

AGENDA
PLANNING COMMISSION REGULAR MEETING
CITY OF FARMINGTON HILLS
JULY 17, 2025 @ 7:30 P.M.
FARMINGTON HILLS CITY HALL – CITY COUNCIL CHAMBER
31555 W. ELEVEN MILE ROAD, FARMINGTON HILLS, MICHIGAN 48336
Cable TV: Spectrum – Channel 203; AT&T – Channel 99
YouTube Channel: <https://www.youtube.com/user/FHChannel8>
www.fhgov.com (248) 871-2540

- 1. Call Meeting to Order**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Regular Meeting**

A. REVISED SITE PLAN 60-10-2024 (PUD 5, 1993)

LOCATION:	Southeast intersection of Twelve Mile Road and Investment Drive
PARCEL I.D.:	22-23-17-201-018
PROPOSAL:	Construct day care center within OS-4 Office Research District
ACTION REQUESTED:	Site plan approval
APPLICANT:	Farmington Hills VI Corporate Investors, L.L.C. / Cunningham Limp
OWNER:	Farmington Hills VI Corporate Investors, L.L.C.

B. ADOPTION OF AMENDED BYLAWS AND RULES OF PROCEDURE

- 5. Approval of Minutes** [June 19, 2025, Regular and Special Meetings](#)
- 6. Public Comment**
- 7. Commissioner/Staff Comments**
- 8. Adjournment**

Respectfully Submitted,

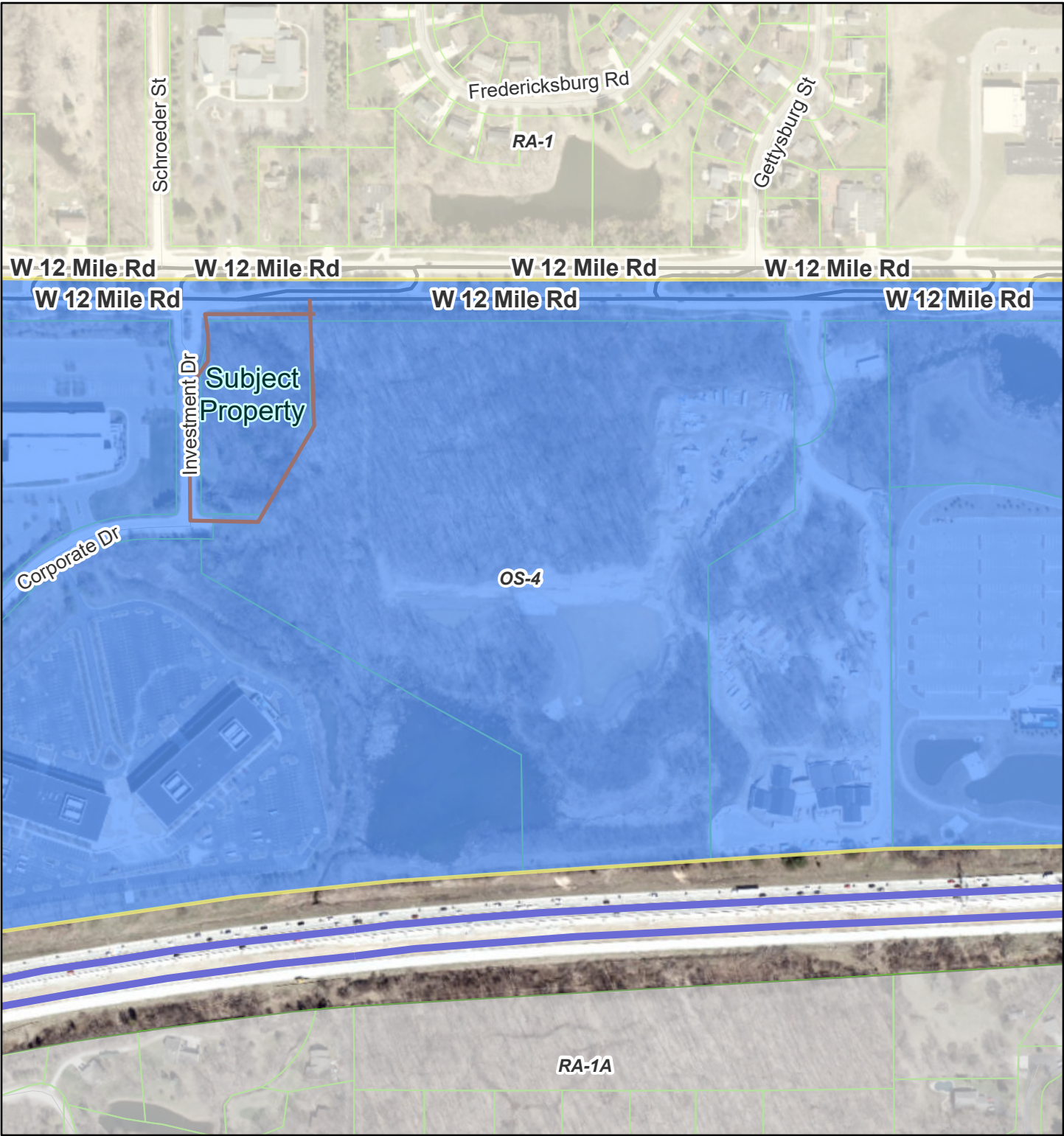
Kristen Aspinall, Planning Commission Secretary

Staff Contact:

Erik Perdonik, AICP
City Planner
Planning and Community Development Department
(248) 871-2540
eperdonik@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.

Rev SP 60-10-2024 Zoning



6/30/2025, 1:14:00 PM

Zoning districts



OS-4



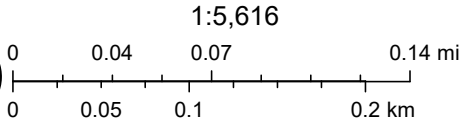
RA-1



RA-1A




Tax Parcels

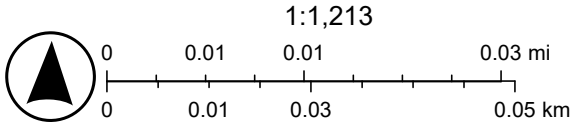


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



6/30/2025, 1:17:06 PM

 Tax Parcels



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

June 20, 2025

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

Site Plan/Landscape Plan/Tree Removal

Case: PUD 5, 1993/Revised SP 60-10-2024
Site: 12 Mile & Investment Drive
Applicant: Michael Lawrence
Plan Date: 06/06/2025
Zoning: OS-4 w/ PUD

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



SUMMARY OF FINDINGS

Existing Conditions

1. **Zoning.** The site is zoned OS-4 and is part of PUD 5, 1993.
2. **Existing site.** The total site (parcel 23-17-201-014) is 31.18 acres. The portion of the overall PUD being considered for site plan approval here is 2.59 acres and is undeveloped. A lot split for this portion of the parent parcel was approved by the Planning Commission during the November 21, 2024 Planning Commission meeting, but has not been recorded yet. During this meeting, the Planning Commission also approved a site plan proposal for a day care center. The larger portion of the parent parcel (parcel A) has an approved site plan for a large office development.

3. **Adjacent Properties.**

Direction	Zoning	Land Use
North (across 12 Mile)	RA-1 One-Family	Single family homes
East	OS-4 w/ PUD	Approved large office site plan
South	OS-4 w/ PUD	I-696
West	OS-4 w/ PUD	Large office

4. **Site configuration and access.** The site is proposed to be accessed from a driveway off Investment Drive.

5. **PUD Agreement and Use**

The applicant proposes a day care use. The existing agreement for PUD 5, 1993, permits child care uses.

6. **Site Plan & Use:**

The applicant is proposing a child care center within the larger, office-focused PUD. The development consists of one 10,000-square-foot building with access from Investment Dr. The planning commission approved a site plan and lot split for this proposed development during the November 21, 2024, Planning Commission meeting. The split has not yet been recorded.

This application proposes the following amendments to the site plan:

- i. Relocation of dumpster enclosure (as noted as required administrative condition in 11/21/2024 approval)
 - ii. Change from 42 to 40 parking spaces
 - iii. Grading and retaining wall design
 - iv. Adjustments to landscaping
 - v. Elimination of sidewalk (Requires waiver- major amendment)
7. **Summary of Approved Split.** The split (approved November 2024) will result in two parcels:
 - a. **Parcel A.** 28.59 acres; this is the large remainder with the approved large office site plan.
 - b. **Parcel B.** 2.59 acres; the day care site plan is proposed for this site.
8. **Site configuration and access.** Access will be from Investment Drive (unchanged from original approval)

9. **Dimensional Standards.** The OS-4 district does not have a minimum lot size or minimum lot width.

Item	Required	Proposed/Comments
Min. lot size	--	--
Min. lot width	--	--
Front Setback (west)	50 ft	81.92 ft
Rear Setback (east)	40 ft	103.62 ft
Side Setback (north)	40 ft from 12 Mile	116.59 ft
Side Setback (south)	40 ft from Corporate Drive	228.11 ft
Building Height	50 feet	26 ft
Yard landscaping (34-3.5.2.A)	For all uses except one-family detached residential units, landscaping of all yards abutting a street shall be provided	See landscaping comments below.
Front yard open space	50%	69%
Lot Coverage	Limited to 30% by PUD	Approx. 9%
Loading space (34-3.5.4)	Not required for this use	Compliant
Rooftop equipment (34-3.5.2.U.)	Rooftop equipment shall be screened in accordance with Section 34-5.17.	No information provided; rooftop equipment not indicated; appears parapets fulfill this requirement.
Landscape area abutting street or freeway (34-3.5.2.V.)	A landscaped area not less than ten (10) feet deep	13.42 ft; Compliant

10. **Dumpster (34-5.1.2.D).**

Item	Required	Proposed/Comments
Location	Rear yard or interior side yard; accessible	The dumpster enclosure was relocated from the front yard to an interior side yard, and meets the standards of Section 34-5.1.2.D. However, a truck turning template shall be provided to verify that the location is accessible to a garbage vehicle.
Screening	Permanent building wall or earth mound not less than 6 feet or 1 foot above the enclosed dumpster whichever is greater	
Setback	20 feet from any residential property	

11. **Mechanical Equipment (34-5.1.4.D).** **Mechanical equipment is not addressed on the plan.**

12. **Fences (34-5.12.2.) and Walls (34-5.15.)** No fences or walls are required or proposed, except that a fenced outdoor play area is provided in compliance with state rules and **the retaining wall was modified to protect the surrounding wetlands/ topography.**

13. **Minimum parking (34-5.2.11.B.iii).** Parking is required as follows (ufa = usable floor area):

Use	Requirement	Calculation	Provided
Child care	1 space per employee and 1 space per 10 pupils	158 pupils = 16 20 teachers, 2 admin staff = 22 Total = 38	40 (Changed from 42).

14. **Parking Location.** Parking is located in compliance with the ordinance.

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

Item	Required	Proposed/Comments
Maneuvering lane width	20 ft for 90-degree parking (per PUD)	20 ft
Parking space width	9 ft.	9 ft
Parking space length	20 ft. for minimum required (May include a maximum two-foot unobstructed vehicle overhang area at the front of the parking space.) 17 ft. for additional parking (May include a maximum one-foot unobstructed vehicle overhang area at the front of the parking space)	18 ft w/ 2-foot overhang (7-foot sidewalks provided)

16. **Barrier Free Parking.** Two van-accessible ADA spaces are proposed, as required.

17. **Corner Clearance (34-5.10).** This standard is met.

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

Item	Required			Proposed/Comments
Minimum distance from the property line (34-5.14.C.ii)	4 ft from the property line for trees and large shrubs			Compliant
Minimum parking lot island area	Minimum of 180 square feet; 3 feet minimum radius at the trunk of the tree			Standard is met by all in-lot landscape areas
Cost estimate	Not required			--
Minimum size and spacing requirements (34-5.14.F)	Size	Center to center distance (max)		
	(Height/width)	groupings	rows	
• Evergreen Trees	8 ft. height	20 ft.	12 ft.	--
• Narrow Evergreen Trees	5 ft. height	10 ft.	5 ft.	--
• Large Shrubs	30 in. height	10 ft.	5 ft.	--
• Small Shrubs	24 in. width	4 ft.	4 ft.	--
• Large Deciduous	3 in. caliper	30 ft.	-	Standard is met
• Small deciduous trees	2 in. caliper	15 ft.	-	--
• Hedge shrubs	24 in. height	3 ft.	3 ft.	Standard is met
Canopy Trees	Shall be large deciduous. PC may permit large evergreens			Standard is met

Item	Required	Proposed/Comments
Minimum number of parking lot trees (34-5.14.4.C)	1 per every 2,800 square feet of paved surface area: 17,699 sq ft of paved area = 7 required trees.	11 trees provided
Parking lot screening from public thoroughfare (34-5.14.5)	A planted hedge of small shrubs, or A masonry wall or berm 2 feet high	Compliant
Wall or Berm (34-5.15)	Required when abutting a residential district. (See 34-5.15)	Not required
Tree replacement (34-5.18)	Per the PUD, 33% of ordinance requirement	See below

19. **Tree Replacement (34-5.18).** The applicant proposes to pay into the tree fund for a portion of the required replacement trees. **The development agreement allows for a reduction in overall tree replacement by 33%.**

Trees Removed	Replacements Required	Replacements Provided
Regulated: 170	1:1 = 170 trees	75 trees ¹
Landmark: 2 @ 18" dbh	36 x .25 = 9 inches (3 x 3" trees)	37, 3" deciduous, 25 3" ornamental, 13, 10' evergreen
Total	173 trees+ 33% Reduction in replacements per originally approved development agreement 115 trees	75 trees Deficient by 40 Applicant has requested to provide money into the tree fund

Footnotes:

1. This application included an amendment in the number of trees provided from 87 trees to 75 trees.
20. **Lighting (Section 34-5.16).** *The applicant did not provide an updated photometric plan.* The administrative comments below were included with the original plan approval and updated photometric plans should be provided to the Farmington Hills Planning Department demonstrating compliance with all of the comments below.
- a. **Operation hours (34-5.16.3.B.v.).** *The following notes must be added to or addressed on the plan; it is unclear from the existing plans whether these standards are met. The applicant should clarify how these standards are met.*
- 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.

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

b. Illumination Levels

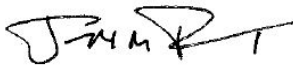
Item	Required	Proposed/Comments
Illumination Levels Building Entrances – within 20 ft of door	Max. 2,000 lumens per door	Unclear from plan

21. **Day Care Centers (Sec. 34-4.5).** The proposed center meets the standards and intent of this section.

22. **Pedestrian Connection (Sec. 34-5.19).** No sidewalk is provided along Investment Drive. The applicant is requesting a waiver from this requirement, but is providing a connection to the 12 Mile Road sidewalk.

We are available to answer questions.

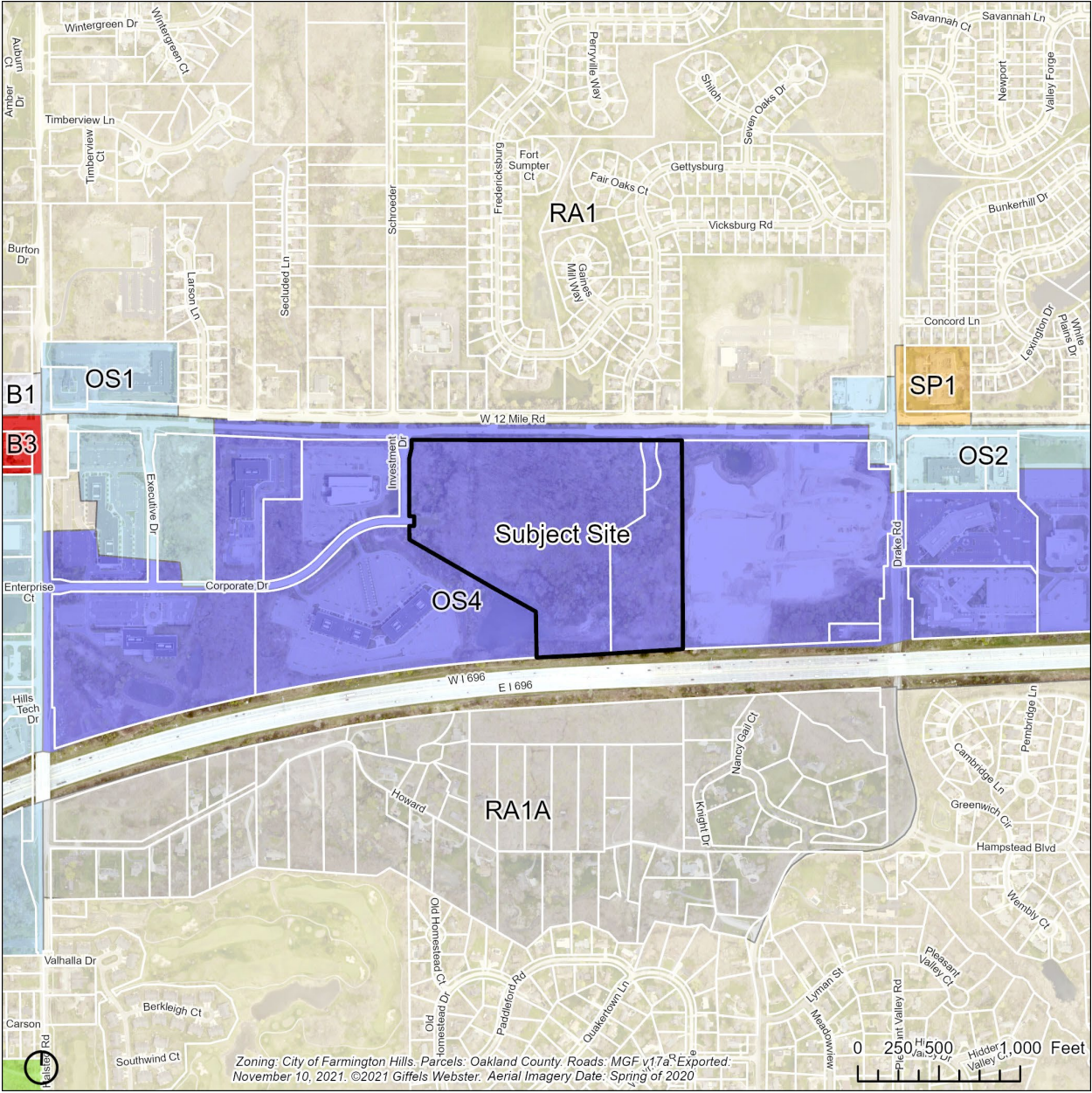
Respectfully,
Giffels Webster



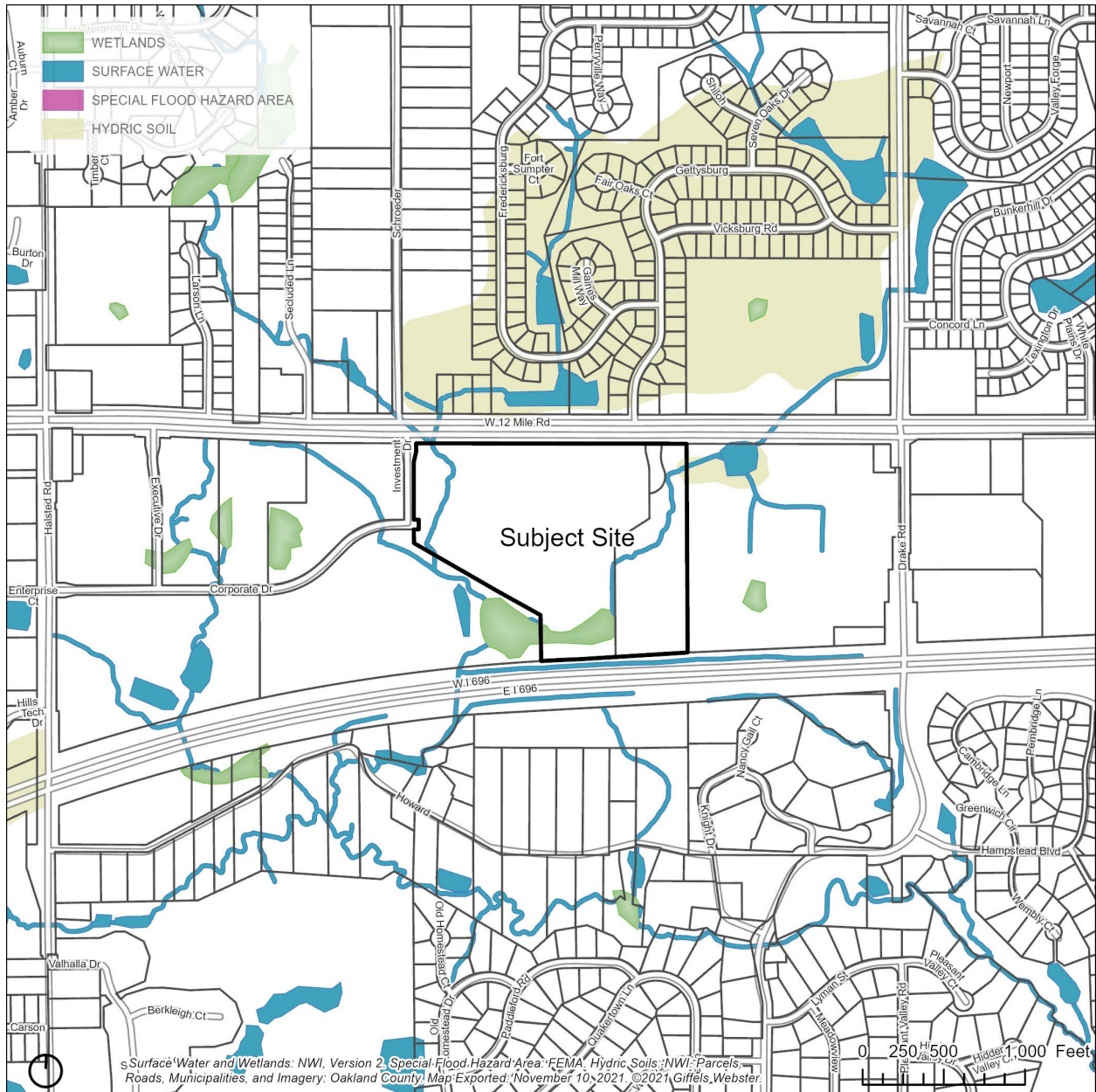
Joe Tangari, AICP
Principal



Julia Upfal, AICP
Senior Planner



Current zoning




Wetlands



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

INTEROFFICE CORRESPONDENCE

DATE: June 25, 2025
TO: Erik Perdonik, City Planner
FROM: James Cubera, Engineering 
SUBJECT: REVISED TLE Farmington Hills Child Care Building
SP#: 60-10-2024
PJ# 17-24-44

This office has performed a preliminary review of the above referenced revised site plan submitted to the Planning Department on June 6, 2025. We have no objection to the plan as submitted. Our preliminary comments remain as per our correspondence of November 12, 2024.



FIRE
FARMINGTON
HILLS



INTEROFFICE CORRESPONDENCE

DATE: June 30, 2025

TO: Planning Commission

FROM: Jason Baloga, Fire Marshal

SUBJECT: Revised Site Plan 60-10-2024 (The Learning Experience) Twelve Mile Road

The Fire Department is unable to recommend approval of this site plan due to it conflicting with the following requirement:

- Site access:
 - a. Chapter 12, Section 12-11(1) a. of the City Ordinance – Site shall accommodate fire apparatus with a fifty-foot (50') turning radius. Generally, dead-end drives longer than one hundred (100) feet shall not be allowed.

Once the above is satisfied, the Fire Department will have no objection contingent upon compliance with the following:

1. Site shall comply with Chapter 12 Section 12-11 Fire Department Site Plan Review and Design Standards.
2. Building shall be subject to International Fire Code, Michigan Building Code, NFPA and Bureau of Fire services requirements.
3. Building shall be maintained in accordance with minimum Fire Prevention Code requirements.

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

Jason Baloga, Fire Marshal

JB/al

FARMINGTON HILLS VI CORPORATE INVESTORS, L.L.C.

**39400 Woodward Avenue
Bloomfield Hills, MI 48304
(248) 644-7600**

Dear Members of the Planning Commission,

We are pleased to be moving forward with the development of *The Learning Experience* daycare facility in Farmington Hills. Since the initial Site Plan approval, our team has continued working closely with the City's staff to refine the project and ensure compliance with all applicable requirements.

As part of that ongoing coordination, we have made a few minor modifications to the approved Site Plan in response to comments provided in the most recent consultant review letter. Most notably, the dumpster enclosure—previously located within the front yard—has been relocated to a new position that is fully compliant with City ordinances.

In addition, we have made some minor adjustments to the overall site grading and retaining wall design. These adjustments were necessary to accommodate the topography and limit the impacts on the surrounding wetlands. As a result, the number of trees being replaced **on-site** has been slightly reduced; however, the site remains attractively and thoughtfully landscaped. **The amount allocated to the tree fund has been appropriately adjusted to account for the required tree replacement.** The visual quality of the project and its alignment with City standards for landscaping remains a top priority, especially since this project sits at the entrance to our overall office park.

We are now returning to the Planning Commission to request a modification to our previously approved Site Plan. With this request, we are seeking a waiver from the requirement to install a sidewalk along Investment Drive. After further evaluation of the area and the nature of our proposed use, we believe that this sidewalk segment is not necessary for the following reasons:

1. **The Use Does Not Generate Pedestrian Traffic:** As a daycare facility, the children are dropped off by their parents via car, primarily on their way to work. There is very little—if any—demand for pedestrian access between our building and 12 mile road, but we have provided for this connection in the updated site plan. There is no need for additional sidewalk along Investment Drive adjacent to our site.
2. **Lack of Existing Sidewalk Network:** There are currently no existing sidewalks within the entire Farmington Hills Corporate Campus office park, and a sidewalk along our frontage would not connect to any other pedestrian facilities. Installing a sidewalk would not provide meaningful connectivity or improve pedestrian access to other properties in the park.
3. **Pedestrian Access to 12 Mile Road:** We are meeting the intent of the ordinance by providing pedestrian connectivity from our building to 12 Mile Road. This connection ensures that pedestrian access is accommodated, while avoiding unnecessary construction that offers no immediate utility to the overall park.

We remain committed to developing a high-quality, safe, and attractive facility that meets the needs of local families and reflects the standards of the City of Farmington Hills. We appreciate the Planning Commission's consideration of our request for a Site Plan modification and the associated waiver, and we look forward to continuing to work together on the successful completion of this project.

Sincerely,

FARMINGTON HILLS VI CORPORATE INVESTORS, L.L.C.,

a Michigan limited liability company

By: KOJAIAN FARMINGTON HILLS VI CORPORATE INVESTORS-MM, INC.,

a Michigan corporation

Its: Manager

By: 

Christopher J. Kojaian

Its: Senior Vice President

June 16, 2025

Farmington Hills Planning Commission
City of Farmington Hills
31555 W. Eleven Mile Road
Farmington Hills, MI 48336

Dear Members of the Planning Commission,

On behalf of The Learning Experience, we are writing to express our support for the request to waive the requirement to install a sidewalk along Investment Drive as part of our new daycare facility development.

As a childcare provider, our operations are centered around vehicular drop-off and pick-up. Parents and guardians arrive by car, park briefly, and escort their children into the building. There is no pedestrian traffic associated with our use, and we do not anticipate that changing in the future.

Furthermore, there are currently no existing sidewalks along Investment Drive or within the surrounding office park that would connect to our property. As such, the installation of a sidewalk along our frontage would not provide meaningful pedestrian connectivity or serve a functional purpose. That said, we are proposing the installation of a sidewalk connecting our site to 12 Mile Road in order to satisfy the intent of the ordinance.

We are also pleased to share that we have signed a 20-year lease for this location, with renewal rights, and look forward to being a part of this great community for many years to come. Our long-term commitment reflects our enthusiasm and confidence in becoming a trusted and contributing member of the Farmington Hills community.

We respectfully ask the Planning Commission to consider our unique use and the context of the area and approve the requested waiver from the sidewalk installation requirement along Investment Drive.

Thank you for your time and consideration.

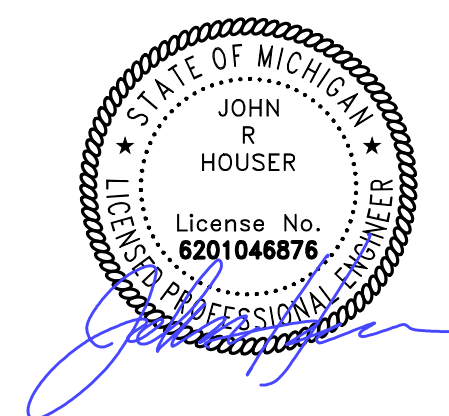
Sincerely,

Nick Vanella
Executive Vice President – Real Estate
The Learning Experience

SITE PLANS

TLE FARMINGTON HILLS

12 MILE ROAD & INVESTMENT DRIVE
FARMINGTON HILLS, OAKLAND COUNTY, MI



PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL
02/21/25		CITY ENGINEERING APPROVAL
05/02/25		CITY ROW PERMIT
05/02/25		CITY SOIL EROSION PERMIT
02/21/25		O.C.W.R.C. APPROVAL (VIA CITY SUBMITTAL)
05/02/25		R.C.O.C. APPROVAL
05/02/25		EGLE PUBLIC WATER MAIN PERMIT (VIA CITY)
04/22/25		EGLE WETLAND PERMIT



INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
C-1.0	OVERALL TOPOGRAPHIC SURVEY
C-1.1	TOPOGRAPHIC SURVEY
C-3.0	OVERALL SITE PLAN
C-3.1	DIMENSION AND PAVING PLAN
C-4.1	GRADING PLAN
C-6.0	GENERAL UTILITY PLAN
C-8.1	NOTES AND DETAILS
C-8.2	DETAILS
C-8.3	DETAILS
C-8.4	DETAILS
L-1.0	LANDSCAPE PLAN
L-1.1	LANDSCAPE DETAILS
T-1.0	TREE PRESERVATION PLAN
T-1.1	EXISTING TREE LIST
T-1.2	EXISTING TREE LIST

DESIGN TEAM

OWNER/APPLICANT/DEVELOPER	CIVIL ENGINEER
FARMINGTON HILLS VI CORPORATE INVESTORS, LLC 39400 WOODWARD AVENUE, STE. 250 BLOOMFIELD HILLS, MI 48304 CONTACT: ANTHONY ANTONE PHONE: 248-644-7600 EMAIL: TANTONE@KOJAIAN.COM	PEA GROUP 1849 POND RUN AUBURN HILLS, MI 48326 CONTACT: JOHN HOUSER, PE PHONE: 844.813.2949 EMAIL: JHOUSER@PEAGROUP.COM
ARCHITECT	LANDSCAPE ARCHITECT
JARMEL KIZEL ARCHITECTS AND ENGINEERING INC. 42 OKNER PARKWAY LIVINGSTON, NEW JERSEY 07039 CONTACT: CHERYL SCHWEIKER, AIA PHONE: 973.994.9669 EMAIL: CSCHWEIKER@JKARCH.COM	PEA GROUP 7927 NEMCO WAY, STE. 115 BRIGHTON, MI 48116 CONTACT: JANET EVANS, PLA PHONE: 844.813.2949 EMAIL: JEVANS@PEAGROUP.COM



REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	2/21/2025
ENGINEERING SUBMITTAL II	5/2/2025
SITE PLAN RESUBMITTAL	8/6/2025

NOT FOR CONSTRUCTION

LEGAL DESCRIPTION:

DESCRIPTION OF A 2.59 ACRE PARCEL (FUTURE PARCEL B) OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 17, T1N, R9E, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 17, TOWN 1 NORTH, RANGE 9 EAST, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, THENCE SOUTH 88 DEGREES 05 MINUTES 57 SECONDS WEST 95.28 FEET ALONG THE NORTH LINE OF SAID SECTION 17 AND THE CENTERLINE OF 12 MILE ROAD (VARIABLE WIDTH); THENCE SOUTH 01 DEGREES 54 MINUTES 03 SECONDS EAST 120.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 12 MILE ROAD FOR A PLACE OF BEGINNING; THENCE SOUTH 01 DEGREES 54 MINUTES 03 SECONDS EAST 265.28 FEET; THENCE SOUTH 27 DEGREES 24 MINUTES 44 SECONDS WEST 234.53 FEET; THENCE SOUTH 87 DEGREES 58 MINUTES 27 SECONDS WEST 151.99 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF INVESTMENT DRIVE (60 FEET WIDE); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: NORTH 02 DEGREES 03 MINUTES 48 SECONDS WEST 354.64 FEET, NORTH 10 DEGREES 58 MINUTES 27 SECONDS EAST 66.03 FEET, AND NORTH 01 DEGREES 54 MINUTES 03 SECONDS WEST 51.10 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 12 MILE ROAD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 88 DEGREES 05 MINUTES 57 SECONDS EAST 253.11 FEET TO THE PLACE OF BEGINNING, CONTAINING 2.59 ACRES OF LAND, MORE OR LESS, BEING SUBJECT TO EASEMENTS, CONDITIONS RESTRICTIONS AND EXCEPTIONS OR RECORD, IF ANY.

SITE BENCHMARKS:

BM #1: ARROW ON HYDRANT 20'± EAST OF INVESTMENT DRIVE ENTRANCE AND 20'± SOUTH OF SOUTH BACK OF CURB ON 12 MILE ROAD
ELEVATION: 866.27 (NAVD88)

BM #2: NORTHWEST CORNER OF CONCRETE SIGN BASE "FARMINGTON HILLS CORPORATE CAMPUS"
ELEVATION: 867.21 (NAVD88)

BM #3: ARROW ON HYDRANT ON EAST SIDE OF INVESTMENT DRIVE, 250'± SOUTH OF 12 MILE ROAD
ELEVATION: 869.90 (NAVD88)

BM #4: ARROW ON HYDRANT AT NORTHEAST CORNER OF 12 MILE ROAD AND INVESTMENT DRIVE
ELEVATION: 862.84 (NAVD88)

BM #5: ARROW ON HYDRANT AT NORTHEAST INTERSECTION OF INVESTMENT DRIVE AND CORPORATE DRIVE
ELEVATION: 858.40 (NAVD88)

LEGEND:

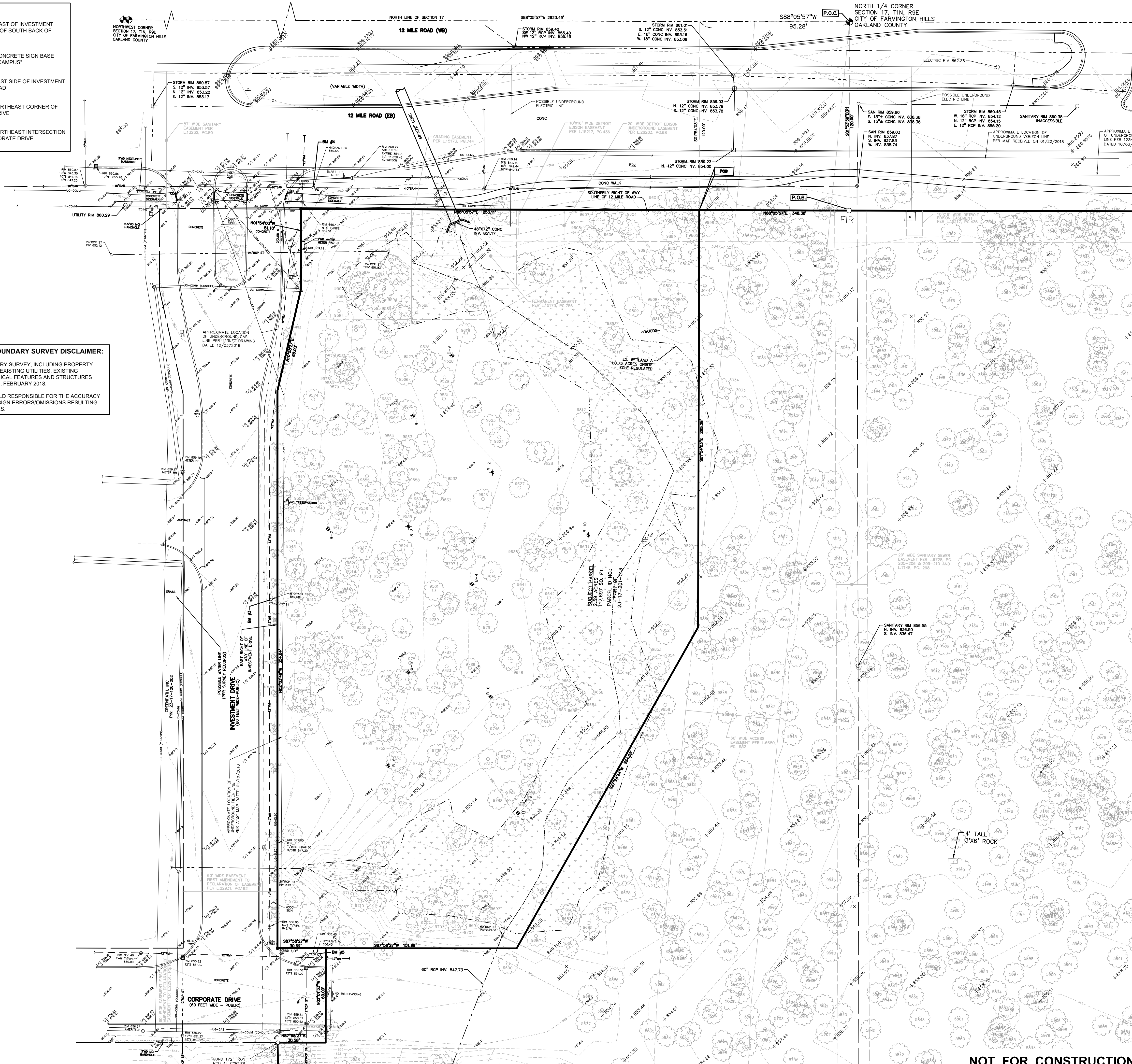
—OH—ELEC—W—O— EX. OH. ELEC. POLE & GUY WIRE
—UG—CATV— EX. U.G. CABLE TV & PEDESTAL
—UG—COMM— EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
—UG—ELEC— EX. U.G. ELEC. MANHOLE, METER & HANDHOLE
— EX. GAS LINE
⊙ EX. GAS VALVE & GAS LINE MARKER
□ EX. TRANSFORMER & IRRIGATION VALVE
— EX. WATER MAIN
⊙ EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
⊙ EX. WATER VALVE BOX & SHUTOFF
⊙ EX. SANITARY SEWER
⊙ EX. SANITARY CLEANOUT & MANHOLE
⊙ EX. COMBINED SEWER MANHOLE
— EX. STORM SEWER
⊙ EX. CLEANOUT & MANHOLE
⊙ EX. SQUARE, ROUND & BEEHIVE CATCH BASIN
⊙ EX. YARD DRAIN, U.G. ROOF DRAIN & DOWNSPOUT
⊙ EX. UNIDENTIFIED STRUCTURE
⊙ EX. MAILBOX, SIGN, LIGHTPOLE & GUARD POST
— EX. FENCE
⊙ EX. GUARD RAIL
⊙ EX. DEC. TREE, CONIFEROUS TREE & SHRUB
⊙ EX. TREE TAG, & TREE LINE
⊙ EX. SPOT ELEVATION
⊙ EX. CONTOUR
⊙ EX. WETLAND

● ✕ IRON FOUND / SET
★ ✕ NAIL FOUND / NAIL & CAP SET
✕ ✕ BRASS PLUG SET
⊙ ✕ MONUMENT FOUND / SET
R M C SECTION CORNER FOUND
RECORDED / MEASURED / CALCULATED
GNSS GLOBAL NAVIGATION SATELLITE SYSTEM

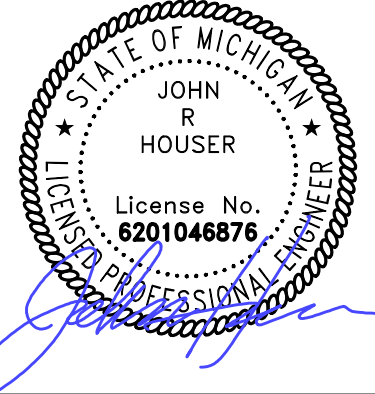
TOPOGRAPHIC AND BOUNDARY SURVEY DISCLAIMER:

TOPOGRAPHIC AND BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, EXISTING ELEVATIONS, EXISTING PHYSICAL FEATURES AND STRUCTURES WERE PROVIDED BY ATWELL, FEBRUARY 2018.

