the City the completion guarantee, as set forth in Section 34-7.2.

2. A zoning compliance permit, as set forth in Section 34-7.6As-built drawings as required by the City Engineer, shall be required submitted and approved prior to issuance of a certificate of occupancy or building permit.

## SECTION 34-6.1.7 EXTENSION, REVOCATION, AND ABANDONMENT OF SITE PLAN APPROVAL

1. **Preliminary Site Plan.** Preliminary Site Plan Approval shall be effective for a period of two (2) years. If within that two (2) year period the petitioner submits a complete application for Final Site Plan Approval to the Zoning Administrator in accordance with Section 34-6.1.3, then the Preliminary Site Plan approval shall be extended for an additional year. If the petitioner does not submit a complete application of the Final Site Plan within the two (2) year period, the Preliminary Site Plan Approval shall expire and become null and void, and the project shall be considered abandoned. If the petitioner does not receive Final Site Plan Approval within one (1) year of submission of the complete application, the Preliminary Site Plan Approval shall expire and become null and void, and the project shall be considered abandoned. Extensions of the Preliminary Site Plan approval may be granted in one (1) year increments by administrative approval, provided no changes have been made to the approved plan, and that the approved plan still complies with applicable ordinance requirements. No more than three (3) extensions may be granted. All requests for extensions shall be made in writing and include a statement of why the extension is necessary.

2. **Final Site Plan.** Final site plan approval is valid for a period of two (2) years from the date of Final Site Plan approval by the Zoning Administrator. Within that two (2) year period all necessary building or construction permits shall be secured and substantial construction shall be commenced. Extensions may be granted in one (1) year increments by administrative approval, provided no changes have been made to the approved plan and that the approved plan still complies with applicable ordinance requirements. No more than three (3) extensions may be granted. All requests for extensions shall be made in writing and include a statement of why the extension is necessary.

3. **Revocation or stay.** The Planning Commission may, upon the recommendation of the City Attorney and as part of a code enforcement process or proceeding, stay or revoke a site plan approval if the Planning Commission determines that any information on the approved site plan provided to the Commission as part of the approval process was false or in error, or if the requirements of the site plan have not been met and use of the property affected has been determined by the Zoning Administrator in writing to be in violation of this Ordinance. The Planning Commission shall hold a hearing and give notice of same to the applicant and property owner before such revocation or stay. A revocation or stay order shall be in writing and shall indicate the basis upon which the stay or revocation may be lifted or remedied.

**SECTION 34-6.1.8 SITE PLAN APPROVAL STANDARDS**

A. Site plans shall be approved if the Planning Commission or Zoning Administrator, as applicable, reviews the site plan and determines that the proposed plan complies with all applicable regulations of this Article and Ordinance as well as other applicable laws, ordinances, and regulations.

B. The proposed development shall provide for proper development of roads, easements, and public utilities. Site access and circulation shall be designed to ensure the safe and convenient movement of vehicles, bicycles, pedestrians, and transit, where applicable. Where possible, separation of pedestrian and vehicular traffic shall be provided to avoid conflicts and unsafe conditions. Internal circulation shall be arranged to provide a practical means of emergency personnel and vehicle access to all sides of a building. There shall be a proper relationship between public thoroughfares and proposed service drives, driveways, and parking areas.

C. Where the Ordinance contemplates an exercise of discretion by the Commission or the Zoning Administrator, additional considerations may include, as appropriate to the determination at issue and to the extent consistent with the Ordinance:

    a. The general health, safety, welfare, and character of the City and surrounding neighborhood.

    b. The Master Plan.

    c. The preservation and protection of existing natural resources and features, such as lakes, ponds, streams, wetlands, floodplains, steep slopes, groundwater, trees, and wooded areas, including understory trees.

    d. The utilizations of natural topography to the maximum extent possible, minimizing the amount of cutting, filling, and grading required, and preventing soil erosion or sedimentation.

***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 on the date provided by applicable law following publication.

***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 _____, 2026, 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 _____, 2026, the original of which is on file in my office.

_____
CARLY LINDAHL, City Clerk
City of Farmington Hills

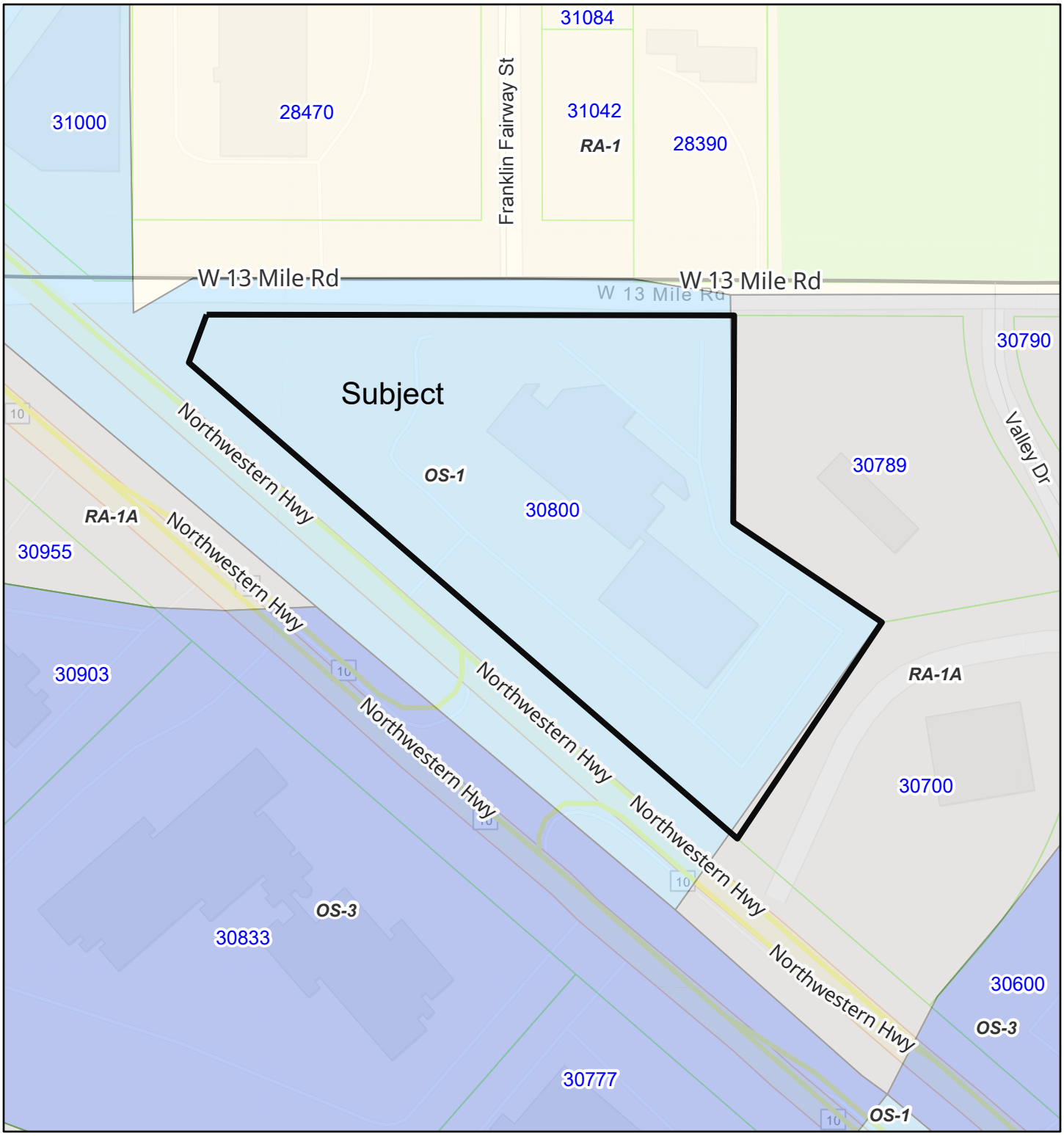
## 5. Regular Meeting

### A. <u>SITE PLAN APPROVAL 58-7-2026</u>

| | |
|---|---|
| LOCATION: | 30800 Northwestern |
| PARCEL I.D.: | 22-23-12-127-002 |
| PROPOSAL: | Specialty Medical Center– Atrium Addition within the OS-1, Office Service District. |
| ACTION REQUESTED: | Site Plan Approval |
| APPLICANT: | Stucky Vitale Architects (Mike Blanek) |
| OWNER: | Specialty Property Group, LLC |

# ZONING MAP

# Zoning Map (SP 58-7-2026 - 30800 Northwestern Hwy)

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1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.09 km

Zoning districts

- OS-1
- OS-3
- RA-1
- RA-1A
- 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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# OS-1 – Office Service District

# 34-3.1.19 OS-1 Office Service District

## A. INTENT

The OS-1 office service districts are designed to accommodate uses such as offices, banks and personal services which can serve as transitional areas between residential and nonresidential districts, and as other office areas to serve local needs. The districts also provide for personal services which are a convenience to persons working in office districts.

? **User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

## B. PRINCIPAL PERMITTED USES

The following uses are permitted subject to the required conditions in Section 34-3.9

i. Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting, sales

ii. Medical offices including clinics

iii. Banks, credit unions, savings and loan associations, and similar uses with drive-in facilities as an accessory use only

iv. Sanitariums or convalescent homes

v. **Churches** § 34-4.4

vi. **Nursery schools, day nurseries, and day care centers** § 34-4.5

vii. Other uses similar to the above uses

viii. **Cellular antenna** § 34-4.24

ix. **Secondary use which is accessory to and located in the same building as a principal permitted use** § 34-4.23

x. Public offices, telephone exchange buildings and public utility offices, but not including storage yards, transformer stations, substations or gas regulator stations

xi. **Private clubs and lodge halls** § 34-4.18

xii. Accessory structures and uses customarily incident to any principal use permitted

## C. SPECIAL APPROVAL USES

i. Reserved

## D. ACCESSORY USES

i. **Electric vehicle infrastructure** § 34-4.55

ii. **Parking structures** § 34-4.61

# OS-1 Office Service District

## E. DEVELOPMENT STANDARDS

**Lot Size**

| | |
|---|---|
| Minimum lot area: | Not specified |

**Setbacks**

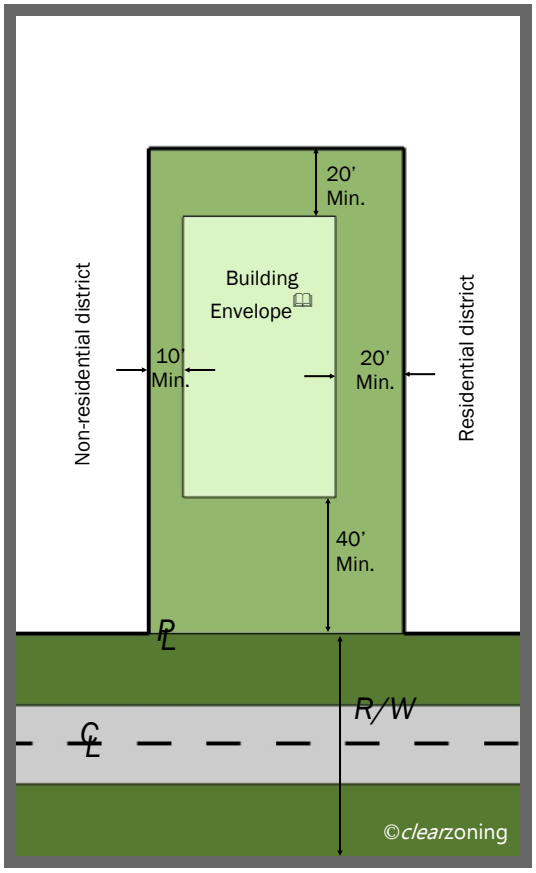
| | |
|---|---|
| Minimum front yard setback: | 40 ft |
| Minimum rear yard setback: | 20 ft |
| Minimum side yard setback: | 10 ft |
| Minimum from residential district: | 20 ft |
| Minimum from side street: | 25 ft |

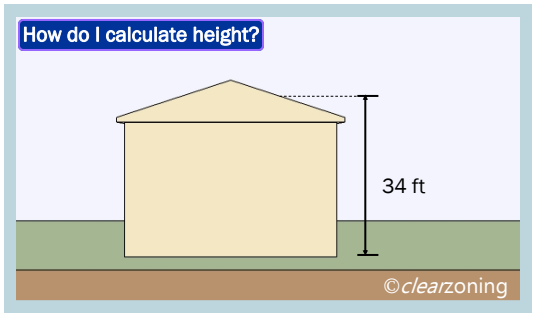
**Building Height**

| | |
|---|---|
| Maximum building height: | 34 ft |
| Maximum number of stories: | 2 |

**Open Space**

| | |
|---|---|
| Front yard open space required | 50% |




*The above drawings are not to scale.*

**NOTES**

- For additions to the above requirements, refer to Section 34-3.5: A, I, J, K, L, M, N, T and U.

Δ Ord. No. C-5-2025

## SELECTED REFERENCES

**3. Zoning Districts**

- Office District Standards § 34-3.9
- General Exceptions § 34-3.26
- Planned Unit Development § 34-3.20

**4. Use Standards**

- Special Land Uses § 34-4.20
- Standards for Cellular Towers § 34-4.24.8

**5. Site Standards**

- Accessory Buildings and Structures § 34-5.1
- Off-street Parking Requirements § 34-5.2
- Off-street Parking Space Layout Standards § 34-5.3
- Off-street Loading and Unloading § 34-5.4
- Signs § 34-5.5
- Acceleration-deceleration Passing Lanes § 34-5.6
- Flood Zone Controls § 34-5.8
- Entranceway Structures § 34-5.9
- Corner Clearance § 34-5.10
- Frontage on Public Street § 34-5.11
- Fences § 34-5.12
- Access to Major or Secondary Thoroughfares § 34-5.13
- Landscape Development § 34-5.14
- Walls and Berms § 34-5.15
- Exterior Lighting § 34-5.16
- Screening of Rooftop Equipment § 34-5.17
- Tree Protection, Removal & Replacement § 34-5.18
- Pedestrian Access and Connectivity § 34-5.19

**6. Development Procedures**

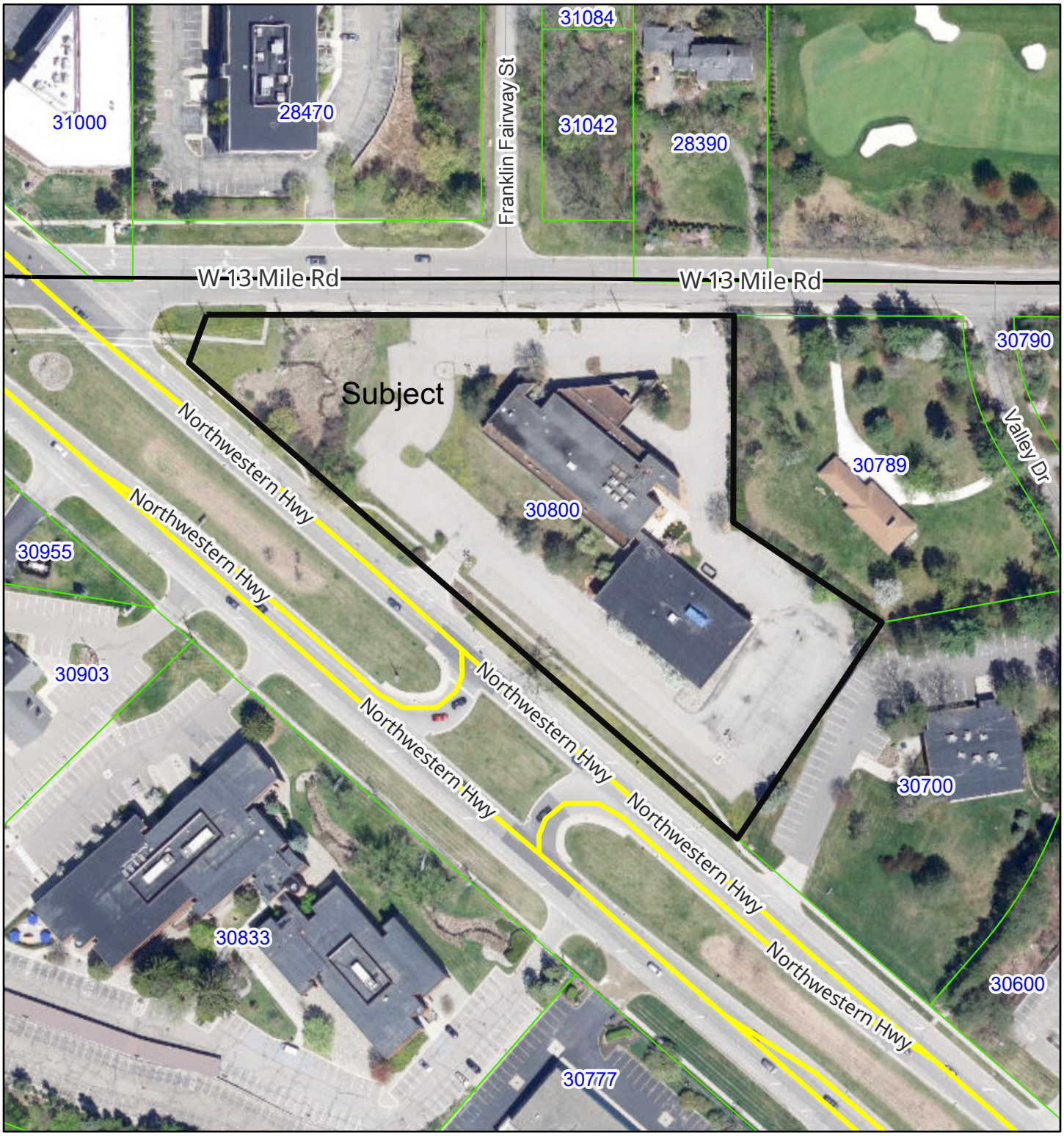
- Site Plan Review § 34-6.1

**7. Admin and Enforcement**

- Guarantee for Improvements § 34-7.2

# AERIAL MAP

# Aerial Map (SP 58-7-2026 - 30800 Northwestern Hwy)

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Tax Parcels

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0 0.01 0.03 0.05 mi

0 0.02 0.04 0.09 km

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

City of Farmington Hills, MI

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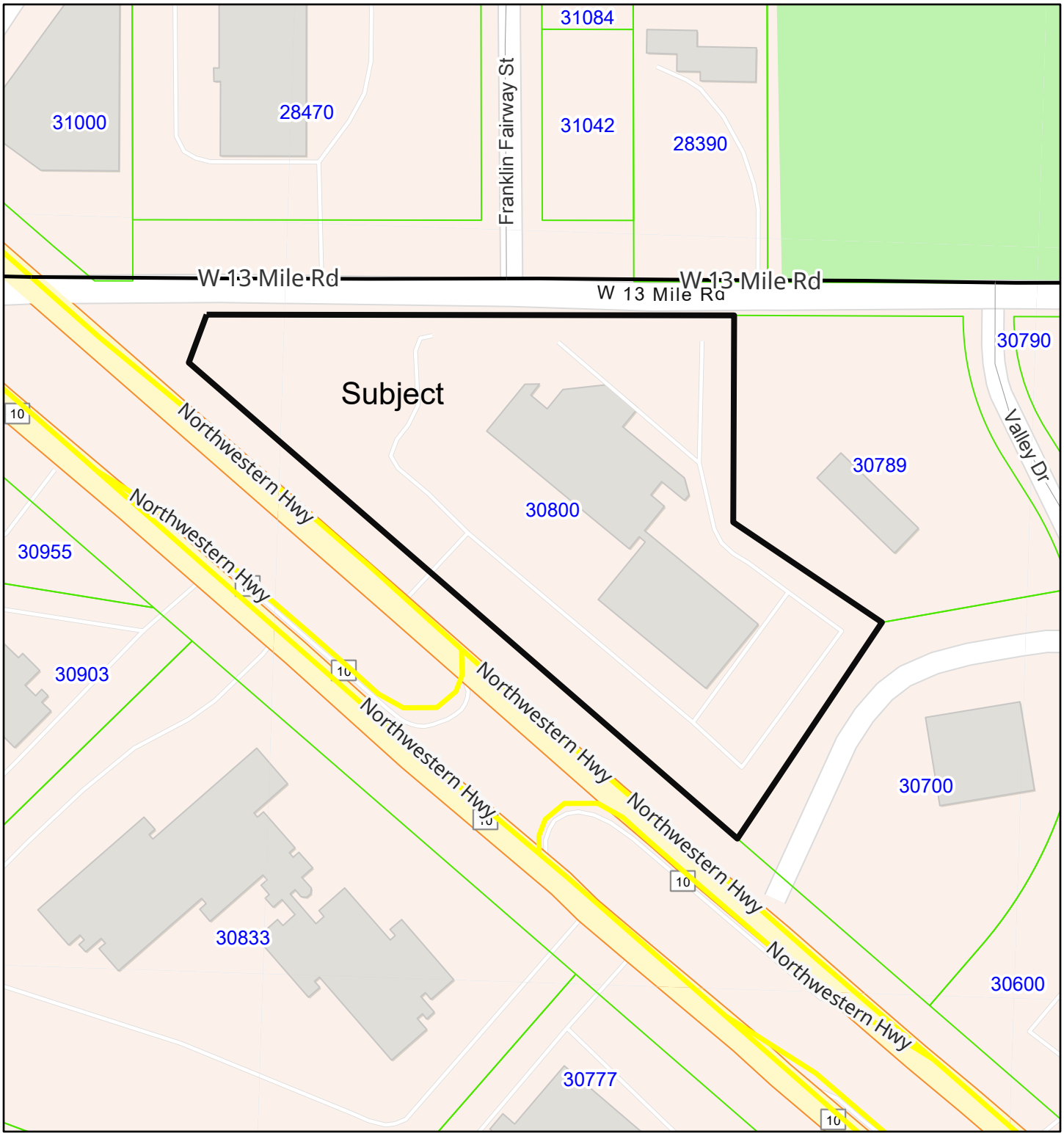
# LOCATION MAP

# Location Map (SP 58-7-2026 - 30800 Northwestern Hwy)




9/10/2026, 8:35:06 AM

Tax Parcels

1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.09 km

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

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# Site Plan

# SPECIALTY PROPERTY GROUP LLC - PROPOSED ATRIUM ADDITION

## 30800 NORTHWESTERN HWY

### ARCHITECT
STUCKY VITALE ARCHITECTS
27172 WOODWARD AVENUE
ROYAL OAK, MICHIGAN 48067
(248) 546-6700

### OWNER
SPECIALTY PROPERTY GROUP LLC
44056 MOUND ROAD
STERLING HEIGHTS, MI 48310

### CONTRACTOR
WALCON INC.
50559 CENTRAL INDUSTRIAL DR.
SHELBY TWP., MI 48315
(586) 580-2429

### CIVIL / LANDSCAPE ENGINEER
STONEFIELD ENGINEERING
555 S. OLD WOODWARD AVE. STE 12L
BIRMINGHAM, MI 48009
(248) 247-1115

### MECH/PLUMB/ELEC ENGINEER
MA ENGINEERING
180 HIGH OAK ST.
BLOOMFIELD HILLS, MI 48304
(248) 258-1610

### STRUCTURAL ENGINEER
SJW ENGINEERING
7325 TRIANGLE DR.
STERLING HEIGHTS, MI 48314
(810) 292-0161

### PROJECT INFORMATION

**PROJECT DESCRIPTION**
ATTRIUM ADDITION TO THE EXISTING FACILITIES LOCATED AT 30800 NORTHWESTER HWY.

**PROJECT INFORMATION**
SQUARE FOOTAGE BUILDING (3 STY):
LOWER LEVEL: 13, 347 SF
1ST FLOOR: 13,333 SF
2ND FLOOR: 10,425 SF
TOTAL = 37,105 SF
SQUARE FOOTAGE BUILDING (2 STY):
LOWER LEVEL: 10,184 SF
1ST FLOOR: 10,473 SF
TOTAL = 20,657 SF
BOTH BUILDING TOTAL SF = 57,762 SF

**APPLICABLE CODES**
2021 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS (MRC)
2021 MICHIGAN MECHANICAL CODE (MMC)
2021 MICHIGAN PLUMBING CODE (MPC)
2021 MICHIGAN COMMERCIAL ENERGY CODE (MCEC)
2023 MICHIGAN ELECTRICAL CODE (MEC) W/ PART 8 RULES
2023 NATIONAL ELECTRICAL CODE (NEC)
2019 ANSI/ASHRAE/IES 90.1
2012 NFPA 101 LIFE SAFETY CODE
2016 ASME A17.1 SAFETY CODE FOR ELEVATORS

**BARRIER FREE REQUIREMENTS:**
2017 ADA STANDARDS FOR ACCESSIBLE DESIGN (DOJ)
MBC-2021, CHAPTER 11
ICC / ANSI 117.1 - 2017

**CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION**
BUSINESS: B

**CHAPTER 5 - GENERAL BUILDING HEIGHTS AND AREAS**
ALLOWABLE AREA: 92,000SF
ACTUAL AREA: 57,762 SF
ALLOWABLE STORIES (HEIGHT):4
ACTUAL STORIES (HEIGHT):3

**CHAPTER 6 - TYPES OF CONSTRUCTION**
TYPE: IIB
-STRUCTURAL FRAME: 0 HOUR
-BEARING WALLS: 0 HOUR
-EXTERIOR NON-BEARING WALLS: 0 HOUR
-INTERIOR NON-BEARING WALLS: 0 HOURS
-OPENING PROTECTIVES AT EXTERIOR WALL: 0 HOURS
-FLOOR CONSTRUCTION AND SECONDARY FRAMING: 0 HOUR
-ROOF CONSTRUCTION AND SECONDARY FRAMING: 0 HOUR

**CHAPTER 9 - FIRE PROTECTION SYSTEMS**
AUTOMATIC SPRINKLER SYSTEMS: REQUIRED PER SEC. 903.2.2
FIRE ALARM AND DETECTION SYSTEMS: REQUIRED PER SEC. 907.2.2

SHEET INDEX - GENERAL

| DWG # | DRAWING NAME | ISSUED FOR | DATE |
|---|---|---|---|
| G001 | COVER SHEET, GENERAL INFORMATION, DRAWING INDEX | Site Plan Application | 04.27.26 |
| DRAWINGS: 1 | | | |

SHEET INDEX - CIVIL

| DWG # | DRAWING NAME | ISSUED FOR | DATE |
|---|---|---|---|
| C-1 | COVER SHEET | Site Plan Application | 04.27.26 |
| C-2 | DEMOLITION & TREE REMOVAL PLAN | Site Plan Application | 04.27.26 |
| C-3 | SITE & UTILITY PLAN | Site Plan Application | 04.27.26 |
| C-4 | STORMWATER MANAGEMENT PLAN | Site Plan Application | 04.27.26 |
| C-5 | LIGHTING PLAN | Site Plan Application | 04.27.26 |
| C-6 | LANDSCAPING PLAN | Site Plan Application | 04.27.26 |
| C-7 | LANDSCAPING DETAILS | Site Plan Application | 04.27.26 |
| C-8 | CONSTRUCTION DETAILS | Site Plan Application | 04.27.26 |
| 1 OF 1 | BOUNDARY & TOPOGRAPHIC SURVEY | Site Plan Application | 04.27.26 |
| DRAWINGS: 9 | | Site Plan Application | 04.27.26 |

SHEET INDEX - ARCHITECTURAL

| DWG # | DRAWING NAME | ISSUED FOR | DATE |
|---|---|---|---|
| A100 | First Floor Plan (Below Grade) | Site Plan Application | 04.27.26 |
| A110 | Second Floor Plan (Main Level) | Site Plan Application | 04.27.26 |
| A120 | Third Floor Plan | Site Plan Application | 04.27.26 |
| A301 | EXTERIOR ELEVATIONS | Site Plan Application | 04.27.26 |
| A311 | EXTERIOR RENDERINGS | Site Plan Application | 04.27.26 |
| DRAWINGS: 5 | | | |

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.

### SYMBOL LEGEND

- 1 / A101 — ENLARGED CALLOUT TAG
- A101 — INTERIOR ELEVATION TAG
- 1 / A101 — EXTERIOR ELEVATION TAG
- X / Sheet — Name, SCALE: X/X" = 1'-0" — DETAIL NUMBER, VIEW TITLE, VIEW SCALE, SHEET NUMBER
- ROOM NAME / ROOM NAME / 101 — ROOM TAG
- FLOOR NAME / ELEV. 100'-0" — LEVEL REFERENCE
- 0, 0 — DATUM WORKPOINT
- COLUMN GRIDS: 1 — NUMBERS DESIGNATE VERTICAL COLUMN LINES; A — LETTERS DESIGNATE HORIZONTAL COLUMN LINES; A — SQUARE DESIGNATE EXISTING COLUMN GRID
- DOOR TAGS: 101 — NEW DOOR TAG DESIGNATION; 101 — EXISTING DOOR TAG DESIGNATION (ONLY IF EXISTING DOOR TO BE MODIFIED)
- 2C3-Y6 — PARTITION TAG
- XX — KEYNOTE TAG
- XX — EQUIPMENT TAG
- X / A-XXX — SHEET REF FOR DRAWING CONTINUATION
- ZONE B / ZONE A — MATCH LINE

### ABBREVIATION LEGEND

| | | | |
|---|---|---|---|
| & | AND | ℄ or ℄ | CENTERLINE |
| L | ANGLE | Ø | DIAMETER |
| @ | AT | ± | PLUS OR MIN |
| ACCESS. | ACCESSIBILITY | N | NORTH |
| ACOUS. | ACOUSTICAL | NIC | NOT IN CONTRACT |
| ACT | ACOUSTICAL CEILING TILE | NOM. | NOMINAL |
| A.D. | AREA DRAIN | NTS | NOT TO SCALE |
| ADJ | ADJUSTABLE | O/C | ON CENTER |
| A.F.F. | ABOVE FINISH FLOOR | OFC | OFFICE |
| AL | ALUMINUM | OPNG | OPENING |
| ANOD. | ANODIZED | OPP | OPPOSITE |
| ARCH. | ARCHITECTURAL or ARCHITECT | OVFD | OVERFLOW DRAIN |
| ASPH. | ASPHALT | PL | PLATE |
| BD. | BOARD | PLAM | PLASTIC LAMINATE |
| BF | BARRIER FREE | PLAS | PLASTER |
| BLDG. | BUILDING | PNT | PAINT |
| BLK'G. | BLOCKING | PLYWD | PLYWOOD |
| BOH. | BACK OF HOUSE | PREFAB | PREFABRICATED |
| BOT. | BOTTOM | PFN | PREFINISH or PREFINISHED |
| BR | BRICK | PROJ | PROJECTION |
| CAB. | CABINET | PT | POINT |
| CEM. | CEMENT | R. | RISER |
| C.J. | CONTROL JOINT | RCP | REFLECTED CEILING PLAN |
| CLG | CEILING | R.C. | ROOF CONDUCTOR |
| C.F.M.F. | COLD FORMED METAL FRAMING | RD | ROOF DRAIN |
| C.O. | CLEAN OUT | REINF | REINFORCING |
| CLO. | CLOSET | REQ'D | REQUIRED |
| CLR. | CLEAR | RESIL | RESILIENT |
| COL. | COLUMN | RFG | ROOFING |
| CONC. | CONCRETE | RM | ROOM |
| C.G. | CORNER GUARD | R.S. | ROOF SUMP |
| CONST. | CONSTRUCTION | SAN | SANITARY |
| CONT. | CONTINUOUS | SC | SOLID CORE |
| COR. | CORRIDOR | SCHED | SCHEDULE |
| CORR. | CORRUGATED | SHT | SHEET |
| CPT | CARPET | SIM | SIMILAR |
| C.T. | CERAMIC TILE | SPEC | SPECIFICATIONS |
| CTSK. | COUNTER SUNK | SQ | SQUARE |
| CW | CURTAIN WALL | ST.STL. | STAINLESS STEEL |
| D.F. | DRINKING FOUNTAIN | SS | SOLID SURFACE |
| DET. | DETAIL | ST | STONE |
| DIA. | DIAMETER | STD | STANDARD |
| DIM. | DIMENSION | STL | STEEL |
| DN. | DOWN | STN | STAIN |
| D.O. | DOOR OPENING | STOR | STORAGE |
| DR. | DOOR | STRUCT | STRUCTURAL or STRUCTURE |
| D.S. | DOWN SPOUT | SUSP | SUSPENDED |
| DWG. | DRAWING | SYM | SYMMETRICAL |
| DWR. | DRAWER | T. | TREAD |
| EA | EACH | T&B | TOP AND BOTTOM |
| E.J. | EXPANSION JOINT | TERR. | TERRAZZO |
| EL | ELEVATION | T.O.C. | TOP OF CURB |
| ELEC. | ELECTRICAL | T&G | TONGUE AND GROOVE |
| ELEV. | ELEVATOR | THK | THICK |
| E.O.S./EOS | EDGE OF SLAB | THRES. | THRESHOLD |
| E.O.D./EOD | EDGE OF DECK | T.O.P. | TOP OF PARAPET |
| EP | ELECTRICAL PANEL | TA | TOILET ACCESSORY |
| EPX | EPOXY | TV | TELEVISION |
| EQ. | EQUAL | T.O.W. | TOP OF WALL |
| EQPM | EQUIPMENT | TOS / T.O.S. | TOP OF STEEL |
| E.W. | EACH WAY | TYP. | TYPICAL |
| EXIST. / EX | EXISTING | U/C | UNDERCUT |
| EXP. | EXPOSED | U.N.O. | UNLESS NOTED OTHERWISE |
| EXT. | EXTERIOR | U.SK. | UTILITY SINK |
| FA | FIRE ALARM | V.B. | VAPOR BARRIER |
| FD | FLOOR DRAIN | VCT | VINYL COMPOSITION TILE |
| FON | FOUNDATION | VERT. | VERTICAL |
| FE | FIRE EXTINGUISHER | VEST | VESTIBULE |
| FEC | FIRE EXTINGUISHER CABINET | VF | VINYL FLOORING |
| FHC | FIRE HOSE CABINET | V.I.F. | VERIFY IN FIELD |
| FIN | FINISH | W | WIDTH |
| FL | FLOOR | W/ | WITH |
| F.O. | FACE OF | WB | WALL BASE |
| F.O.S. | FACE OF STUD | W.C. | WATER CLOSET |
| FPRF | FIREPROOF | WC | WALLCOVERING |
| FR | FRAME | WD | WOOD |
| FRP | FIBERGLASS REINFORCED PANEL | W/O | WITHOUT |
| FRT | FIRE RETARDANT TREATED | WR | WATER RESISTANT |
| F.S. | FULL SIZE | WSCT. | WAINSCOT |
| FT. | FOOT or FEET | WT. | WEIGHT |
| FTG. | FOOTING | W.W.F. | WELDED WIRE FABRIC |
| FUR | FURRING | | |
| GA. | GAUGE | | |
| GALV. | GALVANIZED | | |
| G.B. | GRAB BAR | | |
| GFRC. | GLASS FIBER REINFORCED CONCRETE | | |
| GL. | GLASS | | |
| GYP. | GYPSUM | | |
| H.B. | HOSE BIBB | | |
| H.C. | HOLLOW CORE | | |
| HDWD | HARDWOOD | | |
| HDWE | HARDWARE | | |
| HM | HOLLOW METAL | | |
| HORIZ. | HORIZONTAL | | |
| HR | HOUR | | |
| HGT | HEIGHT | | |
| INSUL | INSULATION | | |
| IMP | INSULATED METAL PANEL | | |
| IMWP | INSULATED METAL WALL PANEL | | |
| INT | INTERIOR | | |
| J.C. | JANITOR'S CLOSET | | |
| JT. | JOINT | | |
| KIT. | KITCHEN | | |
| LAV | LAVATORY | | |
| LG | LENGTH | | |
| L.L.V. | LONG LEG VERTICAL | | |
| LT | LIGHT | | |
| LVT | LUXURY VINYL TILE | | |
| MAX | MAXIMUM | | |
| MECH | MECHANICAL | | |
| MTL | METAL | | |
| MFR. | MANUFACTURER | | |
| MIN. | MINIMUM | | |
| MISC. | MISCELLANEOUS | | |
| M.O. | MASONRY OPENING | | |


SVA
STUCKY VITALE ARCHITECTS
27172 WOODWARD AVENUE
ROYAL OAK, MI 48067-0925
P. 248.546.6700
F. 248.546.8454
WWW.STUCKYVITALE.COM



STATEMENT OF INTELLECTUAL PROPERTY:
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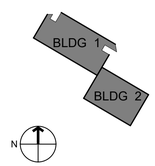
Consultants

Seal:

STATE OF MICHIGAN
JOHN A. VITALE
ARCHITECT
No. 1301029086
LICENSED ARCHITECT

Project :
SPECIALTY PROPERTY GROUP LLC - PROPOSED ATRIUM ADDITION
30800 NORTHWESTERN HWY

Key Plan:




Issued for
Site Plan Application 04.27.26

Drawn by :
SVA

Checked by :
JAV, MJB, AJD

Sheet Title :
COVER SHEET, GENERAL INFORMATION, DRAWING INDEX

Project No. :
2024.116

Sheet No. :
G001


DO NOT SCALE DRAWINGS
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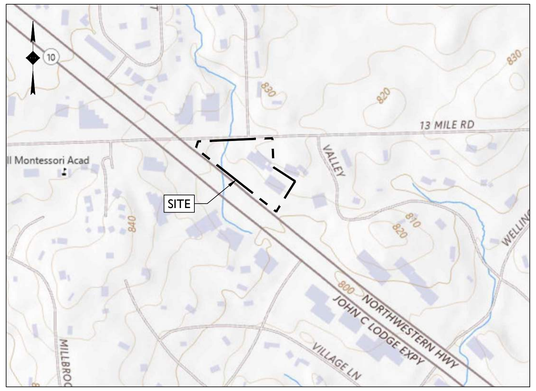
# SITE IMPROVEMENT PLANS

FOR

# SPECIALTY PROPERTY GROUP LLC

## PROPOSED ATRIUM ADDITION

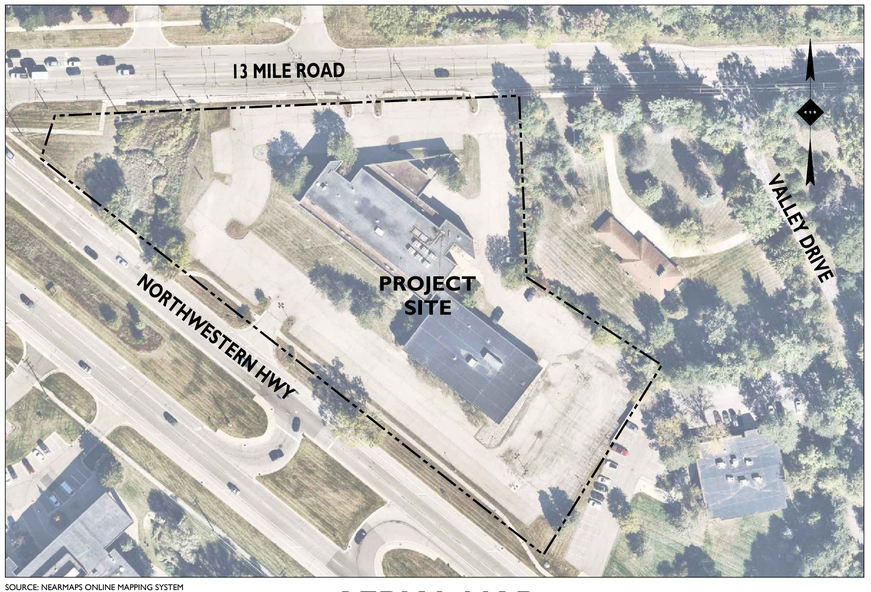



SOURCE: USGS TOPOGRAPHIC MAPS

**LOCATION MAP**

SCALE: 1" = 500'±

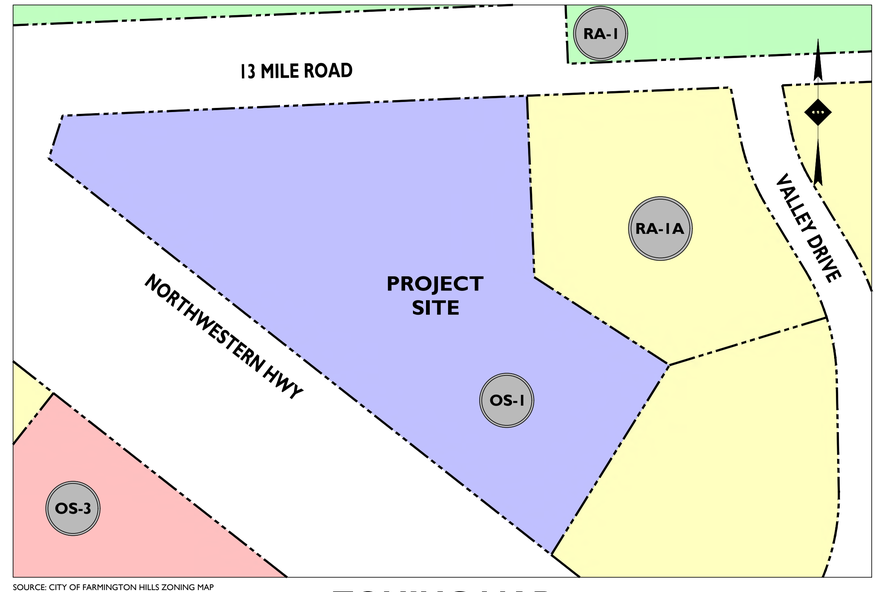
PID: 23-12-127-002
30800 NORTHWESTERN HIGHWAY
CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN




SOURCE: NEARMAPS ONLINE MAPPING SYSTEM

**AERIAL MAP**

SCALE: 1" = 80'±




SOURCE: CITY OF FARMINGTON HILLS ZONING MAP

**ZONING MAP**

SCALE: 1" = 80'±


**PROPERTY OWNER**

SPECIALTY PROPERTY GROUP LLC
44056 MOUND ROAD
STERLING HEIGHTS, MI 48310

**ARCHITECT**

STUCKY VITALE ARCHITECTS
STREET ADDRESS
ROYAL OAK, MI 48067
248-546-6700 EXT. 117
JBEST@STUCKYVITALE.COM

**ENGINEER**

STONEFIELD ENGINEERING & DESIGN
555 S OLD WOODWARD AVE, SUITE 12L
BIRMINGHAM, MI 48009
248-247-1115
KGANCASZ@STONEFIELDENG.COM


LEGAL DESCRIPTION:

LOT 9 OF OUTLOT A, SUPERVISOR'S PLAT OF WOOD CREEK FARMS, AS RECORDED IN LIBER 55, PAGE 34 OF PLATS, OAKLAND COUNTY RECORDS, EXCEPT BEGINNING AT THE NORTHWEST LOT CORNER; THENCE SOUTHEASTERLY 72.18 FEET; THENCE NORTHERLY 50.9 FEET TO A POINT ON THE NORTHERLY LOT LINE; THENCE SOUTHWESTERLY 72.18 FEET ALONG THE NORTHERLY PROPERTY LINE TO THE POINT OF BEGINNING.

ALSO DESCRIBED AS: LOT 9 AND OUTLET A, SUPERVISOR'S PLAT OF WOOD CREEK FARMS, AS RECORDED IN LIBER 55 OF PLATS, PAGE 34 OF PLATS, OAKLAND COUNTY RECORDS, EXCEPT THAT PART OF SAID OUTLOT A DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF SAID OUTLOT A, ALSO BEING A POINT ON THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF 13 MILE ROAD AND THE NORTHERLY RIGHT-OF-WAY LINE OF M-1 O; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY PROPERTY LINE OF OUTLET A, 22 METERS (72.18 FEET); THENCE NORTHERLY 15.5 METERS (50.90 FEET), MORE OR LESS, TO A POINT ON THE NORTHERLY PROPERTY LINE OF SAID OUTLET A, ALSO BEING THE SOUTHEAST RIGHT-OF-WAY OF SAID 13 MILE ROAD; THENCE SOUTHWESTERLY 22 METERS (72.18 FEET) ALONG THE SAID NORTHERLY PROPERTY LINE OF OUTLET A TO THE POINT OF BEGINNING.

ALSO SURVEYED AS: LOT 9 AND PART OF OUTLET A, SUPERVISOR'S PLAT OF WOOD CREEK FARMS, AS RECORDED IN UBER 55, PAGE 34 OF PLATS, OAKLAND COUNTY RECORDS, DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF OUTLOT A, ALSO BEING A POINT ON THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF 13 MILE ROAD AND THE NORTHERLY RIGHT-OF-WAY LINE OF M-10; THENCE SOUTH 88 DEGREES 21 MINUTES 00 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID OUTLET A, 72.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 21 MINUTES 00 SECONDS EAST, 419.77 FEET; THENCE SOUTH 88 DEGREES 11 MINUTES 00 SECONDS EAST, 99.90 FEET; THENCE SOUTH 01 DEGREE 49 MINUTES 00 SECONDS WEST, 203.09 FEET; THENCE SOUTH 52 DEGREES 48 MINUTES 41 SECONDS EAST, 180.30 FEET; THENCE SOUTH 36 DEGREES 05 MINUTES 05 SECONDS WEST, 250.00 FEET TO THE NORTH LINE OF NORTHWESTERN HIGHWAY (204.00 FEET WIDE); THENCE NORTH 47 DEGREES 35 MINUTES 00 SECONDS WEST, ALONG SAID NORTH LINE, 715.55 FEET; THENCE NORTH 22 DEGREES 02 MINUTES 00 SECONDS EAST, 50.28 FEET TO THE POINT OF BEGINNING.

PLANS PREPARED BY:


STONEFIELD engineering & design

Birmingham, MI · New York, NY · Salem, MA
Princeton, NJ · Tampa, FL · Rutherford, NJ
www.stonefieldeng.com

555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009
Phone 248.247.1115


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

**PLAN REFERENCE MATERIALS:**

1. THIS PLAN SET REFERENCES THE FOLLOWING DOCUMENTS INCLUDING, BUT NOT LIMITED TO:
   - ALTA / NSPS LAND TITLE SURVEY PREPARED BY STONEFIELD ENGINEERING & DESIGN DATED 11/25/2025
   - ARCHITECTURAL PLANS PREPARED BY STUCKY VITALE ARCHITECTS DATED 03/24/2026
   - AERIAL MAP PROVIDED BY NEARMAPS ONLINE MAPPING SYSTEM, DATE RETRIEVED 04/10/2026
   - LOCATION MAP PROVIDED BY USGS TOPOGRAPHICAL MAPS, DATE RETRIEVED 04/10/2026
2. ALL REFERENCE MATERIAL LISTED ABOVE SHALL BE CONSIDERED A PART OF THIS PLAN SET AND ALL INFORMATION CONTAINED WITHIN THESE MATERIALS SHALL BE UTILIZED IN CONJUNCTION WITH THIS PLAN SET. THE CONTRACTOR IS RESPONSIBLE TO OBTAIN A COPY OF EACH REFERENCE AND REVIEW IT THOROUGHLY PRIOR TO THE START OF CONSTRUCTION.

**SHEET INDEX**


| DRAWING TITLE | SHEET # |
|---|---|
| COVER SHEET | C-1 |
| DEMOLITION & TREE REMOVAL PLAN | C-2 |
| SITE & UTILITY PLAN | C-3 |
| GRADING & STORMWATER MANAGEMENT PLAN | C-4 |
| LIGHTING PLAN | C-5 |
| LANDSCAPING PLAN | C-6 |
| LANDSCAPING DETAILS | C-7 |
| CONSTRUCTION DETAILS | C-8 |


**ADDITIONAL SHEETS**


| DRAWING TITLE | SHEET # |
|---|---|
| BOUNDARY & TOPOGRAPHIC SURVEY | 1 OF 1 |


| ISSUE | DATE | BY | DESCRIPTION |
|---|---|---|---|
| 1 | 04/27/2026 | KGNB | FOR SITE PLAN APPROVAL |

NOT APPROVED FOR CONSTRUCTION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SITE IMPROVEMENT PLANS
SPECIALTY PROPERTY GROUP LLC
PROPOSED ATRIUM ADDITION

PARCEL ID: 23-12-127-002
30800 NORTHWESTERN HIGHWAY
CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

STATE OF MICHIGAN ERIC WILLIAM ENGINEER NO. 6201310200 LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: AS SHOWN | PROJECT ID: DET-250323

TITLE: COVER SHEET

DRAWING: C-1

V:\DET\250323\DET-250323 STUCKY VITALE - 30800 NORTHWESTERN HWY - FARMINGTON HILLS, MI\CADD\PLOT\PLAN SET\COVER.DWG

**COMMENT ABBREVIATIONS:**

BD - BARK DAMAGE; BR - BASE ROT; DL - DEAD LIMBS; ER - EXPOSED ROOT; EXT. - EXTREME; FG - FUNGAL GROWTH; L - LEANING; LG - LARGE; MAJ. - MAJOR; M - MISSHAPENED; NC - NARROW CROWN; OS - ONE-SIDED; SEV. - SEVERELY; SG - SPARSE GROWTH; SL - SLIGHTLY; SS - STEM SPLIT; TD - TRUNK DAMAGE; TR - TRUNK ROT; V - VINES; VC - VINE COVERED (GR - GRAPEVINE; OR - ORIENTAL BITTERSWEET; PI - POISON IVY; WB - WOODBINE).

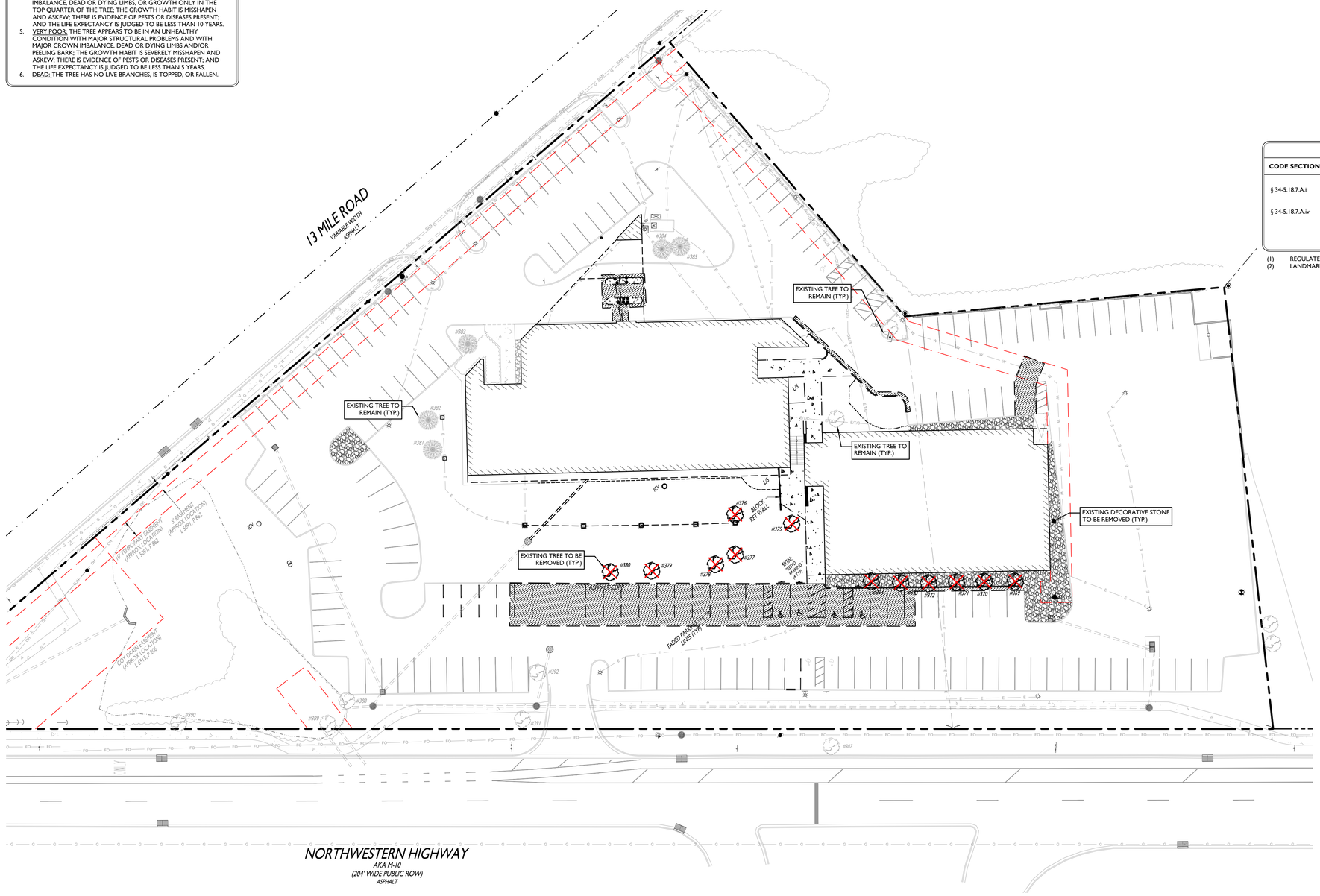
**DEFINITIONS OF CONDITION RATINGS:**

1. GOOD: THE TREE APPEARS TO BE IN A HEALTHY AND SATISFACTORY CONDITION WITH AN OVERALL SOUND STEM STRUCTURE AND WITH A FULL AND BALANCED CROWN; THE GROWTH HABIT APPEARS NORMAL; THERE IS NO INDICATION OF PESTS OR DISEASE PRESENT; AND THE LIFE EXPECTANCY IS JUDGED TO BE GREATER THAN 25 YEARS.
2. FAIR: THE TREE APPEARS TO BE IN A HEALTHY AND SATISFACTORY CONDITION WITH A MINIMUM OF STRUCTURAL PROBLEMS AND WITH MINOR CROWN IMBALANCE OF THIN CROWN; THE GROWTH HABIT APPEARS NORMAL; THERE IS NO INDICATION OF PESTS OR DISEASES PRESENT; AND THE LIFE EXPECTANCY IS JUDGED TO BE GREATER THAN 20 YEARS.
3. FAIR/POOR: THE TREE APPEARS TO BE IN A HEALTHY AND SATISFACTORY CONDITION BUT EXHIBITS A MINOR STRUCTURAL PROBLEM WITH CROWN IMBALANCE, DEAD OR DYING LIMBS, OR GROWTH ONLY IN THE TOP QUARTER OF THE TREE; OR THE GROWTH HABIT IS MISSHAPEN AND ASKEW; OR THERE IS EVIDENCE OF PESTS OR DISEASE PRESENT.
4. POOR: THE TREE APPEARS TO BE IN AN UNHEALTHY CONDITION WITH STRUCTURAL PROBLEMS AND WITH MAJOR CROWN IMBALANCE, DEAD OR DYING LIMBS, OR GROWTH ONLY IN THE TOP QUARTER OF THE TREE; THE GROWTH HABIT IS MISSHAPEN AND ASKEW; THERE IS EVIDENCE OF PESTS OR DISEASES PRESENT; AND THE LIFE EXPECTANCY IS JUDGED TO BE LESS THAN 10 YEARS.
5. VERY POOR: THE TREE APPEARS TO BE IN AN UNHEALTHY CONDITION WITH MAJOR STRUCTURAL PROBLEMS AND WITH MAJOR CROWN IMBALANCE, DEAD OR DYING LIMBS AND/OR PEELING BARK; THE GROWTH HABIT IS SEVERELY MISSHAPEN AND ASKEW; THERE IS EVIDENCE OF PESTS OR DISEASES PRESENT; AND THE LIFE EXPECTANCY IS JUDGED TO BE LESS THAN 5 YEARS.
6. DEAD: THE TREE HAS NO LIVE BRANCHES, IS TOPPED, OR FALLEN.

## TREE INVENTORY & RECOMMENDATION SCHEDULE (*)

| TREE # | SIZE (DBH) | BOTANICAL NAME | COMMON NAME | CONDITION | COMMENTS | REGULATED (1) | LANDMARK (2) | RECOMMENDATION |
|---|---|---|---|---|---|---|---|---|
| 369 | 13 | *PYRUS CALLERANA* | CALLERY PEAR | FAIR | - | YES | NO | TO BE REMOVED |
| 370 | 9 | *PYRUS CALLERANA* | CALLERY PEAR | POOR | BD, DL | YES | NO | TO BE REMOVED |
| 371 | 8 | *PYRUS CALLERANA* | CALLERY PEAR | FAIR | - | YES | NO | TO BE REMOVED |
| 372 | 9 | *PYRUS CALLERANA* | CALLERY PEAR | FAIR | - | YES | NO | TO BE REMOVED |
| 373 | 11 | *PYRUS CALLERANA* | CALLERY PEAR | FAIR | - | YES | NO | TO BE REMOVED |
| 374 | 13 | *PYRUS CALLERANA* | CALLERY PEAR | FAIR | - | YES | NO | TO BE REMOVED |
| 375 | 9 | *MALUS SP.* | CRABAPPLE | FAIR / POOR | M | YES | NO | TO BE REMOVED |
| 376 | 10 | *MALUS SP.* | CRABAPPLE | FAIR / POOR | DL | YES | NO | TO BE REMOVED |
| 377 | 18 | *PINUS NIGRA* | AUSTRIAN PINE | FAIR | - | YES | YES | TO BE REMOVED |
| 378 | 19 | *PINUS NIGRA* | AUSTRIAN PINE | FAIR | - | YES | YES | TO BE REMOVED |
| 379 | 18 | *PINUS NIGRA* | AUSTRIAN PINE | FAIR | - | YES | YES | TO BE REMOVED |
| 380 | 15 | *PINUS NIGRA* | AUSTRIAN PINE | FAIR | - | YES | NO | TO BE REMOVED |
| 381 | 21 | *PINUS NIGRA* | AUSTRIAN PINE | FAIR | - | YES | YES | TO REMAIN |
| 382 | 17 | *PINUS NIGRA* | AUSTRIAN PINE | FAIR | - | YES | NO | TO REMAIN |
| 383 | 18 | *GLEDITSIA TRIACANTHOS INER.* | HONEY LOCUST | FAIR | - | YES | YES | TO REMAIN |
| 384 | 15 | *PINUS NIGRA* | AUSTRIAN PINE | FAIR | - | YES | NO | TO REMAIN |
| 385 | 19 | *PINUS NIGRA* | AUSTRIAN PINE | FAIR | - | YES | YES | TO REMAIN |
| 386 | 20 | *GLEDITSIA TRIACANTHOS INER.* | HONEY LOCUST | FAIR | - | YES | NO | TO REMAIN |
| 387 | 33 | *POPULUS DELTOIDES* | COTTONWOOD | FAIR | - | YES | YES | TO REMAIN |
| 388 | 8, 12 | *ACER NEGUNDO* | BOX ELDER | FAIR / POOR | VINES GR | YES | NO | TO REMAIN |
| 389 | 7, 27 | *SALIX SP.* | WILLOW | FAIR / POOR | ON CULVERT | YES | NO | TO REMAIN |
| 390 | 47 | *SALIX SP.* | WILLOW | FAIR | | YES | YES | TO REMAIN |
| 391 | 6" | *MALUS SP.* | CRABAPPLE | FAIR | UMBRELLA SHAPED | YES | NO | TO REMAIN |
| 392 | 4" | *MALUS SP.* | CRABAPPLE | FAIR | - | NO | NO | TO REMAIN |

(*) TREE INVENTORY COMPLETED BY NAGY DEVLIN LAND DESIGN, L.L.C. ON 11/19/2025.
(1) PER § 34-5.18.5.A., "TREES 6" DBH OR GREATER ARE REGULATED"
(2) LANDMARK TREES INCLUDE TREES LISTED IN § 34-5.18.10.C.ii.




## SYMBOL / DESCRIPTION

| SYMBOL | DESCRIPTION |
|---|---|
| | FEATURE TO BE REMOVED / DEMOLISHED |
| LOD | LIMIT OF DISTURBANCE |
| | EXISTING DECORATIVE STONE TO BE REMOVED |
| | EXISTING CONCRETE TO BE REMOVED |
| | EXISTING ASPHALT TO BE REMOVED |
| | EXISTING TREE TO BE REMOVED |
| | EXISTING TREE TO BE REMAIN |

## TREE REPLACEMENT REQUIREMENTS

| CODE SECTION | REQUIRED | PROPOSED |
|---|---|---|
| § 34-5.18.7.A.i | REGULATED TREES: 6"+ DBH<br>1 REPLACEMENT TREE FOR EVERY 1 TREE TO BE REMOVED<br>(9 TREES TO BE REMOVED(1)) * (1) = 9 REPLACEMENT TREES | 9 TREES |
| § 34-5.18.7.A.iv | LANDMARK TREES:<br>25% REPLACEMENT DBH OF TREES TO BE REMOVED<br>(55" DBH TO BE REMOVED(2)) * (0.25) = 14" REPLACEMENT DBH<br>(14" REPLACEMENT DBH) / (3" CALIPER) = 5 REPLACEMENT TREES | 5 TREES |

(1) REGULATED TREES TO BE REMOVED: #369, #370, #371, #372, #373, #374, #375, #376, #380
(2) LANDMARK TREES TO BE REMOVED: #377, #378, #379

Know what's **below**
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**DEMOLITION NOTES**

1. THE WORK REFLECTED ON THE DEMOLITION PLAN IS TO PROVIDE GENERAL INFORMATION TOWARDS THE EXISTING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR IS RESPONSIBLE TO REVIEW THE ENTIRE PLAN SET AND ASSOCIATED REPORTS/REFERENCE DOCUMENTS, INCLUDING ALL DEMOLITION ACTIVITIES AND INCIDENTAL TASKS NECESSARY TO COMPLETE THE SITE IMPROVEMENTS.
2. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF DEMOLITION ACTIVITIES.
3. EXPLOSIVES SHALL NOT BE USED UNLESS WRITTEN CONSENT FROM BOTH THE OWNER AND ANY APPLICABLE GOVERNING AGENCY IS OBTAINED. BEFORE THE START OF ANY EXPLOSIVE PROGRAM, THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL LOCAL, STATE, AND FEDERAL PERMITS. ADDITIONALLY, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL SEISMIC TESTING AS REQUIRED AND ANY DAMAGES AS THE RESULT OF SAID DEMOLITION PRACTICES.
4. ALL DEMOLITION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL CODES. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL UTILITIES ARE DISCONNECTED IN ACCORDANCE WITH THE UTILITY AUTHORITY'S REQUIREMENTS PRIOR TO STARTING THE DEMOLITION OF ANY STRUCTURE. ALL EXCAVATIONS ASSOCIATED WITH DEMOLISHED STRUCTURES OR REMOVED TANKS SHALL BE BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED TO SUPPORT SITE AND BUILDING IMPROVEMENTS. A GEOTECHNICAL ENGINEER SHOULD BE PRESENT DURING BACKFILLING ACTIVITIES TO OBSERVE AND CERTIFY THAT BACKFILL MATERIAL WAS COMPACTED TO A SUITABLE CONDITION.
5. DEMOLISHED DEBRIS SHALL NOT BE BURIED ON SITE. ALL WASTE/DEBRIS GENERATED FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN ALL RECORDS OF THE DISPOSAL TO DEMONSTRATE COMPLIANCE WITH THE ABOVE REGULATIONS.

30' 0' 30' 60'
GRAPHIC SCALE IN FEET
1" = 30'

| ISSUE | DATE | BY | DESCRIPTION |
|---|---|---|---|
| 1 | 04/27/2026 | KGNB | FOR SITE PLAN APPROVAL |

**NOT APPROVED FOR CONSTRUCTION**


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Phone 248.247.1115


SITE IMPROVEMENT PLANS

# SPECIALTY PROPERTY GROUP LLC
## PROPOSED ATRIUM ADDITION

PARCEL ID: 23-12-127-002
30800 NORTHWESTERN HIGHWAY
CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

STATE OF MICHIGAN
PAUL DEVITTO
LICENSED LANDSCAPE ARCHITECT
PAUL DEVITTO, L.L.A.
MICHIGAN LICENSE No. 3901001797
LICENSED LANDSCAPE ARCHITECT

STONEFIELD engineering & design

SCALE: 1" = 30' PROJECT ID: DET-250323

TITLE:
**DEMOLITION & TREE REMOVAL PLAN**

DRAWING:
**C-2**

V:\DET\2025\DET-250323 STUCKY VITALE - 30800 NORTHWESTERN HWY, FARMINGTON HILLS, MI\CAD\PLOT\SP-02-DEMO.DWG

## LAND USE AND ZONING

**PARCEL ID: 23-12-127-002**

**OFFICE SERVICE DISTRICT (OS-1)**

| | | | |
|---|---|---|---|
| **PROPOSED USE** | | | |
| MEDICAL OFFICES | PERMITTED USE | | |
| OFFICE BUILDINGS | PERMITTED USE | | |
| **ZONING REQUIREMENT** | **REQUIRED** | **EXISTING** | **PROPOSED** |
| MINIMUM LOT AREA | N/A | 172,396 SF (3.96 AC) | NC |
| MAXIMUM BUILDING HEIGHT | 34 FT / 2 STORIES | 27.7 FT / 2 STORIES | 33.6 FT / 2 STORIES |
| MINIMUM FRONT YARD SETBACK | 40 FT | 86.6 FT | 69.7 FT |
| MINIMUM SIDE YARD SETBACK | 10 FT | 108.4 FT | NC |
| MINIMUM REAR YARD SETBACK | 20 FT | 51.5 FT | NC |
| MINIMUM RESIDENTIAL DISTRICT SETBACK | 20 FT | 51.5 FT | NC |
| MINIMUM SIDE STREET SETBACK | 25 FT | 62.7 FT | NC |
| MINIMUM FRONT YARD OPEN SPACE | 50% (30,891 SF) | 49.2% (30,395 SF) (EN) | 51.0% (31,496 SF) |
| MINIMUM FRONT YARD PARKING SETBACK | 10 FT | 18.9 FT | NC |
| MINIMUM DRIVEWAY SPACING FROM SINGLE-FAMILY RESIDENTIAL DISTRICT | 20 FT | 20.0 FT | NC |

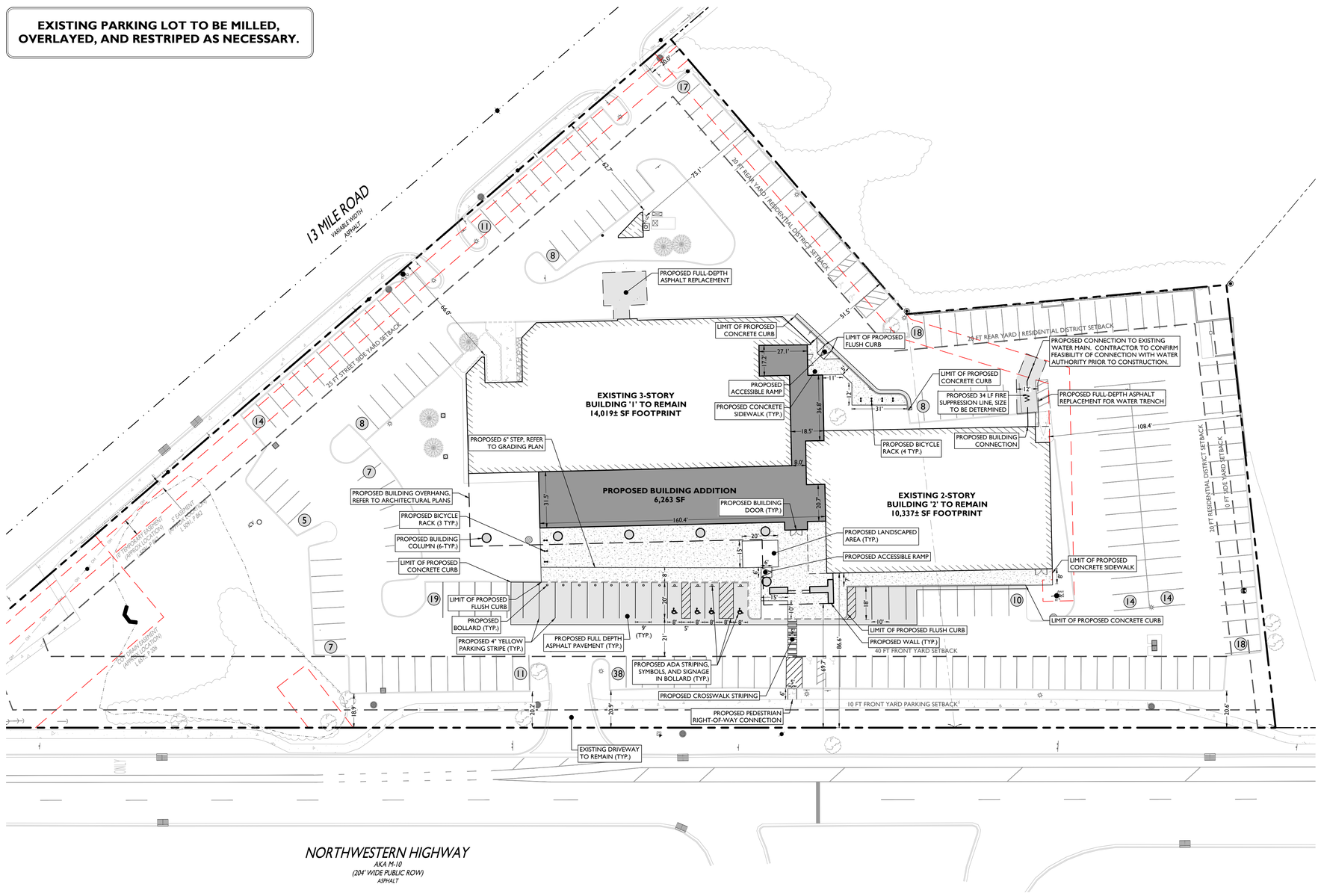
(N/A) NOT APPLICABLE
(NC) NO CHANGE
(EN) EXISTING NONCONFORMITY

## OFF-STREET PARKING REQUIREMENTS

| CODE SECTION | REQUIRED | PROPOSED |
|---|---|---|
| § 34-5.2.10.D.iii | REQUIRED PARKING:<br>1 SPACE PER 135 SF UFA (FIRST 5,000 SF),<br>PLUS 1 SPACE PER 175 SF UFA (> 5,000 SF)<br>(1 SPACE / 135 SF) * (5,000 SF UFA) = 37 SPACES<br>PLUS (1 SPACE / 175 SF) * (32,545 SF UFA) = 186 SPACES<br>TOTAL = 37 + 186 = **223 SPACES** | 226 SPACES |
| § 34-5.3.3.A | 90° PARKING DIMENSIONS:<br>9 FT X 20 FT* WITH 20 FT AISLE | 9 FT X 20 FT<br>W/ 20 FT AISLE |
| § 34-5.4.3.C LI-1 | REQUIRED LOADING:<br>1 SPACE (9 FT X 20 FT) PLUS 1 SPACE FOR EACH<br>20,000 SF GFA IN EXCESS OF 20,001 SF<br>1 SPACE + (57,762 SF - 20,001 SF) / 20,000 SF = **3 SPACES** | PROVIDED<br>OFF-HOURS |
| § 34-5.2.14.B.i | REQUIRED BICYCLE PARKING:<br>2 SPACES, PLUS 1 SPACE PER 20 VEHICLE SPACES<br>2 SPACES + (1 SPACE) * (229 SPACES / 20) = **13 SPACES** | 14 SPACES |

(*) MAY BE REDUCED TO 18 FT IF INCLUDING A TWO-FOOT UNOBSTRUCTED VEHICLE OVERHANG AREA AT THE FRONT OF THE PARKING SPACE

**EXISTING PARKING LOT TO BE MILLED, OVERLAYED, AND RESTRIPED AS NECESSARY.**




| SYMBOL | DESCRIPTION |
|---|---|
| | PROPERTY LINE |
| | SETBACK LINE |
| | SAWCUT LINE |
| | PROPOSED CURB |
| | PROPOSED FLUSH CURB |
| | PROPOSED SIGNS / BOLLARDS |
| | PROPOSED BUILDING |
| | PROPOSED CONCRETE |
| | PROPOSED ASPHALT |
| | PROPOSED BUILDING DOORS |
| W | PROPOSED FIRE SUPPRESSION SERVICE |

### GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY AND FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND THE PROPOSED SCOPE OF WORK (INCLUDING DIMENSIONS, LAYOUT, ETC.) PRIOR TO INITIATING THE IMPROVEMENTS IDENTIFIED WITHIN THESE DOCUMENTS. SHOULD ANY DISCREPANCY BE FOUND BETWEEN THE EXISTING SITE CONDITIONS AND THE PROPOSED WORK THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND ENSURE THAT ALL REQUIRED APPROVALS HAVE BEEN OBTAINED PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL REQUIRED PERMITS AND APPROVALS SHALL BE KEPT ON SITE AT ALL TIMES DURING CONSTRUCTION.
3. ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS STONEFIELD ENGINEERING & DESIGN, LLC. AND IT'S SUB-CONSULTANTS FROM AND AGAINST ANY DAMAGES AND LIABILITIES INCLUDING ATTORNEY'S FEES ARISING OUT OF CLAIMS BY EMPLOYEES OF THE CONTRACTOR IN ADDITION TO CLAIMS CONNECTED TO THE PROJECT AS A RESULT OF NOT CARRYING THE PROPER INSURANCE FOR WORKERS COMPENSATION, LIABILITY INSURANCE, AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE.
4. THE CONTRACTOR SHALL NOT DEVIATE FROM THE PROPOSED IMPROVEMENTS IDENTIFIED WITHIN THIS PLAN SET UNLESS APPROVAL IS PROVIDED IN WRITING BY STONEFIELD ENGINEERING & DESIGN, LLC.
5. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE THE MEANS AND METHODS OF CONSTRUCTION.
6. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OR CAUSE DISTURBANCE ON A PRIVATE PROPERTY NOT CONTROLLED BY THE PERSON OR ENTITY WHO HAS AUTHORIZED THE WORK WITHOUT PRIOR WRITTEN CONSENT FROM THE OWNER OF THE PRIVATE PROPERTY.
7. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGED OR UNDERMINED STRUCTURE OR SITE FEATURE THAT IS IDENTIFIED TO REMAIN ON THE PLAN SET. ALL REPAIRS SHALL USE NEW MATERIALS TO RESTORE THE FEATURE TO ITS EXISTING CONDITION AT THE CONTRACTORS EXPENSE.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE THE APPROPRIATE SHOP DRAWINGS, PRODUCT DATA, AND OTHER REQUIRED SUBMITTALS FOR REVIEW. STONEFIELD ENGINEERING & DESIGN, LLC. WILL REVIEW THE SUBMITTALS IN ACCORDANCE WITH THE DESIGN INTENT AS REFLECTED WITHIN THE PLAN SET.
9. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
10. THE CONTRACTOR IS REQUIRED TO PERFORM ALL WORK IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE APPROPRIATE GOVERNING AUTHORITY AND SHALL BE RESPONSIBLE FOR THE PROCUREMENT OF STREET OPENING PERMITS.
11. THE CONTRACTOR IS REQUIRED TO RETAIN AN OSHA CERTIFIED SAFETY INSPECTOR TO BE PRESENT ON SITE AT ALL TIMES DURING CONSTRUCTION & DEMOLITION ACTIVITIES.
12. SHOULD AN EMPLOYEE OF STONEFIELD ENGINEERING & DESIGN, LLC. BE PRESENT ON SITE AT ANY TIME DURING CONSTRUCTION. IT DOES NOT RELIEVE THE CONTRACTOR OF ANY OF THE RESPONSIBILITIES AND REQUIREMENTS LISTED IN THE NOTES WITHIN THIS PLAN SET.

30' 0' 30' 60'
GRAPHIC SCALE IN FEET
1" = 30'

| ISSUE | DATE | BY | DESCRIPTION |
|---|---|---|---|
| 1 | 04/27/2026 | KGNB | FOR SITE PLAN APPROVAL |

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SITE IMPROVEMENT PLANS

# SPECIALTY PROPERTY GROUP LLC
## PROPOSED ATRIUM ADDITION

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30800 NORTHWESTERN HIGHWAY
CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

STATE OF MICHIGAN
ERIC WILLIAMS
ENGINEER
No. 6201310200
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: 1" = 30' | PROJECT ID: DET-250323

TITLE: SITE & UTILITY PLAN

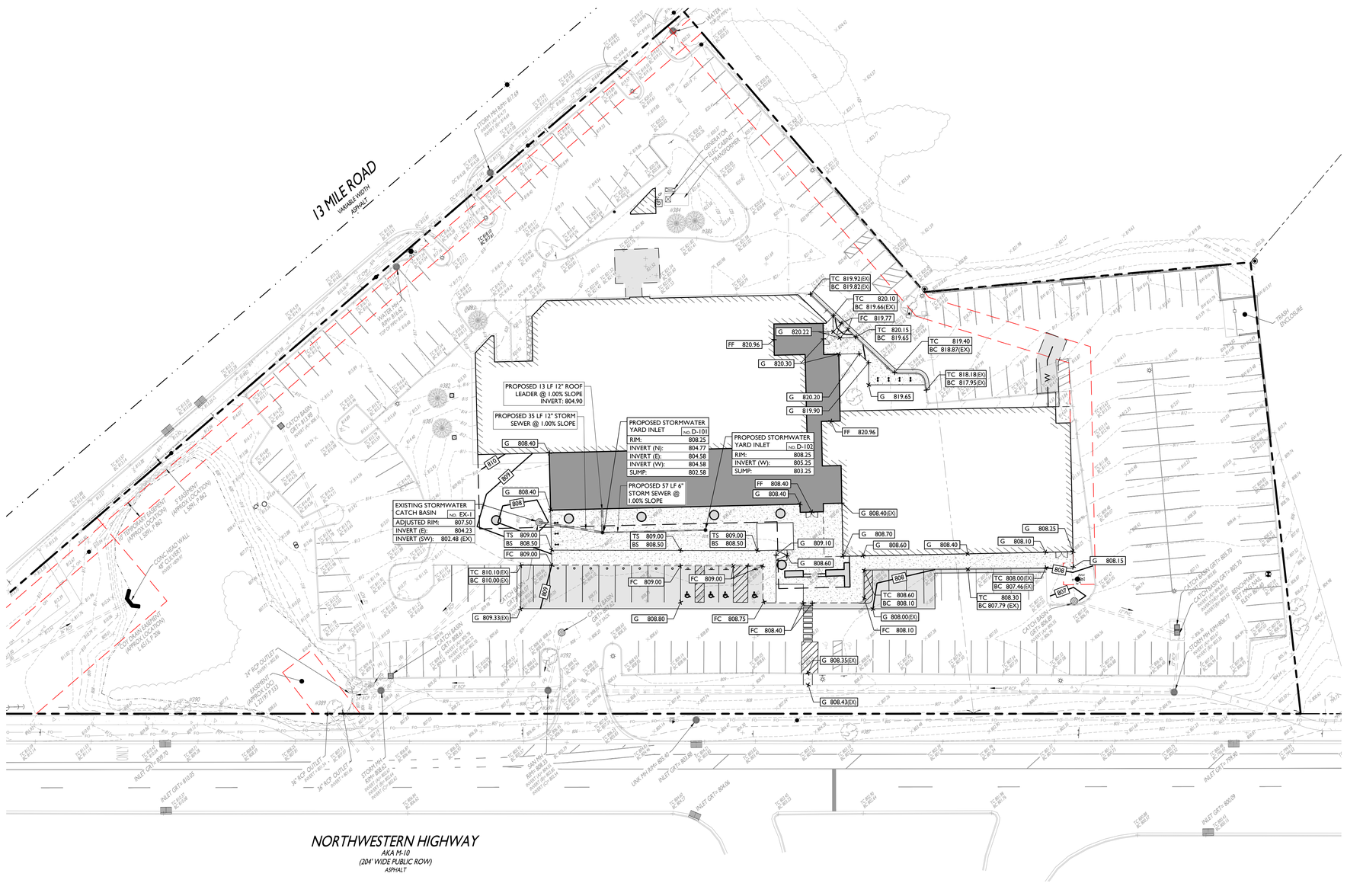
DRAWING: C-3

V:\DET\2025\DET-250323 STUCKY VITALE - 30800 NORTHWESTERN HWY, FARMINGTON HILLS, MI\CADD\PLOT\SP-03-SITE.DWG

**BENCHMARKS:**

BENCHMARK #1 = SET CAPPED IRON = 813.35 (NAVD88)
- GRASS BETWEEN SIDEWALK AND CURB / NEAR INTERSECTION OF NORTHERLY LINE OF NORTHWESTERN HWY AND SOUTHERLY LINE OF 13 MILE ROAD

BENCHMARK #2 = MAG NAIL = 807.40 (NAVD88)
- ASPHALT PARKING LOT / INSIDE CORNER OF SOUTHERN MOST CORNER OF PROPERTY




| SYMBOL | DESCRIPTION |
|---|---|
| | PROPERTY LINE |
| 100 | PROPOSED GRADING CONTOUR |
| RIDGELINE | PROPOSED GRADING RIDGELINE |
| | PROPOSED DIRECTION OF DRAINAGE FLOW |
| G 100.00 | PROPOSED GRADE SPOT SHOT |
| TC 100.50 BC 100.00 | PROPOSED TOP OF CURB / BOTTOM OF CURB SPOT SHOT |
| FC 100.00 | PROPOSED FLUSH CURB SPOT SHOT |
| | PROPOSED STORMWATER PIPING |

**GRADING NOTES**

1. ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DE-WATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DE-WATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.
2. THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES, INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES, TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
3. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADES UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL SUPPLY ALL STAKEOUT CURB GRADE SHEETS TO STONEFIELD ENGINEERING & DESIGN, LLC. FOR REVIEW AND APPROVAL PRIOR TO POURING CURBS.
4. THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY APPLICABLE MUNICIPAL, COUNTY, STATE AND/OR UTILITY AUTHORITY REGULATIONS.
5. MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:
   - CURB GUTTER: 0.50%
   - CONCRETE SURFACES: 1.00%
   - ASPHALT SURFACES: 1.00%
6. A MINIMUM SLOPE OF 1.00% SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IF THIS CONDITION CANNOT BE MET.
7. FOR PROJECTS WHERE BASEMENTS ARE PROPOSED, THE DEVELOPER IS RESPONSIBLE TO DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED STRUCTURE. IF GROUNDWATER IS ENCOUNTERED WITHIN THE BASEMENT AREA, SPECIAL CONSTRUCTION METHODS SHALL BE UTILIZED AND REVIEWED/APPROVED BY THE CONSTRUCTION CODE OFFICIAL. IF SUMP PUMPS ARE UTILIZED, ALL DISCHARGES SHALL BE CONNECTED DIRECTLY TO THE PUBLIC STORM SEWER SYSTEM WITH APPROVAL FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.

**ADA NOTES**

1. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AISLES.
2. THE CONTRACTOR SHALL PROVIDE COMPLIANT SIGNAGE AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES.
3. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 5.00% RUNNING SLOPE AND A MAXIMUM OF 2.00% CROSS SLOPE ALONG WALKWAYS WITHIN THE ACCESSIBLE PATH OF TRAVEL (SEE THE SITE PLAN FOR THE LOCATION OF THE ACCESSIBLE PATH). THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE ACCESSIBLE PATH OF TRAVEL IS 36 INCHES WIDE OR GREATER UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
4. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION AT ALL LANDINGS. LANDINGS INCLUDE, BUT ARE NOT LIMITED TO, THE TOP AND BOTTOM OF AN ACCESSIBLE RAMP, AT ACCESSIBLE BUILDING ENTRANCES, AT AN AREA IN FRONT OF A WALK-UP ATM, AND AT TURNING SPACES ALONG THE ACCESSIBLE PATH OF TRAVEL. THE LANDING AREA SHALL HAVE A MINIMUM CLEAR AREA OF 60 INCHES BY 60 INCHES UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 8.33% RUNNING SLOPE AND A MAXIMUM 2.00% CROSS SLOPE ON ANY CURB RAMPS ALONG THE ACCESSIBLE PATH OF TRAVEL. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 10.00% IF A LANDING AREA IS PROVIDED AT THE TOP OF THE RAMP. FOR ALTERATIONS, A CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 8.33% IF A LANDING AREA IS NOT PROVIDED AT THE TOP OF THE RAMP. CURBS RAMPS SHALL NOT RISE MORE THAN 6 INCHES IN ELEVATION WITHOUT A HANDRAIL. THE CLEAR WIDTH OF A CURB RAMP SHALL BE NO LESS THAN 36 INCHES WIDE.
6. ACCESSIBLE RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL CONTAIN COMPLIANT HANDRAILS ON BOTH SIDES OF THE RAMP AND SHALL NOT RISE MORE THAN 30" IN ELEVATION WITHOUT A LANDING AREA IN BETWEEN RAMP RUNS. LANDING AREAS SHALL ALSO BE PROVIDED AT THE TOP AND BOTTOM OF THE RAMP.
7. A SLIP RESISTANT SURFACE SHALL BE CONSTRUCTED ALONG THE ACCESSIBLE PATH AND WITHIN ADA PARKING AREAS.
8. THE CONTRACTOR SHALL ENSURE A MAXIMUM OF ¼ INCHES VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH. WHERE A CHANGE IN LEVEL BETWEEN ¼ INCHES AND ½ INCHES EXISTS, CONTRACTOR SHALL ENSURE THAT THE TOP ¼ INCH CHANGE IN LEVEL IS BEVELED WITH A SLOPE NOT STEEPER THAN 1 UNIT VERTICAL AND 2 UNITS HORIZONTAL (2:1 SLOPE).
9. THE CONTRACTOR SHALL ENSURE THAT ANY OPENINGS (GAPS OR HORIZONTAL SEPARATION) ALONG THE ACCESSIBLE PATH SHALL NOT ALLOW PASSAGE OF A SPHERE GREATER THAN ½ INCH.

30' 0' 30' 60'
GRAPHIC SCALE IN FEET
1" = 30'

| ISSUE | DATE | BY | DESCRIPTION |
|---|---|---|---|
| 1 | 04/27/2026 | KGNB | FOR SITE PLAN APPROVAL |

**NOT APPROVED FOR CONSTRUCTION**


STONEFIELD engineering & design
Birmingham, MI · New York, NY · Salem, MA
Princeton, NJ · Tampa, FL · Rutherford, NJ
www.stonefieldeng.com
555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009
Phone 248.247.1115


SITE IMPROVEMENT PLANS

# SPECIALTY PROPERTY GROUP LLC
## PROPOSED ATRIUM ADDITION

PARCEL ID: 22-12-127-002
30800 NORTHWESTERN HIGHWAY
CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

STATE OF MICHIGAN
ERIC WILLIAMS
ENGINEER
No. 6201310200
REGISTERED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: 1" = 30' | PROJECT ID: DET-250323

TITLE: **GRADING AND STORMWATER MANAGEMENT PLAN**

DRAWING: **C-4**

V:\DET\2025\DET-250323 STLUCKY VIRTALE - 30800 NORTHWESTERN HWY, FARMINGTON HILLS, MI\CADDIR\OTHER\ALCAD.DWG

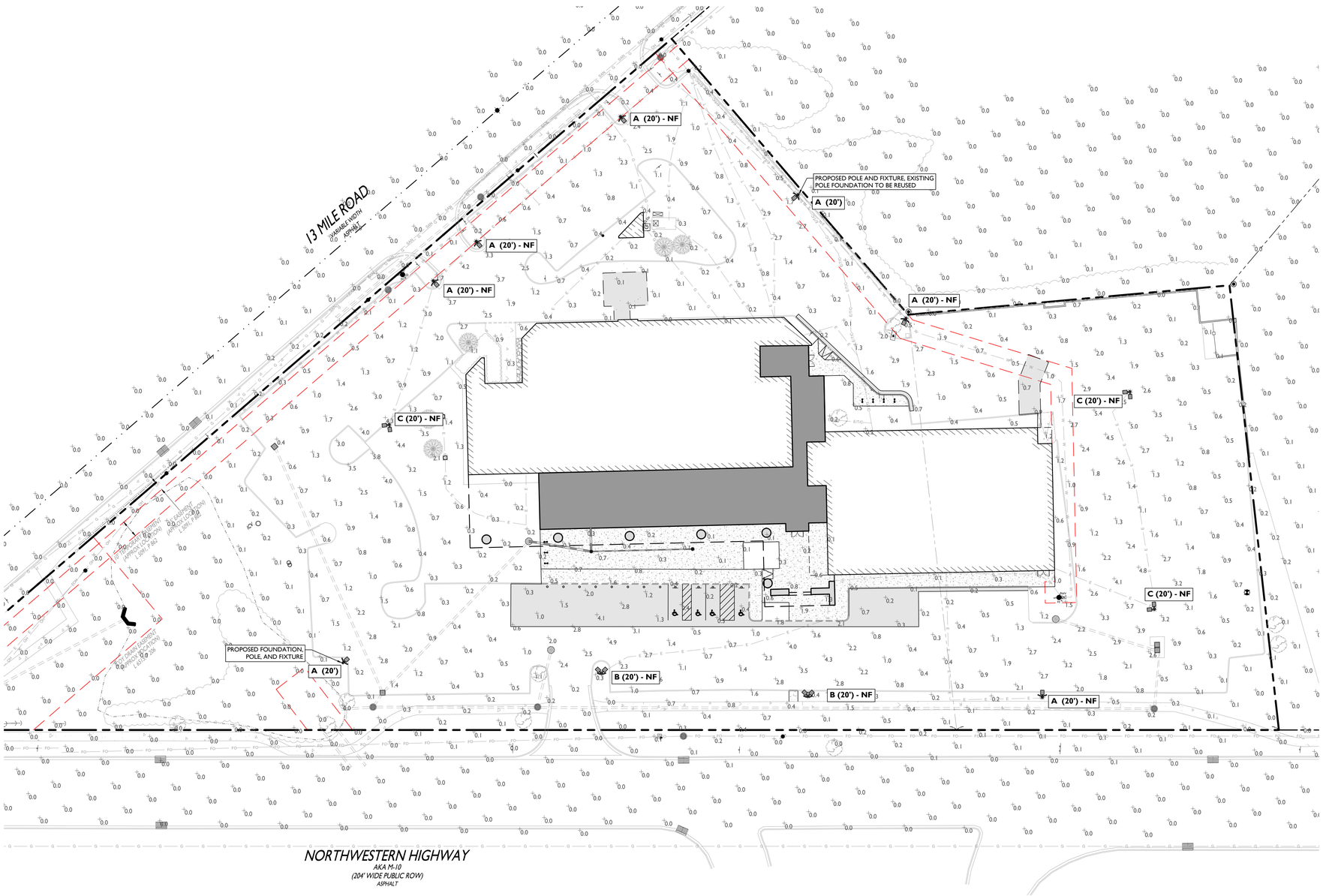
## LIGHTING REQUIREMENTS

| CODE SECTION | REQUIRED | PROPOSED |
|---|---|---|
| § 34-5.16.3.A | MAXIMUM FIXTURE HEIGHT: 20 FT | 20 FT |
| § 34-5.16.3.B.i | PARKING LOT LIGHTING: TO BE SHIELDED | SHIELDED |
| § 34-5.16.3.B.iii.b | MAX. ILLUMINATION @ PROP. LINE: 0.3 FC | 0.3 FC |
| § 34-5.16.3.C | MAX. ILLUMINATION RATIO: 4:1 AVG. TO MIN. | 3.7 |
| § 34-5.16.3.C | MAX. ILLUMINATION @ HARDSCAPE AREAS: 2.5 LUMENS / SF OF HARDSCAPE | 1.15 LUMENS / SF |
| § 34-5.16.3.C | MAX. ILLUMINATION @ BUILDING ENTRANCE: 2,000 LUMENS / DOOR | < 2,000 LUMENS |

## LIGHT FIXTURES 'A', 'B', & 'C'

## PROPOSED LUMINAIRE SCHEDULE

| SYMBOL | LABEL | QUANTITY | SECURITY LIGHTING | DISTRIBUTION | LLF | MANUFACTURER | CONTROL | IES FILE |
|---|---|---|---|---|---|---|---|---|
| | A | 7 | MIRADA MEDIUM - SINGLE - 12,000 LUMENS - 40K - BACKSHIELD | TYPE IV | 0.9 | LSI LIGHTING | PHOTOCELL | MRM-LED-12L-SIL-4-40-80CRI-IL.ies |
| | B | 2 | MIRADA MEDIUM - DOUBLE - 12,000 LUMENS - 40K - BACKSHIELD | TYPE IV | 0.9 | LSI LIGHTING | PHOTOCELL | MRM-LED-12L-SIL-4-40-80CRI-IL.ies |
| | C | 3 | MIRADA MEDIUM - DOUBLE - 12,000 LUMENS - 40K | TYPE IV | 0.9 | LSI LIGHTING | PHOTOCELL | MRM-LED-12L-SIL-4-40-80CRI.ies |




## SYMBOL / DESCRIPTION

| SYMBOL | DESCRIPTION |
|---|---|
| | PROPOSED CALCULATION AREA |
| | PROPOSED ISOMETRIC LINE |
| A (XX') | PROPOSED LIGHTING FIXTURE (MOUNTING HEIGHT) |
| NF | NEW FIXTURE ONLY (EXISTING POLE AND FOUNDATION TO BE REUSED) |
| +X.X | PROPOSED LIGHTING INTENSITY (FOOTCANDLES) |
| | PROPOSED AREA LIGHT |

### GENERAL LIGHTING NOTES

1. THE LIGHTING LEVELS DEPICTED WITHIN THE PLAN SET ARE CALCULATED UTILIZING DATA OBTAINED FROM THE LISTED MANUFACTURER. ACTUAL ILLUMINATION LEVELS AND PERFORMANCE OF ANY PROPOSED LIGHTING FIXTURE MAY VARY DUE TO UNCONTROLLABLE VARIABLES SUCH ARE WEATHER, VOLTAGE SUPPLY, LAMP TOLERANCE, EQUIPMENT SERVICE LIFE AND OTHER VARIABLE FIELD CONDITIONS.
2. WHERE APPLICABLE, THE EXISTING LIGHT LEVELS DEPICTED WITHIN THE PLAN SET SHALL BE CONSIDERED APPROXIMATE. THE EXISTING LIGHT LEVELS ARE BASED ON FIELD OBSERVATIONS AND THE MANUFACTURER'S DATA OF THE ASSUMED OR MOST SIMILAR LIGHTING FIXTURE MODEL.
3. UNLESS NOTED ELSEWHERE WITHIN THIS PLAN SET, THE LIGHT LOSS FACTORS USED IN THE LIGHTING ANALYSIS ARE AS FOLLOWS:
   - LIGHT EMITTING DIODES (LED): 0.90
   - HIGH PRESSURE SODIUM: 0.72
   - METAL HALIDE: 0.72
4. THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING, PRIOR TO THE START OF CONSTRUCTION, OF ANY PROPOSED LIGHTING LOCATIONS THAT CONFLICT WITH EXISTING/ PROPOSED DRAINAGE, UTILITY, OR OTHER IMPROVEMENTS.
5. THE CONTRACTOR IS RESPONSIBLE TO PREPARE A WIRING PLAN AND PROVIDE ELECTRIC SERVICE TO ALL PROPOSED LIGHTING FIXTURES. THE CONTRACTOR IS REQUIRED TO PREPARE AN AS-BUILT PLAN OF WIRING AND PROVIDE COPIES TO THE OWNER AND STONEFIELD ENGINEERING & DESIGN, LLC.

30' 0' 30' 60'
GRAPHIC SCALE IN FEET
1" = 30'

| ISSUE | DATE | BY | DESCRIPTION |
|---|---|---|---|
| 1 | 04/27/2026 | KGNB | FOR SITE PLAN APPROVAL |

NOT APPROVED FOR CONSTRUCTION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SITE IMPROVEMENT PLANS

# SPECIALTY PROPERTY GROUP LLC
## PROPOSED ATRIUM ADDITION

PARCEL ID: 22-12-127-002
30800 NORTHWESTERN HIGHWAY
CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

STATE OF MICHIGAN
ERIC WILLIAMS
ENGINEER
No. 6201310200
LICENSED PROFESSIONAL ENGINEER

STONEFIELD engineering & design

SCALE: 1" = 30' | PROJECT ID: DET-250323

TITLE: LIGHTING PLAN

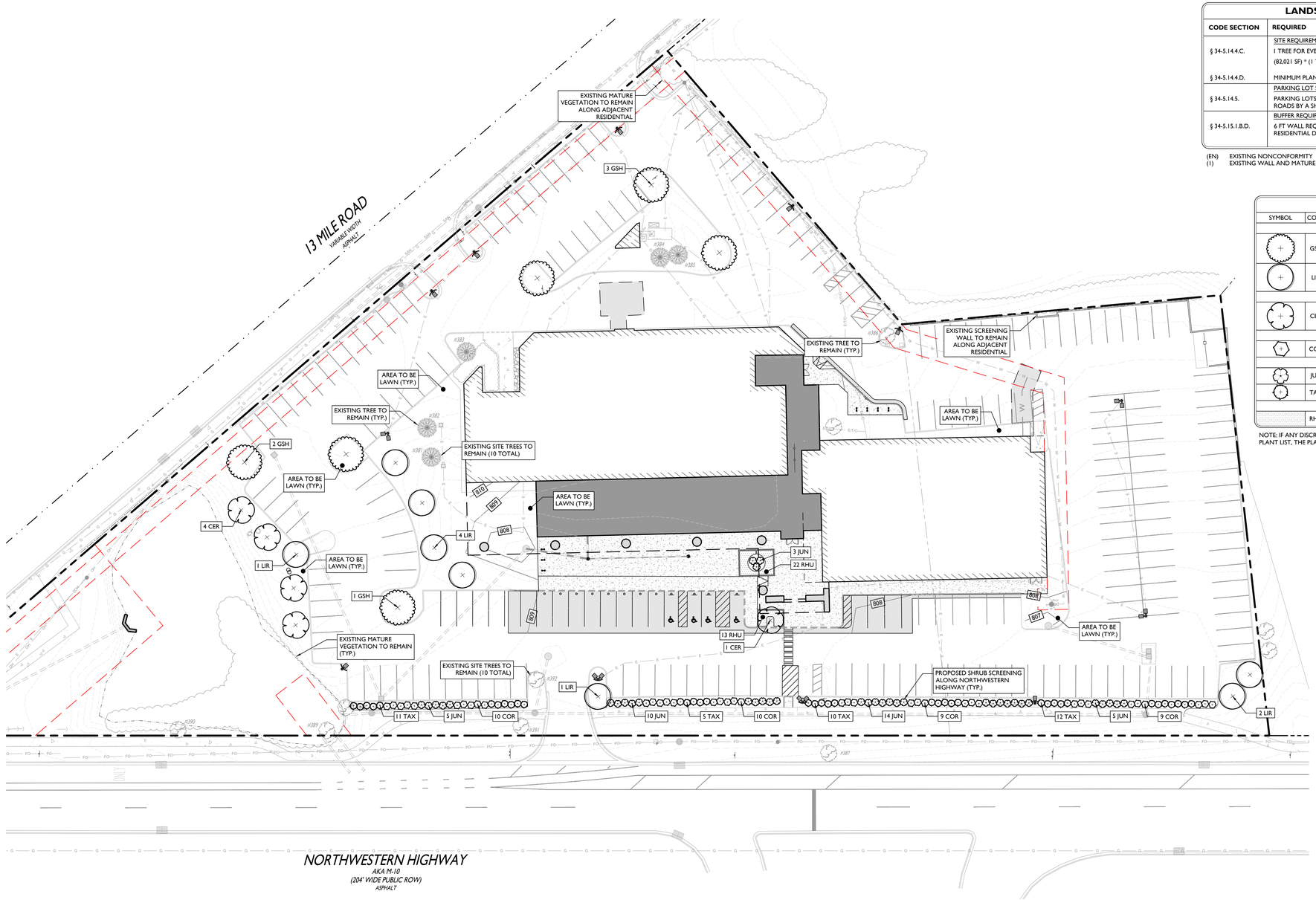
DRAWING: C-5

V:\DET\250323\DET-250323 ITUCKY VITALE - 30800 NORTHWESTERN HWY, FARMINGTON HILLS, MI\CAD\PLOT\SP-05-LIGHT.DWG

**LANDSCAPE PLAN CHECKLIST:**

- 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 34-559.
- 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 34-553.
e. GUARANTEED FOR ONE YEAR.
f. REPLACEMENT TREES SHALL HAVE SHADE POTENTIAL AND OTHER CHARACTERISTICS COMPARABLE TO THE TREES PROPOSED FOR REMOVAL.




## LANDSCAPING AND BUFFER REQUIREMENTS

| CODE SECTION | REQUIRED | PROPOSED |
|---|---|---|
| | SITE REQUIREMENTS | |
| § 34-5.14.4.C. | 1 TREE FOR EVERY 2,800 SF OF PAVED SURFACE<br>(82,021 SF) * (1 TREE / 2,800 SF) = 29 TREES | 10 EXISTING TREES<br>19 PROPOSED TREES |
| § 34-5.14.4.D. | MINIMUM PLANTING AREA: 180 SF | COMPLIES |
| | PARKING LOT SCREENING | |
| § 34-5.14.5. | PARKING LOTS SHALL BE SCREENED FROM PUBLIC ROADS BY A SHRUB HEDGE, WALL, OR BERM | 13 MILE ROAD: DOES NOT COMPLY (EN)<br>NORTHWESTERN HWY: COMPLIES |
| | BUFFER REQUIREMENTS | |
| § 34-5.15.1.B.D. | 6 FT WALL REQUIRED TO SCREEN YARD FROM RESIDENTIAL DISTRICT | 13 MILE ROAD: DOES NOT COMPLY (EN)<br>NORTHWESTERN HWY: DOES NOT COMPLY (EN)<br>EAST: DOES NOT COMPLY(1) (EN) |

(EN) EXISTING NONCONFORMITY
(1) EXISTING WALL AND MATURE PLANTINGS TO REMAIN ALONG THE EAST PROPERTY LINE

## PLANT SCHEDULE

| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER |
|---|---|---|---|---|---|---|
| DECIDUOUS TREES | | | | | | |
| | GSH | 6 | GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' | SHADEMASTER HONEY LOCUST | 3" - 3.5" CAL | B&B |
| | LIR | 8 | LIRIODENDRON TULIPIFERA 'FASTIGIATA' | COLUMNAR TULIP POPLAR | 3" - 3.5" CAL | B&B |
| ORNAMENTAL TREES (SINGLE-STEM) | | | | | | |
| | CER | 5 | CERCIS CANADENSIS | EASTERN REDBUD | 3" - 3.5" CAL | B&B |
| SHRUBS | | | | | | |
| | COR | 38 | CORNUS SERICEA 'FARROW' | ARCTIC FIRE RED TWIG DOGWOOD | 24" - 30" HT | POT |
| EVERGREEN SHRUBS | | | | | | |
| | JUN | 37 | JUNIPERUS CHINENSIS 'SEA GREEN' | SEA GREEN JUNIPER | 24" - 30" HT | POT |
| | TAX | 38 | TAXUS X MEDIA 'DENSIFORMIS' | DENSE ANGLO-JAPANESE YEW | 24" - 30" HT | POT |
| GROUND COVERS | | | | | | |
| | RHU | 35 | RHUS AROMATICA 'GRO-LOW' | GRO-LOW FRAGRANT SUMAC | 1 GAL., 36" O.C. | POT |

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE.

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

**LANDSCAPING NOTES**

1. THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
2. THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
3. THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH .
4. THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
5. THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
6. THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.

30' 0' 30' 60'
GRAPHIC SCALE IN FEET
1" = 30'

| ISSUE | DATE | BY | DESCRIPTION |
|---|---|---|---|
| 1 | 04/27/2026 | KGNB | FOR SITE PLAN APPROVAL |

NOT APPROVED FOR CONSTRUCTION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SITE IMPROVEMENT PLANS

# SPECIALTY PROPERTY GROUP LLC
## PROPOSED ATRIUM ADDITION

PARCEL ID: 23-12-127-002
30800 NORTHWESTERN HIGHWAY
CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

STATE OF MICHIGAN
PAUL DEVITTO
LICENSED LANDSCAPE ARCHITECT
PAUL DEVITTO, LLA.
MICHIGAN LICENSE No. 3901001797
LICENSED LANDSCAPE ARCHITECT

STONEFIELD engineering & design

SCALE: 1" = 30' | PROJECT ID: DET-250323

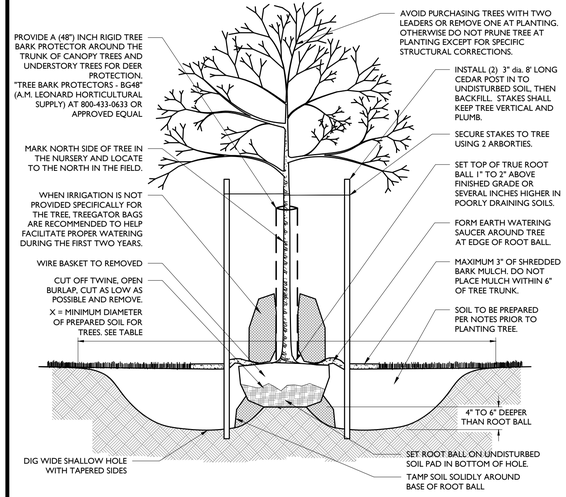
TITLE:
LANDSCAPING PLAN

DRAWING:
C-6

V:\DET\250323\DET-250323 ZYLCKY VITALE - 30800 NORTHWESTERN HWY\ FARMINGTON HILLS_MI\CADD\PLOT\SP-06-01-LAND.DWG

NOTES:

1. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
2. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
3. SOIL AMENDMENTS:
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   - MODIFY EXTREMELY SANDY SOILDS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX



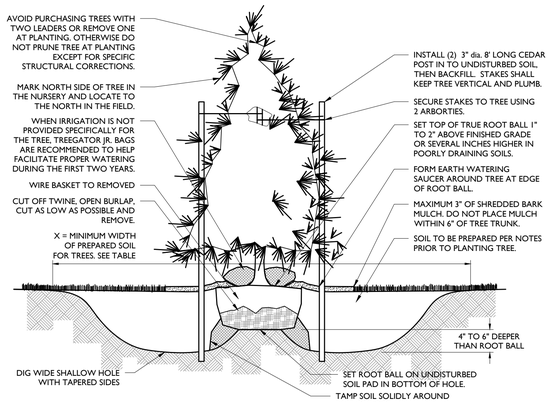

## DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

1

NOTES:

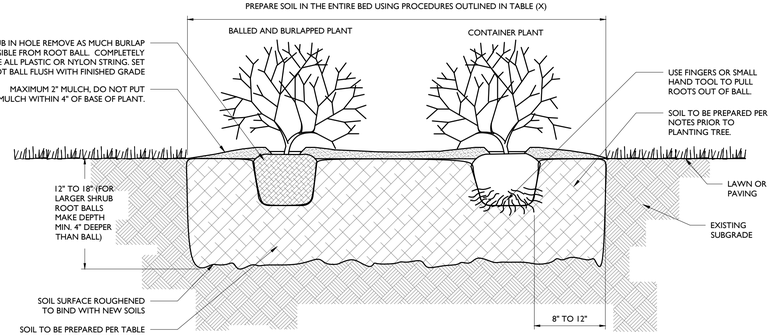
1. FOR CONTAINER-GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
2. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
3. SOIL AMENDMENTS:
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   - MODIFY EXTREMELY SANDY SOILDS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX




## CONIFEROUS TREE PLANTING DETAIL

NOT TO SCALE

2




NOTES:

1. FOR THE CONTAINER-GROWN SHRUBS, USE FINGERS OR SMALL HAND TOOL TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
2. THOROUGHLY SOAK THE SHRUB ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL

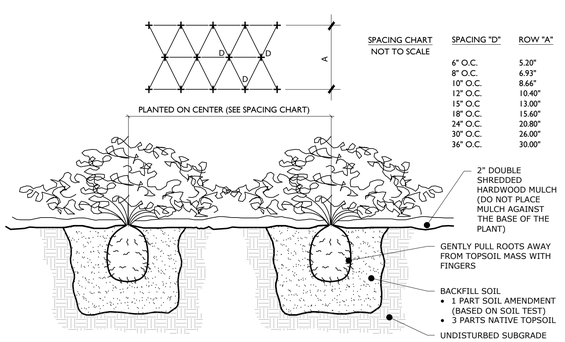
## DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE

3

NOTES:

1. THOROUGHLY SOAK THE GROUND COVER ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
2. SOIL AMENDMENTS:
   - MODIFY HEAVY CLAY OR SILT SOILDS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM
   - MODIFY EXTREMELY SANDY SOILDS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX
3. ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT PER MANUFACTURER'S SPECIFICATIONS



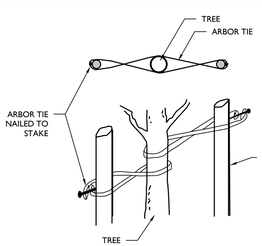

SPACING CHART
NOT TO SCALE

| SPACING "D" | ROW "A" |
|---|---|
| 6" O.C. | 5.20" |
| 8" O.C. | 6.93" |
| 10" O.C. | 8.66" |
| 12" O.C. | 10.40" |
| 15" O.C. | 13.00" |
| 18" O.C. | 15.60" |
| 24" O.C. | 20.80" |
| 30" O.C. | 26.00" |
| 36" O.C. | 30.00" |

## GROUND COVER/PERENNIAL/ANNUAL PLANTING DETAIL

NOT TO SCALE

4




INSTALLATION GUIDELINES:

1. LOOP TIE AROUND TREE AND NAIL TO CEDAR STAKE.
2. REMOVE ALL STAKING AND TIES AT END OF FIRST GROWING SEASON.
3. FOLD ENDS OF ARBORTIE BACK. SECURE TO STAKES WITH 1" GALVANIZED ROOFING NAIL OR USE A KNOT.
4. CONSULT LANDSCAPE ARCHITECT FOR STAKING OF TREES LARGER THAN 6".
5. SOURCES INCLUDE:
   GEMPLERS 1-800-332-6744 or GEMPLERS.COM
   CSP OUTDOORS 1-800-592-6940 or CSPOUTDOORS.COM

## ARBORTIE DETAIL

NOT TO SCALE

5

**GENERAL LANDSCAPING NOTES:**

1. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH THESE SPECIFICATIONS, APPROVED OR FINAL DRAWINGS, AND INSTRUCTIONS PROVIDED BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIALS, OR OWNER/OWNER'S REPRESENTATIVE. ALL WORK COMPLETED AND MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH THE INTENTION OF THE SPECIFICATIONS, DRAWINGS, AND INSTRUCTIONS AND EXECUTED WITH THE STANDARD LEVEL OF CARE FOR THE LANDSCAPE INDUSTRY.
2. WORK MUST BE CARRIED OUT ONLY DURING WEATHER CONDITIONS FAVORABLE TO LANDSCAPE CONSTRUCTION AND TO THE HEALTH AND WELFARE OF PLANTS. THE SUITABILITY OF SUCH WEATHER CONDITIONS SHALL BE DETERMINED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL.
3. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, BEFORE ORDERING OR PURCHASING MATERIALS, TO PROVIDE SAMPLES OF THOSE MATERIALS TO THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL FOR APPROVAL, IF SO REQUESTED.
4. IF SAMPLES ARE REQUESTED, THE LANDSCAPE CONTRACTOR IS TO SUBMIT CERTIFICATION TAGS FROM TREES, SHRUBS AND SEED VERIFYING TYPE AND PURITY.
5. UNLESS OTHERWISE AUTHORIZED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL, THE LANDSCAPE CONTRACTOR SHALL PROVIDE NOTICE AT LEAST FORTY-EIGHT HOURS (48 HRS.) IN ADVANCE OF THE ANTICIPATED DELIVERY DATE OF ANY PLANT MATERIALS TO THE PROJECT SITE. A LEGIBLE COPY OF THE INVOICE, SHOWING VARIETIES AND SIZES OF MATERIALS INCLUDED FOR EACH SHIPMENT SHALL BE FURNISHED TO THE PROJECT LANDSCAPE DESIGNER, OR GOVERNING MUNICIPAL OFFICIAL.
6. THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL RESERVES THE RIGHT TO INSPECT AND REJECT PLANTS AT ANY TIME AND AT ANY PLACE.

