

AGENDA
CITY COUNCIL STUDY SESSION
FEBRUARY 12, 2024 - 6:00PM
CITY OF FARMINGTON HILLS
CITY HALL – COMMUNITY ROOM
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
Telephone: 248-871-2410 Website: www.fhgov.com

1. Call Study Session to Order
2. Roll Call
3. Updated [PASER Report](#)
4. Options for Road Millage
5. Adjourn Study Session

Respectfully submitted,

Carly Lindahl, City Clerk

Reviewed by:

Gary Mekjian, City Manager

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 necessary arrangements/accommodations will be made. Thank you.



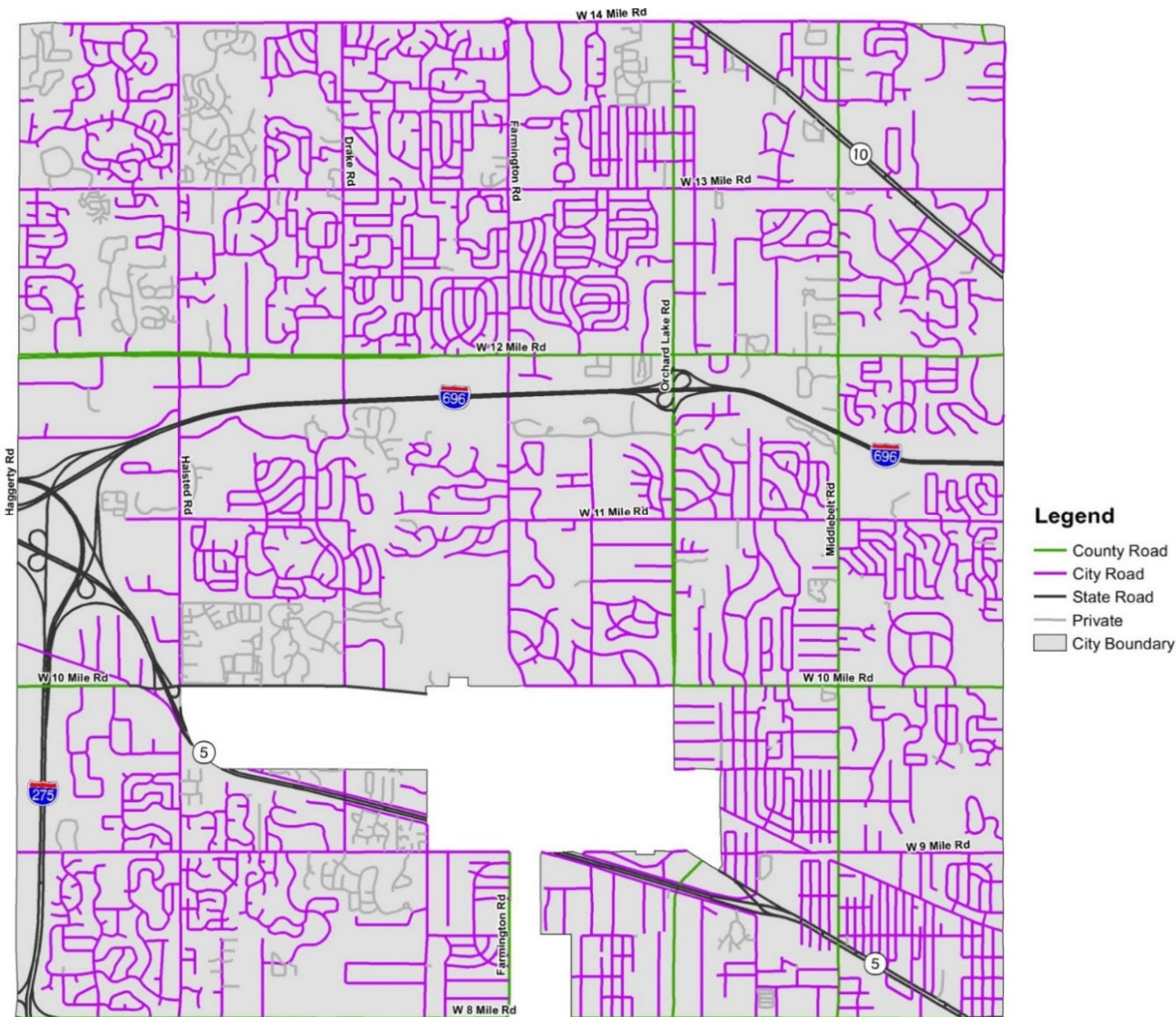
Road Funding and Pavement Condition Analysis





Outline

- I. Overview of City Road Assets
- II. Road Condition Assessment
- III. Historical & Current Road Funding
- IV. Model Analysis
- V. Conclusions

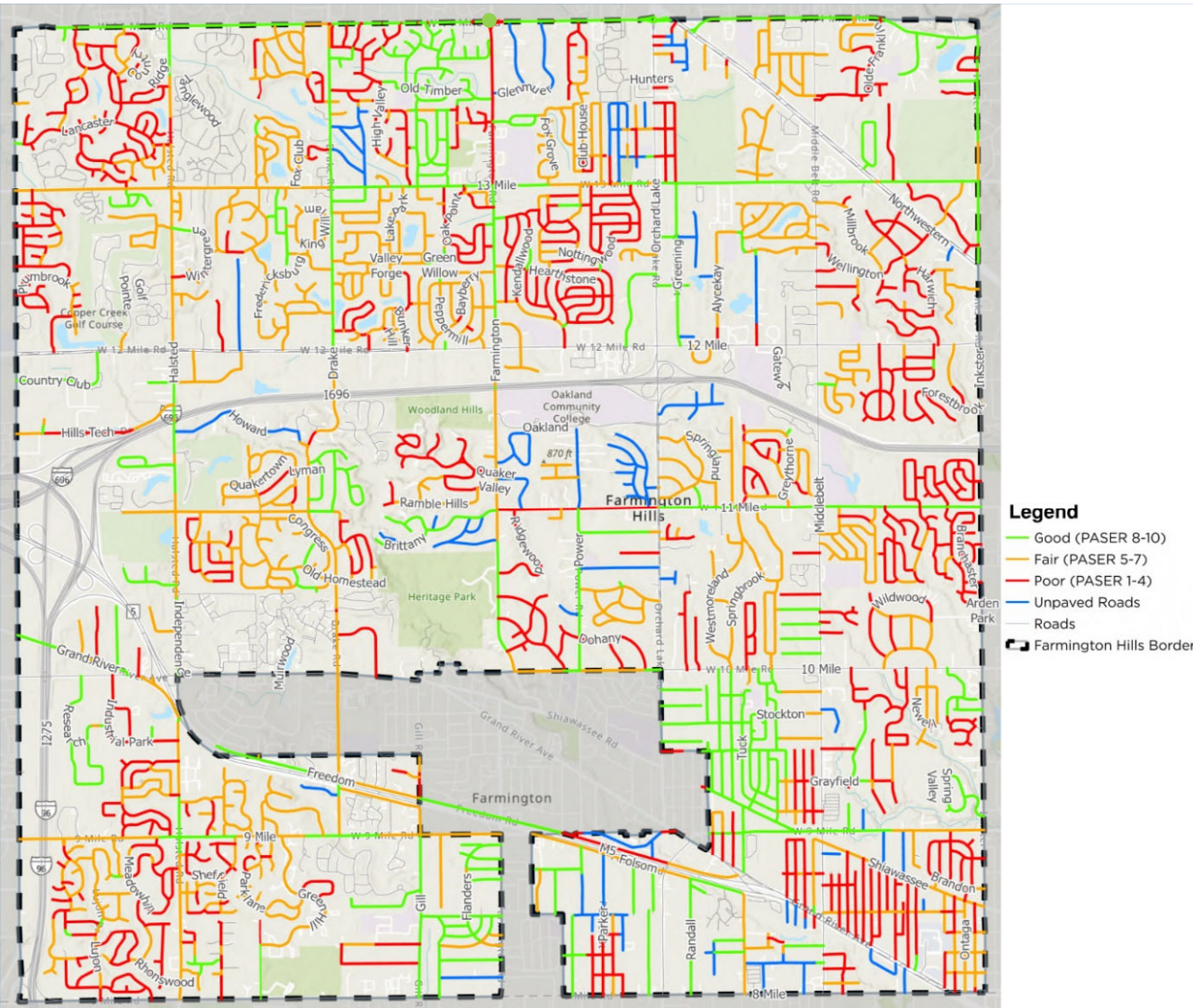


Road Jurisdiction

- 49 Miles State Trunkline (MDOT)
- 30 Miles Road Commission for Oakland County (RCOC)
- Approx. 300 Miles City of Farmington Hills
 - 59 Miles City Major
 - 241 Miles City Local

City Road Condition 2023 PASER SCORES

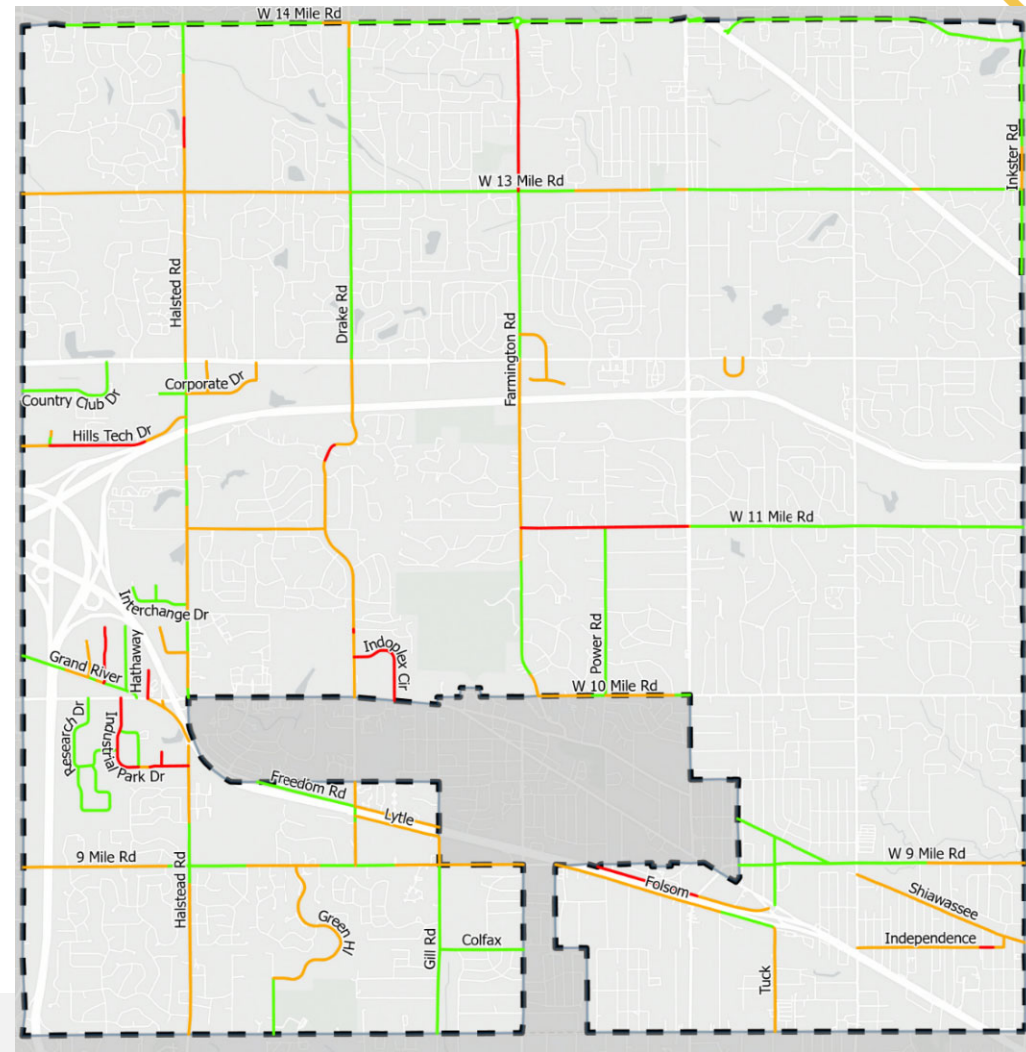
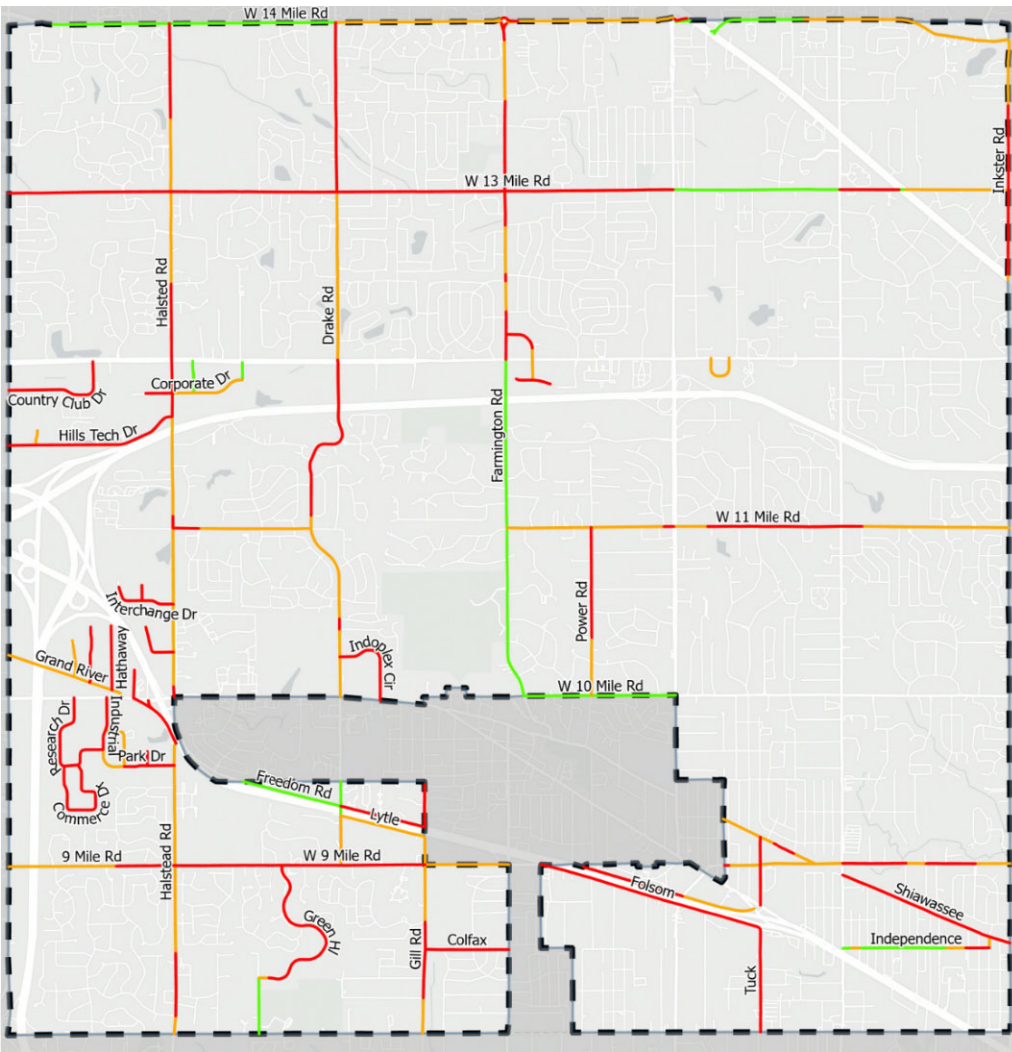
- 300 Miles City of Farmington Hills
 - 59 Miles City Major
 - 48% Good
 - 41% Fair
 - 11% Poor
 - 241 Miles City Local
 - 17% Good
 - 40% Fair
 - 43% Poor



2014

City Major Road Condition Over Time

2023

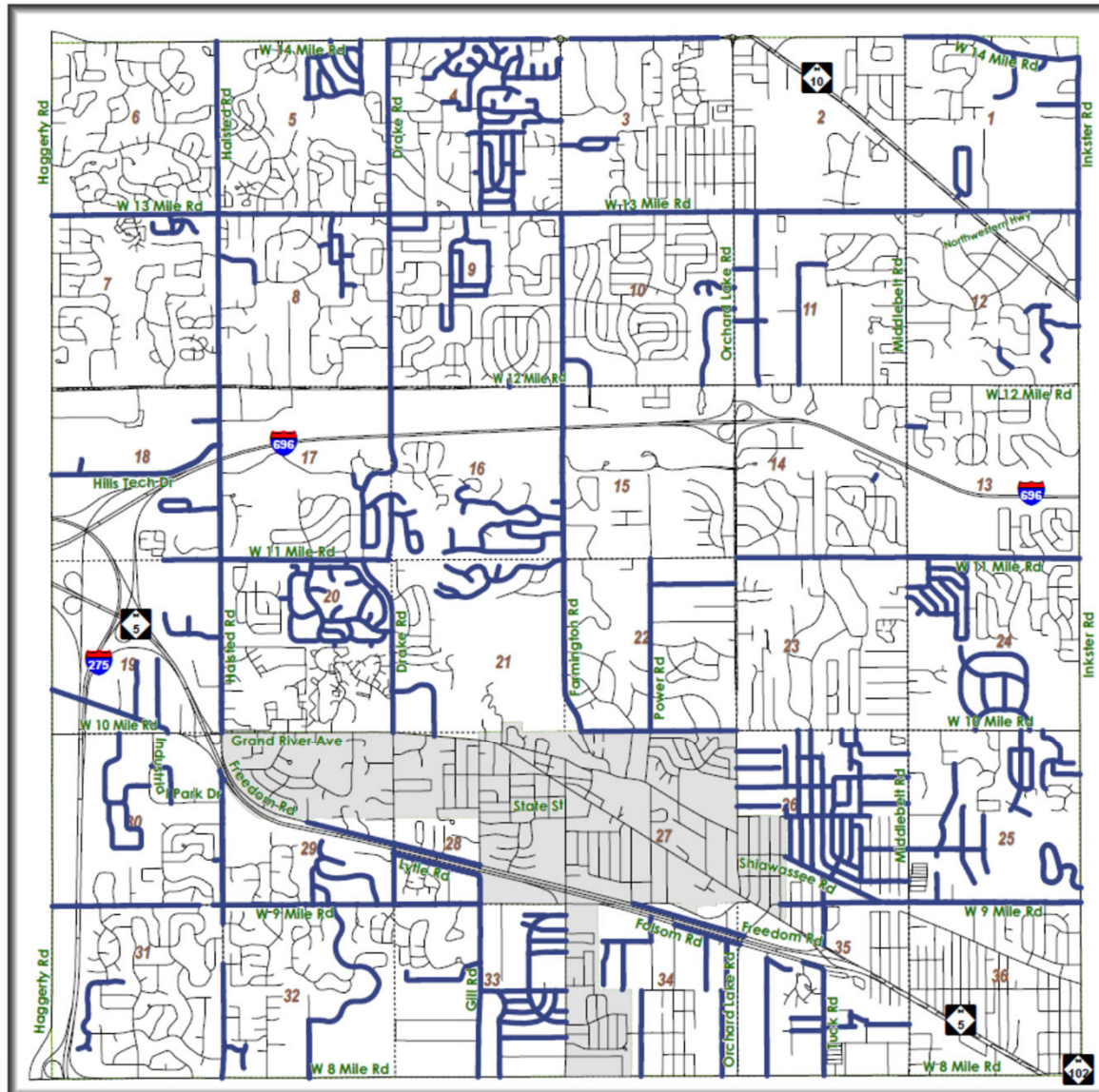


Completed Road Projects 2014-2023

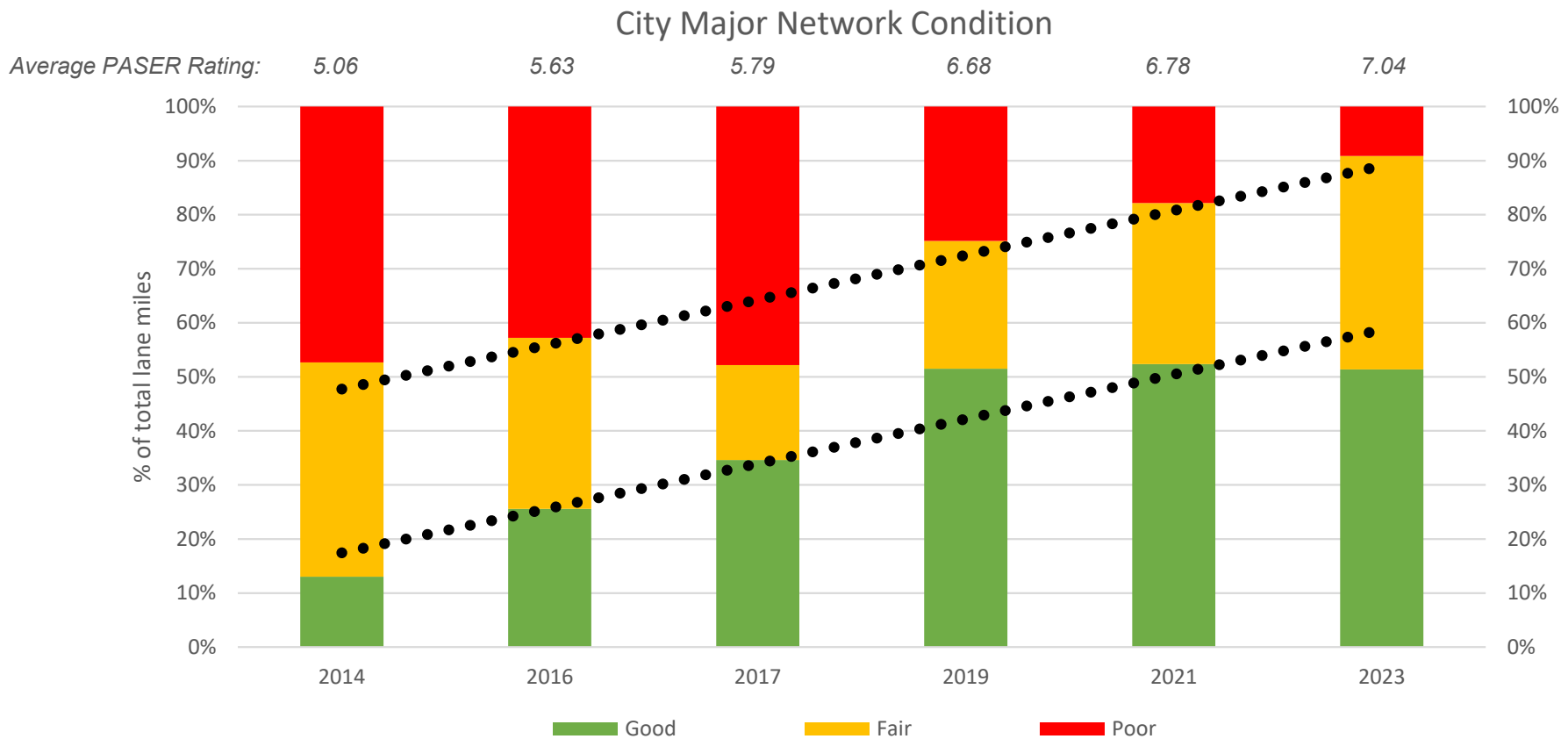
City of Farmington Hills, Michigan

Legend

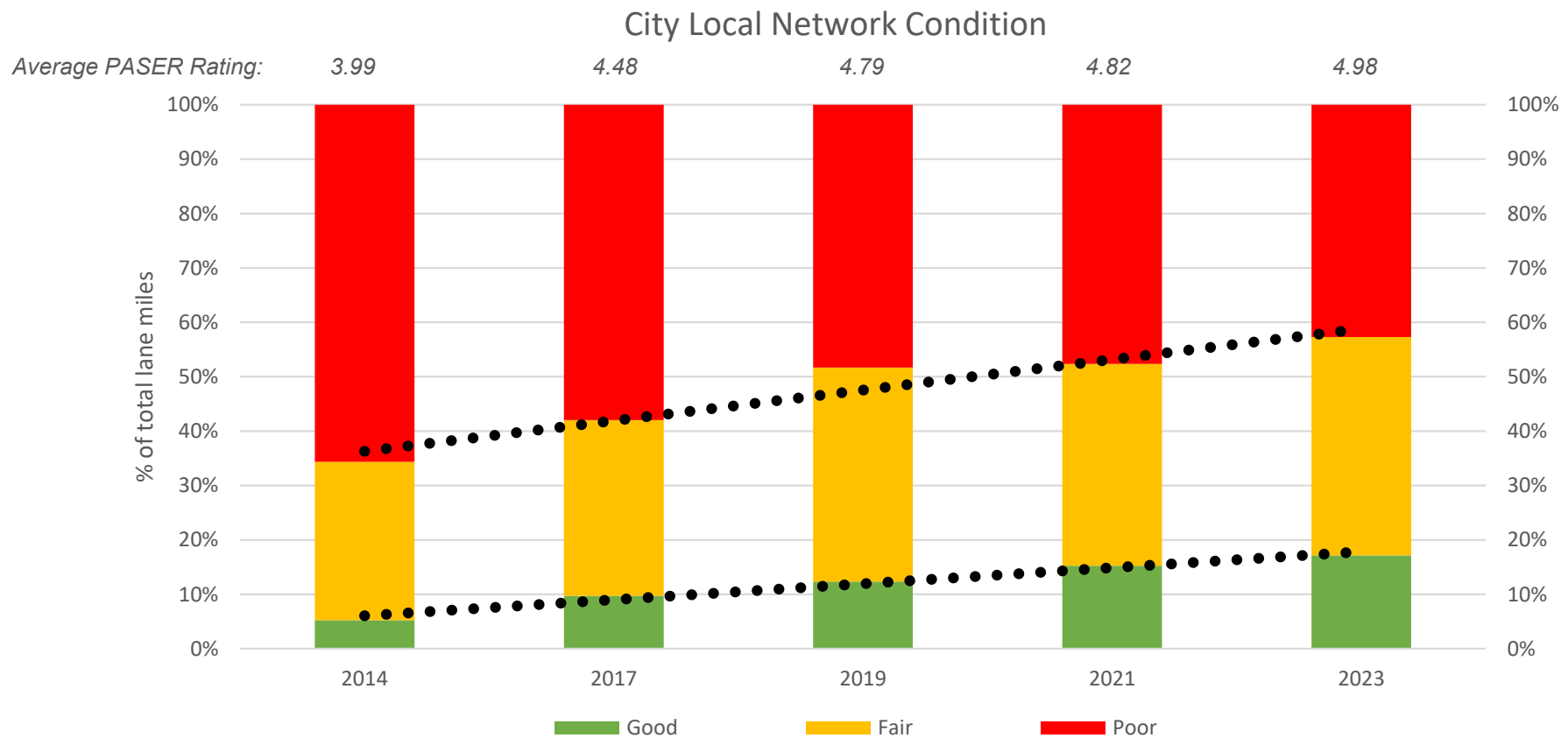
- Roads completed
- City of Farmington
- Municipal boundary
- Section lines



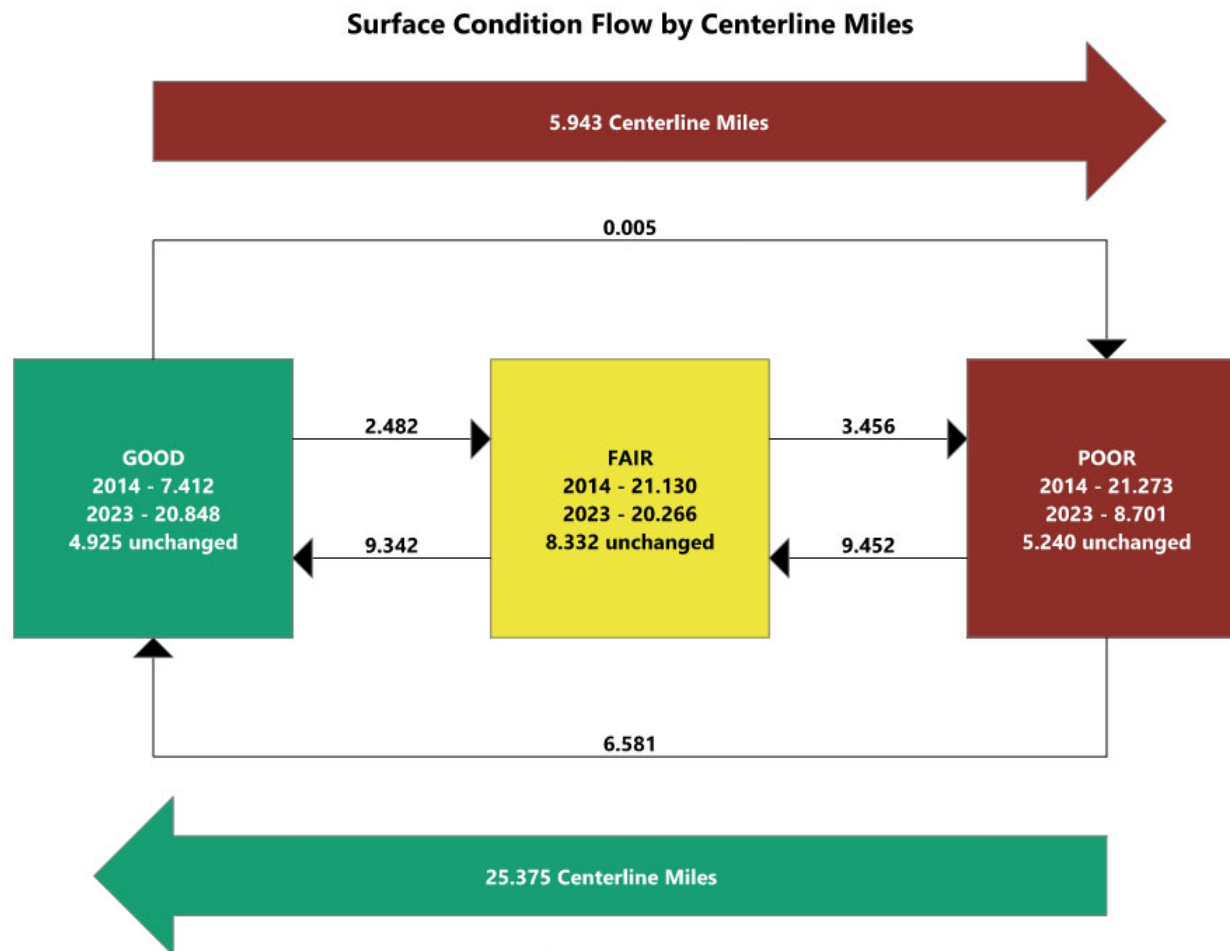
Road Condition Progress



Road Condition Progress



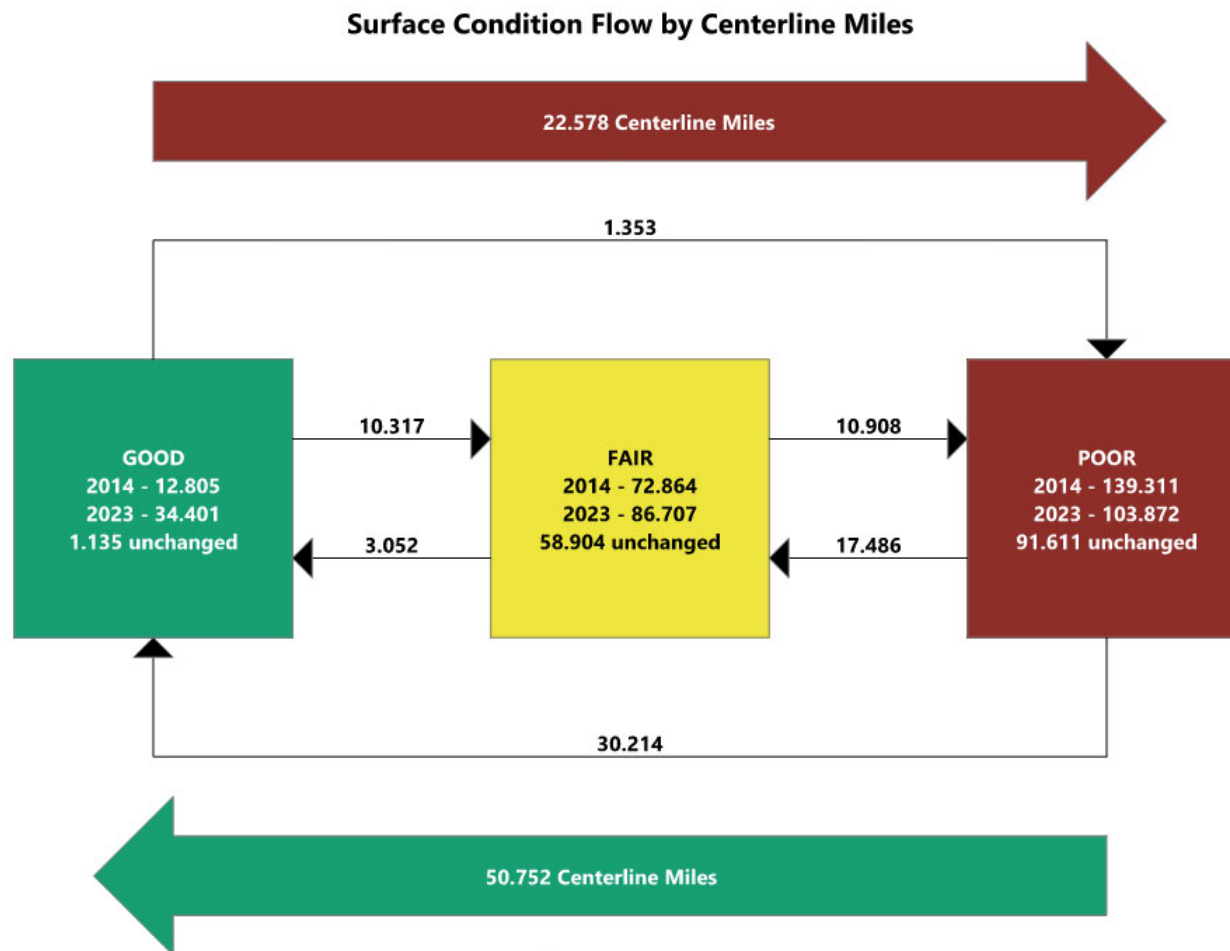
Major Road Condition Trend (2014 to 2023)



Filter: 2023AMP_Major

Note: Ratings are calculated if no rating exists for a year.

Local Road Condition Trend (2014 to 2023)



Filter: 2023AMP_Minor

Note: Ratings are calculated if no rating exists for a year.

Historical & Current Road Funding

- 2014
 - No dedicated road millage
 - Funding came from: Act 51 Revenues, Federal Programs, General Fund dollars, and Special Assessment Districts (SADs)
 - Local roads could only receive up to 20% funding from the City for improvement projects while the rest came from SADs.
 - Analysis resulted in first road millage
- 2018
 - City passed second road millage to replace SADs
 - Local road millage includes \$1M per year to convert gravel roads to paved roads where viable



Future Funding Considerations

- Inflationary pressure related to rising prices for materials, equipment and labor pose a continuing challenge to fund road projects
- The economic climate is continually changing and can dramatically influence road construction costs

Road Construction Cost Comparison

	2014	2023
Major/Industrial	\$/lane mile	\$/lane mile
Asphalt reconstruction	\$0.55M	\$1.75M
Concrete reconstruction	\$0.89M	\$2.5M
Local	\$/lane mile	\$/lane mile
Asphalt reconstruction	\$0.55M	\$1.4M
Concrete reconstruction	\$0.92M	\$2.0M

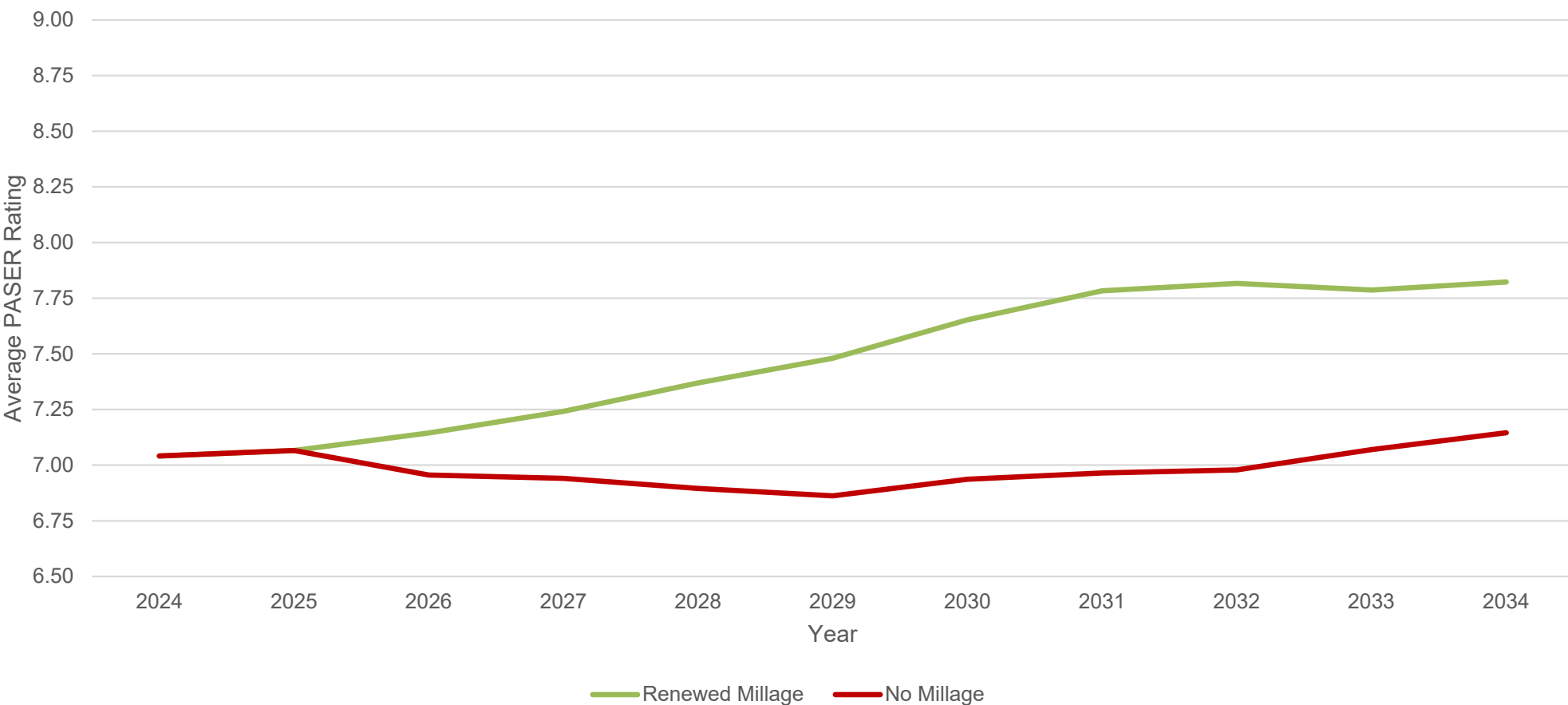
What Was Modeled?

- Projections of pavement conditions for City roads based on various funding levels.
 - Major and Local roads were modeled separately due to different sources of funding.
 - Various funding levels were modeled for a 10-year period based on City's estimated revenues.
 - Model included a mix of pavement treatments.

What Was Not Modeled?

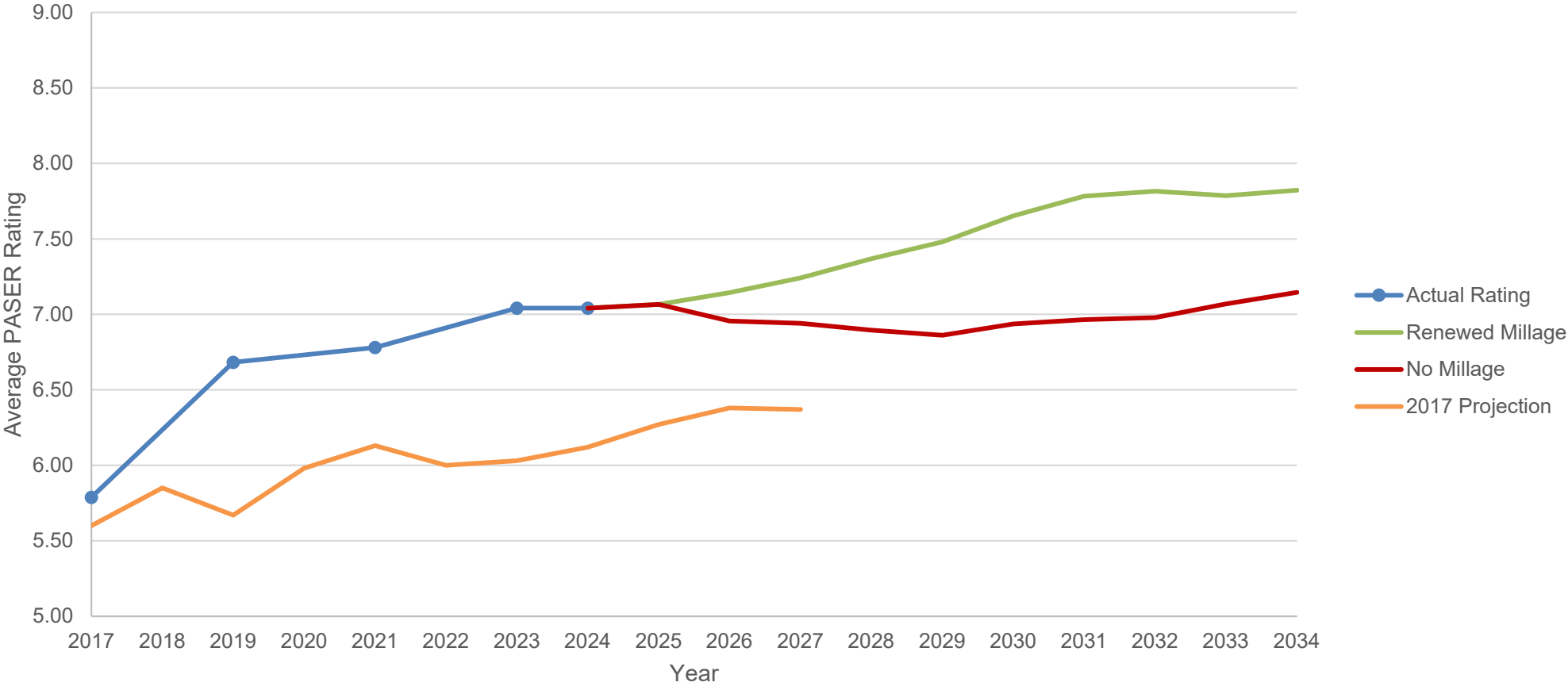
- Projections did not include:
 - Non-motorized facilities
 - Bridges
 - Culverts
 - Signals

Average PASER Rating for Major Roads Condition Projection

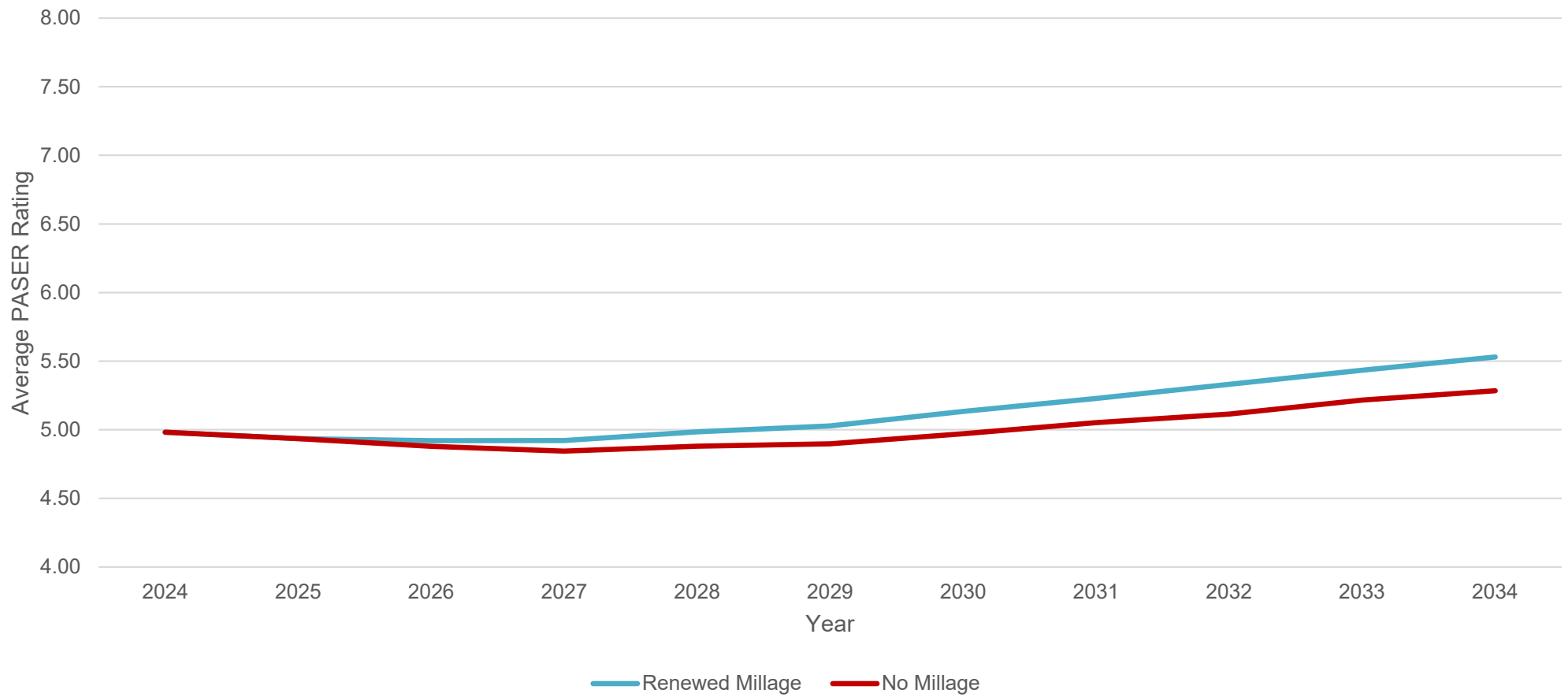


Note: Increasing Major road millage is not shown because excess funding would go towards local roads.