PEA GROUP WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS/OMISSIONS RESULTING FROM SURVEY INACCURACIES.



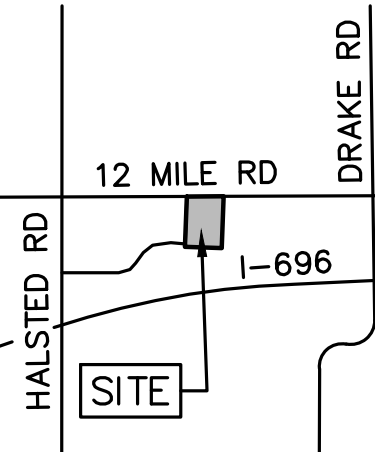
PEA GROUP
t: 844.813.2949
www.peagroup.com



0 15 30 60
SCALE: 1" = 30'



CAUTION!!
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CLIENT

CUNNINGHAM
LIMP COMPANY
28970 CABOT DR. STE. 100
NOVI, MI 48377

PROJECT TITLE

TLE
FARMINGTON
HILLS

12 MILE ROAD & INVESTMENT DRIVE
FARMINGTON HILLS, OAKLAND COUNTY, MI

REVISIONS

ENGINEERING SUBMITTAL II	05-02-25
SIDEWALK/DUMPSTER SKETCH	05-30-25
SITE PLAN RESUBMITTAL	06-06-25

ORIGINAL ISSUE DATE:
FEBRUARY 21, 2025

DRAWING TITLE

OVERALL
TOPOGRAPHIC
SURVEY

PEA JOB NO. 24-0991

P.M. JRH

DN. PB

DES. PB

DRAWING NUMBER:

C-1.0

NOT FOR CONSTRUCTION

LEGAL DESCRIPTION:

DESCRIPTION OF A 2.59 ACRE PARCEL (FUTURE PARCEL B) OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 17, T1N, R9E, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 17, TOWN 1 NORTH, RANGE 9 EAST, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, THENCE SOUTH 88 DEGREES 05 MINUTES 57 SECONDS WEST 95.28 FEET ALONG THE NORTH LINE OF SAID SECTION 17 AND THE CENTERLINE OF 12 MILE ROAD (VARIABLE WIDTH); THENCE SOUTH 01 DEGREES 54 MINUTES 03 SECONDS EAST 120.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 12 MILE ROAD FOR A PLACE OF BEGINNING; THENCE SOUTH 01 DEGREES 54 MINUTES 03 SECONDS EAST 265.28 FEET; THENCE SOUTH 27 DEGREES 24 MINUTES 44 SECONDS WEST 234.53 FEET; THENCE SOUTH 87 DEGREES 58 MINUTES 27 SECONDS WEST 151.99 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF INVESTMENT DRIVE (60 FEET WIDE); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: NORTH 02 DEGREES 03 MINUTES 48 SECONDS WEST 354.64 FEET, NORTH 10 DEGREES 58 MINUTES 27 SECONDS EAST 66.03 FEET, AND NORTH 01 DEGREES 03 SECONDS WEST 51.10 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 12 MILE ROAD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 88 DEGREES 05 MINUTES 57 SECONDS EAST 253.11 FEET TO THE PLACE OF BEGINNING, CONTAINING 2.59 ACRES OF LAND, MORE OR LESS, BEING SUBJECT TO EASEMENTS, CONDITIONS RESTRICTIONS AND EXCEPTIONS OR RECORD, IF ANY.

SITE BENCHMARKS:

BM #1: ARROW ON HYDRANT 20' EAST OF INVESTMENT DRIVE ENTRANCE AND 20' SOUTH OF SOUTH BACK OF CURB ON 12 MILE ROAD
ELEVATION: 866.27 (NAVD88)

BM #2: NORTHWEST CORNER OF CONCRETE SIGN BASE "FARMINGTON HILLS CORPORATE CAMPUS"
ELEVATION: 867.21 (NAVD88)

BM #3: ARROW ON HYDRANT ON EAST SIDE OF INVESTMENT DRIVE, 250' SOUTH OF 12 MILE ROAD
ELEVATION: 859.99 (NAVD88)

BM #4: ARROW ON HYDRANT AT NORTHEAST CORNER OF 12 MILE ROAD AND INVESTMENT DRIVE
ELEVATION: 862.84 (NAVD88)

BM #5: ARROW ON HYDRANT AT NORTHEAST INTERSECTION OF INVESTMENT DRIVE AND CORPORATE DRIVE
ELEVATION: 858.40 (NAVD88)

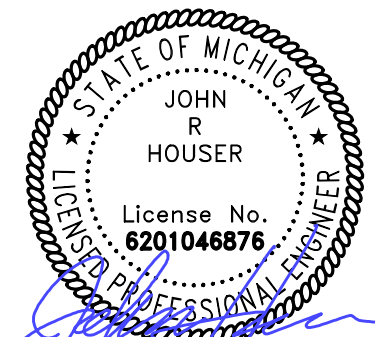
TOPOGRAPHIC AND BOUNDARY SURVEY DISCLAIMER:

TOPOGRAPHIC AND BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, EXISTING ELEVATIONS, EXISTING PHYSICAL FEATURES AND STRUCTURES WERE PROVIDED BY ATWELL.

PEA GROUP WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS/OMISSIONS RESULTING FROM SURVEY INACCURACIES.

PEA GROUP

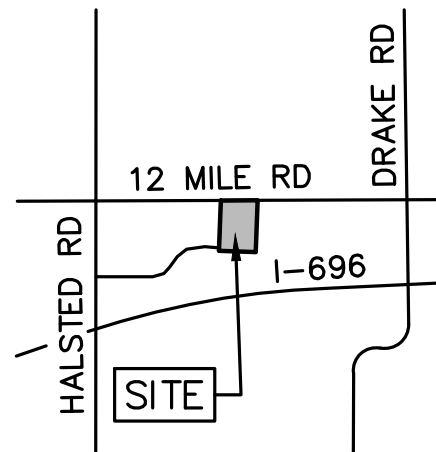
t: 844.813.2949
www.peagroup.com



0 10 20 40
SCALE: 1" = 20'



CAUTION!!
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CLIENT
CUNNINGHAM LIMP COMPANY
28970 CABOT DR. STE. 100
NOVI, MI 48377

PROJECT TITLE
TLE FARMINGTON HILLS
12 MILE ROAD & INVESTMENT DRIVE
FARMINGTON HILLS, OAKLAND COUNTY, MI

REVISIONS	
ENGINEERING SUBMITTAL II	05-02-25
SIDEWALK/DUMPSTER SKETCH	05-30-25
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ORIGINAL ISSUE DATE:
FEBRUARY 21, 2025

DRAWING TITLE
TOPOGRAPHIC SURVEY

PEA JOB NO. 24-0991

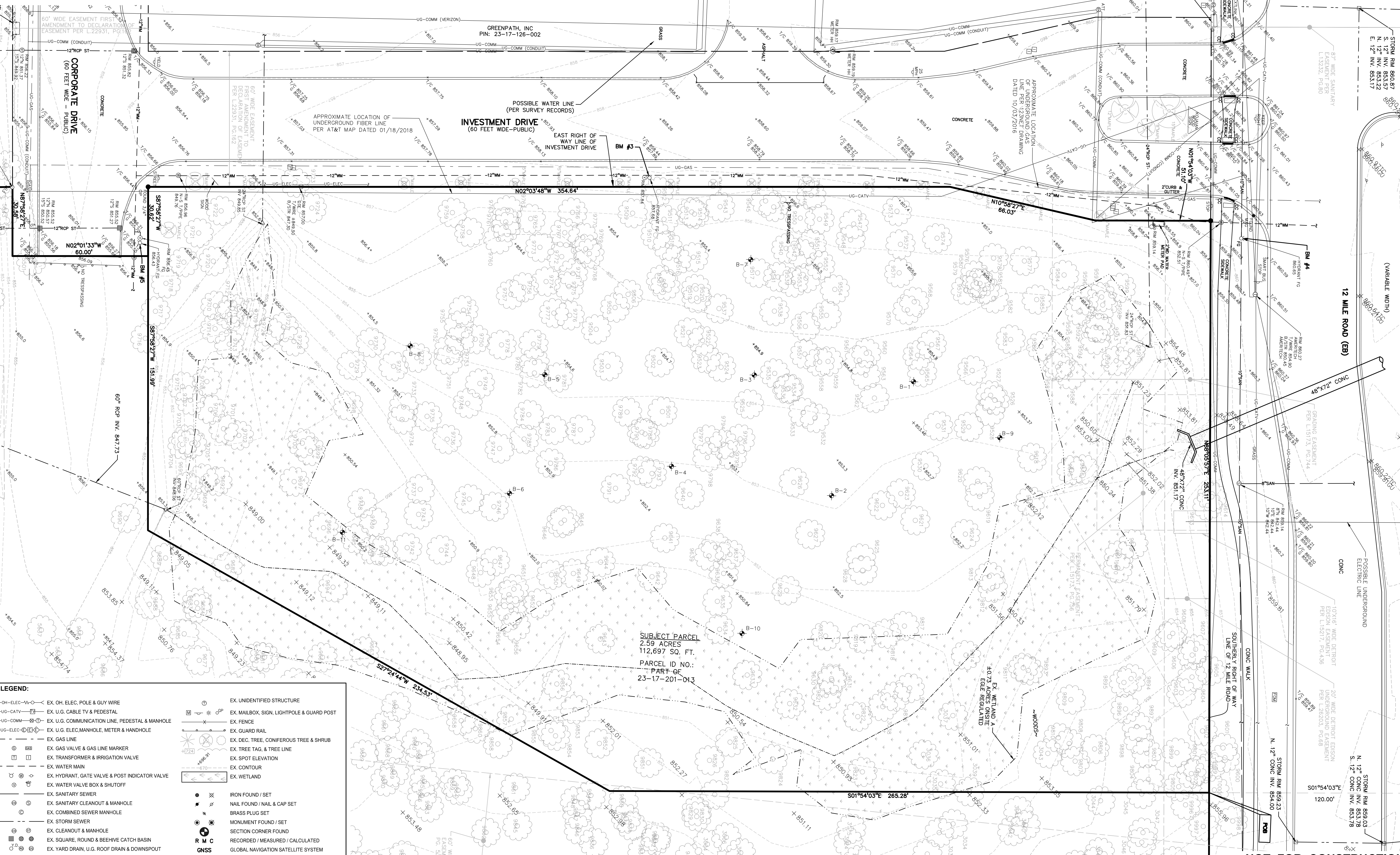
P.M. JRH

DN. PB

DES. PB

DRAWING NUMBER:

C-1.1



LEGEND:	
OH-ELEC-W-W	EX. OH. ELEC. POLE & GUY WIRE
UG-CATV	EX. U.G. CABLE TV & PEDESTAL
UG-COMM	EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
UG-ELEC	EX. U.G. ELEC. MANHOLE, METER & HANDHOLE
EX. GAS LINE	
EX. GAS VALVE & GAS LINE MARKER	
EX. TRANSFORMER & IRRIGATION VALVE	
EX. WATER MAIN	
EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE	
EX. WATER VALVE BOX & SHUTOFF	
EX. SANITARY SEWER	
EX. SANITARY CLEANOUT & MANHOLE	
EX. COMBINED SEWER MANHOLE	
EX. STORM SEWER	
EX. CLEANOUT & MANHOLE	
EX. SQUARE, ROUND & BEEHIVE CATCH BASIN	
EX. YARD DRAIN, U.G. ROOF DRAIN & DOWNSPOUT	
EX. UNIDENTIFIED STRUCTURE	
EX. MAILBOX, SIGN, LIGHTPOLE & GUARD POST	
EX. FENCE	
EX. GUARD RAIL	
EX. DEC. TREE, CONIFEROUS TREE & SHRUB	
EX. TREE TAG, & TREE LINE	
EX. SPOT ELEVATION	
EX. CONTOUR	
EX. WETLAND	
IRON FOUND / SET	
NAIL FOUND / NAIL & CAP SET	
BRASS PLUG SET	
MONUMENT FOUND / SET	
SECTION CORNER FOUND	
RECORDED / MEASURED / CALCULATED	
GLOBAL NAVIGATION SATELLITE SYSTEM	

NOT FOR CONSTRUCTION

DESCRIPTION OF A 2.59 ACRE PARCEL (FUTURE PARCEL B) OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 17, T1N. R9E. CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 17, TOWN 1 NORTH, RANGE 9 EAST, CITY OF FARMINGTON HILLS, OKLAHOMA COUNTY, MICHIGAN, THENCE SOUTH 88 DEGREES 05 MINUTES 57 SECONDS WEST 85.28 FEET ALONG THE NO. 100' WIDE RAILROAD RIGHT-OF-WAY LINE TO THE CORNER OF SECTION 17, TOWN 1 NORTH, RANGE 9 EAST, CITY OF FARMINGTON HILLS, OKLAHOMA COUNTY, MICHIGAN, THENCE SOUTH 88 DEGREES 05 MINUTES 57 SECONDS WEST 120.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 1/2 MILE ROAD FOR A PLACE OF BEGINNING, THENCE SOUTH 27 DEGREES 24 MINUTES 44 SECONDS WEST 25.28 FEET, THENCE SOUTH 27 DEGREES 24 MINUTES 44 SECONDS WEST 234.53 FEET, THENCE SOUTH 87 DEGREES 58 MINUTES 27 SECONDS WEST 151.90 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF INVESTMENT DRIVE (60 FEET WIDE), THENCE SOUTH 87 DEGREES 58 MINUTES 27 SECONDS WEST 100.00 FEET TO THE CORNER OF SECTION 17, TOWN 1 NORTH, RANGE 9 EAST, CITY OF FARMINGTON HILLS, OKLAHOMA COUNTY, MICHIGAN, OWNING THREE (3) COURSES, NORTH 02 DEGREES 03 MINUTES 48 SECONDS WEST 354.64 FEET, NORTH 10 DEGREES 58 MINUTES 27 SECONDS EAST 66.03 FEET, AND NORTH DEGREES 54 MINUTES 03 SECONDS EAST 51.10 FEET TO THE CORNER OF SECTION 17, TOWN 1 NORTH, RANGE 9 EAST, CITY OF FARMINGTON HILLS, OKLAHOMA COUNTY, MICHIGAN, THENCE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 1/2 MILE ROAD 88 DEGREES 05 MINUTES 57 SECONDS EAST 253.11 FEET TO THE PLACE OF BEGINNING, CONTAINING 2.59 ACRES OF LAND, MORE OR LESS, TOGETHER WITH ALL EASEMENTS, CONDITIONS RESTRICTIONS AND EXCEPTIONS OR RECORD, IF ANY.

BM #1: ARROW ON HYDRANT 20'± EAST OF INVESTMENT
DRIVE ENTRANCE AND 20'± SOUTH OF SOUTH BACK OF
CURB ON 12 MILE ROAD
ELEVATION: 866.27 (NAVD88)

BM #2: NORTHWEST CORNER OF CONCRETE SIGN BASE
"FARMINGTON HILLS CORPORATE CAMPUS"
ELEVATION: 867.21 (NAVD88)

BM #3: ARROW ON HYDRANT ON EAST SIDE OF INVESTMENT
DRIVE, 250'± SOUTH OF 12 MILE ROAD
ELEVATION: 859.90 (NAVD88)

BM #4: ARROW ON HYDRANT AT NORTHEAST CORNER OF
12 MILE ROAD AND INVESTMENT DRIVE
ELEVATION: 862.84 (NAVD88)

BM #5: ARROW ON HYDRANT AT NORTHEAST INTERSECTION
OF INVESTMENT DRIVE AND CORPORATE DRIVE
ELEVATION: 858.40 (NAVD88)

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT

1. ALL CONSTRUCTION, WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT OSHA, MDOT AND MUNICIPALITY STANDARDS AND REGULATIONS.
2. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
3. THE CONTRACTOR SHALL CONTACT THE ENGINEER SHOULD THEY ENCOUNTER ANY DESIGN ISSUES DURING CONSTRUCTION. IF THE CONTRACTOR MAKES DESIGN MODIFICATIONS WITHOUT THE WRITTEN DIRECTION OF THE DESIGN ENGINEER, THE CONTRACTOR DOES SO AT HIS OWN RISK.
4. UNLESS OTHERWISE AGREED UPON BETWEEN THE OWNER AND CONTRACTOR, THE CONTRACTOR SHALL PAY ALL MUNICIPAL, COUNTY, AND STATE PERMIT, INSPECTION, AND TESTING FEES. THE CONTRACTOR SHALL ALSO PROVIDE THE NECESSARY BONDS AND INSURANCE REQUIRED TO COMPLETE THE PROJECT.
5. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE 911/ONE CALL UTILITY LOCATING CENTER, THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION. IF NO NOTIFICATION IS GIVEN AND DAMAGE RESULTS, SAID DAMAGE WILL BE REPAIRED AT SOLE EXPENSE OF THE CONTRACTOR. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
6. CONTRACTOR SHALL VERIFY THAT THE PLANS AND SPECIFICATIONS ARE THE VERY LATEST PLANS AND SPECIFICATIONS AND FURTHERMORE, VERIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN APPROVED. ALL ITEMS CONSTRUCTED BY THE CONTRACTOR PRIOR TO RECEIVING PRIOR APPROVAL, HAVING TO BE ADJUSTED OR RE-DONE, SHALL BE AT THE CONTRACTORS EXPENSE. SHOULD THE CONTRACTOR ENCOUNTER A CONFLICT BETWEEN THESE PLANS AND/OR SPECIFICATIONS, THEY SHALL SEEK CLARIFICATION IN WRITING FROM THE ENGINEER BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT SOLE EXPENSE TO THE CONTRACTOR.
7. ANY WORK WITHIN THE STREET OR HIGHWAY RIGHTS-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
8. ALL PROPERTIES OR FACILITIES IN THE SURROUNDING AREAS, PUBLIC OR PRIVATE, DESTROYED OR OTHERWISE DISTURBED DUE TO CONSTRUCTION, SHALL BE REPLACED AND/OR RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR.
9. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADING, SIGNAGE, LIGHTS AND CONE CONTROL TO MAINTAIN TRAFFIC FLOW AND TO MAINTAIN TRAFFIC IN ACCORDANCE WITH LOCAL REQUIREMENTS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION). THE DESIGN ENGINEER, OWNER, CITY AND STATE SHALL NOT BE HELD LIABLE FOR ANY CLAIMS RESULTING FROM CONSTRUCTION OR DAMAGE TO PROPERTY OR PERSONS DUE TO THE FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.
10. THE USE OF CRUSHED COURSE IS PROHIBITED ON THE PROJECT WITHIN 100 FEET OF ANY WATER COURSE (STREAM, RIVER, COUNTY DRAIN, ETC.) AND LAKE, REGARDLESS OF THE APPLICATION OR LOCATION OF THE WATER COURSE OR LAKE RELATIVE TO THE PROJECT LIMITS.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC) WITHIN GRADED /OR PAVED AREAS TO FINAL GRADE SHOWN ON ALL EXISTING AND ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.

TOPOGRAPHIC AND BOUNDARY SURVEY, INCLUDING PROPERTY
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BM #1: ARROW ON HYDRANT 20'± EAST OF INVESTMENT
DRIVE ENTRANCE AND 20'± SOUTH OF SOUTH BACK OF
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ELEVATION: 866.27 (NAVD88)

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ELEVATION: 867.21 (NAVD88)

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DRIVE, 250'± SOUTH OF 12 MILE ROAD
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BM #4: ARROW ON HYDRANT AT NORTHEAST CORNER OF
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ELEVATION: 862.84 (NAVD88)

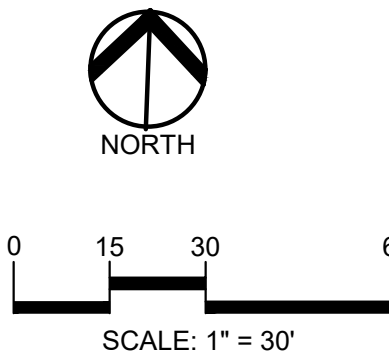
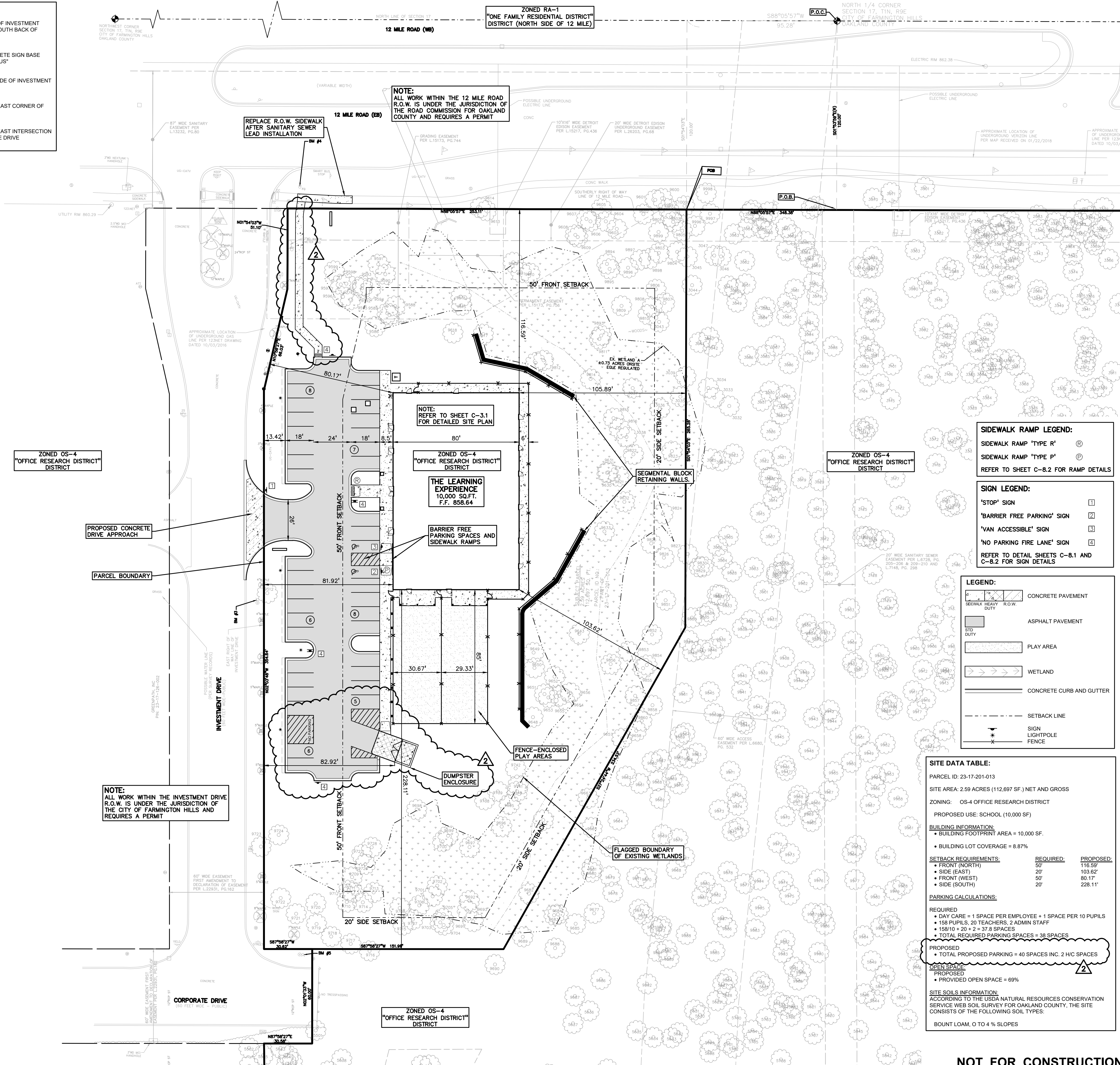
BM #5: ARROW ON HYDRANT AT NORTHEAST INTERSECTION
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ELEVATION: 858.40 (NAVD88)

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT

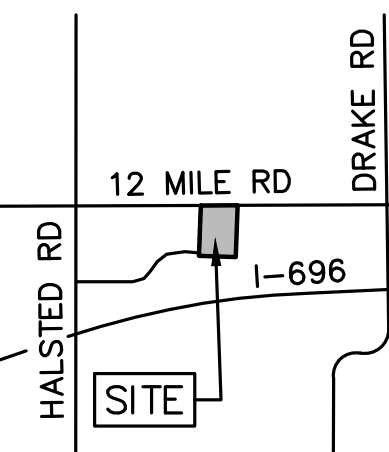
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CLIENT
**CUNNINGHAM
LIMP COMPANY**
28970 CABOT DR, STE. 100
TROY, MI 48067

PROJECT TITLE
TITLE
FARMINGTON
HILLS
2 MILE ROAD & INVESTMENT DRIVE
FARMINGTON HILLS, OAKLAND COUNTY, MI

REVISIONS	
ENGINEERING SUBMITTAL II	05-02
SIDEWALK/DUMPSTER SKETCH	05-30
SITE PLAN RESUBMITTAL	06-06

ORIGINAL ISSUE DATE:
FEBRUARY 21, 2025

DRAWING TITLE
**OVERALL SITE
PLAN**

PEA JOB NO 24-09

P.M. J

ON.

DES.

DRAWING NUMBER:

620

C-3.0

NOT FOR CONSTRUCTION

C-3.0

LEGAL DESCRIPTION:

DESCRIPTION OF A 2.59 ACRE PARCEL (FUTURE PARCEL B) OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 17, T1N, R9E, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 17, TOWN 1 NORTH, RANGE 9 EAST, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, THENCE SOUTH 88 DEGREES 05 MINUTES 57 SECONDS WEST 95.28 FEET ALONG THE NORTH LINE OF SAID SECTION 17 AND THE CENTERLINE OF 12 MILE ROAD (VARIABLE WIDTH), THENCE SOUTH 01 DEGREES 54 MINUTES 03 SECONDS EAST 120.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 12 MILE ROAD FOR A PLACE OF BEGINNING, THENCE SOUTH 01 DEGREES 54 MINUTES 03 SECONDS EAST 265.28 FEET, THENCE SOUTH 27 DEGREES 24 MINUTES 44 SECONDS WEST 234.53 FEET, THENCE SOUTH 87 DEGREES 58 MINUTES 27 SECONDS WEST 151.99 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF INVESTMENT DRIVE (60 FEET WIDE), THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES: NORTH 02 DEGREES 03 MINUTES 48 SECONDS WEST 354.64 FEET, NORTH 10 DEGREES 58 MINUTES 27 SECONDS EAST 66.03 FEET, AND NORTH 01 DEGREES 54 MINUTES 03 SECONDS WEST 51.10 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 12 MILE ROAD, THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 88 DEGREES 05 MINUTES 57 SECONDS EAST 253.11 FEET TO THE PLACE OF BEGINNING, CONTAINING 2.59 ACRES OF LAND, MORE OR LESS, BEING SUBJECT TO EASEMENTS, CONDITIONS RESTRICTIONS AND EXCEPTIONS OR RECORD, IF ANY.

SITE BENCHMARKS:

BM #1: ARROW ON HYDRANT 20' EAST OF INVESTMENT DRIVE ENTRANCE AND 20' SOUTH OF SOUTH BACK OF CURB ON 12 MILE ROAD ELEVATION: 866.27 (NAVD88)

BM #2: NORTHWEST CORNER OF CONCRETE SIGN BASE "FARMINGTON HILLS CORPORATE CAMPUS" ELEVATION: 867.21 (NAVD88)

BM #3: ARROW ON HYDRANT ON EAST SIDE OF INVESTMENT DRIVE, 250' SOUTH OF 12 MILE ROAD ELEVATION: 869.90 (NAVD88)

BM #4: ARROW ON HYDRANT AT NORTHEAST CORNER OF 12 MILE ROAD AND INVESTMENT DRIVE ELEVATION: 862.84 (NAVD88)

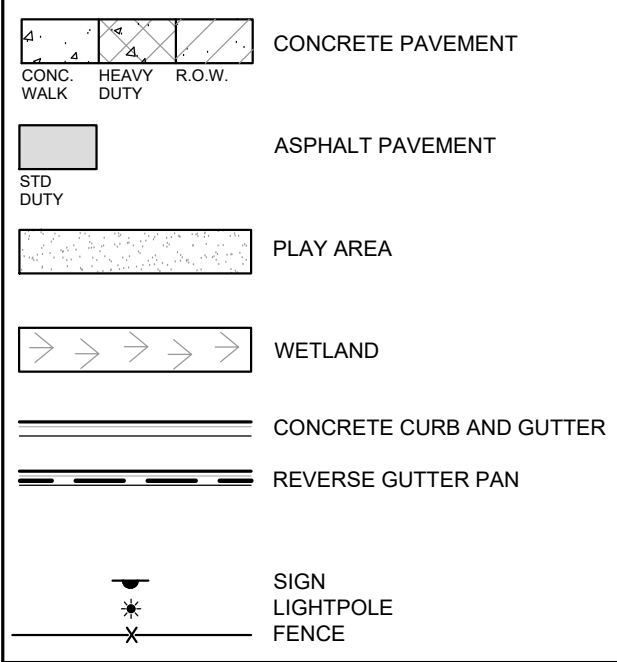
BM #5: ARROW ON HYDRANT AT NORTHEAST INTERSECTION OF INVESTMENT DRIVE AND CORPORATE DRIVE ELEVATION: 858.40 (NAVD88)

GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
- "NO PARKING-FIRE LANE" SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AS DIRECTED BY THE FIRE OFFICIAL.
- REFER TO SHEETS C-8.1 AND C-8.2 FOR ON-SITE PAVING DETAILS.
- REFER TO SHEET C-8.2 FOR ON-SITE SIDEWALK RAMP DETAILS
- REFER TO SHEET C-3.0 FOR GENERAL NOTES

LEGEND:



SIDEWALK RAMP LEGEND:

- SIDEWALK RAMP 'TYPE R' (R)
SIDEWALK RAMP 'TYPE P' (P)
SIDEWALK RAMP 'TYPE X' (X)
REFER TO SHEET C-8.2 FOR RAMP DETAILS

SIGN LEGEND:

- 'STOP' SIGN (1)
'BARRIER FREE PARKING' SIGN (2)
'VAN ACCESSIBLE' SIGN (3)
'NO PARKING FIRE LANE' SIGN (4)
REFER TO DETAIL SHEETS C-8.1 AND C-8.2 FOR SIGN DETAILS

CITY OF FARMINGTON HILLS STANDARD NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

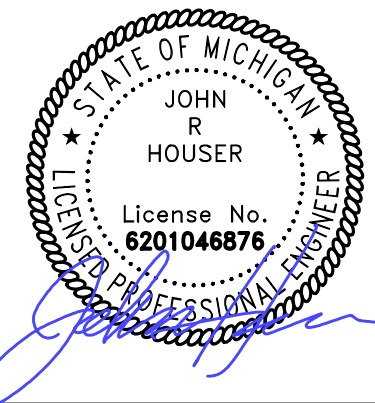
- NOTIFY THE CITY OF FARMINGTON HILLS ENGINEERING DIVISION AT 248.871.2560 A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- ALL CONSTRUCTION MUST BE CONFORMING TO THE CURRENT STANDARDS AND SPECIFICATIONS ADOPTED BY THE CITY OF FARMINGTON HILLS.
- UTILITIES TO BE UNDERGROUND.
- CALL MISS DIG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

TOPOGRAPHIC AND BOUNDARY SURVEY DISCLAIMER:

TOPOGRAPHIC AND BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, EXISTING ELEVATIONS, EXISTING PHYSICAL FEATURES AND STRUCTURES WERE PROVIDED BY ATWELL.

PEA GROUP WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS/OMISSIONS RESULTING FROM SURVEY INACCURACIES.