**PROTECTION OF EXISTING VEGETATION NOTES:**

1. BEFORE COMMENCING WORK, ALL EXISTING VEGETATION WHICH COULD BE IMPACTED AS A RESULT OF THE PROPOSED CONSTRUCTION ACTIVITIES MUST BE PROTECTED FROM DAMAGE BY THE INSTALLATION OF TREE PROTECTION FENCING. FENCING SHALL BE LOCATED AT THE DRIP-LINE OR LIMIT OF DISTURBANCE AS DEPICTED WITHIN THE APPROVED OR FINAL PLAN SET. ESTABLISHING THE TREE PROTECTION ZONE. FENCE INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE PROTECTION FENCE DETAIL." NO WORK MAY BEGIN UNTIL THIS REQUIREMENT IS FULFILLED. THE FENCING SHALL BE INSPECTED REGULARLY BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
2. IN ORDER TO AVOID DAMAGE TO ROOTS, BARK OR LOWER BRANCHES, NO VEHICLE, EQUIPMENT, DEBRIS, OR OTHER MATERIALS SHALL BE DRIVEN, PARKED OR PLACED WITHIN THE TREE PROTECTION ZONE. ALL ON-SITE CONTRACTORS SHALL USE ANY AND ALL PRECAUTIONARY MEASURES WHEN PERFORMING WORK AROUND TREES, WALKS, PAVEMENTS, UTILITIES, AND ANY OTHER FEATURES EITHER EXISTING OR PREVIOUSLY INSTALLED UNDER THIS CONTRACT.
3. IN RARE INSTANCES WHERE EXCAVATING, FILL, OR GRADING IS REQUIRED WITHIN THE DRIP-LINE OF TREES TO REMAIN, THE WORK SHALL BE PERFORMED AS FOLLOWS:
   - TRENCHING: WHEN TRENCHING OCCURS AROUND TREES TO REMAIN, THE TREE ROOTS SHALL NOT BE CUT, BUT THE TRENCH SHALL BE TUNNELED UNDER OR AROUND THE ROOTS BY CAREFUL HAND DIGGING AND WITHOUT INJURY TO THE ROOTS. NO ROOTS, LIMBS, OR WOODS ARE TO HAVE ANY PAINT OR MATERIAL APPLIED TO ANY SURFACE.
   - RAISING GRADES: WHEN THE GRADE AT AN EXISTING TREE IS BELOW THE NEW FINISHED GRADE, AND FILL NOT EXCEEDING 6 INCHES (6") IS REQUIRED, CLEAN, WASHED GRAVEL FROM ONE TO TWO INCHES (1" - 2") IN SIZE SHALL BE PLACED DIRECTLY AROUND THE TREE TRUNK. THE GRAVEL SHALL EXTEND OUT FROM THE TRUNK ON ALL SIDES A MINIMUM OF 18 INCHES (18") AND FINISH APPROXIMATELY TWO INCHES (2") ABOVE THE FINISH GRADE AT TREE. INSTALL GRAVEL BEFORE ANY EARTH FILL IS PLACED. NEW EARTH FILL SHALL NOT BE LEFT IN CONTACT WITH THE TRUNK OF ANY TREE REQUIRING FILL. WHERE EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID TREE WELL SHALL BE CONSTRUCTED. IF APPLICABLE, TREE WELL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE WELL DETAIL."
   - LOWERING GRADES: EXISTING TREES LOCATED IN AREAS WHERE THE NEW FINISHED GRADE IS TO BE LOWERED, SHALL HAVE RE-GRADING WORK DONE BY HAND TO THE INDICATED ELEVATION, NO GREATER THAN SIX INCHES (6"). ROOTS SHALL BE CUT CLEANLY THREE INCHES (3") BELOW FINISHED GRADE UNDER THE DIRECTION OF A LICENSED ARBORIST. WHERE CUT EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID RETAINING WALL SHALL BE CONSTRUCTED. IF APPLICABLE, THE RETAINING WALL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE RETAINING WALL DETAIL."

**SOIL PREPARATION AND MULCH NOTES:**

1. LANDSCAPE CONTRACTOR SHALL OBTAIN A SOIL TEST OF THE IN-SITU TOPSOIL BY A CERTIFIED SOIL LABORATORY PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL ALLOW FOR A TWO WEEK TURNAROUND TIME FROM SUBMITTAL OF SAMPLE TO NOTIFICATION OF RESULTS.
2. BASED ON SOIL TEST RESULTS, ADJUST THE RATES OF LIME AND FERTILIZER THAT SHALL BE MIXED INTO THE TOP SIX INCHES (6") OF TOPSOIL. THE LIME AND FERTILIZER RATES PROVIDED WITHIN THE "SEED SPECIFICATION" OR "SOD SPECIFICATION" IS APPROXIMATE AND FOR BIDDING PURPOSES ONLY. IF ADDITIONAL AMENDMENTS ARE NECESSARY, ADJUST THE TOPSOIL AS FOLLOWS:
   - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM.
   - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
3. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL TOPSOIL OF LOAMING CHARACTER, WITHOUT ADMIXTURE OF SUBSOIL MATERIAL OBTAINED FROM A WELL-DRAINED ARABLE SITE, FREE FROM ALL CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIAL GREATER THAN ONE INCH (1").
4. TOPSOIL SHALL HAVE A PH RANGE OF 5.0-7.0 AND SHALL NOT CONTAIN LESS THAN 6% ORGANIC MATTER BY WEIGHT.
5. OBTAIN TOPSOIL ONLY FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT THE PROJECT SITE.
6. CONTRACTOR SHALL PROVIDE A SIX INCH (6") DEEP LAYER OF TOPSOIL IN ALL PLANTING AREAS. TOPSOIL SHALL BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN SOIL CONDITIONS.
7. UNLESS OTHERWISE NOTED IN THE CONTRACT, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBED AREA OF THE SITE.
8. LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE SUB-GRADE ELEVATION MEETS THE FINISHED GRADE ELEVATION (LESS THE REQUIRED TOPSOIL), IN ACCORDANCE WITH THE APPROVED OR FINAL GRADING PLAN.
9. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THE APPROVED OR FINAL CONSTRUCTION SET UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SURFACE AND SUBSURFACE PLANT BED DRAINAGE PRIOR TO THE INSTALLATION OF PLANTINGS. IF POOR DRAINAGE CONDITIONS EXIST, CORRECTIVE ACTION SHALL BE TAKEN PRIOR TO INSTALLATION. ALL PLANTING AND LAWN AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW A FREE FLOW OF SURFACE WATER.
11. DOUBLE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL SHRUB PLANTING BEDS AND AROUND ALL TREES PLANTED BY LANDSCAPE CONTRACTOR. GROUND COVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE MULCHED WITH A TWO INCH (2") TOP DRESSING. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO AVOID CONTACT WITH TRUNK OR PLANT STEM. MULCH SHALL BE OF SUFFICIENT CHARACTER AS NOT TO BE EASILY DISPLACED BY WIND OR WATER RUNOFF.
12. WHENEVER POSSIBLE, THE SOIL PREPARATION AREA SHALL BE CONNECTED FROM PLANTING TO PLANTING.
13. SOIL SHALL BE LOOSENED WITH A BACKHOE OR OTHER LARGE COARSE-TILING EQUIPMENT UNLESS THE SOIL IS FROZEN OR EXCESSIVELY WET. TILING THAT PRODUCES LARGE, COARSE CHUNKS OF SOIL IS PREFERABLE TO TILING THAT RESULTS IN FINE GRAINS UNIFORM IN TEXTURE. AFTER THE AREA IS LOOSENED IT SHALL NOT BE DRIVEN OVER BY ANY VEHICLE.
14. APPLY PRE-EMERGENT WEED CONTROL TO ALL PLANT BEDS PRIOR TO MULCHING. ENSURE COMPATIBILITY BETWEEN PRODUCT AND PLANT MATERIAL.
15. ALL PLANTING SOIL SHALL BE AMENDED WITH THE FOLLOWING:

MYCRO® TREE SAVER - A DRY GRANULAR MYCORRHIZAL FUNGI INOCULANT THAT IS MIXED IN THE BACKFILL WHEN PLANTING TREES AND SHRUBS. IT CONTAINS SPORES OF BOTH ECTOMYCORRHIZAL AND VA MYCORRHIZAL FUNGI (VAM), BENEFICIAL RHIZOSPHERE BACTERIA, TERRA-SORB SUPERABSORBENT HYDROGEL TO REDUCE WATER LEACHING, AND SELECTED ORGANIC MICROBIAL NUTRIENTS.

- DIRECTIONS FOR USE: USE 3-OZ PER EACH FOOT DIAMETER OF THE ROOT BALL, OR 3-OZ PER INCH CALIPER. MIX INTO THE BACKFILL WHEN TRANSPLANTING TREES AND SHRUBS. MIX PRODUCT IN A RING-SHAPED VOLUME OF SOIL AROUND THE UPPER PORTION OF THE ROOT BALL, EXTENDING FROM THE SOIL SURFACE TO A DEPTH OF ABOUT 8 INCHES, AND EXTENDING OUT FROM THE ROOT BALL ABOUT 8 INCHES INTO THE BACKFILL. APPLY WATER TO SOIL SATURATION.
- MYCORⓇ TREE SAVERⓇ IS EFFECTIVE FOR ALL TREE AND SHRUB SPECIES EXCEPT RHODODENDRONS, AZALEAS, AND MOUNTAIN LAUREL, WHICH REQUIRE ERICOID MYCORRHIZAE.
- SOIL PH: THE FUNGI IN THIS PRODUCT WERE CHOSEN BASED ON THEIR ABILITY TO SURVIVE AND COLONIZE PLANT ROOTS IN A PH RANGE OF 3 TO 9.
- FUNGICIDES: THE USE OF CERTAIN FUNGICIDES CAN HAVE A DETRIMENTAL EFFECT ON THE INOCULATION PROGRAM. SOIL APPLICATION OF ANY FUNGICIDE IS NOT RECOMMENDED FOR TWO WEEKS AFTER APPLICATION.
- OTHER PESTICIDES: HERBICIDES AND INSECTICIDES DO NOT NORMALLY INTERFERE WITH MYCORRHIZAL FUNGAL DEVELOPMENT, BUT MAY INHIBIT THE GROWTH OF SOME TREE AND SHRUB SPECIES IF NOT USED PROPERLY.

HEALTHY START MACRO TABS 12-8-8

- FERTILIZER TABLETS ARE PLACED IN THE UPPER 4 INCHES OF BACKFILL SOIL WHEN PLANTING TREES AND SHRUBS.
- TABLETS ARE FORMULATED FOR LONG-TERM RELEASE BY SLOW BIODEGRADATION, AND LAST UP TO 2 YEARS AFTER PLANTING. TABLETS CONTAIN 12-8-8 NPK FERTILIZER, AS WELL AS A MINIMUM OF SEVEN PERCENT (7%) HUMIC ACID BY WEIGHT, MICROBIAL NUTRIENTS DERIVED FROM SEA KELP, PROTEIN BYPRODUCTS, AND YUCCA SCHIDIGERA, AND A COMPLEMENT OF BENEFICIAL RHIZOSPHERE BACTERIA. THE STANDARD 21 GRAM TABLET IS SPECIFIED HERE. DIRECTIONS FOR USE: FOR PLANTING BALLED & BURLAPPED (B&B) TREES AND SHRUBS, MEASURE THE THICKNESS OF THE TRUNK, AND USE ABOUT 1 TABLET (21-G) PER HALF-INCH. PLACE THE TABLETS DIRECTLY NEXT TO THE ROOT BALL, EVENLY DISTRIBUTED AROUND ITS PERIMETER, AT A DEPTH OF ABOUT 4 INCHES.

**IRRIGATION DURING ESTABLISHMENT**

| SIZE AT PLANTING | IRRIGATION FOR VITALITY | IRRIGATION FOR SURVIVAL |
|---|---|---|
| < 2" CALIPER | DAILY FOR TWO WEEKS, EVERY OTHER DAY FOR TWO MONTHS, WEEKLY UNTIL ESTABLISHED | TWO TO THREE TIMES WEEKLY FOR TWO TO THREE MONTHS |
| 2"-4 CALIPER | DAILY FOR ONE MONTH, EVERY OTHER DAY FOR THREE MONTHS, WEEKLY UNTIL ESTABLISHED | TWO TO THREE TIMES WEEKLY FOR THREE TO FOUR MONTHS |
| 4 >" CALIPER | DAILY FOR SIX WEEKS, EVERY OTHER DAY FOR FIVE MONTHS, WEEKLY UNTIL ESTABLISHED | TWICE WEEKLY FOR FOUR TO FIVE MONTHS |

TABLE NOTES:

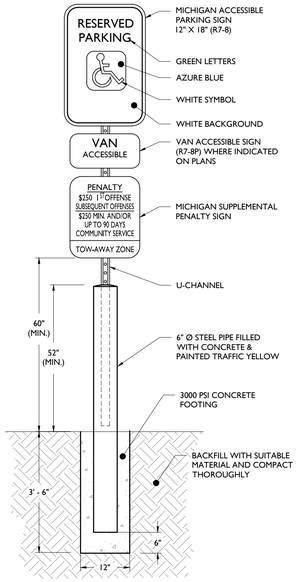
1. AT EACH IRRIGATION, APPLY TWO TO THREE GALLONS PER INCH TRUNK CALIPER TO THE ROOT BALL SURFACE. APPLY IT IN A MANNER SO ALL WATER SOAKS THE ENTIRE ROOT BALL. DO NOT WATER IF ROOT BALL IS WET/SATURATED ON THE IRRIGATION DAY.

2. WHEN IRRIGATING FOR VITALITY, DELETE DAILY IRRIGATION WHEN PLANTING IN WINTER OR WHEN PLANTING IN COOL CLIMATES. ESTABLISHMENT TAKES THREE TO FOUR MONTHS PER INCH TRUNK CALIPER. NEVER APPLY IRRIGATION IF THE SOIL IS SATURATED.

3. WHEN IRRIGATION FOR SURVIVAL, TREES TAKE MUCH LONGER TO ESTABLISH THAN REGULARLY IRRIGATED TREES. IRRIGATION MAY BE REQUIRED IN THE NORMAL HOT, DRY PORTIONS OF THE FOLLOWING YEAR.

**PLANT QUALITY AND HANDLING NOTES:**

1. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) OR LATEST REVISION AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
2. IN ALL CASES, BOTANICAL NAMES LISTED WITHIN THE APPROVED OR FINAL PLANT LIST SHALL TAKE PRECEDENCE OVER COMMON NAMES.
3. ALL PLANTS SHALL BE OF SELECTED SPECIMEN QUALITY, EXCEPTIONALLY HEAVY, TIGHTLY KNIT, SO TRAINED OR FAVORED IN THEIR DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM, NUMBER OR BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL HAVE A NORMAL HABIT OR SOUND, HEALTHY, VIGOROUS PLANTS WITH WELL DEVELOPED ROOT SYSTEM. PLANTS SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS OR LARVAE.
4. PLANTS SHALL NOT BE PRUNED BEFORE DELIVERY. TREES WITH ABRASION OF THE BARK, SUNSCALDS, DISFIGURING KNOTS OR FRESH CUTS OF LIMBS OVER ONE AND ONE-FOURTH INCHES (1-1/4") WHICH HAVE NOT COMPLETELY CALLOUSED SHALL BE REJECTED.
5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH AND BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE.
6. THE ROOT SYSTEM OF EACH PLANT SHALL BE WELL PROVIDED WITH FIBROUS ROOTS. ALL PARTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF.
7. ALL PLANTS DESIGNATED BALL AND BURLAP (B&B) MUST BE MOVED WITH THE ROOT SYSTEM AS SOLID UNITS WITH BALLS OF EARTH FIRMLY WRAPPED WITH BURLAP. THE DIAMETER AND DEPTH OF THE BALLS OF EARTH MUST BE SUFFICIENT TO ENCOMPASS THE FIBROUS ROOT FEEDING SYSTEMS NECESSARY FOR THE HEALTHY DEVELOPMENT OF THE PLANT. NO PLANT SHALL BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN BADLY CRACKED OR BROKEN PREPARATORY TO OR DURING THE PROCESS OF PLANTING. THE BALLS SHALL REMAIN INTACT DURING ALL OPERATIONS. ALL PLANTS THAT CANNOT BE PLANTED AT ONCE MUST BE HEELED-IN BY SETTING IN THE GROUND AND COVERING THE BALLS WITH SOIL OR MULCH AND THEN WATERING. HEMP BURLAP AND TWINE IS PREFERABLE TO TREATED. IF TREATED BURLAP IS USED, ALL TWINE IS TO BE CUT FROM AROUND THE TRUNK AND ALL BURLAP IS TO BE REMOVED.
8. PLANTS TRANSPORTED TO THE PROJECT IN OPEN VEHICLES SHALL BE COVERED WITH TARPS OR OTHER SUITABLE COVERS SECURELY FASTENED TO THE BODY OF THE VEHICLE TO PREVENT INJURY TO THE PLANTS. CLOSED VEHICLES SHALL BE ADEQUATELY VENTILATED TO PREVENT OVERHEATING OF THE PLANTS. EVIDENCE OF INADEQUATE PROTECTION FOLLOWING DIGGING, CARELESSNESS WHILE IN TRANSIT, OR IMPROPER HANDLING OR STORAGE SHALL BE CAUSE FOR REJECTION OF PLANT MATERIAL. ALL PLANTS SHALL BE KEPT MOIST, FRESH, AND PROTECTED. SUCH PROTECTION SHALL ENCOMPASS THE ENTIRE PERIOD DURING WHICH THE PLANTS ARE IN TRANSIT, BEING HANDLED, OR ARE IN TEMPORARY STORAGE.
9. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING LANDSCAPE PLAN AND PLANTING DETAILS.
10. LANDSCAPE CONTRACTOR SHALL MAKE BEST EFFORT TO INSTALL PLANTINGS ON THE SAME DAY AS DELIVERY. IF PLANTS ARE NOT PLANTED IMMEDIATELY ON SITE, PROPER CARE SHALL BE TAKEN TO PLACE THE PLANTINGS IN PARTIAL SHADE WHEN POSSIBLE. THE ROOT BALL SHALL BE KEPT MOIST AT ALL TIME AND COVERED WITH MOISTENED MULCH OR ACCEPTED WOODCHIPS. PROPER IRRIGATION SHALL BE SUPPLIED SO AS TO NOT ALLOW THE ROOT BALL TO DRY OUT. PLANTINGS SHALL BE UNTIED AND PROPER SPACING SHALL BE ALLOTTED FOR AIR CIRCULATION AND TO PREVENT DISEASE, WILTING, AND LEAF LOSS. PLANTS THAT REMAIN UNPLANTED FOR A PERIOD OF TIME GREATER THAN THREE (3) DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH AND WATERED AS REQUIRED TO PRESERVE ROOT MOISTURE.
11. NO PLANT MATERIAL SHALL BE PLANTED IN MUDDY OR FROZEN SOIL.
12. PLANTS WITH INJURED ROOTS OR BRANCHES SHALL BE PRUNED PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY DISEASED OR INJURED PLANTS SHALL BE REMOVED.
13. IF ROCK OR OTHER UNDERGROUND OBSTRUCTION IS ENCOUNTERED, THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO RELOCATE OR ENLARGE PLANTING PITS OR DELETE PLANT MATERIAL FROM THE CONTRACT.
14. IF PLANTS ARE PROPOSED WITHIN SIGHT TRIANGLES, TREES SHALL BE LIMBED AND MAINTAINED TO A HEIGHT OF EIGHT FEET (8') ABOVE GRADE, AND SHRUBS, GROUND COVER, PERENNIALS, AND ANNUALS SHALL BE MAINTAINED TO A HEIGHT NOT TO EXCEED TWO FEET (2') ABOVE GRADE UNLESS OTHERWISE NOTED OR SPECIFIED BY THE GOVERNING MUNICIPALITY OR AGENCY.
15. INSTALLATION SHALL OCCUR DURING THE FOLLOWING SEASONS:
    PLAN

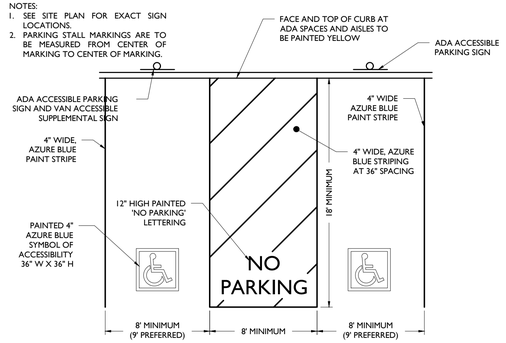



## ACCESSIBLE PARKING SIGN WITH BOLLARD DETAIL

NOT TO SCALE

1

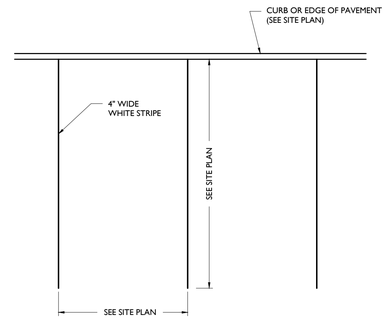
NOTES:
1. SEE SITE PLAN FOR EXACT SIGN LOCATIONS.
2. PARKING STALL MARKINGS ARE TO BE MEASURED FROM CENTER OF MARKING TO CENTER OF MARKING.




## ACCESSIBLE PARKING STALL MARKINGS

NOT TO SCALE

2




## PARKING STALL MARKINGS

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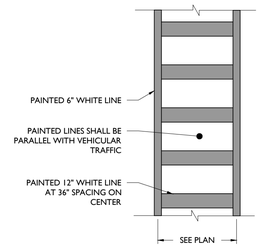
3



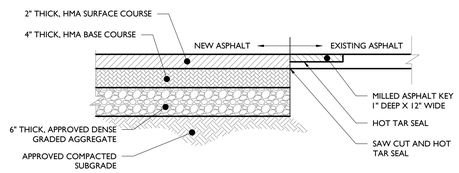

## CROSSWALK DETAIL

NOT TO SCALE

4

PAVEMENT STRIPING & MARKINGS NOTES:
1. ALL SIGNING AND STRIPING IN EXISTING CONDITION IN CONFLICT WITH THE PROPOSED DESIGN PLAN SHALL BE REMOVED.
2. ALL PROPOSED SIGNING AND STRIPING SHALL CONFORM TO THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.
3. PAVEMENT STRIPING AND MARKINGS SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS.
4. UNLESS OTHERWISE SPECIFIED, ALL STRIPING AND MARKINGS IN THE PUBLIC RIGHT-OF-WAY SHALL BE OF THERMOPLASTIC PAINT OR PREFORMED THERMOPLASTIC MARKINGS.
5. UNLESS OTHERWISE SPECIFIED, ON SITE PARKING STALL STRIPING, FIRE LANE STRIPING AND DIRECTIONAL ARROWS SHALL BE EPOXY PAINT. ON SITE STOP BARS, "DO NOT ENTER" BARS, AND ASSOCIATED LETTERING SHALL BE THERMOPLASTIC PAINT OR PREFORMED THERMOPLASTIC MARKINGS.

5

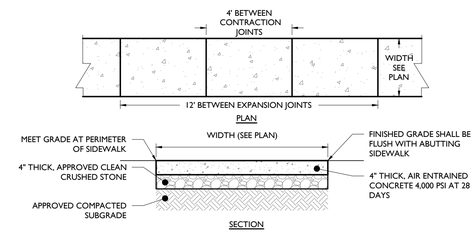



## FULL DEPTH ASPHALT PAVEMENT DETAIL

NOT TO SCALE

NOTE:
HMA MIX AND DENSE GRADED AGGREGATE SHALL CONFORM TO STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.

6

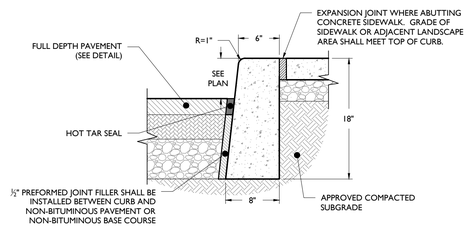



## CONCRETE WALKWAY DETAIL

NOT TO SCALE

NOTES:
1. MAXIMUM CROSS SLOPE SHALL BE ½" PER FOOT.
2. ½" EXPANSION JOINTS SHALL BE PROVIDED AT 12' INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED ¼" FROM THE SURFACE.
3. 1" DEEP BY ½" WIDE, TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT 4' INTERVALS.
4. EXPANSION JOINT SHALL BE PROVIDED WHERE ADJACENT TO A BUILDING.

7



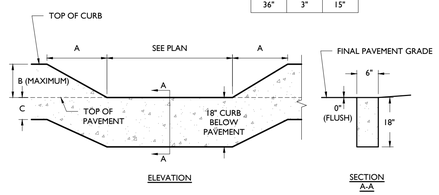

## CONCRETE CURB DETAIL

NOT TO SCALE

NOTES:
1. CONCRETE SHALL BE 3500 PSI AT 28 DAYS, AIR-ENTRAINED.
2. TRANSVERSE EXPANSION JOINTS SHALL BE PROVIDED AT 20 FOOT INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED ½" FROM SURFACE.
3. HALF DEPTH CONTRACTION JOINTS SHALL BE PROVIDED AT 10 FOOT INTERVALS.
4. 18" CURB DEPTH SHALL BE MAINTAINED AT DEPRESSED OR FLUSH CURBED AREAS.

8

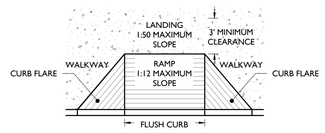
| FLUSH CURB DIMENSIONS | | |
|---|---|---|
| A | B | C |
| 72" | 6" | 12" |
| 60" | 5" | 13" |
| 48" | 4" | 14" |
| 36" | 3" | 15" |




## FLUSH CURB DETAIL

NOT TO SCALE

9

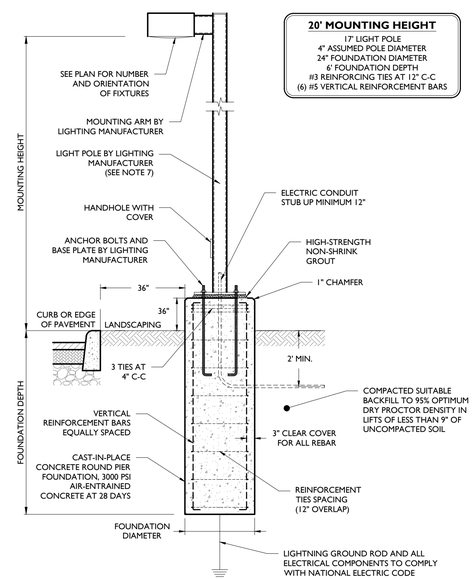



## CURB RAMP WITH FLARES DETAIL

NOT TO SCALE

NOTES:
1. CROSS SLOPE ON RAMP SHALL NOT EXCEED 1:50 SLOPE.
2. WHERE A 60" X 60" LANDING EXISTS AT THE TOP OF RAMP, RAMP FLARE SHALL NOT EXCEED 1:10 SLOPE. WHERE LANDING IS NOT PROVIDED RAMP FLARE SHALL NOT EXCEED 1:12 SLOPE.
3. A FLUSH CURB SHALL HAVE A MINIMUM WIDTH OF 36". SEE PLAN FOR EXACT WIDTH.
4. RAMP SHALL HAVE A MAXIMUM RISE OF 6" WITHOUT A HANDRAIL.

10

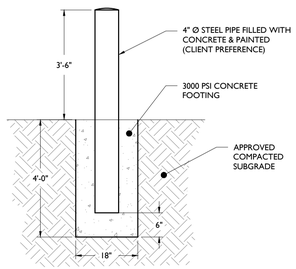



## LIGHT POLE INSTALLATION DETAIL

NOT TO SCALE

NOTES:
1. MINIMUM SOIL BEARING PRESSURE OF 1500 PSF, SOIL FRICTION ANGLE OF 30 DEGREES, AND SOIL DRY UNIT WEIGHT OF 120 PCF SHALL BE CONFIRMED IN THE FIELD BY A QUALIFIED PROFESSIONAL.
2. CAST-IN-PLACE CONCRETE SHALL BE CONSOLIDATED USING VIBRATOR.
3. ALL REBAR TO BE NEW GRADE 60 STEEL.
4. PRE-CAST PIERS ACCEPTABLE UPON WRITTEN APPROVAL OF SHOP DRAWING BY ENGINEER.
5. CONCRETE TO BE INSTALLED A MINIMUM OF 7 DAYS PRIOR TO INSTALLING LIGHT POLE. POURED CONCRETE MIX REQUIRED TO OBTAIN 80% OF DESIGN STRENGTH PRIOR TO INSTALLING LIGHT POLE.
6. CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 4" (WITHIN 1" TOLERANCE).
7. POLE SHALL BE RATED FOR 10 MPH HIGHER THAN MAXIMUM WIND SPEED 33FT ABOVE GROUND FOR THE AREA BASED ON ANSI/ASCE 7-93.
8. POUR TO BE TERMINATED AT A FORM.
9. WORK SHALL CONFORM TO ACI BEST PRACTICES FOR APPROPRIATE TEMPERATURE AND WEATHER CONDITIONS.
10. CONTRACTOR TO TEMPORARILY SUPPORT ADJACENT SOIL AND STRUCTURES DURING EXCAVATION IF REQUIRED.

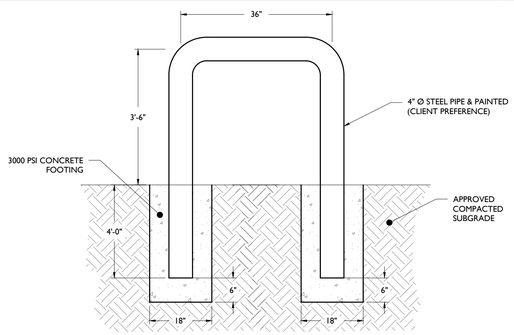
14




## BOLLARD DETAIL

NOT TO SCALE

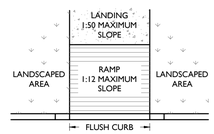
11




## U-BOLLARD DETAIL

NOT TO SCALE

12




## CURB RAMP DETAIL

NOT TO SCALE

NOTES:
1. CROSS SLOPE ON RAMP SHALL NOT EXCEED 2%
2. A FLUSH CURB SHALL HAVE A MINIMUM WIDTH OF 36". SEE PLAN FOR EXACT WIDTH.
3. RAMP SHALL HAVE A MAXIMUM RISE OF 6" WITHOUT A HANDRAIL

13

| ISSUE | DATE | BY | DESCRIPTION |
|---|---|---|---|
| 1 | 04/27/2026 | KGNB | FOR SITE PLAN APPROVAL |

NOT APPROVED FOR CONSTRUCTION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555 S. Old Woodward Avenue, Suite 12L, Birmingham, MI 48009
Phone 248.247.1115


SITE IMPROVEMENT PLANS

# SPECIALTY PROPERTY GROUP LLC

## PROPOSED ATRIUM ADDITION

PARCEL ID: 22-12-127-002
30800 NORTHWESTERN HIGHWAY
CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

STATE OF MICHIGAN · ERIC WILLIAMS · ENGINEER · No. 6201310200 · LICENSED PROFESSIONAL ENGINEER

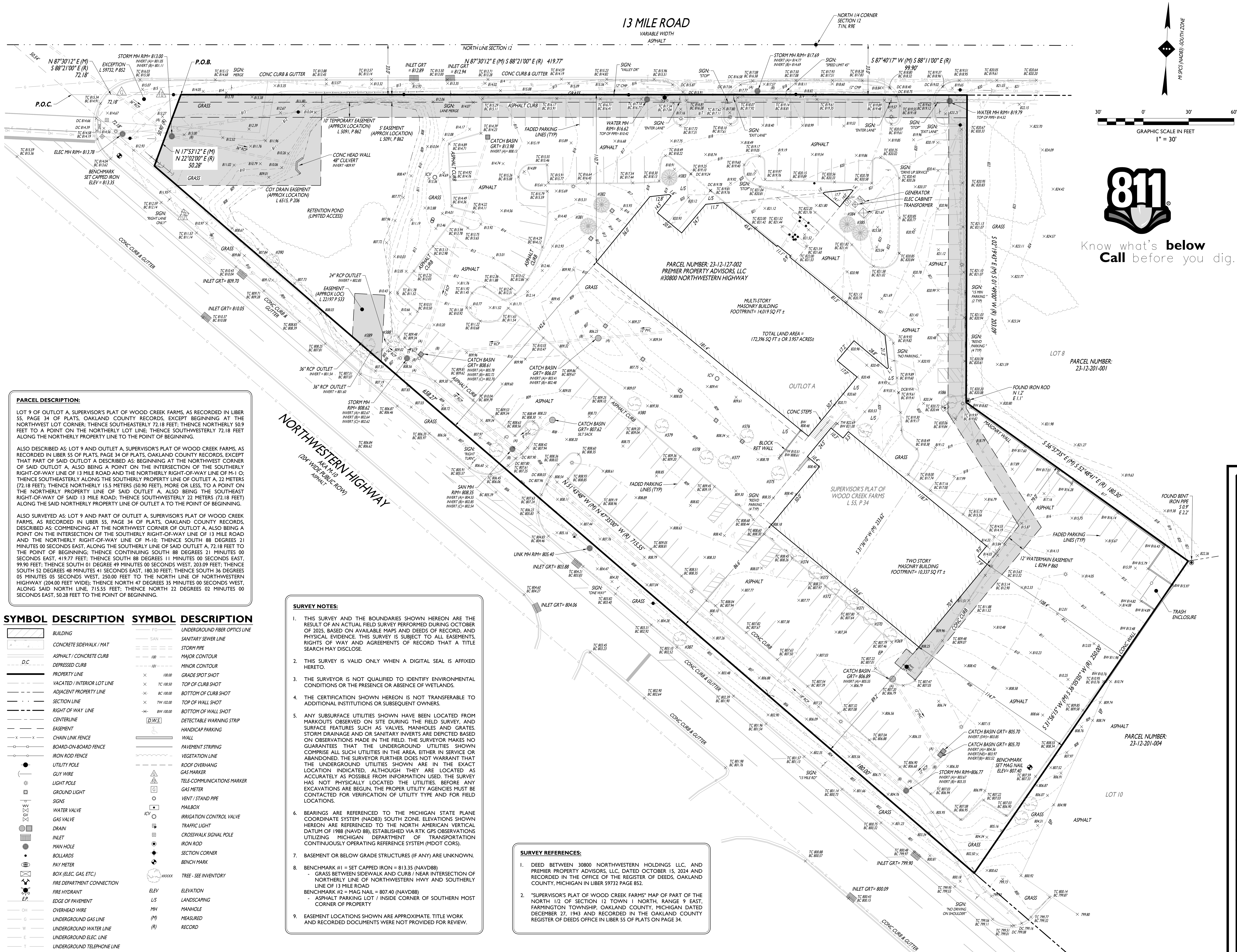
STONEFIELD engineering & design

SCALE: AS SHOWN | PROJECT ID: DET-250323

TITLE: CONSTRUCTION DETAILS

DRAWING: C-8

V:\DET\2025\DET-250323 STUCKY VITALE - 30800 NORTHWESTERN HWY, FARMINGTON HILLS, MI\CADD\PLOT\SP-08-DETL.DWG



SOURCE: GOOGLE MAPS

VICINITY MAP
NOT TO SCALE

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

## TREE INVENTORY LIST

| TAG # | SIZE (dbh) | BOTANICAL NAME | COMMON NAME | CONDITION |
|---|---|---|---|---|
| 369 | 13" | *Pyrus callerana* | Callery Pear | Fair |
| 370 | 9" | *Pyrus callerana* | Callery Pear | Poor Maj. BD, DL |
| 371 | 8" | *Pyrus callerana* | Callery Pear | Fair |
| 372 | 9" | *Pyrus callerana* | Callery Pear | Fair |
| 373 | 11" | *Pyrus callerana* | Callery Pear | Fair |
| 374 | 13" | *Pyrus callerana* | Callery Pear | Fair |
| 375 | 9" | *Malus sp.* | Crabapple | Fair/Poor M |
| 376 | 10" | *Malus sp.* | Crabapple | Fair/Poor DL |
| 377 | 18" | *Pinus nigra* | Austrian Pine | Fair |
| 378 | 19" | *Pinus nigra* | Austrian Pine | Fair |
| 379 | 18" | *Pinus nigra* | Austrian Pine | Fair |
| 380 | 15" | *Pinus nigra* | Austrian Pine | Fair |
| 381 | 21" | *Pinus nigra* | Austrian Pine | Fair |
| 382 | 17" | *Pinus nigra* | Austrian Pine | Fair |
| 383 | 18" | *Gleditsia triacanthos iner.* | Honeylocust | Fair |
| 384 | 15" | *Pinus nigra* | Austrian Pine | Fair |
| 385 | 19" | *Pinus nigra* | Austrian Pine | Fair |
| 386 | 20" | *Gleditsia triacanthos iner.* | Honeylocust | Fair |
| 387 | 33" | *Populus deltoides* | Cottonwood | Fair |
| 388 | 8",12" | *Acer negundo* | Box Elder | Fair/Poor Vines Gr |
| 389 | 7",27" | *Salix sp.* | Willow | Fair/Poor On culvert |
| 390 | 47" | *Salix sp.* | Willow | Fair |

## PARCEL DESCRIPTION:

LOT 9 OF OUTLOT A, SUPERVISOR'S PLAT OF WOOD CREEK FARMS, AS RECORDED IN LIBER 55, PAGE 34 OF PLATS, OAKLAND COUNTY RECORDS, EXCEPT BEGINNING AT THE NORTHWEST LOT CORNER; THENCE SOUTHEASTERLY 72.18 FEET; THENCE NORTHERLY 50.9 FEET TO A POINT ON THE NORTHERLY LOT LINE; THENCE SOUTHWESTERLY 72.18 FEET ALONG THE NORTHERLY PROPERTY LINE TO THE POINT OF BEGINNING.

ALSO DESCRIBED AS: LOT 9 AND OUTLET A, SUPERVISOR'S PLAT OF WOOD CREEK FARMS, AS RECORDED IN LIBER 55 OF PLATS, PAGE 34 OF PLATS, OAKLAND COUNTY RECORDS, EXCEPT THAT PART OF SAID OUTLOT A DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF SAID OUTLOT A, ALSO BEING A POINT ON THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF 13 MILE ROAD AND THE NORTHERLY RIGHT-OF-WAY LINE OF M-1 O; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY PROPERTY LINE OF OUTLET A, 22 METERS {72.18 FEET); THENCE NORTHERLY 15.5 METERS (50.90 FEET), MORE OR LESS, TO A POINT ON THE NORTHERLY PROPERTY LINE OF SAID OUTLET A, ALSO BEING THE SOUTHEAST RIGHT-OF-WAY OF SAID 13 MILE ROAD; THENCE SOUTHWESTERLY 22 METERS (72.18 FEET) ALONG THE SAID NORTHERLY PROPERTY LINE OF OUTLET A TO THE POINT OF BEGINNING.

ALSO SURVEYED AS: LOT 9 AND PART OF OUTLET A, SUPERVISOR'S PLAT OF WOOD CREEK FARMS, AS RECORDED IN UBER 55, PAGE 34 OF PLATS, OAKLAND COUNTY RECORDS, DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF OUTLOT A, ALSO BEING A POINT ON THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF 13 MILE ROAD AND THE NORTHERLY RIGHT-OF-WAY LINE OF M-10; THENCE SOUTH 88 DEGREES 21 MINUTES 00 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID OUTLET A, 72.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 21 MINUTES 00 SECONDS EAST, 419.77 FEET; THENCE SOUTH 88 DEGREES 11 MINUTES 00 SECONDS EAST, 99.90 FEET; THENCE SOUTH 01 DEGREE 49 MINUTES 00 SECONDS WEST, 203.09 FEET; THENCE SOUTH 52 DEGREES 48 MINUTES 41 SECONDS EAST, 180.30 FEET; THENCE SOUTH 36 DEGREES 05 MINUTES 05 SECONDS WEST, 250.00 FEET TO THE NORTH LINE OF NORTHWESTERN HIGHWAY (204.00 FEET WIDE); THENCE NORTH 47 DEGREES 35 MINUTES 00 SECONDS WEST, ALONG SAID NORTH LINE, 715.55 FEET; THENCE NORTH 22 DEGREES 02 MINUTES 00 SECONDS EAST, 50.28 FEET TO THE POINT OF BEGINNING.

| SYMBOL | DESCRIPTION | SYMBOL | DESCRIPTION |
|---|---|---|---|
| | BUILDING | FO | UNDERGROUND FIBER OPTICS LINE |
| | CONCRETE SIDEWALK / MAT | SAN | SANITARY SEWER LINE |
| | ASPHALT / CONCRETE CURB | | STORM PIPE |
| D.C | DEPRESSED CURB | 100 | MAJOR CONTOUR |
| | PROPERTY LINE | 101 | MINOR CONTOUR |
| | VACATED / INTERIOR LOT LINE | × 100.00 | GRADE SPOT SHOT |
| | ADJACENT PROPERTY LINE | × TC 100.50 | TOP OF CURB SHOT |
| | SECTION LINE | × BC 100.00 | BOTTOM OF CURB SHOT |
| | RIGHT OF WAY LINE | × TW 102.00 | TOP OF WALL SHOT |
| | CENTERLINE | × BW 100.00 | BOTTOM OF WALL SHOT |
| | EASEMENT | D.W.S. | DETECTABLE WARNING STRIP |
| —x—x— | CHAIN LINK FENCE | | HANDICAP PARKING |
| | BOARD-ON-BOARD FENCE | | WALL |
| | IRON ROD FENCE | | PAVEMENT STRIPING |
| | UTILITY POLE | | VEGETATION LINE |
| | GUY WIRE | | ROOF OVERHANG |
| | LIGHT POLE | | GAS MARKER |
| | GROUND LIGHT | | TELE-COMMUNICATIONS MARKER |
| | SIGNS | | GAS METER |
| WV | WATER VALVE | | VENT / STAND PIPE |
| GV | GAS VALVE | | MAILBOX |
| | DRAIN | ICV | IRRIGATION CONTROL VALVE |
| | INLET | | TRAFFIC LIGHT |
| | MAN HOLE | | CROSSWALK SIGNAL POLE |
| | BOLLARDS | | IRON ROD |
| | PAY METER | | SECTION CORNER |
| | BOX (ELEC, GAS, ETC.) | | BENCH MARK |
| | FIRE DEPARTMENT CONNECTION | #XXXX | TREE - SEE INVENTORY |
| | FIRE HYDRANT | ELEV | ELEVATION |
| E.P. | EDGE OF PAVEMENT | L/S | LANDSCAPING |
| OH | OVERHEAD WIRE | MH | MANHOLE |
| G | UNDERGROUND GAS LINE | (M) | MEASURED |
| W | UNDERGROUND WATER LINE | (R) | RECORD |
| E | UNDERGROUND ELEC. LINE | | |
| T | UNDERGROUND TELEPHONE LINE | | |
| FO | UNDERGROUND FIBER OPTICS LINE | | |
| SAN | UNDERGROUND SANITARY LINE | | |

## SURVEY NOTES:

1. THIS SURVEY AND THE BOUNDARIES SHOWN HEREON ARE THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED DURING OCTOBER OF 2025, BASED ON AVAILABLE MAPS AND DEEDS OF RECORD, AND PHYSICAL EVIDENCE. THIS SURVEY IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND AGREEMENTS OF RECORD THAT A TITLE SEARCH MAY DISCLOSE.
2. THIS SURVEY IS VALID ONLY WHEN A DIGITAL SEAL IS AFFIXED HERETO.
3. THE SURVEYOR IS NOT QUALIFIED TO IDENTIFY ENVIRONMENTAL CONDITIONS OR THE PRESENCE OR ABSENCE OF WETLANDS.
4. THE CERTIFICATION SHOWN HEREON IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. ANY SUBSURFACE UTILITIES SHOWN HAVE BEEN LOCATED FROM MARKOUTS OBSERVED ON SITE DURING THE FIELD SURVEY, AND SURFACE FEATURES SUCH AS VALVES, MANHOLES AND GRATES. STORM DRAINAGE AND OR SANITARY INVERTS ARE DEPICTED BASED ON OBSERVATIONS MADE IN THE FIELD. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION USED. THE SURVEY HAS NOT PHYSICALLY LOCATED THE UTILITIES. BEFORE ANY EXCAVATIONS ARE BEGUN, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
6. BEARINGS ARE REFERENCED TO THE MICHIGAN STATE PLANE COORDINATE SYSTEM (NAD83) SOUTH ZONE. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), ESTABLISHED VIA RTK GPS OBSERVATIONS UTILIZING MICHIGAN DEPARTMENT OF TRANSPORTATION CONTINUOUSLY OPERATING REFERENCE SYSTEM (MDOT CORS).
7. BASEMENT OR BELOW GRADE STRUCTURES (IF ANY) ARE UNKNOWN.
8. BENCHMARK #1 = SET CAPPED IRON = 813.35 (NAVD88)
   - GRASS BETWEEN SIDEWALK AND CURB / NEAR INTERSECTION OF NORTHERLY LINE OF NORTHWESTERN HWY AND SOUTHERLY LINE OF 13 MILE ROAD

   BENCHMARK #2 = MAG NAIL = 807.40 (NAVD88)
   - ASPHALT PARKING LOT / INSIDE CORNER OF SOUTHERN MOST CORNER OF PROPERTY
9. EASEMENT LOCATIONS SHOWN ARE APPROXIMATE. TITLE WORK AND RECORDED DOCUMENTS WERE NOT PROVIDED FOR REVIEW.

## SURVEY REFERENCES:

1. DEED BETWEEN 30800 NORTHWESTERN HOLDINGS LLC, AND PREMIER PROPERTY ADVISORS, LLC, DATED OCTOBER 15, 2024 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, OAKLAND COUNTY, MICHIGAN IN LIBER 59732 PAGE 852.
2. "SUPERVISOR'S PLAT OF WOOD CREEK FARMS" MAP OF PART OF THE NORTH 1/2 OF SECTION 12 TOWN 1 NORTH, RANGE 9 EAST, FARMINGTON TOWNSHIP, OAKLAND COUNTY, MICHIGAN DATED DECEMBER 27, 1943 AND RECORDED IN THE OAKLAND COUNTY REGISTER OF DEEDS OFFICE IN LIBER 55 OF PLATS ON PAGE 34.

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# BOUNDARY & TOPOGRAPHIC SURVEY

## MAP OF SURVEY OF:

**PARCEL NUMBER: 23-12-127-002**
**PART OF THE NORTH 1/2 OF SECTION 2, TOWN 1 NORTH, RANGE 9 EAST**
**30800 NORTHWESTERN HIGHWAY**
**FARMINGTON TOWNSHIP**
**OAKLAND COUNTY, MICHIGAN**

| ISSUE | DATE | DRAFT BY | CHECK BY | FIELD DATE | FIELD CREW | DESCRIPTION |
|---|---|---|---|---|---|---|
| | | | | | | |
| | | | | | | |
| | | | | | | |
| 2 | 11/25/25 | - | - | - | - | ADD TREE INVENTORY |
| 1 | 11/10/25 | DJS | JU | 10/29/25 | JU | FOR ISSUE |

SUBJECT TO RESTRICTIONS, EASEMENTS OF RECORD AND OTHER FACTS WHICH A CURRENT TITLE SEARCH MIGHT DISCLOSE.

ROBERT E. HORNYAK, PS
MICHIGAN PROFESSIONAL SURVEYOR No. 4001044286

| SCALE: 1"=30' | PROJECT ID: DET-250323 | SHEET: 1 OF 1 |
|---|---|---|

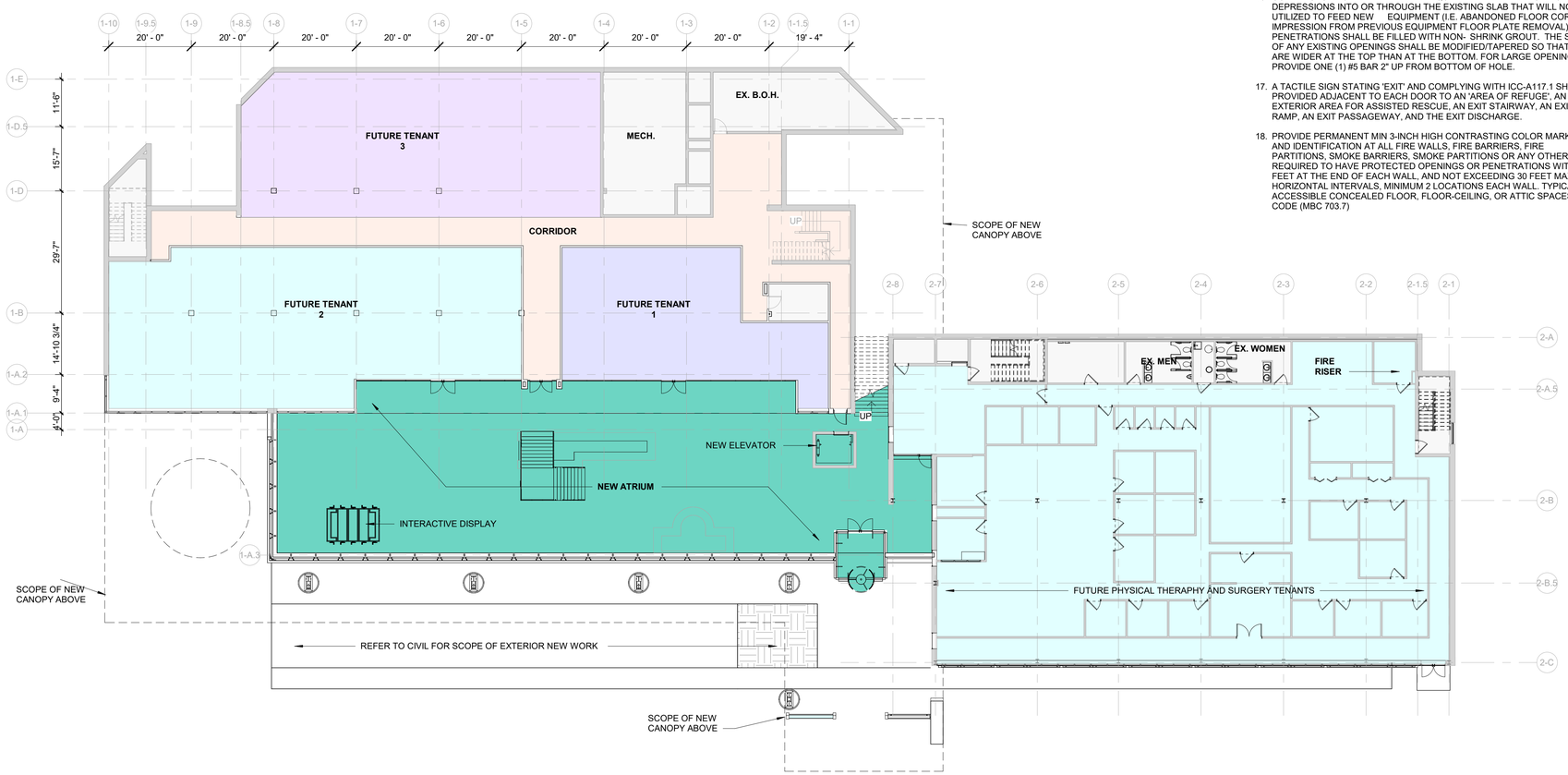
Z:\RUTHERFORD\RUTWORKINGSURVEY\MICHIGAN\DET\2025\DET-250323 STUCKY VITALE - 30800 NORTHWESTERN HWY, FARMINGTON HILLS, MI_SURVEYING\CADD\DET-250323 - V2.DWG

## KEYNOTE - NEW CONSTRUCTION LEGEND

| KEYNOTE | KEYNOTE DESCRIPTION |
|---|---|

## GENERAL FLOOR PLAN NOTES

1. THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED TO DETERMINE THE DESIGN INTENT. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE SET OF WORK AS INDICATED AND SHALL FIELD VERIFY ALL WORK, COORDINATE ALL DRAWINGS / NEW WORK AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE DOCUMENTS BEFORE PROCEEDING. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR TAKING FULL RESPONSIBILITY AND LIABILITY FOR SAID DISCREPANCIES.
2. ALL DIMENSIONS ARE SHOWN FROM FINISH FACE TO FINISH FACE OF PARTITION UNLESS OTHERWISE NOTED.
3. WALL THICKNESS' ARE NOMINAL NOT ACTUAL DIMENSIONS. SEE WALL SCHEDULE FOR ACTUAL DIMENSIONS.
4. ALL WOOD, INCLUDING BLOCKING, USED ON THE PROJECT SHALL BE FIRE RETARDANT TREATED.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, COUNTY CODE REGULATIONS, O.S.H.A., AND THE AMERICAN WITH DISABILITIES ACT (ADA). REFER TO THE CODE PLAN FOR MORE INFORMATION.
6. PROVIDE POSITIVE SLOPE TO ALL FLOOR DRAINS WHILE KEEPING FLOOR LEVEL AT WALL BASE CONDITION.
7. PROVIDE TRANSITION STRIPS AT EACH CHANGE IN FLOOR FINISH MATERIALS.
8. PAINT, PATCH AND REPAIR THE FOLLOWING TO MATCH EXISTING MATERIALS: FLOOR, WALL, AND CEILING SURFACES AS REQUIRED ADJACENT TO AREAS BEING DEMOLISHED. REFER TO DEMOLITION DRAWINGS FOR MORE INFORMATION.
9. REINFORCE WALL AND PROVIDE BLOCKING AS REQUIRED TO SUPPORT WALL CABINETS AND COUNTERTOPS.
10. THE CONTRACTOR SHALL PROVIDE AND INSTALL WALL REINFORCING FOR INSTALLATION OF ACCESSORIES, COAT RACKS, CHART RACKS, CASEWORK, AND OTHER WALL MOUNTED ITEMS.
11. CLEAN AND REPAIR ALL EXISTING FLOOR FINISHES AS NECESSARY.
12. ALL EXPOSED PIPES, DUCTS, AND CONDUIT TO BE PAINTED TO MATCH EXISTING.
13. PROVIDE CONTROL JOINTS IN GYPSUM BOARD PARTITIONS AT 30'-0" O.C. MAXIMUM AND AS INDICATED IN THE CONTRACT DOCUMENTS.
14. COORDINATE WITH OWNER'S EQUIPMENT SUPPLIER FOR INSTALLATION REQUIREMENTS / LOCATIONS OF FLOOR / WALL / CEILING MOUNTED ITEMS; IE. CAMERAS, TV'S, SPEAKERS, SENSORS, SECURITY WIRING, VAULTS, ATM'S.
15. CONTRACTOR SHALL CONDUCT A ROUGH ELECTRICAL INSPECTION WITH OWNER, PRIOR TO ENCLOSING WALLS, FOR THE PURPOSE OF CONFIRMING ALL J-BOX LOCATIONS FOR POWER, DATA, VOICE, SWITCH, THERMOSTAT, ETC.
16. CONTRACTOR TO FILL ANY AND ALL EQUIPMENT PENETRATIONS OR DEPRESSIONS INTO OR THROUGH THE EXISTING SLAB THAT WILL NOT BE UTILIZED TO FEED NEW EQUIPMENT (I.E. ABANDONED FLOOR CORES, IMPRESSION FROM PREVIOUS EQUIPMENT FLOOR PLATE REMOVAL). PENETRATIONS SHALL BE FILLED WITH NON- SHRINK GROUT. THE SIDES OF ANY EXISTING OPENINGS SHALL BE MODIFIED/TAPERED SO THAT THEY ARE WIDER AT THE TOP THAN AT THE BOTTOM. FOR LARGE OPENINGS, PROVIDE ONE (1) #5 BAR 2" UP FROM BOTTOM OF HOLE.
17. A TACTILE SIGN STATING 'EXIT' AND COMPLYING WITH ICC-A117.1 SHALL BE PROVIDED ADJACENT TO EACH DOOR TO AN 'AREA OF REFUGE', AN EXTERIOR AREA FOR ASSISTED RESCUE, AN EXIT STAIRWAY, AN EXIT RAMP, AN EXIT PASSAGEWAY, AND THE EXIT DISCHARGE.
18. PROVIDE PERMANENT MIN 3-INCH HIGH CONTRASTING COLOR MARKING AND IDENTIFICATION AT ALL FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS, SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS WITHIN 15 FEET AT THE END OF EACH WALL, AND NOT EXCEEDING 30 FEET MAXIMUM HORIZONTAL INTERVALS, MINIMUM 2 LOCATIONS EACH WALL. TYPICAL FOR ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING, OR ATTIC SPACES PER CODE (MBC 703.7)




1 A100 Architectural floor Plan - Floor Level 1

1/16" = 1'-0"


SVA

STUCKY VITALE ARCHITECTS
27172 WOODWARD AVENUE
ROYAL OAK, MI 48067-0925
P. 248.546.6700
F. 248.546.8454
WWW.STUCKYVITALE.COM



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Consultants

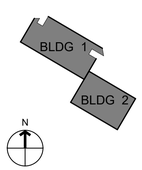
Seal:

STATE OF MICHIGAN
JOHN A. VITALE
ARCHITECT
No. 1301029086
LICENSED ARCHITECT

Project :

SPECIALTY PROPERTY GROUP LLC - PROPOSED ATRIUM ADDITION
30800 NORTHWESTERN HWY

Key Plan:




Issued for

Site Plan Application 04.27.26

Drawn by :
Author

Checked by :
Checker

Sheet Title :
First Floor Plan (Below Grade)

Project No. :
2024.116

Sheet No. :
A100


DO NOT SCALE DRAWINGS
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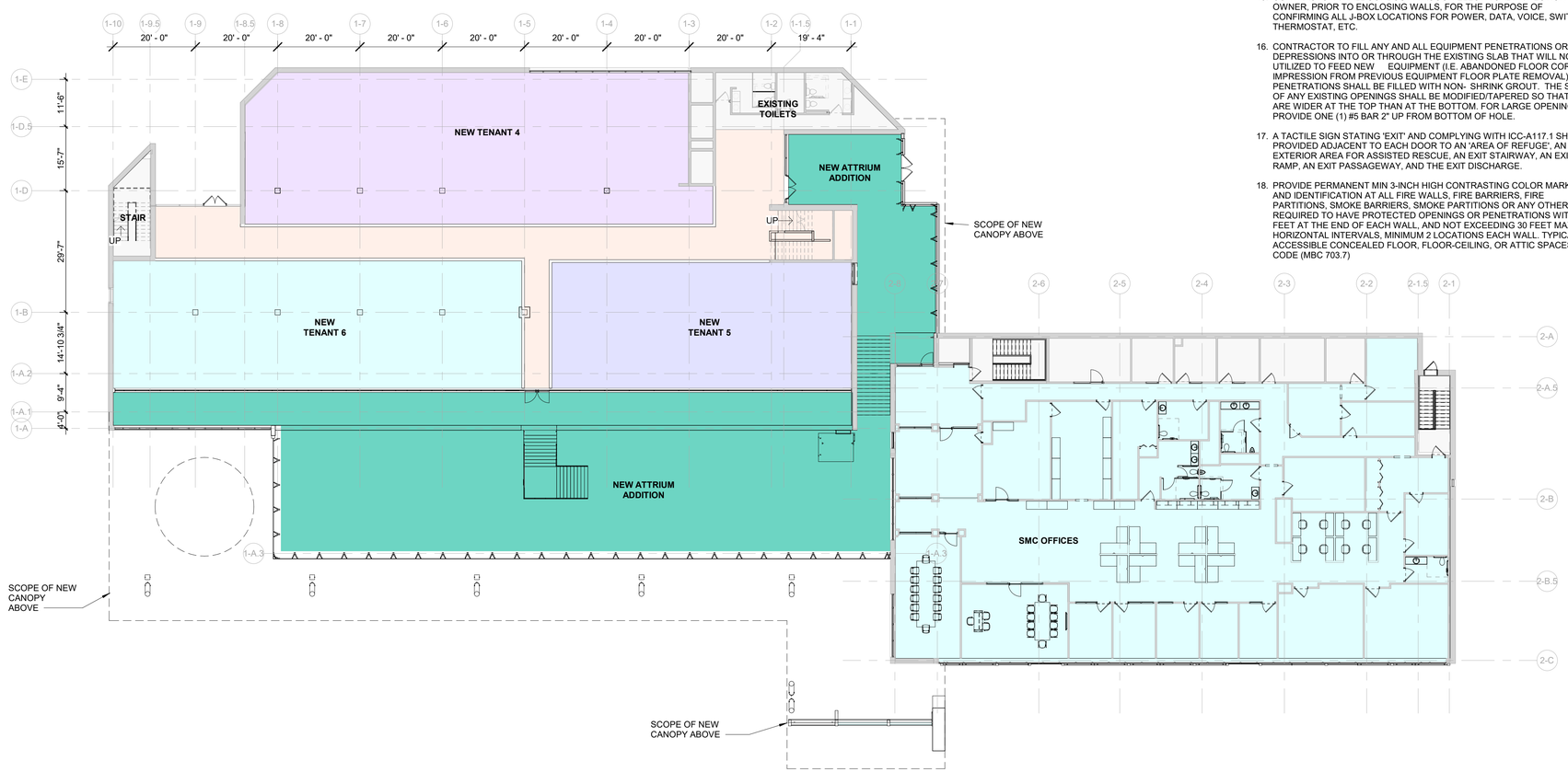
## KEYNOTE - NEW CONSTRUCTION LEGEND

| KEYNOTE | KEYNOTE DESCRIPTION |
|---|---|




1 A110 Architectural Floor Plan - Floor Level 2 (Main level)
1/16" = 1'-0"

## GENERAL FLOOR PLAN NOTES

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6. PROVIDE POSITIVE SLOPE TO ALL FLOOR DRAINS WHILE KEEPING FLOOR LEVEL AT WALL BASE CONDITION.
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8. PAINT, PATCH AND REPAIR THE FOLLOWING TO MATCH EXISTING MATERIALS: FLOOR, WALL, AND CEILING SURFACES AS REQUIRED ADJACENT TO AREAS BEING DEMOLISHED. REFER TO DEMOLITION DRAWINGS FOR MORE INFORMATION.
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27172 WOODWARD AVENUE
ROYAL OAK, MI 48067-0925
P. 248.546.6700
F. 248.546.8454
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Consultants

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STATE OF MICHIGAN
JOHN A. VITALE
ARCHITECT
No. 1301029086
LICENSED ARCHITECT

Project :
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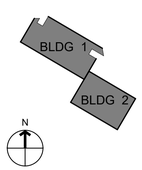
30800 NORTHWESTERN HWY

Key Plan:




Issued for
Site Plan Application 04.27.26

Drawn by :
Author

Checked by :
Checker

Sheet Title :
Second Floor Plan (Main Level)

Project No. :
2024.116

Sheet No. :
A110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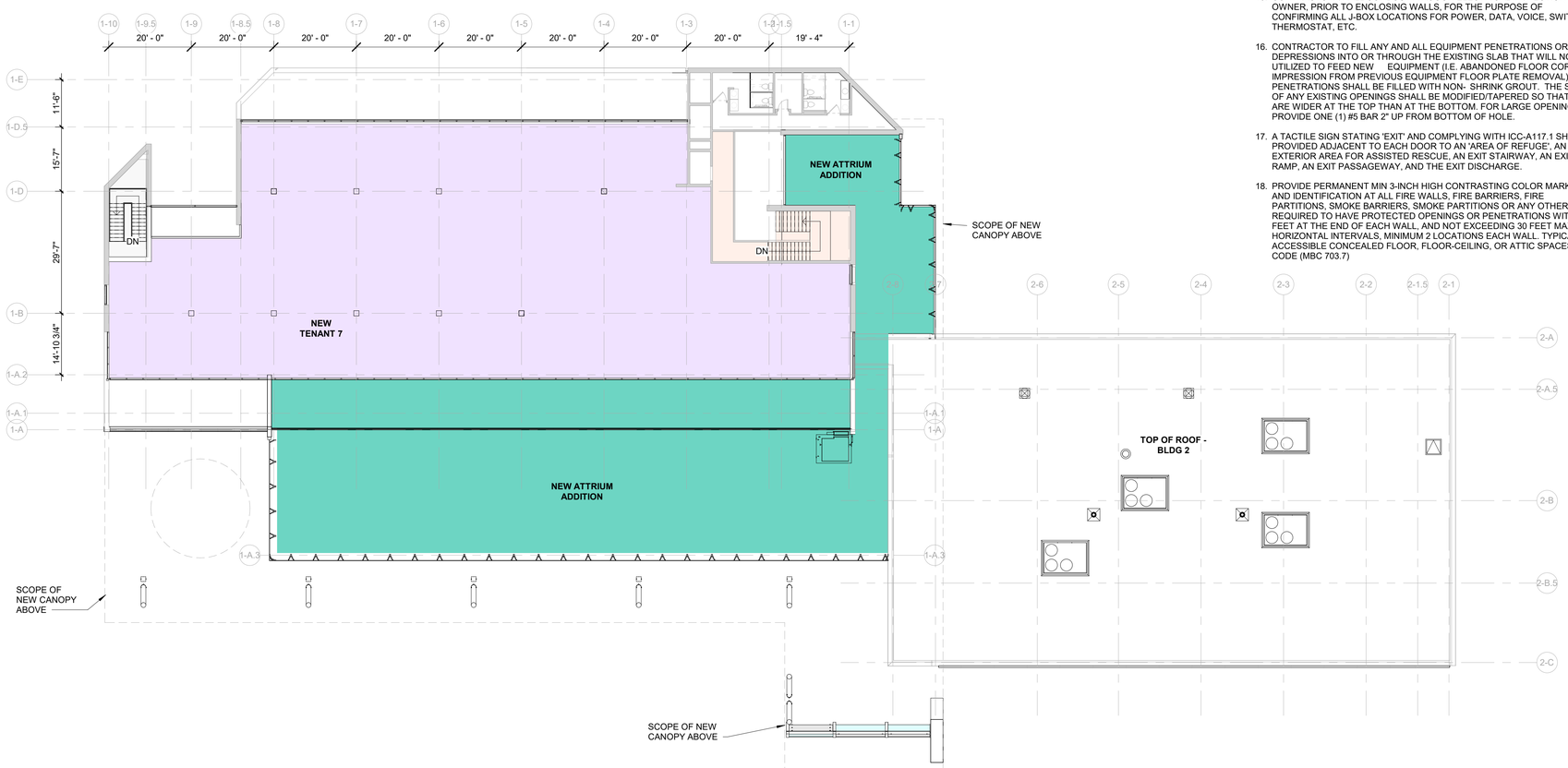
## KEYNOTE - NEW CONSTRUCTION LEGEND

| KEYNOTE | KEYNOTE DESCRIPTION |
|---|---|




1 A120 Architectural Floor Plan - Floor Level 3
1/16" = 1'-0"

## GENERAL FLOOR PLAN NOTES

1. THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED TO DETERMINE THE DESIGN INTENT. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE SET OF WORK AS INDICATED AND SHALL FIELD VERIFY ALL WORK, COORDINATE ALL DRAWINGS / NEW WORK AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE DOCUMENTS BEFORE PROCEEDING. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR TAKING FULL RESPONSIBILITY AND LIABILITY FOR SAID DISCREPANCIES.
2. ALL DIMENSIONS ARE SHOWN FROM FINISH FACE TO FINISH FACE OF PARTITION UNLESS OTHERWISE NOTED.
3. WALL THICKNESS' ARE NOMINAL NOT ACTUAL DIMENSIONS. SEE WALL SCHEDULE FOR ACTUAL DIMENSIONS.
4. ALL WOOD, INCLUDING BLOCKING, USED ON THE PROJECT SHALL BE FIRE RETARDANT TREATED.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, COUNTY CODE REGULATIONS, O.S.H.A., AND THE AMERICAN WITH DISABILITIES ACT (ADA). REFER TO THE CODE PLAN FOR MORE INFORMATION.
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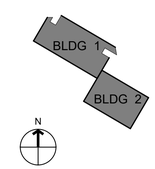


Issued for
Site Plan Application 04.27.26

Drawn by :
JB, AA

Checked by :
MJB

Sheet Title :
Third Floor Plan

Project No. :
2024.116

Sheet No. :
A120


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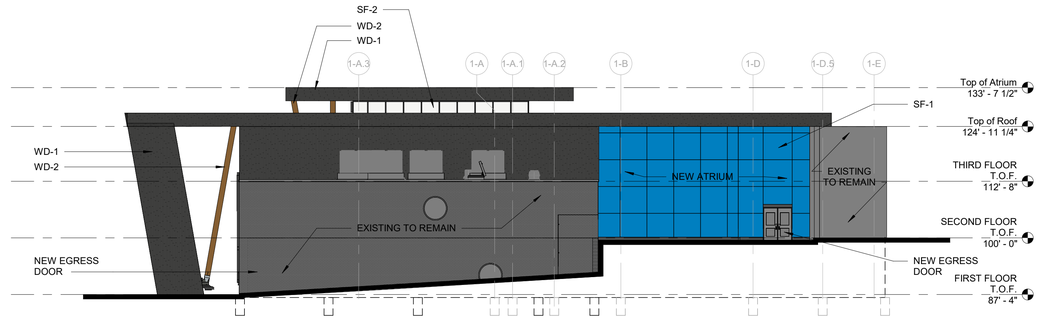
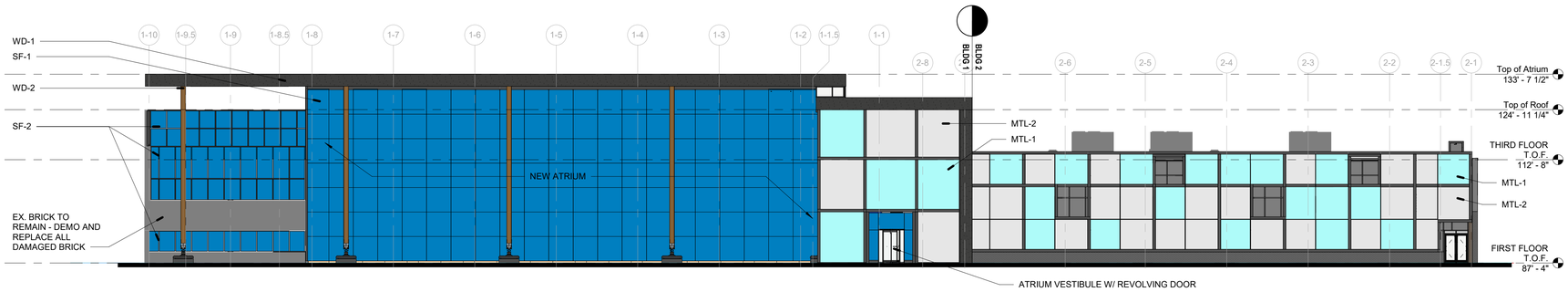
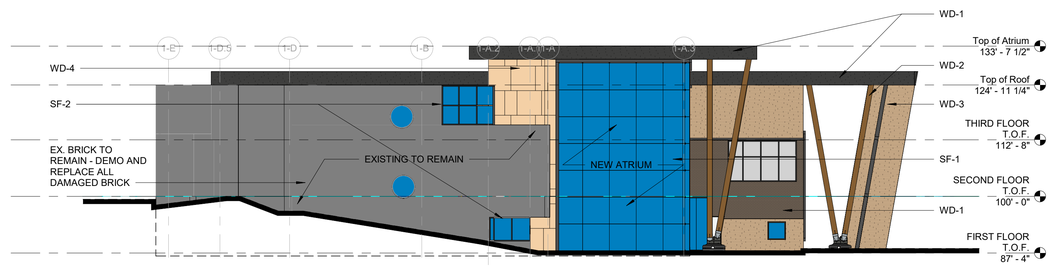


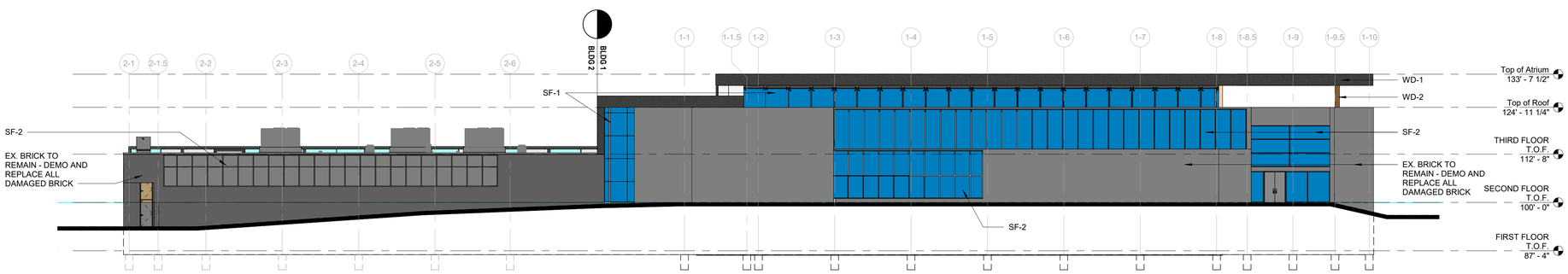

4 A301 ELEVATION - EAST
1/16" = 1'-0"




2 A301 ELEVATION - SOUTH
1/16" = 1'-0"




1 A301 ELEVATION - WEST
1/16" = 1'-0"




3 A301 ELEVATION - NORTH
1/16" = 1'-0"

## EXTERIOR FINISH SCHEDULE

| | | |
|---|---|---|
| MASONRY | BR-1 | INFILL BRICK AT DAMAGED LOCATIONS<br>MFG: BELDEN BRICK OR APPROVED EQUAL<br>COLOR: MATCH EX.<br>SIZE: MATCH EX. |
| WIND. | SF-1 | STOREFRONT<br>MFG: KAWNEER OR SIMILAR<br>COLOR: CLEAR ANODIZED ALUMINUM<br>SIZE: 2" X 4 1/2" |
| | SF-2 | STOREFRONT<br>MFG: KAWNEER OR SIMILAR<br>COLOR: CLEAR ANODIZED ALUMINUM<br>SIZE: 2" X 4 1/2" |
| DOORS | DR-1 | ALUMINUM ENTRANCE DOOR SYSTEM<br>MFG: KAWNEER OR APPROVED EQUAL<br>STYLE: 2" X 4 1/2"<br>COLOR: TO MATCH WINDOW FRAME WITH CLEAR GLASS |
| | DR-2 | ALUMINUM SLIDING ENTRANCE DOOR<br>MFG: KAWNEER OR APPROVED EQUAL<br>STYLE: AA3200 OR SIMILAR<br>COLOR: TO MATCH WINDOW FRAME WITH CLEAR GLASS |
| GLASS | GL-1 | ALL GLASS TO BE:<br>1", LOW-E, INSULATED GLASS<br>MFR: VIRACON OR APPROVED EQUAL<br>COLOR/STYLE: CLEAR |
| MISC. | WD-1 | FAUX WOOD PANEL SIDING<br>MFG: TBD<br>COLOR: SLATE/ CHARRED TIMBER<br>SIZE: 6" X 12'-0" PANELS |
| | WD-2 | MASS TIMBER EXTERIOR COLUMN<br>MFG: TBD<br>COLOR: LIGHT PINE<br>SIZE: 10" DIA. |
| | WD-3 | FAUX WOOD SIDING<br>MFG: TBD<br>COLOR: BLOND OAK OR APPROVED EQUAL<br>SIZE: 6"" X 12'-0" PANELS |
| | WD-4 | FAUX WOOD SIDING<br>MFG: TBD<br>COLOR: BEACHWOOD<br>SIZE: 55"X55" - FOUR PIECE MODULAR ASHLAR PATTERN |
| | MTL-1 | COMPOSITE PERFORATED METAL PANEL SYSTEM<br>MFG: AMICO OR APPROVED EQUAL<br>COLOR: LIGHT BLUE OR APPROVED EQUAL |
| | MTL-2 | COMPOSITE PERFORATED METAL PANEL SYSTEM<br>MFG: AMICO OR APPROVED EQUAL<br>COLOR: LIGHT GREY OR APPROVED EQUAL |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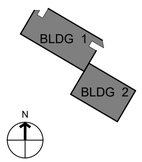
Seal:

Project :

SPECIALTY PROPERTY GROUP LLC -
PROPOSED ATRIUM ADDITION
30800
NORTHWESTERN HWY

Key Plan:

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Site Plan Application 04.27.26

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Author

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Checker

Sheet Title :
EXTERIOR ELEVATIONS

Project No. :
2024.116

Sheet No. :
A301


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BIRDS EYE VIEW - SOUTWEST

EXTERIOR - WEST FACE

ATRIUM RENDERING - NORTHWESTERN HWY SOUTH

12" = 1'-0"


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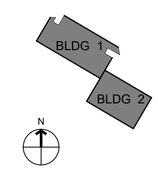


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Sheet Title :
EXTERIOR RENDERINGS

Project No. :
2024.116

Sheet No. :
A311


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SP 58-7-2026
Received
JUL 15 2026
City of Farmington Hills
Planning Dept.

# COMING SOON

## SPECIALITY MEDICAL CENTER:
## 30800 NORTHWESTERN HWY

SPECIALTY MEDICAL CENTER

SVA STUCKY VITALE ARCHITECTS

WALCON INC

SVA
TUCKY VITALE ARCHITECTS

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STUCKY VITALE ARCHITECTS

# CWA Review
# September 1, 2026

Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: September 1, 2026

# Preliminary Site Plan Review
# for
# The City of Farmington Hills

**Applicant:** Stucky Vitale Architects (Mike Blanek)

**Project Name:** SP 58-7-2026 - Specialty Medical Center - 30800 Northwestern Highway

**Plan Date:** April 27, 2026

**Location:** 30800 Northwestern Highway, Farmington Hills, MI 48334

**Zoning:** OS-1, Office Service District

**Action Requested:** Preliminary site plan approval.

## PROJECT AND SITE DESCRIPTION

The applicant is requesting preliminary site plan approval to renovate two (2) existing buildings on the subject property and construct a new atrium structure to connect the buildings with a unified entry and lobby/corridor space. The property is approximately 3.96 acres in area, and is located on the southeast corner of the 13 Mile Rd. and Northwestern Hwy. intersection. The site is zoned OS-1, Office Service District. The proposed use of the building is a multi-tenant outpatient medical clinic. Medical offices including clinics are a permitted use in the OS-1 District according to Sec. 34-3.1.19.B.ii of the Zoning Ordinance.

The existing buildings are three (3) stories and two (2) stories in height with a combined floor area of 57,762 square feet. The three (3) story building is referred to as Building 1, and the two (2) story building is referred to as Building 2. The site is accessible via two access drives from 13 Mile Rd. and a third access drive from Northwestern Hwy. The site includes 223 parking spaces and an approximately 12,000 square foot landscaped water retention area on the northwest corner.

An aerial photo of the subject site is shown in Figure 1.

Benjamin R. Carlisle, *President* John L. Enos, *Vice President* Douglas J. Lewan, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal* Craig Strong, *Principal*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal*
Richard K. Carlisle, *Past President/Senior Principal*

***Figure 1. Aerial Photo of Subject Site and Approximate Lot Lines***

The new atrium structure will be three (3) stories in height and with an approximate 6,200 square foot footprint, creating a shared corridor space in between the two buildings and a new entry/lobby space on the southern elevation facing Northwestern Hwy. The applicant is proposing to renovate the building interior to provide seven (7) tenant spaces in the  fire protection and fire suppression systems to both buildings. The applicant has indicated there will be upgrades to the mechanical and electrical systems as well as improvements to exterior finishes.

Most of the existing buildings' exterior masonry will remain. The applicant is proposing to replace the southern elevation of the 2-story building with perforated metal panels to match the new atrium vestibule, which will feature a revolving door serving as the new unified entryway for the two buildings. With the exception of the vestibule, the proposed atrium's façade will largely consist of glass and faux wood siding. The applicant is also proposing to add a pedestrian right-of-way connection to Northwestern Hwy., bicycle racks, and concrete sidewalks and flush curbs along the buildings. Additional site improvements include removal of decorative stone, replacement of trees, and a new shrub screening along Northwestern Hwy.

Land uses and zoning of adjacent properties are listed in Table 1.

***Table 1. Adjacent Land Uses and Zoning***

| Direction | Zoning | Existing Land Use |
|---|---|---|
| **North** | RA-1, One Family Residential | 13 Mile Rd./One-family residential |
| **South** | OS-3, Special Office District | Northwestern Hwy./Commercial |
| **East** | RA-1A, One Family Residential | One-family residential |
| **West** | RA-1A, One Family Residential | Office/One-family residential |

The applicant must provide a more detailed description about the proposed use, including whether surgery will be exclusively outpatient procedures. Sheet A100 indicates future tenants will include physical therapy and surgery tenants.

The existing 3-story building includes a "drive-up service" lane at the rear of the building is accessible from the eastern access drive on 13 Mile Rd. The applicant is proposing to demolish the existing canopy above the drive-through lane and perform a full-depth asphalt replacement where there are currently bollards and medians to create by-pass lanes and a service lane. Figure 2 shows the existing structures at the drive-through lane that the applicant proposes to remove.

***Figure 2. Existing Drive-Through Lane at Subject Site Proposed for Demolition***

***Items to be Addressed:*** *The applicant must provide a more detailed description about the proposed use, including whether surgery will be exclusively outpatient procedures.*

## SITE PLAN REVIEW STANDARDS

The Planning Commission shall review and approve, approve with conditions, or deny all site plans according to the requirements listed in Section 34-6.1 of the Zoning Ordinance, Article III, Chapter 21 of the City of Farmington Hills General Code, as well as other applicable Zoning Ordinance requirements.

## DIMENSIONAL AND SUPPLEMENTAL DISTRICT REQUIREMENTS

The dimensional requirements applicable to the property are listed in Table 2.

***Table 2. OS-1 District Dimensional Requirements***

| Dimension | | Required | Existing | Provided | Compliance |
|---|---|---|---|---|---|
| Min. Lot Area | | N/A | 3.96 acres | 3.96 acres | *Complies* |
| Setbacks | Min. Front | 40 ft. | 86.6 ft. | 69.7 ft. | *Complies* |
| | Min. Side (one) | 10 ft. | 108.4 ft. | 108.4 ft. | *Complies* |
| | Min. from Residential District | 20 ft. | 51.5 ft. | 51.5 ft. | *Complies* |
| | Min. Rear | 20 ft. | 51.5 ft. | 51.5 ft. | *Complies* |
| | Min. from Side Street | 25 ft. | 66 ft. | 66 ft. | *Complies* |
| Max. Building Height | | 34 ft. | N/A | 33.6 ft | ***Pending*** |
| Building Height (Stories, max.) | | 3 | 3 | 3 | ***Existing nonconformity*** |
| Min. Front Yard Open Space | | 50% (25,716) | TBD | TBD | ***Pending*** |

The applicant must confirm that the proposed building height is calculated according to the averages of each elevations' height above grade. In addition, the applicant must correct the table on Sheet C-3 to specify that the existing building is three (3) stories in height.

In addition, the applicant must verify the front yard open space areas identified on the plan and corresponding are calculation.

The notes to the requirements listed above that are applicable for the OS-1 District in Sec. 34-3.5 of the Zoning Code are listed in Table 3.

***Table 3. Notes to OS-1 District Standards***

| Requirement | Provided |
|---|---|
| Landscaping of all yards abutting a street shall be provided. A landscape plan shall be submitted in accordance with the applicable provisions of Section 34-5.14. Landscaping of water retention areas shall be guided by the water retention area design principles adopted by the planning commission. (Sec. 34-3.5.A) | Landscaping plan provided on Sheet C-6. See the Landscaping section of this review for comments. |
| Front yard setback may be reduced to not less than 25 ft. provided that there are no off-street parking spaces located within the front yard. (Sec. 34-3.5.I) | N/A |

***Table 3. Notes to OS-1 District Standards***

| Requirement | Provided |
|---|---|
| Parking within the required front yard setback is not setback less than 10 ft. and an area within the front yard, including the 10 ft., remains as lawn or landscaped area which is equal to the specified percentage of the area of the required front yard setback. (Sec. 34-3.5.J) | Complies (Northwestern Hwy.)<br>The adjacent parking lot is set back approximately 18.9 ft. and is separated from the lot line by lawn and proposed landscaping.<br><br>**Existing nonconformity (13 Mile Rd.)**<br>The existing parking spaces adjacent to 13 Mile Rd. are set back approximately two (2) feet from the northern lot line. The area between the parking spaces and lot line is a curbed lawn. Please see the Landscaping section of this review for comments. |
| If adequate and permanent access is provided to the rear of the property by a public alley, the side yard requirements may be waived (Sec. 34-3.5.K) | N/A |
| Setback from any residential district shall not be less than 20 ft. or 10% of the depth of the lot as measured from the residential setback, whichever is the greater. Need not exceed 50 ft (Sec. 34-3.5.L) | Complies. Setback is 51.5 ft. |
| Setback from any side street shall not be less than 25 ft. or 10% of the width of the lot as measured from the street, whichever is greater. Need not exceed 50 ft. (Sec. 34-3.5.M) | Complies. Setback is 66 ft. |
| Off-street loading and unloading requirements in Sec 34-5.4 (Sec 34-3.5.N) | See the Parking, Loading section of this review for comments. |
| Rooftop equipment requirements in Sec. 34-5.17. Penthouse or rooftop structures for the housing of equipment is screened from view by a penthouse or structure equal in height to the height of the equipment being screened, and constructed of a building material compatible with the material used in the principal building. | ***Pending***. Some rooftop equipment locations are shown in the plan (Sheet A120), but it is not clear that all existing and proposed equipment is shown. The applicant must confirm. In addition, the height of rooftop parapets or structures for screening are not clearly specified. The applicant must verify that all existing and proposed rooftop equipment is shown on the plan, and that it is sufficiently screened by architectural features or that it will not be visible from the property lines. |
| Any yard abutting a street or freeway must provide a landscaped area not less than 10 ft. deep. | Existing nonconformity. The 13 Mile Rd. yard complies at the landscaped water retention area, but not along the remainder of the frontage. |

The conditions applicable for the OS-1 District in Sec. 34-3.9 are listed in Table 4.

***Table 4. OS-1 District Required Conditions***

| Requirement | Provided |
|---|---|
| Uses permitted shall require site plan approval by the Planning Commission (Sec. 34-3.9.1.A) | ***Pending*** |
| No visible interior display from the exterior of the building (Sec. 34-3.9.1.B) | ***Pending.*** The applicant must confirm what the "Interactive Display" shown on first floor of the new atrium close to storefront glass will consist of. |
| Outdoor storage of goods or materials is prohibited (Sec. 34-3.9.1.C) | Complies. |
| Warehousing or indoor storage of goods or materials, beyond that normally incident to the permitted uses, is prohibited (Sec. 34-3.9.1.D) | Complies. |
| All activities except parking and loading shall be conducted within an enclosed building. (Sec. 34-3.9.2) | Complies. |

***Items to be Addressed: 1)*** *The applicant must confirm that the proposed building height is calculated according to the averages of each elevations' height above grade.* ***2)*** *the applicant must verify the front yard open space areas identified on the plan and corresponding are calculation.* ***3)*** *The applicant must correct the table on Sheet C-3 to specify that the existing building is three (3) stories in height.* ***4)*** *The applicant must verify that all existing and proposed rooftop equipment is shown on the plan, and that it is sufficiently screened by architectural features or that it will not be visible from the property lines.* ***5)*** *The applicant must confirm what the "Interactive Display" shown on first floor of the new atrium close to storefront glass will consist of.*

## PARKING, LOADING

The minimum number of off-street parking spaces that must be provided by type of use are listed in Section 34-5.2.10 of the Zoning Ordinance. As shown in Table 5, the total required off-street parking spaces for doctors offices are a factor of the building's useable floor area. The site plan indicates that the buildings will include 37,545 sq. ft. of useable floor area, resulting in 233 required spaces. The applicant is proposing a total of 226 off-street spaces, including 4 barrier-free spaces.

***Table 5. Off-Street Parking***

| Requirement | Factor | Required Spaces | Provided |
|---|---|---|---|
| Professional offices of doctors, dentists, or similar profession: One (1) for each one hundred thirty-five (135) sq. ft. of usable floor area for the first five thousand (5,000) sq. ft.; and one (1) for each one hundred seventy-five (175) sq. ft. for that area in excess of five thousand (5,000) sq. ft. of usable floor area (Sec. 34-5.2.10.D.iii) | 37,545 sq. ft. (usable floor area). ***Pending confirmation.*** See comments below. | 223 spaces ***Pending confirmation.*** See comments below. | 226 spaces ***Pending confirmation.*** See comments below. |
| Barrier-free parking spaces (Sec. 34-5.3.3.E) | 226 total parking spaces provided | ***Pending confirmation.*** See comments below. | Four (4) spaces provided. |

The applicant must confirm the building areas included in the useable floor area calculation. According to the Zoning Ordinance definitions listed in Section 2.2, useable floor area includes spaces used for the sale of merchandise or services, or for use to serve patrons, clients or customers. Areas used for the storage or processing of merchandise, hallways, or for utilities or sanitary facilities, shall be excluded from this computation of usable floor area.

The number of barrier free spaces appears to be deficient. The applicant must provide the minimum number of barrier-free and van accessible parking spaces required by the Americans with Disabilities Act (ADA) Standards for Accessible Design. Advisories 208.2.1 and 208.2.2 establish additional barrier-free parking space requirements for certain types of medical facilities. For "Rehabilitation Facilities and Outpatient Physical Therapy Facilities," twenty (20) percent of patient and visitor parking spaces must be barrier free. In addition, at least one (1) of every six (6) accessible parking spaces must be van accessible.

Fewer barrier free spaces are required for "hospital outpatient facilities." The Standards indicate that this term is intended to cover facilities or units that are located in hospitals and that provide regular and continuing medical treatment without an overnight stay. Doctors' offices, independent clinics, or other facilities not located in hospitals are not considered hospital outpatient facilities for purposes of this document.

The applicant proposes to mill, overlay, and restripe the existing parking lot as necessary. As shown in Table 6 and Table 7, the proposed parking spaces meet the dimensional requirements listed in Sec. 34-5.3.3.A of the Zoning Ordinance.

***Table 6. Parking Space Dimensions for Minimum Number of Spaces Required***

| Parking Facility | Required Dimensions | | Proposed | Compliance |
|---|---|---|---|---|
| 223 off-street parking spaces, 90 degrees | Min. Space Width | 9 ft. | 9 ft. | Complies |
| | Min. Space Length | 20 ft., max. 2 ft. overhang permitted | 20 ft. (typical), 18 ft. with overhang. | Complies |

***Table 6. Parking Space Dimensions for Minimum Number of Spaces Required***

| Parking Facility | Required Dimensions | | Proposed | Compliance |
|---|---|---|---|---|
| | Maneuvering Lane Width | 20 ft. | 20 ft. | Complies |

Sec. 34-5.2.14.B. requires bicycle parking facilities to be provided with the enlargement of any principal building by 10 percent or more of the existing gross floor area. The proposed addition floor area exceeds 10 percent of the reported existing gross floor area. The requirements for bicycle parking are shown in Table 8.

***Table 8. Bicycle Parking Requirements***

| Requirement | Proposed | Compliance |
|---|---|---|
| Min. two (2) spaces. Uses that require bicycle parking and have more than forty (40) vehicle parking spaces shall provide one (1) additional bicycle space for every twenty (20) vehicular parking spaces.<br>(Sec. 34-5.2.14.B.i)<br><br>226/20 =<br>11 total bicycle parking spaces required | 14 spaces | Complies. |
| Spaces located outdoors shall be clearly visible and easily accessible to people approaching the primary entrance<br>(Sec. 34-5.2.14.B.v) | Uncovered spaces adjacent to east and west entrances. | Complies. |
| Bicycle rack design in accordance with minimum layout standards in Section 34-5.2.14.B.vii | U-bollard detail shown on Sheet C-8 | ***Pending.*** Applicant must provide further detail on proposed rack layout to demonstrate clearances required in Figure 5.2.14.B.vii.b are provided. |
| Spaces are accessible from adjacent streets and pathways via a paved route with min. width of 6 ft.<br>(Sec. 34-5.2.14.B.iii) | West bicycle spaces are accessible from a designated pedestrian path. East bicycle spaces are accessible from internal drive aisles. | Complies. |
| Spaces are separated from vehicular parking spaces by a raised curb, landscape area, sidewalk, or other method that complies with City ordinances (Sec. 34-5.2.14.B.iv) | Bicycle parking placed on concrete curb. | Complies. |

Section 34-5.4 of the Zoning Ordinance establishes off-street loading and unloading requirements for the OS-1 District, listed in Table 9.

***Table 9. Off-Street Loading and Unloading***

| Requirement | Proposed | Compliance |
|---|---|---|
| For office buildings between 20,000 sq. ft. to 99,999 sq. ft., at least one loading space is located in a rear or side yard, with a dimension of at least 9 x 20 sq. ft. (Sec. 34-5.4.A) | Applicant lists the requirements for the LI-1 District in their site plan, which do not apply. Applicant proposes to provide loading during off-hours. | **Does not comply.** The required loading space must be provided. |

***Items to be Addressed: 1)*** *The applicant must confirm the building areas included in the useable floor area calculation.* ***2)*** *The applicant must provide the minimum number of barrier-free and van accessible parking spaces required by the Americans with Disabilities Act (ADA) Standards for Accessible Design.* ***3)*** *Applicant must provide further detail on proposed rack layout to demonstrate clearances required in Figure 5.2.14.B.vii.b are provided.* ***4)*** *The required loading space must be provided.*

## SITE ACCESS AND CIRCULATION

Sec. 34-5.6 of the Zoning Ordinance establishes requirements for acceleration-deceleration passing lanes, listed in Table 10. The site is accessible via two (2) full movement driveways on 13 Mile Rd. and one (1) driveway on Northwestern Hwy. which connects to north-bound one-way traffic.

***Table 10. Acceleration-Deceleration Passing Lanes***

| Requirement | Proposed | Compliance |
|---|---|---|
| Driveways providing ingress and egress to roads of four (4) or more lanes shall provide paved tapers or turning lanes as required by the director of public services (Sec. 34-5.6.3) | No changes to the existing 13 Mile Rd. and Northwestern Hwy. driveways are proposed. | ***Pending.*** We defer to the City Engineer as to whether any additional information or improvements are required. |

The applicant proposes an interior drive aisle of at least 20 feet in width throughout the site.

Sec. 34-5.19 establishes requirements for pedestrian access and connectivity from public rights-of-way that allow convenient use between public sidewalks and principal building entrances, listed in Table 11.

***Table 11. Pedestrian Access and Connectivity***

| Requirement | Proposed | Compliance |
|---|---|---|
| Where the primary pedestrian access to the site crosses drive aisles or internal roadways, the pedestrian crossing shall emphasize pedestrian access and safety (Sec. 34-5.19.4) | Applicant proposes a new pedestrian walkway approximately 46 ft. in length from the sidewalk on Northwestern Hwy. to the new atrium building entrance. | ***Pending.*** We defer to the Planning Commission as to whether any additional improvements are required for pedestrian safety. |

***Table 11. Pedestrian Access and Connectivity***

| Requirement | Proposed | Compliance |
|---|---|---|
| All designated pedestrian areas which pass through a parking or circulation area shall be clearly marked through pavement striping, alternative paving material, or a stamped pattern or texture in the pavement (Sec. 34-5.19.5) | Applicant proposes white crosswalk striping on portion of walkway that passes through the drive aisle in front of the building entrance. | Complies |
| Walkways shall be a minimum of five (5) ft. in width and installed in accordance with the city's engineering design standards (Sec. 34-5.19.6) | Proposed walkway maintains a minimum of 5 ft. in width. | ***Pending.*** We defer to the City's Engineering Department as to whether any additional improvements are required. |

The site plan indicates the location for the existing dumpster enclosure in the corner of the rear and side yard, but does not identify any proposed changes or dimensions.

The dumpster enclosure location is an existing nonconformity. Sec. 34-5.1.3.D requires dumpster enclosures to be a minimum of twenty (20) feet from any adjacent residential property line. We recommend that the applicant consider alternative locations that provide greater separation from adjacent properties. In addition, the applicant must provide further details demonstrating that the enclosure is compliant with the requirements in Sec. 34-5.1.3.D of the Zoning Code.

***Items to be Addressed:*** *Applicant must provide further details on screening of the dumpster enclosure (Sec. 34-5.1.3.D.ii).*

## LANDSCAPING

The applicant is proposing nineteen (19) additional parking lot trees primarily to the northwest of the existing building, and a row of shrubs along the property's Northwestern Highway frontage. Existing trees and clusters of on-site vegetation will remain. No landscaping is existing or proposed along the property's 13 Mile Rd. frontage.

For districts and uses abutting or adjacent to a residential district, an obscuring wall or landscape berm is required in accordance with Sec. 34-5.15 of the Zoning Code. In those instances where the border between districts or uses requiring a wall or berm is a major or secondary thoroughfare, a greenbelt may be substituted for the wall or berm adjacent to the thoroughfare (Sec. 34-5.15.1.A). The site is separated from the adjacent RA-1 District to the north by 13 Mile Rd., and is separated from the RA-1A District to the west by Northwestern Hwy. The applicant proposes to maintain the existing screening wall that runs along the eastern property lines abutting the RA-1A District to the east. The existing wall does not meet the six (6) feet height requirement for the OS-1 District in Sec. 34-5.15.1.B.

The requirements for landscape plans are established in Sec. 34-5.14 of the Zoning Code are listed in Table 12.

***Table 12. Landscaped Areas, Walls, and Berms***

| Requirement | Location | Required | Proposed | Compliance |
|---|---|---|---|---|
| **Tree and large shrub setbacks** | All lot lines | Min. 4 ft. setback | > 4 ft. | Complies |
| **Continuous Curbing.** (Sec. 34-5.14.3.C.iv) | All landscaped areas. | Continuous curbing around landscaped areas. | Existing islands to remain. | ***Pending.*** |
| | | Min. one hundred eighty (180) sq. ft. with a min. radius of three (3) ft at the trunk of the tree | Provided. | Complies. |
| **Paved Area Canopy Trees.** (Sec. 34-5.14.4.C) | All paved areas. | One (1) canopy tree for each two thousand eight hundred (2,800) sq ft of the paved surface area.<br><br>82,021 sq. ft. paved area =<br>29 trees are required | 10 existing trees + 19 proposed trees = 29 trees | Complies |
| **Parking Lot Screening.** (Sec. 34-5.14.5) | Northwestern Hwy. | Hedge of small shrubs or masonry wall or berm at min. two (2) ft. height. | Proposed hedge. | Complies |
| | 13 Mile Rd. | Hedge of small shrubs or masonry wall or berm at min. two (2) ft. in height or greenbelt alternative. | Existing lawn to remain. | ***Existing nonconformity*** |
| **Screening of Residential Uses and Districts.** (Sec. 34-5.15.1.A, Sec. 34-5.15.1.B.D) | Eastern lot lines | Obscuring wall or landscape berm, min. six (6) ft. in height. | Existing mature vegetation and screening walls. The walls vary in height but some segments are less than six (6) feet. | ***Existing nonconformity*** |
| | 13 Mile Rd. | Obscuring wall or landscape berm, min. six (6) ft. in height or greenbelt alternative. | Existing lawn to remain. | ***Existing nonconformity*** |

Continuous curbing must be provided around all landscaped areas. Multiple existing parking lot islands and landscaped areas are adjacent to the parking lot and drive aisles, which will remain. Curbs are shown in these areas on the site plan, but new curbs are not listed as part of the proposed pavement

improvements. Curbs in multiple locations appear to be degraded or non-existing according to May, 2024 Google Street View imagery.

The Planning Commission must determine if conditions along 13 Mile Rd. and the existing vegetation and screening wall along the eastern property lines are permitted or if further improvements are required in accordance with Sec. 34-5.15. According to Sec. 34-5.15.3.D, the Planning Commission may approve an alternate location required walls or may waive the wall or deciduous tree requirement if in specific cases it would not serve the purposes of screening the area effectively or where it is determined that the adjoining property is indicated on the future land use plan as a nonresidential area.

Details of the existing screening walls must be provided.

As shown in Table 13, most of the proposed plantings meet the applicable size and spacing requirements, but several modifications are required.

***Table 13. Plant Size and Spacing***

| Plant Type | Requirement | | Proposed | Compliance |
|---|---|---|---|---|
| Large Deciduous Trees | Size at Planting | Min. 3 in. caliper | 3 in. to 3.5 in. | Complies. |
| | Distance from large deciduous trees | 20 ft. to 30 ft. | Varies. Min. of approximately 16 ft. spacing in southwest corner. | ***Non-compliant.*** A minimum of 20 feet spacing must be provided between the two (2) Columnar Tulip Poplars in the southern corner of the site. |
| | Distance from small deciduous trees | Min. 15 ft. | Varies. Min. of approximately 20 ft. | Complies. |
| | Distance from large shrubs | Min. 5 ft. | Varies. Min of approximately 8 ft. | Complies. |
| Large Shrubs | Size at Planting | Min. 30 in. height | 24 in. to 30 in. | ***Non-compliant.*** Sheet C-6 must be updated to specify that the Sea Green Junipers and Arctic Fire Red Twig Dogwoods will be a minimum of thirty (30) inches in height at planting. |
| | Center to center (Rows) | Min. 4 ft. | 4 ft. | Complies. |
| | Distance from small shrubs | Min. 5 ft. | Varies. Min. of approximately 4 feet. | ***Non-compliant.*** Large shrubs must be separated by a minimum of four (4) feet from small shrubs. |
| Small shrubs | Size at Planting | Min. 24 in. spread | 24 in. for Dense Anglo-Japanese Yews, 1 gal. for | ***Non-compliant.*** Sheet C-6 must be updated to specify that the Grow-Low Fragrant |

***Table 13. Plant Size and Spacing***

| Plant Type | Requirement | | Proposed | Compliance |
|---|---|---|---|---|
| | | | Grow-Low Fragrant Sumac | Sumac will have a minimum spread of twenty-four (24) inches at planting. |
| | Distance from small shrubs | Min. 3 ft., Max. 4 ft. | 4 ft. | Complies. |

Sec. 34-5.10 of the Zoning Code establishes that no fence, wall, shrubbery, sign or other obstruction to vision above a height of thirty (30) inches from the top of the curb at street level shall be permitted within the triangular area formed at the intersection of any right-of-way lines by drawing a straight line between such right-of-way lines at a distance along each line of twenty-five (25) feet from their point of intersection. No obstructions are currently installed on the subject property within the triangular area formed at the intersection of 13 Mile Rd. and Northwestern Hwy., and the applicant is not proposing to add any such structures or landscaping in the site plan.

A tree permit issued by the Planning and Community Development Department is required for tree removal in accordance with Sec. 34-5.18 of the Zoning Code. The applicant proposes to remove twelve (12) existing trees on site and plant nineteen (19) trees in replacement during development.

According to Section 34-5.18(7), existing trees having six (6) inches or more trunk diameter at breast height (DBH) must be replaced on a one-to-one basis. According to Section 34-5.18(7)(iv), when landmark trees are permitted to be removed, replacement trees shall be provided to a minimum of twenty-five (25) percent of DBH of the tree to be removed. Replacement trees, measured in DBH or calipers, shall be provided either individually or on a cumulative basis to meet the twenty-five (25) percent DBH requirement. Landmark trees are defined in Section 34-5.18(10)(C), and include any tree that is twenty four (24) inches in DBH or any tree of the species and trunk diameters listed in that Section. Any tree having a health or condition factor greater than sixteen (16) according to the criteria listed in Section 34-5.18.11(C) must be replaced.

As shown in Table 14, twenty-three (23) replacement trees are required. The applicant must provide four (4) additional replacement trees. Alternatively, the Planning Commission may approve off-site locations on public property where replacement trees may be provided, including a payment into the City's tree fund per 34-5.18.7.A.i.