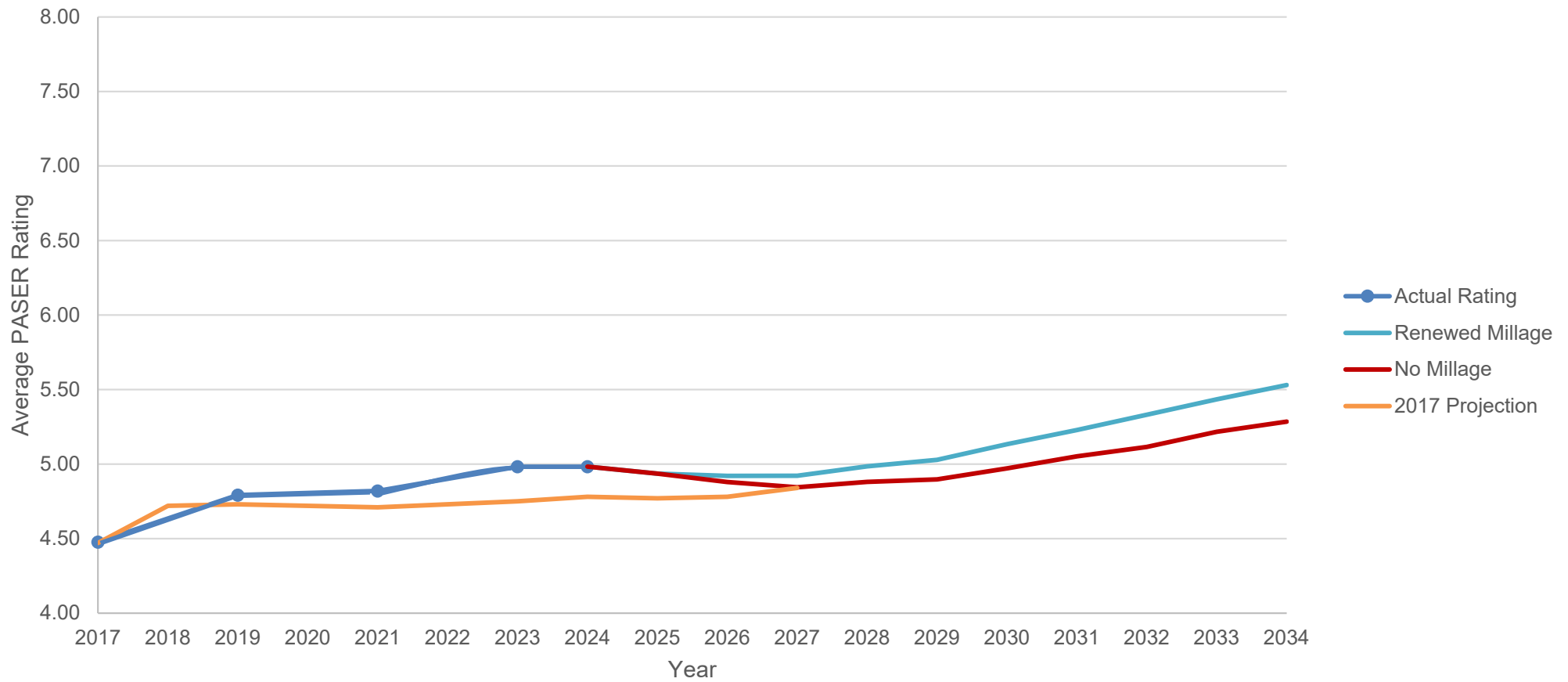
Average PASER Rating for Major Roads Historical & Current Projections



Average PASER Rating for Local Roads Condition Projection



Average PASER Rating for Local Roads Historical & Current Projections



Model Conclusions

- Current condition of City road network has exceeded our previous projections.
- Funding and pavement maintenance strategies have improved overall network condition.
- The City's commitment to a balanced road asset management strategy has proven satisfactory.
- Continuing with this approach along with millage funding will further improve and sustain the system and protect existing assets and previous investments.

Next Steps

- Authorize City Attorney to prepare ballot language for City Council consideration
- Submit City Council approved resolution of the ballot language to the Attorney General by May 1, 2024, to meet the deadline for the November election



Some Closing Thoughts

- Improved road funding provides better roads which relate to:
 - Improved safety for pedestrian and motorists
 - Reduced wear and tear on vehicles and equipment
 - Keeps the City a desirable location for to live, work and do business

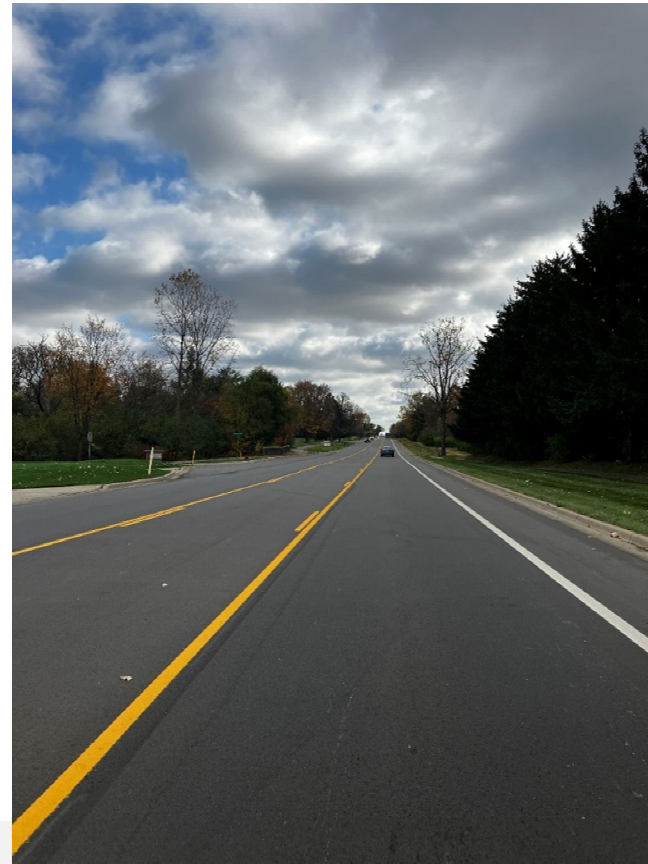
14 Mile Road

(Drake Road to Farmington Road)

Before



After



Farmington Road

(12 Mile to 13 Mile)

Before



After



Farmington Freeway Industrial Park

Before



Phase 2

After



Interchange Drive

Before



After



Heritage Hills, Phase 3

Before



After



Normandy Hills

Before



After





AGENDA
CITY COUNCIL MEETING
FEBRUARY 12, 2024 – 7:30PM
CITY OF FARMINGTON HILLS
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
Telephone: 248-871-2410 Website: www.fhgov.com
Cable TV: Spectrum – Channel 203; AT&T – Channel 99
YouTube Channel: <https://www.youtube.com/user/FHChannel8>

REQUESTS TO SPEAK: Anyone requesting to speak before Council on any agenda item other than an advertised public hearing issue must complete and turn in to the City Clerk a blue, Public Participation Registration Form (located in the wall rack by the south door entering the council chambers).

REGULAR SESSION MEETING BEGINS AT 7:30P.M. IN THE CITY COUNCIL CHAMBER

STUDY SESSION (6:00P.M. Community Room– See Separate Agenda)

REGULAR SESSION MEETING

CALL REGULAR SESSION MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Approval of regular session meeting agenda
2. Proclamation recognizing [February 2024 as Black History Month](#)

CORRESPONDENCE

CONSENT AGENDA - (See Items No. 7 - 12)

All items listed under Consent Agenda are considered routine, administrative, or non-controversial by the City Council and will be enacted by one motion. There will be no separate discussion of these items, unless a Council Member or citizen so requests, in which event the items may be removed from the Consent Agenda for consideration.

CONSENT AGENDA ITEMS FOR DISCUSSION

PUBLIC QUESTIONS AND COMMENTS

Limited to five (5) minutes for any item of City business not on the agenda.

COUNCIL MEMBERS COMMENTS AND ANNOUNCEMENTS

CITY MANAGER UPDATE

UNFINISHED BUSINESS:

3. Consideration of approval of the ENACTMENT of [Ordinance C-1-24](#) amending City Code, Chapter 34, “Zoning”, to amend the official Zoning Map in order to rezone the property located at Parcel ID 23-33-227-001, 002 and 003 from B-1, Local Business District to RA-4, One Family Residential District; and approval of summary for publication.
4. Consideration of approval to permit the partial redevelopment of the Hunter’s Square Shopping Center, [PUD Plan 2, 2023](#), including Site Plan 67-9-2023. (POSTPONED FROM 1-8-24)

NEW BUSINESS:

5. Consideration of approval of [Planned Unit Development 4, 2021 Agreement](#) for the construction of two new apartment buildings.
6. Consideration of [appointments](#) to various boards and commissions.

CONSENT AGENDA:

7. Recommended approval of award of bid for re-finishing the gym floor at The Hawk to Moss Floors, LLC in an amount not to exceed \$34,238.26. [CMR 2-24-13](#)
8. Recommended approval of award of bid for the 2024 Mulch Replacement Program to Synergy Lawnscape, LLC in the amount not to exceed \$55,000 per year with extensions. [CMR 2-24-14](#)
9. Recommended approval of award of bid for the 2024 As Needed Irrigation Services to American Sprinkler Corporation in the amount not to exceed the annual budgeted amount, with extensions. [CMR 2-24-15](#)
10. Recommended approval of [rescheduling the regular City Council meeting of March 11, 2024](#) to March 4, 2024.
11. Recommended approval of City Council [study session meeting minutes](#) of January 22, 2024.
12. Recommended approval of City Council [regular session meeting minutes](#) of January 22, 2024.

ADDITIONS TO AGENDA

CLOSED SESSION:

13. Consideration of approval to enter into a closed session to consider and discuss attorney client written communications to City Council from the City Attorney under Section 8(1)(h) of the Open Meetings Act and trial and settlement strategy in connection with pending litigation under Section 8(1)(e) of the Open Meetings Act and relating to the cases of *Jackson v City of Farmington Hills, et al.* (U.S. District Court, E.D. Michigan Case No. 2:23-cv-12491) and *West River Shopping Center, LLC, et al. v City of Farmington Hills, et al.* (Oakland County Circuit Court Case No. 2023-198705-AA). (Note: Council will return to open session immediately following the closed session to take action if needed and to close the meeting).

ADJOURNMENT

Respectfully submitted,

Carly Lindahl, City Clerk

Reviewed by:

Gary Mekjian, City Manager

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 necessary arrangements/ accommodations will be made.



**PROCLAMATION
Black History Month
February 2024**

- WHEREAS,** the City of Farmington Hills takes pride in recognizing February 2024 as Black History Month, celebrating the many notable contributions that African Americans have made to our community, our country and our world; and,
- WHEREAS,** we applaud the vast cultural, economic, political, and social contributions made by people of African ancestry who helped build this great nation and we honor their valuable contributions to professional fields including education, law, government, science, business, sports, the arts, and their brave service in the United States Armed Forces; and,
- WHEREAS,** we embrace the multicultural diversity of people of color in Farmington Hills, and express gratitude for how their influence enriches the history and culture of our City to unite and sustain us as a community; and,
- WHEREAS,** we uplift our African American community leaders, business owners, and professionals and promote the Black community as part of the rich tapestry of our whole inclusive Farmington Hills community; and,
- WHEREAS,** we join others in recognizing and rooting out systemic racism, health and wealth disparities, and other inequities in our community so that all Black people and other people of color feel welcomed, valued and celebrated.

NOW, THEREFORE, I, Theresa Rich, Mayor of the City of Farmington Hills, on behalf of the City Council, do hereby proclaim February 2024 as **Black History Month** in Farmington Hills and call upon our citizens, public and private institutions, businesses, and schools to honor the history and achievements of Black Americans, and reflect upon efforts needed to create a world that is more just, equitable and prosperous for all people.

A handwritten signature in black ink, reading "Theresa Rich", written over a horizontal line.

Theresa Rich, Mayor

CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN
ZONING AMENDATORY ORDINANCE
ORDINANCE NO. C-1-2024

An ordinance to amend the City Code, Chapter 34 Zoning Chapter, of the City of Farmington Hills, to amend the Zoning Map and district boundaries established under Section 34.3.2 to reclassify certain property as hereinafter described:

THE CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, HEREBY ORDAINS:

Section 1. That the City Code of the City of Farmington Hills, Chapter 34, Zoning Chapter, is hereby amended in part to amend the Zoning Map and district boundaries established under Section 34.3.2 to rezone and reclassify the following described property in the City from the B-1, Local Business District to RA-4, One Family Residential District:

Parcel Identification Numbers 22-23-33-227-001, 002, and 003, vacant properties described as T1N, R9E, SEC 33 BUILDER'S PARK LOTS 82, 83, 84, 85, 86 & 87, ALSO 1/2 VAC ALLEY ADJ TO SAME 9-9-96 CORR, located on the south side of Nine Mile Road, just west of Farmington Road, City of Farmington Hills, Oakland County, Michigan.

Section 2. All Ordinances or parts of Ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 3. The provisions of this Ordinance are hereby ordered to take effect on the date provided by applicable law following publication.

Section 4. This Ordinance is hereby declared to have been duly adopted by the City Council of the City of Farmington Hills, at a duly called meeting held on February 12, 2024 and ordered to give publication in the manner prescribed by law.

YEAS:

NAYS:

ABSTENTIONS:

ABSENT:

STATE OF MICHIGAN)
)ss
COUNTY OF OAKLAND)

I, the undersigned, the qualified and acting City Clerk of the City of Farmington Hills, Oakland County, Michigan, do certify that the foregoing is a true and complete copy of the ordinance adopted by the City Council of the City of Farmington Hills at a meeting held on February 12, 2024, the original of which is on file in my office.

CARLY LINDAHL, City Clerk
City of Farmington Hills

INTRODUCED: January 22, 2024

ADOPTED:

PUBLISHED:

SUMMARY
ORDINANCE NO. C-1-2024
CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

NOTICE of an Ordinance amending City Code of the City of Farmington Hills, Chapter 34, "Zoning", Section 34.3.2 to rezone and reclassify the property located at Parcel ID 23-33-227-001, 002 and 003 from the B-1, Local Business District to RA-4, One Family Residential District.

A full copy of the Ordinance is on file in the Clerk's Office for public review between the hours of 8:30am and 4:30pm Monday through Friday.

Section 1, Ordinance Amendment

Section 2, Repealer

Section 3, Effective Date

The provisions of this Ordinance are hereby ordered to take effect on the date provided by applicable law following publication.

Section 4, Enactment

CARLY LINDAHL, City Clerk

Publish: Oakland Press 2/18/2024



Inter-Office Correspondence

DATE: February 12, 2024

TO: Gary Mekjian, City Manager

FROM: Charmaine Kettler-Schmult, Director of Planning and Community Development

SUBJECT: Planned Unit Development (“PUD”) 2, 2023, including Site Plan 67-9-2023 – Hunter’s Square Redevelopment

Applicant: Timothy Collier

Owner: RPT Realty, L.P.

Sidwell: 22-23-03-226-027 and 028

Zoning: B-2, Community Business District

Master Plan: Shopping Center Type Business

Location: 30825 and 31361 Orchard Lake Road

Description:

The applicant has submitted for City Council consideration proposed **PUD Plan 2, 2023, including Site Plan 67-9-2023**, which seeks to permit the partial redevelopment of the Hunter’s Square shopping center at the southwest intersection of Orchard Lake and Fourteen Mile Roads. The applications propose to demolish the existing northerly portion of the strip center and construct four (4) new major tenant spaces, the northernmost of which would have a drive-through pharmacy component.

Additionally, the applications propose to construct four (4) new outlot buildings along Orchard Lake Road, the northernmost of which would have a drive-through restaurant component. Finally, pedestrian circulation improvements, outdoor seating areas, public art, a future bus shelter, and improved landscaping are proposed, among other site improvements.

Please see Giffels Webster’s review [attached](#) for a detailed review of the plans.

Procedural Background:

- August 17, 2023 – Planning Commission unanimously passes motion qualifying application for PUD Option ([minutes](#))

- October 26, 2023 – Planning Commission unanimously passes motion setting application for public hearing for November 16, 2023 ([minutes](#))
- November 16, 2023 – Following a public hearing, Planning Commission unanimously passes motion recommending *approval* of application to City Council ([minutes](#))
- January 8, 2024 – Following a public hearing, City Council passes motion (6-1) postponing application to the February 12, 2024, Council meeting ([minutes](#))

Changes to Plans in Response to City Council Feedback:

Please see the [attached](#) February 5, 2024, letter from the applicant describing the changes made to the plans in response to City Council’s comments at the January 8, 2024, public hearing.

Summary of Zoning Deviations Sought:¹

Permit

- a front yard setback of 58.49 feet where 75 feet is the minimum setback required;
- a rear yard setback of 69.33 feet where 75 feet is the minimum setback required;
- drive-in restaurant use where such use is not permitted within the B-2 District;
- drive-in pharmacy use where such use is not permitted within the B-2 District;
- indoor recreation facility use where such use is not permitted within the B-2 District;
- veterinary hospital or clinic where such use is not permitted within the B-2 District;
- sidewalk sales on a permanent basis where such use is permitted only on a seasonal basis within the B-2 District;
- stacking lane for proposed outlot “G” to be within a front yard where such lanes are prohibited in front yards;
- fifteen (15) loading spaces where twenty (20) spaces are required; and
- five (5) signs on the front façade of major “E” where two (2) signs are the maximum number permitted on one (1) façade.

Possible Council Actions:

Suggested Resolution for APPROVAL:

Resolve that the application for approval of PUD Plan 2, 2023, including SP 67-9-2023, dated September 15, 2023, as revised, is granted, subject to the following conditions:

- (1) Any conditions and requirements of the Planning Commission’s November 16, 2023, motion recommending approval of the PUD plan and Giffels Webster’s review shall be complied with or addressed to the satisfaction of the Planning and Community Development Department;*
- (2) Any conditions and requirements stated in the reviews of the City Engineer and City Fire Marshal shall be complied with or addressed to the satisfaction of the City Engineer and Fire Marshal;*
- (3) [Insert additional conditions if appropriate.]*

And further resolve that the City Attorney prepare the appropriate PUD agreement stipulating the final

¹ In the event of a conflict between the deviations listed in this report and those listed in the planning consultant’s review, the deviations listed in this report shall govern.

PUD approval conditions and authorizing the identified zoning deviations for City Council consideration and final approval.

Suggested Resolution for DENIAL:

*Resolve that the application for approval of PUD Plan 2, 2023, including SP 67-9-2023, dated September 15, 2023, as revised, is denied, because it does not meet all provisions set forth in Section 34-3.20 of the Zoning Ordinance and the proposed development will adversely affect the public health, welfare, and safety for the following reasons: **[Indicate reasons the PUD does not meet the requirements of Section 34-3.20 and/or will have the adverse effect described above.]***

Department Authorization by: Charmaine Kettler-Schmult, Director of Planning and Community Development
Prepared by: Erik Perdonik, City Planner

Attachments:

- PUD Plan 2, 2023, including Site Plan 67-9-2023, as revised
- Letter from applicant describing changes to plans, dated February 5, 2024
- Additional plans/images submitted by applicant, received February 5, 2024
- Giffels Webster's review, dated December 15, 2023
- Engineering Division review, dated December 18, 2023
- Fire Department review, dated October 17, 2023
- August 17, 2023, Planning Commission meeting minutes
- October 26, 2023, Planning Commission meeting minutes
- November 16, 2023, Planning Commission meeting minutes
- January 8, 2024, City Council meeting minutes
- January 8, 2024, City Council Public Hearing Notice

PUD AND SITE PLAN SUBMITTAL FOR
HUNTER'S SQUARE REDEVELOPMENT
ORCHARD LAKE ROAD AT 14 MILE ROAD
CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN

PEA
GROUP
t: 844.813.2949
www.peagroup.com

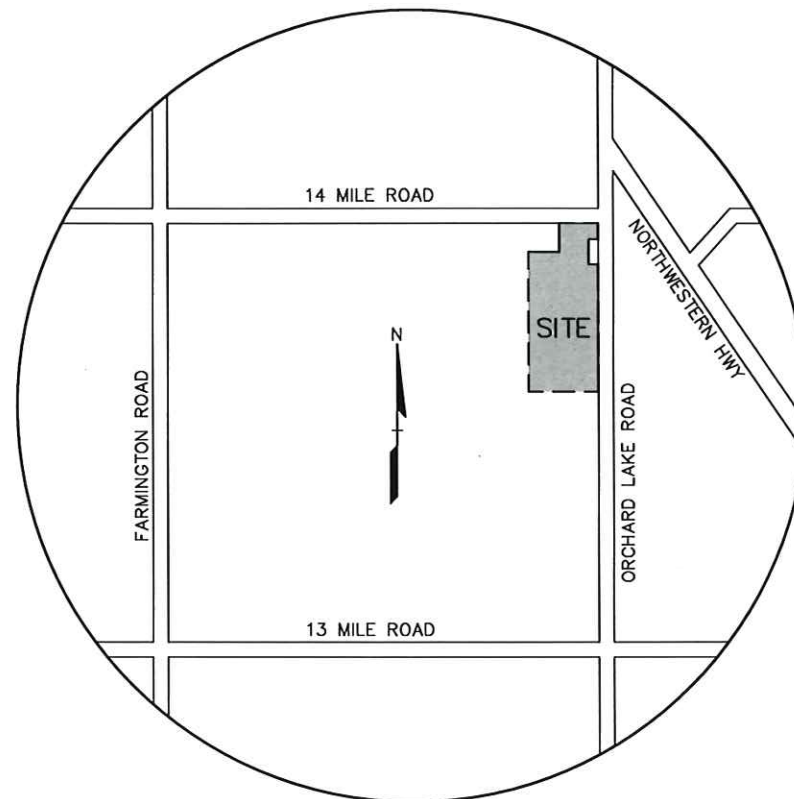


REV PUD 2, 2023

RECEIVED
3P67-9, 2023

DEC 07 2023

CITY OF FARMINGTON HILLS
PLANNING DEPT.



LOCATION MAP
NO SCALE

INDEX OF DRAWINGS:

C-1.0A	COVER SHEET
C-1.0B	OVERALL SITE PLAN
C-1.0C	OVERALL COMMUNITY BENEFIT PLAN
C-1.0D	SHEET REMOVED FROM THE SET
C-2.1	TRAFFIC CIRCULATION PLAN
C-2.2	TOPOGRAPHIC SURVEY - SHEET 1
C-2.3	TOPOGRAPHIC SURVEY - SHEET 2
C-2.4	TOPOGRAPHIC SURVEY - SHEET 3
C-2.5	TOPOGRAPHIC SURVEY - SHEET 4
C-2.6	TOPOGRAPHIC SURVEY - SHEET 5
C-2.7	TOPOGRAPHIC SURVEY - SHEET 6
C-2.8	EXISTING TREE LIST - SHEET 1
C-4.1	EXISTING TREE LIST - SHEET 2
C-4.2	DIMENSION AND PAVING PLAN - SHEET 1
C-4.3	DIMENSION AND PAVING PLAN - SHEET 2
C-4.4	DIMENSION AND PAVING PLAN - SHEET 3
C-4.5	DIMENSION AND PAVING PLAN - SHEET 4
C-4.6	DIMENSION AND PAVING PLAN - SHEET 5
C-7.0	DIMENSION AND PAVING PLAN - SHEET 6
C-7.1	PRELIMINARY OVERALL UTILITY PLAN
C-7.2	PRELIMINARY GRADING AND UTILITY PLAN - SHEET 1
C-7.3	PRELIMINARY GRADING AND UTILITY PLAN - SHEET 2
C-7.4	PRELIMINARY GRADING AND UTILITY PLAN - SHEET 3
C-7.5	PRELIMINARY GRADING AND UTILITY PLAN - SHEET 4
C-7.6	PRELIMINARY GRADING AND UTILITY PLAN - SHEET 5
C-11.1	PRELIMINARY GRADING AND UTILITY PLAN - SHEET 6
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L-1.1	OVERALL LANDSCAPE PLAN
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T-1.4	TREE PRESERVATION PLAN - SE
T-1.5	TREE PRESERVATION PLAN - NE
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PH-2	PHOTOMETRIC SITE PLAN
	LIGHTING DETAILS
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A-1:	ARCHITECTURAL SITE DETAILS
A-2:	MAJOR C, D-1, D-2 CONCEPTUAL FLOOR PLAN
A-3:	MAJOR C, D-1, D-2 CONCEPTUAL BUILDING ELEVATIONS
A-4:	MAJOR E FLOOR PLAN
A-4.1:	MAJOR E BUILDING ELEVATIONS AND 3D VIEWS
A-5:	MAJOR E ELEVATIONS AND SIGNAGE
A-6:	OUTLOT D CONCEPTUAL FLOOR PLAN
A-7:	OUTLOT D CONCEPTUAL BUILDING ELEVATIONS
A-8:	OUTLOT E CONCEPTUAL FLOOR PLAN
A-9:	OUTLOT E CONCEPTUAL BUILDING ELEVATIONS
A-10:	OUTLOT F CONCEPTUAL FLOOR PLAN
A-11:	OUTLOT F CONCEPTUAL BUILDING ELEVATIONS
A-12:	OUTLOT G CONCEPTUAL FLOOR PLAN
	OUTLOT G CONCEPTUAL BUILDING ELEVATIONS



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUNDS
SHOWN ON THIS DRAWING ARE FOR INFORMATION ONLY. NO
WARRANTY IS MADE BY THE ENGINEER FOR THE ACCURACY OR
COMPLETENESS OF THE INFORMATION. THE CONTRACTOR SHALL
BE RESPONSIBLE FOR VERIFYING THE EXISTING UTILITIES AND
LOCATIONS PRIOR TO THE START OF CONSTRUCTION.

KEY MAP

CLIENT
RPT REALTY
20750 CIVIC CENTER DRIVE, SUITE #310
SOUTHFIELD, MICHIGAN 48076

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

REVISIONS
1 - SPA/PUD RESUBMISSION 12/06/23

ORIGINAL ISSUE DATE:
SEPTEMBER 15, 2023

DRAWING TITLE
**COVER SHEET
- HUNTER'S
SQUARE
REDEVELOPMENT**

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

DRAWING NUMBER

NOT FOR CONSTRUCTION **COVER**

DEVELOPER:

RPT REALTY
20750 CIVIC CENTER DRIVE, SUITE #310
SOUTHFIELD, MICHIGAN, 48076
CONTACT: JOHN FREEL
PHONE: (810) 569-0415
EMAIL: JFREEL@RPTREALTY.COM

ARCHITECT:

COLLIERS ENGINEERING AND DESIGN
20700 CIVIC CENTER DRIVE, SUITE #170
SOUTHFIELD, MICHIGAN, 48076
CONTACT: KRISTEN LARK
PHONE: (248) 540-7700
EMAIL: KRISTEN.LARK@COLLIERSENG.COM

CIVIL ENGINEER:

PEA GROUP
58105 VAN DYKE ROAD
WASHINGTON, MICHIGAN, 48094
CONTACT: RACHEL L. SMITH, PE
PHONE: (248) 821-9206
EMAIL: RACHEL.SMITH@PEAGROUP.COM

LANDSCAPE ARCHITECT:

PEA GROUP
7927 NEMCO WAY, SUITE #155
BRIGHTON, MICHIGAN, 48116
CONTACT: JANET EVANS, PLA
PHONE: (517) 546-8583
EMAIL: JEVANS@PEAGROUP.COM

FLOODPLAIN NOTE:
BY GRAPHIC PLOTTING, THE SUBJECT PARCEL IS IN "AREAS
DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE
FLOODPLAIN," (ZONE X) PER FEMA FLOOD INSURANCE RATE MAP
PANEL NUMBER 26125C0513F EFFECTIVE SEPTEMBER 29, 2006.

PARCEL 23-03-226-02T

A PARCEL OF LAND BEING SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWN 1 NORTH, RANGE 9 EAST, CITY AT FARMINGTON HILLS, OKLAHOMA COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE EAST CORNER OF SAID PARCEL TO THE POINT OF BEGINNING, ALONG THE EASements OF SAID SECTION 3, AND THE CENTERLINE OF ORCHARD LAKE ROAD (120 FEET WIDE) SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 178.00 FEET; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 178.00 FEET; THENCE CONTINUING NORTH 89 DEGREES 47 MINUTES 00 SECONDS WEST 154.00 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST 130.35 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 00 SECONDS WEST 211.98 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 124.57 FEET; THENCE SOUTH 00 DEGREES 00 SECONDS WEST (ROAD [WIDTH VARIES]; THENCE ALONG SAID SOUTH LINE NORTH 89 DEGREES 58 MINUTES 40 SECONDS EAST 366.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 124.57 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST 195.75 FEET TO THE POINT OF BEGINNING.

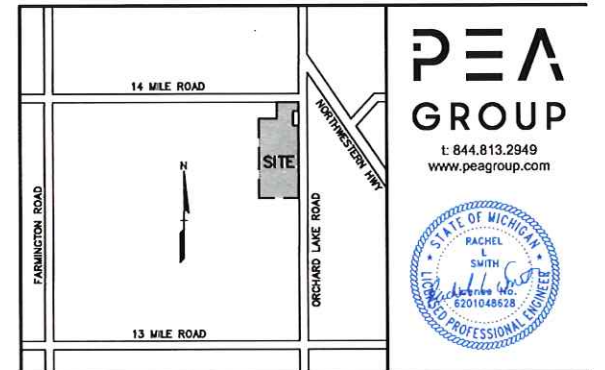
CONTAINING 2.27 ACRES.

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

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

LOADING SPACE DEVIATIONS
*REDUCED LOADING SPACES BY 5 (15 PROPOSED/20 REQUIRED)

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

[illegible]

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

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

KEY MAP

TRANSMISSION MAP #7: GUNIA, APRIL 2017	TRANSMISSION MAP #7: GUNIA, APRIL 2017
TRANSMISSION MAP #7: GUNIA, APRIL 2017	TRANSMISSION MAP #7: GUNIA, APRIL 2017
LOCATION MAP #24-27: APRIL 2017	LOCATION MAP #24-27: APRIL 2017
TRANSMISSION MAP: CONSUMERS ENERGY, 01-23-2017	TRANSMISSION MAP: CONSUMERS ENERGY, 01-23-2017
PUNTER SOLAR LAKE LAND REHABILITATION PROJECT, MARCH 2017	PUNTER SOLAR LAKE LAND REHABILITATION PROJECT, MARCH 2017
LOCATION MAP #1: HUNTERS LOGGERS AS BUILT, ORCHARD, FAHPE, HE12 & MCLGENT, INC.	LOCATION MAP #1: HUNTERS LOGGERS AS BUILT, ORCHARD, FAHPE, HE12 & MCLGENT, INC.
ISSUED: FEBRUARY 1984, UPDATED 1988	ISSUED: FEBRUARY 1984, UPDATED 1988
ORCHARD FAHPE AS BUILT, ORCHARD, FAHPE, HE12 & MCLGENT, INC.	ORCHARD FAHPE AS BUILT, ORCHARD, FAHPE, HE12 & MCLGENT, INC.
ISSUED: FEBRUARY 1984, UPDATED 1988	ISSUED: FEBRUARY 1984, UPDATED 1988
HUNTERS LOGGERS AS BUILT, ORCHARD, FAHPE, HE12 & MCLGENT, INC.	HUNTERS LOGGERS AS BUILT, ORCHARD, FAHPE, HE12 & MCLGENT, INC.
ORCHARD HE12 & MCLGENT, INC. ISSUED: FEBRUARY 1984, UPDATED MAY 1993	ORCHARD HE12 & MCLGENT, INC. ISSUED: FEBRUARY 1984, UPDATED MAY 1993
LOCATION MAP #24-27: APRIL 2017	LOCATION MAP #24-27: APRIL 2017
ORCHARD LAKE REHABILITATION PROJECT AS BUILT, CHW CONSULTING ENGINEERS, SEP. 2007	ORCHARD LAKE REHABILITATION PROJECT AS BUILT, CHW CONSULTING ENGINEERS, SEP. 2007
HUNTERS LOGGERS AS BUILT, CHW CONSULTING ENGINEERS, DECEMBER 2004	HUNTERS LOGGERS AS BUILT, CHW CONSULTING ENGINEERS, DECEMBER 2004
ORCHARD LAKE REHABILITATION 15 MILE ROAD TO 14 MILE ROAD	ORCHARD LAKE REHABILITATION 15 MILE ROAD TO 14 MILE ROAD
ISSUED: OCTOBER 2012	ISSUED: OCTOBER 2012

SITE AREA: 28.85 ACRES (1,256,706 S.F.) GROSS
2,241.024 ACRES (1,241,024 S.F.) NET

ZONING: B-2 (COMMUNITY BUSINESS DISTRICT) PROPOSED PUD

PROPOSED USE: COMMERCIAL SHOPPING CENTER (1,241,024 S.F.)

PROPOSED ADDITIONAL USES: DRIVE-IN RESTAURANT, INDOOR RECREATIONAL FACILITIES
SIDEWALK SALES, PHARMACY PICK-UP, ELECTRIC VEHICLE
INFRASTRUCTURE, VETERINARY HOSPITAL OR CLINIC

BUILDING INFORMATION:

MAXIMUM ALLOWABLE BUILDING HEIGHT = 50 FEET (3 STORIES)

PROPOSED BUILDING HEIGHT = 1 STORY

BUILDING FOOTPRINT AREA = 353,217 S.F.

BUILDING LOT COVERAGE = 353,217 S.F. / 1,241,024 S.F. = 28.5%

SETBACK REQUIREMENTS:

FRONT (EAST):	75'	REQUIRED: 58.49' *
SIDE (SOUTH):	75'	74.68' (EXISTING BUILDING)
SIDE (NORTH):	20'	83.24'
REAR (WEST):	75'	69.33' (EXISTING: 60.78') *

COMMERCIAL SHOPPING CENTER
1 SPACE PER 150 S.F. USABLE AREA UP TO 15,000 S.F. = 15,000 S.F. / 150 S.F. = 100 SPACES
1 SPACE PER 175 S.F. USABLE AREA FROM 15,001 S.F. TO 100,000 S.F. USABLE AREA = 85,000 S.F. / 175 S.F. = 485.7 = 486 SPACES
1 SPACE PER 200 S.F. USABLE AREA IN EXCESS OF 100,001 S.F. = (264,913 S.F. - 100,001 S.F.) / 200 S.F. = 164,913 S.F. / 200 S.F. = 824.8 = 825 SPACES
TOTAL REQUIRED PARKING = 100 + 486 + 825 = 1,411 SPACES
TOTAL PROPOSED PARKING SPACES = 1,331 SPACES INC. 50 H/C SPACES
TOTAL LAND-BARRIRED PARKING SPACES = 82 SPACES
TOTAL AVAILABLE PARKING SPACES = 1,413 SPACES (NOT INC. CART CORRALLS)
PARKING RATIO = 1,413 SPACES/353,217 GROSS FLOOR AREA = 4.0 SPACES/1000 S.F.
LOADING CALCULATIONS:
LOADING REQUIRED = 10 S.F. OF LOADING AREA PER FOOT OF BUILDING FRONTAGE

BLINDING MAJOR	FRONTAL AREA	RECORDING	NUMERICAL
MAJOR "0-1"	140° (140x10)/500	= 2.5 (3)	2
MAJOR "0-1"	120°	= 2.4 (2)	2
MAJOR "0-2"	120° (120x10)/500	= 2.4 (2)	2
MAJOR "E"	241.09° (241.09x10)/500	= 4.8 (5)	5
OUTLET "F"	98.87° (98.87x10)/500	= 2.0 (2)	1
OUTLET "F"	93° (93x10)/500	= 1.9 (2)	1
OUTLET "F"	89° (89x10)/500	= 2.0 (2)	1
OUTLET "G"	114° (114x10)/500	= 2.3 (2)	1
TOTAL = 20			15+

PROMISED FRONT YARD OPEN SPACE = 37,570 S.F. / 100,333 S.F. = 37%

SITE SOILS INFORMATION:
ACCORDING TO THE USDA NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY FOR OAKLAND COUNTY DATED AUGUST 22, 2023, THE SITE CONSISTS OF THE FOLLOWING SOIL TYPES:
SANDY LOAM, LOAMY SAND, LOAMS, FINE SAND, UDIPSAMMENTS, URBAN LAND

RPT REALTY
20750 CIVIC CENTER DRIVE, SUITE #3
SOUTHFIELD, MICHIGAN, 48078

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

1 - SPA/PUD RESUBMISSION	120
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SEPTEMBER 15, 2023

DRAWING TITLE

OVERALL SITE PLAN

PLAN

PEA JOB NO.	22-02
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P.M.

DN.

DES. _____

DRAWING NUMBER:

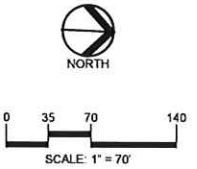
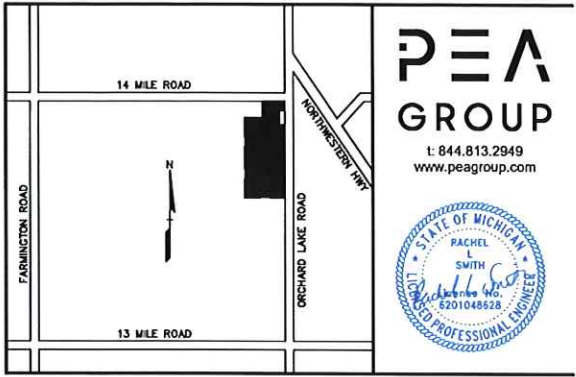
C-1 04

N C-1.0A

NOT FOR CONSTRUCTION

C-1.0A

- PROPOSED COMMUNITY BENEFITS LIST:
1. SPACES FOR PUBLIC ARTWORK
 2. REDUCTION OF ON SITE PAVED AREAS
 3. ADDITION OF PEDESTRIAN PATHWAYS
 4. TRAFFIC CALMING MEASURES TO INCREASE PEDESTRIAN SAFETY
 5. DIVERSITY OF ON-SITE USES INCLUDING RETAIL, GROCERY, RESTAURANTS, OFFICE SPACE AND ENTERTAINMENT
 6. ENHANCEMENT OF EXISTING LANDSCAPE BUFFER ADJACENT TO RESIDENTIAL PROPERTY TO THE WEST.
 7. ENHANCEMENT OF LANDSCAPE BUFFER ALONG ORCHARD LAKE ROAD
 8. ADDITIONAL SHRUBBERY AND PERENNIAL LANDSCAPE ENHANCEMENTS IN PARKING LOT
 9. OUTDOOR PLAZA AREAS WITH BENCH SEATING
 10. ADDITIONAL STORMWATER QUALITY MEASURES AND DETENTION STORAGE CAPACITY.
 11. DEFERRED/FUTURE COVERED BUS STOP IF S.M.A.R.T. REINSTATES THE BUS LINE.
 12. A REDUCTION OF 424 PARKING SPACES, AND THE RESULTANT LOSS OF PAVEMENT.



CLIENT
RPT REALTY
20750 CIVIC CENTER DRIVE, SUITE #310
BOUTTE, MICHIGAN 48314

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

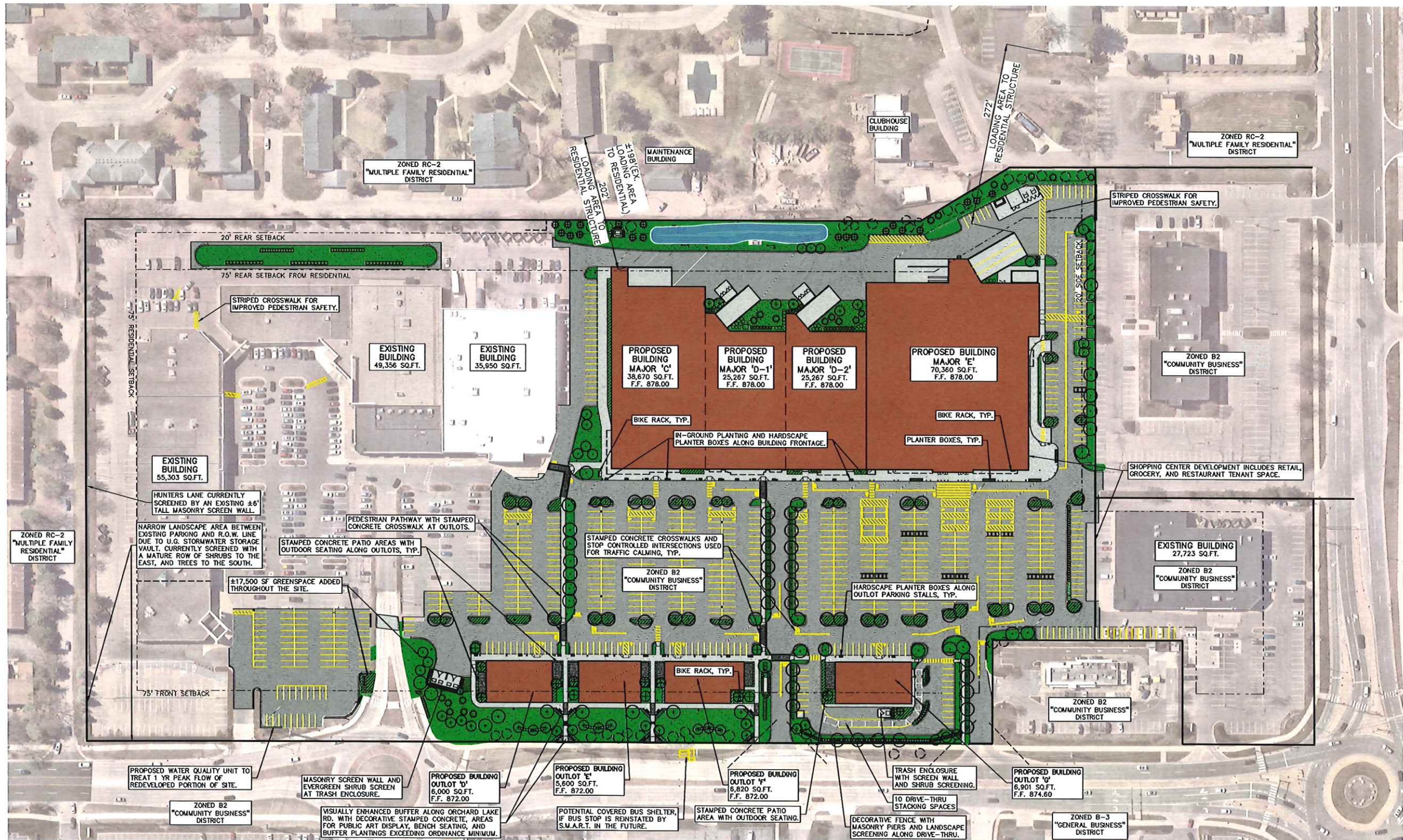
REVISIONS	
1 - SPAPUD RESUBMISSION	12/08/23

ORIGINAL ISSUE DATE:
SEPTEMBER 15, 2023

DRAWING TITLE
OVERALL COMMUNITY BENEFIT PLAN

PEA JOB NO.	22-0256
P.M.	RLS
D.N.	KM
D.E.S.	PB
DRAWING NUMBER	

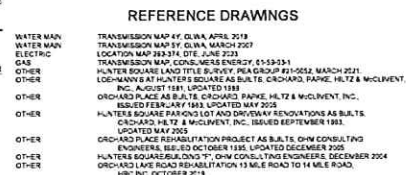
C-1.0B



NOT FOR CONSTRUCTION

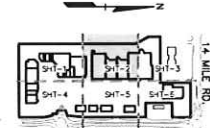
BY GRAPHIC PLOTTING, THE SUBJECT PARCEL IS IN "AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN" (ZONE X) PER FEMA FLOOD INSURANCE RATE MAP PANEL NUMBER 26125C0513F EFFECTIVE SEPTEMBER 29, 2006.

A PARCEL OF LAND BEING SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWN 1 NORTH, RANGE 9 EAST, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL, BEING THE INTERSECTION OF THE CENTERLINE OF SAID PARCEL AND THE CENTERLINE OF ORCHARD LAKE ROAD (120 FEET WIDE) SOUTH 00 DEGREES 15 MINUTES 00 SECONDS WEST 254.00 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 00 SECONDS WEST 60.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 47 MINUTES 00 SECONDS WEST 154.00 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 00 SECONDS WEST 120.00 FEET TO THE CENTERLINE OF ORCHARD LAKE ROAD; THENCE SOUTH 00 DEGREES 15 MINUTES 00 SECONDS WEST 120.00 FEET TO THE CENTERLINE OF SAID PARCEL; THENCE NORTH 00 DEGREES 15 MINUTES 00 SECONDS EAST 324.57 FEET TO THE SOUTH LINE OF FOURTEEN MILE ROAD (NORTH VARIATION); THENCE ALONG SAID SOUTH LINE NORTH 89 DEGREES 58 MINUTES 40 SECONDS EAST 368.00 FEET TO THE WEST LINE OF SAID ROAD; THENCE NORTH 00 DEGREES 15 MINUTES 00 SECONDS WEST 120.00 FEET TO THE POINT OF BEGINNING. CONTAINING ±2.27 ACRES.



CAUTION!!
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KEY MAP



ORCHARD LAKE RD.

SITE SHEET KEY MAP

CLIENT

RPT REALTY
20750 CIVIC CENTER DRIVE, SUITE #310
BELLFLOWER, CA 90706

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

REVISIONS	
1 - SPA/PUD RESUBMISSION	12/08/23

ORIGINAL ISSUE DATE:
SEPTEMBER 15, 2023

DRAWING TITLE
**TOPOGRAPHIC
SURVEY
- SHEET 2**

PEA JOB NO.	22-0256
P.M.	RLS
DN.	KM
DES.	PE
DRAWING NUMBER:	

C-2.2

NOT FOR CONSTRUCTION

PROJECT# 2022-0258 HUNTERS SQUARE REDEVELOPMENT PHASE II
REDEVELOPMENT PLAT PLAN(C-2.1) TOPO-220256(PH-2) dwg PLOT DATE: 11/29/2023 DT. Paul Belier DWG# TWST: 92645250W

BENCHMARKS:
(GPS DERIVED - NAVD83)

BM #300
DAPPLE ON ARROW ON HYDRANT AND 110' DIRECTLY
NORTHEASTERLY FROM NORTHEAST BUILDING CORNER STORE
BUY BUY BABY.
ELEV. - 877.55

BM #301
DAPPLE ON ARROW ON HYDRANT AND 139' DIRECTLY WEST FROM
SOUTHWEST BUILDING CORNER AT SOUTHWEST CORNER OF
SITE.
ELEV. - 874.61

BM #302
LIGHT POLE BASE IN SHOPPING MALL 1180' DIRECTLY SOUTH
FROM MCDONALDS RESTAURANT
ELEV. - 875.55

FLOODPLAIN NOTE:
BY GRAPHIC PLOTTING, THE SUBJECT PARCEL IS IN "AREAS
DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE
FLOODPLAIN" (ZONE X) PER FEMA FLOOD INSURANCE RATE MAP
PANEL NUMBER 25050513F EFFECTIVE SEPTEMBER 28, 2006.

LEGAL DESCRIPTIONS:

PARCEL 23-03-226-028
A PARCEL OF LAND BEING SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWN 1 NORTH, RANGE 9 EAST, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3 AND PROCEEDING THENCE ALONG THE EAST LINE OF SAID SECTION 3, AND THE CENTERLINE OF ORCHARD LAKE ROAD (120 FEET WIDE) SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST 258.00 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 00 SECONDS WEST, 214.00 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST, 130.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST, 152.85 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 00 SECONDS EAST, 154.00 FEET TO THE WEST LINE OF ORCHARD LAKE ROAD; THENCE SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST, 1350.35 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 00 SECONDS WEST, 775.70 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 00 SECONDS EAST, 1242.48 FEET; THENCE NORTH 30 DEGREES 50 MINUTES 55 SECONDS WEST 155.35 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 20 SECONDS WEST 127.47 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 00 SECONDS EAST 702.39 FEET TO THE POINT OF BEGINNING, CONTAINING 428.58 ACRES.