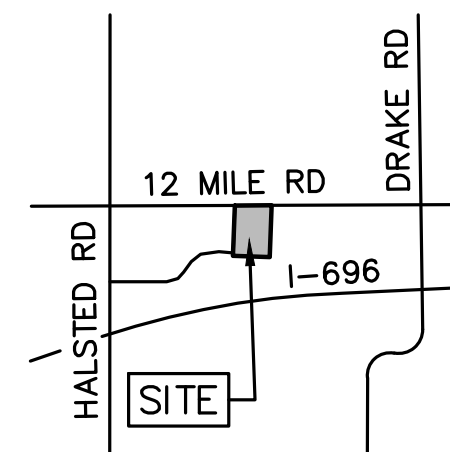
PEA GROUP
t: 844.813.2949
www.peagroup.com



0 10 20 40
SCALE: 1" = 20'



CAUTION!!
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CLIENT
CUNNINGHAM LIMP COMPANY
28970 CABOT DR. STE. 100
NOVI, MI 48377

PROJECT TITLE
TLE FARMINGTON HILLS
12 MILE ROAD & INVESTMENT DRIVE
FARMINGTON HILLS, OAKLAND COUNTY, MI

REVISIONS	
ENGINEERING SUBMITTAL II	05-02-25
SIDEWALK/DUMPSTER SKETCH	05-30-25
SITE PLAN RESUBMITTAL	06-06-25

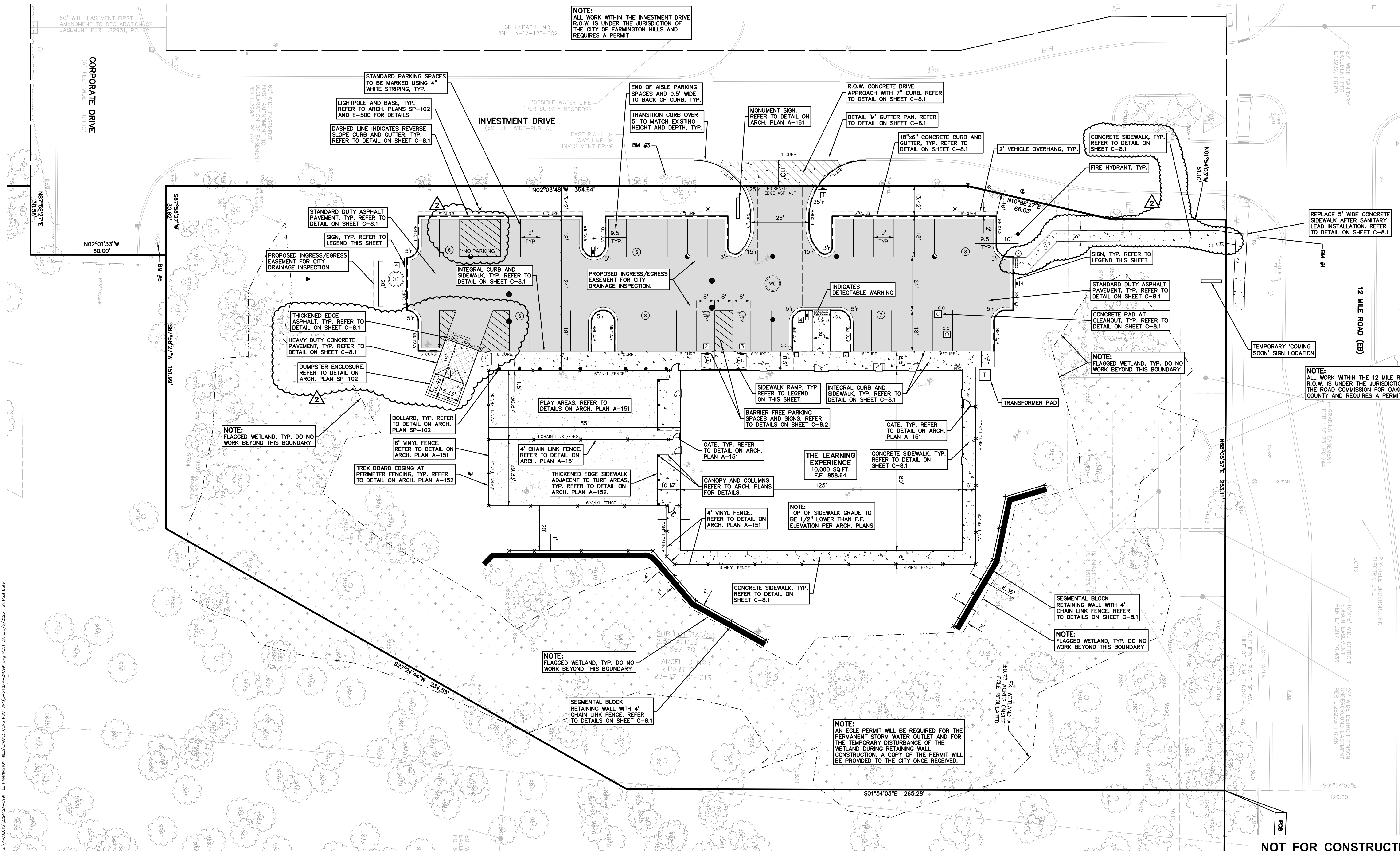
ORIGINAL ISSUE DATE:
FEBRUARY 21, 2025

DRAWING TITLE
DIMENSION AND PAVING PLAN

PEA JOB NO.	24-0991
P.M.	JRH
DN.	PB
DES.	PB
DRAWING NUMBER:	

C-3.1

NOT FOR CONSTRUCTION



SITE BENCHMARKS:

BM #1: ARROW ON HYDRANT 20' EAST OF INVESTMENT DRIVE ENTRANCE AND 20' SOUTH OF SOUTH BACK OF CURB ON 12 MILE ROAD
ELEVATION: 866.27 (NAVD88)

BM #2: NORTHWEST CORNER OF CONCRETE SIGN BASE "FARMINGTON HILLS CORPORATE CAMPUS"
ELEVATION: 867.21 (NAVD88)

BM #3: ARROW ON HYDRANT ON EAST SIDE OF INVESTMENT DRIVE, 250' SOUTH OF 12 MILE ROAD
ELEVATION: 869.90 (NAVD88)

BM #4: ARROW ON HYDRANT AT NORTHEAST CORNER OF 12 MILE ROAD AND INVESTMENT DRIVE
ELEVATION: 862.84 (NAVD88)

BM #5: ARROW ON HYDRANT AT NORTHEAST INTERSECTION OF INVESTMENT DRIVE AND CORPORATE DRIVE
ELEVATION: 858.40 (NAVD88)

GENERAL GRADING AND EARTHWORK NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT

- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING TREES AND BRUSH AND REMOVE ALL THAT ARE NECESSARY TO GRADE SITE.
- ALL GRADES ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
- THE STAGING OF CONSTRUCTION ACTIVITIES SHALL OCCUR ONLY WITHIN THE SITE BOUNDARIES. ANY CONSTRUCTION ACTIVITIES OUTSIDE OF THE SITE BOUNDARIES SHALL BE AT THE SOLE RESPONSIBILITY AND RISK OF THE CONTRACTOR.
- ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL MEET THE REQUIREMENTS OF THE AUTHORIZED PUBLIC AGENCY OF JURISDICTION. AN EROSION CONTROL PERMIT MUST BE SECURED FROM THE CITY OF FARMINGTON HILLS PRIOR TO CONSTRUCTION.
- ALL EARTHWORK AND GRADING OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS INVESTIGATION AND REPORT.

- REFER TO SOIL EROSION CONTROL PLAN FOR ADDITIONAL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND NOTES.
- ALL SLOPES EXCEEDING 1:6 MUST BE STABILIZED BY SODDING OR BY PLACING A MULCH BLANKET PEGGED IN PLACE OVER SEED.
- ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED OR SODDED IN ACCORDANCE WITH THE LANDSCAPE PLANS. PROVIDE A MINIMUM OF 3" OF TOPSOIL IN THESE AREAS UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL NOTE EXISTING UNDERGROUND UTILITIES WITHIN AND ADJACENT TO THE SITE. BACKFILL FOR EXISTING UTILITY TRENCHES SHALL BE EXAMINED CRITICALLY. ANY TRENCHES FOUND TO HAVE SOFT, UNSTABLE OR UNSUITABLE BACKFILL MATERIAL, IN THE OPINION OF THE THIRD PARTY TESTING COMPANY, THAT ARE TO BE WITHIN THE ZONE OF INFLUENCE OF PROPOSED BUILDINGS OR PAVEMENT SHALL BE COMPLETELY EXCAVATED AND BACKFILLED WITH SUITABLE MATERIAL.
- ON-SITE FILL CAN BE USED IF THE SPECIFIED COMPACTION REQUIREMENTS CAN BE ACHIEVED. IF ON-SITE SOIL IS USED, IT SHOULD BE CLEAN AND FREE OF FROZEN SOIL, ORGANICS, OR OTHER DELETERIOUS MATERIALS.

- THE FINAL SUBGRADE/EXISTING AGGREGATE BASE SHOULD BE THOROUGHLY PROFFEROLLED USING A FULLY LOADED TANDEM AXLE TRUCK OR FRONT END LOADER UNDER THE OBSERVATION OF A GEOTECHNICAL/PAVEMENT ENGINEER. LOOSE OR YIELDING AREAS THAT CANNOT BE MECHANICALLY STABILIZED SHOULD BE REINFORCED USING GEORIGIDS OR REMOVED AND REPLACED WITH ENGINEERED FILL OR AS DICTATED BY FIELD CONDITIONS.
- SUBGRADE UNDERCUTTING, INCLUDING BACKFILLING SHALL BE PERFORMED TO REPLACE MATERIALS SUSCEPTIBLE TO FROST HEAVING AND UNSTABLE SOIL CONDITIONS. ANY EXCAVATIONS THAT MAY BE REQUIRED BELOW THE TOPSOIL IN FILL AREAS OR BELOW SUBGRADE IN CUT AREAS WILL BE CLASSIFIED AS SUBGRADE UNDERCUTTING.
- SUBGRADE UNDERCUTTING SHALL BE PERFORMED WHERE NECESSARY AND THE EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR. ANY SUBGRADE UNDERCUTTING SHALL BE BACKFILLED AS RECOMMENDED IN THE GEOTECHNICAL ENGINEERING REPORT FOR THE PROJECT.
- ANY SUB-GRADE WATERING REQUIRED TO ACHIEVE REQUIRED DENSITY SHALL BE CONSIDERED INCIDENTAL TO THE JOB.

TOPOGRAPHIC AND BOUNDARY SURVEY DISCLAIMER:

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RETAINING WALL NOTE:

GRADES ARE THE FINISH GRADE AT THE TOP AND BOTTOM OF THE RETAINING WALL, NOT THE ACTUAL TOP AND BOTTOM OF THE WALL STRUCTURE.

NOTE:
ALL WORK WITHIN THE INVESTMENT DRIVE R.O.W. IS UNDER THE JURISDICTION OF THE CITY OF FARMINGTON HILLS AND REQUIRES A PERMIT

DASHED LINE INDICATES REVERSE SLOPE CURB AND GUTTER, TYP.

CAUTION!!
U.G. GAS, ELECTRIC AND COMM. LINES IN THIS AREA

DRAINAGE SWALE, TYP.

NOTE:
FLARED END SECTION, GRADING AND RIPRAP TO BE INSTALLED WITHIN THE FLAGGED WETLAND, EGLE PERMIT REQUIRED.

30 SY OF 4"-8" RIPRAP AT FLARED SECTION, REFER TO DETAIL ON SHEET C-8.3

NOTE:
FLAGGED WETLAND, TYP. DO NO WORK BEYOND THIS BOUNDARY WITHOUT THE EGLE PERMIT.

DUMPSTER FOUNDATION WILL BE DESIGNED TO ALLOW FOR THE GRADE DIFFERENTIAL BETWEEN THE PAD AND F.G. BEHIND THE ENCLOSURE, TYP.

DO NOT EXCEED 2% CROSS-SLOPE ON ANY SIDEWALKS, TYP.

TOP OF TURF 1" LOWER THAN TOP OF WALK, TYP. REFER TO DETAIL ON ARCH. PLAN A-152.

NOTE:
DO NOT EXCEED 2% WITHIN BARRIER FREE PARKING SPACES AND AISLE, TYP.

THE LEARNING EXPERIENCE
10,000 SQ.FT.
F.F. 858.64

NOTE:
SIDEWALK GRADE TO BE 1/2" LOWER THAN F.F. ELEVATION PER ARCH. PLANS

CAUTION!!
U.G. GAS AND ELEC. LINES IN THIS AREA

NOTE:
FLAGGED WETLAND, TYP. DO NO WORK BEYOND THIS BOUNDARY WITHOUT THE EGLE PERMIT.

NOTE:
ALL WORK WITHIN THE 12 MILE ROAD R.O.W. IS UNDER THE JURISDICTION OF THE ROAD COMMISSION FOR OAKLAND COUNTY AND REQUIRES A PERMIT

CAUTION!!
U.G. C.A.T.V. LINES IN THIS AREA

SYMBOLS: GRADING

PROPOSED SPOT GRADE ELEVATION, TYPICALLY REFERS TO TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IF ALONG A CURB LINE OR TOP OF LAWN IN GREENBELT AREAS. ADD 800 TO GRADE TO OBTAIN ACTUAL ELEVATION

PROPOSED CONTOUR LINE

ABBREVIATIONS USED, IF REQUIRED FOR CLARITY:

TOP OF CURB = T/C
GUTTER GRADE = G
TOP OF PAVEMENT = T/P
TOP OF SIDEWALK = T/S
TOP OF WALL = T/W
BOTTOM OF WALL = B/W
FINISH GRADE = F.G.
RIM ELEVATION = RIM

EARTHWORK BALANCING NOTE:

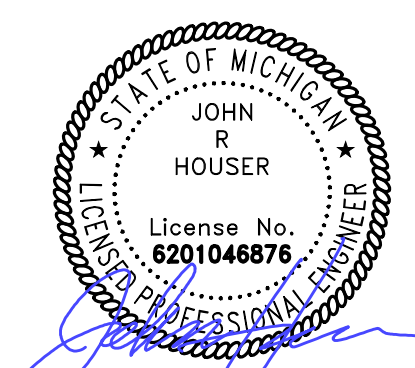
THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING OR EXPORTING ALL MATERIALS AS REQUIRED TO PROPERLY GRADE THIS PROJECT TO THE FINISHED ELEVATIONS SHOWN ON THE APPROVED PLANS. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF CUT AND FILL QUANTITIES AND ALLOW FOR REMOVAL OF EXCESS OR IMPORTATION OF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

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP "TYPE R"
SIDEWALK RAMP "TYPE P"
SIDEWALK RAMP "TYPE X"

REFER TO SHEET C-8.2 FOR RAMP DETAILS

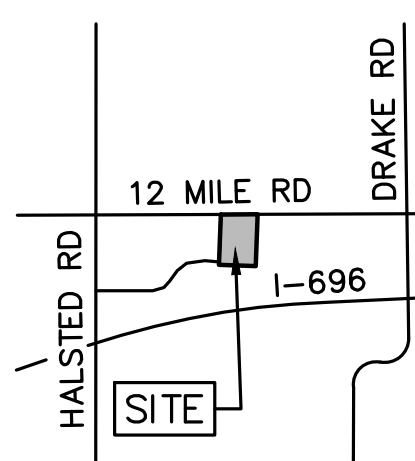
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SCALE: 1" = 20'



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28970 CABOT DR. STE. 100
NOVI, MI 48377

PROJECT TITLE
TLE FARMINGTON HILLS
12 MILE ROAD & INVESTMENT DRIVE
FARMINGTON HILLS, OAKLAND COUNTY, MI

REVISIONS
ENGINEERING SUBMITTAL II 05-02-25
SIDEWALK/DUMPSTER SKETCH 05-30-25
SITE PLAN RESUBMITTAL 06-06-25

ORIGINAL ISSUE DATE:
FEBRUARY 21, 2025

DRAWING TITLE
GRADING PLAN

PEA JOB NO. 24-0991
P.M. JRH
DN. PB
DES. PB

DRAWING NUMBER:

C-4.1

NOT FOR CONSTRUCTION

TOPOGRAPHIC AND BOUNDARY SURVEY DISCLAIMER:

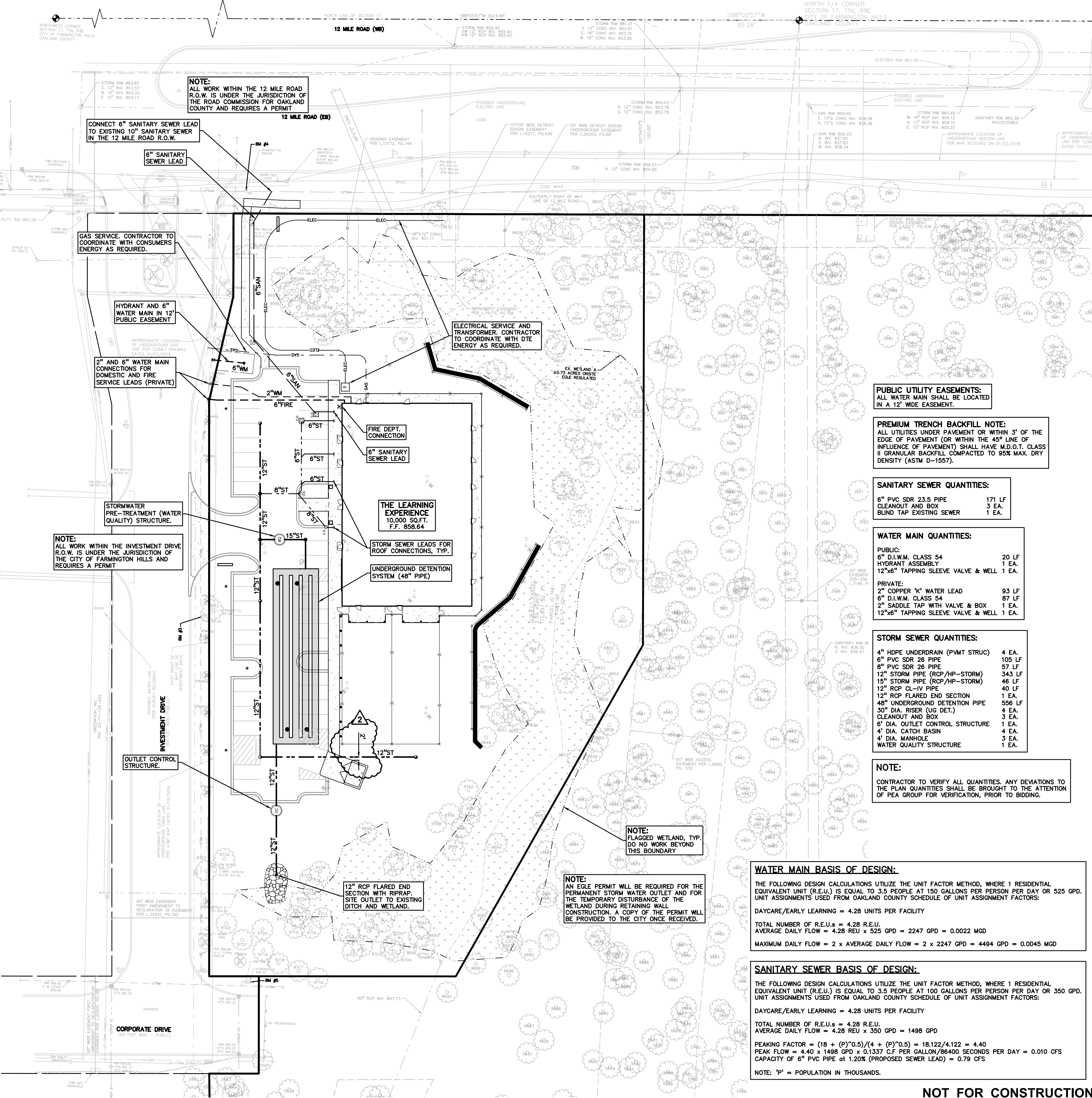
TOPOGRAPHIC AND BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, EXISTING ELEVATIONS, EXISTING PHYSICAL FEATURES AND STRUCTURES WERE PROVIDED BY ATWELL.

PEA GROUP WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS/OMISSIONS RESULTING FROM SURVEY INACCURACIES.

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

1. ALL STORM SEWER 12" DIAMETER OR LARGER SHALL BE EITHER REINFORCED CONCRETE PIPE (RCP C-76) CLASS IV WITH MODIFIED TONGUE AND GROOVE JOINT WITH RUBBER GASKETS, OR POLYPROPYLENE DUAL-WALL CORRUGATED SMOOTH-NO TYPED PIPE (A.D.S. HIGH-PERFORMANCE STORM PIPE), AS NOTED ON THE PLANS OR UNLESS SPECIFIED OTHERWISE (ASTM C-443). ALL JOINTS FOR HP-STORM PIPE SHALL BE EXTENDED BELL AND SPIGOT MEETING ASTM D-3212.
2. ALL STORM SEWER LEADS SHALL BE CONSTRUCTED AT 1.00% MINIMUM SLOPE.
3. ALL STORM SEWER 10" OR LESS AND/OR LEADS SHALL BE SDR 26 OR AS NOTED IN THE PLANS.
4. JOINTS FOR P.V.C. PIPE SHALL BE ELASTOMERIC (RUBBER GASKET) AS SPECIFIED IN A.S.T.M. DESIGNATION D-3212.
5. BLIND TAP CONNECTIONS AS DETAILED ON THE PLANS SHALL BE MADE USING "INSERTA-TEE" FITTINGS OR APPROVED EQUAL.

1. DOWNSPOUTS, WEEP TILE, FOOTING DRAINS OR ANY CONDUIT THAT CARRIES STORM OR GROUND WATER SHALL NOT BE ALLOWED TO DISCHARGE INTO A SANITARY SEWER.
2. ALL SANITARY LEADS SHALL BE CONSTRUCTED AT 1.00% MINIMUM SLOPE.
3. ALL SANITARY SEWER LEADS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 23.521 AND FITTINGS. ALL JOINTS TO BE ELASTOMERIC GASKET JOINTS PER ASTM D3212 UNLESS OTHERWISE NOTED.
4. SANITARY LEADS SHALL BE PROVIDED WITH CLEANOUTS EVERY 100 FEET AND AT EVERY BEND AS SHOWN. ALL CLEANOUTS TO BE PROVIDED WITH E.J.I.W. #1565 BOX OR EQUAL.
5. STRUCTURES OVER EXISTING SEWER MUST HAVE A MONOLITHIC POURED BASE PER LATEST OCWRC STANDARDS AND DETAILS



DAYCARE/EARLY LEARNING = 4.28 UNITS PER FACILITY

TOTAL NUMBER OF R.E.U.s = 4.28 R.E.U.

AVERAGE DAILY FLOW = 4.28 REU x 525 GPD = 2247 GPD = 0.0022 MGD

MAXIMUM DAILY FLOW = 2 x AVERAGE DAILY FLOW = 2 x 2247 GPD = 4494 GPD = 0.0045 MGD

NOTE: 'P' = POPULATION IN THOUSANDS.

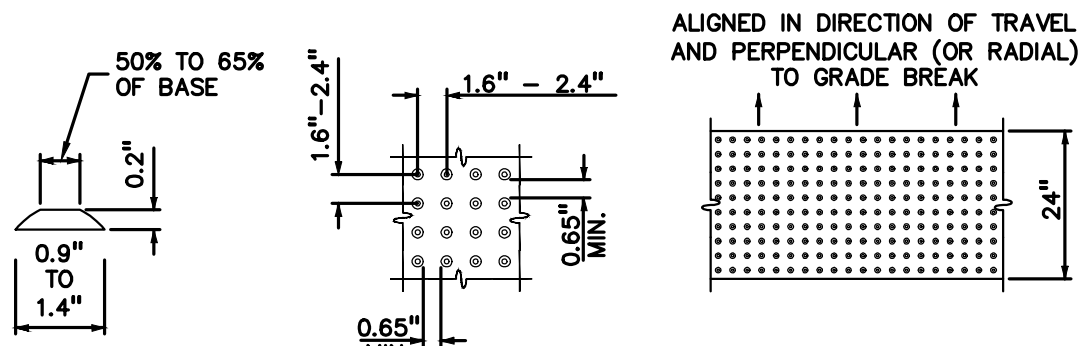
GENERAL ADA ACCESSIBILITY NOTES:

THE FOLLOWING NOTES PROVIDE AN OUTLINE OF SOME OF THE REQUIREMENTS CONTAINED WITHIN THE "STANDARDS FOR ACCESSIBLE DESIGN - AMERICANS WITH DISABILITIES ACT 2010", AND "ACCESSIBLE AND USEABLE BUILDINGS AND FACILITIES", ICC/ANSI A117.1-2009. THE CONTRACTOR IS RESPONSIBLE FOR ALL OF THE REQUIREMENTS PRESENTED WITHIN THESE DOCUMENTS, WHICH ARE AVAILABLE IN FULL UPON REQUEST.

1. THE RUNNING SLOPE OF ALL WALKING SURFACES SHALL NOT EXCEED 5% (1:20) AND THE CROSS-SLOPE SHALL NOT EXCEED 2% (1:48).
2. WALKING SURFACES MUST BE LEVEL WITH PERMITTED VERTICAL CHANGES IN LEVEL NOT TO EXCEED 1/4", OR BEVELED CHANGES IN LEVEL NOT TO EXCEED 1/2". REFER TO DETAIL DET-8 THIS SHEET. ANY CHANGE IN LEVEL GREATER THAN 1/2" MUST BE RAMPED.
3. TURNING SPACES ALONG ACCESSIBLE ROUTES MUST BE AT LEAST 5 FEET WIDE IN ALL DIRECTIONS AND NOT EXCEED 2% SLOPE (1:48) IN ANY DIRECTION.
4. ACCESSIBLE ROUTES WILL BE DESIGNED TO BE A MINIMUM OF 5 FEET WIDE. THE MINIMUM CLEAR WIDTH IS 3 FEET.
5. RAMPS ALONG ACCESSIBLE ROUTES WILL HAVE A RUNNING SLOPE GREATER THAN 5% (1:20) AND LESS THAN 8.3% (1:12).
6. THE CROSS-SLOPE OF RAMP RUNS SHALL NOT EXCEED 2% (1:48).
7. THE MINIMUM CLEAR WIDTH OF ANY RAMP IS 36 INCHES.
8. THE MAXIMUM RISE FOR ANY RAMP (NOT INCLUDING CURB RAMPS) SHALL NOT EXCEED 30 INCHES. LANDINGS ARE REQUIRED AT THE TOP AND BOTTOM OF EACH RAMP. LANDINGS SHALL HAVE A CROSS-SLOPE NOT EXCEEDING 2% (1:48), SHALL BE 5 FEET LONG AND AT LEAST AS WIDE AS THE RAMP CLEAR WIDTH. IF THERE IS A CHANGE OF DIRECTION AT A LANDING, THEN THE LANDING MUST BE AT LEAST 5 FEET WIDE AND 5 FEET LONG.
9. HANDRAILS ARE REQUIRED FOR ANY RAMP (NOT INCLUDING CURB RAMPS) WITH A RISE GREATER THAN 6 INCHES. ALL HANDRAILS ARE REQUIRED TO HAVE EDGE PROTECTION UNLESS ADJOINING ANOTHER ACCESS POINT OR IF THE VERTICAL DROP-OFF AT THE EDGE OF THE RAMP DOES NOT EXCEED 1/2" IN 10 FEET. EDGE PROTECTION CAN BE PROVIDED BY MEANS OF A 4" MIN. CURB OR BARRIER.
10. CURB RAMPS ALONG ACCESSIBLE ROUTES SHALL NOT BE STEEPER THAN 8.3% (1:12). APPROACHING SLOPES TO THE RAMP CANNOT EXCEED 5%, WHICH INCLUDES SIDEWALKS, PAVEMENT, GUTTERS ETC.
11. IF CURB RAMP SIDES ARE FLARED, THE FLARES SHALL NOT BE STEEPER THAN 10% (1:10).
12. CURB RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED VEHICLES.
13. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS.
14. WHERE DETECTABLE WARNING IS REQUIRED AT CURB RAMPS, THE DETECTABLE WARNING SHALL BE 24" MINIMUM IN DEPTH AND SHALL EXTEND THE FULL WIDTH OF THE RAMP. THE DETECTABLE WARNING SHALL BE LOCATED SO THE EDGE NEAREST THE CURB IS 6 INCHES MINIMUM AND 8 INCHES MAXIMUM FROM THE CURB LINE.
15. ACCESSIBLE PARKING SPACES ON SITE SHALL BE PROVIDED AS REQUIRED IN SECTION 502 OF THE ADA IF THE SITE HAS MORE THAN ONE PARKING FACILITY. EACH FACILITY IS REQUIRED TO MEET THESE REQUIREMENTS SEPARATELY. THE REQUIRED NUMBER OF SPACES SHALL BE BASED ON THE TOTAL NUMBER OF PARKING SPACES IN EACH PARKING FACILITY ON SITE.
16. FOR EVERY SIX OR FRACTION OF SIX ACCESSIBLE PARKING SPACES, ONE VAN ACCESSIBLE SPACE SHALL BE PROVIDED.
17. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE FROM PARKING TO A BUILDING ENTRANCE. IF THERE IS MORE THAN ONE ACCESSIBLE ENTRANCE, PARKING SHALL BE DISPERSED ALONG THE SHORTEST ACCESSIBLE ROUTE TO THE ACCESSIBLE ENTRANCES.
18. ADA ACCESSIBLE CAR PARKING SPACES SHALL BE A MINIMUM OF 8 FEET WIDE WITH AN ACCESS AISLE 5 FEET WIDE MINIMUM. VAN ACCESSIBLE PARKING SPACES SHALL BE AT LEAST 11 FEET WIDE WITH A 5' WIDE ACCESS AISLE. VAN ACCESSIBLE SPACES ARE ALSO ACCEPTABLE WITH AN 8 FOOT WIDTH AND 8 FOOT WIDE ACCESS AISLE. THE ACCESS AISLE, IN ALL CASES MUST EXTEND THE FULL LENGTH OF THE PARKING SPACE.
19. SURFACE SLOPES WITHIN THE PARKING SPACES AND AISLES SHALL NOT EXCEED 2% (1:48).
20. ACCESSIBLE AREAS INCLUDING PARKING SPACES, AISLES AND PATHWAYS, REQUIRE A MINIMUM VERTICAL CLEARANCE OF 98 INCHES.
21. ACCESSIBLE PARKING SPACES ARE REQUIRED TO BE IDENTIFIED BY SIGNS. THE SIGNS SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. VAN PARKING SPACES ARE REQUIRED TO BE DESIGNATED AS "VAN ACCESSIBLE". REFER TO DETAILS ON THIS SHEET.

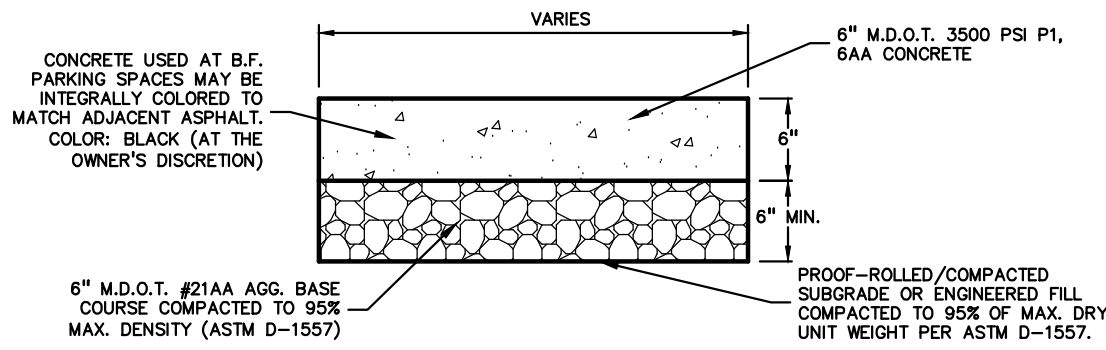
RAMP NOTES

1. SURFACE TEXTURE OF THE RAMP SHALL BE THAT OBTAINED BY A COARSE BROOMING, TRANSVERSE TO THE RUNNING SLOPE.
2. SIDEWALK SHALL BE RAMPED WHERE THE DRIVEWAY CURB IS EXTENDED ACROSS THE WALK.
3. CARE SHALL BE TAKEN TO ASSURE A UNIFORM GRADE ON THE RAMP, WHERE CONDITIONS PERMIT, IT IS DESIRABLE THAT THE SLOPE OF THE RAMP BE IN ONLY ONE DIRECTION, PARALLEL TO THE DIRECTION OF TRAVEL.
4. RAMP WIDTH SHALL BE INCREASED, IF NECESSARY, TO ACCOMMODATE SIDEWALK SNOW REMOVAL EQUIPMENT NORMALLY USED BY THE MUNICIPALITY.
5. WHEN 5' MINIMUM WIDTHS ARE NOT PRACTICABLE, RAMP WIDTH MAY BE REDUCED TO NOT LESS THAN 4' AND LANDINGS TO NOT LESS THAN 4' X 4'.
6. CURB RAMPS WITH A RUNNING SLOPE LESS THAN 5% DO NOT REQUIRE A TOP LANDING. HOWEVER, ANY CONTINUOUS SIDEWALK OR PEDESTRIAN ROUTE CROSSING THROUGH OR INTERSECTING THE CURB RAMP MUST INDEPENDENTLY MAINTAIN A CROSS SLOPE NOT GREATER THAN 2% PERPENDICULAR TO ITS OWN DIRECTION(S) OF TRAVEL.
7. DETECTABLE WARNING SURFACE COVERAGE IS 24" MINIMUM IN THE DIRECTION OF RAMP/PATH TRAVEL AND THE FULL WIDTH OF THE RAMP/PATH OPENING EXCLUDING CURBED OR FLARED CURB TRANSITION AREAS. A BORDER OFFSET NOT GREATER THAN 2" MEASURED ALONG THE EDGES OF THE DETECTABLE WARNING IS ALLOWABLE. FOR RADIAL CURB THE OFFSET IS MEASURED FROM THE ENDS OF THE RADIUS.
8. FOR NEW ROADWAY CONSTRUCTION, THE RAMP CROSS SLOPE MAY NOT EXCEED 2.0% FOR ALTERATIONS TO EXISTING ROADWAYS, THE CROSS SLOPE MAY BE TRANSITIONED TO MEET AN EXISTING ROADWAY EXISTING. THE CROSS SLOPE TRANSITION SHALL BE APPLIED UNIFORMLY OVER THE FULL LENGTH OF THE RAMP.
9. DRAINAGE STRUCTURES SHOULD NOT BE PLACED IN LINE WITH RAMPS. THE LOCATION OF THE RAMP SHOULD TAKE PRECEDENCE OVER THE LOCATION OF THE DRAINAGE STRUCTURE, WHERE EXISTING DRAINAGE STRUCTURES ARE LOCATED IN THE RAMP PATH OF TRAVEL, USE A MANUFACTURER'S ADA COMPLIANT GRATE. OPENINGS SHALL NOT BE GREATER THAN 1/2" ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.
10. THE TOP OF THE JOINT FILLER FOR ALL RAMP TYPES SHALL BE FLUSH WITH THE ADJACENT CONCRETE.
11. CROSSWALK AND STOP LINE MARKINGS, IF USED, SHALL BE SO LOCATED AS TO STOP TRAFFIC SHORT OF RAMP CROSSINGS. SPECIFIC DETAILS FOR MARKING APPLICATIONS ARE GIVEN IN THE "MICHIGAN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
12. FLARED SIDES WITH A SLOPE OF 10% MAXIMUM, MEASURED ALONG THE ROADSIDE CURB LINE, SHALL BE PROVIDED WHERE AN UNOBSTRUCTED CIRCULATION PATH LATERALLY CROSSES THE CURB RAMP. FLARED SIDES ARE NOT REQUIRED WHERE THE RAMP IS BORDERED BY LANDSCAPING, UNPAVED SURFACE OR PERMANENT FIXED OBJECTS. WHERE THEY ARE NOT REQUIRED, FLARED SIDES CAN BE CONSIDERED IN ORDER TO AVOID SHARP CURB RETURNS AT RAMP OPENINGS.
13. DETECTABLE WARNING PLATES MUST BE INSTALLED USING FABRICATED OR FIELD CUT UNITS CAST AND/OR ANCHORED IN THE PAVEMENT TO RESIST SHIFTING OR HEAVING.