***Table 14. Tree Replacements***

| Scientific Name | Common Name | DBH (in.) | Reported H/C Score | Landmark/ Common | Replacement(s) Required |
|---|---|---|---|---|---|
| PYRUS CALLERANA | CALLERY PEAR | 13 | FAIR | Common | 1 |
| PYRUS CALLERANA | CALLERY PEAR | 9 | POOR | Common | 1 |
| PYRUS CALLERANA | CALLERY PEAR | 8 | FAIR | Common | 1 |
| PYRUS CALLERANA | CALLERY PEAR | 9 | FAIR | Common | 1 |
| PYRUS CALLERANA | CALLERY PEAR | 11 | FAIR | Common | 1 |
| PYRUS CALLERANA | CALLERY PEAR | 13 | FAIR | Common | 1 |
| MALUS SP. | CRABAPPLE | 9 | FAIR / POOR | Common | 1 |
| MALUS SP. | CRABAPPLE | 10 | FAIR / POOR | Common | 1 |

***Table 14. Tree Replacements***

| Scientific Name | Common Name | DBH (in.) | Reported H/C Score | Landmark/ Common | Replacement(s) Required |
|---|---|---|---|---|---|
| PINUS NIGRA | AUSTRIAN PINE | 18 | FAIR | Landmark | 4.5 |
| PINUS NIGRA | AUSTRIAN PINE | 19 | FAIR | Landmark | 4.75 |
| PINUS NIGRA | AUSTRIAN PINE | 18 | FAIR | Landmark | 4.5 |
| PINUS NIGRA | AUSTRIAN PINE | 15 | FAIR | Common | 1 |
| **Total** | | | | | 22.75 |

***Items to be Addressed**: **1)** Continuous curbing must be replaced or installed around all landscaped areas. **2)** The Planning Commission must determine if conditions along 13 Mile Rd. and the existing vegetation and screening wall along the rear property lines are permitted or will require further improvements in accordance with Sec. 34-5.15. **3)** The landscape plan must be revised to comply with the minimum size at planting and spacing requirements listed in Sec. 34-5.14.3.F and G. **4)** The applicant must provide four (4) additional replacement trees. Alternatively, the Planning Commission may approve off-site locations on public property where replacement trees may be provided, including a payment into the City's tree fund per 34-5.18.7.A.i.*

## LIGHTING

The applicant proposes to install two (2) new lighting poles and install new fixtures on the remaining ten (10) existing poles and foundations on the site. No building mounted fixtures are proposed. Exterior lighting requirements are established in Sec. 34-5.16 of the Zoning Code and listed in Table 15.

***Table 15. Exterior Lighting***

| Requirement | Proposed | Compliance |
|---|---|---|
| Max. height of twenty (20) ft. to top of light source in OS-1 District (Sec. 34-5.16.3.A) | All pole lights are proposed at a height of 20 feet. | Complies |
| Parking lot lighting designed to provide adequate vision and comfort in parking areas with fully shielded luminaires (Sec. 34-5.16.3.B.i) | Lighting fixtures are designed with a top shield and to illuminate the surface directly below. | Complies. |
| No direct light source visible at the property line adjacent to residential district at ground level (Sec. 34-5.16.3.B.iii.a) | Two (2) replacement lighting fixtures and poles are proposed along the rear property line abutting the RA-1A District, which also has mature vegetation separating the subject site from the residential district. | **Pending.** The Planning Commission must determine if fixtures may be replaced. |
| Max. illumination at property line (abutting residential district) shall not exceed 0.3 foot-candles (Sec. 34-5.16.3.B.iii.b) | 0.7 footcandles | **Non-compliant.** |

***Table 15. Exterior Lighting***

| Requirement | Proposed | Compliance |
|---|---|---|
| All fixtures within fifty (50) ft. of residential property line or public right-of-way boundary fitted with a shielding reflector on the side facing the residential property line or public right-of-way (Sec. 34-5.16.3.B.iii.c) | Lighting fixtures at the property lines adjacent to residential districts and public right-of-ways include a back shield. | Complies. |
| Exterior lighting shall not operate during daylight hours. Lighting shall be reduced to no greater than 70% of maximum from midnight or one hour after close of businesses, whichever is later, and 6:00AM or opening, whichever is earlier (Sec. 34-5.16.3.B.v) | Hours of operation not provided. | **Pending.** Applicant must provide information regarding hours of operation and illumination during hours specified in the Zoning Code. |
| Max. illumination of 2.5 lumens per sq. ft. of hardscape area, 2,000 lumens per building entrance, and max. 4:1 ratio of average to minimum illumination of the surface being lit (Sec. 34-5-16.3.C) | Applicant provides 1.15 lumens/sq. ft. and lighting at building entrances will be less than 2,000 lumens. Average to minimum illumination ratio of 3.7. | ***Pending.*** The applicant must verify that the lighting specifications shown on the plan are accurate and correct them as needed. |

The Planning Commission must determine if light poles and fixtures along the property's residential lot line may be replaced. Per Sec. 34-5.16.2, the Planning Commission may modify the Ordinance's lighting requirements for existing developed sites seeking modest expansions to bring all lighting into compliance with these lighting standards based on consideration of the following: the position and height of buildings, other structures, and trees on the site; the potential off-site impact of the lighting; the character of surrounding land use; and the extent of the proposed change in floor area and/or land use.

While the proposed fixtures are close to the property's lot lines, mature vegetation is located on the adjacent residential properties.

***Items to be Addressed: 1)*** *The hours of operation specified in Sec. 34-5.16.3.B.v must be listed on the site plan.* ***2)*** *The Planning Commission must determine if the fixtures adjacent to the eastern lot lines may be replaced as proposed.* ***3)*** *The applicant must verify that the lighting specifications listed on the plan per Sec. 34-5-16.3.C are correct.*

## DESIGN STANDARDS

In accordance with Sec. 34-5.20.2.B.ii, when a building expansion or change proposes to increase the total gross floor area by less than 50%, only new or modified design elements are required to be compliant with the Design Standards in the Zoning Code. The proposed new atrium addition meets this threshold

and the permitted materials for the building façade oriented toward the public right-of-way are listed in Table 16. The new atrium is oriented toward the public right-of-way on Northwestern Hwy.

***Table 16. Design Standards***

| Requirement | Proposed | Compliance |
|---|---|---|
| **Primary Materials (Sec. 34-5.20.4.A)**<br>At least 60% of facades, excluding windows and doors, shall be comprised of primary building materials:<br>• Brick, cut stone, field stone, manufactured stone, or decorative CMU block<br>• Timber or dimensional wood or engineered equivalent<br>• Fiber cement siding or panels<br>• Glass with metal framing | Applicant proposes to construct the atrium façade oriented toward Northwestern Hwy. using storefront glass, timber exterior columns, and perforated metal panels for the atrium vestibule and new façade for the existing building to the south. | ***Pending.*** Metal and metal paneling are considered an accent material. Material coverage areas have not been provided to confirm whether glass will sufficiently cover the required area of the façade. |
| **Accent Materials (Sec. 34-5.20.4.B)**<br>The following accent materials are permitted on any building façade:<br>• Glass block<br>• Metal and metal paneling<br>• Decorative masonry veneer<br>• Polymer plastic (e.g. Fypon, Azek)<br>• Stucco<br>• Plain or painted masonry block<br>• Exterior Insulation and Finishing Systems (EFIS). EIFS may only be permitted when located at least 8 ft. above grade. | Applicant proposes perforated metal panels on the southern elevation facing Northwestern Hwy., faux wood panels and siding on the western elevation. | ***Pending.*** The applicant must provide product specifications for the faux wood panels and siding to demonstrate compliance with Sec. 34-5.20.4.B. |
| **Architectural Scaling (Sec. 34-5.20.5)**<br>All façades oriented toward a public right-of-way must provide windows and architectural scaling elements to break up the scale of the building.<br><br>Façades shall include no less than two of the following elements:<br><br>i. Building color change.<br>ii. Building material or texture change.<br>iii. Projections or recesses extending along at least 20% of the façade.<br>iv. Recessed entranceways or projecting vestibules.<br>v. A horizontal expression line, such as a molding or reveal, shall define the transition between the ground floor | Applicant proposes four (4) locations for mass timber columns along the building façade oriented toward Northwestern Hwy. in front of glass windows from ground level to an overhanging roof canopy. The new façade includes elements i, ii, iii, and iv listed in this Section of the Zoning Code. | Complies. |

***Table 16. Design Standards***

| Requirement | Proposed | Compliance |
|---|---|---|
| and upper stories. If a one-story building is proposed, the horizontal expression line is not required. | | |
| **Roofs (Sec. 34-5.20.6)**<br>For flat roofs, parapets shall not exceed one-third of the height of the supporting wall at any point. | Proposed design does not feature parapets that exceed this height restriction. | Complies. |
| **Fenestration (Sec. 34-5.20.7)**<br>Façades facing a Major Thoroughfare:<br>• Min. 60% ground floor fenestration.<br>• Min. 35% upper floor fenestration. | Applicant proposes glass storefront windows and perforated metal panels on most of the ground floor of the façade facing Northwestern Hwy., fewer windows and doors along western and northern façades facing 13 Mile Rd. | ***Pending.*** Applicant must provide further information on material coverage areas. Current designs do not meet requirements for façades facing 13 Mile Rd**.** |

The Planning Commission must determine if the fenestration requirement for the 13 Mile Rd. façade may be waived per Sec. 34-5.20.7.F.

The site does not meet the conditions that require installation of public art in Sec. 34-5.21.2.A.

***Items to be Addressed: 1)*** *Applicant must confirm material coverage areas for exterior materials.* ***2)*** *The applicant must provide product specifications for the faux wood panels and siding to demonstrate compliance with Sec. 34-5.20.4.B.* ***3)*** *The Planning Commission must determine if the fenestration requirement for the 13 Mile Rd. façade may be waived per Sec. 34-5.20.7.F.*

## UTILITIES AND STORMWATER MANAGEMENT

The site appears to be adequately served by the existing facilities and services. We defer to the City Engineer and Fire Department for further comment.

***Items to be Addressed:*** *Items identified by the City Engineer and Fire Department shall be addressed.*

## RECOMMENDATIONS

Prior to taking action on the proposed preliminary site plan, the Planning Commission must determine the following:

1) *Whether conditions along 13 Mile Rd. and the existing vegetation and screening wall along the rear property lines are permitted or will require further improvements in accordance with Sec. 34-5.15.*

2) *Whether the fixtures adjacent to the eastern lot lines may be replaced as proposed**.***

3) *The Planning Commission must determine if the fenestration requirement for the 13 Mile Rd. façade may be waived per Sec. 34-5.20.7.F.*

In addition, the following items must be addressed to the Commission's satisfaction:

1) *The applicant must confirm that the proposed building height is calculated according to the averages of each elevations' height above grade.*

2) *The applicant must verify the front yard open space areas identified on the plan and corresponding are calculation.*

3) *The applicant must correct the table on Sheet C-3 to specify that the existing building is three (3) stories in height.*

4) *The applicant must confirm what the "Interactive Display" shown on first floor of the new atrium close to storefront glass will consist of.*
5) *The applicant must verify that all existing and proposed rooftop equipment is shown on the plan, and that it is sufficiently screened by architectural features or that it will not be visible from the property lines.*

6) *The applicant must confirm the building areas included in the useable floor area calculation.*

7) *The applicant must provide the minimum number of barrier-free and van accessible parking spaces required by the Americans with Disabilities Act (ADA) Standards for Accessible Design.*

8) *The applicant must provide further detail on proposed bicycle rack layout to demonstrate clearances required in Figure 5.2.14.B.vii.b are provided.*

9) *The required loading space must be provided.*

10) *The applicant must provide further details on screening of the dumpster enclosure (Sec. 34-5.1.3.D.ii).*

11) *Continuous curbing must be replaced or installed around all landscaped areas.*

12) *The landscape plan must be revised to comply with the minimum size at planting and spacing requirements listed in Sec. 34-5.14.3.F and G.*

13) *The applicant must provide four (4) additional replacement trees. Alternatively, the Planning Commission may approve off-site locations on public property where replacement trees may be provided, including a payment into the City's tree fund per 34-5.18.7.A.i.*

14) *The hours of operation specified in Sec. 34-5.16.3.B.v must be listed on the site plan.*

15) *The applicant must verify that the lighting specifications listed on the plan per Sec. 34-5-16.3.C are correct.*

16) *The applicant must confirm material coverage areas for exterior materials.*

17) *The applicant must provide product specifications for the faux wood panels and siding to demonstrate compliance with Sec. 34-5.20.4.B.*

18) *Items identified by the City Engineer and Fire Department shall be addressed.*

**CARLISLE/WORTMAN ASSOC., INC.**
**Mike Auerbach, AICP**
**Senior Associate**

# Environmental Review

# August 6, 2026

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

City of Farmington Hills
Environmental Review

Project Name: Farmington Smiles

Address: 30800 Northwestern Highway
SP# 58-7-2026
Plan Dated: 4-27-2026

Plan Received: 7-27-2026
Review #: 1
Review Date: 08-06-2026

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

1. Existing stormwater detention is being removed with this construction, provide equivalent storage volume and restriction.
2. Provide water quality for the site's discharge per Oakland County Stormwater Standards.
3. As a part of the Oakland County Water Resources stormwater standards, the plans must include a long-term operations and maintenance plan sheet, the land use summary page in the standards, a stormwater design narrative, and GIS data. Please see pages 12-13 and 48-51 on the stormwater standards.

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

Respectfully submitted,

Tyler Sonoga
Civil/Environmental Engineer
Department of Public Services

cc: City of Farmington Hills, M. Saksewski

# Engineering Review

# August 6, 2026

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

# INTEROFFICE CORRESPONDENCE

**DATE:** August 6, 2026

**TO:** Nora Brock, Secretary to the Director of Planning and Community Development

**FROM:** ShonQuase Dawkins, Civil Engineering

**SUBJECT:** Specialty Medical Center

**Review for Site Plan 58-7-2026 – 30800 Northwestern Highway, #22-23-12-127-002**

---

This office has performed a preliminary review of the above referenced PUD plan submitted to the Planning Department on July 22, 2026.

1. Please show all existing utilities on each sheet of the revised site plans. It appears there is an existing 12 inch water main **and** 10 inch sanitary sewer within the 13 Mile Road right-of-way. In addition, an existing 8-inch water main is located within the proposed project site.
2. Please provide additional information describing how the proposed building addition will be served by the water and sanitary sewer systems as part of the Engineering plan submittal package.
3. A soil erosion plan must be submitted to the Engineering Department as part of the Engineering plan submittal package
4. On the Demolition Plan, please identify and label the limits of disturbance on the revised plans.
5. The applicant will be required to comply with the City's stormwater management standards. Attached are the original review comments from our Environmental Engineer, Tyler Sonoga, regarding the project's stormwater detention and water quantity requirements. Please address those comments as part of the revised submittal.

# Fire Review

# July 31, 2026

FIRE

FARMINGTON HILLS

INTEROFFICE CORRESPONDENCE

Date: July 31, 2026

To: Planning Commission

From: Jason Baloga, Fire Marshal

Subject: Site Plan 58-7-2026 Specialty Medical Center
(30800 Northwestern Highway) #22-23-12-127-002

It appears that this site does not meet the following Fire Department Site Plan Review design standard:

**Site shall be designed to accommodate fire apparatus with a 50-foot turning radius.**
The entrance off Northwestern Highway appears deficient and the remainder of this site shall be re-verified.

Once the following is addressed, the Fire Department will have no objection to approval of this proposed project contingent with compliance of the following:

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

2. Fire Lanes shall be marked and strictly enforced.

3. For occupancies with a fire suppression system, the maximum distance between the closest connection and the closest Hydrant shall not exceed (150) feet. An additional Hydrant may be needed to meet this requirement.

4. FDC connection shall be 5" Storz with 30-degree downturn. Location of the FDC shall be approved by the Fire Marshal prior to submitting the Fire Suppression plans for 3rd party review. An outside audio-visual device shall be placed over the Fire Department connection.

5. In multistory buildings, provide floor control valves with water-flow tamper switches for each floor.

6. If a Fire Pump is required, a Diesel Pump or on-site generator shall be provided; DTE is not considered a reliable power source.

7. It was described that an Atrium is being added to this building. Building Construction and Life Safety Systems shall be designed according to NFPA 13, NFPA 72, applicable International Fire Code and Michigan Building Code.

8. Emergency Responder Radio coverage shall be required if determined that the signal strength is not adequate.

9. One or more Knox Box(es) shall be required for this facility. Contact the Fire Marshal to discuss quantity and location.

10. The building address must be clearly visible from the centerline of the roadway.

Jason Baloga, Fire Marshal

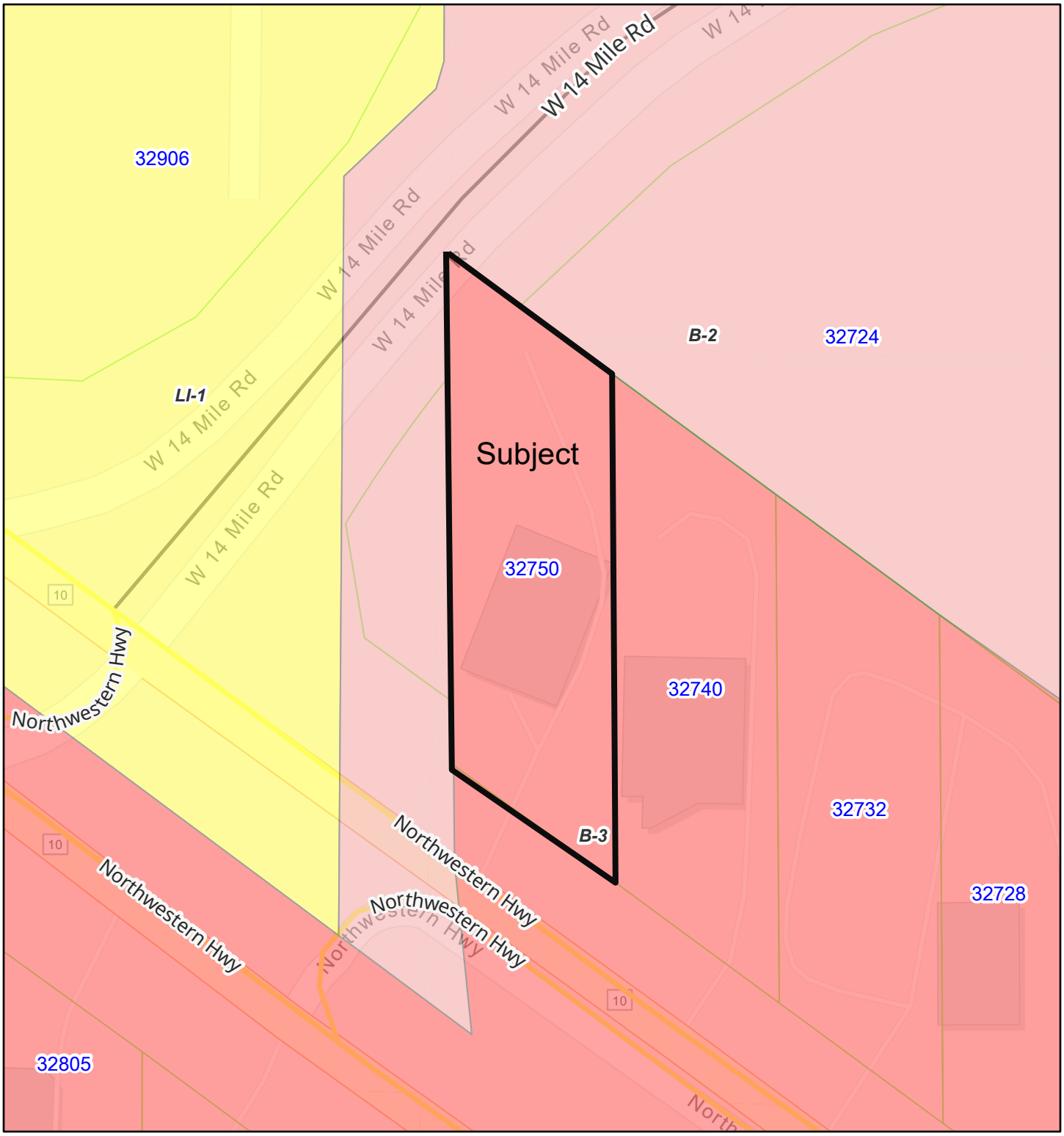
JB/ss

**B. <u>SITE PLAN APPROVAL 59-7-2026</u>**

| | |
|---|---|
| LOCATION: | 32750 Northwestern Highway |
| PARCEL I.D.: | 22-23-02-126-006 |
| PROPOSAL: | Renovate an existing building located within the B-3, General Business District for a new jewelry and loan business establishment. |
| ACTION REQUESTED: | Site Plan Approval |
| APPLICANT: | Vincent Tueni |
| OWNER: | Vincent Tueni |

# ZONING MAP

# Zoning Map (SP 59-7-2026)

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Zoning districts

- B-2
- B-3
- LI-1
- 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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# B-3 – General Business District

# 34-3.1.25 B-3 General Business District

## A. INTENT

The B-3 General Business District is designed to provide sites for diversified business types that might be incompatible with the pedestrian movement within the B-1 Local Business District or B-2 Community Business District.

? **User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

## B. PRINCIPAL PERMITTED USES

The following uses are permitted subject to **Section 34-3.11**:

i. Banks, credit unions, savings and loan associations and similar uses with drive-in facilities as an accessory use only
ii. **Businesses in the character of a drive-in or open front store** § 34-4.37
iii. Business schools and colleges or private schools operated for profit
iv. **Bus passenger stations** § 34-4.38
v. **Cellular towers and cellular antennae** § 34-4.24
vi. **Churches** § 34-4.4
vii. Cigar bars or lounges
viii. **Coin-operated amusement device arcades, billiard parlors or other similar indoor recreation uses** § 34-4.19.4
ix. **Commercial outdoor recreational space** § 34-4.39
x. Dance halls or catering halls when conducted within a completely enclosed building
xi. Data processing or computer centers
xii. **Establishments with coin-operated amusement devices** § 34-4.33
xiii. **Gasoline service stations** § 34-4.28
xiv. Indoor health and fitness studio and instructional dance studios
xv. **Indoor recreation facilities** § 34-4.19
xvi. **Laundry, drycleaning establishments, or pickup stations, dealing directly with the consumer** § 34-4.25
xvii. Lawn mower sales or service
xviii. Medical offices or clinics
xix. Mortuary establishments
xx. **Motel** § 34-4.34
xxi. 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
xxii. **Nursery schools, day nurseries, and day care centers** § 34-4.5
xxiii. Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting, or sales
xxiv. Other commercial uses of a similar and no more objectionable character
xxv. **Outdoor space for sale or rental of new or used motor vehicles, trailers, mobile homes, boats, recreational vehicles and other similar products** § 34-4.36

## B. PRINCIPAL PERMITTED USES (cont.)

xxvi. Personal service establishments that perform services on the premises
xxvii. Private clubs or lodge halls
xxviii. Post offices and similar governmental office buildings, serving persons living in the adjacent residential area
xxix. Public buildings, public utility buildings, telephone exchange buildings, electric transformer stations and substations without storage yards; gas regulator stations with service yards, but without storage yards; water and sewage pumping stations
xxx. Restaurants, including fast food or carryout restaurants
xxxi. **Retail businesses** § 34-4.29
xxxii. Retail sales of plant materials, lawn furniture, playground equipment and other house or garden supplies
xxxiii. **Theaters, assembly halls, concert halls or similar places of assembly** § 34-4.44
xxxiv. Tire, battery and accessory sales
xxxv. Accessory structures and uses customarily incident to any of the above uses

## C. SPECIAL APPROVAL USES

The following uses are permitted subject to **Section 34-3.11:**

i. **Automobile repair** § 34-4.31
ii. **Drive-in restaurants** § 34-4.35
iii. **Gasoline service stations** § 34-4.28
iv. **Vehicle wash** § 34-4.40
v. **Veterinary hospitals or commercial kennels** § 34-4.26

## D. ACCESSORY USES

i. **Electric vehicle infrastructure** § 34-4.55
ii. **Fabrication, repair, and processing of goods** § 34-4.29
iii. **Outdoor space for seating areas accessory to a restaurant** § 34-4.32
iv. **Parking structures** § 34-4.61

# B-3 General Business District

## E. DEVELOPMENT STANDARDS

**Lot Size**

| | |
|---|---|
| Minimum lot area: | Not specified |

**Setbacks**

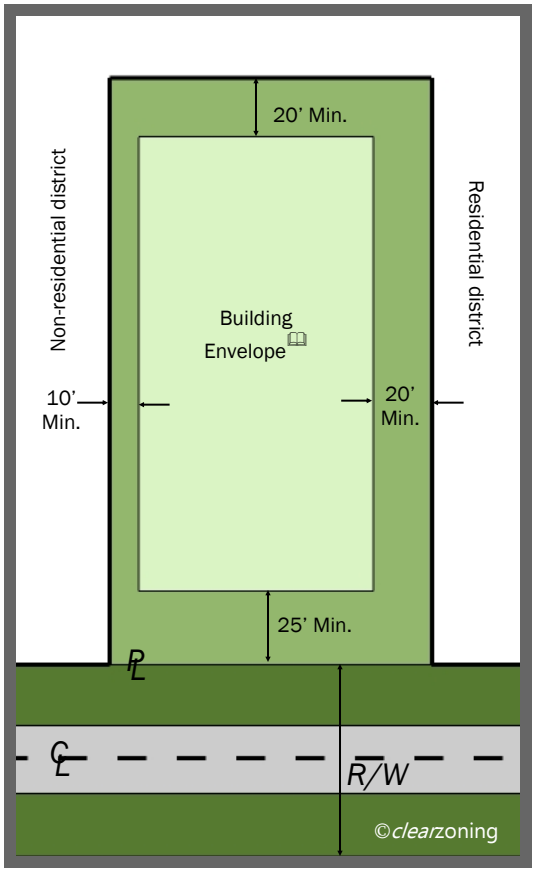
| | |
|---|---|
| Minimum front yard setback: | 25 ft |
| Minimum rear yard setback: | 20 ft |
| Minimum side yard setback: | 10 ft |
| Minimum from residential district: | 20 ft |
| Minimum from side street: | 25 ft |

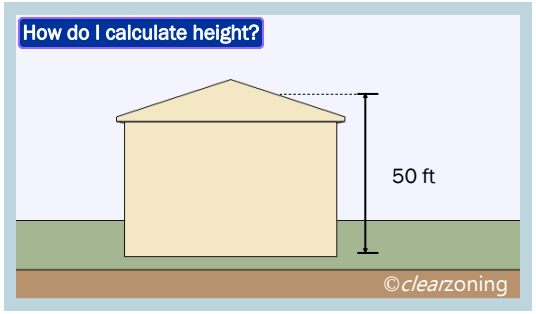
**Building Height**

| | |
|---|---|
| Maximum building height: | 50 ft |
| Maximum number of stories: | 3 |

**Open Space**

| | |
|---|---|
| Front yard open space required | 50% |




*The above drawings are not to scale.*

**NOTES**

- For additions to the above requirements, refer to Section 34-3.5: A, J, K, L, M, N, T and U.

Δ Ord. No. C-9-2024, C-5-2025

## SELECTED REFERENCES

**3. Zoning Districts**
- General Exceptions § 34-3.26
- Planned Unit Development § 34-3.20
- Marginal Access Drive § 34-3.22

**4. Use Standards**
- Special Land Uses § 34-4.20
- Adult Businesses § 34-4.21
- Standards for Cellular Towers § 34-4.24.8

**5. Site Standards**
- Accessory Buildings and Structures § 34-5.1
- Off-street Parking Requirements § 34-5.2
- Off-street Parking Space Layout Standards § 34-5.3
- Off-street Loading and Unloading § 34-5.4
- Signs § 34-5.5
- Acceleration-deceleration Passing Lanes § 34-5.6
- Flood Zone Controls § 34-5.8
- Entranceway Structures § 34-5.9
- Corner Clearance § 34-5.10
- Frontage on Public Street § 34-5.11
- Fences § 34-5.12
- Access to Major or Secondary Thoroughfares § 34-5.13
- Landscape Development § 34-5.14
- Walls and Berms § 34-5.15
- Exterior Lighting § 34-5.16
- Screening of Rooftop Equipment § 34-5.17
- Tree Protection, Removal & Replacement § 34-5.18
- Pedestrian Access and Connectivity § 34-5.19

**6. Development Procedures**
- Site Plan Review § 34-6.1
- Notice of Public Hearing § 34-6.2
- Special Land Use and Special Approval Use Standards § 34-6.3

**7. Admin and Enforcement**
- Guarantee for Improvements § 34-7.2

# AERIAL MAP

# Aerial (SP 59-7-2026)

9/10/2026, 8:51:50 AM

Tax Parcels

1:1,128

0 0.01 0.01 0.02 mi

0 0.01 0.02 0.04 km

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

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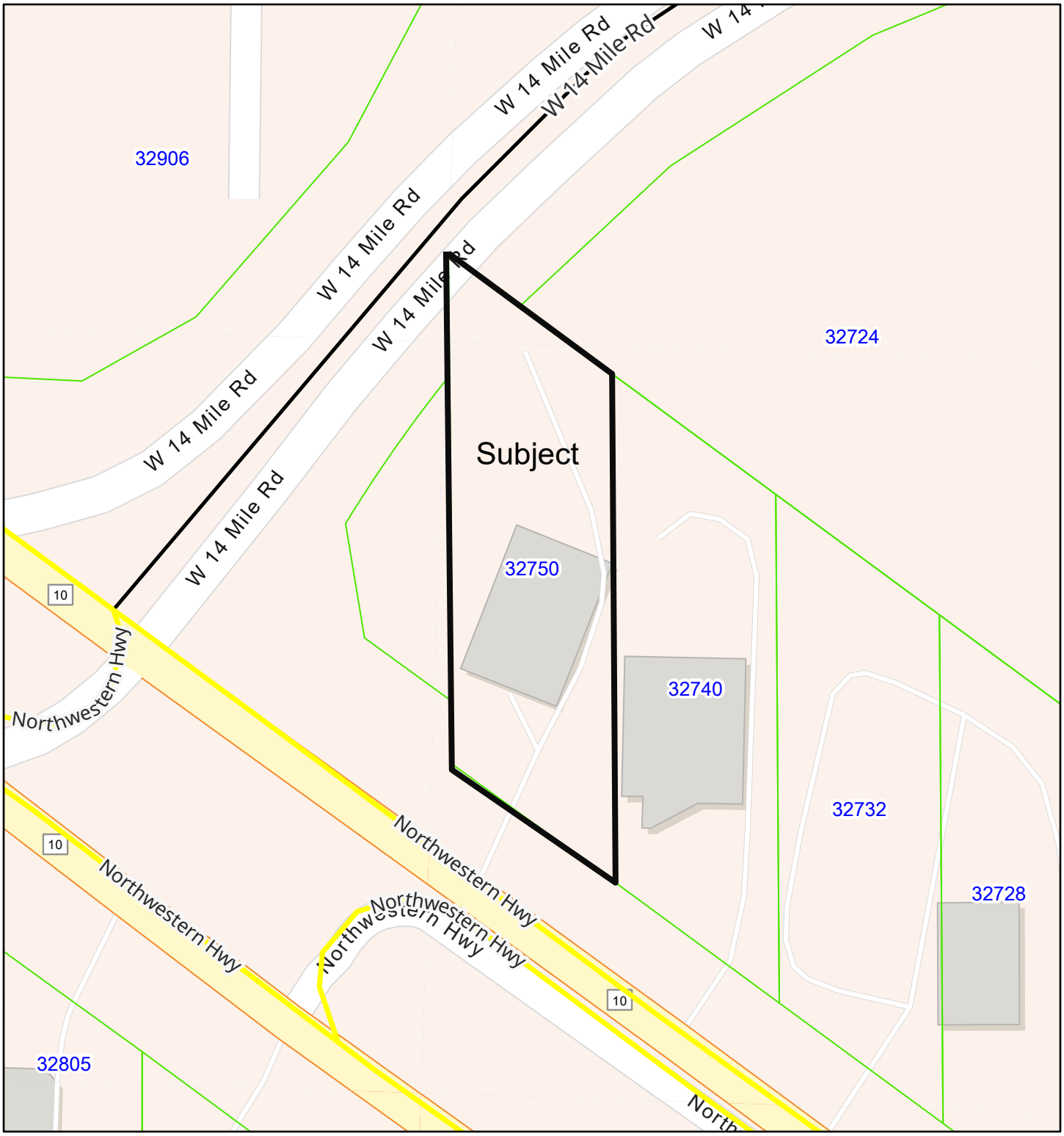
# LOCATION MAP

# Location Map (SP 59-7-2026)




9/10/2026, 8:51:06 AM

Tax Parcels

1:1,128

0 0.01 0.01 0.02 mi

0 0.01 0.02 0.04 km

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City of Farmington Hills, MI

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# Narrative Description

# Ultimate Luxury Jewelry & Loan

## 32750 Northwestern Highway
## Farmington Hills, MI 48334

## Narrative Description of Proposed Business Plan and Operations

Ultimate Luxury Jewelry & Loan is a premier luxury retail and collateral lending establishment that will specialize in the purchase, sale, and secured lending of authentic, high-end luxury merchandise. Our vision is to provide customers with a sophisticated, secure, and professional environment where they can confidently purchase luxury goods, sell valuable items, or obtain collateral-based loans on high-value assets. Our showroom will feature an exclusive collection of fine jewelry, including natural diamonds, laboratory-grown diamonds, gold, silver, platinum jewelry, precious gemstones, bullion, investment-grade precious metals, and collectible coins. In addition, we will offer an extensive selection of luxury timepieces from some of the world's most respected manufacturers, including Rolex, Patek Philippe, Cartier, Breitling, and many other internationally recognized brands. Beyond jewelry and watches, Ultimate Luxury Jewelry & Loan will carry an impressive assortment of luxury designer handbags, purses, premium eyewear, fine artwork, sculptures, decorative pieces, and other high-end collectibles. Our inventory will include products from renowned luxury fashion houses such as Hermès, including Birkin handbags, Louis Vuitton, Gucci, Cartier, and many additional designer brands known for exceptional craftsmanship and enduring value. Every item accepted for purchase, resale, or collateral lending will undergo a thorough inspection and authentication process to help ensure authenticity, quality, and compliance with all applicable laws and regulations. We are committed to maintaining accurate records, protecting our customers, and operating in full compliance with all municipal, state, and federal licensing requirements. Ultimate Luxury Jewelry & Loan is designed to be significantly different from a traditional secondhand retailer. Our business is focused exclusively on luxury merchandise, investment-quality assets, and fine collectibles. The showroom has been carefully designed to reflect the upscale nature of our brand by providing an elegant, welcoming, and secure atmosphere that delivers an exceptional customer experience. Our mission is to establish Ultimate Luxury Jewelry & Loan as Farmington Hills' premier destination for luxury jewelry, designer goods, fine art, luxury timepieces, and collateral lending services. We are committed to conducting business with honesty, professionalism, and integrity while providing outstanding service and contributing positively to the City of Farmington Hills and its business community.

# Site Plan

# JEWELRY STORE - 32750 NORTHWESTERN HWY, FARMINGTON HILLS, MI 48334

DESIGNER OF RECORD:


J & A ARCHITECTURAL ENGINEERING
6001 NORTH ADAMS RD
SUITE 165
BLOOMFIELD HILLS, MI 48084
248.282.6475


OWNER:

JUSTIN
---

LOCATION MAP N.T.S.

SCOPE OF WORK:

EXISTING BUILDING TO INCLUDE DEMOLITION OF SOME EXISTING EXTERIOR WALLS AND THE CONSTRUCTION OF NEW EXTERIOR MATERIALS AND FINISHES AS WELL AS RECONFIGURATION OF INTERIOR SPACES.

APPLICABLE CODES:

JURISDICTION: MICHIGAN

2021 MICHIGAN BUILDING CODE (MBC)
2021 MICHIGAN MECHANICAL CODE (MMC)
2021 MICHIGAN PLUMBING CODE (MPC)
2021 MICHIGAN UNIFORM ENERGY CODE (MUEC)
2023 MICHIGAN ELECTRIC CODE (MEC)
2017 ICC / ANSI A117.1

SHEET INDEX


| 09-26-2025 REVIEW | | |
|---|---|---|
| ● | CV | COVER SHEET AND PROJECT INFORMATION |
| | **SITE** | |
| ● | 1 | SURVEY |
| ● | C1.0 | PROPOSED SITE PLAN |
| | **ARCHITECTURAL** | |
| ● | A1.0 | DEMO FLOOR PLAN |
| ● | A1.1 | PROPOSED FLOOR PLAN |
| ● | A1.2 | ROOF PLAN |
| ● | A2.0 | DEMO ELEVATIONS |
| ● | A2.1 | PROPOSED ELEVATIONS |
| | **STRUCTURAL** | |
| ● | S0.0 | PROPOSED FRAMING & FOUNDATION PLANS |
| ● | S1.0 | PROPOSED FOUNDATION PLAN |
| ● | S2.0 | ROOF FRAMING PLAN |
| ● | S2.1 | MEZZANINE FRAMING PLAN |
| ● | S3.0 | PROPOSED FRAMING DETAILS |
| ● | S3.1 | WALL SECTIONS |


72 HOURS (3 WORKING DAYS) BEFORE YOU DIG CALL MISS DIG 800-482-7171 (TOLL FREE)

J&A ARCHITECTURAL ENGINEERING


J & A ARCHITECTURAL ENGINEERING
6001 NORTH ADAMS RD
SUITE 165
BLOOMFIELD HILLS, MI 48304
P. 248.282.6475
F. 248.590.0257
jaa@jaarcheng.com


PROJECT
32750 NORTHWESTERN HWY, FARMINGTON HILLS, MI 48334

OWNER
-

| ISSUED FOR | DATE |
|---|---|

NOTES:
1.


Statement of Intellectual Property
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DESIGN PROFESSIONAL IN CHARGE:

STATE OF MICHIGAN
JOSEPH C ROCKWOOD
ENGINEER
No. 6201025357
LICENSED PROFESSIONAL ENGINEER

SHEET NAME:

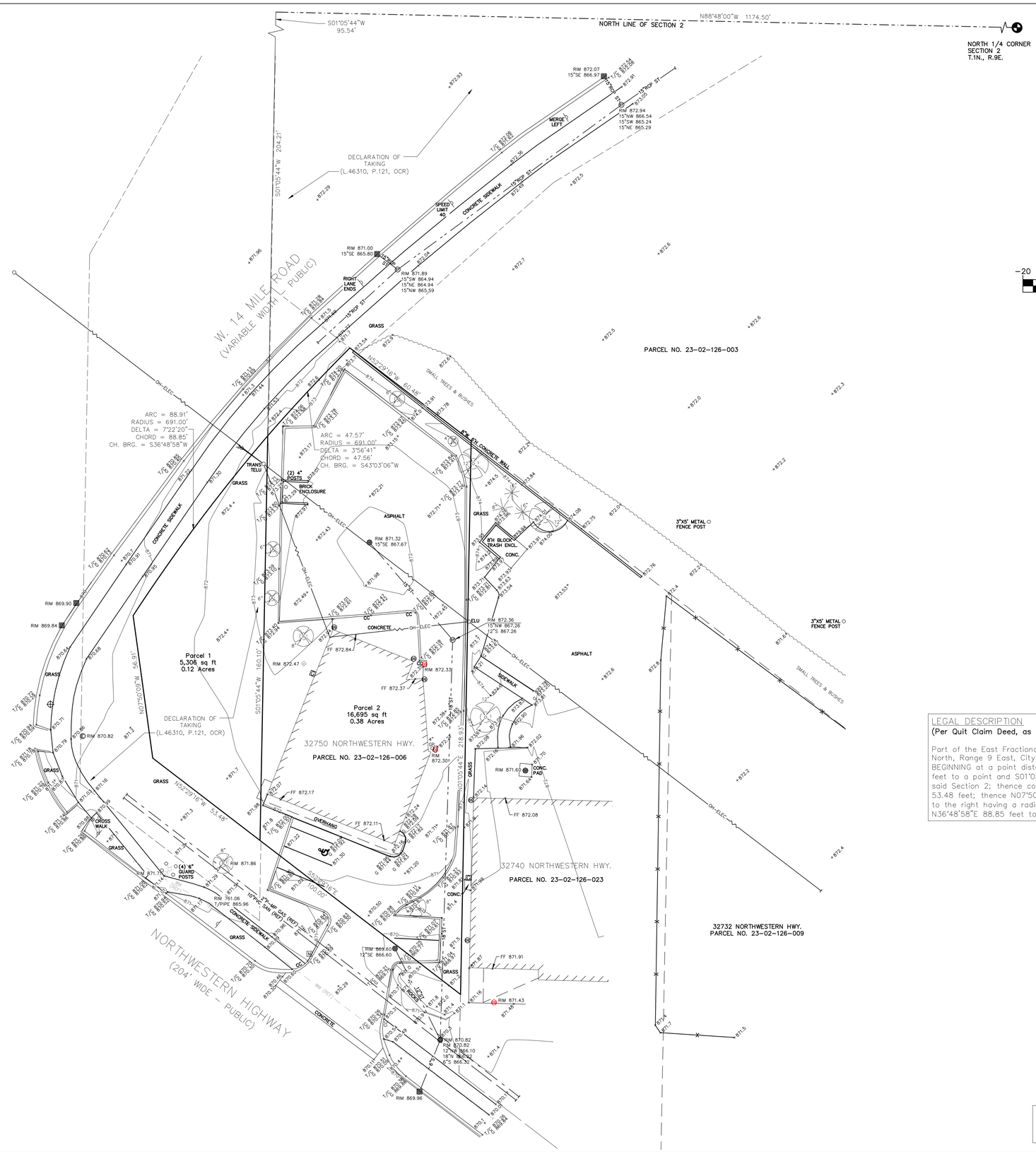
COVER SHEET

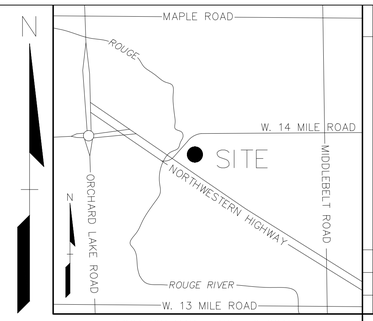
| | |
|---|---|
| DATE : | 05-15-2026 |
| DRAWN BY : | AA |
| CHECKED BY : | AM |
| JOB NO : | 26-150 |

SHEET:

CV

SCALE: NO SCALE




LOCATION MAP - NOT TO SCALE

GRAPHIC SCALE

-20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.

| | |
|---|---|
| ● 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— | 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 |
| | COMBINED SEWER & MANHOLE |
| | SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN |
| | POST INDICATOR VALVE |
| | WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF |
| | MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE |
| | UNIDENTIFIED STRUCTURE |
| × 816.06 | SPOT ELEVATION |
| 670 | CONTOUR LINE |
| | FENCE |
| | GUARD RAIL |
| | STREET LIGHT |
| | CROSS WALK |
| | SIGN |
| CONC. | CONCRETE |
| ASPH. | ASPHALT |
| GRAVEL | GRAVEL SHOULDER |

REFERENCE DRAWINGS

ALTA/NSPS LAND TITLE SURVEY, PEA JOB NO. 2007-015, DATED MAY 24, 2016
TOPOGRAPHIC SURVEY, PEA JOB NO. 2016-341, DATED NOVEMBER 13, 2017

LEGAL DESCRIPTION

(Per Quit Claim Deed, as recorded in Liber 51910, Page 596, O.C.R.)

Part of the East Fractional 1/2 of the Northwest 1/4 of Section 2, Town 1 North, Range 9 East, City of Farmington Hills, Oakland County, Michigan, BEGINNING at a point distant N88°48'00"W 1174.50 feet and S01°05'44"W 95.54 feet to a point and S01°05'44"W 204.21 feet from the North 1/4 Corner of said Section 2; thence continuing S01°05'44"W 160.10 feet thence N52°29'16"W 53.48 feet; thence N07°50'09"W 56.91 feet; thence 88.91 feet along a curve to the right having a radius of 691.0 feet, delta 07°22'19", chord bears N36°48'58"E 88.85 feet to the POINT OF BEGINNING.

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0513F, DATED SEPTEMBER 29, 2006.

| No. | BY | CHK | DESCRIPTION | DATE |
|---|---|---|---|---|

REVISIONS

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE APPROXIMATE. NO WARRANTIES 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.

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ASMAR HOLDINGS, LLC
32825 NORTHWESTERN HIGHWAY
FARMINGTON HILLS, MICHIGAN 48334

# TOPOGRAPHIC & BOUNDARY SURVEY
## NORTHWESTERN & 14 MILE RD
PART OF THE NORTHWEST 1/4 OF SECTION 02, T01N, R09E
CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN

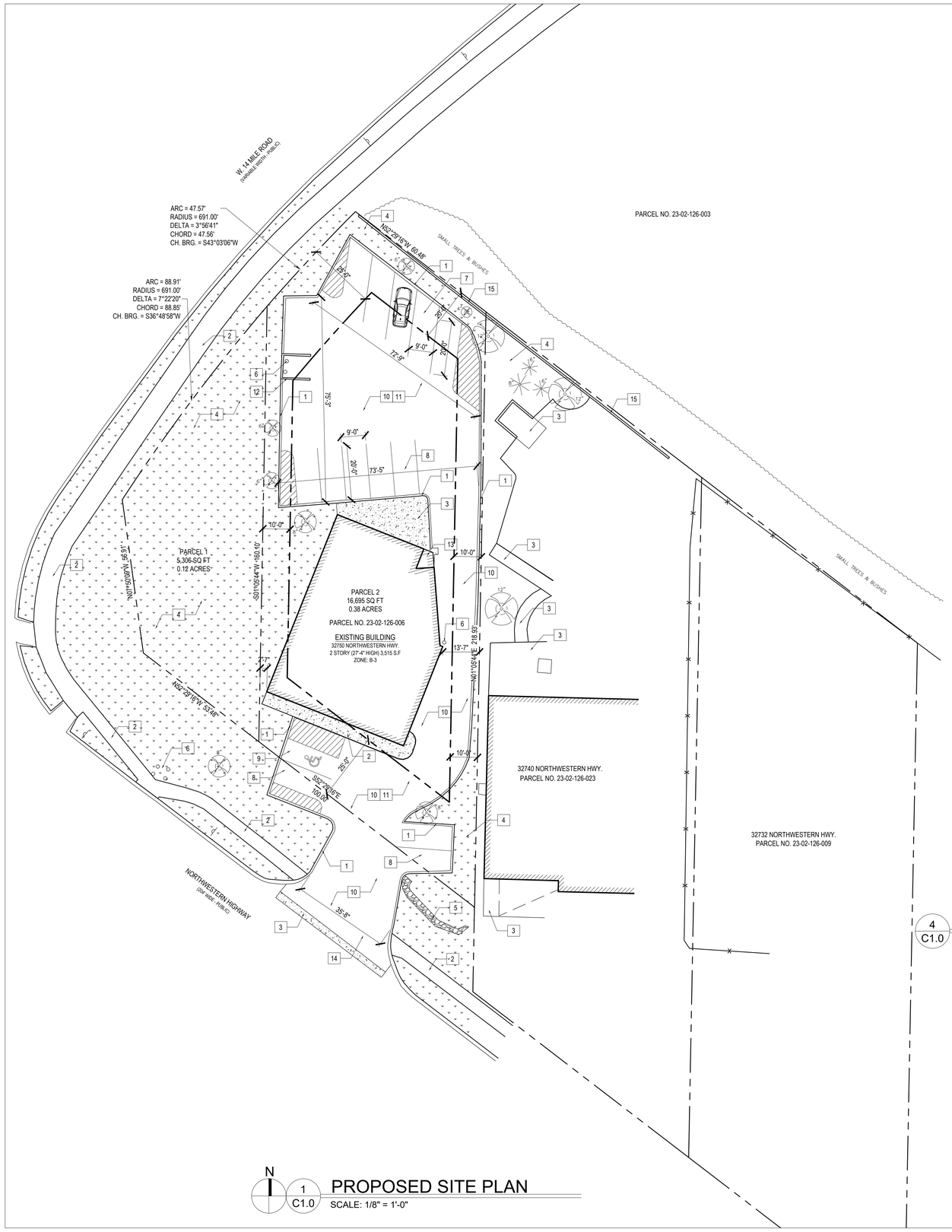
| DES. | DN. | LKP | SUR. | DLC | P.M. | JPB |
|---|---|---|---|---|---|---|

ORIGINAL ISSUE DATE:
NOVEMBER 30. 2018

PEA JOB NO. 2018-385

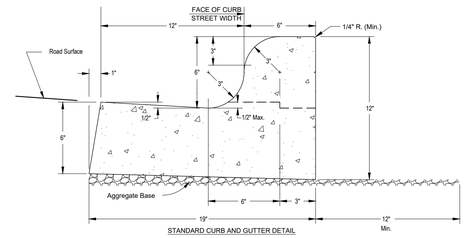
SCALE: 1" = 20'

DRAWING NUMBER:
1




1 C1.0 PROPOSED SITE PLAN

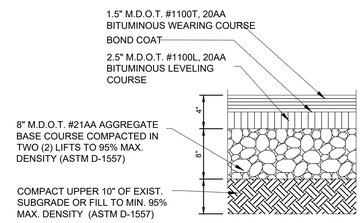
SCALE: 1/8" = 1'-0"




STANDARD CURB AND GUTTER DETAIL

2 C1.0 TYPICAL GUTTER AND CURB DETAIL

SCALE: NTS



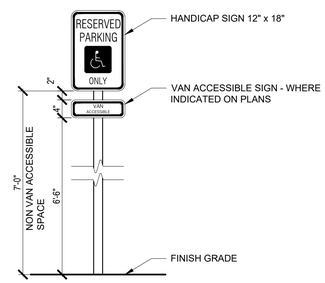

STANDARD DUTY ASPHALT DETAIL

(NOT FOR USE IN THE RIGHT-OF-WAY)

NOT TO SCALE

3 C1.0 STANDARD DUTY ASPHALT DETAIL

SCALE: NTS




4 C1.0 HANDICAP VAN ACCESSIBLE SIGN DETAIL

SCALE: NTS

## SITE CRITERIA

| | |
|---|---|
| SITE USE (EXISTING) | GENERAL BUSINESS DISTRICT |
| SITE USE (PROPOSED) | JEWELRY STORE |
| ZONED B-3 GENERAL BUSINESS DISTRICT (SETBACKS) | FRONT = 25'<br>SIDE = 10'<br>REAR = 20' |
| SITE AREA | 16,695 SF |
| MAX. HEIGHT OF BUILDING | 50 FT |
| PROP. HEIGHT OF BUILDING | 27'-4" |
| OUTDOOR STORAGE AREA | NONE PROPOSED |
| OUTDOOR SALES AREA | NONE PROPOSED |
| PARKING REQUIREMENTS (SEC. 34-5.2.10) | SEE PARKING CALCULATIONS |
| APPLICABLE CODES | 2021 MICHIGAN BUILDING CODE<br>2023 MICHIGAN ELECTRICAL CODE<br>2021 MICHIGAN MECHANICAL CODE<br>2021 MICHIGAN PLUMBING CODE<br>2010 ADA STANDARDS<br>FARMINGTON HILLS, MI - CODE OF ORDINANCES |
| MBC - USE GROUP | JEWELRY STORE: M (MERCANTILE) |
| TRASH ENCLOSURE | AN EXISTING TRASH ENCLOSURE IS LOCATED IN THE REAR PARKING LOT |
| LEGAL DESCRIPTION | PART OF THE EAST FRACTIONAL 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, TOWN 1 NORTH, RANGE 9 EAST, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, BEGINNING AT A POINT DISTANT N88°48'00"W 1174.50 FEET AND S01°05'44"W 95.54 FEET TO A POINT AND S01°05'44"W 204.21 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 2; THENCE CONTINUING S01°05'44"W 160.10 FEET THENCE N52°29'16"W 53.48 FEET; THENCE N07°50'09"W 56.91 FEET; THENCE 88.91 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 691.0 FEET, DELTA 07°22'19", CHORD BEARS N36°48'58"E 88.85 FEET TO THE POINT OF BEGINNING. |
| PARCEL ID | 23-02-126-006 |

## 34-5.2.10 MINIMUM OFF-STREET PARKING SPACES

| C. BUSINESS AND COMMERCIAL: | |
|---|---|
| I. RETAIL STORE OR SERVICE ESTABLISHMENT EXCEPT AS OTHERWISE SPECIFIED HEREIN | ONE (1) FOR EACH ONE HUNDRED SEVENTY-FIVE (175) SQUARE FEET OF USABLE FLOOR AREA |

## 34-5.2.10 PARKING CALCULATIONS

| RETAIL STORE (JEWELRY STORE) | | |
|---|---|---|
| 1 PER 175 SF UFA | 4,369 SF/175 SF | = 24.96 = 25 PARKING SPACES |
| | | |
| | | |
| TOTAL REQUIRED | | = 25 PARKING SPACES |
| TOTAL ADA PARKING | | = 1 PARKING SPACES |
| **TOTAL PROVIDED** | | **= 14 PARKING SPACES - VARIANCE NEEDED** |

## SITE PLAN - GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES IN PLACE UNLESS NOTED FOR REMOVAL
2. ALL CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH CURRENT CITY AND CURRENT MDOT STANDARDS. NO CONSTRUCTION SHALL COMMENCE UNTIL ALL REQUIRED PERMITS HAVE BEEN ISSUED.
3. ALL DEMOLITION DRAWINGS AND DEMOLITION DETAILS ARE PROVIDED TO SHOW THE GENERAL SCOPE OF THE DEMOLITION WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM ALL DEMOLITION WORK NECESSARY TO ACCOMPLISH NEW WORK. THE DEMOLITION DRAWINGS AND DETAILS MAY NOTE TYPICAL ITEMS IN SOME AREAS, WHICH APPLY IN OTHER AREAS (AND ARE DESIGNATED WITH DASHED, HIDDEN OR STRUCK THRU LINES). CONTRACTOR RESPONSIBLE TO REFERENCE ALL DRAWINGS/ SPECIFICATIONS TO CONFIRM EXTENT OF DEMOLITION WORK.
4. ALL CONSTRUCTION AND DEMOLITION MEANS, METHODS AND SAFETY PRECAUTIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
5. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING AND UNDERSTANDING EXISTING CONDITIONS PRIOR TO BIDDING.
6. ASBESTOS AND OTHER HAZARDOUS MATERIALS WILL BE REMOVED BY OWNER'S ABATEMENT CONTRACTOR PRIOR TO START OF CONSTRUCTION. IF ANY SUSPECTED HAZARDOUS MATERIAL IS ENCOUNTERED, STOP WORK IN THAT AREA AND IMMEDIATELY INFORM THE ARCHITECT AND OWNER.
7. DISPOSE OF ALL DEMOLITION MATERIALS LEGALLY OFF-SITE, U.O.N.

## PROPSODED SITE PLAN - KEY NOTES:

1. EXISTING TYPICAL CONCRETE CURB
2. EXISTING 5' CONCRETE SIDEWALK
3. EXISTING CONCRETE
4. EXISTING GRASS
5. EXISTING ROCKS
6. EXISTING GUARD POSTS
7. NEW TYPICAL 60° 9'X20' PARKING STRIPE
8. NEW TYPICAL 90° 9'X20' PARKING STRIPE
9. NEW 8'X20' VAN ACCESSIBLE PARKING & ACCESS AISLE W/ SIGN
10. EXISTING ASPHALT TO BE INSPECTED & REPAIRED OR RESEALED AS REQUIRED
11. EXISTING ASPHALT PARKING LOT TO BE RE-STRIPED AS INDICATED
12. EXISTING BRICK DUMPSTER ENCLOSURE
13. NEW 32 SQ.FT. ADDITION TO BUILDING
14. EXISTING ASPHALT APPROACH
15. 8"W X 6'H CONCRETE WALL

ARCHITECTURAL ENGINEERING


J & A ARCHITECTURAL ENGINEERING
6001 NORTH ADAMS RD
SUITE 165
BLOOMFIELD HILLS, MI 48304
P. 248.282.6475
F. 248.590.0257
jaa@jaarcheng.com


PROJECT
32750 NORTHWESTERN HWY,
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DESIGN PROFESSIONAL IN CHARGE:

STATE OF MICHIGAN
JOSEPH C. ROCKWOOD
ENGINEER
No. 6201025357
LICENSED PROFESSIONAL ENGINEER

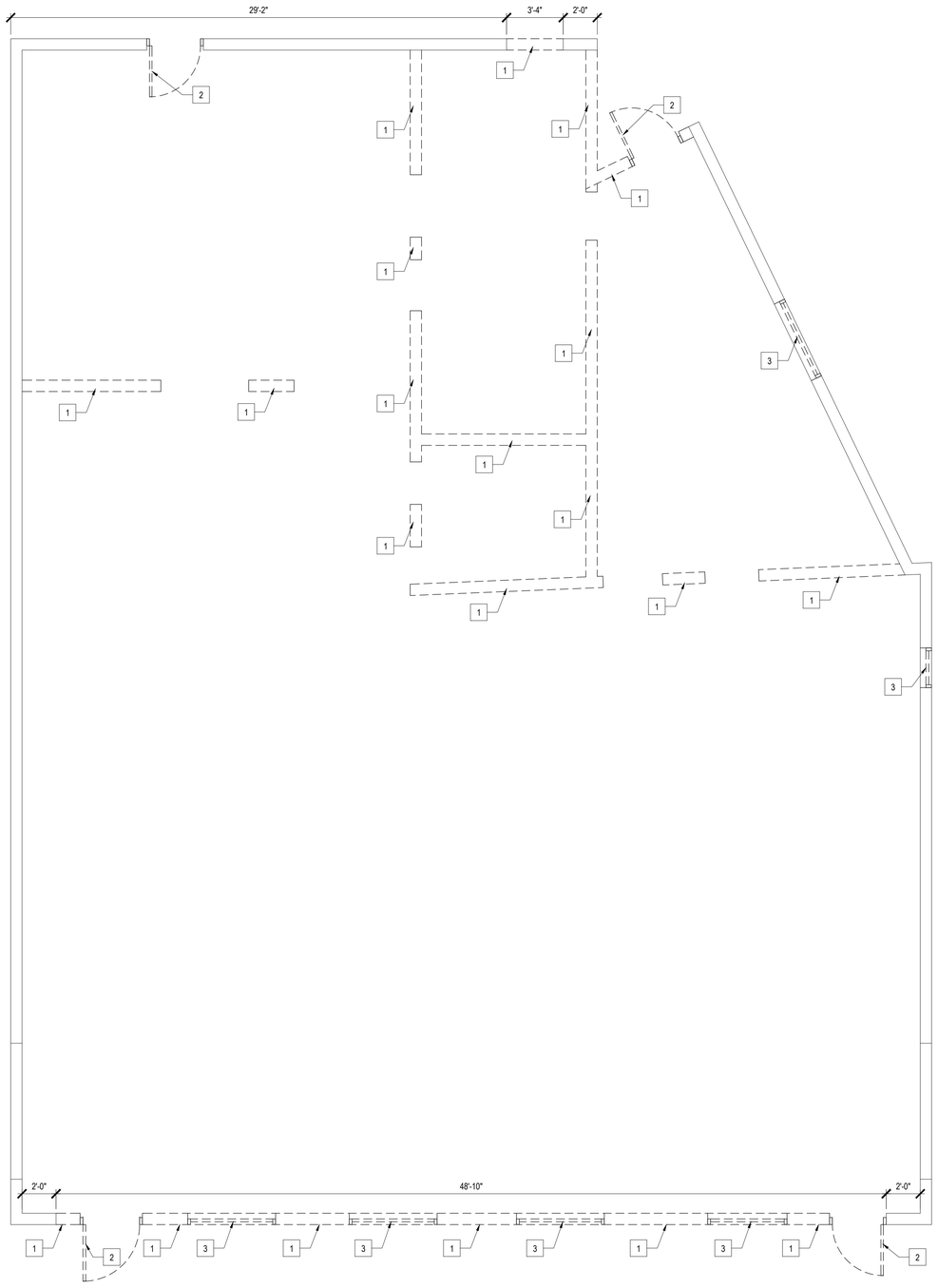
SHEET NAME:

PROPOSED SITE PLAN

| | |
|---|---|
| DATE : | 05-15-2026 |
| DRAWN BY : | AA |
| CHECKED BY : | AM |
| JOB NO : | 26-150 |
| SHEET: | |

**C1.0**

SCALE:




1 A1.0 1ST FLOOR DEMO PLAN

SCALE: 1/4" = 1-0"

## DEMOLITION PLAN - GENERAL NOTES:

A. ALL DEMOLITION DRAWINGS AND DEMOLITION DETAILS ARE PROVIDED TO SHOW THE GENERAL SCOPE OF THE DEMOLITION WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM ALL DEMOLITION WORK NECESSARY TO ACCOMPLISH NEW WORK. THE DEMOLITION DRAWINGS AND DETAILS MAY NOTE TYPICAL ITEMS IN SOME AREAS, WHICH APPLY IN OTHER AREAS (AND ARE DESIGNATED WITH DASHED, HIDDEN OR STRUCK THRU LINES). COORDINATE ALL DEMOLITION WORK WITH ALL ARCHITECTURAL, DRAWINGS. CONTRACTOR RESPONSIBLE TO REFERENCE ALL DRAWINGS/ SPECIFICATIONS TO CONFIRM EXTENT OF DEMOLITION WORK.

B. ALL REMOVED ITEMS, WALLS, FLOORS CEILING, OPENINGS, ETC ARE TO BE PATCHED/REPAIRED AND PREPPED TO RECEIVE NEW WORK AND/OR FINISHES.

C. ALL CONSTRUCTION AND DEMOLITION MEANS, METHODS AND SAFETY PRECAUTIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

D. REMOVE ALL ITEMS PROJECTING FROM EXISTING WALLS OR FLOORS TO REMAIN (BLOCKING, SCREWS, FASTENERS, PIPES, CONDUITS, MOUNTING PLATES, FIXED EQUIPMENT, ETC). PATCH AND REPAIR FOR NEW FINISH

E. DISPOSE AND/OR RECYCLE ALL DEMOLITION MATERIALS LEGALLY OFF-SITE.

F. AT DEMOLISHED WALLS AND CEILINGS, REMOVE ELECTRICAL DEVICES, FIXTURES, & WIRING BACK TO ELECTRICAL PANEL.

## DEMOLITION PLAN KEY NOTES:

1. REMOVE EXISTING WALLS, PATCH AND REPAIR FLOOR CONSTRUCTION. PREP FOR NEW CONSTRUCTION.
2. REMOVE EXISTING DOORS AND FRAMES.
3. REMOVE EXISTING WINDOWS AND FRAMES.

ARCHITECTURAL ENGINEERING

J & A ARCHITECTURAL ENGINEERING
6001 NORTH ADAMS RD
SUITE 165
BLOOMFIELD HILLS, MI 48304
P. 248.282.6475
F. 248.590.0257
jaa@jaarcheng.com

PROJECT
32750 NORTHWESTERN HWY,
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STATE OF MICHIGAN
JOSEPH C ROCKWOOD
ENGINEER
No. 6201025357
LICENSED PROFESSIONAL ENGINEER

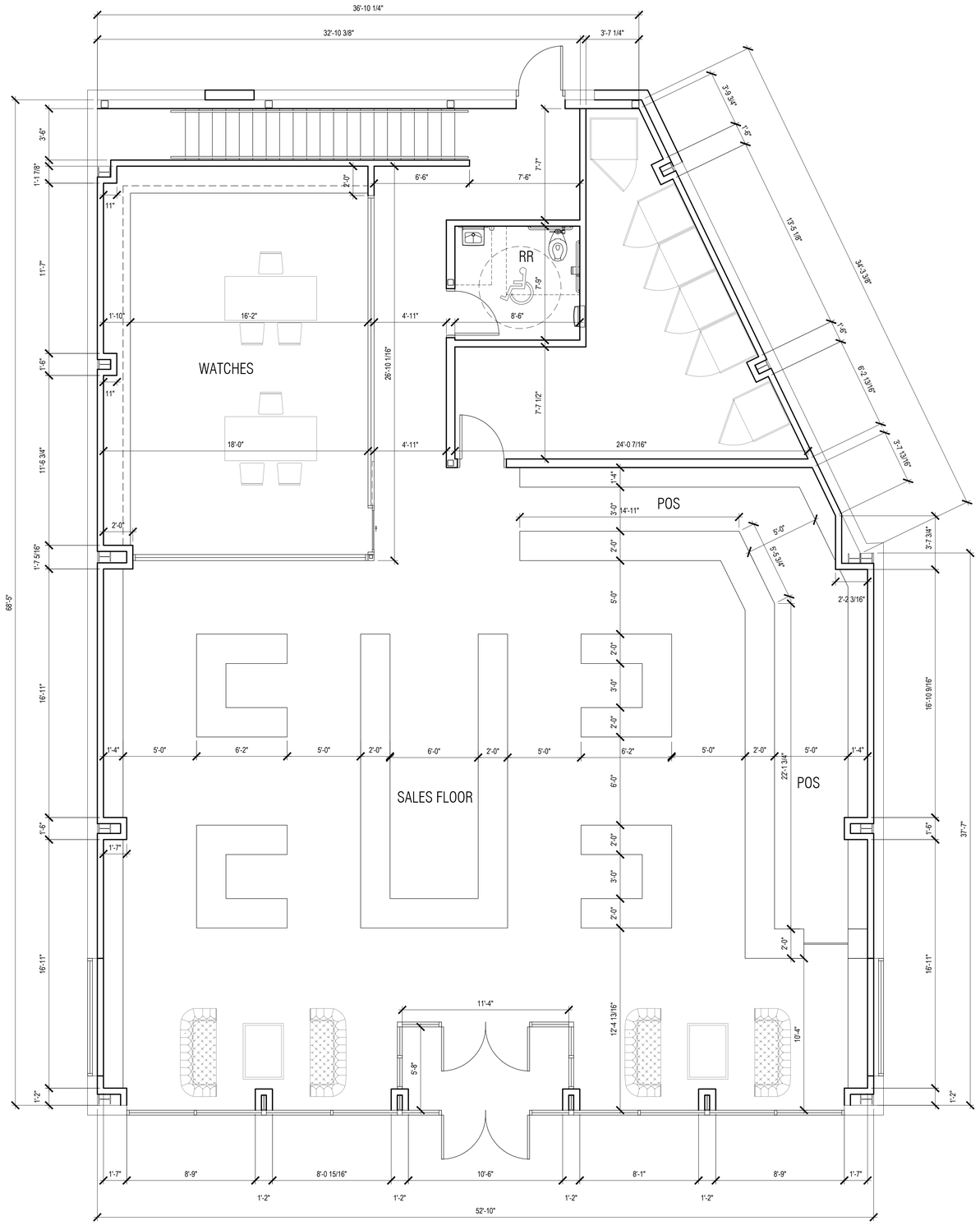
SHEET NAME:
DEMOLITION FLOOR PLAN

| | |
|---|---|
| DATE : | 05-15-2026 |
| DRAWN BY : | AA |
| CHECKED BY : | AM |
| JOB NO : | 26-150 |

SHEET:

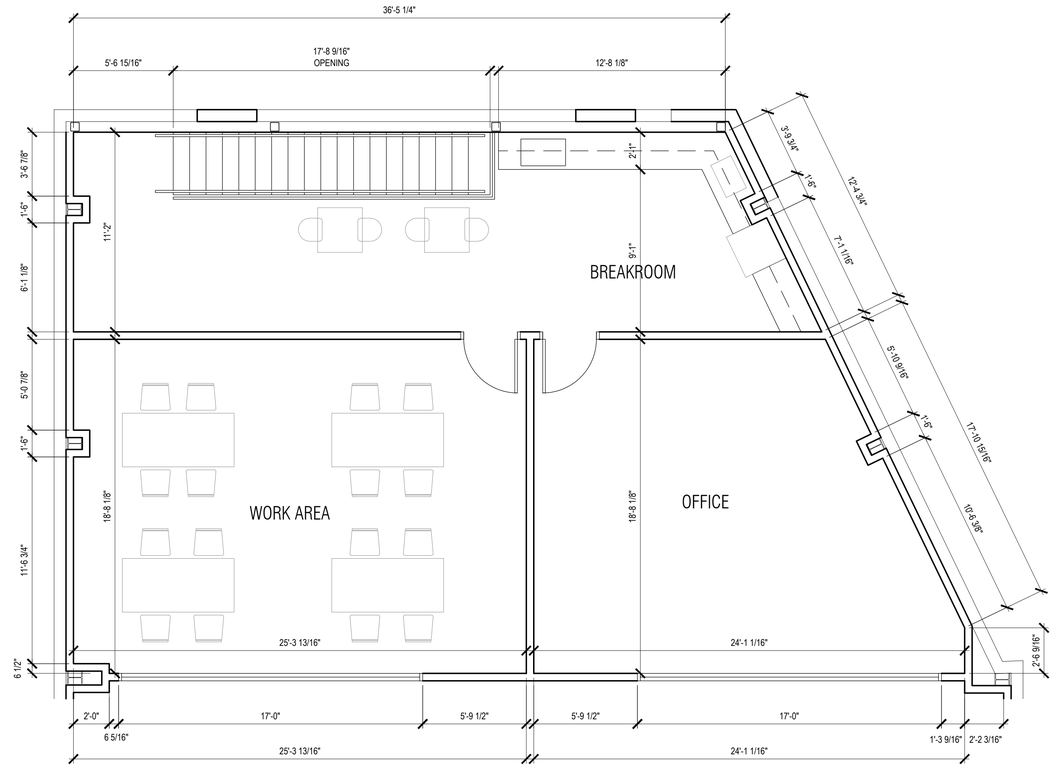
# A1.0

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




1 A1.1 PROPOSED 1ST FLOOR PLAN

SCALE: 1/4" = 1-0"




2 A1.1 PROPOSED 2ND FLOOR PLAN

SCALE: 1/4" = 1-0"

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J & A ARCHITECTURAL ENGINEERING
6001 NORTH ADAMS RD
SUITE 165
BLOOMFIELD HILLS, MI 48304
P. 248.282.6475
F. 248.590.0257
jaa@jaarcheng.com

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JOSEPH C ROCKWOOD
ENGINEER
No. 6201025357
LICENSED PROFESSIONAL ENGINEER

SHEET NAME:
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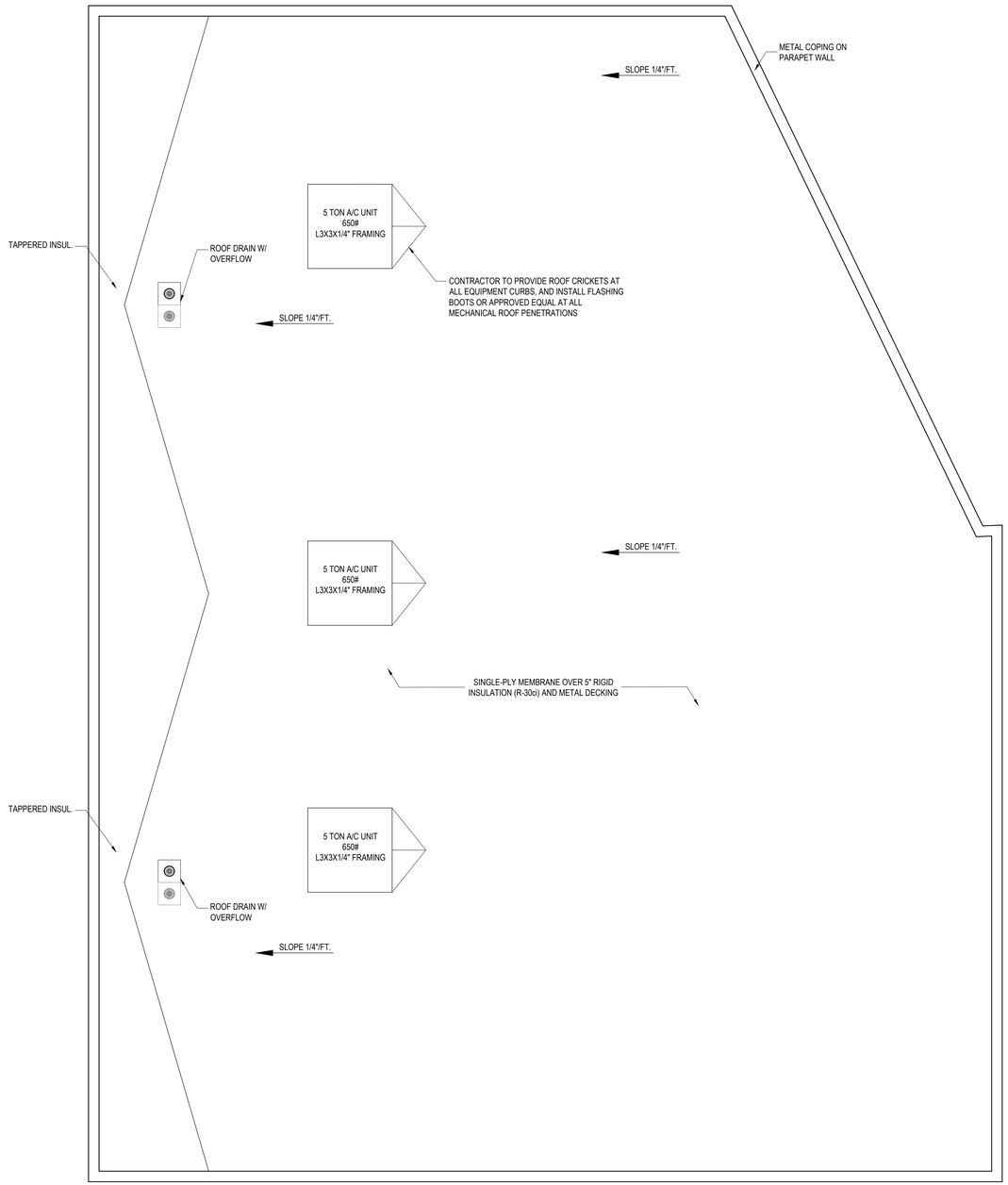
| SHEET: | |

# A1.1

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




1 A1.2 ROOF PLAN
SCALE: 1/4" = 1-0"

## ROOF PLAN - GENERAL NOTES

1. GUARDRAILS SHALL BE REQUIRED IF ANY ROOF TOP EQUIPMENT, APPLIANCES, FANS OR OTHER COMPONENTS THAT REQUIRE SERVICE (INCLUDING ROOF HATCH) ARE INSTALLED WITHIN 10'-0" OF A ROOF EDGE OR AN OPEN SIDE OF A WALKING SURFACE AND SUCH EDGE IS OR OPEN SIDE IS LOCATED MORE THAN 30" ABOVE THE FLOOR, ROOF OR GRADE BELOW. CONTRACT TO NOTIFY ARCHITECT / ENGINEER OF SUCH SITUATION IS NEEDED.
2. TAPERED INSULATION SHALL SLOPE 1/4" PER 1'-0" TOWARDS ROOF SUMP UNLESS OTHERWISE NOTED. SLOPE VALUES ARE APPROXIMATE. IF SLOPE CANNOT BE ACHIEVED, CONTACT ARCHITECT BEFORE PROCEEDING FURTHER. ARROWS SHOWN REPRESENT DOWN SLOPE OF ROOF.
3. NEW MECH CURBS SHALL BE PROVIDED CONTINUOUSLY AT ALL SIDES OF MECH UNITS .
4. PROVIDE 2 ROWS OF 24"x24" ROOF WALKWAY PADS AROUND ENTIRE MECHANICAL UNIT. TYP FOR ALL MECHANICAL UNITS.
5. ROOF DEMOLITION AREAS ARE APPROXIMATE. REMOVE MATERIALS FROM ROOF AS NECESSARY TO ACCOMPLISH NEW WORK.
6. ROOF INSULATION FASTENERS SHALL NOT BE VISIBLE FROM INTERIOR WHERE METAL DECK IS EXPOSED, BUT SHALL BE INSTALLED TO MEET ALL ROOFING WARRANTY AND INSURANCE REQUIREMENTS.
7. REFER TO MECHANICAL AND ELECTRICAL FOR ALL THRU ROOF PENETRATIONS. FLASH AND SEAL ALL PENETRATIONS IN ACCORDANCE WITH THE ROOF WARRANTY AND ROOF DETAILS.

ARCHITECTURAL ENGINEERING

J & A ARCHITECTURAL ENGINEERING
6001 NORTH ADAMS RD
SUITE 165
BLOOMFIELD HILLS, MI 48304
P. 248.282.6475
F. 248.590.0257
jaa@jaarcheng.com

PROJECT
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STATE OF MICHIGAN
JOSEPH C ROCKWOOD
ENGINEER
No. 6201D25357
LICENSED PROFESSIONAL ENGINEER

SHEET NAME:
ROOF PLAN

| | |
|---|---|
| DATE : | 05-15-2026 |
| DRAWN BY : | AA |
| CHECKED BY : | AM |
| JOB NO : | 26-150 |

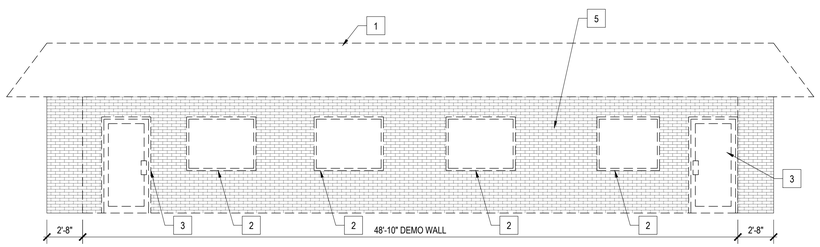
SHEET:

# A1.2

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

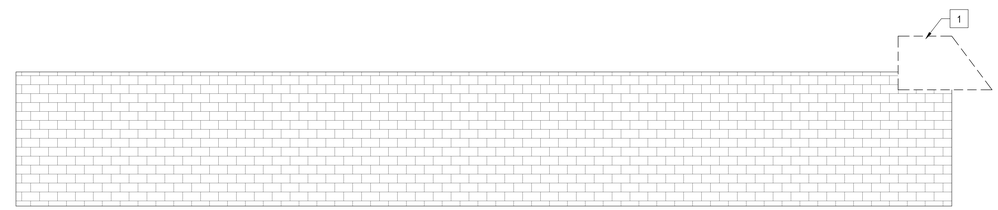
## DEMOLITION ELEVATION KEY NOTES:

1. DEMOLISH EXISTING MANSARD ROOF
2. DEMOLISH EXISTING WINDOW
3. DEMOLISH EXISTING DOOR
4. DEMOLISH EXISTING METAL GUTTER WITH DOWNSPOUT
5. DEMOLISH ENTIRE EXISTING WALL AS INDICATED
6. DEMOLISH WALL FOR NEW DOOR OPENING



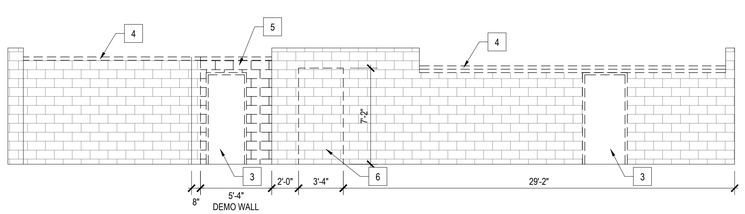

1 / A2.0 DEMO SOUTH ELEVATION

SCALE: 3/16" = 1-0"



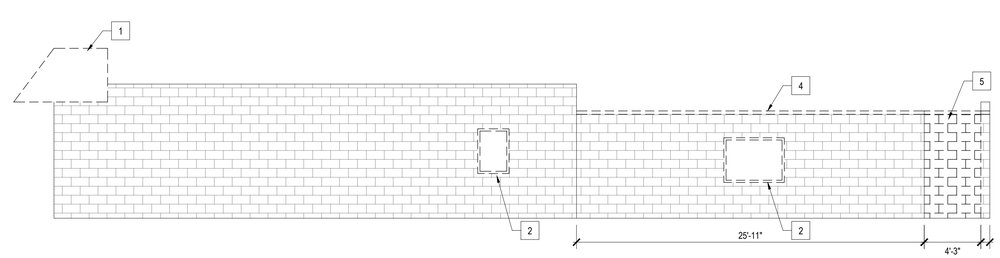

2 / A2.0 DEMO WEST ELEVATION

SCALE: 3/16" = 1-0"




3 / A2.0 DEMO NORTH ELEVATION

SCALE: 3/16" = 1-0"




4 / A2.0 DEMO EAST ELEVATION

SCALE: 3/16" = 1-0"

J & A ARCHITECTURAL ENGINEERING


J & A ARCHITECTURAL ENGINEERING
6001 NORTH ADAMS RD
SUITE 165
BLOOMFIELD HILLS, MI 48304
P. 248.282.6475
F. 248.590.0257
jaa@jaarcheng.com


PROJECT
32750 NORTHWESTERN HWY,
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DESIGN PROFESSIONAL IN CHARGE:

STATE OF MICHIGAN
JOSEPH C ROCKWOOD
ENGINEER
No. 6201025357
LICENSED PROFESSIONAL ENGINEER

SHEET NAME:
DEMOLITION ELEVATIONS

| | |
|---|---|
| DATE : | 05-15-2026 |
| DRAWN BY : | AA |
| CHECKED BY : | AM |
| JOB NO : | 26-150 |

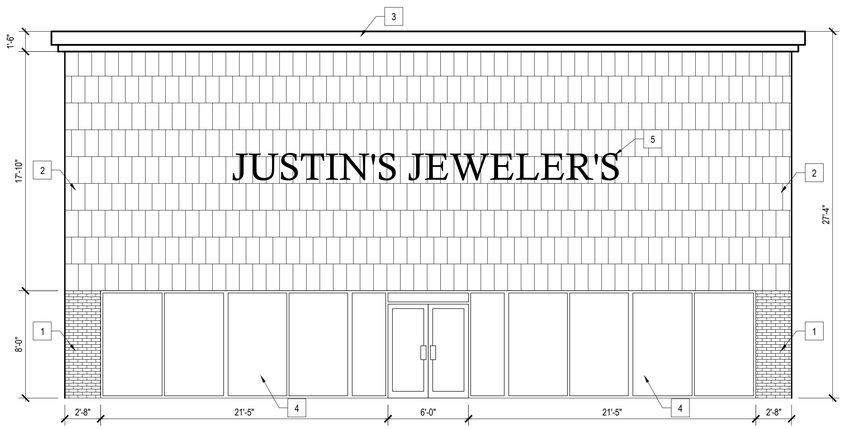
SHEET:

**A2.0**

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

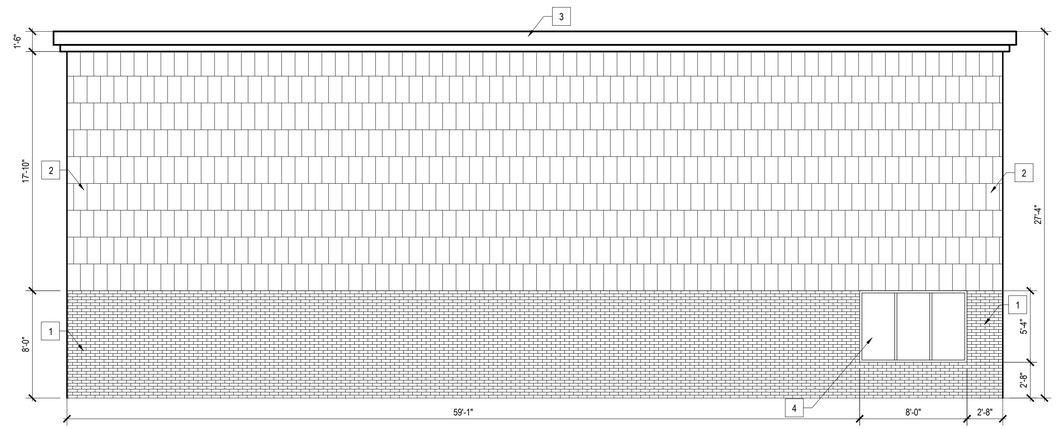
## ELEVATIONS KEY NOTES:

1. GLEN-GERY OYSTER GREY WIRECUT THIN BRICK
2. 12" THIN-CLAD ARRIS CLIP RENAISSANCE UNITS SMOOTH (RS115 CLIP) (COLOR: TAN)
3. ALUMINUM CORNICE - COLOR: DARK METALLIC BRONZE
4. NEW STOREFRONT GLAZING
5. BACK-LIT LED SIGN BY OWNER



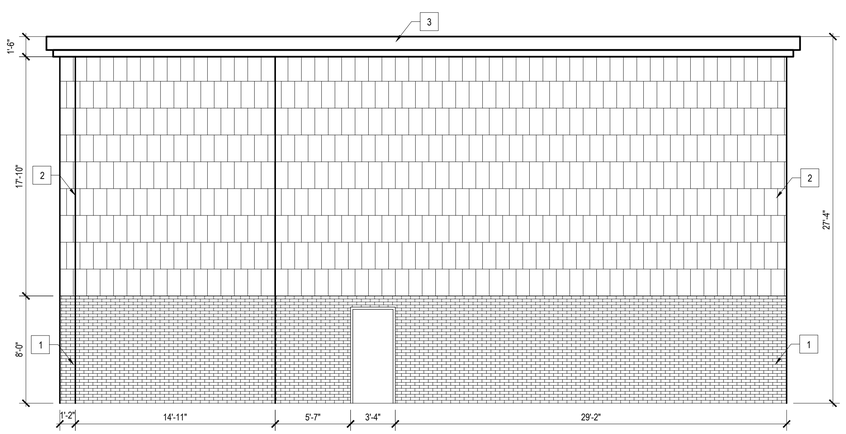

1 / A2.1 PROPOSED SOUTH ELEVATION

SCALE: 3/16" = 1-0"



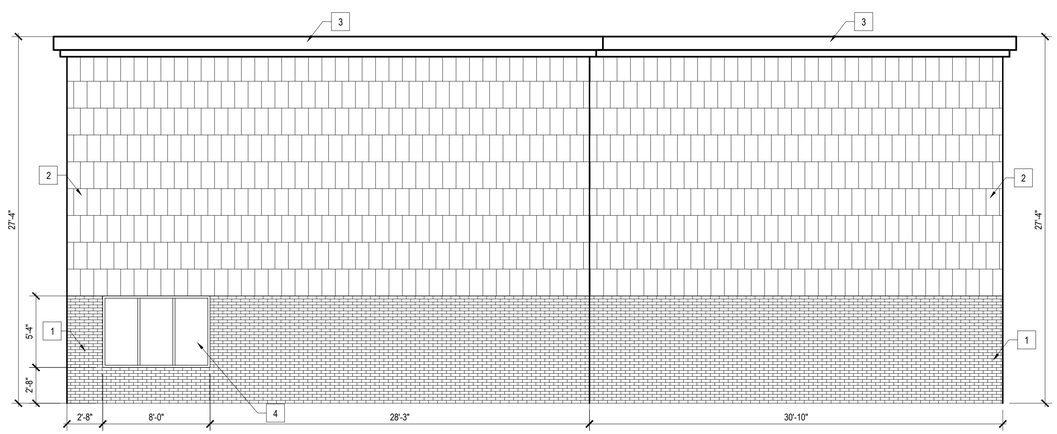

2 / A2.1 PROPOSED WEST ELEVATION

SCALE: 3/16" = 1-0"




3 / A2.1 PROPOSED NORTH ELEVATION

SCALE: 3/16" = 1-0"




4 / A2.1 PROPOSED EAST ELEVATION

SCALE: 3/16" = 1-0"

ARCHITECTURAL ENGINEERING


J & A ARCHITECTURAL ENGINEERING
6001 NORTH ADAMS RD
SUITE 165
BLOOMFIELD HILLS, MI 48304
P. 248.282.6475
F. 248.590.0257
jaa@jaarcheng.com


PROJECT
32750 NORTHWESTERN HWY,
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DESIGN PROFESSIONAL IN CHARGE:

STATE OF MICHIGAN
JOSEPH C ROCKWOOD
ENGINEER
No. 6201025357
LICENSED PROFESSIONAL ENGINEER

SHEET NAME:
PROPOSED ELEVATIONS

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|---|---|
| DATE : | 05-15-2026 |
| DRAWN BY : | AA |
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| JOB NO : | 26-150 |

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# A2.1

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

## 01000 - GENERAL:

1. ELEVATIONS AND DIMENSIONS OF EXISTING STRUCTURES AND PLANT UTILITIES HAVE BEEN BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN AND MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE TO VERIFY ALL DIMENSIONS AND ELEVATIONS BEFORE PROCEEDING WITH ANY WORK. IMMEDIATELY NOTIFY THE OWNER OF ANY CONFLICTS WHICH WILL AFFECT THE PROGRESS OF THE WORK.

2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE OSHA, MI-OSHA AND LOCAL STANDARDS.

3. ALL CONTRACTORS ARE RESPONSIBLE TO COORDINATE AND EXPEDITE ALL PHASES OF THEIR WORK WITH THE WORK OF OTHER TRADES AND THE WORK OF THE OWNER'S STAFF OPERATIONS.

4. PREVENT THE SPREAD OF DUST BY MOISTENING THE GROUND SURFACE OF EXTERIOR WORK, AND ERECTION OF A TEMPORARY DUST CURTAIN ON INTERIOR WORK.

5. KEEP THE AREA IN A NEAT, SAFE, AND ORDERLY CONDITION AT ALL TIMES.

6. NO CUTTING, DRILLING, 0R PENETRATING INTO EXISTING ROOF, FLOORS OR STRUCTURAL MEMBERS WILL BE DONE UNLESS SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS OR APPROVED BY THE OWNER'S REPRESENTATIVE.

7. PRIOR APPROVAL MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE TO SUBSTITUTE MATERIALS OR EQUIPMENT, WHICH DEVIATE FROM THE SPECIFICATIONS OR THE DRAWINGS.

8. TESTING OF SUBGRADE, BACKFILL, CONCRETE, AND ANY OTHER TESTING REQUIRED WILL BE PERFORMED BY A CONSULTANT SELECTED BY THE CONTRACTOR AND APPROVED BY THE OWNER. TESTING COSTS SHALL BE PAID BY THE CONTRACTOR.

9. THE PERFORMANCE OF THIS WORK SHALL CONFORM TO ALL GOVERNING CODES.

## 03600 - GROUT:

1. TO BE A CEMENTITIOUS, NON-SHRINK AND NON-METALLIC TYPE.

2. PLACE GROUT PER MANUFACTURER'S RECOMMENDATIONS.

3. MINIMUM COMPRESSIVE STRENGTH (F'c) = 6,000 PSI.

4. APPROVED PRODUCTS:
   A. "EUCO HI FLOW"; EUCLID CHEMICAL COMPANY.
   B. "CRYSTEX"; L&M CONSTRUCTION CHEMICALS, INC.
   C. "MASTERFLOW 928"; MASTER BUILDERS.
   D. "UPCON SUPERFLOW"; BOSTICK UPCO DIVISION.
   E. "FIVE STAR GROUT"; U.S. GROUT CORPORATION.

## 05503 - DRILLED IN ADHESIVE ANCHORS:

1. SUBMIT PRODUCT DATA DESCRIBING THE ANCHORS, INCLUDING DESIGN AND/OR ULTIMATE LOADS FOR THE ANCHORS IN TENSION AND SHEAR.

2. CONCRETE ADHESIVE ANCHORS: HIT ADHESIVE ANCHORS BY HILTI OR APPROVED EQUAL.

3. ANCHOR BOLTS SHALL BE ASTM A36 OR A307. REBAR SHALL BE ASTM A615 GRADE 60. ALL OTHER ANCHORS SHALL BE TYPE 304 OR 316 STAINLESS STEEL.

4. RECTIFY ALL DEFECTS IN CONCRETE PRIOR TO INSTALLATION.

5. DRILL THE HOLE TO THE REQUIRED HOLE DEPTH AND CLEAR OUT DUST FRAGMENTS, PREFERABLY USING A WATER JET OR COMPRESSED AIR AND WIRE BRUSH. HOLE MAY BE DAMP BUT STANDING WATER IS NOT ALLOWED.

6. MINIMUM CONCRETE STRENGTH AT THE TIME OF INSTALLATION SHALL BE 3,000 PSI.

7. ANCHORS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

8. THE SET ANCHOR MAY NOT BE DISTURBED DURING OR BEFORE THE END OF THE SPECIFIED HARDENING TIME.

## 05120 - STRUCTURAL STEEL:

1. REFERENCES:
"AISC MANUAL OF STEEL CONSTRUCTION, ALLOWABLE STRESS DESIGN", NINTH EDITION

2. SUBMITTALS:
CONTRACTOR TO SUBMIT ALL SHOP DRAWINGS FOR MISCELLANEOUS METALS & STRUCTURAL STEEL.

3. MATERIAL PROPERTIES:

| | Fy (PSI) | ASTM |
|---|---|---|
| WIDE FLANGE BEAMS | 50,000 | A992 |
| OTHER STRUCTURAL SHAPES | 36,000 | A36 |
| BOLTS, UNLESS NOTED | 81,000 | A325 |
| ANCHOR BOLTS | 36,000 | A307 OR A36 |
| STRUCTURAL PIPES | 36,000 | A501 |
| STRUCTURAL TUBES | 46,000 | A500 |
| WELDING ELECTRODES | E70XX AWS | D1.1-(LATEST EDITION) |

4. GENERAL STRUCTURAL STEEL NOTES:

A. ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE AISC SPECIFICATION FOR STRUCTURAL STEEL FOR BUILDING, ALLOWABLE STRESS DESIGN AND PLASTIC DESIGN, LATEST EDITION, AS AMENDED TO DATE.

B. CONNECTIONS SHALL BE DESIGNED AS TYPE 2 CONSTRUCTION PER AISC SPECIFICATION SECTION A 2.2.

C. IF BEAM REACTIONS ARE NOT SHOWN, CONNECTIONS SHALL BE DESIGNED FOR HALF THE TOTAL UNIFORM LOAD CAPACITY (Wo/2L) OF A SIMPLE BEAM FOR A GIVEN SPAN PER AISC MANUAL OF STEEL CONSTRUCTION, ALLOWABLE STRESS DESIGN, NINTH EDITION.

D. ALL BOLTED CONNECTIONS SHALL BE BEARING TYPE CONNECTIONS, UNLESS NOTED OTHERWISE, WITH ASTM A325 BOLTS AND DESIGNED IN ACCORDANCE WITH THE AISC ALLOWABLE STRESS DESIGN "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS", LATEST EDITION.

E. WELDED CONNECTIONS SHALL BE BY CERTIFIED WELDERS IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY STANDARDS FOR PRE-QUALIFIED JOINTS AND DETAILS USING E70 ELECTRODES.

F. PLUG WELD ALL EXISTING BOLT HOLES NOT TO BE REUSED, GRIND SMOOTH.

G. FIELD DRILL ALL BOLT HOLES REQUIRED FOR NEW CONNECTIONS, NO TORCH CUTTING.

H. UNLESS OTHERWISE NOTED:
   a. MINIMUM WELD SIZE SHALL BE (3/16) INCH.
   b. MINIMUM BOLT DIAMETER SHALL BE (3/4) INCH.
   c. MINIMUM PLATE THICKNESS SHALL BE (1/4) INCH.
   d. MINIMUM CONNECTION ANGLE SHALL BE L3x3x1/4 FOR BEARING TYPE CONNECTIONS.

5. SEE SECTION 09900 - PAINTING FOR PAINTING REQUIREMENTS.

## CAST-IN-PLACE CONCRETE

1. DESIGN, DETAILING, AND CONSTRUCTION OF REINFORCED CONCRETE SHALL CONFORM TO THE FOLLOWING PUBLICATIONS UNLESS OTHERWISE NOTED:
   a. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318)
   b. ACI DETAILING MANUAL (ACI SP66)
   c. SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301)

2. CONCRETE SHALL BE NORMAL WEIGHT AND DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS FOR ALL GRADE SLABS, SPREAD FOOTINGS, MAT FOUNDATIONS, PITS, AND TRENCHES.

3. NORMAL WEIGHT CONCRETE USED FOR FORMED PIERS, GRADE WALLS, AND EXTERIOR PADS SHALL BE AIR-ENTRAINED AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4500 PSI AT 28 DAYS UON.

4. PROVIDE ADEQUATE SHEETING, SHORING AND BRACING OF EXCAVATIONS AS REQUIRED FOR SAFE CONSTRUCTION. DESIGN OF TEMPORARY EARTH RETENTION SYSTEMS OR STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR.

5. REINFORCING SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 (GRADE 60) AND SHALL HAVE A MINIMUM YIELD STRENGTH OF 60 KSI.

6. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 AND SHALL BE FURNISHED IN FLAT SHEETS (NOT ROLLS).

7. WHERE DEVELOPMENT OR SPLICING IS REQUIRED, REINFORCING SHALL HAVE EITHER TENSION EMBEDMENT OR TENSION CLASS "B" LAP SPLICE UNLESS OTHERWISE NOTED.

8. CONSTRUCTION JOINTS SHALL HAVE A KEY (OR KEYS) CENTERED ON THE MEMBER. WHERE THE SIZE OF KEY IS NOT SHOWN ON THE DRAWINGS, THE KEY WIDTH SHALL BE ONE FOURTH OF THE CROSS SECTION DIMENSION OF THE MEMBER AND THE KEY DEPTH SHALL BE 10 PERCENT OF THE CROSS SECTION DIMENSION OF THE MEMBER WITH A MINIMUM DIMENSION OF 3/4 INCH.

9. PROVIDE SMOOTH FORMED FINISH AND 3/4" X 45 DEGREE BEVELED EDGES ON EXPOSED CONCRETE UNLESS OTHERWISE NOTED.

10. FORMS AND REINFORCING STEEL SET IN PLACE MUST BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLACING CONCRETE.

11. BEFORE PLACING CONCRETE, REFER TO OTHER TRADE DRAWINGS AND COORDINATE THE LOCATION AND SIZE OF ITEMS SUCH AS, BUT NOT LIMITED TO, OPENINGS, EQUIPMENT PADS, PIPING, CONDUIT, DRAINS, DEPRESSED FLOORS, DOOR HOLD DOWNS IN GRADE WALLS AND EMBEDDED ITEMS.

12. CONSULT WITH THE OWNER'S REPRESENTATIVE FOR APPROVAL OF EXCAVATIONS WHEN CONDITIONS SUCH AS, BUT NOT LIMITED, TO POOR SOIL, WATER, OBSTRUCTIONS, PIPING, AND ADJACENT SEWERS.

13. PROTECT ALL CONSTRUCTION SUCH AS, BUT NOT LIMITED TO, SLABS, GRADE WALLS, OTHER WALLS, AND FOUNDATIONS FROM DAMAGE DUE TO FROST HEAVE.

## EQUIPMENT AND UTILITY SUPPORT

1. MECHANICAL EQUIPMENT LOADS INDICATED ARE BASED ON THE UNITS SHOWN ON THE MECHANICAL DRAWINGS AND ARE TOTAL OPERATING WEIGHTS UNLESS OTHERWISE NOTED. ANY CHANGES IN TYPE, SIZE, ORIENTATION OR NUMBER OF PIECES OF EQUIPMENT SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE FOR VERIFICATION OF THE ADEQUACY OF SUPPORTING MEMBERS PRIOR TO THE PLACEMENT OF SUCH EQUIPMENT.

2. EQUIPMENT LOADS SHALL BE SUPPORTED FROM THE FRAMING TO AVOID OVERSTRESS. EQUIPMENT CONTRACTORS ARE REQUIRED TO COORDINATE THEIR LOADS WITH THOSE OF OTHERS TO AVOID OVERSTRESS.

3. EQUIPMENT CONTRACTORS SHALL SUBMIT FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE DETAILED PLANS FOR ALL PROPOSED EQUIPMENT AND UTILITY HANGING LOADS SHOWING THEIR MAGNITUDE AND LOCATIONS ALONG WITH DETAILS AND STRUCTURAL DESIGN CALCULATIONS OF THE HANGING DEVICES WHICH CONNECT THE EQUIPMENT TO THE SUPPORTING FRAMING. WEIGHTS OF ALL ITEMS OF EQUIPMENT SHALL BE CLEARLY SHOWN TO ALLOW CHECKING OF THE ACCUMULATED LOADS AT THE SUPPORT LOCATIONS. THIS INFORMATION SHALL BE SUBMITTED AND APPROVED PRIOR TO ERECTION OF ANY EQUIPMENT.

4. EXTREME CARE SHALL BE TAKEN IN LOCATING SUPPORTS FOR MECHANICAL AND ELECTRICAL UTILITIES. SUPPLEMENTAL FRAMING SHALL BE PROVIDED AS REQUIRED TO SUPPORT AND DISTRIBUTE LOAD. SUPPORTS SHALL BE LOCATED IN A MANNER TO AVOID OVERSTRESS OF THE STRUCTURAL SUPPORTING MEMBER.

5. FOR MECHANICAL UTILITY (PIPES, DUCTS, ETC.) SUPPORT SEE GENERAL NOTES AND TYPICAL DETAILS ON MECHANICAL DRAWINGS.

6. FOR ELECTRICAL UTILITY (CABLE TRAY, BUS DUCT, ETC.) SUPPORT SEE GENERAL NOTES AND TYPICAL DETAILS ON ELECTRICAL DRAWINGS.