PARCEL 23-03-226-027
A PARCEL OF LAND BEING SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWN 1 NORTH, RANGE 9 EAST, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3 AND PROCEEDING THENCE ALONG THE EAST LINE OF SAID SECTION 3, AND THE CENTERLINE OF ORCHARD LAKE ROAD (120 FEET WIDE) SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST 258.00 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 00 SECONDS WEST 60.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 47 MINUTES 00 SECONDS WEST 154.00 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST 130.35 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 00 SECONDS WEST 211.09 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 00 SECONDS EAST 324.57 FEET TO THE SOUTH LINE OF FOURTEEN MILE ROAD (WIDTH VARIES); THENCE ALONG SAID SOUTH LINE NORTH 89 DEGREES 58 MINUTES 40 SECONDS EAST 368.00 FEET TO THE WEST LINE OF SAID ORCHARD LAKE ROAD; THENCE ALONG SAID WEST LINE SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST 195.75 FEET TO THE POINT OF BEGINNING, CONTAINING 42.27 ACRES.

14 MILE ROAD

13 MILE ROAD

FARMINGTON ROAD

ORCHARD LAKE ROAD

NORTHWESTERN HWY

SITE

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN

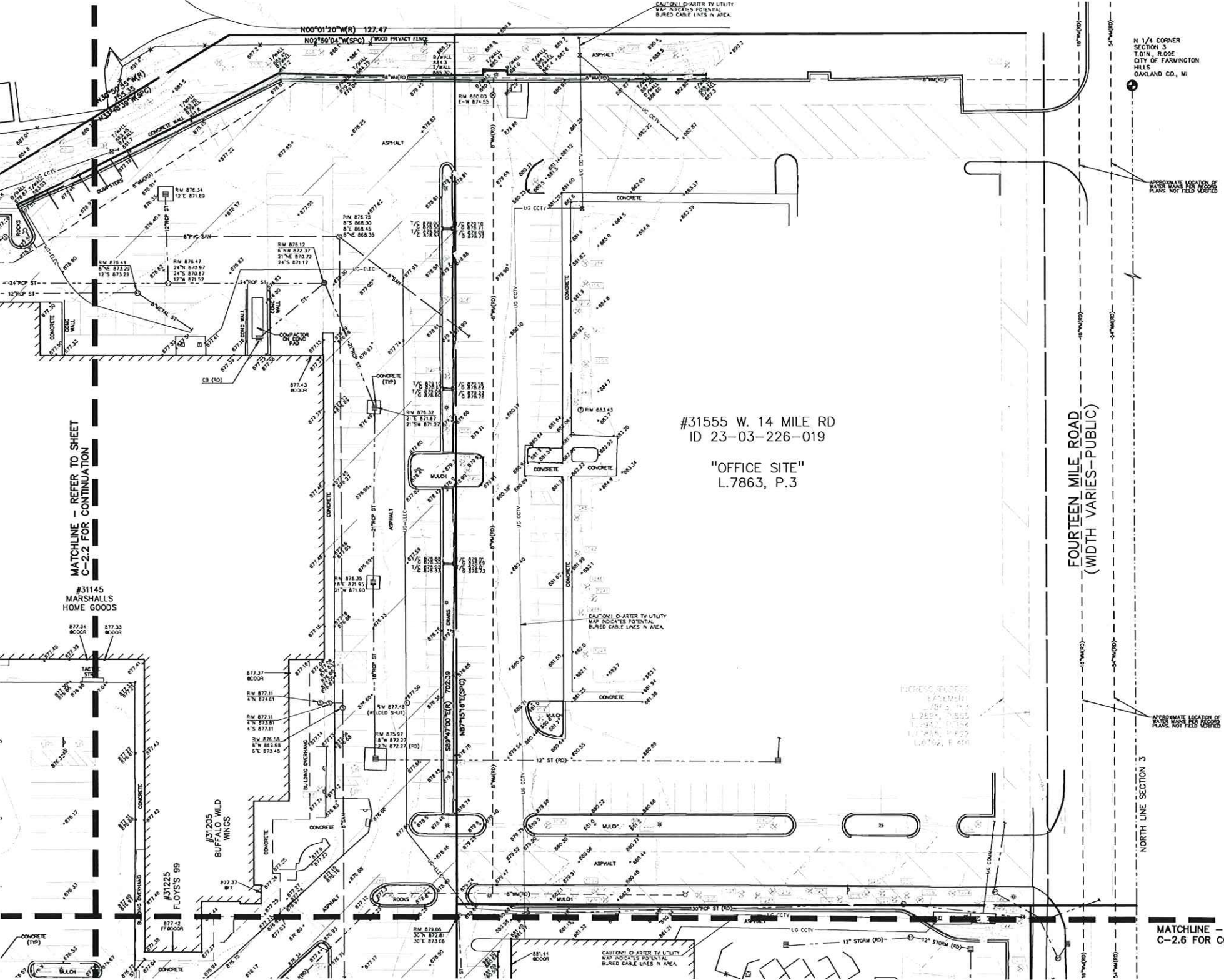
TOOD D. SHELLEY

PROFESSIONAL SURVEYOR

NO. 400104111

LICENSED PROFESSIONAL SURVEYOR

Eero J. Shelley



LEGEND

EXISTING

- IRON FOUND
- IRON SET
- NAIL FOUND
- NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND
- MONUMENT SET
- REC. CORNER FOUND
- RECORDED
- MEASURED
- CALCULATED

SYMBOLS

- 01-ELEC-W-W-O: ELEC. PHONE OR CABLE TV ON LINE POLE & GUY WIRE
- US-CATV: UNDERGROUND CABLE TV CATV FEDESTAL
- US-UT-01-02-03: TELEPHONE U.S. CABLE FIBER OPTIC & MANHOLE
- US-ELEC-01-02-03: ELECTRIC U.S. CABLE MANHOLE METER & W/O OLE
- US-GAS-01-02-03: GAS MANHOLE & GAS LINE & VALVE
- WATERMAN-01-02-03: WATERMAN 1/2" GATE VALVE TAPPING BLEED & VALVE
- SAF-01-02-03: SAFETY STAKE GROUND & VALVE
- STORM-01-02-03: STORM SEWER CLEANOUT & MANHOLE
- SQUARE-01-02-03: SQUARE FOUND & REEVE GUY-BASE, YARD DRAIN
- WATER-01-02-03: WATER VALVE REPAIR/GRANT VALVE BOX SERVICE SHUT-OFF
- MALBOK-01-02-03: MALBOK TRANSFORMER, REGULATION CONTROL VALVE
- UNIDENTIFIED-01-02-03: UNIDENTIFIED STRUCTURE
- SAOT-ELEVATION: SAOT ELEVATION
- CONTOUR LINE: CONTOUR LINE
- FENCE: FENCE
- GUARD RAIL: GUARD RAIL
- STREET LIGHT: STREET LIGHT
- SON: SON
- CONC: CONCRETE
- ASPH: ASPHALT



CAUTION!!
THE LOCATION AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS GIVEN BY THE ENGINEER AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND ELEVATIONS OF EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.

KEY MAP



REFERENCE DRAWINGS

WATER MAIN: TRANSMISSION MAP BY G.W.A. APRIL 2018
WATER MAIN: TRANSMISSION MAP BY G.W.A. MARCH 2017
ELECTRIC: LOCATION MAP 2014/15 DTE, JUNE 2014
GAS: TRANSMISSION MAP CONSUMERS ENERGY, 01/18/2014
OTHER: HUNTER SQUARE LAND TITLE & JURY, PEA GROUP #200251, MARCH 2021
OTHER: LOCHMANN'S AT HUNTER SQUARE AS BUILT, ORCHARD PARK, HILTZ & MCGILVER, INC., AUGUST 1981, UPDATED 1988
OTHER: ORCHARD PLACE AS BUILT, ORCHARD PARK, HILTZ & MCGILVER, INC., ISSUED FEBRUARY 1981, UPDATED MAY 2005
OTHER: HUNTER SQUARE PARKING LOT AND DRIVEWAY RENOVATIONS AS BUILT, ORCHARD PARK, HILTZ & MCGILVER, INC., ISSUED SEPTEMBER 1981
OTHER: ORCHARD PARK REHABILITATION PROJECT AS BUILT, D.W. CONSULTING ENGINEERS, ISSUED OCTOBER 1988, UPDATED DECEMBER 2002
OTHER: HUNTER SQUARE LAND TITLE, D.W. CONSULTING ENGINEERS, DECEMBER 2004
OTHER: ORCHARD LAKE ROAD REHABILITATION 13 MILE ROAD TO 14 MILE ROAD, HRC INC., OCTOBER 2019

CLIENT
RPT REALTY
20750 CRYSTAL CENTER DRIVE, SUITE #310
SOUTHFIELD, MICHIGAN, 48064

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

REVISIONS	
1 - SPAPUD RESUBMISSION	12/08/23

ORIGINAL ISSUE DATE:
SEPTEMBER 15, 2023

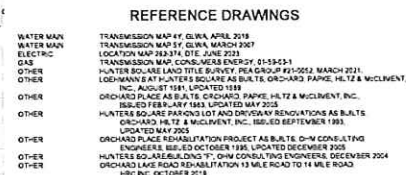
DRAWING TITLE
TOPOGRAPHIC SURVEY - SHEET 3

PEA JOB NO.	22-0256
P.M.	RLS
D.N.	KM
DES.	PB
DRAWING NUMBER	C-2.3

NOT FOR CONSTRUCTION

BY GRAPHIC PLOTTING, THE SUBJECT PARCEL IS IN "AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN," (ZONE X) PER FEMA FLOOD INSURANCE RATE MAP PANEL NUMBER 26125C0513F EFFECTIVE SEPTEMBER 29, 2005.

A PARCEL OF LAND BEING SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWN 1 NORTH, RANGE 9 EAST, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3 AND PROCEEDING THENCE ALONG THE EAST LINE OF SAID SECTION 3, 100 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 00 SECONDS WEST 154.00 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST 100.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 13 MINUTES 00 SECONDS EAST 100.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 13 MINUTES 00 SECONDS EAST 32.457 FEET TO THE SOUTH LINE OF FOURTEEN MILE ROAD (WIDEN AVENUE); THENCE ALONG SAID SOUTH LINE NORTH 89 DEGREES 58 MINUTES 40 SECONDS EAST 368.00 FEET TO THE WEST CORNER OF SAID SECTION 3; THENCE NORTH 00 DEGREES 13 MINUTES 00 SECONDS WEST 195.75 FEET TO THE POINT OF BEGINNING. CONTAINING ±2.27 ACRES.



CLIENT
RPT REALTY
20750 CIVIC CENTER DRIVE, SUITE #310
408-454-4400 • 408-454-4401 • 408-454-4402

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

REVISIONS	
1 - SPAPUD RESUBMISSION	12/06/2

ORIGINAL ISSUE DATE
SEPTEMBER 15, 2023

DRAWING TITLE
**TOPOGRAPHIC
SURVEY
- SHEET 4**

PEA JOB NO. 22-025

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DRAWING NUMBER:

C-2 4

02.1

NOT FOR CONSTRUCTION

C-2.4

BENCHMARKS
(GPS DERIVED - NAVD83)

BM #300
DUMPLE ON ARROW ON HYDRANT AND 110' DIRECTLY
NORTHEASTERLY FROM NORTHEAST BUILDING CORNER STORE
50' BY 60' BY
ELEV. - 877.55

BM #301
DUMPLE ON ARROW ON HYDRANT AND 139' DIRECTLY WEST FROM
SOUTHWEST BUILDING CORNER AT SOUTHWEST CORNER OF
SITE
ELEV. - 874.61

BM #302
LIGHT POLE BASE IN SHOPPING MALL 110' DIRECTLY SOUTH
FROM MCDONALD'S RESTAURANT
ELEV. - 875.56

FLOODPLAIN NOTE:
BY GRAPHIC PLOTTING, THE SUBJECT PARCEL IS IN "AREAS
DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE
FLOODPLAIN" (ZONE X) PER FEMA FLOOD INSURANCE RATE MAP
PANEL NUMBER 26125C0513F EFFECTIVE SEPTEMBER 29, 2006.

LEGAL DESCRIPTIONS:

PARCEL 23-03-228-028
A PARCEL OF LAND BEING SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWN 1 NORTH, RANGE 9 EAST, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3 AND PROCEEDING THENCE ALONG THE EAST LINE OF SAID SECTION 3, AND THE CENTERLINE OF ORCHARD LAKE ROAD (120 FEET WIDE) SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST 256.00 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 00 SECONDS WEST, 214.00 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST, 130.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST, 152.65 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 00 SECONDS EAST, 154.00 FEET TO THE WEST LINE OF ORCHARD LAKE ROAD; THENCE SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST, 1350.35 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 00 SECONDS WEST, 775.70 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 00 SECONDS EAST, 1242.48 FEET; THENCE NORTH 30 DEGREES 50 MINUTES 55 SECONDS WEST 155.35 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 20 SECONDS WEST 127.47 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 00 SECONDS EAST 702.39 FEET TO THE POINT OF BEGINNING. CONTAINING 2.26 ACRES

PARCEL 23-03-228-027
A PARCEL OF LAND BEING SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWN 1 NORTH, RANGE 9 EAST, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3 AND PROCEEDING THENCE ALONG THE EAST LINE OF SAID SECTION 3, AND THE CENTERLINE OF ORCHARD LAKE ROAD (120 FEET WIDE) SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST 256.00 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 00 SECONDS WEST 60.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 47 MINUTES 00 SECONDS WEST 154.00 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST 130.35 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 00 SECONDS WEST 211.09 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 00 SECONDS EAST 324.57 FEET TO THE SOUTH LINE OF FOURTEEN MILE ROAD (WIDTH VARIES); THENCE ALONG SAID SOUTH LINE NORTH 89 DEGREES 58 MINUTES 40 SECONDS EAST 368.00 FEET TO THE WEST LINE OF SAID ORCHARD LAKE ROAD; THENCE ALONG SAID WEST LINE SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST 195.75 FEET TO THE POINT OF BEGINNING. CONTAINING 2.27 ACRES

14 MILE ROAD

13 MILE ROAD

FARMINGTON ROAD

ORCHARD LAKE ROAD

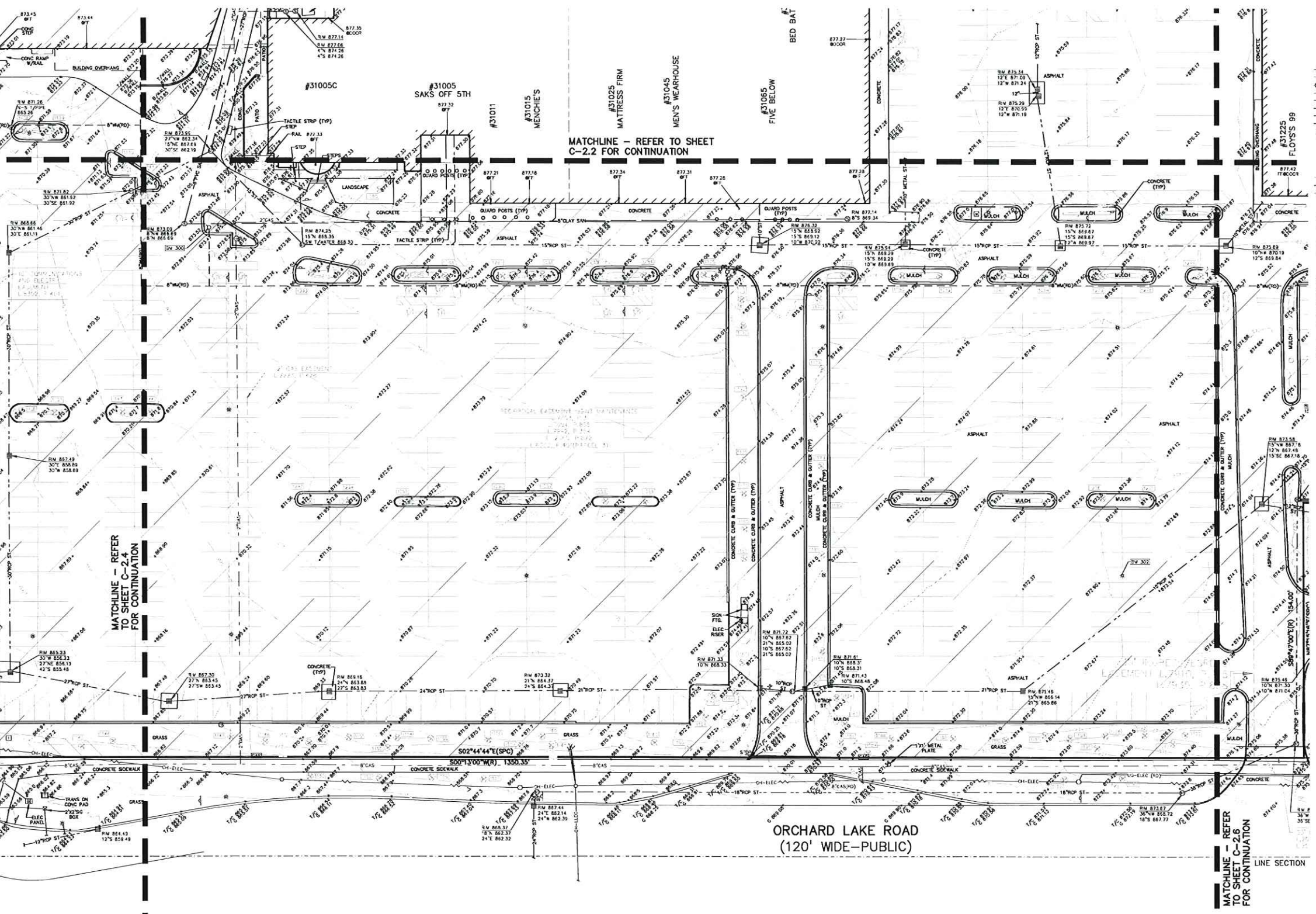
NORTHWESTERN HWY

SITE

PEA GROUP

t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
1000 D. SHELLEY
PROFESSIONAL SURVEYOR
NO. 400141111
Enzo S. Shelly



LEGEND

● IRON FOUND
✕ IRON SET
✕ NAIL FOUND
✕ NAIL & CAP SET

● BRASS PLUG SET
✕ MONUMENT FOUND
✕ MONUMENT SET

● REC. CORNER FOUND
S RECORDED
V MEASURED
C CALCULATED

EXISTING

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BY GRAPHIC PLOTTING, THE SUBJECT PARCEL IS IN "AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN" (ZONE X) PER FEMA FLOOD INSURANCE RATE MAP PANEL NUMBER 26125C0513F EFFECTIVE SEPTEMBER 29, 2006.

A PARCEL OF LAND BEING SITUATED IN THE NORTHEAST 1/4 OF SECTION 3, TOWN 1 NORTH, RANGE 9 EAST, CITY OF FARMINGTON HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3 AND PROCEEDING THENCE ALONG THE EAST LINE OF SAID SECTION 3, 1/4 OF A MILE; THENCE SOUTH 89 DEGREES 47 MINUTES 00 SECONDS WEST 256.00 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 00 SECONDS WEST 60.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 47 MINUTES 00 SECONDS WEST 154.00 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 00 SECONDS WEST 10.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 13 MINUTES 00 SECONDS EAST 324.57 FEET TO THE SOUTH LINE OF FOURTEEN MILE ROAD (WIDE VARIES); THENCE ALONG SAID SOUTH LINE NORTH 88 DEGREES 50 MINUTES 40 SECONDS EAST 368.00 FEET TO THE WEST LINE OF SAID FOURTEEN MILE ROAD; THENCE CONTINUING NORTH 88 DEGREES 50 SECONDS WEST 193.75 FEET TO THE POINT OF BEGINNING. CONTAINING 32.27 ACRES.



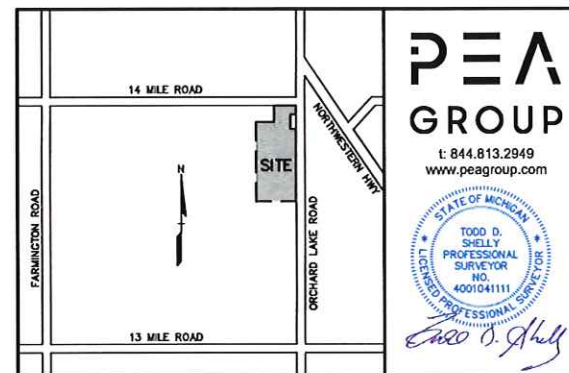
MATCHLINE - REFER TO SHEET
C-2.3 FOR CONTINUATION

FOURTEEN MILE ROAD
(WIDTH VARIES—PUBLIC)

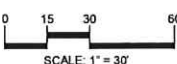
ORCHARD LAKE ROAD
(120' WIDE—PUBLIC)

S02°44'44"E(SPC)
S00°13'00"W(R) 256.00'

NE CORNER
SECTION 3
T.01N., R.09E
CITY OF FARMINGTON HILLS
OAKLAND CO., MI



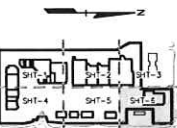
Ex. 1. The



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

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

KEY MAN



SITE SHEET KEY MAP

CLIENT

RPT REALTY
20750 CIVIC CENTER DRIVE, SUITE #3
SOUTHFIELD, MICHIGAN, 48078

PROJECT TITLE

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

REVISIONS	
1 - SPA/PUD RESUBMISSION	12/01/2011

ORIGINAL ISSUE DATE:

SEPTEMBER 15, 2023

DRAWING TITLE

TOPOGRAPHIC
SURVEY
- SHEET 6

PEA JOB NO. 22-02

P.M. P.M.

DN

DES

DRAINING NUMBER

C-2.6

NOT FOR CONSTRUCTION

C-2.6

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	NOTES/Extra Trunk DBH	CONDITION/ FACTOR						OVERALL RANK
						trunk	growth rate	structure	insects/ diseases	crown dev	life exp	
1001	NM	18	Norway Maple	Acer platanoides		5	5	5	5	5	3	28
1002	NM	14	Norway Maple	Acer platanoides		4	5	4	5	5	3	26
1003	NM	15	Norway Maple	Acer platanoides		5	5	5	5	4	3	27
1004	NM	14	Norway Maple	Acer platanoides		5	5	5	5	5	3	28
1005	NM	11	Norway Maple	Acer platanoides		4	5	5	5	4	3	26
1006	NM	14	Norway Maple	Acer platanoides		5	5	5	5	5	3	28
1007	NM	11	Norway Maple	Acer platanoides		5	5	5	5	4	3	27
1008	NM	13	Norway Maple	Acer platanoides		5	5	5	5	5	3	28
1009	NM	14	Norway Maple	Acer platanoides		5	5	4	5	4	3	26
1010	NM	15	Norway Maple	Acer platanoides		5	5	5	5	5	3	28
1011	NM	16	Norway Maple	Acer platanoides		5	4	4	5	4	3	25
1012	NM	15	Norway Maple	Acer platanoides		5	5	5	5	5	3	28
1013	NM	15	Norway Maple	Acer platanoides		4	4	4	4	5	3	24
1014	NM	13	Norway Maple	Acer platanoides		4	5	5	5	5	3	28
1015	NM	13	Norway Maple	Acer platanoides		4	3	3	5	4	3	22
1016	NM	18	Norway Maple	Acer platanoides		5	5	5	5	5	3	28
1017	TH	8	Thornapple/Hawthorne	Crataegus spp.		5	5	5	5	5	3	28
1018	NM	11	Norway Maple	Acer platanoides		5	5	5	5	5	3	28
1019	RP	17	Red Pine	Pinus resinosa		5	4	3	5	4	3	24
1020	RP	14	Red Pine	Pinus resinosa		4	3	3	5	4	3	22
1021	RM	12	Red Maple	Acer rubrum		5	5	5	5	5	3	28
1022	RM	6	Red Maple	Acer rubrum		2	2	2	2	2	3	13
1023	RM	12	Red Maple	Acer rubrum		5	5	5	5	5	3	28
1024	RM	12	Red Maple	Acer rubrum		3	3	3	3	3	3	18
1025	SU	14	Sugar Maple	Acer saccharum		5	5	4	5	5	3	27
1026	SU	5	Sugar Maple	Acer saccharum	x1 4	5	5	5	5	5	3	28
1027	SU	13	Sugar Maple	Acer saccharum		3	3	3	4	2	3	18
1028	SU	10	Sugar Maple	Acer saccharum		5	5	5	5	5	3	28
1029	SU	8	Sugar Maple	Acer saccharum		5	5	5	5	4	3	27
1030	SU	10	Sugar Maple	Acer saccharum		5	4	4	5	5	3	26
1031	SU	9	Sugar Maple	Acer saccharum		5	5	5	5	5	3	28
1032	SU	9	Sugar Maple	Acer saccharum		5	5	5	5	5	3	28
1033	SU	14	Sugar Maple	Acer saccharum		5	5	5	5	5	3	28
1034	SU	12	Sugar Maple	Acer saccharum		5	5	4	5	4	3	26
1035	SU	12	Sugar Maple	Acer saccharum		5	5	5	5	5	3	28
1036	SU	6	Sugar Maple	Acer saccharum		5	5	5	5	5	3	28
1037	SU	5	Sugar Maple	Acer saccharum		5	5	5	5	4	3	27
1038	SU	4	Sugar Maple	Acer saccharum		4	5	5	5	5	3	27
1039	S	10	Sycamore	Platanus occidentalis		5	5	5	5	5	3	28
1040	S	13	Sycamore	Platanus occidentalis		5	5	5	5	5	3	28
1041	TH	9	Thornapple/Hawthorne	Crataegus spp.		5	5	5	5	5	3	28
1042	S	13	Sycamore	Platanus occidentalis		5	5	5	5	5	3	28
1043	RC	7	Red Cedar	Juniperus virginiana	x1 5	5	5	5	5	5	3	28
1044	BP	3	Bradford Pear	Pyrus calleryana	x3 2,2,2	5	5	5	5	5	3	28
1045	RC	9	Red Cedar	Juniperus virginiana		4	5	5	5	5	3	27
1046	RC	5	Red Cedar	Juniperus virginiana	x2 4,2	5	5	5	5	5	3	28
1047	BP	5	Bradford Pear	Pyrus calleryana		5	4	4	5	4	3	25
1048	SU	12	Sugar Maple	Acer saccharum		5	5	5	5	5	4	29
1049	SU	12	Sugar Maple	Acer saccharum		5	5	5	5	5	3	28
1050	SM	15	Silver Maple	Acer saccharinum		5	5	5	5	5	3	28
1051	SM	16	Silver Maple	Acer saccharinum		5	5	5	5	5	3	28
1052	SM	14	Silver Maple	Acer saccharinum		5	5	5	5	5	3	30
1053	SM	17	Silver Maple	Acer saccharinum		5	5	5	5	5	3	28
1054	SM	17	Silver Maple	Acer saccharinum		5	5	5	5	5	3	30
1055	SM	26	Silver Maple	Acer saccharinum		5	5	5	5	5	3	30
1056	SM	20	Silver Maple	Acer saccharinum		5	5	5	5	5	3	28
1057	JZ	14	Japanese zelkova	Zelkova serrata		5	5	4	5	5	3	27
1058	RC	5	Red Cedar	Juniperus virginiana	x2 4,3	5	5	5	5	5	3	28
1059	BP	9	Bradford Pear	Pyrus calleryana		5	5	5	5	4	3	27
1060	RC	5	Red Cedar	Juniperus virginiana	x1 4	5	5	5	5	5	3	28
1061	RC	6	Red Cedar	Juniperus virginiana	x1 5	5	5	5	5	5	3	28
1062	S	5	Sycamore	Platanus occidentalis	x1 3	5	5	5	5	5	3	28
1063	RC	3	Red Cedar	Juniperus virginiana	x4 3, 2,2,2	5	5	5	5	5	3	28
1064	CT	24	Cottonwood	Populus deltoides		5	5	5	5	4	3	27
1065	RC	7	Red Cedar	Juniperus virginiana	x5, 3,3,3,2,2	5	5	5	5	5	3	28
1066	BS	11	Blue Spruce	Picea pungens		5	4	4	5	4	3	25
1067	CT	52	Cottonwood	Populus deltoides		5	5	5	5	5	3	28
1068	BS	11	Blue Spruce	Picea pungens		5	5	5	4	5	3	27
1069	BS	12	Blue Spruce	Picea pungens		3	3	2	3	1	3	15
1070	BS	6	Blue Spruce	Picea pungens		5	5	5	4	4	3	26
1071	BS	12	Blue Spruce	Picea pungens		4	5	4	5	3	3	24
1072	TH	5	Thornapple/Hawthorne	Crataegus spp.		5	4	4	4	4	3	24
1073	BS	11	Blue Spruce	Picea pungens		4	4	5	5	4	3	25
1074	BS	12	Blue Spruce	Picea pungens		4	5	5	4	5	3	26
1075	BS	11	Blue Spruce	Picea pungens		4	5	4	4	4	3	24
1076	BS	9	Blue Spruce	Picea pungens		4	4	4	4	4	3	23
1077	BS	0	Blue Spruce	Picea pungens		5	5	4	4	4	3	25
1078	BS	13	Blue Spruce	Picea pungens		5	5	5	5	5	3	28
1079	S	11	Sycamore	Platanus occidentalis		5	5	5	5	5	3	28
1080	RP	8	Red Pine	Pinus resinosa		5	4	4	5	3	3	24
1081	RP	9	Red Pine	Pinus resinosa		4	4	4	5	3	3	23
1082	JZ	13	Japanese zelkova	Zelkova serrata		5	5	5	5	5	3	28
1083	CA	5	Crab Apple	Malus coronaria	x2 3,2	3	3	3	5	2	3	19
1084	TH	9	Thornapple/Hawthorne	Crataegus spp.		5	5	4	5	4	3	26
1085	JZ	15	Japanese zelkova	Zelkova serrata		5	5	5	5	4	3	27
1086	BP	9	Bradford Pear	Pyrus calleryana		5	5	5	5	4	3	27
1087	JZ	16	Japanese zelkova	Zelkova serrata		5	5	5	5	4	3	27
1088	GA	6	Green Ash	Fraxinus pennsylvanica		2	2	2	2	2	3	13
1089	CA	3	Crab Apple	Malus coronaria		2	2	2	2	2	3	13
1090	TH	7	Thornapple/Hawthorne	Crataegus spp.		5	4	4	5	4	3	25
1091	RP	17	Red Pine	Pinus resinosa		5	4	4	5	4	3	25
1092	BP	7	Bradford Pear	Pyrus calleryana		5	5	5	5	4	3	27
1093	RP	15	Red Pine	Pinus resinosa		5	5	5	5	4	3	27
1094	RP	6	Red Pine	Pinus resinosa		5	4	4	5	3	3	24
1095	BS	13	Blue Spruce	Picea pungens		5	5	5	5	5	3	28
1096	BS	8	Blue Spruce	Picea pungens		5	5	5	5	5	3	28
1097	BS	9	Blue Spruce	Picea pungens		5	5	5	5	5	3	28
1098	BS	12	Blue Spruce	Picea pungens		5	5	5	5	5	3	28
1099	WS	6	White Spruce	Picea glauca		5	5	5	5	5	3	28

							CONDITION/ FACTOR							
TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	NOTES/Extra Trunk DBH	trunk	growth rate	structure	insects/diseases	crown dev	life exp	OVERALL RANK		
1100	BS	12	Blue Spruce	Picea pungens	x3 6,6,5	5	5	5	5	5	3	28		
1101	CA	6	Crab Apple	Malus coronaria		5	5	5	5	4	3	27		
1102	AP	5	Domestic Apple	Malus sylvestris		5	4	3	5	3	3	23		
1103	NM	13	Norway Maple	Acer platanoides		4	4	5	5	4	3	25		
1104	BP	6	Bradford Pear	Pyrus calleryana		5	4	4	5	4	3	25		
1105	BP	4	Bradford Pear	Pyrus calleryana		5	4	4	5	3	3	24		
1106	HL	5	Honeylocust	Gleditsia triacanthos		5	5	4	5	3	3	25		
1107	HL	5	Honeylocust	Gleditsia triacanthos		5	5	5	4	4	3	26		
1108	HL	5	Honeylocust	Gleditsia triacanthos		4	5	5	5	4	3	26		
1109	HL	4	Honeylocust	Gleditsia triacanthos		5	5	5	5	3	3	26		
1110	BP	5	Bradford Pear	Pyrus calleryana		5	5	5	5	4	3	27		
1111	BP	4	Bradford Pear	Pyrus calleryana		5	5	5	5	4	5	29		
1112	BP	4	Bradford Pear	Pyrus calleryana		5	5	5	5	5	3	28		
1113	BP	4	Bradford Pear	Pyrus calleryana		5	5	5	5	5	3	28		
1114	HL	5	Honeylocust	Gleditsia triacanthos		5	5	5	5	4	3	27		
1115	HL	6	Honeylocust	Gleditsia triacanthos		5	5	5	5	5	3	28		
1116	HL	5	Honeylocust	Gleditsia triacanthos		5	4	5	5	4	3	26		
1117	HL	7	Honeylocust	Gleditsia triacanthos		5	5	5	5	4	3	27		
1118	HL	6	Honeylocust	Gleditsia triacanthos		5	5	5	5	4	3	27		
1119	HL	5	Honeylocust	Gleditsia triacanthos		5	5	5	5	4	3	27		
1120	HL	6	Honeylocust	Gleditsia triacanthos		5	5	4	5	4	3	26		
1121	HL	6	Honeylocust	Gleditsia triacanthos		5	5	5	5	4	3	27		
1122	HL	5	Honeylocust	Gleditsia triacanthos		5	4	4	5	4	3	25		
1123	HL	5	Honeylocust	Gleditsia triacanthos		5	5	5	5	4	3	27		
1124	LL	8	Littleleaf Linden	Tilia cordata		5	5	4	5	4	2	25		
1125	LL	6	Littleleaf Linden	Tilia cordata		5	4	4	5	3	3	24		
1126	LL	7	Littleleaf Linden	Tilia cordata		5	4	4	5	3	3	24		
1127	LL	7	Littleleaf Linden	Tilia cordata		4	4	4	5	3	3	23		
1128	LL	8	Littleleaf Linden	Tilia cordata		5	4	4	5	4	3	25		
1129	LL	7	Littleleaf Linden	Tilia cordata		5	5	4	5	3	3	25		
1130	LL	8	Littleleaf Linden	Tilia cordata		5	5	5	5	4	3	27		
1131	LL	8	Littleleaf Linden	Tilia cordata		5	4	4	5	4	3	25		
1132	HL	5	Honeylocust	Gleditsia triacanthos		3	4	4	3	4	3	21		
1133	HL	5	Honeylocust	Gleditsia triacanthos		5	4	4	5	3	3	24		
1134	HL	6	Honeylocust	Gleditsia triacanthos		4	5	5	5	4	3	26		
1135	HL	4	Honeylocust	Gleditsia triacanthos		5	4	3	5	3	3	23		
1136	HL	5	Honeylocust	Gleditsia triacanthos		5	5	4	5	4	3	26		
1137	HL	5	Honeylocust	Gleditsia triacanthos		4	4	5	5	4	3	25		
1138	HL	5	Honeylocust	Gleditsia triacanthos		5	5	4	5	4	3	26		
1139	HL	9	Honeylocust	Gleditsia triacanthos		5	5	4	5	5	3	27		
1140	HL	5	Honeylocust	Gleditsia triacanthos		5	5	4	5	4	3	26		
1141	HL	6	Honeylocust	Gleditsia triacanthos		5	5	4	5	4	3	26		
1142	HL	8	Honeylocust	Gleditsia triacanthos		5	5	5	5	5	3	28		
1143	HL	6	Honeylocust	Gleditsia triacanthos		5	4	4	5	4	3	25		
1144	HL	5	Honeylocust	Gleditsia triacanthos		4	4	3	5	3	3	22		
1145	RM	6	Red Maple	Acer rubrum		5	5	5	5	5	3	28		
1146	RM	5	Red Maple	Acer rubrum		5	5	5	5	5	3	28		
1147	RM	6	Red Maple	Acer rubrum		5	5	5	5	4	3	27		
1148	NM	14	Norway Maple	Acer platanoides		5	5	5	5	4	3	27		
1149	NM	11	Norway Maple	Acer platanoides		5	5	5	5	5	3	28		
1150	JZ	15	Japanese zelkova	Zelkova serrata		5	5	4	5	4	3	26		
1151	BP	5	Bradford Pear	Pyrus calleryana		5	5	5	5	5	3	28		
1152	RM	6	Red Maple	Acer rubrum		5	5	5	5	5	3	28		
1153	JZ	12	Japanese zelkova	Zelkova serrata		5	5	5	5	4	3	27		
1154	RM	5	Red Maple	Acer rubrum		5	5	5	5	4	3	27		
1155	RM	6	Red Maple	Acer rubrum		5	5	5	5	4	3	27		
1156	JZ	13	Japanese zelkova	Zelkova serrata		5	5	5	5	4	3	27		
1157	JZ	13	Japanese zelkova	Zelkova serrata		5	5	5	5	4	3	27		
1158	NM	12	Norway Maple	Acer platanoides		5	4	4	5	3	3	24		
1159	NM	14	Norway Maple	Acer platanoides		4	5	5	5	5	3	27		
1160	BP	4	Bradford Pear	Pyrus calleryana		5	5	5	5	4	3	27		
1161	RM	3	Red Maple	Acer rubrum	DEAD									
1162	RM	4	Red Maple	Acer rubrum		5	5	5	5	4	3	27		
1163	NM	13	Norway Maple	Acer platanoides		4	4	4	4	4	3	23		
1164	CA	6	Crab Apple	Malus coronaria		5	5	5	5	5	3	28		
1165	CA	7	Crab Apple	Malus coronaria		5	5	5	5	5	3	28		
1166	CA	5	Crab Apple	Malus coronaria		5	5	5	5	4	3	27		
1167	NM	7	Norway Maple	Acer platanoides		4	5	5	5	5	3	27		
1168	NM	6	Norway Maple	Acer platanoides		5	5	5	5	4	3	27		
1169	NM	5	Norway Maple	Acer platanoides		5	5	5	5	5	3	28		
1170	NM	7	Norway Maple	Acer platanoides		5	5	5	5	5	3	28		
1171	NM	6	Norway Maple	Acer platanoides		5	5	5	5	5	3	28		
1172	NM	7	Norway Maple	Acer platanoides		5	5	5	5	5	3	28		
1173	NM	7	Norway Maple	Acer platanoides		5	5	5	5	5	3	28		
1174	NM	7	Norway Maple	Acer platanoides		5	5	5	5	5	3	28		
1175	BP	3	Bradford Pear	Pyrus calleryana		5	4	5	5	4	3	26		
1176	BP	3	Bradford Pear	Pyrus calleryana		5	5	4	5	3	3	25		
1177	BP	4	Bradford Pear	Pyrus calleryana		5	4	5	4	4	3	25		
1178	NM	5	Norway Maple	Acer platanoides		5	5	4	5	4	3	26		
1179	NM	5	Norway Maple	Acer platanoides		5	5	5	5	4	3	27		
1180	NM	4	Norway Maple	Acer platanoides		5	5	5	5	3	3	26		
1181	NM	6	Norway Maple	Acer platanoides		5	5	5	5	4	3	27		
1182	NM	6	Norway Maple	Acer platanoides		4	5	5	5	4	3	26		
1183	CA	3	Crab Apple	Malus coronaria		5	5	4	5	3	3	25		
1184	CA	5	Crab Apple	Malus coronaria		4	4	4	5	4	3	24		
1185	CA	4	Crab Apple	Malus coronaria		5	5	5	5	4	3	27		
1186	NM	14	Norway Maple	Acer platanoides		4	4	4	4	3	3	22		
1187	NM	7	Norway Maple	Acer platanoides	Dead									
1188	RM	3	Red Maple	Acer rubrum		5	4	4	4	4	3	24		
1189	NM	7	Norway Maple	Acer platanoides		3	3	3	3	1	3	16		
1190	NM	12	Norway Maple	Acer platanoides		5	5	5	5	4	3	27		
1191	NM	8	Norway Maple	Acer platanoides		5	5	5	5	4	3	27		
1192	JZ	12	Japanese zelkova	Zelkova serrata		5	5	5	5	5	3	28		
1193	BP	7	Bradford Pear	Pyrus calleryana		5	5	5	5	5	3	28		
1194	JZ	7	Japanese zelkova	Zelkova serrata		5	5	5	5	4	3	27		
1195	NM	8	Norway Maple	Acer platanoides		5	5	5	5	4	3	27		
1196	NM	6	Norway Maple	Acer platanoides		5	5	5	5	4	3	27		
1197	NM	12	Norway Maple	Acer platanoides		5	5	5	5	3	3	26		
1198	NM	13	Norway Maple	Acer platanoides		5	5	5	5	4	3	27		
1199	NM	8	Norway Maple	Acer platanoides		5	5	5	5	3	3	26		

- GENERAL NOTES:**

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

 1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
 2. "NO PARKING-FIRE LANE" SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 125' FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
 3. REFER TO NOTES & DETAILS SHEET FOR ON-SITE PAVING DETAILS.
 4. REFER TO LATEST EDITION OF MDOT R-28 STANDARD PLAN FOR SIDEWALK RAMP DETAILS.
- CITY OF FARMINGTON HILLS STANDARD NOTES:**

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

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

14 MILE ROAD

13 MILE ROAD

FARMINGTON ROAD

ORCHARD LAKE ROAD

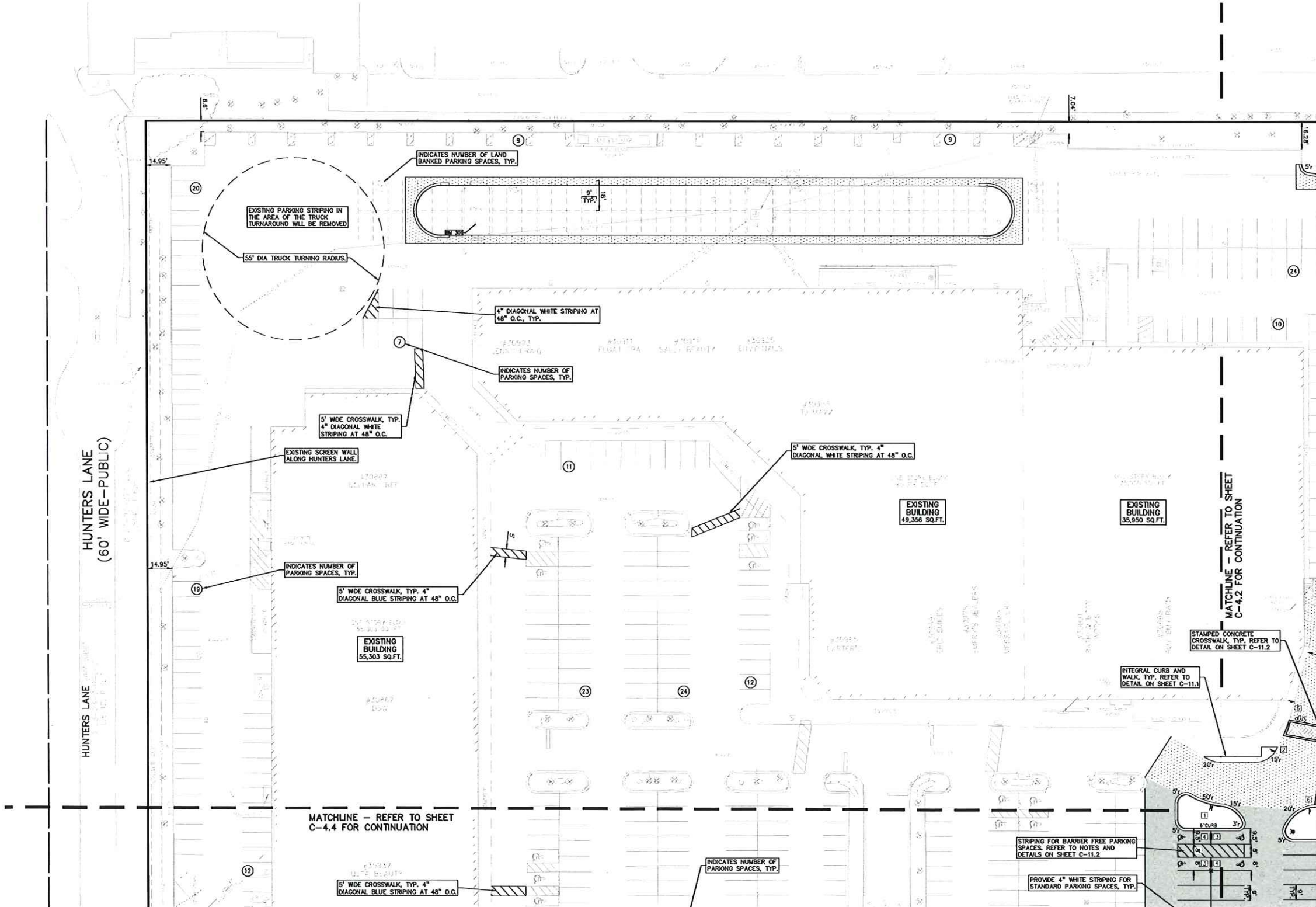
NORTHWESTERN HWY

SITE

PEA GROUP

t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
RACHEL L. SMITH
Professional Engineer
No. 5201048518



LEGEND

EXISTING

- IRON FOUND
- IRON SET
- NAIL FOUND
- NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND
- MONUMENT SET
- RECORDED
- MEASURED
- CALCULATED

PROPOSED

- ELEC. PHONE OR CABLE TV OR LINE POLE & 0.75\"/>

SCALE: 1" = 30'

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

KEY MAP

SITE SHEET KEY MAP

REFERENCE DRAWINGS

- WATER MAIN TRANSMISSION MAP BY GUNIA, APRIL 2018
- WATER MAIN ELECTRIC TRANSMISSION MAP BY GUNIA, MARCH 2007
- GAS LOCATION MAP BY DTD, JUNE 2021
- OTHER TRANSMISSION MAP, CONSUMERS ENERGY, E1584541
- OTHER HUNTER SQUARE LAND TITLE SURVEY, PEA GROUP #202002, MARCH 2021
- OTHER LOG-MANAGE AT HUNTER SQUARE AS BUILT, ORCHARD PARK, HLTZ & MCGILVER, INC., AUGUST 1981, UPDATED 1988
- OTHER ORCHARD PLACE AS BUILT, ORCHARD PARK, HLTZ & MCGILVER, INC.
- OTHER HUNTER SQUARE PARKING LOT AND DRIVEWAY RENOVATIONS AS BUILT, ORCHARD HLTZ & MCGILVER, INC., BASED SEPTEMBER 1983, UPDATED MAY 2005
- OTHER ORCHARD PLACE RENOVATION PROJECT AS BUILT, CHM CONSULTING ENGINEERS, BASED OCTOBER 1988, UPDATED DECEMBER 2005
- OTHER HUNTER SQUARE BUILDING "Y", CHM CONSULTING ENGINEERS, DECEMBER 2004
- OTHER ORCHARD LAKE ROAD RECONSTRUCTION 13 MILE ROAD TO 14 MILE ROAD, HRC INC, OCTOBER 2019

SIDEWALK RAMP LEGEND:

- SIDEWALK RAMP "TYPE D" (1)
- SIDEWALK RAMP "TYPE F" (2)
- SIDEWALK RAMP "TYPE P" (3)
- SIDEWALK RAMP "TYPE R" (4)
- CURB DROP ONLY (5)

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

SIGN LEGEND:

- "NO PARKING FIRE LANE" SIGN (1)
- "STOP" SIGN (2)
- "BARRIER FREE PARKING" SIGN (3)
- "VAN ACCESSIBLE" SIGN (4)
- "ELECTRIC VEHICLE PARKING" SIGN (5)
- "CROSSWALK" SIGN (6)
- "DO NOT ENTER" SIGN (7)
- "ONE WAY" SIGN (8)
- "PICK UP" SIGNS (NUMBERED) (9)

REFER TO DETAIL SHEET FOR SIGN DETAILS.