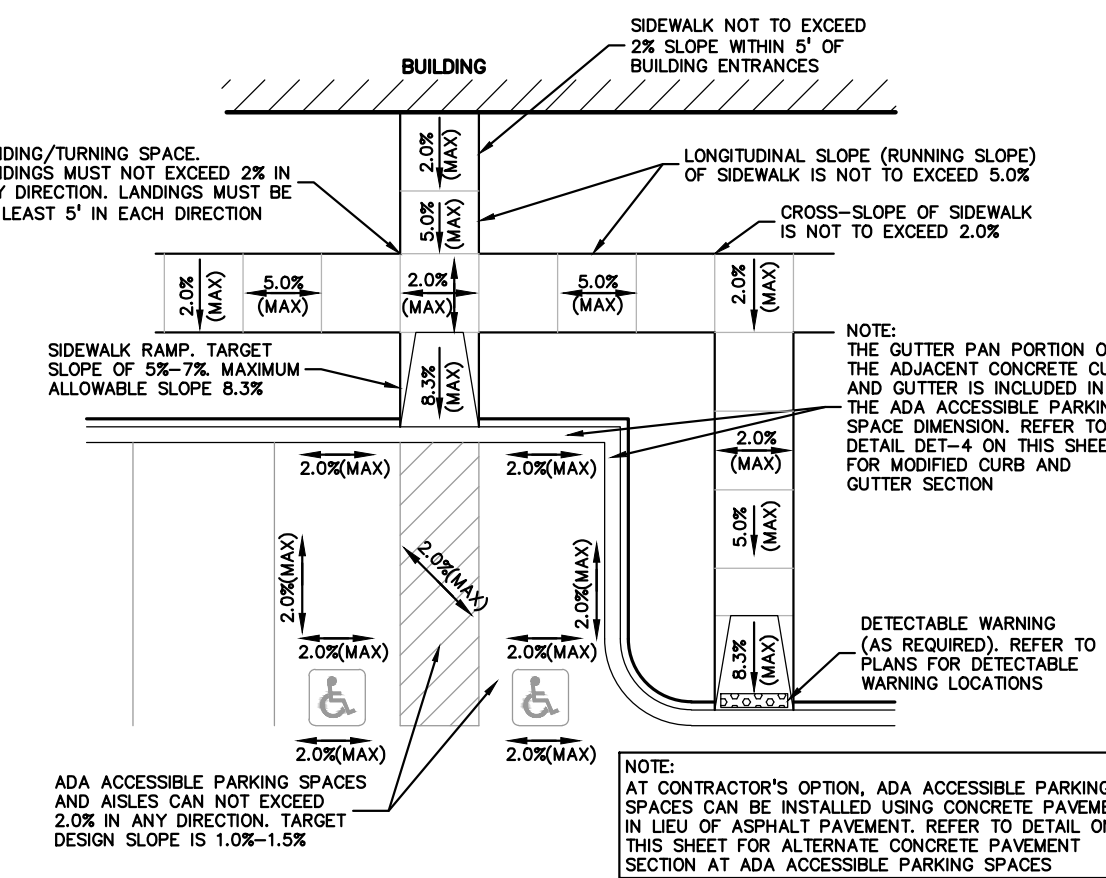
DETECTABLE WARNING DETAILS

NOT TO SCALE



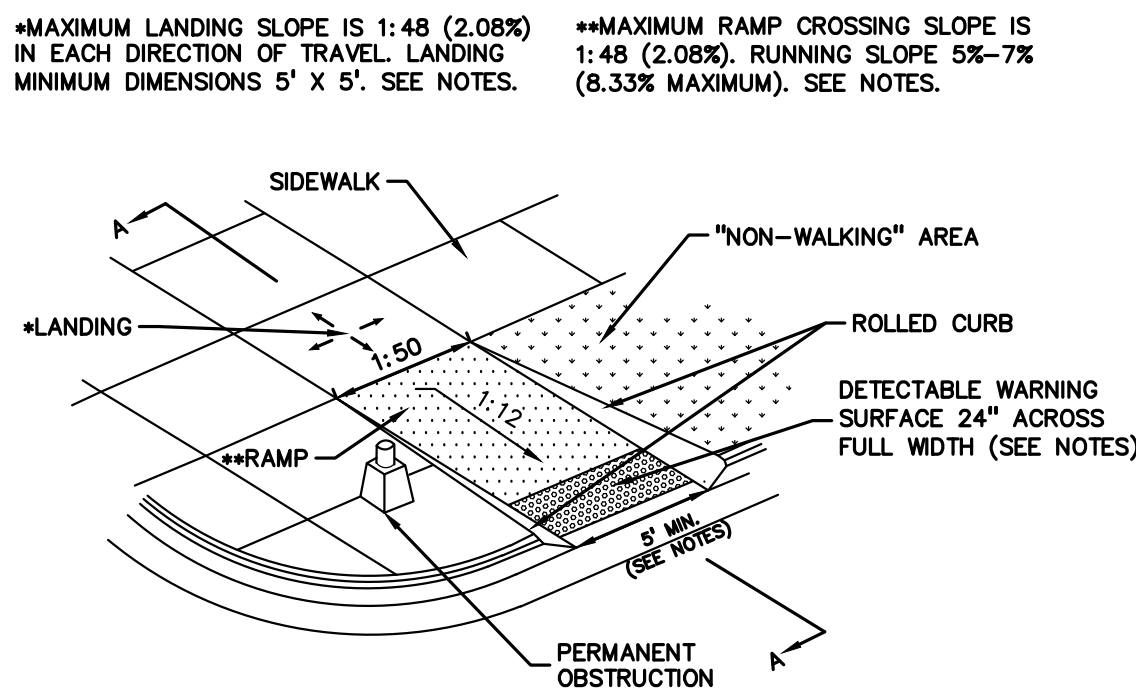
ADA ACCESSIBLE PARKING SPACE
ALTERNATE CONCRETE PAVEMENT DETAIL

NOT TO SCALE



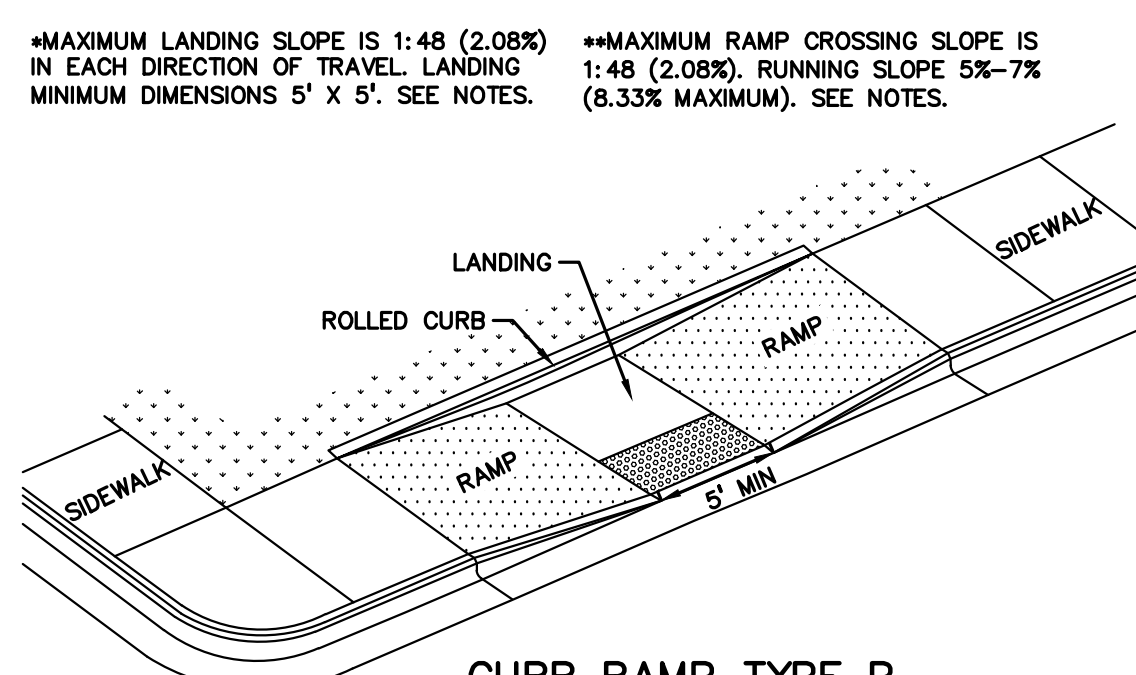
PARKING SPACE GRADING INFORMATION

NOT TO SCALE



CURB RAMP TYPE R

ROLLED (SIDES)
NOT TO SCALE

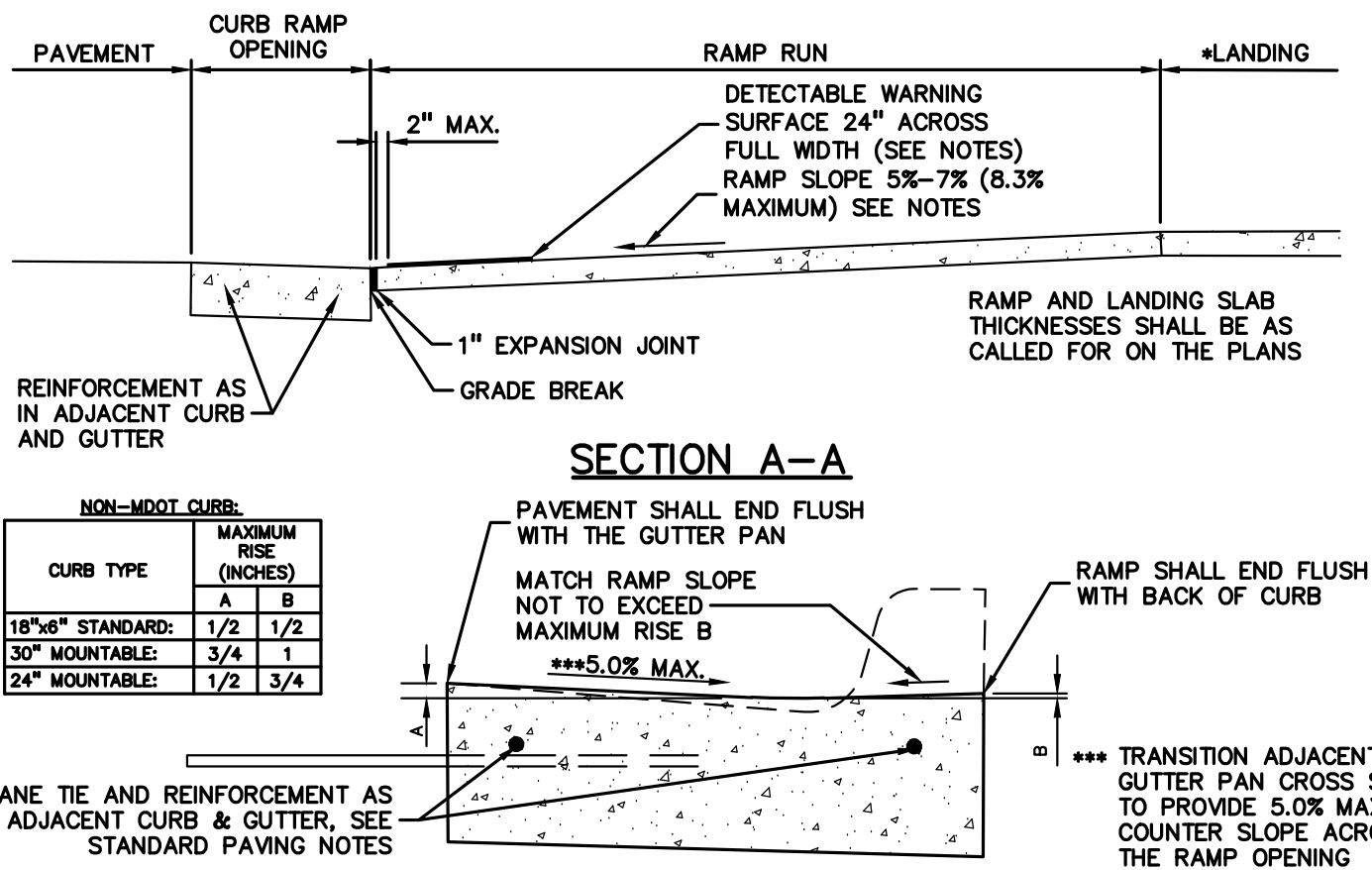


CURB RAMP TYPE P

(PARALLEL RAMP)
DO NOT USE IN AREAS WHERE PONDING MAY OCCUR
NOT TO SCALE

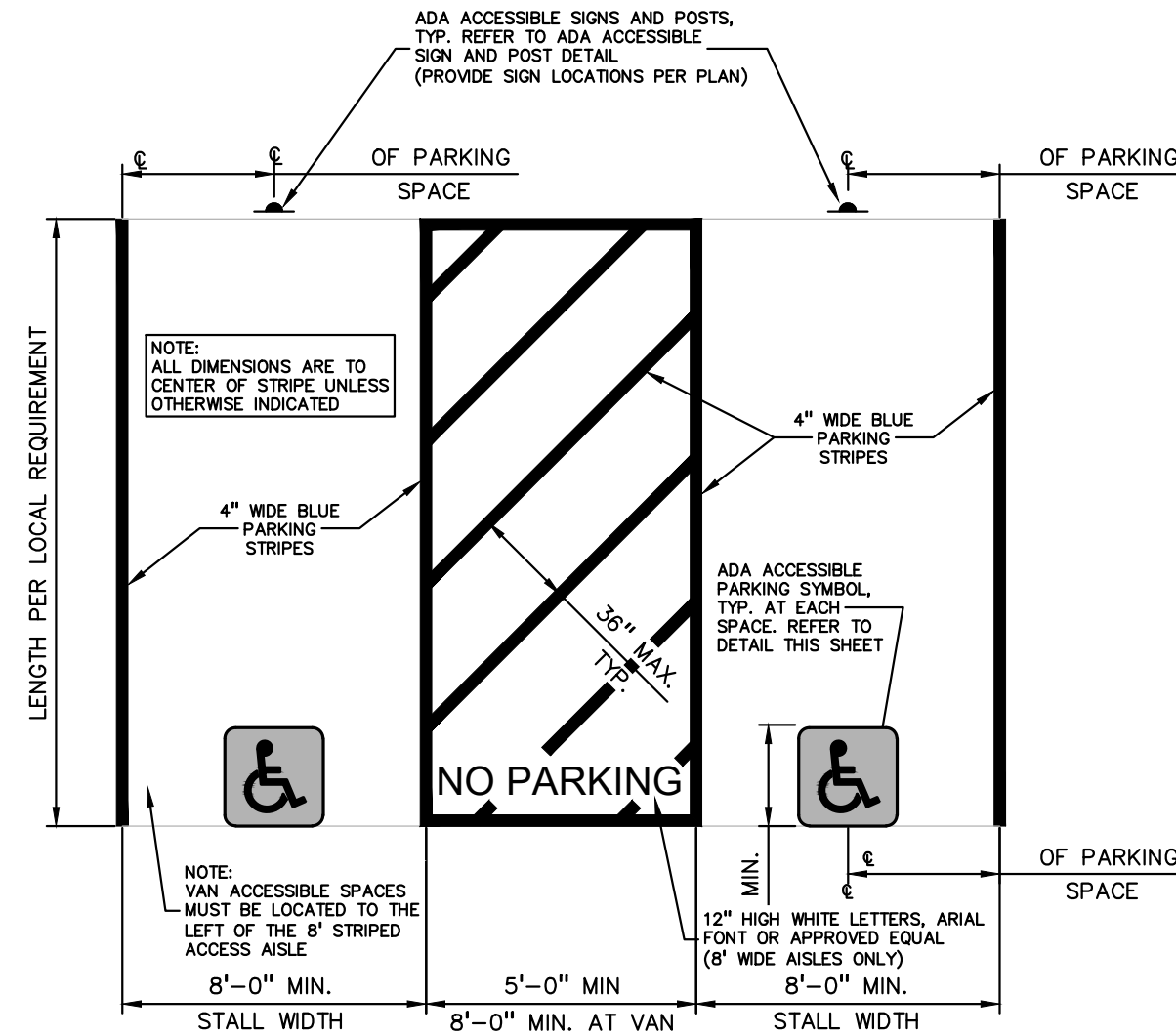
CURB TYPE	MAXIMUM RISE (INCHES)	
	A	B
B1	3/4	1
B2	3/4	1
B3	3/4	1
D1	3/4	1
D2	3/4	1
D3	3/4	1
C1	1/2	1/2
C2	1/2	1/2
C3	3/4	1/2
C4	3/4	1/2
C5	1	1/2
C6	1	1/2
F1	1/2	1/2
F2	1/2	1/2
F3	3/4	1/2
F4	3/4	1/2
F5	1	1/2
F6	1	1/2

FOR CURB TYPES SEE
STANDARD PLAN
R-30-SERIES



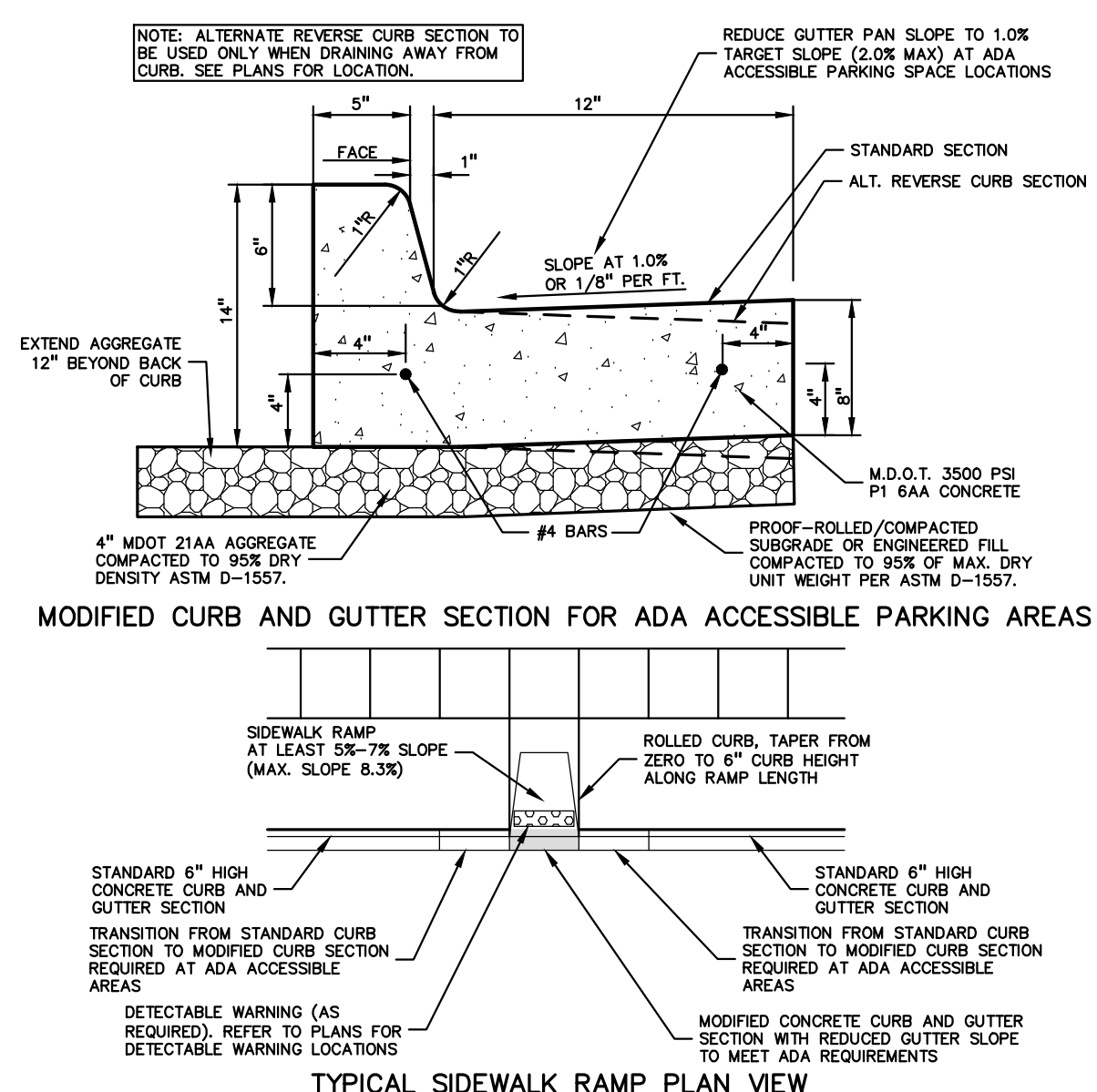
SECTION THROUGH CURB RAMP OPENING

(TYPICAL ALL RAMP TYPES)
NOT TO SCALE

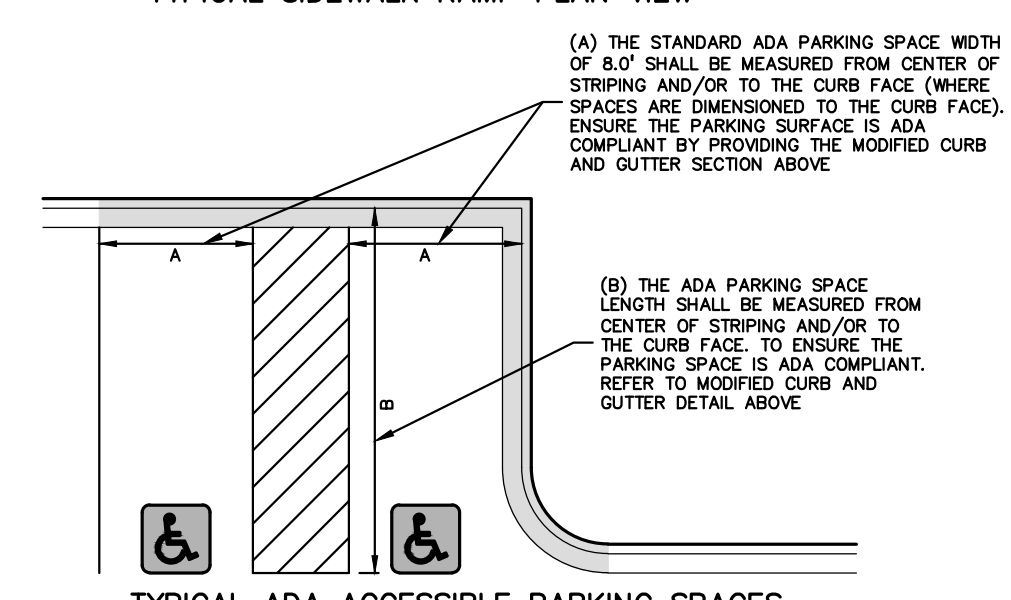


ADA ACCESSIBLE PARKING STALL DETAIL

NOT TO SCALE



TYPICAL SIDEWALK RAMP PLAN VIEW

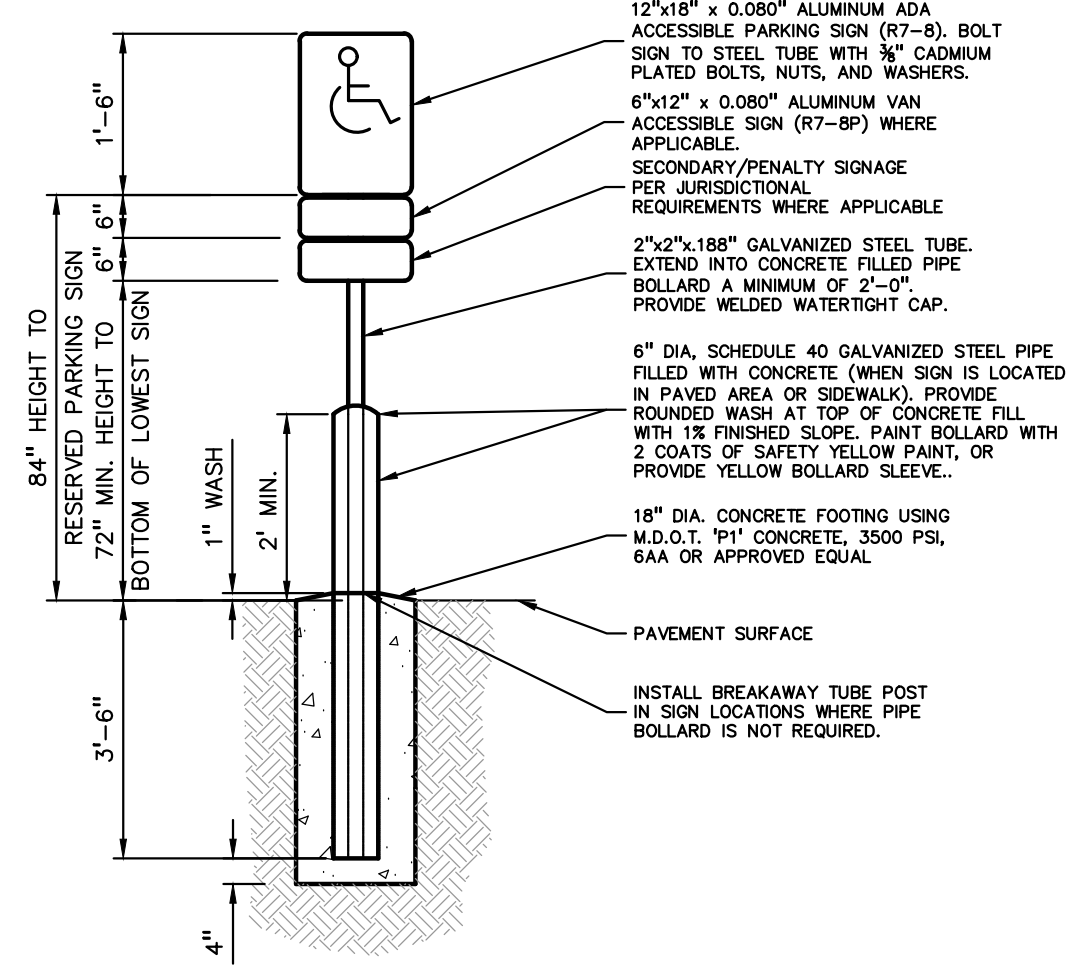


MODIFIED 18"x6" CONCRETE CURB AND GUTTER
DETAIL TO BE USED IN ADA ACCESSIBLE AREAS

NOT TO SCALE

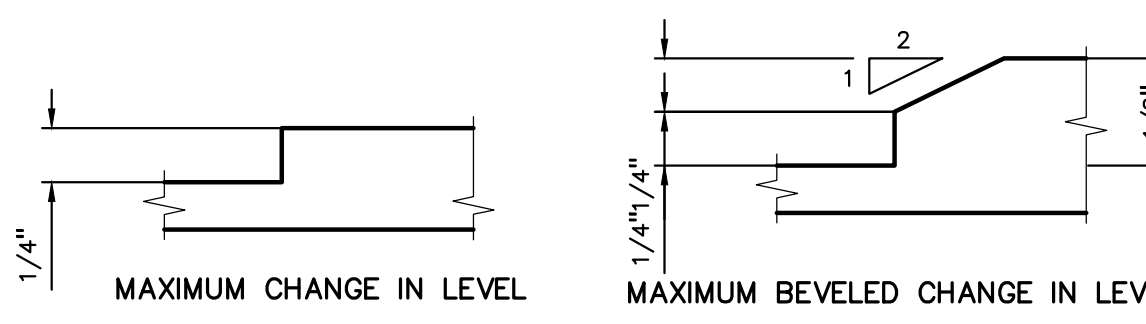
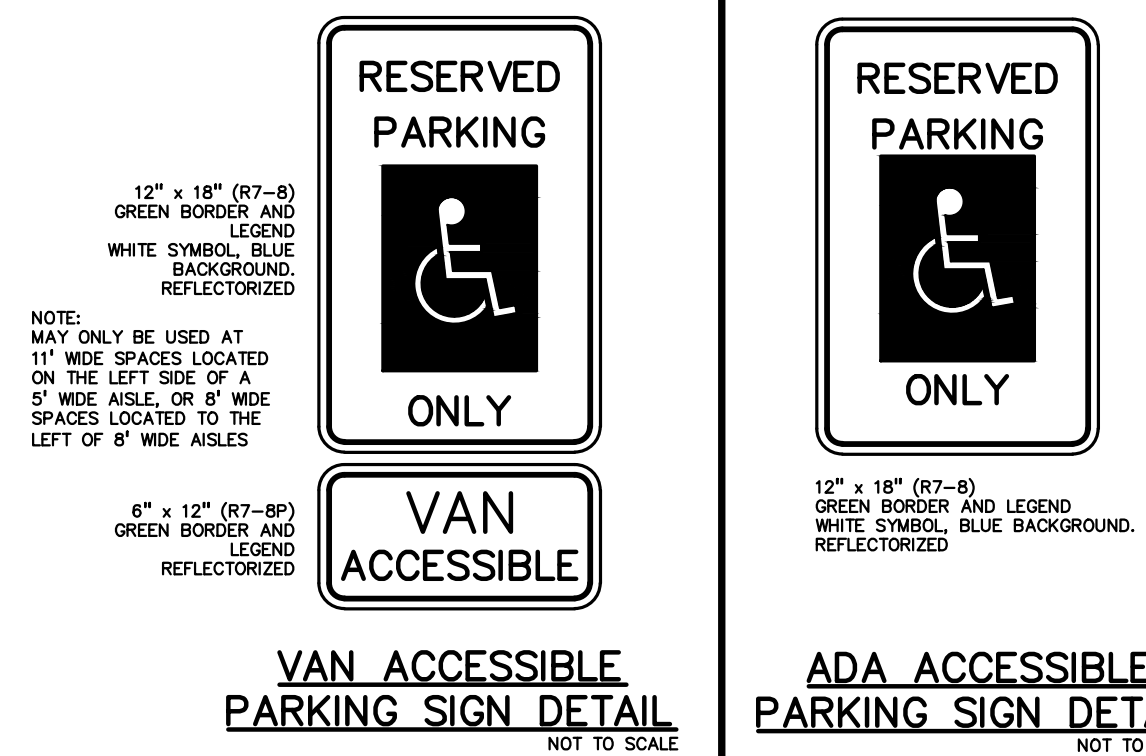
ADA ACCESSIBLE SIGN NOTES:

1. ONE SIGN IS REQUIRED AT EACH ADA ACCESSIBLE PARKING SPACE.
2. ALL SIGNS SHALL COMPLY WITH THE LATEST STANDARDS OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).
3. WHEN TWO ADA ACCESSIBLE PARKING SPACES ARE ADJACENT AND FACING EACH OTHER, TWO SIGNS ARE REQUIRED, BUT CAN BE MOUNTED ON THE SAME POST.
4. SIGN POSTS SHALL BE 2" NOM. SQUARE 14-GAUGE GALVANIZED STEEL TUBE WITH 7/16" HOLES AT 1" CENTERS. POSTS SHALL TELESCOPE INSIDE ANCHOR POSTS A MINIMUM OF 12".
5. ANCHOR POSTS SHALL BE 2.25" NOM. SQUARE 14-GAUGE GALVANIZED STEEL POST, A MINIMUM OF 3 FEET LONG.
6. IF THESE NOTES AND DETAILS CONFLICT WITH LOCAL CODES AND ORDINANCES, THE STRICTER REQUIREMENT SHOULD BE USED.
7. ALTERNATE MATERIALS MAY BE USED IF IN COMPLIANCE WITH ADA GUIDELINES AND LOCAL REQUIREMENTS.



ADA ACCESSIBLE SIGN AND POST DETAIL

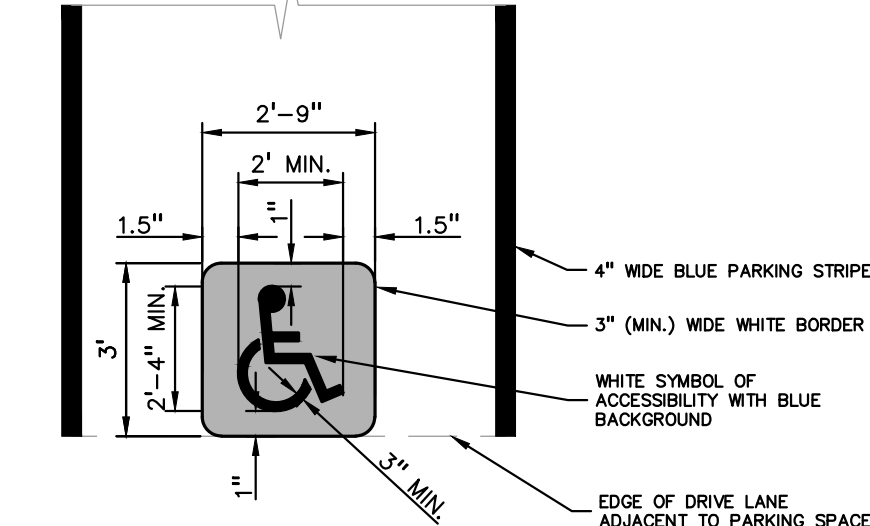
NOT TO SCALE



BARRIER FREE SURFACE
CHANGE IN LEVEL TOLERANCE

NOT TO SCALE

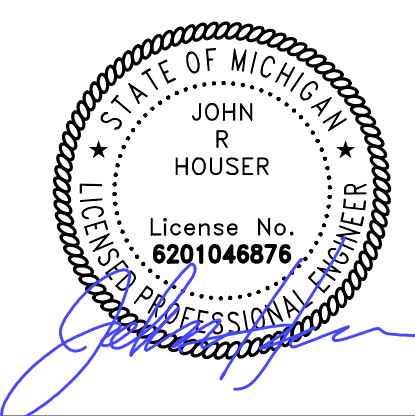
NOTES:
1. THE ADA ACCESSIBLE PARKING SYMBOL SHALL BE LOCATED IN THE CENTER OF THE PARKING SPACE AND ALONG THE EDGE OF THE ADJACENT DRIVE AISLE, TYP. 2. PARKING SYMBOL STRIPING SHALL HAVE A MINIMUM WIDTH OF 3".
3. CONTRACTOR SHALL ADHERE TO LOCAL/STATE JURISDICTIONAL REQUIREMENTS FOR ALL PAINTING WITHIN ACCESSIBLE SPACES.



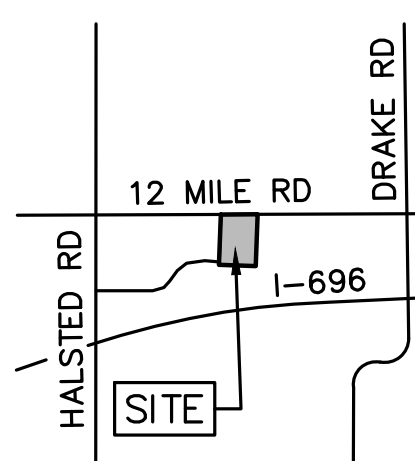
ADA ACCESSIBLE PARKING SYMBOL DETAIL
(INTERNATIONAL SYMBOL OF ACCESSIBILITY)

NOT TO SCALE

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811 Know what's below. Call before you dig.
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CLIENT
CUNNINGHAM LIMP COMPANY
28970 CABOT DR, STE. 100
NOVI, MI 48377

PROJECT TITLE
TLE FARMINGTON HILLS
THE MILE ROAD & INVESTMENT DRIVE
FARMINGTON HILLS, OAKLAND COUNTY, MI

REVISIONS	
ENGINEERING SUBMITTAL II	05-02-25
SIDEWALK/DUMPSTER SKETCH	05-30-25
SITE PLAN RESUBMITTAL	06-06-25

ORIGINAL ISSUE DATE:
FEBRUARY 21, 2025
DRAWING TITLE
DETAILS

PEA JOB NO. 24-0991
P.M. JRH
DN. PB
DES. PB

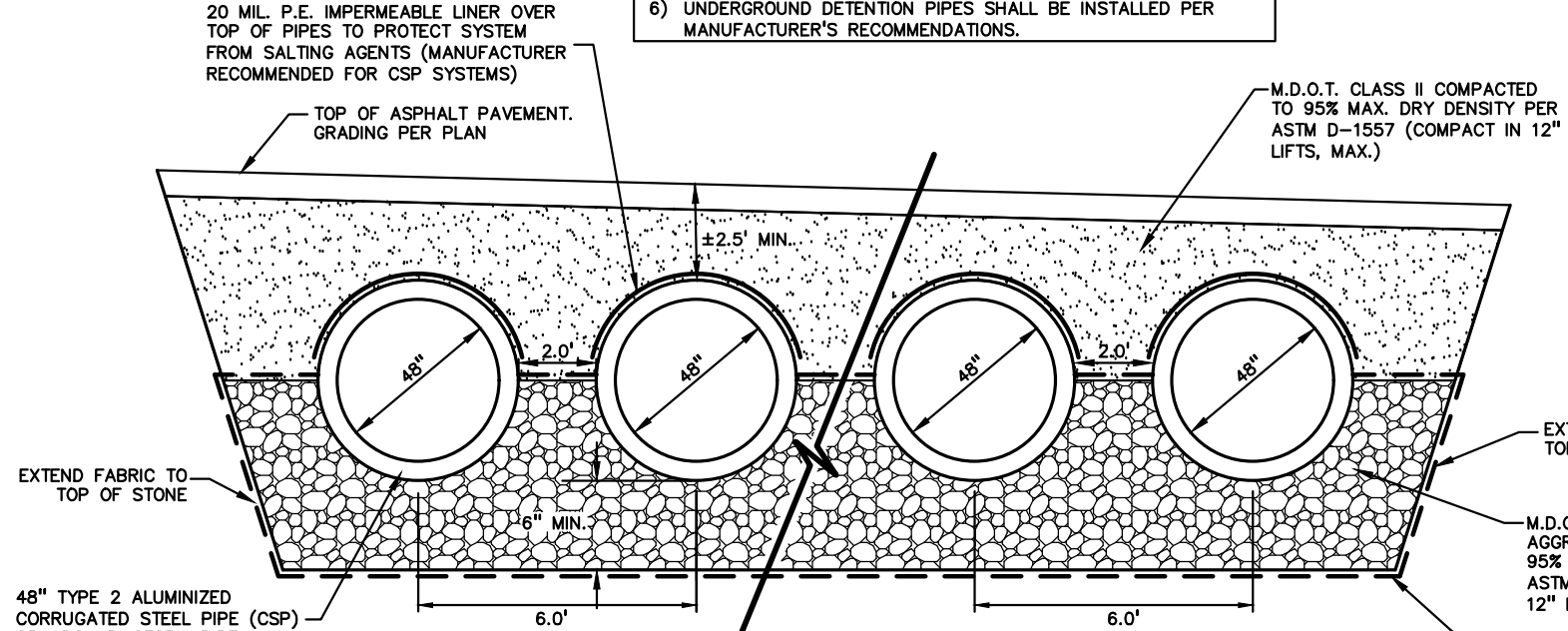
DRAWING NUMBER:

C-8.2

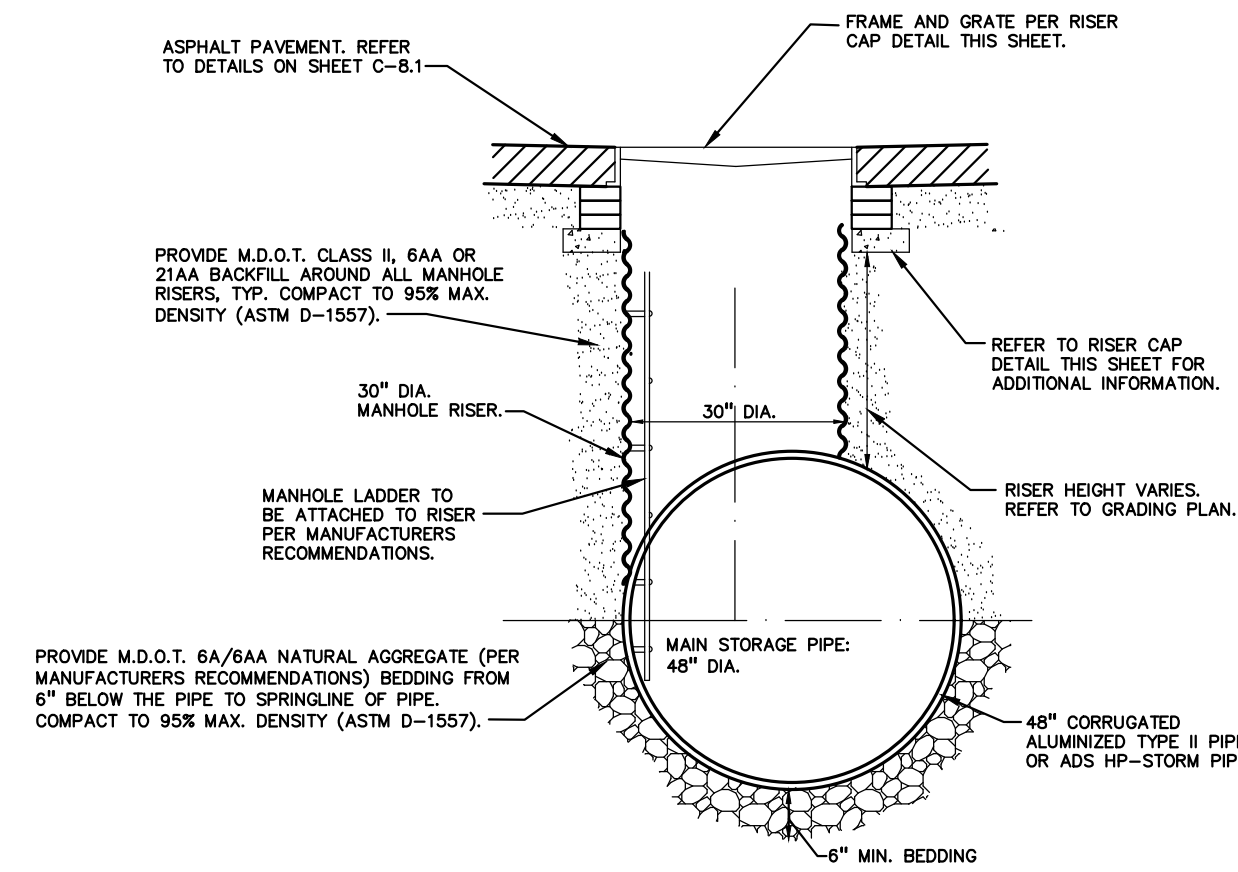
NOT FOR CONSTRUCTION

NOTE:
ALL CSP PIPE AND FITTING CONNECTIONS
REQUIRE MINIMUM 24" WIDE COUPLING BANDS.
ALL JOINTS ARE REQUIRED TO BE SOIL TIGHT.