7. NO LOADS SHALL BE APPLIED TO THE HORIZONTAL OR VERTICAL BRACING OR THE JOIST BRIDGING SYSTEM.

## BUILDING AND DESIGN CODES

1. 2021 MICHIGAN BUILDING CODE

2. AISC 360-10 SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS ( EDITION STRUCTURAL STEEL MANUAL)

3. AWS STRUCTURAL STEEL WELDING CODE D1.4-2011

4. ACI 318-14 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE

5. ACI DETAILING MANUAL, 2004

6. STRUCTURAL WELDED WIRE REINFORCEMENT MANUAL OF STANDARD PRACTICE, WIRE REINFORCEMENT INSTITUTE, 2010

7. TMS 402-13 BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES

8. CRSI MANUAL OF STANDARD PRACTICE, 2012

9. SDI CODE OF RECOMMENDED STANDARD PRACTICE FOR COMPOSITE DECK, FORM DECKS, AND ROOF DECK CONSTRUCTION,2010

## DESIGN CRITERIA

THE STRUCTURE IS DESIGNED FOR THE FOLLOWING LIVE LOADS, IN ADDITION TO THE LATERAL LOADS, SUPER-IMPOSED DEAD LOADS, AND SELF WEIGHT OF THE STRUCTURE. WHERE APPLICABLE, THE LIVE LOADS ARE REDUCED IN ACCORDANCE WITH THE PROVISIONS OF THE GOVERNING BUILDING CODE.

| | | CODE REFERENCE |
|---|---|---|
| RISK CATEGORY | I | MBC TABLE 1604.5<br>ASCE TABLE 1.5-1 |
| **FLOOR LIVE LOAD** | | |
| INTERIOR SLAB ON GRADE | 125 PSF | ASCE TABLE 4-1 |
| SECOND STORY LIVE LOAD | 80 PSF | ASCE TABLE 4-1 |
| ROOF LIVE LOAD | 20 PSF | ASCE TABLE 4-1 |
| **SNOW LOAD** | | |
| GROUND SNOW LOAD | Pg = 30 PSF | ASCE FIGURE 7-1 |
| FLAT ROOF SNOW LOAD | Pf = 21 PSF MIN. | ASCE TABLE 7-3 |
| EXPOSURE FACTOR | Ce = 1.0 | ASCE TABLE 7-2 |
| IMPORTANCE FACTOR | I = 1.0 | ASCE TABLE 1.5-2 |
| THERMAL FACTOR | CT= 1.0 | ASCE TABLE 7-3 |
| SNOW LOADS ADJACENT TO VERTICAL PROJECTIONS, ON LOWER ROOF ADJACENT TO HIGH ROOF, OR SLOPED ROOFS ARE INCREASED FOR THE EFFECTS OR DRIFTING. | | |
| **WIND LOAD** | | |
| ULTIMATE DESIGN WIND SPEED ( 3 SEC. GUST) | VULT = 115 MPH | ASCE FIGURE 26-5-1B |
| NOMINAL DESIGN WIND SPEED | VASD= 89 MPH | MBC SECTION 1609.3.1 |
| EXPOSURE CATEGORY | B | ASCE SECTION 26.7.3 |
| INTERNAL PRESSURE COEFFICIENT | ±0.18 (ENCLOSED) | ASCE TABLE 26.11-1 |
| COMPONENTS AND CLADDING | PER CODE REQUIREMENTS | ASCE CHAPTER 30 |
| **SEISMIC LOADS** | | |
| SEISMIC IMPORTANCE FACTOR | Ie = 1.00 | ASCE table 1.5-2 |
| MCER GROUND MOTION ( PERIOD = 0.2S) | SS = 0.1 | ASCE SECTION 11.4.1 |
| MCER GROUND MOTION ( PERIOD = 1.0S) | S1 = 0.049 | ASCE SECTION 11.4.1 |
| NUMERIC SEISMIC DESIGN VALUE AT 0.2S SA | Sds = 0.091 | ASCE SECTION 11.4.4 |
| NUMERIC SEISMIC DESIGN VALUE AT 1.0 SA | Sd1 = 0.07 | ASCE SECTION 11.4.4 |
| SOIL SITE CLASS | D | ASCE SECTION 11.4.2 |
| SEISMIC DESIGN CATEGORY | B | ASCE SECTION 11.6 |
| ANALYSIS PROCEDURE | EQUIVALENT LATERAL FORCE | ASCE SECTION 12.8 |
| FOR MORE INFORMATION PLEASE REFER TO GEO-TECHNICAL REPORT. | | |


ARCHITECTURAL ENGINEERING

J & A ARCHITECTURAL ENGINEERING
6001 NORTH ADAMS RD
SUITE 165
BLOOMFIELD HILLS, MI 48304
P. 248.282.6475
F. 248.590.0257
jaa@jaarcheng.com


PROJECT
32750 NORTHWESTERN HWY,
FARMINGTON HILLS, MI 48334

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DESIGN PROFESSIONAL IN CHARGE:

STATE OF MICHIGAN
JOSEPH C. ROCKWOOD
ENGINEER
No. 6201025357
LICENSED PROFESSIONAL ENGINEER

SHEET NAME:
PROPOSED FRAMING & FOUNDATION PLANS

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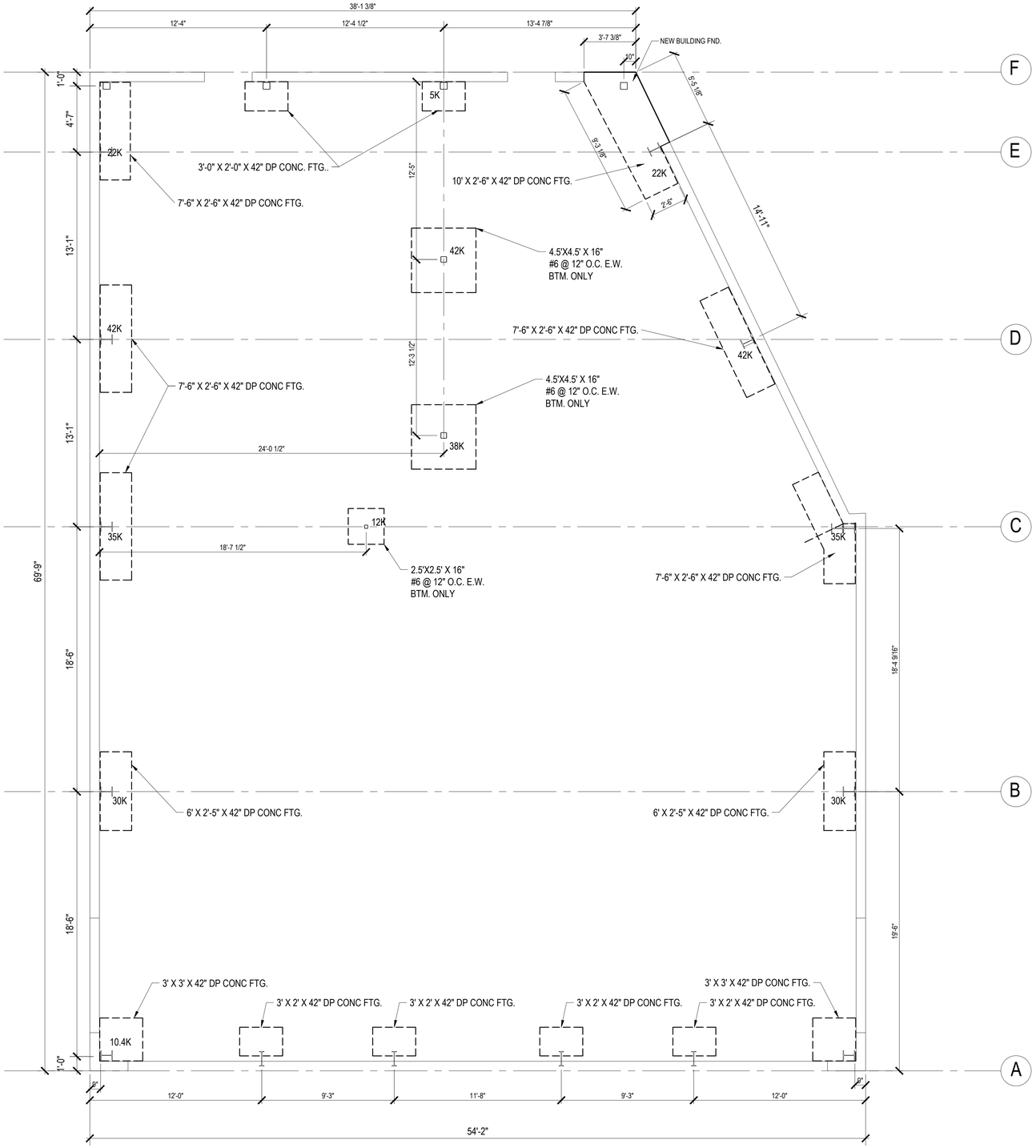
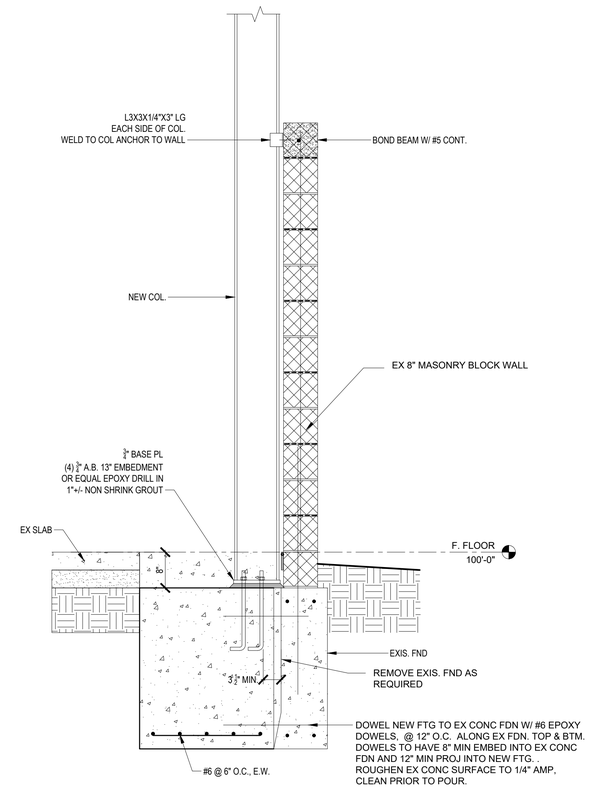
SCALE: 1/4" = 1'-0"




1 S1.0 FOUNDATION PLAN

SCALE: 1/4" = 1-0"




2 S1.0 TYP OUTSIDE WALL FND.

SCALE: 1/4" = 1-0"

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J & A ARCHITECTURAL ENGINEERING
6001 NORTH ADAMS RD
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BLOOMFIELD HILLS, MI 48304
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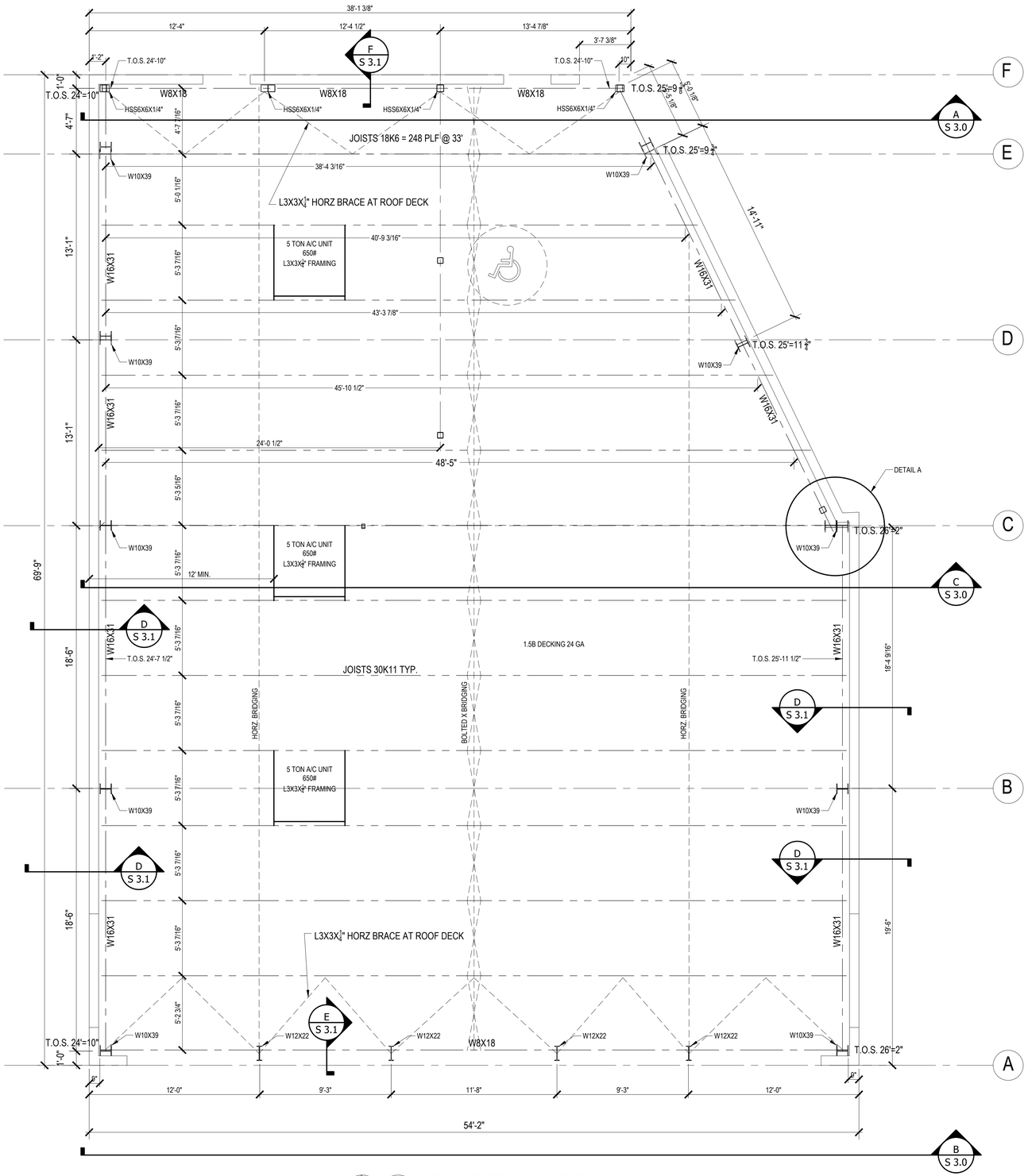


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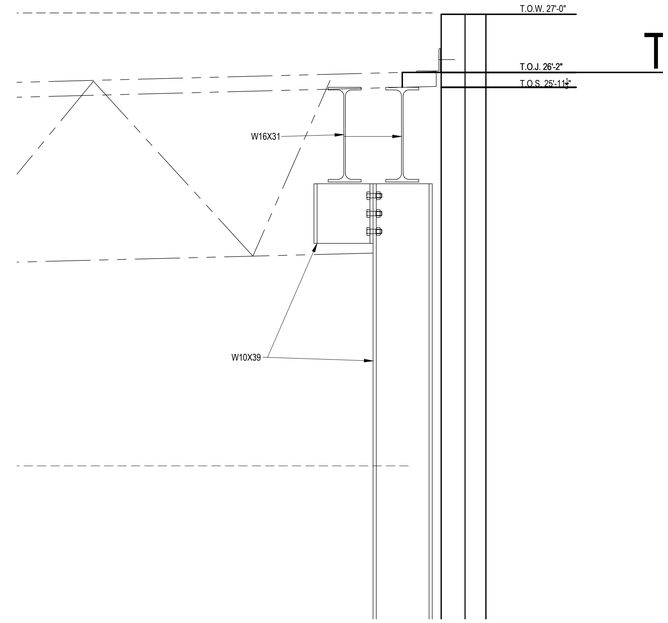


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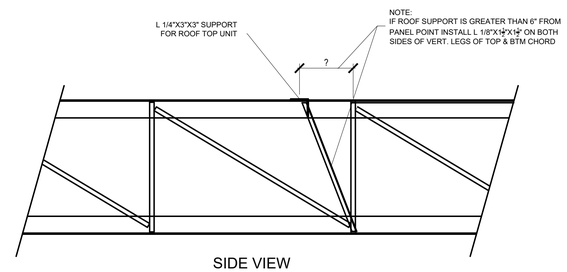


B S2.0 JOIST REINFORCEMENT
SCALE: 3/4" = 1-0"

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J & A ARCHITECTURAL ENGINEERING
6001 NORTH ADAMS RD
SUITE 165
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JOSEPH C ROCKWOOD
ENGINEER
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LICENSED PROFESSIONAL ENGINEER

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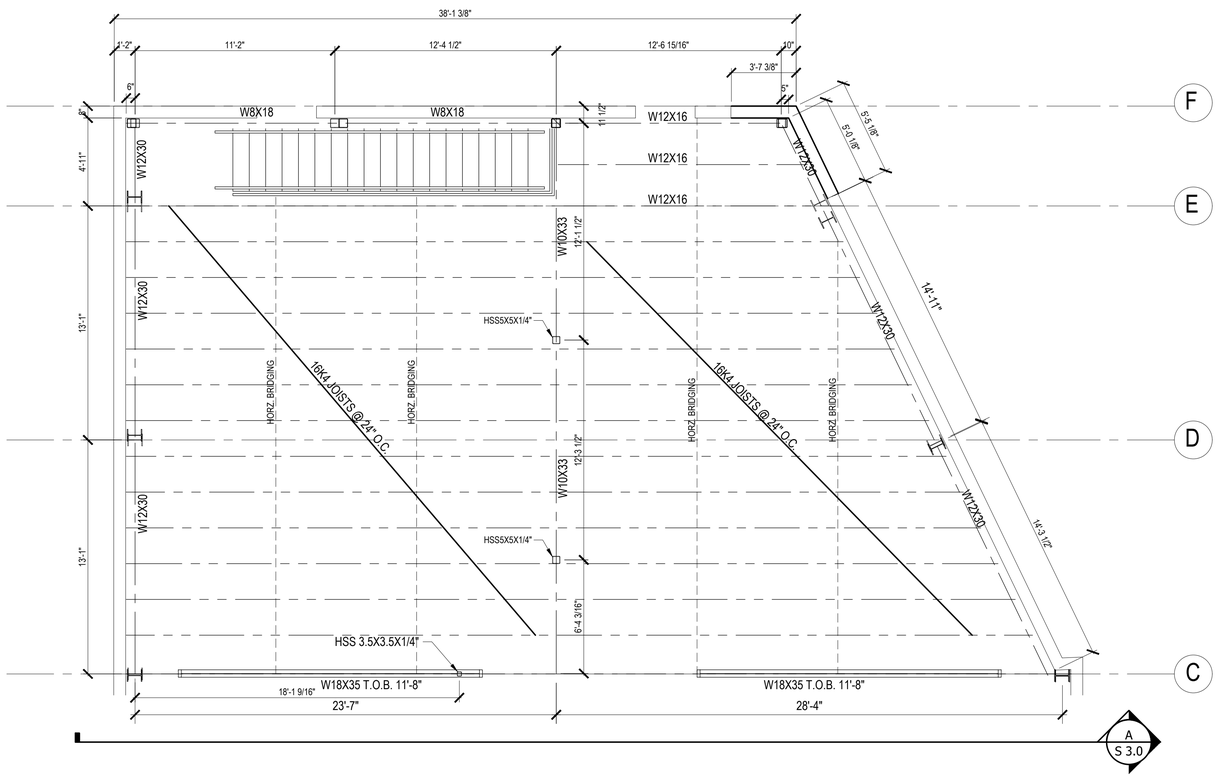


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S2.1

## MEZZANINE FRAMING PLAN

SCALE: 1/4" = 1-0"


J & A ARCHITECTURAL ENGINEERING
6001 NORTH ADAMS RD
SUITE 165
BLOOMFIELD HILLS, MI 48304
P. 248.282.6475
F. 248.590.0257
jaa@jaarcheng.com


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JOSEPH C. ROCKWOOD
ENGINEER
No. 6201025357
LICENSED PROFESSIONAL ENGINEER

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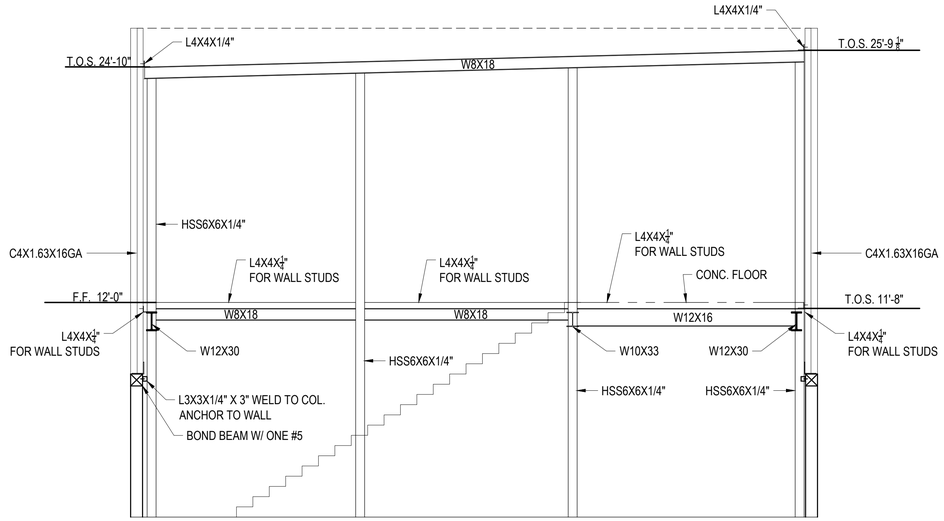
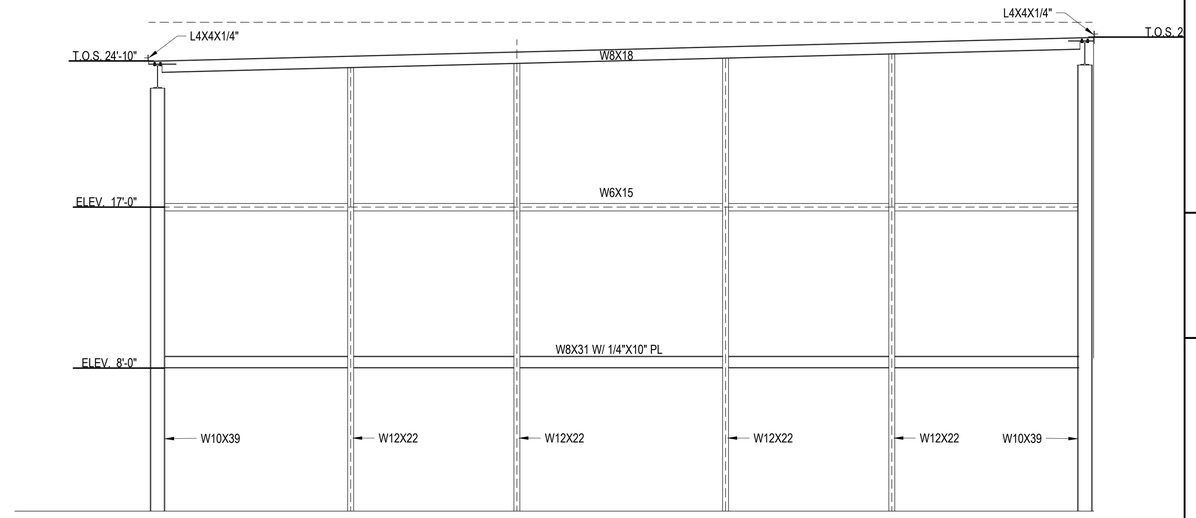
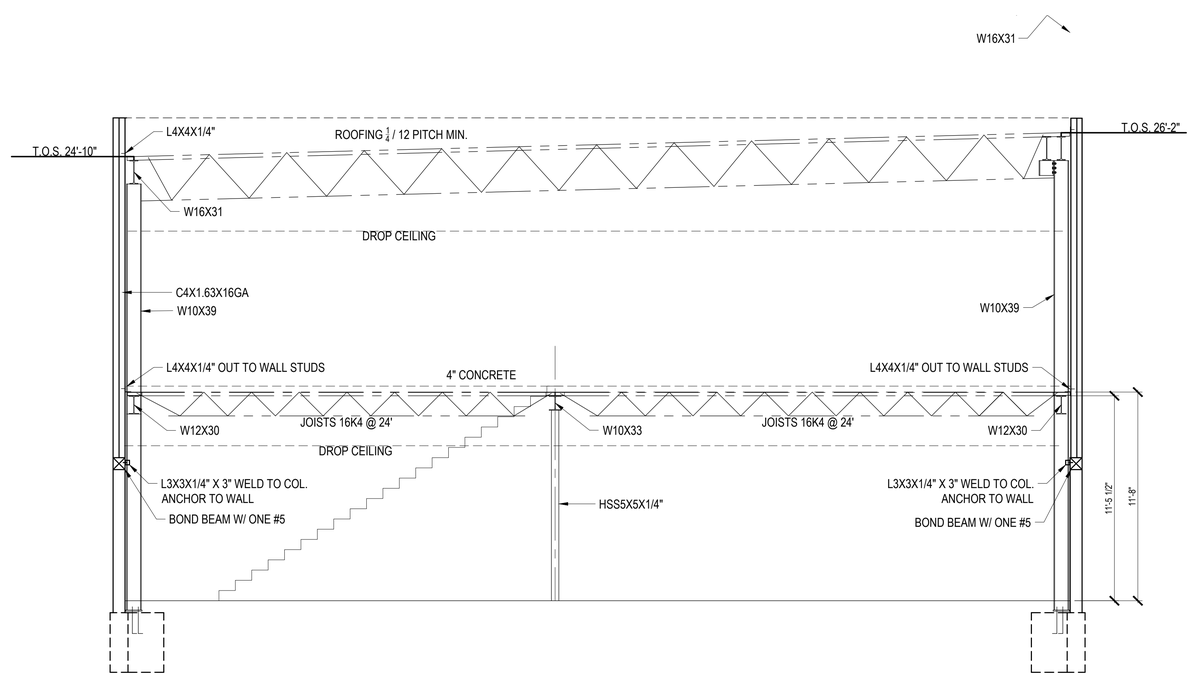



A
S2.0
## BACK WALL FRAMING
SCALE: 1/4" = 1-0"




B
S2.0
## FRONT WALL FRAMING
SCALE: 1/4" = 1-0"




C
S2.0
## FRAMING SECTION
SCALE: 1/4" = 1-0"

J&A ARCHITECTURAL ENGINEERING

J & A ARCHITECTURAL
ENGINEERING
6001 NORTH ADAMS RD
SUITE 165
BLOOMFIELD HILLS, MI 48304
P. 248.282.6475
F. 248.590.0257
jaa@jaarcheng.com

PROJECT
32750 NORTHWESTERN HWY,
FARMINGTON HILLS, MI 48334

OWNER
-

| ISSUED FOR | DATE |
|---|---|
| | |

NOTES:
1.

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DESIGN PROFESSIONAL IN CHARGE:

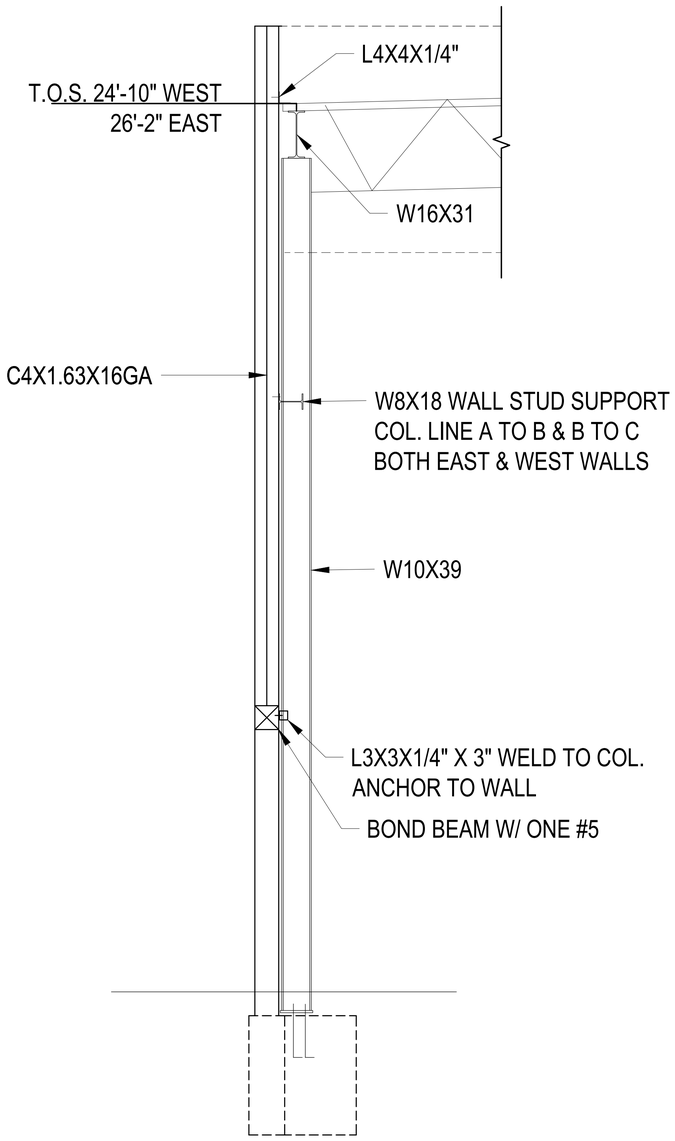
STATE OF MICHIGAN
JOSEPH C ROCKWOOD
ENGINEER
No. 62010125357
LICENSED PROFESSIONAL ENGINEER

SHEET NAME:
PROPOSED FRAMING DETAILS

| | |
|---|---|
| DATE : | 05-15-2026 |
| DRAWN BY : | AA |
| CHECKED BY : | AM |
| JOB NO : | 26-150 |

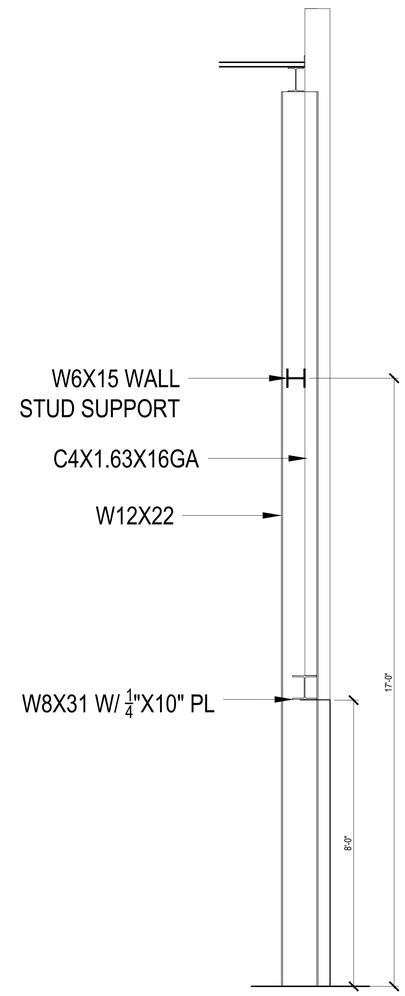
SHEET:
**S3.0**

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



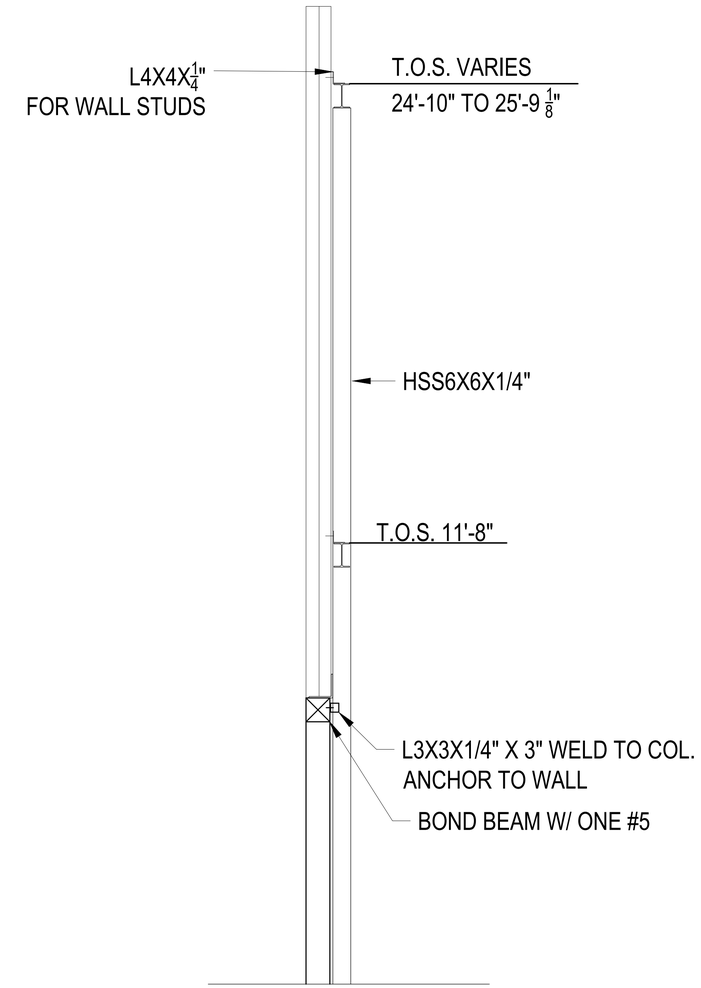

D S2.0 WALL SEC. BETWEEN LINE A&B AND B&C

SCALE: 1/2" = 1-0"




E S2.0 WALL SEC. LINE A

SCALE: 1/2" = 1-0"




F S2.0 WALL SEC. LINE A

SCALE: 1/2" = 1-0"

J & A ARCHITECTURAL ENGINEERING
6001 NORTH ADAMS RD
SUITE 165
BLOOMFIELD HILLS, MI 48304
P. 248.282.6475
F. 248.590.0257
jaa@jaarcheng.com

PROJECT
32750 NORTHWESTERN HWY,
FARMINGTON HILLS, MI 48334

OWNER
-

| ISSUED FOR | DATE |
|---|---|
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DESIGN PROFESSIONAL IN CHARGE:

STATE OF MICHIGAN
JOSEPH C. ROCKWOOD
ENGINEER
No. 6201025357
LICENSED PROFESSIONAL ENGINEER

SHEET NAME:
WALL SECTIONS

| | |
|---|---|
| DATE : | 05-15-2026 |
| DRAWN BY : | AA |
| CHECKED BY : | AM |
| JOB NO : | 26-150 |

SHEET:

**S3.1**

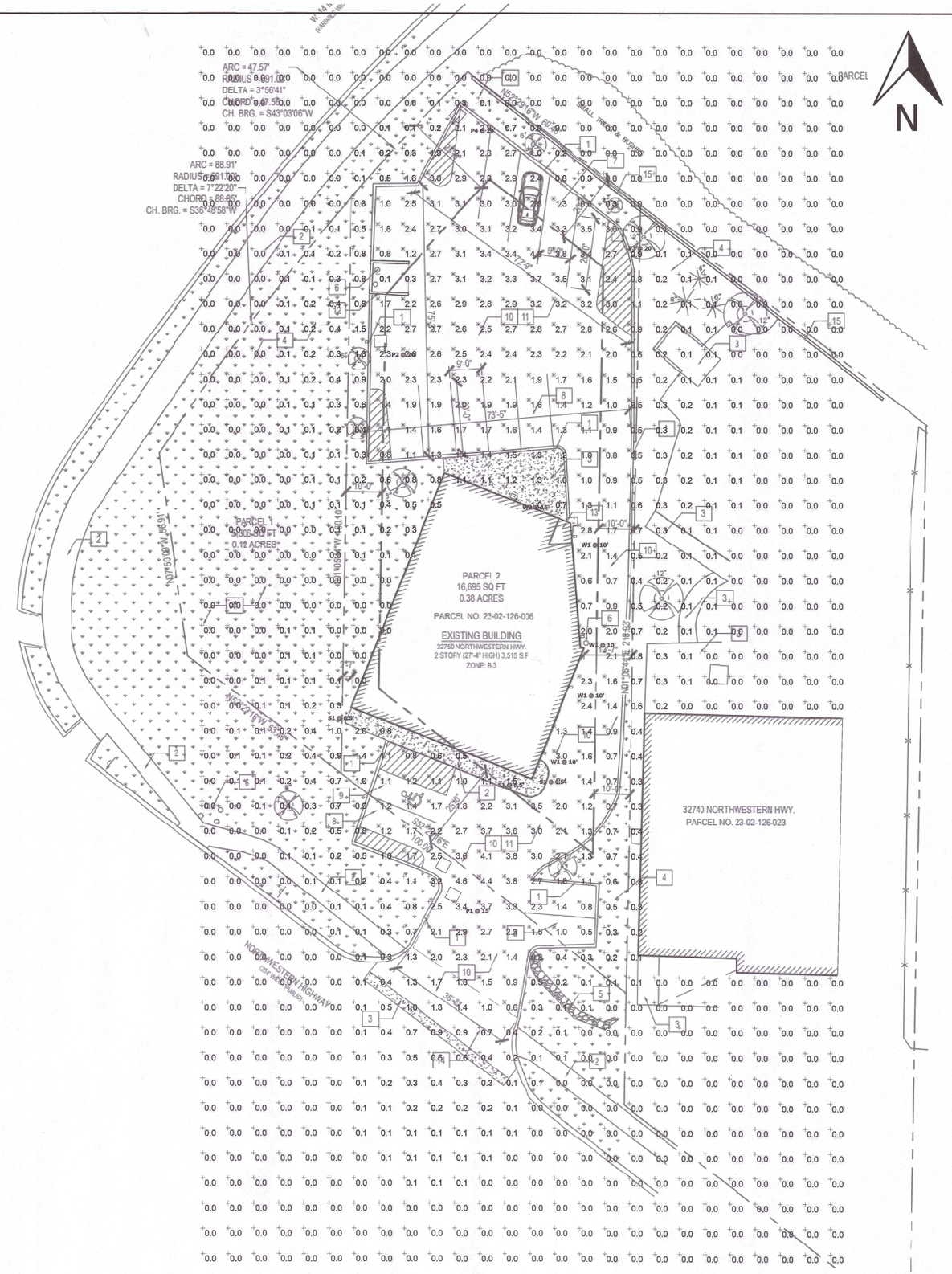
SCALE: 1/4" = 1'-0"

## Schedule

| Symbol | Label | QTY | Manufacturer | Catalog Number | Description | Lumens per Lamp | LLF | Wattage |
|---|---|---|---|---|---|---|---|---|
| | P1 | 1 | Lithonia Lighting | [...] | [...] | [ . . . ] | 0.9 | 101.803 |
| | | | Lithonia Lighting | DSX1 LED P1 35K 80CRI T3M EGS | D-Series Size 1 Area Luminaire P1 Performance Package 3500K CCT 80 CRI Type 3 Medium External Glare Shield | 4475 | 0.9 | 50.9015 |
| | | | Lithonia Lighting | DSX1 LED P1 35K 80CRI T2M EGS | D-Series Size 1 Area Luminaire P1 Performance Package 3500K CCT 80 CRI Type 2 Medium External Glare Shield | 5632 | 0.9 | 50.9015 |
| | P2 | 1 | Lithonia Lighting | DSX1 LED P2 35K 80CRI TFTM EGS | D-Series Size 1 Area Luminaire P2 Performance Package 3500K CCT 80 CRI Forward Throw External Glare Shield | 7917 | 0.9 | 67.7927 |
| | P3 | 1 | Lithonia Lighting | DSX1 LED P1 35K 80CRI LCCO EGS | D-Series Size 1 Area Luminaire P1 Performance Package 3500K CCT 80 CRI Left Corner Cutoff Extreme Backlight Control External Glare Shield | 4971 | 0.9 | 50.9 |
| | P4 | 1 | Lithonia Lighting | DSX1 LED P1 35K 80CRI RCCO EGS | D-Series Size 1 Area Luminaire P1 Performance Package 3500K CCT 80 CRI Right Corner Cutoff Extreme Backlight Control External Glare Shield | 4971 | 0.9 | 50.9 |
| | S1 | 3 | Visual Comfort & Co. | 700OWBLD9273024xUNV | Blade 24 Wall | 1936 | 0.9 | 27.9 |
| | W1 | 4 | Lithonia Lighting | WPX0 LED ALO @850LM SWW2 @3000K MVOLT | WPX0 LED, 850 Lumen setting, 3000K Setting, 120-277V | 814 | 0.9 | 6.2384 |
| | W2 | 1 | Lithonia Lighting | WDGE2 LED P1 40K 80CRI TFTM | WDGE2 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE FORWARD THROW MEDIUM OPTIC | 1245 | 0.9 | 11.1658 |

## Statistics

| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
|---|---|---|---|---|---|---|
| Overall/Grade | + | 0.5 fc | 4.6 fc | 0.0 fc | N/A | N/A |
| Parking & Drive Lanes | ✳ | 2.1 fc | 4.6 fc | 0.5 fc | 9.2:1 | 4.2:1 |




**Plan View**

Scale - 1" = 16ft

**General Note**

1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: GRADE

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

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

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

**Alternates Note**

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

**Ordering Note**

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

**Drawing Note**

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

**Mounting Height Note**

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

SP 59-7-2026

Received
JUL 29 2026
City of Farmington Hills
Planning Dept.

32750 NORTHWEST HIGHWAY - FARMINGTON HILLS
EXTERIOR PHOTOMETRIC PLAN
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

**Designer**
BK
**Date**
07/21/2026
REV 7/27/2026
**Scale**
Not to Scale
**Drawing No.**
#26-61159 V2

# D-Series Size 1
## LED Area Luminaire

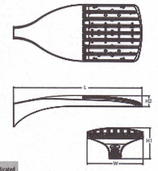
dseries

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

### Specifications

**EPA:** 0.69 ft² (0.06 m²)
**Length:** 32.71" (83.1 cm)
**Width:** 14.26" (36.2 cm)
**Height H1:** 7.88" (20.0 cm)
**Height H2:** 2.73" (6.9 cm)
**Weight:** 34 lbs (15.4 kg)




Design Select options indicated by this color background.

### Introduction

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

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

**design select**

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

## Ordering Information

**EXAMPLE:** DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

**DSX1 LED**

| Series | LEDs | Color temperature [1] (this section 70CRI only) | Color Rendering Index | Distribution | | Voltage | Mounting |
|---|---|---|---|---|---|---|---|
| DSX1 LED | **Forward optics**: P1 P6, P2 P7, P3 P8, P4 P9, P5; **Rotated optics**: P11 [1] P12 [1], P13 [1] | 30K 3000K, 40K 4000K, 50K 5000K | 70CRI, 70CRI, 70CRI | AFR Automotive front row; T1S Type I short; T2M Type II medium; T3M Type III medium; T3LG Type III low glare [1]; T4M Type IV medium; T4LG Type IV low glare [1]; FTM Forward throw medium | T5M Type V medium; T5LG Type V low glare; T5W Type V wide; BLC3 Type III backlight control [1]; BLC4 Type IV backlight control; LCCO Left corner cutoff [1]; RCCO Right corner cutoff [1] | MVOLT (120V-277V) [2]; HVOLT (347V-480V) [1,3]; XVOLT (277V - 480V) [1,3]; 120 [4,5,6]; 208 [4,5,6]; 240 [4,5,6]; 277 [4,5,6]; 347 [4,6,6]; 480 [4,5,6] | **Shipped included**: SPA Square pole mounting (4ft drilling); RPA Round pole mounting (4ft drilling); SPA5 Square pole mounting #5 drilling [7]; RPA5 Round pole mounting #5 drilling [7]; SPA8N Square narrow pole mounting #8 drilling; WBA Wall bracket [8]; MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon) |

| Control options | | | Other options | Finish (required) |
|---|---|---|---|---|
| **Shipped installed**: NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc [9,10,11,12]; PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc [9,10,11]; PER NEMA twist-lock receptacle only (controls ordered separate) [13]; PER5 Five-pin receptacle only (controls ordered separate) [13,17] | PER7 Seven-pin receptacle only (controls ordered separate) [13,17]; FAO Field adjustable output [11,17]; BL30 Bi-level switched dimming, 30% [14,17]; BL50 Bi-level switched dimming, 50% [14,17]; DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) [17]; DS Dual switching [10,15,17] | | **Shipped installed**: SPD20KV 20KV surge protection; HS Houseside shield (black finish standard) [12]; L90 Left rotated optics [1]; R90 Right rotated optics [1]; CCE Coastal Construction [18]; HA 50°C ambient operation [19]; BAA Buy America(n) Act and/or Build America Buy America Qualified; SF Single fuse (120, 277, 347V) [26]; DF Double fuse (208, 240, 480V) [26]; **Shipped separately**: EGSR External Glare Shield (reversible, field install required, matches housing finish); BSDR Bird Spikes (field install required) | DDBXD Dark Bronze; DBLXD Black; DNAXD Natural Aluminum; DWHXD White; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white |

LITHONIA LIGHTING
COMMERCIAL OUTDOOR

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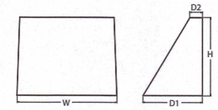
# WDGE2 LED
## Architectural Wall Sconce Precision Refractive Optic

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

### Specifications

**Depth (D1):** 7"
**Depth (D2):** 1.5"
**Height:** 9"
**Width:** 11.5"
**Weight:** (without options) 13.5 lbs




### Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

**design select**

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

## WDGE LED Family Overview

| Luminaire | Optics | Standard EM, 0°C | Cold EM, -20°C | Sensor | Approximate Lumens (4000K, 80CRI) P0 | P1 | P2 | P3 | P4 | P5 | P6 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| WDGE1 LED | Visual Comfort | 4W | | – | 750 | 1,200 | 2,000 | – | – | – | – |
| WDGE2 LED | Visual Comfort | 10W | 18W | Standalone / nLight | – | 1,200 | 2,000 | 3,000 | 4,500 | 6,000 | – |
| WDGE2 LED | Precision Refractive | 10W | 18W | Standalone / nLight | 700 | 1,200 | 2,000 | 3,200 | 4,200 | – | – |
| WDGE3 LED | Precision Refractive | 15W | 18W | Standalone / nLight | – | 7,500 | 8,500 | 10,000 | 12,000 | – | – |
| WDGE4 LED | Precision Refractive | | | Standalone / nLight | – | 12,000 | 16,000 | 18,000 | 20,000 | 22,000 | 25,000 |

## Ordering Information

**EXAMPLE:** WDGE2 LED P3 40K 80CRI T3M MVOLT SRM DDBXD

| Series | Package | Color Temperature | CRI | Distribution | Voltage | Mounting | Options | Finish |
|---|---|---|---|---|---|---|---|---|
| WDGE2 LED | P0 [1], P1 [2], P2 [2], P3 [2], P4 [2] | 27K 2700K, 30K 3000K, 35K 3500K, 40K 4000K, 50K 5000K, AMB [3] Amber | 70CRI [4], 80CRI, LW [5] Limited Wavelength | T1S Type I Short, T2M Type II Medium, T3M Type III Medium, T4M Type IV Medium, FTM Forward Throw Medium | MVOLT, 347 [6], 480 [6] | **Shipped included**: SRM Surface mounting bracket; ICW Indirect Canopy/Ceiling Washer bracket (qty/ clamp locations only) [7] **Shipped separately**: AWS 3/8inch Architectural wall spacer [7]; PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available [7] | **Standalone Sensors/Controls**: PIR Bi-level (100%/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching [8]; PIRH Bi-level (100%/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching [8]; PIR1FC3V Bi-level (100%/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation. [8]; PIRH1FC3V Bi-level (100%/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation. [8]; **Networked Sensors/Controls**: NLTAIR2 PIR Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights.; NLTAIR2 PIRH Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights.; NLTAIREM2 PIR Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights; NLTAIREM2 PIRH Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights. See page 4 for out of box functionality | DDBXD Dark bronze; DBLXD Black; DNAXD Natural aluminum; DWHXD White; DSSTXD Sandstone; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white; DSSTXD Textured sandstone |

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COMMERCIAL OUTDOOR

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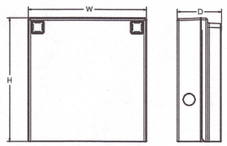
# WPX0 LED
## Wall Pack

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

### Specifications

**Depth (D):** 2"
**Height (H):** 5.75"
**Width (W):** 5.5"
**Weight:** 2.5lbs




### Introduction

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in four sizes, the WPX family delivers 850 to 9,200 lumens with a wide, uniform distribution.

The WPX0 full cut-off wall pack is an excellent above the door lighting solution. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Standard features such as Adjustable Lumen Output (ALO), color switching and switchable photocell make WPX0 ideal for any application.

## Ordering Information

**EXAMPLE:** WPX0 LED ALO SWW2 MVOLT PE DDBXD

| Series | Color Temperature | Voltage | Controls | Finish |
|---|---|---|---|---|
| WPX0 LED ALO 850 - 1,650 Lumens | SWW2 3000K / 4000K / 5000K | MVOLT 120V - 277V | PE Photocell (On/Off) | DDBXD Dark bronze |

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration.

**NOTES:**
Default out of the box settings: 1,650 Lumens, 4000K, Photocell enabled

### FEATURES & SPECIFICATIONS

**INTENDED USE**
The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX0, WPX1, WPX2 and WPX3 are ideal for replacing up to 70W, 150W, 250W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution. WPX is rated for -40°C to 40°C.

**CONSTRUCTION**
WPX feature a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

**ELECTRICAL**
Light engine consist of high-efficacy LEDs and LED lumen maintenance of L86/100,000 hours. Color temperature (CCT) can be switched between 3000K, 4000K and 5000K with minimum CRI of 80. Electronic driver ensures system power factor >90% and THD <20%. The luminaire operates on MVOLT (120V - 277V) input.

A module inside the luminaire allows the installer to not only switch between CCTs, but also the adjust the lumen output and switch on and off the photocell (PE).

**INSTALLATION**
WPX can be mounted directly over a standard electrical junction box. A port on the back surface allows poke-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

**LISTINGS**
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

**WARRANTY**
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/Lighting/Resources/Terms_and_conditions_sales

**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

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# BLADE 24 OUTDOOR WALL

VISUAL COMFORT & CO.

## PRODUCT FEATURES

- From the brand formerly known as Tech Lighting
- Selectable CCT (2700K/3000K)
- Contemporary design features indirect illumination
- Aluminum construction with stainless steel mounting hardware
- Wet Listed, IP65 Rated. Universal 120V-277V
- Available in modern finish options

Black

## LAMPING

Black | Black 3/4 View | Black Side View | Bronze

To view all available finish options, please visit techlighting.com

## ORDERING INFORMATION

| 7000WBLD | CRI | COLOR TEMP | LENGTH (A) | FINISH | VOLTAGE |
|---|---|---|---|---|---|
| | 9 90 CRI | 27 30 2700K/3000K SELECTABLE | 24 24" | B BLACK<br>Z BRONZE | UNV UNIVERSAL 120V-277V |

7000WBLD _____ _____ _____ _____ _____
JOB NAME _____
NOTES _____

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Tech Lighting reserves the right to change specifications for product improvements without notification.

7400 Linder Avenue, Skokie, IL 60077
T 847.410.4400 | F 847.410.4500 | techlighting.com

GB

32750 NORTHWEST HIGHWAY - FARMINGTON HILLS
EXTERIOR PHOTOMETRIC PLAN
GASSER BUSH ASSOCIATES
WWW.GASSERBUSH.COM

**Designer**
BK
**Date**
07/21/2026
REV 7/27/2026
**Scale**
Not to Scale
**Drawing No.**
#26-61159 V2

# Planning Review
# September 10, 2026

# *Review Memo*

**DATE:** September 10, 2026

**TO:** Planning Commission

**FROM:** Diane Mulville-Friel, City Planner

**SUBJECT:** Preliminary Site Plan Approval SP 57-5-2025 – Jewelry Store - 32750 Northwestern Highway – Parcel ID #22-23-02-126-006

**PLAN DATE:** May 15, 2026

**ZONING:** B-3 General Business District

## *Background*

Applicant, Vincent Tueni, is seeking site plan approval to construct an addition onto an existing building and establish a high-end luxury retail business, "Ultimate Luxury Jewelry & Loan." The Planning Office placed the building permit (PB261012) on hold because the proposed change of use and addition requires a site plan to be reviewed and approved by the Planning Commission before any engineering or construction permits can be issued. The applicant submitted the required site and photometric plans and pursuant to Section 34-6.1 of the Farmington Hills Zoning Ordinance, the Commission must approve, approve with conditions, or deny the plan while determining which existing site nonconformities may remain or must be reduced.

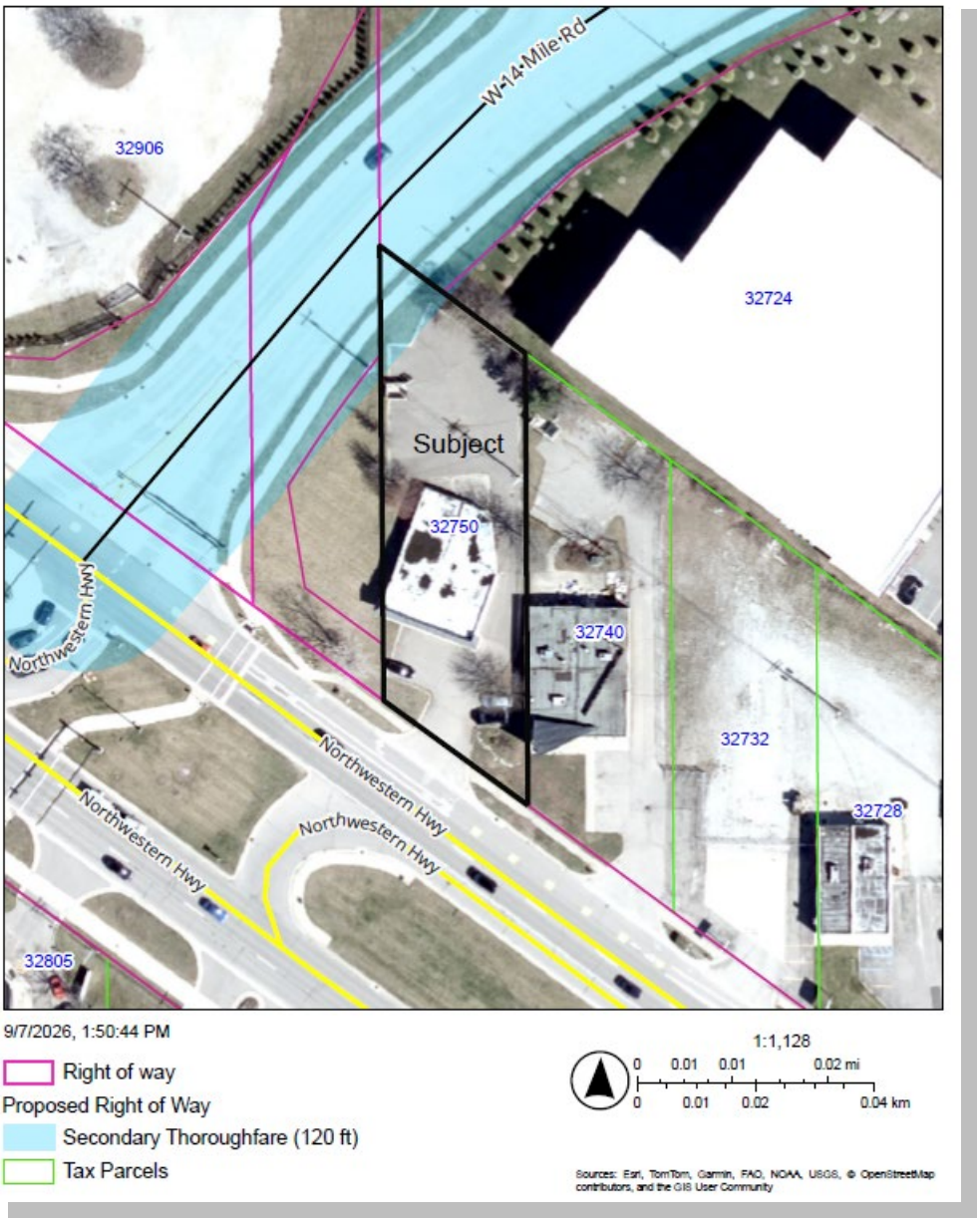
## *Summary Of Findings*

### Existing Conditions

1. **Zoning.** B-3, General Business District.

2. **Site Location.** The 0.46-acre subject property (Parcel ID# 22-23-02-126-006) is located at 32750 Northwestern Highway, near the southeast intersection of Northwestern Highway and 14 Mile Road (see Figure 1 Aerial Map). The applicant's November 20, 2018 survey conflicts with official records; it shows two (2) what appear to be post-right-of-way-dedication parcels owned by separate entities (32750 Northwestern LLC and NWH Holdings LLC), whereas Assessor records show a single parcel extending north to the 14 Mile Road centerline and south to the Northwestern Hwy right-of-way. The Assessor's Office confirmed that the parcels are owned by separate entities and they have no record of a combination or legal changes. **The applicant must** clarify if they intend to combine the subject property with the adjacent vacant parcel to the west (#22-23-02-126-131) and, if so, update the site plan to reflect the new boundaries.

***Figure 1. Aerial map of subject with parcel boundaries and right-of-ways.***



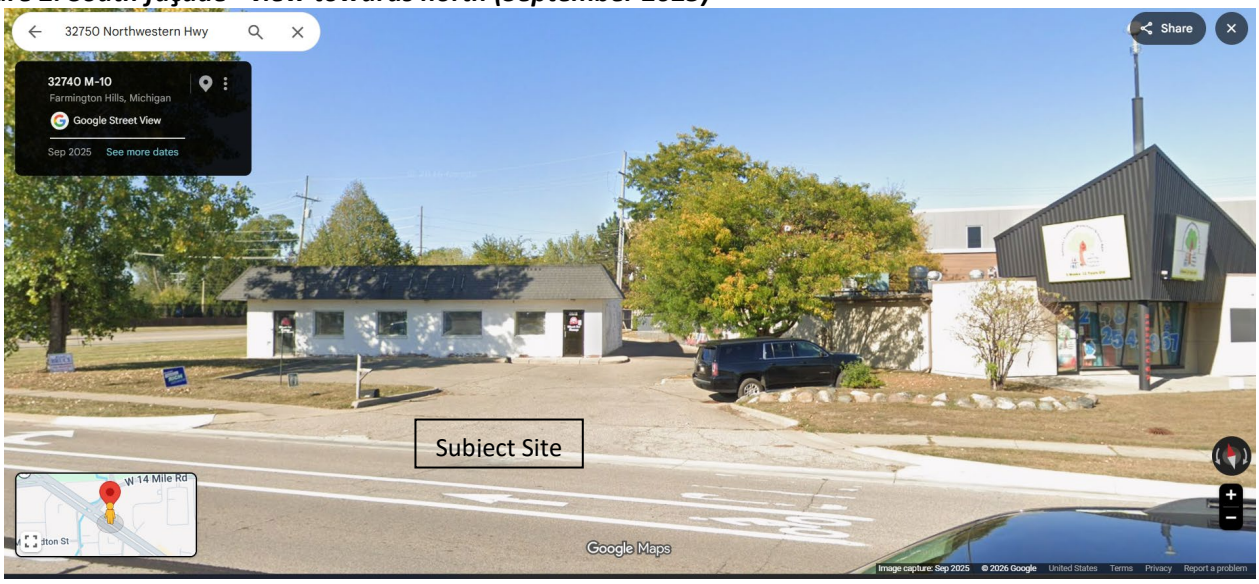

3. **Building.** A 1960s single-story retail/service building (approx. 3,000–3,550 sq. ft.), most recently occupied by Ultimate Massage (see Figure 2. Street view of existing improvements).

4. **Access & Circulation.** The site is accessible solely via a 35.7 ft. divided driveway on Northwestern Highway (southern lot line). There is no access from 14 Mile Rd and no cross-access to adjacent parcels.

5. **Parking and Sidewalks.** A paved lot provides approximately 14 spaces (10 rear, 4 front). Pedestrian sidewalks exist along both the Northwestern Hwy and 14 Mile Rd rights-of-way.

6. **Utilities & Buffers.** A 6-foot concrete wall runs along the northern property line, and overhead electrical lines cross the center of the rear parking lot, which also contains a dumpster enclosure.

*Figure 2. South façade - view towards north (September 2025)*




7. **Landscaping & Sidewalks.** Perimeter landscaping around the building and parking lot is minimal consisting of grass and approximately eight (8) trees.

8. **Adjacent Land Uses and Zoning.**

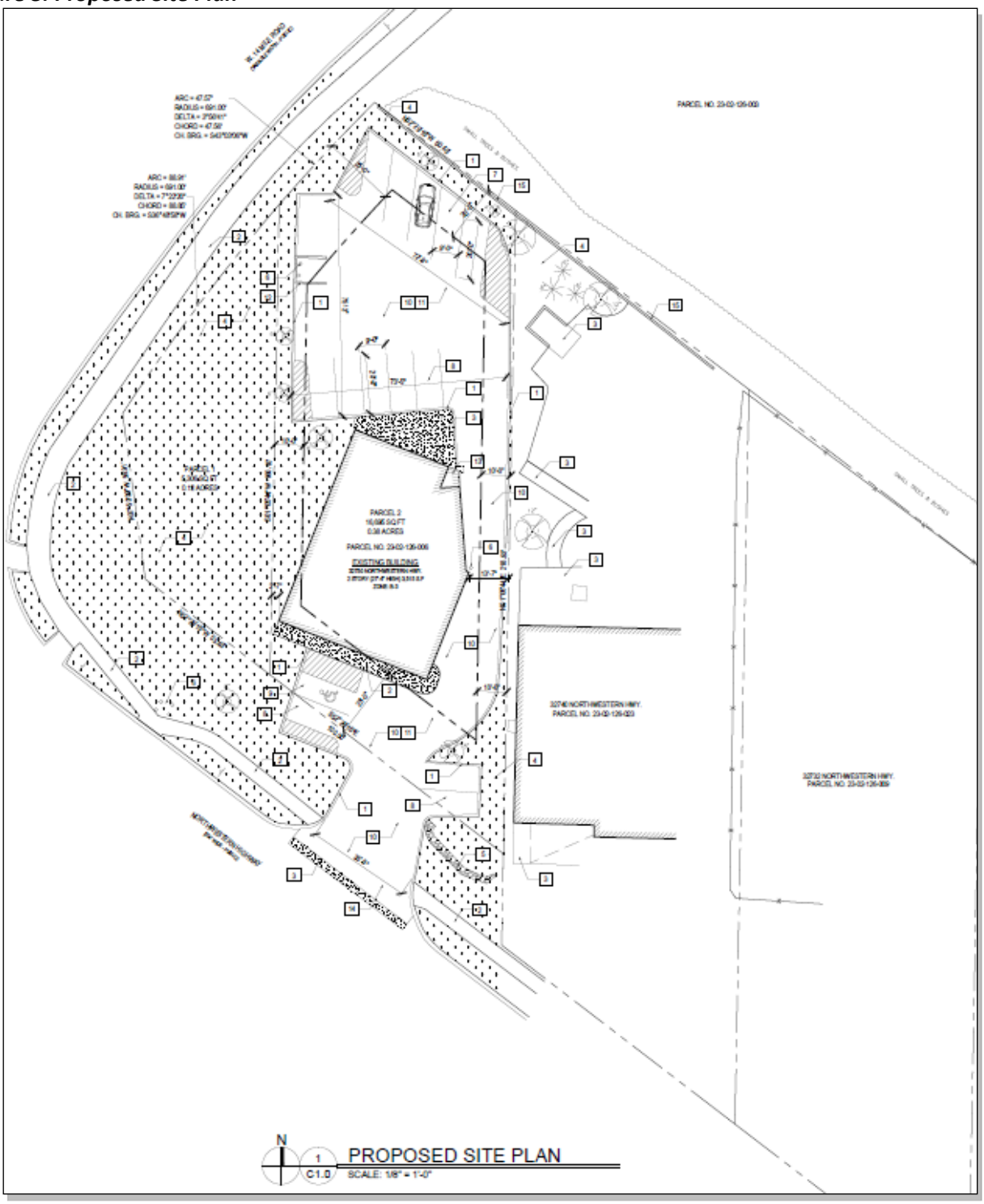
| Table 1. Adjacent Land Uses and Zoning | | |
|---|---|---|
| **Direction** | **Zoning** | **Existing Land Use** |
| **North** | B-2, Community Business District | Commercial, Self-Storage Facility |
| **South** | B-3 General Business District | Northwestern Hwy./Commercial |
| **East** | B-3 General Business District | Commercial, Child Care |
| **West** | B-2, Community Business District | Commercial Vacant, 14 Mile Rd |

## Proposed Use and Improvements

1. **Proposed Use.** The applicant intends to open "Ultimate Luxury Jewelry & Loan," a high-end luxury retail and collateral lending business, which is a permitted principal use in the B-3 District subject to specific conditions and use standards. In addition to zoning approval, the business requires a separate pawnbroker license from the City of Farmington Hills Clerk's office.

2. **Improvements.** The applicant proposes renovating the existing building by adding a 1,530 sq ft second-story mezzanine (work area, breakroom, and office), increasing the total height to 27.3 feet and total usable floor area to approximately 4,369 sq ft. The project includes extensive interior and exterior façade alterations, new exterior lighting, and resurfacing the parking lot to maintain the 14 existing spaces, with no changes proposed for the landscaping (see Figure 3 for the site plan overview). **Required Action: Applicant must** revise survey and site plan must show whether the front yard parking encroaches into the existing right-of-way.

***Figure 3. Proposed Site Plan***



## B-3 District Requirements and Applicable Use Standards

The proposed retail business and site plan can be approved if they meet B-3 District dimensional requirements, notes to standards, required conditions, and specific use standards for retail businesses. Tables 2 through 5 summarize compliance, identifying any deficiencies, required variances or waivers, or pending information.

1. **B-3 District Dimensional Requirements.**

| Table 2. B-3 District Dimensional Requirements (Section 34-3.1.25.E) | | | | | |
|---|---|---|---|---|---|
| **Dimension** | | **Required** | **Existing** | **Provided** | **Compliance** |
| Min. Lot Area | | N/A | 0.46 acres | 0.46 acres | *N/A* |
| Min. Lot Width | | N/A | N/A | N/A | *N/A* |
| Setbacks | Min. Front (Northwestern Hwy) | 25 ft. | ~ 45 ft.[1] | ~ 45 ft.[1] | *Complies* |
| | Min. Front (14 Mile) | 25 ft. | ~ 86 ft. [1] | ~ 86 ft. [1] | *Complies* |
| | Min. Side (east) | 10 ft. | 13.6 ft. | 13.6 ft. | *Complies* |
| | Min. Side (west) | 10 ft. | 2.6 ft. | 2.6 ft | ***Deficient.*** *Existing nonconformity will increase building addition.* ***Applicant must*** *obtain variance from the Zoning Board of Appeals.* |
| | Min. from Residential District | 20 ft. | N/A | N/A | *Complies* |
| | Min. Rear | 20 ft. | ~ 100 ft. [1] | ~ 100 ft. [1] | *Complies* |
| | Min. from Side Street (14 Mile) | 25 ft. | ~ 86 ft. [1] | ~ 86 ft. [1] | *Complies* |
| Max. Building Height | | 50 ft. | ~ 8 ft. [1] | 27.3 ft. | *Complies* |
| Max Building Stories | | 3 | 1 | 2 | *Complies* |
| Min. Front Yard Open Space[2] | | 50% (~ 1,250 sf.) [1] | TBD | TBD | ***Pending. Planning Commission may*** *accept as an existing nonconformity if less than required.* |

[1] *Reviewer-scaled measurement.*

[2] *Measurement of front yard open space from south property boundary.*

## 2. Notes to B-3 District Standards (34-3.5: A, J, K, L, M, N, T and U).

| Table 3. Notes to B-3 District Standards (34-3.5: A, J, K, L, M, N, T and U). | |
|---|---|
| **Requirement** | **Compliance** |
| Landscaping of all yards abutting a street shall be provided. A landscape plan shall be submitted in accordance with the applicable provisions of Section 34-5.14. Landscaping of water retention areas shall be guided by the water retention area design principles adopted by the planning commission. (Sec. 34-3.5.A) | ***Pending. Applicant must*** *submit a landscape plan to verify conditions met. See Landscaping section of this review for comments.* |
| Parking may be permitted within the required front yard setback if the parking area is setback at least ten (10) feet from the lot line and that 10-foot-wide area is landscaped (Sec. 34-3.5.J). | ***Pending. Applicant must*** *show distance existing parking spaces are setback from the south property boundary. If less than 10 feet this may be considered an existing nonconformity.* ***Applicant must*** *submit a landscape plan to verify conditions met. See Landscaping section of this review for comments.* |
| If adequate and permanent access is provided to the rear of the property by a public alley, the side yard requirements may be waived (Sec. 34-3.5.K) | *N/A* |
| Setback from any residential district shall not be less than 20 ft. or 10% of the depth of the lot as measured from the residential setback, whichever is the greater. Need not exceed 50 ft (Sec. 34-3.5.L) | *N/A* |
| Setback from any side street shall not be less than 25 ft. or 10% of the width of the lot as measured from the street, whichever is greater. Need not exceed 50 ft. (Sec. 34-3.5.M) | *Complies. ~ 86 ft.[1] (14 Mile Rd.)* |
| Off-street loading and unloading requirements in Sec 34-5.4 (Sec 34-3.5.N) | ***Deficient.*** *No loading space is provided. See Parking, Loading section of this review for comments.* ***Applicant must*** *obtain a variance from the Zoning Board of Appeals.* |
| Screening of rooftop equipment (34-3.5.2.T). A penthouse or structure equal in height to the height of the equipment being screened, and constructed of a building material compatible with the material used in the principal building is required (Sec. 34-5.17). | ***Pending****. Some rooftop equipment locations are shown in the plan (Sheet A1.2).* ***Applicant must*** *verify that all existing and proposed rooftop equipment is shown on the plan, and that it is sufficiently screened by architectural features or that it will not be visible from the property lines.* |
| In any yard abutting a street or freeway, a landscaped area not less than ten (10) feet deep and abutting the street or freeway shall be provided in the setback (34-3.5.2.U) | ***Pending.*** *Yards abutting 14 Mile Road and Northwestern Hwy are required to have a landscaped area not less than ten (10) feet deep.* ***Applicant must*** *submit a landscape plan to verify conditions met. See Landscaping section of this review for comments.* |

[1] *Reviewer-scaled measurement.*

3. **Required Conditions - B-3 District *(34-3.11)*.**

| ***Table 4. B-3 District Required Conditions (34-3.11).*** | |
|---|---|
| **Requirement** | **Compliance** |
| Per Sec. 34-3.11.2, All uses permitted shall require review and approval of the site plan by the Planning Commission. | ***Pending*** |
| Per Sec. 34-3.11.2, All uses shall also be subject to the conditions of Section 34-3.22 on marginal access drives. | ***Pending. The Planning Commission must*** *determine if a marginal access drive is required.* [1]<br><br>*Given the existing conditions of the subject site and adjacent properties, we do not expect that a marginal road or cross access drive to connect abutting properties would be beneficial.* |

[1] *If a property has too many driveways on busy main roads, the Commission can require shared parking and a connected side road. This lets drivers move between neighboring businesses without pulling back into major traffic.*

4. **Use Standards for Retail Businesses in B-3 District (34-4.29).**

| **Table 5. Use Standards for Retail Businesses in B-3 District (34-4.29).** | |
|---|---|
| **Requirement** | **Compliance** |
| Any retail business whose principal activity is the sale of merchandise in an enclosed building is permitted (34-4.29.1). | ***Complies.*** |
| Fabrication, repair, and processing of goods are permitted when accessory to retail or service use if less than five (5) workers are employed, at any given time, in association with the fabrication, repair, or processing activity (34-4.29.2 and 3).<br>. | ***Pending. Applicant must*** *confirm whether they will employ more than five (5) persons who fabricate, repair, or process goods on premise.* |

## Off Street Parking

1. **Off-Street Parking Areas Allowed (Sec. 34-5.2. and 34-3.5.J).** Off-street parking is permitted in side and rear yards, and within the B-3 District front yard if it is landscaped and setback at least 10 feet from the lot line. The existing parking occupies the front and rear yards, with no changes proposed beyond resurfacing and striping. **The applicant must** provide the exact setback distances from all property boundaries. If any setbacks are under 10 feet, the Planning Commission may approve them as legal nonconformities. The Commission should also determine if additional parking lot landscape screening is required (see Landscaping section).

2. **Off-Street Parking Spaces Required (Sec. 34-5.2.10).** The minimum number of off-street parking spaces required by use type are listed in Section 34-5.2.10 of the Zoning Ordinance. As shown in Table 6, the total required off-street parking spaces for retail store or service establishments are a factor of the building's useable floor area. The site plan indicates that the buildings will include 4,369 sq. ft. of useable floor area, resulting in twenty-five (25) required spaces. The applicant proposes a total of fourteen (14) off-street spaces, including one (1) barrier-free space.

| Table 6. Off-Street Parking (Sec. 34-5.2.10) | | | |
|---|---|---|---|
| **Standard** | **Required** | **Provided** | **Compliance** |
| Off-street parking spaces for Retail store or service establishment:<br><br>One (1) for each one hundred seventy-five (175) square feet of usable floor area (34-5.2.10.C.i) | 25 spaces based on 4,369 sf. (usable floor area)<br><br>**Pending confirmation**[1] | 14 spaces | ***Deficient****. 11 spaces*<br><br>***The Planning Commission may*** *waive requirements based on parking need assessments and criteria established under Sec. 34-5.2.11.A.* [2] |
| Barrier-free parking spaces (Sec. 34-5.3.3.E) | Lots with 1 to 25 spaces require one (1) barrier free space. | 1 space | *Compliant.* |

[1] *Computation needs to be based on Section 2.2, definition of useable floor area.*
[2] *Waiver based on Section 34-5.2.11.A.*
*a. Number and frequency of walk-up (foot traffic) customers*
*b. Availability of shuttle service and/ or transit*
*c. Seasonal nature of operations*
*d. Unique operational characteristics of the use that impact daily traffic.*

3. **Off-Street Parking Dimensions (Sec. 34-5.3).** The applicant proposes to mill, overlay, and restripe the existing parking; five (5) of the spaces will be angled (54 to 74 degree) and nine (9) spaces will be 90 degree. As shown in Table 7, the proposed parking spaces meet the dimensional requirements listed in Sec. 34-5.3.3.A of the Zoning Ordinance.

| Table 7. Off-Street Parking Dimensions (34-5.3) | | | | |
|---|---|---|---|---|
| **Parking Type** | **Required Dimensions** | | **Proposed** | **Compliance** |
| 54 to 74 degree | Min. Width | 8.5 ft. | 9 ft. | *Complies.* |
| | Min. Length | 20 ft. [1] | 20 ft. (typical) | *Complies.* |
| | Maneuvering Lane Width | 15 ft. | >20 ft. | *Complies.* |
| 75 to 90 degree | Min. Space Width | 9 ft. | 9 ft. | *Complies.* |
| | Min. Space Length | 20 ft. [1] | 20 ft. (typical) | *Complies.* |
| | Maneuvering Lane Width | 20 ft. | >20 ft. | *Complies.* |

[1] *May include a maximum two-foot unobstructed vehicle overhang area at the front of the parking space.*

## Site Access and Circulation

1. **Off-Street Loading and Unloading Area Requirements (34-5.4).** Section 34-5.4 of the Zoning Ordinance establishes off-street loading and unloading requirements for the B-3 District, listed in Table 8.

| Table 8. Off-Street Loading/Unloading Area Requirements (34-5.4) | | |
|---|---|---|
| **Requirement** | **Proposed** | **Compliance** |
| Within any B or ES district, off-street loading space shall be provided in the rear yard only and in the ratio of at least ten (10) square feet per front foot of building. In exceptional instances, such space may be permitted in an interior side yard with approval of the zoning inspector or of the planning commission. (Sec. 34-5.4.2.A)<br><br>530 sf loading space is required based on building frontage (53 ft). | No loading space provided. | ***Deficient. Applicant must*** *provide the required loading space or obtain a variance from the Zoning Board of Appeals.* |

2. **Acceleration-Deceleration-Passing Lanes (34-5.6).** The site is accessed via one full-movement driveway on northbound Northwestern Hwy. Because the road has four or more lanes, the applicant must provide paved tapers or turning lanes if required by the Director of Public Services. Final compliance **pending City Engineer's determination** on whether additional improvements or information are necessary.

3. **Pedestrian Access and Connectivity (34-5.19).** Sec. 34-5.19 requires safe, direct, and continuous walkways connecting public sidewalks to main building entrances. The building has two entrances (north and south facades) leading to parking areas, but no pedestrian connections are proposed from the Northwestern Hwy and 14 Mile Road sidewalks. **The applicant must** add these connections to the site plan unless **the Planning Commission** waives or modifies the requirement due to impracticality or a lack of expected pedestrian activity per Section 34-5.19.9.

4. **Corner Clearance (34-5.10).** No obstruction to vision shall be permitted from ground level to 30 inches within the triangular area formed at the intersection of any existing or proposed street right-of-way lines at 25 ft. from their point of intersection. Trees shall be trimmed up to minimum of 6 ft. **Compliance pending, the Applicant must** map **c**orner clearance areas on the site plan and confirm all proposed plantings meet the height limits.

## Dumpsters, Mechanical Equipment, and Utilities

1. **Dumpster Enclosure Requirements (34-5.1.3.D).** Section 34-5.1.3.D of the Zoning Ordinance establishes requirements for dumpster enclosures. Those requirements are summarized in Table 9.

| Table 9. Dumpster Enclosure Requirements (34-5.1.3.D). | | |
|---|---|---|
| **Standard** | **Required** | **Provided** |
| Dumpster pad/ minimum dimensions (31-5.1.3.D) | Paved dumpster location with minimum dimensions of nine (9) feet wide and six (6) feet deep, shall be provided. | ***Pending. Applicant must*** *confirm dimensions of dumpster pad.* |
| Location and access (31-5.1.3.D.i) | The dumpster is located in a rear yard or interior side yard and is clearly accessible to servicing vehicles | *Complies.* |
| Screening (31-5.1.3.D.ii) | Dumpsters shall be screened from view on all sides. Gates providing access shall also provide screening. | ***Pending.*** *The site plan indicates that the dumpster location is enclosed by a brick enclosure****. Applicant must*** *provide elevations and details of the proposed dumpster enclosure on the site plan.* |
| Setback (31-5.1.3.D.iii) | Dumpsters and enclosures shall be a minimum of twenty (20) feet from a residential district. | *N/A* |

2. **Ground-Mounted Mechanical Equipment (31-5.1.4.D).** No ground-mounted mechanical equipment is shown on the site plan. Any proposed outdoor mechanical equipment must be shown on the site plan in and comply with Section 31-5.1.4.D.

3. **Roof-Mounted Mechanical Equipment (31-5.17).** Some rooftop equipment locations are shown in the plan (Sheet A1.2). **The applicant must** verify that all existing and proposed rooftop equipment is shown on the plan, and that it is sufficiently screened by architectural features or that it will not be visible from the property lines.

4. **Utilities.** Utilities are existing on site. No new stormwater detention system or additional impervious surface areas are proposed. We defer to City Engineer for comment.

## Landscape Development and Tree Replacement

1. **Landscape Development (34-5.14).** Perimeter landscaping around the building and parking lot is minimal consisting of grass and approximately eight (8) trees between 6” and 8” diameter breast height (dbh). Because this project requires Planning Commission site plan review, the applicant must submit a landscape plan in accordance with Section 34-5.14 and Section 34-5.14.3. The commission must review and approve the final landscape plan.

   Per Section 34-6.1.3, Whenever a landscape or greenbelt plan is required by provision of this chapter, plans shall be submitted concurrently with the site plan for review by the planning commission. The

applicant may apply to the planning department to delay submission of the landscape or greenbelt plan and proceed with the site plan when they can demonstrate the following:

A. The plans do not propose removing more than 10% of the existing trees, as identified on a tree survey, and
B. The application does not propose adding 3,000 square feet or more of hard surface area, and
C. The applicant does not propose adding or relocating outdoor storage areas or loading areas, and
D. The use is not a special approval use, and
E. The site does not abut a residential district.

The applicant has demonstrated these provisions apply and the landscape or greenbelt plans that were not submitted with the site plan application can be submitted to the city within three (3) months from time of site plan approval.

2. **Walls and Berms (Sec. 34-5.15).** This specific section of the Farmington Hills Zoning Ordinance governs screening requirements (like 6-foot masonry walls or berms) and is only triggered when a non-residential property or parking area is adjacent to a residential district. Section 34-5.15 does not apply to the subject property because it does not abut a residential district or use; however, the parking lot and development faces a public right-of-way and **the Applicant must** install a 2-foot tall masonry wall, berm, or a planted hedge of small shrubs along that street frontage.

3. **Tree Replacement (34-5.18).** Existing trees with a 6-inch or greater diameter at breast height (DBH) require 1-to-1 replacement, while removed landmark trees require a 25% cumulative DBH replacement. Although the site has minimal perimeter landscaping with only eight (8) existing trees, none are proposed for removal, so **no replacements are currently required**.

4. **Tree Protection (34-5.18.6. A-D).** The **applicant must** install protective barriers around all trees remaining within the construction zone and clearly display these tree protection measures on the tree survey or landscape plan.

## Exterior Lighting (34-5.16)

1. **Hours of Operation (34-5.16.3.B.v).** The hours of operation specified in Section 34-5.16.3.B.v. **Applicant must** include the following noted on the site plan:

   *"Exterior lighting shall not operate during daylight hours. Building façade and landscape lighting shall be turned off between midnight or one hour after close of business, whichever is later, and 6:00am or opening, whichever is earlier. All other exterior lighting shall be reduced to no greater than 70% of maximum from midnight or one hour after close of business, whichever is later, and 6:00am or opening, whichever is earlier. Use of occupancy sensors to turn off or reduce lighting within 15 minutes of zero occupancy is recommended."*

2. **Required Conditions - Illumination Levels and Fixtures (34-5.16.3).** When site plan approval is required for the installation or modification of exterior lighting, conditions outlined under Section 34-5.16.3 of the Zoning Ordinance apply. Those requirements are summarized in Table 10.

| Table 10. Required Conditions - Illumination Levels and Fixtures (34-5.16.3) | | |
|---|---|---|
| **Standard** | **Required/Allowed** | **Provided** |
| Max. Height (34-5.16.3.A) | 30 ft. | *Compliant. The proposed pole-mounted fixture heights are fifteen (15) feet and twenty (20) feet.* |
| Building Mounted Lights (34-5.16.3.A.iii) | Relevant building elevation drawings showing all fixtures and the portions of the walls to be illuminated. | ***Pending.*** *Wall-pack lighting specifications are included, but the locations are not clear on the elevations.*<br><br>***Applicant must*** *identify the location of all building-mounted light fixtures and provide specifications. If necessary, an updated photometric plan that accounts for these fixtures must be provided.* |
| Fixture Shielding (34-5.16.3.B) | Parking lot lighting shall have fully shielded luminaires to prevent glare and direct illumination away from adjacent properties and streets. | *Compliant. Pole-mounted fixtures are fully shielded with External Glare Shields (EGS). Additionally, the Lithonia Lighting WPX0 LED wall packs are engineered as full-cutoff fixtures; when mounted facing downward, they emit zero uplight and function as fully shielded.* |
| Avg. to min. illumination ratio (34-5.16.3.C) | 4:1 | *Compliant. 4.2:1* |
| Illumination Levels (34-5.16.3.C) | 2.5 lumens per sf of paved area | ***Pending. Applicant must*** *provide the total amount of paved area and total lumens.* |
| Max. illumination adjacent to non-residential (34-5.16.3.C) | (0.3) foot candles max. | ***Deficient.*** *Maximum illumination exceeds 0.3 footcandles along all property lines.* ***Applicant must*** *redesign the lighting plan to make compliant or the* ***Planning Commission may*** *modify these levels if such modifications are deemed necessary and appropriate to protect public safety.* |
| Light source visibility adjacent to residential (34-5.16.3.B.iii.a) | N/A | *N/A* |
| Max. illumination adjacent to residential (34-5.16.3.B.iii.b) | N/A | *N/A* |
| Reflector shielding (34-5.16.3.B.iii.c) | Install shielding reflectors on all fixtures within 50 feet of a residential property line or public right-of-way. | ***Pending. Applicant must*** *confirm that the proposed fixtures include shielding reflectors as required by Section 34-5.16(3)(B)(iii)(c).* |

## Design Standards and Public Art

1. **Signs (Sec. 34-5.5).** Signs are not reviewed through the site plan process. A separate sign permit is required for each sign through the Building Division.

2. **Design Standards (34-5.20).** According to Section 34-5.20.2.B.iii, "[w]hen an existing building façade is modified beyond the one-for-one replacement or windows and doors, the full façade shall be brought into compliance with this section." Exterior modifications are proposed, and so the building must be brought into compliance with the City's design standards

| **Table 11. Design Standards** | |
|---|---|
| **Required** | **Provided** |
| **Primary materials (34-5.20.4.A)**<br>At least 60% of façades facing a public right-of-way, excluding windows and doors, shall be comprised of primary building materials:<br>• Brick, cut stone, field stone, manufactured stone, or decorative CMU block<br>• Timber or dimensional wood or engineered equivalent<br>• Fiber cement siding or panels<br>• Glass with metal framing | **Pending. Applicant must** add calculations to the building elevations demonstrating that proposed primary building materials comply with Section 34-5.20.4.A.<br><br>Per Section 34-5.20.4.G, **the Planning Commission may grant a waiver** only if the proposal achieves a specific architectural objective and the materials are compatible with the surrounding development. |
| **Accent materials (34-5.20.4.B)**<br>The following may be permitted as accent materials on any building façade:<br>• Glass block decorative<br>• Metal and metal paneling<br>• Decorative masonry veneer<br>• Polymer plastic (e.g. Fypon, Azek)<br>• Stucco<br>• Plain or painted masonry block<br>• Exterior Insulation and Finishing Systems (EFIS). EIFS may only be permitted when located at least 8 ft. above grade. | **Pending. Applicant must** add calculations to the building elevations demonstrating that proposed accent materials comply with Section 34-5.20.4.B.<br><br>Per Section 34-5.20.4.G, **the Planning Commission may grant a waiver** only if the proposal achieves a specific architectural objective and the materials are compatible with the surrounding development. |
| **Material Palette and Colors (34-5.20.4.C)**<br>All building materials and colors shall be clearly labeled on the proposed building elevation plans. | **Pending. Applicant must** provide product specifications of the proposed exterior building materials. |
| **Architectural Scaling (34-5.20.5)**<br>All façades oriented toward a public right-of-way must provide windows and architectural scaling elements (such as vertical pilasters, columns, or other architectural elements) to break up the scale of the building.<br><br>Building façades must include at least two of the following elements:<br>i. Building color change. | **Pending. Applicant must** provide color images or samples of exterior materials to demonstrate the Section 34-5.20.5 scaling requirements are met. Any projected/recessed materials must be specified on the elevations. |

| Table 11. Design Standards | |
|---|---|
| **Required** | **Provided** |
| ii. Building material or texture change.<br>iii. Projections or recesses extending along at least 20% of the façade.<br>iv. Recessed entranceways or projecting vestibules.<br>v. A horizontal expression line, such as a molding or reveal, shall define the transition between the ground floor and upper stories. | |
| **Roofs (34-5.20.6.A.i)**<br>For flat roofs, parapets shall not exceed one-third of the height of the supporting wall at any point. | **Pending. Applicant must confirm** the height of the parapets (if applicable) and that they do not exceed one-third of the height of the supporting wall at any point. |
| **Fenestration (34-5.20.7.A)**<br><br>Facades oriented towards a Major Thoroughfare:<br>• Min. 60% ground floor fenestration.<br>• Min. 35% upper floor fenestration.<br><br>Facades oriented towards a public ROW that is not a Major Thoroughfare:<br>• Min. 50% ground floor fenestration.<br>• Min. 20% upper floor fenestration | **Deficient.** The proposed elevations do not meet fenestration requirements. While the south ground floor exceeds 60% glass, its upper level completely lacks windows. Additionally, the west and north facades facing 14 Mile Road are mostly windowless.<br><br>**Applicant must** revise the elevations to comply or demonstrate why compliance is impractical.<br><br>Per Section 34-5.20.7.F, **the Planning Commission may** grant a waiver if the proposal achieves a specific architectural objective, uses compatible materials, or faces a practical difficulty. Incorporating accent features or alternative design elements may also help satisfy the ordinance's intent. |
| **Building Entrances (34-5.20.8)**<br>Building entrances are subject to the following:<br>A. A pathway to the entrance shall be provided as described in Section 5.19.<br>B. Entrances shall be well-lit with decorative or functional lighting that enhances visibility and security. Entrance lighting must comply with Section 5.16 Exterior Lighting.<br>C. Entrance features shall be proportional to the building façade.<br>D. When practical, service entrances and overhead doors that are not articulated or clearly defined shall be obscured from view of a public right-of-way.<br>E. Entryway features, such as planters, benches, exterior artwork, or other pedestrian-friendly amenities, encouraged. | **Pending.** Design is generally compliant. **Applicant must** address pathway and lighting requirements. |

3. **Public Art (34-5.21).** The installation of public art in accordance with this Section 34-5.21 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. The subject site is not located in a Special Planning Area and the public art installation requirements do not apply.

## *SUMMARY OF ISSUES*

Based on the review memo, the following is the chronological sequence of required actions, determinations, and plan revisions needed for **Preliminary Site Plan Approval SP 57-5-2025** at **32750 Northwestern Highway**.

---

**Step 1: Zoning Board of Appeals (ZBA) & Initial Licensing (Pre-Approval Actions)**

Before the site plan can be finalized, the Applicant must seek separate determinations and relief for severe layout deficiencies.

- **Planning Commission Focus:** Reviewing spatial deficiencies to see if they can be mitigated or if they require strict statutory relief from the ZBA.
- **Applicant Action Items:**
  - **Side Yard Setback:** Obtain a ZBA variance for the second-story building mezzanine addition, which encroaches into the deficient west side yard setback.
  - **Loading & Unloading Spaces:** Request a ZBA variance from loading space and setback requirements, or alter the layout to provide a 530 sq. ft. rear-yard loading space.
  - **Intersection Driveway Offset:** Request a ZBA variance for the existing driveway, which does not comply with standard intersection offsets.
  - **Business Licensing:** Apply for and secure a separate pawnbroker license from the City of Farmington Hills Clerk's office.

---

**Step 2: Planning Commission Review & Determinations**

The Planning Commission must review the findings and make explicit determinations regarding waivers, nonconformities, and design alterations before taking action on the site plan.

- **Planning Commission Focus & Determinations:**
  - **Determine Site Nonconformities:** Decide which existing site nonconformities may remain as-is or must be reduced.
  - **Marginal Access Drive:** Determine if a marginal access drive or cross-access drive connecting abutting properties is mandated.
  - **Parking Waiver:** Determine if the 11-space off-street parking deficiency can be waived based on the operational criteria of the business.
  - **Pedestrian Access Pathway:** Decide whether to enforce or modify the requirement for a safe, continuous pedestrian connection from public sidewalks to the main entrances.
  - **Landscaping & Screening Approvals:** Review and decide if additional trees are needed in parking lot islands, if existing Halsted Road vegetation is acceptable thoroughfare screening, and if ornamental grasses can replace a greenbelt wall.

- **Lighting Level Modifications:** Decide whether to accept maximum illumination levels that currently exceed the 0.3 foot-candles requirement along non-residential property lines.
- **Design & Material Waivers:** Determine whether to grant structural waivers for building primary materials and fenestration (window) percentages.

- **Applicant Action Items (Plan Overhaul):**
  - **Property Boundaries:** Clarify with official records if the subject property will be combined with the western vacant parcel (#22-23-02-126-131) and update boundaries accordingly.
  - **Right-of-Way Encroachments:** Update the survey to show if front yard parking encroaches into the existing right-of-way, and revise plans to account for the future right-of-way of Middlebelt Road.
  - **Parking & Open Space Layout:** Plot exact parking setback distances from property boundaries and add calculations showing a minimum 50% front yard open space. Add a note stating barrier-free spaces will not be used for vehicle display.
  - **Dumpster & Equipment Relocation:** Move the dumpster enclosure out of the front yard, confirm pad dimensions, and provide architectural elevations of its brick screening. Plot and verify all rooftop and ground-mounted mechanical equipment.
  - **Lighting Redesign:** Overhaul photometrics to drop illumination levels to ≤ 0.3 foot-candles at property lines. Supply total paved area/lumen numbers, map building wall-packs, and add the mandatory exterior lighting "hours of operation" text block onto the site plan.
  - **Architectural Revisions:** Add area calculations proving primary materials comprise 60% of right-of-way facing facades. Fix window deficiencies by adding ground/upper-level fenestration to the south, west, and north facades. Confirm parapet height is ≤ 1/3 of the supporting wall height.
  - **Operations Verification:** Formally confirm if the business will employ more than 5 persons on-premise for fabricating, repairing, or processing jewelry goods.

---

**Step 3: Engineering and Outside Department Clearance (Post-Zoning Approvals)**

Once the layout, variances, and land-use parameters are settled by the Commission, technical adjustments must be resolved.

- **Planning Commission Focus:** Verifying that secondary regulatory bodies have reviewed and approved the plan details before building permits release.
- **Applicant Action Items:**
  - **City Engineer Clearance:** Fully address preliminary grading, drainage, and utility reviews.
  - **Public Services Tapers:** Provide paved tapers or turning lanes on Northwestern Highway if requested by the Director of Public Services.
  - **Fire Department Clearance:** Resolve all safety plan elements outlined by the City Fire Department.
  - **Sign Permits:** Apply for and secure separate sign permits through the Building Division (signs are excluded from site plan review).

---

**Step 4: Delayed Landscape Submission (Post-Site Plan Approval Window)**

Because the applicant meets the city criteria delaying landscape filing (removing < 10% of trees, adding < 3,000 sq. ft. of hard surface, etc.), this serves as the final step.

- **Planning Commission Focus:** Final administrative review and confirmation of green space ordinance compliance.

- **Applicant Action Items:**
    - **Landscape Plan Submission:** Formally submit a finalized, compliant landscape plan to the city within **three (3) months** from the date of initial site plan approval.
    - **Frontage Screening:** Integrate a 2-foot tall masonry wall, berm, or planted hedge along the street frontage.
    - **Tree Protection:** Ensure the plan outlines protective fencing and barrier protocols for all existing trees within the construction zone.

# Engineering Review

# August 11, 2026

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

# INTEROFFICE CORRESPONDENCE

**DATE:** August 11, 2026

**TO:** Nora Brock, Secretary to the Director of Planning and Community Development

**FROM:** Dayton Emerson, Civil Engineer I

**SUBJECT:** Review for Site Plan 59-7-2026 – Jewelry Store
32750 Northwestern Highway
Sidwell #: 22-23-02-126-006

---

This office has performed a preliminary review of the above referenced site plan submitted to the Planning Department on July 29, 2026 and received by the Engineering Division on July 31, 2026. Our preliminary comments are as follows:

1. All easements must be shown on the topographic survey.

2. The survey does not show the location of existing public water main and private water service lead. These must be shown on the plan.

3. The survey does not show the location of the existing sanitary sewer service lead. This must be shown on the plan. Additionally, the sanitary sewer lead must be televised to determine its condition. A condition report shall be provided to the City. Any deficiencies, as determined by the City, must be corrected during construction and prior to occupancy.

4. The diameter of the storm sewer represented on the survey does not match City records. Please verify the size of the on-site storm sewer and outlet restrictors against these records. This information can be obtained by contacting the City Engineering Division.

5. The site utilizes parking lot detention. The proponent must confirm that parking lot repairs will match existing pavement grades and therefore maintain the existing parking lot detention volume. Further, the storm sewer outlet restrictors shall be inspected to verify their condition. Any deficiencies must be corrected during construction and prior to occupancy.

6. Water quality treatment must be provided per Oakland County Stormwater Engineering Design Standards.

# Fire Review

# August 10, 2026

FIRE

FARMINGTON HILLS

INTEROFFICE CORRESPONDENCE

Date: August 10, 2026

To: Planning Commission

From: Jason Baloga, Fire Marshal

Subject: Site Plan 59-7-2026 Jewelry Store
(32750 Northwestern Highway) #22-23-02-126-006

The Fire Department is unable to approve the submitted Site Plan as the plans submitted do not appear to meet the Fire Department Site Plan Review and Design standards:

(1) Site Access – Minimum drive width shall not be less than fourteen (14) feet.
(2) Generally, dead end drives longer than one hundred (100) feet shall not be allowed.
(3) Plans submitted do not include a Hydrant, however, the existing Hydrant appears to provide sufficient coverage if not removed from this site.

If the Proponent would like to move forward with this development, please set up a meeting with the Planning Department, Engineering Department and the Fire Marshal to determine if the Alternate Protection Provision of the ordinance may apply to this site.

Once the above is satisfied, the Fire Department will have no objection to approval contingent upon the following conditions:

1. If any torches are to be used in the "work room" please provide the following:

    - Location of the torch use
    - Fuel type
    - Storage plan for the torch fuel

2. Storage shall be in accordance with local adopted codes and applicable NFPA Standards

3. Locks and security systems shall meet Michigan Building Code and International Fire Code requirements.

4. The building shall be maintained in accordance with minimum Fire Prevention Code requirements.

Jason Baloga, Fire Marshal

JB/ss

# E-mail - Assessing Department
# August 25, 2026

| | |
|---|---|
| **From:** | Michelle Modzinski |
| **To:** | Diane Mulville-Friel |
| **Subject:** | RE: 32750 Northwestern - Quick Claim Deed (Liber 51910, Page 596, O.C.R.) |
| **Date:** | Tuesday, August 25, 2026 9:29:48 AM |
| **Attachments:** | image001.png<br>image002.png<br>image003.png<br>image004.png<br>image005.png |

---

If they are planning to develop the site and encumber multiple parcels, they would need to do a legal correction and combination. They can do it all at one time. Let me know if you or they have any questions.

---

**From:** Diane Mulville-Friel <DMulville-Friel@fhgov.com>
**Sent:** Monday, August 24, 2026 4:50 PM
**To:** Michelle Modzinski <MModzinski@fhgov.com>
**Subject:** RE: 32750 Northwestern - Quick Claim Deed (Liber 51910, Page 596, O.C.R.)

Thank you Michelle!

**Diane Mulville-Friel, AICP**
*City Planner*
Planning & Community Development Department
Phone: (248) 871-2540
Email: dmulville-friel@fhgov.com

**City of Farmington Hills** | www.FHgov.com
31555 W. Eleven Mile Rd. | Farmington Hills, MI 48336

---

**From:** Michelle Modzinski <MModzinski@fhgov.com>
**Sent:** Monday, August 24, 2026 3:07 PM
**To:** Diane Mulville-Friel <DMulville-Friel@fhgov.com>
**Subject:** RE: 32750 Northwestern - Quick Claim Deed (Liber 51910, Page 596, O.C.R.)

Hello,

No, we have not combined the properties. We do not show application was made. We

had requested documentation pin 2024 regarding the “undescribed area” and was never provided any supporting documentation for assessment.

Hope this helps,

*Michelle Modzinski, MAAO, MCPPE*
Deputy Assessor
248-871-2477

**City of Farmington Hills** | www.FHgov.com
31555 W. Eleven Mile Rd. | Farmington Hills, MI 48336

---

**From:** Diane Mulville-Friel <DMulville-Friel@fhgov.com>
**Sent:** Monday, August 24, 2026 2:28 PM
**To:** Michelle Modzinski <MModzinski@fhgov.com>
**Subject:** 32750 Northwestern - Quick Claim Deed (Liber 51910, Page 596, O.C.R.)

Good afternoon,

Please confirm whether the two (2) parcels referenced have been combined. We have an application for a site plan that is referencing a quick claim deed (Liber 51910, Page 596, O.C.R.) that implies the two parcels were combined; however, the GIS still shows them as separate.

Thank you,

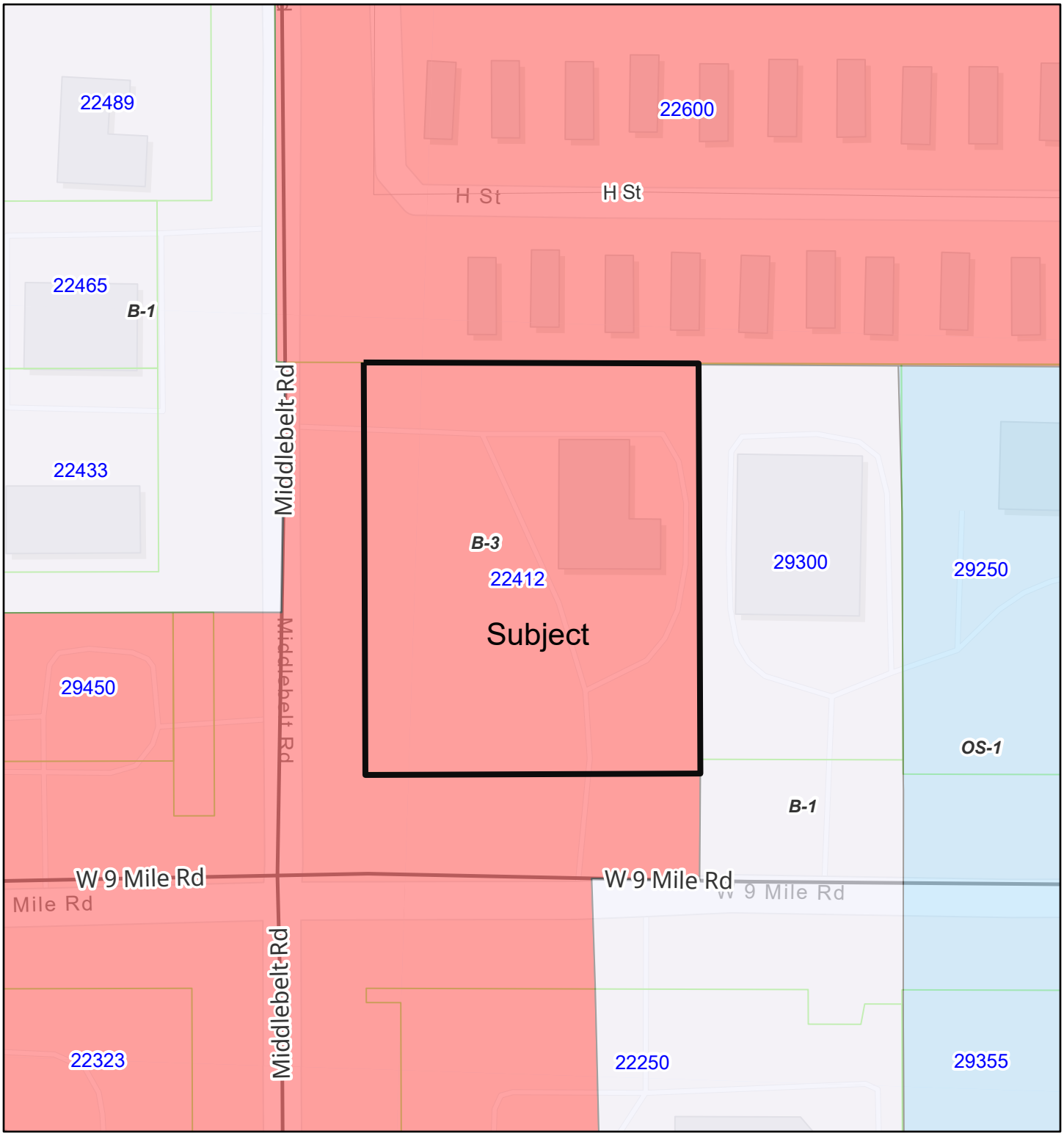
**Diane Mulville-Friel, AICP**
*City Planner*
Planning & Community Development Department
Phone: (248) 871-2540
Email: dmulville-friel@fhgov.com

**C. <u>SITE PLAN APPROVAL 60-8-2026</u>**

| | |
|---|---|
| LOCATION: | 22412 Middlebelt Road |
| PARCEL I.D.: | 22-23-25-351-018 |
| PROPOSAL: | Renovate an existing, continuously operated auto repair/oil business for a new auto repair business located within the B-3, General Business District. |
| ACTION REQUESTED: | Site Plan Approval |
| APPLICANT: | Bilal Chami |
| OWNER: | Hanan Real Estate, LLC |

# ZONING MAP

# Zoning Map (SP 60-8-2026)

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Zoning districts

- B-1
- B-3
- OS-1
- Tax Parcels

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

City of Farmington Hills, MI

(c) City of Farmington Hills. DISCLAIMER: Map is for reference use only and not a recorded survey. The City of Farmington Hills assumes no liability for any claims arising from use of this map.

# B-3 – General Business District

# 34-3.1.25 B-3 General Business District

## A. INTENT

The B-3 General Business District is designed to provide sites for diversified business types that might be incompatible with the pedestrian movement within the B-1 Local Business District or B-2 Community Business District.

? **User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

## B. PRINCIPAL PERMITTED USES

The following uses are permitted subject to **Section 34-3.11**:

i. Banks, credit unions, savings and loan associations and similar uses with drive-in facilities as an accessory use only
ii. **Businesses in the character of a drive-in or open front store** § 34-4.37
iii. Business schools and colleges or private schools operated for profit
iv. **Bus passenger stations** § 34-4.38
v. **Cellular towers and cellular antennae** § 34-4.24
vi. **Churches** § 34-4.4
vii. Cigar bars or lounges
viii. **Coin-operated amusement device arcades, billiard parlors or other similar indoor recreation uses** § 34-4.19.4
ix. **Commercial outdoor recreational space** § 34-4.39
x. Dance halls or catering halls when conducted within a completely enclosed building
xi. Data processing or computer centers
xii. **Establishments with coin-operated amusement devices** § 34-4.33
xiii. **Gasoline service stations** § 34-4.28
xiv. Indoor health and fitness studio and instructional dance studios
xv. **Indoor recreation facilities** § 34-4.19
xvi. **Laundry, drycleaning establishments, or pickup stations, dealing directly with the consumer** § 34-4.25
xvii. Lawn mower sales or service
xviii. Medical offices or clinics
xix. Mortuary establishments
xx. **Motel** § 34-4.34
xxi. 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
xxii. **Nursery schools, day nurseries, and day care centers** § 34-4.5
xxiii. Office buildings for any of the following occupations: executive, administrative, professional, accounting, writing, clerical, stenographic, drafting, or sales
xxiv. Other commercial uses of a similar and no more objectionable character
xxv. **Outdoor space for sale or rental of new or used motor vehicles, trailers, mobile homes, boats, recreational vehicles and other similar products** § 34-4.36

## B. PRINCIPAL PERMITTED USES (cont.)

xxvi. Personal service establishments that perform services on the premises
xxvii. Private clubs or lodge halls
xxviii. Post offices and similar governmental office buildings, serving persons living in the adjacent residential area
xxix. Public buildings, public utility buildings, telephone exchange buildings, electric transformer stations and substations without storage yards; gas regulator stations with service yards, but without storage yards; water and sewage pumping stations
xxx. Restaurants, including fast food or carryout restaurants
xxxi. **Retail businesses** § 34-4.29
xxxii. Retail sales of plant materials, lawn furniture, playground equipment and other house or garden supplies
xxxiii. **Theaters, assembly halls, concert halls or similar places of assembly** § 34-4.44
xxxiv. Tire, battery and accessory sales
xxxv. Accessory structures and uses customarily incident to any of the above uses

## C. SPECIAL APPROVAL USES

The following uses are permitted subject to **Section 34-3.11:**

i. **Automobile repair** § 34-4.31
ii. **Drive-in restaurants** § 34-4.35
iii. **Gasoline service stations** § 34-4.28
iv. **Vehicle wash** § 34-4.40
v. **Veterinary hospitals or commercial kennels** § 34-4.26

## D. ACCESSORY USES

i. **Electric vehicle infrastructure** § 34-4.55
ii. **Fabrication, repair, and processing of goods** § 34-4.29
iii. **Outdoor space for seating areas accessory to a restaurant** § 34-4.32
iv. **Parking structures** § 34-4.61

# B-3 General Business District

## E. DEVELOPMENT STANDARDS

**Lot Size**

| | |
|---|---|
| Minimum lot area: | Not specified |

**Setbacks**

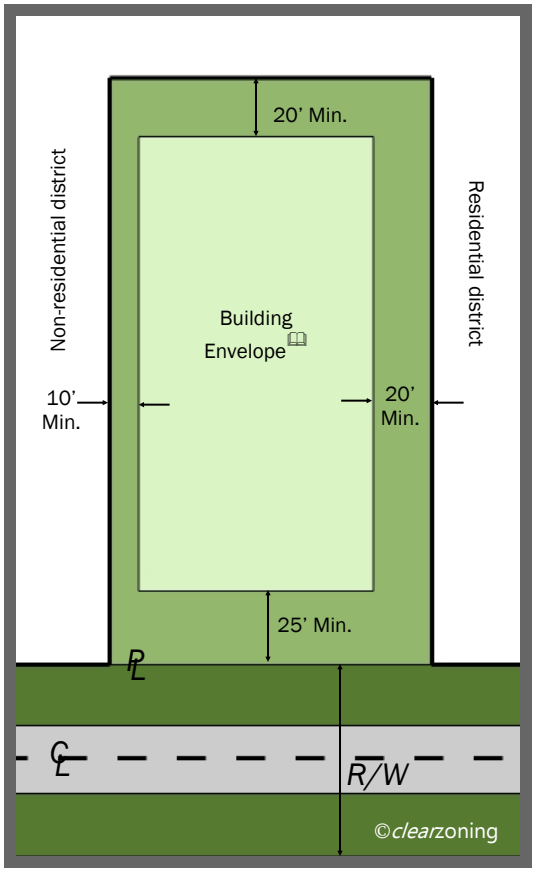
| | |
|---|---|
| Minimum front yard setback: | 25 ft |
| Minimum rear yard setback: | 20 ft |
| Minimum side yard setback: | 10 ft |
| Minimum from residential district: | 20 ft |
| Minimum from side street: | 25 ft |

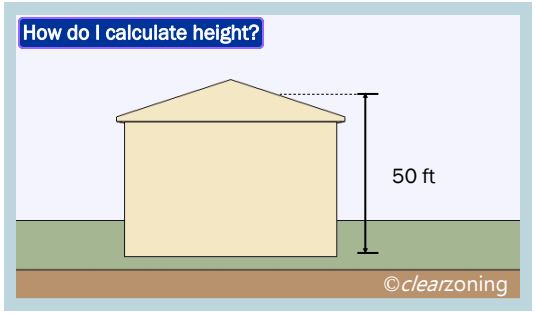
**Building Height**

| | |
|---|---|
| Maximum building height: | 50 ft |
| Maximum number of stories: | 3 |

**Open Space**

| | |
|---|---|
| Front yard open space required | 50% |




*The above drawings are not to scale.*

**NOTES**

- For additions to the above requirements, refer to Section 34-3.5: A, J, K, L, M, N, T and U.