NOT FOR CONSTRUCTION

C-4.1

CLIENT

RPT REALTY
20750 CIMG CENTER DRIVE, SUITE #310
SOUTHFIELD, MICHIGAN, 48034

PROJECT TITLE

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

REVISIONS

NO.	DESCRIPTION	DATE
1	SPAFUD RESUBMISSION	12/08/23

ORIGINAL ISSUE DATE:
SEPTEMBER 15, 2023

DRAWING TITLE
DIMENSION AND PAVING PLAN - SHEET 1

PEA JOB NO. 22-0256

P.M.	RLS
D.N.	KJH
DES.	PB

DRAWING NUMBER

C-4.1

GENERAL NOTES:
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14 MILE ROAD

13 MILE ROAD

FARMINGTON ROAD

ORCHARD LAKE ROAD

NORTHWESTERN HWY

SITE

PEA GROUP

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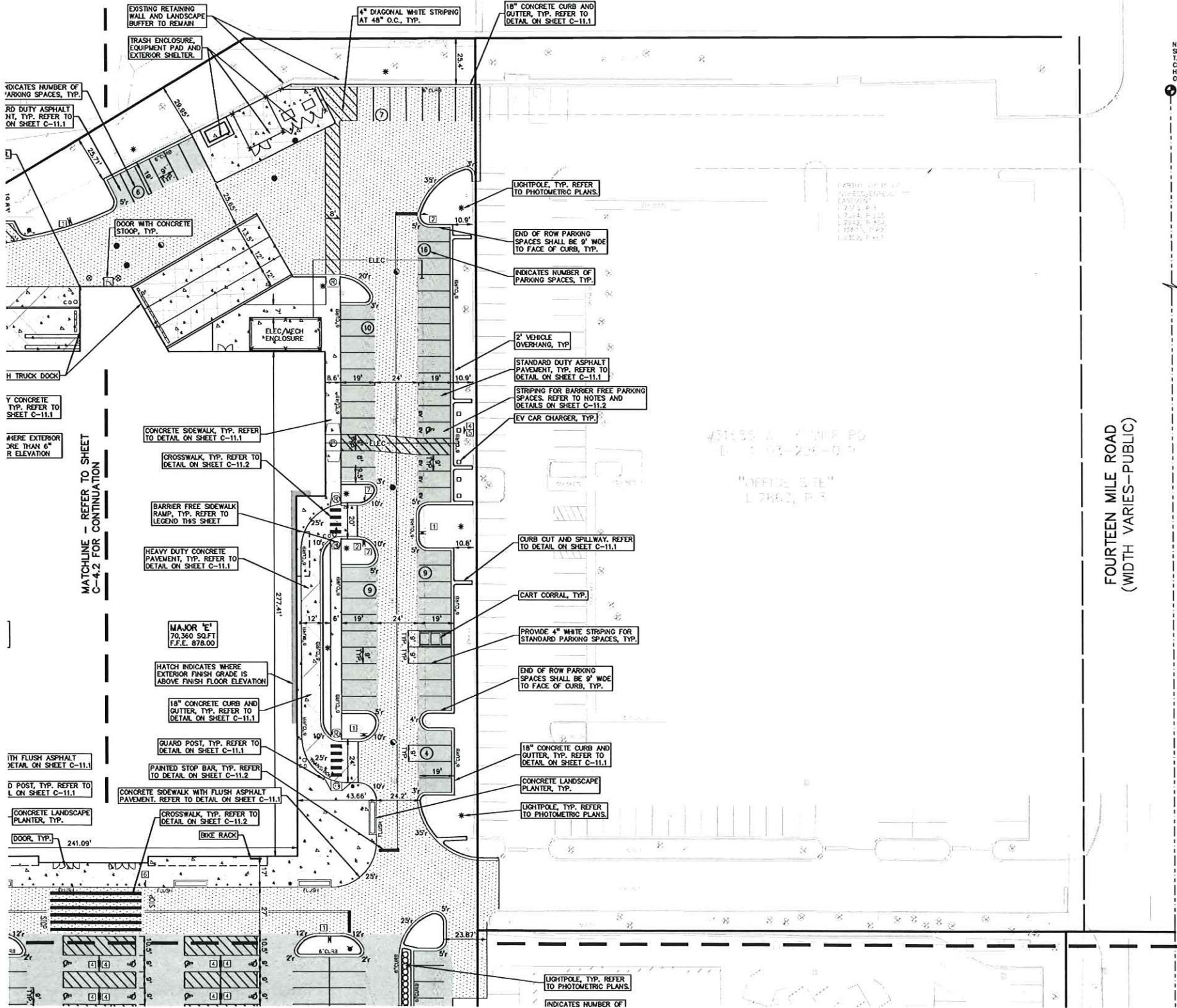
STATE OF MICHIGAN

RACHEL SMITH

PROFESSIONAL ENGINEER

EXPIRATION DATE: 12/31/2024

NO. 6201048528



LEGEND

EXISTING

PROPOSED

IRON FOUND

IRON SET

WALL FOUND

WALL & CAP SET

BRASS PILE SET

MONUMENT SET

RECORDED

MEASURED

CALCULATED

SEC. CORNER FOUND

RECORDED

MEASURED

CALCULATED

0-11-ELEC-W-O

12-CATV

13-14-P-2-2-2

15-16-ELEC

17-18-ELEC

19-20-ELEC

21-22-ELEC

23-24-ELEC

25-26-ELEC

27-28-ELEC

29-30-ELEC

31-32-ELEC

33-34-ELEC

35-36-ELEC

37-38-ELEC

39-40-ELEC

41-42-ELEC

43-44-ELEC

45-46-ELEC

47-48-ELEC

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161-162-ELEC

163-164-ELEC

165-166-ELEC

167-168-ELEC

169-170-ELEC

171-172-ELEC

173-174-ELEC

175-176-ELEC

177-178-ELEC

179-180-ELEC

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189-190-ELEC

191-192-ELEC

193-194-ELEC

195-196-ELEC

197-198-ELEC

199-200-ELEC

201-202-ELEC

203-204-ELEC

205-206-ELEC

207-208-ELEC

209-210-ELEC

211-212-ELEC

213-214-ELEC

215-216-ELEC

217-218-ELEC

219-220-ELEC

221-222-ELEC

223-224-ELEC

225-226-ELEC

227-228-ELEC

229-230-ELEC

231-232-ELEC

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255-256-ELEC

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271-272-ELEC

273-274-ELEC

275-276-ELEC

277-278-ELEC

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283-284-ELEC

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293-294-ELEC

295-296-ELEC

297-298-ELEC

299-300-ELEC

301-302-ELEC

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313-314-ELEC

315-316-ELEC

317-318-ELEC

319-320-ELEC

321-322-ELEC

323-324-ELEC

325-326-ELEC

327-328-ELEC

329-330-ELEC

331-332-ELEC

333-334-ELEC

335-336-ELEC

337-338-ELEC

339-340-ELEC

341-342-ELEC

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353-354-ELEC

355-356-ELEC

357-358-ELEC

359-360-ELEC

361-362-ELEC

363-364-ELEC

365-366-ELEC

367-368-ELEC

369-370-ELEC

371-372-ELEC

373-374-ELEC

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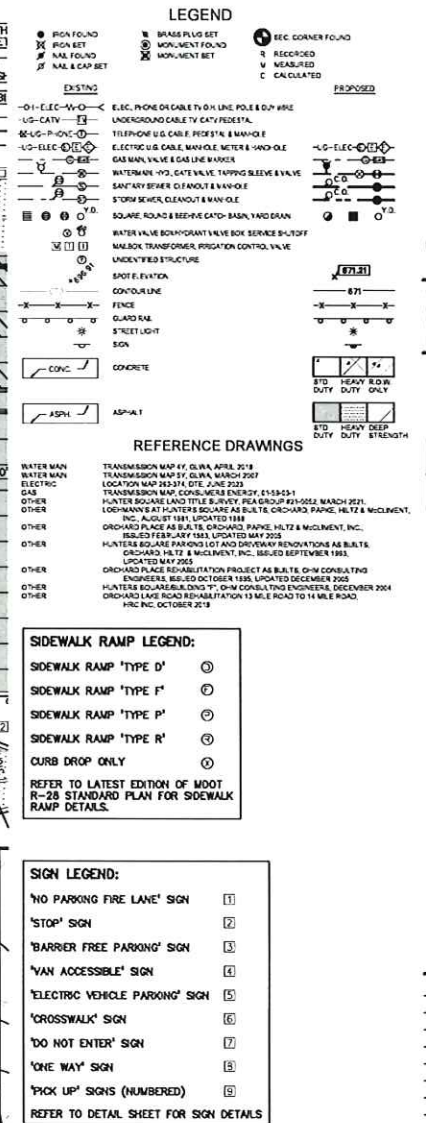
657-658-ELEC</

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
2. "NO PARKING-FIRE LANE" SIGNS SHALL BE POSTED ALONG ALL FIRE LANE AT 125' FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
3. REFER TO NOTES & DETAILS SHEET FOR ON-SITE PAVING DETAILS.
4. REFER TO LATEST EDITION OF MDOT R-28 STANDARD PLAN FOR SIDEWALK RAMP DETAILS.

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

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



SITE SHEET KEY MAP

CLIENT
RPT REALTY
20750 CIVIC CENTER DRIVE, SUITE #310
SOUTHFIELD, MICHIGAN, 48076

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

REVISIONS	
1 - SPAPUD RESUBMISSION	12/08/23

ORIGINAL ISSUE DATE:
SEPTEMBER 15, 2023

DRAWING TITLE
**DIMENSION AND
PAVING PLAN -
SHEET 5**

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

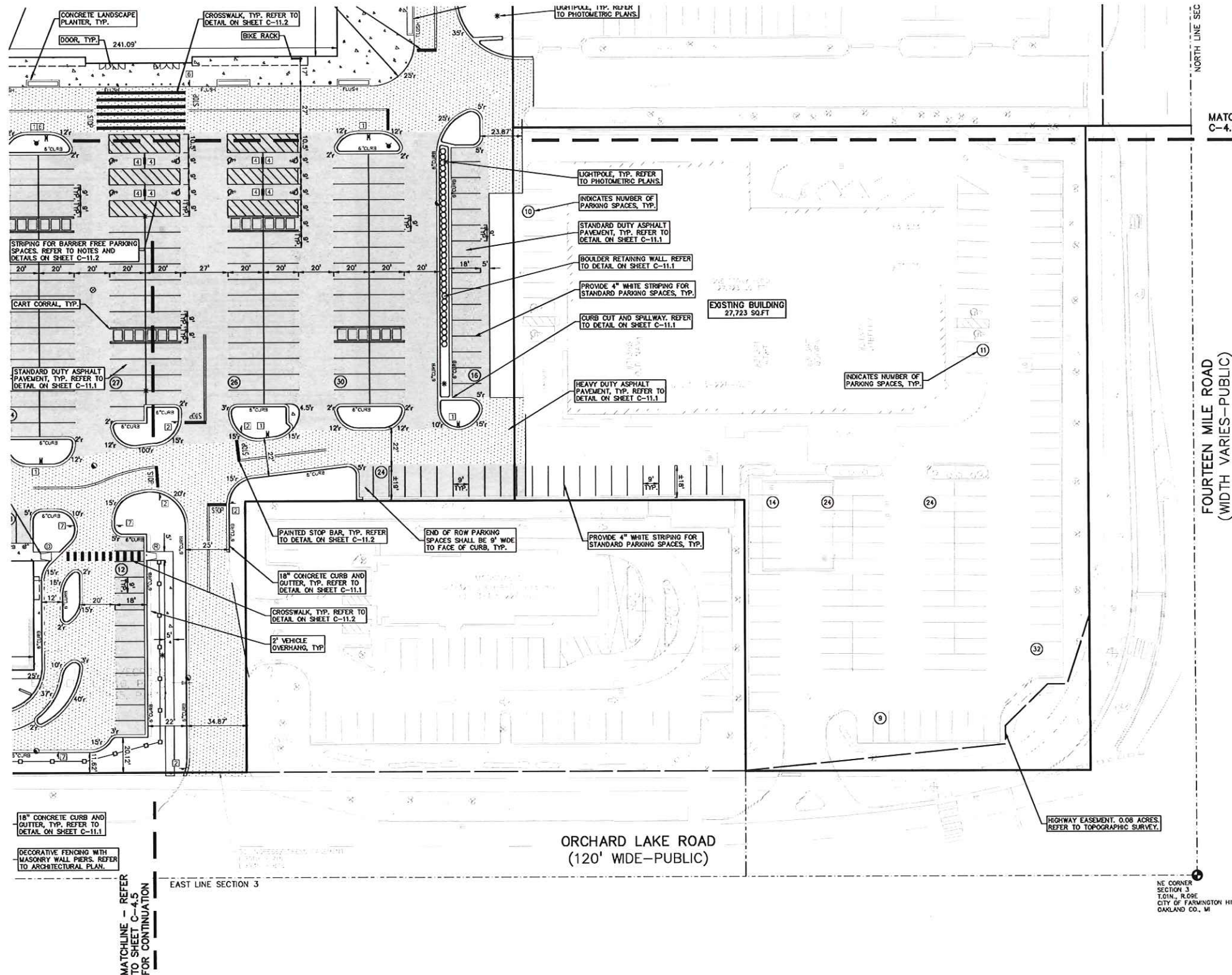
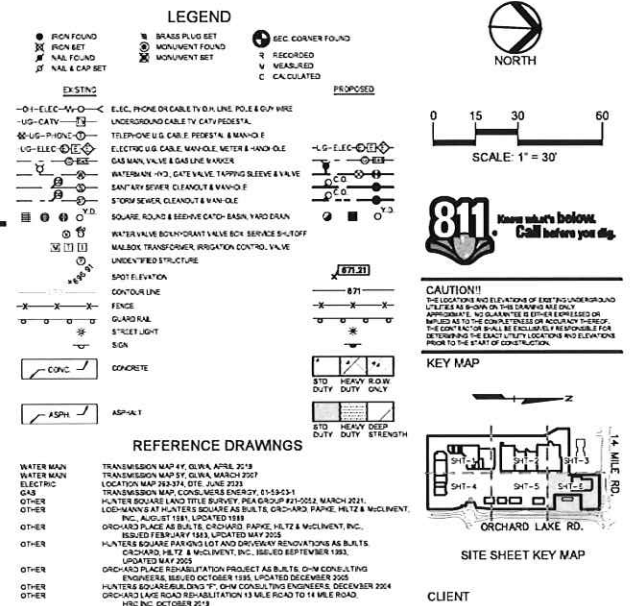
NOT FOR CONSTRUCTION C-4.5

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
2. 'NO PARKING-FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 125' FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
3. REFER TO NOTES & DETAILS SHEET FOR ON-SITE PAVING DETAILS.
4. REFER TO LATEST EDITION OF MDOT R-28 STANDARD PLAN FOR SIDEWALK RAMP DETAILS.

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

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



SIDEWALK RAMP LEGEND:	
SIDEWALK RAMP 'TYPE D'	①
SIDEWALK RAMP 'TYPE F'	②
SIDEWALK RAMP 'TYPE P'	③
SIDEWALK RAMP 'TYPE R'	④
CURB DROP ONLY	⑤
REFER TO LATEST EDITION OF MCD R-28 STANDARD PLAN FOR SIDEWALK RAMP DETAILS.	

CLIENT
RPT REALTY
20750 CIVIC CENTER DRIVE, SUITE #310
BOWTIE FIELD, MICHIGAN 48074

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

REVISIONS	
1 - SPAPUD RESUBMISSION	12/08/23

ORIGINAL ISSUE DATE:
SEPTEMBER 15, 2023

DRAWING TITLE
**DIMENSION AND
PAVING PLAN -
SHEET 6**

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

NOT FOR CONSTRUCTION C-4.6

C-4.6

BENCHMARKS
(GPS DERIVED - NAVD83)

BM #300
DUMPLE ON ARROW ON HYDRANT AND 110' DIRECTLY
NORTHEASTERLY FROM NORTHEAST BUILDING CORNER STORE
BUY BUY BABY.
ELEV. - 877.55

BM #301
DUMPLE ON ARROW ON HYDRANT AND 139' DIRECTLY WEST FROM
SOUTHWEST BUILDING CORNER AT SOUTHWEST CORNER OF
SITE.
ELEV. - 874.61

BM #302
LIGHT POLE BASE IN SHOPPING MALL 1187' DIRECTLY SOUTH
FROM MCDONALD'S RESTAURANT
ELEV. - 875.55

FLOODPLAIN NOTE:
BY GRAPHIC PLOTTING, THE SUBJECT PARCEL IS IN "AREAS
DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE
FLOODPLAIN" (ZONE X) PER FEMA FLOOD INSURANCE RATE MAP
PANEL NUMBER 251250211B EFFECTIVE SEPTEMBER 29, 2005.

GENERAL UTILITY NOTES:

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

STORM SEWER NOTES:

1. ALL STORM SEWER 12" DIAMETER OR LARGER SHALL BE EITHER REINFORCED CONCRETE PIPE (RCP C-70) CLASS IV WITH MOORED TONGUE AND GROOVE JOINT WITH RUBBER GASKETS, POLYPROPYLENE DUAL-WALL CORRUGATED SMOOTH-LINED PIPE (A.D.S. HIGH-PERFORMANCE STORM PIPE), AS NOTED ON THE PLANS UNLESS SPECIFIED OTHERWISE (ASTM C-443). ALL JOINTS FOR HP-STORM PIPE SHALL BE EXTENDED BELL AND SPIGOT MEETING ASTM D-3212.
2. ALL STORM SEWER LEADS SHALL BE CONSTRUCTED AT 1.00% MINIMUM SLOPE.
3. ALL STORM SEWER 10" OR LESS AND/OR LEADS SHALL BE SDR 26.
4. JOINTS FOR P.V.C. PIPE SHALL BE ELASTOMERIC (RUBBER GASKET) AS SPECIFIED IN A.S.T.M. DESIGNATION D-3212.

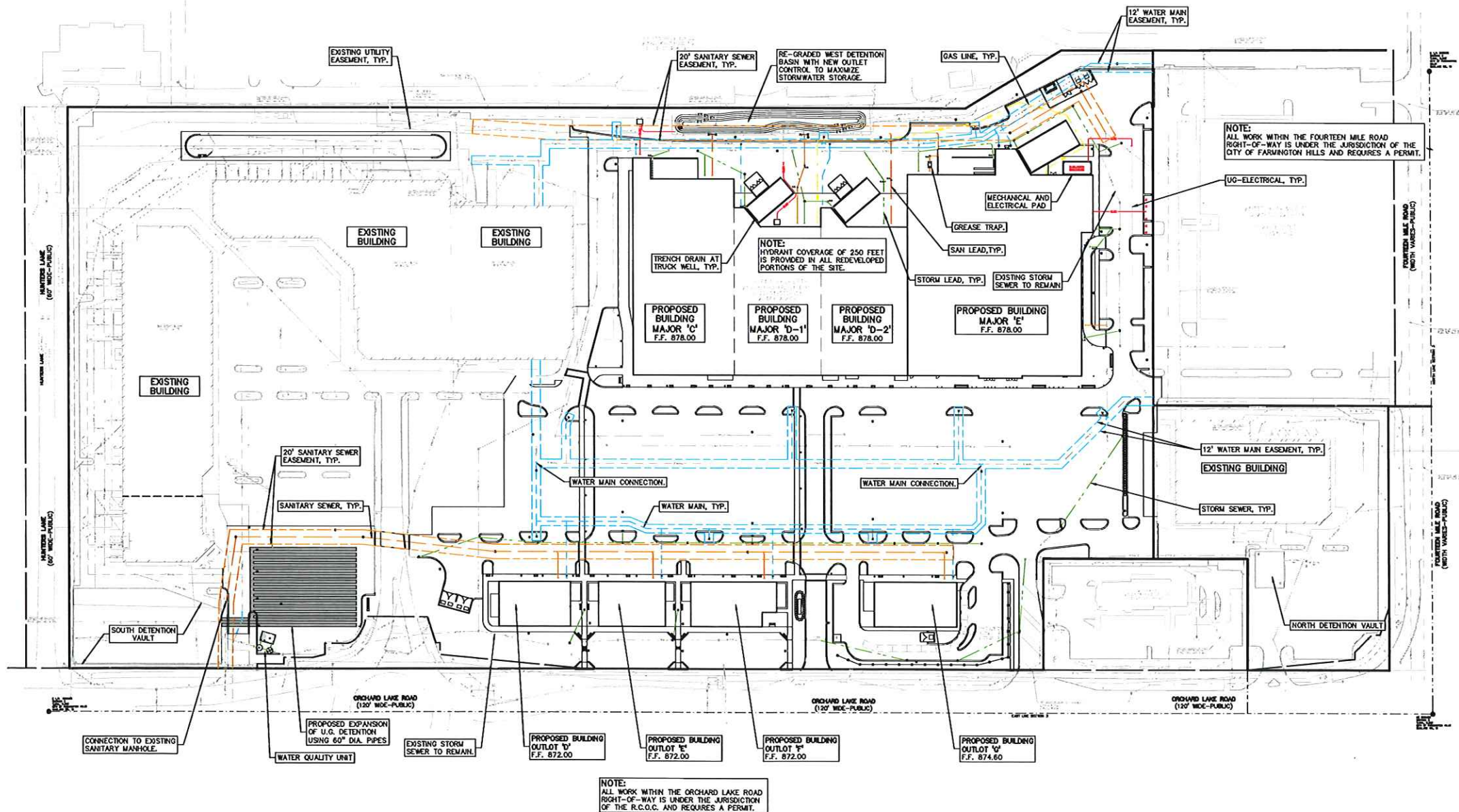
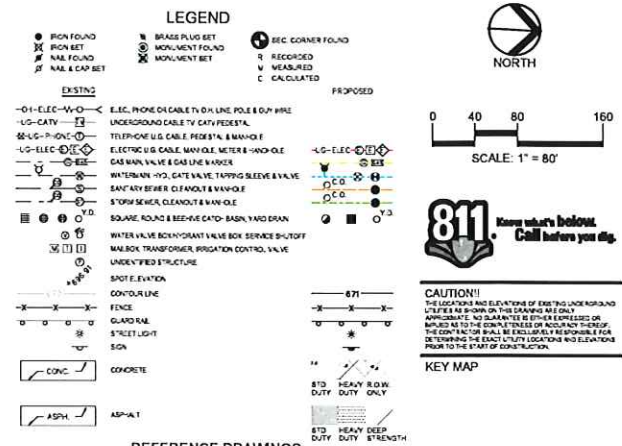
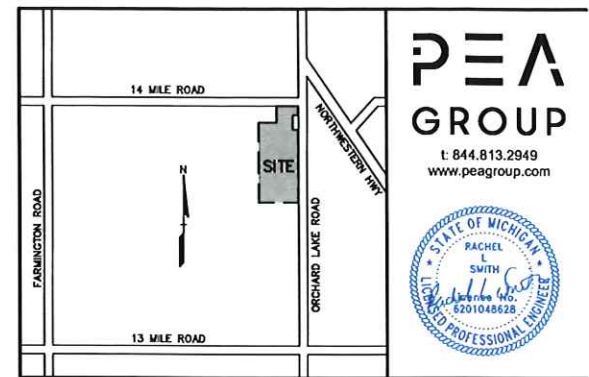
WATER MAIN NOTES:

1. ALL WATER MAIN SHALL BE INSTALLED WITH A MINIMUM COVER OF 5.5' BELOW FINISH GRADE. WHEN WATER MAINS MUST DIP TO PASS UNDER A STORM SEWER OR SANITARY SEWER, THE SECTIONS WHICH ARE DEEPER THAN NORMAL SHALL BE KEPT TO A MINIMUM LENGTH BY THE USE OF VERTICAL ELEVEN AND A QUARTER (11.25%) DEGREE BENDS, PROPERLY ANCHORED.
2. ALL TEES, BENDS, CONNECTIONS, ETC. ARE CONSIDERED INCIDENTAL TO THE JOB.
3. PHYSICAL CONNECTIONS SHALL NOT BE MADE BETWEEN EXISTING AND NEW WATER MAINS UNTIL REQUIRED TESTING IS SATISFACTORILY COMPLETED.
4. MAINTAIN 10' HORIZONTAL CLEARANCE BETWEEN OUTER EDGE OF WATERMAIN AND ANY SANITARY/STORM SEWER OR STRUCTURE.

5. NO PHYSICAL CONNECTION TO THE EXISTING WATER MAIN CAN BE MADE UNTIL ALL NEW WATER MAIN PASSES PRESSURE AND BACTERIOLOGICAL TESTS TO THE SATISFACTION OF THE CITY.
6. ALL WATER MAIN AND FITTINGS (3" DIAMETER AND LARGER) SHALL BE DUCTILE IRON, CLASS 54.
7. WATER MAIN SERVICE LEADS SHALL BE TYPE "K" ANNEALED SEAMLESS COPPER WITH FLARED FITTINGS, UNLESS OTHERWISE NOTED.
8. ALL FIRE HYDRANTS SHALL BE E.I.W. #58R MODEL #250 PER CITY STANDARDS.
9. ALL HYDRANTS TO BE A MINIMUM OF 5' FROM BACK OF CURB, TYP.
10. ALL NECESSARY FITTINGS, THRUST BLOCKS, RESTRAINING GLANDS, BLOW OFFS, ETC. FOR WATER MAIN ARE CONSIDERED INCIDENTAL TO THIS PROJECT. THE CONTRACTOR SHALL INSTALL THESE ITEMS AS NECESSARY AND AS REQUIRED BY THE CITY.
11. THE WATER MAIN CONTRACTOR SHALL NOTIFY THE INSPECTION DEPARTMENT OF THE CITY AT LEAST THREE WORKING DAYS IN ADVANCE OF STARTING CONSTRUCTION.

SANITARY SEWER NOTES:

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



CLIENT
RPT REALTY
20750 CHIC CENTER DRIVE, SUITE #310
BOUTTE, LA 70064

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

REVISIONS
1 - SPAPUD RESUBMISSION 12/08/23

ORIGINAL ISSUE DATE:
SEPTEMBER 15, 2023

DRAWING TITLE
PRELIMINARY OVERALL UTILITY PLAN

PEA JOB NO. 22-0256
P.M. RLS
D.N. KM
DES. PB
DRAWING NUMBER

C-7.0

NOT FOR CONSTRUCTION

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

BN #301
DIMPLE ON ARROW ON HYDRANT AND ±33' DIRECTLY WEST FROM
SOUTHWEST BUILDING CORNER AT SOUTHWEST CORNER OF
SITE.
ELEV. -874.61

BN #302
LIGHT POLE BASE IN SHOPPING MALL ±180' DIRECTLY SOUTH
FROM MACDONALD'S RESTAURANT
ELEV. -875.56

FLOODPLAIN NOTE:
BY GRAPHIC PLOTTING, THE SUBJECT PARCEL IS IN "AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN" (ZONE X) PER FEMA FLOOD INSURANCE RATE MAP PANEL NUMBER 26125C0513F EFFECTIVE SEPTEMBER 29, 2006.

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 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 BROADCAST, 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.

1. ALL STORM SEWER 12" DIAMETER OR LARGER SHALL BE REINFORCED CONCRETE PIPE (RCP C-76) CLASS IV WITH MODIFIED TONGUE AND GROOVE JOINT WITH RUBBER GASKETS UNLESS SPECIFIED OTHERWISE (ASTM C-443).
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.
4. JOINTS FOR P.V.C. PIPE SHALL BE ELASTOMERIC (RUBBER GASKET) AS SPECIFIED IN A.S.T.M. DESIGNATION D-3212.

1. ALL WATER MAIN SHALL BE INSTALLED WITH A MINIMUM COVER OF 5.5' BELOW FINISH GRADE. WHEN WATER MAINS MUST DIP TO PASS UNDER A STORM SEWER OR SLOPEY GROUND, THE SECTIONS WHICH ARE DEEPER THAN NORMAL SHALL BE KEPT TO A MINIMUM LENGTH BY THE USE OF VERTICAL ELEVEN AND A QUARTER (11.25) DEGREE BENDS, PROPERLY ANCHORED.
2. ALL TEES, BENDS, CONNECTIONS, ETC. ARE CONSIDERED INCIDENTAL TO THE JOB.
3. PHYSICAL CONNECTIONS SHALL NOT BE MADE BETWEEN EXISTING AND NEW WATER MAINS UNTIL REQUIRED TESTING IS SATISFACTORILY COMPLETED.
4. MAINTAIN 10' HORIZONTAL CLEARANCE BETWEEN OUTER EDGE OF WATERMAIN AND ANY SANITARY/STORM SEWER OR STRUCTURE.
5. NO PHYSICAL CONNECTION TO THE EXISTING WATER MAIN CAN BE MADE UNTIL ALL NEW WATER MAIN PASSES PRESSURE AND BACTERIOLOGICAL TESTS TO THE SATISFACTION OF THE CITY.
6. ALL WATER MAIN AND FITTINGS (3" DIAMETER AND LARGER) SHALL BE DUCTILE IRON, CLASS 54.

1. DOWNSPOUTS, WEEP TILE, FOOTING DRAINS OR ANY CONDUCIT THAT CARRIES STORM OR GROUND WATER SHALL NOT BE ALLOWED TO DISCHARGE INTO A SANITARY SEWER.

2. ALL SANITARY LINES SHALL BE CONSTRUCTED AT 1.00% MINIMUM SLOPE.

3. ALL SANITARY SEWER 8" OR LARGER SHALL BE P.V.C. TRUSS PIPE (ASTM D2680) AND FITTINGS, WITH ELASTOMERIC GASKET JOINTS PER ASTM D3212 UNLESS OTHERWISE NOTED.

4. ALL SANITARY SEWER LINES SHALL BE POLYVINYL CHLORIDE (PVC) SDR 23.5 PIPE AND FITTINGS. ALL JOINTS TO BE ELASTOMERIC GASKET JOINTS PER ASTM D3212 UNLESS OTHERWISE NOTED.

5. ALL SANITARY LINES SHALL BE PROVIDED WITH CLEANOUTS EVERY 100 FEET AND AT EVERY BEND AS SHOWN.

6. ALL CLEANOUTS TO BE PROVIDED WITH E.L.W. #1656 BOX OR EQUAL.

14 MILE ROAD

13 MILE ROAD

FARMINGTON ROAD

ORCHARD LAKE ROAD

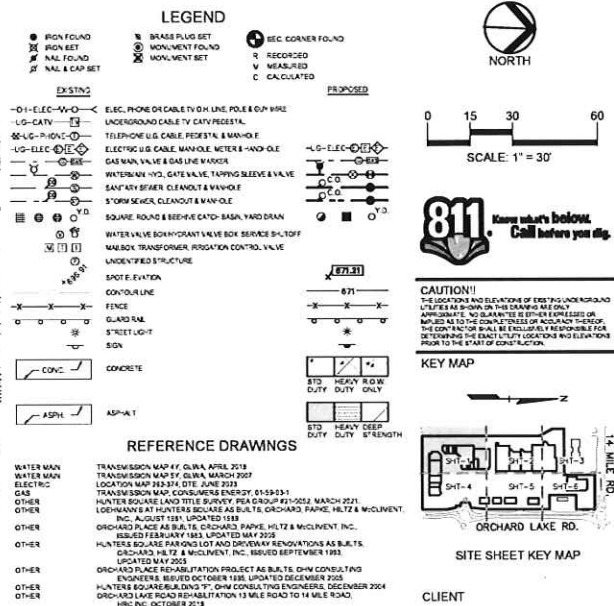
NORTHWEST 191ST

SITE

PEA GROUP

t: 844.813.2949
www.peagroup.com

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



THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT

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

CLIENT
RPT REALTY
20750 CIVIC CENTER DRIVE, SUITE #310
SOUTHFIELD MICHIGAN 48076

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

REVISIONS	
1 - SPAPUD RESUBMISSION	12/08/23

ORIGINAL ISSUE DATE:
SEPTEMBER 15, 2023

DRAWING TITLE
PRELIMINARY
GRADING AND
UTILITY PLAN -
SHEET 1

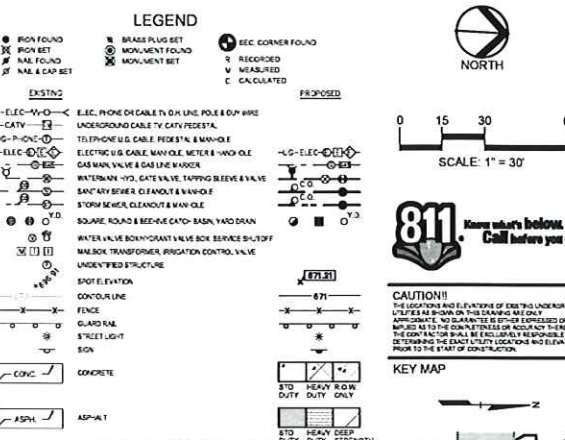
PEA JOB NO.	22-0256
P.M.	RLS
DN.	KM
DES.	PE
DRAWING NUMBER	

NOT FOR CONSTRUCTION

C-7.1

FLOODPLAIN NOTE:
BY GRAPHIC PLOTTING, THE SUBJECT PARCEL IS IN "AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN" (ZONE X) PER FEMA FLOOD INSURANCE RATE MAP. PANEL NUMBER 26125C0513F EFFECTIVE SEPTEMBER 29, 2006.

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



REFERENCE DRAWINGS

TRANSMISSION MAP BY G.W.A. AREA 2519
TRANSMISSION MAP 57, G.W.A. MARION 2567
LOCATION MAP 252374, DATE JANUARY 1982
TRANSMISSION MAP, CONSUMERS ENERGY, 015351-51
HUNTERLAND AND LITTLE ROCK, G.W.A. AREA 2520, MARION 2571
LORDENWANT AT HUNTERS BLVD. G.W.A. AREA 2520, MARION 2571
G.W.A. AREA 2520, DATE AUGUST 1981, UPDATED 1988
G.W.A. AREA 2520, HUNTERS BLVD. G.W.A. AREA 2520, HUNTERS BLVD. & MCCLINTON, INC.,
ISSUED FEBRUARY 1984, UPDATED MAY 2015
HUNTERS BLVD. PARKING LOT AS CHADWICK RENOVATIONS AS BUILT
G.W.A. AREA 2520 & MCCLINTON, INC. ISSUED SEPTEMBER 1983,
DATED MAY 2005
CHADWICK REPAIR REHABILITATION PROJECT AS BUILT, CHADWICK CONSTRUCTION
ENGINEER, ISSUED OCTOBER 1988, UPDATED DECEMBER 2005
HUNTERS BLVD. PARKING LOT AS CHADWICK RENOVATIONS AS BUILT
CHADWICK ROAD REHABILITATION 1/4 MILE ROAD TO 1/4 MILE ROAD

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP "TYPE D"	①
SIDEWALK RAMP "TYPE F"	②
SIDEWALK RAMP "TYPE P"	③
SIDEWALK RAMP "TYPE R"	④
CURB DROP ONLY	⑤

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

CLIENT
RPT REALTY
20750 CIVIC CENTER DRIVE, SUITE #310
SOUTHFIELD, MICHIGAN 48076

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

REVISIONS	
1 - SPAPUD RESUBMISSION	12/08/2

ORIGINAL ISSUE DATE:
SEPTEMBER 15, 2023

DRAWING TITLE
**PRELIMINARY
GRADING AND
UTILITY PLAN -
SHEET 2**

PEA JOB NO.	22-0258
P.M.	RL
DN.	KN
DES.	PI
DRAWING NUMBER	

NOT FOR CONSTRUCTION

C-7.2

RE
ROAD
08/2
258
RL:
KJ
PI

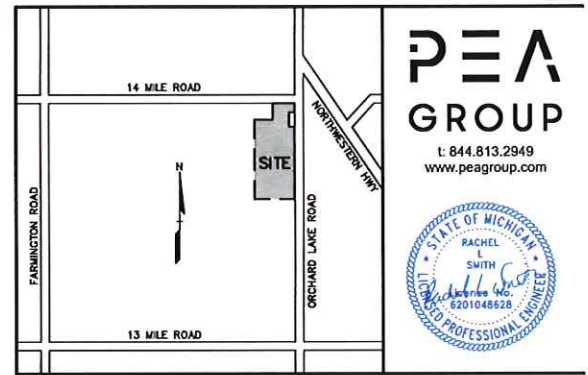
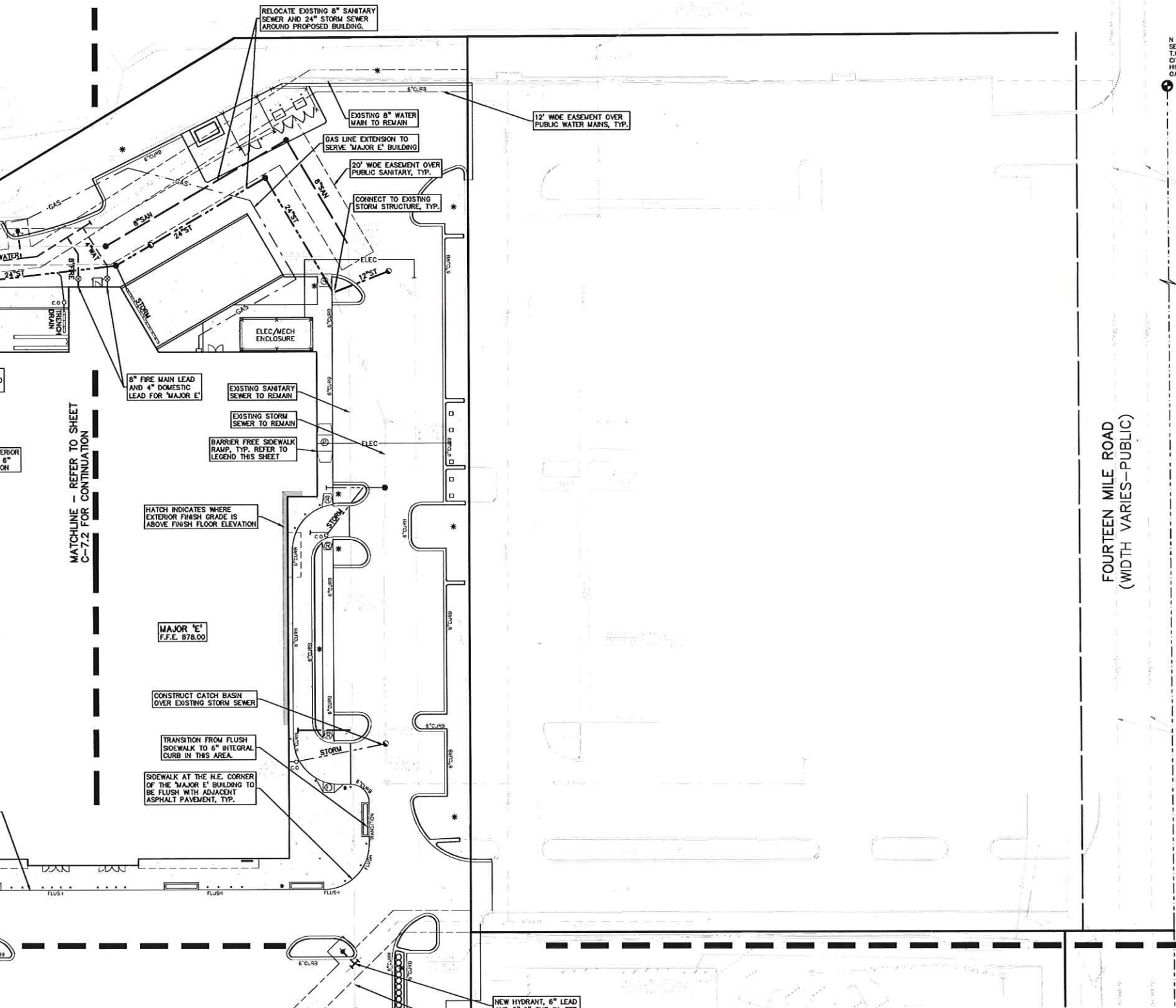
BENCHMARKS:
(GPS DERIVED - NAVD83)

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

BM #301
SIMPLE ON ARROW ON HYDRANT AND ±37' DIRECTLY WEST FROM
SOUTHWEST BUILDING CORNER AT SOUTHWEST CORNER OF
SITE.
ELEV. - 874.61

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

FLOODPLAIN NOTE:
BY GRAPHIC PLOTTING, THE SUBJECT PARCEL IS IN "AREAS
DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE
FLOODPLAIN" (ZONE X) PER FEMA FLOOD INSURANCE RATE MAP
PANEL NUMBER26125C0513F EFFECTIVE SEPTEMBER 28, 2006.



LEGEND

EXISTING

- IRON FOUND
- IRON SET
- NAL FOUND
- NAL & CAP SET

PROPOSED

- BRASS PLUG SET
- MONUMENT FOUND
- MONUMENT SET
- SEC. CORNER FOUND
- RECORDED
- MEASURED
- CALCULATED

SYMBOLS

- 0-1-ELEC-W-O-ELEC. PHONE OR CABLE FL OR LINE POLE & ONLY WIRE
- 0-2-CAV-ELEC. UNDERGROUND CABLE TV CAV FEEDS
- 0-3-TELEPHONE U.S. CABLE, FIBER OPTIC, & MANHOLE
- 0-4-ELEC. U.S. CABLE, MANHOLE, METER & MANHOLE
- 0-5-GAS MAN, VALVE & GAS LINE W/VALVE
- 0-6-WATER MAN, VALVE, GATE VALVE, TAPPING BREEZE & VALVE
- 0-7-SANITARY BIFURC. CLEANDOUT & MANHOLE
- 0-8-STORM SEWER, CLEANDOUT & MANHOLE
- 0-9-SQUARE, ROUND & RECTANGULAR CATCH BASIN, YARD DRAIN
- 0-10-WATER VALVE, BONGHYDRANT VALVE BOX, SERVICE SHUT-OFF
- 0-11-MAILBOX, TRANSFORMER, REGULATOR, CONTROL VALVE
- 0-12-UNDEVELOPED STRUCTURE
- 0-13-SPOT ELEVATION
- 0-14-CONTOUR LINE
- 0-15-FENCE
- 0-16-GUARD RAIL
- 0-17-STREET LIGHT
- 0-18-SIGN
- 0-19-CONCRETE
- 0-20-ASPHALT

REFERENCE DRAWINGS

WATER MAIN
TRANSMISSION MAP #17, CLARK, APRIL 2019
ELECTRIC
LOCATION MAP #23374, DATE, JUNE 2023
GAS
TRANSMISSION MAP, COCHISE COUNTY, #1594841
OTHER
HUNTER SQUARE LAND TITLE & SURVEY, PEA GROUP #11052, MARCH 2021
LOG WALKWAY AT HUNTER SQUARE AS BUILT TO CHICAGO PARKS, HLTZ & WILKINSON, INC., AUGUST 1981, UPDATED 1988
OTHER
CHICAGO PLAZA AS BUILT, CHICAGO PARKS, HUNTER & WILKINSON, INC., ISSUED FEBRUARY 1983, UPDATED MAY 2025
OTHER
HUNTER SQUARE PARKING LOT AND DRIVEWAY RENOVATIONS AS BUILT, CHICAGO HLTZ & WILKINSON, INC., ISSUED SEPTEMBER 1983, UPDATED MAY 2025
OTHER
CHICAGO PLAZA RENOVATION PROJECT AS BUILT, CHICAGO CONSULTING ENGINEERS, ISSUED OCTOBER 1985, UPDATED DECEMBER 2005
OTHER
HUNTER SQUARE BUILDING #1, CHICAGO CONSULTING ENGINEERS, DECEMBER 2004
OTHER
CHICAGO PLAZA RENOVATION PROJECT AS BUILT, CHICAGO CONSULTING ENGINEERS, OCTOBER 2018

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP "TYPE D" (1)

SIDEWALK RAMP "TYPE F" (2)

SIDEWALK RAMP "TYPE P" (3)

SIDEWALK RAMP "TYPE R" (4)

CURB DROP ONLY (5)

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

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

CAUTION!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THIS DRAWING AND ONLY APPROXIMATE. NO GUARANTEE IS GIVEN OR IMPLIED OR IMPLIED AS TO THE EXACTNESS OF LOCATION OR DEPTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATION AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

KEY MAP

SITE SHEET KEY MAP

CLIENT

RPT REALTY
20750 CIVIC CENTER DRIVE, SUITE #310
SOUTHFIELD, MICHIGAN 48034

PROJECT TITLE

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

REVISIONS	
1 - SPAPUD RESUBMISSION	12/06/23

ORIGINAL ISSUE DATE:
SEPTEMBER 15, 2023

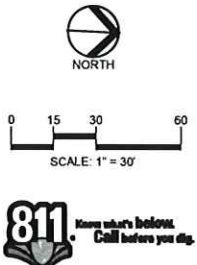
DRAWING TITLE

PRELIMINARY GRADING AND UTILITY PLAN - SHEET 3

PEA JOB NO.	22-0256
P.M.	R.L.S.
DN.	K.M.
DES.	P.B.
DRAWING NUMBER	

NOT FOR CONSTRUCTION **C-7.3**

FLOODPLAIN NOTE:
BY GRAPHIC PLOTTING, THE SUBJECT PARCEL IS IN "AREAS
DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE
FLOODPLAIN" (ZONE X) PER FEMA FLOOD INSURANCE RATE MAP
PANEL NUMBER 26125C0513F EFFECTIVE SEPTEMBER 29, 2006.



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

SOUTH DETENTION VAULT NOTE:

ORIGINAL SITE DESIGN (1978) APPEARS TO HAVE PROVIDED TWO STORMWATER DETENTION BASINS FOR THE NORTH RETAIL PARCEL AND TWO FOR THE STORMWATER DETENTION BASIN FOR THE SOUTHWEST RETAIL PARCEL (1981). IN 1994, THE SITE WAS RE-DEVELOPED AND ALL DRAINAGE FROM THE PREVIOUS FOUR BASINS WAS ROUTED TO A SINGLE U.G. DETENTION VAULT AT THE SOUTHEAST CORNER OF THE COMBINED PROPERTY, THAT VAULT REMAINS IN USE TODAY.

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

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

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

PER THE ANALYSIS COMPLETED BY OJLM, IN 2006, A TOTAL REQUIRED VOLUME OF 135,434 C.F. WAS AGREED UPON FOR THIS DEVELOPMENT WITH AN ALLOWABLE OUTLET TO THE CITY'S SYSTEM USING A 12" UNRESTRICTED PIPE FOR A TOTAL OF 111.2 CFS, WHICH INCLUDES 40.0 CFS OF PASS THROUGH FROM THE HUNTER'S RESIDENTIAL DEVELOPMENT TO THE WEST.

THE PROPOSED DEVELOPMENT SHALL EXPAND DETENTION STORAGE NEAR THE NORTHWEST CORNER OF THE 100,000 S.F. OF 60" PIPE IMMEDIATELY NORTH OF THE EXISTING VAULT, AND BY RE-GRADING THE WEST BASIN TO INCREASE DETENTION CAPACITY. DETAILED CALCULATIONS FOR STORAGE CAPACITY AND OUTFLOW RATES ARE PROVIDED ON SHEET C-12.0, IN SUMMARY.

ORIGINAL, SOUTH VAULT STORAGE = 156,554 C.F.
ADDITIONAL 60" PIPE STORAGE = 45,967 C.F.
RE-GRADED WEST BASIN STORAGE = 22,482 C.F.