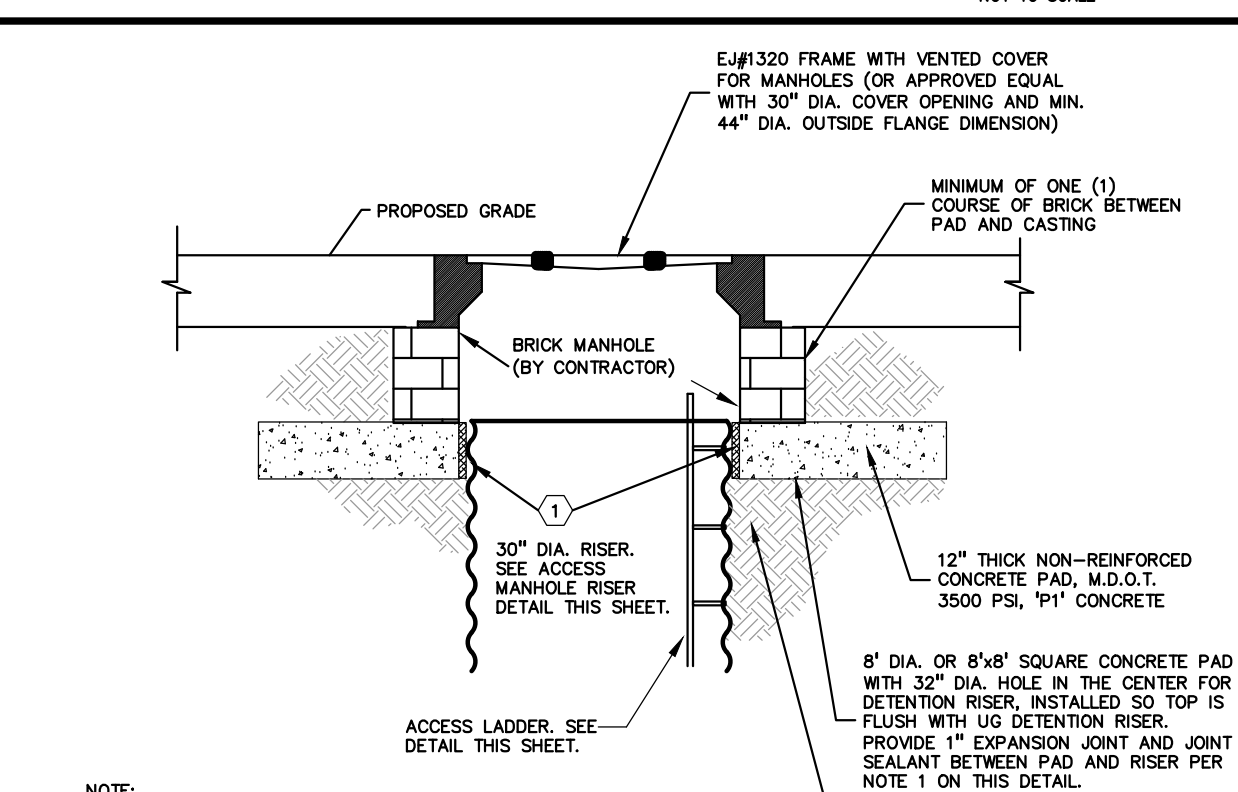
- NOTES:
- 1) CIRCULAR CSP SHALL CONFORM TO AASHTO M36 (ASTM-A760) AND SHALL BE MADE FROM ALUMINIZED TYPE II CORRUGATED 14 GAUGE STEEL CONFORMING TO AASHTO M274. THE USE OF CONTINUOUS WELDED SEAM PROCESS IN FABRICATION OF THE PIPES IS NOT PERMITTED. ALL PIPE AND FITTING CONNECTIONS REQUIRE MINIMUM 24" WIDE COUPLING BANDS.
 - 2) DUAL WALL HDPE PIPE SHALL CONFORM TO AASHTO M 294 AND SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321.
 - 3) ALL JOINTS ARE REQUIRED TO BE SOIL TIGHT.
 - 4) PIPE TO BE DESIGNED FOR 1/2" PAVEMENT LOADING.
 - 5) CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.
 - 6) UNDERGROUND DETENTION PIPES SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.



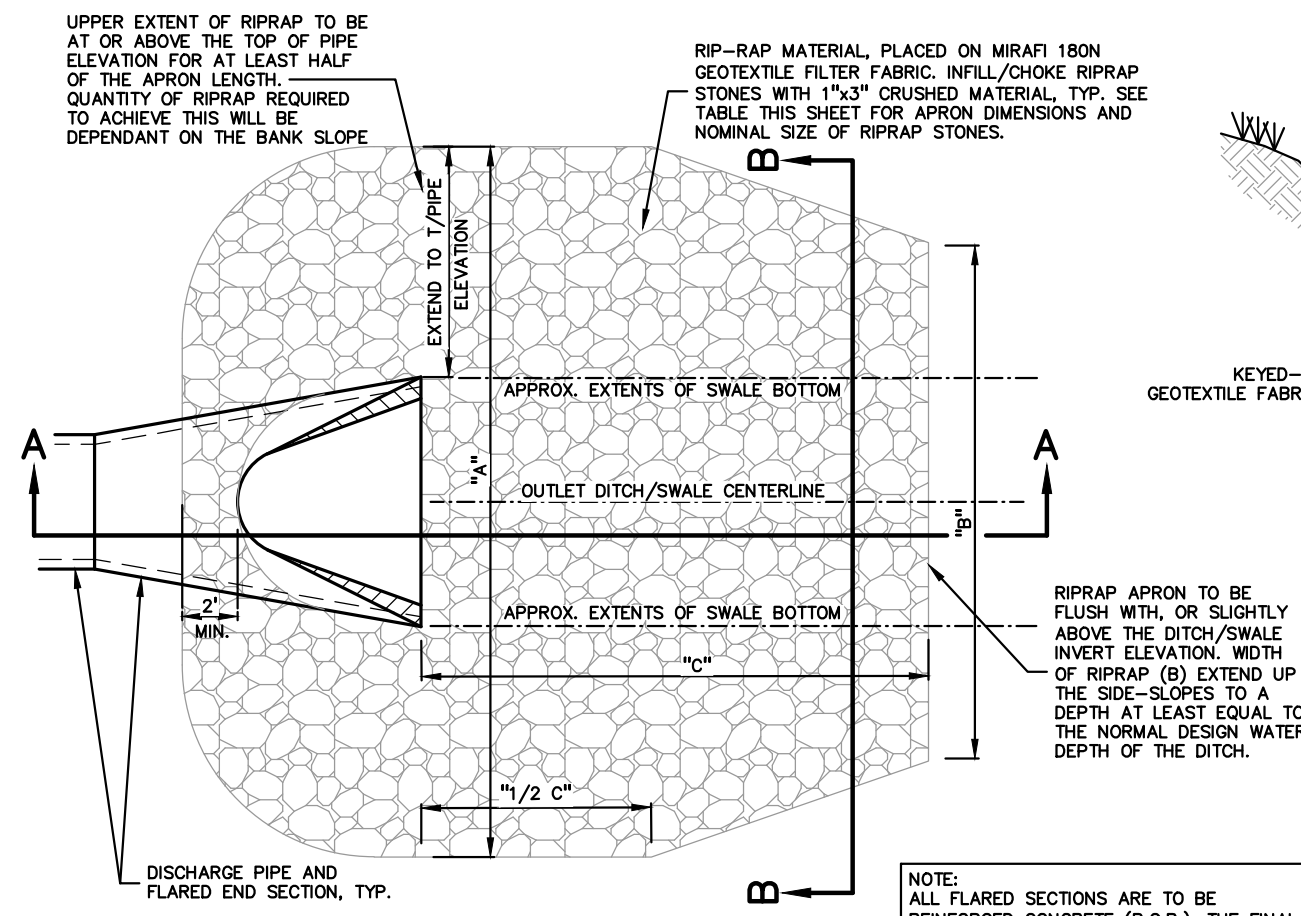
TYPICAL SECTION THRU DETENTION SYSTEM
NOT TO SCALE



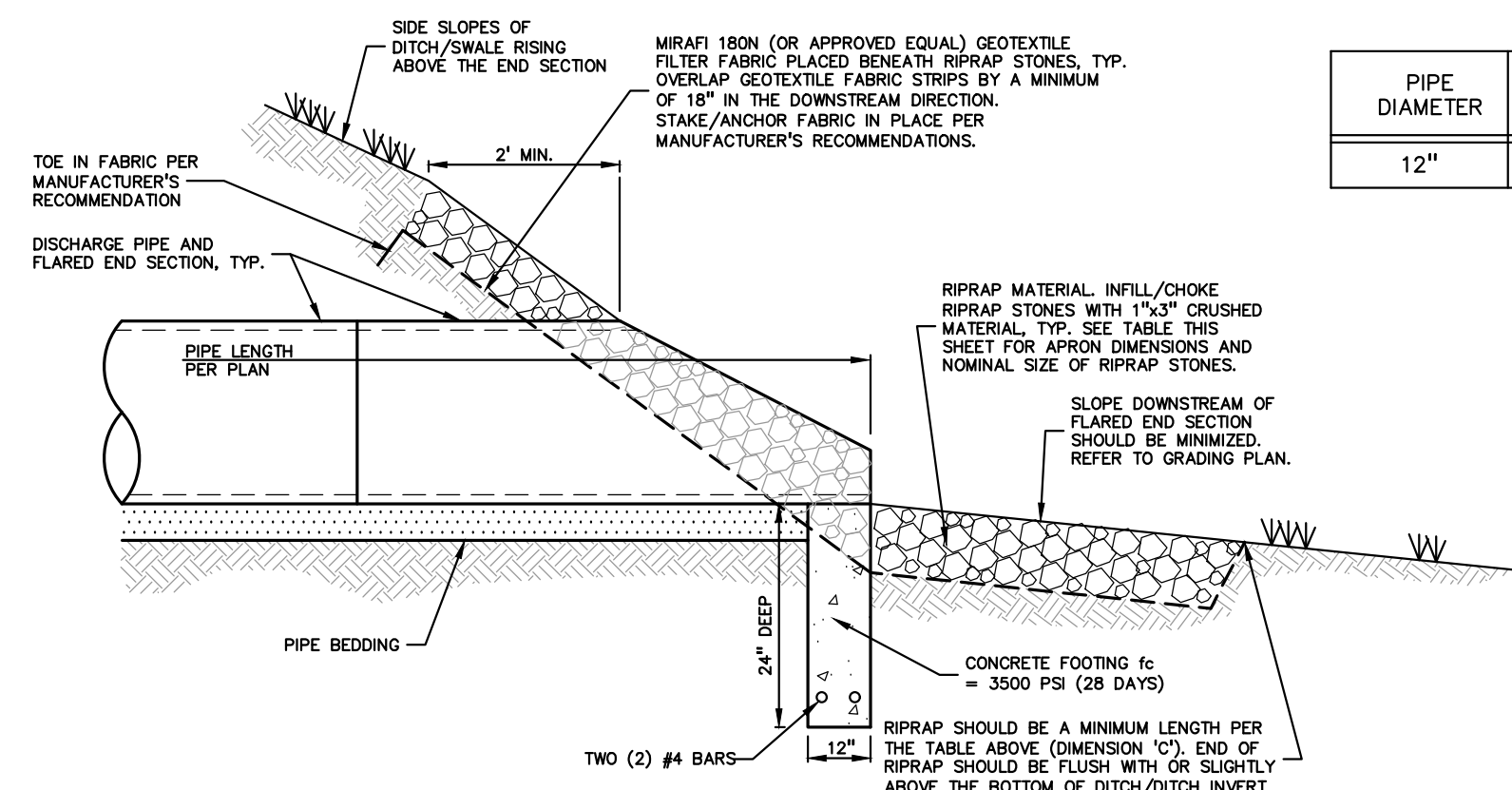
ACCESS MANHOLE RISER DETAIL
NOT TO SCALE



30" MANHOLE RISER CAP DETAIL
NOT TO SCALE



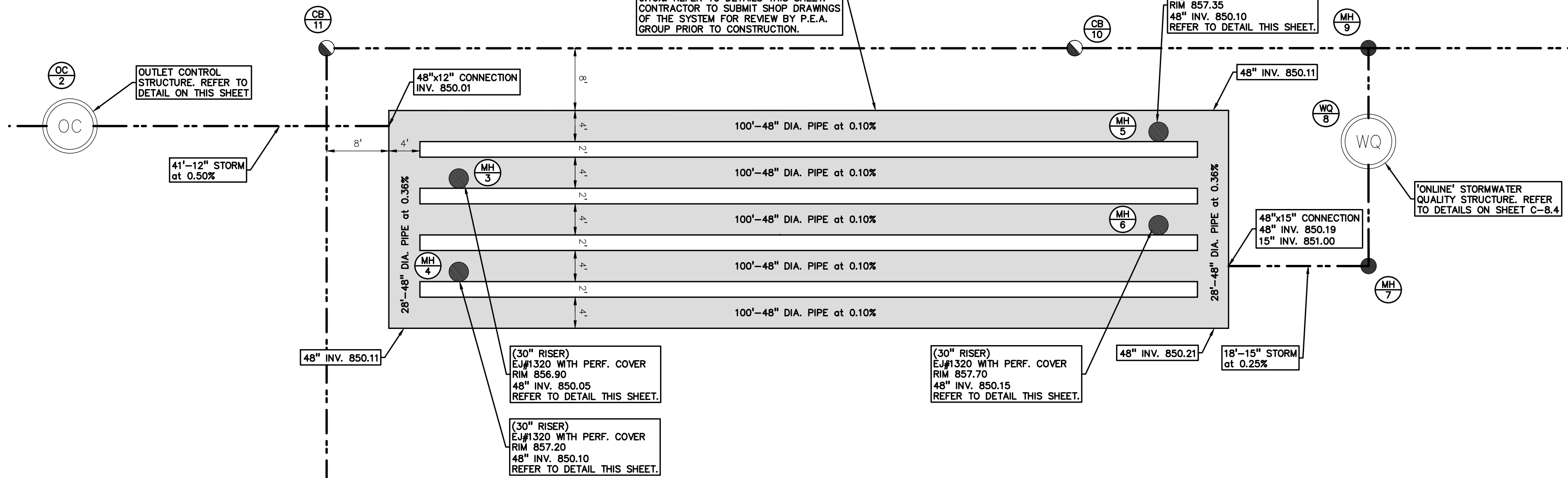
PLAN VIEW



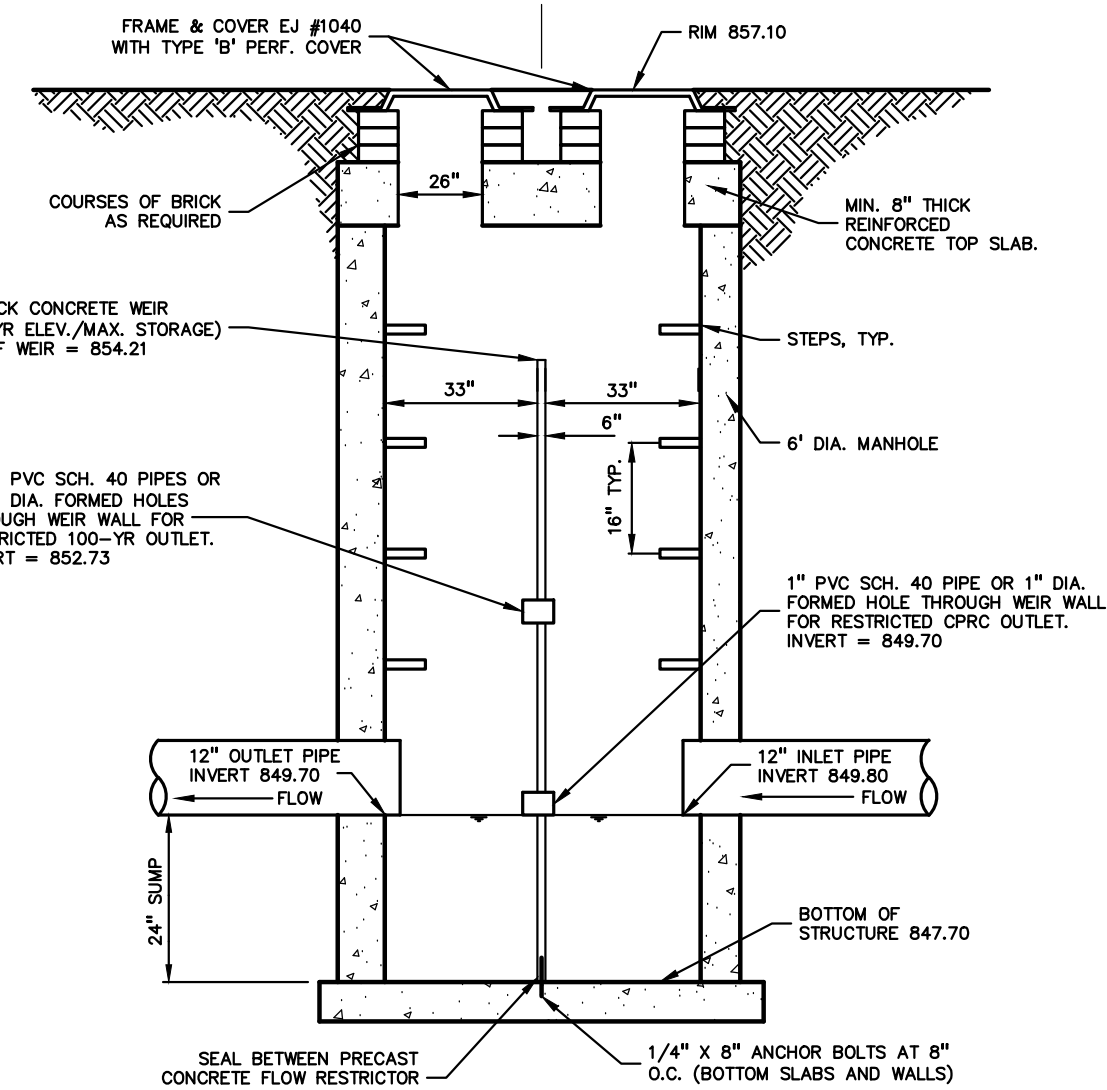
SECTION A-A

FLARED END SECTION AND RIPRAP
DETAIL FOR DITCH OR SWALE OUTLET
NOT TO SCALE

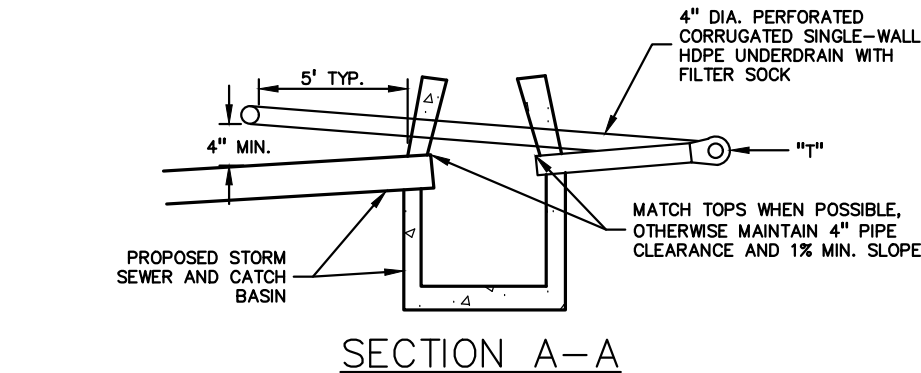
U.G. DETENTION SYSTEM:
556' OF 48" DIA. ALUMINIZED TYPE II
PIPE, OR 48" ADS HP-STORM PIPE AT
0.10% REFER TO DETAILS THIS SHEET.
CONTRACTOR TO SUBMIT SHOP DRAWINGS
OF THE SYSTEM FOR REVIEW BY P.E.A.
GROUP PRIOR TO CONSTRUCTION.



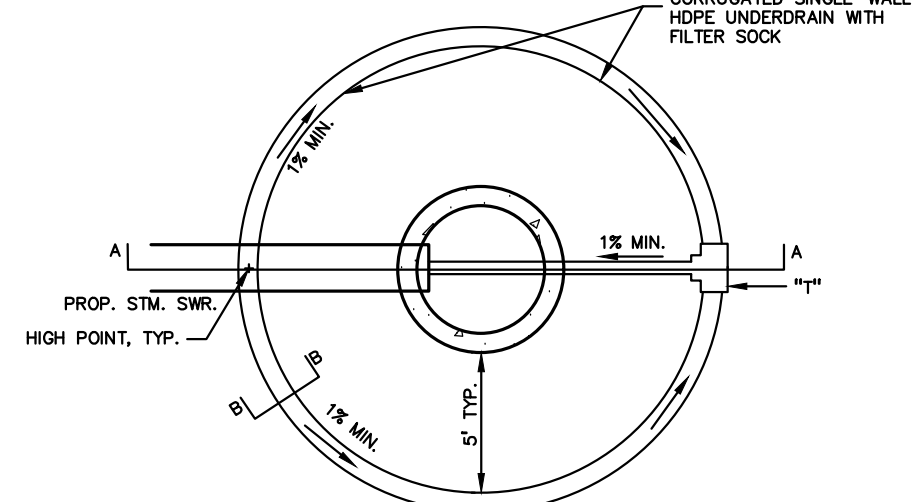
UNDERGROUND DETENTION SYSTEM DETAIL
SCALE: 1" = 10'



6" DIA. OUTLET CONTROL STRUCTURE (OC#2)
NOT TO SCALE

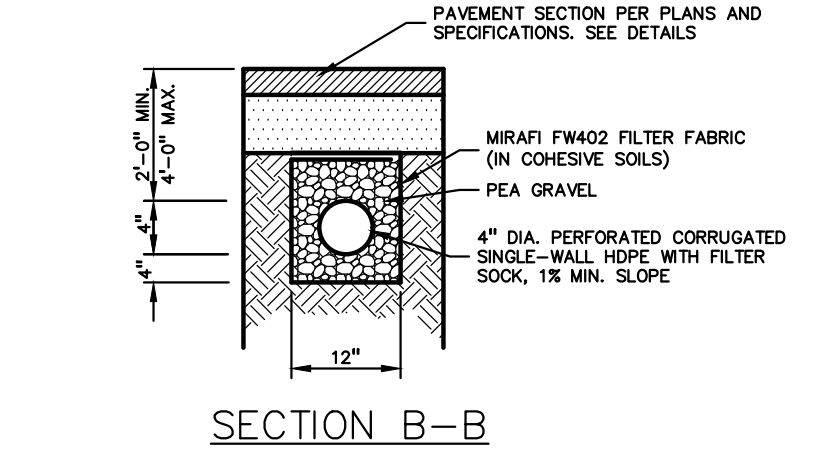


SECTION A-A

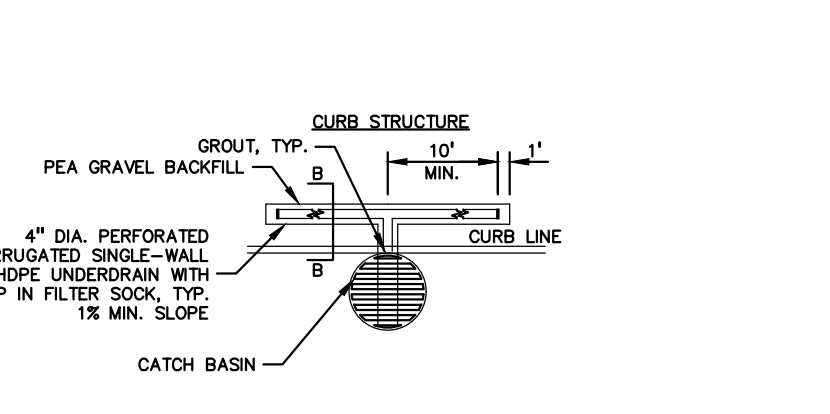


PLAN VIEW - PAVEMENT STRUCTURE

PAVEMENT INLET/CATCH BASIN UNDERDRAIN DETAIL
NOT TO SCALE

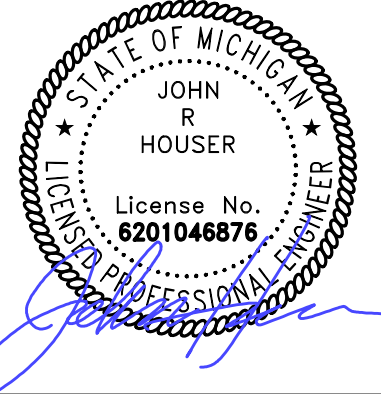


SECTION B-B

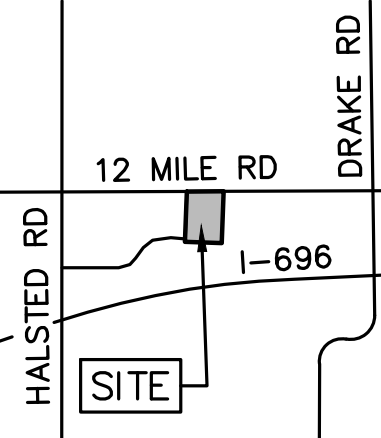


PLAN VIEW - CURB STRUCTURE

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LIMP COMPANY**
28970 CABOT DR. STE. 100
NOVI, MI 48377

PROJECT TITLE
**TLE
FARMINGTON
HILLS**
12 MILE ROAD & INVESTMENT DRIVE
FARMINGTON HILLS, OAKLAND COUNTY, MI

REVISIONS
ENGINEERING SUBMITTAL II 05-02-25
SIDEWALK/DUMPSTER SKETCH 05-30-25
SITE PLAN RESUBMITTAL 06-06-25

ORIGINAL ISSUE DATE:
FEBRUARY 21, 2025

DRAWING TITLE
DETAILS

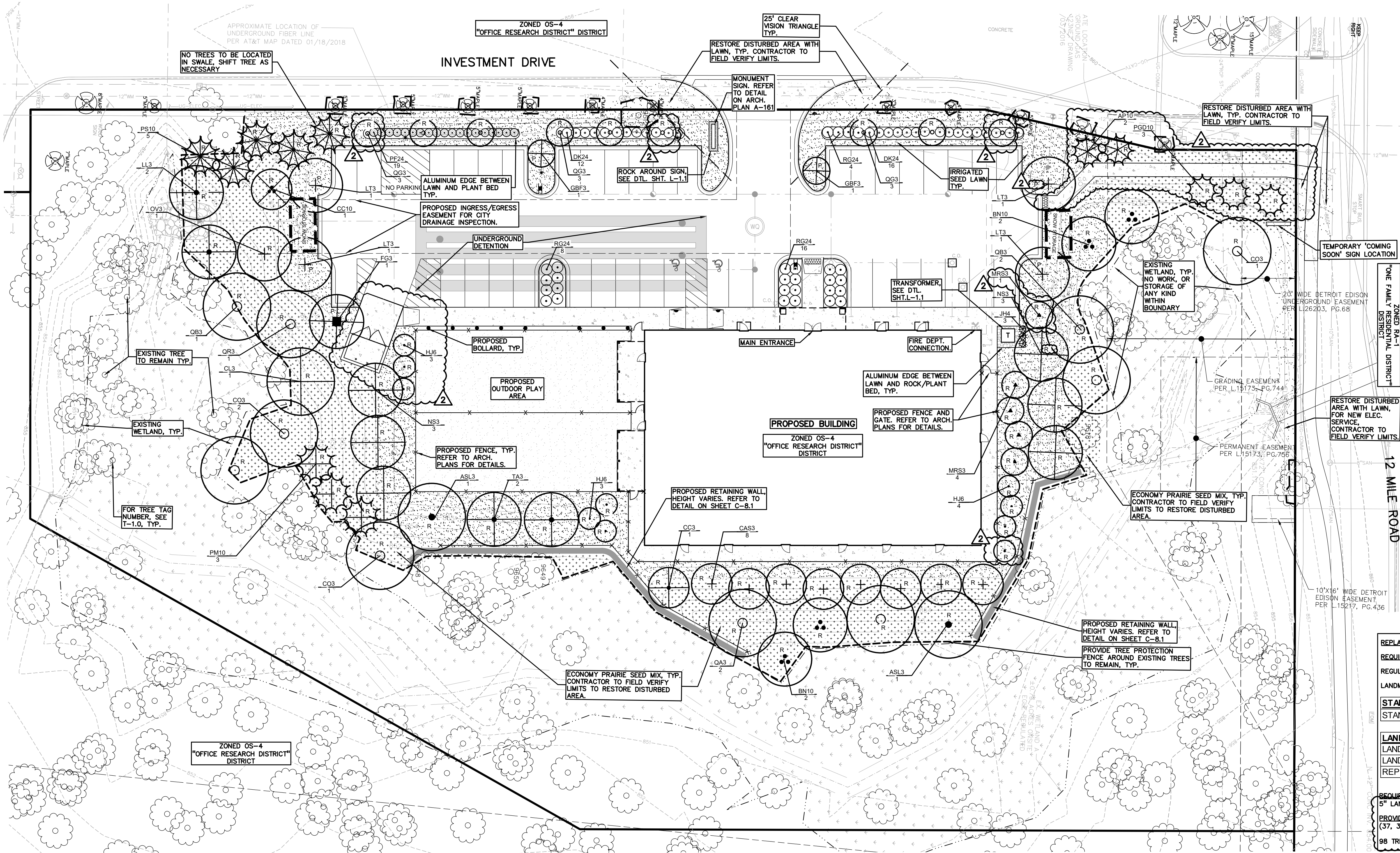
PEA JOB NO. 24-0991
P.M. JRH
DN. PB
DES. PB

DRAWING NUMBER:

C-8.3

NOT FOR CONSTRUCTION

S:\PROJECTS\2024\24-0991 TLE FARMINGTON HILLS\DWG\3 CONSTRUCTION-L-0-LANDSCAPE PLAN-24-0991.dwg PLOT DATE: 6/9/2025 BT: Janet Evans



KEY:

- = DECIDUOUS TREES
- = EVERGREEN TREES
- = RESTORE SEED LAWN
- = IRRIGATED SEED LAWN
- = ECONOMY PRAIRIE SEED MIX SEE DETAIL SHEET L-1.1
- = ROCK SEE DETAIL SHEET L-1.1
- = EXISTING TREES TO REMAIN WITH TREE PROTECTION FENCE
- = SNOW STORAGE AREA

SEE SHEET T-1.0 AND T-1.1 FOR TREE SPECIES, HEALTH AND SIZE
SEE SHEET L-1.1 FOR GENERAL NOTES AND LANDSCAPE DETAILS
LETTER DESIGNATION FOR LANDSCAPE ORDINANCE

P = PARKING LOT TREES
R = REPLACEMENT TREES

LANDSCAPE CALCULATIONS:
PER THE CITY OF FARMINGTON HILLS ZONING ORDINANCE
ZONING OS-4 OFFICE RESEARCH DISTRICT

PARKING LOT LANDSCAPE = P
REQUIRED: 1, 3" CAL. DEC. CANOPY TREE FOR EVERY 2,800 SF OF PAVEMENT.
(180 SF MIN. PARKING LOT ISLAND; SEPARATE PARKING LOT FROM PUBLIC THOROUGHFARE W/CONTINUOUS 2' HT. HEDGE/WALL OR BERM ALONG R.O.W.)
17,699 SF AREA OF P.V.M.T. EXP. / 2,800 = 6.3 TREES REQUIRED
REQUIRED: 7 DECIDUOUS TREES
PROVIDED: 7 PROPOSED DECIDUOUS AND 2' HT. HEDGE

GREENBELT BUFFER
REQUIRED: NONE PER CITY ORDINANCE

BUFFER/SCREENING BETWEEN USES
REQUIRED: PLANTINGS AND 6' HT. WALL OR BERM BETWEEN B-2/B-3 DISTRICT AND RC-2 DISTRICT
EXISTING DENSE VEGETATION TO THE NORTH AND EAST AND SURROUNDING WETLAND
NOTE: TREES/SHRUBS SHALL BE NO CLOSER THAN 4' FROM P/L

REPLACEMENT TREES = R	(WITH 3" DEC. TREE OR 10' HT. EVG)
REQUIRED:	(TREE FUND AT \$ 400.00 RATE PER TREE)
REGULATED TREES REMOVED: REPLACE 1:1	
LANDMARK TREES REMOVED: REPLACE DBH x 0.25	
STANDARD TREES	
STANDARD TREES REMOVED:	170 (1:1 REPLACEMENT)
LANDMARK TREES	
LANDMARK TREES REMOVED:	2
LANDMARK TREE DBH REMOVED:	36 (25% DBH REPLACEMENT)
REPLACEMENT DBH REQUIRED:	9 INCHES
REQUIRED: 170, 3" DEC. TREES OR 10' HT. EVG	
5" LANDMARK = 3, 3" + 170 REGULATED TREES = 173 TOTAL TREES	
PROVIDED: 75 TREES;	
(37, 3" DEC TREES; 25, 3" ORN. TREES AND 13, 10' EVG TREES)	
98 TREES TO PAY INTO TREE FUND AT \$ 400.00 RATE PER TREE	

NOTES PER FARMINGTON HILLS:

- The following notes must be included on the plan:
 - A Tree Permit must be obtained from the Planning Office prior to all tree removal activity involving trees six inches (6") or more DBH in accordance with the City of Farmington Hills Zoning Chapter 34-5.59.
 - Trees must be planted no closer than six feet (6') to public utilities.
 - All required landscape material indicated on approved plans will be required through the life of the project and must be replaced if removed or dead.
 - 4 foot (4') high wood snow fencing or other rigid material is to be erected around the drip line of all trees to be saved in accordance with the City of Farmington Hill Zoning Ordinance Chapter 34-5.18.
 - Required landscape material shall satisfy American Association of Nurseryman Standards and be:
 - Nursery grown.
 - State Department of Agriculture inspected.
 - No. 1 grade with straight unscarred trunk and well developed uniform crown (puck grade trees will not be accepted).
 - Planted per City of Farmington Hills details and specifications and in accordance with City of Farmington Hills Chapter 34-5.14.
 - Guaranteed for one year.
 - Replacement trees shall have shade potential and other characteristics comparable to the trees proposed for removal.