Δ Ord. No. C-9-2024, C-5-2025

## SELECTED REFERENCES

**3. Zoning Districts**
- General Exceptions § 34-3.26
- Planned Unit Development § 34-3.20
- Marginal Access Drive § 34-3.22

**4. Use Standards**
- Special Land Uses § 34-4.20
- Adult Businesses § 34-4.21
- Standards for Cellular Towers § 34-4.24.8

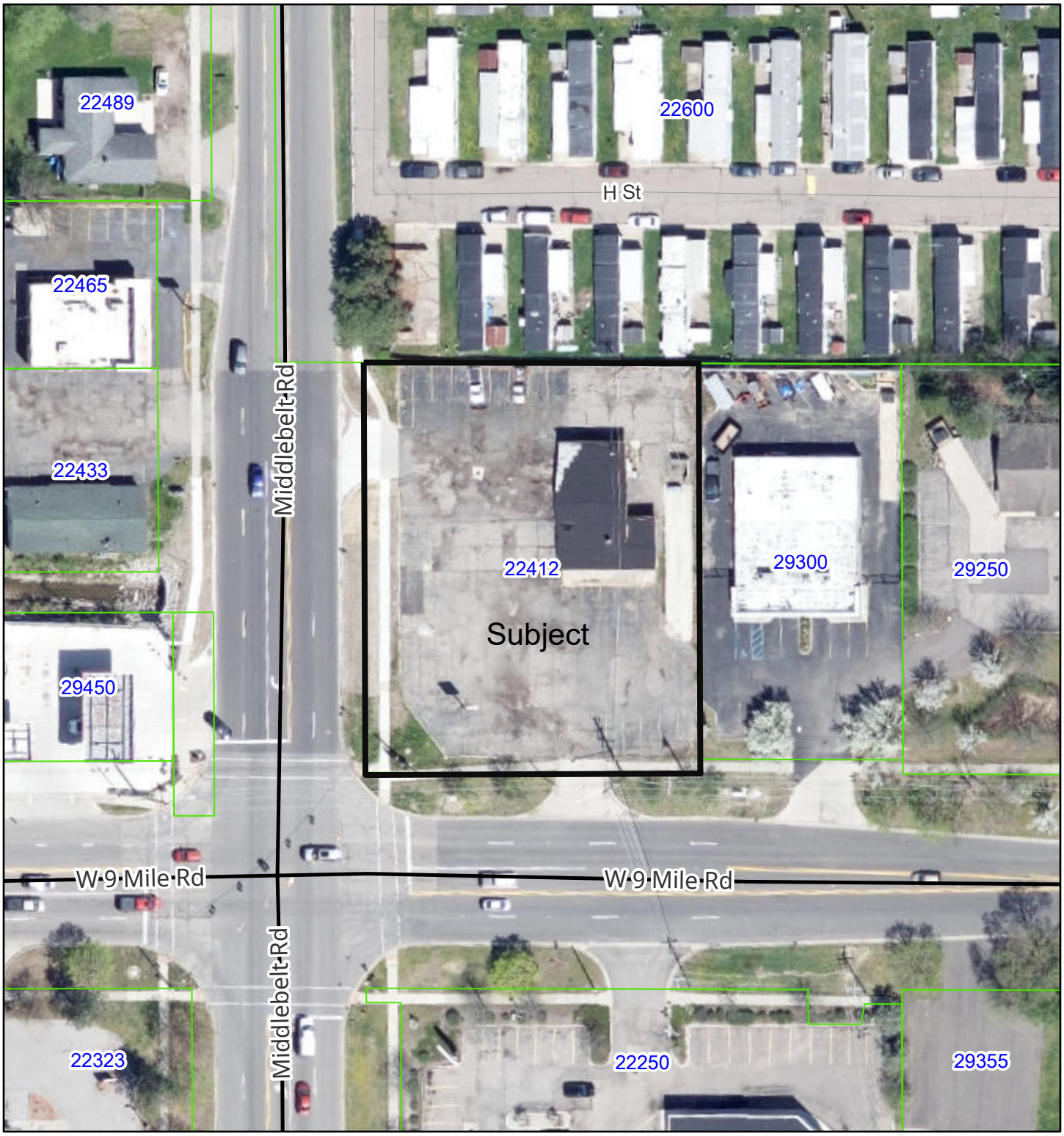
**5. Site Standards**
- Accessory Buildings and Structures § 34-5.1
- Off-street Parking Requirements § 34-5.2
- Off-street Parking Space Layout Standards § 34-5.3
- Off-street Loading and Unloading § 34-5.4
- Signs § 34-5.5
- Acceleration-deceleration Passing Lanes § 34-5.6
- Flood Zone Controls § 34-5.8
- Entranceway Structures § 34-5.9
- Corner Clearance § 34-5.10
- Frontage on Public Street § 34-5.11
- Fences § 34-5.12
- Access to Major or Secondary Thoroughfares § 34-5.13
- Landscape Development § 34-5.14
- Walls and Berms § 34-5.15
- Exterior Lighting § 34-5.16
- Screening of Rooftop Equipment § 34-5.17
- Tree Protection, Removal & Replacement § 34-5.18
- Pedestrian Access and Connectivity § 34-5.19

**6. Development Procedures**
- Site Plan Review § 34-6.1
- Notice of Public Hearing § 34-6.2
- Special Land Use and Special Approval Use Standards § 34-6.3

**7. Admin and Enforcement**
- Guarantee for Improvements § 34-7.2

# AERIAL MAP

# Aerial (SP 60-8-2026)

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Tax Parcels

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0 0.01 0.01 0.02 mi

0 0.01 0.02 0.04 km

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

City of Farmington Hills, MI
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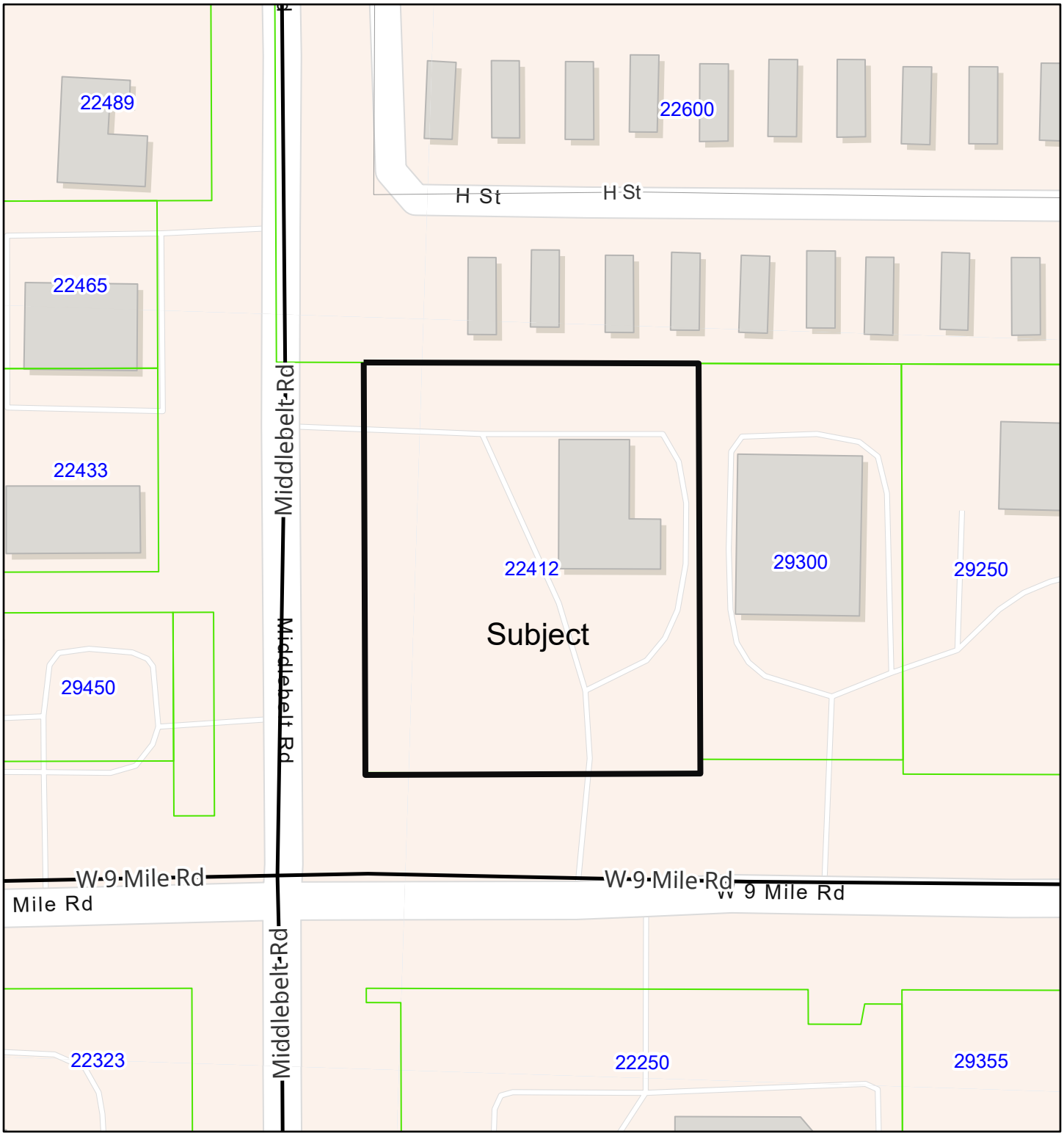
# LOCATION MAP

# Location Map (SP 60-8-2026)

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Tax Parcels

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0 0.01 0.02 0.04 km

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

City of Farmington Hills, MI

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# Site Plan

# PROPOSED INTERIOR&EXTERIOR REMODELING FOR :

# OIL CHANGE

## 22412 MIDDLEBELT ROAD, FARMINGTON HILLS, MI

ARCHITECTURAL

ARCHITECTURAL DESIGN
RESIDENTIAL
COMMERCIAL
INDUSTRIAL

M.H.A. DESIGNERS
15900 MICHIGAN AVE SUITE #4
DEARBORN , MICHIGAN 48126
PHONE (586) 360-0210
EMAIL MHADESIGNERS@YAHOO.COM

## PROJECT INFORMATION

PROJECT NUMBER: 129

PROJECT LOCATION: 22412 MIDDLEBELT ROAD, FARMINGTON HILLS, MI

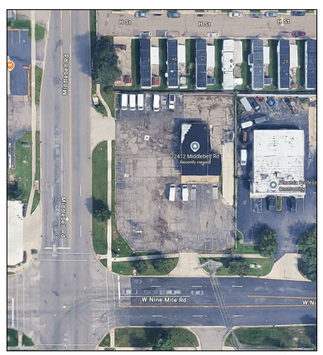
DESIGN FIRM: MHA ARCHITECT LLC.
15900 MICHIGAN AVE SUITE 4
DEARBORN , MICHIGAN 48126
PHONE: (586) 360-0210

1. THESE CONSTRUCTION DOCUMENTS WERE PREPARED FOR COMPLIANCE WITH THE MICHIGAN CONSTRUCTION CODES IN EFFECT AT THE TIME OF SITE PLAN APPROVAL. ALL ENGINEERS, CONTRACTORS AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH THE SAME CODES, ISSUED AND APPROVED CODE MODIFICATIONS AND/OR CITY OF FARMINGTON HILLS, MI 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.

ARCHITECTURAL DESIGN
RESIDENTIAL
COMMERCIAL
INDUSTRIAL

15900 MICHIGAN AVE SUITE#4
DEARBORN , MICHIGAN 48126
PHONE (586) 360-0210
EMAIL MHADESIGNERS@YAHOO.COM

## LOCATION MAP




N

## SHEET INDEX

COVER

T.001 TITLE SHEET & PROJECT INFORMATION

ARCHITECTURAL

SP.101 EXISTING SITE PLAN
SP.102 PROPOSED SITE PLAN
SP.103 SITE PLAN DETAILS
SP.104 PROPOSED PHOTOMETRIC PLAN
A.101 PROPOSED BASEMENT FLOOR PLAN
A.102 PROPOSED 1ST FLOOR PLAN
A.201 ELEVATIONS
A.202 ELEVATIONS
A.203 ELEVATIONS

## CODE INFORMATION:

PLANS ARE BEING SUBMITTED FOR THE PROPOSED EXTERIOR AND INTERIOR REMODELING FOR OIL CHANGE

GENERAL CONTR. TO COMPLY W/ ALL FEDERAL, STATE, CITY AND LOCAL CODES WHERE APPLICABLE

* MICHIGAN BUILDING CODE 2021
* ICC/ANSI A117.1. 2017 & MICHIGAN BARRIER FREE DESIGN LAW OF PUBLIC ACT 1 OF 1966 AS AMENDED.
* MICHIGAN MECHANICAL CODE 2021 (M.M.C.)
* MICHIGAN PLUMBING CODE 2021 (M.P.C.)
* INTERNATIONAL FUEL GAS CODE 2021 (I.F.G.C)
* FIRE CODE: IFC 2021 (INTERNATIONAL FIRE CODE 2021), AS REFERENCED IN THE 2021 MICHIGAN BUILDING CODE
* ENERGY CODE: MBC 2021 (MICHIGAN BUILDING CODE 2021) - CHAPTER 13 &

  MEC 2015 (MICHIGAN ENERGY CODE 2021) - CHAPTER 4 & MICHIGAN ENERGY CODE PART 10a. RULES (ANSI/ ASHRAE 90.1-2013)
* MICHIGAN ELECTRICAL CODE BASED ON 2023 N.E.C. W/ PART 8 AMENDMENTS
* PROJECT SHALL COMPLY W/ MBC 2021 CHP. 35
* REFERENCE STANDARDS

| | | | |
|---|---|---|---|
| USE GROUP: | | F1 PER SECTION 306.2 | |
| CONST. CLASSIFICATION: | | IIIB | |
| TOTAL AREA: | 1ST FLOOR | +/- | 1701 S.F UNSPRINKLER |
| | BASEMENT | +/- | 670 S.F UNSPRINKLER |

## ABBREVIATIONS/NOTES

| | | | |
|---|---|---|---|
| AFF | - ABOVE FINISH FLOOR | F.D. | - FLOOR DRAIN |
| ALUM | - ALUMINUM | F.F. | - FINISHED FLOOR |
| AT | - ACOUSTICAL TILE | FND. | - FOUNDATION |
| BRD | - BOARD | FTG | - FOOTING |
| BFF | - BELOW FINISH FLOOR | GALV | - GALVANIZED |
| BLK | - BLOCK | G.C. | - GENERAL CONTRACTOR |
| BM | - BEAM | GL | - GLASS |
| B.O. | - BY OWNER | G.B. | - GRAB BAR |
| BU | - BUILT UP | GYP | - GYPSUM |
| CAB | - CABINET | H.M. | - HOLLOWED METAL |
| C.B. | - CATCH BASING | HVAC | - HEATING & VENT. |
| C | - COLD | INSUL. | - INSULATION |
| CER | - CERAMIC | L.L. | - LIVE LOAD |
| C.J. | - CONTROL JOINT | MECH. | - MECHANICAL |
| C.L. | - CENTER LINE | MTL. | - METAL |
| CLG | - CEILING | O.C. | - ON CENTER |
| CLOS | - CLOSET | PT | - PAINT |
| C.O. | - CLEAN OUT | RA | - RETURN AIR |
| COL | - COLUMN | RD | - ROOF DRAIN |
| CONC | - CONCRETE | REINF | - REINFORCING |
| CONT | - CONTINUOUS | REQ | - REQUIRED |
| DET | - DETAIL | SA | - SUPPLY AIR |
| DIM | - DIMENSION | SIM | - SIMILAR |
| DL | - DEAD LOAD | STOR. | - STORAGE |
| DN | - DOWN | T.B. | - TOWEL BAR |
| DS | - DOWN SPOUT | T.O.F. | - TOP OF FOOTING |
| EA | - EACH | T.O.S. | - TOP OF TOP OF STEEL |
| E.C. | - ELEC. CONTRACTOR | T.O.P. | - TOP OF PIER |
| E.J. | - EXPANSION JOINT | T.O.W. | - TOP OF WALL |
| ELEC | - ELECTRICAL | U.N.O. | - UNLESS NOTED OTHERWISE |
| ELEV | - ELEVATION | V.I.F. | - VERIFY IN FIELD |
| EXH | - EXHAUST | W/ | - WITH |
| EX | - EXISTING | WD | - WOOD |
| EXT | - EXTERIOR | | |
| F&I | - FURNISH AND INSTALL | | |

## ISSUED FOR

PERMITS 6-24-26

## SEAL

STATE OF MICHIGAN
MUSTAFA HUSSAIN
ENGINEER
NO. 6201040371
LICENSED PROFESSIONAL ENGINEER

Mustafa Hussain

# MORTGAGE SURVEY

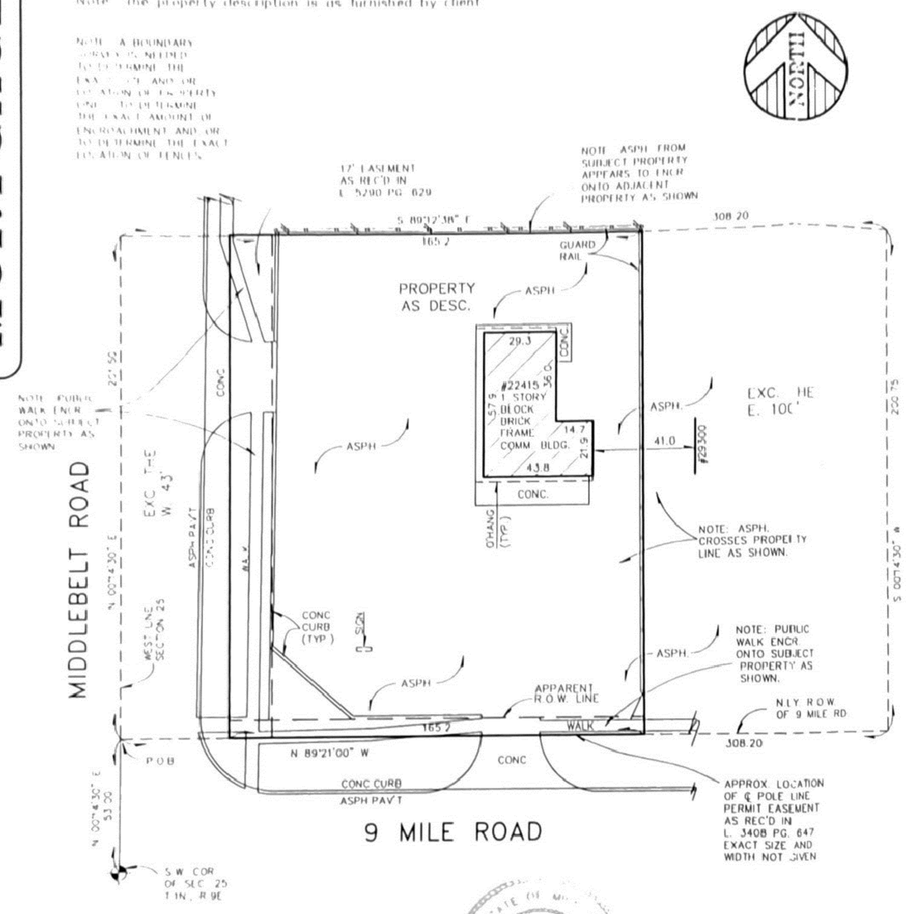
**Certified to:** TITLE ONE, INC

**Applicant:** HANAN REAL ESTATE, LLC

**Property Description:**
Land in the City of Farmington Hills, Oakland County, Michigan, described as:
Part of the Southwest 1/4 of the Southwest 1/4 of Section 25, Town 1 North, Range 9 East. Described as: Beginning at a point on the West Section line of Section 25, North 00 degrees 14 minutes 30 seconds East 53.00 feet from the Southwest corner of Section 25, thence North 00 degrees 14 minutes 30 seconds East along the West Section line of said Section 200.50 feet to a point, thence South 89 degrees 12 minutes 38 seconds East 308.20 feet to a point, thence South 00 degrees 14 minutes 30 seconds West 200.75 feet to a point in the Northerly right of way line of Nine Mile Road, thence North 89 degrees 21 minutes 00 seconds West 308.20 feet along the Northerly right of way line of Nine Mile to the point of beginning, except therefrom the West 43.00 feet deeded for highway purposes and except the East 100.00 feet.

Note: The property description is as furnished by client.

NOTE: A BOUNDARY SURVEY IS NEEDED TO DETERMINE THE EXACT SIZE AND/OR LOCATION OF PROPERTY AND/OR TO DETERMINE THE EXACT AMOUNT OF ENCROACHMENT AND/OR TO DETERMINE THE EXACT LOCATION OF FENCES.




CERTIFICATE: We hereby certify that we have surveyed the above-described property in accordance with the description furnished for the purpose of a mortgage loan to be made by the forementioned applicants, mortgagor, and that the buildings located thereon do not encroach on the adjoining property, nor do the buildings on the adjoining property encroach upon the property heretofore described, except as shown. This survey is not to be used for the purpose of establishing property lines, nor for construction purposes, no stakes having been set at any of the boundary corners.

THIS SURVEY DRAWING IS VOID IF THE PROFESSIONAL SEAL IS NOT IN BLUE INK.

JOB NO: 14-01480 SCALE: 1"=40'
DATE: 05/01/14 DR BY: M.L./J.P.

**KEM-TEC** Professional Engineers & Surveyors
Eastpointe (800) 295 7222 FAX (586) 772 4048
Detroit (313) 758 0677 FAX (586) 772 4048
Ann Arbor (734) 994 0888 FAX (734) 994 0667
Grand Blanc (888) 694 0001 FAX (810) 694 9955
www.kemtecsurvey.com

NORTH
EXISTING SITE PLAN
SCALE:

| ISSUED FOR | DATE |
|---|---|
| PERMITS | 6-24-26 |
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| . | . |

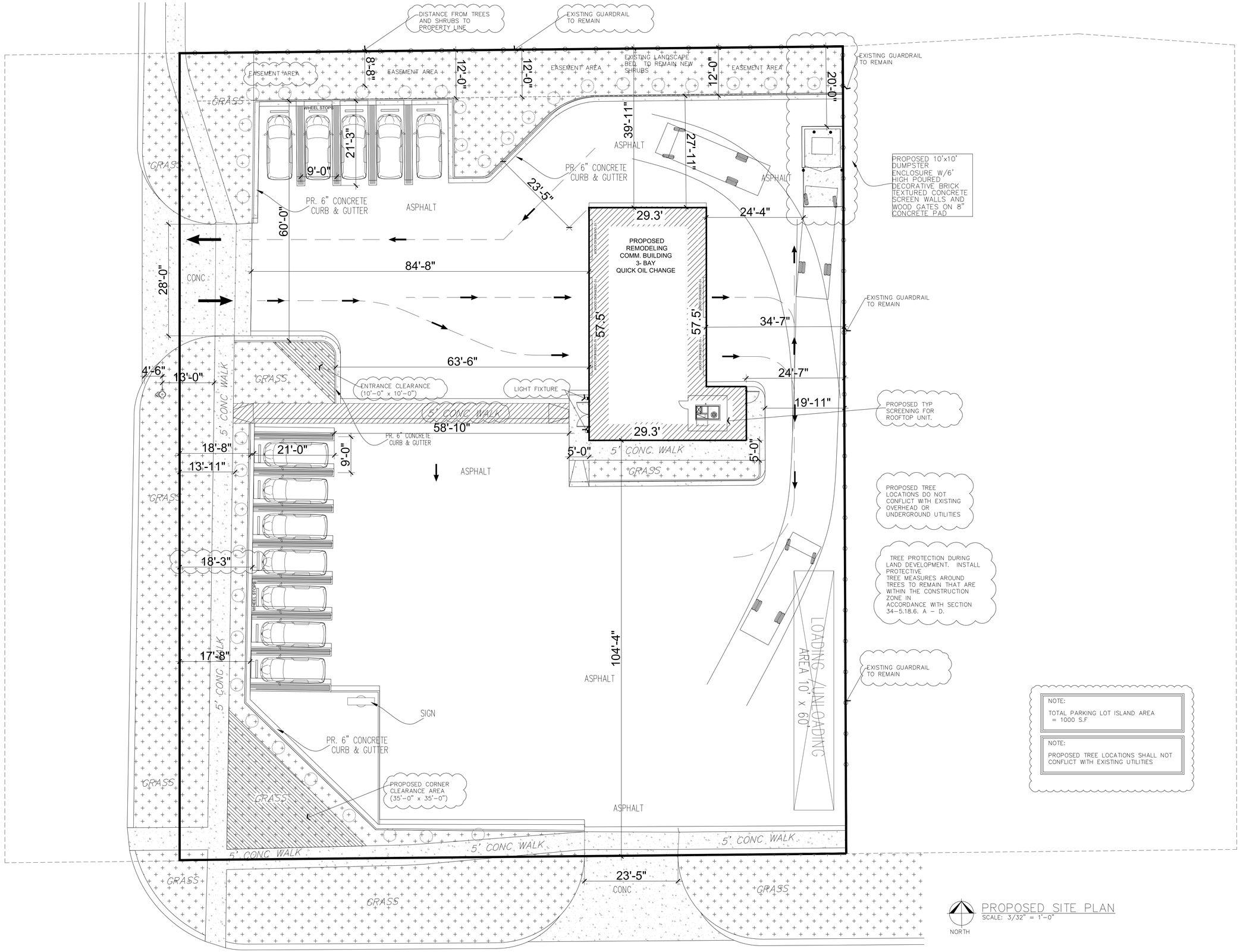

MHA DESIGNERS
15900 MICHIGAN AVE
DEARBORN MI, 48126
PHONE:
586-360-0210
EMAIL:
MHADESIGNERS@YAHOO.CO


STATE OF MICHIGAN
MUSTAFA HUSSAIN
ENGINEER
NO. 6201040371
LICENSED PROFESSIONAL ENGINEER

PROPOSED INTERIOR & EXTERIOR REMODELING FOR:
OIL CHANGE
22412 MIDDLEBELT ROAD,
FARMINGTON HILLS, MI

| DRAWN: | DESIGNED: | CHECKED: |
|---|---|---|
| MH | MH | MB |

SCALE : AS SHOWN
FILE NAME : 23022_A.101
JOB #: 23022
SHEET TITLE: EXISITNG SITE PLAN
SHEET #: SP.101




PROPOSED SITE PLAN
SCALE: 3/32" = 1'-0"

| ISSUED FOR | DATE |
|---|---|
| PERMITS | 7-9-2026 |

MHA DESIGNERS
15900 MICHIGAN AVE
DEARBORN MICHIGAN , 48126
PHONE: 586-360-0210
EMAIL: MHADESIGNERS@YAHOO.COM

STATE OF MICHIGAN
MUSTAFA HUSSAIN
ENGINEER NO. 6201040371
LICENSED PROFESSIONAL ENGINEER

OIL CHANGE
EXTERIOR AND INTERIOR REMODELING
22412 MIDDLEBELT ROAD,
FARMINGTON HILLS, MI

| DRAWN: | DESIGNED: | CHECKED: |
|---|---|---|
| MH | MH | MB |

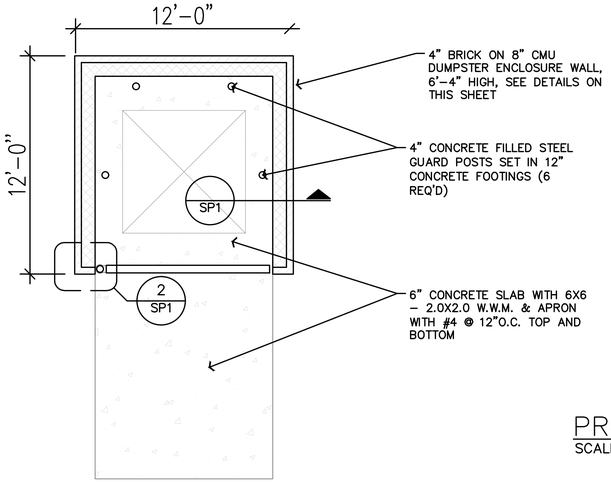
SCALE : AS SHOWN

FILE NAME : 23022_A.101

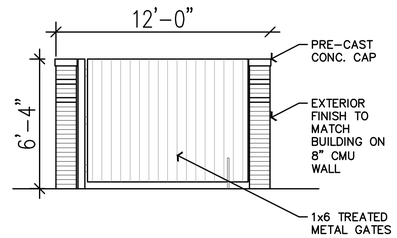
JOB # 23022

SHEET TITLE
PROPOSED SITE PLAN

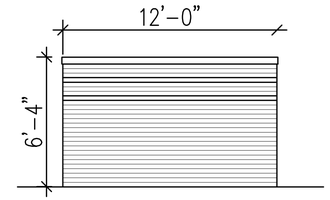
SHEET #
SP.102



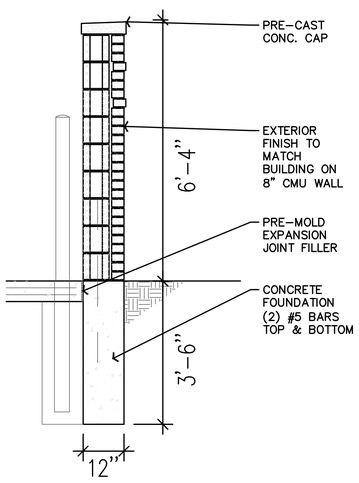

PROPOSED DUMPSTER ENCLOSURE PLAN
SCALE: 1/4"=1'-0"



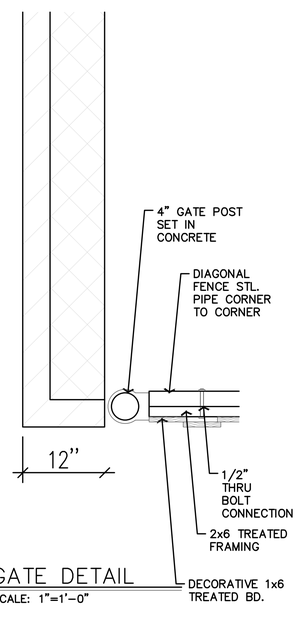

PROPOSED DUMPSTER ENCLOSURE GATE ELEVATION
SCALE: 1/4"=1'-0"



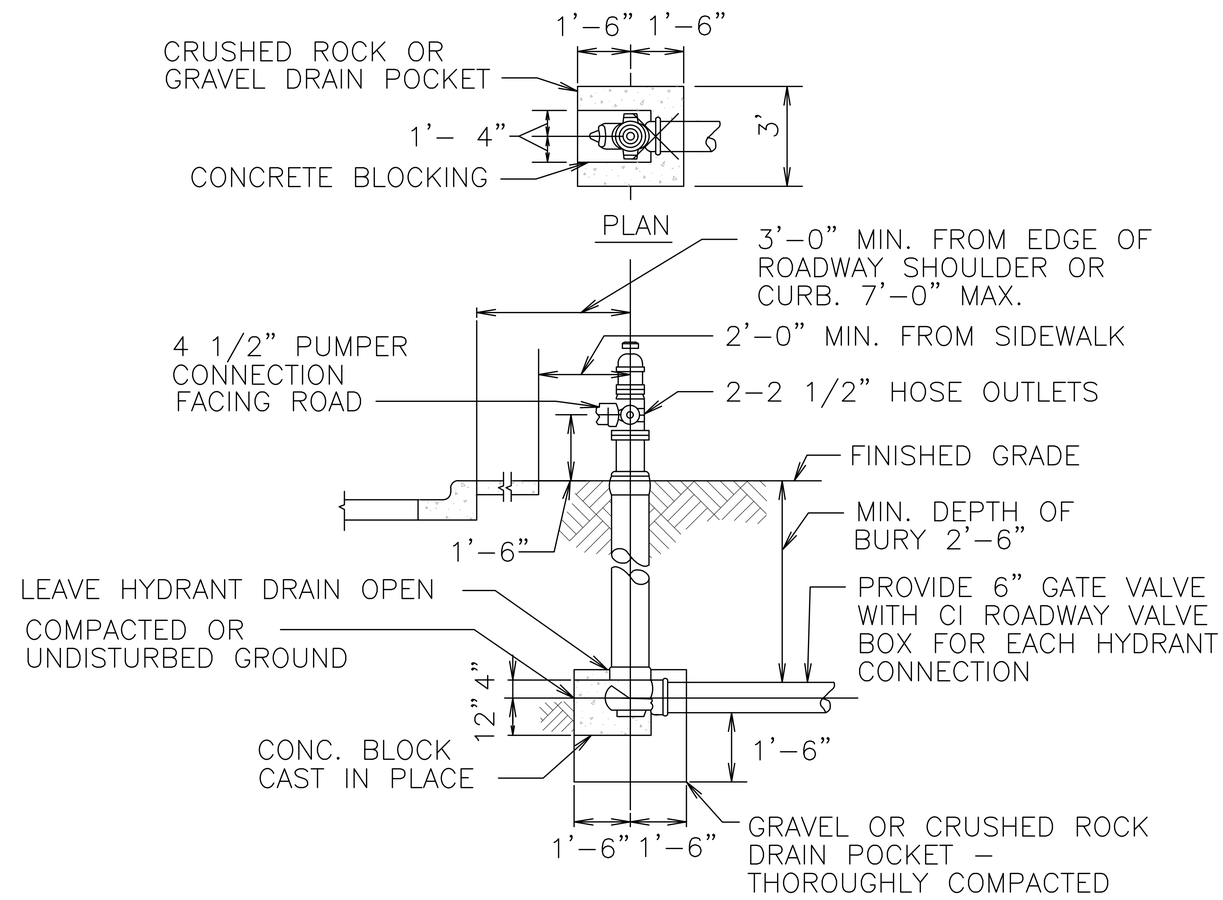

PROPOSED DUMPSTER ENCLOSURE REAR ELEVATION
SCALE: 1/4"=1'-0"




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




2 SP.1 GATE DETAIL
SCALE: 1"=1'-0"




# FIRE HYDRANT - WET TYPE

N.T.S.

| ISSUED FOR | DATE |
|---|---|
| PERMITS | 6-24-26 |


MHA DESIGNERS

15900 MICHIGAN AVE
DEARBORN MI , 48126
PHONE:
586-360-0210
EMAIL:
MHADESIGNERS@YAHOO.CO


STATE OF MICHIGAN
MUSTAFA HUSSAIN
ENGINEER
NO. 6201040371
LICENSED PROFESSIONAL ENGINEER

PROPOSED INTERIOR & EXTERIOR REMODELING FOR:
OIL CHANGE
22412 MIDDLEBELT ROAD,
FARMINGTON HILLS, MI

| DRAWN: | DESIGNED: | CHECKED: |
|---|---|---|
| MH | MH | MB |

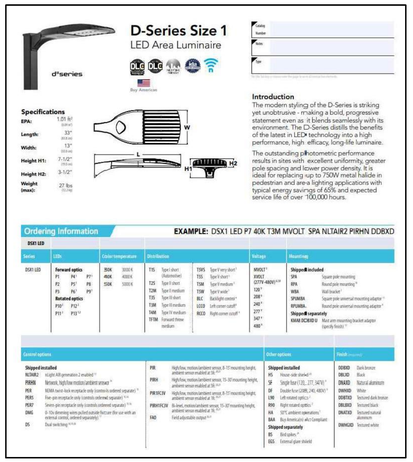
SCALE : AS SHOWN

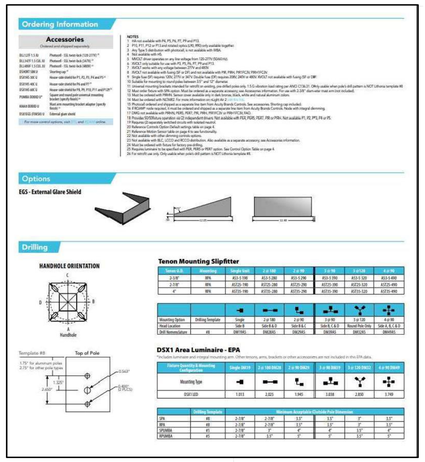
FILE NAME : 23022_A.101

JOB #: 23022

SHEET TITLE
SITE PLAN DETAILS

SHEET #
SP.103



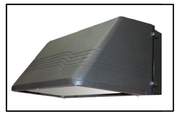

WARELIGHT

PROJECT NAME: _____ CATALOG NUMBER: _____

NOTES: _____ FIXTURE SCHEDULE: _____

## Full Cutoff Wall Pack

The Full Cutoff Wall Pack is designed to cast the light down and reduce light spread. It has a tempered glass lens that will resist yellowing over time. It is wet location rated for mounting outside along the sides of buildings, schools, garages and other structures.



**Features:**

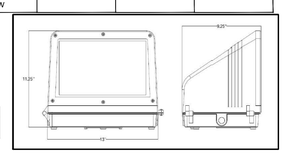
- Tempered glass lens, non-yellowing
- 0-10V dimming standard
- ETL, DLC Listed
- IP65 Rated
- 120-277V
- CRI: >70
- CCT: 4000K or 5000K
- Life: 50000 Hours
- Warranty: 5 Years
- Lumens:
  - o45W = 5500
  - o60W = 6900
  - o75W = 8800
  - o90W = 11000 (available Q4 2021)

**Applications**

- Building façade
- Carports
- Loading areas
- Driveways
- Parking areas

| WareLight Full Cutoff Wall Pack | | | | |
|---|---|---|---|---|
| Model | Wattage | CCT | Voltage | Generation |
| WLFC | 45W<br>60W<br>75W<br>90W | 4000K<br>5000K | MV (120-277V) | G2 |

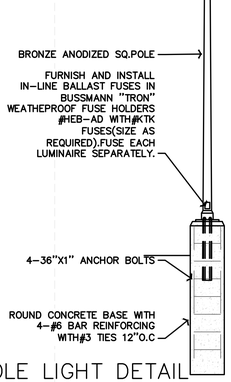
Dimensions:
Length: 13" (330mm)
Width: 11.25" (280mm)
Height: 9.25" (230mm)




WARELIGHT

WareLight
2750 South 163rd St
New Berlin, WI 53151

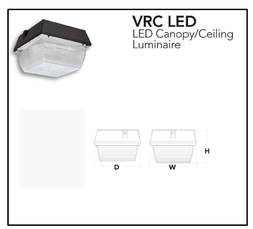
warelight.com
Phone: (888) 571-7878
info@warelight.com




POLE LIGHT DETAIL

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

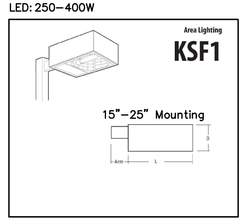
VRC LED
LED Canopy/Ceiling Luminaire




SPECIFICATIONS

WIDTH: 12-3/8" (31.5CM)
HEIGHT: 8-3/4" (22.3CM)
DEPTH: 12-3/8" (31.5CM)
WEIGHT: 7.5 LBS (3.4KG)

AREA LIGHTING KSF2
LED: 250-400W




SPECIFICATIONS

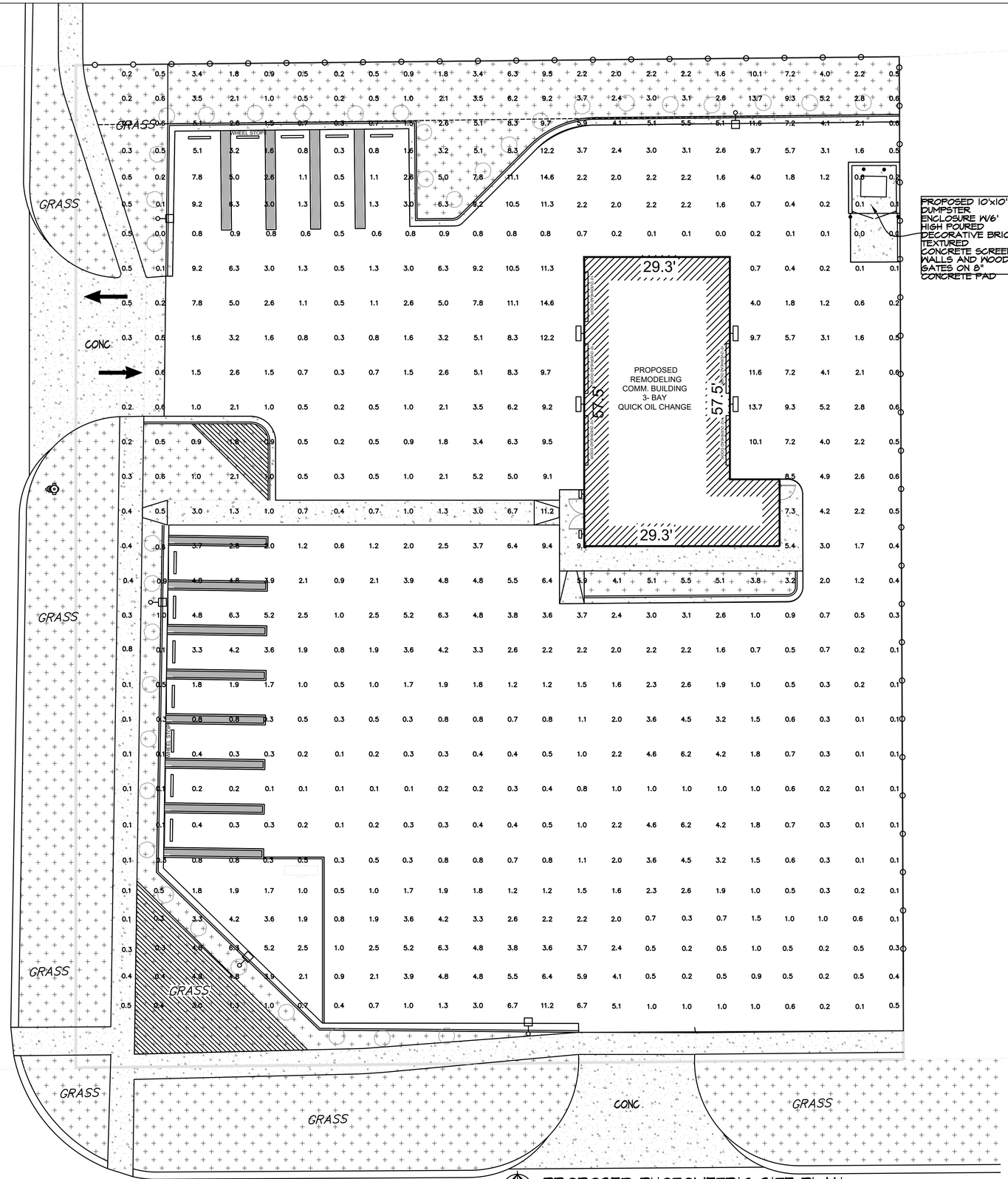
EPA: 2.0 FT (.28M2)
includes arm
LENGTH: 24-19/32 (62.5)
WIDTH: 17-25/32 (62.5)
DEPTH: 8-5/16(21.1)
ARM: 4(10.2)
*WEIGHT: 52 lbs (23.6KG)

*Weight as configured in example below.
All dimensions are in inches(centimeters) unless otherwise specified.

| Mounting option | Drilling template |
|---|---|
| SPxx,RPxx,DA12P | 5 |
| WBxx,DA12WB | 6 |
| WWxx | 7 |

*LUMINAIRE SCHEDULE*

| NOT FOR PRODUCTION USE | SYMBOL | LAMP/QTY | DESCRIPTION | |
|---|---|---|---|---|
| POLE | | (1) LED/ 3 | DSX1 LED P3 40K T4M MVOLT with houseside shield | |
| WALL | | (1) LED/ 8 | WLFC-45W-40K-MV-10D-G2 | |
| NOT FOR PRODUCTION USE | MOUNTING | MODEL | VOLTS | NOTE 1 |
| POLE | GROUND | Lithonia Lighting, DSX1 LED P3 40K T4M MVOLT HS | 120V 1P 2W | LED DRIVER, |
| WALL | CEILING | Warehouse Lighting | 120V 1P 2W | |




PROPOSED PHOTOMETRIC SITE PLAN

SCALE: 3/32" = 1'-0"

NORTH

| ISSUED FOR | DATE |
|---|---|
| PERMITS | 6-24-26 |

MHA DESIGNERS
15900 MICHIGAN AVE
DEARBORN MI , 48126
PHONE:
586-360-0210
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STATE OF MICHIGAN
MUSTAFA HUSSAIN
ENGINEER NO. 6201040371
LICENSED PROFESSIONAL ENGINEER

Mustafa Hussain

PROPOSED INTERIOR & EXTERIOR REMODELING FOR
OIL CHANGE
22412 MIDDLEBELT ROAD,
FARMINGTON HILLS, MI

| DRAWN: | DESIGNED: | CHECKED: |
|---|---|---|
| MH | MH | MB |

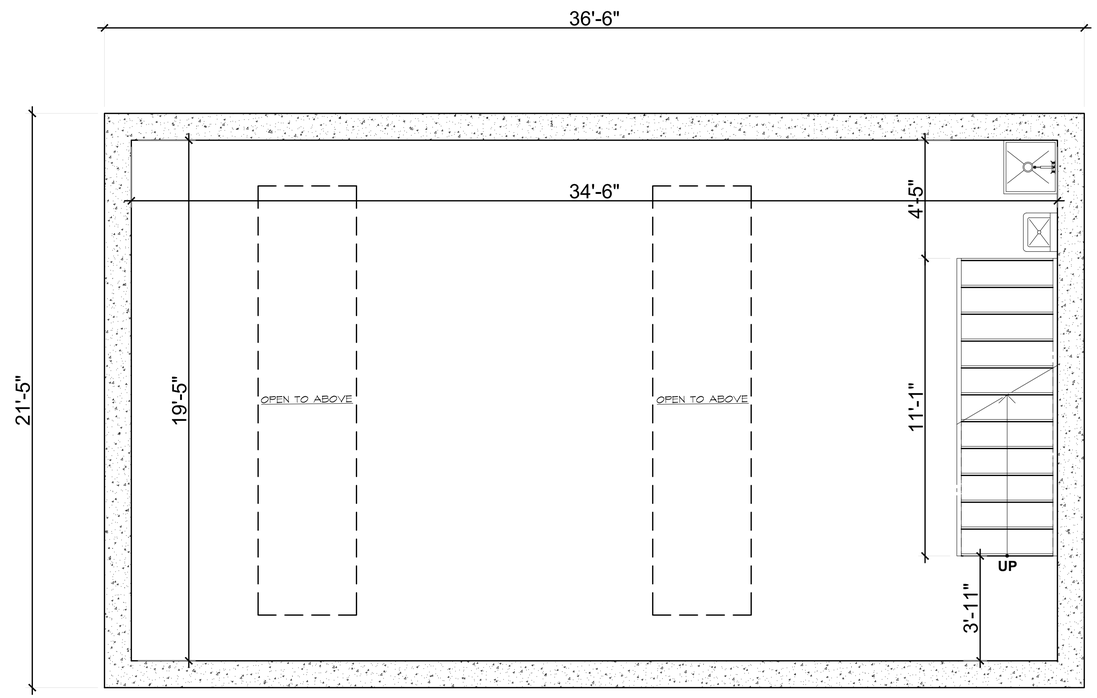
SCALE : AS SHOWN

FILE NAME : 23022_A.101

JOB #: 23022

SHEET TITLE
PROPOSED PHOTOMETRIC PLAN

SHEET #
SP.104




NORTH

## PROPOSED BASEMENT FLOOR PLAN

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

| ISSUED FOR | DATE |
|---|---|
| PERMITS | 6-24-26 |
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Mustafa Hussain

PROPOSED INTERIOR & EXTERIOR REMODELING FOR:
OIL CHANGE
22412 MIDDLEBELT ROAD,
FARMINGTON HILLS, MI

| DRAWN: | DESIGNED: | CHECKED: |
|---|---|---|
| MH | MH | MB |

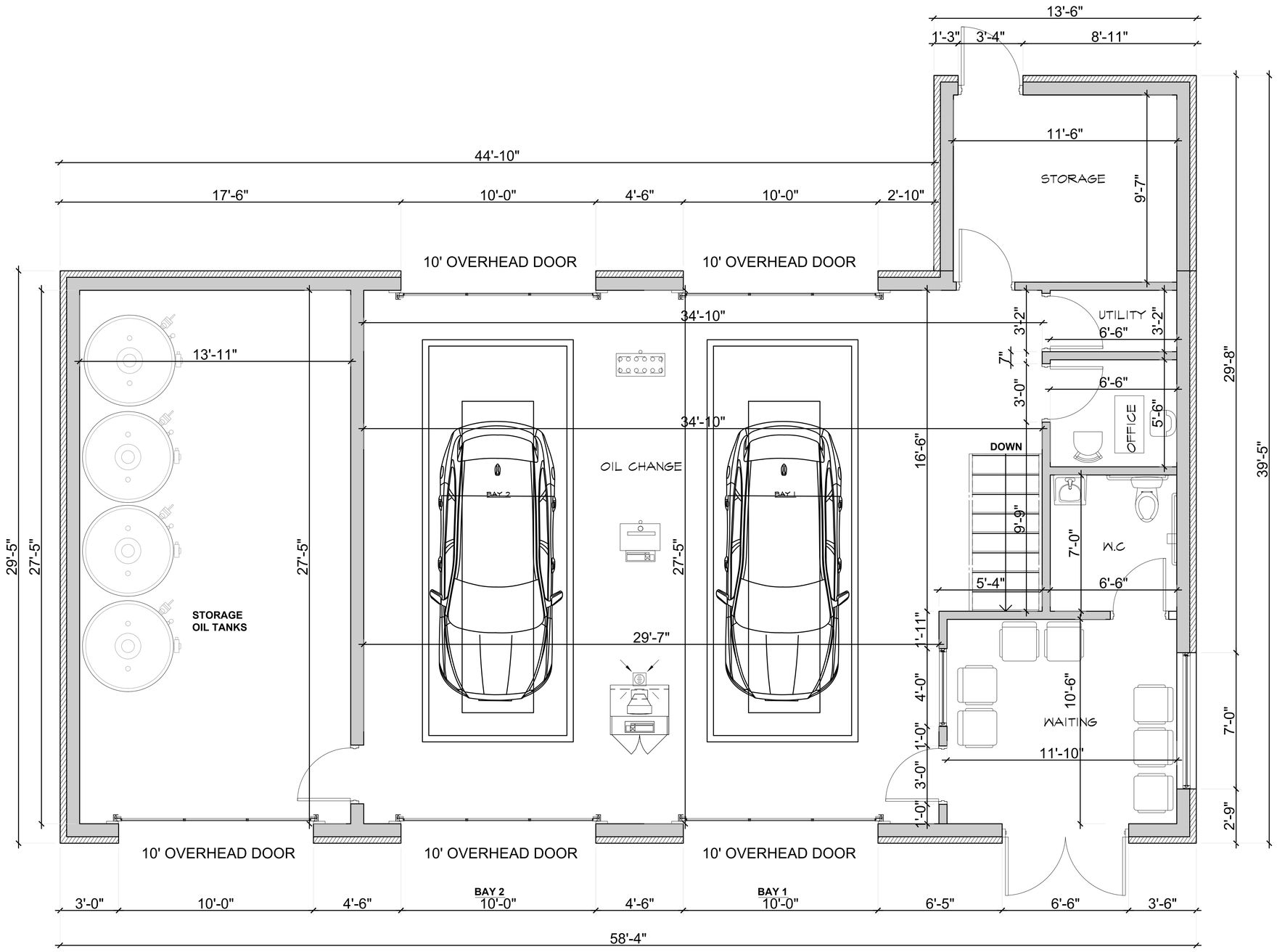
SCALE : AS SHOWN

FILE NAME : 23022_A.102

JOB #: 23022

SHEET TITLE
PROPOSED
BASEMENT
FLOOR PLAN

SHEET #
A.101




NORTH

## PROPOSED FLOOR PLAN

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

| ISSUED FOR | DATE |
|---|---|
| PERMITS | 6-24-26 |


MHA DESIGNERS

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OIL CHANGE
22412 MIDDLEBELT ROAD,
FARMINGTON HILLS, MI

| DRAWN: | DESIGNED: | CHECKED: |
|---|---|---|
| MH | MH | MB |

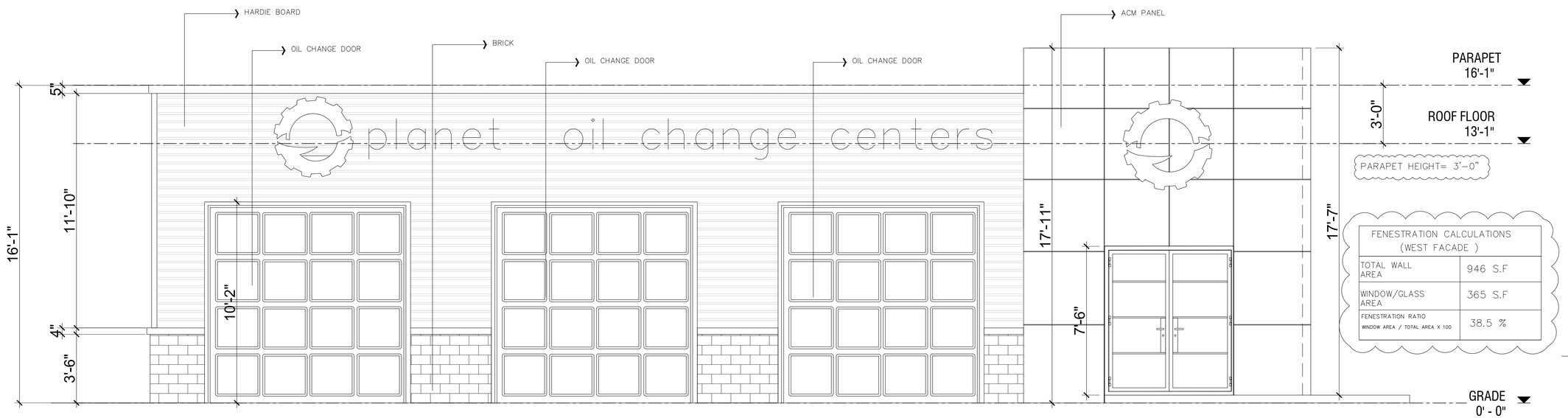
SCALE : AS SHOWN

FILE NAME : 23022_A.102

JOB #: 23022

SHEET TITLE
PROPOSED
FLOOR PLAN

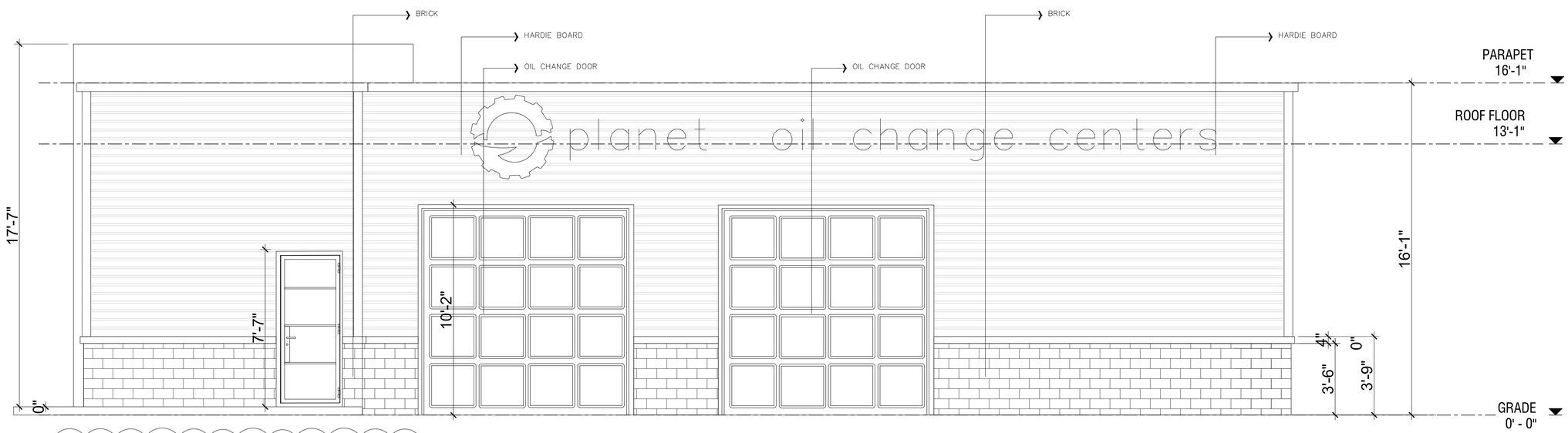
SHEET #
A.102




FENESTRATION CALCULATIONS
(WEST FACADE )

| | |
|---|---|
| TOTAL WALL AREA | 946 S.F |
| WINDOW/GLASS AREA | 365 S.F |
| FENESTRATION RATIO<br>WINDOW AREA / TOTAL AREA X 100 | 38.5 % |

FRONT ELEVATION ( WEST)
SCALE: 3/8" = 1'-0"




MATERIAL SCHEDULE

| MATERIAL | WEST ELEVATION | EAST ELEVATION |
|---|---|---|
| HARDIE PANEL | 327 S.F | 547 S.F |
| BRICK | 43.5 S.F | 114 S.F |
| ACM PANEL | 207 S.F | ——— |

REAR ELEVATION ( EAST)
SCALE: 3/8" = 1'-0"

| ISSUED FOR | DATE |
|---|---|
| PERMITS | 7-16-26 |
| . | . |
| . | . |
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OIL CHANGE
EXTERIOR AND INTERIOR REMODELING
22412 MIDDLEBELT ROAD,
FARMINGTON HILLS, MI

| DRAWN: | DESIGNED: | CHECKED: |
|---|---|---|
| MH | MH | MB |

SCALE : AS SHOWN

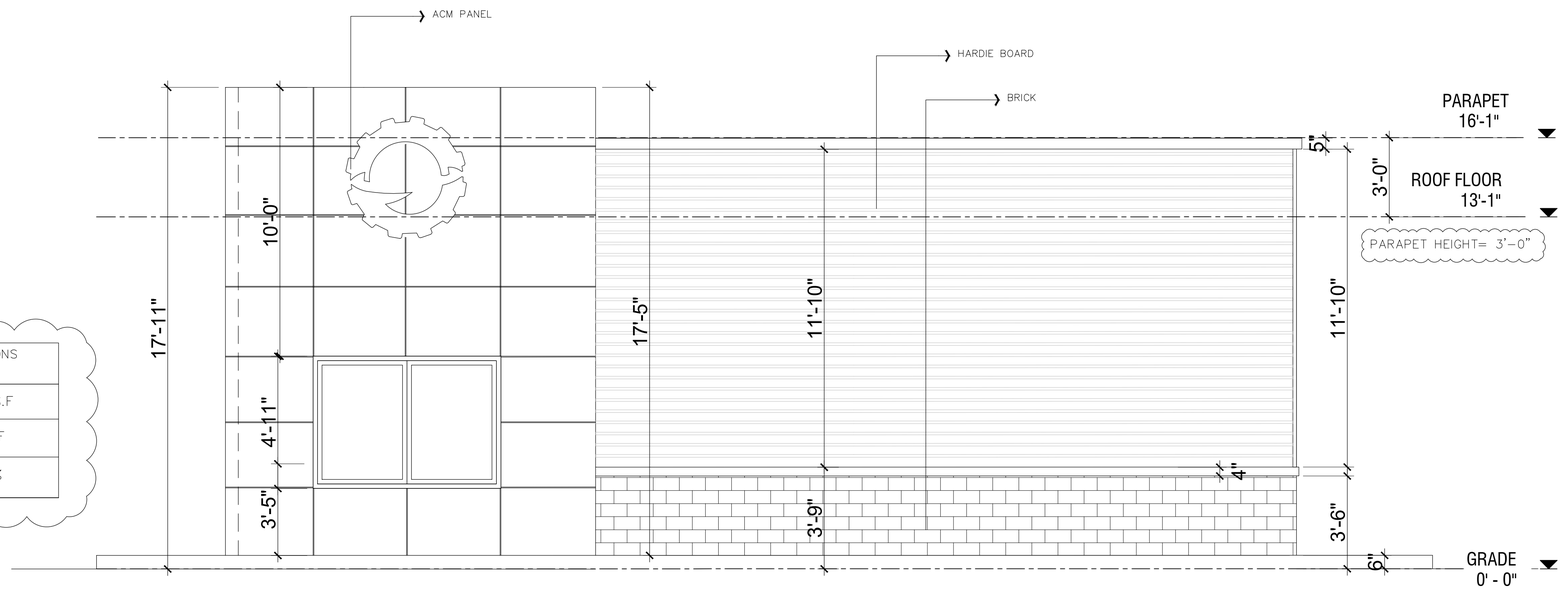
FILE NAME : 23022_A.103

JOB #: 23022

SHEET TITLE
EAST & WEST ELEVATION

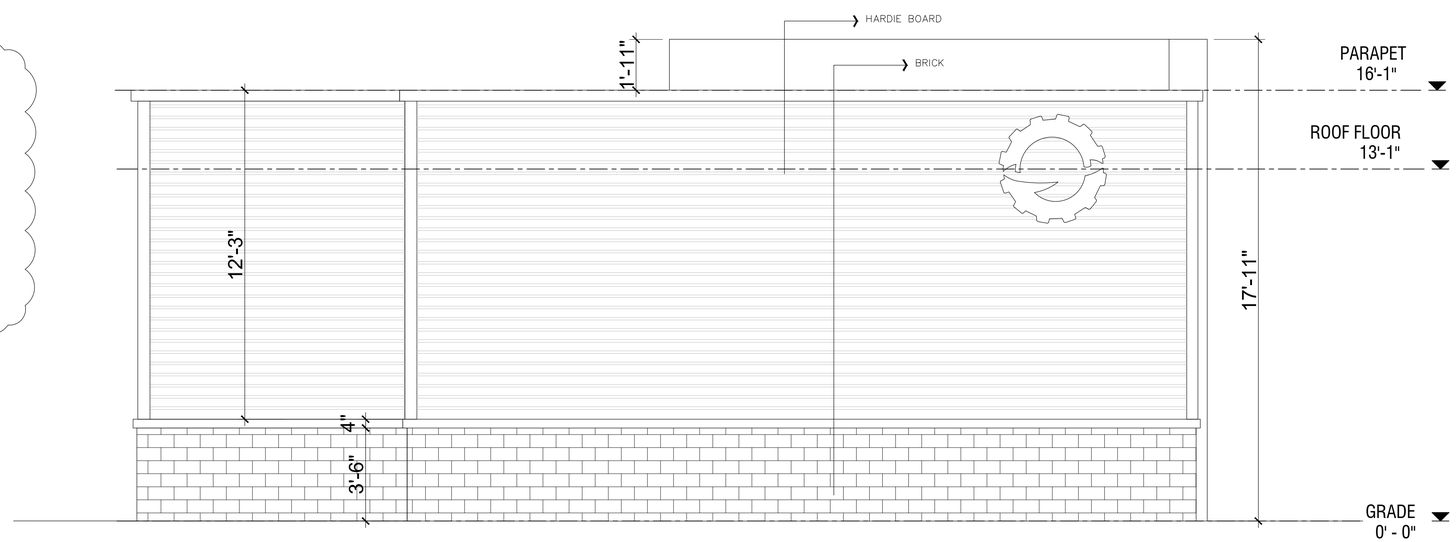
SHEET #
A.201

| FENESTRATION CALCULATIONS (WEST FACADE ) | |
|---|---|
| TOTAL WALL AREA | 636 S.F |
| WINDOW/GLASS AREA | 34 S.F |
| FENESTRATION RATIO<br>WINDOW AREA / TOTAL AREA X 100 | 5.3 % |




RIGHT ELEVATION ( SOUTH)
SCALE: 3/8" = 1'-0"

| MATERIAL SCHEDULE | | |
|---|---|---|
| MATERIAL | NORTH ELEVATION | SOUTH ELEVATION |
| HARDIE PANEL | 466 S.F | 318 S.F |
| BRICK | 135 S.F | 77 S.F |
| ACM PANEL | ——— | 206 S.F |




LEFT ELEVATION ( NORTH)
SCALE: 3/8" = 1'-0"

| ISSUED FOR | DATE |
|---|---|
| PERMITS | 7-16-26 |
| . | . |
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MHA DESIGNERS

15900 MICHIGAN AVE
DEARBORN MICHIGAN ,
48126

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


STATE OF MICHIGAN
MUSTAFA HUSSAIN
ENGINEER
NO. 6201040371
LICENSED PROFESSIONAL ENGINEER

OIL CHANGE
EXTERIOR AND INTERIOR REMODELING
22412 MIDDLEBELT ROAD,
FARMINGTON HILLS, MI

| DRAWN: | DESIGNED: | CHECKED: |
|---|---|---|
| MH | MH | MB |

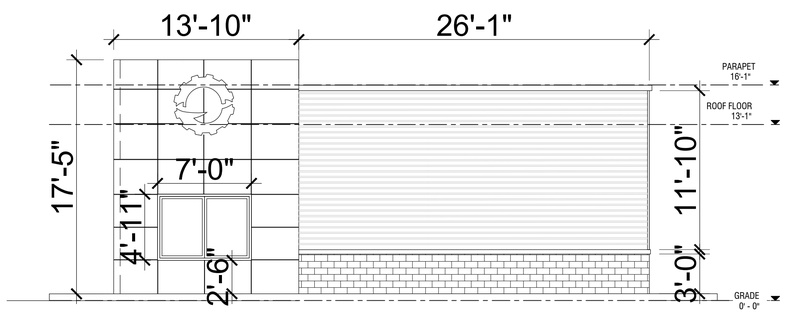
SCALE : AS SHOWN

FILE NAME : 23022_A.104

JOB #: 23022

SHEET TITLE
NORTH & SOUTH ELEVATIONS

SHEET #
A.202



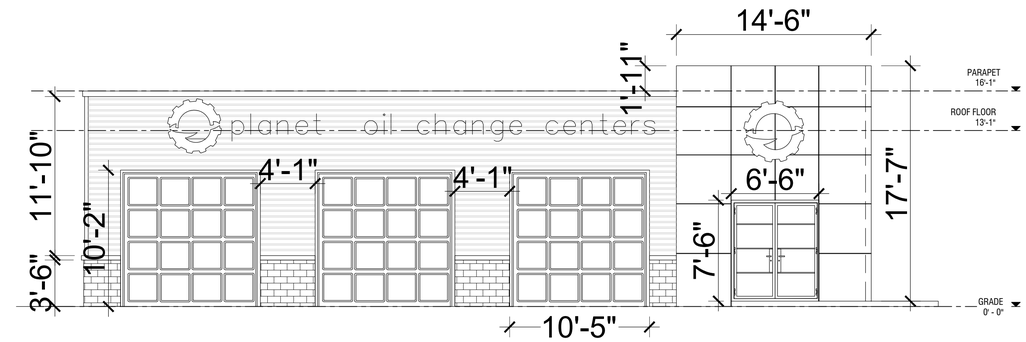

AREA OF BRICK: 77 SQ.FT 13%

AREA OF ACM PANELS: 206 SQ.FT 33%

AREA OF METAL SIDING: 310 SQ.FT 49%

AREA OF WINDOWS/DOORS: 34 SQ.FT 5%

TOTAL: 635 SQ.FT 100%



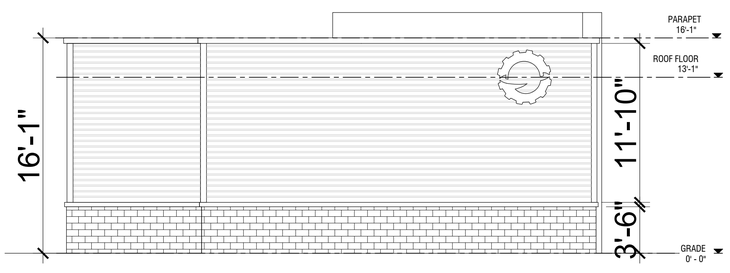

AREA OF BRICK: 45 SQ.FT 5%

AREA OF ACM PANELS: 207 SQ.FT 22%

AREA OF METAL SIDING: 321 SQ.FT 33%

AREA OF WINDOWS/DOORS: 368 SQ.FT 40%

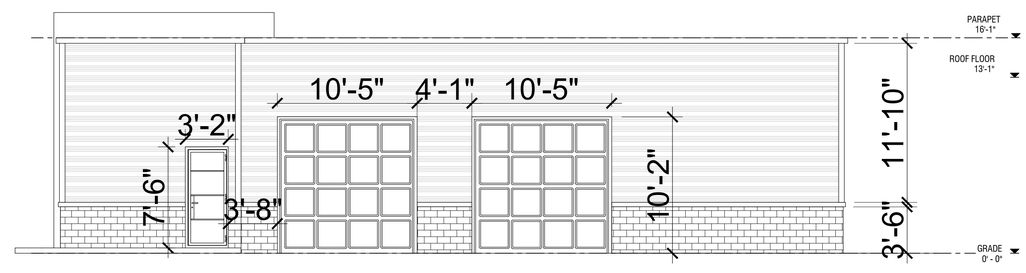
TOTAL: 965 SQ.FT 100%




AREA OF BRICK: 137 SQ.FT 22%

AREA OF METAL SIDING: 493 SQ.FT 78%

TOTAL: 630 SQ.FT 100%




AREA OF BRICK: 115 SQ.FT 12%

AREA OF METAL SIDING: 532 SQ.FT 55%

AREA OF WINDOWS/DOORS: 236 SQ.FT 40%

TOTAL: 883 SQ.FT 100%

LEFT ELEVATION ( NORTH)
SCALE: 3/16" = 1'-0"

| ISSUED FOR | DATE |
|---|---|
| PERMITS | 7-9-2026 |


MHA DESIGNERS

15900 MICHIGAN AVE
DEARBORN MICHIGAN ,
48126

PHONE:
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EMAIL:
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LICENSED PROFESSIONAL ENGINEER

OIL CHANGE
EXTERIOR AND INTERIOR REMODELING
22412 MIDDLEBELT ROAD,
FARMINGTON HILLS, MI

| DRAWN: | DESIGNED: | CHECKED: |
|---|---|---|
| MH | MH | MB |

SCALE : AS SHOWN

FILE NAME : 23022_A.104

JOB #: 23022

SHEET TITLE
ELEVATIONS
ELEVATIONS

SHEET #
A.203

# Memo to Planning Commission from Staff Planner dated September 10, 2026

# RE: Planet Oil

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

# *Memo*

| | |
|---|---|
| **DATE:** | **September 10, 2026** |
| **TO:** | **Planning Commission** |
| **CC:** | **Charmaine Kettler-Schmult, Director of Planning & Community Development** |
| | **Diane Mulville-Friel, City Planner** |
| **FROM:** | **Kirsten Mellem, Staff Planner II** |
| **SUBJECT:** | **SP 60-8-2026 – Planet Oil Change – 22412 Middlebelt Rd. – 22-23-25-351-018** |

**The Planet Oil Change project** (22412 Middlebelt Rd.) was initially submitted as an Administrative Site Plan (Admin 8, 2026). However, city staff identified that the building's design does not meet the 60% fenestration requirement under Zoning Ordinance Sec. 34-5.20.7. Because a fenestration waiver requires **Farmington Hills Planning Commission approval**, the project was converted to a Planning Commission Site Plan (SP 60-8-2026).

Following a staff-applicant meeting to discuss the second administrative review comments (dated 8-12-2026), the applicant agreed to the following resolutions:

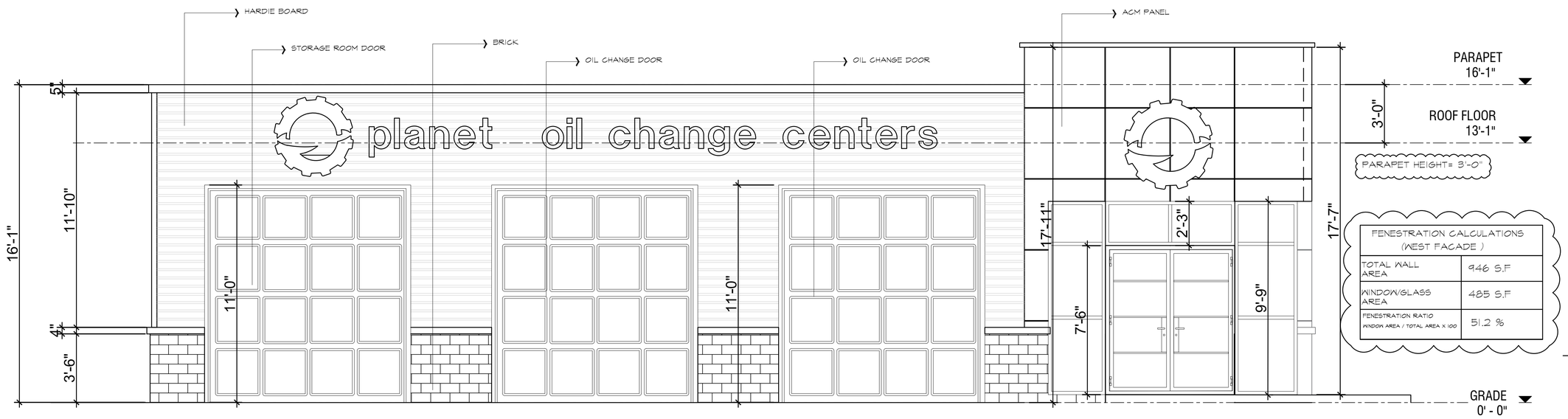
- **Relocate** the loading/unloading area.
- **Revise** landscape and site plans to correct deficiencies noted by staff.
- **Meet** Engineering requirements for the parking lot and stormwater detention.
- **Increase** fenestration on the west and south facades.

The attached revised sheets A.201 and A.202 (dated 9-4-2026) reflect some of the changes that the applicant proposes to bring façade fenestrations more in line with requirements:

- **Fenestration,** west elevation increased to 51% (from 38%) and south elevation increased to 22% (from 5%).
- **Loading/unloading** area moved to the rear yard.

Attachments:

(1) Revised sheets A.201 and A.202 (dated 9-4-2026)
(2) Planning Office - 2nd Review for Admin 8, 2026 (dated 8-12-2026)
(3) Engineering Division review, dated August 11, 2026
(4) Fire Department review, dated July 30, 2026.

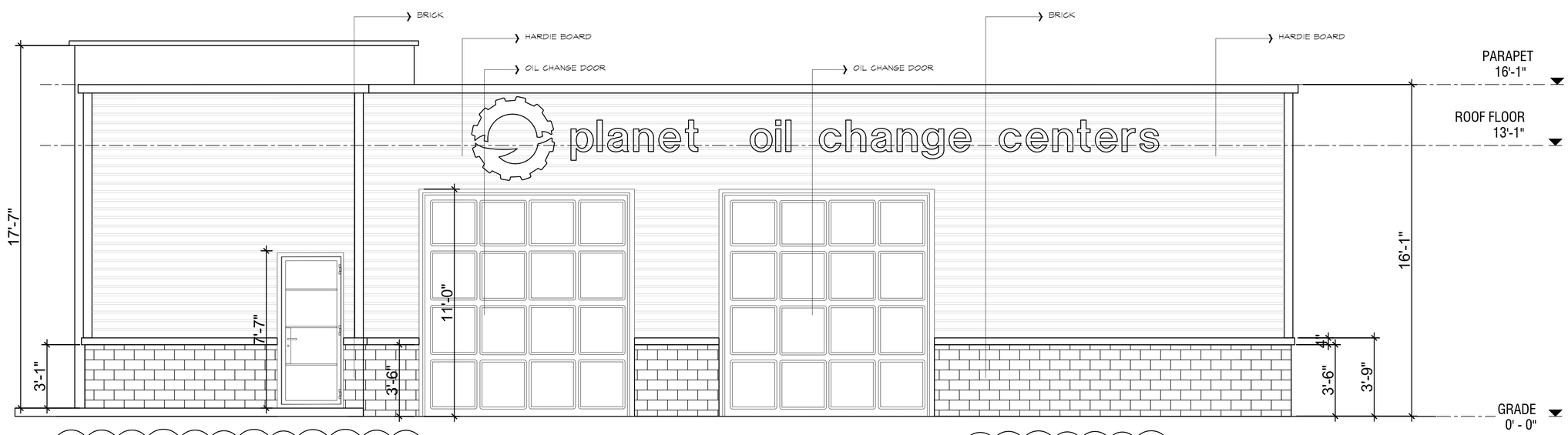



FENESTRATION CALCULATIONS
(WEST FACADE )

| | |
|---|---|
| TOTAL WALL AREA | 946 S.F |
| WINDOW/GLASS AREA | 485 S.F |
| FENESTRATION RATIO<br>WINDOW AREA / TOTAL AREA X 100 | 51.2 % |

## FRONT ELEVATION ( WEST)

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




MATERIAL SCHEDULE

| MATERIAL | WEST ELEVATION | EAST ELEVATION |
|---|---|---|
| HARDIE PANEL | 297 S.F | 531 S.F |
| BRICK | 50 S.F | 114.7 S.F |
| ACM PANEL | 120.7 S.F | ——— |

## REAR ELEVATION ( EAST)

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

FENESTRATION CALCULATIONS
(EAST FACADE )

| | |
|---|---|
| TOTAL WALL AREA | 942 S.F |
| WINDOW/GLASS AREA | 252 S.F |
| FENESTRATION RATIO<br>WINDOW AREA / TOTAL AREA X 100 | 26.7 % |

| ISSUED FOR | DATE |
|---|---|
| PERMITS | 9-4-26 |

MHA DESIGNERS
15900 MICHIGAN AVE
DEARBORN MI , 48126
PHONE:
586-360-0210
EMAIL:
MHADESIGNERS@YAHOO.CO

STATE OF MICHIGAN
MUSTAFA HUSSAIN
ENGINEER
NO. 6201040371
LICENSED PROFESSIONAL ENGINEER

PROPOSED INTERIOR & EXTERIOR REMODELING FOR:
OIL CHANGE
22412 MIDDLEBELT ROAD,
FARMINGTON HILLS, MI

| DRAWN: | DESIGNED: | CHECKED: |
|---|---|---|
| MH | MH | MB |

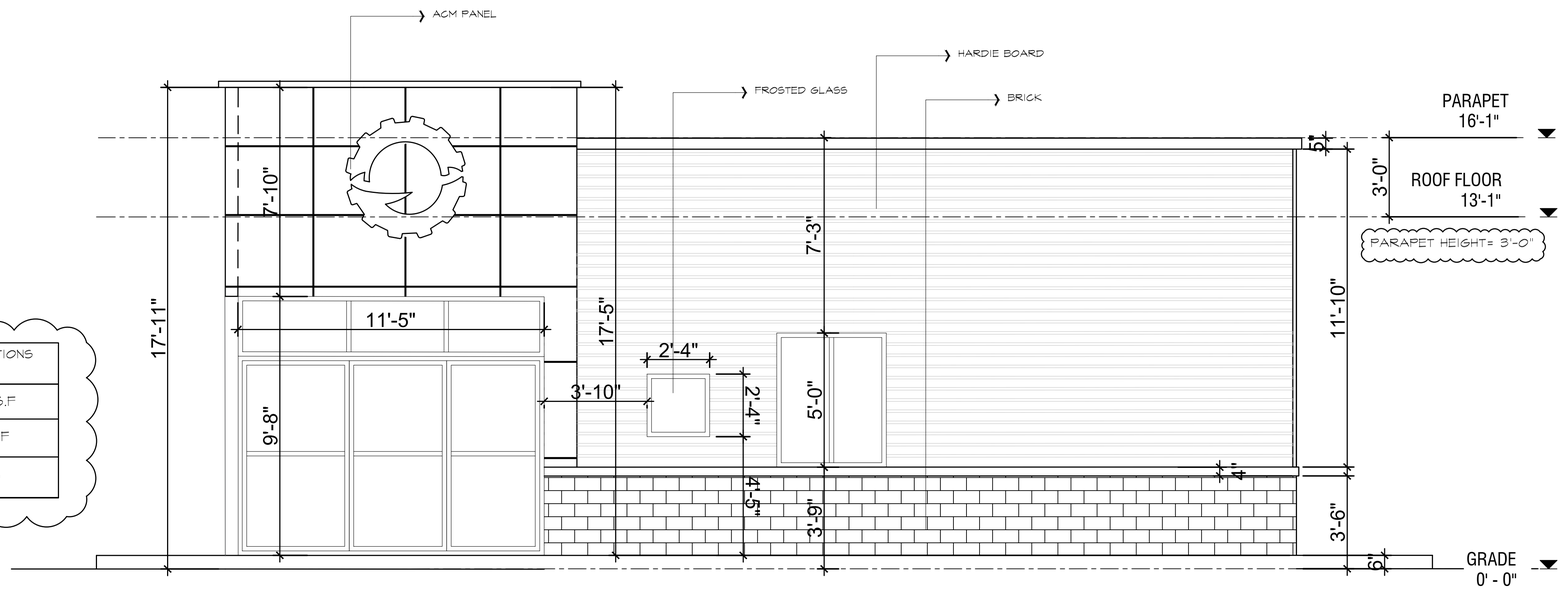
SCALE : AS SHOWN

FILE NAME : 23022_A.103

JOB #: 23022

SHEET TITLE
EAST & WEST ELEVATION

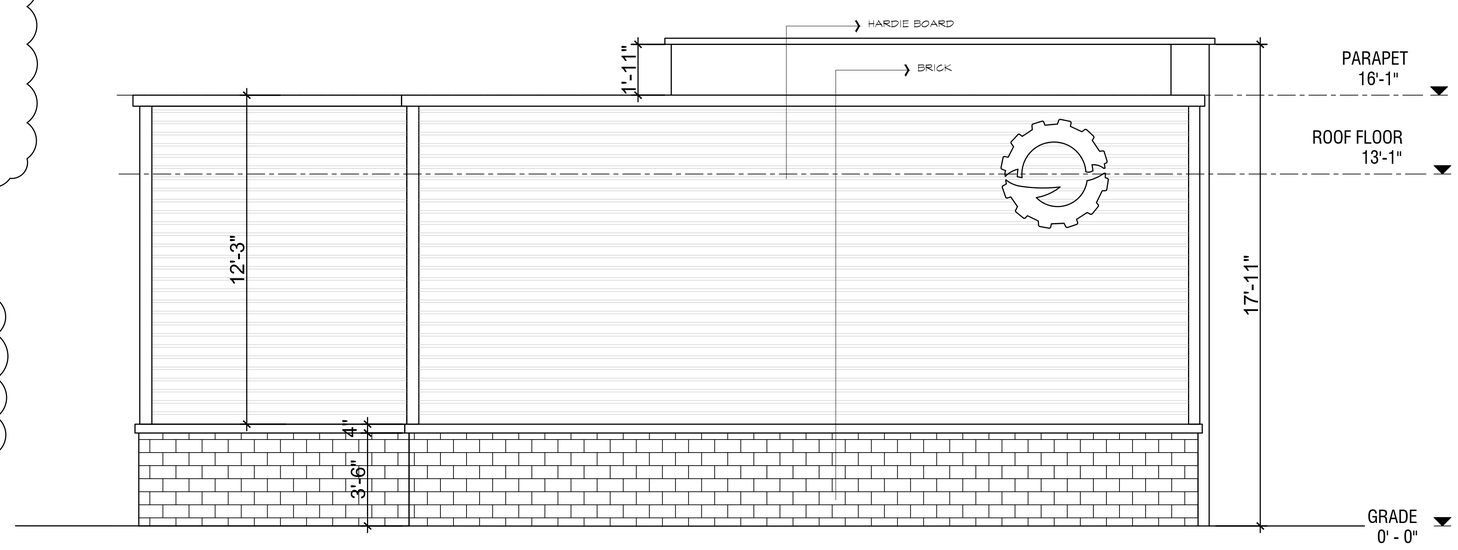
SHEET #
A.201




RIGHT ELEVATION ( SOUTH)
SCALE: 3/8" = 1'-0"

| FENESTRATION CALCULATIONS (SOUTH FACADE ) | |
|---|---|
| TOTAL WALL AREA | 636 S.F |
| WINDOW/GLASS AREA | 138 S.F |
| FENESTRATION RATIO WINDOW AREA / TOTAL AREA X 100 | 22 % |

| MATERIAL SCHEDULE | | |
|---|---|---|
| MATERIAL | NORTH ELEVATION | SOUTH ELEVATION |
| HARDIE PANEL | 468 S.F | 292 S.F |
| BRICK | 136.7 S.F | 82 S.F |
| ACM PANEL | ——— | 110 S.F |




LEFT ELEVATION ( NORTH)
SCALE: 3/8" = 1'-0"

| FENESTRATION CALCULATIONS (NORTH FACADE ) | |
|---|---|
| TOTAL WALL AREA | 604.7 S.F |
| WINDOW/GLASS AREA | 0.0 S.F |
| FENESTRATION RATIO WINDOW AREA / TOTAL AREA X 100 | 0 % |

| ISSUED FOR | DATE |
|---|---|
| PERMITS | 9-4-26 |

MHA DESIGNERS
15900 MICHIGAN AVE
DEARBORN MI , 48126
PHONE:
586-360-0210
EMAIL:
MHADESIGNERS@YAHOO.CO

STATE OF MICHIGAN
MUSTAFA HUSSAIN
ENGINEER
NO. 6201040371
LICENSED PROFESSIONAL ENGINEER
Mustafa Hussain

PROPOSED INTERIOR & EXTERIOR REMODELING FOR:
OIL CHANGE
22412 MIDDLEBELT ROAD,
FARMINGTON HILLS, MI

| DRAWN: | DESIGNED: | CHECKED: |
|---|---|---|
| MH | MH | MB |

SCALE : AS SHOWN
FILE NAME : 23022_A.104
JOB #: 23022
SHEET TITLE
NORTH & SOUTH ELEVATIONS
SHEET #
A.202

# Planning Review
# August 12, 2026

DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT

August 12, 2026

**SENT VIA ELECTRONIC MAIL:**
Bilal Chami (bill@planetoilchange.com)
111 Golfcrest
Dearborn, MI 48124

**Re: 2nd Review for Admin 8, 2026 – Planet Oil Change**
**22412 Middlebelt Rd. - Parcel ID: 22-23-25-351-018**

SP 60-8-2026

Mr. Chami,

The Planning Office completed the second administrative site plan review of the application noted in the subject line of this letter (plans dated 6-24-2026). The applicant is proposing to renovate an existing, continuously operated auto repair / oil change business at the northeast corner of Middlebelt and 9 Mile Rd. The renovations include updated façade materials, landscaping improvements, a new dumpster, and resurfacing/restriping of the parking lot. The following issues in **bold** were identified during this review:

1. Zoning District Standards (Sec. 34-3.1.25)
    a. The property is zoned B-3: General Business District. There is an established auto repair business currently on the property. The applicant would be purchasing the property and continuing the use under Sec. 34-3.1.25.C.i and Sec. 34-4.31.
2. Schedule of Regulations (Sec. 34-3.5. A, J, K, L, M, N, T, U)
    a. (A) **Landscape plan has not been submitted**. **Applicant to provide formal landscape plan if plant materials are proposed.**
    b. (J) Parking is setback 10 ft. in the front yard and that 10 ft. is landscaped. Existing parking is setback more than 10 ft. from the property line.
    c. (K) No public alley exists.
    d. (L) Setback from residential is 20 ft. or 10% of the lot depth, not to exceed 50 ft. The property does not abut a residential district.
    e. (M) There are no side streets connected to this site.
    f. (N) Off-street loading and unloading shall be provided in the rear yard in a ratio of 10 sq. ft. per front foot of building. This property requires 583 sq. ft. of loading area. **The proposed location is in the exterior side yard, which does not comply. The unloading are can only be in the rear yard or interior side yard (with a waiver). Removing the parking spaces on the north property line and converting to unloading area would meet the ordinance if a <u>waiver from the Zoning Inspector or Planning Commission</u> is obtained.**

g. (T) Rooftop equipment shall be screened according to Sec. 34-5.17. The elevations do not show any rooftop units.

h. (U) Any yard abutting a street shall provide a landscaped area not less than 10 ft. Landscaped area is existing and enhancements are proposed.

3. Accessory Buildings Non-Residential (Sec. 34-5.1.3)

   a. A space for the location of a dumpster, paved, and with a minimum dimensions of 9 ft. x 6 ft. shall be provided in each zoning lot in the rear yard or interior side yard and clearly accessible to servicing vehicles. Shall not be located within 20 ft. of any residential property line or district.

      - Applicant is proposing a 12 ft. x 12 ft. dumpster with a 6′ 4″ decorative brick concrete screen wall, wood gates, and 8″ concrete pad in the northeast corner, rear yard. Proposed location is 20 ft. from a residential use.

4. Off-Street Parking Requirements (Sec. 34-5.2)

   a. Off-street parking may be located within a side or rear yard and shall not be permitted within a minimum front yard setback (25 ft.). Parking is proposed in the required front and side yards. The existing parking configuration is existing.

      - **A 12 ft. landscaped area is provided on the north property line, however the proposed uses (landscaped greenbelt 12 ft., parking spaces 21 ft., and maneuvering area "unknown" ft.) between the Middlebelt driveway and north property line adds up to more length than exists (33 ft.). The site plan is inaccurate.**

   b. The storage of merchandise, motor vehicles for sale, trucks or the repair of vehicles is prohibited.

      - No storage in the off-street parking area is proposed.

   c. Motor vehicle service establishments: 1 for each 100 sq. ft. of usable floor space of sales room or 3 for each 1 auto service stall in service areas, whichever is greater. 1 space (124 sq. ft. waiting area) or 6 (2 service stalls); 6 parking spaces are required.

      - 12 parking spaces are provided.

5. Off-Street Parking Space Layout Standards (Sec. 34-5.3)

   a. Parking that is 90°, which requires a 20 ft. maneuvering lane width, 9 ft. space width, and 20 ft. space length.

      - Proposed parking spaces are 21 ft. x 9 ft. (includes a 2 ft. unobstructed vehicle overhang area at the front of the parking spaces). The maneuvering lanes are more than the required minimum of 20 ft.

   b. Entrance to and exit from any off-street parking lot shall be at least 20 ft. from residential.

      - Proposed parking entry/exit is more than 20 ft. from a residential use.

   c. Off-street parking lots shall be surfaced with asphaltic or concrete pacing and shall be striped.

      - Applicant is proposing asphalt and shows striping on the site plan.

   d. Off-street parking lots shall be drained so as to dispose of all accumulated surface water in such a way as to preclude drainage onto adjacent property or toward buildings.

      - **Provide a grading plan for the parking lot.**

   e. The existing site shows a guardrail along the north and east property line.

- Applicant has indicated that these guardrails are to remain.

f. The provided mortgage survey appears to show a 12 ft. easement on the north property line.
   - **The proposed parking has been moved out of the 12 ft. easement and landscaping is provided. However, the uses for the space between the Middlebelt driveway and north property line add up to more length than exists.**

6. Signs (Sec. 34-5.5)
   a. **Signs are not reviewed through the site plan process. Separate sign permits are required for each sign through the Building Division.**
7. Corner Clearance (Sec. 34-5.10)
   a. No obstruction to vision shall be permitted from ground level to 30 inches within the triangular area formed at the intersection of any existing or proposed street right-of-way line at 25 ft. from their point of intersection. Trees shall be trimmed up to min. of 6 ft.
8. Landscape Development (Sec. 34-5.14)
   a. Placement of plant material must comply with corner clearance.
   b. Trees and large shrubs shall be planted at least 4 ft. away from property line.
   c. Continuous curbing shall be required around all landscaped areas where damage from vehicles is possible. Each tree planted in a parking lot island must be provided with an open space area not less than 180 sq. ft. with a minimum radius of 3 ft. at the trunk of the tree. Applicant indicated in their response letter that 200 sq. ft. is provided.
   d. Trees shall be planted so as not to interfere with public utilities.
   e. Canopy trees around paved areas shall be provided 1 per 2,800 sq. ft. of paved surface area.
      - **8 parking lot canopy trees are required; no trees are proposed. Provide parking lot canopy trees on site.**
   f. All parking lots shall be separated from a public thoroughfare by a planted hedge of small shrubs, wall, or berm minimum of two feet high.
      - **Applicant shows shrubs along Middlebelt but does not indicate species or size on the site plans.**
      - **Provide a landscape plan showing the proposed plant materials, species, size, and location.**
9. Walls and Berms (Sec. 34-5.15)
   a. This property does not abut a residential district.
10. Exterior Lighting (Sec. 34-5.16)
   a. Height to top of light source in B-3 is 30 ft.
      - New light fixtures are proposed on the building, the building is less than 20 ft. in height.
   b. Parking lot lighting shall have fully shielded luminaires:
      - (5) new parking lot lights are proposed on the south, west, and north edges of the parking area. Fixtures are fully shielded.
   c. Site abutting a residential use shall have no direct light source, maximum 0.3 fc at property line, fixtures within 50 ft. of property line or public right-of-way shall have shielding reflectors.

- **Lights on north property line abut residential: foot candles are over 0.3 fc and shielding reflectors are not proposed. Modify the photometric to provide shielding reflectors and light source to reduce foot candles to 0.3 fc.**

d. Exterior lighting operation hours:

- **Provide hours of operation on the site plan as stated in Sec. 34-5.16.3.B.v on the lighting plan.**

e. Illumination levels per other than residential uses shall be a 4:1 ratio of average to minimum illumination of the surface being lit, 2.5 lumens per sf of hardscape area and 2,000 lumens per door.

- **The plans do not show the ratio or lumens for surfaces being lit.**

11. Tree Protection, Removal, Replacement (Sec. 34-5.18)

a. There does not appear to be any trees located on this property. All the trees are located in the right-of-way. Tree protection during land development: install protective tree measures around trees to remain that are within the construction zone in accordance with Section 34-5.18.6. A - D.

12. Design Standards (Sec. 34-5.20)

a. Building Materials: 60% of facades oriented toward a public right-of-way shall be comprised of primary building materials and permitted accent materials listed in Sec. 34-5.20.4. Building materials schedule and percentages provided.

- The west façade proposed materials are 78% primary materials: 34% hardie panel (fiber cement panels), 5% brick, and 39% glass.
- The south façade proposed materials are 67% primary materials: 50% hardie panel (fiber cement panels), 12% brick, and 5% glass.
- **The material schedule does not match between sheets A.201-2 and A.203, please confirm which is accurate as hardie panels are not shown on A.203.**

b. Architectural Scaling: No blank or unarticulated facades. Facades oriented toward a public right-of-way must provide windows or architectural elements. Must include no less than two elements (Sec. 34-5.20.5). It appears that two elements are provided on both the west and south elevations which face public right-of-way.

c. Roofs: Flat roofs shall not exceed 1/3 height of supporting wall. Pitched roofs shall have average 1:4 to 1:1 slope (Sec. 34-5.20.6). A flat roof is proposed, however dimensions of the parapet are not provided. Parapet is 3' and building height is 16'1" and 17'7". The parapet is less than the 1/3 ratio.

d. Fenestration: 60% fenestration provided along all facades oriented toward a public right-of-way (Sec. 34-5.20.7). **Fenestration on the west façade is 38.5% and the south façade is 5.3%, both of these do not meet the 60% minimum. Revise the façade to include more glass or state you wish to seek a <u>Planning Commission waiver</u>.**

e. Building Entrances: Entrances shall be clearly defined and visually prominent, pathway provided per 5.19, well-lit lighting complies with 5.16, proportional to facade, service entrances obscured from public right-of-way, and entryway features encouraged (Sec. 34-5.20.8). The building entrance is existing and is visually prominent. There is an existing concrete pathway around the entrance and a concrete sidewalk from the entrance to Middlebelt with lighting on the front entrance is proposed.

13. Public Art Requirements (Sec. 34-5.21)

a. Project is not within one of the Special Planning Areas identified in the 2024 Master Plan.

Based on the Applicant's response letter you have stated that you are not modifying the parking lot. However, the site plans that were provided show modifications to the parking area including the addition of landscape buffer areas and curbed parking end caps. This is a modification to the parking lot area and requires a demo plan, grading plan, and soil erosion permit. If you are not modifying the parking lot area, then please submit what you are proposing to construct.

The Engineering Division review dated August 12, 2026, noted four items that need to be addressed.

The Fire Department review dated July 31, 2026, noted three items.

Please revise the plans to address the comments from the reviewers and resubmit five (5) full-size, one (1) reduced 11 x 17, and an electronic digital copy with a written response that explains how items identified above were addressed with the revised plans. Please review the Zoning Ordinance and referenced code sections to make sure that you are in compliance with the ordinance prior to resubmission.

In addition to the approved site and landscape plans, all necessary engineering approvals, and building permits are required prior to construction. Please contact the appropriate divisions to determine their submission requirements. Permits will not be issued until all items have been addressed and approvals have been secured. A certificate of occupancy will not be issued until the site improvements match the approved final site plan.

If you have any questions regarding this matter, please do not hesitate to contact this office at 248-871-2540.

Regards,

K. Mellem

Kirsten Mellem, Staff Planner II
Planning Office

**Attachments:** (1) Engineering Division review, dated August 11, 2026
(2) Fire Department review, dated July 30, 2026.

**Cc:** Charmaine Kettler-Schmult, Dir. of Planning and Community Development (Ckettler@fhgov.com);
Nora Brock, Secretary to the Director (nbrock@fhgov.com);
Diane Mullville-Friel, City Planner (dmullville-friel@fhgov.com);
Jason Baloga, Fire Marshal (JBaloga@fhgov.com); and
Mark Saksewski, City Engineer (msaksewski@fhgov.com)

# Engineering Review

# August 11, 2026

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

# INTEROFFICE CORRESPONDENCE

**DATE:** August 11, 2026

**TO:** Nora Brock, Planning Clerk

**FROM:** ShonQuase Dawkins, Civil Engineer

**SUBJECT:** Planet Oil Change
22412 Middlebelt Road
22-23-25-351-018

---

This office performed a preliminary review of the above-referenced site plans submitted to the Planning Department on May 15, 2026. On July 28, 2026, our office received revised site plans for review. Based on our review of the revised submittal, our comments remain as follows:

1. The plans lack sufficient detail for review. As such plan set must includes the grading plan, Soil Erosion and Sedimentation Control plan, demolition plan, and all existing utilities.
2. A 12 inch sanitary sewer exists along the north side of Nine Mile Road across the frontage of this site. The plans do not identify the sanitary sewer. If the existing sanitary sewer lead is being considered for reuse, it must be televised, and any infiltration/inflow issues or other deficiencies must be corrected. Please also note that a 48-inch sanitary sewer exists along the east side of Middlebelt Road. This sewer is an interceptor and is not available for use.
3. A 12 inch water main exists along the south side of Nine Mille Road across the frontage of this site. in addition, a 6 inch water main exists along the east side of Middlebelt Road across the frontage of this site.
4. It is our understanding that a 98-inch storm pipe runs along the west property line of this site. Please show the location of this storm pipe, as well as any associated easements, in order to ensure that it will not impact the proposed site development.

# Fire Review

# July 31, 2026

FIRE

FARMINGTON HILLS

INTEROFFICE CORRESPONDENCE

Date: July 31, 2026

To: Planning Commission

From: Jason Baloga, Fire Marshal

Subject: Revised Administrative Review 8-2026 – Planet Oil Change (22412 Middlebelt Rd.) #: 22-23-25-351-018

The Fire Department has no objection to approval contingent upon compliance with the following conditions.

1. 12-11 (2) Hydrant Hydrants – The proponent has added a Hydrant to the site.

2. Site access – Sites shall be designed to accommodate fire apparatus with a 50-foot turning radius. Parking lot striping shall take these requirements into account.

3. Building shall be maintained to minimum Fire Prevention code and hazardous material code requirements.

Jason Baloga, Fire Marshal

JB/ss

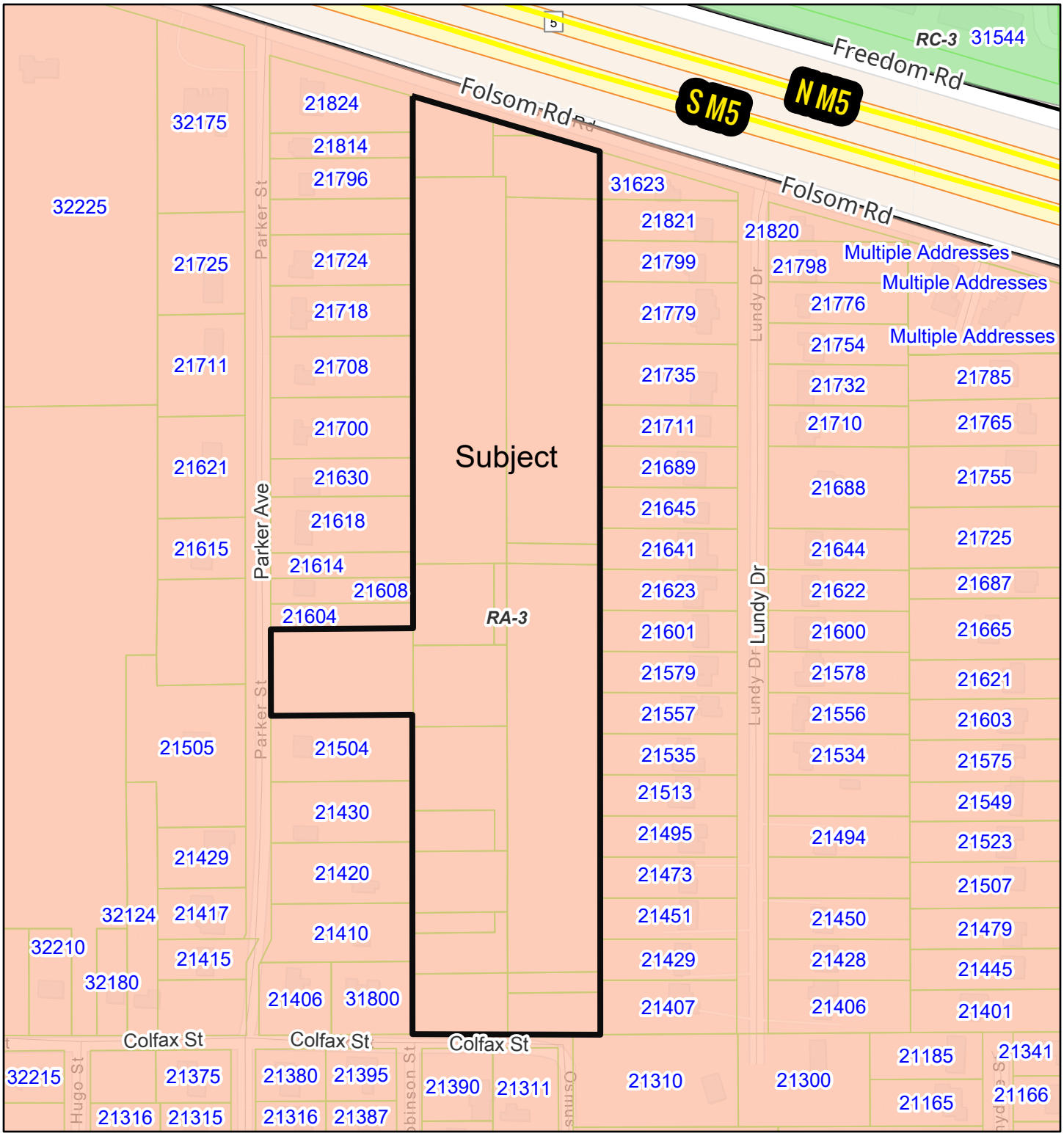
**31455 West Eleven Mile Road • Farmington Hills MI 48336**
**Administration • 248.871.2800 248.871.2801 Fax Fire Prevention • 248.871.2820**

**D. <u>SITE CONDO PLAN 2, 2026</u>**

| | |
|---|---|
| LOCATION: | South side of Folsom Rd. (Between Parker and Lundy) |
| PARCEL I.D.: | 22-23-34-252-019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029, 030, 031, 032, 033, 034, 035, 036, and 043 |
| PROPOSAL: | Tentative approval of a 27 unit detached single-family home Site Condominium Plan in an RA-3, One-Family Residential District. |
| ACTION REQUESTED: | Set for Public Hearing |
| APPLICANT: | Forest at Riverwalk Development, LLC |
| OWNER: | Forest at Riverwalk Development, LLC |

# ZONING MAP

# Zoning Map (Farmington Creek Site Condo 2, 2026)




9/10/2026, 8:29:14 AM

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

Zoning districts

- RA-3
- RC-3
- Tax Parcels

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

City of Farmington Hills, MI

(c) City of Farmington Hills. DISCLAIMER: Map is for reference use only and not a recorded survey. The City of Farmington Hills assumes no liability for any claims arising from use of this map.

# RA-3 – One-Family Residential District

# 34-3.1.6 RA-3 One Family Residential (12,500 sq ft)

## A. INTENT

The one-family residential districts are designed to be the most restrictive of the residential districts. The intent is to provide for an environment of predominantly low-density, one-family detached dwellings along with other residentially related facilities which serve the residents in the district.

? **User Note:** For uses listed in **bold blue**, refer to Article 4, or click on use, for use-specific standards

## B. PRINCIPAL PERMITTED USES

i. Site-built, one-family detached dwelling units
ii. **Farms** § 34-4.1
iii. Neighborhood parks
iv. **Manufactured one-family detached dwelling units** § 34-4.6
v. The following uses are permitted subject to the special conditions in **Section 34-3.6**
   a. **Public, parochial or private elementary, intermediate or secondary schools offering courses in general education** § 34-4.2
   b. **Golf course**, not including driving ranges or miniature golf courses § 34-4.3
   c. **Churches** § 34-4.4
   d. **Nursery schools, day nurseries, and day care centers** § 34-4.5
   e. Municipal buildings and uses not including any outdoor storage
   f. Publicly owned and operated libraries, community wide parks and recreational facilities
   g. Accessory buildings and uses customarily incidental to any principal permitted use.

## C. SPECIAL APPROVAL USES

The following uses are permitted subject to the special conditions in **Section 34-3.6**

i. **Public utility buildings, telephone exchange buildings, electric transformer stations and substations, and gas regulator stations** § 34-4.8
ii. **Private noncommercial recreational areas, institutional or community recreation centers, a nonprofit swimming pool club** § 34-4.9
iii. **Colleges, universities and other such institutions of higher learning, public and private** § 34-4.10

## D. ACCESSORY USES

i. **Electric vehicle infrastructure** § 34-4.55
ii. **Private swimming pools** § 34-4.11
iii. **Private stables** 34-4.12
iv. **Retail sale of farm goods** § 34-4.13
v. **Commercial vehicles** § 34-4.14
vi. **Home occupations** § 34-4.15
vii. **State-licensed day care homes** § 34-4.16

Δ Ord. No. C-3-2021

# RA-3 One Family Residential (12,500 sq ft)

## E. DEVELOPMENT STANDARDS

**Lot Size**

| | |
|---|---|
| Minimum lot area: | 10,000 sq ft |
| Minimum average per subdivision | 12,500 sq ft |
| Minimum lot width: | 80 ft |

**Lot Coverage**

| | |
|---|---|
| Maximum lot coverage per unit: | 35% |

**Setbacks**

| | |
|---|---|
| Minimum front yard setback: | 30 ft |
| Minimum rear yard setback: | 35 ft |
| Minimum side yard setback: | 8 ft one side<br>20 ft total two sides |

**Building Height**

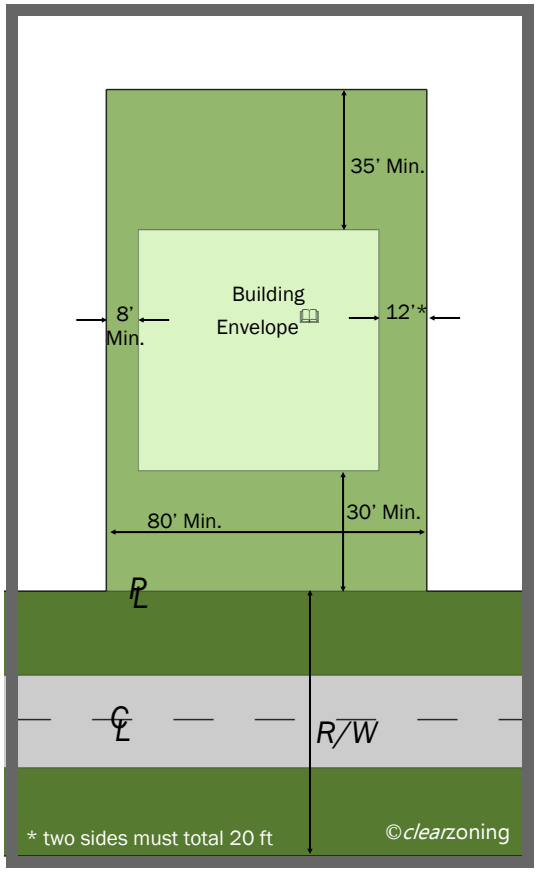
| | |
|---|---|
| Maximum building height: | 25 ft |

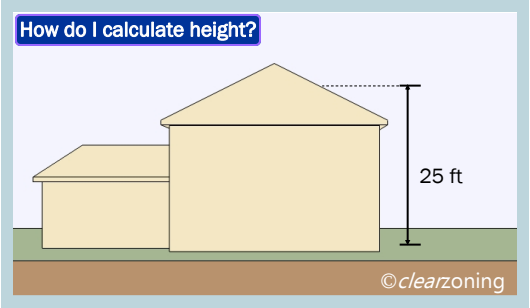
**Floor Area**

| | |
|---|---|
| Total floor area minimum per unit: | 850 sq ft |
| Ground floor area minimum per unit: | 500 sq ft |

**NOTES**

- For additions to the above requirements, refer to Section 34-3.5: B, D, E and U.