TOTAL, ON-SITE DETENTION STORAGE = 204,993 C.F.
CITY REQUIRED STORAGE VOLUME (2" OVER SITE) = 218,599 C.F.

ORIGINAL ISSUE DATE:
SEPTEMBER 15, 2023

PEA JOB NO.	22-0256
P.M.	RLS
DN.	KM
DES.	PE
DRAWING NUMBER:	

C-7.4

FLOODPLAIN NOTE:
BY GRAPHIC PLOTTING, THE SUBJECT PARCEL IS IN "AREAS
DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE
FLOODPLAIN" (ZONE X) PER FEMA FLOOD INSURANCE RATE MAP
PANEL NUMBER 26125C0513F EFFECTIVE SEPTEMBER 29, 2006.



PEA JOB NO.	22-02
P.M.	P
DN.	
DES.	
DRAWING NUMBER	

NOT FOR CONSTRUCTION C-7.6

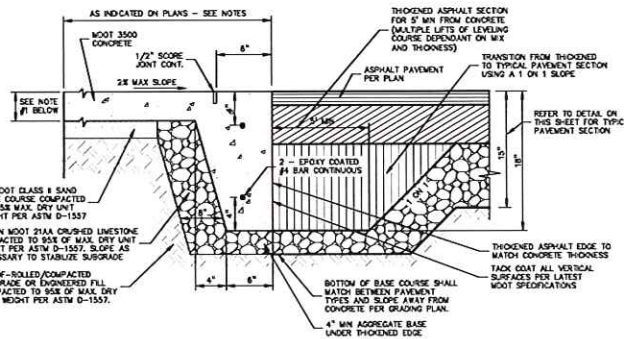
PAVING NOTES:

- IN AREAS WHERE NEW PAVEMENTS ARE BEING CONSTRUCTED, THE TOPSOIL AND SOIL CONTAINING ORGANIC MATTER SHALL BE REMOVED PRIOR TO PAVEMENT CONSTRUCTION.
- REFER TO ARCHITECTURAL PLANS FOR DETAILS OF FROST SLAB AT EXTERIOR BUILDING DOORS.
- CONSTRUCTION TRAFFIC SHOULD BE MINIMIZED ON THE NEW PAVEMENT. IF CONSTRUCTION TRAFFIC IS ANTICIPATED ON THE PAVEMENT STRUCTURE, THE INITIAL LIFT THICKNESS COULD BE INCREASED AND PLACEMENT OF THE FINAL LIFT COULD BE DELAYED UNTIL THE MAJORITY OF THE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED. THIS ACTION WILL ALLOW REPAIR OF LOCALIZED FAILURE, IF ANY DOES OCCUR, AS WELL AS REDUCE LOAD DAMAGE ON THE PAVEMENT SYSTEM.
- ALL EXPANSION JOINTS AND CONCRETE PAVEMENT JOINTS TO BE SEALED.
- CONCRETE PAVEMENT JOINTING - UNLESS SHOWN OTHERWISE IN THE PLANS OR REQUIRED BY THE AUTHORITY HAVING JURISDICTION:
- WHERE PROPOSED CONCRETE ABUTS A STRUCTURE, PROVIDE A MINIMUM 1/2" EXPANSION JOINT. THE JOINT FILLER BOARD MUST BE AT LEAST THE FULL DEPTH OF THE CONCRETE AND HELD DOWN A 1/2" TO ALLOW FOR SEALING.
- WHERE PROPOSED CONCRETE ABUTS EXISTING CONCRETE OR IN BETWEEN POURS OF PROPOSED CONCRETE (CONSTRUCTION JOINT), PROVIDE 5/8" DOWELS EVERY 30" CENTER TO CENTER HALF WAY ALONG THE THICKNESS OF THE PROPOSED PAVEMENT. ALTERNATE DOWELS SIZES AND SPACING MUST BE APPROVED THE ENGINEER PRIOR TO COMMENCING WORK AND VIA THE SUBMITTAL PROCESS.
- WHERE PROPOSED CONCRETE ABUTS EXISTING OR PROPOSED SIDEWALK OR CURBING, PROVIDE A MINIMUM 1/2" EXPANSION JOINT.
- CONTROL LONGITUDINAL AND/OR TRANSVERSE JOINTS SHALL BE PLACED TO PROVIDE PANELS WITHIN THE PAVEMENT AS SQUARE AS POSSIBLE WITH THE FOLLOWING MAXIMUM SPACING PARAMETERS:
 - 4.1. 6-INCH THICK CONCRETE PAVEMENT: 12' X 12'
 - 4.2. 8-INCH THICK CONCRETE PAVEMENT: 15' X 15'
- IRREGULAR-SHAPED PANELS MAY REQUIRE THE USE OF REINFORCING MESH OR FIBER MESH AS DETERMINED BY THE ENGINEER. THE USE OF MESH MUST BE APPROVED THE ENGINEER PRIOR TO COMMENCING WORK AND VIA THE SUBMITTAL PROCESS.
- IF A JOINT PLAN IS NOT PROVIDED IN THE PLANS, THE CONTRACTOR SHALL SUBMIT ONE TO THE ENGINEER FOR REVIEW PRIOR TO COMMENCING WORK AND VIA THE SUBMITTAL PROCESS.
- CONCRETE CURBING JOINTING - UNLESS SHOWN OTHERWISE IN THE PLANS OR REQUIRED BY THE AUTHORITY HAVING JURISDICTION:
- JOINTS WHEN ADJACENT TO ASPHALT PAVEMENT
 - 6.1.1. PLACE CONTRACTION JOINTS AT 10' INTERVALS
 - 6.1.2. PLACE 1/2" EXPANSION JOINT AT CATCH BASINS, EXISTING AND PROPOSED SIDEWALK OR EXISTING CURBING.
 - 6.1.3. PLACE 1" EXPANSION JOINT:
 - 6.1.3.1. AT SPRING POINTS OF INTERSECTIONS OR ONE OF THE END OF RADIUS LOCATIONS IN A CURVE
 - 6.1.3.2. AT 400' MAXIMUM INTERVALS ON STRAIGHT RUNS
 - 6.1.3.3. AT THE END OF RADIUS AT OPPOSITE ENDS IN A CURVED LANDSCAPE ISLAND
- JOINTS WHEN TIED TO CONCRETE PAVEMENT
 - 6.2.1. PLACE CONTRACTION JOINTS OPPOSITE ALL TRANSVERSE CONTRACTION JOINTS IN PAVEMENT
 - 6.2.2. PLACE 1/2" EXPANSION JOINT AT CATCH BASINS, EXISTING AND PROPOSED SIDEWALK OR EXISTING CURBING.
 - 6.2.3. PLACE 1" EXPANSION JOINT OPPOSITE ALL TRANSVERSE EXPANSION JOINTS IN PAVEMENT
 - 6.2.4. CURB AND GUTTER AND CONCRETE SHALL BE TIED TOGETHER SIMILAR TO A LONGITUDINAL LANE TIE JOINT (MOOT B1 JOINT)
- IN BETWEEN POURS OF PROPOSED CONCRETE CURBING (CONSTRUCTION JOINT):
 - 6.3.1. CARRY THE REBAR CONTINUOUSLY BETWEEN POURS
 - 6.3.2. IF THE REBAR IS NOT LONG ENOUGH TO CARRY CONTINUOUSLY, THEN TIE TWO PIECES OF REBAR PER THE LATEST MOOT SPECIFICATIONS
- CONCRETE SIDEWALK JOINTING - UNLESS SHOWN OTHERWISE IN THE PLANS OR REQUIRED BY THE AUTHORITY HAVING JURISDICTION:
 - 7.1. PLACE TRANSVERSE CONTRACTION JOINTS EQUAL TO THE WIDTH OF THE WALK WHEN WIDTH IS LESS THAN 8'
 - 7.2. PLACE TRANSVERSE AND LONGITUDINAL CONTRACTION JOINTS EQUAL TO 1/2 THE WIDTH OF THE WALK WHEN WIDTH IS EQUAL TO OR GREATER THAN 8'
 - 7.3. PLACE 1" EXPANSION JOINT WHERE ABUTTING SIDEWALK RAMP AND/OR RADIUS IN INTERSECTION
 - 7.4. PLACE TRANSVERSE 1/2" EXPANSION JOINT AT MAXIMUM OF 100' SPACING
 - 7.5. PLACE 1/2" EXPANSION JOINT WHEN ABUTTING A FIXED STRUCTURE, OTHER PAVEMENT (CONCRETE PAVEMENT AND DRIVE APPROACHES), UTILITY STRUCTURES, LIGHT POLE BASES AND COLUMNS

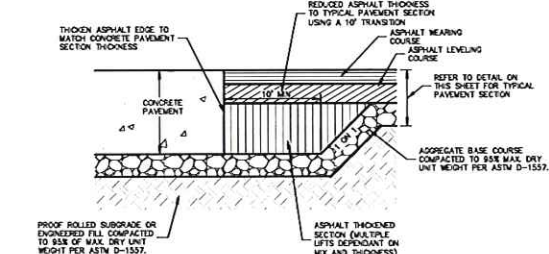
CONSTRUCTION MATERIAL SUBMITTALS

UNLESS REQUIRED OTHERWISE IN THE PROJECT SPECIFICATIONS, THE CONTRACTOR SHALL ONLY SUBMIT THE FOLLOWING CONSTRUCTION MATERIAL SUBMITTALS, AS APPLICABLE TO THE PLANS, FOR REVIEW BY THE ENGINEER. UNLESS APPROVED IN ADVANCE AND IN WRITING BY THE ENGINEER, ANY MATERIAL SUBMITTALS PROVIDED TO THE ENGINEER FOR REVIEW IN ADDITION TO THIS LIST SHALL BE RETURNED TO THE CONTRACTOR WITHOUT A REVIEW BEING PERFORMED.

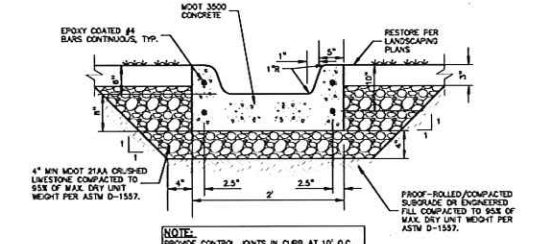
- SOIL EROSION AND SEDIMENTATION CONTROL MEASURES
- UTILITY TRENCH BACKFILL MATERIAL WITH ALL MATERIAL DATA INCLUDED IN THE SUBMITTAL BEING DATED WITHIN 60 DAYS OF THE SUBMITTAL UNLESS APPROVED OTHERWISE BY THE ENGINEER
- STORM AND SANITARY SEWER PIPING INCLUDING JOINTS
- STORM AND SANITARY SEWER STRUCTURES
- STORM AND SANITARY SEWER STRUCTURE FRAME AND COVERS INCLUDING CLEAN OUTS
- WATER DISTRIBUTION SYSTEM PIPING INCLUDING JOINTS
- WATER DISTRIBUTION SYSTEM STRUCTURES
- WATER DISTRIBUTION SYSTEM STRUCTURE FRAME AND COVERS
- WATER DISTRIBUTION SYSTEM SHUT OFF BOXES
- WATER DISTRIBUTION SYSTEM FIRE HYDRANTS
- WATER DISTRIBUTION SYSTEM GATE VALVES
- STORM WATER MANAGEMENT OUTLET CONTROL STRUCTURES INCLUDING COVERS OR GRATES
- STORM WATER MANAGEMENT OUTLET SEDIMENTATION BASIN RISERS INCLUDING GRATES
- STORM WATER MANAGEMENT MECHANICAL PRE-TREATMENT UNITS INCLUDING COVERS
- SANITARY SEWER OIL/GREASE SEPARATORS
- STORM WATER MANAGEMENT UNDERGROUND DETENTION SYSTEM MATERIAL AND SHOP DRAWINGS DEPICTING THE LAYOUT OF THE SYSTEM
- PAVEMENT AGGREGATE BASE MATERIAL WITH ALL MATERIAL DATA INCLUDED IN THE SUBMITTAL BEING DATED WITHIN 60 DAYS OF THE SUBMITTAL UNLESS APPROVED OTHERWISE BY THE ENGINEER
- PAVEMENT UNDERLAY MATERIAL AND BACKFILL WITH ALL BACKFILL MATERIAL DATA INCLUDED IN THE SUBMITTAL BEING DATED WITHIN 60 DAYS OF THE SUBMITTAL UNLESS APPROVED OTHERWISE BY THE ENGINEER
- PAVEMENT MIX DESIGNS SUBMITTED FOR REVIEW BY THE ENGINEER MUST FOLLOW THE CURRENT MOOT REVIEW CHECKLISTS AS SUMMARIZED BELOW AND ALL MATERIAL DATA INCLUDED IN THE SUBMITTAL BEING DATED WITHIN 60 DAYS OF THE SUBMITTAL UNLESS APPROVED OTHERWISE BY THE ENGINEER:
 - 6.1. CONCRETE MIX DESIGN REVIEW CHECKLIST (FORM 2000)
 - 6.2. SUPERPAVE MIX DESIGN CHECKLIST (FORM 1062)
 - 6.3. MARSHALL MIX DESIGN CHECKLIST (FORM 1849)
- SITE FENCING AND GATES INCLUDING FOOTINGS
- SITE RAILINGS INCLUDING FOOTING OR EMBEDMENTS
- ANY ITEMS SHOWN IN THE PLANS OR DETAIL SHEETS THAT SPECIFICALLY STATE FOR THE CONTRACTOR TO SUBMIT A SHOP DRAWING TO THE ENGINEER FOR REVIEW. THESE ITEMS INCLUDE, BUT ARE NOT LIMITED TO:
 - RETAINING WALL MATERIAL AND STRUCTURAL CALCULATIONS
 - TRENCH DRAIN MATERIAL AND SHOP DRAWING DEPICTING THE LAYOUT OF THE SYSTEM
 - ANY SPECIALTY ITEMS SHOWN IN THE PLANS OR DETAIL SHEETS THAT SPECIFICALLY DO NOT STATE FOR THE CONTRACTOR SHALL SUBMIT A SHOP DRAWING TO THE ENGINEER FOR REVIEW BUT THE CONTRACTOR REQUESTS TO BE REVIEWED. THE CONTRACTOR'S REQUEST FOR REVIEW MUST BE IN WRITING AND APPROVED BY THE ENGINEER PRIOR TO SUBMITTING THE INFORMATION.



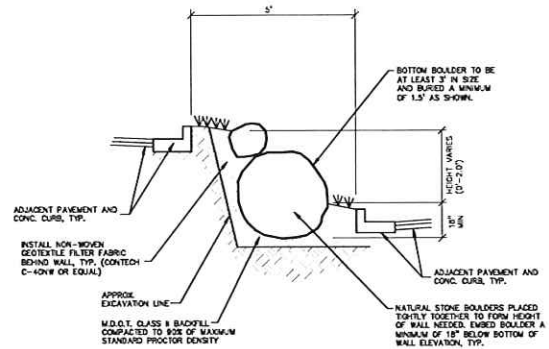
THICKENED EDGE SIDEWALK TO FLUSH ASPHALT DETAIL



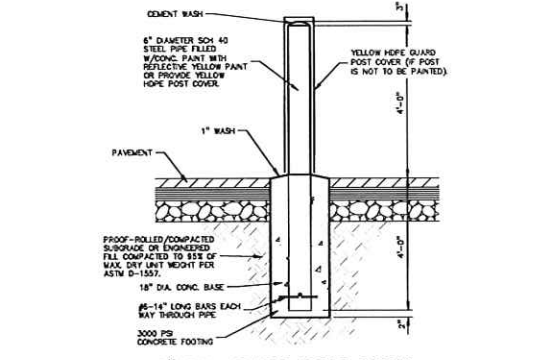
THICKENED EDGE ASPHALT DETAIL



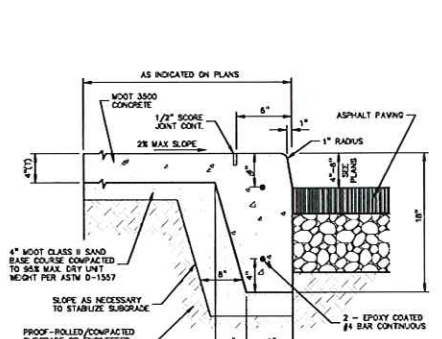
CONCRETE CURB SPILLWAY



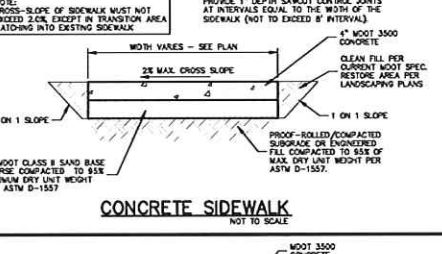
SECTION THROUGH BOULDER RETAINING WALL



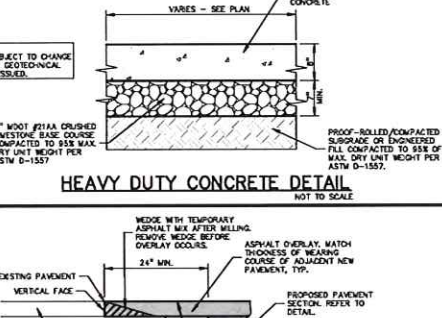
6" DIA. GUARD POST DETAIL



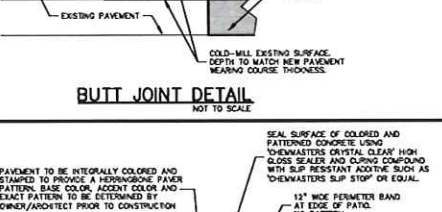
INTEGRAL CURB AND SIDEWALK DETAIL



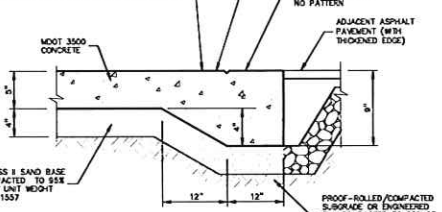
CONCRETE SIDEWALK



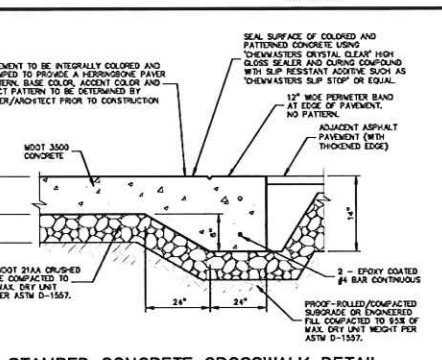
HEAVY DUTY CONCRETE DETAIL



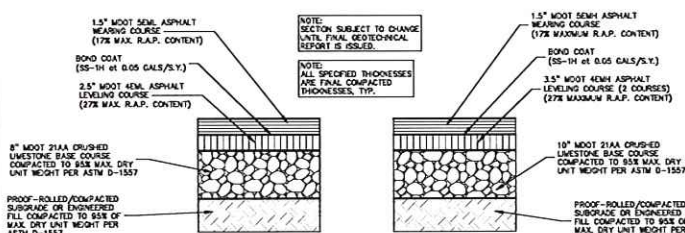
BUTT JOINT DETAIL



STAMPED CONCRETE PATIO DETAIL



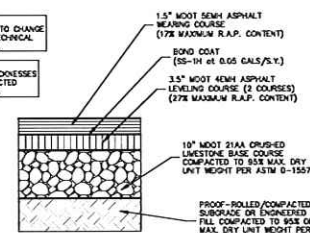
STAMPED CONCRETE CROSSWALK DETAIL



STANDARD DUTY ASPHALT DETAIL

AGGREGATE BASE NOTE: THIS PAVEMENT SECTION ASSUMES THE USE OF MOOT 21AA CRUSHED LESTONE BASE MATERIAL THAT MEETS THE REQUIREMENTS OF MOOT STANDARD SPECIFICATION SECTION 800 FOR AGGREGATES. IF CRUSHED CONCRETE AGGREGATE BASE IS PROPOSED IN LIEU OF THE SPECIFIED CRUSHED LESTONE MATERIAL, PEA GROUP WILL REQUIRE A MINIMUM 20% INCREASE IN BASE THICKNESS. HOWEVER, IF TESTING DOCUMENTATION IS PROVIDED TO PEA GROUP THAT SHOWS THAT THE CRUSHED CONCRETE MATERIAL MEETS ALL REQUIREMENTS OF MOOT SPECIFICATION SECTION 800, THEN THE 20% INCREASE IN THICKNESS MAY BE REEVALUATED.

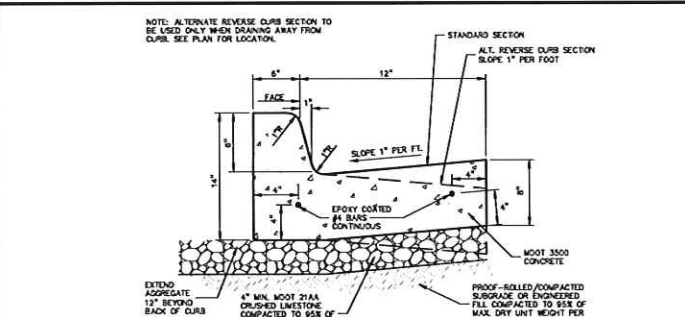
ASPHALT MATERIAL NOTE: HOT-MIX ASPHALT MIXTURES UTILIZING RECYCLED ASPHALT PAVEMENT (RAP) MUST MEET MOOT SPECIAL PROVISION (SP-2000). THE MINER GRADE FOR THIS WORK IS PG-4-21. IF ASPHALT MIXES CONTAINING RAP ARE TO BE SUPPLIED FOR THIS PROJECT, THE ASPHALT BLEND MUST BE REVERSED PER MOOT TIER 1 OR TIER 2 REQUIREMENTS (RAP CONTENT UP TO 27% MAXIMUM). TIER 3 MIXES ARE NOT ACCEPTABLE ON THIS PROJECT. AN ASPHALT MIX DESIGN FOR ALL SPECIFIED MIXES SHOULD BE FORWARDED TO PEA GROUP FOR REVIEW PRIOR TO CONSTRUCTION.



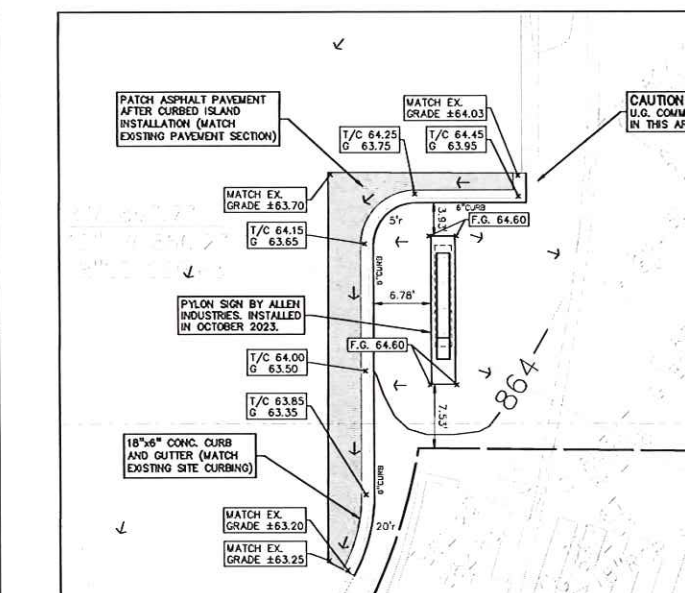
HEAVY DUTY ASPHALT DETAIL

ASPHALT MIX DESIGN CHART

CONCRETE ADT 0-300	CONCRETE ADT 301-1000	CONCRETE ADT 1001-3400	CONCRETE ADT 3401	APPLICATION RATE (LB/100) MINIMUM - MAXIMUM
SEL	SEL	40MH	40MH	220-275
SEL	SEL	50MH	50MH OR 50MH	165-220
PG 58-28	PG 64-28	PG 64-28	PG 70-28P	



18"x6" STANDARD CONCRETE CURB AND GUTTER



LANDSCAPE ISLAND AT PYLON SIGN DETAIL

SCALE: 1" = 10'

PEA GROUP

t: 844.813.2949
www.peagroup.com



CAUTION!!
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KEY MAP

CLIENT

RPT REALTY
20750 CIVIC CENTER DRIVE, SUITE #310
SOUTHFIELD, MICHIGAN 48076

PROJECT TITLE

HUNTER'S SQUARE
REDEVELOPMENT
ORCHARD LAKE ROAD AT 1 MILE ROAD
FARMINGTON HILLS, MICHIGAN 48334

REVISIONS

1 - SPAPUD RESUBMISSION 12/08/23

ORIGINAL ISSUE DATE:

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DRAWING TITLE

NOTES AND
DETAILS

PEA JOB NO. 22-0256

P.M. RLS

DN. KM

DES. PB

DRAWING NUMBER

C-11.1

NOT FOR CONSTRUCTION

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.

- CONCRETE USED AT B.F. PARKING SPACES MAY BE INTEGRALLY COLORED TO MATCH ADJACENT ASPHALT COLOR. BLACK (AT THE OWNER'S DISCRETION)

VARIES

8" M.B.O.T. 3000 PSI F1. EA. CONCRETE

6" MIN.

8" MIN.

PROOF-ROLLED/COMPACTED SUBGRADE OR UNDERLAY FILL COMPACTED TO 95% OF MAX. DRY UNIT WEIGHT PER ASTM D-1557.

8" M.B.O.T. (FHA AAS) BASE COURSE COMPACTED TO 95% MAX. DENSITY (ASTM D-1557)

**BARRIER FREE PARKING SPACE
ALTERNATE CONCRETE PAVEMENT DETAIL**

NOT TO SCALE

BUILDING

SIDEWALK NOT TO EXCEED 2% SLOPE WITHIN 5' OF BUILDING ENTRANCES

LANDING/TURNING SPACE: LANDINGS MUST NOT EXCEED 2% IN ANY DIRECTION. LANDINGS MUST BE AT LEAST 5' IN EACH DIRECTION

LONGITUDINAL SLOPE (RUNNING SLOPE) OF SIDEWALK IS NOT TO EXCEED 5.0%

CROSS-SLOPE OF SIDEWALK IS NOT TO EXCEED 2.0%

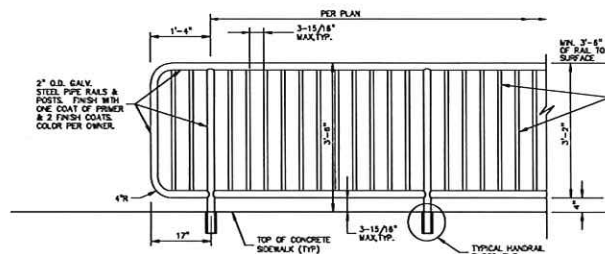
NOTE: THE OUTER PORTION OF THE ADJACENT CONCRETE CURB AND OUTLET IS INCLUDED IN THE BARRIER FREE PARKING SPACE DIMENSION. REFER TO DETAIL ON THIS SHEET FOR MODIFIED CURB AND OUTER SECTION

DETECTABLE WARNING (AS REQUIRED) REFER TO PLANS FOR DETECTABLE WARNING LOCATIONS

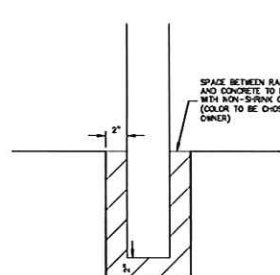
NOTE: AT CONTRACTOR'S OPTION, BARRIER FREE PARKING SPACES CAN BE INSTALLED USING CONCRETE PAVEMENT IN LIEU OF ASPHALT PAVEMENT. REFER TO DETAIL FOR ALTERNATE CONCRETE PAVEMENT SECTION AT BARRIER FREE PARKING SPACES

BARRIER FREE PARKING SPACES AND WALKWAYS CAN NOT EXCEED 2.0% IN ANY DIRECTION. TARGET DESIGN SLOPE IS 1.0%-1.5%

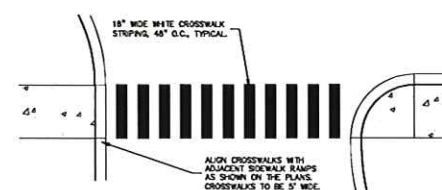
PARKING SPACE GRADING INFORMATION



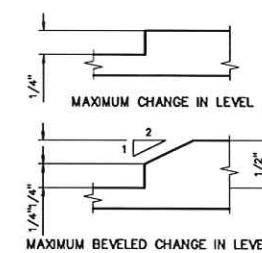
PEDESTRIAN GUARDRAIL
NOT TO SCALE



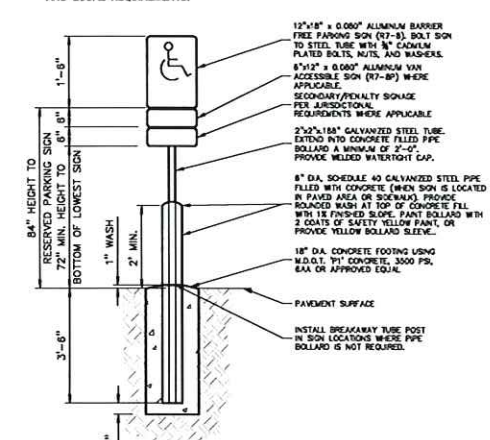
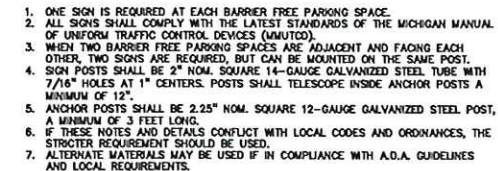
HANDRAIL EMBEDMENT DETAIL



STRIPED CROSSWALK DETAIL



BARRIER FREE SURFACE CHANGE IN LEVEL TOLERANCE



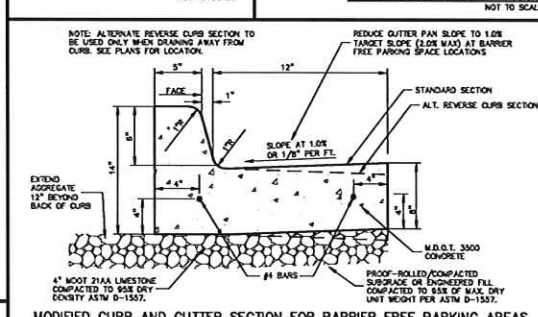
BARRIER FREE SIGN AND POST DETAIL



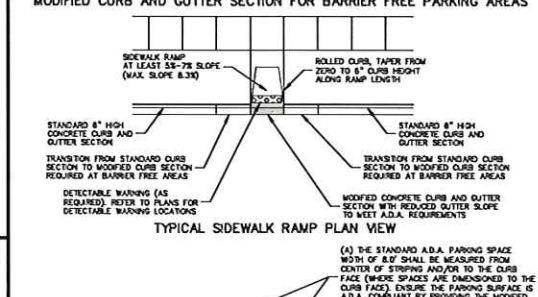
BARRIER FREE
PARKING SIGN DETAIL
NOT TO SCALE



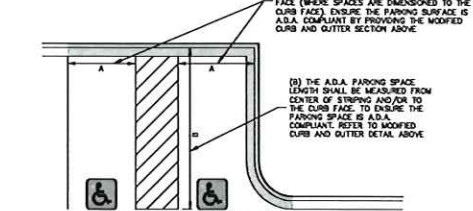
**VAN ACCESSIBLE
PARKING SIGN DETAIL**



MODIFIED CURB AND GUTTER SECTION FOR BARRIER FREE PARKING AREAS

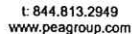


TYPICAL SIDEWALK RAMP PLAN VIEW



TYPICAL BARRIER FREE PARKING SPACES
MODIFIED 18"x6" CONCRETE CURB AND GUTTER
DETAIL TO BE USED IN BARRIER FREE AREAS

NOT FOR CONSTRUCTION



CAUTION!!
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KEY MA

CLIENT

RPT REALTY
20750 CIVIC CENTER DRIVE, SUITE #310
SOUTHFIELD, MICHIGAN, 48076

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

REVISIONS

ORIGINAL ISSUE DATE:
SEPTEMBER 15, 2023

DRAWING TITLE

DETAILS

DEA JOB NO. 22-0256

PER JOB NO. 22-0256

P.M.	RLS
PM	RLS

DN	KM
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DES. _____ PE _____

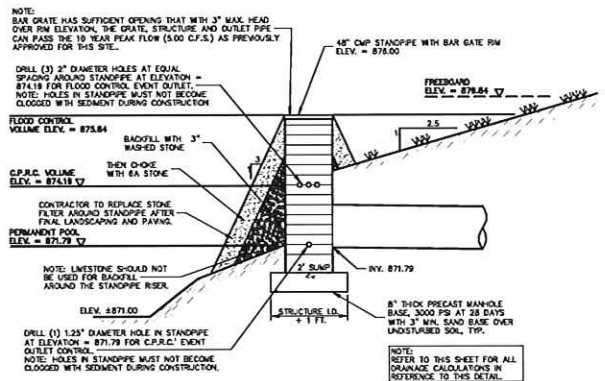
DRAWING NUMBER:

C 11 2

C-11.2

STORMWATER CALCULATIONS FOR SOUTH VAULT AND PIPE STORAGE:
TRIBUTARY AREA TO STORAGE SYSTEM = 30.11 ACRES
RUNOFF COEFFICIENT 'C' = 0.86
QTY REQUIRED FLOOD CONTROL STORAGE VOLUME FOR ENTIRE PROPERTY:
2" OF STORMWATER VOLUME ACROSS THE TRIBUTARY AREA
30.11 ACRES x 2" OVER THE SITE = 218,999 C.F.
CHANNEL PROTECTION RATE CONTROL (CPRC) VOLUME FOR ENTIRE PROPERTY:
CPRC = 6897 x AREA x C = 6897 x 30.11 x 0.86 = 178,995 C.F.
NOTE: DETENTION VOLUME OF 19,384 C.F. AND CPRC STORAGE OF 8,839 C.F. IS TO BE STORED IN THE WEST BASIN. THEREFORE, NET STORAGE VOLUMES REQUIRED IN THE SOUTH VAULT AND PIPE SYSTEM ARE:
NET FLOOD CONTROL VOLUME REQUIRED (218,999 - 19,384) = 199,615 C.F.
NET C.P.R.C. EVENT VOLUME REQUIRED (182,748 - 8,839) = 173,909 C.F.
REFER TO STAGE-STORAGE TABLE ON THIS SHEET FOR THE COMBINED VAULT AND PIPE SYSTEM.
MAXIMUM STORAGE VOLUME PROVIDED ON SITE = 222,902 C.F.
CITY FLOOD CONTROL VOLUME STORED AT ELEVATION 862.14
NET CPRC VOLUME STORED AT ELEVATION = 860.88
1/2 NET CPRC VOLUME (86,955 C.F.) STORED AT ELEVATION = 857.95
SOUTH VAULT OUTLET CONTROL DESIGN:
WHEN CALCULATING THE RESTRICTOR REQUIRED FOR THE AVERAGE RELEASE RATE, THE HEAD OVER THE RESTRICTOR MUST BE CALCULATED ASSUMING THE VAULT IS STORING HALF OF THE CPRC VOLUME.
AVERAGE RELEASE RATE = NET CPRC VOLUME/48 HOURS = 1.01 CFS
1/2 CPRC VOLUME (86,955 C.F.) STORAGE ELEVATION = 857.95
12" PIPE OUTLET INVERT = 854.40
HEAD OVER 12" OUTLET PIPE INVERT (857.95 - 854.40) = 3.55'
USING ORIFICE EQUATION, Q = 0.62 x A x (2 x g x H)^{1/2}
AND SOLVING FOR 'Q', AVERAGE OUTLET FLOW = 7.38 CFS
WITH FLOW RATE OF 7.38 CFS, THE CPRC VOLUME WILL BE RELEASED IN 6.6 HOURS.
FLOOD CONTROL EVENT OUTLET SHALL NOT EXCEED 11.2 CFS CURRENTLY ALLOWED BY CITY.
FLOOD CONTROL STORAGE ELEVATION = 862.14
MAX. HEAD OVER 12" OUTLET PIPE (862.14 - 854.40) = 7.74'
USING ABOVE ORIFICE EQUATION, SOLVING FOR FLOW, Q = 10.87 CFS

STORMWATER QUALITY CALCULATION:
TRIBUTARY AREA TO WATER QUALITY DEVICE, A = 21.86 ACRES (YELLOW SHADED AREA)
RUNOFF COEFFICIENT 'C' = 0.85
TIME OF CONCENTRATION AT WATER QUALITY STRUCTURE = 28 MINUTES
RAINFALL INTENSITY FOR O.C.W.Q.C. 1-YEAR EVENT, I = 30.20/(T_c + 9.17)^{0.81}
USING T_c OF 28 MINUTES, RAINFALL INTENSITY = 1.69" PER HOUR.
PEAK 1-YR FLOW RATE, Q = CIA
= 0.85 x 1.69 x 21.86 = 31.40 CFS
RECENTLY ADOPTED CITY STANDARDS REQUIRE THE ABOVE FLOW RATE BE TREATED BY A WATER QUALITY DEVICE AND REMOVE 80% TOTAL SUSPENDED SOLIDS PER NUDEP STANDARDS.
DEVELOPER IS CURRENTLY DISCUSSING AN ALTERNATE PROPOSAL WITH CITY ENGINEERING THAT WOULD SUBSTITUTE A DEVICE CAPABLE OF REMOVING 78% OF TOTAL SUSPENDED SOLIDS USING A DIFFERENT PARTICLE SIZE DISTRIBUTION (OK 110) THAN NUDEP. THIS ITEM WILL BE RESOLVED PRIOR TO THE PLANS BEING SUBMITTED FOR ENGINEERING APPROVAL.



WEST DETENTION BASIN OUTLET CONTROL STRUCTURE DETAIL
NOT TO SCALE

STORMWATER CALCULATIONS FOR WEST DETENTION BASIN:
PER ORIGINAL DESIGN CALCULATIONS FOR HUNTER'S SQUARE (PROVIDED BY THE CITY ENGINEERING DEPT.) THE WEST BASIN TAKES 2.67 ACRES OF RUNOFF AND HAS AN ALLOWABLE 10-YR STORM OUTFLOW/PASS THROUGH RATE OF 5.0 CFS.
USING AN ESTIMATED TIME OF CONCENTRATION OF 20 MINUTES, AND THE RAINFALL INTENSITY EQUATION USED FOR THE ORIGINAL CALCULATIONS (I = 175/(T+25)), AND THE RATIONAL METHOD FLOW FORMULA (Q = CIA), THE APPROXIMATE RUNOFF COEFFICIENT FOR THIS TRIBUTARY AREA IS:
TIME OF CONCENTRATION (AT BASIN) = 20 MINUTES
RAINFALL INTENSITY, I = 175/(T+25) = 3.89 IN/HR
PEAK FLOW = 5.0 CFS
TRIBUTARY AREA = 2.67 ACRES
ESTIMATED RUNOFF COEFFICIENT 'C' = 0.48
QTY REQUIRED FLOOD CONTROL STORAGE VOLUME:
2" OF STORMWATER VOLUME ACROSS THE TRIBUTARY AREA
2.67 ACRES x 2" OVER THE SITE = 19,384 C.F.
CHANNEL PROTECTION RATE CONTROL (CPRC) VOLUME:
CPRC = 6897 x AREA x C = 6897 x 2.67 x 0.48 = 8,839 C.F.
WEST DETENTION BASIN INFORMATION:
WEST BASIN OUTLET INVERT = 871.79
MAXIMUM STORAGE AVAILABLE IN WEST BASIN = 20,481 C.F. (SEE TABLE THIS SHEET)
CITY FLOOD CONTROL VOLUME STORED AT ELEVATION 875.84
CPRC VOLUME STORED AT ELEVATION = 874.19
1/2 CPRC VOLUME (4420 C.F.) STORED AT ELEVATION = 873.23
WEST BASIN OUTLET CONTROL DESIGN:
CPRC EVENT MUST BE RELEASED OVER 48 HOURS. WHEN CALCULATING THE RESTRICTOR REQUIRED FOR THE AVERAGE RELEASE RATE, HEAD OVER THE RESTRICTOR MUST BE CALCULATED ASSUMING THE BASIN IS STORING HALF OF THE CPRC VOLUME.
AVERAGE RELEASE RATE = CPRC VOLUME/48 HOURS = 0.0512 CFS
1/2 CPRC VOLUME (4420 C.F.) STORAGE ELEVATION = 873.23
OUTLET INVERT = 871.79
HEAD OVER ORIFICE (873.23 - 871.79) = 1.44'
USING ORIFICE EQUATION, Q = 0.62 x A x (2 x g x H)^{1/2}
AND SOLVING FOR 'A', AREA OF ORIFICE = 0.0085 S.F. OR 1.235 SQ.IN.
ORIFICE SIZE = 1.25" DIA. TO BE PLACED IN STAND PIPE AT 871.79
FLOOD CONTROL EVENT OUTLET SHALL NOT EXCEED 0.30 CFS PER ACRE
PEAK ALLOWABLE OUTFLOW = 0.20 x 2.67 = 0.53 CFS
FLOOD CONTROL STORAGE ELEVATION = 875.84
MAX. HEAD OVER CPRC ORIFICE (875.84 - 871.79) = 4.05'
USING ABOVE ORIFICE EQUATION, SOLVING FOR FLOW, Q = 0.086 CFS
THEREFORE ANOTHER ORIFICE WILL BE REQUIRED AT THE CPRC STORAGE ELEVATION IN ORDER TO ALLOW FOR ADDITIONAL OUTFLOW (0.53 - 0.086) OF 0.444 CFS.
SECOND ORIFICE INVERT ELEVATION = 874.19
MAX. HEAD OVER SECOND ORIFICE (875.84 - 874.19) = 1.65'
PEAK ALLOWABLE FLOW OUT OF SECOND ORIFICE = 0.444 CFS
USING ORIFICE EQUATION, SOLVING FOR ORIFICE AREA 'A' = 0.0695 S.F. OR 10.0 SQ.IN.
SECOND ORIFICE WILL BE 3 - 2" HOLES AT 874.19 (9.42 SQ.IN.)

Estimated Volume in South Vault and Pipe System:

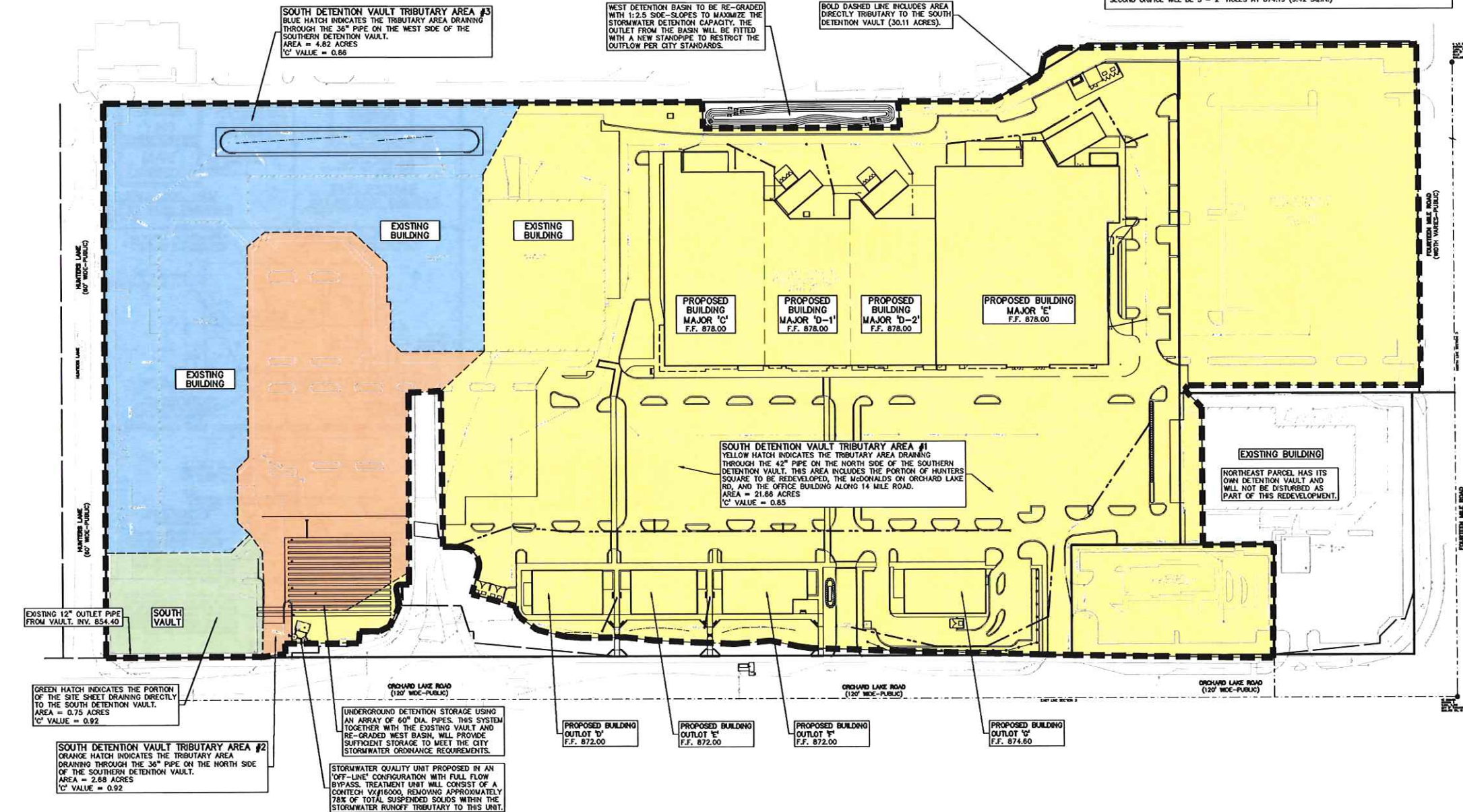
Elevation	Vault Volume	Pipe Volume	Total Volume
854.40	0	0	0
854.60	3963	3963	7927
854.80	7927	7927	15854
855.00	11890	11890	23780
855.20	15854	15854	31707
855.40	19817	19817	39634
855.60	23780	23780	47561
855.80	27744	27744	55488
856.00	31707	31707	63414
856.20	35671	35671	71341
856.40	39634	39634	79268
856.60	43597	43597	87194
856.80	47561	47561	95121
857.00	51524	51524	103048
857.20	55488	55488	110975
857.40	59451	59451	118902
857.60	63414	63414	126829
857.80	67378	67378	134755
858.00	71341	71341	142682
858.20	75305	75305	150609
858.40	79268	79268	158536
858.60	83231	83231	166464
858.80	87195	87195	174391
859.00	91158	91158	182318
859.20	95122	95122	190245
859.40	99085	99085	198172
859.60	103048	103048	206099
859.80	107012	107012	214026
860.00	110975	110975	221953
860.20	114939	114939	229880
860.40	118902	118902	237807
860.60	122865	122865	245734
860.80	126829	126829	253661
861.00	130792	130792	261588
861.20	134756	134756	269515
861.40	138719	138719	277442
861.60	142682	142682	285369
861.80	146646	146646	293296
862.00	150609	150609	301223
862.20	154573	154573	309150
862.30	156554	156554	313135

Estimated Volume in Regraded West Basin:

Elevation	Volume	Cumulative Volume
871.79	0	0
872.00	1768	1768
873.00	3034	4802
874.00	4337	9139
875.00	5679	14818
876.00	7060	21878

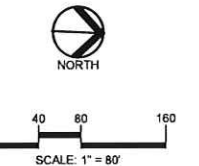
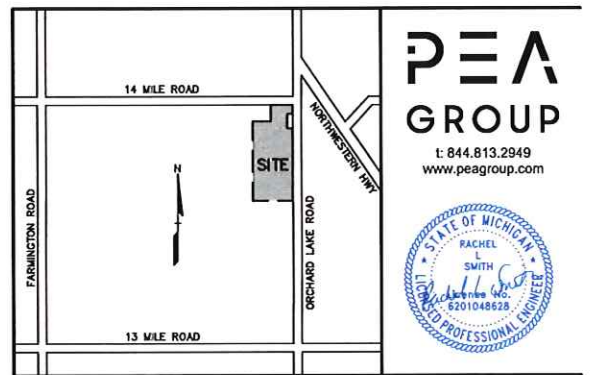
Total Storage Elevation Available at Elevation 876 = 20,481 C.F.