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS
SHRUBS								
DK24	28	DIERVILLA X 'G2X88544'	KODIAK® ORANGE DIERVILLA	24" HT.	CONT.	3' O.C.	NATIVE	
JH4	3	JUNIPERUS CHINENSIS 'HETZI'	HETZI COLUMN JUNIPER	4" HT.	B&B OR CONT.	36" O.C.	NON-NATIVE	
PF24	19	POTENTILLA FRUTICOSA 'ABBOTTWOOD'	ABBOTTWOOD BUSH CINQUEFOIL	24" HT.	CONT.	36" O.C.	NATIVE	
RG24	28	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	24" SPRD	CONT.	4' O.C.	NATIVE	
	78	SUBTOTAL:						

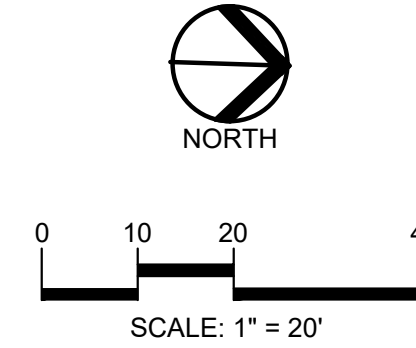
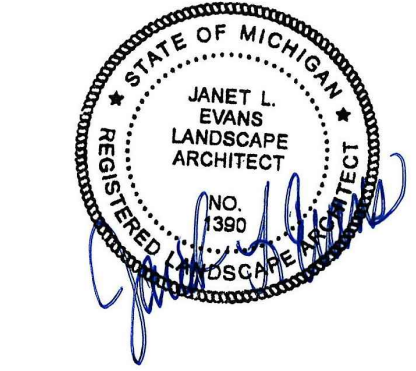
EVERGREEN TREES								
API10	4	ABIES BALSAMEA PHANEROLEPIS	CANAAN BALSAM FIR	10' HT.	B&B		PER PLAN	NATIVE
PGD10	3	PICEA GLAUCOA 'DENSATA'	BLACK HILLS SPRUCE	10' HT.	B&B		PER PLAN	NATIVE
PS10	5	PINUS STROBUS	EASTERN WHITE PINE	10' HT.	B&B		PER PLAN	NATIVE
PM10	3	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	10' HT.	B&B		PER PLAN	NATIVE
	13	SUBTOTAL:						

ORNAMENTAL TREES								
CC10	1	CERCIS CANADENSIS	EASTERN REDBUD	10' HT.	B&B		PER PLAN	NATIVE
CC3	1	CERCIS CANADENSIS	EASTERN REDBUD	3" CAL.	B&B		PER PLAN	NATIVE
CC3	1	CORNUS FLORIDA 'APPALACHIAN SPRING'	APPALACHIAN SPRING DOGWOOD	3" CAL.	B&B		PER PLAN	NATIVE
CC3	1	HAMAMELIS X INTERMEDIA 'JELENA'	JELENA WITCH HAZEL	6" HT.	B&B		PER PLAN	NATIVE
MR33	5	MAGNOLIA STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA	3" CAL.	B&B		PER PLAN	NON-NATIVE
	5	SUBTOTAL:						

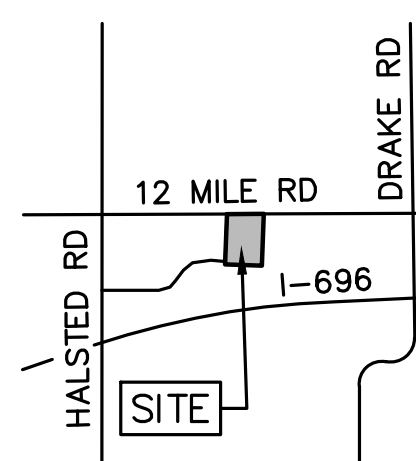
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS
DECIDUOUS TREES								
ASL3	2	ACER SACCHARUM 'LEGACY'	LEGACY SUGAR MAPLE	3" CAL.	B&B		PER PLAN	NATIVE
BN10	4	BETULA NIGRA	RIVER BIRCH	10' HT.	B&B		PER PLAN	ADAPTED NATIVE
CO3	4	CELTIS OCCIDENTALIS	COMMON HACKBERRY	3" CAL.	B&B		PER PLAN	NATIVE
CL3	1	CLADRASTIS LUTEA	AMERICAN YELLOWWOOD	3" CAL.	B&B		PER PLAN	ADAPTED NATIVE
FG3	1	FAGUS GRANDIFOLIA	AMERICAN BEECH	3" CAL.	B&B		PER PLAN	NATIVE
GBF3	2	GINKGO BILOBA 'FASTIGIATA'	FASTIGIATE MAIDENHAIR TREE	3" CAL.	B&B		PER PLAN	NON-NATIVE
		LARIX LARICINA	TAMARACK	3" CAL.	B&B		PER PLAN	NATIVE
		LIRIODENDRON TULIPIFERA	TULIP POPLAR	3" CAL.	B&B		PER PLAN	NATIVE
		NYSSA SYLVATICA	TUPELO	3" CAL.	B&B		PER PLAN	NATIVE
		Ostrya virginiana	AMERICAN HOPHORNBEAM	3" CAL.	B&B		PER PLAN	NATIVE
		QUERCUS ALBA	WHITE OAK	3" CAL.	B&B		PER PLAN	NATIVE
		QUERCUS BICOLOR	SWAMP WHITE OAK	3" CAL.	B&B		PER PLAN	NATIVE
		QUERCUS ROBUR X ALBA 'JFS-KW2QX'	SKINNY GENES® OAK	3" CAL.	B&B		PER PLAN	NATIVE
		QUERCUS RUBRA	RED OAK	3" CAL.	B&B		PER PLAN	NATIVE
		TILIA AMERICANA 'AMERICAN SENTRY'	AMERICAN SENTRY LINDEN	3" CAL.	B&B		PER PLAN	NATIVE
		SUBTOTAL:						

ORNAMENTAL TREES								
CC10	1	CERCIS CANADENSIS	EASTERN REDBUD	10' HT.	B&B		PER PLAN	NATIVE
CC3	1	CERCIS CANADENSIS	EASTERN REDBUD	3" CAL.	B&B		PER PLAN	NATIVE
CC3	1	CORNUS FLORIDA 'APPALACHIAN SPRING'	APPALACHIAN SPRING DOGWOOD	3" CAL.	B&B		PER PLAN	NATIVE
CC3	1	HAMAMELIS X INTERMEDIA 'JELENA'	JELENA WITCH HAZEL	6" HT.	B&B		PER PLAN	NATIVE
MR33	5	MAGNOLIA STELLATA 'ROYAL STAR'	ROYAL STAR MAGNOLIA	3" CAL.	B&B		PER PLAN	NON-NATIVE
	5	SUBTOTAL:						

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PROJECT TITLE
TLE FARMINGTON HILLS
12 MILE ROAD & INVESTMENT DRIVE
FARMINGTON HILLS, OAKLAND COUNTY, MI

REVISIONS		
ENGINEERING SUBMITTAL II	05-02-25	
SIDEWALK/DUMPSTER SKETCH	05-30-25	
SITE PLAN RESUBMITTAL	06-08-25	

ORIGINAL ISSUE DATE:
FEBRUARY 21, 2025

DRAWING TITLE
LANDSCAPE PLAN

PEA JOB NO. 24-0991

P.M. JRH

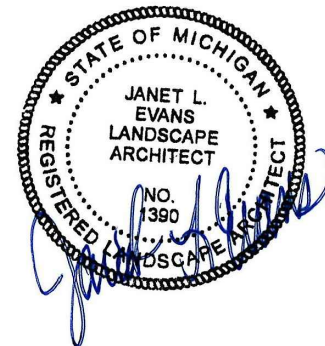
DN. CAL

DES. JLE

DRAWING NUMBER:

NOT FOR CONSTRUCTION

L-1.0



NATIVE SEED MIX, BY STANTEC NATIVE PLANT NURSERY, 574-586-2412, OR EQUAL SPECIES TO BE NATIVE TO COUNTY, NO INVASIVE SPECIES ALLOWED
FOR ALL SEED MIXES, PROVIDE EROSION MAT ON SLOPES AND AREAS OF WASH OUT TYP. INSTALL AND PREP PER MANUFACTURES SPECIFICATIONS.

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

Botanical Name	Common Name
Permanent Grasses/Sedges/Rushes:	
<i>Andropogon gerardii</i>	Big Bluestem
<i>Bouteloua curtipendula</i>	Side Oats Grama
<i>Carex spp.</i>	Prairie Sedge Mix
<i>Elymus canadensis</i>	Canada Wild Rye
<i>Panicum virgatum</i>	Switch Grass
<i>Schizachyrium scoparium</i>	Little Bluestem
<i>Sorghastrum nutans</i>	Indian Grass

Temporary Cover:	
<i>Avena sativa</i>	Common Oat
<i>Lolium multiflorum</i>	Annual Rye

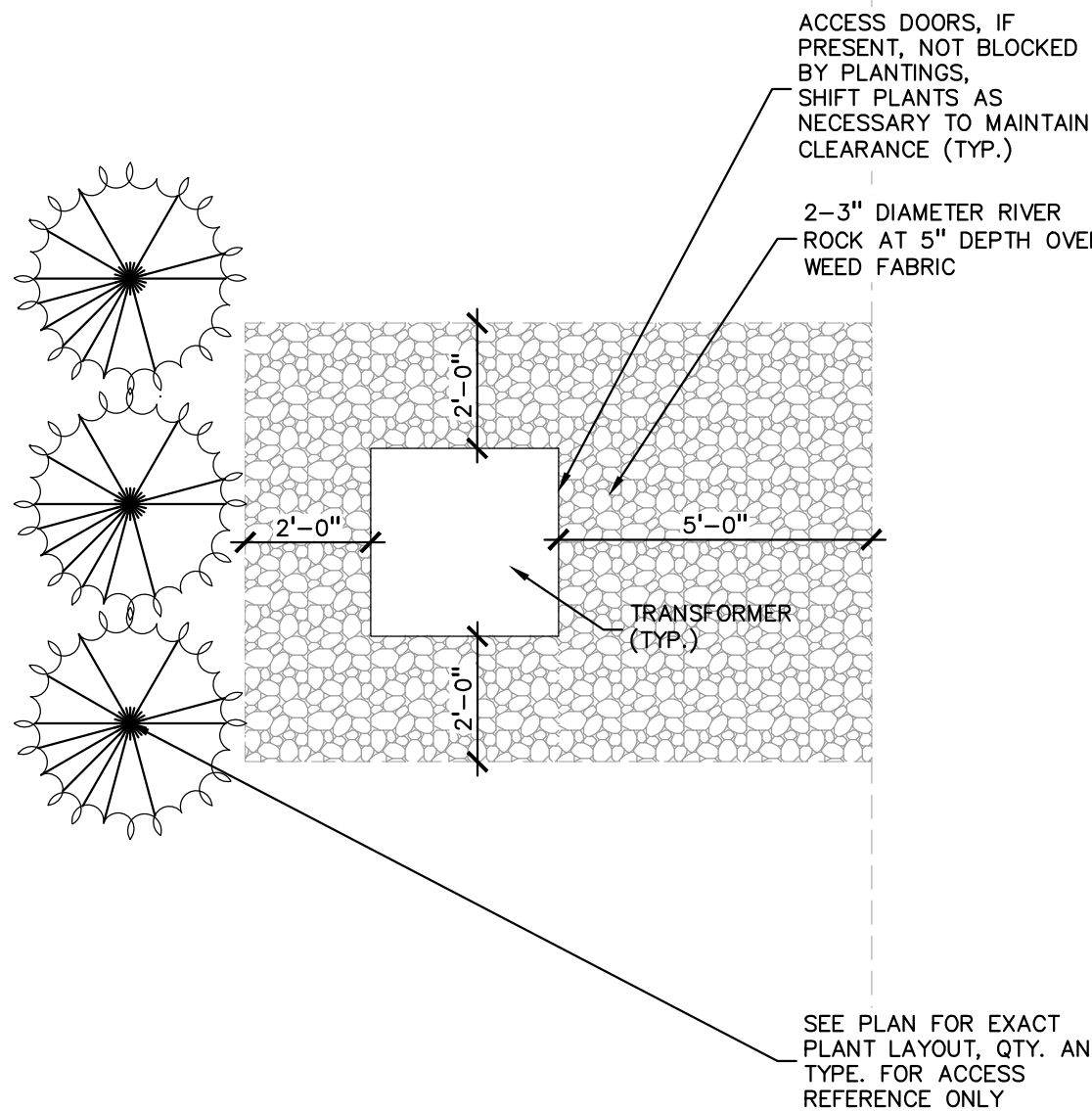
Forbs & Shrubs:	
<i>Asclepias syriaca</i>	Common Milkweed
<i>Asclepias tuberosa</i>	Butterfly Weed
<i>Chamaecrista fasciculata</i>	Partridge Pea
<i>Coreopsis lanceolata</i>	Sand Coreopsis
<i>Echinacea purpurea</i>	Broad-leaved Purple Coneflower
<i>Helianthus helianthoides</i>	False Sunflower
<i>Lupinus perennis</i>	Wild Lupine
<i>Monarda fistulosa</i>	Wild Bergamot
<i>Penstemon digitalis</i>	Foxglove Beard Tongue
<i>Pycnanthemum virginianum</i>	Common Mountain Mint
<i>Ratibida pinnata</i>	Yellow Coneflower
<i>Rudbeckia hirta</i>	Black-Eyed Susan
<i>Solidago speciosa</i>	Showy Goldenrod
<i>Symphoricarum laeve</i>	Smooth Blue Aster
<i>Symphoricarum novae-angliae</i>	New England Aster

GENERAL PLANTING NOTES:

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

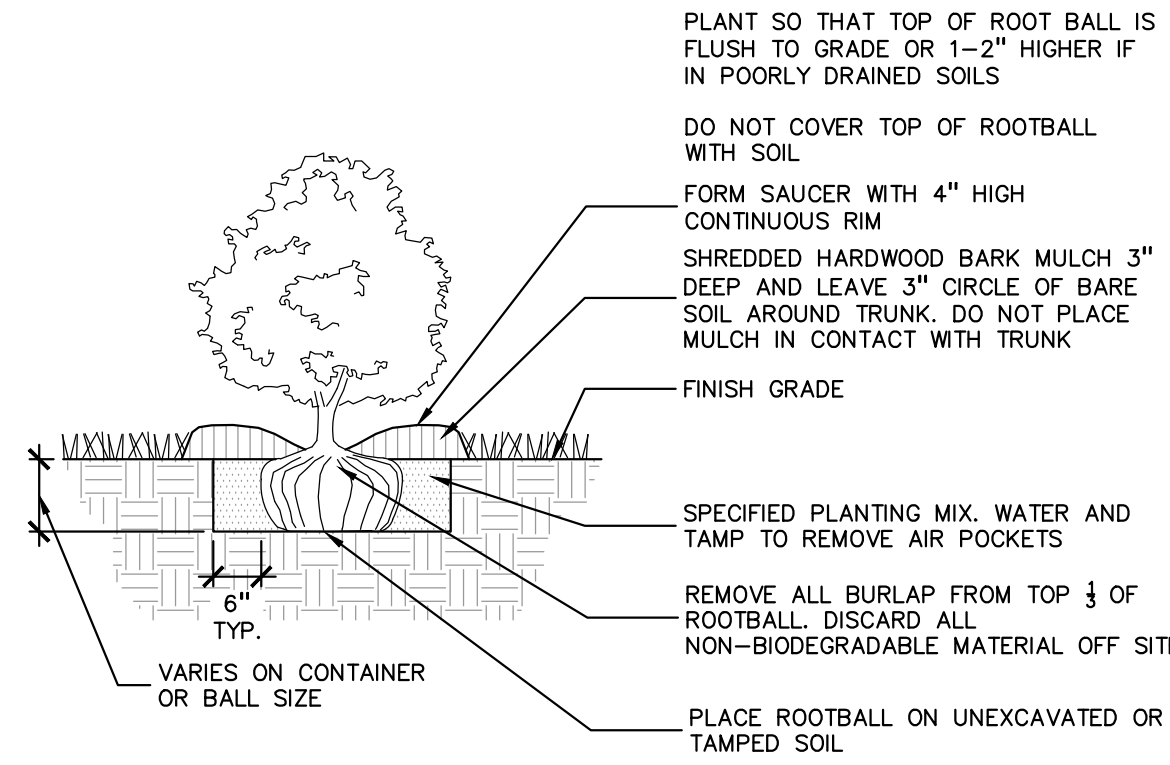
TREE PROTECTION NOTES:

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



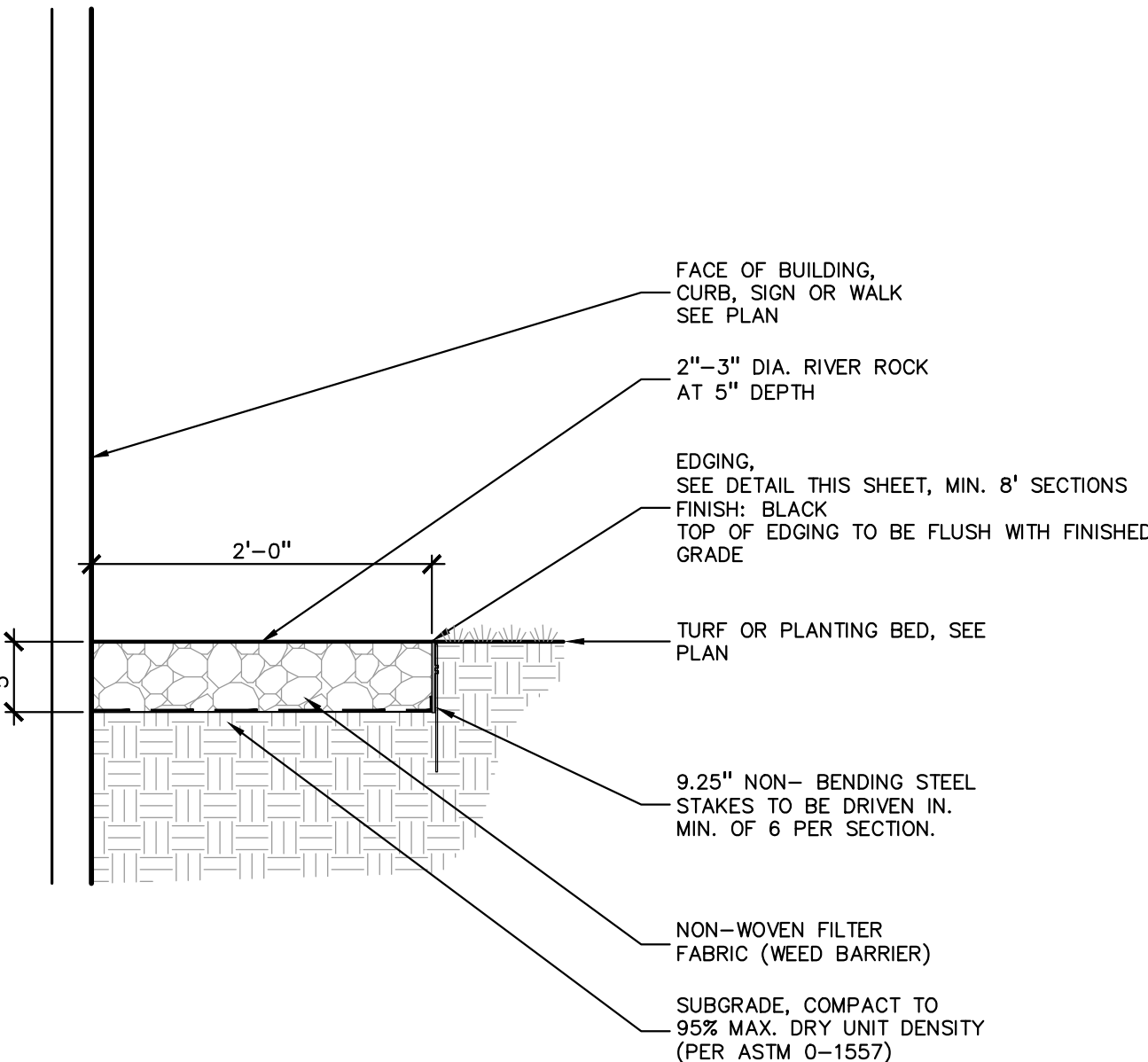
6 TRANSFORMER SCREENING DETAIL

SCALE: 1" = 3'-0"



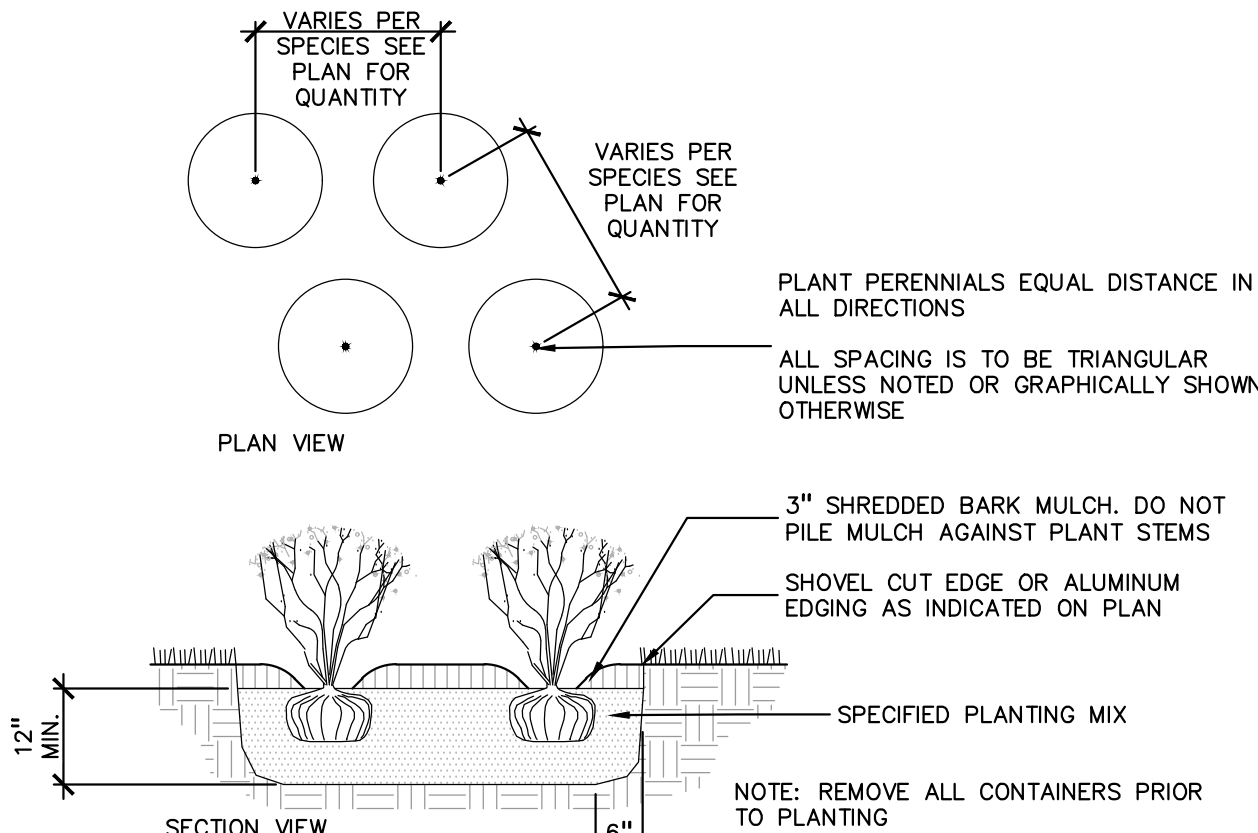
3 SHRUB PLANTING DETAIL

SCALE: 1" = 2'-0"



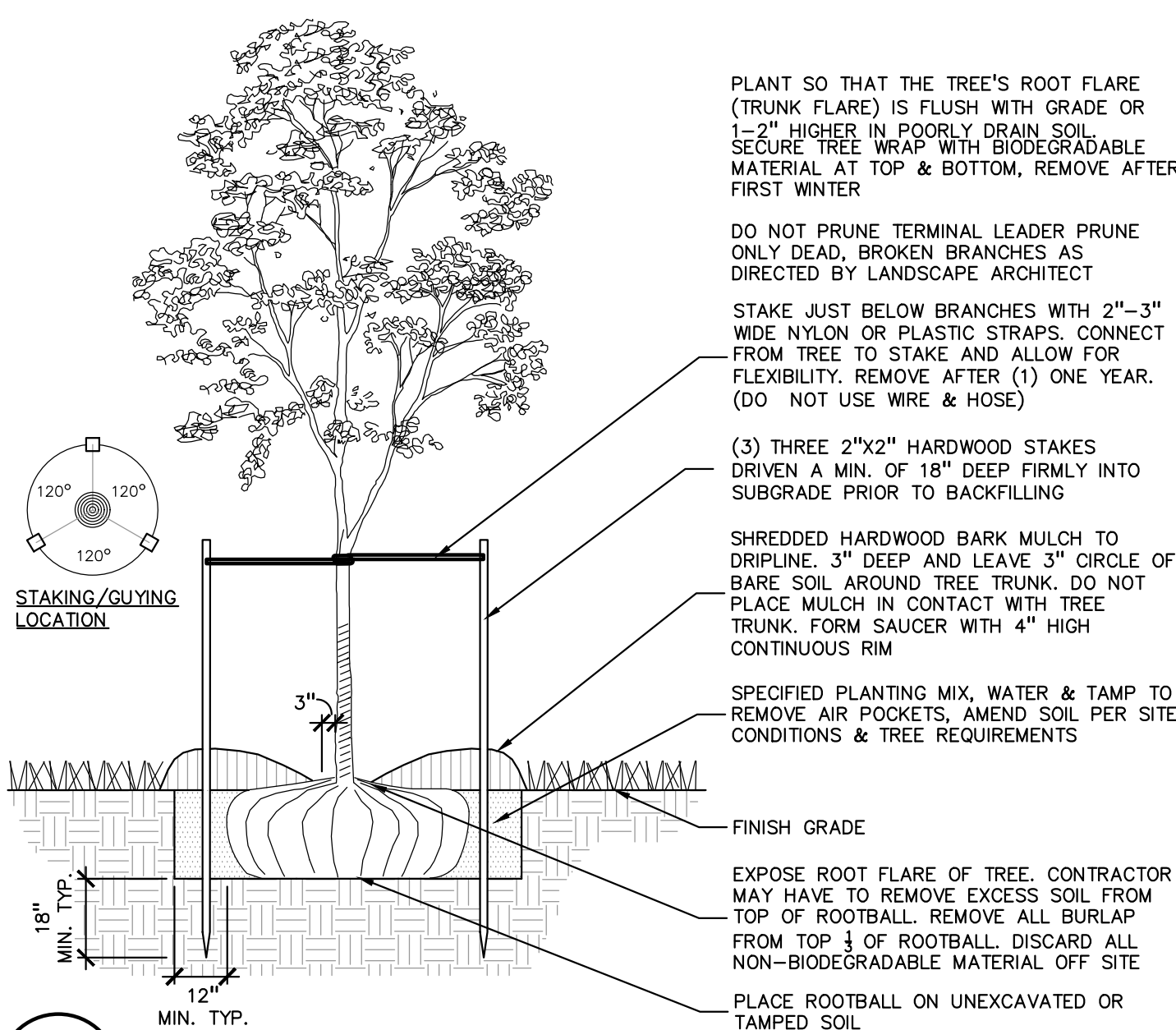
8 ROCK AT SIGN

SCALE: 1" = 1'-0"



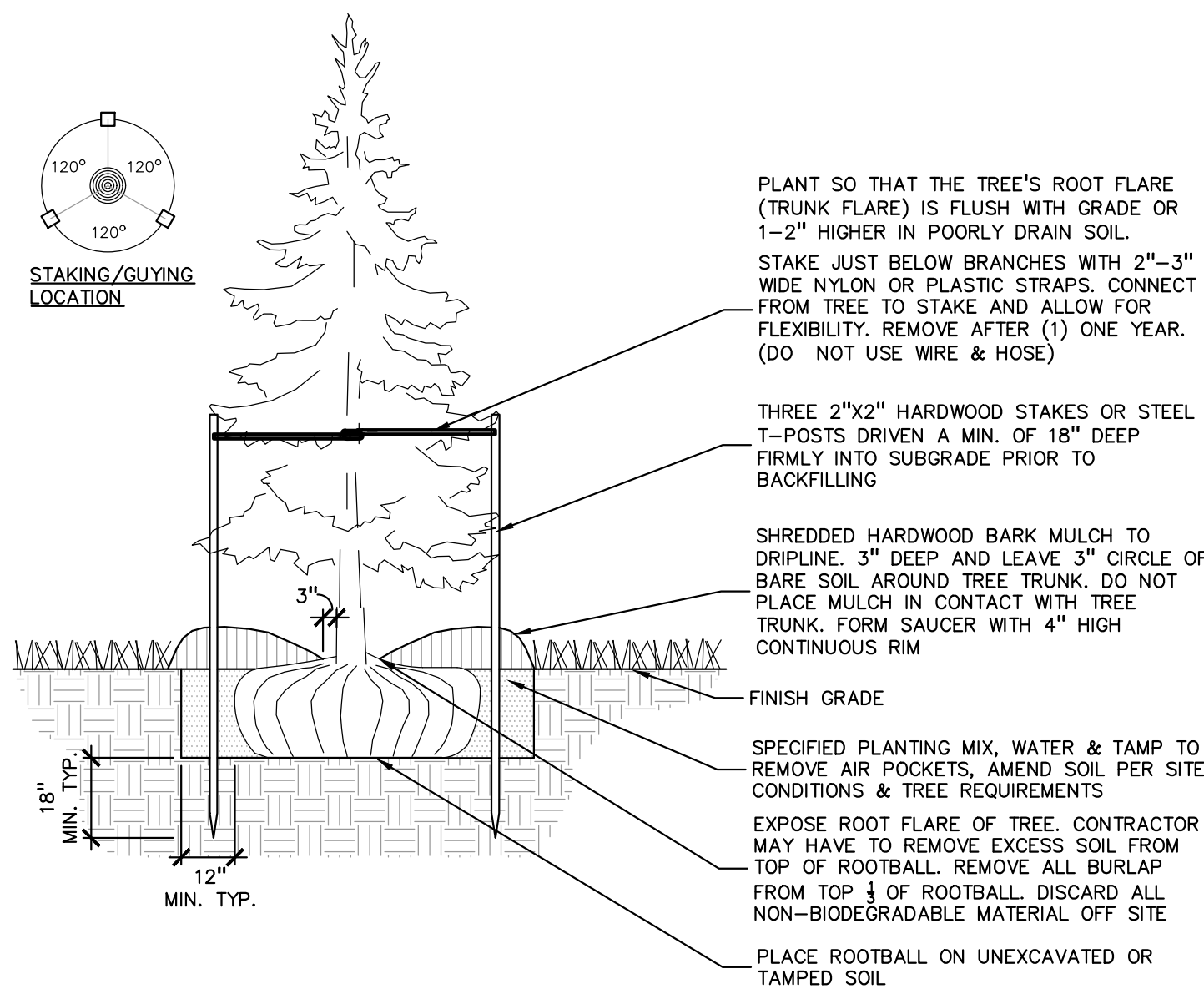
5 PERENNIAL PLANTING DETAIL

SCALE: 1" = 2'-0"



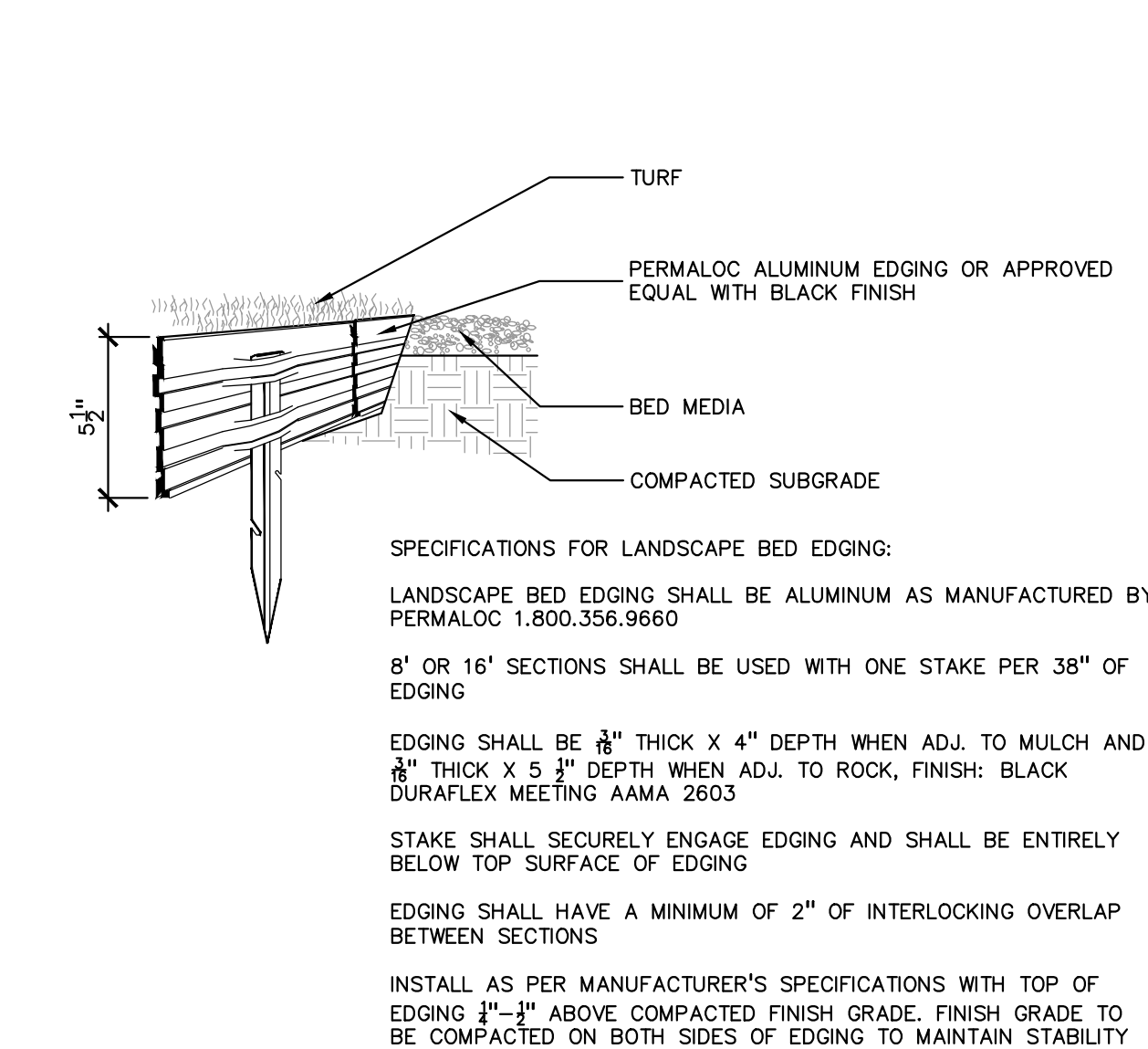
2 DECIDUOUS TREE PLANTING DETAIL

SCALE: 1" = 3'-0"



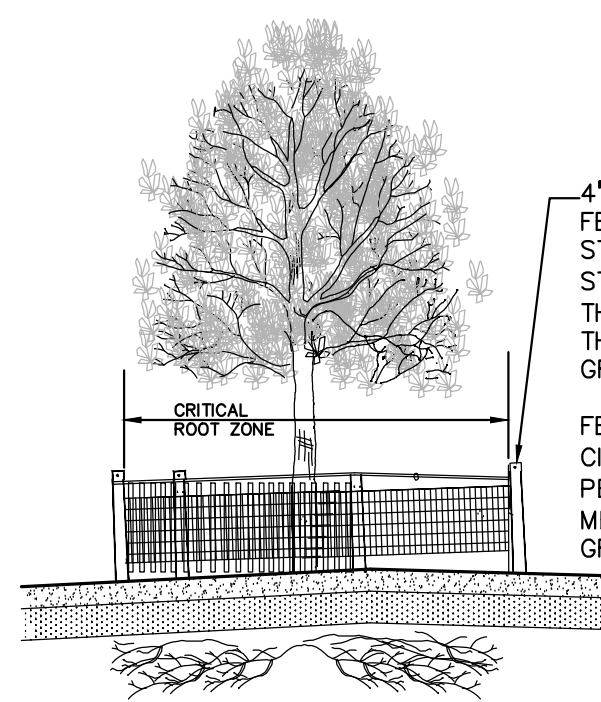
4 EVERGREEN TREE PLANTING DETAIL

SCALE: 1" = 3'-0"



7 ALUMINUM EDGE DETAIL

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

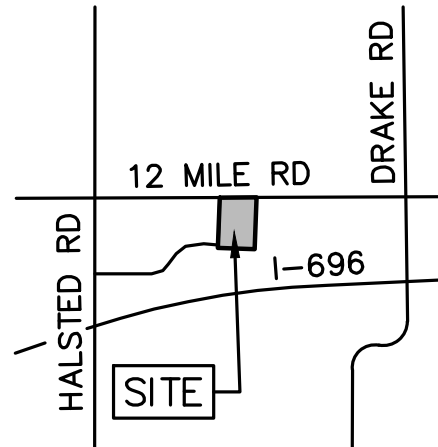


1 TREE PROTECTION DETAIL, PER CITY

NOT TO SCALE



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



CLIENT

**CUNNINGHAM
LIMP COMPANY**
28970 CABOT DR, STE. 100
NOVI, MI 48377

PROJECT TITLE

**TLE FARMINGTON
HILLS**

12 MILE ROAD & INVESTMENT DRIVE
FARMINGTON HILLS, OAKLAND COUNTY, MI

REVISIONS

REVISIONS	
ENGINEERING SUBMITTAL II	05-02-25
SIDEWALK/DUMPSTER SKETCH	05-30-25
SITE PLAN RESUBMITTAL	06-06-25

ORIGINAL ISSUE DATE:
FEBRUARY 21, 2025

DRAWING TITLE

**LANDSCAPE
DETAILS**

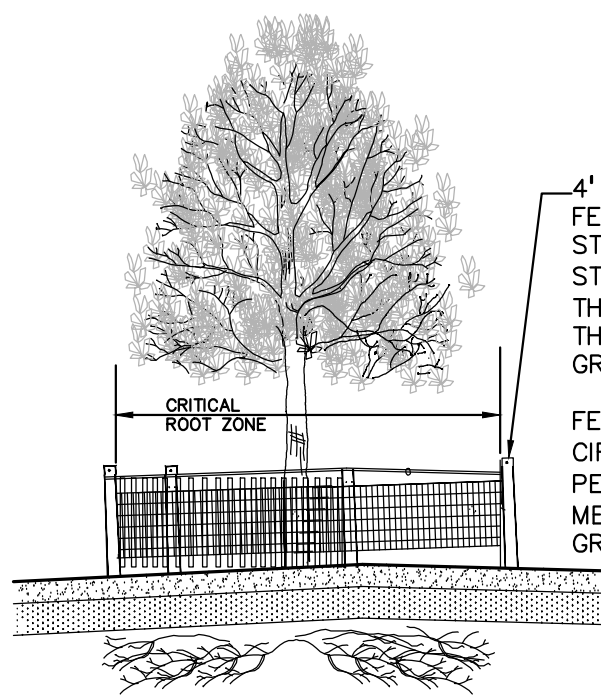
PEA JOB NO. 24-0991

P.M. JRH

DN. CAL

DES. JLE

DRAWING NUMBER:



4' HT. PROTECTIVE WOOD SNOW FENCE OR SIMILAR STURDY STOCK MATERIAL WITH METAL STAKES, 10' O.C. NO CLOSER THAN 6' FROM TRUNK OR AT THE DRIP LINE, WHICHEVER IS GREATER PER FARMINGTON HILLS. FENCE SHALL BE PLACED IN A CIRCLE WITH A RADIUS OF 1' PER 1" DIAMETER OF THE TREE MEASURED AT 4.5' ABOVE GROUND.