*The above drawings are not to scale.*

## SELECTED REFERENCES

**3. Zoning Districts**
- General Exceptions § 34-3.26
- One-Family Clustering Option § 34-3.17
- Nuisance Factors § 34-3.16
- Major Road Frontage Option § 34-3.18

**4. Use Standards**
- Special Land Uses § 34-4.20
- Standards for Cellular Towers § 34-4.24
- One-Family Dwelling Standards § 34-4.59

**5. Site Standards**
- Accessory Buildings and Structures § 34-5.1
- Off-street Parking Requirements § 34-5.2
- Off-street Parking Space Layout Standards § 34-5.3
- Off-street Loading and Unloading § 34-5.4
- Signs § 34-5.5
- Acceleration-deceleration Passing Lanes § 34-5.6
- Storage of Recreational Equipment or Trailers § 34-5.7
- Flood Zone Controls § 34-5.8
- Entranceway Structures § 34-5.9
- Corner Clearance § 34-5.10
- Frontage on Public Street § 34-5.11
- Fences § 34-5.12
- Access to Major or Secondary Thoroughfares § 34-5.13
- Landscape Development § 34-5.14
- Walls and Berms § 34-5.15
- Exterior Lighting § 34-5.16
- Screening of Rooftop Equipment § 34-5.17
- Tree Protection, Removal & Replacement § 34-5.18

**6. Development Procedures**
- Site Plan Review § 34-6.1
- Notice of Public Hearing § 34-6.2
- Special Land Use and Special Approval Use Standards § 34-6.3

**7. Admin and Enforcement**
- Guarantee for Improvements § 34-7.2

# AERIAL MAP

# Aerial Map (Farmington Creek Site Condo 2, 2026)

9/10/2026, 8:30:55 AM

Tax Parcels

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

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

City of Farmington Hills, MI

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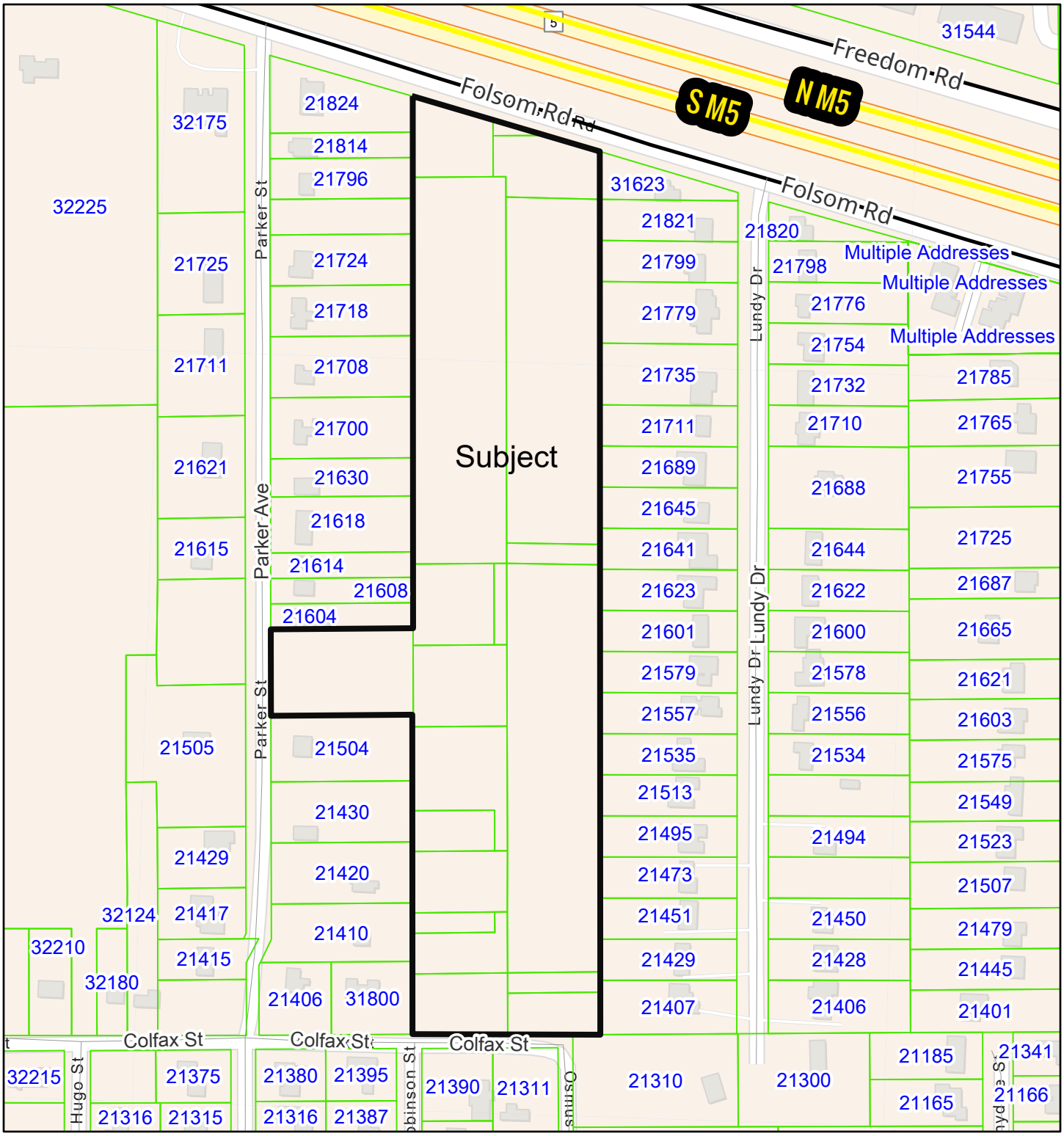
# LOCATION MAP

# Location Map (Farmington Creek Site Condo 2, 2026)




9/10/2026, 8:31:50 AM

Tax Parcels

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

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

City of Farmington Hills, MI

(c) City of Farmington Hills. DISCLAIMER: Map is for reference use only and not a recorded survey. The City of Farmington Hills assumes no liability for any claims arising from use of this map.

# Site Plan

# May 20, 2026

MLP
*Civil Engineering & Surveying*

**Michael L. Priest & Associates, Inc.**
40655 Koppernick Road
Canton, MI 48187

Main: 734.459.8560
Fax: 734.459.2585
info@mlpassoc.com

SiteCondo 2, 2026

June 19, 2026

Received
JUN 22 2026
City of Farmington Hills
Planning Dept.

City of Farmington Hills
31555 W. Eleven Mile Road
Farmington Hills, MI 48336

Regarding: Farmington Creek Estates
Site Plan

Please find attached a completed Application for Site Plan Review, Subdivision of Land – Site Condominium Application, seven (7) copies of the Site & Landscape plans, fifteen (15) 11x17 copies of the Site and Landscape plans, three (3) copies of the Tree Survey and two (2) copies of the Tree Survey superimposed on the site plan.

The property is zoned RA-3. The development proposed is intended to be in compliance with the standard requirements for that district.

Your review is requested.

Thank you,

Evan M. Priest, P.E., P.S.

# FARMINGTON CREEK ESTATES

PART OF THE NORTHEAST 1/4 OF SECTION 34
TOWN 1 NORTH, RANGE 9 EAST
CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN

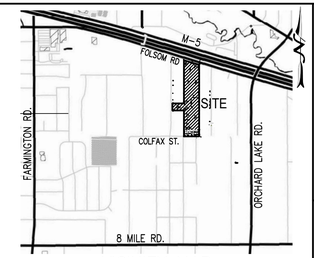
80 40 0 80 160 240
SCALE IN FEET 1" = 80'

## PROPERTY DESCRIPTION:

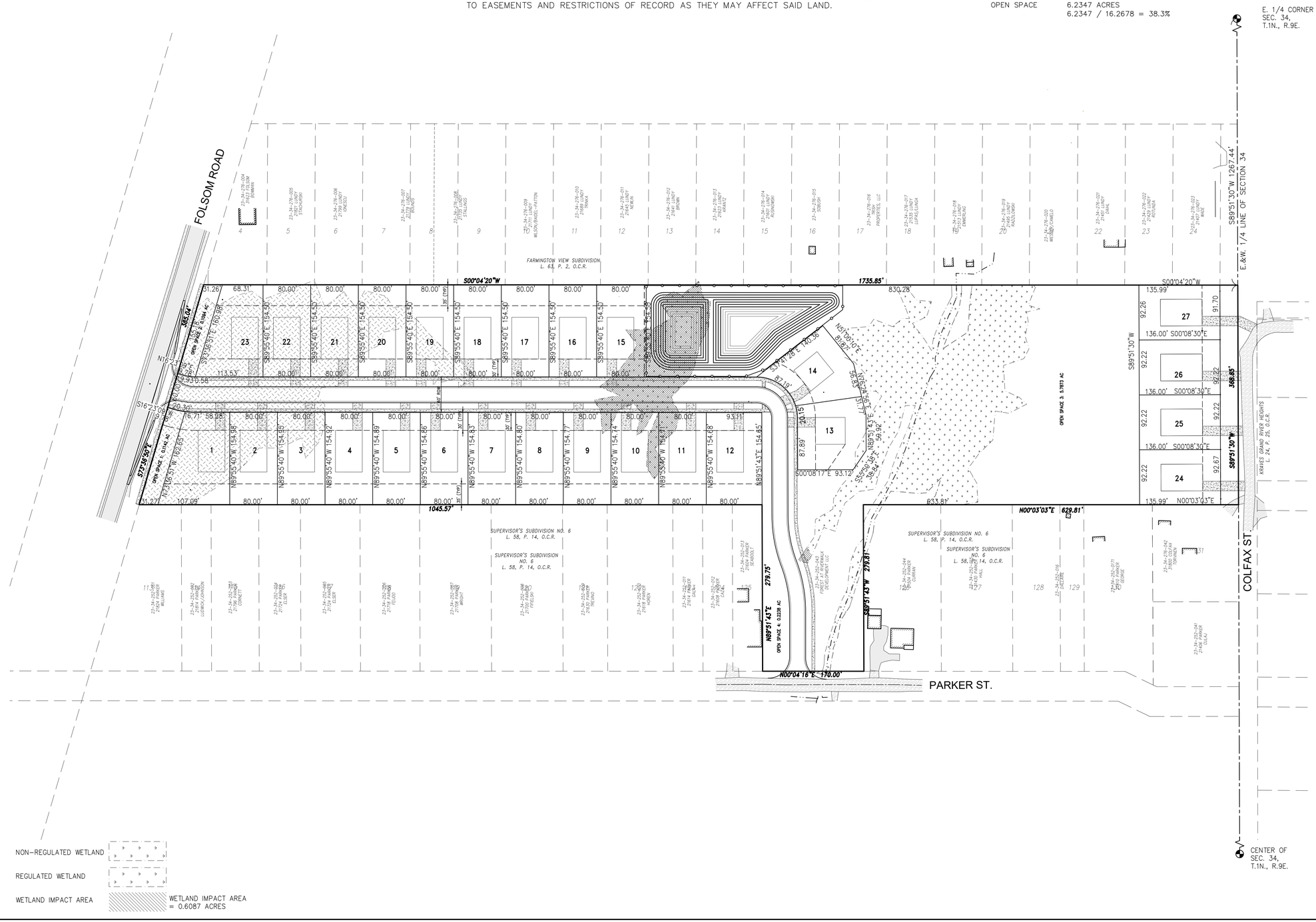
COMMENCING AT THE EAST 1/4 CORNER OF SECTION 34, TOWN 1 NORTH, RANGE 9 EAST; THENCE ALONG THE EAST AND WEST ¼ LINE OF SAID SECTION 34 S89°51'30"W 1267.44 FEET TO THE SOUTHWEST CORNER OF "FARMINGTON VIEW SUBDIVISION" AS RECORDED IN LIBER 63 OF PLATS, PAGE 2, OAKLAND COUNTY RECORDS ALSO THE POINT OF BEGINNING, 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 629.81 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 385.03 FEET TO THE WEST LINE OF SAID "FARMINGTON VIEW SUBDIVISION"; THENCE ALONG SAID LINE S00°04'20"W 1735.85 FEET TO THE POINT OF BEGINNING CONTAINING 16.2678 ACRES OF LAND AND BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AS THEY MAY AFFECT SAID LAND.

## SITE DATA

| | | EXISTING |
|---|---|---|
| ZONING: | | RA-3 |
| MINIMUM LOT AREA | | 10,000 SF |
| MINIMUM AVERAGE PER SUBDIVISION | | 12,500 SF |
| MINIMUM LOT WIDTH | | 80 FT. |
| LOT COVERAGE | | 35% MAX. |
| MINIMUM YARD SETBACKS: | | |
| | FRONT: | 30 FT. |
| | REAR: | 35 FT. |
| | SIDE: | 8' ONE SIDE<br>20' TOTAL TWO |
| SITE AREA | 16.2678 ACRES | |
| UNITS PROPOSED | 27 UNITS | |
| DENSITY | 1.66 UNITS/ACRE | |
| OPEN SPACE | 6.2347 ACRES<br>6.2347 / 16.2678 = 38.3% | |




VICINITY MAP
NOT TO SCALE




NON-REGULATED WETLAND
REGULATED WETLAND
WETLAND IMPACT AREA — WETLAND IMPACT AREA = 0.6087 ACRES

SHEET INDEX:


01 SITE PLAN
02 EXISTING CONDITIONS
03 UTILITY PLAN – NORTH
04 UTILITY PLAN – SOUTH
05 CONCEPTUAL SITE GRADING PLAN – NORTH
06 CONCEPTUAL SITE GRADING PLAN – SOUTH
07 DETENTION BASIN PLAN
08 STORM DRAINAGE AREAS


ATTACHMENTS:

LANDSCAPE PLANS:
L-1 LANDSCAPE PLANTING PLAN
L-2 LANDSCAPE NOTES & DETAILS

| LOT | AREA(s.f.) |
|---|---|
| 1 | 15,188 |
| 2 | 12,397 |
| 3 | 12,395 |
| 4 | 12,392 |
| 5 | 12,390 |
| 6 | 12,388 |
| 7 | 12,385 |
| 8 | 12,383 |
| 9 | 12,380 |
| 10 | 12,378 |
| 11 | 12,376 |
| 12 | 14,444 |
| 13 | 12,896 |
| 14 | 12,823 |
| 15 | 12,360 |
| 16 | 12,360 |
| 17 | 12,360 |
| 18 | 12,360 |
| 19 | 12,360 |
| 20 | 12,360 |
| 21 | 12,360 |
| 22 | 12,360 |
| 23 | 14,047 |
| 24 | 12,571 |
| 25 | 12,552 |
| 26 | 12,552 |
| 27 | 12,519 |
| AVERAGE: | 12,679 |

STATE OF MICHIGAN
EVAN M. PRIEST
LICENSE NO: 6201048550
Registered Professional Engineer

DATE: 05-20-2026
ENG: EMP
SURV: AEC
CAD: ADB
DWG:
VERTICAL: NAVD 88
SCALE: 1" = 80'

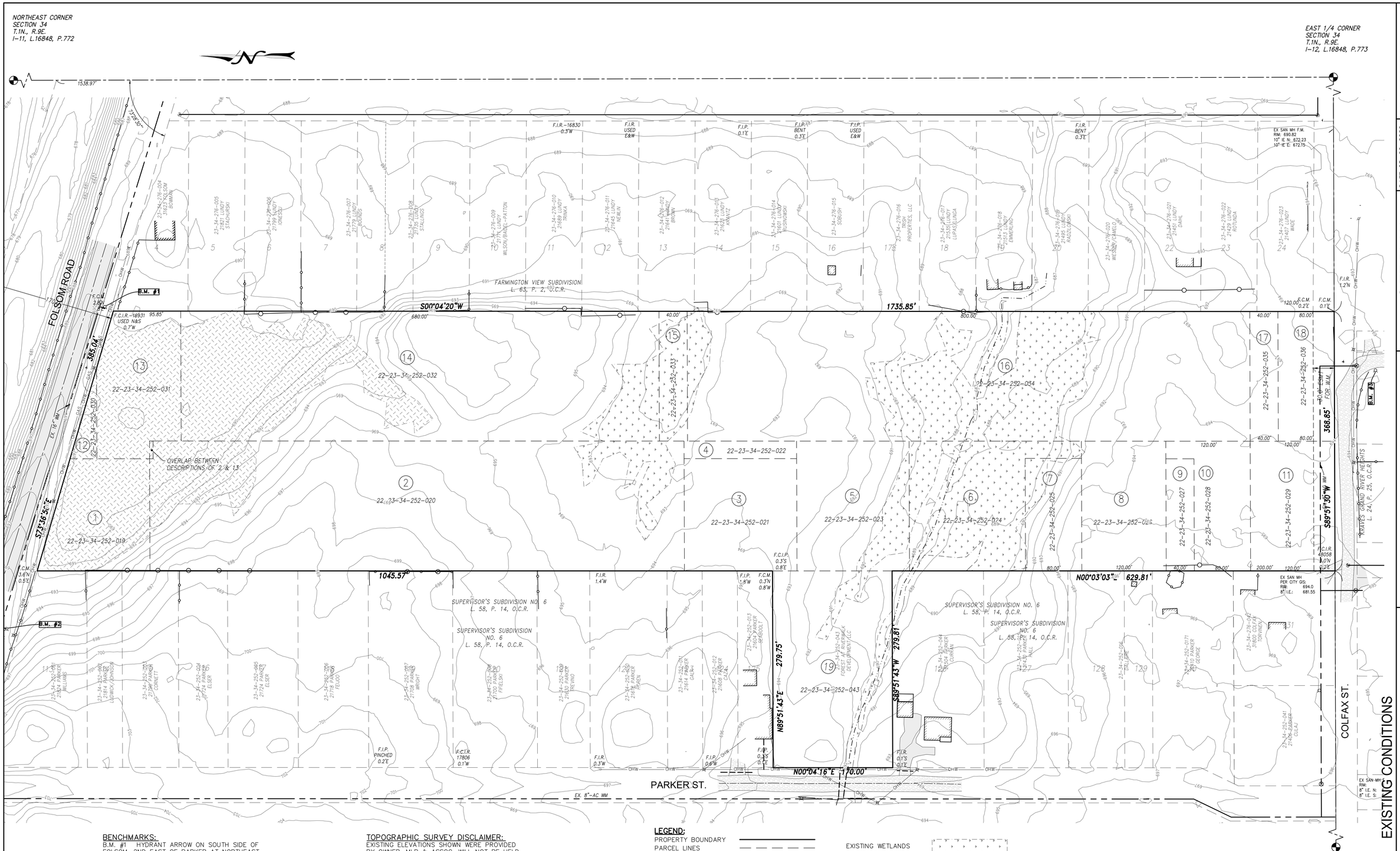
PROPRIETOR
MR. STUART MICHAELSON
WINDMILL KRE NEW DEVELOPMENTS
31333 W. THIRTEEN MILE ROAD,
SUITE 200
FARMINGTON HILLS, MI 48334

STATUS:
SITE PLAN
JOB NO. 2023.02


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
FARMINGTON CREEK ESTATES
SITE PLAN
PART OF THE N.E. 1/4 OF SECTION 34, T.1N., R.9E.
CITY OF FARMINGTON HILLS, , OAKLAND COUNTY, MICHIGAN

SHEET
01




**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 —
- EX. CHANNEL
- CATCH BASIN
- MANHOLE
- GATE VALVE
- HYDRANT
- EXISTING WETLANDS STATE REGULATED
- EXISTING WETLANDS NOT STATE REGULATED

PROPRIETOR

MR. STUART MICHAELSON
WINDMILL KRE NEW DEVELOPMENTS
31333 W. THIRTEEN MILE ROAD,
SUITE 200
FARMINGTON HILLS, MI 48334

DATE: 05-20-2026
PM: EMP
ENG: EMP
SURV: AEC
CAD: ADB
DWG: 2023-02 EX
VOLUME: NAD 88
SCALE: 1" = 60'

STATUS:

# SITE PLAN

JOB NO: 2023.02


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

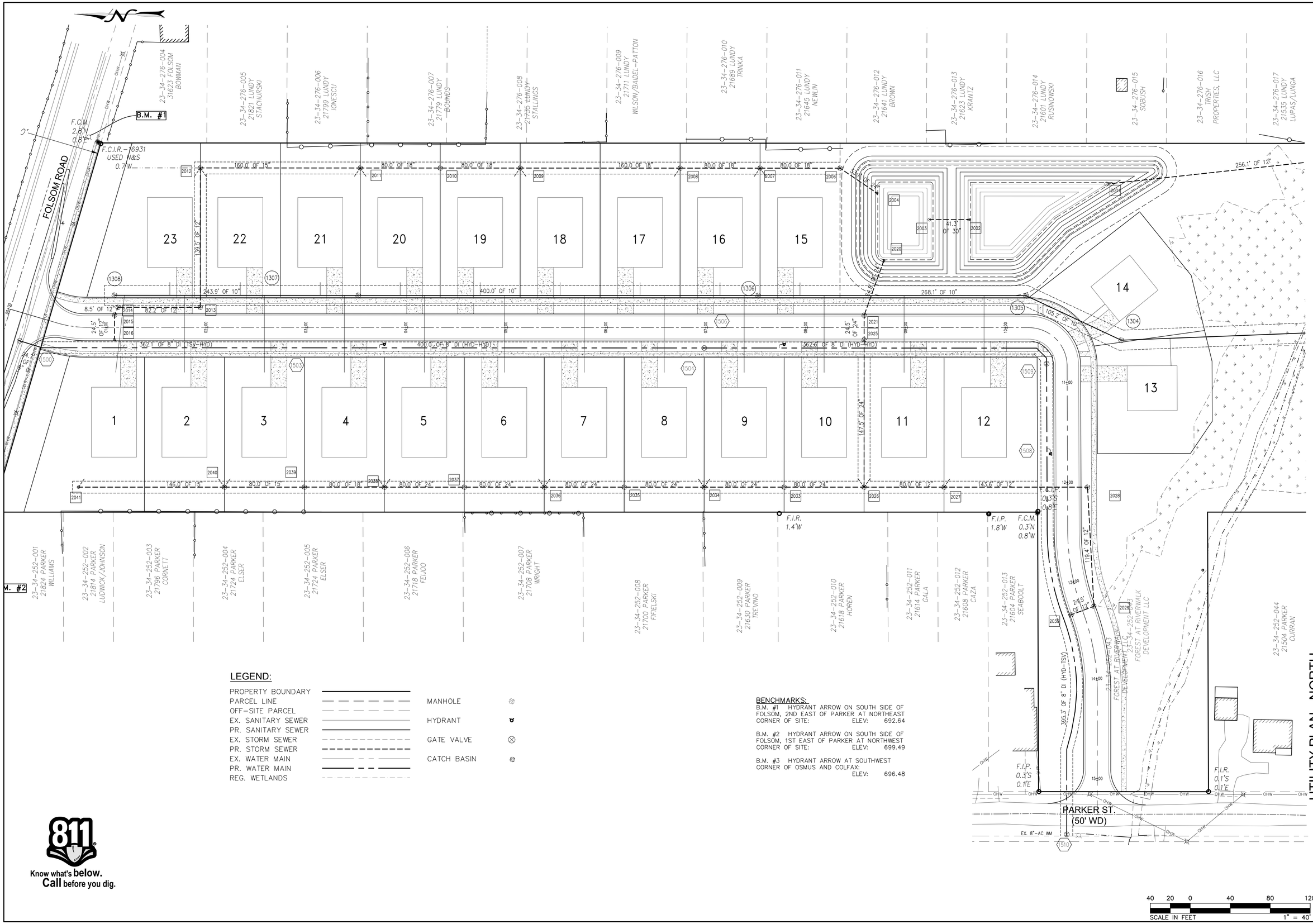

# FARMINGTON CREEK ESTATES

## SITE PLAN

PART OF THE N.E. 1/4 OF SECTION 34, T.1N., R.9E.
CITY OF FARMINGTON HILLS, , OAKLAND COUNTY, MICHIGAN

EXISTING CONDITIONS

SHEET
02




## LEGEND:

- PROPERTY BOUNDARY
- PARCEL LINE
- OFF-SITE PARCEL
- EX. SANITARY SEWER
- PR. SANITARY SEWER
- EX. STORM SEWER
- PR. STORM SEWER
- EX. WATER MAIN
- PR. WATER MAIN
- REG. WETLANDS
- MANHOLE
- HYDRANT
- GATE VALVE
- CATCH BASIN

## 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.

UTILITY PLAN - NORTH

| | |
|---|---|
| DATE: 05-20-2026 | PROPRIETOR |
| PM: EMP | MR. STUART MICHAELSON |
| ENG: EMP | WINDMILL KRE NEW DEVELOPMENTS |
| SURV: AEC | 31333 W. THIRTEEN MILE ROAD, |
| CAD: DLB | SUITE 200 |
| DWG: SP-03 UTIL | FARMINGTON HILLS, MI 48334 |
| VDATUM: NAVD 88 | |
| SCALE: 1" = 40' | |

STATUS: SITE PLAN

JOB NO. 2023.02

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

# FARMINGTON CREEK ESTATES

## SITE PLAN

PART OF THE N.E. 1/4 OF SECTION 34, T.1N., R.9E.
CITY OF FARMINGTON HILLS, , OAKLAND COUNTY, MICHIGAN

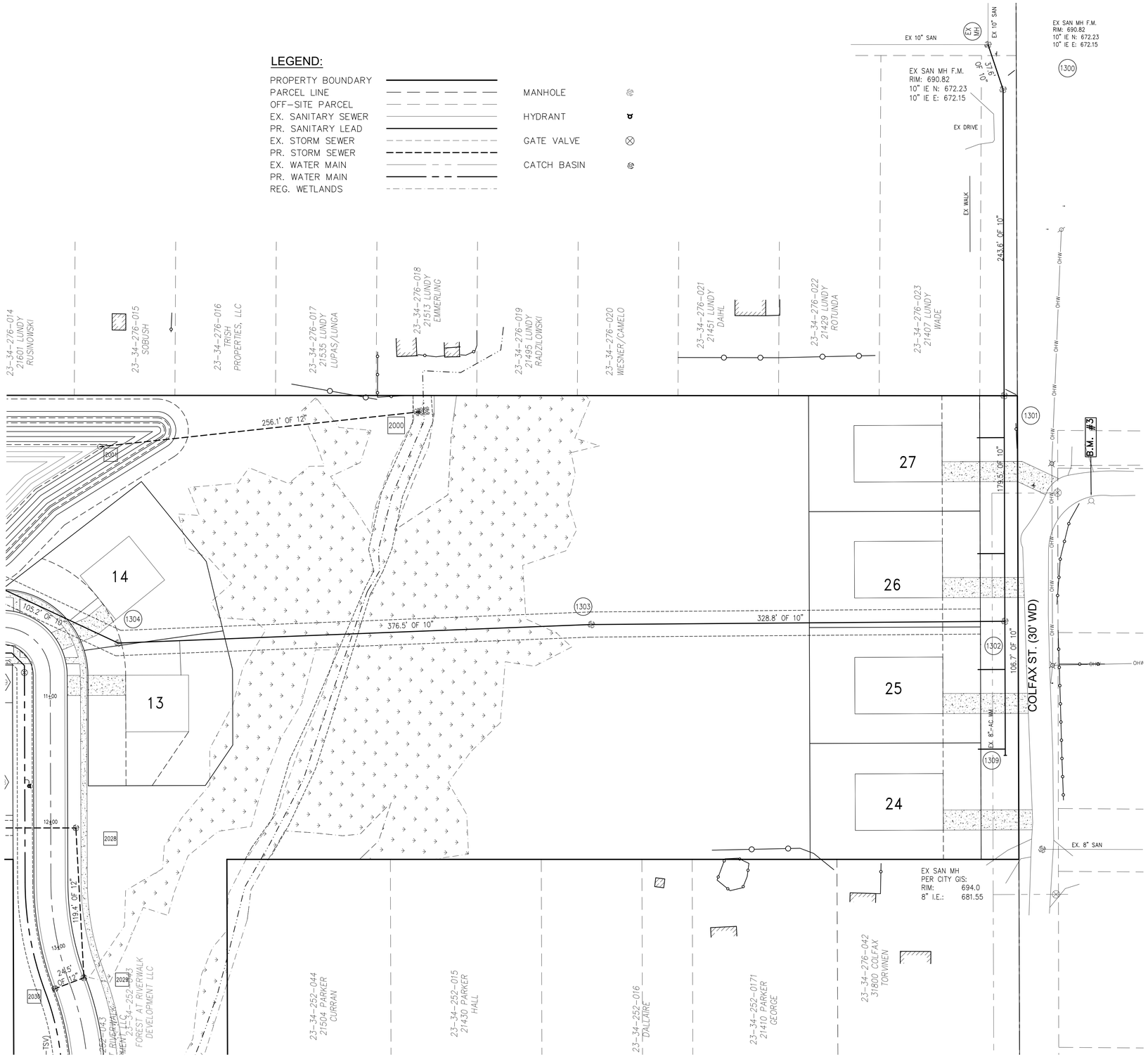
SHEET 03

| LOT NO. | BLDG F.G. | MH NO. | Rim Grade | San Station | San Slope | MH Jump | Invert at Main | Lead Inv @ Main | Riser | Lead Length to House | End of Lead Inv at House | FG - Inv | B/FTG if 8-10" wall | B/FTG to lead inv |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | **672.23** | | | | | | | |
| | | EX MH | | **0+00.0** | **0.30%** | **0.10** | **672.33** | | | | | | | |
| | | 1300 | | **0+37.6** | **0.30%** | | **672.44** | | | | | | | |
| | | | | | | | | | | | | | | |
| | | 1300 | | **0+00.0** | **0.30%** | **0.10** | **672.54** | | | | | | | |
| | | 1301 | | **2+43.6** | **0.30%** | | **673.27** | | | | | | | |
| | | | | | | | | | | | | | | |
| | | 1301 | | **0+00.0** | **0.30%** | **0.10** | **673.37** | | | | | | | |
| **L27** | 695.50 | | | 0+33.3 | 0.30% | | 673.47 | 673.74 | 11.0 | 21.5 | 684.85 | 10.65 | 686.84 | 1.99 |
| **L26** | 696.10 | | | 1+25.5 | 0.30% | | 673.75 | 674.02 | 12.0 | 21.5 | 686.11 | 9.99 | 687.44 | 1.33 |
| | | 1302 | | **1+79.5** | **0.30%** | | **673.91** | | | | | | | |
| | | | | | | | | | | | | | | |
| | | 1302 | | **0+00.0** | **0.30%** | **0.10** | **674.01** | | | | | | | |
| | | 1303 | | **3+28.8** | **0.30%** | | **675.00** | | | | | | | |
| | | | | | | | | | | | | | | |
| | | 1303 | | **0+00.0** | **1.00%** | **0.10** | **675.10** | | | | | | | |
| **L13** | 695.54 | | | 3+54.4 | 1.00% | | 678.64 | 678.91 | 5.0 | **73.6** | 684.60 | 10.94 | 686.88 | 2.28 |
| | | 1304 | | **3+76.5** | **1.00%** | | **678.86** | | | | | | | |
| | | | | | | | | | | | | | | |
| | | 1304 | | **0+00.0** | **0.30%** | **0.10** | **678.96** | | | | | | | |
| **L14** | 695.54 | | | 0+42.5 | 1.00% | | 679.39 | 679.66 | 5.0 | **73.6** | 685.34 | 10.20 | 686.88 | 1.54 |
| | | 1305 | | **1+05.2** | **1.00%** | | **679.28** | | | | | | | |
| | | | | | | | | | | | | | | |
| | | **1305** | | **0+00.0** | **0.30%** | **0.10** | **679.38** | | | | | | | |
| **L12** | 694.57 | | | 0+41.9 | 0.30% | | 679.50 | 679.77 | 4.0 | 77.0 | 684.50 | 10.07 | 685.91 | 1.41 |
| **L11** | 694.57 | | | 1+21.9 | 0.30% | | 679.74 | 680.01 | 3.0 | 77.0 | 683.75 | 10.82 | 685.91 | 2.16 |
| **L10** | 694.80 | | | 2+01.9 | 0.30% | | 679.98 | 680.25 | 3.0 | 77.0 | 683.99 | 10.81 | 686.14 | 2.15 |
| **L15** | 695.02 | | | 2+26.1 | 0.30% | | 680.06 | 680.32 | 4.0 | 13.0 | 684.41 | 10.61 | 686.36 | 1.95 |
| | | **1306** | | **2+68.1** | **0.30%** | | **680.18** | | | | | | | |
| | | | | | | | | | | | | | | |
| | | **1306** | | **0+00.0** | **0.30%** | **0.10** | **680.28** | | | | | | | |
| **L09** | 695.55 | | | 0+13.8 | 0.30% | | 680.32 | 680.59 | 4.0 | 77.0 | 685.32 | 10.23 | 686.89 | 1.57 |
| **L16** | 695.77 | | | 0+38.0 | 0.30% | | 680.40 | 680.66 | 5.0 | 13.0 | 685.74 | 10.03 | 687.11 | 1.37 |
| **L08** | 696.30 | | | 0+93.8 | 0.30% | | 680.56 | 680.83 | 4.0 | 77.0 | 685.56 | 10.74 | 687.64 | 2.08 |
| **L17** | 696.52 | | | 1+18.0 | 0.30% | | 680.64 | 680.90 | 5.0 | 13.0 | 685.98 | 10.54 | 687.86 | 1.88 |
| **L07** | 697.05 | | | 1+73.8 | 0.30% | | 680.80 | 681.07 | 5.0 | 77.0 | 686.79 | 10.26 | 688.39 | 1.60 |
| **L18** | 697.27 | | | 1+98.0 | 0.30% | | 680.88 | 681.14 | 6.0 | 13.0 | 687.21 | 10.06 | 688.61 | 1.40 |
| **L06** | 697.80 | | | 2+53.8 | 0.30% | | 681.04 | 681.31 | 5.0 | 77.0 | 687.03 | 10.77 | 689.14 | 2.11 |
| **L19** | 697.84 | | | 2+78.0 | 0.30% | | 681.12 | 681.38 | 6.0 | 13.0 | 687.45 | 10.39 | 689.18 | 1.73 |
| **L05** | 697.80 | | | 3+33.8 | 0.30% | | 681.28 | 681.55 | 5.0 | 77.0 | 687.27 | 10.53 | 689.14 | 1.87 |
| **L20** | 697.84 | | | 3+58.0 | 0.30% | | 681.36 | 681.62 | 6.0 | 13.0 | 687.69 | 10.15 | 689.18 | 1.49 |
| | | **1307** | | **4+00.0** | **0.30%** | | **681.48** | | | | | | | |
| | | | | | | | | | | | | | | |
| | | **1302** | | **0+00.0** | **0.30%** | **0.10** | **674.01** | | | | | | | |
| **L25** | 696.50 | | | 0+38.3 | 0.30% | | 674.13 | 674.39 | 11.0 | 21.5 | 685.50 | 11.00 | 687.84 | 2.34 |
| **L24** | 696.40 | | | 1+01.7 | 0.30% | | 674.32 | 674.58 | 11.0 | 21.5 | 685.69 | 10.71 | 687.74 | 2.05 |
| | | **1309** | | **1+06.7** | **0.30%** | | **674.33** | | | | | | | |
| | | | | | | | | | | | | | | |
| | | **1307** | | 0+00.0 | 1.00% | 0.10 | **674.43** | | | | | | | |
| **L04** | 697.25 | | | 0+13.8 | 0.30% | | 674.05 | 674.32 | 4.0 | 77.0 | 679.05 | 18.20 | 688.59 | 9.54 |
| **L21** | 696.46 | | | 0+38.0 | 0.30% | | 674.13 | 674.39 | 4.0 | 13.0 | 678.48 | 17.98 | 687.80 | 9.32 |
| **L03** | 696.29 | | | 0+93.8 | 0.30% | | 674.29 | 674.56 | 2.0 | 77.0 | 677.31 | 18.98 | 687.63 | 10.32 |
| **L22** | 696.00 | | | 1+18.0 | 0.30% | | 674.37 | 674.63 | 2.0 | 13.0 | 676.74 | 19.26 | 687.34 | 10.60 |
| **L02** | 695.33 | | | 1+73.8 | 0.30% | | 674.53 | 674.80 | 1.0 | 77.0 | 676.56 | 18.77 | 686.67 | 10.11 |
| **L23** | 695.04 | | | 1+88.5 | 0.30% | | 674.58 | 674.84 | 1.0 | 13.0 | 675.96 | 19.08 | 686.38 | 10.42 |
| **L01** | 694.38 | | | 2+33.9 | 0.30% | | 674.71 | 674.98 | 0.0 | 77.5 | 675.76 | 18.62 | 685.72 | 9.96 |
| | | **1308** | | **2+43.9** | **0.30%** | | **676.87** | | | | | | | |
| | | | | | | | | | | | | | | |
| | | | | ***SUM TOTAL OF DROPS*** | | ***0.60*** | | | | | | | | |

## 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




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

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

PROPRIETOR
MR. STUART MICHAELSON
WINDMILL KRE NEW DEVELOPMENTS
31333 W. THIRTEEN MILE ROAD,
SUITE 200
FARMINGTON HILLS, MI 48334

DATE: 05-20-2026
PM: EMP
ENG: EMP
SURV: AEC
CADD: AEC
DWG: SP-03 UTIL
VDATUM: NAVD 88
SCALE: 1" =40'

STATUS:
SITE PLAN
JOB NO. 2023.02


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

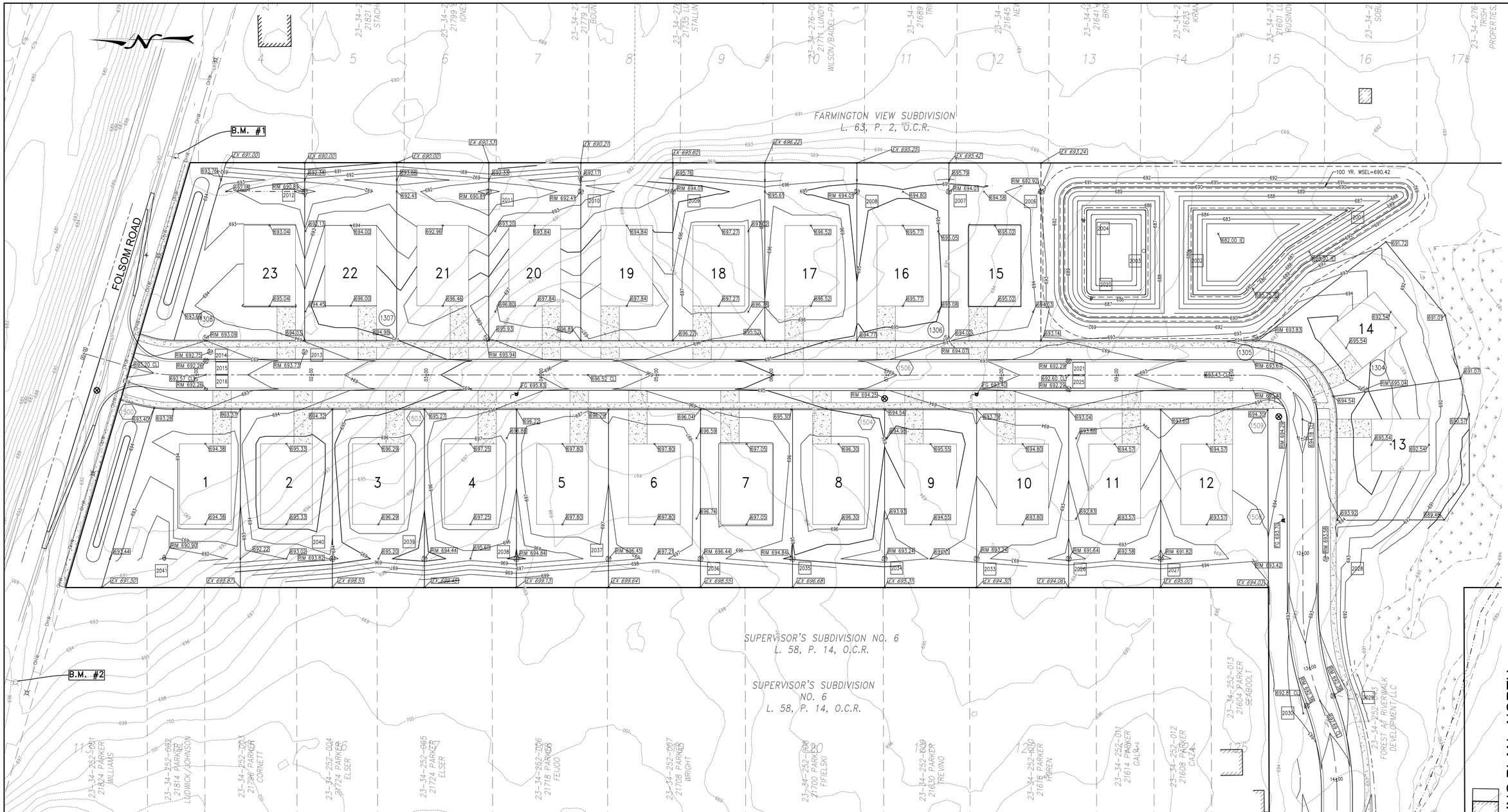

UTILITY PLAN - SOUTH

# FARMINGTON CREEK ESTATES

SITE PLAN

PART OF THE N.E. 1/4 OF SECTION 34, T.1N., R.9E.
CITY OF FARMINGTON HILLS, , OAKLAND COUNTY, MICHIGAN

SHEET
04

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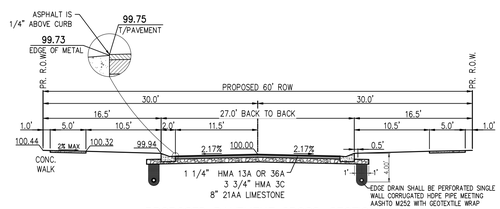
811 Know what's below. Call before you dig.

LEGEND:

PROPERTY BOUNDARY
PARCEL LINE
OFF-SITE PARCEL
SANITARY SEWER
STORM SEWER
WATER MAIN
MANHOLE
HYDRANT
GATE VALVE
CATCH BASIN




PROPOSED PAVEMENT CROSS-SECTION

SCALE 1"=10'

40 20 0 40 80 120

SCALE IN FEET 1" = 40'

CONCEPTUAL SITE GRADING PLAN - NORTH

# FARMINGTON CREEK ESTATES

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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fax: (734) 459-2585


PROPRIETOR

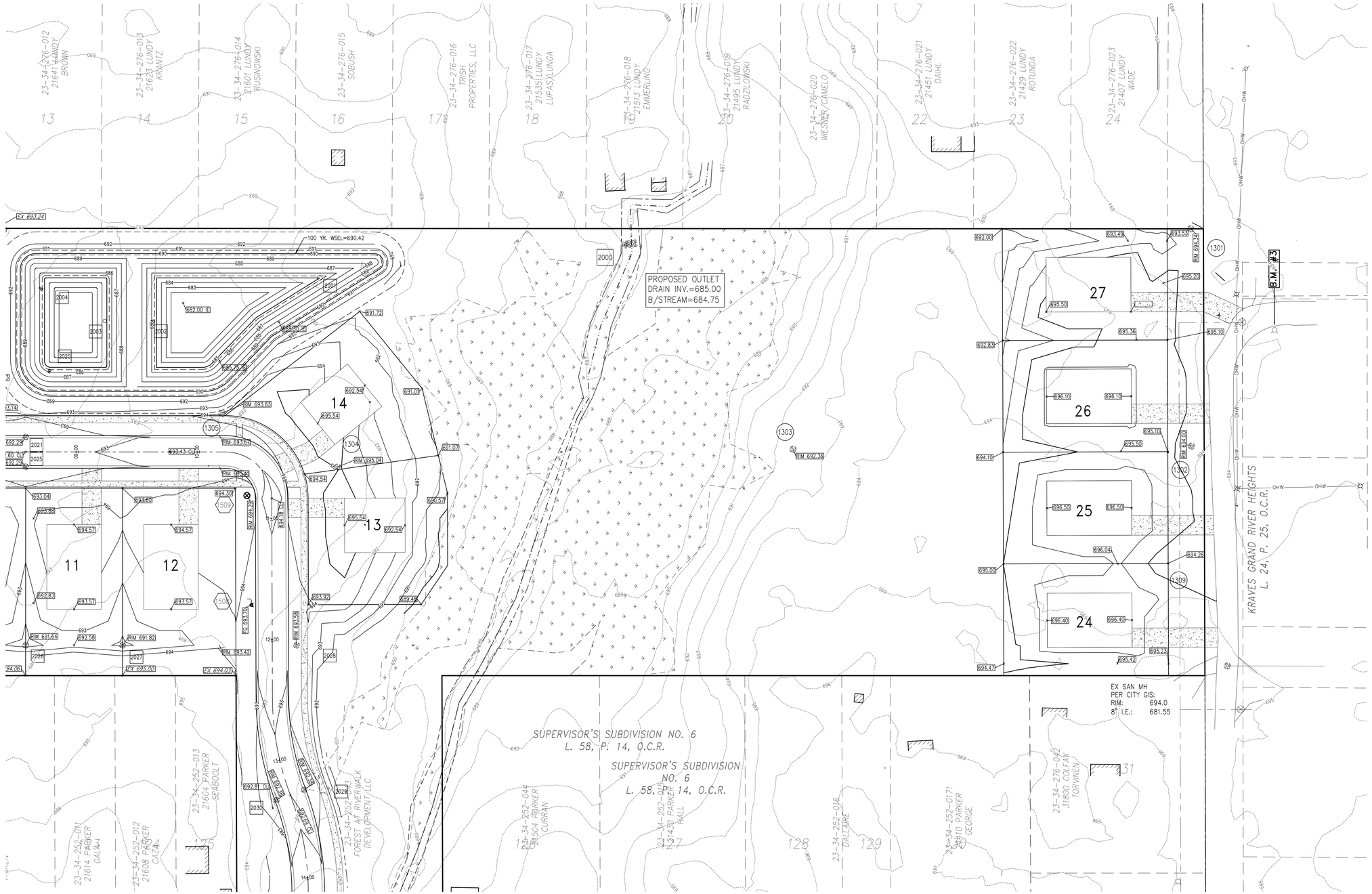
MR. STUART MICHAELSON
WINDMILL KRE NEW DEVELOPMENTS
31333 W. THIRTEEN MILE ROAD,
SUITE 200
FARMINGTON HILLS, MI 48334

DATE: 05-20-2026
PM: EMP
ENG: EMP
SURV: AEC
CAD: ADB
VWG: 24-OP
DATUM: NAVD 88
SCALE: 1" = 40'

STATUS:

SITE PLAN

JOB NO. 2023.02




## LEGEND:

| | |
|---|---|
| PROPERTY BOUNDARY | MANHOLE |
| PARCEL LINE | HYDRANT |
| OFF-SITE PARCEL | GATE VALVE |
| SANITARY SEWER | CATCH BASIN |
| STORM SEWER | |
| WATER MAIN | |

Know what's **below.**
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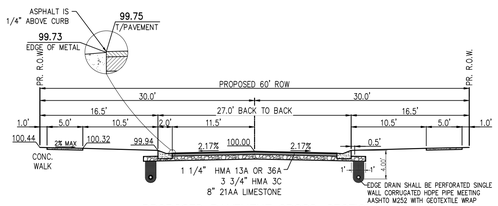


PROPOSED PAVEMENT CROSS-SECTION

SCALE 1"=10'

## BENCHMARKS:

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40 20 0 40 80 120
SCALE IN FEET 1" = 40'

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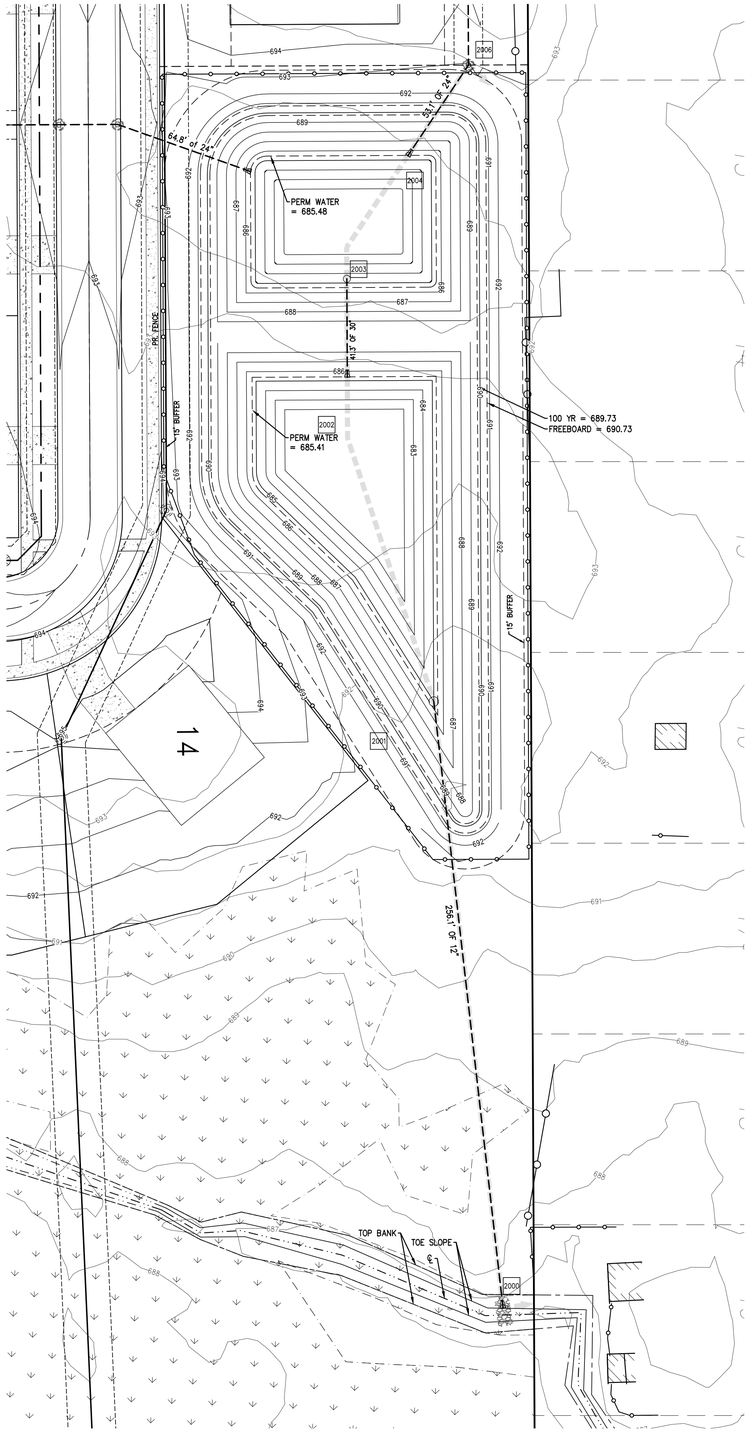
CONCEPTUAL GRADING PLAN - SOUTH

# FARMINGTON CREEK ESTATES

SITE PLAN

PART OF THE N.E. 1/4 OF SECTION 34, T.1N., R.9E.
CITY OF FARMINGTON HILLS, , OAKLAND COUNTY, MICHIGAN

SHEET
06




**Calculate 100-year Peak Intensity**

From C- Factor Chart

A = 15.2710
C = 0.36

**Calculate 100-year Peak Intensity**

$i_{100} = \frac{83.3}{(9.17 + T)^{0.81}} = \frac{83.3}{(\quad 9.17 + 25.79\ )^{0.81}}$ = 4.70 in/hr

*** Limit outflow to 1.90 acres of storm system of existing draining area**

**Calculate Channel Protection Volume Control (CPVC) Required Volume**

$V_{CPVC}$ = A * C * 3630 * 1.3
1.90 * 0.36 * 3630 * 1.3 = 3.228 cf

**Calculate Channel Protection Rate Control (CPRC) Required Volume**

$V_{ED}$ = A * C * 6897
1.90 * 0.36 * 6897 = 4,718 cf

**Calculate 100-year Detention Volume**

100-year Allowable Release Rate ($Q_{yield}$) = 1.0155 - 0.206 ln( A )
1.0155 - 0.206 ln( 1.90 ) = 0.88 cfs/acre

Limit outflow to **50%** of $Q_{yield}$ = 0.44 cfs/acre

100-year Peak Allowable Discharge ($Q_{100F}$) = $Q_{allow}$ * A
0.44 * 1.90 = 0.84 cfs

100-year Peak Pond Inflow ($Q_{100IN}$) = C * $i_{100}$ * A
0.36 * 4.7 * 15.27 = 25.84 cfs

100-year Runoff Volume ($V_{100}$) = 18,985 * C * A
18,985 * 0.36 * 15.27 = 104,371 cf

Storage Ratio (R) = 0.206 - 0.15 ln( $Q_{100F}$ / $Q_{100IN}$ )
0.206 - 0.15 ln( 0.84 / 25.8 ) = 0.72

100-yr Required Storage Volume ($V_{100R}$) = $V_{100}$ * R
104,371 * 0.720 = 75,147 cf

Is infiltration being proposed (Y or N)? N

Sediment Forebay Volume, $V_{FF\ 20\%}$ = 545 * A * C
545 * 15.27 * 0.36 = 2996 cf

The Site Plan must be designed to accommodate the following volumes:

- $V_{CPVC}$: = 3,228 cf
- $V_{ED}$: = 4,718 cf
- $V_{100}$: = 75,147 cf

** If the volume control requirement is met, the CPVC volume can be subtracted from the 100-year flood control volume*

| Design Requirements | Volume (cf) |
|---|---|
| $V_{CPVC}$: | 3,228 |
| $V_{ED}$ | 4,718 |
| $V_{100}$ | 75,147 |

**FOREBAY VOLUME**

| CONTOUR ELEV. | AREA ($FT^2$) | HEIGHT, H (FT.) | INCREMENT VOL. ($FT^3$) | CUMUL. VOL. ($FT^3$) |
|---|---|---|---|---|
| 685.48 | 4,282 | | 0 | 0 |
| | | 0.52 | | |
| 686.00 | 4,848 | | 2,393 | 2,393 |
| | | 1.00 | | |
| 687.00 | 6,023 | | 5,436 | 7,828 |
| | | 1.00 | | |
| 688.00 | 7,314 | | 6,669 | 14,497 |
| | | 1.00 | | |
| 689.00 | 8,719 | | 8,017 | 22,513 |
| | | 0.50 | | |
| 689.50 | 9,464 | | 4,195 | 26,708 |

**BASIN VOLUME**

| CONTOUR ELEV. | AREA ($FT^2$) | HEIGHT, H (FT.) | INCREMENT VOL. ($FT^3$) | CUMUL. VOL. ($FT^3$) |
|---|---|---|---|---|
| 685.41 | 6,739 | | 0 | 26,708 |
| | | 0.59 | | |
| 686.00 | 7,688 | | 4,258 | 30,965 |
| | | 1.00 | | |
| 687.00 | 9,444 | | 8,566 | 39,531 |
| | | 1.00 | | |
| 688.00 | 11,383 | | 10,414 | 49,945 |
| | | 1.00 | | |
| 689.00 | 13,488 | | 12,436 | 62,380 |
| | | 0.50 | | |
| 689.50 | 14,584 | | 7,018 | 69,398 |
| | | 0.00 | | |
| 689.50 | 24,048 | | 0 | 69,398 |
| | | 0.50 | | |
| 690.00 | 26,062 | | 12,528 | 81,926 |
| | | 1.00 | | |
| 691.00 | 29,061 | | 27,562 | 109,487 |

$Z_{OUT}$ = 685.41
$Z_{ED}$ = 686.43
$Z_{100}$ = 689.73
$h_{ted}$ = 1.02
$h_{hydx}$ = 4.32

**Outlet sizing for $V_{ED}$**

$Q_{ED}$ = $V_{ED}$ / 172,800
4,718 / 172,800 = 0.027 cfs

$H_{ED}$ = $V_{ED}$ / ( 4666 * $h_{ted}$ )$^{0.5}$
4,718 / ( 4666 * 1.02 )$^{0.5}$ = 1.00 1" holes

Use 1 1" diameter holes at elevation 685.48

**Flood Control Orifice**

A of $V_{ED}$ holes: 1 in. hole * 1 holes = 0.0055 $ft^2$

Act. 100-year flow through Ext Det Orifice ($Q_{ted}$) = $a_{ted}$ * 0.62 * √{2 * g * $h_{hydx}$}
0.0055 * 0.62 * √{2 * 32.2 * 4.32 } = 0.056 cfs

Remaining flow for 100-yr orifice $Q_{100F}$ - $Q_{ED}$
0.84 - 0.056 = 0.784 cfs

Flood Control Orifice Area ($A_{res}$): $Q_{res}$ / ( 0.62 * √{2 * g * $h_{res}$ }
0.784 / ( 0.62 * √{2 * 32.2 * 3.30 } ) = 0.087 sf

Flood Control Orifice Diameter ($d_{res}$): 12 * √{4 * ( A / π )}
12 * √{4 * ( 0.087 / π )} = 3.99 in

**Spillway Design**

Design Flow: = 25.84 cfs

Assume depth of flow: = 0.5 ft

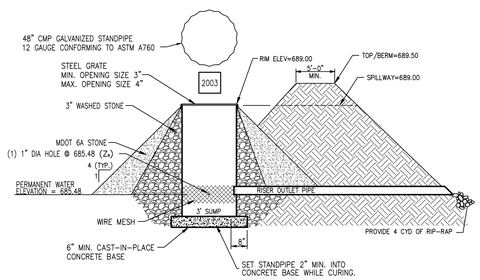
Compute width of spillway: B = Q / (3.4 * $H^{3/2}$) = 21.5 ft

Provide spillway 0.5 x 21.5 ft

**Time of Concentration Calculations:**

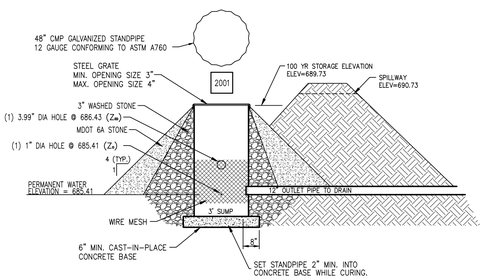
(use-drop down boxes to select flow type)

| Flow Type | Length feet | U/S Elev feet | D/S Elev feet | Slope % | Velocity ft/s | Tc min |
|---|---|---|---|---|---|---|
| Sewer Flow | 1134 | | | 0.000 | 2.500 | 7.56 |
| Sheet Flow | 100 | 693.50 | 692.50 | 1.000 | 0.480 | 3.47 |
| Total | 1234 | | | 0.081 | 2.336 | 11 |



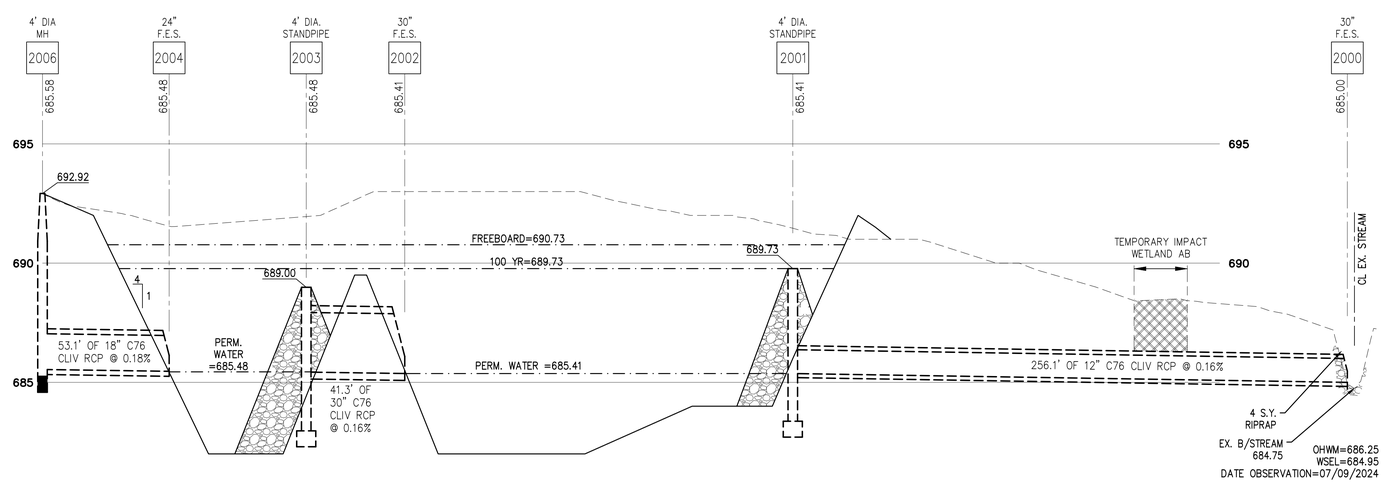

**FOREBAY OUTLET STRUCTURE**

NO SCALE




**BASIN OUTLET STRUCTURE**

NO SCALE




POND CROSS SECTION

PROPRIETOR
MR. STUART MICHAELSON
WINDMILL KRE NEW DEVELOPMENTS
31333 W. THIRTEEN MILE ROAD,
SUITE 200
FARMINGTON HILLS, MI 48334

DATE: 05-20-2026
PM: EMP
ENG: EMP
SURV: AEC
CAD: ADB
WO: 2-06 POND
VOLUME: NAD 88
SCALE: 1" = 30'

STATUS:
SITE PLAN
JOB NO. 2023.02


ENGINEERS . SURVEYORS
MLP
AND ASSOCIATES, INC.
Michael L. Priest & Associates, Inc.
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DETENTION BASIN PLAN

# FARMINGTON CREEK ESTATES

SITE PLAN

PART OF THE N.E. 1/4 OF SECTION 34, T.1N., R.9E.
CITY OF FARMINGTON HILLS, , OAKLAND COUNTY, MICHIGAN

SHEET
07

| STRUCTURE NO | AREA (AC) | TOTAL AREA (SF) | AREA IMP (SF) | HYD SOIL GRP | AREA LAWN (SF) | AxC | C |
|---|---|---|---|---|---|---|---|
| OS 2041 | 0.8853 | 38565 | 0 | A | 38565 | 7713 | 0.20 |
| 2041 | 0.4890 | 21301 | 6300 | A | 15001 | 8985 | 0.42 |
| OS 2040 | 0.4855 | 21149 | 0 | A | 21149 | 4230 | 0.20 |
| 2040 | 0.1489 | 6486 | 1575 | A | 4911 | 2478 | 0.38 |
| OS 2039 | 0.9012 | 39257 | 0 | A | 39257 | 7851 | 0.20 |
| 2039 | 0.2295 | 9996 | 3150 | A | 6846 | 4362 | 0.44 |
| OS 2038 | 1.0299 | 44862 | 0 | A | 44862 | 8972 | 0.20 |
| 2038 | 0.3440 | 14983 | 4723 | A | 10260 | 6539 | 0.44 |
| 2037 | 0.1147 | 4997 | 1575 | A | 3422 | 2181 | 0.44 |
| OS 2036 | 0.2211 | 9633 | 0 | A | 9633 | 1927 | 0.20 |
| 2036 | 0.1487 | 6477 | 1575 | A | 4902 | 2477 | 0.38 |
| OS 2035 | 0.1365 | 5945 | 0 | A | 5945 | 1189 | 0.20 |
| 2035 | 0.2291 | 9981 | 3150 | A | 6831 | 4359 | 0.44 |
| OS 2034 | 0.1368 | 5958 | 0 | A | 5958 | 1192 | 0.20 |
| 2034 | 0.3096 | 13488 | 4725 | A | 8763 | 6241 | 0.46 |
| OS 2033 | 0.2345 | 10215 | 0 | A | 10215 | 2043 | 0.20 |
| 2033 | 0.1486 | 6475 | 1575 | A | 4900 | 2476 | 0.38 |
| OS 2026 | 1.7229 | 75051 | 0 | A | 75051 | 15010 | 0.20 |
| 2026 | 0.4240 | 18469 | 6300 | A | 12169 | 8419 | 0.46 |
| OS2030 | 0.5049 | 21992 | 0 | A | 21992 | 4398 | 0.20 |
| 2030 | 0.2918 | 12709 | 5865 | A | 6844 | 6941 | 0.55 |
| 2029 | 0.3417 | 14884 | 8634 | A | 6250 | 9452 | 0.64 |
| 2028 | 0.0000 | 0 | 0 | A | 0 | 0 | 0.00 |
| 2027 | 0.2674 | 11650 | 3150 | A | 8500 | 4692 | 0.40 |
| 2025 | 0.8375 | 36483 | 16129 | A | 20354 | 19393 | 0.53 |
| 2021 | 0.8026 | 34961 | 16263 | A | 18698 | 19189 | 0.55 |
| 2020 | 0.0000 | 0 | 0 | A | 0 | 0 | 0.00 |
| | | | | | | | |
| 2016 | 0.5407 | 23552 | 10784 | A | 12768 | 12798 | 0.54 |
| 2015 | 0.4989 | 21732 | 10048 | A | 11684 | 11882 | 0.55 |
| 2014 | 0.0000 | 0 | 0 | A | 0 | 0 | 0.00 |
| 2013 | 0.0000 | 0 | 0 | A | 0 | 0 | 0.00 |
| 2012 | 0.4427 | 19283 | 6300 | A | 12983 | 8582 | 0.45 |
| 2011 | 0.4363 | 19005 | 6300 | A | 12705 | 8526 | 0.45 |
| 2010 | 0.1671 | 7279 | 3150 | A | 4129 | 3818 | 0.52 |
| 2009 | 0.2011 | 8761 | 3150 | A | 5611 | 4115 | 0.47 |
| 2008 | 0.3017 | 13140 | 4725 | A | 8415 | 6172 | 0.47 |
| 2007 | 0.1957 | 8525 | 3150 | A | 5375 | 4067 | 0.48 |
| 2006 | 0.0719 | 3132 | 1575 | A | 1557 | 1808 | 0.58 |
| 2004 | 0.0000 | 0 | 0 | A | 0 | 0 | 0.00 |
| 2003 | 1.0292 | 44832 | 11599 | A | 33233 | 18246 | 0.41 |
| On Site | 9.0124 | 392579 | 145470 | A | 269101 | 192597 | 0.49 |

| FROM MH | TO MH | C avg | AREA Ac | TOTAL AREA | A*C | TOTAL A*C | T min | I 10 in/hr | Q10=CIA cfs | I 100 in/hr | Q100=CIA cfs | n | Q FULL cfs | PIPE dia | RUN ft | HG 10 SLOPE | FALL in HG 10 | UPST HG 10 ELEV | DWNST HG 10 ELEV | HG 100 SLOPE | FALL in HG 100 | UPST HG 100 ELEV | DWNST HG 100 ELEV | V AVG fps | V FULL fps | T to DS MH | PIPE SLOPE (%) | UPST INV ELEV | DWNST INV ELEV | UPST RIM | UPST RIM TO INV | UPST CVR | DWNST CVR | UPST RIM TO HG 10 | CROWN OF PIPE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| OS 2041 | | 0.20 | 0.8853 | 0.8853 | 0.1771 | 0.1771 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2041 | 2040 | 0.42 | 0.4890 | 1.3743 | 0.2054 | 0.3824 | 20.00 | 3.26 | 1.25 | 5.41 | 2.07 | 0.013 | 3.16 | 15 | 146.0 | 0.04% | 0.05 | 688.73 | 688.38 | 0.10% | 0.15 | 688.80 | 688.65 | 1.02 | 2.58 | 0.94 | 0.24% | 687.73 | 687.38 | 690.90 | 3.17 | 1.73 | 5.00 | 2.17 | 688.98 |
| OS 2040 | | 0.20 | 0.4855 | 1.8598 | 0.0971 | 0.4795 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2040 | 2039 | 0.38 | 0.1489 | 2.0087 | 0.0566 | 0.5361 | 20.94 | 3.18 | 1.70 | 5.27 | 2.83 | 0.013 | 3.16 | 15 | 80.0 | 0.07% | 0.06 | 688.38 | 688.19 | 0.19% | 0.15 | 688.65 | 688.49 | 1.39 | 2.58 | 0.52 | 0.24% | 687.38 | 687.19 | 693.82 | 6.44 | 5.00 | 5.81 | 5.44 | 688.63 |
| OS 2039 | | 0.20 | 0.9012 | 2.9100 | 0.1802 | 0.7164 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2039 | 2038 | 0.44 | 0.2295 | 3.1394 | 0.1010 | 0.8173 | 21.46 | 3.13 | 2.56 | 5.20 | 4.25 | 0.013 | 4.46 | 18 | 80.0 | 0.06% | 0.05 | 688.19 | 688.04 | 0.16% | 0.13 | 688.49 | 688.36 | 1.45 | 2.52 | 0.53 | 0.18% | 686.99 | 686.84 | 694.44 | 7.45 | 5.74 | 6.29 | 6.25 | 688.49 |
| OS 2038 | | 0.20 | 1.0299 | 4.1693 | 0.2060 | 1.0233 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2038 | 2037 | 0.44 | 0.3440 | 4.5133 | 0.1513 | 1.1747 | 21.99 | 3.09 | 3.63 | 5.13 | 6.03 | 0.013 | 8.16 | 24 | 80.0 | 0.03% | 0.02 | 688.04 | 687.94 | 0.07% | 0.06 | 688.36 | 688.31 | 1.16 | 2.60 | 0.51 | 0.13% | 686.44 | 686.34 | 694.84 | 8.40 | 6.15 | 7.86 | 6.80 | 688.44 |
| 2037 | 2036 | 0.44 | 0.1147 | 4.6280 | 0.0505 | 1.2251 | 22.50 | 3.05 | 3.74 | 5.06 | 6.20 | 0.013 | 8.16 | 24 | 80.0 | 0.03% | 0.02 | 687.94 | 687.84 | 0.08% | 0.06 | 688.31 | 688.25 | 1.19 | 2.60 | 0.51 | 0.13% | 686.34 | 686.24 | 696.45 | 10.11 | 7.86 | 7.95 | 8.51 | 688.34 |
| OS 2036 | | 0.20 | 0.2211 | 4.8491 | 0.0442 | 1.2694 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2036 | 2035 | 0.38 | 0.1487 | 4.9978 | 0.0565 | 1.3259 | 23.02 | 3.01 | 3.99 | 5.00 | 6.63 | 0.013 | 8.16 | 24 | 80.0 | 0.03% | 0.02 | 687.84 | 687.73 | 0.09% | 0.07 | 688.25 | 688.18 | 1.27 | 2.60 | 0.51 | 0.13% | 686.24 | 686.13 | 696.44 | 10.20 | 7.95 | 6.46 | 8.60 | 688.24 |
| OS 2035 | | 0.20 | 0.1365 | 5.1343 | 0.0273 | 1.3532 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2035 | 2034 | 0.44 | 0.2291 | 5.3634 | 0.1008 | 1.4540 | 23.53 | 2.97 | 4.32 | 4.93 | 7.17 | 0.013 | 8.16 | 24 | 80.0 | 0.04% | 0.03 | 687.73 | 687.63 | 0.10% | 0.08 | 688.18 | 688.10 | 1.38 | 2.60 | 0.51 | 0.13% | 686.13 | 686.03 | 694.84 | 8.71 | 6.46 | 4.96 | 7.11 | 688.13 |
| OS 2034 | | 0.20 | 0.1368 | 5.5002 | 0.0274 | 1.4813 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2034 | 2033 | 0.46 | 0.3096 | 5.8098 | 0.1424 | 1.6238 | 24.04 | 2.94 | 4.77 | 4.87 | 7.91 | 0.013 | 8.16 | 24 | 80.0 | 0.04% | 0.04 | 687.63 | 687.52 | 0.12% | 0.10 | 688.10 | 688.00 | 1.52 | 2.60 | 0.51 | 0.13% | 686.03 | 685.92 | 693.24 | 7.21 | 4.96 | 5.07 | 5.61 | 688.03 |
| OS 2033 | | 0.20 | 0.2345 | 6.0443 | 0.0469 | 1.6707 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2033 | 2026 | 0.38 | 0.1486 | 6.1930 | 0.0565 | 1.7271 | 24.56 | 2.90 | 5.01 | 4.81 | 8.31 | 0.013 | 8.16 | 24 | 80.0 | 0.05% | 0.04 | 687.52 | 687.42 | 0.13% | 0.11 | 688.00 | 687.89 | 1.59 | 2.60 | 0.51 | 0.13% | 685.92 | 685.82 | 693.24 | 7.32 | 5.07 | 3.57 | 5.72 | 687.92 |
| | | | | | | | 25.07 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| OS2030 | | 0.20 | 0.5049 | 0.5049 | 0.1010 | 0.1010 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2030 | 2029 | 0.55 | 0.2918 | 0.7966 | 0.1605 | 0.2614 | 20.00 | 3.26 | 0.85 | 5.41 | 1.42 | 0.013 | 5.68 | 12 | 24.5 | 0.06% | 0.01 | 689.14 | 688.52 | 0.16% | 0.04 | 689.87 | 689.83 | 1.09 | 7.23 | 0.06 | 2.54% | 688.34 | 687.72 | 692.38 | 4.04 | 2.87 | 3.49 | 3.24 | 689.34 |
| 2029 | 2028 | 0.64 | 0.3417 | 1.1383 | 0.2187 | 0.4801 | 20.06 | 3.26 | 1.56 | 5.40 | 2.59 | 0.013 | 2.02 | 12 | 119.4 | 0.19% | 0.23 | 688.52 | 688.14 | 0.53% | 0.63 | 689.83 | 689.20 | 1.99 | 2.57 | 0.78 | 0.32% | 687.72 | 687.34 | 692.38 | 4.66 | 3.49 | 5.08 | 3.86 | 688.72 |
| 2028 | 2027 | 0.00 | 0.0000 | 1.1383 | 0.0000 | 0.4801 | 20.83 | 3.19 | 1.53 | 5.29 | 2.54 | 0.013 | 2.02 | 12 | 143.6 | 0.18% | 0.27 | 688.14 | 687.68 | 0.51% | 0.73 | 689.20 | 688.47 | 1.95 | 2.57 | 0.93 | 0.32% | 687.34 | 686.88 | 693.58 | 6.24 | 5.08 | 3.78 | 5.44 | 688.34 |
| 2027 | 2026 | 0.40 | 0.2674 | 1.4058 | 0.1070 | 0.5871 | 21.76 | 3.11 | 1.83 | 5.16 | 3.03 | 0.013 | 2.02 | 12 | 80.0 | 0.26% | 0.21 | 687.68 | 687.42 | 0.72% | 0.58 | 688.47 | 687.89 | 2.32 | 2.57 | 0.52 | 0.32% | 686.88 | 686.62 | 691.82 | 4.94 | 3.78 | 3.85 | 4.14 | 687.88 |
| | | | | | | | 22.28 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2026 | 2025 | 0.46 | 0.4240 | 8.0227 | 0.1950 | 2.5093 | 25.07 | 2.86 | 7.19 | 4.75 | 11.93 | 0.013 | 8.16 | 24 | 147.5 | 0.10% | 0.15 | 687.42 | 687.23 | 0.28% | 0.41 | 687.89 | 687.48 | 2.29 | 2.60 | 0.95 | 0.13% | 685.82 | 685.63 | 691.64 | 5.82 | 3.57 | 4.41 | 4.22 | 687.82 |
| 2025 | 2021 | 0.53 | 0.8375 | 8.8603 | 0.4439 | 2.9532 | 26.02 | 2.80 | 8.27 | 4.65 | 13.73 | 0.013 | 8.76 | 24 | 24.5 | 0.13% | 0.03 | 687.23 | 687.19 | 0.37% | 0.09 | 687.48 | 687.39 | 2.63 | 2.79 | 0.15 | 0.15% | 685.63 | 685.59 | 692.29 | 6.66 | 4.41 | 4.45 | 5.06 | 687.63 |
| 2021 | 2020 | 0.55 | 0.8026 | 9.6628 | 0.4414 | 3.3946 | 26.02 | 2.80 | 9.51 | 4.65 | 15.78 | 0.013 | 9.60 | 24 | 64.8 | 0.18% | 0.11 | 687.19 | 687.08 | 0.49% | 0.32 | 687.39 | 687.08 | 3.03 | 3.06 | 0.35 | 0.18% | 685.59 | 685.48 | 692.29 | 6.70 | 4.45 | | 5.10 | 687.59 |
| 2020 | | | 9.6628 | | 3.3946 | | 26.37 | | | | | | | 24 | | | | 687.08 | | | | 687.08 | | | | | | 685.48 | | | | | | | |
| 2016 | 2015 | 0.54 | 0.5407 | 0.5407 | 0.2920 | 0.2920 | 20.00 | 3.26 | 0.95 | 5.41 | 1.58 | 0.013 | 3.56 | 12 | 24.5 | 0.07% | 0.02 | 689.00 | 688.76 | 0.20% | 0.05 | 690.61 | 690.56 | 1.21 | 4.54 | 0.09 | 1.00% | 688.20 | 687.96 | 692.26 | 4.06 | 2.89 | 3.14 | 3.26 | 689.20 |
| 2015 | 2014 | 0.55 | 0.4989 | 1.0396 | 0.2744 | 0.5664 | 20.09 | 3.25 | 1.84 | 5.40 | 3.06 | 0.013 | 2.02 | 12 | 8.5 | 0.27% | 0.02 | 688.76 | 688.73 | 0.74% | 0.06 | 690.56 | 690.50 | 2.35 | 2.57 | 0.06 | 0.32% | 687.96 | 687.93 | 692.26 | 4.30 | 3.14 | 3.65 | 3.50 | 688.96 |
| 2014 | 2013 | 0.00 | 0.0000 | 1.0396 | 0.0000 | 0.5664 | 20.15 | 3.25 | 1.84 | 5.39 | 3.05 | 0.013 | 2.02 | 12 | 82.2 | 0.27% | 0.22 | 688.73 | 688.47 | 0.73% | 0.60 | 690.50 | 689.90 | 2.34 | 2.57 | 0.53 | 0.32% | 687.93 | 687.67 | 692.75 | 4.82 | 3.65 | 4.91 | 4.02 | 688.93 |
| 2013 | 2012 | 0.00 | 0.0000 | 1.0396 | 0.0000 | 0.5664 | 20.68 | 3.20 | 1.81 | 5.31 | 3.01 | 0.013 | 2.02 | 12 | 139.5 | 0.26% | 0.36 | 688.47 | 688.02 | 0.71% | 0.99 | 689.90 | 688.90 | 2.31 | 2.57 | 0.91 | 0.32% | 687.67 | 687.22 | 693.74 | 6.07 | 4.91 | 2.42 | 5.27 | 688.67 |
| 2012 | 2011 | 0.45 | 0.4427 | 1.4823 | 0.1992 | 0.7656 | 21.59 | 3.12 | 2.39 | 5.19 | 3.97 | 0.013 | 3.16 | 15 | 160.0 | 0.14% | 0.22 | 688.02 | 687.64 | 0.38% | 0.60 | 688.90 | 688.30 | 1.95 | 2.58 | 1.03 | 0.24% | 687.02 | 686.64 | 690.81 | 3.79 | 2.35 | 2.74 | 2.79 | 688.27 |
| 2011 | 2010 | 0.45 | 0.4363 | 1.9186 | 0.1963 | 0.9619 | 22.62 | 3.04 | 2.93 | 5.05 | 4.86 | 0.013 | 4.46 | 18 | 80.0 | 0.08% | 0.06 | 687.64 | 687.49 | 0.21% | 0.17 | 688.30 | 688.13 | 1.66 | 2.52 | 0.53 | 0.18% | 686.44 | 686.29 | 690.81 | 4.37 | 2.67 | 4.41 | 3.17 | 687.94 |
| 2010 | 2009 | 0.52 | 0.1671 | 2.0857 | 0.0869 | 1.0488 | 23.15 | 3.00 | 3.15 | 4.98 | 5.22 | 0.013 | 4.46 | 18 | 80.0 | 0.09% | 0.07 | 687.49 | 687.35 | 0.25% | 0.20 | 688.13 | 687.93 | 1.78 | 2.52 | 0.53 | 0.18% | 686.29 | 686.15 | 692.41 | 6.12 | 4.41 | 6.15 | 4.92 | 687.79 |
| 2009 | 2008 | 0.47 | 0.2011 | 2.2868 | 0.0945 | 1.1433 | 23.68 | 2.96 | 3.39 | 4.92 | 5.62 | 0.013 | 4.46 | 18 | 160.0 | 0.10% | 0.17 | 687.35 | 687.06 | 0.29% | 0.46 | 687.93 | 687.47 | 1.92 | 2.52 | 1.06 | 0.18% | 686.15 | 685.86 | 694.01 | 7.86 | 6.15 | 6.44 | 6.66 | 687.65 |
| 2008 | 2007 | 0.47 | 0.3017 | 2.5884 | 0.1418 | 1.2851 | 24.73 | 2.89 | 3.71 | 4.79 | 6.16 | 0.013 | 4.46 | 18 | 80.0 | 0.12% | 0.10 | 687.06 | 686.92 | 0.34% | 0.27 | 687.47 | 687.20 | 2.10 | 2.52 | 0.53 | 0.18% | 685.86 | 685.72 | 694.01 | 8.15 | 6.44 | 6.59 | 6.95 | 687.36 |
| 2007 | 2006 | 0.48 | 0.1957 | 2.7841 | 0.0939 | 1.3790 | 25.26 | 2.85 | 3.93 | 4.73 | 6.53 | 0.013 | 4.46 | 18 | 80.0 | 0.14% | 0.11 | 686.92 | 686.77 | 0.39% | 0.31 | 687.20 | 686.89 | 2.23 | 2.52 | 0.53 | 0.18% | 685.72 | 685.57 | 694.01 | 8.29 | 6.59 | 5.64 | 7.09 | 687.22 |
| 2006 | 2004 | 0.58 | 0.0719 | 2.8560 | 0.0417 | 1.4207 | 25.79 | 2.82 | 4.00 | 4.67 | 6.64 | 0.013 | 4.46 | 18 | 53.1 | 0.15% | 0.08 | 686.77 | 686.68 | 0.40% | 0.21 | 686.89 | 686.68 | 2.26 | 2.52 | 0.35 | 0.18% | 685.57 | 685.48 | 692.92 | 7.35 | 5.64 | | 6.15 | 687.07 |
| 2004 | | | 2.8560 | | 1.4207 | | 26.14 | | | | | | | 18 | | | | 686.68 | | | | 686.68 | | | | | | 685.48 | | | | | | | 686.98 |
| 2003 | 2002 | 0.41 | 1.0292 | 3.8852 | 0.4220 | 1.8427 | 26.14 | 2.79 | 5.15 | 4.64 | 8.54 | 0.013 | 16.41 | 30 | 41.3 | 0.02% | 0.01 | 687.48 | 687.41 | 0.04% | 0.02 | 687.48 | 687.41 | 1.05 | 3.34 | 0.21 | 0.16% | 685.48 | 685.41 | 689.00 | 3.52 | 0.73 | | | 687.98 |
| 2002 | | | | | | | | | | | | | | 30 | | | | 687.41 | | | | 687.41 | | | | | | 685.41 | | | | | | | |
| 2001 | 2000 | | | | | | | | 0.84 | | 0.84 | 0.013 | 1.43 | 12 | 256.1 | 0.06% | 0.14 | 686.21 | 685.80 | 0.06% | 0.14 | 686.21 | 685.80 | 1.07 | 1.81 | 2.35 | 0.16% | 685.41 | 685.00 | 690.92 | 5.51 | 4.34 | | | 686.41 |
| 2000 | | | | | | | | | | | | | | 12 | | | | 685.80 | | | | 685.80 | | | | | | 685.00 | | | | | | | |

# PROPRIETOR

MR. STUART MICHAELSON
WINDMILL KRE NEW DEVELOPMENTS
31333 W. THIRTEEN MILE ROAD,
SUITE 200
FARMINGTON HILLS, MI 48334

DATE: 05-20-2026
PM: EMP
ENG: EMP
SURV: AEC
CAD: ADB
DWG: SP-07 DA
VDATUM: NAVD 88
SCALE: 1" = 60'

# SITE PLAN

JOB NO. 2023.02

STATUS:

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.

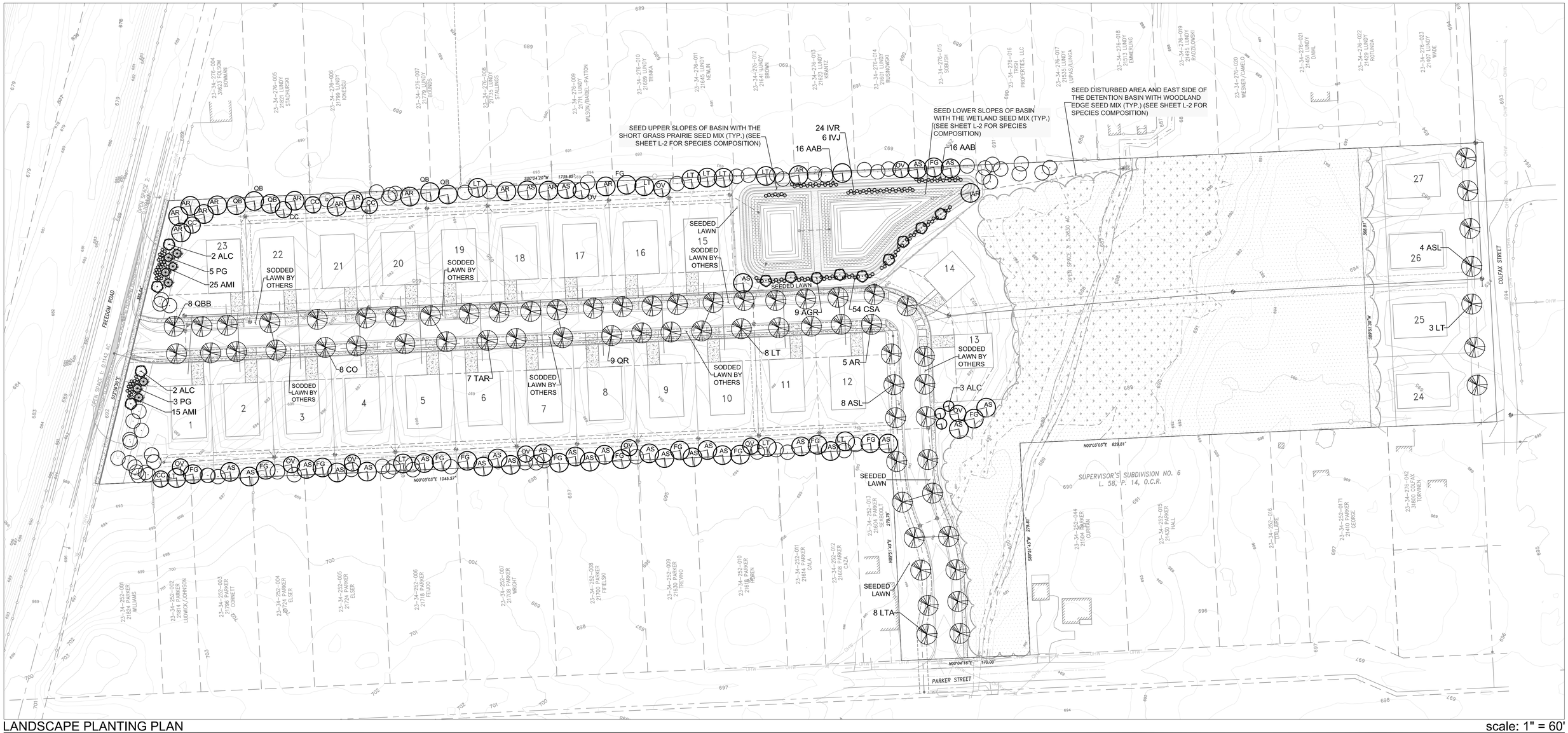
# STORM DRAINAGE AREAS

# FARMINGTON CREEK ESTATES

## SITE PLAN

PART OF THE N.E. 1/4 OF SECTION 34, T.1N., R.9E.
CITY OF FARMINGTON HILLS, , OAKLAND COUNTY, MICHIGAN

SHEET
08




## LANDSCAPE PLANTING PLAN

scale: 1" = 60'

## PLANT LIST

| KEY | QTY. | BOTANICAL NAME | COMMON NAME | SIZE |
|---|---|---|---|---|
| **LANDSCAPING ADJACENT TO ROADS - Freedom Road** | | | | |
| ALC | 4 | *Amelanchier laevis* 'Cumulus' | Cumulus Allegheny Serviceberry | 2" cal. B&B |
| AMI | 40 | *Aronia melanocarpa* 'Iroquois Beauty' | Iroquois Beauty Black Chokeberry | 24" ht., 3 gal. pot |
| PG | 8 | *Picea glauca* | White Spruce | 8' ht. B&B |
| **STREET TREES** | | | | |
| AR | 5 | *Acer rubrum* 'Armstrong Gold' | Armstrong Gold Red Maple | 3" cal. B&B |
| ASL | 9 | *Acer saccharum* 'Legacy' | Legacy Sugar Maple | 3" cal. B&B |
| CO | 8 | *Celtis occidentalis* | Northern Hackberry | 3" cal. B&B |
| LT | 11 | *Liriodendron tulipifera* | Tuliptree | 3" cal. B&B |
| LTA | 8 | *Liriodendron tulipifera* 'Arnold' | Arnold Fastigiate Tuliptree | 3" cal. B&B |
| QBB | 8 | *Quercus bicolor* 'Beacon' | Beacon Swamp White Oak | 3" cal. B&B |
| QR | 9 | *Quercus rubra* | Red Oak | 3" cal. B&B |
| TAR | 7 | *Tilia americana* 'Redmond' | Redmond American Linden | 3" cal. B&B |
| **REPLACEMENT TREES** | | | | |
| ALC | 3 | *Amelanchier laevis* 'Cumulus' | Cumulus Allegheny Serviceberry | 2-1/2" cal. B&B |
| AGR | 9 | *Amelanchier x grandiflora* 'Robin Hill' | Robin Hill Apple Serviceberry | 2-1/2" cal. B&B |
| AR | 15 | *Acer rubrum* | Red Maple | 3" cal. B&B |
| AS | 28 | *Acer saccharum* 'Legacy' | Legacy Sugar Maple | 3" cal. B&B |
| CC | 5 | *Carpinus caroliniana* | American Hornbeam | 3" cal. B&B |
| FG | 13 | *Fagus grandifolia* | American Beech | 3" cal. B&B |
| LT | 10 | *Liriodendron tulipifera* | Tuliptree | 3" cal. B&B |
| OV | 10 | *Ostrya virginiana* | American Hophornbeam | 3" cal. B&B |
| QB | 5 | *Quercus bicolor* | Swamp White Oak | 3" cal. B&B |
| **DETENTION POND PLANTINGS** | | | | |
| AAB | 32 | *Aronia arbutifolia* 'Brilliantissima' | Brilliantissima Red Chokeberry | 30" ht., 5 gal. pot |
| CSA | 54 | *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: | 1,487 |
| Total Number of Trees to be Removed: | 583 |
| Total Number of Replacement Trees to be Planted on Site: | 98 |

## 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.

60' 0' 60' 120' 180'
scale: 1" = 60'

date: January 16, 2024
revised:
03-03-2025 Revise for site plan changes.
02-10-2026 Revise for site plan changes.
03-28-2026 Revise for site plan changes.
05-18-2026 Revise for site plan changes.
06-12-2026 Add lots 24 thru 27.

Know what's below. Call before you dig.

LANDSCAPE PLAN FOR:
Michael L. Priest
& Associates, Inc.
40655 Koppernick
Canton, Michigan 48187
(734) 459-8560

PROJECT LOCATION:
Farmington Creek Estates
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

STATE OF MICHIGAN BRIAN DEVLIN NO.1260 REGISTERED LANDSCAPE ARCHITECT

AUTOCAD SIGNATURE
ORIGINAL IN BLUE

# 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 April1 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. Rototill 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 wilt 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-anglae* | 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 serfoliatum* | 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-Eyrd 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

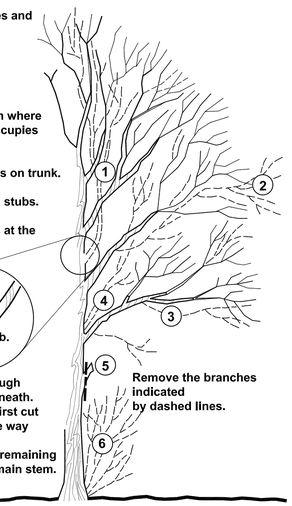
**MICHIGAN WILDFLOWER FARM**
Fifty percent (50%) Forbs/Fifty percent (50%) Grass.
Application rate: 5 oz. per 1000 sq. ft. or 10 lbs. per acre

| 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 eupatoroides* | False Boneset |
| *Monarda fistulosa* | Bergamot |
| *Penstemon digitalis* | Fokglove Beardstongue |
| *Rudbeckia hirta* | Black-Eyed Susan |
| *Solidago speciosa* | Showy Goldenrod |
| **Sedges/Grasses** | |
| *Schzachyrium 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) 6476010
Fax: (517) 647 6072

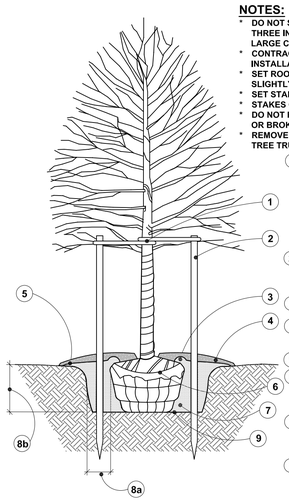




1. **Remove cross branches and those developing Into secondary leaders.**
2. **Remove injured and misshapen branches.**
3. **Remove a lower branch where an overlying branch occupies about the same area.**
4. **Remove twigs and buds on trunk.**
5. **Make clean cuts on old stubs.**
6. **Remove sucker shoots at the base of the tree.**

**a. First cut - halfway through the branch from underneath.**
**b. Second cut - past the first cut from the top and all the way through the branch.**
**c. Third cut - remove the remaining branch flush with the main stem.**

**Remove the branches indicated by dashed lines.**

PRUNING DETAIL — not to scale

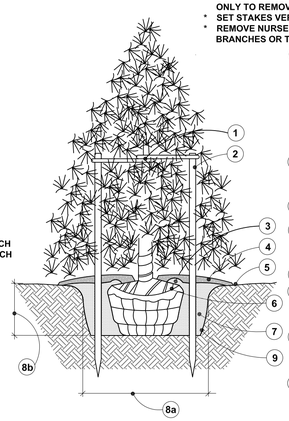



**NOTES:**

- **DO NOT STAKE TREES UNLESS IN HEAVY CLAY SOIL, WINDY CONDITIONS, THREE INCHES (3") CALIPER OR GREATER DIAMETER TREE TRUNK OR LARGE CROWN.**
- **CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.**
- **SET ROOTBALL WITH TRUNK FLAIR VISIBLE, LEVEL TO GRADE OR SLIGHTLY ABOVE FINISH GRADE IF IN CLAY.**
- **SET STAKES VERTICAL & EVENLY SPACED.**
- **STAKES OR GUYS TO BE SECURED ABOVE THE FIRST BRANCH.**
- **DO NOT PRUNE TERMINAL LEADER OR BRANCH TIPS. PRUNE ONLY DEAD OR BROKEN BRANCHES ONLY. REMOVE ANY SUCKERS FROM BASE.**
- **REMOVE NURSERY APPLIED TREE WRAP, TAPE, OR STRING FROM THE TREE TRUNK AND CROWN. REMOVE ANY TAGS OR LABELS.**

1. **STAKE TREE JUST BELOW THE FIRST BRANCH USING TWO INCH TO THREE INCH (2"-3") WIDE BELT-LIKE MATERIAL OF NYLON, PLASTIC, OR OTHER ACCEPTABLE MATERIAL. ( DO NOT USE WIRE THROUGH A HOSE TO GUY TREES.) TWO (2) BELT STRAPS PER TREE ON OPPOSITES SIDES OF THE TREE. MAKE CONNECTION FRON TREE TO STAKE HORIZONTALLY. LOOSELY STAKE TREE TRUNK TO ALLOW FOR TRUNK FLEXING. REMOVE ALL STAKING MATERIALS AFTER ONE (1) YEAR.**
2. **2 x 2 HARDWOOD STAKES. POSITION SIX INCHES TO EIGHT INCHES (6"-8") OUTSIDE OF ROOTBALL AND EXTEND EIGHTEEN INCHES (18") BELOW TREE PIT INTO UNDISTURBED SOIL.**
3. **FOUR INCH (4") HIGH EARTH SAUCER ON INSIDE EDGE OF ROOTBALL.**
4. **SHREDDED BARK MULCH OF A NATURAL COLOR AT TWO INCH TO THREE INCH (2"- 3") MINIMUM DEPTH. LEAVE A THREE INCH (3") CIRCLE OF BARE SOIL AT THE BASE OF THE TREE.**
5. **FINISH GRADE SLOPED AWAY FROM TREE.**
6. **FOLD DOWN OR PULL BACK STRING, BURLAP, OR PLASTIC TO EXPOSE THE TOP HALF OF THE ROOTBALL. REMOVE ALL NON-DEGRADABLE MATERIALS. DO NOT REMOVE SOIL FROM ROOTBALL.**
7. **DO NOT AMEND SOIL UNLESS PLANTING IN POOR OR SEVERELY DISTUBED SOIL OR RUBBLE. USE WATER TO SETTLE SOIL & REMOVE AIR POCKETS AND FIRMLY SET TREE. GENTLY TAMP IF NEEDED.**
8. **a. TOP OF HOLE WIDTH EQUALS THREE TIMES THE WIDTH OF ROOTBALL. MINIMUM AT THE BASE TWELVE INCHES (12") FROM ROOTBALL.**
   **b. HOLE DEPTH EQUALS HEIGHT OF ROOTBALL.**
9. **BREAK UP (SCARIFY) SIDES OF PLANTING HOLE. LEAVE BOTTOM OF PIT FIRM.**

DECIDUOUS TREE




**NOTES:**

- **STAKE ALL EVERGREEN TREES UNDER TWELVE FEET (12') HIGH. GUY ALL EVERGREEN TREES TWELVE FEET (12') HIGH AND OVER.**
- **CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION. CENTER ROOTBALL IN THE PLANTING HOLE. SET ROOTBALL LEVEL TO GRADE OR SLIGHTLY ABOVE IF IN CLAY.**
- **DO NOT PRUNE TERMINAL LEADER OR BRANCH TIPS. PRUNE ONLY TO REMOVE DEAD OR BROKEN BRANCHES.**
- **SET STAKES VERTICAL AND OPPOSITE EACH OTHER.**
- **REMOVE NURSERY APPLIED TAPE OR STRING FROM TREE BRANCHES OR TRUNK. REMOVE ANY TAGS OR LABELS.**

1. **STAKE TREE AS INDICATED USING TWO INCH TO THREE INCH (2"-3") WIDE BELT-LIKE MATERIAL OF NYLON, PLASTIC, OR OTHER ACCEPTABLE MATERIAL. (NO WIRE OR HOSE TO BE USED TO GUY TREES.) TWO (2) BELT STRAPS PER TREE ON OPPOSITES SIDES OF THE TREE. MAKE CONNECTION FROM TREE TO STAKE HORIZONTALLY. LOOSELY STAKE TREE TRUNK TO ALLOW FOR TRUNK FLEXING. REMOVE ALL STAKING MATERIALS AFTER ONE (1) YEAR.**
2. **2 x 2 HARDWOOD STAKESOR APPROVED EQUILAVENT POSITIONED SIX INCHES TO EIGHT INCHES (6"-8") OUTSIDE OF ROOTBALL AND EXTEND EIGHTEEN INCHES (18") BELOW TREE PIT INTO UNDISTURBED SOIL.**
3. **FOUR INCH (4") HIGH EARTH SAUCER ON INSIDE EDGE OF ROOTBALL.**
4. **SHREDDED BARK MULCH OF A NATURAL COLOR AT TWO INCH TO THREE INCH (2"- 3") MINIMUM DEPTH. LEAVE A THREE INCH (3") CIRCLE OF BARE SOIL AT THE BASE OF THE TREE.**
5. **FINISH GRADE SLOPED AWAY FROM TREE.**
6. **FOLD DOWN OR PULL BACK STRING, BURLAP, OR PLASTIC EXPOSING THE TOP HALF OF ROOTBALL. REMOVE ALL NON-BIODEGRADABLE MATERIALS. DO NOT REMOVE SOIL FROM ROOTBALL.**
7. **DO NOT AMEND SOIL UNLESS PLANTING IN POOR OR SEVERELY DISTUBED SOIL OR BUILDING RUBBLE. USE WATER TO SETTLE SOIL & REMOVE AIR POCKETS AND FIRMLY SET TREE. GENTLY TAMP IF NEEDED.**
8. **a. TOP OF HOLE WIDTH EQUALS THREE TIMES THE WIDTH OF ROOTBALL. MINIMUM AT THE BASE TWELVE INCHES (12") FROM ROOTBALL.**
   **b. HOLE DEPTH EQUALS HEIGHT OF ROOTBALL.**
9. **BREAK UP (SCARIFY) SIDES OF PLANTING HOLE. LEAVE BOTTOM OF PLANTING HOLE FIRM.**

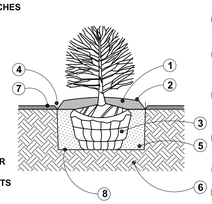
EVERGREEN TREE

**GENERAL NOTES FOR ALL PLANTINGS:**

- **DO NOT CUT CENTRAL LEADER.**
- **REMOVE ALL TAGS, STRINGS, PLASTICS, AND ANY OTHER NON-BIODEGRADABLE MATERIALS (EXCEPT LABEL FOR PLANT NAME) FROM PLANT STEMS OR CROWN WHICH ARE UNSIGHTLY OR COULD CAUSE GIRDLING.**
- **PLANTS SHALL BEAR THE SAME RELATION TO FINISH GRADE AS IT BORE TO THE PREVIOUS GRADE IN THE NURSERY. SET THE BASE OF THE PLANT SLIGHTLY HIGHER THAN EXISTING GRADE IF PLANTING IN CLAY SOILS.**
- **CENTER THE ROOTBALL IN THE PLANTING HOLE. LEAVE THE BOTTOM OF THE PLANTING HOLE FIRM. USE WATER TO SETTLE THE PLANTING MIX AND REMOVE ANY AIR POCKETS AND FIRMLY SET THE TREE OR SHRUB. GENTLY TAMP IF NEEDED.**

**NOTE:**

- **CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.**

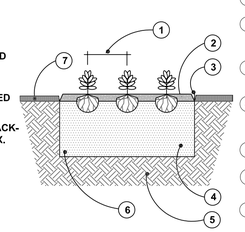



1. **SHREDDED BARK MULCH AT THREE INCH (3") MINIMUM DEPTH. MULCH SHALL BE NATURAL IN COLOR.**
2. **FORM A SAUCER WITH MULCH AND SOIL AROUND SHRUB BED.**
3. **CUT AND REMOVE BURLAP AND BINDINGS FROM THE TOP ONE-THIRD (1/3) OF THE ROOTBALL.**
4. **3/16" x 4" ALUMINUM EDGING (OR APPROVED EQUIVALENT) OR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

SHRUB

**NOTE:**

- **CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.**
- **PERENNIALS TO BE PLANTED UP TO THE EDGE OF THE SAUCER AROUND A TREE OR SHRUB BED.**




1. **SEE PLANT LIST FOR SPACING DISTANCE.**
2. **SHREDDED HARDWOOD BARK MULCH OF A NATURAL COLOR AT TWO INCH (2") MINIMUM DEPTH.**
3. **3/16" x 4" ALUMINUM EDGING (OR APPROVED EQUIVALENT) OR SPADED EDGE.**
4. **EXCAVATE PLANTING BED AND BACKFILL WITH PREPARED PLANTING MIX AT A TEN INCH (10") DEPTH.**
5. **UNDISTURBED SUBGRADE.**
6. **PLANTING MIX TO CONSIST OF EQUAL PARTS OF SAND, LEAF COMPOST, AND NATIVE SOIL.**
7. **LAWN.**

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
02-10-2026
03-28-2026
05-18-2026
06-12-2026

Know what's below. Call before you dig.

LANDSCAPE PLAN FOR:
Michael L. Priest
& Associates, Inc.
40655 Koppernick
Canton, Michigan 48187
(734) 459-8560

PROJECT LOCATION:
Farmington Creek Estates
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


STATE OF MICHIGAN J. BRIAN DEVLIN NO.1260 REGISTERED LANDSCAPE ARCHITECT

AUTOCAD SIGNATURE ORIGINAL IN BLUE

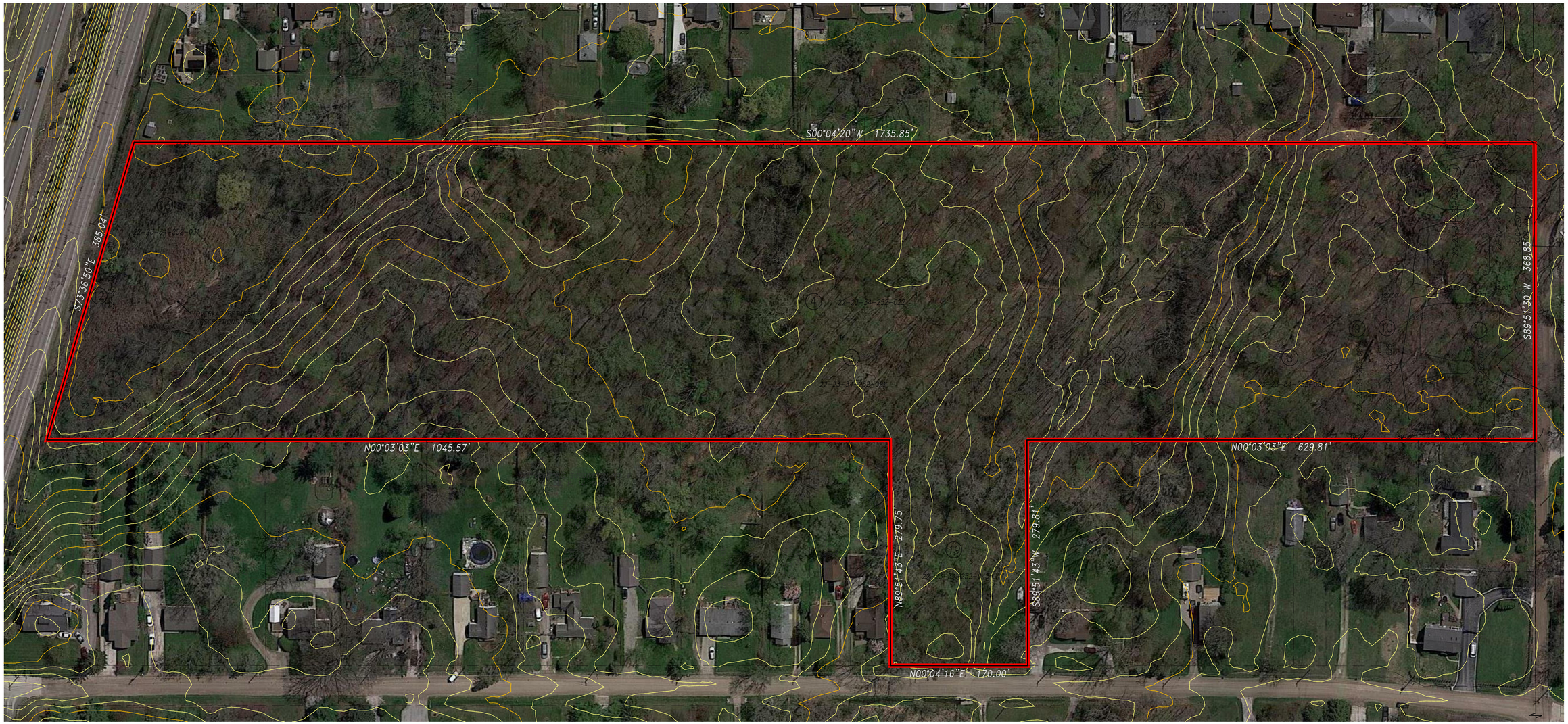
L - 2: LANDSCAPE NOTES & DETAILS

* Base data provided by Michael L. Priest & Associates, Inc.

# FARMINGTON CREEK ESTATES

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'




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.