Total Available Stormwater Storage(Vault, Pipes, West Basin) = 222,902 C.F.



NOT FOR CONSTRUCTION

C-12.0



CAUTION!!
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KEY MAP

CLIENT
RPT REALTY
20750 CIVIC CENTER DRIVE, SUITE #310
SOUTHFIELD, MICHIGAN 48034

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

REVISIONS
1 - SP4PUD RESUBMISSION 12/08/23

ORIGINAL ISSUE DATE:
SEPTEMBER 15, 2023

DRAWING TITLE
OVERALL
DRAINAGE MAP

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

OVERALL PLANT LIST

DECIDUOUS TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC.
5	ALB	Allegheny Serviceberry	<i>Amelanchier laevis</i>	8" Ht.	B&B
13	AB3	Bowhall Maple	<i>Acer rubrum 'Bowhall'</i>	3" Cal.	B&B
14	AR3	Scarlet Sentinel Maple	<i>Acer rubrum 'Scarlet'</i>	3" Cal.	B&B
19	CA3	American Hornbeam	<i>Carpinus caroliniana</i>	3" Cal.	B&B
9	CB3	Frax Fraxinosa European Hornbeam	<i>Fraxinus excelsior 'Frax Fraxinosa'</i>	3" Cal.	B&B
19	GB3	Magyar Globosa	<i>Gleditsia triacanthos 'Magyar'</i>	3" Cal.	B&B
16	GT3	Skyline Honeylocust	<i>Gleditsia triacanthos f. inermis 'Skyline'</i>	3" Cal.	B&B
6	MJ2.5	Marilee Crab	<i>Malus 'Marilee'</i>	2.5" Cal.	B&B
13	MR2.5	Royal Raindrops Crab	<i>Malus 'Royal Raindrops'</i>	2.5" Cal.	B&B
17	WS2.5	Sugar Tree Crab	<i>Malus 'Sugar Tree'</i>	2.5" Cal.	B&B
4	OG3	Shiny Green Oak	<i>Quercus alba 'Shiny Green'</i>	3" Cal.	B&B
5	OS3	Streptocarpus Oak	<i>Quercus alba 'Streptocarpus'</i>	3" Cal.	B&B
4	SR3	Japanese Tree Lilac	<i>Syringa reticulata 'Honey Silk'</i>	3" Cal.	B&B
13	TB3	Boulevard Linden	<i>Tilia americana 'Boulevard'</i>	3" Cal.	B&B
5	ZS3	Green Vase Zithova	<i>Zelkova serrata 'Green Vase'</i>	3" Cal.	B&B
164		TOTAL DEC.			

EVERGREEN TREE / UPRIGHT EVG. PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC.
14	AC8	Concolor Fir	<i>Abies concolor</i>	8" Ht.	B&B
15	PG8	White Spruce	<i>Picea glauca</i>	8" Ht.	B&B
12	PO8	Serbian Spruce	<i>Picea omorika</i>	8" Ht.	B&B
26	TN8	Dark Green Arborvitae	<i>Thuja occidentalis 'Nigra'</i>	8" Ht.	B&B
38	TT8	Techny Arborvitae	<i>Thuja occidentalis 'Techny'</i>	8" Ht.	B&B
105		TOTAL EVG.			

SHRUB PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC.
24	BG30	Green Velvet Boxwood	<i>Buxus 'Green Velvet'</i>	30" Ht.	Cont.
14	DK30	Kodak Orange Diervilla	<i>Diervilla x 'Kodak Orange'</i>	30" Ht.	Cont.
33	JC30	Sea Green Juniper	<i>Juniperus chinensis 'Sea Green'</i>	30" Spd.	Cont.
16	PO36	Dalio Ninebark	<i>Physocarpus opulifolius 'Dalio'</i>	36" Ht.	Cont.
4	SN24	Neon Flash Spirea	<i>Spiraea japonica 'Neon Flash'</i>	24" Ht.	Cont.
22	SB36	Bloomerang Lilac	<i>Syringa x 'Bloomerang'</i>	36" Ht.	Cont.
51	TM30	Dense Yew	<i>Taxus media 'Densaformis'</i>	30" Ht.	Cont.
36	VC36	Korean Spice Viburnum	<i>Viburnum carlesii 'Compacta'</i>	36" Ht.	Cont.
15	VB36	Blue Muffin Viburnum	<i>Viburnum dentatum 'Christina'</i>	36" Ht.	Cont.
217		TOTAL SHRUB			

PERENNIAL PLANT LIST:

QTY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC.
49	AM	Millemium Allium	<i>Allium x 'Millenium'</i>	1 Gal.	Cont.
49	CA	Feather Reed Grass	<i>Calamagrostis x 'autumn' Karl Foerster'</i>	1 Gal.	Cont.
49		TOTAL PERENNIALS			

LANDSCAPE CALCULATIONS:

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

PARKING LOT LANDSCAPE:

REQUIRED: 1 DEC. CANOPY TREE FOR EVERY 2,800 SF OF PAVEMENT. (100 SF MIN. PARKING LOT ISLAND; SEPARATE PARKING LOT FROM PUBLIC THOROUGHFARE W/CONTINUOUS 2' HT. HEDGE/WALL OR BERM ALONG R.O.W.) 285,315 SF P.V.M. AREA OF CONSTRUCTION / 2,800 = 102 TREES REQUIRED

PROVIDED: 102 DECIDUOUS TREES AND CONTINUOUS SHRUB HEDGE BETWEEN PARKING LOT AND R.O.W. AT ORCHARD LAKE ROAD.

SHRUBS/PERENNIALS WITHIN PARKING LOT

GREENBELT BUFFER

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

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

ORCHARD LAKE ROAD: 18 EXISTING TREES, 11 DEC. CANOPY TREES, 8 EVG. TREES, 25 ORN. TREES, SHRUB HEDGE AND PERENNIALS TO PROVIDE ENHANCED BUTTER GREENBELT LANDSCAPE

BUTTER/SCREENING BETWEEN USES

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

PROVIDED: WEST SIDE OF PROPERTY AND WEST SIDE OF PROPOSED BLDG; EXISTING 7' HT. FENCE/WALL, EXISTING BERM, 20 EXISTING TREES, AND 20 EVG REPLACEMENT TREES PROPOSED IN VOID AREAS, AND 4 PARKING LOT TREES

AND 15 EVG, 8 DEC, 36 UPRIGHT EVG, 31 DEC SHRUBS AND 33 EVG SHRUBS AND 26 DEC SHRUBS SW SIDE AT LANDBANK PARKING AREA

REPLACEMENT TREES

REQUIRED: REGULATED TREES: REPLACE 1:1 = 34; 3" DEC. TREES OR 8' HT. EVG

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

PROVIDED: 34 TREES (14 DEC. TREES AND 20, 8' HT. EVG)

SEE SHEET T-1.0 FOR TREE CALCULATIONS

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

STANDARD TREES

STANDARD TREES REMOVED: 34 (1:1 REPLACEMENT)

LANDMARK TREES REMOVED: 0 (7 LANDMARK TREES SAVED)

LANDMARK TREES DBH REMOVED: 0 (25% DBH REPLACEMENT)

REPLACEMENT DBH REQUIRED: 0 INCHES

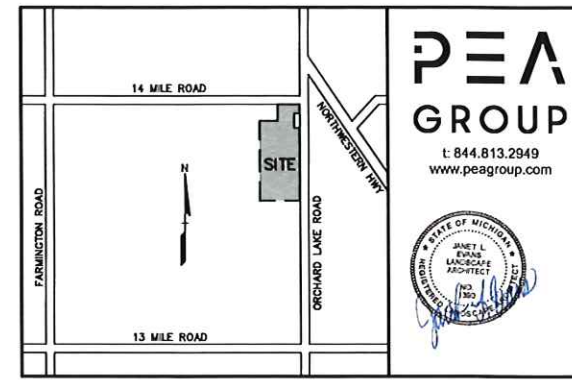
113 TREES GREATER THAN 6 INCHES DBH (ON-SITE)

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

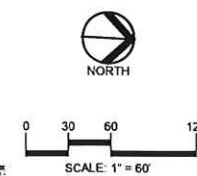
KEY:

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

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

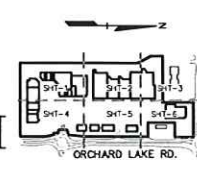


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www.peagroup.com



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KEY MAP



SITE SHEET KEY MAP

CLIENT
RPT REALTY
20750 CMC CENTER DRIVE, SUITE #310
SOUTHFIELD, MICHIGAN 48034

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

REVISIONS

1 - SPAFUD RESUBMISSION 12/08/23

ORIGINAL ISSUE DATE:
SEPTEMBER 15, 2023

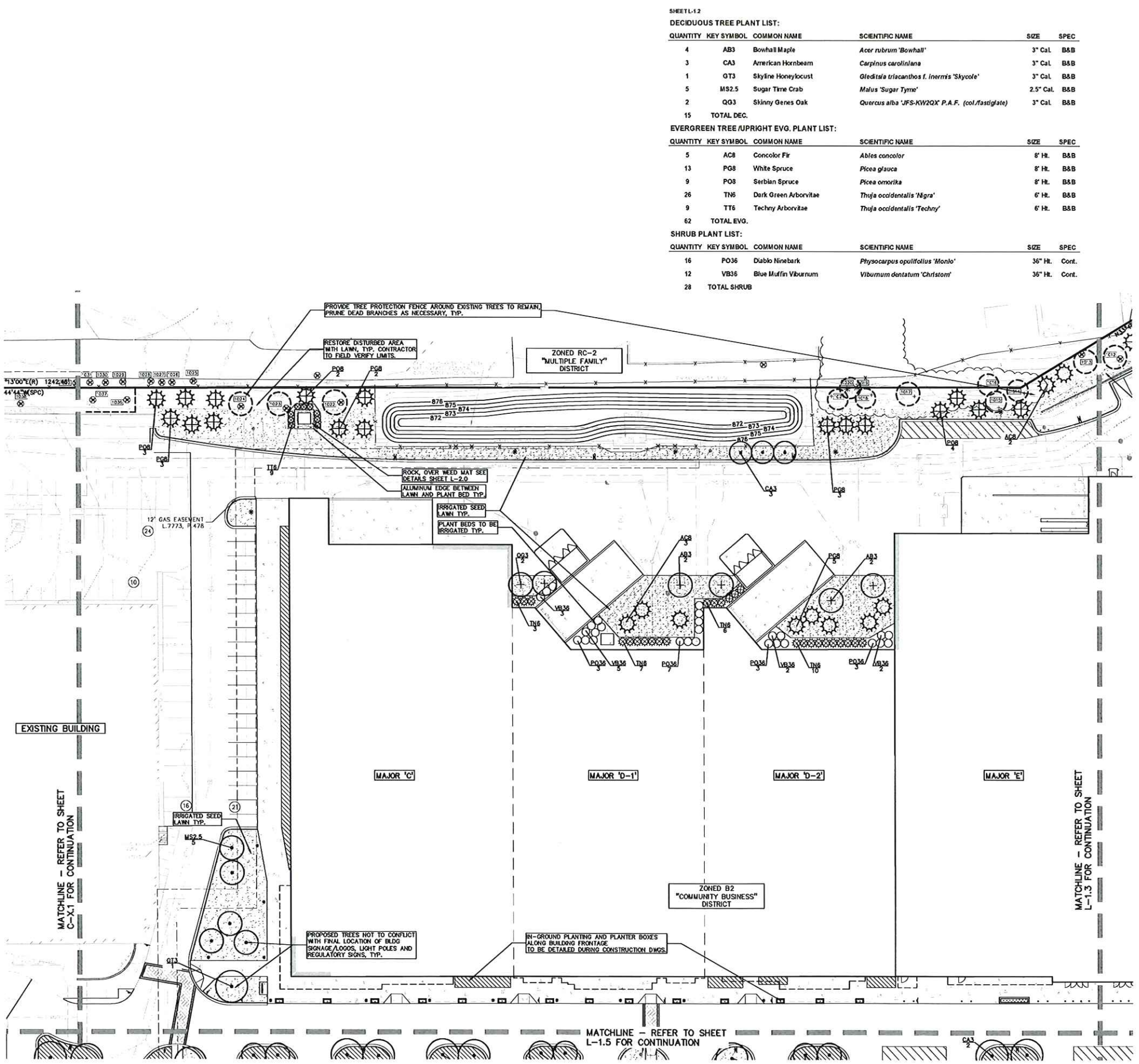
DRAWING TITLE
OVERALL
LANDSCAPE
PLAN

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

DRAWING NUMBER

L-1.0

NOT FOR CONSTRUCTION



SHEET L-1.2

DECIDUOUS TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
4	AB3	Bowhall Maple	<i>Acer rubrum 'Bowhall'</i>	3" Cal.	B&B
3	CA3	American Hornbeam	<i>Carpinus caroliniana</i>	3" Cal.	B&B
1	QT3	Skyline Honeylocust	<i>Gleditsia triacanthos f. inermis 'Skycole'</i>	3" Cal.	B&B
5	MS2.5	Sugar Tree Crab	<i>Malus 'Sugar Tyme'</i>	2.5" Cal.	B&B
2	QO3	Skinny Genes Oak	<i>Quercus alba 'JFS-KW2QX' P.A.F. (col./fastigate)</i>	3" Cal.	B&B
15		TOTAL DEC.			

EVERGREEN TREE / UPRIGHT EVO. PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
5	AC8	Concolor Fir	<i>Abies concolor</i>	8" Hr.	B&B
13	PG8	White Spruce	<i>Picea glauca</i>	8" Hr.	B&B
9	PO8	Serbian Spruce	<i>Picea omorika</i>	8" Hr.	B&B
26	TN6	Dark Green Arborvitae	<i>Thuja occidentalis 'Nigra'</i>	6" Hr.	B&B
9	TT6	Techny Arborvitae	<i>Thuja occidentalis 'Techny'</i>	6" Hr.	B&B
62		TOTAL EVO.			

SHRUB PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
16	PO36	Diablo Ninebark	<i>Physocarpus opulifolius 'Monlo'</i>	36" Hr.	Cont.
12	VB36	Blue Muffin Viburnum	<i>Viburnum dentatum 'Christom'</i>	36" Hr.	Cont.
28		TOTAL SHRUB			

KEY:

- = PARKING LOT TREES
- = GREENBELT LANDSCAPE
- = REPLACEMENT TREES
- = UPRIGHT EVO. BUFFER SCREEN SHRUB
- = DECIDUOUS BUFFER SCREEN SHRUB
- = SHRUBS/ PERENNIALS/ ORNAMENTAL GRASS TO BE DETAILED DURING CONSTRUCTION DWGS. (TO BE IRRIGATED)
- = EVERGREEN SHRUB HEDGE TO BE DETAILED DURING CONSTRUCTION DWGS. (TO BE IRRIGATED)
- = RAISED PLANTER PERENNIALS/ ANNUALS TO BE DETAILED DURING CONSTRUCTION DWGS. (TO BE IRRIGATED)
- = IRRIGATED SEED LAWN
- = EXISTING TREE TO REMAIN WITH TREE PROTECTION FENCE

SEE SHEET L-1.0 FOR OVERALL LANDSCAPE PLANS
SEE SHEET L-2.0 FOR LANDSCAPE NOTES AND DETAILS

PROPOSED TREES TO BE MIN. OF 3" CAL. AND 8' HT. EVO

ALL LAWN AND LANDSCAPE AREAS TO BE IRRIGATED WITH AN UNDERGROUND SPRINKLER SYSTEM

PLANTINGS TO BE MIN. 4' OFF PROPERTY LINE

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0 15 30 60
SCALE: 1" = 30'

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

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KEY MAP

SITE SHEET KEY MAP

CLIENT

RPT REALTY
20750 CYMC CENTER DRIVE, SUITE #310
SOUTHFIELD, MICHIGAN 48034

PROJECT TITLE

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

REVISIONS

NO.	DESCRIPTION	DATE
1	SPRINT RESUBMISSION	12/08/23

ORIGINAL ISSUE DATE:
SEPTEMBER 15, 2023

DRAWING TITLE

LANDSCAPE PLAN - SHEET 2

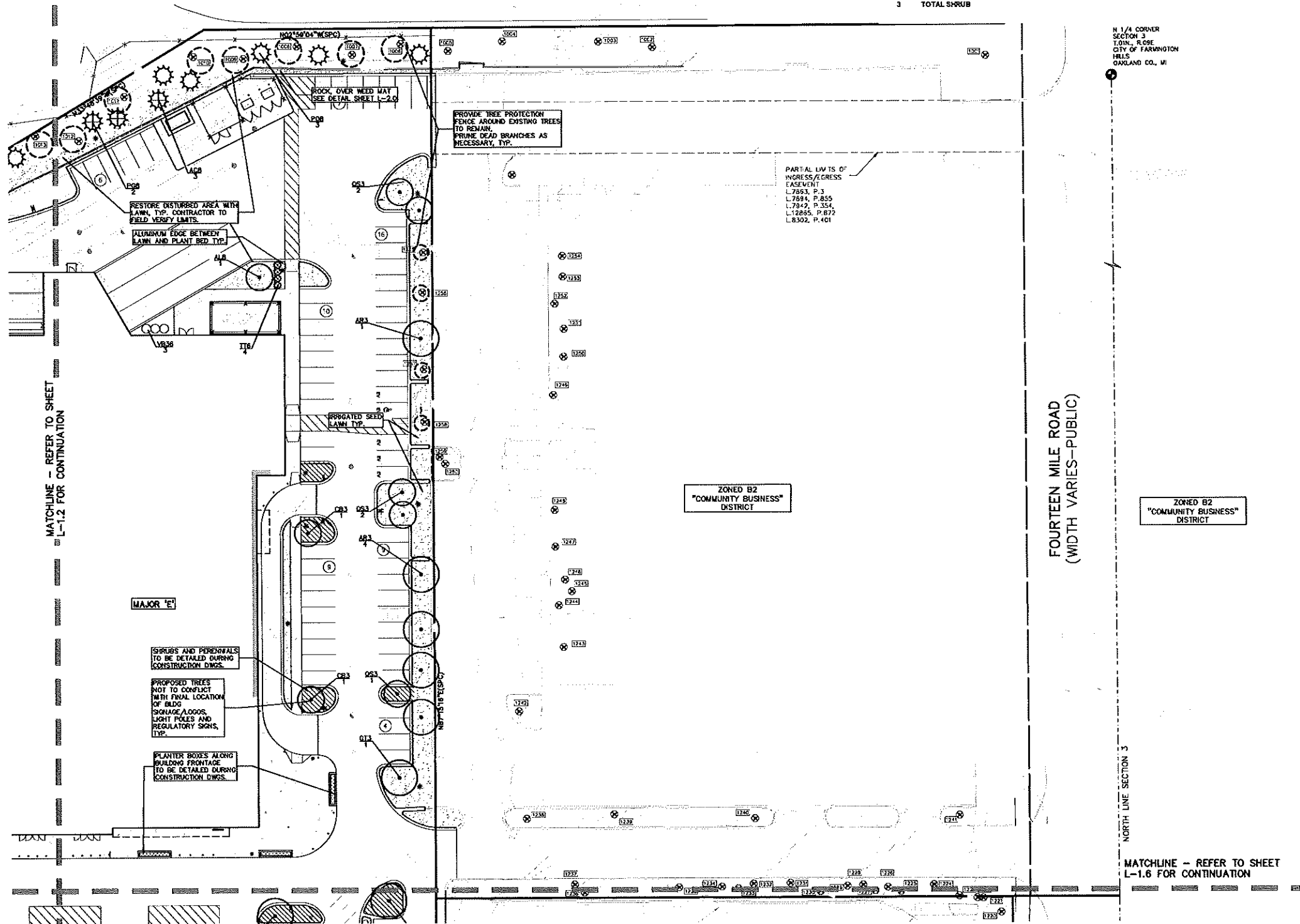
PEA JOB NO. 22-0256

P.M. RLS
D.N. BGG
DES. JLE

DRAWING NUMBER

L-1.2

NOT FOR CONSTRUCTION



SHEET L-1.3
DECIDUOUS TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
1	ALB	Allegheny Serviceberry	<i>Amelanchier laevis</i>	8' HL.	B&B
5	AR3	Scarlet Sentinel Maple	<i>Acer rubrum 'Scarson'</i>	3" Cal.	B&B
2	CB3	Frans Fontaine European Hornbeam	<i>Carpinus betulus 'Fran Fontaine'</i>	3" Cal.	B&B
1	GT3	Skyline Honeylocust	<i>Gleditsia tricanthos f. Inermis 'Skycole'</i>	3" Cal.	B&B
5	QS3	Streetspire Oak	<i>Quercus alba 'JFS-KW10X' (columnar)</i>	3" Cal.	B&B
14		TOTAL DEC.			

EVERGREEN TREE/UPLIGHT EVG. PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
3	AC8	Concolor Fir	<i>Abies concolor</i>	8' HL.	B&B
2	PG8	White Spruce	<i>Picea glauca</i>	8' HL.	B&B
3	PO8	Serbian Spruce	<i>Picea omorika</i>	8' HL.	B&B
4	TT6	Techyn Arborvitae	<i>Thuja occidentalis 'Techyn'</i>	6'	B&B
12		TOTAL EVG.			

SHRUB PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
3	VB36	Blue Muffin Viburnum	<i>Viburnum dentatum 'Chistone'</i>	36" HL.	Conl.
3		TOTAL SHRUB			

KEY:

- = PARKING LOT TREES
- = GREENBELT LANDSCAPE
- = REPLACEMENT TREES
- = UPLIGHT EVG. BUFFER SCREEN SHRUB
- = DECIDUOUS BUFFER SCREEN SHRUB
- = SHRUBS/ PERENNIALS/ ORNAMENTAL GRASS (TO BE DETAILED DURING CONSTRUCTION DWGS. (TO BE IRRIGATED))
- = EVERGREEN SHRUB HEDGE (TO BE DETAILED DURING CONSTRUCTION DWGS. (TO BE IRRIGATED))
- = RAISED PLANTER PERENNIALS/ ANNUALS (TO BE DETAILED DURING CONSTRUCTION DWGS. (TO BE IRRIGATED))
- = IRRIGATED SEED LAWN
- = EXISTING TREE TO REMAIN WITH TREE PROTECTION FENCE

SEE SHEET L-1.0 FOR OVERALL LANDSCAPE PLANS
SEE SHEET L-2.0 FOR LANDSCAPE NOTES AND DETAILS
PROPOSED TREES TO BE MIN. OF 3" CAL. AND 8' HT. EVG
ALL LAWN AND LANDSCAPE AREAS TO BE IRRIGATED WITH AN UNDERGROUND SPRINKLER SYSTEM
PLANTINGS TO BE MIN. 4' OFF PROPERTY LINE

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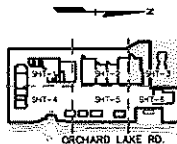


0 15 30 60
SCALE: 1" = 30'



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

KEY MAP



SITE SHEET KEY MAP

CLIENT

RPT REALTY
20750 CIVIC CENTER DRIVE, SUITE #310
SOUTHFIELD, MICHIGAN 48034

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

REVISIONS
1 - SPAPUD RESUBMISSION 12.09.23

ORIGINAL ISSUE DATE
SEPTEMBER 15, 2023

DRAWING TITLE
LANDSCAPE
PLAN - SHEET 3

PEA JOB NO. 22-0256

P.M. RLS

DN. BGG

DES. JLE

DRAWING NUMBER

L-1.3

NOT FOR CONSTRUCTION

SHEET L-14

DECIDUOUS TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
3	AL8	Allegheny Serviceberry	<i>Amelanchier laevis</i>	8' HL	B&B
1	OB3	Mayday Ginkgo	<i>Ginkgo biloba 'Mayday'</i>	3' Cal	B&B
1	GT3	Skyline Honeylocust	<i>Gleditsia triacanthos f. inermis 'Skycole'</i>	3' Cal	B&B
4	MR2.5	Royal Raindrops Crab	<i>Malus 'JFS-KW5 PP 14375' (bright pink, upright)</i>	2.5' Cal	B&B
1	MS2.5	Sugar Time Crab	<i>Malus 'Sugar Tyme'</i>	2.5' Cal	B&B
1	OG3	Skinny Genes Oak	<i>Quercus alba 'JFS-KW20X' P.A.F. (tol./fast/glate)</i>	3' Cal	B&B
2	SR3	Japanese Tree Lilac	<i>Syringa reticulata 'Ivory Silk'</i>	3' Cal	B&B
2	TB3	Boulevard Linden	<i>Titile americana 'Boulevard'</i>	3' Cal	B&B
4	ZS3	Green Vase Zelkova	<i>Zelkova serrata 'Green Vase'</i>	3' Cal	B&B

19	TOTAL DEC.
----	------------

EVERGREEN TREE UPRIGHT EVG. PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
6	ACS	Concolor Fir	<i>Abies concolor</i>	8' HL	B&B
21	TTE	Techry Arborvitae	<i>Thuja occidentalis 'Techry'</i>	6' HL	B&B
27	TOTAL EVG.				

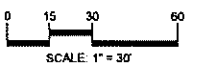
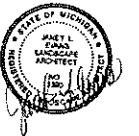
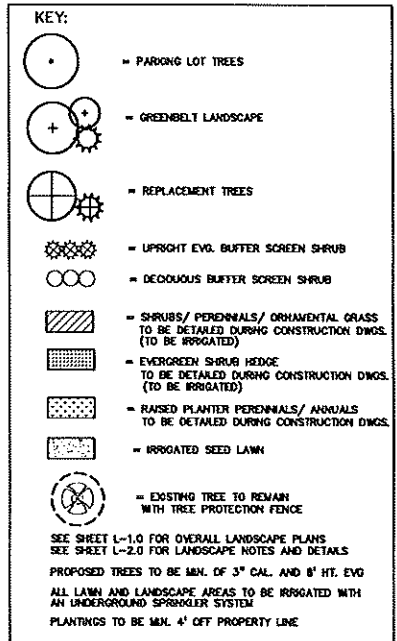
27 TOTAL EYG.

SHRUB PLANT LIST:

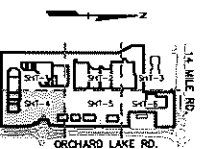
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
14	DK30	Kodak Orange Diervilla	<i>Diervilla</i> x 'Kodak Orange'	30" Ht.	Cont.
14	TOTAL SHRUB				

PERENNIAL PLANT LIST:

QTY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
31	CA	Feather Reed Grass	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	1 Gal.	Cont.
31	TOTAL PERENNIALS				



CAUTION!!
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CLIENT
RPT REALTY
20750 CIVIC CENTER DRIVE, SUITE #310
SOUTHFIELD, MICHIGAN 48078

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

[illegible]

ORIGINAL ISSUE DATE:
SEPTEMBER 15, 2023

DRAWING TITLE
**LANDSCAPE
PLAN - SHEET 4**

PEA JOB NO.	22-0258
P.M.	RLS
DN.	BGG
DES.	J.E
DRAWING NUMBER:	

NOT FOR CONSTRUCTION

L-1.4

SHEET L-1.5

DECIDUOUS TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
1	AL8	Allegheny Serviceberry	Amelanchier laevis	8" HL	B&B
4	AB3	Bowhall Maple	Acer rubrum 'Bowhall'	3" Cal	B&B
4	AR3	Scarlet Sentinel Maple	Acer rubrum 'Scarlet'	3" Cal	B&B
12	CA3	American Hornbeam	Carpinus caroliniana	3" Cal	B&B
7	CB3	Frans Fontaine European Hornbeam	Carpinus betulus 'Fran Fontaine'	3" Cal	B&B
14	GB3	Magyar Ginkgo	Ginkgo biloba 'Magyar'	3" Cal	B&B
9	GT3	Skyline Honeylocust	Gleditsia triacanthos f. inermis 'Skyline'	3" Cal	B&B
6	MJ2.5	Marilee Crab	Malus 'Jarmen' PP14377 (white, upright, fruitless)	2.5" Cal	B&B
9	MR2.5	Royal Raindrops Crab	Malus 'JFS-KVS PP 14375' (bright pink, upright)	2.5" Cal	B&B
10	MS2.5	Sugar Time Crab	Malus 'Sugar Time'	2.5" Cal	B&B
1	QG3	Shiny Green Oak	Quercus alba 'JFS-KW2QX' P.A.F. (col./fastigate)	3" Cal	B&B
2	SR3	Japanese Tree Lilac	Syringa reticulata ' Ivory SR1'	3" Cal	B&B
13	TB3	Boulevard Linden	Tilia americana 'Boulevard'	3" Cal	B&B
1	ZS3	Green Vase Zelkova	Zelkova serrata 'Green Vase'	3" Cal	B&B
93		TOTAL DEC.			

EVERGREEN TREE / UPRIGHT EVG. PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
4	TT6	Techy Arborvitae	Thuja occidentalis 'Techy'	6" HL	B&B
4		TOTAL EVG.			

SHRUB PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
24	BG30	Green Velvet Boxwood	Buxus x 'Green Velvet'	30" HL	Cont.
6	SN24	Neon Flash Spiraea	Spiraea japonica 'Neon Flash'	24" HL	Cont.
22	SB36	Blooming Lilac	Syringa x pendula 'Blossoming'	36" HL	Cont.
51	TM30	Dense Yew	Taxus x media 'Densiformis'	30" HL	Cont.
11	VC36	Korean Spice Viburnum	Viburnum carlesii 'Compacta'	36" HL	Cont.
114		TOTAL SHRUB			

PERENNIAL PLANT LIST:

QTY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
18	CA	Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 Gal.	Cont.
18		TOTAL PERENNIALS			

KEY:

- = PARKING LOT TREES
- = GREENBELT LANDSCAPE
- = REPLACEMENT TREES
- = UPRIGHT EVG. BUFFER SCREEN SHRUB
- = EVERGREEN BUFFER SCREEN SHRUB
- = DECIDUOUS BUFFER SCREEN SHRUB
- = SHRUBS/ PERENNIALS/ ORNAMENTAL GRASS TO BE DETAILED DURING CONSTRUCTION DWGS. (TO BE IRRIGATED)
- = EVERGREEN SHRUB HEDGE TO BE DETAILED DURING CONSTRUCTION DWGS. (TO BE IRRIGATED)
- = RAISED PLANTER PERENNIALS/ ANNUALS TO BE DETAILED DURING CONSTRUCTION DWGS.
- = EXISTING TREE TO REMAIN WITH TREE PROTECTION FENCE

SEE SHEET L-1.0 FOR OVERALL LANDSCAPE PLANS.
SEE SHEET L-2.0 FOR LANDSCAPE NOTES AND DETAILS.
PROPOSED TREES TO BE MIN. OF 3" CAL. AND 8' HT. EVG.
ALL LAWN AND LANDSCAPE AREAS TO BE IRRIGATED WITH AN UNDERGROUND SPRINKLER SYSTEM.
PLANTINGS TO BE MIN. 4' OFF PROPERTY LINE.

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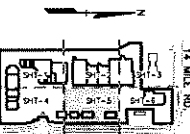


0 15 30 60
SCALE: 1" = 30'

811
Call before you dig.

CAUTION!
THE LOCATION AND RELATIVE OF EXISTING LANDSCAPE PLANTINGS ARE SHOWN ON THE PLANS FOR INFORMATION ONLY. NO WARRANTY IS GIVEN FOR THE ACCURACY OF THE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING PLANTINGS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

KEY MAP



SITE SHEET KEY MAP

CLIENT

RPT REALTY
20750 CIVIC CENTER DRIVE, SUITE #310
BOTHWELL, MICHIGAN 48306

PROJECT TITLE

HUNTER'S SQUARE
REDEVELOPMENT
ORCHARD LAKE ROAD AT 14 MILE ROAD
BOTHWELL, MICHIGAN 48306

REVISIONS

1 - SP4PUD RESUBMISSION 12/06/23

ORIGINAL ISSUE DATE:

SEPTEMBER 15, 2023

DRAWING TITLE

LANDSCAPE
PLAN - SHEET 5

PEA JOB NO.

22-0256

P.M.

RLS

DN.

BGG

DES.

JLE

DRAWING NUMBER

L-1.5

NOT FOR CONSTRUCTION

L-1.5

SHEET L-1.6

DECIDUOUS TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
5	AR3	Scarlet Sentinel Maple	<i>Acer rubrum 'Scarlet'</i>	3" Cal	B&B
4	CA3	American Hornbeam	<i>Carpinus caroliniana</i>	3" Cal	B&B
4	GB3	Mayday Ginkgo	<i>Ginkgo biloba 'Mayday'</i>	3" Cal	B&B
4	GT3	Styline Honeylocust	<i>Gleditsia triacanthos f. Inermis 'Styline'</i>	3" Cal	B&B
1	MS2.5	Sugar Time Crab	<i>Malus 'Sugar Tyme'</i>	2.5" Cal	B&B
23		TOTAL DEC.			

KEY:

- = PAVING LOT TREES
- = GREENBELT LANDSCAPE
- = REPLACEMENT TREES
- = UPRIGHT EVL BUFFER SCREEN SHRUB
- = EVERGREEN BUFFER SCREEN SHRUB
- = DECIDUOUS BUFFER SCREEN SHRUB
- = SHRUBS/ PERENNIALS/ ORNAMENTAL GRASS TO BE DETAILED DURING CONSTRUCTION DWGS. (TO BE IRRIGATED)
- = EVERGREEN SHRUB HEDGE TO BE DETAILED DURING CONSTRUCTION DWGS. (TO BE IRRIGATED)
- = RAISED PLANTER PERENNIALS/ ANNUALS TO BE DETAILED DURING CONSTRUCTION DWGS.
- = EXISTING TREE TO REMAIN WITH TREE PROTECTION FENCE

SEE SHEET L-1.0 FOR OVERALL LANDSCAPE PLANS
SEE SHEET L-2.0 FOR LANDSCAPE NOTES AND DETAILS
PROPOSED TREES TO BE MIN. OF 3" CAL. AND 8' HT. EVL
ALL LAWN AND LANDSCAPE AREAS TO BE IRRIGATED WITH AN UNDERGROUND SPRINKLER SYSTEM
PLANTINGS TO BE MIN. 4' OFF PROPERTY LINE

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t: 844.813.2049
www.peagroup.com

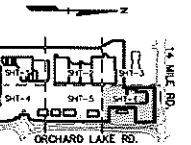


0 15 30 60
SCALE: 1" = 30'



CAUTION!
THE LOCATION AND PLANTINGS OF THE UNDERGROUND UTILITIES IS SHOWN ON THIS DRAWING IS ONLY APPROXIMATE. IT IS THE RESPONSIBILITY OF THE USER TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE EXACT UTILITY LOCATIONS AND DEPTHS PRIOR TO THE START OF CONSTRUCTION.

KEY MAP



SITE SHEET KEY MAP

CLIENT
RPT REALTY
20750 CIVIC CENTER DRIVE, SUITE #310
BOUTTE, LOUISIANA 70067

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

REVISIONS

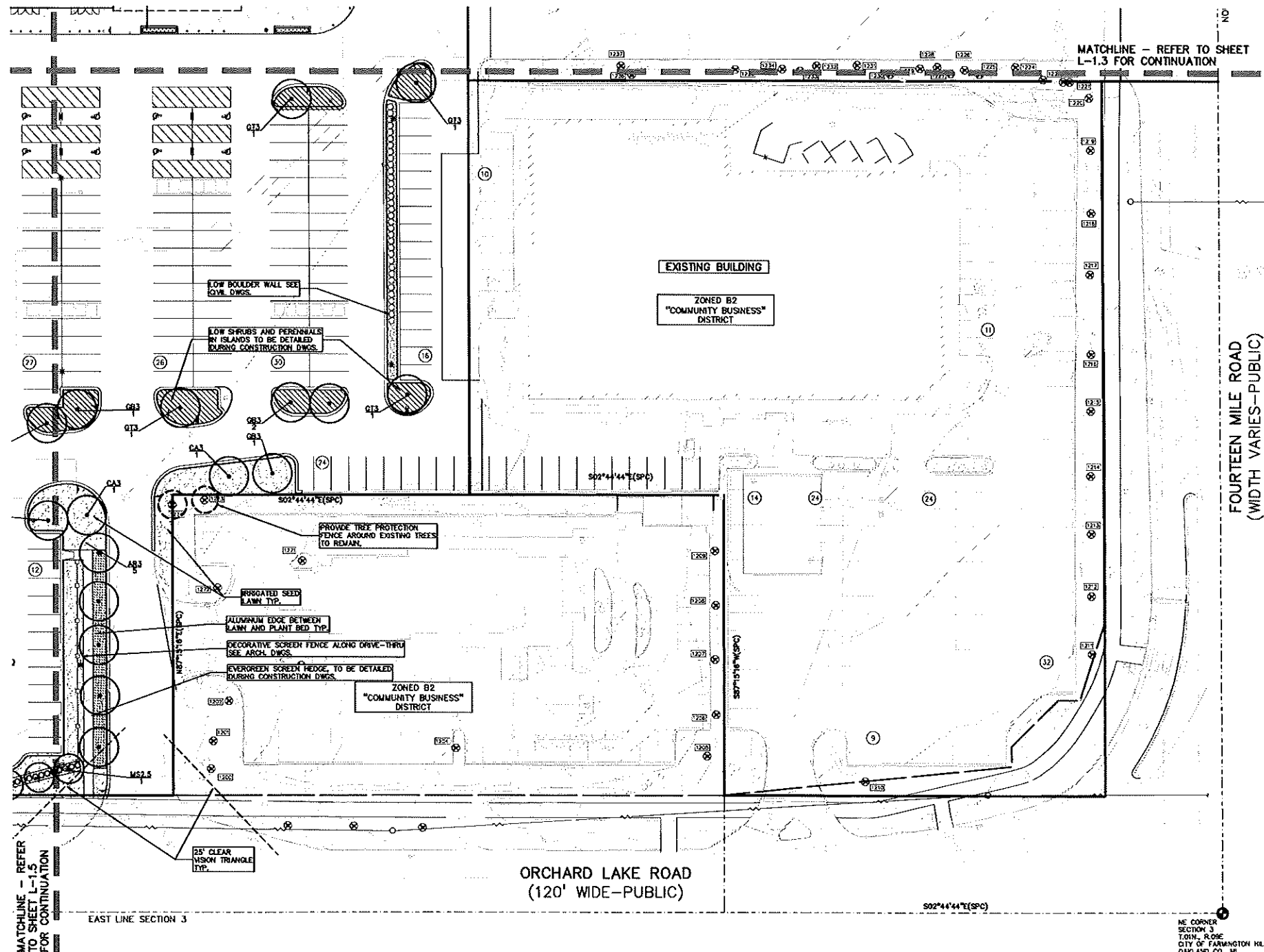
1 - SPANFUD RESUBMISSION	12/08/23

ORIGINAL ISSUE DATE:
SEPTEMBER 15, 2023

DRAWING TITLE
LANDSCAPE PLAN - SHEET 6

PEA JOB NO.	22-0256
P.M.	RLS
D.N.	BGG
DES.	JLE
DRAWING NUMBER	L-1.6

NOT FOR CONSTRUCTION





CAUTION!
THE LOCATION AND ELEVATIONS OF EXISTING LANDWORKS AND UTILITIES SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS GIVEN EXPRESSED OR IMPLIED AS TO THE EXACT LOCATION AND DEPTH OF UTILITIES. IT IS THE RESPONSIBILITY OF THE USER TO OBTAIN THE EXACT LOCATION AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

KEY MAP

CLIENT
RPT REALTY
20750 CIVIC CENTER DRIVE, SUITE #310
BOTHWELL, MICHIGAN 48018

PROJECT TITLE
HUNTER'S SQUARE REDEVELOPMENT
ORCHARD LANE ROAD AT 1/4 MILE ROAD
FARMINGTON HILLS, MICHIGAN 48334

REVISIONS
1. SPAPUD RESUBMISSION 12/08/23

ORIGINAL ISSUE DATE:

SEPTEMBER 15, 2023

DRAWING TITLE

LANDSCAPE DETAILS

PEA JOB NO. 22-0256

P.M. RLS

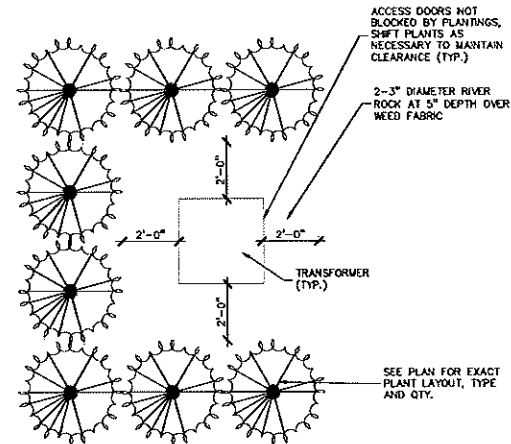
D.N. BZ

DES. J.E.

DRAWING NUMBER

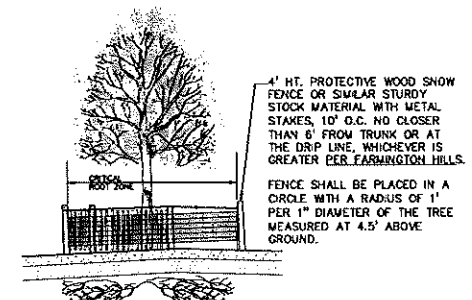
L-2.0

NOT FOR CONSTRUCTION



6 TRANSFORMER SCREENING DETAIL

SCALE: 1" = 3'-0"



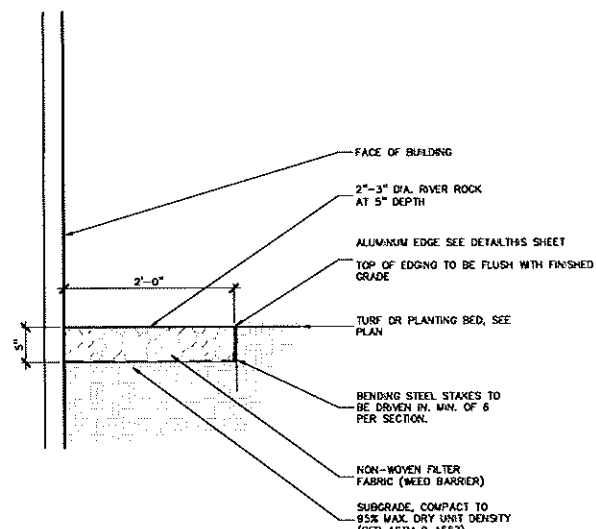
- TREE PROTECTION NOTES PER FARMINGTON HILLS:**
- TREE PROTECTION WILL BE ERECTED PRIOR TO START OF CONSTRUCTION ACTIVITIES AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
 - NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DRIP LINE OF ANY TREE DESIGNATED TO REMAIN, INCLUDING, BUT NOT LIMITED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

3 TREE PROTECTION DETAIL, PER CITY

NOT TO SCALE

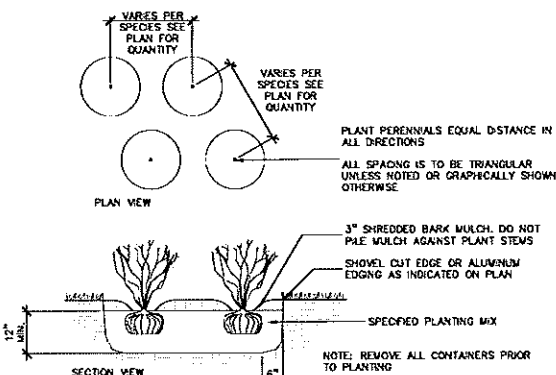
GENERAL PLANTING NOTES:

- 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 PROING 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 SPOED 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 PALETTE 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 MAX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.
- CONTRACTOR SHALL NOT INSTALL PLANTS UNDER BUILDING OVERHUNG 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.



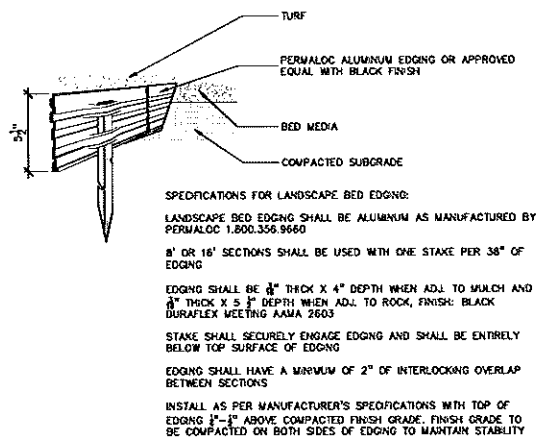
8 STONE MAINTENANCE STRIP

SCALE: 1" = 1'-0"



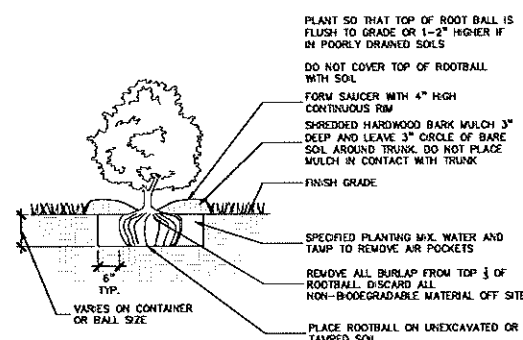
5 PERENNIAL PLANTING DETAIL

SCALE: 1" = 2'-0"



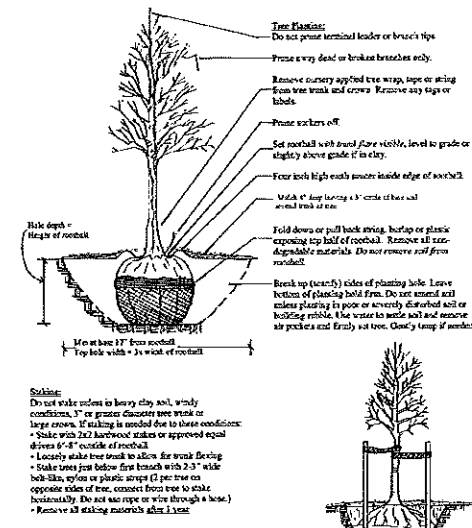
7 ALUMINUM EDGE DETAIL

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



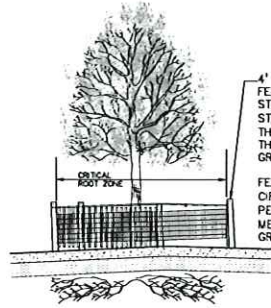
4 SHRUB PLANTING DETAIL

SCALE: 1" = 2'-0"



1 DECIDUOUS TREE DETAIL, PER CITY

NOT TO SCALE



TREE PROTECTION NOTES:

- TREE PROTECTION WILL BE ERRECTED PRIOR TO START OF CONSTRUCTION ACTIVITIES AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
- NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DRP 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 DRP 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.