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

STANDARD TREES
STANDARD TREES REMOVED: 170 (1:1 REPLACEMENT)

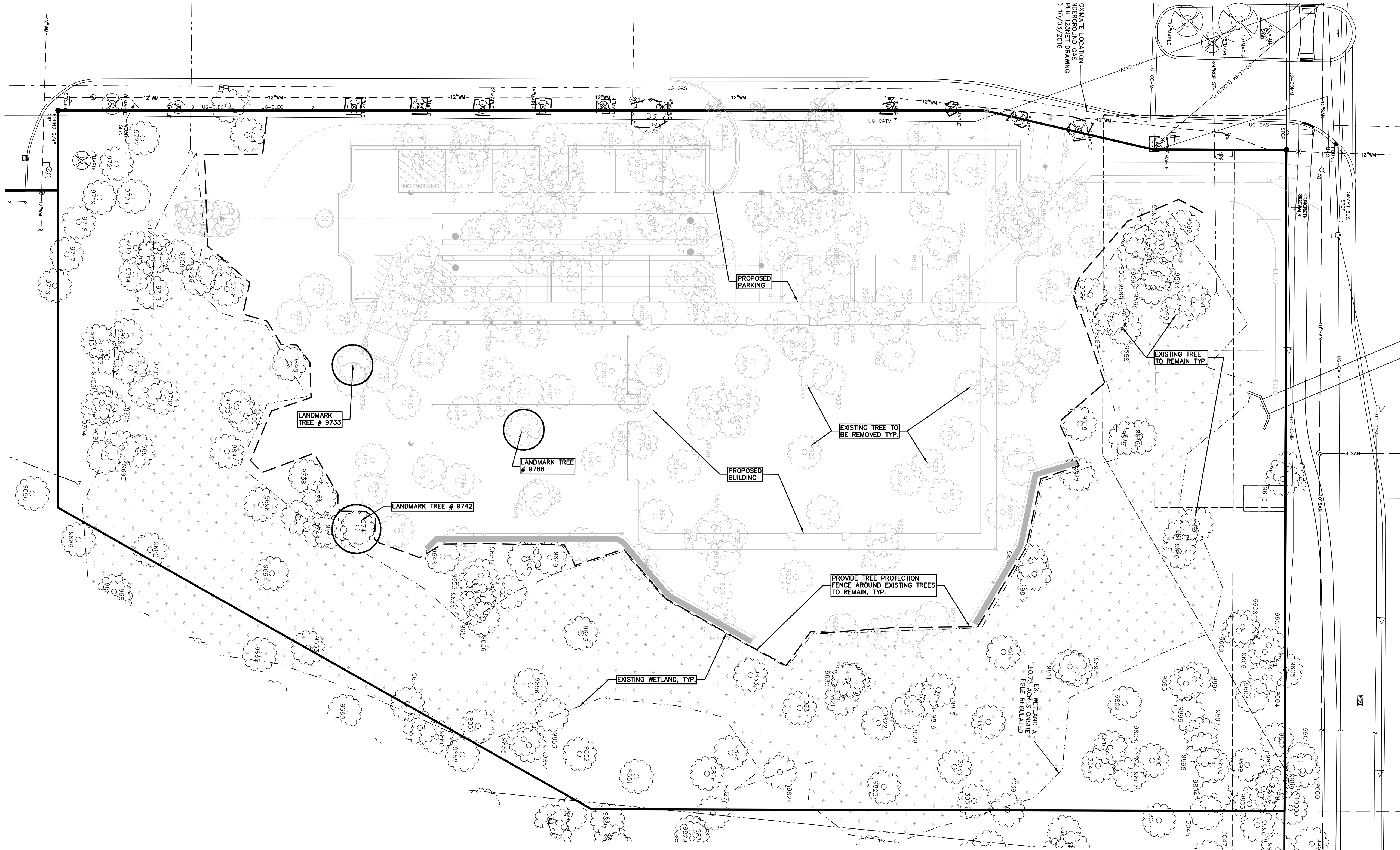
LANDMARK TREES
LANDMARK TREES REMOVED: 2
LANDMARK TREE DBH REMOVED: 36 (25% DBH REPLACEMENT)
REPLACEMENT DBH REQUIRED: 9 INCHES

KEY:

- EXISTING TREE TO REMAIN AND CORRESPONDING TREE TAG
- EXISTING TREE TO BE REMOVED AND CORRESPONDING TREE TAG
- LANDMARK TREE
- TREE PROTECTION FENCING

REFER TO SHEET T-1.1 AND T-1.2 FOR EXISTING TREE LIST
REFER TO SHEET L-1.0 FOR TREE REPLACEMENT INFORMATION
THIS SITE: TREE TAG NUMBERS 3035 -10000

1 TREE PROTECTION DETAIL, PER CITY NOT TO SCALE



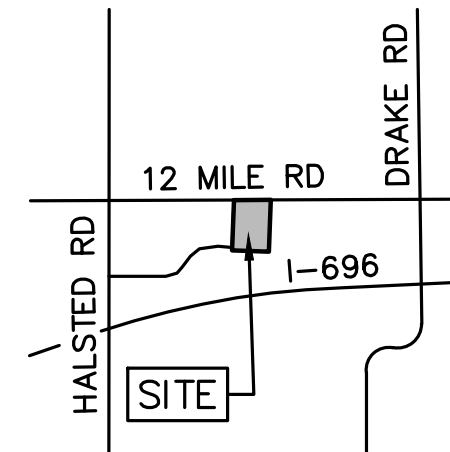
PEA GROUP
t: 844.813.2949
www.peagroup.com



0 10 20 40
SCALE: 1" = 20'



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TLE FARMINGTON HILLS
12 MILE ROAD & INVESTMENT DRIVE
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REVISIONS
ENGINEERING SUBMITTAL II 05-02-25
SIDEWALK/DUMPSTER SKETCH 05-30-25
SITE PLAN RESUBMITTAL 06-08-25

ORIGINAL ISSUE DATE:
FEBRUARY 21, 2025
DRAWING TITLE
TREE PRESERVATION PLAN

PEA JOB NO. 24-0991
P.M. JRH
DN. CAL
DES. JLE

DRAWING NUMBER:

T-1.0

NOT FOR CONSTRUCTION

TAG NO.	DBH	COMMON NAME	LATIN NAME	CLASS	CONDITION	COMMENTS	CONDITION/ FACTOR						OVERALL RANK	SAVE / REMOVE	REPLACE
							trunk	growth rate	structure	insects/ diseases	crown dev	life exp.			
3035	7.5	Black Cherry	Prunus serotina	WOODLAND	Fair		4	3	4	4	3	3	21	S	-
3036	6	Common Buckthorn	Rhamnus cathartica	WOODLAND	Good		4	3	4	5	4	4	24	S	-
3037	13	American Elm	Ulmus americana	WOODLAND	Good		4	3	4	5	4	4	24	S	-
3038	6.5	American Elm	Ulmus americana	WOODLAND	Good		4	3	4	5	4	5	25	S	-
3039	8	Sugar Maple	Acer saccharum	WOODLAND	Good		5	4	5	5	5	5	29	S	-
3043	14	American Elm	Ulmus americana	WOODLAND	Poor		4	3	3	4	4	3	21	S	-
3045	11.5	American Elm	Ulmus americana	WOODLAND	Good		5	4	5	5	4	5	28	S	-
9501	11	Black Cherry	Prunus serotina	WOODLAND	Good		5	5	4	5	4	3	26	R	REPLACE
9502	11	Black Cherry	Prunus serotina	WOODLAND	Good		5	5	4	5	4	3	26	R	REPLACE
9503	8.5	Bassw ood	Tilia americana	WOODLAND	Good		5	5	5	5	4	5	29	R	REPLACE
9504	10	Red Oak	Quercus rubra	WOODLAND	Good		5	5	5	5	4	5	29	R	REPLACE
9505	11	White Oak	Quercus alba	WOODLAND	Good		5	5	5	5	4	5	29	R	REPLACE
9506	17.5	Red Pine	Pinus resinosa	WOODLAND	Fair		4	1	4	5	4	3	21	R	REPLACE
9507	10	Sugar Maple	Acer saccharum	WOODLAND	Fair		5	1	3	5	2	3	19	R	REPLACE
9508	9.5	American Elm	Ulmus americana	WOODLAND	Good		5	5	5	5	4	5	29	R	REPLACE
9509	14	Red Maple	Acer rubrum	WOODLAND	Good	3T	5	5	5	5	5	4	29	R	REPLACE
9510	12	Sugar Maple	Acer saccharum	WOODLAND	Good		5	5	5	5	5	5	30	R	REPLACE
9511	8.5	American Elm	Ulmus americana	WOODLAND	Fair		4	3	3	5	3	3	21	R	REPLACE
9512	6	Quaking Aspen	Populus tremuloides	WOODLAND	Good		5	5	5	5	3	5	28	S	-
9513	7.5	White Oak	Quercus alba	WOODLAND	Fair	Leaning	4	3	4	5	3	3	22	R	REPLACE
9514	7.8	American Elm	Ulmus americana	WOODLAND	Fair	Choked By Vines	4	1	3	5	1	2	16	R	REPLACE
9515	7	Bassw ood	Tilia americana	WOODLAND	Good		5	5	5	5	3	3	26	R	REPLACE
9516	14	Sugar Maple	Acer saccharum	WOODLAND	Good		3	5	4	5	3	3	23	R	REPLACE
9517	7	American Elm	Ulmus americana	WOODLAND	Fair		4	3	3	5	3	2	20	R	REPLACE
9518	10	Bassw ood	Tilia americana	WOODLAND	Good		5	3	4	5	3	3	23	R	REPLACE
9519	6	Black Cherry	Prunus serotina	WOODLAND	Good		5	4	5	5	4	5	28	R	REPLACE
9520	6	Sugar Maple	Acer saccharum	WOODLAND	Good		5	4	5	5	3	5	27	R	REPLACE
9521	12	Red Maple	Acer rubrum	WOODLAND	Good		5	5	5	5	4	5	29	R	REPLACE
9522	10	Sugar Maple	Acer saccharum	WOODLAND	Good		5	5	5	5	5	5	30	R	REPLACE
9523	8	Common Buckthorn	Rhamnus cathartica	WOODLAND	Fair		4	3	4	5	3	4	23	R	REPLACE
9524	9.5	Sugar Maple	Acer saccharum	WOODLAND	Good		5	3	5	5	3	4	25	R	REPLACE
9525	10.5	Sugar Maple	Acer saccharum	WOODLAND	Good		5	3	5	5	3	4	25	R	REPLACE
9526	11	Sugar Maple	Acer saccharum	WOODLAND	Good		5	5	5	5	4	4	28	R	REPLACE
9527	6	Sugar Maple	Acer saccharum	WOODLAND	Good		5	5	5	5	3	4	27	R	REPLACE
9528	10	Sugar Maple	Acer saccharum	WOODLAND	Good		5	5	5	5	5	4	29	R	REPLACE
9529	8	Sugar Maple	Acer saccharum	WOODLAND	Good		5	5	5	5	3	5	28	R	REPLACE
9530	8	Sugar Maple	Acer saccharum	WOODLAND	Good		5	5	5	5	3	5	28	R	REPLACE
9531	12.5	Sugar Maple	Acer saccharum	WOODLAND	Excellent		5	5	5	5	5	5	30	R	REPLACE
9532	17	Sugar Maple	Acer saccharum	WOODLAND	Good		5	5	5	5	4	3	27	R	REPLACE
9533	9	Sugar Maple	Acer saccharum	WOODLAND	Good		5	5	5	5	4	4	28	R	REPLACE
9534	6	Bassw ood	Tilia americana	WOODLAND	Good		5	5	5	5	2	5	27	R	REPLACE
9535	10.5	Red Oak	Quercus rubra	WOODLAND	Fair		4	3	3	5	4	2	21	R	REPLACE
9536	8.5	Sugar Maple	Acer saccharum	WOODLAND	Poor	Inner Bark Rot	3	3	5	3	5	2	21	R	REPLACE
9537	11	Sugar Maple	Acer saccharum	WOODLAND	Good		5	5	5	5	5	4	29	R	REPLACE
9538	9	American Elm	Ulmus americana	WOODLAND	Good		5	5	5	5	3	4	27	R	REPLACE
9539	7	Red Oak	Quercus rubra	WOODLAND	Good		5	5	5	5	3	4	27	R	REPLACE
9540	6.5	Sugar Maple	Acer saccharum	WOODLAND	Good		5	5	5	5	3	4	27	R	REPLACE
9541	8.5	Sugar Maple	Acer saccharum	WOODLAND	Good		5	5	5	5	3	4	27	R	REPLACE
9542	10.5	Sugar Maple	Acer saccharum	WOODLAND	Good		5	4	5	5	4	4	27	R	REPLACE
9543	6	American Elm	Ulmus americana	WOODLAND	Fair		5	4	5	5	1	2	22	R	REPLACE
9544	6.5	Sugar Maple	Acer saccharum	WOODLAND	Good		5	5	5	5	4	4	28	R	REPLACE
9545	9.5	Red Oak	Quercus rubra	WOODLAND	Good		5	5	5	5	4	4	28	R	REPLACE
9546	7	Red Oak	Quercus rubra	WOODLAND	Good		5	3	5	5	4	5	27	R	REPLACE
9547	9.5	Sugar Maple	Acer saccharum	WOODLAND	Good		5	5	5	5	5	5	30	R	REPLACE
9548	8	American Elm	Ulmus americana	WOODLAND	Fair	Leaning	4	3	5	5	2	3	22	R	REPLACE
9549	10	Sugar Maple	Acer saccharum	WOODLAND	Good		5	5	5	5	5	4	29	R	REPLACE
9550	11	Sugar Maple	Acer saccharum	WOODLAND	Good		5	5	5	5	5	4	29	R	REPLACE
9551	10.5	Black Cherry	Prunus serotina	WOODLAND	Good	2T	5	3	4	5	4	3	24	R	REPLACE
9552	10	Sugar Maple	Acer saccharum	WOODLAND	Poor		1	1	2	3	2	1	10	R	-
9553	6.5	Eastern Red Cedar	Juniperus virginiana	WOODLAND	Good		5	5	5	5	3	5	28	R	REPLACE
9554	7	Sugar Maple	Acer saccharum	WOODLAND	Good		5	5	5	5	3	5	28	R	REPLACE
9555	9	American Elm	Ulmus americana	WOODLAND	Good		5	5	4	5	4	5	28	R	REPLACE
9556	16	Sugar Maple	Acer saccharum	WOODLAND	Good		5	5	4	5	4	4	27	R	REPLACE
9557	6	Sugar Maple	Acer saccharum	WOODLAND	Fair		5	3	4	5	2	3	22	R	REPLACE
9558	8	Sugar Maple	Acer saccharum	WOODLAND	Good		5	4	5	5	4	5	28	R	REPLACE
9559	12.5	Sugar Maple	Acer saccharum	WOODLAND	Excellent		5	5	5	5	5	5	30	R	REPLACE
9560	9.5	Sugar Maple	Acer saccharum	WOODLAND	Good		5	5	5	5	5	4	29	R	REPLACE
9561	9	Sugar Maple	Acer saccharum	WOODLAND	Fair		5	3	3	5	4	3	23	R	REPLACE
9562	6.5	Sugar Maple	Acer saccharum	WOODLAND	Good		4	3	5	3	4	3	22	R	REPLACE
9563	19	Black Cherry	Prunus serotina	WOODLAND	Fair	3T	3	2	1	3	2	3	14	R	-
9564	7	Eastern Red Cedar	Juniperus virginiana	WOODLAND	Good		5	4	5	5	5	5	29	R	REPLACE
9565	10	Sugar Maple	Acer saccharum	WOODLAND	Good		5	3	4	5	4	3	24	R	REPLACE
9566	8.5	Red Maple	Acer rubrum	WOODLAND	Good		5	3	5	5	3	5	26	R	REPLACE
9567	7	Sugar Maple	Acer saccharum	WOODLAND	Good		5	3	5	5	4	5	27	R	REPLACE
9568	10.5	Sugar Maple	Acer saccharum	WOODLAND	Fair		4	5	3	5	4	3	24	R	REPLACE
9570	7	Sugar Maple	Acer saccharum	WOODLAND	Good		5	4	5	5	4	5	28	R	REPLACE
9571	8	American Elm	Ulmus americana	WOODLAND	Fair		2	3	4	5	2	3	19	R	REPLACE
9572	8	American Elm	Ulmus americana	WOODLAND	Good		4	4	4	5	2	3	22	R	REPLACE
9573	13	Sugar Maple	Acer saccharum	WOODLAND	Good		5	4	4	5	5	4	27	R	REPLACE
9574	16	Sweet Cherry	Prunus avium	WOODLAND	Excellent		5	5	5	5	5	5	30	R	REPLACE
9575	13.5	Sugar Maple	Acer saccharum	WOODLAND	Good		5	1	4	5	4	4	23	R	REPLACE
9576	15.5	Black Cherry	Prunus serotina	WOODLAND	Poor	Inner Bark Rot	1	1	2	3	1	4	12	R	-
9577	7	Sugar Maple	Acer saccharum	WOODLAND	Fair		3	3	4	5	2	4	21	R	REPLACE
9578	11	Sugar Maple	Acer saccharum	WOODLAND	Good		5	5	5	5	3	4	27	R	REPLACE
9579	12	Sugar Maple	Acer saccharum	WOODLAND	Good		5	5	5	5	4	4	28	R	REPLACE
9580	11	Silver Maple	Acer saccharinum	WOODLAND	Good		5	4	5	3	4	4	25	R	REPLACE
9581	15	Sugar Maple	Acer saccharum	WOODLAND	Good		5	5	5	5	5	4	29	R	REPLACE
9582	8	Black Cherry	Prunus serotina	WOODLAND	Fair		2	4	3	5	2	3	19	R	REPLACE
9583	7	Sugar Maple	Acer saccharum	WOODLAND	Good		5	4	5	5	4	5	28	R	REPLACE
9584	14	American Elm	Ulmus americana	WOODLAND	Fair		3	3	4	5	4	4	23	R	REPLACE
9585	8	Sugar Maple	Acer saccharum	WOODLAND	Fair		4	4	4	5	2	3	22	R	REPLACE
9586	7.5	Sugar Maple	Acer saccharum	WOODLAND	Fair		5	4	4	5	2	3	23	S	-
9587	8	Sugar Maple	Acer saccharum	WOODLAND	Good		5	5	5	5	3	4	27	S	-
9588	8	Crabapple	Malus species	WOODLAND	Poor	2T	3	5	3	4	1	3	19	S	-
9589	11	Sugar Maple	Acer saccharum	WOODLAND	Fair	Leaning	5	5	5	5	2	4	26	S	-
9590	8	Eastern Red Cedar	Juniperus virginiana	WOODLAND	Fair		3	4	5	5	2	3	22	S	-
9591	9.5	American Elm	Ulmus americana	WOODLAND	Fair		4	3	4	5	2	3	21	S	-
9592	8	Sugar Maple	Acer saccharum	WOODLAND	Good		4	3	4	5	2	3	21	S	-

AG No.	DBH	COMMON NAME	LATIN NAME	CLASS	CONDITION	COMMENTS	CONDITION/FACTOR						OVERALL RANK	SAVE /	
							trunk	growth rate	structure	insects/diseases	crown dev	life exp.		REMOVE	REPLACE
9593	11	Sugar Maple	Acer saccharum	WOODLAND	Fair		4	5	4	5	3	4	25	S	-
9594	10	Sugar Maple	Acer saccharum	WOODLAND	Good		5	5	5	5	4	5	29	S	-
9595	14	American Elm	Ulmus americana	WOODLAND	Fair		5	2	4	5	2	4	22	S	-
9596	7.5	Sugar Maple	Acer saccharum	WOODLAND	Fair		5	3	5	5	3	4	25	S	-
9597	9	Sugar Maple	Acer saccharum	WOODLAND	Good		5	4	5	5	3	5	27	S	-
9598	10	Sugar Maple	Acer saccharum	WOODLAND	Good		5	4	5	5	4	5	28	S	-
9599	9	Sugar Maple	Acer saccharum	WOODLAND	Excellent		5	4	4	5	4	5	27	S	-
9600	8.5	Sugar Maple	Acer saccharum	WOODLAND	Good		5	5	5	5	3	5	28	S	-
9601	6.5	Sugar Maple	Acer saccharum	WOODLAND	Good		5	5	5	5	3	5	28	S	-
9602	11.5	Black Locust	Robinia pseudoacacia	WOODLAND	Good		5	5	4	5	3	4	26	S	-
9603	6.5	Black Locust	Robinia pseudoacacia	WOODLAND	Fair		5	3	3	5	2	2	20	S	-
9604	13.5	Black Locust	Robinia pseudoacacia	WOODLAND	Good		5	5	5	5	3	3	26	S	-
9605	11	Black Locust	Robinia pseudoacacia	WOODLAND	Fair	Inner Bark Rot	4	3	3	3	3	3	19	S	-
9606	15.5	American Elm	Ulmus americana	WOODLAND	Fair		4	5	3	5	3	3	23	S	-
9607	6	American Elm	Ulmus americana	WOODLAND	Fair	Leaning	4	3	4	5	4	3	23	S	-
9608	21.5	American Elm	Ulmus americana	WOODLAND	Good		4	5	4	3	4	3	23	S	-
9609	6.5	Sugar Maple	Acer saccharum	WOODLAND	Good		5	5	4	5	3	4	26	S	-
9610	6	Common Buckthorn	Rhamnus cathartica	WOODLAND	Fair	2T	5	3	4	5	3	3	23	S	-
9611	8.5	Box-Elder Maple	Acer negundo	WOODLAND	Good		5	5	5	5	3	4	27	S	-
9612	8	Box-Elder Maple	Acer negundo	WOODLAND	Good		5	5	5	5	4	5	29	S	-
9613	7.5	Cottonwood	Populus deltoides	WOODLAND	Good		5	5	4	5	4	5	28	S	-
9614	9.5	Cottonwood	Populus deltoides	WOODLAND	Good		5	5	4	5	4	5	28	S	-
9615	6	Common Buckthorn	Rhamnus cathartica	WOODLAND	Good		4	3	3	5	3	3	21	S	-
9616	6	Sugar Maple	Acer saccharum	WOODLAND	Good		5	5	5	5	4	5	29	S	-
9617	7	Sugar Maple	Acer saccharum	WOODLAND	Good		5	3	5	5	4	5	27	S	-
9618	16	American Elm	Ulmus americana	WOODLAND	Excellent		5	5	5	5	5	4	29	S	-
9619	7	Sugar Maple	Acer-saccharum	WOODLAND	Good		5	5	5	5	4	5	29	R	REPLACE
9620	7	Black Cherry	Prunus serotina	WOODLAND	Good		5	5	5	5	4	5	29	R	REPLACE
9621	7.5	Sugar Maple	Acer-saccharum	WOODLAND	Good		5	5	4	5	4	5	28	R	REPLACE
9622	6.5	Sugar Maple	Acer-saccharum	WOODLAND	Good		5	5	4	5	4	5	28	R	REPLACE
9623	8.5	Sugar Maple	Acer-saccharum	WOODLAND	Good		5	5	4	5	4	5	28	R	REPLACE
9624	13	Red Maple	Acer rubrum	WOODLAND	Good		5	5	5	5	4	4	28	R	REPLACE
9625	8	Common Buckthorn	Rhamnus-cathartica	WOODLAND	Fair		5	5	3	5	3	3	24	R	REPLACE
9626	9.5	Black Cherry	Prunus-serotina	WOODLAND	Good		5	5	4	5	4	4	27	R	REPLACE
9627	10.5	Sugar Maple	Acer-saccharum	WOODLAND	Excellent		5	5	5	5	5	5	30	R	REPLACE
9628	6	Common Buckthorn	Rhamnus-cathartica	WOODLAND	Fair		5	5	4	5	4	3	26	R	REPLACE
9629	9	Box-Elder Maple	Acer-negundo	WOODLAND	Good		5	5	4	5	4	4	27	R	REPLACE
9630	7.5	Box-Elder Maple	Acer-negundo	WOODLAND	Fair		4	5	3	5	3	3	23	S	-
9631	6.5	Box-Elder Maple	Acer-negundo	WOODLAND	Good	Leaning	5	5	3	5	2	3	22	S	-
9632	6	Box-Elder Maple	Acer-negundo	WOODLAND	Good		5	5	5	5	4	5	29	S	-
9633	7	American Elm	Ulmus americana	WOODLAND	Fair		4	5	3	5	2	3	22	S	-
9634	11	Box-Elder Maple	Acer-negundo	WOODLAND	Good		5	5	4	5	4	3	26	R	REPLACE
9635	11	Box-Elder Maple	Acer-negundo	WOODLAND	Good		5	5	3	5	4	3	25	R	REPLACE
9636	12	Black Cherry	Prunus-serotina	WOODLAND	Good	2T	5	5	4	5	4	3	26	R	REPLACE
9637	11	Sugar Maple	Acer-saccharum	WOODLAND	Good		5	5	5	5	4	4	28	R	REPLACE
9638	7.5	Sugar Maple	Acer-saccharum	WOODLAND	Good		5	5	5	5	4	5	29	R	REPLACE
9639	11.5	Black Cherry	Prunus-serotina	WOODLAND	Good		5	5	5	5	4	5	29	R	REPLACE
9640	8.5	Black Cherry	Prunus-serotina	WOODLAND	Fair		5	3	3	5	2	3	21	R	REPLACE
9641	15	Black Cherry	Prunus-serotina	WOODLAND	Good		5	5	4	5	4	3	26	R	REPLACE
9642	9.5	American Elm	Ulmus-americana	WOODLAND	Good		5	5	5	5	4	5	29	R	REPLACE
9643	11	Box-Elder Maple	Acer-negundo	WOODLAND	Fair	2T, Leaning	5	5	5	5	5	3	23	S	-
9644	7.5	Black Cherry	Prunus-serotina	WOODLAND	Good		5	5	5	5	4	5	29	R	REPLACE
9645	6	Black Cherry	Prunus-serotina	WOODLAND	Fair		5	3	4	5	3	3	23	R	REPLACE
9646	7.5	Red Maple	Acer-rubrum	WOODLAND	Good	2T	5	5	3	5	3	4	25	R	REPLACE
9647	9	Eastern Red Cedar	Juniperus-virginiana	WOODLAND	Good		5	5	4	5	3	3	25	R	REPLACE
9648	10	Sugar Maple	Acer saccharum	WOODLAND	Fair		3	3	4	3	3	3	19	S	-
9649	8.5	Black Cherry	Prunus serotina	WOODLAND	Fair		4	5	3	3	3	3	21	S	-
9650	12.5	Black Cherry	Prunus serotina	WOODLAND	Fair		4	5	3	3	3	3	21	S	-
9651	8.5	White Pine	Pinus strobus	WOODLAND	Fair		5	3	3	5	3	3	22	S	-
9652	9.5	Black Cherry	Prunus serotina	WOODLAND	Good		5	3	4	5	4	3	24	S	-
9653	9	American Elm	Ulmus americana	WOODLAND	Good		5	5	4	5	4	5	28	S	-
9654	7.5	Black Cherry	Prunus serotina	WOODLAND	Good		5	5	4	5	3	3	25	S	-
9655	8.5	Black Cherry	Prunus serotina	WOODLAND	Poor	Inner Bark Rot	2	1	1	5	1	1	11	S	-
9656	14.5	Sugar Maple	Acer saccharum	WOODLAND	Good		4	5	5	5	4	4	27	S	-
9657	6	Common Buckthorn	Rhamnus cathartica	WOODLAND	Fair		4	3	3	5	3	4	22	S	-
9663	11.5	Sugar Maple	Acer saccharum	WOODLAND	Good		5	5	5	5	4	4	28	S	-
9682	6	Common Buckthorn	Rhamnus cathartica	WOODLAND	Fair		3	5	3	5	3	3	22	S	-
9691	13	Cottonwood	Populus deltoides	WOODLAND	Good		5	5	4	5	5	4	23	S	-
9692	7.5	Cottonwood	Populus deltoides	WOODLAND	Good	2T	4	5	4	5	5	5	23	S	-
9693	8	Cottonwood	Populus deltoides	WOODLAND	Excellent		5	5	5	5	5	5	30	S	-
9694	7.5	Green Ash	Fraxinus pennsylvanica	WOODLAND	Dead		1	1	1	3	1	1	8	S	-
9695	6	Black Ash	Fraxinus nigra	WOODLAND	Fair		4	3	4	5	4	3	23	S	-
9696	9.5	Common Buckthorn	Rhamnus cathartica	WOODLAND	Fair		4	3	4	5	4	3	23	S	-
9697	10	Black Ash	Fraxinus nigra	WOODLAND	Fair		4	4	4	5	3	2	22	S	-
9698	11.5	American Elm	Ulmus americana	WOODLAND	Fair		4	5	4	3	4	3	23	S	-
9699	6	Cottonwood	Populus deltoides	WOODLAND	Poor		2	3	3	3	2	2	15	S	-
9700	8	Cottonwood	Pop ulus deltoides	WOODLAND	Poor		1	5	1	3	1	1	12	S	-
9701	6.5	Cottonwood	Populus deltoides	WOODLAND	Good		5	5	4	5	4	5	28	S	-
9702	6	Cottonwood	Pop ulus deltoides	WOODLAND	Good		5	5	4	5	4	5	28	S	-
9703	7	Cottonwood	Populus deltoides	WOODLAND	Good		5	5	4	5	3	4	26	S	-
9704	11	Cottonwood	Populus deltoides	WOODLAND	Good		5	5	4	5	5	5	29	S	-
9705	6.5	Cottonwood	Pop ulus deltoides	WOODLAND	Good		5	5	5	5	4	5	29	S	-
9706	7.5	Cottonwood	Populus deltoides	WOODLAND	Good		5	5	5	5	4	5	29	S	-
9707	8.5	Cottonwood	Pop ulus deltoides	WOODLAND	Good		5	5	5	5	4	5	29	S	-
9708	10	Cottonwood	Populus deltoides	WOODLAND	Poor		2	4	4	5	4	2	21	S	-
9709	9.5	Sugar Maple	Acer saccharum	WOODLAND	Fair		3	3	3	5	2	2	18	S	-
9710	6	Sugar Maple	Acer saccharum	WOODLAND	Fair		5	5	4	5	2	3	24	S	-
9711	11	Sugar Maple	Acer saccharum	WOODLAND	Good		4	5	4	5	4	5	27	S	-
9712	12.5	Black Cherry	Prunus serotina	WOODLAND	Poor	2T	1	1	1	1	1	1	6	S	-
9713	6.5	Basswood	Tilia americana	WOODLAND	Good		5	5	3	5	3	3	24	S	-
9714	6.5	Sugar Maple	Acer saccharum	WOODLAND	Good		5	5	5	5	4	5	29	S	-
9715	10.5	Cottonwood	Populus deltoides	WOODLAND	Good		5	5	5	5	4	5	29	S	-
9716	8.5	Norway Spruce	Picea abies	WOODLAND	Excellent		5	5	5	5	5	5	25	S	-
9717	11.5	Norway Spruce	Picea abies	WOODLAND	Excellent		5	5	5	5	5	5	30	S	-
9718	11	Norway Spruce	Picea abies	WOODLAND	Excellent		5	5	5	5	5	5	25	S	-
9719	9	Norway Spruce	Picea abies	WOODLAND	Excellent		5	5	5	5	5	5	25	S	-
9720	8.5	Norway Spruce	Picea-abies	WOODLAND	Good		5	5	5	5	5	5	25	R	REPLACE
9721	11	Norway Spruce	Picea abies	WOODLAND	Excellent		5	5	5	5	5	5	25	S	-
9722	10	Norway Spruce	Picea abies	WOODLAND	Excellent		5	5	5	5	5	5	25	S	-
9723	10	Norway Spruce	Picea abies	WOODLAND	Excellent		5	5	5	5	5	5	30	S	-

S:\PROJECTS\2024\24-0991 TLE FARMINGTON HILLS DMS\CONSTRUCTION\T-G-TREE PRESERVATION PLAN-24-0991.dwg PLOT DATE: 6/5/2025 8th Janet Evans