SHEET INDEX:


| | |
|---|---|
| TR00 | TREE SURVEY OVERALL |
| TR01 | TREE SURVEY NORTH |
| TR02 | TREE SURVEY SOUTH |
| TR03 | TREE LIST |
| TR04 | TREE LIST |
| TR05 | TREE LIST |
| TR06 | TREE LIST |


STATE OF MICHIGAN
EVAN M. PRIEST
LICENSE NO. 4001071259
Licensed Land Surveyor

PROPRIETOR
MR. STUART MICHAELSON
WINDMILL KRE NEW DEVELOPMENTS
31333 W. THIRTEEN MILE ROAD,
SUITE 200
FARMINGTON HILLS, MI 48334

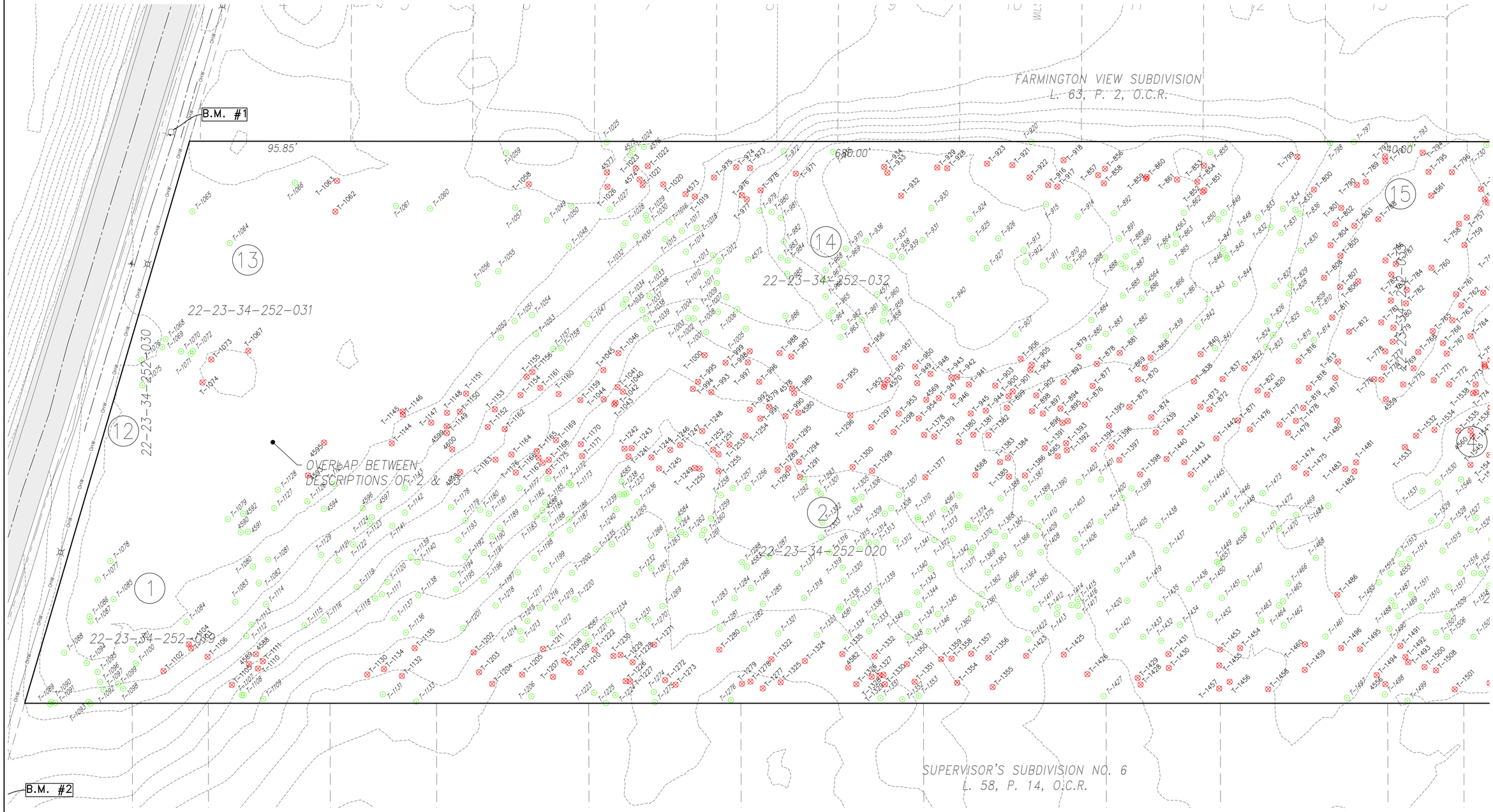
DATE: 05-20-2026
PM: EMP
ENG: EMP
SURV: AEC
CAD: ADB
FWC: 22-05-26 TREES
VOLUME: NAD 88
SCALE: 1" = 60'

STATUS: SITE PLAN
JOB NO: 2023.02


ENGINEERS, SURVEYORS AND ASSOCIATES, INC.
MLP
Michael L. Priest & Associates, Inc.
40655 Koppernick Road, Canton, MI 48187
phone: (734) 459-8560
fax: (734) 459-2585


TREE SURVEY COVER SHEET
FARMINGTON CREEK ESTATES
SITE PLAN
PART OF THE N.E. 1/4 OF SECTION 34, T.1N., R.9E.
CITY OF FARMINGTON HILLS, , OAKLAND COUNTY, MICHIGAN

SHEET
TR00




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, 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 TO BE REMOVED ⊗ T-0000
TREE TO REMAIN ○ T-0000

TREE SURVEY NORTH

# FARMINGTON CREEK ESTATES
## SITE PLAN
PART OF THE N.E. 1/4 OF SECTION 34, T.1N., R.9E.
CITY OF FARMINGTON HILLS, , OAKLAND COUNTY, MICHIGAN

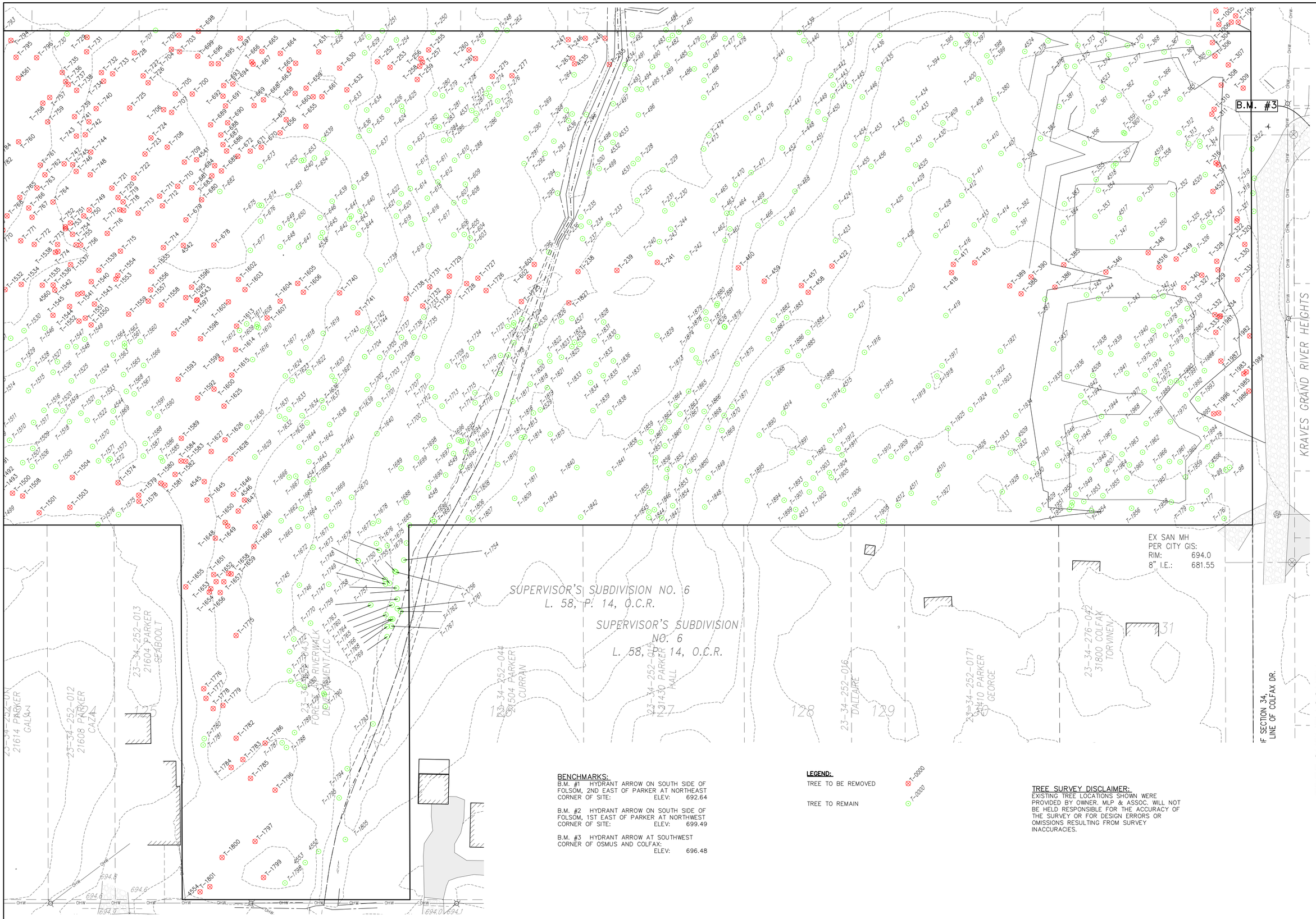
SHEET
TR01

PROPRIETOR
MR. STUART MICHAELSON
WINDMILL KRE NEW DEVELOPMENTS
31333 W. THIRTEEN MILE ROAD,
SUITE 200
FARMINGTON HILLS, MI 48334

DATE: 05-20-2026
PM: EMP
ENG: EMP
SURV: AEC
CAD: ADB
VWG: 2-06 TREES
VERTICAL DATUM: NAVD 88
SCALE: 1" = 30'

STATUS:
SITE PLAN
JOB NO: 2023.02

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




**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 TO BE REMOVED ⊗ T-0000

TREE TO REMAIN ○ T-0000

**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

# FARMINGTON CREEK ESTATES

SITE PLAN

PART OF THE N.E. 1/4 OF SECTION 34, T.1N., R.9E.
CITY OF FARMINGTON HILLS, , 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:

SITE PLAN

JOB NO: 2023.02

DATE: 05-20-2026
PM: EMP
ENG: EMP
SURV: AEC
CAD: ADB
DWG: 2023-06 TREES
DATUM: NAVD 88
SCALE: ####

PROPRIETOR

MR. STUART MICHAELSON
WINDMILL KRE NEW DEVELOPMENTS
31333 W. THIRTEEN MILE ROAD,
SUITE 200
FARMINGTON HILLS, MI 48334

SHEET
TR02

| Tag | Remove | Off-Site | Scientific Name | Common Name | DBH | Tree Health/ Condition Score | Landmark Tree |
|---|---|---|---|---|---|---|---|
| 98 | | | Ulmus americana | American Elm | 10 | 30 | |
| 99 | | | Ulmus americana | American Elm | 10 | 30 | |
| 100 | | OS | Catalpa speciosa | Northern Catalpa | 11 | 30 | |
| 104 | | OS | Catalpa speciosa | Northern Catalpa | 7 | 30 | |
| 176 | | | Fagus grandifolia | American Beech | 33 | 30 | X |
| 177 | | | Acer saccharum | Sugar Maple | 19 | 30 | X |
| 178 | | | Prunus serotina | Black Cherry | 8 | 30 | |
| 179 | | | Acer saccharum | Sugar Maple | 8 | 30 | |
| 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 | | | Acer negundo | Box-elder | 15 | 30 | |
| 241 | X | | Carya ovata | Shagbark Hickory | 8 | 30 | |
| 242 | | | 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 | | | 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 | | | 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 | | | Acer saccharum | Sugar Maple | 8 | 30 | |
| 265 | X | | Acer saccharum | Sugar Maple | 8 | 30 | |
| 266 | | | Acer saccharum | Sugar Maple | 8 | 9 | |
| 267 | | | Acer saccharum | Sugar Maple | 12 | 30 | |
| 268 | | | Acer saccharum | Sugar Maple | 11 | 30 | |
| 269 | | | Acer saccharum | Sugar Maple | 14 | 30 | |
| 270 | | | Acer saccharum | Sugar Maple | 11 | 30 | |
| 271 | | | Fagus grandifolia | American Beech | 11 | 30 | |
| 272 | | | Acer saccharum | Sugar Maple | 10 | 30 | |
| 273 | | | Acer saccharum | Sugar Maple | 7 | 30 | |
| 274 | | | Acer rubrum | Red Maple | 13 | 30 | |
| 275 | X | | Liriodendron tulipifera | Tulip Tree | 13 | 30 | |
| 276 | | | Acer saccharinum | Silver Maple | 9 | 20 | |
| 277 | X | | Acer saccharinum | Silver Maple | 8 | 30 | |
| 278 | | | Acer saccharum | Sugar Maple | 8 | 30 | |
| 279 | | | Acer saccharum | Sugar Maple | 16 | 30 | |
| 280 | | | Acer saccharum | Sugar Maple | 7 | 30 | |
| 281 | | | Acer saccharum | Sugar Maple | 13 | 30 | |
| 282 | | | Acer rubrum | Red Maple | 14 | 30 | |
| 283 | | | Acer rubrum | Red Maple | 12 | 30 | |
| 284 | | | Acer rubrum | Red Maple | 11 | 30 | |
| 285 | | | Acer rubrum | Red Maple | 10 | 30 | |
| 286 | | | Acer rubrum | Red Maple | 22 | 30 | X |
| 287 | | | Acer rubrum | Red Maple | 17 | 30 | |
| 288 | | | Acer rubrum | Red Maple | 11 | 30 | |
| 290 | | | Acer rubrum | Red Maple | 8 | 30 | |
| 291 | | | Acer rubrum | Red Maple | 14 | 30 | |
| 292 | | | Ulmus americana | American Elm | 16 | 30 | |
| 293 | | | Acer saccharum | Sugar Maple | 13 | 30 | |
| 294 | | | Ulmus americana | American Elm | 15 | 30 | |
| 295 | | | Acer saccharum | Sugar Maple | 12 | 26 | |
| 296 | | | Acer saccharum | Sugar Maple | 7 | 30 | |
| 304 | X | OS | Acer rubrum | Red Maple | 9 | 30 | |
| 305 | | | Prunus serotina | Black Cherry | 16 | 30 | |
| 306 | X | OS | Acer saccharum | Sugar Maple | 7 | 30 | |
| 307 | X | OS | Acer saccharum | Sugar Maple | 9 | 30 | |
| 308 | X | OS | Acer saccharum | Sugar Maple | 8 | 30 | |
| 309 | X | OS | Fagus grandifolia | American Beech | 34 | 21 | X |
| 310 | X | OS | Prunus serotina | Black Cherry | 22 | 30 | X |
| 311 | X | OS | Acer saccharum | Sugar Maple | 9 | 30 | |
| 312 | | | Fagus grandifolia | American Beech | 9 | 30 | |
| 313 | | | Fagus grandifolia | American Beech | 12 | 30 | |
| 314 | | | Fagus grandifolia | American Beech | 13 | 30 | |
| 315 | | | Fagus grandifolia | American Beech | 15 | 30 | |
| 316 | X | OS | Quercus rubra | Northern Red Oak | 30 | 30 | X |
| 317 | X | OS | Acer rubrum | Red Maple | 8 | 30 | |
| 320 | X | OS | Fagus grandifolia | American Beech | 9 | 30 | |
| 322 | X | OS | Acer rubrum | Red Maple | 11 | 30 | |
| 323 | | | Acer rubrum | Red Maple | 12 | 30 | |
| 324 | | | Liriodendron tulipifera | Tulip Tree | 35 | 30 | X |
| 325 | | | Fagus grandifolia | American Beech | 9 | 30 | |
| 326 | | | Fagus grandifolia | American Beech | 23 | 30 | X |
| 327 | X | OS | Fagus grandifolia | American Beech | 10 | 30 | |
| 328 | X | OS | Acer rubrum | Red Maple | 17 | 30 | |
| 329 | X | OS | Fagus grandifolia | American Beech | 9 | 30 | |
| 330 | X | OS | Acer rubrum | Red Maple | 29 | 30 | X |
| 331 | X | OS | Fagus grandifolia | American Beech | 15 | 30 | |
| 332 | | OS | Acer saccharum | Sugar Maple | 8 | 30 | |
| 333 | | OS | Acer saccharum | Sugar Maple | 8 | 30 | |
| 334 | | OS | Prunus serotina | Black Cherry | 10 | 30 | |
| 335 | | OS | Fagus grandifolia | American Beech | 11 | 30 | |
| 336 | | OS | Carya ovata | Shagbark Hickory | 17 | 30 | |
| 337 | | | Prunus serotina | Black Cherry | 15 | 30 | |
| 338 | | | Acer rubrum | Red Maple | 9 | 30 | |
| 339 | | | Acer rubrum | Red Maple | 13 | 30 | |
| 340 | X | OS | Acer rubrum | Red Maple | 10 | 30 | |
| 341 | | | Acer rubrum | Red Maple | 13 | 30 | |
| 342 | | | Acer rubrum | Red Maple | 8 | 30 | |
| 343 | | | Acer saccharum | Sugar Maple | 14 | 30 | |
| 344 | | | Fagus grandifolia | American Beech | 8 | 30 | |
| 345 | | | Fagus grandifolia | American Beech | 29 | 30 | X |
| 346 | X | OS | Fagus grandifolia | American Beech | 24 | 30 | X |
| 347 | | | Fagus grandifolia | American Beech | 31 | 21 | X |
| 348 | X | OS | Acer saccharum | Sugar Maple | 18 | 30 | |

| Tag | Remove | Off-Site | Scientific Name | Common Name | DBH | Tree Health/ Condition Score | Landmark Tree |
|---|---|---|---|---|---|---|---|
| 349 | X | OS | Acer saccharum | Sugar Maple | 12 | 30 | |
| 350 | | | Fagus grandifolia | American Beech | 11 | 30 | |
| 351 | | | Prunus serotina | Black Cherry | 22 | 30 | X |
| 352 | | | Fagus grandifolia | American Beech | 11 | 30 | |
| 353 | | | Acer saccharum | Sugar Maple | 10 | 30 | |
| 354 | | | Acer saccharum | Sugar Maple | 8 | 30 | |
| 355 | | | Acer saccharum | Sugar Maple | 10 | 30 | |
| 356 | | | Fagus grandifolia | American Beech | 31 | 23 | X |
| 357 | | | Ostrya virginiana | Eastern Hop-Hornbeam | 11 | 30 | |
| 358 | | | Fagus grandifolia | American Beech | 9 | 30 | |
| 359 | | | Acer saccharum | Sugar Maple | 10 | 30 | |
| 360 | | | Fagus grandifolia | American Beech | 10 | 30 | |
| 361 | | | Acer saccharum | Sugar Maple | 26 | 30 | X |
| 362 | | | Acer saccharum | Sugar Maple | 7 | 30 | |
| 363 | | | Liriodendron tulipifera | Tulip Tree | 23 | 30 | X |
| 364 | | | Liriodendron tulipifera | Tulip Tree | 8 | 30 | |
| 365 | | | Fagus grandifolia | American Beech | 26 | 30 | X |
| 366 | | | Acer saccharum | Sugar Maple | 7 | 30 | |
| 367 | | | Fagus grandifolia | American Beech | 26 | 30 | X |
| 368 | | | Acer saccharum | Sugar Maple | 13 | 30 | |
| 369 | | | Acer saccharum | Sugar Maple | 9 | 30 | |
| 370 | | | Acer saccharum | Sugar Maple | 9 | 30 | |
| 371 | | OS | Prunus serotina | Black Cherry | 16 | 30 | |
| 372 | | | Acer saccharum | Sugar Maple | 9 | 30 | |
| 373 | | | Fagus grandifolia | American Beech | 24 | 15 | X |
| 374 | | | Acer saccharum | Sugar Maple | 8 | 30 | |
| 375 | | | Fagus grandifolia | American Beech | 9 | 30 | |
| 376 | | | Fagus grandifolia | American Beech | 23 | 30 | X |
| 377 | | | Acer saccharum | Sugar Maple | 8 | 30 | |
| 378 | | | Fagus grandifolia | American Beech | 20 | 30 | X |
| 379 | | OS | Fagus grandifolia | American Beech | 22 | 30 | X |
| 380 | | | Fagus grandifolia | American Beech | 21 | 30 | X |
| 381 | | | Acer saccharum | Sugar Maple | 7 | 30 | |
| 382 | | | Fagus grandifolia | American Beech | 32 | 25 | X |
| 383 | | | Fagus grandifolia | American Beech | 30 | 25 | X |
| 384 | | | Acer rubrum | Red Maple | 21 | 30 | X |
| 385 | X | OS | Acer saccharum | Sugar Maple | 12 | 30 | |
| 386 | X | OS | Acer saccharum | Sugar Maple | 8 | 30 | |
| 387 | | | Acer rubrum | Red Maple | 10 | 30 | |
| 388 | X | | Fagus grandifolia | American Beech | 22 | 23 | X |
| 389 | X | | Fagus grandifolia | American Beech | 23 | 30 | X |
| 390 | X | OS | 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 | |
| 471 | | | Acer rubrum | Red Maple | 23 | 30 | X |
| 472 | | | Acer rubrum | Red Maple | 14 | 30 | |
| 473 | | | Acer rubrum | Red Maple | 7 | 30 | |

| Tag | Remove | Off-Site | Scientific Name | Common Name | DBH | Tree Health/ Condition Score | Landmark Tree |
|---|---|---|---|---|---|---|---|
| 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 | | | Acer rubrum | Red Maple | 15 | 30 | |
| 614 | | | Acer rubrum | Red Maple | 18 | 30 | |
| 615 | | | Acer rubrum | Red Maple | 17 | 30 | |
| 616 | | | Acer rubrum | Red Maple | 13 | 30 | |
| 617 | | | Acer saccharum | Sugar Maple | 9 | 30 | |
| 618 | | | Acer rubrum | Red Maple | 36 | 23 | X |
| 619 | | | Ulmus americana | American Elm | 8 | 30 | |
| 620 | | | Prunus serotina | Black Cherry | 21 | 30 | X |
| 621 | | | Acer rubrum | Red Maple | 19 | 30 | X |
| 622 | | | Acer rubrum | Red Maple | 9 | 30 | |
| 623 | | | Acer rubrum | Red Maple | 18 | 30 | X |
| 624 | | | Acer saccharum | Sugar Maple | 14 | 30 | |
| 625 | | | Acer saccharum | Sugar Maple | 14 | 30 | |
| 626 | | | Acer saccharum | Sugar Maple | 13 | 30 | |
| 627 | | | Quercus macrocarpa | Bur Oak | 20 | 30 | X |
| 628 | | | Prunus serotina | Black Cherry | 25 | 30 | X |
| 629 | | | 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 | | | Acer saccharum | Sugar Maple | 12 | 30 | |
| 634 | | | Acer rubrum | Red Maple | 23 | 30 | X |
| 635 | | | Acer saccharum | Sugar Maple | 8 | 30 | |
| 636 | | | Acer saccharum | Sugar Maple | 16 | 30 | |
| 637 | | | Acer saccharum | Sugar Maple | 16 | 30 | |
| 638 | | | Prunus serotina | Black Cherry | 25 | 30 | X |
| 639 | | | Acer rubrum | Red Maple | 13 | 30 | |
| 640 | | | Acer rubrum | Red Maple | 9 | 30 | |
| 641 | | | Acer rubrum | Red Maple | 7 | 30 | |
| 642 | | | Acer rubrum | Red Maple | 7 | 30 | |
| 643 | | | Acer rubrum | Red Maple | 13 | 30 | |
| 644 | | | Prunus serotina | Black Cherry | 9 | 30 | |
| 645 | | | Prunus serotina | Black Cherry | 20 | 30 | X |
| 646 | | | Acer saccharum | Sugar Maple | 12 | 30 | |
| 647 | | | Prunus serotina | Black Cherry | 18 | 30 | X |
| 648 | | | Acer rubrum | Red Maple | 20 | 30 | X |
| 649 | | | Prunus serotina | Black Cherry | 13 | 30 | |
| 650 | | | Prunus serotina | Black Cherry | 14 | 30 | |
| 651 | | | Acer rubrum | Red Maple | 13 | 30 | |
| 652 | | | Acer rubrum | Red Maple | 15 | 30 | |
| 653 | | | Prunus serotina | Black Cherry | 13 | 30 | |
| 654 | | | 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 | |
| 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 | | | Prunus serotina | Black Cherry | 13 | 30 | |
| 674 | | | Acer rubrum | Red Maple | 19 | 21 | X |
| 675 | | | Acer rubrum | Red Maple | 19 | 30 | X |
| 676 | | | Acer rubrum | Red Maple | 18 | 30 | |
| 677 | | | 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 | | | 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 | |

| Tag | Remove | Off-Site | Scientific Name | Common Name | DBH | Tree Health/ Condition Score | Landmark Tree |
|---|---|---|---|---|---|---|---|
| 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 | X | OS | 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 | X | | 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 | X | | 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 | X | | Quercus rubra | Northern Red Oak | 11 | 30 | |
| 718 | X | | Quercus rubra | Northern Red Oak | 10 | 30 | |
| 719 | X | | Prunus serotina | Black Cherry | 15 | 30 | |
| 720 | X | | Prunus serotina | Black Cherry | 9 | 30 | |
| 721 | X | | Acer rubrum | Red Maple | 20 | 30 | X |
| 722 | X | | Acer rubrum | Red Maple | 13 | 30 | |
| 723 | X | | Acer rubrum | Red Maple | 13 | 30 | |
| 724 | X | | Acer rubrum | Red Maple | 13 | 30 | |
| 725 | X | | 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 | X | | 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 | X | | Acer rubrum | Red Maple | 13 | 30 | |
| 739 | X | | Prunus serotina | Black Cherry | 7 | 30 | |
| 740 | X | | Prunus serotina | Black Cherry | 17 | 30 | |
| 741 | X | | Acer rubrum | Red Maple | 12 | 30 | |
| 742 | X | | Acer rubrum | Red Maple | 10 | 30 | |
| 743 | X | | Prunus serotina | Black Cherry | 11 | 30 | |
| 744 | X | | Prunus serotina | Black Cherry | 12 | 30 | |
| 745 | X | | Acer rubrum | Red Maple | 11 | 30 | |
| 746 | X | | Acer rubrum | Red Maple | 7 | 30 | |
| 747 | X | | Acer rubrum | Red Maple | 13 | 30 | |
| 748 | X | | Prunus serotina | Black Cherry | 8 | 30 | |
| 749 | X | | 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 | X | | Ulmus americana | American Elm | 20 | 30 | |
| 758 | X | | Ulmus americana | American Elm | 8 | 30 | |
| 759 | X | | Ulmus americana | American Elm | 8 | 30 | |
| 760 | X | | Tilia americana | American Basswood | 14 | 30 | |
| 761 | X | | Acer rubrum | Red Maple | 17 | 30 | |
| 762 | X | | Acer rubrum | Red Maple | 20 | 30 | X |
| 763 | X | | Acer rubrum | Red Maple | 11 | 30 | |
| 764 | X | | Acer saccharum | Sugar Maple | 10 | 30 | |
| 765 | X | | Populus deltoides | Eastern Cottonwood | 15 | 30 | |
| 766 | X | | 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 | |
| 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 | X | | Acer rubrum | Red Maple | 11 | 30 | |
| 780 | X | | Tilia americana | American Basswood | 11 | 30 | |
| 781 | X | | Tilia americana | American Basswood | 8 | 30 | |
| 782 | X | | Acer rubrum | Red Maple | 12 | 30 | |
| 783 | X | | Tilia americana | American Basswood | 9 | 30 | |
| 784 | X | | Acer rubrum | Red Maple | 16 | 30 | |
| 785 | X | | Ulmus americana | American Elm | 14 | 30 | |
| 786 | X | | Ulmus americana | American Elm | 8 | 30 | |
| 787 | X | | Tilia americana | American Basswood | 9 | 30 | |
| 788 | X | | 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 | X | | 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 | X | | Acer rubrum | Red Maple | 11 | 30 | |
| 802 | X | | Acer rubrum | Red Maple | 10 | 30 | |
| 803 | X | | Acer rubrum | Red Maple | 8 | 30 | |
| 804 | X | | Acer rubrum | Red Maple | 9 | 30 | |
| 805 | X | | Acer rubrum | Red Maple | 11 | 30 | |
| 806 | X | | Tilia americana | American Basswood | 10 | 30 | |
| 807 | X | | Tilia americana | American Basswood | 13 | 30 | |
| 808 | X | | Acer rubrum | Red Maple | 28 | 30 | X |
| 809 | | | Acer rubrum | Red Maple | 21 | 30 | X |

TREE LIST

PROPRIETOR

MR. STUART MICHAELSON
WINDMILL KRE NEW DEVELOPMENTS
31333 W. THIRTEEN MILE ROAD,
SUITE 200
FARMINGTON HILLS, MI 48334

DATE: 05-20-2026
PM: EMP
ENG: EMP
SURV: AEC
CAD: ADB
DWG: SP-05 TREES
VDATUM: NAVD 88
SCALE: NA

# SITE PLAN

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

# FARMINGTON CREEK ESTATES

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 | Remove | Off-Site | Scientific Name | Common Name | DBH | Tree Health/ Condition Score | Landmark Tree |
|---|---|---|---|---|---|---|---|
| 810 | | | Fagus grandifolia | American Beech | 14 | 30 | |
| 811 | X | | Acer rubrum | Red Maple | 11 | 30 | |
| 812 | X | | Acer rubrum | Red Maple | 13 | 30 | |
| 813 | X | | Acer rubrum | Red Maple | 13 | 30 | |
| 814 | | | Acer rubrum | Red Maple | 11 | 15 | |
| 815 | | | 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 | | | Prunus serotina | Black Cherry | 12 | 30 | |
| 829 | | | Prunus serotina | Black Cherry | 9 | 30 | |
| 830 | | | Acer rubrum | Red Maple | 13 | 30 | |
| 831 | | | Quercus rubra | Northern Red Oak | 17 | 30 | X |
| 832 | | | Acer rubrum | Red Maple | 15 | 30 | |
| 833 | | | Prunus serotina | Black Cherry | 9 | 30 | |
| 834 | | | Acer saccharum | Sugar Maple | 16 | 30 | |
| 835 | | | Prunus serotina | Black Cherry | 13 | 30 | |
| 836 | | | 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 | |
| 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 | |
| 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 pennsylvanica | 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 | X | | 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 | | | Ulmus americana | American Elm | 10 | 30 | |
| 1067 | X | | Ulmus americana | American Elm | 8 | 30 | |
| 1068 | | | Salix amygdaloides | Peach-Leaf Willow | 10 | 30 | |
| 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 | X | | 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 pennsylvanica | 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 | X | | Acer negundo | Box-elder | 16 | 30 | |
| 1103 | X | | Acer negundo | Box-elder | 24 | 30 | X |
| 1104 | X | | Ulmus americana | American Elm | 7 | 30 | |
| 1105 | X | | Acer negundo | Box-elder | 15 | 26 | |
| 1106 | X | | 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 | X | | 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 | |
| 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 | |

TREE LIST

# FARMINGTON CREEK ESTATES

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

ENGINEERS - SURVEYORS
MLP
AND ASSOCIATES, INC.
Michael L. Priest & Associates, Inc.
40655 Koppernick Road, Canton, MI 48187
phone: (734) 459-8560
fax: (734) 459-2565

PROPRIETOR
MR. STUART MICHAELSON
WINDMILL KRE NEW DEVELOPMENTS
31333 W. THIRTEEN MILE ROAD,
SUITE 200
FARMINGTON HILLS, MI 48334

DATE: 05-20-2026
ENG: EMP
SURV: AEC
CAD: ADB
DWG: SP-05 TREES
VERT DATUM: NAVD 88
SCALE: N/A

STATUS: SITE PLAN
JOB NO. 2023.02

| Tag | Remove | Off-Site | Scientific Name | Common Name | DBH | Tree Health/ Condition Score | Landmark Tree |
|---|---|---|---|---|---|---|---|
| 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 | | |

| Tag | Remove | Off-Site | Scientific Name | Common Name | DBH | Tree Health/ Condition Score | Landmark Tree |
|---|---|---|---|---|---|---|---|
| 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 | 9 | 30 | |
| 1455 | X | | Juglans nigra | Black Walnut | 14 | 9 | |
| 1456 | X | | Acer negundo | Box-elder | 15 | 30 | |
| 1457 | X | | Ulmus americana | American Elm | 8 | 30 | |
| 1458 | X | | Carya ovata | Shagbark Hickory | 11 | 30 | |
| 1459 | X | | Carya ovata | Shagbark Hickory | 9 | 30 | |
| 1460 | X | | Ulmus americana | American Elm | 14 | 30 | |
| 1461 | | | Carya ovata | Shagbark Hickory | 9 | 30 | |
| 1462 | | | Ulmus americana | American Elm | 8 | 30 | |
| 1463 | | | Ulmus americana | American Elm | 8 | 30 | |
| 1464 | | | Salix amygdaloides | Peach-Leaf Willow | 39 | 30 | X |
| 1465 | | | Salix amygdaloides | Peach-Leaf Willow | 36 | 30 | X |
| 1466 | | | Ulmus americana | American Elm | 8 | 30 | |
| 1467 | | | Ulmus americana | American Elm | 10 | | |
| 1468 | | | Acer rubrum | Red Maple | 22 | 30 | X |
| 1469 | | | Acer rubrum | Red Maple | 23 | 30 | X |
| 1470 | | | Acer rubrum | Red Maple | 8 | 30 | |
| 1471 | | | Ulmus americana | American Elm | 7 | 30 | |
| 1472 | | | Acer rubrum | Red Maple | 11 | 30 | |
| 1473 | | | Acer rubrum | Red Maple | 10 | 30 | |
| 1474 | X | | Acer rubrum | Red Maple | 17 | 30 | |
| 1475 | X | | Acer rubrum | Red Maple | 10 | 30 | |
| 1476 | X | | Ulmus americana | American Elm | 12 | 30 | |
| 1477 | X | | Acer rubrum | Red Maple | 21 | 30 | X |
| 1478 | X | | Acer rubrum | Red Maple | 9 | 30 | |
| 1479 | X | | Acer rubrum | Red Maple | 7 | 30 | |
| 1480 | X | | Acer rubrum | Red Maple | 12 | 30 | |
| 1481 | X | | Ulmus americana | American Elm | 9 | | |
| 1482 | X | | Ulmus americana | American Elm | 8 | 30 | |
| 1483 | X | | Rhamnus cathartica | European Buckthorn | 7 | 30 | |
| 1484 | | | Acer rubrum | Red Maple | 14 | 30 | |
| 1485 | | | Carya ovata | Shagbark Hickory | 8 | 30 | |
| 1486 | X | | Tilia americana | American Basswood | 16 | 30 | |
| 1487 | | | Acer saccharum | Sugar Maple | 7 | 30 | |
| 1488 | | | Acer rubrum | Red Maple | 13 | 30 | |
| 1489 | | | Acer rubrum | Red Maple | 10 | 30 | |
| 1490 | | | Acer rubrum | Red Maple | 10 | 30 | |
| 1491 | X | | Acer saccharum | Sugar Maple | 11 | 30 | |
| 1492 | X | | Carya ovata | Shagbark Hickory | 8 | 30 | |
| 1493 | X | | Carya ovata | Shagbark Hickory | 7 | 30 | |
| 1494 | X | | Populus deltoides | Eastern Cottonwood | 59 | 30 | X |
| 1495 | X | | Acer rubrum | Red Maple | 17 | 30 | |
| 1496 | X | | Ulmus americana | American Elm | 16 | 30 | |
| 1497 | | | Acer negundo | Box-elder | 11 | 30 | |
| 1498 | | | Acer platanoides | Norway Maple | 17 | 30 | |
| 1499 | | | Prunus serotina | Black Cherry | 13 | 26 | |
| 1500 | X | | Ulmus americana | American Elm | 12 | 30 | |
| 1501 | X | | Ulmus americana | American Elm | 9 | 30 | |
| 1503 | X | | Prunus serotina | Black Cherry | 13 | | |
| 1504 | X | | Acer rubrum | Red Maple | 11 | 30 | |
| 1505 | | | Acer rubrum | Red Maple | 10 | 30 | |
| 1506 | | | Ulmus americana | American Elm | 11 | 30 | |
| 1507 | | | Prunus serotina | Black Cherry | 12 | 28 | |
| 1508 | X | | Ulmus americana | American Elm | 7 | 30 | |
| 1509 | | | Acer rubrum | Red Maple | 8 | 30 | |
| 1510 | | | Acer rubrum | Red Maple | 8 | 30 | |
| 1511 | | | Acer rubrum | Red Maple | 11 | 30 | |
| 1512 | | | Acer saccharum | Sugar Maple | 7 | 30 | |
| 1513 | | | Carya ovata | Shagbark Hickory | 10 | 30 | |
| 1514 | | | Acer rubrum | Red Maple | 17 | 30 | |
| 1515 | | | Acer rubrum | Red Maple | 26 | 30 | X |
| 1516 | | | Acer rubrum | Red Maple | 36 | 30 | X |
| 1517 | | | Acer rubrum | Red Maple | 11 | 30 | |
| 1518 | | | Acer rubrum | Red Maple | 7 | 30 | |
| 1519 | | | Acer rubrum | Red Maple | 7 | 30 | |
| 1520 | | | Acer rubrum | Red Maple | 10 | 30 | |
| 1521 | | | Acer rubrum | Red Maple | 9 | 30 | |
| 1522 | | | Prunus serotina | Black Cherry | 8 | 30 | |
| 1523 | | | Prunus serotina | Black Cherry | 12 | 30 | |
| 1524 | | | Prunus serotina | Black Cherry | 18 | 30 | |
| 1525 | | | Acer rubrum | Red Maple | 9 | 30 | |
| 1526 | | | Acer rubrum | Red Maple | 12 | 30 | |
| 1527 | | | Acer rubrum | Red Maple | 9 | 30 | |

| Tag | Remove | Off-Site | Scientific Name | Common Name | DBH | Tree Health/ Condition Score | Landmark Tree |
|---|---|---|---|---|---|---|---|
| 1528 | | | Acer rubrum | Red Maple | 10 | 30 | |
| 1529 | | | Acer rubrum | Red Maple | 11 | 30 | |
| 1530 | | | Acer rubrum | Red Maple | 15 | 30 | |
| 1531 | | | Quercus rubra | Northern Red Oak | 13 | 30 | |
| 1532 | X | | Populus deltoides | Eastern Cottonwood | 32 | 30 | X |
| 1533 | X | | Acer rubrum | Red Maple | 18 | 30 | |
| 1534 | X | | Acer rubrum | Red Maple | 10 | 30 | |
| 1535 | X | | Acer rubrum | Red Maple | 13 | 30 | |
| 1536 | X | | Acer rubrum | Red Maple | 13 | 30 | |
| 1537 | X | | Acer rubrum | Red Maple | 15 | 30 | |
| 1538 | X | | Acer rubrum | Red Maple | 12 | 30 | |
| 1539 | X | | Acer rubrum | Red Maple | 9 | 30 | |
| 1540 | X | | Acer rubrum | Red Maple | 10 | 30 | |
| 1541 | X | | Acer rubrum | Red Maple | 13 | 30 | |
| 1542 | X | | Prunus serotina | Black Cherry | 9 | 30 | |
| 1543 | X | | Acer saccharum | Sugar Maple | 8 | 30 | |
| 1544 | X | | Prunus serotina | Black Cherry | 14 | 30 | |
| 1545 | X | | Acer rubrum | Red Maple | 11 | 30 | |
| 1546 | | | Prunus serotina | Black Cherry | 7 | 30 | |
| 1547 | | | Ulmus americana | American Elm | 14 | 30 | |
| 1548 | | | Prunus serotina | Black Cherry | 14 | 30 | |
| 1549 | | | Prunus serotina | Black Cherry | 9 | 30 | |
| 1550 | X | | Acer rubrum | Red Maple | 11 | 30 | |
| 1551 | X | | Acer rubrum | Red Maple | 9 | 30 | |
| 1552 | X | | Acer rubrum | Red Maple | 8 | 30 | |
| 1553 | X | | Liriodendron tulipifera | Tulip Tree | 16 | 30 | |
| 1554 | X | | Acer rubrum | Red Maple | 12 | 30 | |
| 1555 | X | | Prunus serotina | Black Cherry | 18 | 30 | |
| 1556 | X | | Prunus serotina | Black Cherry | 13 | 30 | |
| 1557 | X | | Acer rubrum | Red Maple | 34 | 30 | X |
| 1558 | X | | Acer rubrum | Red Maple | 11 | 30 | |
| 1559 | X | | Acer rubrum | Red Maple | 13 | 30 | |
| 1560 | | | Prunus serotina | Black Cherry | 8 | 30 | |
| 1561 | | | Prunus serotina | Black Cherry | 11 | 30 | |
| 1562 | | | Acer rubrum | Red Maple | 10 | 30 | |
| 1563 | | | Acer rubrum | Red Maple | 9 | 30 | |
| 1564 | | | Acer rubrum | Red Maple | 9 | 30 | |
| 1565 | | | Acer rubrum | Red Maple | 7 | 30 | |
| 1566 | | | Acer rubrum | Red Maple | 7 | 30 | |
| 1567 | | | Prunus serotina | Black Cherry | 7 | 30 | |
| 1568 | | | Acer saccharum | Sugar Maple | 13 | 30 | |
| 1569 | | | Ulmus americana | American Elm | 9 | 30 | |
| 1570 | | | Prunus serotina | Black Cherry | 12 | 28 | |
| 1571 | | | Acer rubrum | Red Maple | 33 | 30 | X |
| 1572 | | | Prunus serotina | Black Cherry | 14 | 30 | |
| 1573 | | | Acer rubrum | Red Maple | 7 | 30 | |
| 1574 | X | | Fagus grandifolia | American Beech | 8 | 30 | |
| 1575 | | | Ulmus americana | American Elm | 9 | 11 | |
| 1576 | | | Prunus serotina | Black Cherry | 14 | 30 | |
| 1578 | X | | Sassafras albidum | Sassafras | 11 | 30 | |
| 1579 | X | | Sassafras albidum | Sassafras | 12 | 30 | |
| 1580 | X | | Prunus serotina | Black Cherry | 7 | | |
| 1581 | X | | Acer rubrum | Red Maple | 17 | 30 | |
| 1582 | X | | Fagus grandifolia | American Beech | 7 | 30 | |
| 1583 | X | | Acer rubrum | Red Maple | 19 | 30 | X |
| 1584 | X | | Prunus serotina | Black Cherry | 11 | 30 | |
| 1585 | | | Prunus serotina | Black Cherry | 15 | 30 | |
| 1586 | | | Fagus grandifolia | American Beech | 12 | 30 | |
| 1587 | | | Fagus grandifolia | American Beech | 8 | 30 | |
| 1588 | | | Acer rubrum | Red Maple | 15 | 30 | |
| 1589 | X | | Acer rubrum | Red Maple | 9 | 30 | |
| 1590 | | | Populus deltoides | Eastern Cottonwood | 26 | 30 | X |
| 1591 | | | Prunus serotina | Black Cherry | 11 | 30 | |
| 1592 | X | | Acer rubrum | Red Maple | 22 | 30 | X |
| 1593 | X | | Acer rubrum | Red Maple | 35 | 30 | X |
| 1594 | X | | Acer rubrum | Red Maple | 8 | 30 | |
| 1595 | X | | Acer rubrum | Red Maple | 15 | 30 | |
| 1596 | X | | Prunus serotina | Black Cherry | 10 | 30 | |
| 1597 | X | | Acer rubrum | Red Maple | 9 | 30 | |
| 1598 | X | | Acer saccharum | Sugar Maple | 16 | 30 | |
| 1599 | X | | Acer rubrum | Red Maple | 18 | 30 | X |
| 1600 | X | | Acer rubrum | Red Maple | 8 | 30 | |
| 1601 | X | | Prunus serotina | Black Cherry | 11 | 30 | |
| 1602 | X | | Liriodendron tulipifera | Tulip Tree | 17 | 30 | |
| 1603 | X | | Acer rubrum | Red Maple | 12 | 30 | |
| 1604 | X | | Prunus serotina | Black Cherry | 13 | 30 | |
| 1605 | X | | Prunus serotina | Black Cherry | 24 | 30 | X |
| 1606 | X | | Acer rubrum | Red Maple | 7 | 30 | |
| 1607 | X | | Acer saccharum | Sugar Maple | 7 | 30 | |
| 1608 | | | Prunus serotina | Black Cherry | 11 | 30 | |
| 1609 | | | Prunus serotina | Black Cherry | 12 | 30 | |
| 1610 | | | Prunus serotina | Black Cherry | 12 | 30 | |
| 1611 | | | Acer rubrum | Red Maple | 28 | 30 | X |
| 1612 | | | Prunus serotina | Black Cherry | 8 | 30 | |
| 1613 | X | | Acer rubrum | Red Maple | 15 | 30 | |
| 1614 | X | | Prunus serotina | Black Cherry | 15 | 30 | |
| 1615 | X | | Acer rubrum | Red Maple | 18 | 30 | X |
| 1616 | | | Acer saccharum | Sugar Maple | 9 | 30 | |
| 1617 | | | Prunus serotina | Black Cherry | 10 | 30 | |
| 1618 | | | Acer saccharum | Sugar Maple | 11 | 30 | |
| 1619 | | | Acer saccharum | Sugar Maple | 17 | 30 | |
| 1620 | | | Acer rubrum | Red Maple | 10 | 30 | |
| 1621 | | | Prunus serotina | Black Cherry | 17 | 30 | |
| 1622 | | | Acer rubrum | Red Maple | 20 | 30 | X |
| 1623 | | | Acer rubrum | Red Maple | 13 | 30 | |
| 1624 | | | Acer rubrum | Red Maple | 7 | 30 | |
| 1625 | X | | Prunus serotina | Black Cherry | 17 | 30 | |
| 1626 | X | | Prunus serotina | Black Cherry | 17 | 30 | |
| 1627 | X | | Acer rubrum | Red Maple | 17 | 30 | |
| 1628 | X | | Acer rubrum | Red Maple | 29 | 30 | X |
| 1629 | | | Acer rubrum | Red Maple | 35 | 30 | X |
| 1630 | | | Acer rubrum | Red Maple | 28 | 30 | X |
| 1631 | | | Acer saccharum | Sugar Maple | 18 | 30 | X |
| 1632 | | | Prunus serotina | Black Cherry | 13 | 30 | |
| 1633 | | | Acer saccharum | Sugar Maple | 12 | 30 | |
| 1634 | | | Prunus serotina | Black Cherry | 13 | 30 | |
| 1635 | | | Acer rubrum | Red Maple | 17 | 30 | |
| 1636 | | | Prunus serotina | Black Cherry | 10 | 30 | |
| 1637 | | | Prunus serotina | Black Cherry | 12 | 30 | |
| 1638 | | | Acer rubrum | Red Maple | 10 | 30 | |
| 1639 | | | Acer saccharinum | Silver Maple | 23 | 30 | X |
| 1640 | | | Ulmus americana | American Elm | 8 | 30 | |
| 1641 | | | Acer saccharum | Sugar Maple | 8 | | |
| 1642 | | | Acer saccharum | Sugar Maple | 7 | 30 | |
| 1643 | | | Acer rubrum | Red Maple | 10 | 30 | |
| 1644 | | | Liriodendron tulipifera | Tulip Tree | 14 | 30 | |
| 1645 | X | | Acer rubrum | Red Maple | 8 | 30 | |
| 1646 | X | | Acer rubrum | Red Maple | 19 | 30 | X |
| 1647 | X | | Acer rubrum | Red Maple | 15 | 30 | |
| 1648 | X | | Ulmus americana | American Elm | 7 | 30 | |
| 1649 | X | | Acer rubrum | Red Maple | 30 | 30 | X |
| 1650 | X | | Acer saccharum | Sugar Maple | 12 | 30 | |

| Tag | Remove | Off-Site | Scientific Name | Common Name | DBH | Tree Health/ Condition Score | Landmark Tree |
|---|---|---|---|---|---|---|---|
| 1651 | X | | Populus deltoides | Eastern Cottonwood | 20 | 30 | |
| 1652 | X | | Populus deltoides | Eastern Cottonwood | 16 | 30 | |
| 1653 | X | | Populus deltoides | Eastern Cottonwood | 9 | 30 | |
| 1654 | X | | Populus deltoides | Eastern Cottonwood | 9 | 30 | |
| 1655 | X | | Malus pumila | Apple Tree | 12 | 20 | |
| 1656 | X | | Populus deltoides | Eastern Cottonwood | 15 | 30 | |
| 1657 | X | | Acer rubrum | Red Maple | 17 | 30 | |
| 1658 | X | | Populus deltoides | Eastern Cottonwood | 9 | 30 | |
| 1659 | X | | Malus pumila | Apple Tree | 7 | 30 | |
| 1660 | X | | Populus deltoides | Eastern Cottonwood | 24 | 30 | |
| 1661 | X | | Acer rubrum | Red Maple | 8 | 30 | |
| 1662 | | | Ulmus americana | American Elm | 10 | 30 | |
| 1663 | | | Acer rubrum | Red Maple | 11 | 30 | |
| 1664 | | | Acer saccharum | Sugar Maple | 9 | 30 | |
| 1665 | | | Acer saccharum | Sugar Maple | 10 | 30 | |
| 1666 | | | Acer rubrum | Red Maple | 9 | 30 | |
| 1667 | | | Acer rubrum | Red Maple | 10 | 30 | |
| 1668 | | | Acer rubrum | Red Maple | 9 | 30 | |
| 1669 | | | Acer rubrum | Red Maple | 9 | 30 | |
| 1670 | | | Tilia americana | American Basswood | 9 | 30 | |
| 1671 | | | Carya ovata | Shagbark Hickory | 11 | 30 | |
| 1672 | | | Populus deltoides | Eastern Cottonwood | 17 | 30 | |
| 1673 | | | Populus deltoides | Eastern Cottonwood | 13 | 12 | |
| 1674 | | | Populus deltoides | Eastern Cottonwood | 18 | 30 | |
| 1675 | | | Populus deltoides | Eastern Cottonwood | 7 | 9 | |
| 1676 | | | Populus deltoides | Eastern Cottonwood | 8 | 30 | |
| 1677 | | | Ulmus americana | American Elm | 11 | 30 | |
| 1678 | | | Carya ovata | Shagbark Hickory | 9 | 30 | |
| 1679 | | | Populus deltoides | Eastern Cottonwood | 17 | 30 | |
| 1685 | | | Carya ovata | Shagbark Hickory | 7 | 30 | |
| 1686 | | | Acer saccharum | Sugar Maple | 9 | 30 | |
| 1687 | | | Carya ovata | Shagbark Hickory | 12 | 30 | |
| 1688 | | | Ulmus americana | American Elm | 11 | 30 | |
| 1689 | | | Carya ovata | Shagbark Hickory | 10 | 30 | |
| 1690 | | | Acer saccharum | Sugar Maple | 12 | 30 | |
| 1691 | | | Carya ovata | Shagbark Hickory | 10 | 30 | |
| 1692 | | | Carya ovata | Shagbark Hickory | 13 | 30 | |
| 1693 | | | Carya ovata | Shagbark Hickory | 14 | 30 | |
| 1694 | | | Ulmus americana | American Elm | 9 | 30 | |
| 1695 | | | Ulmus americana | American Elm | 8 | 30 | |
| 1696 | | | Carya ovata | Shagbark Hickory | 7 | 30 | |
| 1697 | | | Carya ovata | Shagbark Hickory | 9 | 30 | |
| 1698 | | | Tilia americana | American Basswood | 10 | 30 | |
| 1699 | | | Acer saccharinum | Silver Maple | 17 | 30 | |
| 1700 | | | Acer saccharinum | Silver Maple | 18 | 30 | X |
| 1701 | | | Acer saccharinum | Silver Maple | 8 | 30 | |
| 1702 | | | Acer saccharinum | Silver Maple | 9 | 23 | |
| 1703 | | | Acer saccharinum | Silver Maple | 34 | 30 | X |
| 1704 | | | Acer saccharum | Sugar Maple | 7 | 30 | |
| 1705 | | | Prunus serotina | Black Cherry | 11 | 30 | |
| 1706 | | | Acer saccharinum | Silver Maple | 17 | 30 | |
| 1707 | | | Acer saccharinum | Silver Maple | 18 | 30 | |
| 1708 | | | Acer saccharum | Sugar Maple | 16 | 30 | |
| 1709 | | | Carya ovata | Shagbark Hickory | 9 | 30 | |
| 1710 | | | Carya ovata | Shagbark Hickory | 14 | 30 | |
| 1711 | | | Carya ovata | Shagbark Hickory | 7 | 30 | |
| 1712 | | | Ulmus americana | American Elm | 12 | 30 | |
| 1713 | | | Carya ovata | Shagbark Hickory | 8 | 30 | |
| 1714 | | | Quercus macrocarpa | Bur Oak | 15 | 30 | |
| 1715 | | | Acer saccharum | Sugar Maple | 7 | 30 | |
| 1716 | | | Carya ovata | Shagbark Hickory | 27 | 30 | X |
| 1717 | | | Acer saccharum | Sugar Maple | 10 | 30 | |
| 1718 | | | Acer saccharum | Sugar Maple | 10 | 30 | |
| 1719 | | | Acer saccharum | Sugar Maple | 7 | 30 | |
| 1720 | | | Carya ovata | Shagbark Hickory | 7 | 30 | |
| 1721 | | | Acer saccharum | Sugar Maple | 8 | 30 | |
| 1722 | | | Tilia americana | American Basswood | 14 | 30 | |
| 1723 | | | Acer saccharum | Sugar Maple | 11 | 30 | |
| 1724 | | | Carya ovata | Shagbark Hickory | 10 | 30 | |
| 1725 | X | | Acer saccharum | Sugar Maple | 12 | 30 | |
| 1726 | X | | Carya ovata | Shagbark Hickory | 14 | 30 | |
| 1727 | X | | Acer saccharum | Sugar Maple | 7 | 30 | |
| 1728 | X | | Acer saccharum | Sugar Maple | 8 | 30 | |
| 1729 | X | | Acer saccharum | Sugar Maple | 8 | 30 | |
| 1730 | X | | Acer rubrum | Red Maple | 16 | 30 | |
| 1731 | X | | Prunus serotina | Black Cherry | 18 | 30 | X |
| 1732 | X | | Acer saccharum | Sugar Maple | 19 | 22 | X |
| 1733 | | | Prunus serotina | Black Cherry | 7 | 24 | |
| 1734 | | | Carya ovata | Shagbark Hickory | 9 | 30 | |
| 1735 | | | Acer saccharinum | Silver Maple | 10 | 30 | |
| 1736 | | | Populus deltoides | Eastern Cottonwood | 27 | 30 | X |
| 1737 | | | Acer saccharum | Sugar Maple | 7 | 23 | |
| 1738 | X | | Acer saccharum | Sugar Maple | 19 | 30 | X |
| 1739 | | | Acer rubrum | Red Maple | 19 | 30 | X |
| 1740 | X | | Acer rubrum | Red Maple | 13 | 30 | |
| 1741 | X | | 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 | | | 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 | |
| 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 | | | Salix amygdaloides | Peach-Leaf Willow | 13 | 30 | |
| 1781 | | | Salix amygdaloides | Peach-Leaf Willow | 14 | 30 | |

PROPRIETOR

MR. STUART MICHAELSON
WINDMILL KRE NEW DEVELOPMENTS
31333 W. THIRTEEN MILE ROAD,
SUITE 200
FARMINGTON HILLS, MI 48334

DATE: 05–20–2026
PM: EMP
ENG: EMP
SURV: AEC
CAD: ADB
DWG: SP–05 TREES
VDATUM: NAVD 88
SCALE: NA

SITE PLAN

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

TREE LIST

# FARMINGTON CREEK ESTATES

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

| Tag | Remove | Off-Site | Scientific Name | Common Name | DBH | Tree Health/ Condition Score | Landmark Tree |
|---|---|---|---|---|---|---|---|
| 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 | X | | 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 | X | | Ulmus pumila | Siberian Elm | 19 | 30 | |
| 1797 | X | | Acer saccharinum | Silver Maple | 7 | 30 | |
| 1798 | | | Ulmus pumila | Siberian Elm | 7 | 30 | |
| 1799 | X | | 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 | X | | 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 | |
| 1878 | | | Acer rubrum | Red Maple | 10 | 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 | |

| Tag | Remove | Off-Site | Scientific Name | Common Name | DBH | Tree Health/ Condition Score | Landmark Tree |
|---|---|---|---|---|---|---|---|
| 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 |
| 1929 | | | Acer saccharum | Sugar Maple | 7 | 30 | |
| 1930 | | | Prunus serotina | Black Cherry | 14 | 30 | |
| 1931 | | | Prunus serotina | Black Cherry | 12 | 30 | |
| 1932 | | | Prunus serotina | Black Cherry | 17 | 30 | |
| 1933 | | | Acer saccharum | Sugar Maple | 12 | 30 | |
| 1934 | | | Acer saccharum | Sugar Maple | 7 | 30 | |
| 1935 | | | Fagus grandifolia | American Beech | 26 | 30 | X |
| 1936 | | | Fagus grandifolia | American Beech | 24 | 30 | X |
| 1937 | | | Acer saccharum | Sugar Maple | 9 | 30 | |
| 1938 | | | Acer saccharum | Sugar Maple | 9 | 30 | |
| 1939 | | | Acer rubrum | Red Maple | 13 | 30 | |
| 1940 | | | Acer rubrum | Red Maple | 13 | 30 | |
| 1941 | | | Acer rubrum | Red Maple | 12 | 30 | |
| 1942 | | | Fagus grandifolia | American Beech | 20 | 30 | X |
| 1943 | | | Fagus grandifolia | American Beech | 19 | 30 | X |
| 1944 | | | Fagus grandifolia | American Beech | 30 | 23 | X |
| 1945 | | | Acer saccharum | Sugar Maple | 9 | 30 | |
| 1946 | | | Acer saccharum | Sugar Maple | 8 | 30 | |
| 1947 | | | Acer saccharum | Sugar Maple | 7 | 30 | |
| 1948 | | | Acer saccharum | Sugar Maple | 11 | 30 | |
| 1949 | | | Acer saccharum | Sugar Maple | 9 | 30 | |
| 1950 | | | Acer saccharum | Sugar Maple | 8 | 30 | |
| 1951 | | | Acer saccharum | Sugar Maple | 13 | 30 | |
| 1952 | | | Acer saccharum | Sugar Maple | 15 | 30 | |
| 1953 | | | Acer saccharum | Sugar Maple | 13 | 30 | |
| 1954 | | | Acer saccharum | Sugar Maple | 18 | 30 | X |
| 1955 | | | Acer saccharum | Sugar Maple | 10 | 30 | |
| 1956 | | | Acer saccharum | Sugar Maple | 10 | 30 | |
| 1957 | | | Acer saccharum | Sugar Maple | 10 | 30 | |
| 1958 | | | Acer rubrum | Red Maple | 14 | 30 | |
| 1959 | | | Prunus serotina | Black Cherry | 10 | 30 | |
| 1960 | | | Prunus serotina | Black Cherry | 11 | 30 | |
| 1961 | | | Acer rubrum | Red Maple | 11 | 21 | |
| 1962 | | | Prunus serotina | Black Cherry | 10 | 30 | |
| 1963 | | | Prunus serotina | Black Cherry | 16 | 30 | |
| 1964 | | | Acer saccharum | Sugar Maple | 9 | 25 | |
| 1965 | | | Acer saccharum | Sugar Maple | 12 | 30 | |
| 1966 | | | Acer rubrum | Red Maple | 11 | 30 | |
| 1967 | | | Fagus grandifolia | American Beech | 9 | 30 | |
| 1968 | | | Fagus grandifolia | American Beech | 8 | 30 | |
| 1969 | | | Acer saccharum | Sugar Maple | 13 | 30 | |
| 1970 | | | Prunus serotina | Black Cherry | 10 | 25 | |
| 1971 | | | Fagus grandifolia | American Beech | 7 | 30 | |
| 1972 | | | Prunus serotina | Black Cherry | 8 | 30 | |
| 1973 | | | Prunus serotina | Black Cherry | 11 | 30 | |
| 1974 | | | Prunus serotina | Black Cherry | 15 | 30 | |
| 1975 | | | Prunus serotina | Black Cherry | 13 | 30 | |
| 1976 | | | Fagus grandifolia | American Beech | 10 | 30 | |
| 1977 | | | Prunus serotina | Black Cherry | 9 | 30 | |
| 1978 | | | Acer rubrum | Red Maple | 7 | | |
| 1979 | | | Prunus serotina | Black Cherry | 13 | 30 | |
| 1980 | | | Acer rubrum | Red Maple | 10 | 30 | |
| 1981 | | OS | Fagus grandifolia | American Beech | 8 | 30 | |
| 1982 | | OS | Fagus grandifolia | American Beech | 11 | 30 | |
| 1983 | | OS | Fagus grandifolia | American Beech | 9 | 30 | |
| 1984 | | OS | Fagus grandifolia | American Beech | 22 | 30 | X |
| 1985 | | OS | Fagus grandifolia | American Beech | 14 | 30 | |
| 1986 | | OS | Fagus grandifolia | American Beech | 18 | 30 | X |
| 1987 | | OS | Prunus serotina | Black Cherry | 14 | 30 | |
| 1988 | | | Prunus serotina | Black Cherry | 10 | 30 | |
| 1989 | | | Fagus grandifolia | American Beech | 8 | 30 | |
| 1990 | | | Fagus grandifolia | American Beech | 9 | 30 | |
| 1991 | | | Prunus serotina | Black Cherry | 8 | 30 | |
| 1992 | | | Prunus serotina | Black Cherry | 12 | 30 | |
| 1993 | | | Prunus serotina | Black Cherry | 10 | 30 | |
| 1994 | | | Liriodendron tulipifera | Tulip Tree | 16 | 30 | |
| 1995 | | OS | Liriodendron tulipifera | Tulip Tree | 12 | 30 | |
| 1996 | | OS | Liriodendron tulipifera | Tulip Tree | 17 | 30 | |
| 1997 | | OS | Ostrya virginiana | Eastern Hop-Hornbeam | 9 | 30 | |
| 1998 | | OS | Catalpa speciosa | Northern Catalpa | 8 | 28 | |
| 1999 | | OS | Liriodendron tulipifera | Tulip Tree | 30 | 30 | X |
| 2000 | | OS | Liriodendron tulipifera | Tulip Tree | 19 | 30 | X |
| 4505 | | OS | Fagus grandifolia | American Beech | 6 | 30 | |
| 4506 | | | Acer saccharum | Sugar Maple | 6 | 30 | |
| 4507 | | OS | Acer saccharum | Sugar Maple | 7 | 30 | |
| 4508 | | OS | Acer saccharum | Sugar Maple | 6 | 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 | OS | Fagus grandifolia | American Beech | 7 | 30 | |
| 4517 | | | Fagus grandifolia | American Beech | 6 | 30 | |
| 4518 | | | Fagus grandifolia | American Beech | 7 | 30 | |
| 4519 | | | Fagus grandifolia | American Beech | 7 | 30 | |
| 4520 | | | Acer saccharum | Sugar Maple | 7 | 30 | |
| 4521 | X | OS | Acer saccharum | Sugar Maple | 7 | 30 | |
| 4522 | | OS | Fagus grandifolia | American Beech | 6 | 30 | |
| 4523 | | | Fagus grandifolia | American Beech | 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 | | | Acer saccharum | Sugar Maple | 7 | 30 | |
| 4537 | | | Acer saccharum | Sugar Maple | 8 | 30 | |
| 4538 | | | Acer rubrum | Red Maple | 7 | 30 | |

| Tag | Remove | Off-Site | Scientific Name | Common Name | DBH | Tree Health/ Condition Score | Landmark Tree |
|---|---|---|---|---|---|---|---|
| 4539 | | | Acer rubrum | Red Maple | 7 | 30 | |
| 4540 | | | 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 | |
| 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 | |

PROPRIETOR

MR. STUART MICHAELSON
WINDMILL KRE NEW DEVELOPMENTS
31333 W. THIRTEEN MILE ROAD,
SUITE 200
FARMINGTON HILLS, MI 48334

DATE: 05-20-2026
PM: EMP
ENG: EMP
SURV: AEC
CAD: ADB
DWG: SP-05 TREES
VDATUM: NAVD 88
SCALE: NA

SITE PLAN
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

TREE LIST

FARMINGTON CREEK ESTATES

SITE PLAN

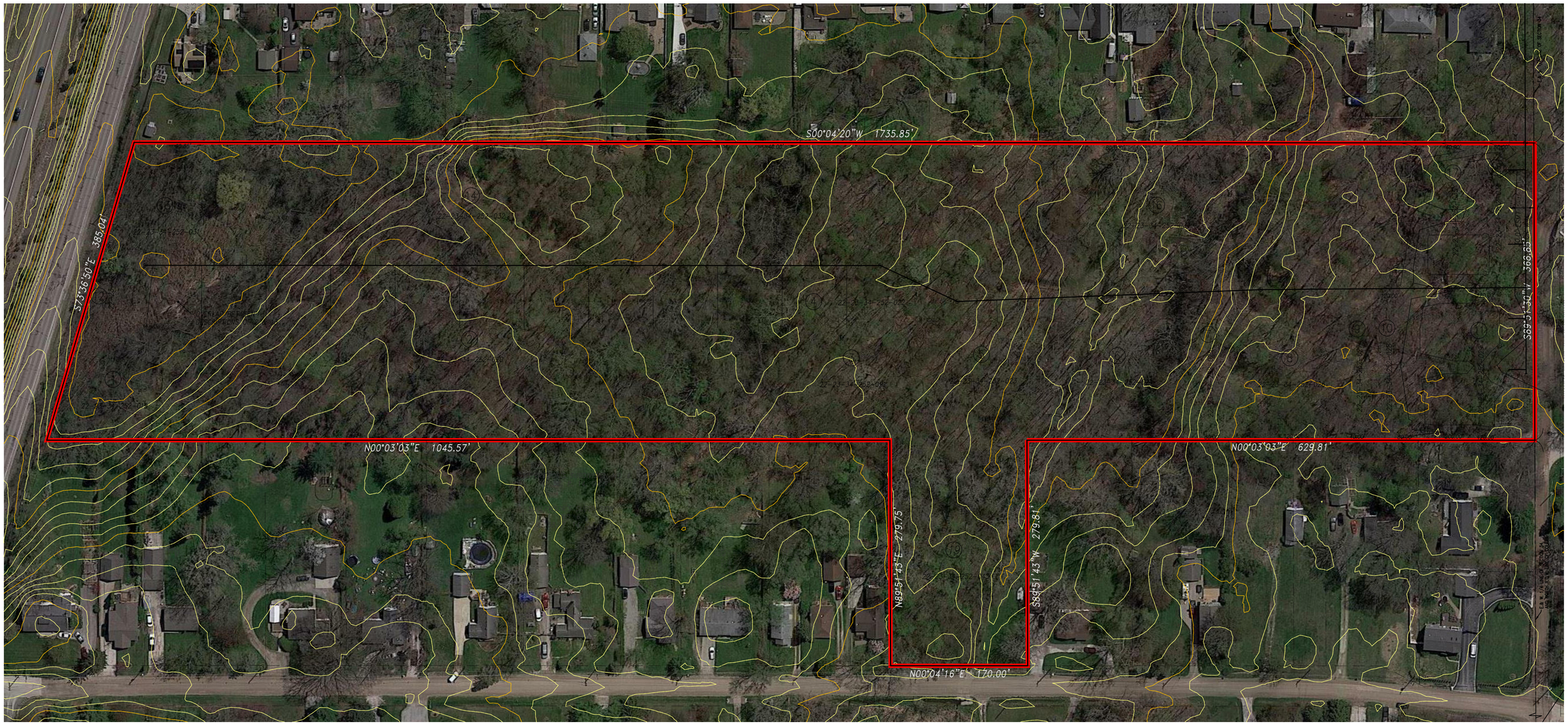
PART OF THE N.E. 1/4 OF SECTION 34, T.1N., R.9E.
CITY OF FARMINGTON HILLS, , OAKLAND COUNTY, MICHIGAN

SHEET
TR06

# FARMINGTON CREEK ESTATES

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'




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.

SHEET INDEX:


| | |
|---|---|
| TR00 | SUPERIMPOSED TREE SURVEY COVER SHEET |
| TR01 | SUPERIMPOSED TREE SURVEY NORTH |
| TR02 | SUPERIMPOSED TREE SURVEY SOUTH |
| TR03 | TREE LIST |
| TR04 | TREE LIST |
| TR05 | TREE LIST |
| TR06 | TREE LIST |


STATE OF MICHIGAN
EVAN M. PRIEST
LICENSE NO. 4001071259
Licensed Land Surveyor

PROPRIETOR
MR. STUART MICHAELSON
WINDMILL KRE NEW DEVELOPMENTS
31333 W. THIRTEEN MILE ROAD,
SUITE 200
FARMINGTON HILLS, MI 48334

DATE: 05-20-2026
PM: EMP
ENG: EMP
SURV: AEC
CAD: ADB
DWG: 2-06 TREES
VOLUME: NAD 88
SCALE: 1" = 60'

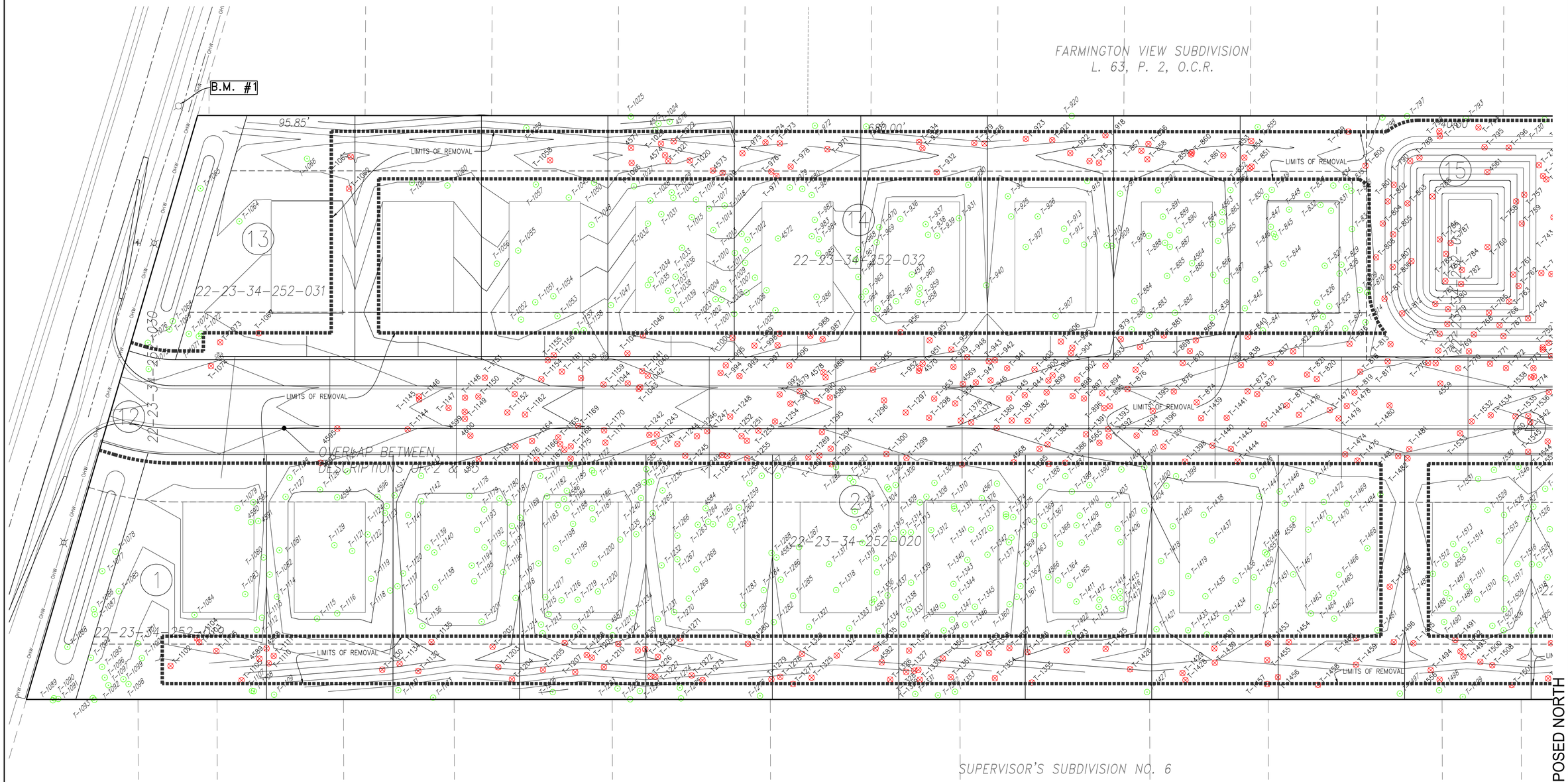
STATUS: SITE PLAN
JOB NO: 2023.02


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


SUPERIMPOSED TREE SURVEY COVER SHEET

FARMINGTON CREEK ESTATES
SITE PLAN
PART OF THE N.E. 1/4 OF SECTION 34, T.1N., R.9E.
CITY OF FARMINGTON HILLS, , OAKLAND COUNTY, MICHIGAN

SHEET
TR00




**QUANTITIES:**

| | | |
|---|---|---|
| REGULATED (NON-LM) TREES | | **1384** TREES |
| LANDMARK (LM) TREES | | **220** TREES |
| TOTAL REGULATED TREES | | **1,604** TREES |

**PROPOSED TREE REMOVALS THIS APPLICATION**

| | | |
|---|---|---|
| NUMBER NON-LANDMARK REGULATED TREES TO BE REMOVED | = | 513 TREES |
| NUMBER LANDMARK REGULATED TREES TO BE REMOVED | = | 70 TREES |
| TOTAL LM DBH REMOVED | = | 1768 INCHES |

**TREE REPLACEMENT THIS APPLICATION**

| | | |
|---|---|---|
| NON-LANDMARK TREES - 100% OF REMOVEALS | = | 513 TREES |
| LANDMARK TREES - 25% OF TOTAL DBH | = | 442 INCHES |
| REPLACED WITH 1-3" CAL OR 10' HT. | = | 147 TREES |
| TOTAL REPLACEMENT REQUIRED | = | 660 TREES |

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

NOTES:

TREES TO BE REMOVED MUST BE MARKED IN THE FIELD WITH RED PAINT OR FLAGS AND INSPECTED BY THE PLANNING OFFICE PRIOR TO ANY TREES BEING REMOVED.

TREE PERMIT MUST BE OBTAINED FROM THE PLANNING OFFICE PRIOR TO ANY TREES BEING REMOVED.

WOOD SNOW FENCING MUST BE INSTALLED ALONG THE LIMITS OF REMOVAL/DRIP-LINE.

LEGEND:

PROPERTY BOUNDARY
PARCEL LINE
OFF-SITE PARCEL
SANITARY SEWER
STORM SEWER
WATER MAIN
TREE TO BE REMOVED — T-0000
TREE TO REMAIN — T-0000
MANHOLE
HYDRANT
GATE VALVE
CATCH BASIN

PROPRIETOR

MR. STUART MICHAELSON
WINDMILL KRE NEW DEVELOPMENTS
31333 W. THIRTEEN MILE ROAD,
SUITE 200
FARMINGTON HILLS, MI 48334

DATE: 05-20-2026
PM: EMP
ENG: EMP
SURV: AEC
CAD: AOB
VWC-26 TREES
VOLUME-VAND 88
SCALE: 1" = 30'

STATUS: SITE PLAN
JOB NO: 2023.02

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 SURVEY SUPERIMPOSED NORTH

# FARMINGTON CREEK ESTATES

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

**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
SANITARY SEWER
STORM SEWER
WATER MAIN
TREE TO BE REMOVED
TREE TO REMAIN
MANHOLE
HYDRANT
GATE VALVE
CATCH BASIN

# TREE SURVEY SUPERIMPOSED SOUTH FARMINGTON CREEK ESTATES

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

| | |
|---|---|
| DATE: 05-20-2026 | |
| PM: EMP | |
| ENG: EMP | |
| SURV: AEC | |
| CADD: AEC | |
| DWG: SP-05 TREES | |
| VDATUM: NAVD 88 | |
| SCALE: 1" = 30' | |

PROPRIETOR
MR. STUART MICHAELSON
WINDMILL KRE NEW DEVELOPMENTS
31333 W. THIRTEEN MILE ROAD,
SUITE 200
FARMINGTON HILLS, MI 48334

STATUS:

JOB NO. 2023.02

ENGINEERS . SURVEYORS
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AND ASSOCIATES, INC.
Michael L. Priest & Associates, Inc.
40655 Koppernick Road, Canton, MI 48187
phone: (734) 459-8560
fax: (734) 459-2585

| Tag | Remove | Off-Site | Scientific Name | Common Name | DBH | Tree Health/ Condition Score | Landmark Tree |
|---|---|---|---|---|---|---|---|
| 98 | | | Ulmus americana | American Elm | 10 | 30 | |
| 99 | | | Ulmus americana | American Elm | 10 | 30 | |
| 100 | | OS | Catalpa speciosa | Northern Catalpa | 11 | 30 | |
| 104 | | OS | Catalpa speciosa | Northern Catalpa | 7 | 30 | |
| 176 | | | Fagus grandifolia | American Beech | 33 | 30 | X |
| 177 | | | Acer saccharum | Sugar Maple | 19 | 30 | X |
| 178 | | | Prunus serotina | Black Cherry | 8 | 30 | |
| 179 | | | Acer saccharum | Sugar Maple | 8 | 30 | |
| 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 | | | Acer negundo | Box-elder | 15 | 30 | |
| 241 | X | | Carya ovata | Shagbark Hickory | 8 | 30 | |
| 242 | | | 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 | | | 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 | | | 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 | | | Acer saccharum | Sugar Maple | 8 | 30 | |
| 265 | X | | Acer saccharum | Sugar Maple | 8 | 30 | |
| 266 | | | Acer saccharum | Sugar Maple | 8 | 9 | |
| 267 | | | Acer saccharum | Sugar Maple | 12 | 30 | |
| 268 | | | Acer saccharum | Sugar Maple | 11 | 30 | |
| 269 | | | Acer saccharum | Sugar Maple | 14 | 30 | |
| 270 | | | Acer saccharum | Sugar Maple | 11 | 30 | |
| 271 | | | Fagus grandifolia | American Beech | 11 | 30 | |
| 272 | | | Acer saccharum | Sugar Maple | 10 | 30 | |
| 273 | | | Acer saccharum | Sugar Maple | 7 | 30 | |
| 274 | | | Acer rubrum | Red Maple | 13 | 30 | |
| 275 | X | | Liriodendron tulipifera | Tulip Tree | 13 | 30 | |
| 276 | | | Acer saccharinum | Silver Maple | 9 | 20 | |
| 277 | X | | Acer saccharinum | Silver Maple | 8 | 30 | |
| 278 | | | Acer saccharum | Sugar Maple | 8 | 30 | |
| 279 | | | Acer saccharum | Sugar Maple | 16 | 30 | |
| 280 | | | Acer saccharum | Sugar Maple | 7 | 30 | |
| 281 | | | Acer saccharum | Sugar Maple | 13 | 30 | |
| 282 | | | Acer rubrum | Red Maple | 14 | 30 | |
| 283 | | | Acer rubrum | Red Maple | 12 | 30 | |
| 284 | | | Acer rubrum | Red Maple | 11 | 30 | |
| 285 | | | Acer rubrum | Red Maple | 10 | 30 | |
| 286 | | | Acer rubrum | Red Maple | 22 | 30 | X |
| 287 | | | Acer rubrum | Red Maple | 17 | 30 | |
| 288 | | | Acer rubrum | Red Maple | 11 | 30 | |
| 290 | | | Acer rubrum | Red Maple | 8 | 30 | |
| 291 | | | Acer rubrum | Red Maple | 14 | 30 | |
| 292 | | | Ulmus americana | American Elm | 16 | 30 | |
| 293 | | | Acer saccharum | Sugar Maple | 13 | 30 | |
| 294 | | | Ulmus americana | American Elm | 15 | 30 | |
| 295 | | | Acer saccharum | Sugar Maple | 12 | 26 | |
| 296 | | | Acer saccharum | Sugar Maple | 7 | 30 | |
| 304 | X | OS | Acer rubrum | Red Maple | 9 | 30 | |
| 305 | | | Prunus serotina | Black Cherry | 16 | 30 | |
| 306 | X | OS | Acer saccharum | Sugar Maple | 7 | 30 | |
| 307 | X | OS | Acer saccharum | Sugar Maple | 9 | 30 | |
| 308 | X | OS | Acer saccharum | Sugar Maple | 8 | 30 | |
| 309 | X | OS | Fagus grandifolia | American Beech | 34 | 21 | X |
| 310 | X | OS | Prunus serotina | Black Cherry | 22 | 30 | X |
| 311 | X | OS | Acer saccharum | Sugar Maple | 9 | 30 | |
| 312 | | | Fagus grandifolia | American Beech | 9 | 30 | |
| 313 | | | Fagus grandifolia | American Beech | 12 | 30 | |
| 314 | | | Fagus grandifolia | American Beech | 13 | 30 | |
| 315 | | | Fagus grandifolia | American Beech | 15 | 30 | |
| 316 | X | OS | Quercus rubra | Northern Red Oak | 30 | 30 | X |
| 317 | X | OS | Acer rubrum | Red Maple | 8 | 30 | |
| 320 | X | OS | Fagus grandifolia | American Beech | 9 | 30 | |
| 322 | X | OS | Acer rubrum | Red Maple | 11 | 30 | |
| 323 | | | Acer rubrum | Red Maple | 12 | 30 | |
| 324 | | | Liriodendron tulipifera | Tulip Tree | 35 | 30 | X |
| 325 | | | Fagus grandifolia | American Beech | 9 | 30 | |
| 326 | | | Fagus grandifolia | American Beech | 23 | 30 | X |
| 327 | X | OS | Fagus grandifolia | American Beech | 10 | 30 | |
| 328 | X | OS | Acer rubrum | Red Maple | 17 | 30 | |
| 329 | X | OS | Fagus grandifolia | American Beech | 9 | 30 | |
| 330 | X | OS | Acer rubrum | Red Maple | 29 | 30 | X |
| 331 | X | OS | Fagus grandifolia | American Beech | 15 | 30 | |
| 332 | | OS | Acer saccharum | Sugar Maple | 8 | 30 | |
| 333 | | OS | Acer saccharum | Sugar Maple | 8 | 30 | |
| 334 | | OS | Prunus serotina | Black Cherry | 10 | 30 | |
| 335 | | OS | Fagus grandifolia | American Beech | 11 | 30 | |
| 336 | | OS | Carya ovata | Shagbark Hickory | 17 | 30 | |
| 337 | | | Prunus serotina | Black Cherry | 15 | 30 | |
| 338 | | | Acer rubrum | Red Maple | 9 | 30 | |
| 339 | | | Acer rubrum | Red Maple | 13 | 30 | |
| 340 | X | OS | Acer rubrum | Red Maple | 10 | 30 | |
| 341 | | | Acer rubrum | Red Maple | 13 | 30 | |
| 342 | | | Acer rubrum | Red Maple | 8 | 30 | |
| 343 | | | Acer saccharum | Sugar Maple | 14 | 30 | |
| 344 | | | Fagus grandifolia | American Beech | 8 | 30 | |
| 345 | | | Fagus grandifolia | American Beech | 29 | 30 | X |
| 346 | X | OS | Fagus grandifolia | American Beech | 24 | 30 | X |
| 347 | | | Fagus grandifolia | American Beech | 31 | 21 | X |
| 348 | X | OS | Acer saccharum | Sugar Maple | 18 | 30 | |

| Tag | Remove | Off-Site | Scientific Name | Common Name | DBH | Tree Health/ Condition Score | Landmark Tree |
|---|---|---|---|---|---|---|---|
| 349 | X | OS | Acer saccharum | Sugar Maple | 12 | 30 | |
| 350 | | | Fagus grandifolia | American Beech | 11 | 30 | |
| 351 | | | Prunus serotina | Black Cherry | 22 | 30 | X |
| 352 | | | Fagus grandifolia | American Beech | 11 | 30 | |
| 353 | | | Acer saccharum | Sugar Maple | 10 | 30 | |
| 354 | | | Acer saccharum | Sugar Maple | 8 | 30 | |
| 355 | | | Acer saccharum | Sugar Maple | 10 | 30 | |
| 356 | | | Fagus grandifolia | American Beech | 31 | 23 | X |
| 357 | | | Ostrya virginiana | Eastern Hop-Hornbeam | 11 | 30 | |
| 358 | | | Fagus grandifolia | American Beech | 9 | 30 | |
| 359 | | | Acer saccharum | Sugar Maple | 10 | 30 | |
| 360 | | | Fagus grandifolia | American Beech | 10 | 30 | |
| 361 | | | Acer saccharum | Sugar Maple | 26 | 30 | X |
| 362 | | | Acer saccharum | Sugar Maple | 7 | 30 | |
| 363 | | | Liriodendron tulipifera | Tulip Tree | 23 | 30 | X |
| 364 | | | Liriodendron tulipifera | Tulip Tree | 8 | 30 | |
| 365 | | | Fagus grandifolia | American Beech | 26 | 30 | X |
| 366 | | | Acer saccharum | Sugar Maple | 7 | 30 | |
| 367 | | | Fagus grandifolia | American Beech | 26 | 30 | X |
| 368 | | | Acer saccharum | Sugar Maple | 13 | 30 | |
| 369 | | | Acer saccharum | Sugar Maple | 9 | 30 | |
| 370 | | | Acer saccharum | Sugar Maple | 9 | 30 | |
| 371 | | OS | Prunus serotina | Black Cherry | 16 | 30 | |
| 372 | | | Acer saccharum | Sugar Maple | 9 | 30 | |
| 373 | | | Fagus grandifolia | American Beech | 24 | 15 | X |
| 374 | | | Acer saccharum | Sugar Maple | 8 | 30 | |
| 375 | | | Fagus grandifolia | American Beech | 9 | 30 | |
| 376 | | | Fagus grandifolia | American Beech | 23 | 30 | X |
| 377 | | | Acer saccharum | Sugar Maple | 8 | 30 | |
| 378 | | | Fagus grandifolia | American Beech | 20 | 30 | X |
| 379 | | OS | Fagus grandifolia | American Beech | 22 | 30 | X |
| 380 | | | Fagus grandifolia | American Beech | 21 | 30 | X |
| 381 | | | Acer saccharum | Sugar Maple | 7 | 30 | |
| 382 | | | Fagus grandifolia | American Beech | 32 | 25 | X |
| 383 | | | Fagus grandifolia | American Beech | 30 | 25 | X |
| 384 | | | Acer rubrum | Red Maple | 21 | 30 | X |
| 385 | X | OS | Acer saccharum | Sugar Maple | 12 | 30 | |
| 386 | X | OS | Acer saccharum | Sugar Maple | 8 | 30 | |
| 387 | | | Acer rubrum | Red Maple | 10 | 30 | |
| 388 | X | | Fagus grandifolia | American Beech | 22 | 23 | X |
| 389 | X | | Fagus grandifolia | American Beech | 23 | 30 | X |
| 390 | X | OS | 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 | |
| 471 | | | Acer rubrum | Red Maple | 23 | 30 | X |
| 472 | | | Acer rubrum | Red Maple | 14 | 30 | |
| 473 | | | Acer rubrum | Red Maple | 7 | 30 | |

| Tag | Remove | Off-Site | Scientific Name | Common Name | DBH | Tree Health/ Condition Score | Landmark Tree |
|---|---|---|---|---|---|---|---|
| 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 | | | Acer rubrum | Red Maple | 15 | 30 | |
| 614 | | | Acer rubrum | Red Maple | 18 | 30 | |
| 615 | | | Acer rubrum | Red Maple | 17 | 30 | |
| 616 | | | Acer rubrum | Red Maple | 13 | 30 | |
| 617 | | | Acer saccharum | Sugar Maple | 9 | 30 | |
| 618 | | | Acer rubrum | Red Maple | 36 | 23 | X |
| 619 | | | Ulmus americana | American Elm | 8 | 30 | |
| 620 | | | Prunus serotina | Black Cherry | 21 | 30 | X |
| 621 | | | Acer rubrum | Red Maple | 19 | 30 | X |
| 622 | | | Acer rubrum | Red Maple | 9 | 30 | |
| 623 | | | Acer rubrum | Red Maple | 18 | 30 | X |
| 624 | | | Acer saccharum | Sugar Maple | 14 | 30 | |
| 625 | | | Acer saccharum | Sugar Maple | 14 | 30 | |
| 626 | | | Acer saccharum | Sugar Maple | 13 | 30 | |
| 627 | | | Quercus macrocarpa | Bur Oak | 20 | 30 | X |
| 628 | | | Prunus serotina | Black Cherry | 25 | 30 | X |
| 629 | | | 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 | | | Acer saccharum | Sugar Maple | 12 | 30 | |
| 634 | | | Acer rubrum | Red Maple | 23 | 30 | X |
| 635 | | | Acer saccharum | Sugar Maple | 8 | 30 | |
| 636 | | | Acer saccharum | Sugar Maple | 16 | 30 | |
| 637 | | | Acer saccharum | Sugar Maple | 16 | 30 | |
| 638 | | | Prunus serotina | Black Cherry | 25 | 30 | X |
| 639 | | | Acer rubrum | Red Maple | 13 | 30 | |
| 640 | | | Acer rubrum | Red Maple | 9 | 30 | |
| 641 | | | Acer rubrum | Red Maple | 7 | 30 | |
| 642 | | | Acer rubrum | Red Maple | 7 | 30 | |
| 643 | | | Acer rubrum | Red Maple | 13 | 30 | |
| 644 | | | Prunus serotina | Black Cherry | 9 | 30 | |
| 645 | | | Prunus serotina | Black Cherry | 20 | 30 | X |
| 646 | | | Acer saccharum | Sugar Maple | 12 | 30 | |
| 647 | | | Prunus serotina | Black Cherry | 18 | 30 | X |
| 648 | | | Acer rubrum | Red Maple | 20 | 30 | X |
| 649 | | | Prunus serotina | Black Cherry | 13 | 30 | |
| 650 | | | Prunus serotina | Black Cherry | 14 | 30 | |
| 651 | | | Acer rubrum | Red Maple | 13 | 30 | |
| 652 | | | Acer rubrum | Red Maple | 15 | 30 | |
| 653 | | | Prunus serotina | Black Cherry | 13 | 30 | |
| 654 | | | 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 | |
| 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 | | | Prunus serotina | Black Cherry | 13 | 30 | |
| 674 | | | Acer rubrum | Red Maple | 19 | 21 | X |
| 675 | | | Acer rubrum | Red Maple | 19 | 30 | X |
| 676 | | | Acer rubrum | Red Maple | 18 | 30 | |
| 677 | | | 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 | | | 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 | |

| Tag | Remove | Off-Site | Scientific Name | Common Name | DBH | Tree Health/ Condition Score | Landmark Tree |
|---|---|---|---|---|---|---|---|
| 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 | X | OS | 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 | X | | 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 | X | | 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 | X | | Quercus rubra | Northern Red Oak | 11 | 30 | |
| 718 | X | | Quercus rubra | Northern Red Oak | 10 | 30 | |
| 719 | X | | Prunus serotina | Black Cherry | 15 | 30 | |
| 720 | X | | Prunus serotina | Black Cherry | 9 | 30 | |
| 721 | X | | Acer rubrum | Red Maple | 20 | 30 | X |
| 722 | X | | Acer rubrum | Red Maple | 13 | 30 | |
| 723 | X | | Acer rubrum | Red Maple | 13 | 30 | |
| 724 | X | | Acer rubrum | Red Maple | 13 | 30 | |
| 725 | X | | 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 | X | | 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 | X | | Acer rubrum | Red Maple | 13 | 30 | |
| 739 | X | | Prunus serotina | Black Cherry | 7 | 30 | |
| 740 | X | | Prunus serotina | Black Cherry | 17 | 30 | |
| 741 | X | | Acer rubrum | Red Maple | 12 | 30 | |
| 742 | X | | Acer rubrum | Red Maple | 10 | 30 | |
| 743 | X | | Prunus serotina | Black Cherry | 11 | 30 | |
| 744 | X | | Prunus serotina | Black Cherry | 12 | 30 | |
| 745 | X | | Acer rubrum | Red Maple | 11 | 30 | |
| 746 | X | | Acer rubrum | Red Maple | 7 | 30 | |
| 747 | X | | Acer rubrum | Red Maple | 13 | 30 | |
| 748 | X | | Prunus serotina | Black Cherry | 8 | 30 | |
| 749 | X | | 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 | X | | Ulmus americana | American Elm | 20 | 30 | |
| 758 | X | | Ulmus americana | American Elm | 8 | 30 | |
| 759 | X | | Ulmus americana | American Elm | 8 | 30 | |
| 760 | X | | Tilia americana | American Basswood | 14 | 30 | |
| 761 | X | | Acer rubrum | Red Maple | 17 | 30 | |
| 762 | X | | Acer rubrum | Red Maple | 20 | 30 | X |
| 763 | X | | Acer rubrum | Red Maple | 11 | 30 | |
| 764 | X | | Acer saccharum | Sugar Maple | 10 | 30 | |
| 765 | X | | Populus deltoides | Eastern Cottonwood | 15 | 30 | |
| 766 | X | | 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 | |
| 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 | X | | Acer rubrum | Red Maple | 11 | 30 | |
| 780 | X | | Tilia americana | American Basswood | 11 | 30 | |
| 781 | X | | Tilia americana | American Basswood | 8 | 30 | |
| 782 | X | | Acer rubrum | Red Maple | 12 | 30 | |
| 783 | X | | Tilia americana | American Basswood | 9 | 30 | |
| 784 | X | | Acer rubrum | Red Maple | 16 | 30 | |
| 785 | X | | Ulmus americana | American Elm | 14 | 30 | |
| 786 | X | | Ulmus americana | American Elm | 8 | 30 | |
| 787 | X | | Tilia americana | American Basswood | 9 | 30 | |
| 788 | X | | 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 | X | | 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 | X | | Acer rubrum | Red Maple | 11 | 30 | |
| 802 | X | | Acer rubrum | Red Maple | 10 | 30 | |
| 803 | X | | Acer rubrum | Red Maple | 8 | 30 | |
| 804 | X | | Acer rubrum | Red Maple | 9 | 30 | |
| 805 | X | | Acer rubrum | Red Maple | 11 | 30 | |
| 806 | X | | Tilia americana | American Basswood | 10 | 30 | |
| 807 | X | | Tilia americana | American Basswood | 13 | 30 | |
| 808 | X | | Acer rubrum | Red Maple | 28 | 30 | X |
| 809 | | | Acer rubrum | Red Maple | 21 | 30 | X |

## PROPRIETOR

MR. STUART MICHAELSON
WINDMILL KRE NEW DEVELOPMENTS
31333 W. THIRTEEN MILE ROAD,
SUITE 200
FARMINGTON HILLS, MI 48334

DATE: 05–20–2026
PM: EMP
ENG: EMP
SURV: AEC
CAD: ADB
DWG: SP–05 TREES
VDATUM: NAVD 88
SCALE: NA

## SITE PLAN

JOB NO. 2023.02

STATUS:

MLP AND ASSOCIATES, INC.
ENGINEERS . SURVEYORS
Michael L. Priest & Associates, Inc.
40655 Koppernick Road, Canton, MI 48187
phone: (734) 459–8560
fax: (734) 459–2585

# FARMINGTON CREEK ESTATES

## SITE PLAN

PART OF THE N.E. 1/4 OF SECTION 34, T.1N., R.9E.
CITY OF FARMINGTON HILLS, , OAKLAND COUNTY, MICHIGAN

## TREE LIST

SHEET
TR03

| Tag | Remove | Off-Site | Scientific Name | Common Name | DBH | Tree Health/ Condition Score | Landmark Tree |
|---|---|---|---|---|---|---|---|
| 810 | | | Fagus grandifolia | American Beech | 14 | 30 | |
| 811 | X | | Acer rubrum | Red Maple | 11 | 30 | |
| 812 | X | | Acer rubrum | Red Maple | 13 | 30 | |
| 813 | X | | Acer rubrum | Red Maple | 13 | 30 | |
| 814 | | | Acer rubrum | Red Maple | 11 | 15 | |
| 815 | | | 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 | | | Prunus serotina | Black Cherry | 12 | 30 | |
| 829 | | | Prunus serotina | Black Cherry | 9 | 30 | |
| 830 | | | Acer rubrum | Red Maple | 13 | 30 | |
| 831 | | | Quercus rubra | Northern Red Oak | 17 | 30 | X |
| 832 | | | Acer rubrum | Red Maple | 15 | 30 | |
| 833 | | | Prunus serotina | Black Cherry | 9 | 30 | |
| 834 | | | Acer saccharum | Sugar Maple | 16 | 30 | |
| 835 | | | Prunus serotina | Black Cherry | 13 | 30 | |
| 836 | | | 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 | |
| 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 | |
| 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 pennsylvanica | 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 | X | | 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 | | | Ulmus americana | American Elm | 10 | 30 | |
| 1067 | X | | Ulmus americana | American Elm | 8 | 30 | |
| 1068 | | | Salix amygdaloides | Peach-Leaf Willow | 10 | 30 | |
| 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 | X | | 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 pennsylvanica | 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 | X | | Acer negundo | Box-elder | 16 | 30 | |
| 1103 | X | | Acer negundo | Box-elder | 24 | 30 | X |
| 1104 | X | | Ulmus americana | American Elm | 7 | 30 | |
| 1105 | X | | Acer negundo | Box-elder | 15 | 26 | |
| 1106 | X | | 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 | X | | 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 | |
| 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 | |

TREE LIST

# FARMINGTON CREEK ESTATES

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

ENGINEERS - SURVEYORS
MLP
AND ASSOCIATES, INC.
Michael L. Priest & Associates, Inc.
40655 Koppernick Road, Canton, MI 48187
phone: (734) 459-8560
fax: (734) 459-2565

PROPRIETOR
MR. STUART MICHAELSON
WINDMILL KRE NEW DEVELOPMENTS
31333 W. THIRTEEN MILE ROAD,
SUITE 200
FARMINGTON HILLS, MI 48334