KEY

- 1607 = EXISTING TREE TO REMAIN AND CORRESPONDING TREE TAG
- 1722 = EXISTING TREE TO BE REMOVED AND CORRESPONDING TREE TAG
- LM = LANDMARK TREE
- = TREE PROTECTION FENCING

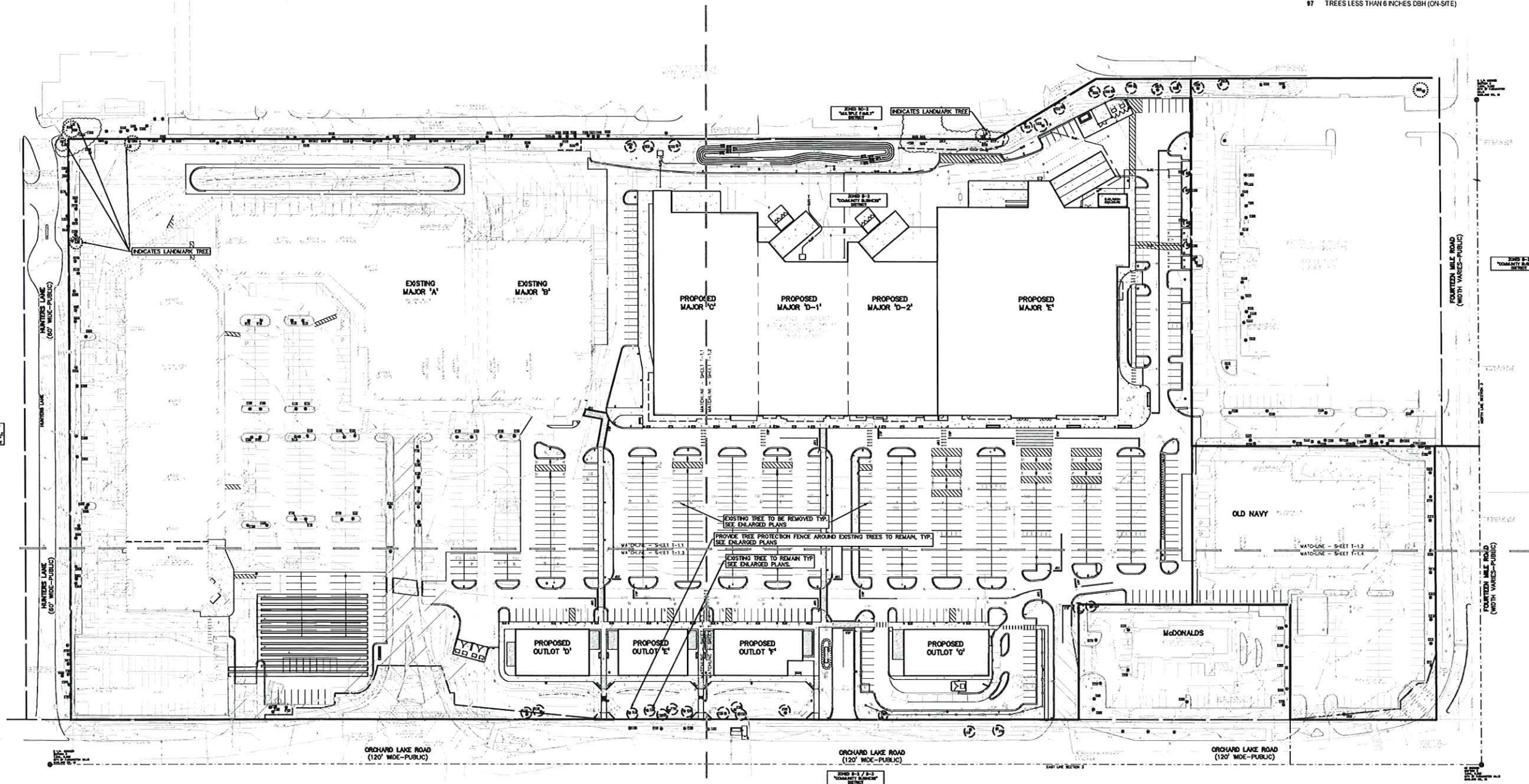
REFER TO SHEET T-1.1 TO T-1.4 FOR ENLARGED TREE PLANS
REFER TO SHEET T-1.4 AND T-1.5 FOR EXISTING TREE LIST
REFER TO SHEET L-1.0 FOR TREE REPLACEMENT INFORMATION

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

288 TOTAL TREES SURVEYED (ON-SITE AND ADJ. TO SITE)	
STANDARD TREES	
STANDARD TREES REMOVED	34 (1:1 REPLACEMENT)
LANDMARK TREES	(7 LANDMARK TREES SAVED)
LANDMARK TREES REMOVED	0
LANDMARK TREE DBH REMOVED	0 (25% DBH REPLACEMENT)
REPLACEMENT DBH REQUIRED	0 INCHES

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

1 TREE PROTECTION DETAIL, PER CITY NOT TO SCALE



PEA GROUP
t: 844.813.2949
www.peagroup.com



NOT TO SCALE



CAUTION!!
THE LOCATION 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. EXISTING UTILITIES SHALL BE EXCAVATED RESPONSIBLY FOR EXISTING UTILITIES. THE USER SHALL BE RESPONSIBLE FOR PRIOR TO THE START OF CONSTRUCTION.

KEY MAP

CLIENT
RPT REALTY
20750 CIVIC CENTER DRIVE, SUITE #310
SOUTHFIELD, MICHIGAN 48074

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

REVISIONS
1 - SP4PUD RESUBMISSION 12/08/23

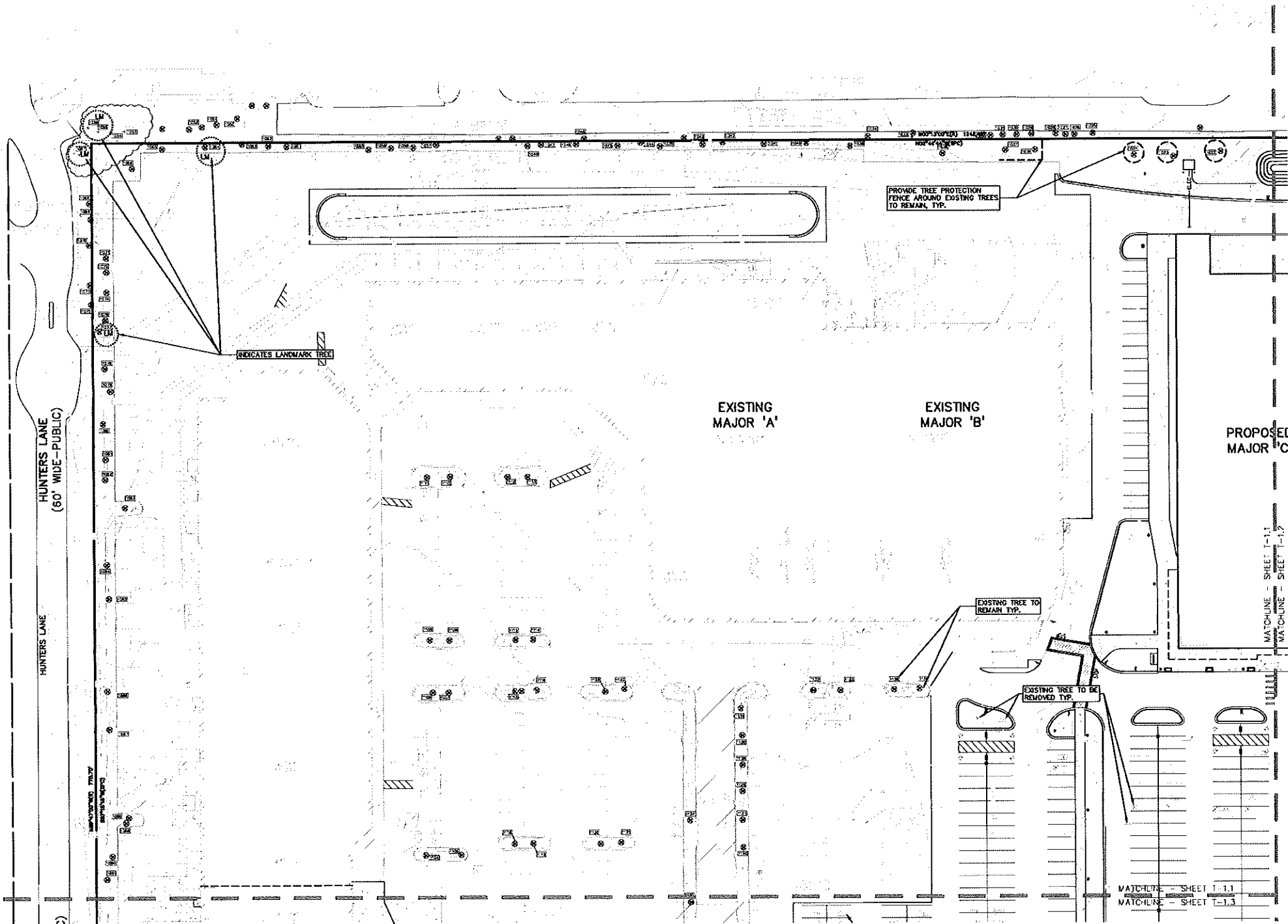
ORIGINAL ISSUE DATE:
SEPTEMBER 15, 2023

DRAWING TITLE
TREE PRESERVATION PLAN

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

T-1.0

NOT FOR CONSTRUCTION

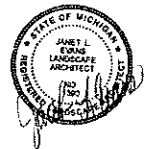


ZONED
RC-2
"MULTIPLE
FAMILY"
DISTRICT

KEY

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

PEA GROUP
t: 844.813.2949
www.peagroup.com

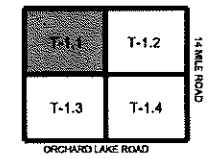


0 20 40 80
SCALE: 1" = 40'



CAUTION!!
THE LOCATIONS AND IDENTIFICATIONS OF EXISTING LANDSCAPING UTILITIES ARE FROM THE RECORDS OF THE CITY OF HUNTER'S SQUARE. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR VERIFYING THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION.

KEY MAP



CLIENT
RPT REALTY
20750 CIRC CENTER DRIVE, SUITE #310
SOUTHFIELD, MI 48034

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

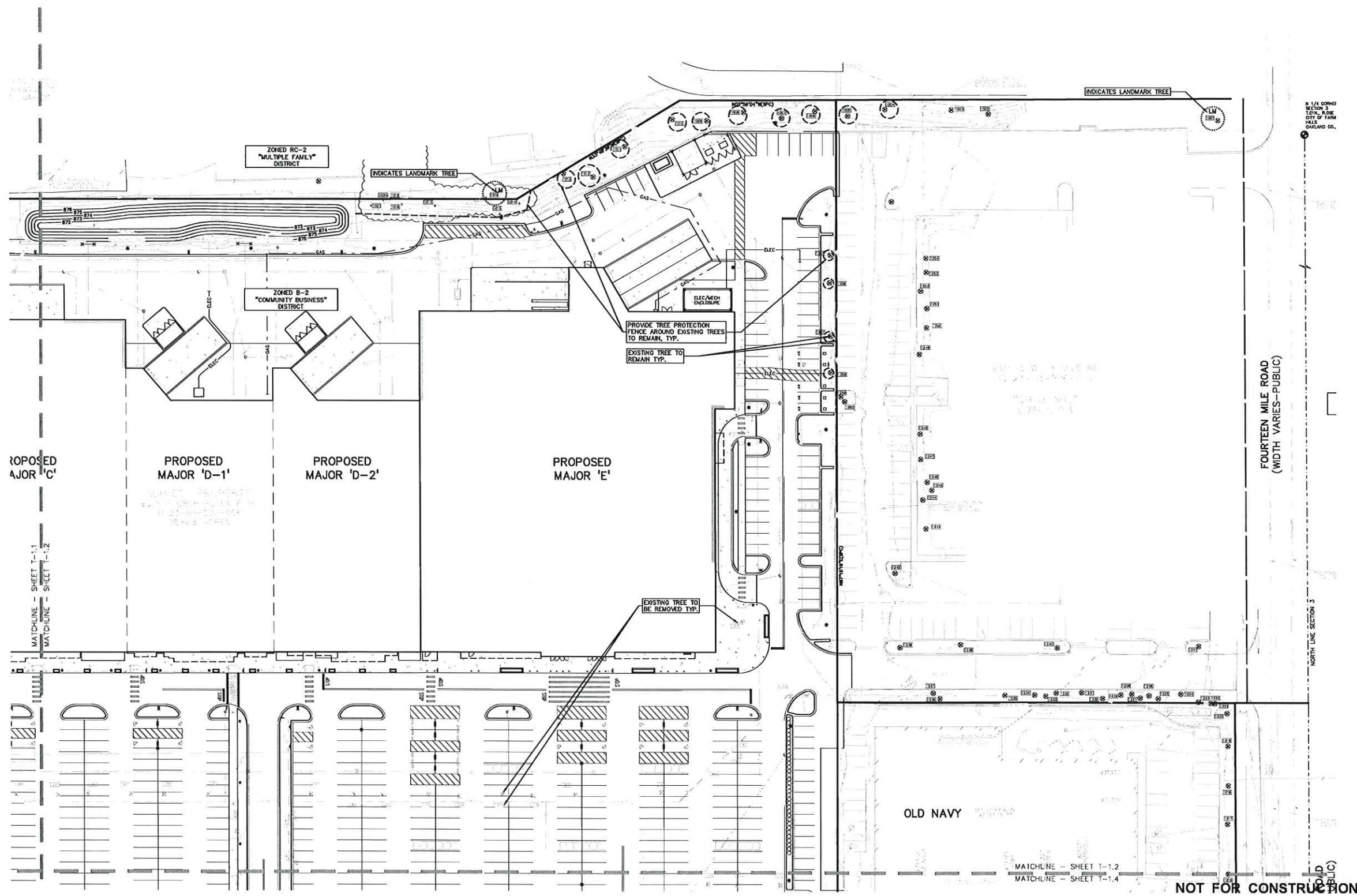
REVISIONS	
1 - SPAPUD RESUBMISSION	12/06/23

ORIGINAL ISSUE DATE:
SEPTEMBER 15, 2023

DRAWING TITLE
**TREE
PRESERVATION
PLAN - SW**

PEA JOB NO. 22-0256
P.M. RLS
D.N. BGG
DES. J.E.
DRAWING NUMBER:

NOT FOR CONSTRUCTION **T-1.1**



KEY

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

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
JANEL L. EMMES
LANDSCAPE ARCHITECT
NO. 1785
JAN 11/2019

NORTH

0 20 40 80
SCALE: 1" = 40'

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

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING LANDMARK UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS GIVEN FOR THE ACCURACY OF THE INFORMATION. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION AND ELEVATION PRIOR TO THE START OF CONSTRUCTION.

KEY MAP

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

1/4 MILE ROAD
ORCHARD LAKE ROAD

CLIENT
RPT REALTY
20750 CVMC CENTER DRIVE, SUITE #310
SOUTHFIELD, MICHIGAN 48074

PROJECT TITLE
HUNTER'S SQUARE REDEVELOPMENT
ORCHARD LAKE ROAD AT 1/4 MILE ROAD
FARMINGTON HILLS, MICHIGAN 48334

REVISIONS

1 - SPARADUS RESUBMISSION	12/08/23

ORIGINAL ISSUE DATE:
SEPTEMBER 15, 2023

DRAWING TITLE
TREE PRESERVATION PLAN - NW

PEA JOB NO.	22-0256
P.M.	RLS
D.N.	BGG
DES.	JLE
DRAWING NUMBER	T-1.2

NOT FOR CONSTRUCTION

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	EXTRA TRUNKS	CLASS	CONDITION/FACTOR					OVERALL RANK	SAVE / REMOVE	STATUS	> MN	REPLACE	ONSITE
							trunk	growth	structure	insects/diseases	crowd dev	life exp					
1201	NM	18	Honey Maple	Acer platanoides		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	OFFSITE
1202	NM	14	Honey Maple	Acer platanoides		WOODLAND	4	5	4	5	5	4	21	S	PROT	N	OFFSITE
1203	NM	15	Honey Maple	Acer platanoides		WOODLAND	5	5	5	5	5	4	21	S	PROT	N	OFFSITE
1204	NM	14	Honey Maple	Acer platanoides		WOODLAND	5	5	5	5	5	3	26	S	PROT	N	OFFSITE
1205	NM	11	Honey Maple	Acer platanoides		WOODLAND	4	5	5	5	4	3	26	S	PROT	N	OFFSITE
1206	NM	14	Honey Maple	Acer platanoides		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	OFFSITE
1207	NM	11	Honey Maple	Acer platanoides		WOODLAND	5	5	5	5	4	3	27	S	PROT	N	ON
1208	NM	13	Honey Maple	Acer platanoides		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	ON
1209	NM	14	Honey Maple	Acer platanoides		WOODLAND	5	5	4	5	4	3	26	S	PROT	N	ON
1210	NM	15	Honey Maple	Acer platanoides		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	ON
1211	NM	15	Honey Maple	Acer platanoides		WOODLAND	5	4	4	5	4	3	25	S	PROT	N	ON
1212	NM	15	Honey Maple	Acer platanoides		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	ON
1213	NM	15	Honey Maple	Acer platanoides		WOODLAND	4	4	4	4	5	3	24	S	PROT	N	ON
1214	NM	13	Honey Maple	Acer platanoides		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	ON
1215	NM	13	Honey Maple	Acer platanoides		WOODLAND	4	3	3	3	4	3	22	S	PROT	N	ON
1216	NM	13	Honey Maple	Acer platanoides		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	ON
1217	TH	8	Thornapple Hawthorne	Crataegus spp.		WOODLAND	3	5	5	5	5	3	25	S	PROT	N	ON
1218	NM	11	Honey Maple	Acer platanoides		WOODLAND	3	5	5	5	5	3	25	S	PROT	N	ON
1219	RP	17	Red Pine	Pinus resinosa		WOODLAND	1	4	1	5	4	1	24	S	PROT	N	ON
1220	RP	14	Red Pine	Pinus resinosa		WOODLAND	4	3	3	3	4	3	22	S	PROT	N	ON
1221	RM	12	Red Maple	Acer rubrum		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	ON
1222	RM	6	Red Maple	Acer rubrum		WOODLAND	2	2	2	2	2	3	11	S	PROT	N	ON
1223	RM	12	Red Maple	Acer rubrum		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	ON
1224	RM	12	Red Maple	Acer rubrum		WOODLAND	5	3	3	3	3	3	14	S	PROT	N	ON
1225	SU	14	Sugar Maple	Acer saccharum		WOODLAND	5	5	4	5	5	3	27	S	PROT	N	OFFSITE
1226	SU	5	Sugar Maple	Acer saccharum	x1.4	WOODLAND	5	5	5	5	5	3	28	S	PROT	N	OFFSITE
1227	SU	13	Sugar Maple	Acer saccharum		WOODLAND	3	3	3	4	2	3	18	S	PROT	N	OFFSITE
1228	SU	13	Sugar Maple	Acer saccharum		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	OFFSITE
1229	SU	8	Sugar Maple	Acer saccharum		WOODLAND	5	5	5	5	4	3	27	S	PROT	N	OFFSITE
1230	SU	10	Sugar Maple	Acer saccharum		WOODLAND	5	4	4	5	5	3	26	S	PROT	N	OFFSITE
1231	SU	9	Sugar Maple	Acer saccharum		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	OFFSITE
1232	SU	9	Sugar Maple	Acer saccharum		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	OFFSITE
1233	SU	14	Sugar Maple	Acer saccharum		WOODLAND	5	5	4	5	5	3	26	S	PROT	N	OFFSITE
1234	SU	12	Sugar Maple	Acer saccharum		WOODLAND	5	5	4	5	4	3	26	S	PROT	N	ON
1235	SU	12	Sugar Maple	Acer saccharum		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	ON
1236	SU	6	Sugar Maple	Acer saccharum		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	ON
1237	SU	5	Sugar Maple	Acer saccharum		WOODLAND	5	5	5	5	4	3	27	S	PROT	N	ON
1238	SU	4	Sugar Maple	Acer saccharum		WOODLAND	4	5	5	5	5	3	27	S	PROT	N	ON
1239	S	10	Sycamore	Platanus occidentalis		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	ON
1240	S	13	Sycamore	Platanus occidentalis		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	ON
1241	TH	9	Thornapple Hawthorne	Crataegus spp.		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	ON
1242	S	13	Sycamore	Platanus occidentalis		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	ON
1243	RC	7	Red Cedar	Juniperus virginiana	x1.5	WOODLAND	5	5	5	5	5	3	28	S	PROT	N	ON
1244	BP	3	Bradford Pear	Pyrus calleryana	x3.2.2.2	WOODLAND	5	5	5	5	5	3	28	S	PROT	N	ON
1245	RC	6	Red Cedar	Juniperus virginiana		WOODLAND	4	5	5	5	5	3	27	S	PROT	N	ON
1246	RC	5	Red Cedar	Juniperus virginiana	x2.4.2	WOODLAND	5	5	5	5	5	3	28	S	PROT	N	ON
1247	BP	5	Bradford Pear	Pyrus calleryana		WOODLAND	5	4	4	5	4	3	25	S	PROT	N	OFFSITE
1248	SU	12	Sugar Maple	Acer saccharum		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	ON
1249	SU	12	Sugar Maple	Acer saccharum		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	ON
1250	SM	15	Silver Maple	Acer saccharinum		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	OFFSITE

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	EXTRA TRUNKS	CLASS	CONDITION/FACTOR					OVERALL RANK	SAVE / REMOVE	STATUS	> MN	REPLACE	ONSITE
							trunk	growth	structure	insects/diseases	crowd dev						
1251	SM	15	Silver Maple	Acer saccharinum		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	OFFSITE
1252	SM	14	Silver Maple	Acer saccharinum		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	OFFSITE
1253	SM	17	Silver Maple	Acer saccharinum		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	OFFSITE
1254	SM	17	Silver Maple	Acer saccharinum		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	OFFSITE
1255	SM	20	Silver Maple	Acer saccharinum		LANDMARK	5	5	5	5	5	3	28	S	PROT	Y	OFFSITE
1256	SM	20	Silver Maple	Acer saccharinum		LANDMARK	5	5	5	5	5	3	28	S	PROT	Y	OFFSITE
1257	JZ	14	Japanese zelkova	Zelkova serrata		WOODLAND	5	5	4	5	5	3	27	S	PROT	N	ON
1258	RC	5	Red Cedar	Juniperus virginiana	x2.4.3	WOODLAND	5	5	5	5	5	3	28	S	PROT	N	ON
1259	BP	9	Bradford Pear	Pyrus calleryana		WOODLAND	5	5	5	5	4	3	27	S	PROT	N	ON
1260	RC	5	Red Cedar	Juniperus virginiana	x1.4	WOODLAND	5	5	5	5	5	3	28	S	PROT	N	ON
1261	RC	6	Red Cedar	Juniperus virginiana	x1.5	WOODLAND	5	5	5	5	5	3	28	S	PROT	N	ON
1262	S	5	Sycamore	Platanus occidentalis	x1.3	WOODLAND	5	5	5	5	5	3	28	S	PROT	N	ON
1263	RC	3	Red Cedar	Juniperus virginiana	x1.3.2.2.2	WOODLAND	5	5	5	5	5	3	28	S	PROT	N	ON
1264	CT	24	Cottonwood	Populus deltoides		LANDMARK	5	5	5	5	4	3	27	S	PROT	Y	ON
1265	RC	7	Red Cedar	Juniperus virginiana	x5.3.3.2.2	WOODLAND	5	5	5	5	5	3	28	S	PROT	N	ON
1266	BS	11	Blue Spruce	Picea pungens		WOODLAND	5	4	4	5	4	3	25	S	PROT	N	ON
1267	CT	52	Cottonwood	Populus deltoides		LANDMARK	5	5	5	5	5	3	28	S	PROT	Y	OFFSITE
1268	BS	11	Blue Spruce	Picea pungens		WOODLAND	5	5	5	4	5	3	27	S	PROT	N	OFFSITE
1269	BS	12	Blue Spruce	Picea pungens		WOODLAND	5	5	5	4	5	3	27	S	PROT	N	OFFSITE
1270	BS	6	Blue Spruce	Picea pungens		WOODLAND	3	3	2	3	1	3	15	S	PROT	N	OFFSITE
1271	BS	12	Blue Spruce	Picea pungens		WOODLAND	5	5	5	5	4	3	26	S	PROT	N	ON
1272	TH	5	Thornapple Hawthorne	Crataegus spp.		WOODLAND	4	5	4	5	3	3	24	S	PROT	N	ON
1273	BS	11	Blue Spruce	Picea pungens		WOODLAND	4	4	4	4	4	3	24	S	PROT	N	OFFSITE
1274	BS	12	Blue Spruce	Picea pungens		WOODLAND	4	4	5	5	4	3	25	S	PROT	N	ON
1275	BS	11	Blue Spruce	Picea pungens		WOODLAND	4	5	5	4	5	3	26	S	PROT	N	OFFSITE
1276	BS	9	Blue Spruce	Picea pungens		WOODLAND	4	5	4	4	4	3	24	S	PROT	N	ON
1277	BS	9	Blue Spruce	Picea pungens		LANDMARK	4	4	4	4	4	3	23	S	PROT	Y	ON
1278	BS	13	Blue Spruce	Picea pungens		WOODLAND	5	5	4	4	4	3	25	S	PROT	N	ON
1279	S	11	Sycamore	Platanus occidentalis		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	ON
1280	RP	8	Red Pine	Pinus resinosa		WOODLAND	5	4	4	5	3	3	24	S	PROT	N	ON
1281	RP	9	Red Pine	Pinus resinosa		WOODLAND	4	4	4	5	3	3	23	S	PROT	N	ON
1282	JZ	13	Japanese zelkova	Zelkova serrata		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	ON
1283	CA	5	Crook Apple	Malus coronata	x2.3.2	WOODLAND	3	3	3	5	2	3	19	S	PROT	N	ON
1284	TH	9	Thornapple Hawthorne	Crataegus spp.		WOODLAND	5	5	4	5	4	3	26	S	PROT	N	ON
1285	JZ	15	Japanese zelkova	Zelkova serrata		WOODLAND	5	5	5	5	5	3	27	S	PROT	N	ON
1286	BP	9	Bradford Pear	Pyrus calleryana		WOODLAND	5	5	5	5	4	3	27	S	PROT	N	ON
1287	JZ	16	Japanese zelkova	Zelkova serrata		WOODLAND	5	5	5	5	4	3	27	S	PROT	N	ON
1288	GA	6	Green Ash	Fraxinus pennsylvanica		WOODLAND	2	2	2	2	2	3	13	S	PROT	N	ON
1289	CA	3	Crook Apple	Malus coronata		WOODLAND	2	2	2	2	2	3	13	S	PROT	N	ON
1290	TH	7	Thornapple Hawthorne	Crataegus spp.		WOODLAND	5	4	4	5	4	3	25	S	PROT	N	ON
1291	RP	17	Red Pine	Pinus resinosa		WOODLAND	5	4	4	5	4	3	25	S	PROT	N	ON
1292	BP	7	Bradford Pear	Pyrus calleryana		WOODLAND	5	5	5	5	4	3	27	S	PROT	N	ON
1293	RP	15	Red Pine	Pinus resinosa		WOODLAND	5	5	5	5	4	3	27	S	PROT	N	ON
1294	RP	8	Red Pine	Pinus resinosa		WOODLAND	5	5	4	5	3	3	24	S	PROT	N	ON
1295	BS	13	Blue Spruce	Picea pungens		WOODLAND	5	4	5	5	5	3	26	S	PROT	N	OFFSITE
1296	BS	6	Blue Spruce	Picea pungens		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	OFFSITE
1297	BS	9	Blue Spruce	Picea pungens		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	OFFSITE
1298	BS	12	Blue Spruce	Picea pungens		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	OFFSITE
1299	WS	6	White Spruce	Picea glauca		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	OFFSITE
1300	BS	12	Blue Spruce	Picea pungens		WOODLAND	5	5	5	5	5	3	28	S	PROT	N	OFFSITE



1000 D
SHELLY
PROFESSIONAL
SURVEYOR
NO. 4001041111



CAUTION!!
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KEY MAP

CLIENT
RPT REALTY
20750 CIVIC CENTER DRIVE, SUITE #310
SOUTHFIELD, MICHIGAN 48034

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

REVISIONS
1 - SPAPUD RESUBMISSION 12/06/23

ORIGINAL ISSUE DATE:
SEPTEMBER 15, 2023

DRAWING TITLE
EXISTING TREE LIST

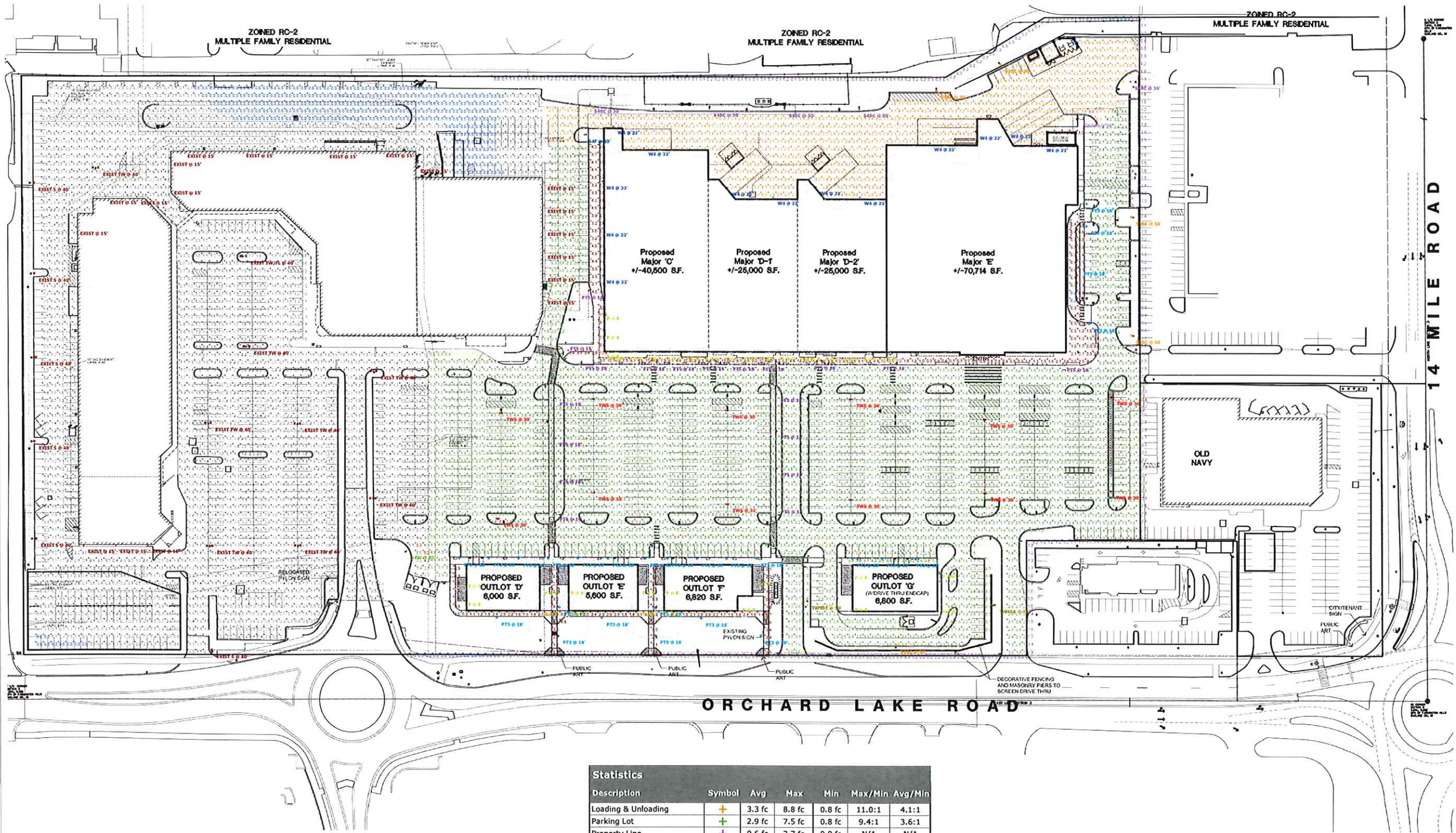
PEA JOB NO. 22-0256
P.M. RLS
DN. BGG
DES. JLE
DRAWING NUMBER

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

R = EXISTING TREE TO BE REMOVED
LINE WITH STRIKE OUT = EXISTING TREE TO BE REMOVED
REFER TO SHEET T-1.4 FOR ADDITIONAL EXISTING TREE LIST
REFER TO SHEET L-1.0 FOR TREE REPLACEMENT INFORMATION

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	EXTRA TRUNKS	CLASS	CONDITION/ FACTOR					OVERALL RANK	SAVE / REMOVE	STATUS	> 10"	REPLACE	ON SITE		
							trunk	growth rate	structure	insect/diseases	crown dev							life exp	
1101	CA	6	Crab Apple	Malus coronaria	x36.6 S	WOODLAND	5	5	5	5	4	3	27	S	PROT	N	-	ON	
1102	AP	5	Domestic Apple	Malus sylvestris		WOODLAND	5	4	3	5	3	3	23	S	PROT	N	-	ON	
1103	NM	13	Norway Maple	Acer platanoides		WOODLAND	5	5	5	5	4	3	26	S	PROT	N	-	ON	
1104	BP	6	Bradford Pear	Pyrus calleryana		WOODLAND	5	4	4	5	4	3	25	S	PROT	N	-	ON	
1105	BP	4	Bradford Pear	Pyrus calleryana		WOODLAND	5	4	4	5	3	3	24	S	PROT	N	-	ON	
1106	HL	5	Honeylocust	Gleditsia triacanthos		WOODLAND	5	5	4	5	3	3	26	S	PROT	N	-	ON	
1107	HL	5	Honeylocust	Gleditsia triacanthos		WOODLAND	5	5	5	5	4	3	26	S	PROT	N	-	ON	
1108	HL	5	Honeylocust	Gleditsia triacanthos		WOODLAND	4	5	5	5	4	3	26	S	PROT	N	-	ON	
1109	HL	4	Honeylocust	Gleditsia triacanthos		WOODLAND	5	5	5	5	3	3	26	S	PROT	N	-	ON	
1110	BP	5	Bradford Pear	Pyrus calleryana		WOODLAND	5	5	5	5	4	3	27	S	PROT	N	-	ON	
1111	BP	4	Bradford Pear	Pyrus calleryana		WOODLAND	5	5	5	5	4	3	27	S	PROT	N	-	ON	
1112	BP	4	Bradford Pear	Pyrus calleryana		WOODLAND	5	5	5	5	5	3	26	S	PROT	N	-	ON	
1113	BP	4	Bradford Pear	Pyrus calleryana		WOODLAND	5	5	5	5	5	3	26	S	PROT	N	-	ON	
1114	HL	5	Honeylocust	Gleditsia triacanthos		WOODLAND	5	5	5	5	4	3	27	S	PROT	N	-	ON	
1115	HL	6	Honeylocust	Gleditsia triacanthos		WOODLAND	5	5	5	5	5	3	26	S	PROT	N	-	ON	
1116	HL	5	Honeylocust	Gleditsia triacanthos		WOODLAND	5	4	5	5	4	3	26	S	PROT	N	-	ON	
1117	HL	7	Honeylocust	Gleditsia triacanthos		WOODLAND	5	5	5	5	4	3	27	S	PROT	N	-	ON	
1118	HL	6	Honeylocust	Gleditsia triacanthos		WOODLAND	5	5	5	5	4	3	27	S	PROT	N	-	ON	
1119	HL	5	Honeylocust	Gleditsia triacanthos		WOODLAND	5	5	5	5	4	3	27	S	PROT	N	-	ON	
1120	HL	6	Honeylocust	Gleditsia triacanthos		WOODLAND	5	5	4	5	4	3	26	S	PROT	N	-	ON	
1121	HL	6	Honeylocust	Gleditsia triacanthos		WOODLAND	5	5	5	5	4	3	27	S	PROT	N	-	ON	
1122	HL	5	Honeylocust	Gleditsia triacanthos		WOODLAND	5	5	5	5	4	3	27	S	PROT	N	-	ON	
1123	HL	5	Honeylocust	Gleditsia triacanthos		WOODLAND	5	5	5	5	4	3	27	S	PROT	N	-	ON	
1124	LL	8	Littletail Linden	Tilia cordata		WOODLAND	5	5	4	5	4	2	25	S	PROT	N	-	ON	
1125	LL	6	Littletail Linden	Tilia cordata		WOODLAND	5	4	4	5	3	3	24	S	PROT	N	-	ON	
1126	LL	7	Littletail Linden	Tilia cordata		WOODLAND	5	4	4	5	3	3	24	S	PROT	N	-	ON	
1127	LL	7	Littletail Linden	Tilia cordata		WOODLAND	4	4	4	5	3	3	23	S	PROT	N	-	ON	
1128	LL	8	Littletail Linden	Tilia cordata		WOODLAND	5	4	4	5	4	3	25	S	PROT	N	-	ON	
1129	LL	7	Littletail Linden	Tilia cordata		WOODLAND	5	5	4	5	3	3	25	S	PROT	N	-	ON	
1130	LL	8	Littletail Linden	Tilia cordata		WOODLAND	5	5	5	5	4	3	27	S	PROT	N	-	ON	
1131	LL	8	Littletail Linden	Tilia cordata		WOODLAND	5	4	4	5	4	3	25	S	PROT	N	-	ON	
1132	HL	5	Honeylocust	Gleditsia triacanthos		WOODLAND	3	4	4	3	4	3	21	S	PROT	N	-	ON	
1133	HL	5	Honeylocust	Gleditsia triacanthos		WOODLAND	5	4	4	5	3	3	24	S	PROT	N	-	ON	
1134	HL	6	Honeylocust	Gleditsia triacanthos		WOODLAND	4	5	5	5	4	3	26	R	PROT	N	REPLACE	ON	
1135	HL	4	Honeylocust	Gleditsia triacanthos		WOODLAND	5	4	3	5	3	3	23	R	PROT	N	-	ON	
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1137	HL	8	Honeylocust	Gleditsia triacanthos		WOODLAND	4	4	5	5	4	3	25	R	PROT	N	-	ON	
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1142	HL	8	Honeylocust	Gleditsia triacanthos		WOODLAND	5	5	5	5	5	3	26	R	PROT	N	REPLACE	ON	
1143	HL	6	Honeylocust	Gleditsia triacanthos		WOODLAND	5	4	4	5	4	3	25	R	PROT	N	REPLACE	ON	
1144	HL	6	Honeylocust	Gleditsia triacanthos		WOODLAND	4	4	3	5	3	3	22	R	PROT	N	-	ON	
1145	RM	6	Red Maple	Acer rubrum		WOODLAND	5	5	5	5	5	3	26	S	PROT	N	-	ON	
1146	RM	5	Red Maple	Acer rubrum		WOODLAND	5	5	5	5	5	3	26	S	PROT	N	-	ON	
1147	RM	6	Red Maple	Acer rubrum		WOODLAND	5	5	5	5	4	3	27	R	PROT	N	REPLACE	ON	
1148	NM	14	Norway Maple	Acer platanoides		WOODLAND	5	5	5	5	4	3	27	R	PROT	N	REPLACE	ON	
1149	NM	11	Norway Maple	Acer platanoides		WOODLAND	5	5	5	5	5	3	26	S	PROT	N	-	ON	
1150	JZ	15	Japanese zelkova	Zelkova serrata		WOODLAND	5	5	5	5	4	3	26	S	PROT	N	-	OFFSITE	
1151	BP	5	Bradford Pear	Pyrus calleryana		WOODLAND	5	5	5	5	5	3	26	S	PROT	N	-	ON	
1152	RM	6	Red Maple	Acer rubrum		WOODLAND	5	5	5	5	5	3	26	S	PROT	N	-	ON	
1153	JZ	12	Japanese zelkova	Zelkova serrata		WOODLAND	5	5	5	5	4	3	27	S	PROT	N	-	OFFSITE	
1154	RM	5	Red Maple	Acer rubrum		WOODLAND	5	5	5	5	4	3	27	S	PROT	N	-	ON	
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1161	RM	3	Red Maple	Acer rubrum	DEAD	WOODLAND							0	S	PROT	N	-	ON	
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1163	NM	13	Norway Maple	Acer platanoides		WOODLAND	4	4	4	4	4	3	21	R	PROT	N	REPLACE	ON	
1164	CA	6	Crab Apple	Malus coronaria		WOODLAND	5	5	5	5	5	3	26	R	PROT	N	REPLACE	ON	
1165	CA	7	Crab Apple	Malus coronaria		WOODLAND	5	5	5	5	5	3	26	R	PROT	N	REPLACE	ON	
1166	CA	8	Crab Apple	Malus coronaria		WOODLAND	5	5	5	5	4	3	27	R	PROT	N	-	ON	
1167	NM	7	Norway Maple	Acer platanoides		WOODLAND	4	5	5	5	5	3	27	R	PROT	N	REPLACE	ON	
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1170	NM	7	Norway Maple	Acer platanoides		WOODLAND	5	5	5	5	5	3	26	R	PROT	N	REPLACE	ON	
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1172	NM	7	Norway Maple	Acer platanoides		WOODLAND	5	5	5	5	5	3	26	R	PROT	N	REPLACE	ON	
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1174	NM	7	Norway Maple	Acer platanoides		WOODLAND	5	5	5	5	5	3	26	R	PROT	N	REPLACE	ON	
1175	BP	3	Bradford Pear	Pyrus calleryana		WOODLAND	5	4	5	5	4	3	26	R	PROT	N	-	ON	
1176	BP	3	Bradford Pear	Pyrus calleryana		WOODLAND	5	5	4	5	3	3	25	R	PROT	N	-	ON	
1177	BP	4	Bradford Pear	Pyrus calleryana		WOODLAND	5	4	5	4	4	3	25	R	PROT	N	-	ON	
1178	NM	6	Norway Maple	Acer platanoides		WOODLAND	5	5	4	5	4	3	26	R	PROT	N	-	ON	
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1183	CA	3	Crab Apple	Malus coronaria		WOODLAND	5	5	4	5	3	3	25	R	PROT	N	-	ON	
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1185	CA	4	Crab Apple	Malus coronaria		WOODLAND	5	5	5	5	4	3	27	R	PROT	N	-	ON	
1186	NM	14	Norway Maple	Acer platanoides		WOODLAND	4	4	4	4	3	3	22	R	PROT	N	REPLACE	ON	
1187	NM	7	Norway Maple	Acer platanoides	Dead	WOODLAND							0	S	PROT	N	-	ON	
1188	RM	3	Red Maple	Acer rubrum		WOODLAND	5	4	4	4	4	3	24	R	PROT	N	-	ON	
1189	NM	7	Norway Maple	Acer platanoides		WOODLAND	3	3	3	3	3	1	3	16	R	PROT	N	REPLACE	ON
1190	NM	12	Norway Maple	Acer platanoides		WOODLAND	5	5	5	5	4	3	27	R	PROT	N	REPLACE	ON	
1191	NM	8	Norway Maple	Acer platanoides		WOODLAND	5	5	5	5	5	4	3	27	R	PROT	N	REPLACE	ON
1192	JZ	12	Japanese zelkova	Zelkova serrata		WOODLAND	5	5	5	5	5	3	26	S	PROT	N	-	OFFSITE	
1193	BP	7	Bradford Pear	Pyrus calleryana															

- Note
1. New Site Fixtures to match CCT of Existing Luminaires
 2. Site Fixtures within 50FT of a Residential Property Line or Public Right-Of-Way to have External or Optic Mounted Back-Light Shielding to meet City Ordinances.
 3. Site Fixtures near public roadways to be aimed/directed to minimize light spill - per City Ordinances
 4. All fixtures to be full cut-off - any adjustable arm fixtures to be mounted at 90deg.