AG NO.	DBH	COMMON NAME	LATIN NAME	CLASS	CONDITION	COMMENTS	CONDITION/ FACTOR						OVERALL RANK	SAVE / REMOVE	REPLACE
							trunk	growth rate	structure	insects/ diseases	crown dev	life exp.			
9724	11	Norw ay Spruce	Picea abies	WOODLAND	Excellent		5	5	5	5	8	5	25	S	-
9726	6.5	Sugar Maple	Acer saccharum	WOODLAND	Good		5	5	5	5	4	4	28	S	-
9727	6	Sugar Maple	Acer saccharum	WOODLAND	Good		5	5	5	5	4	4	28	S	-
9728	13	American Elm	Ulmus americana	WOODLAND	Fair		4	4	4	3	4	3	22	S	-
9729	12.5	Sugar Maple	Acer-saccharum	WOODLAND	Good		5	4	4	5	8	4	22	R	REPLACE
9730	8	Sugar Maple	Acer-saccharum	WOODLAND	Good		5	5	5	5	4	5	29	R	REPLACE
9731	9	Sugar Maple	Acer-saccharum	WOODLAND	Good		5	5	5	5	5	5	30	R	REPLACE
9732	7	Eastern Red Cedar	Juniperus virginiana	WOODLAND	Good		3	4	4	4	3	3	21	R	REPLACE
9733	18	Sugar Maple	Acer-saccharum	LANDMARK	Good	2T	4	5	4	5	5	4	27	R	REPLACE
9734	13	Black Cherry	Prunus serotina	WOODLAND	Fair		3	3	2	3	2	2	15	S	-
9735	6.5	Sugar Maple	Acer-saccharum	WOODLAND	Good		5	5	5	5	4	5	29	R	REPLACE
9736	15	Red Oak	Quercus rubra	WOODLAND	Good		5	5	5	5	5	4	29	R	REPLACE
9737	6	Black Cherry	Prunus serotina	WOODLAND	Fair		5	4	4	4	2	3	22	R	REPLACE
9738	17	Black Cherry	Prunus serotina	WOODLAND	Fair	2T	4	4	3	3	3	3	20	S	-
9739	9	Black Cherry	Prunus serotina	WOODLAND	Fair		4	4	4	3	2	3	20	S	-
9740	10	Black Cherry	Prunus serotina	WOODLAND	Poor	Inner Bark Rot	2	4	4	5	3	3	21	S	-
9741	6.5	Sugar Maple	Acer saccharum	WOODLAND	Good		5	3	5	5	5	5	28	S	-
9742	15.5	Crabapple	Malus species	LANDMARK	Fair	2T	11.5	3	3	4	2	3	26.5	S	-
9743	6.5	Basewood	Tilia americana	WOODLAND	Good		5	5	5	5	2	4	26	R	REPLACE
9744	16	White Pine	Pinus strobus	WOODLAND	Excellent		5	5	5	5	5	4	29	R	REPLACE
9745	6	Basewood	Tilia americana	WOODLAND	Good		5	4	4	5	3	4	25	R	REPLACE
9746	7.5	Basewood	Tilia americana	WOODLAND	Good		5	4	5	5	4	4	27	R	REPLACE
9747	12	Black Cherry	Prunus serotina	WOODLAND	Good	2T	4	4	3	1	4	2	18	R	REPLACE
9748	13	Red Oak	Quercus rubra	WOODLAND	Good		5	4	3	5	5	4	26	R	REPLACE
9749	9	White Pine	Pinus strobus	WOODLAND	Good		5	5	5	5	5	5	30	R	REPLACE
9750	6	Sugar Maple	Acer-saccharum	WOODLAND	Good	2T	5	5	5	5	5	5	30	R	REPLACE
9751	7	Black Cherry	Prunus serotina	WOODLAND	Fair		3	4	4	3	3	2	19	R	REPLACE
9752	8	Red Maple	Acer rubrum	WOODLAND	Good		5	5	5	5	4	5	29	R	REPLACE
9753	10.5	Eastern Red Cedar	Juniperus virginiana	WOODLAND	Good		5	4	5	5	3	4	26	R	REPLACE
9754	10.5	Eastern Red Cedar	Juniperus virginiana	WOODLAND	Good		5	4	5	5	3	4	26	R	REPLACE
9755	7	White Pine	Pinus strobus	WOODLAND	Good	Inner Bark Rot	5	5	5	5	3	3	26	R	REPLACE
9756	6	White Pine	Pinus strobus	WOODLAND	Good		5	5	5	5	3	4	27	R	REPLACE
9757	7.5	Red Oak	Quercus rubra	WOODLAND	Good		5	5	5	5	3	4	27	R	REPLACE
9758	8.5	Sugar Maple	Acer saccharum	WOODLAND	Good		5	5	5	5	3	5	28	R	REPLACE
9759	9	Quaking Aspen	Populus tremuloides	WOODLAND	Good		5	5	5	5	4	5	29	R	REPLACE
9760	6	Sugar Maple	Acer-saccharum	WOODLAND	Good	2T	5	3	5	5	4	3	25	R	REPLACE
9761	9	Black Cherry	Prunus serotina	WOODLAND	Fair		3	3	1	5	2	2	16	R	REPLACE
9762	10	American Elm	Ulmus americana	WOODLAND	Good		5	3	5	5	4	3	25	R	REPLACE
9763	8	Red Maple	Acer rubrum	WOODLAND	Good		5	3	5	5	4	5	27	R	REPLACE
9765	6	American Elm	Ulmus americana	WOODLAND	Fair		3	3	4	3	3	2	18	R	REPLACE
9766	7	White Oak	Quercus alba	WOODLAND	Good		5	5	4	5	5	5	29	R	REPLACE
9767	6	Black Cherry	Prunus serotina	WOODLAND	Fair		3	3	4	5	3	3	21	R	REPLACE
9768	8	Red Maple	Acer rubrum	WOODLAND	Good		5	3	5	5	4	4	26	R	REPLACE
9769	8	Red Maple	Acer rubrum	WOODLAND	Good		5	3	5	5	4	4	26	R	REPLACE
9770	12	Black Cherry	Prunus serotina	WOODLAND	Good		5	3	3	5	4	4	24	R	REPLACE
9771	8	American Elm	Ulmus americana	WOODLAND	Good		5	3	3	5	4	4	24	R	REPLACE
9772	9.5	Sugar Maple	Acer-saccharum	WOODLAND	Good		5	5	4	5	4	5	28	R	REPLACE
9773	9	Sugar Maple	Acer-saccharum	WOODLAND	Good		5	5	4	5	4	4	27	R	REPLACE
9774	10.5	Sugar Maple	Acer-saccharum	WOODLAND	Good		5	5	4	5	4	5	28	R	REPLACE
9775	8	Sugar Maple	Acer-saccharum	WOODLAND	Good		5	5	4	5	4	5	28	R	REPLACE
9776	8	Basewood	Tilia americana	WOODLAND	Good		5	5	4	5	4	5	28	R	REPLACE
9777	8.5	Sugar Maple	Acer saccharum	WOODLAND	Good		5	5	4	5	3	5	27	R	REPLACE
9778	12.5	Basewood	Tilia americana	WOODLAND	Good		5	5	3	5	3	3	24	R	REPLACE
9779	7	Sugar Maple	Acer-saccharum	WOODLAND	Good		5	5	5	5	4	5	29	R	REPLACE
9780	15.5	Black Cherry	Prunus serotina	WOODLAND	Good	3T	5	5	3	5	4	4	26	R	REPLACE
9781	7	Silver Maple	Acer saccharinum	WOODLAND	Good		4	5	4	5	3	4	25	R	REPLACE
9782	10	Eastern Red Cedar	Juniperus virginiana	WOODLAND	Good		5	5	4	5	4	4	27	R	REPLACE
9783	9.5	Black Cherry	Prunus serotina	WOODLAND	Poor	Fused-Trunk	3	1	3	5	3	2	17	R	REPLACE
9784	13	Sugar Maple	Acer-saccharum	WOODLAND	Good	Measurement	5	5	5	5	4	5	29	R	REPLACE
9785	7.5	Red Oak	Quercus rubra	WOODLAND	Good		5	4	4	5	3	5	26	R	REPLACE
9786	18	White Pine	Pinus strobus	LANDMARK	Good	2T	5	5	5	5	4	5	29	R	REPLACE
9787	15.5	White Pine	Pinus strobus	WOODLAND	Good		5	5	5	5	4	5	29	R	REPLACE
9788	8	Black Cherry	Prunus serotina	WOODLAND	Good		5	5	5	5	4	5	29	R	REPLACE
9789	9.5	American Elm	Ulmus americana	WOODLAND	Good		5	5	5	5	4	5	29	R	REPLACE
9790	6.5	Sugar Maple	Acer-saccharum	WOODLAND	Good		5	5	5	5	4	5	29	R	REPLACE
9791	6	Basewood	Tilia americana	WOODLAND	Good		5	5	5	5	4	5	29	R	REPLACE
9792	9	Sugar Maple	Acer-saccharum	WOODLAND	Good		5	5	5	5	4	5	29	R	REPLACE
9793	10	Black Cherry	Prunus serotina	WOODLAND	Fair		5	3	3	5	3	3	22	R	REPLACE
9794	8.5	Basewood	Tilia americana	WOODLAND	Excellent		5	5	5	5	3	5	28	R	REPLACE
9795	6.5	Basewood	Tilia americana	WOODLAND	Fair	Leaning	5	5	5	5	3	3	26	R	REPLACE
9796	10.5	Sugar Maple	Acer-saccharum	WOODLAND	Good		5	5	5	5	3	3	26	R	REPLACE
9797	8	Sugar Maple	Acer-saccharum	WOODLAND	Good		5	5	5	5	3	3	26	R	REPLACE
9798	8	Black Cherry	Prunus serotina	WOODLAND	Fair		4	3	4	5	4	3	23	R	REPLACE
9801	13.5	Black Locust	Robinia pseudoacacia	WOODLAND	Good		5	5	5	5	4	5	29	S	-
9802	8.5	Sugar Maple	Acer saccharum	WOODLAND	Good		5	5	5	5	4	5	29	S	-
9803	10	Black Locust	Robinia pseudoacacia	WOODLAND	Good		5	5	5	5	4	3	27	S	-
9804	16	Black Locust	Robinia pseudoacacia	WOODLAND	Good		5	5	4	5	4	3	26	S	-
9805	19.5	American Elm	Ulmus americana	WOODLAND	Good		5	5	3	5	4	3	25	S	-
9806	11	Black Locust	Robinia pseudoacacia	WOODLAND	Good		5	5	3	5	3	3	24	S	-
9807	15.5	Black Locust	Robinia pseudoacacia	WOODLAND	Good		5	5	3	5	3	3	24	S	-
9808	12	Black Locust	Robinia pseudoacacia	WOODLAND	Good		5	5	5	5	3	5	28	S	-
9809	10.5	Black Locust	Robinia pseudoacacia	WOODLAND	Good		5	5	5	5	4	5	29	S	-
9810	7	Sugar Maple	Acer saccharum	WOODLAND	Good		5	5	5	5	4	4	28	S	-
9811	6	Common Buckthorn	Rhamnus cathartica	WOODLAND	Good		5	5	5	5	3	3	26	S	-
9812	9	Box-Elder Maple	Acer negundo	WOODLAND	Fair	Leaning	5	5	4	5	3	3	25	S	-
9813	9	American Elm	Ulmus americana	WOODLAND	Good		5	5	4	5	4	5	28	S	-
9814	9	American Elm	Ulmus americana	WOODLAND	Poor		3	3	3	5	3	2	19	S	-
9815	6.5	Box-Elder Maple	Acer negundo	WOODLAND	Good		4	5	4	5	4	3	25	S	-
9816	9	Box-Elder Maple	Acer negundo	WOODLAND	Good		5	5	4	5	3	3	25	S	-
9817	9	Box-Elder Maple	Acer negundo	WOODLAND	Good		5	5	4	5	4	5	28	R	REPLACE
9818	7.5	Sugar Maple	Acer-saccharum	WOODLAND	Good		5	5	3	5	4	3	25	R	REPLACE
9819	9.5	Box-Elder Maple	Acer-negundo	WOODLAND	Fair	Choked By Vines	5	3	3	5	3	3	22	R	REPLACE
9820	6	Common Buckthorn	Rhamnus cathartica	WOODLAND	Good		5	5	4	5	4	4	27	R	REPLACE
9821	7	Box-Elder Maple	Acer negundo	WOODLAND	Good		5	5	4	5	4	4	27	S	-
9822	11.5	American Elm	Ulmus americana	WOODLAND	Good		5	5	4	5	4	4	27	S	-
9823	8	Box-Elder Maple	Acer negundo	WOODLAND	Good		5	5	4	5	4	4	27	S	-
9824	7	Box-Elder Maple	Acer negundo	WOODLAND	Fair		4	5	4	5	3	3	24	S	-
9825	8	Black Cherry	Prunus serotina	WOODLAND	Good		5	5	4	5	3	3	25	S	-
9826	7.5	American Elm	Ulmus americana	WOODLAND	Fair		1	1	1	3	2	1	9	S	-
9827	6	Black Cherry	Prunus serotina	WOODLAND	Good		5	5	4	5	4	4	27	S	-

TAG NO.	DBH	COMMON NAME	LATIN NAME	CLASS	CONDITION	COMMENTS	CONDITION/ FACTOR						OVERALL RANK	SAVE / REMOVE	REPLACE
							trunk	growth rate	structure	insects/ diseases	crown dev	life exp.			
9851	11.5	Sugar Maple	Acer saccharum	WOODLAND	Good		5	5	5	5	4	5	29	S	-
9852	13	Black Cherry	Prunus serotina	WOODLAND	Good		5	5	4	5	4	4	27	S	-
9853	12	Sugar Maple	Acer saccharum	WOODLAND	Good		5	5	5	5	4	5	29	S	-
9854	9	Sugar Maple	Acer saccharum	WOODLAND	Good		5	5	5	5	4	5	29	S	-
9855	7	Sugar Maple	Acer saccharum	WOODLAND	Good		5	5	5	5	4	5	29	S	-
9856	13.5	Black Cherry	Prunus serotina	WOODLAND	Good	3T	4	5	4	5	4	4	26	S	-
9857	6.5	Black Cherry	Prunus serotina	WOODLAND	Fair		4	3	3	5	3	2	20	S	-
9893	6	Sugar Maple	Acer saccharum	WOODLAND	Good		5	5	5	5	4	5	29	S	-
9894	8	Black Locust	Robinia pseudoacacia	WOODLAND	Poor		2	3	4	1	3	2	15	S	-
9895	7.5	Black Locust	Robinia pseudoacacia	WOODLAND	Good		5	3	4	5	3	4	24	S	-
9896	7	Sugar Maple	Acer saccharum	WOODLAND	Good		5	5	5	5	4	5	29	S	-
9897	6	Sugar Maple	Acer saccharum	WOODLAND	Good		5	5	5	5	4	5	29	S	-
9898	7	Black Locust	Robinia pseudoacacia	WOODLAND	Poor		2	1	3	5	1	2	14	S	-
9899	14	Black Locust	Robinia pseudoacacia	WOODLAND	Good		5	5	3	5	3	5	26	S	-
9999	11	Sugar Maple	Acer saccharum	WOODLAND	Good		5	5	5	5	4	4	28	S	-
10000	7	Sugar Maple	Acer saccharum	WOODLAND	Fair		5	3	5	5	2	3	23	S	-



DATE: July 10, 2025

TO: Planning Commission

FROM: Erik Perdonik, AICP, City Planner

SUBJECT: Adoption of Amended Bylaws and Rules of Procedure

Consideration of adoption of the attached amended Planning Commission Bylaws and Rules of Procedure is on your agenda tonight to clarify what has long been a source of confusion.

As you know, the Planning Commission meets just once per month on the third Thursday of each month with some exceptions, such as the January meeting dedicated to the Capital Improvements Plan.

However, per the current Bylaws and Rules of Procedure, the City's meeting schedule, which is accessible via the City's website, shows Planning Commission meetings scheduled for the second, third, and fourth Thursday of each month.

Unfortunately, this has led both external observers, such as the public and applicants, and internal observers, such as the Mayor and members of City Council, to believe that we are cancelling a high number of meetings, even though two (2) such meetings each month were never intended to be held. Moreover, based upon the schedule, applicants are often under the impression that they can pick which of the three (3) meetings they wish to have their application considered at, which is not the case.

It is in this light that staff is simply requesting that the Bylaws and Rules of Procedure be amended to reflect the reality of the Planning Commission's schedule so as not to lead to unrealistic expectations. We cannot remove the additional regular meetings from the schedule that are causing the confusion until such time that the Bylaws and Rules of Procedure are amended to be consistent with the actual schedule, which is to meet regularly only once per month, generally on the third Thursday.

Note that this does not tie our hands in terms of moving meeting dates, as meetings apart from the third Thursday of the month would simply be scheduled as a special meeting at which the Planning Commission may conduct any business.

The attached resolution would need to be adopted by the Planning Commission to begin the process of effectuating the change described above, and the revisions would then go before City Council for final approval.



ATTACHMENTS:

- Draft amended Bylaws and Rules of Procedure with changes shown in red
- Draft Resolution R-PC-1-25 to adopt revised Bylaws and Rules of Procedure

City of Farmington Hills, Michigan

PLANNING COMMISSION BYLAWS AND RULES OF PROCEDURE

PREAMBLE

The Planning Commission of the City of Farmington Hills was created by Section 3.11 of the City Charter, which became effective July 1, 1973. As constituted by the Charter, the Commission consists of nine (9) members possessing the qualifications required by the Charter for elected officials. They are appointed and removed by the Mayor, subject to the approval of the Council, and their compensation is determined by the Council.

The Planning Commission exercises duties as provided by applicable state planning laws and City of Farmington Hills City Code, Chapter 21, Article II. The following Bylaws and Rules of Procedure are adopted pursuant to City Code Sections 2-141 and 21-32 and applicable state planning laws. They are intended to provide a means whereby the duties conferred upon the Commission may be effectively exercised. The rules recited herein shall not be construed so as to conflict with the Farmington Hills City Code or the laws of the State of Michigan.

ARTICLE I. OFFICERS

1. The Commission shall have a Chair, Vice Chair, and Secretary, who shall be chosen by a vote of the majority of the Commission within thirty (30) days of after the Mayor's and/or City Council's annual appointments or re-appointments of members of the Planning Commission. The term of each officer shall be one (1) year, with eligibility for reelection, except that a member shall not be eligible to serve more than two (2) successive terms as Chairperson. In the event of a vacancy in any office, an election to fill such vacancy for the remainder of the term shall be held as soon as possible. If the election results in a vacancy of another office, that office shall be filled at the same election.
2. The Chair shall preside at all meetings, shall appoint such committees as are from time to time deemed necessary, and shall perform such duties as may be delegated to the Chair by the Commission. The Chair shall have a vote on all resolutions and matters before the Commission.
3. The Vice Chair shall preside in the absence of the Chair.
4. The Secretary shall stamp or certify approved plans and shall sign the approved agenda and minutes. If a recording secretary is not present at a meeting of the Commission, the Secretary shall keep a record of the minutes of all meetings and of all transcripts, documents, plans, etc., brought before the Commission at such meeting.

5. The Commission may create and fill such other offices or committees as it finds necessary to effectuate the lawful purposes for which it was created.

ARTICLE II. MEETINGS

1. Regular meetings shall ~~generally~~ be scheduled on the ~~first, second, and/or~~ third Thursday of each month, as necessary, at 7:30 p.m. at City Hall. ~~All scheduled meetings shall be considered regular meetings.~~
2. The schedule of meetings may be amended (including canceling a meeting) by resolution of the majority of the members of the Commission. Notice of such amended schedule shall be given to the public by written notice posted in accordance with the Open Meetings Act, Act 267 of 1976, as amended, and applicable planning laws.
3. A special meeting may be called by the Chair, or upon request of three (3) members, provided forty-eight (48) hours notice has been given to each member of the Commission and to the public. Notice to the public shall be as is provided in the Open Meetings Act and applicable planning laws. Such notice shall include the reasons for which this special meeting is called.

ARTICLE III. VOTING AND ORDER OF BUSINESS

1. The Planning Commission may act at regular or special meetings. A meeting shall not be called to order until a quorum of the members is present. A quorum shall consist of five (5) members of the Planning Commission and an affirmative majority vote of members present shall be necessary to pass any motion.
2. All meetings shall be open to the public. In the event there is a formally scheduled public hearing on any specific agenda item, then any member of the public shall be given an opportunity to be heard on any relevant matter concerning the subject of the hearing. The opportunity of each member of the public to be heard on any matter scheduled for public hearing shall be limited to a time of three (3) minutes, unless this time is extended by the Chair or by vote of a majority of the Commissioners present. No member of the public shall speak twice on any subject matter unless authorized by the Chair.
3. The order of business at Commission meetings shall be as follows:
 - a. Roll Call
 - b. Approval of Agenda
 - c. Unfinished Business
 - d. New Business
 - e. Approval of Minutes
 - f. Public Comment
 - Commissioner Comment
 - h. Adjournment

4. The meetings will be conducted as follows:

**Rezoning Request/Plats/Cluster Site Plans/Site Condominiums/PUD/
Special Approvals**

1. The case will be called by the Chair.
2. The proponent and/or representative(s) will introduce the request.

Ten (10) minute maximum on rezoning request.
Twenty (20) minute maximum on all other items.
3. Consultant/staff will review request.
4. Planning Commission members may question proponent and staff.
5. Public Hearing (if required).
Members of the public who wish to speak on the item being considered will be called on by the Chair and should give their name and address to the recording secretary. The public shall address the Commission and shall not engage in direct dialogue with the proponent.

Time Limit
Individuals: Three (3) minutes each
Group Representative (i.e., Homeowners Asso.): Five (5) minutes each
6. The public hearing is closed.
7. The proponent has the opportunity to respond and/or comment on public input to the Commission, maximum two (2) minutes.
8. The matter is then considered by the Planning Commission.

Site Plans/Landscape Plans/Lot Splits

1. Consultant/staff reviews the request with the Commission.
2. The proponent and/or representative(s) review the request with the Commission.
3. The Commission questions consultant/staff and the proponent/representatives.
4. The matter is then considered by the Planning Commission. NOTE: No public hearing is required.
5. Committee reports shall be submitted to the Planning Commission at its study sessions.

6. All proceedings, decisions, and resolutions of the Commission shall be initiated by motion. The vote upon the motions and resolutions shall be recorded.
 7. The Commission shall keep a public record of its resolutions, transactions, findings and determinations, in the office of the City Clerk.
 8. For all questions of procedure not addressed by these Bylaws and Rules of Procedure, Roberts . Rules of Order Newly Revised shall govern to the extent reasonably possible.
5. No member of the Planning Commission may vote on any issue in which he or she may reasonably be considered to have a conflict of interest. If a member could reasonably be considered to have such a conflict of interest pertaining to a matter that is to be addressed by the Planning Commission, the member shall disclose the potential conflict of interest to the Planning Commission before participating in any discussion or casting a vote on such a matter. Unless the Planning Commission concludes, upon a majority vote of the remaining members, that the member's participation does not constitute a conflict of interest and that his or her participation and vote will not be affected by his or her interest, the member shall leave his or her seat and the dais or meeting table and shall abstain from discussion and voting on the matter. A member shall not appear before the Planning Commission as an advocate in relation to any matter in which he or she has abstained for reasons of conflict of interest. For purposes of these bylaws, a "conflict of interest" exists when a member of the Planning Commission or a member of his or her family has a proprietary or financial interest in an issue or matter that is before the Planning Commission beyond that which is experienced by the public in general, or the member may receive or gain a financial benefit as a result of a vote on such issue or matter, or which would result in a violation of Section 10.01 of the City Charter, the City of Farmington Hills Code of Ethics, the Incompatible Public Offices Act, 566 PA 1978 (MCL 15.181 et. seq.), or any other state law or city charter, ordinance, ethics code or policy provision applicable to city officials and conflicts of interest. Failure to disclose a conflict of interest a required by this subsection constitutes malfeasance in office.

ARTICLE IV. REPORTS TO THE CITY COUNCIL

1. From time to time, the Planning Commission may, through the Chair, make such reports and/or recommendations to the City Council as it may deem necessary to effectuate the lawful purposes for which it was established. The Planning Commission shall file at least one annual report with the City Council, in accordance with the requirements of applicable state planning laws.
2. In fulfilling its designated duties under City ordinance and state law, the Planning Commission shall not exceed the appropriations authorized to it by the Council.

ARTICLE V. AMENDMENTS

1. Amendment of these Bylaws and Rules of Procedure shall be, by resolution of the Planning Commission, passed at any meeting called for that purpose. A resolution to amend the Bylaws and Rules of Procedure shall require an affirmative vote of a 2/3 majority of the members of the Commission.
2. A resolution to suspend the Bylaws and Rules of Procedure shall require an affirmative vote of a 2/3 majority of the members present and voting.

Adopted by Planning Commission _____.

Approved by City Council _____.

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

**RESOLUTION OF THE CITY OF FARMINGTON HILLS PLANNING COMMISSION
ADOPTING REVISED BYLAWS AND RULES OF PROCEDURE**

RESOLUTION NO. R-PC-1-25

At a City of Farmington Hills Planning Commission regular meeting held on the 17th day of July 2025, at 7:30 p.m., with those present and absent being:

PRESENT:

ABSENT:

The following preamble and resolution were offered by Commissioner _____ and supported by Commissioner _____:

WHEREAS, pursuant to Chapter 2, Article IV, Division 1 of the City of Farmington Hills City Code, all appointed boards, commissions, and councils shall adopt bylaws for the transaction of business, and regularly review their bylaws to ensure that they are consistent with existing laws, ordinances and practices; and

WHEREAS, the Planning Commission has reviewed its bylaws and rules of procedure and has concluded that it is necessary and desirable to adopt the revised Planning Commission Bylaws and Rules of Procedure attached to this resolution; and

WHEREAS, City of Farmington Hills Code Section 2-141 requires that bylaws and bylaws amendments be adopted by a 2/3 vote of the Planning Commission, and subsequently presented to the City of Farmington Hills City Council for review and approval before becoming effective.

NOW, THEREFORE, BE IT RESOLVED that the attached Planning Commission Bylaws and Rules of Procedure are hereby adopted; and

BE IT FURTHER RESOLVED that a copy of this resolution and the attached Planning Commission Bylaws and Rules of Procedure be forwarded to the City Council of the City of Farmington Hills for review and approval.

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

RESOLUTION DECLARED ADOPTED JULY 17, 2025.

STATE OF MICHIGAN)
)ss.
COUNTY OF OAKLAND)

I, the undersigned, the duly qualified and acting City Clerk for the City of Farmington Hills, County of Oakland, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Planning Commission of the City of Farmington Hills at a regular meeting held on the 17th day of July 2025, the original of which is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature, this _____ day of _____ 2025.

Carly Lindahl, City Clerk, City of Farmington
Hills

**MINUTES
PLANNING COMMISSION SPECIAL MEETING
CITY OF FARMINGTON HILLS
COMMUNITY ROOM
June 19, 2025, 6:00 P.M.**

CALL MEETING TO ORDER

The Planning Commission Special Meeting was called to order by Chair Trafelet at 6:10pm.

ROLL CALL

Commissioners present: Brickner, Countegan, Mantey, Stimson, Trafelet, Varga, Ware

Commissioners Absent: Aspinall, Grant

Others Present: Staff Planner II Mulville-Friel, City Attorney Schultz, Planning Consultants Bahm, and Upfal

APPROVAL OF AGENDA

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

Motion passed unanimously by voice vote.

SPECIAL MEETING

A. CONTINUED DISCUSSION OF DRAFT ZONING TEXT AMENDMENT 6, 2024, TO ADD PROVISIONS REGARDING PUBLIC ART

Background

Planning Consultant Bahm led this continued discussion of draft Zoning Text Amendment 6, 2024, based on her April 9, 2025 memorandum *Draft Arts Ordinance*, the revised draft of the Zoning Text Amendment distributed this evening, and referencing the May session where initial comments and questions were raised about the draft amendment.

Consultant Bahm identified several key revisions and considerations in the revised draft:

- Clarified how the site plan review process intersects with public art requirements, and emphasizing that the process not slow down the overall approval process.
- Added examples of acceptable artistic elements including environmental artworks, functional items (bike racks, benches, light fixtures).
- Edited portions of the ordinance for clarity and consistency.
- Explained that applicants may proceed through site plan review before finalizing art selection, but must show proposed art placement on the plan to ensure it meets location requirements.
- Final placement and installation details are to be reviewed by the City Planner and Building Official.
- Updated procedures will require applicants to submit an updated project construction budget when applying for building permits, which will then determine the public art contribution.

Planning Consultant Bahm also suggested a potential exemption for fully residential projects that are non-subsidized and priced affordably for residents earning less than 120% of the area median income. Commissioner Mantey questioned whether such projects currently exist and what their market value would be. Bahm estimated the average income to be around \$100,000, equating to an approximate home price of \$300,000–\$360,000. However, both Commissioners Mantey and

Stimson noted that most recent residential developments were priced above \$500,000 and would thus not qualify for exemption.

Commission discussion

Planning Commission discussion focused on geographic targeting, practical implementation, and proportionality based on parcel size and redevelopment scale.

Commissioner Stimson pointed out that Section 3.C. mentions review by the Arts Commission prior to site plan approval, but this conflicts with Section 3.B.'s timeline, which places the budget update after approval. Bahm clarified that Arts Commission review should occur after site plan approval; this would be corrected.

Commissioner Mantey compared the proposed arts ordinance to the tree ordinance, where developers either replace trees or contribute to a fund. He asked if exemptions should be eliminated in favor of always requiring a payment into an art fund.

It was pointed out that unlike the tree fund, the art requirement is not tied to replacing a removed asset, making the justification for the fund different.

Commissioner Ware raised concerns about the affordability and feasibility of requiring public art in residential projects, especially those initiated by individual property owners rather than large-scale developers. She emphasized the financial burden this might place on smaller building or renovating projects, especially in less affluent contexts.

Planning Consultant Bahm responded that the threshold in the current draft targets projects over \$2 million, and whether undertaken by a resident or developer, the financial investment would be equivalent. Ware said that the source of funding—personal versus corporate—matters significantly for individual developers. Also, art in subdivisions would ultimately become the responsibility of the homeowners association, and HOAs currently struggled with accumulating enough funding to deal with basic maintenance projects.

Commissioner Mantey estimated the added cost of compliance might be relatively minor in large projects, but emphasized the importance of fairness in who bears the cost. Commissioner Stimson clarified that the ordinance applies to developments with four or more residential units, not single-family homes.

Commissioner Brickner was opposed to applying the public art requirement in residential areas, including both small and large subdivisions. Subdivisions often have limited space for public art and such requirements could reduce housing density. He supported limiting requirements to commercial, office, or large-scale multi-family projects where placement of art in public or visible spaces is more appropriate.

Consultant Upfal asked whether subdivision recreation areas could host art installations, but Commissioners Brickner and Ware emphasized that not all subdivisions have such areas or the financial capacity to maintain them. Imposing art requirements adds costs that may not align with community priorities.

Commissioner Countegan said that any new ordinance that imposes additional costs will ultimately affect future residents and developers. He urged the Commission to consider whether these costs translate into real community value. He favored incentivizing public art—via density bonuses or landscaping trade-offs—rather than mandates, and emphasized the importance of maintaining essential services to attract desirable development.

Commissioner Countegan pointed out that the Planning Commission’s role was to establish a thorough record of deliberation and provide a well-considered recommendation to City Council.

Commissioner Varga summarized two unresolved issues: the treatment of residential projects and the broader question of exemptions. She suggested tailoring the ordinance to distinguish between large-scale residential developers and smaller residential builders, possibly using density or size as the determining metric rather than a flat \$2 million threshold.

Commissioner Countegan was concerned that requiring art in residential areas could conflict with residents’ desire for privacy, and again advocated for incentivizing rather than mandating public art in these contexts. Public art could be tied to other ordinance provisions, such as landscaping trade-offs, or offered as a negotiated benefit in Planned Unit Developments (PUDs). Commissioner Countegan emphasized that the art requirement should apply only in areas where public interaction was likely.

Commissioner Ware emphasized that the original intent behind public art provisions during the master planning process was to place art in public areas, such as major roads or parks, not in residential neighborhoods. She supported having developers contribute to a city-managed public art fund instead of installing art within subdivisions, thereby allowing the City to determine appropriate, high-impact locations for public art. When part of a PUD, public art could be negotiated as part of the public benefit package.

Discussion focused on exemptions (Section 6). Should projects that fall under exemptions be required to contribute a lesser amount rather than nothing at all? Planning Consultant Bahm noted that the proposed structure mirrors Southfield’s ordinance, which also uses a four-unit threshold and a half-percent requirement.

Commissioner Countegan supported promoting public art through flexibility and options, such as trading density or landscaping requirements, to avoid discouraging development. He cautioned against rigid financial demands that could prompt developers to seek alternative locations outside of Farmington Hills. Planning Consultant Bahm responded that Farmington Hills is a desirable community and should consider adopting public art as part of its identity, especially in prominent commercial corridors. She pointed to PUDs such as Hunter Square as examples where the city could consider public art installations alongside other amenities like bus shelters and high-quality design features.

Commissioner Varga supported requiring contributions to an art fund when developers receive increased density through PUDs. Public art requirements should be viewed as a way for developers to invest in the community when receiving extra allowances or being allowed to deviate from

ordinance requirements.

City Attorney Schultz suggested including public art contributions as one of several potential public benefits in PUDs, rather than as a mandatory provision.

Commissioner Stimson asked how often Southfield's ordinance results in contributions to a fund versus onsite installations.

Commissioner Countegan emphasized aligning the ordinance with the Master Plan by identifying specific areas—rather than entire zoning districts—as appropriate for public art. He supported focusing investment and installations along corridors such as 12 Mile Road, Orchard Lake Road, and within redevelopment zones designated in the Master Plan, including right-of-way areas where visibility is high and traffic counts are significant. He reiterated that incentivizing art, rather than mandating it universally, would be more effective. Mandated payments might burden small business owners with limited budgets. He encouraged the Commission to consider flexibility and fairness.

Planning Consultant Bahm summarized that multiple commissioners supported focusing installations along high-profile corridors such as Orchard Lake Road, 12 Mile Road, Northwestern Highway, and possibly Grand River and 8 Mile Road. Commissioner Brickner suggested starting with these target corridors before considering broader implementation. Commissioner Stimson expressed support for extending the art requirement beyond the main corridors.

Planning Consultant Bahm noted that some of these areas, particularly Grand River and 8 Mile, are made up of smaller parcels, making it more difficult for individual owners to meet public art requirements. She suggested these areas should be prioritized for fund expenditure rather than required to host art directly. Commissioner Countegan advocated for creating thematic installations based on corridor characteristics (e.g., automotive themes on 8 Mile).

The Commission discussed adjusting the threshold or contribution rate based on location and investment size, suggesting a lower rate for smaller-scale developments on Grand River and 8 Mile, or a higher threshold, before triggering the requirement. Discussion reinforced the need for a flexible approach, including developing policies that reflects where art makes sense within the city's broader vision.

Commissioner Mantey pointed out the reference to the Consumer Price Index (CPI). He recommended that the ordinance specify the "CPI for All Urban Consumers" and suggested use of an annual CPI from a known base year (e.g., 2004) to avoid ambiguity in future calculations.

Planning Consultant Bahm clarified that the request for the ordinance originated with City Council, which supports the public art provision and initially focused on PUDs before broadening the scope.

There appeared to be consensus to retain flexibility to approve exemptions on a case-by-case basis.

Commissioner Countegan supported a centralized approach to placing public art, emphasizing strategic investment in focal points accessible to the public. He expressed concern that scattered installations could become maintenance burdens and fail to create meaningful impact.

Commissioner Stimson responded that where on-site installation was impractical, payments into the art fund would allow the City to place artwork in appropriate public spaces. He also noted that if contributions were limited to major corridors, the art fund would remain underfunded. Including areas like Middlebelt would increase fund revenue, enabling placement of public art in preferred locations.

Planning Consultant Bahm said she would revise the draft ordinance based on tonight's discussion, and the Planning Commission would have another study session on this issue.

PUBLIC COMMENT

None.

COMMISSIONER COMMENTS

Commissioner Mantey shared that he had attended a strategic branding session and appreciated the inter-commission collaboration it provided. He recommended future cross-commission exchanges to promote city-wide coordination.

Commissioner Brickner spoke to the ongoing work on Orchard Lake Road between 12 Mile and 13 Mile Roads.

ADJOURNMENT

MOTION by Mantey, support by Ware, to adjourn.

Motion carried unanimously by voice vote.

The meeting adjourned at 7:20pm.

Respectfully Submitted,
Kristen Aspinall
Planning Commission Secretary

/cem

**CITY OF FARMINGTON HILLS
PLANNING COMMISSION MEETING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
JUNE 19, 2025, 7:30 P.M.**

CALL MEETING TO ORDER

The Planning Commission Regular Meeting was called to order by Chair Trafelet at 7:30 p.m.

ROLL CALL

Commissioners present: Brickner, Countegan, Mantey, Stimson, Trafelet, Varga, Ware

Commissioners Absent: Aspinall, Grant

Others Present: Staff Planner II Mulville-Friel, Planning Consultant Upfal (Giffels Webster), City Attorney Schultz

APPROVAL OF THE AGENDA

MOTION by Countegan, support by Mantey, to approve the agenda as published.
Motion passed unanimously by voice vote.

PUBLIC HEARING

A. ZONING TEXT AMENDMENT 5, 2024

CHAPTER OF CODE: 34, Zoning Ordinance
PROPOSED AMENDMENT: Add design standards
ACTION REQUESTED: Recommendation to City Council
SECTION: new Section 34-5.20

Planning Consultant Upfal introduced the proposed amendment to add design standards to the Zoning Ordinance, noting that this topic had been discussed and reviewed in two prior study sessions. The objective of the amendment is to establish a baseline for building quality and appearance, emphasizing durability, maintainability, and consistency with the City's aesthetic vision, while balancing flexibility for developers.

Key elements of the proposed standards include:

- **Applicability:** Applies to all new construction. For expansions, applies only when there is a 50% or greater increase in floor area or indoor seating capacity, and only to facades facing or oriented toward a public right-of-way. Single and two-family dwellings are exempt, and in LI-1 zoning districts, the standards apply only on major thoroughfares.
- **Building Materials:** Specifies permitted primary and accent materials. At least 60% of the facade must use primary materials. This threshold is considered flexible compared to requirements in other communities.
- **Waivers:** The Planning Commission may grant waivers to the building material requirements if the two defined findings in 4.g. are met.
- **Architectural Scaling:** Prohibits blank facades and requires variation and articulation on visible facades facing public rights-of-way.

- **Roof Standards:** Flat roofs must include parapets to conceal HVAC equipment; pitched roofs must meet slope requirements, with waivers available. Rooftop patios/terraces on buildings three stories or more are prohibited in the rear 35% of lot depth.
- **Fenestration:** Specifies minimum ground and upper floor fenestration for buildings facing major thoroughfares and other public rights-of-way, with exceptions for uses requiring privacy.
- **Entrances:** Removes the mandate for front-facing entrances, instead requiring defined entrance features.

Commission discussion:

Discussion included the following key points and questions:

- One intent of the proposed design standards is to discourage poor-quality, low-cost construction, ensuring a baseline level of architectural integrity and material durability.
- Commissioners were concerned as to whether developers or the Chamber of Commerce had been notified of tonight's public hearing. In any event, community stakeholders should be notified before this amendment is presented to City Council.
- The draft referenced the "Zoning Administrator" as someone who reviews building facades, but the City does not use this title. The designation will be updated to "City Planner."
- It was suggested that 4.c. be edited to read: "... labeled on the proposed building elevation plans."
- Site plan informational requirements might need to be updated to require elevation drawings.
- A request was made to add a provision allowing additions to existing buildings to use the same materials as the original structure. Planning Consultant Upfal explained that the current draft requires full facade compliance if expansion exceeds 50%. Discussion focused on whether requiring such full compliance discourages redevelopment. Concerns were raised about forcing developers to update entire facades when expanding a building slightly beyond 50%. It was suggested that such strict compliance requirements might prevent some redevelopment or discourage reasonable building expansions.
- Planning Consultant Upfal clarified that additions under 50% are exempt from the standards, but that additions exceeding 50% must bring the entire visible facade into compliance. Commissioners debated the merits of adding an exception that would allow existing materials to be reused on expansions for design continuity.
- City Attorney Schultz pointed out that the ordinance intentionally requires buildings undergoing expansions over 50% to bring the visible facade into compliance with new standards. This was designed to improve outdated or lower-quality construction. For expansions under 50%, only the new or modified elements must comply. Additionally, the ordinance includes a general waiver provision that allows flexibility when existing materials may still be appropriate.
- Questions were raised about whether the requirement for parapets to screen rooftop mechanical units is redundant, as existing ordinances already require such screening. Planning Consultant Upfal suggested eliminating that requirement, but retaining the requirement that limited parapet height to one third of the height of the supporting wall (6.a.i.).
- A broader concern was raised about the assumption that using preferred materials would prevent blight. Even buildings made with approved materials can become eyesores if poorly maintained, while other materials might still result in attractive, well-kept buildings.
- Commissioner Countegan was concerned about placing financial strain on small businesses seeking to invest in modest improvements. He argued that cost-effective, code-compliant materials should remain an option, and that inflexible requirements might deter reinvestment.

- City Attorney Schultz reiterated that the waiver provision exists specifically to address concerns about high costs for required materials during redevelopment or renovation.
- There appeared to be consensus that the Commission should retain case-by-case discretion through the waiver process rather than creating an automatic exemption. It was up to developers to provide financial or practical reasoning in support of waiver requests.
- A final concern was that routine maintenance projects could inadvertently trigger the ordinance's requirements if more than 50% of the facade was affected. It was pointed out that any project that involved more than 50% of a façade would constitute a significant investment and would likely not be considered basic maintenance.
- Commissioner Brickner suggested revising 8.e. to include “exterior artwork” as an encouraged entryway feature.

Chair Trafelet opened the public hearing. As no public was present, Chair Trafelet closed the public hearing and brought the matter back to the Commission for further discussion and/or a motion.

MOTION by Mantey, support by Stimson, to recommend approval of Zoning Text Amendment No. 5-2024 to City Council, with the following revisions:

- **Section 4.c.: “All building materials and colors shall be clearly labeled on the proposed building elevation plans.”**
- **Section 4.d: Replace “Zoning Administrator” with “City Planner.”**
- **Section 6.a.i.: Eliminate first sentence.**
- **Section 8.e.: Add “exterior artwork” after “benches” in the list of entryway feature examples.**

Motion passed unanimously by voice vote.

REGULAR MEETING

No items.

APPROVAL OF MINUTES

May 15, 2025, Regular and Special Meetings

MOTION by Brickner, support by Ware, to approve the May 15, 2025 Regular and Special Meeting minutes as submitted.

Motion passed unanimously by voice vote.

PUBLIC COMMENT

None

COMMISSIONER/STAFF COMMENTS

Commissioner Brickner spoke regarding the ongoing construction on Orchard Lake Road between 12 and 13 Mile Roads.

ADJOURNMENT

MOTION by Ware, support by Brickner, to adjourn the meeting.

Motion passed unanimously by voice vote.

The meeting ended at 8:05pm.

Respectfully submitted,
Kristen Aspinall,
Planning Commission Secretary