DATE: 05-20-2026
ENG: EMP
SURV: AEC
CAD: ADB
DWG: SP-05 TREES
VERT DATUM: NAVD 88
SCALE: N/A

STATUS: SITE PLAN
JOB NO. 2023.02

| Tag | Remove | Off-Site | Scientific Name | Common Name | DBH | Tree Health/ Condition Score | Landmark Tree |
|---|---|---|---|---|---|---|---|
| 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 | | |

| Tag | Remove | Off-Site | Scientific Name | Common Name | DBH | Tree Health/ Condition Score | Landmark Tree |
|---|---|---|---|---|---|---|---|
| 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 | 9 | 30 | |
| 1455 | X | | Juglans nigra | Black Walnut | 14 | 9 | |
| 1456 | X | | Acer negundo | Box-elder | 15 | 30 | |
| 1457 | X | | Ulmus americana | American Elm | 8 | 30 | |
| 1458 | X | | Carya ovata | Shagbark Hickory | 11 | 30 | |
| 1459 | X | | Carya ovata | Shagbark Hickory | 9 | 30 | |
| 1460 | X | | Ulmus americana | American Elm | 14 | 30 | |
| 1461 | | | Carya ovata | Shagbark Hickory | 9 | 30 | |
| 1462 | | | Ulmus americana | American Elm | 8 | 30 | |
| 1463 | | | Ulmus americana | American Elm | 8 | 30 | |
| 1464 | | | Salix amygdaloides | Peach-Leaf Willow | 39 | 30 | X |
| 1465 | | | Salix amygdaloides | Peach-Leaf Willow | 36 | 30 | X |
| 1466 | | | Ulmus americana | American Elm | 8 | 30 | |
| 1467 | | | Ulmus americana | American Elm | 10 | | |
| 1468 | | | Acer rubrum | Red Maple | 22 | 30 | X |
| 1469 | | | Acer rubrum | Red Maple | 23 | 30 | X |
| 1470 | | | Acer rubrum | Red Maple | 8 | 30 | |
| 1471 | | | Ulmus americana | American Elm | 7 | 30 | |
| 1472 | | | Acer rubrum | Red Maple | 11 | 30 | |
| 1473 | | | Acer rubrum | Red Maple | 10 | 30 | |
| 1474 | X | | Acer rubrum | Red Maple | 17 | 30 | |
| 1475 | X | | Acer rubrum | Red Maple | 10 | 30 | |
| 1476 | X | | Ulmus americana | American Elm | 12 | 30 | |
| 1477 | X | | Acer rubrum | Red Maple | 21 | 30 | X |
| 1478 | X | | Acer rubrum | Red Maple | 9 | 30 | |
| 1479 | X | | Acer rubrum | Red Maple | 7 | 30 | |
| 1480 | X | | Acer rubrum | Red Maple | 12 | 30 | |
| 1481 | X | | Ulmus americana | American Elm | 9 | | |
| 1482 | X | | Ulmus americana | American Elm | 8 | 30 | |
| 1483 | X | | Rhamnus cathartica | European Buckthorn | 7 | 30 | |
| 1484 | | | Acer rubrum | Red Maple | 14 | 30 | |
| 1485 | | | Carya ovata | Shagbark Hickory | 8 | 30 | |
| 1486 | X | | Tilia americana | American Basswood | 16 | 30 | |
| 1487 | | | Acer saccharum | Sugar Maple | 7 | 30 | |
| 1488 | | | Acer rubrum | Red Maple | 13 | 30 | |
| 1489 | | | Acer rubrum | Red Maple | 10 | 30 | |
| 1490 | | | Acer rubrum | Red Maple | 10 | 30 | |
| 1491 | X | | Acer saccharum | Sugar Maple | 11 | 30 | |
| 1492 | X | | Carya ovata | Shagbark Hickory | 8 | 30 | |
| 1493 | X | | Carya ovata | Shagbark Hickory | 7 | 30 | |
| 1494 | X | | Populus deltoides | Eastern Cottonwood | 59 | 30 | X |
| 1495 | X | | Acer rubrum | Red Maple | 17 | 30 | |
| 1496 | X | | Ulmus americana | American Elm | 16 | 30 | |
| 1497 | | | Acer negundo | Box-elder | 11 | 30 | |
| 1498 | | | Acer platanoides | Norway Maple | 17 | 30 | |
| 1499 | | | Prunus serotina | Black Cherry | 13 | 26 | |
| 1500 | X | | Ulmus americana | American Elm | 12 | 30 | |
| 1501 | X | | Ulmus americana | American Elm | 9 | 30 | |
| 1503 | X | | Prunus serotina | Black Cherry | 13 | | |
| 1504 | X | | Acer rubrum | Red Maple | 11 | 30 | |
| 1505 | | | Acer rubrum | Red Maple | 10 | 30 | |
| 1506 | | | Ulmus americana | American Elm | 11 | 30 | |
| 1507 | | | Prunus serotina | Black Cherry | 12 | 28 | |
| 1508 | X | | Ulmus americana | American Elm | 7 | 30 | |
| 1509 | | | Acer rubrum | Red Maple | 8 | 30 | |
| 1510 | | | Acer rubrum | Red Maple | 8 | 30 | |
| 1511 | | | Acer rubrum | Red Maple | 11 | 30 | |
| 1512 | | | Acer saccharum | Sugar Maple | 7 | 30 | |
| 1513 | | | Carya ovata | Shagbark Hickory | 10 | 30 | |
| 1514 | | | Acer rubrum | Red Maple | 17 | 30 | |
| 1515 | | | Acer rubrum | Red Maple | 26 | 30 | X |
| 1516 | | | Acer rubrum | Red Maple | 36 | 30 | X |
| 1517 | | | Acer rubrum | Red Maple | 11 | 30 | |
| 1518 | | | Acer rubrum | Red Maple | 7 | 30 | |
| 1519 | | | Acer rubrum | Red Maple | 7 | 30 | |
| 1520 | | | Acer rubrum | Red Maple | 10 | 30 | |
| 1521 | | | Acer rubrum | Red Maple | 9 | 30 | |
| 1522 | | | Prunus serotina | Black Cherry | 8 | 30 | |
| 1523 | | | Prunus serotina | Black Cherry | 12 | 30 | |
| 1524 | | | Prunus serotina | Black Cherry | 18 | 30 | |
| 1525 | | | Acer rubrum | Red Maple | 9 | 30 | |
| 1526 | | | Acer rubrum | Red Maple | 12 | 30 | |
| 1527 | | | Acer rubrum | Red Maple | 9 | 30 | |

| Tag | Remove | Off-Site | Scientific Name | Common Name | DBH | Tree Health/ Condition Score | Landmark Tree |
|---|---|---|---|---|---|---|---|
| 1528 | | | Acer rubrum | Red Maple | 10 | 30 | |
| 1529 | | | Acer rubrum | Red Maple | 11 | 30 | |
| 1530 | | | Acer rubrum | Red Maple | 15 | 30 | |
| 1531 | | | Quercus rubra | Northern Red Oak | 13 | 30 | |
| 1532 | X | | Populus deltoides | Eastern Cottonwood | 32 | 30 | X |
| 1533 | X | | Acer rubrum | Red Maple | 18 | 30 | |
| 1534 | X | | Acer rubrum | Red Maple | 10 | 30 | |
| 1535 | X | | Acer rubrum | Red Maple | 13 | 30 | |
| 1536 | X | | Acer rubrum | Red Maple | 13 | 30 | |
| 1537 | X | | Acer rubrum | Red Maple | 15 | 30 | |
| 1538 | X | | Acer rubrum | Red Maple | 12 | 30 | |
| 1539 | X | | Acer rubrum | Red Maple | 9 | 30 | |
| 1540 | X | | Acer rubrum | Red Maple | 10 | 30 | |
| 1541 | X | | Acer rubrum | Red Maple | 13 | 30 | |
| 1542 | X | | Prunus serotina | Black Cherry | 9 | 30 | |
| 1543 | X | | Acer saccharum | Sugar Maple | 8 | 30 | |
| 1544 | X | | Prunus serotina | Black Cherry | 14 | 30 | |
| 1545 | X | | Acer rubrum | Red Maple | 11 | 30 | |
| 1546 | | | Prunus serotina | Black Cherry | 7 | 30 | |
| 1547 | | | Ulmus americana | American Elm | 14 | 30 | |
| 1548 | | | Prunus serotina | Black Cherry | 14 | 30 | |
| 1549 | | | Prunus serotina | Black Cherry | 9 | 30 | |
| 1550 | X | | Acer rubrum | Red Maple | 11 | 30 | |
| 1551 | X | | Acer rubrum | Red Maple | 9 | 30 | |
| 1552 | X | | Acer rubrum | Red Maple | 8 | 30 | |
| 1553 | X | | Liriodendron tulipifera | Tulip Tree | 16 | 30 | |
| 1554 | X | | Acer rubrum | Red Maple | 12 | 30 | |
| 1555 | X | | Prunus serotina | Black Cherry | 18 | 30 | |
| 1556 | X | | Prunus serotina | Black Cherry | 13 | 30 | |
| 1557 | X | | Acer rubrum | Red Maple | 34 | 30 | X |
| 1558 | X | | Acer rubrum | Red Maple | 11 | 30 | |
| 1559 | X | | Acer rubrum | Red Maple | 13 | 30 | |
| 1560 | | | Prunus serotina | Black Cherry | 8 | 30 | |
| 1561 | | | Prunus serotina | Black Cherry | 11 | 30 | |
| 1562 | | | Acer rubrum | Red Maple | 10 | 30 | |
| 1563 | | | Acer rubrum | Red Maple | 9 | 30 | |
| 1564 | | | Acer rubrum | Red Maple | 9 | 30 | |
| 1565 | | | Acer rubrum | Red Maple | 7 | 30 | |
| 1566 | | | Acer rubrum | Red Maple | 7 | 30 | |
| 1567 | | | Prunus serotina | Black Cherry | 7 | 30 | |
| 1568 | | | Acer saccharum | Sugar Maple | 13 | 30 | |
| 1569 | | | Ulmus americana | American Elm | 9 | 30 | |
| 1570 | | | Prunus serotina | Black Cherry | 12 | 28 | |
| 1571 | | | Acer rubrum | Red Maple | 33 | 30 | X |
| 1572 | | | Prunus serotina | Black Cherry | 14 | 30 | |
| 1573 | | | Acer rubrum | Red Maple | 7 | 30 | |
| 1574 | X | | Fagus grandifolia | American Beech | 8 | 30 | |
| 1575 | | | Ulmus americana | American Elm | 9 | 11 | |
| 1576 | | | Prunus serotina | Black Cherry | 14 | 30 | |
| 1578 | X | | Sassafras albidum | Sassafras | 11 | 30 | |
| 1579 | X | | Sassafras albidum | Sassafras | 12 | 30 | |
| 1580 | X | | Prunus serotina | Black Cherry | 7 | | |
| 1581 | X | | Acer rubrum | Red Maple | 17 | 30 | |
| 1582 | X | | Fagus grandifolia | American Beech | 7 | 30 | |
| 1583 | X | | Acer rubrum | Red Maple | 19 | 30 | X |
| 1584 | X | | Prunus serotina | Black Cherry | 11 | 30 | |
| 1585 | | | Prunus serotina | Black Cherry | 15 | 30 | |
| 1586 | | | Fagus grandifolia | American Beech | 12 | 30 | |
| 1587 | | | Fagus grandifolia | American Beech | 8 | 30 | |
| 1588 | | | Acer rubrum | Red Maple | 15 | 30 | |
| 1589 | X | | Acer rubrum | Red Maple | 9 | 30 | |
| 1590 | | | Populus deltoides | Eastern Cottonwood | 26 | 30 | X |
| 1591 | | | Prunus serotina | Black Cherry | 11 | 30 | |
| 1592 | X | | Acer rubrum | Red Maple | 22 | 30 | X |
| 1593 | X | | Acer rubrum | Red Maple | 35 | 30 | X |
| 1594 | X | | Acer rubrum | Red Maple | 8 | 30 | |
| 1595 | X | | Acer rubrum | Red Maple | 15 | 30 | |
| 1596 | X | | Prunus serotina | Black Cherry | 10 | 30 | |
| 1597 | X | | Acer rubrum | Red Maple | 9 | 30 | |
| 1598 | X | | Acer saccharum | Sugar Maple | 16 | 30 | |
| 1599 | X | | Acer rubrum | Red Maple | 18 | 30 | X |
| 1600 | X | | Acer rubrum | Red Maple | 8 | 30 | |
| 1601 | X | | Prunus serotina | Black Cherry | 11 | 30 | |
| 1602 | X | | Liriodendron tulipifera | Tulip Tree | 17 | 30 | |
| 1603 | X | | Acer rubrum | Red Maple | 12 | 30 | |
| 1604 | X | | Prunus serotina | Black Cherry | 13 | 30 | |
| 1605 | X | | Prunus serotina | Black Cherry | 24 | 30 | X |
| 1606 | X | | Acer rubrum | Red Maple | 7 | 30 | |
| 1607 | X | | Acer saccharum | Sugar Maple | 7 | 30 | |
| 1608 | | | Prunus serotina | Black Cherry | 11 | 30 | |
| 1609 | | | Prunus serotina | Black Cherry | 12 | 30 | |
| 1610 | | | Prunus serotina | Black Cherry | 12 | 30 | |
| 1611 | | | Acer rubrum | Red Maple | 28 | 30 | X |
| 1612 | | | Prunus serotina | Black Cherry | 8 | 30 | |
| 1613 | X | | Acer rubrum | Red Maple | 15 | 30 | |
| 1614 | X | | Prunus serotina | Black Cherry | 15 | 30 | |
| 1615 | X | | Acer rubrum | Red Maple | 18 | 30 | X |
| 1616 | | | Acer saccharum | Sugar Maple | 9 | 30 | |
| 1617 | | | Prunus serotina | Black Cherry | 10 | 30 | |
| 1618 | | | Acer saccharum | Sugar Maple | 11 | 30 | |
| 1619 | | | Acer saccharum | Sugar Maple | 17 | 30 | |
| 1620 | | | Acer rubrum | Red Maple | 10 | 30 | |
| 1621 | | | Prunus serotina | Black Cherry | 17 | 30 | |
| 1622 | | | Acer rubrum | Red Maple | 20 | 30 | X |
| 1623 | | | Acer rubrum | Red Maple | 13 | 30 | |
| 1624 | | | Acer rubrum | Red Maple | 7 | 30 | |
| 1625 | X | | Prunus serotina | Black Cherry | 17 | 30 | |
| 1626 | X | | Prunus serotina | Black Cherry | 17 | 30 | |
| 1627 | X | | Acer rubrum | Red Maple | 17 | 30 | |
| 1628 | X | | Acer rubrum | Red Maple | 29 | 30 | X |
| 1629 | | | Acer rubrum | Red Maple | 35 | 30 | X |
| 1630 | | | Acer rubrum | Red Maple | 28 | 30 | X |
| 1631 | | | Acer saccharum | Sugar Maple | 18 | 30 | X |
| 1632 | | | Prunus serotina | Black Cherry | 13 | 30 | |
| 1633 | | | Acer saccharum | Sugar Maple | 12 | 30 | |
| 1634 | | | Prunus serotina | Black Cherry | 13 | 30 | |
| 1635 | | | Acer rubrum | Red Maple | 17 | 30 | |
| 1636 | | | Prunus serotina | Black Cherry | 10 | 30 | |
| 1637 | | | Prunus serotina | Black Cherry | 12 | 30 | |
| 1638 | | | Acer rubrum | Red Maple | 10 | 30 | |
| 1639 | | | Acer saccharinum | Silver Maple | 23 | 30 | X |
| 1640 | | | Ulmus americana | American Elm | 8 | 30 | |
| 1641 | | | Acer saccharum | Sugar Maple | 8 | | |
| 1642 | | | Acer saccharum | Sugar Maple | 7 | 30 | |
| 1643 | | | Acer rubrum | Red Maple | 10 | 30 | |
| 1644 | | | Liriodendron tulipifera | Tulip Tree | 14 | 30 | |
| 1645 | X | | Acer rubrum | Red Maple | 8 | 30 | |
| 1646 | X | | Acer rubrum | Red Maple | 19 | 30 | X |
| 1647 | X | | Acer rubrum | Red Maple | 15 | 30 | |
| 1648 | X | | Ulmus americana | American Elm | 7 | 30 | |
| 1649 | X | | Acer rubrum | Red Maple | 30 | 30 | X |
| 1650 | X | | Acer saccharum | Sugar Maple | 12 | 30 | |

| Tag | Remove | Off-Site | Scientific Name | Common Name | DBH | Tree Health/ Condition Score | Landmark Tree |
|---|---|---|---|---|---|---|---|
| 1651 | X | | Populus deltoides | Eastern Cottonwood | 20 | 30 | |
| 1652 | X | | Populus deltoides | Eastern Cottonwood | 16 | 30 | |
| 1653 | X | | Populus deltoides | Eastern Cottonwood | 9 | 30 | |
| 1654 | X | | Populus deltoides | Eastern Cottonwood | 9 | 30 | |
| 1655 | X | | Malus pumila | Apple Tree | 12 | 20 | |
| 1656 | X | | Populus deltoides | Eastern Cottonwood | 15 | 30 | |
| 1657 | X | | Acer rubrum | Red Maple | 17 | 30 | |
| 1658 | X | | Populus deltoides | Eastern Cottonwood | 9 | 30 | |
| 1659 | X | | Malus pumila | Apple Tree | 7 | 30 | |
| 1660 | X | | Populus deltoides | Eastern Cottonwood | 24 | 30 | |
| 1661 | X | | Acer rubrum | Red Maple | 8 | 30 | |
| 1662 | | | Ulmus americana | American Elm | 10 | 30 | |
| 1663 | | | Acer rubrum | Red Maple | 11 | 30 | |
| 1664 | | | Acer saccharum | Sugar Maple | 9 | 30 | |
| 1665 | | | Acer saccharum | Sugar Maple | 10 | 30 | |
| 1666 | | | Acer rubrum | Red Maple | 9 | 30 | |
| 1667 | | | Acer rubrum | Red Maple | 10 | 30 | |
| 1668 | | | Acer rubrum | Red Maple | 9 | 30 | |
| 1669 | | | Acer rubrum | Red Maple | 9 | 30 | |
| 1670 | | | Tilia americana | American Basswood | 9 | 30 | |
| 1671 | | | Carya ovata | Shagbark Hickory | 11 | 30 | |
| 1672 | | | Populus deltoides | Eastern Cottonwood | 17 | 30 | |
| 1673 | | | Populus deltoides | Eastern Cottonwood | 13 | 12 | |
| 1674 | | | Populus deltoides | Eastern Cottonwood | 18 | 30 | |
| 1675 | | | Populus deltoides | Eastern Cottonwood | 7 | 9 | |
| 1676 | | | Populus deltoides | Eastern Cottonwood | 8 | 30 | |
| 1677 | | | Ulmus americana | American Elm | 11 | 30 | |
| 1678 | | | Carya ovata | Shagbark Hickory | 9 | 30 | |
| 1679 | | | Populus deltoides | Eastern Cottonwood | 17 | 30 | |
| 1685 | | | Carya ovata | Shagbark Hickory | 7 | 30 | |
| 1686 | | | Acer saccharum | Sugar Maple | 9 | 30 | |
| 1687 | | | Carya ovata | Shagbark Hickory | 12 | 30 | |
| 1688 | | | Ulmus americana | American Elm | 11 | 30 | |
| 1689 | | | Carya ovata | Shagbark Hickory | 10 | 30 | |
| 1690 | | | Acer saccharum | Sugar Maple | 12 | 30 | |
| 1691 | | | Carya ovata | Shagbark Hickory | 10 | 30 | |
| 1692 | | | Carya ovata | Shagbark Hickory | 13 | 30 | |
| 1693 | | | Carya ovata | Shagbark Hickory | 14 | 30 | |
| 1694 | | | Ulmus americana | American Elm | 9 | 30 | |
| 1695 | | | Ulmus americana | American Elm | 8 | 30 | |
| 1696 | | | Carya ovata | Shagbark Hickory | 7 | 30 | |
| 1697 | | | Carya ovata | Shagbark Hickory | 9 | 30 | |
| 1698 | | | Tilia americana | American Basswood | 10 | 30 | |
| 1699 | | | Acer saccharinum | Silver Maple | 17 | 30 | |
| 1700 | | | Acer saccharinum | Silver Maple | 18 | 30 | X |
| 1701 | | | Acer saccharinum | Silver Maple | 8 | 30 | |
| 1702 | | | Acer saccharinum | Silver Maple | 9 | 23 | |
| 1703 | | | Acer saccharinum | Silver Maple | 34 | 30 | X |
| 1704 | | | Acer saccharum | Sugar Maple | 7 | 30 | |
| 1705 | | | Prunus serotina | Black Cherry | 11 | 30 | |
| 1706 | | | Acer saccharinum | Silver Maple | 17 | 30 | |
| 1707 | | | Acer saccharinum | Silver Maple | 18 | 30 | |
| 1708 | | | Acer saccharum | Sugar Maple | 16 | 30 | |
| 1709 | | | Carya ovata | Shagbark Hickory | 9 | 30 | |
| 1710 | | | Carya ovata | Shagbark Hickory | 14 | 30 | |
| 1711 | | | Carya ovata | Shagbark Hickory | 7 | 30 | |
| 1712 | | | Ulmus americana | American Elm | 12 | 30 | |
| 1713 | | | Carya ovata | Shagbark Hickory | 8 | 30 | |
| 1714 | | | Quercus macrocarpa | Bur Oak | 15 | 30 | |
| 1715 | | | Acer saccharum | Sugar Maple | 7 | 30 | |
| 1716 | | | Carya ovata | Shagbark Hickory | 27 | 30 | X |
| 1717 | | | Acer saccharum | Sugar Maple | 10 | 30 | |
| 1718 | | | Acer saccharum | Sugar Maple | 10 | 30 | |
| 1719 | | | Acer saccharum | Sugar Maple | 7 | 30 | |
| 1720 | | | Carya ovata | Shagbark Hickory | 7 | 30 | |
| 1721 | | | Acer saccharum | Sugar Maple | 8 | 30 | |
| 1722 | | | Tilia americana | American Basswood | 14 | 30 | |
| 1723 | | | Acer saccharum | Sugar Maple | 11 | 30 | |
| 1724 | | | Carya ovata | Shagbark Hickory | 10 | 30 | |
| 1725 | X | | Acer saccharum | Sugar Maple | 12 | 30 | |
| 1726 | X | | Carya ovata | Shagbark Hickory | 14 | 30 | |
| 1727 | X | | Acer saccharum | Sugar Maple | 7 | 30 | |
| 1728 | X | | Acer saccharum | Sugar Maple | 8 | 30 | |
| 1729 | X | | Acer saccharum | Sugar Maple | 8 | 30 | |
| 1730 | X | | Acer rubrum | Red Maple | 16 | 30 | |
| 1731 | X | | Prunus serotina | Black Cherry | 18 | 30 | X |
| 1732 | X | | Acer saccharum | Sugar Maple | 19 | 22 | X |
| 1733 | | | Prunus serotina | Black Cherry | 7 | 24 | |
| 1734 | | | Carya ovata | Shagbark Hickory | 9 | 30 | |
| 1735 | | | Acer saccharinum | Silver Maple | 10 | 30 | |
| 1736 | | | Populus deltoides | Eastern Cottonwood | 27 | 30 | X |
| 1737 | | | Acer saccharum | Sugar Maple | 7 | 23 | |
| 1738 | X | | Acer saccharum | Sugar Maple | 19 | 30 | X |
| 1739 | | | Acer rubrum | Red Maple | 19 | 30 | X |
| 1740 | X | | Acer rubrum | Red Maple | 13 | 30 | |
| 1741 | X | | 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 | | | 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 | |
| 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 | | | Salix amygdaloides | Peach-Leaf Willow | 13 | 30 | |
| 1781 | | | Salix amygdaloides | Peach-Leaf Willow | 14 | 30 | |

PROPRIETOR

MR. STUART MICHAELSON
WINDMILL KRE NEW DEVELOPMENTS
31333 W. THIRTEEN MILE ROAD,
SUITE 200
FARMINGTON HILLS, MI 48334

DATE: 05-20-2026
PM: EMP
ENG: EMP
SURV: AEC
CAD: ADB
DWG: SP-05 TREES
VDATUM: NAVD 88
SCALE: NA

SITE PLAN

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

TREE LIST

FARMINGTON CREEK ESTATES

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

# CWA Review
# August 27, 2026

Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

| Review Date | Plan Date |
|---|---|
| August 27, 2026 | May 20, 2026 |

# Site Plan Review
# for
# The City of Farmington Hills

[redacted]

**Case:** Site Condo 2, 2026 - Farmington Creek Estates

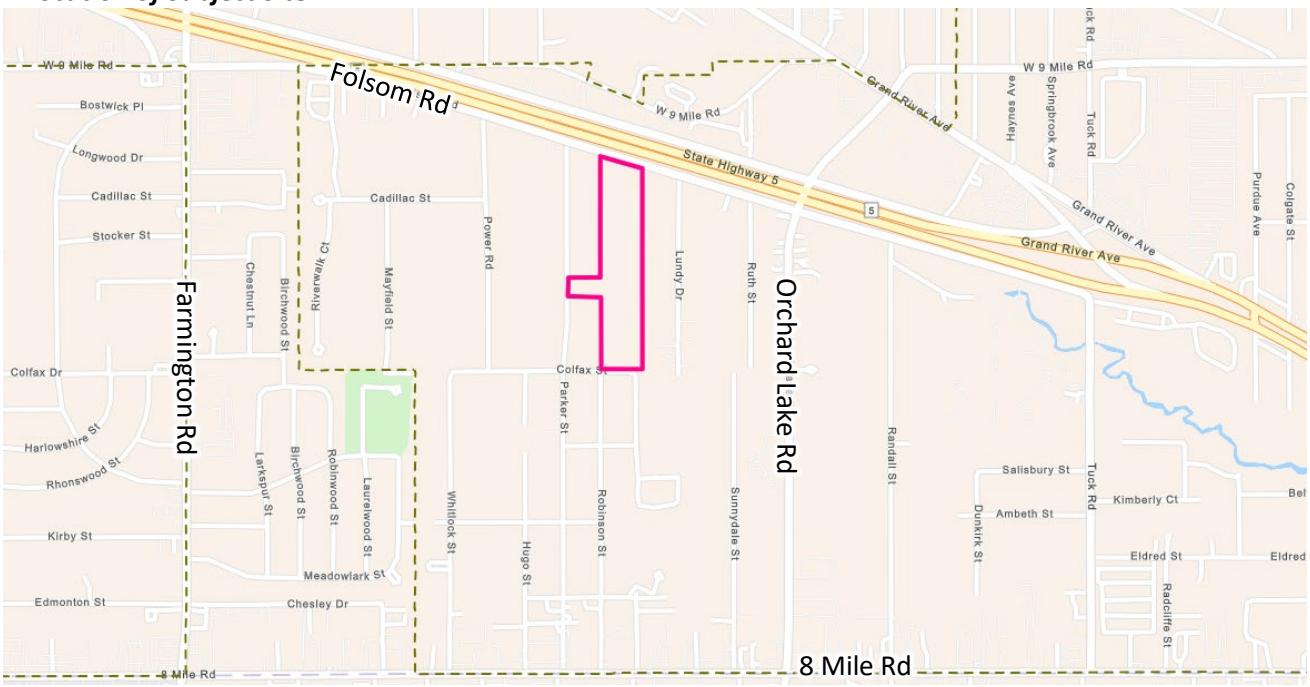
**Site:** Folsom Road (19 parcels) 16.27 acres

**Applicant:** Forest at Riverwalk Development, LLC

**Zoning:** RA-3 One Family Residential (12,500 sq ft)

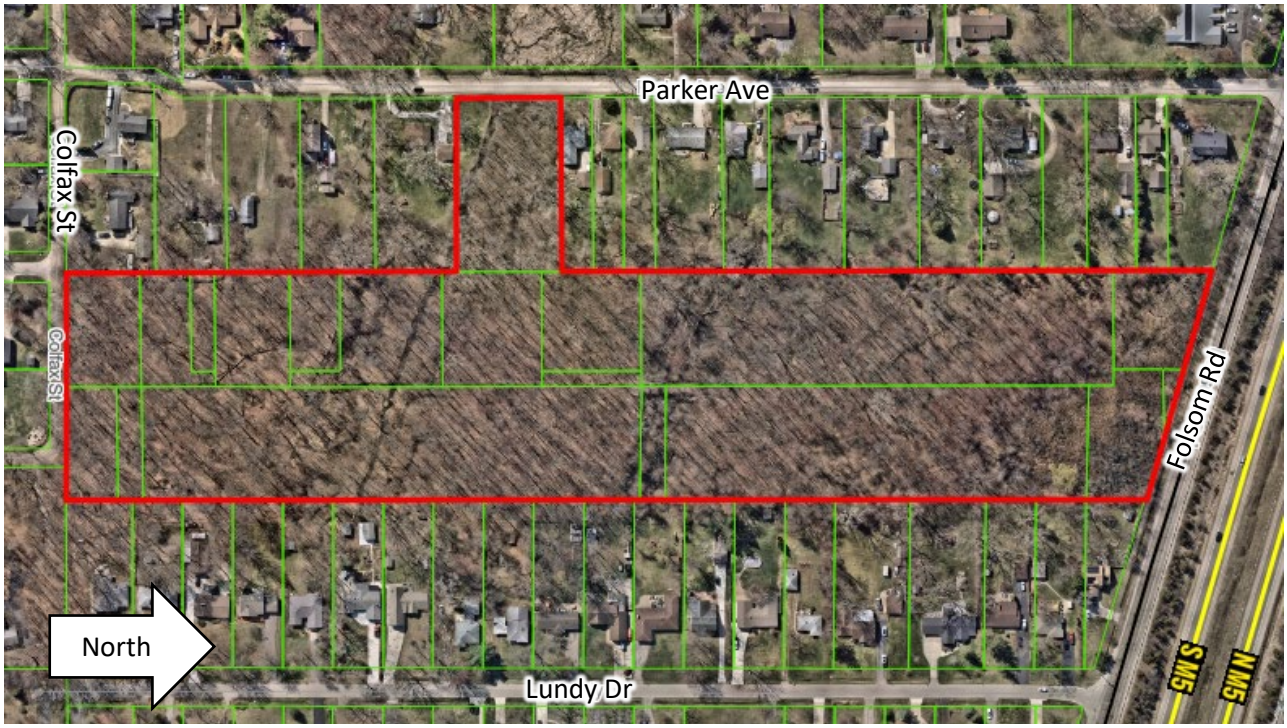
**Action Requested:** Preliminary Site Condominium Plan Approval.

***Location of Subject Site***

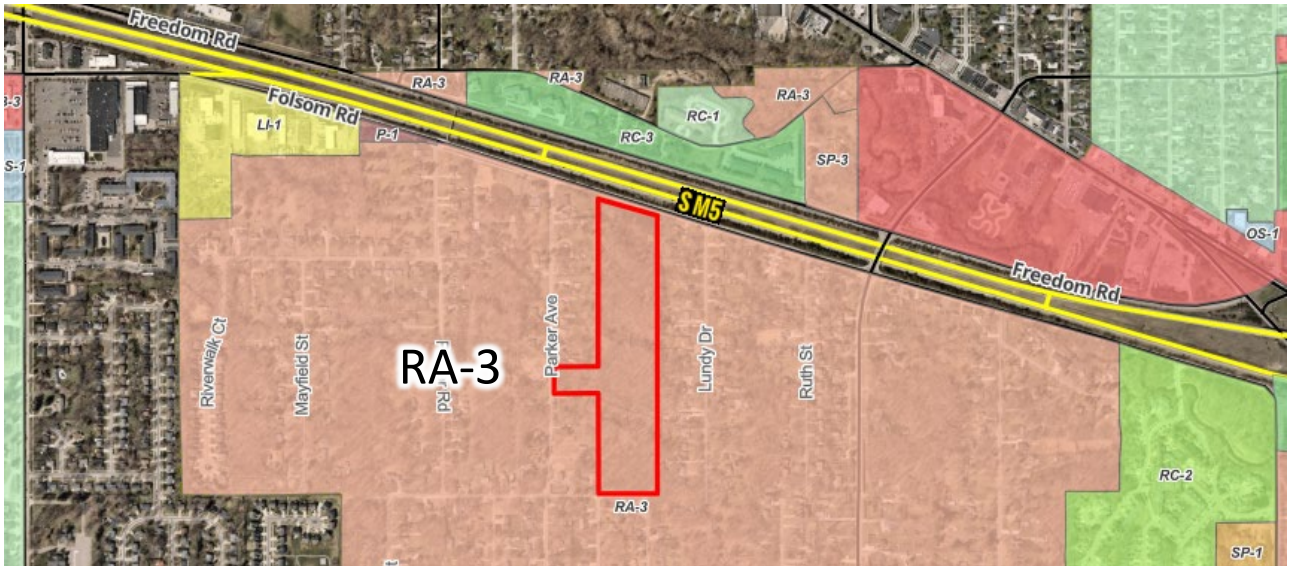



Benjamin R. Carlisle, *President* John L. Enos, *Vice President* Douglas J. Lewan, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal* Craig Strong, *Principal*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal*
Richard K. Carlisle, *Past President/Senior Principal*

***Aerial Photo of Subject Site and Approximate Lot Lines***




***Zoning of Subject Site***




**SUMMARY OF FINDINGS**

**Existing Conditions**

1. **Zoning.** RA-3 One Family Residential (12,500 sq ft).

2. **Existing Site.** The subject site is located to the south of M-5 and consists of nineteen (19) undeveloped parcels adjacent to the rear yards of the properties along Parker Avenue and Lundy

Drive. The site is approximately 16.27 acres in total area. The site has road frontage on Folsom Road to the north, Colfax Street to the south, and a small portion of frontage on Parker Avenue to the west. The provided site plan indicates that the property is heavily wooded with state regulated and unregulated wetlands interspersed throughout. A stormwater management pond is proposed in the southeast portion of the site. The area between the proposed connection to Parker Avenue and the dwellings proposed on Colfax Avenue will remain as natural area.

3. **Adjacent Properties.**

| Direction | Zoning | Use |
|---|---|---|
| North | ROW/RC-3 | M-5/Apartments |
| South | RA-3 | Single Family Dwellings |
| East | RA-3 | Single Family Dwellings |
| West | RA-3 | Single Family Dwellings |

**Background**

The applicants previously proposed to develop the site under the Zoning Ordinance's One-Family Cluster Option (CSP 54-4-2025). The proposal was revised several times and ultimately consisted of thirty-three (33) detached single family dwellings. The Planning Commission voted to recommend that the City Council approve the cluster site plan at the September 18, 2025 meeting. The City Council reviewed the cluster development proposal at their November 10, 2025 regular meeting, and voted to deny the proposal according to the following findings:

1. The development is incompatible with the neighborhood.
2. The drainage issue will not be sufficiently resolved.
3. The proximity of the road to the private residence is unacceptable.
4. The development will adversely impact the character of the neighborhood and be detrimental to the neighbors.

**Site Plan**

1. **Proposed Use.** The applicants are proposing a twenty-seven (27) unit single family detached residential condominium. Twenty-three (23) of the units will front along a proposed roadway that connects to Folsom Road and Parker Street to the west of the site. The four remaining units (24 to 27) will front onto Colfax Street.

   According to Section According to 34-3.1.6.B.i of the Zoning Ordinance, "[s]ite-built, one-family detached dwelling units" are a permitted principal use in the RA-3 District.

2. **Dimensional Requirements.**

| Section 34-3.1.6.E: RA-3 District Requirements | | | |
|---|---|---|---|
| **Standard** | **Required** | **Existing** | **Proposed** |
| Min. lot area | 10,000 sq ft | N/A | 12,360 sq ft. Complies. |

| Section 34-3.1.6.E: RA-3 District Requirements | | | |
|---|---|---|---|
| **Standard** | **Required** | **Existing** | **Proposed** |
| Min. average lot area per subdivision | 12,500 sq ft | N/A | 12,679 sq ft. Complies. |
| Min. lot width | 80 ft | N/A | 80 ft. Complies. |
| Min. front setback | 30 ft | N/A | 30 ft. Complies. |
| Min. side setback | 8 ft one side<br>20 ft total two sides | N/A | 8 ft. min, Lot 1 and Lot 23. Total of both sides exceed 20 ft for all lots.[1] Complies. |
| Min. rear setback | 35 ft | N/A | Min. 36 ft, Lots 24 to 27.[1] Complies. |
| Max. lot coverage per unit | 35% | N/A | N/A. To be reviewed with building plans. |
| Max. building height | 25 ft. | N/A | N/A. To be reviewed with building plans. |
| Total floor area min. per unit | 850 sq ft | N/A | N/A. To be reviewed with building plans. |
| Ground floor area min. per unit | 500 sq ft | N/A | N/A. To be reviewed with building plans. |

[1] *Measurements are approximate and derived from scaled drawings.*

| Section 34-3.1.6.E: Notes to RA-3 District Standards | | |
|---|---|---|
| **Standard** | **Required** | **Provided** |
| Utility transformer placement<br>(34-3.5.2.B) | Utility transformers or pedestals not exceeding four (4) feet in height may be placed within the minimum yard setbacks after a determination of the director of public services that such placement is necessary to preserve and protect a valuable physical feature of the land and its vegetation. | ***Pending.*** The location and height of any proposed utility transformers must be shown on the site plan per 34-3.5.2.B. |
| See Section 34-3.15 and Section 34-3.17 regarding flexibility allowance.<br>(34-3.5.2.D) | Yard standard flexibility for Open Space Plans and One-Family Cluster Option. | N/A |

| Section 34-3.1.6.E: Notes to RA-3 District Standards | | |
|---|---|---|
| **Standard** | **Required** | **Provided** |
| Yards abutting streets (34-3.5.2.E) | The minimum yard abutting a street shall be ten (10) feet and off-street parking shall not be permitted. When a rear yard is abutting a side yard, the setback abutting a street shall not be less than the minimum front yard setback of the district and all regulations applicable to a front yard shall apply. | Complies. |
| Landscaped yard abutting street. (34-3.5.2.U) | In any yard abutting a street or freeway, a landscaped area not less than ten (10) feet deep and abutting the street or freeway shall be provided in the setback. | Complies. |

| Section 34-4.59 One-family Dwelling Standards | | |
|---|---|---|
| **Standard** | **Required** | **Provided** |
| Structure and design requirements subject to review by the Director of Planning and Community Development or their designee. No building permit shall be issued until standards of this section are met. | To be reviewed with building plans. | Pending. To be reviewed with building plans. |

3. **Site Condominium Design Layout Standards (Article III).** Chapter 27 of the City's General Code (Subdivision Ordinance) governs the partitioning of land subject to the provisions of the Michigan Condominium Act (Act 59 of 1978, as amended). The general design and layout requirements listed in Chapter 27 are below. Compliance with specific requirements are subject to review and approval by the Engineering Department. All final plans must be reviewed and approved by the council.

   **A. Streets (27-57)**. A 60-foot right-of-way is required for minor residential streets; this is provided.

   **B. Blocks (27-58).** Blocks cannot exceed 1,400 feet. The proposed subdivision has a single street; in general the block standards are met to the extent that they apply.

   **C. Lots (27-59).** All requirements of this section appear to be met.

   **D. Subdivision open space plan (27-60).** N/A

E. **Natural features (27-61)**. Under this section, natural features of the site should be respected to the extent feasible. The site is heavily wooded, but trees are preserved to the extent feasible to accommodate the proposed development. In addition, regulated and unregulated wetlands are present on the site. We defer to the City Engineer for comment on the development's wetland impacts.

F. **Floodplain (27-62)**. No portion of the site is in a floodplain.

4. **Site Condominium Improvements (Article IV).** Improvements shall be provided by the proprietor in accordance with the standards and requirements established in this chapter and/or any other such standards and requirements which may from time to time be established by ordinance or published rules of the city. All improvements must meet the approval of the council. Improvement bonds, cash deposits, maintenance bonds and other similar deposits shall be provided as required by the city council.

**A. Streets (27-82).** Streets must comply with the City's Engineering Standards. We defer to the City Engineer for comment.

**B. Utilities and storm drainage (27-83).** Proposed water and sanitary sewer utilities are shown on the plan. A detention basin is proposed in the southeast corner of the development, which will be enclosed with a fence.

According to Section 27-83(d), the minimum distance between the freeboard line of the water detention and any existing or proposed property line of a one-family residential use shall be fifteen (15) feet. This distance may be reduced by the Planning Commission provided that the area set aside is equal in square feet to the area that would have been required by fifteen (15) feet. Open water detention basins shall not be located on a lot or condominium site that is to be used for one-family residential purposes, and detention areas must be accessible for maintenance.

The City has also adopted Landscape Design Principles, which are posted on the City website. According to these principles, water retention basins should be "free form," following the natural landforms to the greatest extent possible. If such forms do not exist, the basin should be shaped to emulate a naturally formed depression.

The detention basin freeboard line shown on the plan is approximately sixteen (16) feet from Unit 14. The setback distance will need to be confirmed as part of the City Engineer's review of the basin design. In addition, the basin will have a permanent water level of approximately three (3) feet. This may be permitted provided that the basin does not encroach onto an adjacent condominium lot.

The proposed basin is angular in design and does not emulate a naturally formed depression. The side slopes are relatively uniform and do not vary as a natural feature would. The basin and perimeter fence are in a prominent location that is immediately adjacent to the proposed street and two (2) lots.

Given the high visibility of the basin, we recommend that the applicants redesign it to emulate a naturally formed depression as provided in the City's Landscape Design Principles. Adding additional basins or raingardens in other locations within the site may help accommodate

design changes. We recommend that the Planning Commission discuss redesign options with the applicant and provide them with direction about desired changes.

We also recommend that the applicant provide additional landscaping plantings on the north side of the basin to provide better screening, and stagger the proposed plantings to create a more natural appearance. Landscaping is provided on the south side of the basin which will screen the proposed street and Unit 14, but no plantings are proposed along the north side of the basin to screen Unit 15.

The applicant must confirm how the detention basin will be accessible for maintenance.

Utilities and stormwater management infrastructure must comply with the City's Engineering Standards. We defer to the City Engineer for comment.

C. **Sidewalks, Trees (27-84).** Sidewalks are proposed on both sides of the development's north/south street. As the proposed road curves to an east/west direction, sidewalk is only provided on the south side. Sidewalk ramps are shown on the plan. In addition, one (1) street tree per residential lot is required for residential condominiums, which are provided. These standards are met.

D. **Installation of improvements (27-85).** The applicant must obtain approvals from applicable City Departments for all improvements prior to construction.

5. **Parking Requirements.**

| **Parking Requirements** | | |
|---|---|---|
| **Standard** | **Requirement** | **Provided** |
| Residential, one-family and two-family (34-5.2.10.A.i) | Two (2) off-street spaces per dwelling unit. Per Section 34-52.3, residential off-street parking spaces shall consist of a parking strip, driveway, garage or combination thereof, subject to the provisions of Section 34-5.1. | ***Pending.*** The proposed driveways to each dwelling can accommodate one (1) off-street parking space. The applicants must confirm if garages are proposed. |

6. **Off-street Parking Dimensions.**

| **34-5.3.3.A Minimum Off-street Parking Dimensions (75 to 90 degree spaces)** | | |
|---|---|---|
| **Use** | **Requirement** | **Provided[1]** |
| Standard Space Width | 9 ft | 16 ft (driveway) |
| Standard Space Length | 20 ft | 30 ft (driveway) |

[1] *Measurements are approximate and derived from scaled drawings.*

7. **Circulation.** Subdivision and condominium design requirements, including the design of streets, are established in Chapter 27 of the City's General Code. According to Section 27-57(2), the minimum required right-of-way width for streets located in single-family residential

developments is sixty (60) feet. The proposed street right-of-way width meets this requirement. We defer to the City Engineer for comment about compliance with additional design standards.

8. **Corner Clearance (34-5.10).**

| Standard | Provided |
|---|---|
| No fence, wall, shrubbery, sign or other obstruction to vision above a height of thirty (30) inches from the top of curb at street level shall be permitted within a twenty (20) foot triangular area between a right-of-way line and a private drive measured along the edge of the driveway (along back of curb if curb is provided). Further, all trees within any required corner clearance area shall be trimmed up to a height of 6 feet or more. | ***Pending.*** Minor adjustments to the proposed plant locations at the Folsom Road entrance appear to be necessary to meet the Section 34-5.10 corner clearance requirements. |

9. **Tree Replacement (34-5.18).** According to Section 34-5.18(7), existing trees having six (6) inches or more trunk diameter at breast height (DBH) must be replaced on a one-to-one basis. According to Section 34-5.18(7)(iv), when landmark trees are permitted to be removed, replacement trees shall be provided to a minimum of twenty-five (25) percent of DBH of the tree to be removed. Replacement trees, measured in DBH or calipers, shall be provided either individually or on a cumulative basis to meet the twenty-five (25) percent DBH requirement. Landmark trees are defined in Section 34-5.18(10)(C), and include any tree that is twenty four (24) inches in DBH or any tree of the species and trunk diameters listed in that Section. Any tree having a health or condition factor greater than sixteen (16) according to the criteria listed in Section 34-5.18.11(C) must be replaced.

While there are slight discrepancies in the regulated tree quantities and classifications reported in the submittal documents, the total required replacement trees are approximately 662 trees. The inventories of existing trees, trees to be removed, proposed trees, and tree classifications reported in the submittal must be reconciled.

***Tree Inventory***

| | Sheet L-1 | Sheet TR01 Summary | Estimate from Inventory Tables |
|---|---|---|---|
| | Count | Count | Count |
| Common | N/A | 1,384 | 1,482 |
| Landmark | N/A | 220 | 257 |
| Total | 1,487 | 1,604 | 1,739 |

***Trees Proposed for Removal***

| | Sheet L-1 | Sheet TR01 Summary | | Estimate from Inventory Tables | |
|---|---|---|---|---|---|
| Tree Class | Count | Count | DBH | Count | DBH |
| Common | N/A | 513 | N/A | 501 | N/A |
| Landmark | N/A | 70 | 1,768 | 80 | 1,942 |
| Total | 583 | 573 | N/A | 581 | N/A |

***Required Replacement Trees***

| | Sheet L-1 | Sheet TR01 Summary | Estimate from Inventory Tables |
|---|---|---|---|
| Common | N/A | 513 trees | 501 trees |
| Landmark | N/A | 1,768 x 25% at 1 to 3 inch caliper = 442 inches/147 trees | 1,942 x 25% at 3 inch caliper = 485 inches/162 trees |
| Total | N/A | 660 trees | 662 trees |

The landscape plan indicates that ninety-eight (98) replacement trees are proposed on site. The applicants must verify the total number of required replacement trees and confirm how and where they will be provided. Furthermore, a *landscape cost estimate must be provided*. Per 34-5.18.7.A.i, the Planning Commission may approve off-site locations on public property where replacement trees may be provided, including a payment into the City's tree fund.

According to Section 34-5.18.7.A.i, all replacement trees shall measure three-inch caliper for deciduous trees, ten-foot height for evergreen trees, or greater. The applicant is proposing one (1) to three (3) inch caliper replacement deciduous trees and ten (10) foot-tall evergreen replacement trees.

The Planning Commission must determine if one (1) to three (3) inch caliper replacement deciduous trees may be permitted instead of three (3) inch caliper trees. Per 34-5.18.7.A.iii, the planning commission may approve trees which are smaller in caliper size in situations where the intent is to recreate or create or re-create a densely wooded area.

10. **Exterior Lighting (34-5.16).** A lighting plan must be provided prior to final site plan approval.

11. **Utilities.** A utility plan and easements must be provided prior to final approval.

## SUMMARY

Prior to taking action on the proposed site plan, we recommend that the Planning Commission discuss options to give the detention basin a more natural appearance as outlined in the City's Landscape Design Principles with the applicant. Options include:

1) *Reshaping the basin to emulate a naturally formed depression.*

2) *Varying the basin side slopes to imitate natural conditions.*

3) *Adding landscape shrubs based on the Landscape Design Principles palette, especially on the north side of the basin.*

4) *Regrouping and staggering the shrub plantings to emulate natural vegetation.*

In addition, the Commission must make the following determinations:

1) *Whether replacement trees may be provided in off-site locations on public property or a payment into the City's tree fund pending confirmation from the applicant about how they intend to provide the total required replacement trees.*

2) *Whether replacement trees may be provided in off-site locations on public property or a payment into the City's tree fund pending confirmation from the applicant about how they intend to provide the total required replacement trees.*

3) *Whether one (1) to three (3) inch caliper replacement deciduous trees may be permitted instead of three (3) inch caliper trees per Section 34-5.18.7.A.iii.*

The following items must also be addressed to the Commission's satisfaction. The Commission may specify that all or some must be addressed as conditions of approval.

1) *The applicant must confirm how the detention basin will be accessible for maintenance.*

2) *We recommend that the applicant provide additional landscaping plantings on the north side of the detention basin to screen Unit 15.*

3) *The location and height of any proposed utility transformers must be shown on the site plan per 34-3.5.2.B.*

4) *The proposed driveways to each dwelling can accommodate one (1) off-street parking space. The applicants must confirm if garages are proposed.*

5) *Minor adjustments to the proposed plant locations at the Folsom Road entrance appear to be necessary to meet the Section 34-5.10 corner clearance requirements.*

6) *The inventories of existing trees, trees to be removed, proposed trees, and tree classifications reported in the submittal must be reconciled.*

7) *A utility plan and easements must be provided prior to final approval.*

8) *The applicant must obtain approval for the proposed condominium pursuant to the procedures and requirements established in Chapter 27 of the City's General Code.*

9) *Items identified by the City Fire Department must be addressed.*

10) *Items identified by the City Engineer must be addressed.*

**CARLISLE/WORTMAN ASSOC., INC.**
**Benjamin R. Carlisle, AICP, LEED-AP**
**President**

**CARLISLE/WORTMAN ASSOC., INC.**
**Mike Auerbach, AICP**
**Senior Associate**

# Environmental Review

# July 14, 2026

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

City of Farmington Hills
Environmental Review

Project Name: Farmington Creek Estates

Address:
Site Condo 2, 2026 PJ#: 34-26-62
Plan Dated: 6-26-2026

Plan Received: 6-27-2026
Review #: 1
Review Date: 7-14-2026

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

1. Infiltration practices need to be used to the maximum extent practicable and will count as part of the required water quality volume. Infiltration tests need to be performed and layout should be considered to direct stormwater to infiltration practices. Provide proof of infiltration testing. If infiltration rates are shown to be usable per the standards, then areas should be considered to implement the practice. If tests show the soils are unsuitable, there is an alternative approach detail on pages 29-35 of the standards.
2. As a part of the Oakland County Water Resources stormwater standards, the plans must include a long-term operations and maintenance plan sheet, the land use summary page in the standards, a stormwater design narrative, and GIS data. Please see pages 12-13 and 48-51 on the stormwater standards.
3. An EGLE Permit will be necessary for work in the floodplain/wetland as well as for the outfall.
4. Please provide clarification on detention calculations “limiting outflow to 1.90 acres of storm system of existing draining area”.

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

Respectfully submitted,

Tyler Sonoga
Civil/Environmental Engineer
Department of Public Services

cc: City of Farmington Hills, M. Saksewski

# Engineering Review

# July 16, 2026

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

**INTEROFFICE CORRESPONDENCE**

**DATE:** July 16, 2026

**TO:** Wafa Mangla, Planning Clerk

**FROM:** Mike Freckelton, Civil Engineer III

**SUBJECT**: Farmington Creek Estates
Site Condo 2, 2026
23-34-252-019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 030, 031, 032, 033, 034, 043

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A review of the above referenced site plan has been received by the engineering office on June 26, 2026 has been performed. Our preliminary review comments are as follows:

1. Plans will likely require an EGLE permit for construction in and around the regulated wetlands and could potentially require wetland mitigation. Provide city with EGLE review results and/or permit.

2. Type/material of all proposed utilities must be shown and notated on the plans as part of the final engineering submittal.

3. Profiles are required for all proposed utilities as a part of the final engineering submittal.

4. Road profiles shall be included in the final engineering plans.

5. Soil erosion plans will be required as a part of the final engineering plans.

6. A soil erosion permit application and inspection will be required prior to construction.

7. The City Environmental Engineer may have additional comments in a separate letter.

8. The proposed sanitary sewer along Colfax Street shall be extended to the western property line for future connection by adjacent properties.

9. The proposed roadway through the development will need to be named and the right-of-way dedicated to the City of Farmington Hills. The proposed 60-foot width is correct.

These plans will be subject to further review during the engineering review process. Please feel free to reach out to our department with any questions or concerns.

Sincerely,

Mike Freckelton, PE
Civil Engineer III

# Fire Review

# July 8, 2026

FIRE

FARMINGTON HILLS

INTEROFFICE CORRESPONDENCE

Date: July 8, 2026

To: Planning Commission

From: Jason Baloga, Fire Marshal

Subject: Site Condo 2-2026 – Farmington Creek Estates – South side of Folsom Rd (Between Parker and Lundy) – Parcel ID #: 22-23-34-252-019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029, 030, 031, 032, 033, 034, and 043.

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. Exact Hydrant placement 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.

3. Parking restrictions to one side of the street may be requested based upon the proposed road width.

Jason Baloga, Fire Marshal

JB/ss

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

## E. PUBLIC ART REQUIREMENT GUIDELINES AND PROCEDURES FOR ARTS COMMISSION REVIEW

ACTION REQUESTED: Recommend City Council Approval

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

# *Memo*

**DATE:** **September 1, 2026**

**TO:** **Planning Commission**

**CC:** **Charmaine Kettler-Schmult, Director of Planning & Community Development**
**Diane Mulville-Friel, City Planner**

**FROM:** **Kirsten Mellem, Staff Planner II**

**SUBJECT:** **Public Art Requirement Guidelines and Procedures – Review and Comment**

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The attached **Public Art Requirement Guidelines and Procedures** document, application, and evaluation matrix are being provided to the Planning Commission for review and comment. The documents are intended to establish a clear and consistent process for implementing the City of Farmington Hills' Public Art Requirements Zoning Ordinance standard (Sec. 34-5.21), including guidance on procedures, roles, and expectations for applicants where public art is required through the site plan development process.

We welcome the Commission's feedback and recommendations, particularly as it pertains to the Site Plan Submission step. Review by the Planning Commission will be a step in the process for applicants to obtain approval for the public art requirement. Comments received will be considered as the documents move forward through the City's review and adoption process.

The documents have been reviewed by the Farmington Area Arts Commission at their meeting on September 10th, 2026. Following review by the Planning Commission, the documents are anticipated to be presented to the City Council for adoption in October 2026.

We are asking that you accept the proposed documents with recommended modifications.

Thank you for your time and thoughtful review. Your input will help ensure the guidelines provide a practical and effective framework for supporting quality public art throughout the community.

# Public Art Requirement Guidelines & Procedures

Adopted: October xx, 2026
Revision:

# CITY OF FARMINGTON HILLS
# ZONING ORDINANCE SEC. 34-5.21: PUBLIC ART REQUIREMENT GUIDELINES AND PROCEDURES

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## CONTACT INFORMATION

**City of Farmington Hills**
**Planning Office**
**(248) 871-2540**
For guidance on applicability, process timing, and submission requirements.

**City of Farmington Hills**
**Special Services – Cultural Arts Division**
**Farmington Area Arts Commission Staff Liaison**
**(248) 699-6712**
For guidance on Arts Commission review process and meeting schedule.

## SECTION 1: PUBLIC ART REQUIREMENT GUIDELINES

1. **PURPOSE**

These guidelines are adopted pursuant to and in accordance with Section 34-5.21 of the City of Farmington Hills Zoning Ordinance for purposes of delineating and further detailing guidelines that are applicable to the design, application, approval, installation, maintenance, and enforcement of public art within and as part of significant development projects in the City of Farmington Hills.

These guidelines are also intended and serve the purpose of ensuring that required public art is:

- Properly integrated into significant developments.
- Accessible to the public as required by ordinance.
- Professionally designed and constructed.
- Appropriately maintained over time.
- Consistent with the City's placemaking goals and 2024 Master Plan.

These guidelines apply only to and are intended to facilitate compliance with the public art requirements set forth in Section 34-5.21 of the Zoning Ordinance, including the definitions of "public art," "artist," and "construction cost" in Section 2.2 of the Zoning Ordinance.

2. **APPLICABILITY**

These guidelines apply to all development projects that:

- Trigger the public art requirement under Section 34-5.21 of the City's Zoning Ordinance;
- Are located within applicable Special Planning Areas or Planned Unit Developments; and
- Are subject to site plan review and approval.

These guidelines do not apply to any of the following:

- City-owned public art;
- Voluntary donations of artwork to the City;
- Temporary installations not required under the ordinance;
- Public art under the City' Outdoor Mural Program;
- Existing lawful nonconforming uses and development of property that are not required to comply with Section 34-5.21 per the City Zoning Ordinance; or
- Any development of property that is not required to install public art, pursuant to Section 34-5.21.

3. **NATURE OF REQUIRED PUBLIC ART**

Public art installed under this program shall remain:

- A requirement of zoning approval;
- A permanent site improvement tied to the property; and
- The responsibility of the property owner for maintenance and repair.

4. **DESIGN INTEGRATION REQUIREMENT**

Public art shall be integrated into the overall site design. Preferred integration methods include:

- Building façade integration;

- Landscape integration;
- Plaza or courtyard features;
- Entry features;
- Streetscape elements; and
- Architectural screening elements.

Standalone placement is permitted when integration is not feasible, subject to City approval. Early coordination between the artist, developer, architect, and landscape architect is strongly encouraged.

**5. PUBLIC ACCESS REQUIREMENT**

Public art must be located in a manner that is:

- Clearly visible from public streets, sidewalks, or publicly accessible private spaces;
- Accessible during reasonable business hours when located on private property;
- Safe for pedestrian viewing; and
- Free from obstruction by vehicles, signage, or landscaping.

The City Planner, City Engineer, Fire Marshal, or other governing entities may require modifications if access or visibility is insufficient.

**6. APPROVAL PROCESS**

All public art is subject to:

1. Site plan approvals;
2. Review and approval by the Farmington Area Arts Commission; and
3. Construction permit review by City staff, if applicable.

Applicants may proceed through site plan approval prior to final selection of artwork, provided that:

- The location of the artwork is shown on the approved site plan;
- A conceptual design is provided; and
- A budget is established consistent with Section 34-5.21.

Final artwork approval is required prior to issuance of building permits.

**7. ARTIST SELECTION AND DESIGN DEVELOPMENT**

The property owner is responsible for selecting a qualified artist in accordance with the Zoning Ordinance standards in Section 34-5.21. Artists should be engaged early in the design process to ensure integration with the site. The City encourages selection processes based on:

- Qualifications-based selection;
- Competitive selection (when appropriate); or
- Direct selection (for integrated design projects).

A qualified public **artist** is 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. See the requirement for an artist to create the public artwork under Section 34-5.21.5 and the definition of artist under Section 2.2 of the City Zoning Ordinance.

## 8. MAINTENANCE AND RESPONSIBILITY

The property owner shall be solely responsible for maintaining the public art in the manner required by Zoning Ordinance Section 34-5.21 and shall include the following:

- Routine maintenance and cleaning;
- Repair of damage or deterioration;
- Graffiti removal;
- Lighting maintenance (if applicable);
- Structural integrity; and
- Landscaping surrounding the artwork.

Maintenance shall preserve the original artistic intent whenever feasible. Failure to maintain artwork in good condition shall constitute a violation of the site plan approval.

## 9. REPAIR, REPLACEMENT, AND FAILURE

If public art is stolen or becomes damaged or deteriorated such that it cannot be repaired in accordance with section 8 above, the property owner shall, in accordance with Zoning Ordinance Section 34-5.21, either:

- Repair the artwork; or
- Replace it with approved public art of equal or greater value than was originally required.

All repairs or replacements under this section require review by the City Planner and approval by the Farmington Area Arts Commission. If replacement is required, the new artwork must comply with all current Public Art Program requirements.

## 10. REMOVAL OR ALTERATION

Public art required under Section 34-5.21 may not be removed or materially altered without prior City approval. The City may require:

- Replacement artwork of equal or greater value than was originally required;
- Relocation of artwork on-site; or
- Conservation or restoration instead of removal.

Removal requests shall include:

- Reason for removal;
- Condition assessment;
- Proposed replacement plan; and
- Proposed timeline.

## 11. FINANCIAL ASSURANCE

The City may require a financial guarantee for installation of public art consistent with Section 34-5.21 and the City's site plan approval process. Failure to install approved public art may result in:

- Withholding of certificate of occupancy;
- Forfeiture of financial guarantee; and
- Enforcement action under the Zoning Ordinance.

## 12. APPROVAL STANDARDS

Public art shall be evaluated based on the following:

- Artistic excellence;
- Site integration;
- Public visibility and access;
- Durability and materials;
- Maintenance feasibility;
- Safety;
- Contribution to placemaking; and
- The standards and criteria under and compliance with Zoning Ordinance Section 34-5.21.

The Farmington Area Arts Commission shall provide approval based on these criteria. In the event, the artwork is denied, the applicant may appeal to the Zoning Board of Appeals.

## 13. COORDINATION WITH DEVELOPMENT

Public art should be coordinated with:

- Final site engineering;
- Landscape architecture plans;
- Building design;
- Lighting plans;
- Utility placement; and
- Pedestrian circulation systems.

Coordination prior to construction is strongly encouraged to avoid costly redesign for the owner and developer.

## 14. PUBLIC BENEFIT INTENT

Required public art is intended to:

- Enhance private development while benefiting the public realm;
- Strengthen the visual character of commercial corridors;
- Support the City's identity and placemaking goals;
- Improve pedestrian experience in development areas; and
- Contribute to the City's overall cultural environment.

## 15. COMPLIANCE AND ENFORCEMENT

Compliance with these guidelines is a condition of zoning approval under Section 34-5.21. Failure to comply may result in all or any of the following:

- Denial of permits;
- Withholding of certificate of occupancy;
- Enforcement under the City’s zoning ordinance; and
- Required corrective action at the property owner’s expense.

## 16. RELATIONSHIP TO OTHER POLICIES

These guidelines shall be interpreted and applied consistently with the Zoning Ordinance, and in the event of conflict, the Zoning Ordinance shall control.

## SECTION 2: PUBLIC ART REQUIREMENT PROCEDURES

1. **PURPOSE**

   These guidelines provide a step-by-step procedural workflow for developers, property owners, and design teams to comply with the **privately-owned public art requirement under Section 34-5.21 of the Farmington Hills Zoning Ordinance**. It places public art requirements and standards into a practical sequence aligned with the City's site plan, permitting, and construction processes. These guidelines are intended to assist compliance with the Zoning Ordinance, the Guidelines above, and other applicable City codes and ordinances.

2. **OVERVIEW OF PROCESS**

   The public art process occurs in **six stages**:

   1. Pre-Application Planning
   2. Site Plan Submission
   3. Conceptual Art Planning (Concurrent with Site Plan Review)
   4. Final Art Approval (Prior to Building Permit)
   5. Fabrication and Installation
   6. Inspection and Certificate of Occupancy

**STAGE 1 — PRE-APPLICATION PLANNING**

**Objective: Establish feasibility and budget early**

At the earliest project stage, the applicant should:

- Identify whether Section 34-5.21 applies
- Confirm applicable public art budget (0.5% requirement under 34-5.21)
- Identify potential artwork locations on the site
- Engage a qualified artist or art consultant (recommended)
- Coordinate with architect and landscape architect

**Recommended Deliverables:**

- Preliminary site plan with potential art locations
- Rough public art budget estimate
- Conceptual integration strategy (if available)

**City Role:**

- Inform applicant of applicability
- Provide guidance on ordinance requirements
- Identify applicable Special Planning Area considerations

**STAGE 2 — SITE PLAN SUBMISSION**

**Objective: Reserve location and demonstrate compliance pathway**

The applicant submits a site plan for review.

**Required Public Art Submittal Elements:**

- Location of proposed public art clearly indicated

- Preliminary description of artwork intent
- Estimated public art budget and basis for same
- General statement of integration strategy
- Artwork design does **not need to be finalized at this stage**, but the **location must be reserved on the site plan**

**City Review:**

- City staff and Planning Commission review the site plan
- City staff and Planning Commission verify public art ordinance applicability and budget estimate
- Farmington Area Arts Commission is notified of future review and approval requirement

**STAGE 3 — PUBLIC ART PLAN SUBMISSION (CONCURRENT REVIEW)**

**Objective: Establish design direction and feasibility**

During or immediately following site plan approval, the applicant develops:

- Artist selection process
- Conceptual artwork design
- Integration with architecture and landscape

**Required Submittals:**

- Selected artist qualifications
- Conceptual artwork drawings or renderings
- Material description
- Draft installation location confirmation
- Preliminary maintenance plan
- Updated budget (if applicable)

**Farmington Area Arts Commission Review and Approval:**

The Commission evaluates:

- Artistic quality and concept
- Site integration
- Public visibility and access
- Appropriateness of materials
- Alignment with City goals

**Outcome:**

- Approval with or without conditions
- Denial

**STAGE 4 — FINAL PUBLIC ART APPROVAL (PRIOR TO BUILDING PERMIT)**

**Objective: Secure final approval for construction and installation**

Before issuing building permits, the applicant submits:

- Final artwork design
- Engineering and structural details (if applicable)
- Final materials and fabrication specifications
- Installation plan and schedule
- Final maintenance plan

- Final budget confirmation
- Insurance documentation (if required)

**City Review:**

- Farmington Area Arts Commission: final approval of public art
- City Planner: administrative review and site location
- Building Official: structural and safety review
- City Engineer: site location and safety review

**Required Condition:**

Final approval of the public art by the Farmington Area Arts Commission is required **before building permit issuance** for projects that are subject to Section 34-5.21.

**STAGE 5 — FABRICATION AND INSTALLATION**

**Objective: Construct and install approved artwork**

The applicant is responsible for:

- Coordinating fabrication and installation with the artist
- Ensuring compliance with approved plans
- Scheduling installation with construction timeline
- Protecting artwork during construction phase

**City Role:**

- May conduct interim inspections
- Verifies compliance with approvals of plans and artwork

**Financial Assurance:**

- City may hold performance guarantee until installation is complete (if applicable)

**STAGE 6 — FINAL INSPECTION AND CERTIFICATE OF OCCUPANCY**

**Objective: Confirm compliance and complete project**

Before issuance of Certificate of Occupancy (CO) the applicant must demonstrate:

- Artwork has been installed as approved
- Structural installation is complete and safe
- Public access requirements are met
- Site conditions are consistent with approved plans

**City Inspection:**

- City Planner confirms compliance with approvals
- Building Official verifies structural safety
- Final documentation is recorded

**Outcome:**

- Certificate of Occupancy is issued once compliance is confirmed
- Public art record is entered into City inventory

## 3. POST-INSTALLATION RESPONSIBILITIES

After installation:

**Property Owner Responsibilities:**

- Ongoing maintenance and repair
- Graffiti removal
- Lighting upkeep (if applicable)
- Structural integrity monitoring
- Preservation of artistic intent

**City Role:**

- Maintains record of approved artwork
- May conduct periodic condition review
- Enforces compliance with maintenance requirements

## 4. COMMON PITFALLS TO AVOID

Applicants are strongly encouraged to avoid:

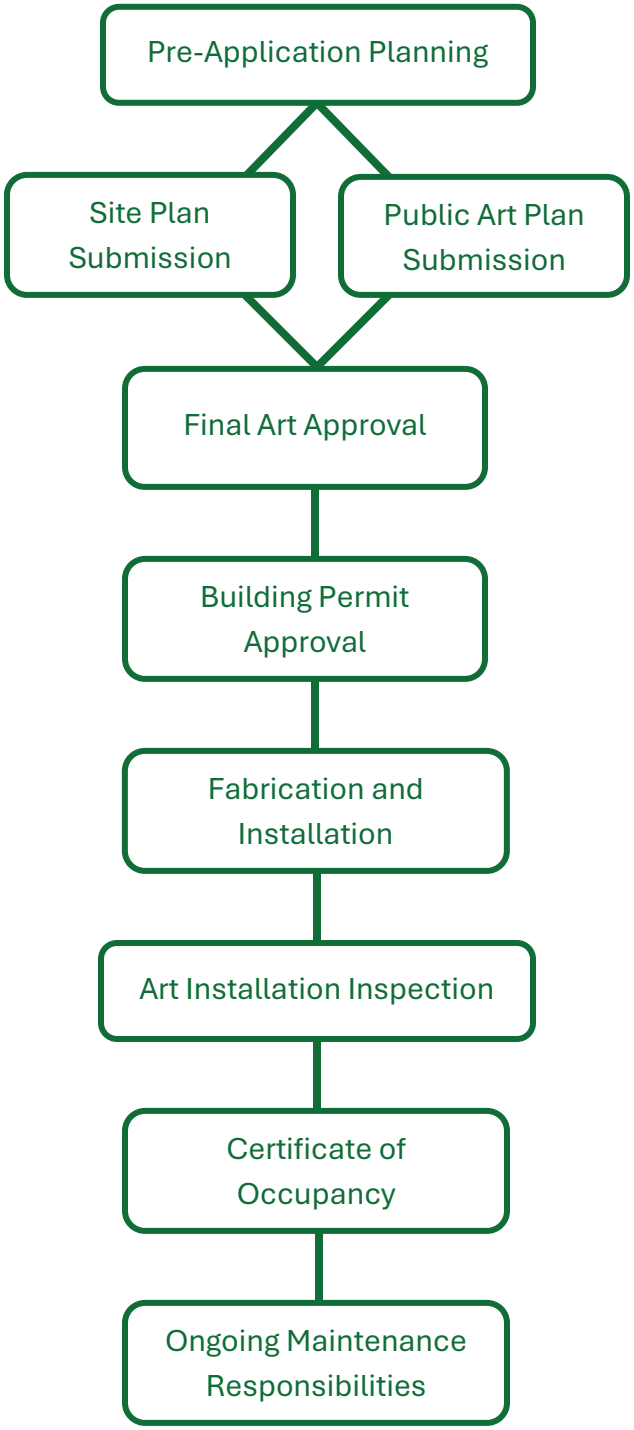
- Waiting until construction to select an artist
- Treating public art as an "add-on" instead of integrated design
- Underestimating installation engineering requirements
- Failing to budget for maintenance
- Selecting non-durable materials for outdoor environments
- Inadequate coordination with site utilities, drainage, or other site improvements
- Submitting incomplete maintenance plans

## 5. BEST PRACTICE TIMELINE SUMMARY

| Project Phase | Public Art Action |
|---|---|
| **Concept Design** | Identify art requirement + reserve location |
| **Site Plan** | Show art location + budget |
| **Design Development** | Select artist + develop concept |
| **Permit Stage** | Submit final art for approval |
| **Construction** | Fabricate and install artwork |
| **Occupancy** | Final inspection + CO issued |

## SECTION 3: PUBLIC ART REQUIREMENT FLOWCHART

### PUBLIC ART REQUIREMENT APPROVAL FLOW CHART



## APPENDIX A: ZONING ORDINANCE SECTION 34-5.21

**34-5.21 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 34-5.21.2 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 34-5.21.4 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. 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 34-5.21.3 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 34-5.21.3 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 34-5.21.2.C. 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 34-7.13 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.

Δ Ord. No. C-7-2025

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

# PUBLIC ART REQUIREMENT APPLICATION

*To be considered for the agenda of a future meeting, a complete application with required attachments is due to the Planning Office four (4) weeks prior to a scheduled Farmington Area Arts Commission meeting.*

## 1. PROJECT INFORMATION

**Project Name:** _____

**Project Address:** _____

**Parcel ID:** 22-23-_____ **Planning Case Number (if known):** _____

**Development Type** *(check all that apply)*:

- ☐ New Construction
- ☐ Addition
- ☐ Renovation
- ☐ Redevelopment
- ☐ Planned Unit Development
- ☐ Mixed Use
- ☐ Commercial
- ☐ Office
- ☐ Industrial
- ☐ Residential (Multi-Family)
- ☐ Cluster Open Space Plan
- ☐ Other: _____

## 2. PROPERTY OWNER / DEVELOPER / APPLICANT

**Property Owner Name:** _____

**Developer / Development Company Name:** _____

**Applicant Name:** _____

**Applicant Address:** _____

**Applicant Phone:** _____ **Applicant Email:** _____

## 3. PROJECT VALUATION & PUBLIC ART BUDGET

*(Attach two cost estimates from a design professional for: overall project & public art)*

**A. Estimated Total Project Construction Cost:** $_____

**B. One-half of one percent (0.5%) of cost from Line A:** $_____

**C. Current Maximum Budget per Ordinance:** $_____
(Based on $50,000 in 2025 + current CPI-U adjustment)

**D. Required Public Art Budget:** $_____
(Use Line B unless more than Line C, then use Line C)

**E. Applicant Proposed Public Art Budget Allocation:** $_____

- ☐ Meets ordinance requirement
- ☐ Exceeds requirement
- ☐ Requesting partial in-lieu contribution

## 4. PUBLIC ART COMPLIANCE PATH

Select how the requirement will be satisfied (check only one):

- ☐ On-site installed public artwork
- ☐ Integrated architectural/landscape artwork
- ☐ Combination of installed art + in-lieu contribution (if approved)
- ☐ Full in-lieu contribution (if approved by Planning Commission; skip to last question)

## 5. ARTWORK LOCATION PLAN

**Proposed Location(s) of Public Art** *(attach site plan with public art location)***:**

- ☐ Building Entrance
- ☐ Plaza / Courtyard
- ☐ Streetscape / Corner Feature
- ☐ Landscape Area
- ☐ Building Façade
- ☐ Interior Publicly Accessible Space
- ☐ Other: _____

**Description of Location:**

_____

_____

**Is the artwork visible from a public right-of-way?** ☐ Yes ☐ No ☐ Partially

## 6. ARTIST(S) SELECTION

*(Attach artist(s) CV or qualifications)*

**Artist Name:** _____

**Artist Status:** ☐ Confirmed ☐ Under Consideration ☐ Not yet selected

## 7. CONCEPTUAL ART DESCRIPTION & PRELIMINARY DESIGN INFORMATION

*(Attach conceptual drawings or renderings)*

**Artwork Type:**

- ☐ Sculpture
- ☐ Integrated Architectural Element
- ☐ Mosaic
- ☐ Water Feature
- ☐ Lighting Installation
- ☐ Interactive Work
- ☐ Mixed Media
- ☐ Other: _____

**Artwork Title** *(if known)***:** _____

**Concept Summary** *(attach additional sheets if needed)***:**

_____

_____

_____

_____

**Primary Materials** *(if known)***:**

_____

_____

_____

## 8. INTEGRATION WITH SITE DESIGN

Describe how the artwork integrates with:

- ☐ Architecture
- ☐ Landscape
- ☐ Circulation / pedestrian flow
- ☐ Site identity

**Narrative** *(attach additional sheets if needed)***:**

## 9. INSTALLATION APPROACH AND SCHEDULE

*(Attach an installation approach summary)*

| | Date |
|---|---|
| **Estimated Installation Start** | |
| **Estimated Installation Complete** | |
| **Estimated Certificate of Occupancy** | |

## 10. MAINTENANCE RESPONSIBILITY

*(Attach the maintenance plan)*

The applicant acknowledges responsibility for long-term maintenance of the artwork in accordance with Section 34-5.21:

- ☐ Maintenance responsibility acknowledged
- ☐ Property owner will maintain artwork for life of installation
- ☐ Artwork is a permanent site improvement tied to the property

## 11. SAFETY AND TECHNICAL COMPLIANCE

- ☐ Artwork will not obstruct pedestrian circulation
- ☐ Artwork will not interfere with visibility or traffic safety
- ☐ Preliminary structural feasibility confirmed
- ☐ ADA/accessibility considerations addressed
- ☐ Engineering coordination underway (if applicable)

## 12. REQUIRED ATTACHMENTS

- ☐ Cost Estimate for construction project
- ☐ Cost Estimate for public art component
- ☐ Site plan showing artwork location
- ☐ Artist CV or qualifications
- ☐ Conceptual artwork drawings or renderings
- ☐ Concept summary
- ☐ Site design narrative
- ☐ Preliminary maintenance plan
- ☐ Installation approach summary
- ☐ Engineering input (if applicable)

## 13. CERTIFICATION AND ACKNOWLEDGEMENTS

The undersigned hereby certify that the information provided in this application is true and accurate to the best of their knowledge, information, and belief. The undersigned have read and fully understand Section 34-5.21 of the Zoning Ordinance and hereby acknowledge and agree to all of following: (1) that approval of public art is required under Section 34-5.21 of the Farmington Hills Zoning Ordinance ; (2) that final approval of public art on their proposed development must be granted prior to issuance of building permits; (3) that the property owner is responsible for installation, maintenance, and compliance with all applicable City ordinance requirements and adopted guidelines applicable to required public art; and (4) that none of the exemptions from the public art requirement under Section 34-5.21 of the City Zoning Ordinance apply to the proposed development project on the property owner's property.

**Property Owner Signature:**_____**Printed Name:** _____

**Title:** _____**Date:** _____

**Applicant Signature:** _____**Printed Name:** _____

**Relation to Property Owner:** _____**Date:** _____

# PUBLIC ART REQUIREMENT
# EVALUATION CRITERIA

## 1. PURPOSE

This Evaluation Criteria and Matrix is used by the Farmington Area Arts Commission to assess proposed public artwork required under Section 34-5.21 of the Farmington Hills Zoning Ordinance. The purpose of the matrix is to ensure consistent, transparent, and objective evaluation of public art proposals based on established program goals and nationally recognized best practices.

## 2. SCORING OVERVIEW

Scores are considered alongside qualitative findings.

- Total Possible Score: **100 points**
- Minimum Recommended Approval Threshold: **70 points**
- Conditional Approval Range: **60–69 points**
- Not Recommended for Approval: **Below 60 points**

### A. ARTISTIC EXCELLENCE (25 POINTS)

Evaluates the quality and originality of the artwork.

**Considerations:**

- Creativity and innovation
- Craftsmanship and execution
- Artistic merit and concept strength
- Professional quality of artist work
- Distinction from commercial or decorative design

| Score Range | Rating |
|---|---|
| **22–25** | Exceptional |
| **17–21** | Strong |
| **11–16** | Adequate |
| **0–10** | Weak |

### B. SITE INTEGRATION & PLACEMAKING (20 POINTS)

Evaluates relationship between artwork and site context.

**Considerations:**

- Enhances architectural and landscape design
- Strengthens public realm and pedestrian experience
- Visibility from public spaces
- Appropriateness of scale and placement
- Contribution to placemaking goals

| Score Range | Rating |
|---|---|
| **17–20** | Excellent integration |
| **13–16** | Good integration |
| **8–12** | Limited integration |
| **0–7** | Poor integration |

### C. PUBLIC ACCESS & VISIBILITY (10 POINTS)

Evaluates public benefit and accessibility.

**Considerations:**

- Clearly visible from public right-of-way
- Accessible to pedestrians where intended
- Not obstructed by landscaping or site elements
- Safe viewing conditions
- Encourages public engagement

| Score Range | Rating |
|---|---|
| **9–10** | Highly accessible |
| **6–8** | Generally accessible |
| **3–5** | Limited accessibility |
| **0–2** | Poor accessibility |

### D. MATERIALS & DURABILITY (15 POINTS)

Evaluates long-term physical performance.

**Considerations:**

- Suitability for Michigan climate (freeze-thaw, salt, UV)
- Structural integrity and engineering feasibility
- Resistance to vandalism and wear
- Expected lifespan (20+ years preferred)
- Quality of fabrication methods

| Score Range | Rating |
|---|---|
| **13–15** | Highly durable |
| **9–12** | Adequate durability |
| **5–8** | Questionable durability |
| **0–4** | Inadequate durability |

### E. MAINTENANCE & STEWARDSHIP (10 POINTS)

Evaluates long-term care feasibility.

**Considerations:**

- Clear maintenance plan provided
- Reasonable maintenance frequency and cost
- Availability of replacement materials/parts
- Access for cleaning and repair
- Preservation of artistic intent

| Score Range | Rating |
|---|---|
| **9–10** | Low maintenance burden |
| **6–8** | Manageable |
| **3–5** | High maintenance concern |
| **0–2** | Unsustainable |

### F. SAFETY & CODE COMPLIANCE (10 POINTS)

Evaluates public safety and regulatory compliance.

**Considerations:**

- ADA/accessibility compliance
- No obstruction of sight lines or traffic safety
- Structural safety certification where required
- No climbing or entrapment hazards
- Compliance with building and engineering standards

| Score Range | Rating |
|---|---|
| **9–10** | Fully compliant |
| **6–8** | Minor modification to resolve |
| **3–5** | Significant concerns |
| **0–2** | Unsafe or noncompliant |

### G. COMMUNITY VALUE & PLACE IDENTITY (10 POINTS)

Evaluates contribution to Farmington Hills identity.

**Considerations:**

- Reflects community character or values
- Enhances sense of place
- Cultural, historical, or environmental relevance
- Adds meaning to public space
- Contributes to corridor or district identity

| Score Range | Rating |
|---|---|
| **9–10** | Strong place identity impact |
| **6–8** | Moderate impact |
| **3–5** | Limited relevance |
| **0–2** | No clear connection |

# PUBLIC ART REQUIREMENT
# EVALUATION MATRIX

**Commissioner Name:** _____ **Date:**_____

| CATEGORY | STANDARD | POSSIBLE SCORE | SCORE |
|---|---|---|---|
| **ARTISTIC EXCELLENCE** | quality and originality of the artwork | 25 | |
| **SITE INTEGRATION** | relationship between artwork and site context | 20 | |
| **PUBLIC ACCESS** | public benefit and accessibility | 10 | |
| **MATERIALS & DURABILITY** | long-term physical performance | 15 | |
| **MAINTENANCE** | long-term care feasibility | 10 | |
| **SAFETY & CODE COMPLIANCE** | public safety and regulatory compliance | 10 | |
| **COMMUNITY VALUE** | contribution to Farmington Hills identity | 10 | |
| **TOTAL** | | **100** | |

**REQUIRED QUALITATIVE FINDINGS**

In addition to scoring, the Commission shall document findings addressing:

- Compliance with Section 34-5.21
- Consistency with Public Art Guidelines and Procedures
- Appropriateness for site context
- Long-term maintenance feasibility
- Public safety and accessibility
- Overall contribution to City's placemaking goals

**CONDITIONS OF APPROVAL (IF APPLICABLE)**

- ☐ Design modifications required
- ☐ Material substitutions required
- ☐ Maintenance plan revisions required
- ☐ Engineering certification required
- ☐ Lighting adjustments required
- ☐ Relocation within site required

**Notes:**

_____

_____

_____

_____

_____

Approval of Minutes
Planning Commission Meeting, August 20, 2026

**CITY OF FARMINGTON HILLS**
**PLANNING COMMISSION MEETING**
**31555 W ELEVEN MILE ROAD**
**FARMINGTON HILLS, MICHIGAN**
**AUGUST 20, 2026 7:30 P.M.**

**CALL MEETING TO ORDER**
The Planning Commission Meeting was called to order by Chair Lindquist at 7:32pm.

**ROLL CALL**

| | |
|---|---|
| Commissioners present: | Banks, Brickner, Grant, Lindquist, Mantey, Stimson, Trafelet |
| Commissioners Absent: | Countegan, Ware |
| Others Present: | City Planner Mulville-Friel, City Attorney Saarela, Planning Consultant Auerbach |

**APPROVAL OF AGENDA**
**MOTION by Brickner, support by Stimson, to approve the agenda as published.**
**Motion passed unanimously by voice vote.**

**PUBLIC HEARING**

**A. SPECIAL APPROVAL SITE PLAN 56-7-2026**

| | |
|---|---|
| LOCATION: | 29375 W. 10 Mile Road |
| PARCEL I.D.: | 22-23-25-101-018 |
| PROPOSAL: | Construct a new specialty veterinary clinic within the B-3, General Business District |
| ACTION REQUESTED: | Planning Commission Public Hearing (Special Approval Use) |
| APPLICANT: | Katherine Podsiad |
| OWNER: | Bhlachandra Sata |

**Planning Consultant review**
Referencing the August 11, 2026 Carlisle Wortman review memorandum, Planning Consultant Auerbach gave the background and review for this request to hold a Public Hearing on a request for Special Approval Use, as well as to approve the site plan for the project, as well as provided the site plan review.

Planning Consultant Auerbach highlighted the following:

- This special approval use and site plan proposal is for property located at 29375 W. 10 Mile Road, to southeast of the West 10 Mile and Middle Belt Road intersection. The applicants are proposing to establish a veterinary clinic on this property, which is located in the B-3 General Business Zoning District.
- Per Section 34-3.1.25.C.v of the Zoning Ordinance, veterinary hospitals and clinics are a Special Approval Use in the B-3 district. The Special Approval Use category adds an additional set of discretionary standards to the review to ensure that a given proposal doesn't pose negative impacts on adjacent properties, such as traffic generation, noise, glare, odor, etc.

- The subject property is just under a half-acre in area, currently approved with an approximately 2,700sf single-story commercial building. The areas north and east of the building are paved and include 15 parking spaces.
- A dumpster enclosure to the southeast of the building is slightly obscured by trees in the provided aerial photo. The site is accessible via one full movement driveway from West 10 Mile Road. The zoning to the north is also B-3. Across 10 Mile Road is a multi-tenant retail building. To the south there is a sliver of property that is natural vegetation that is also zoned B-3, but just farther south of that the zoning is RC-2, Multiple Family Residential. The property to the west is also B-3 and is an automotive service establishment. The property to the east is OS-1, currently in use as medical offices.
- The applicants are proposing to occupy the existing building and are not going to be changing the existing site configuration and means of access. They propose to renovate the interior of the existing building and also renovate the 10 Mile Road facing façade. The only site changes they are proposing is to add what's labeled as a dog relief area on the south side of the building that will be enclosed with a chain-link fence.
- The Zoning Ordinance contains use specific standards for veterinary hospitals, clinics, or kennels. The first of those standards is that all treatment rooms, cages, pens, runways shall be located within a completely enclosed building so that sound will be kept within the building. The cyclone fence and dog relief area does not meet this standard. One of the considerations for the Planning Commission tonight is whether the outdoor area can be permitted. The applicants should give more information about how the area will be used and maintained.
- Per the specific use standards, the building has to have central air so that no windows will be open. The site plan didn't specify what HVAC the building will be using; this detail can be provided by applicants during the final approval stage.
- Per the specific use standards, the use shall be operated in such a way as to produce no objectionable odors or noise outside its walls. Information regarding this standard will need to be provided by the applicant.
- Other relevant questions might include whether the veterinary clinic will accept drop-in patients or only scheduled appointments. The applicant did provide in an email a narrative confirming there will be no overnight boarding.
- The Planning Commission will need to determine whether a marginal access drive needs to be provided. Given the location and the configuration of the existing site it doesn't appear that a marginal access drive would provide any benefit, and may not be practical in this particular case.
- The parking and loading standards are met.
- A pedestrian connection from the right-of-way must be provided unless this requirement is waived by the Planning Commission as impractical or unlikely to be used.
- Four canopy trees are required. The site plan indicates there are four trees on site but in reality, only three trees appear to be present. Only two of the trees appear to be canopy trees.
- Regarding the requirement to screen the parking lot from the public thoroughfare, this standard is not met. The curbed area separating the parking lot from the front lot line must be planted with a hedge of small shrubs, or separated by a masonry wall or berm a minimum of two feet high.
- Regarding lighting, there are three light poles on the property. However, illumination levels don't show that the parking lot will be illuminated in its entirety; this standard needs to be met. The applicants will also need to demonstrate that the lights are fully shielded.

- Regarding the façade improvements, the applicant is proposing to renovate the building exterior to correspond with the interior clinic layout. The existing floor to ceiling windows will be removed and replaced with wood plank architectural cladding. Four windows that mirror the existing windows on the east and west ends of the façade will be added. The existing parapet will also be re-finished with wood plank architectural cladding.
- There are a number of requirements for primary facade materials, accent materials, and colors. In general the site plan doesn't specify the material product and colors of the materials that are being proposed, but it appears likely that those requirements will be met. The applicants need to submit the product specifications and colors.
- There are also requirements that façades facing the right-of-way have a certain number of architectural treatments to create visual interest. The intent is to incorporate elements like recessed or projected façades detailing around windows and doors, cornices, and to provide visual elements that give depth and variety to the façade itself. The material details will need to be provided to demonstrate that the façade design requirements are met, or the Commission could determine that the applicant needs to provide some of the additional elements to add more visual variety to the façade facing the street.
- The ordinance also has requirements for fenestration. There's a minimum percentage requirement that windows need to provide on any street-facing elevation. While the applicants have not provided the percentage calculations, the façade doesn't appear to meet the percentage requirement. However, given the use it seems that meeting the requirement would not provide the privacy that's warranted for a veterinary clinic. This is a requirement the Commission can waive, after more information is given.
- Two motions will be needed for this application: one for the Special Approval Use and one for the Site Plan.

Commissioner Mantey observed that the plan appeared to show adequate illumination only within three small, circled areas and suggested that the applicant may need a better lighting study rather than numerous additional fixtures.

Planning Consultant Auerbach explained that the submitted plan reports illumination levels of approximately zero beyond the circled areas. The accuracy of those readings could be addressed by the applicant, but that the issue would need to be resolved.

Commissioner Brickner asked whether the applicant had requested a fence around the dog area. Planning Consultant Auerbach confirmed that the plan included a fence and reiterated that the ordinance contains specific use standards requiring all operations to occur within a building.

**Applicant Presentation**
Dr. Katie Podsiad was present on behalf of this application, as were Architect Antonio Craparotta, Pegasus Group, Clarkston, and contractor Steve Tomlinson, Loose Screws Woodworking, New Hudson.

Dr. Podsiad introduced herself and related some of her background. She was originally from Livonia, attended Michigan State University for eight years, completed an internship in Florida, worked for three years at a predominantly exotic animal clinic in Connecticut, and has worked at her current

practice for four years, serving as Medical Director for nearly that entire period. Her goal is to open her own clinic closer to home.

The proposed veterinary clinic would operate by appointment only. Initially, Dr. Podsiad would be the sole veterinarian with approximately three or four additional employees. The clinic would initially operate four days per week, with the goal of expanding to five weekdays and a half day on Saturday. Typical hours would be approximately 8:00 a.m. to 5:00 or 6:00 p.m., with no overnight operations.

The clinic would treat dogs, cats, and companion exotic animals such as chinchillas, guinea pigs, and birds. It would not treat zoo or farm animals. Appointments would generally be 30 minutes to one hour, reflecting a lower volume practice focused on high quality medicine rather than emergency or urgent care volume.

Regarding the outdoor animal area, Dr. Podsiad explained that it was intended only for surgical patients to be taken outside on leash briefly to relieve themselves and then immediately return indoors. It was not intended as an outdoor treatment or client use area. The purpose of the fencing was safety, to reduce the risk of an animal escaping toward the road.

Dr. Podsiad offered to revise the fencing concept if the enclosed area raised concerns. As an alternative, she proposed a single fence line extending from the storage area toward the retaining wall, parallel to Middlebelt Road, to provide a safety barrier while avoiding the appearance of a separate outdoor use area. Waste would be picked up immediately, and dog waste bag stations would be maintained for clients using other portions of the property.

Dr. Podsiad confirmed that the pine tree identified on the plans is no longer present and stated that the landscaping plan would be revised as needed. She noted existing trees at the rear of the property that overhang the paved area and asked whether one of those trees could count toward the required tree total. If necessary, another tree could be added near the front of the property.

For front yard landscaping, Dr. Podsiad proposed a hedge of yew bushes to coordinate with nearby properties, including the gas station and oil change business.

Dr. Podsiad explained that the building elevations previously submitted were preliminary and that the team had since discussed additional architectural details. Proposed improvements include painting the brick, adding wood treatment along the upper portion of the building, and using cement board or a board and batten appearance in the area currently occupied by large windows. Updated elevations and colors would be provided, with natural tones anticipated.

Dr. Podsiad also indicated a willingness to add more windows so that each exam room could have two windows, provided the windows do not extend to floor level where animals could look outside and react to other animals. The project team had also discussed adding columns, planters, flowers, and benches along the concrete frontage to create a more welcoming entrance.

Dr. Podsiad concluded that she is interested in improving the appearance of the building, creating a welcoming veterinary practice, and providing companion exotic animal care that is not widely available in the area.

Commissioner Mantey discussed the fenestration requirement, indicating that the applicant had provided a reasonable basis for flexibility regarding the amount and placement of windows.

Regarding the dog relief area, he suggested that staff should have flexibility to work with the applicant on an appropriate fencing solution. The primary concern with the proposed outdoor area was preventing dogs from being left loose outside where barking could affect the nearby apartments. Commissioner Mantey thought that a shorter or modified fence could be acceptable if it provided safety without creating an outdoor exercise or holding area.

Chair Lindquist summarized that the outdoor area would be used only briefly for dogs receiving care during the day and would not be used for recreation, fresh air periods, or leaving animals outdoors. Dr. Podsiad confirmed this understanding.

Commissioner Grant confirmed that there would be no overnight boarding. Dr. Podsiad stated that patients would remain only during business hours, typically for procedures or testing, and would return home the same day. A patient undergoing surgery would be dropped off in the morning, housed in the interior kennel area, receive the procedure, recover, and then go home. Hospitalized patients could use the side door to access the relief area rather than being taken through the front entrance. This would also help separate recovering animals, including those that may be groggy from anesthesia, from animals arriving for appointments.

Commissioner Banks confirmed that the clinic would operate by appointment only. Dr. Podsiad affirmed that appointments would be required.

Commissioner Brickner noted that the building was formerly a 7-Eleven and asked about the masonry wall behind the property. Mr. Craparotta said that the block wall separates the commercial property from the green space and multifamily residential area to the rear and extends from property line to property line.

Commissioner Brickner also confirmed the applicant's preference for a fenced animal relief area behind the building. Dr. Podsiad stated that she would forgo the fence if it became an obstacle to approval. Mr. Craparotta emphasized that all animals would remain on leash and that the fence was proposed only as a precaution in case an animal escaped its handler, particularly given the property's proximity to Middlebelt Road and Ten Mile Road. The applicant was willing to modify the fence height, material, or size as directed, with animal safety being the principal concern.

Commissioner Grant again confirmed that the clinic would not offer routine walk-in service. Dr. Podsiad stated that the clinic would be advertised as appointment only, although an occasional unscheduled person seeking help might appear. Depending on the situation, the clinic could either assist or refer the person to a nearby emergency facility. She reiterated that appointment scheduling is intended to ensure adequate time and quality of care for each patient.

Dr. Podsiad confirmed that the clinic would treat birds, small mammals, reptiles, amphibians, and other companion exotic species. In response to a question from Chair Lindquist, she stated that wildlife rehabilitation is not planned at this location, particularly because of concerns such as highly pathogenic avian influenza. If a wild animal were brought to the clinic, she would arrange transfer to an appropriate wildlife organization, such as Howell Nature Center.

**Public Comment**
Chair Lindquist opened the meeting to public comment. Commissioner Grant confirmed that no written communication had been received regarding this case, and as no public indicated they wished to speak, Chair Linquist closed public comment and brought the matter back to the Commission.

**Commission discussion and action**
Planning Consultant Auerbach advised the Commission that the ordinance requires all treatment rooms, cages, pens, and runways to be located within a completely enclosed building. If the Commission determined, based on the applicant's explanation, that the proposed outdoor relief area was not part of the fundamental operations of the veterinary clinic, the motion should expressly reflect that finding.

**Motion by Stimson, support by Trafelet, to grant special approval use approval for the SA 56-7-2026 - Fur and Feathers Veterinary Clinic proposal based on the information provided by the applicants, public hearing comments, the August 11, 2026 Carlisle/Wortman review letter, the July 27, 2026 City Engineer review letter, the July 24, 2026 Fire Marshal review letter.**

**Approval is subject to the following conditions to ensure compliance with the Section 34-6.3 standards of review and other applicable standards of the City of Farmington Hills Zoning Ordinance:**

- The proposed outdoor relief area is not a core element of the business and is allowed.
- Prior to final site plan approval, the applicant must submit building and mechanical plans that confirm the building will have central air conditioning as required by Section 34-4.26.2.B.
- Items identified in the August 11, 2026 Carlisle/Wortman review letter, the July 27, 2026 City Engineer review letter, and the July 24, 2026 Fire Marshal review letter must be addressed.
- The proposed use will not unreasonably impact upon surrounding property in terms of noise, dust, fumes, smoke, air, water, odor, light and/or vibration.
- The existing building is adequately separated from adjacent uses, and no overnight boarding is proposed.
- No interior acoustic insulation is required.

Subject to these conditions, approval is based on the following findings:

1. The size, location, and character of the proposed land use will be compatible with the surrounding commercial uses:
    - The land use impacts of this proposal is comparable to those of adjacent commercial uses.
    - The configuration of the existing site and building will help minimize potential negative impacts on adjacent uses.
    - The applicant has sufficiently demonstrated that the proposed dog relief area is not a core facility operation.

2. The proposal will not make vehicular and pedestrian traffic more hazardous than is normal for the district involved:
   - The proposal will generate fewer vehicle trips than the site's previous use.
   - No structural additions are proposed, and the existing sight lines for drivers exiting onto West 10 Mile Road remain unobstructed.
3. The proposed use will not unreasonably impact upon surrounding property in terms of noise, dust, fumes, smoke, air, water, odor, light and/or vibration.
4. The location and height of the building will not interfere with the development of adjacent properties or unreasonably affect their value.
5. The proposed use shall relate harmoniously with the physical and economic aspects of adjacent land uses.
6. The proposed use is designed, located, planned, and operated so that the public health, safety and welfare will be protected.
7. The proposed use shall not cause substantial injury to the value of other property and will not be detrimental to existing and/or other permitted land uses.
8. The proposed use shall not result in an impairment, pollution and/or destruction of the air, water, natural resources and/or public trust therein.
9. The City's Engineering and Fire departments have found that the proposed use will not unreasonably burden the capacity of public services and/or facilities.
10. The proposed use has appropriate design and architectural elements that relate harmoniously to the design characteristics of the area.

<u>Motion discussion:</u>
Commissioner Mantey called attention to the City Engineer's letter concerning the existing sidewalk, noting that the letter implies that the existing sidewalk is on private property and not within the City right-of-way. The motion includes the requirement that the applicant provide either the necessary right-of-way or, if additional right-of-way is not dedicated, provide a sidewalk easement as required by the Engineering Department.

Commissioner Grant asked that the motion include the condition that there be no overnight boarding. Commissioner Stimson agreed to add the condition that "the existing building is adequately separated from adjacent uses, and no overnight boarding is proposed." Commissioner Trafelet concurred.

Commissioner Mantey commented that the proposed veterinary clinic is the type of business the City welcomed. He noted that the property has been vacant for a long period of time.

**Motion passed unanimously by voice vote.**

**Motion by Stimson, support by Trafelet, to grant preliminary site plan approval for the SA 56-7-2026 - Fur and Feathers Veterinary Clinic proposal based on the information provided by the applicants, public hearing comments, the August 11, 2026 Carlisle/Wortman review letter, the July 27, 2026 City Engineer review letter, the July 24, 2026 Fire Marshal review letter and the findings that the proposal meets the requirements of Section 34-6.1 of the City of Farmington Hills Zoning Ordinance and applicable Zoning Ordinance requirements, subject to the following:**

1. *Marginal Access Drive*: A marginal access drive is not required. The proposal does not create excessive ingress/egress points onto W. 10 Mile Road.

2. *Pedestrian connection:* The required pedestrian connection is waived because a pedestrian connection is impractical due to the existing site configuration.
3. *Façade design:* The applicant must submit façade material product specifications to demonstrate the minimum of two architectural elements required by Section 34-5.20.5 have been provided.
4. *Fenestration:* The fenestration requirements are waived because additional privacy is necessary for the vet clinic's indoor operations.

**Approval is also subject to the following conditions:**

1. The applicant must include the legal description and parcel identification number on the site plan.
2. Setback dimensions shown on the site plan need to be corrected to match those shown on the topographic survey. Front setbacks are to be measured from the proposed future right-of-way.
3. The Site Data table shown on Sheet SP-1 must be corrected to reflect the B-3 District development standards (Section 34-3.1.25.E) as well as all existing and proposed dimensions.
4. The applicant must confirm the extent of the proposed parapet renovations, if the existing mechanical equipment will remain, and if new roof-mounted equipment is proposed.
5. The applicant must submit building and mechanical plans that confirm the building will have central air conditioning.
6. The dumpster enclosure location must be specified on the plan.
7. Dumpster enclosure details must be provided.
8. The applicant must correct the parking space requirement listed on the plan.
9. The applicant must confirm the number of existing and proposed trees, and replace the tree that was shown on the plan but is actually missing.
10. Required canopy (deciduous) plantings must be provided.
11. The curbed area separating the parking lot from the front lot line must be planted with a hedge of small shrubs as defined in subsection 34-5.14.3.F.v.
12. The hours of operation specified in Section 34-5.16.3.B.v must be noted on the site plan.
13. The applicant must confirm if they intend to utilize the three (3) existing light poles on site and confirm the height.
14. The photometric plan shows that the existing lighting will not illuminate the majority of the parking lot. Either a corrected plan or additional fixtures must be provided, to ensure the parking lot is adequately illuminated.
15. The applicant must provide details of the proposed exterior light fixtures to confirm that they will be shielded.
16. The illumination ratio shown on the plan must be corrected
17. Maximum illumination level in lumens must be provided.
18. The applicant must provide product specifications of the wood plank architectural cladding.
19. Existing and proposed accent materials must be specified on the plan.
20. At minimum, exterior material color specifications must be provided to demonstrate that the minimum number of design elements listed in Section 34-5.20.5 are present.
21. Building entrance lighting and design elements required by 34-5.20.8 must be provided.
22. The items identified in the August 11, 2026 Carlisle/Wortman review letter must be addressed to the reasonable satisfaction of the City Planner.

23. The items identified in the July 27, 2026 City Engineer review letter must be satisfied to the reasonable satisfaction of the City Engineer.
24. The items identified in the July 24, 2026 Fire Marshal review letter must be addressed to the reasonable satisfaction of the Fire Marshal.

**Motion passed unanimously by voice vote.**

**REGULAR MEETING**

**A. LOT SPLIT 2, 2026 (FINAL)**

| | |
|---|---|
| LOCATION: | 34037 Nine Mile Road |
| PARCEL I.D.: | 22-23-33-202-043 |
| PROPOSAL: | Split one (1) parcel into three (3) parcels within the RA-3 One-Family Residential District |
| ACTION REQUESTED: | Lot Split Approval (Final) |
| APPLICANT: | Terry Sever |
| OWNER: | Arlint Berber |

Commissioner Brickner disclosed that he had previously represented applicant Terry Sever as an attorney but had not performed legal work for him for several years. He stated that the prior representation was unrelated to the present request and would not affect his impartiality.

City Attorney Saarela advised that if the Commission was satisfied that Commissioner Brickner could remain impartial, no motion to require recusal was necessary. Commissioner Mantey stated that he appreciated the disclosure and had no objection. No Commissioner objected, and Chair Lindquist determined that Commissioner Brickner could remain and participate in consideration of this request.

**Planning Consultant Review**

Referencing the August 11, 2026 Carlisle Wortman memorandum, Planning Consultant Auerbach gave the background and reviewed this request for Lot Split Approval.

Planning Consultant Auerbach highlighted the following points:

- The approximately 1.5 acre vacant property is located on the south side of West Nine Mile Road, east of Cass Street. The site is zoned RA-3, One-Family Residential, contains trees and natural vegetation, includes a drainage ditch along Nine Mile Road, and slopes approximately eight feet from northwest to southeast. Property to the south, east, and west is also zoned RA-3 and developed with single family residential uses. Property across Nine Mile Road is within the City of Farmington and is currently used for industrial purposes.
- The applicant proposes to divide the property into three parcels identified as Parcels A, B, and C. Parcels A and B would comprise the two principal residential lots, while the narrower Parcel C along Nine Mile Road generally corresponds to the planned City right-of-way. No site improvements are proposed as part of the lot split request.
- Planning Consultant Auerbach reviewed the City lot split procedure. The Planning Commission first evaluates the proposal under the Subdivision Ordinance and Zoning Ordinance. The Commission may grant preliminary approval with conditions, grant preliminary approval upon finding that all applicable requirements are met, or deny the request. Following preliminary

approval, the Planning Department and other applicable City departments conduct final review to confirm that all conditions and departmental requirements have been satisfied.

- Proposed Parcels A and B meet the RA-3 minimum lot area requirement of 10,000 square feet, with each containing approximately 30,000 square feet. Parcel C does not meet minimum lot area requirements if treated as a separate parcel. Because the submitted materials did not establish that Parcel C would be dedicated as public right-of-way, documentation of the dedication is required.
- Both the Subdivision Ordinance and Zoning Ordinance require each parcel to abut a public street or have access by a private street. Since no private street is proposed, Parcel C must be dedicated as public right-of-way so that Parcels A and B have compliant access. The Subdivision Ordinance also requires land within a planned right-of-way to be dedicated at the time of a split. The applicant therefore must submit the necessary deed or other documentation verifying the dedication.
- Parcels A and B may exceed the Subdivision Ordinance maximum 3:1 width to depth ratio because their dimensions appear consistent with surrounding properties. Subject to dedication of Parcel C, the resulting parcels could function comparably to other residential properties in the area.
- Information required for a final land division map that was not shown on the submitted plan included any onsite wetlands, floodplains or water bodies, topography, and a preliminary grading plan prepared by a licensed surveyor or engineer. The Engineering Department may determine that some of these items are unnecessary, but Planning Consultant Auerbach recommended that they be identified as conditions to be addressed if required by staff.
- The Planning Commission could grant preliminary approval conditioned upon the applicant satisfying the outstanding planning and engineering requirements, including right-of-way dedication and access, or deny the proposal based on the identified ordinance deficiencies.

**Applicant presentation**

Applicant Terry Sever, White Lake, Michigan, distributed handouts to the Commission titled “Two Applications.” He explained that he had been frustrated because of what he believed were inconsistencies and misunderstandings in the lot split application process. The application provided to him at the counter did not include an option to identify the request as a final review, which had been his intent. He also questioned a request that his purchase agreement be notarized, stating that purchase agreements are generally not notarized and that a document executed months earlier could not subsequently be notarized as though it had been signed at a later time.

Mr. Sever stated that he later located a different application on the City's website that included an option for final review. He suggested that the proof of ownership requirements on that form should also recognize documents other than a warranty deed, such as a title commitment or purchase agreement, because a person purchasing property under a land contract may have a legal ownership interest without yet holding a warranty deed.

Sever discussed provisions of the City's ordinance and Michigan law governing land divisions, pointing out inconsistencies between the two regulations. He cited MCL 560.108 and 560.109 and stated that a municipality must approve or disapprove a proposed division within 45 days after a complete application is filed with the designated municipal official. In Farmington Hills, the Planning

Commission is the body designated to act on the application, and an application should be considered completed when it contains the information necessary to determine compliance with the applicable statutory requirements.

Proposed Lot Configuration

Mr. Sever explained that a lot split for the property had been approved approximately 18 months earlier using an 80 foot lot and a 100 foot lot configuration, creating an undesirable flag lot. After he became involved with the property, he proposed two 90 foot lots because that configuration would provide better development options, including the ability to construct a side entry home rather than being limited to a front entry design.

Mr. Sever questioned the Engineering Department requirement that 27 feet of the property be dedicated as right-of-way before approval of the lot split, stating that the City could not require a property owner to dedicate land. He acknowledged, however, that some reduction in the parent parcel depth was necessary for the proposed configuration and stated that he was willing to work with the City regarding dedication of the full 27 feet.

Mr. Sever discussed the possibility of using or expanding an existing utility easement for sidewalk purposes, but stated that dedication of the right-of-way may be the better option. He also discussed the City's planned Nine Mile Road sidewalk improvements and expressed concern that constructing a sidewalk with this individual home development before the City's overall sidewalk design is completed could result in misalignment or later reconstruction. He suggested coordinating the sidewalk location with the City's planned improvements.

Commission Scope Clarified

Chair Lindquist asked City Attorney Saarela whether the Planning Commission was required to decide the applicant's concerns regarding City application procedures and administrative compliance. City Attorney Saarela advised that those concerns are administrative matters for the Planning Department and are not within the Planning Commission's authority to change. The Commission should focus on the proposed lot split.

City Attorney Saarela confirmed that Parcel C does not meet the minimum lot requirements if it remains a separate parcel. She agreed that the City cannot compel dedication of right-of-way, but for this proposal to be approved as presented, Parcel C must be dedicated; otherwise, it would remain a noncompliant parcel. She further clarified that the Commission was not being asked to determine sidewalk details as part of the lot split decision.

Chair Lindquist asked Mr. Sever to move past further discussion of the City's Ordinance and procedures and focus on the proposed lot split.

Parcel C and Proposed Dedication

Mr. Sever explained that Parcel C was created because he anticipated that the City would require additional right-of-way. Other lot split configurations could be pursued if the current proposal was not approved, including transferring a remainder to an adjoining parcel, but he preferred the proposal presented.

The applicant was willing to dedicate Parcel C to the City and had already provided a sample warranty deed to the Engineering Department for review. Mr. Sever discussed the wording to be used in the deed and requested that the final language be determined in coordination with the Engineering Department. He accepted the Consultant's recommendation to make the approval subject to resolving the appropriate deed language and right-of-way dedication requirements.

Chair Lindquist again asked Mr. Sever to focus on the affirmative presentation supporting the requested lot split rather than further discussion of City procedures.

Mr. Sever requested approval of the lot split conditioned upon agreement regarding the description or identification of Parcel C and confirmed that the 27 foot area would be dedicated to the City as part of the plan.

Chair Lindquist confirmed that Mr. Sever was not amending the proposed lot split and remained in support of the plan as submitted, including dedication of the 27 foot Parcel C area. Mr. Sever stated that the dedication would be conveyed to the City for one dollar.

Commissioner Brickner asked whether Mr. Sever understood that the proposed division would use available land divisions. Mr. Sever responded that no additional division was planned and that the proposal was intended to create the two residential lots.

Commissioner Grant asked whether Parcel C was required to be labeled “future right-of-way”. City Attorney Saarela clarified that the deed did not need to use that terminology and could simply dedicate the 27 foot area to the City for road purposes.

Chair Lindquist indicated he was ready for Commission deliberation and action.

**Motion by Brickner, support by Mantey, to grant preliminary lot split approval for the Lot Split 2, 2026 proposal based on the information provided by the applicants, the August 11, 2026 Carlisle/Wortman review letter, the August 12, 2026 City Engineer review letter, the July 31, 2026 Fire Marshal review letter.**

**Approval is subject to the following conditions which must be addressed prior to final approval:**

1. The applicant must submit the necessary documentation to dedicate the planned right-of-way area corresponding to Parcel C on the provided survey so that the requirements Section. 27 110(2)(b) and (c) are met.
2. The applicant must submit all of the information required by Section 27-120(5) for final land division maps that City staff determine necessary to verify compliance with the Subdivision Ordinance.
3. Items identified in the August 11, 2026 Carlisle/Wortman review letter must be addressed to the reasonable satisfaction of the City Planner.
4. Items identified in the August 12, 2026 City Engineer review letter must be addressed to the reasonable satisfaction of the City Engineer.
5. Items identified in the July 31, 2026 Fire Marshal review letter must be addressed to the reasonable satisfaction of the Fire Marshal.

**Subject to these conditions, approval is based on the following findings:**

1. The proposed split will comply with the Subdivision Ordinance Sections 27-110(2)(a) through (d).
2. Parcels A and B will meet the applicable Zoning Ordinance dimensional and access requirements if Parcel C is dedicated as right-of-way.
3. If Parcel C is dedicated as right-of-way, Parcels A and B will be generally consistent with the configuration of surrounding residential properties.
4. Parcels A and B meet the standards of the ordinance for width, and width-to-depth ratio.
5. The orientation of the yards for proposed Parcel A and B will be compatible with other parcels in the immediate area if Parcel C were dedicated as right-of-way.
6. Based on the information available, the proposed split does not appear to pose any impact of any existing flood plains, wetlands, topography, or other natural features and physical conditions on the resulting parcels. The applicant must submit all information required by Section 27-120(5) that City staff determine necessary to verify that is the case.
7. The probable orientation of buildings on Parcels A and B would be comparable to other parcels in the immediate area if Parcel C were dedicated as right-of-way.

**Motion passed unanimously by voice vote.**

**B. <u>ZONING TEXT AMENDMENT 1, 2026</u>**

| | |
|---|---|
| CHAPTER OF CODE: | 34, Zoning Ordinance |
| PROPOSED AMENDMENT: | Amend Zoning Ordinance to replace in entirety Section 34-6.1 "Site Plan Review" to revise, consolidate, and restate the procedures, standards, and requirements relating to the submission, review, processing, consideration, decision-making, duration of site plans in the city. |
| ACTION REQUESTED: | Set for Planning Commission Public Hearing |
| SECTION: | Amend Section 34-6.1 |

City Planner Mulville-Friel reviewed the proposed amendment to Section 34 6.1, which the Planning Commission had previously considered at a study session. The amendment is intended to create a fair, predictable, and efficient site plan review process. Following adoption, the Planning Office would update its application forms and development review manual to conform to the new procedures.

The amendment would establish a two phase process consisting of preliminary site plan approval followed by final site plan approval. The Planning Commission would review the preliminary plan and impose conditions. Final approval would generally be handled administratively after staff confirms that Commission conditions and departmental review requirements have been satisfied.

The amendment would also remove conflicting site plan provisions from Chapter 21 of the General Code so that the review process is contained solely in the Zoning Ordinance. It would require a mandatory preapplication meeting and expand staff authority to administratively approve certain site plans that do not exceed established thresholds or require Planning Commission consideration of waivers or other discretionary matters.

<u>Approval Periods and Extensions</u>

City Planner Mulville-Friel noted that the Michigan Zoning Enabling Act does not establish an expiration period for site plan approvals, leaving municipalities to establish their own. Staff reviewed neighboring communities and found substantial variation, including preliminary approval periods ranging from six months in the City of Northville to three years in the City of Ann Arbor.

Under the proposed amendment, an applicant would have two years after preliminary approval to submit for final site plan approval, one additional year to obtain final approval through administrative review, and two years after final approval to obtain required permits and commence construction.

The proposal would also permit up to three one year extensions for both preliminary and final approvals. Staff was proposing administrative review of extension requests.

Requested Commission Action

City Planner Mulville-Friel advised that the City Attorney had reviewed the draft language and placed it into ordinance format. Staff requested that the Commission set the amendment for public hearing at the next available meeting, September 17. City Planner Mulville-Friel invited discussion regarding the proposed approval periods, extensions, whether extensions should be reviewed administratively or by the Planning Commission, and any other revisions.

Commissioner Grant asked for clarification regarding how other communities handle site plan extensions. City Planner Mulville Friel reported that some communities require applicants to return to the Planning Commission to request an extension.

Commissioner Grant asked about the proposed reduction in the site plan approval period. City Planner Mulville Friel explained that the current ordinance allows three years after final site plan approval, while the proposed amendment creates a more defined preliminary and final approval process intended to prevent inactive or dormant projects from remaining open indefinitely.

Commissioner Grant favored a shorter approval period because extended timeframes can leave properties vacant for long periods.

Commissioner Stimson supported the proposed two year approval period and up to three one year extensions. He also supported allowing staff to approve extensions administratively rather than requiring applicants to return to the Planning Commission.

Chair Lindquist asked what circumstances might lead staff to deny an extension. City Planner Mulville Friel stated that maintenance issues such as trash, overgrowth, or property deterioration would generally be handled through zoning enforcement rather than through the extension process. A good faith effort to advance the project could be considered; the draft does not contain detailed extension criteria.

Planning Consultant Auerbach said that extensions would generally be based on whether conditions on the site or surrounding property had changed and whether the applicant provided a reasonable explanation for the delay. He noted that the threshold for granting an extension would likely be relatively low and that staff had intentionally left the criteria somewhat open ended.

City Attorney Saarela clarified that, as drafted, an extension would generally be granted if no changes had been made to the approved plan and the plan continued to comply with applicable Ordinance requirements. A material change to the plan or a change in the Ordinance that caused the plan to become noncompliant would be the principal reasons an extension might not be approved.

Planning Consultant Auerbach noted that if the Commission wanted greater control over how long projects could remain active, it could reduce the number of extensions allowed. Chair Lindquist observed that if the purpose were to encourage applicants to move projects forward, Planning Commission review might provide more leverage than administrative review. Planning Consultant Auerbach noted that there is considerable variation among communities and that the Commission could still revise the amendment at the public hearing or later.

Chair Lindquist asked whether an adjacent property owner or other member of the public could object to an extension. City Attorney Saarela stated that under the proposed language, extensions are not discretionary based on public comment. If the approved plan remains unchanged and continues to comply with the Ordinance, public opposition alone would not provide a basis to deny an extension.

Commissioner Stimson reiterated that requiring applicants to request extensions would demonstrate that a project remains active and could prevent viable projects from expiring because of legitimate delays such as environmental, brownfield, financial, or permitting issues. Making extensions unnecessarily difficult could discourage projects on properties that have already remained vacant for extended periods.

Commissioner Grant asked whether there is a fee for extensions and whether the draft provides for staff or Planning Commission approval. City Planner Mulville-Friel noted that there is currently no fee for an extension, although fees apply when approved plans are revised. The proposed amendment gives staff authority to approve extensions administratively.

City Planner Mulville-Friel and City Attorney Saarela emphasized that the Commission was not required to make changes to the draft tonight. The requested action was only to set the amendment for public hearing. City Attorney Saarela noted that the Commission could consider public comments and make revisions when the amendment returns for the public hearing.

Commissioner Brickner expressed concern that shortening site plan approval periods could increase costs for developers, if approvals expire and plans must be resubmitted. He cited prior projects that experienced delays because of financing, interest rates, and other circumstances, and stated that overly restrictive time limits could discourage investment and redevelopment in the City.

Commissioner Stimson pointed out that the proposed structure effectively allows a project to remain active for up to five years through the initial two year period, and three one year extensions. He viewed the extension process as a reasonable safeguard because it allows staff to confirm that the plan remains compliant while giving applicants additional time when legitimate delays occur.

**MOTION by Grant, support by Stimson, set a public hearing for draft Zoning Text Amendment 1, 2026 for the Planning Commission's next available regular meeting:**

The next available regular meeting date was September 17, 2026.

**Motion passed unanimously by voice vote.**

**APPROVAL OF MINUTES** **July 16, 2026**
**MOTION by Brickner, support by Grant, to approve the July 16, 2026 regular meeting minutes as submitted.**
**Motion passed unanimously by voice vote.**

**PUBLIC COMMENT**
None

**COMMISSIONER/STAFF COMMENTS**
Commissioner Mantey asked that going forward, the Planning Commission packet be consolidated, so that the materials did not overwhelm.

Acknowledging the Public Tree Planting Fund report in tonight's packets, Commissioner Mantey suggested that the Planning Commission, perhaps during CIP discussions, have a discussion as to how the City plans on spending the money in the fund.

Commissioner Brickner asked the City to follow up on the traffic lights in the area of 12 Mile and Orchard Lake Roads, where the walk signals and green turn arrows did not appear to be working.

City Planner Mulville-Friel noted that two Planning Commission training sessions are scheduled: one in October and one in November, immediately before the regular meetings.

**ADJOURNMENT**
**MOTION by Grant, support by Banks, to adjourn the meeting.**
**Motion passed unanimously by voice vote.**

The meeting ended at 9:50pm.

Respectfully submitted,
Tanji Grant
Planning Commission Secretary

/cem

# PUBLIC COMMENT