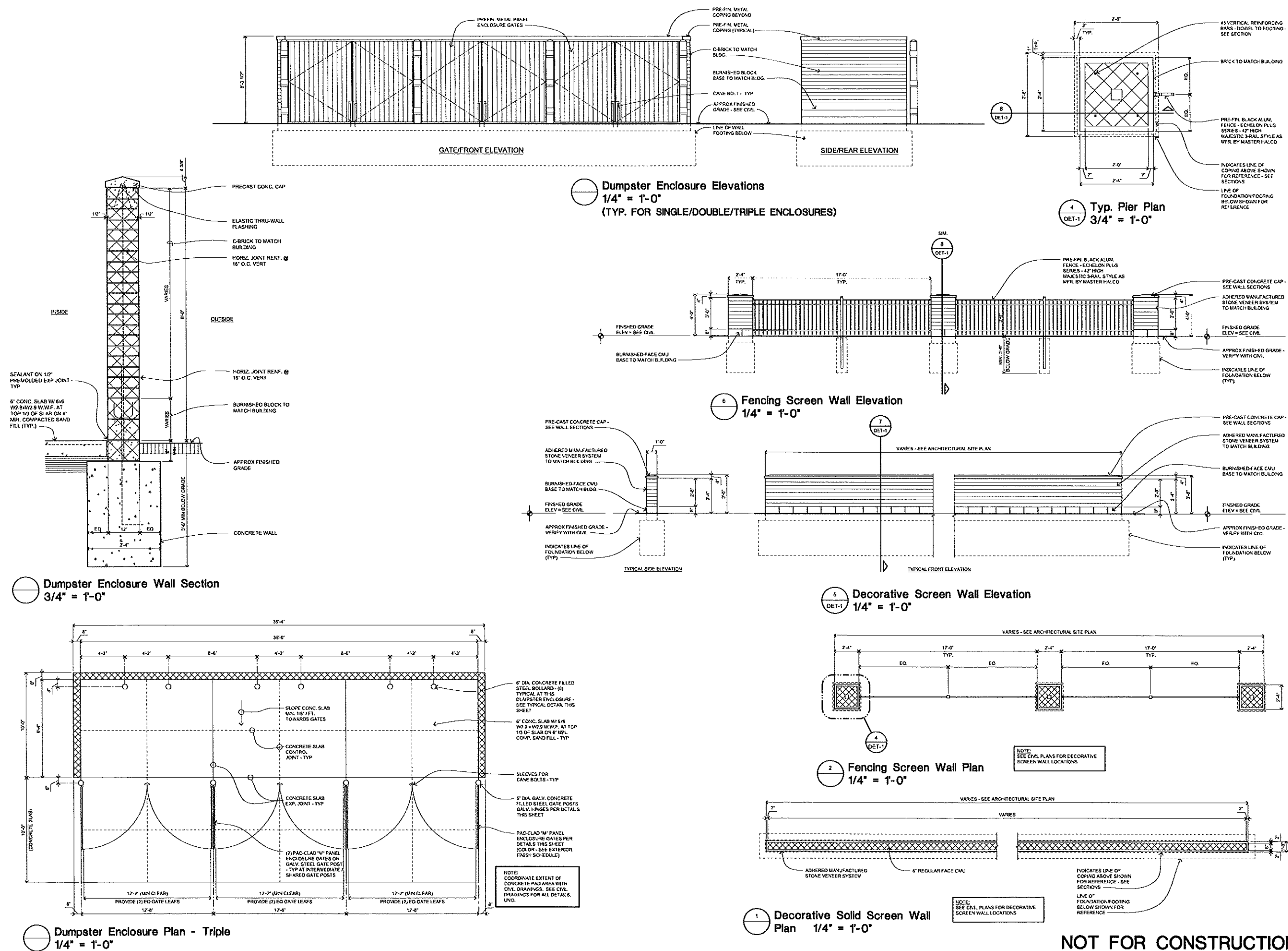


Plan View
Scale - 1" = 60'

Site Plan

SCALE: 1" = 60'-0"

[illegible]



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DET-1

[illegible]

Hunters Square Shopping Center
SWC Orchard Lake Rd. & 14 Mile Rd.
Farmington Hills, MI



Conceptual Floor Plan

issue date:
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checked: MD
approved: MD

sheet

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project

Hunters Square Shopping Center

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



Conceptual Building Elevations

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A-2



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



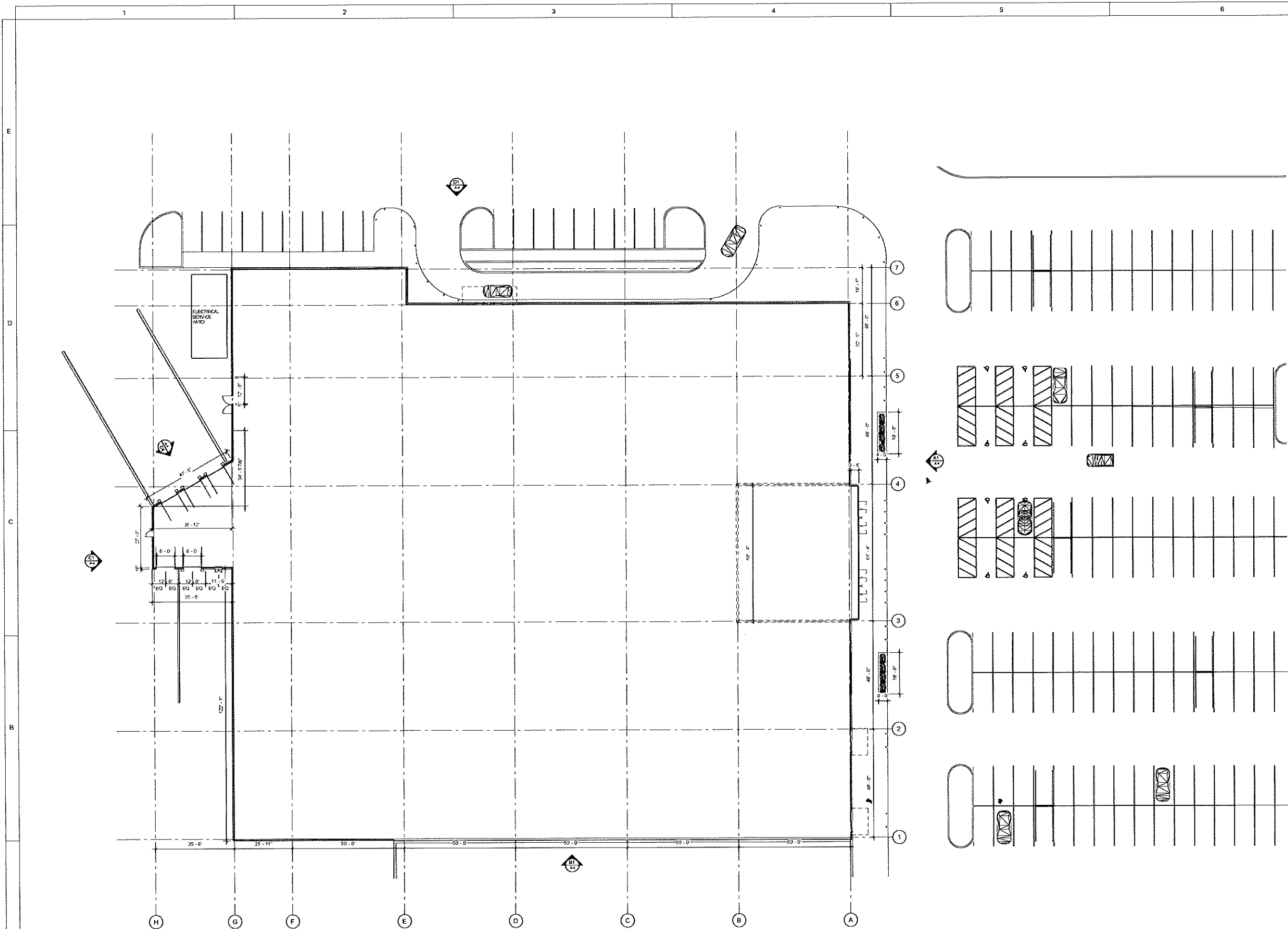
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Scale: 1/16"=1'-0"



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



B BERGMANN
ARCHITECTS ENGINEERS PLANNERS
2000 W. Saginaw Highway Suite 200
Lansing, MI 48217
P 517.272.8825
F 517.272.8835

meijer

REV	DATE	DESCRIPTION

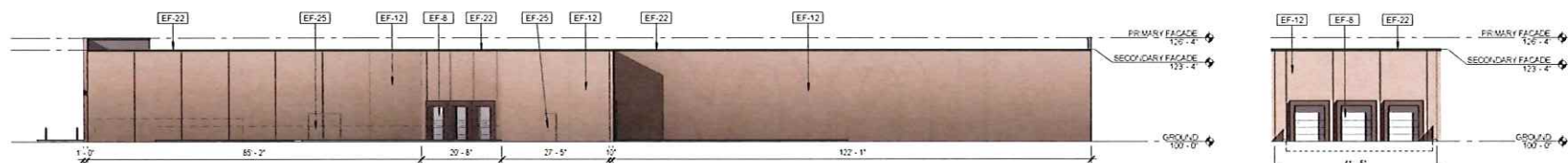
FARMINGTON HILLS, MICHIGAN
OCHSARD LAKE ROAD AND 14 MILE ROAD
FARMINGTON HILLS, MI 48334

OVERALL FLOOR PLAN

ISSUED FOR	
PERMIT	
SD	
CONSTRUCTION	
DESIGNED BY	REVIEWED
TRR	KJH
DATE	
23010766A	
A-3	

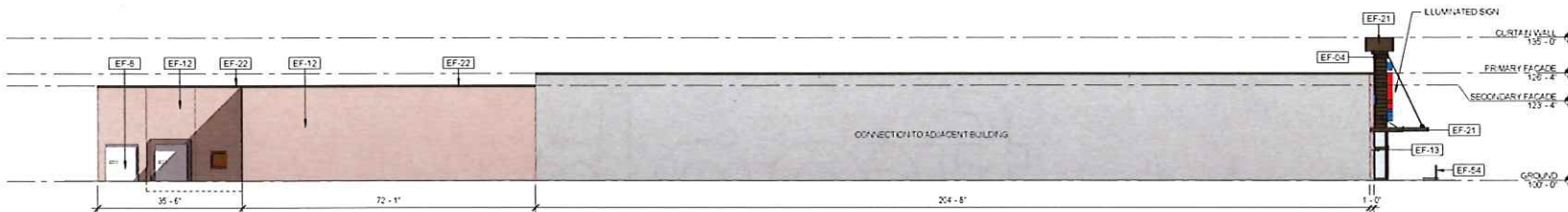


D1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



C1 WEST ELEVATION
SCALE: 1/16" = 1'-0"

C4 TRUCK DOCK ELEVATION
SCALE: 1/16" = 1'-0"



B1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



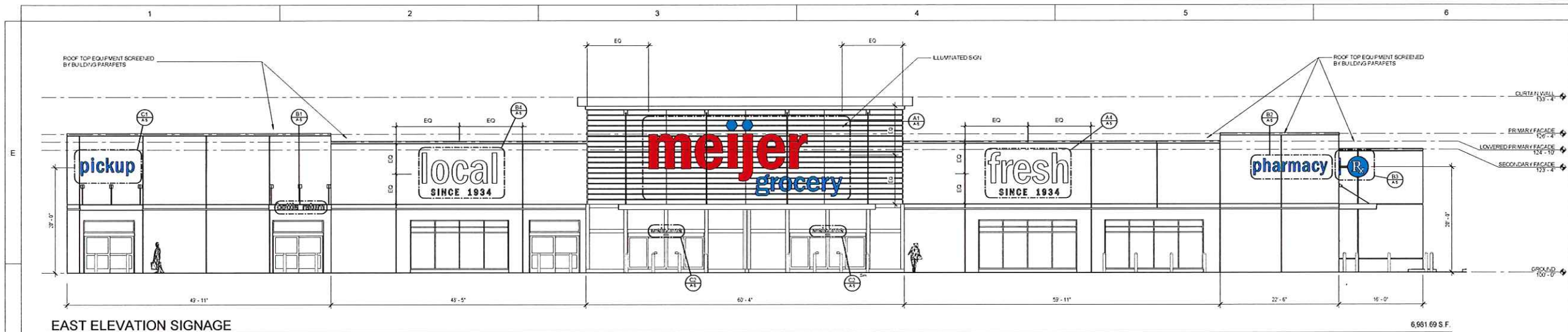
A1 EAST ELEVATION
SCALE: 1/16" = 1'-0"



RENDERING FINISH LEGEND			
CODE	FINISH	PRODUCT	COLOR
EF-01	CORRUGATED METAL PANEL	CENTRIA, CS600	SAGE BROWN
EF-04	CORRUGATED METAL PANEL	CENTRIA, CS200	DARK BRONZE
EF-05	ENTRANCE AND STOREFRONT FRAMES - 1" INSULATED GUARDIAN GLASS - CRYSTAL GRAY S603	-	DARK BRONZE ANODIZED ALUMINUM
EF-06	1" INSULATED SPANDREL PANEL WITH CRYSTAL GRAY S603 AND WARM GRAY SPANDREL PANEL	-	WARM GRAY
EF-08	SECTIONAL OVERHEAD DOORS	-	WHITE
EF-12	INSULATED PRECAST CONCRETE WALL	AP FORMLINER SMOOTH	TAN
EF-13	INSULATED PRECAST CONCRETE WALL - TEXTURED CONCRETE FINISH	FECKLI FORMLINER	TAN
EF-14	INSULATED PRECAST CONCRETE WALL - HORIZONTAL WOOD GRAIN	PROTO FORMLINER	DARK BROWN, MATCH EF-17
EF-17	INSULATED PRECAST CONCRETE WALL	AP FORMLINER SMOOTH BAND	DARK BROWN
EF-18	INSULATED PRECAST CONCRETE WALL - BRICK IMPRINTED	AP FORMLINER MODULAR BRICK VELOCOLOR 1101A	LIGHT CREAM
EF-20	CANOPY FASCIA PANEL AND SOFFIT	PAC-CLAD	DARK BRONZE
EF-21	SHEET METAL FLASHING AND TRIM - EDGE FLASHING AT CANOPY	PAC-CLAD	DARK BRONZE
EF-22	SHEET METAL FLASHING AND TRIM - EDGE FLASHING AT PARAPET	PAC-CLAD	DARK BRONZE
EF-25	FIELD PAINTED STEEL - HOLLOW METAL DOORS & FRAMES	SHERWIN WILLIAMS	TAN, MATCH EF-12
EF-27	FIELD PAINTED STEEL - HOLLOW METAL DOORS & FRAMES	SHERWIN WILLIAMS	DARK BRONZE
EF-50	STEEL SUPPORT	-	DARK BRONZE STEEL BEAM
EF-53	STAINLESS STEEL BOLLARD	-	BRUSHED STAINLESS STEEL
EF-54	BOLLARD	-	GREY
EF-63	VENTED SOFFIT PANEL - UVA CLAD UC-500	FIRESTONE	DARK BRONZE
EF-73	FIELD PAINTED STEEL - METAL DECKING	SHERWIN WILLIAMS	DARK BRONZE

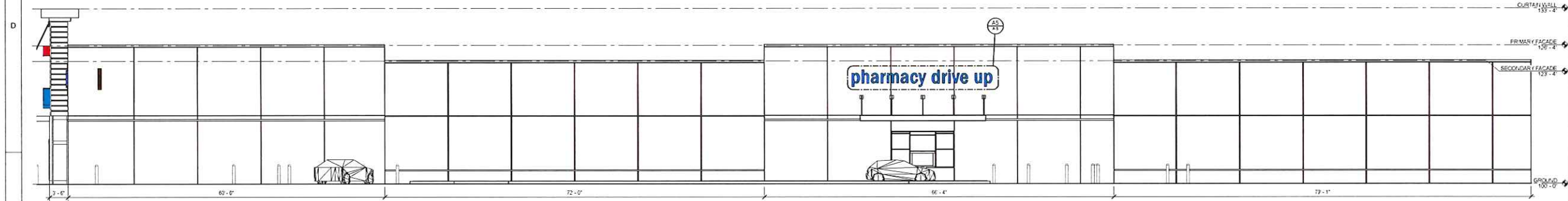
REV.	DATE	DESCRIPTION

ISSUED FOR	
PERMIT	
EO	
CONSTRUCTION	
TRR	K.H.
23010766A	



EAST ELEVATION SIGNAGE
SCALE 1/8" = 1'-0"

6,981.69 S.F.



NORTH ELEVATION SIGNAGE
SCALE 1/8" = 1'-0"

6,968.71 S.F.

pickup

C1 PICKUP SIGNAGE
SCALE 1/2" = 1'-0"

20.17 S.F.

welcome

C2 WELCOME SIGNAGE
SCALE 1/2" = 1'-0"

8.45 S.F.

bottle return

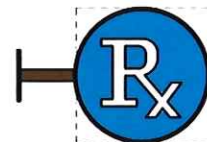
B1 BOTTLE RETURN SIGNAGE
SCALE 1/2" = 1'-0"

9.90 S.F.

pharmacy

B2 PHARMACY SIGNAGE
SCALE 1/2" = 1'-0"

30.84 S.F.



B3 RX BLADE SIGNAGE
SCALE 1/2" = 1'-0"

16.0 S.F.

local
SINCE 1934

B4 LOCAL SIGNAGE
SCALE 1/2" = 1'-0"

68.46 S.F.

EAST ELEVATION SIGNAGE

TOTAL SIGNAGE: 811.2 S.F.

TOTAL ELEVATION: 6,981.69 S.F.

SIGNAGE PERCENTAGE OF ELEVATION: 11.62%

NORTH ELEVATION SIGNAGE

TOTAL SIGNAGE: 60.67 S.F.

TOTAL ELEVATION: 6,968.71 S.F.

SIGNAGE PERCENTAGE OF ELEVATION: 0.87%

meijer
grocery

A1 MEIJER GROCERY SIGNAGE
SCALE 1/2" = 1'-0"

531.67 S.F.

fresh
SINCE 1934

A4 FRESH SIGNAGE
SCALE 1/2" = 1'-0"

97.26 S.F.

pharmacy drive up

A5 PHARMACY DRIVE UP SIGNAGE
SCALE 1/2" = 1'-0"

60.67 S.F.

project:

Proposed Outlot Building 'D' at
Hunters Square Shopping Center
SWC Orchard Lake Rd. & 14 Mile Rd.
Farmington Hills, MI



Conceptual Floor Plan

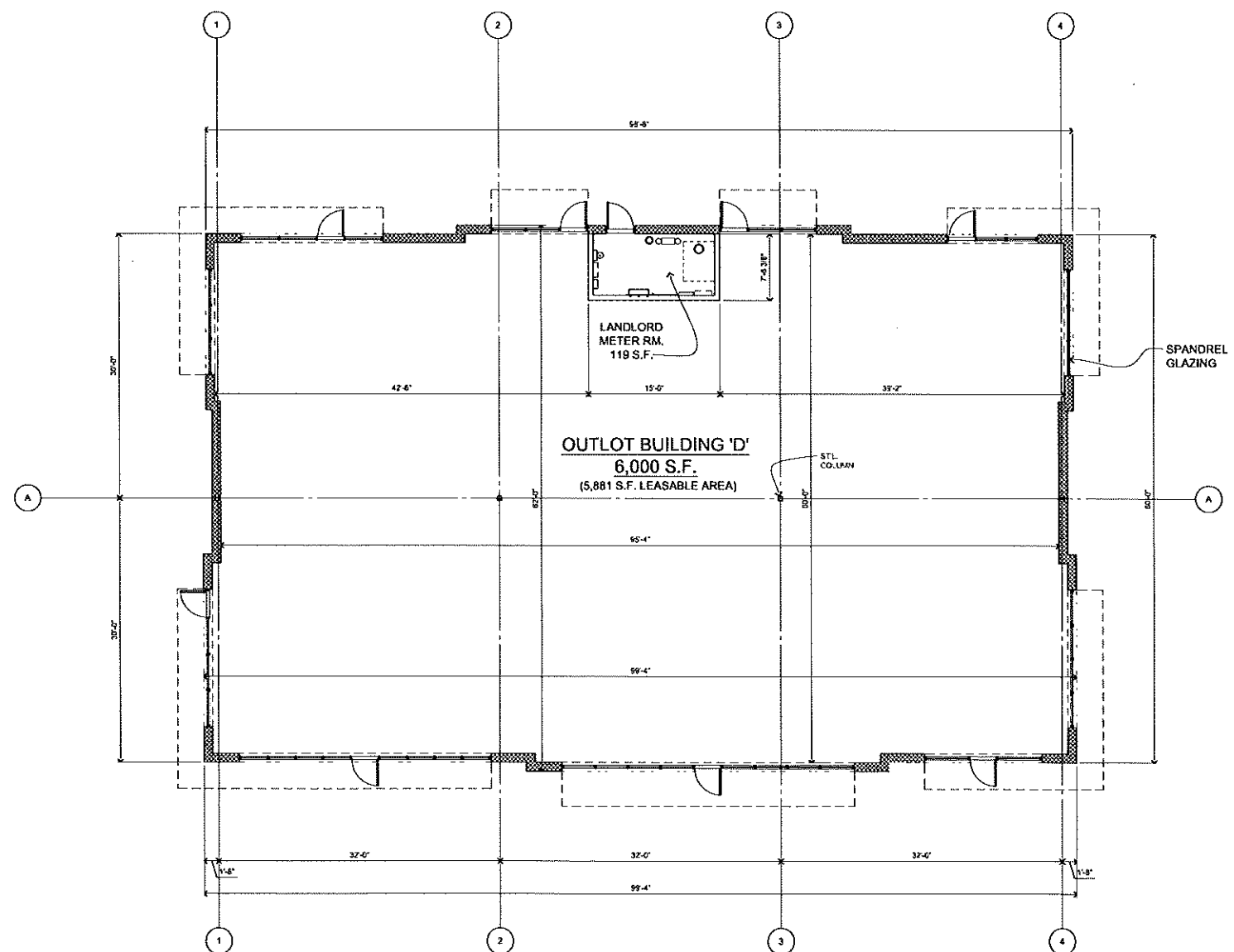
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drawn: BDB
checked: MD
approved: MD

file number: 21028-OD

sheet:

A-5



Floor Plan - Outlot Building 'D'
6,000 S.F. Scale: 1/8"=1'-0"

Proposed Outlot Building 'D' at
Hunters Square Shopping Center

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



Colliers Engineering & Design

20700 CIVIC CENTER DRIVE
SUITE 170
SOUTHFIELD, MICHIGAN
48076-4148

PH 248.540.7700 FX 248.540.2710
www.rogvooy.com

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



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



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

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project:

Proposed Outlot Building 'E' at
Hunters Square Shopping Center

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



Colliers Engineering & Design
20700 CIVIC CENTER DRIVE
SUITE 170
SOUTHFIELD, MICHIGAN
48076-4148
PH 248.540.7700 FX 248.540.2710
www.jogvoey.com

drawing:

Conceptual Floor Plan

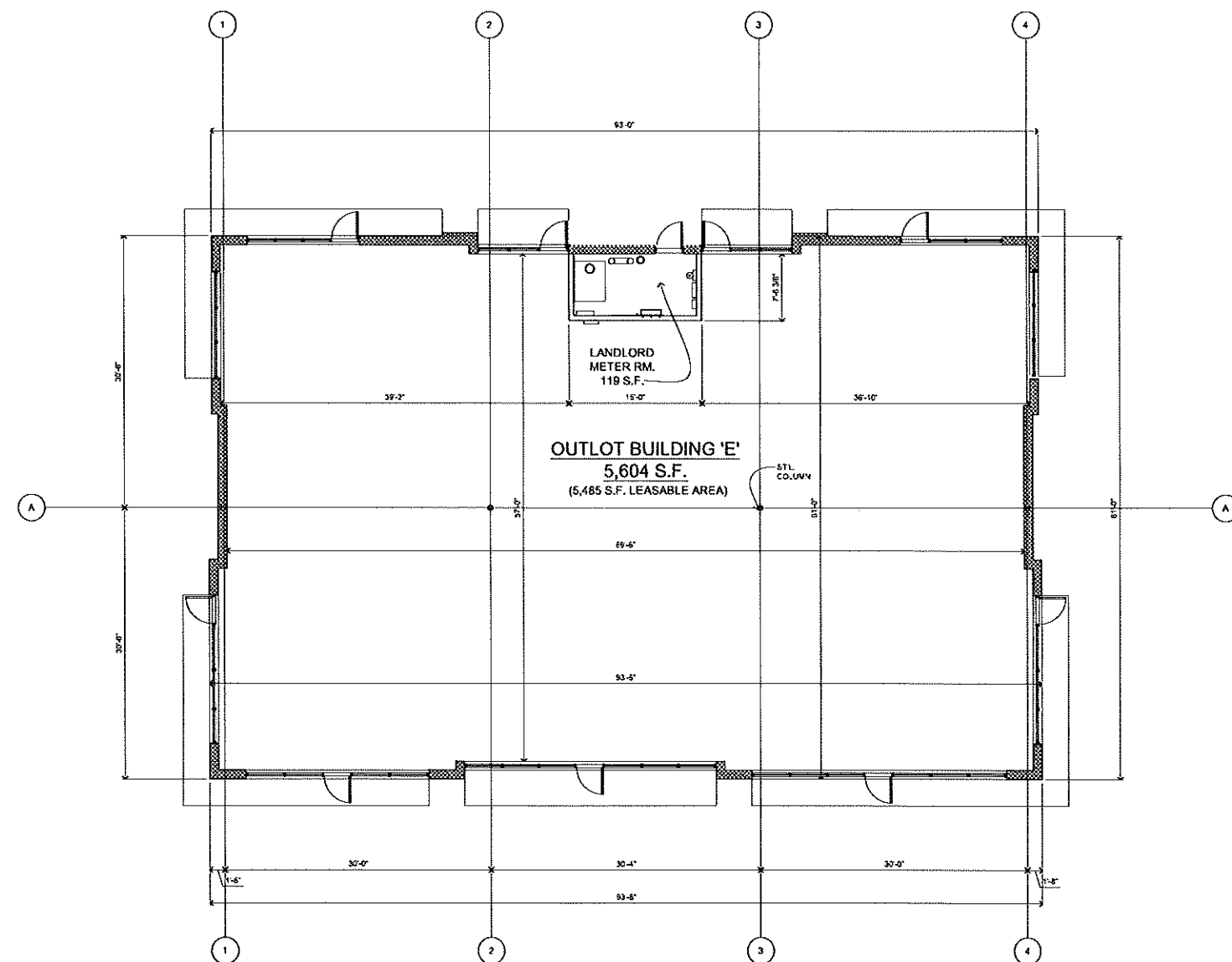
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approved: MD

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A-7



Floor Plan - Outlot Building 'E'
5,604 S.F. Scale: 1/8"=1'-0"

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Proposed Outlot Building 'E' at
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A-8



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



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



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



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

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project:

Proposed Outlot Building "F" at
Hunters Square Shopping Center
SWC Orchard Lake Rd. & 14 Mile Rd.
Farmington Hills, MI



drawing:

Conceptual Floor Plan

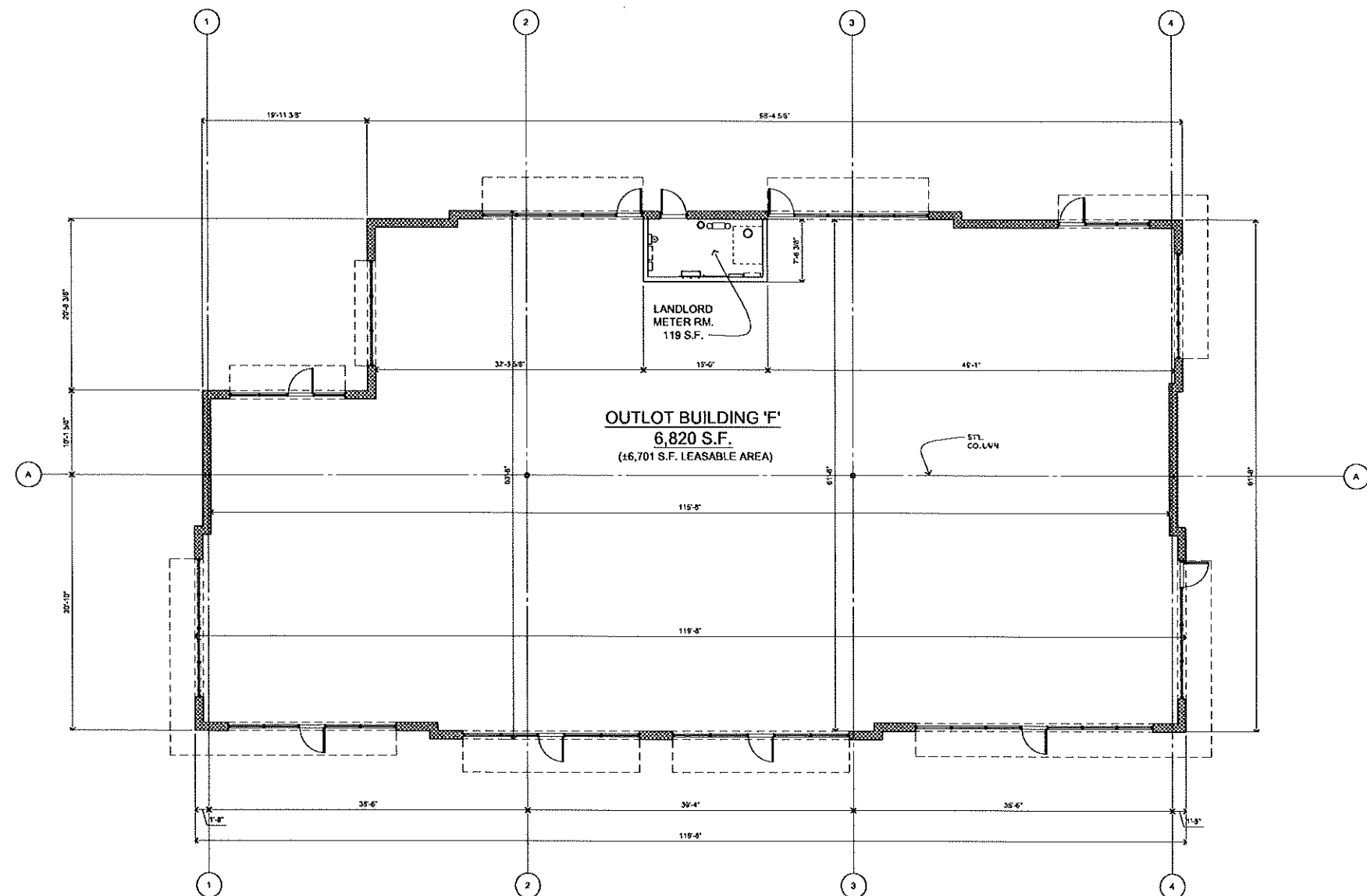
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A-9



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

project:

Proposed Outlot Building 'F' at
Hunters Square Shopping Center

Farmington Hills, MI



Colliers Engineering
& Design

20700 CIVIC CENTER DRIVE
SUITE 170
SOUTHFIELD, MICHIGAN
48076-4148

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drawing:

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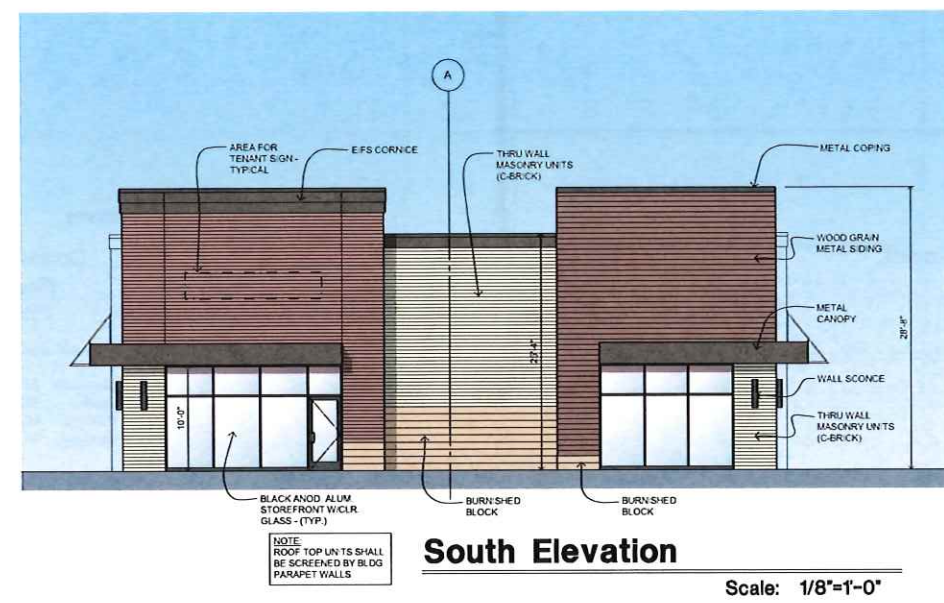
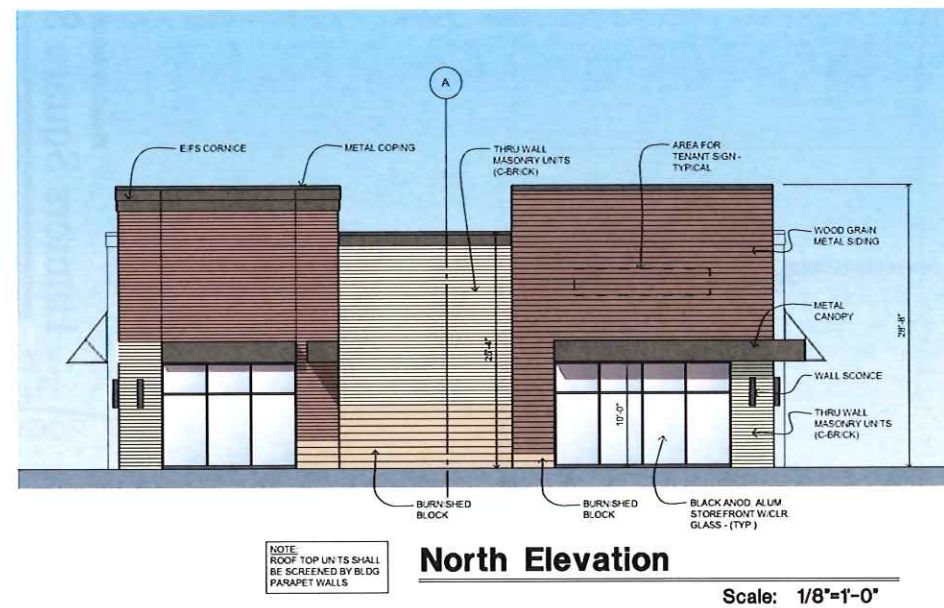
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Proposed Outlot Building 'G' at
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Farmington Hills, MI



drawing:

Conceptual Floor Plan

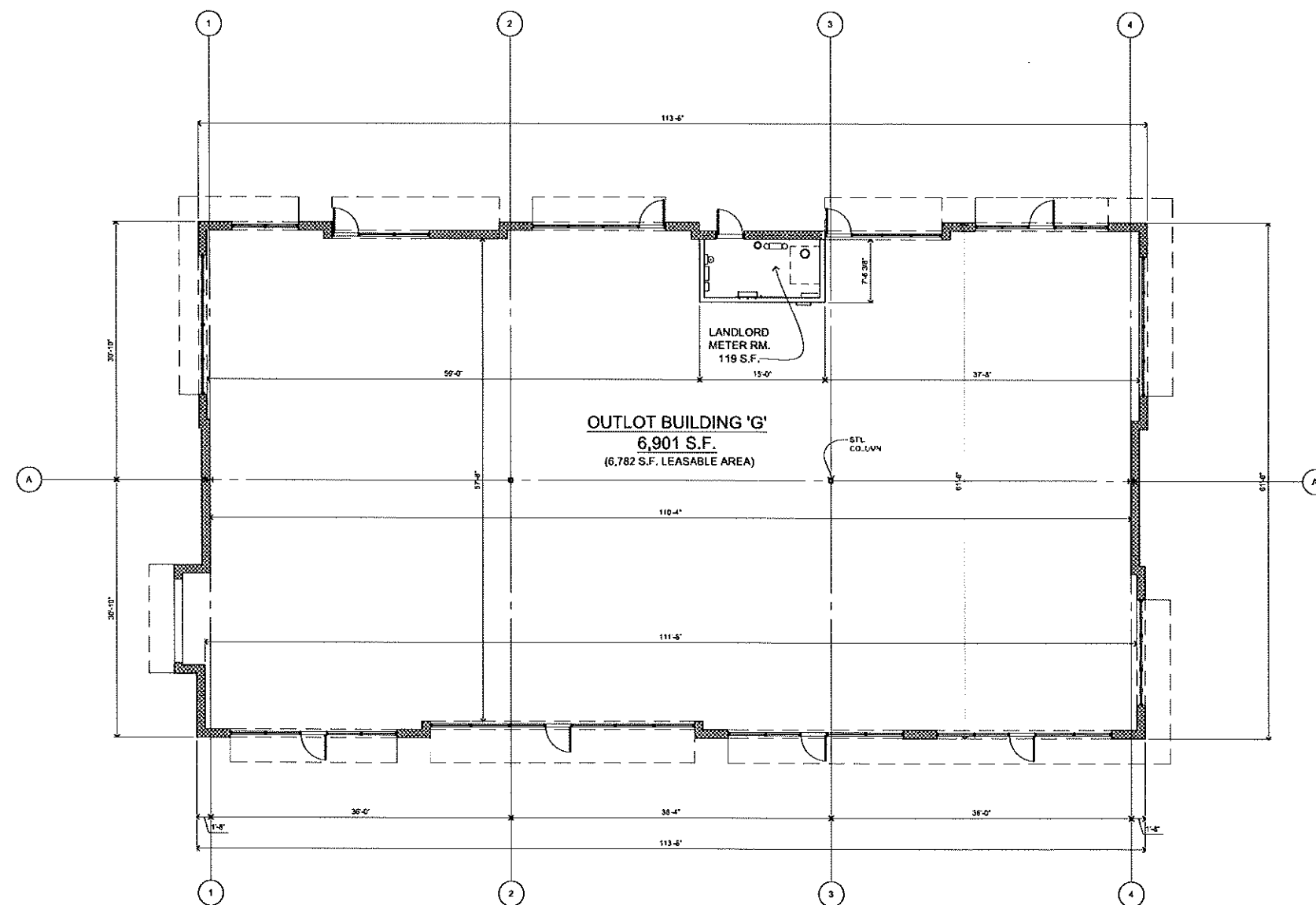
DO NOT SCALE DRAWING

issue date: 27 JUN 2023
drawn: BDB
checked: MD
approved: MD

file number: 21028-OG

sheet:


A-11



Floor Plan - Outlot Building 'G'
6,901 S.F. Scale: 1/8"=1'-0"

project:

Proposed Outlot Building 'G' at
Hunters Square Shopping Center
SWC Orchard Lake Rd. & 14 Mile Rd.
Farmington Hills, MI



Colliers Engineering & Design

20700 CIVIC CENTER DRIVE
SUITE 170
SOUTHFIELD, MICHIGAN
48076-4148

PH 248.540.7700 FX 248.540.2710
www.rogvoy.com

drawing:

Conceptual Building Elevations

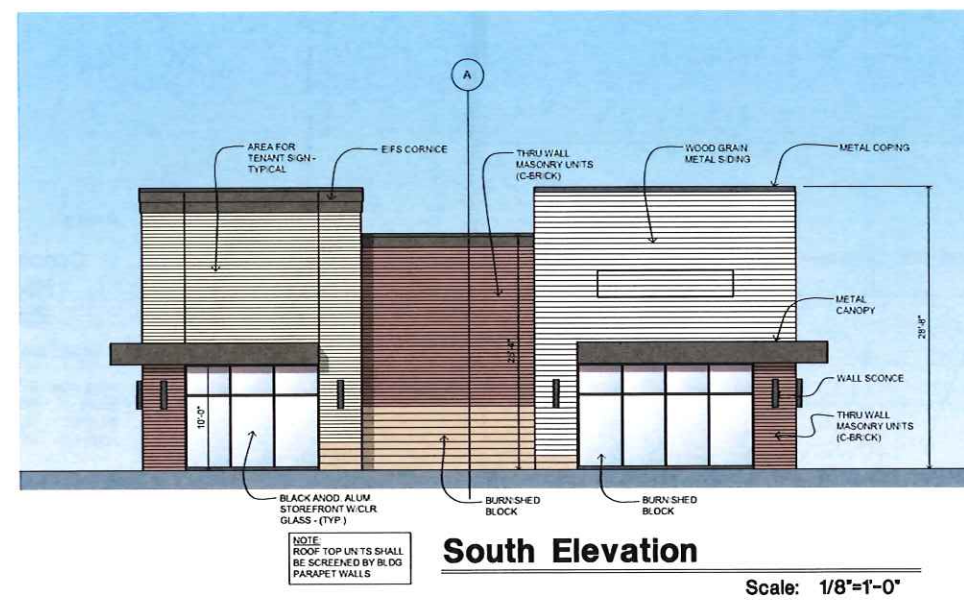
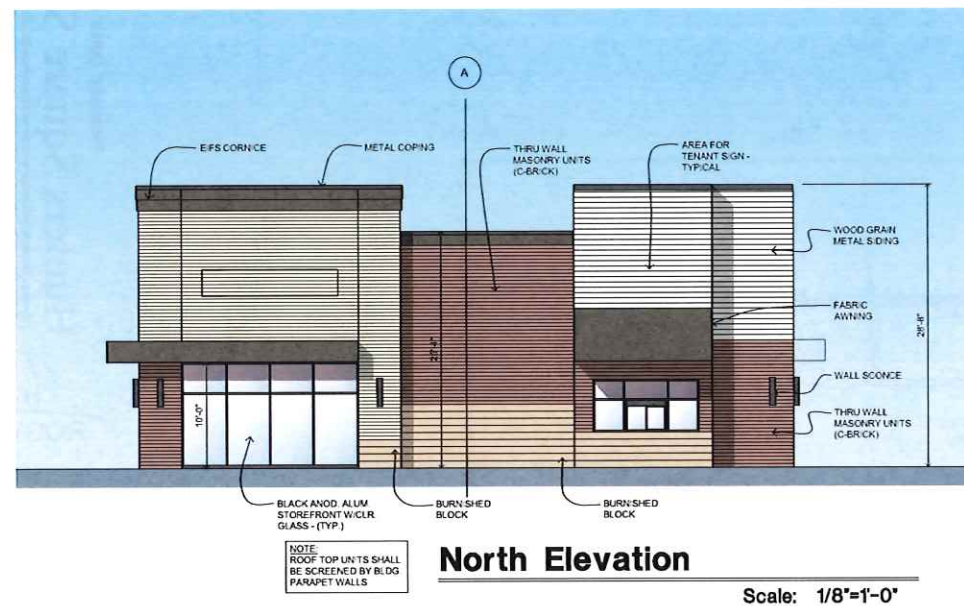
DO NOT SCALE DRAWING

issue date: 28 JUN 2023
drawn: BDB
checked: MD
approved: MD

file number: 21028-OG

sheet

A-12



1849 Pond Run
Auburn Hills, MI 48326

844.813.2949
peagroup.com

PEA Project No. 22-0256
City Project No. PUD 2-2023, PJ #3-23-77, SP #67-9-2023

February 5, 2024

City of Farmington Hills
31555 West Eleven Mile Road
Farmington Hills, MI, 48336

Hunter's Square Redevelopment PUD **Response to City Council and Staff Comments**

The following responses refer to points and issues brought up at the City Council meeting on January 8, 2024 as well as follow-up meetings with City staff.


- 1) Better define the public art (locations, details, etc):
 - a. The applicant commits to developing the site in a manner that creates potential locations for public art to be displayed at the four locations marked on the site plans as "Possible Public Art Location".
 - b. Applicant will work with the City and any art fund that may exist or be created in furtherance of identifying artists/work that would be suitable for display.
- 2) Bus stop with shelter
 - a. Per discussions with SMART, the route on Orchard Lake was eliminated due to lack of ridership.
 - b. Applicant commits to building a covered bus shelter at location noted on the site plan as "potential covered bus shelter if bus stop is reinstated by SMART in the future" should SMART resume bus service to the pre-existing stop at the project site.
- 3) Architectural quality (materials) and signage clutter (numbers of signs) on Meijer
 - a. Applicant commits to developing the site in a manner that is architecturally harmonious and compatible with the building standards and architectural details set forth on the site plan submitted and approved by the City.
 - b. Applicant will utilize building materials for the improvements to be constructed in the PUD site that are attached to the site plan submission entitled "Building Materials" and depicted in the accompanying rendering, provided that any proposed modification of the exterior building materials shall be reviewed by the City Manager, who shall approve or deny such modification within fifteen (15) days after submission by Applicant.
 - c. Applicant commits that, to the extent a Meijer is located at the project site, that Meijer will be designed and constructed to match the façade, signage, and building materials specified in the rendering/plans submitted by Applicant in its site plan and renderings package.

- d. The Meijer elevations have been reimagined to merge the traditional appeal of Meijer's Woodward Corner Market façade with the key elements of the Meijer Grocery brand identity. This includes the following updates:
 - i. Changed the customer-facing facades from pre-cast to brick masonry and included the columns, insets, fascia, and wainscot detailing familiar to Woodward Corner Market.
 - ii. Changed the two-story entry element to full-glazing consistent with Meijer's Grocery Format branding.
 - iii. Increased the length of storefront windows by 33%.
 - iv. Expanded the sun canopy across the length of the façade wrapping around the building corner.
 - v. Changed the Pharmacy, Pickup, and Pharmacy Drive Up signs from blue to white.
 - vi. Changed the Fresh, Local, Pharmacy, Pickup, and Pharmacy Drive Up signs from internally lit channel letters to halo-lit pin letters.
 - vii. Decreased the size of the Fresh and Local signs by 65%
 - viii. Decreased the combined size of the size of the Pharmacy, Pickup, and Pharmacy Drive Up signs by 25%
 - ix. Doubled the size of the landscape planters.
 - x. Added pedestrian amenities including a bench, bike racks, and architectural sconce lighting along the building façade.
- 4) Pedestrian connection to the residential to the west
 - a. An existing pedestrian connection currently exists near the southwest corner of the site near the gated entrance to the residential development and applicant commits to maintaining this pedestrian connection.
 - b. Applicant anticipates that cutting openings in the privacy fencing that runs along the western boundary of the site to create a second accessway would compromise privacy and views and increase noise to the adjacent residents.
 - c. Applicant is concerned that locating a second pedestrian connection on the west side of the site would be unsafe due to its location near the delivery truck circulation path at the back of the retail center and near the maintenance building and service drive at the residential development.
 - d. Addition of a second walkway would impact the privacy and security of the adjacent residential development since it is currently a fully fenced and gated/secure residential development.
 - e. Any establishment of an additional connection would require work to be performed on the adjacent residential property and would require consent to construction easements and support of that owner/community, which is uncertain.
- 5) Bicycle parking
 - a. Applicant commits to establishing bicycle parking areas in three locations noted on the site plan marked "bike rack, typ"
- 6) Pedestrian Markings across drive-thru lanes
 - a. Applicant commits to establishing striped pedestrian crosswalks across drive-thru lanes in those areas on the site plan marked "Striped Crosswalk for Improved Pedestrian Safety" and/or cross-hatched in yellow
- 7) No dumpsters in front yard
 - a. Applicant commits to removing the dumpster enclosure with screen wall previously depicted in the front yard along Orchard Lake Road at Outlot G.
 - b. Dumpster will be located on the north side of Outlot G, outside of the front yard setback, as depicted on the updated site plan.
- 8) Concern with drive-thru restaurant use
 - a. Drive-thru use is an end-cap unit, approximately 1,800-2,400 SF in size which will only be a portion of the Outlot G building.

- b. Stacking for 10 cars is shown on the site plan per ordinance requirements with space provided for an additional 6 cars.
 - c. Tenant is anticipated to be a fast casual user with mostly sit down service and some carryout. The drive-thru use would be low-intensive similar to a Panera or Chipotle type user.
 - d. Applicant agrees that it will not lease space in the building at Outlot G to McDonald's, Burger King, Wendy's, Chik-Fil-A, Taco Bell, Arby's, Popeye's or Kentucky Fried Chicken due to concerns with heavier drive-thru use with these establishments.
- 9) Photometrics – revisions to uniformity ratio and color temp
- a. Revised lighting plans are included which address the planning review comments
- 10) Additional landscaping along Hunter's Lane
- a. Additional landscaping is not feasible due to conflicts with existing utilities and an underground stormwater vault.
 - b. An existing screen wall and established landscape screening currently exists along the south property line (see included Hunter's Lane Images)
 - c. No changes to the existing lighting are proposed along the southern property line that would impact adjacent properties.

If you should have any further questions, please contact this office.

Sincerely,
PEA Group



Rachel L. Smith, P.E., LEED AP
Associate | Senior Project Manager

OWNER REVIEW: 15 JUL. 2022
OWNER REVIEW: 08 AUG. 2022
OWNER REVIEW: 12 SEPT. 2022
REVISED: 11 NOV. 2022
OWNER REVIEW: 01 AUG. 2023
REVISED: 09 AUG. 2023
REVISED: 21 AUG. 2023
REVISED: 01 SEPT. 2023
REVISED: 15 JAN. 2024
REVISED: 19 JAN. 2024

Proposed Redevelopment For
Hunters Square Shopping Center

20700 CIVIC CENTER DRIVE
SUITE 170
SOUTHFIELD, MICHIGAN
48076-4148

PH 248.540.7700 FX 248.540.2710
www.rogvov.com

Site Plan Amenities

issue date:
drawn: KL
checked: MD
approved: MD

SP-1.1



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issued for:
OWNER REVIEW: 15 JUL. 2022
OWNER REVIEW: 08 AUG. 2022
OWNER REVIEW: 12 SEPT. 2022
REVISED: 11 NOV. 2022
OWNER REVIEW: 01 AUG. 2023
REVISED: 09 AUG. 2023
REVISED: 21 AUG. 2023
REVISED: 01 SEPT. 2023
RENDERING VIEWS: 16 JAN. 2024
REVISED: 18 JAN. 2024
REVISED: 19 JAN. 2024

project:

Proposed Redevelopment For
Hunters Square Shopping Center

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



20700 CIVIC CENTER DRIVE
SUITE 170
SOUTHFIELD, MICHIGAN
48076-4148

PH 248.540.7700 FX 248.540.2710
www.rogvoy.com

drawing:

Rendering
Views

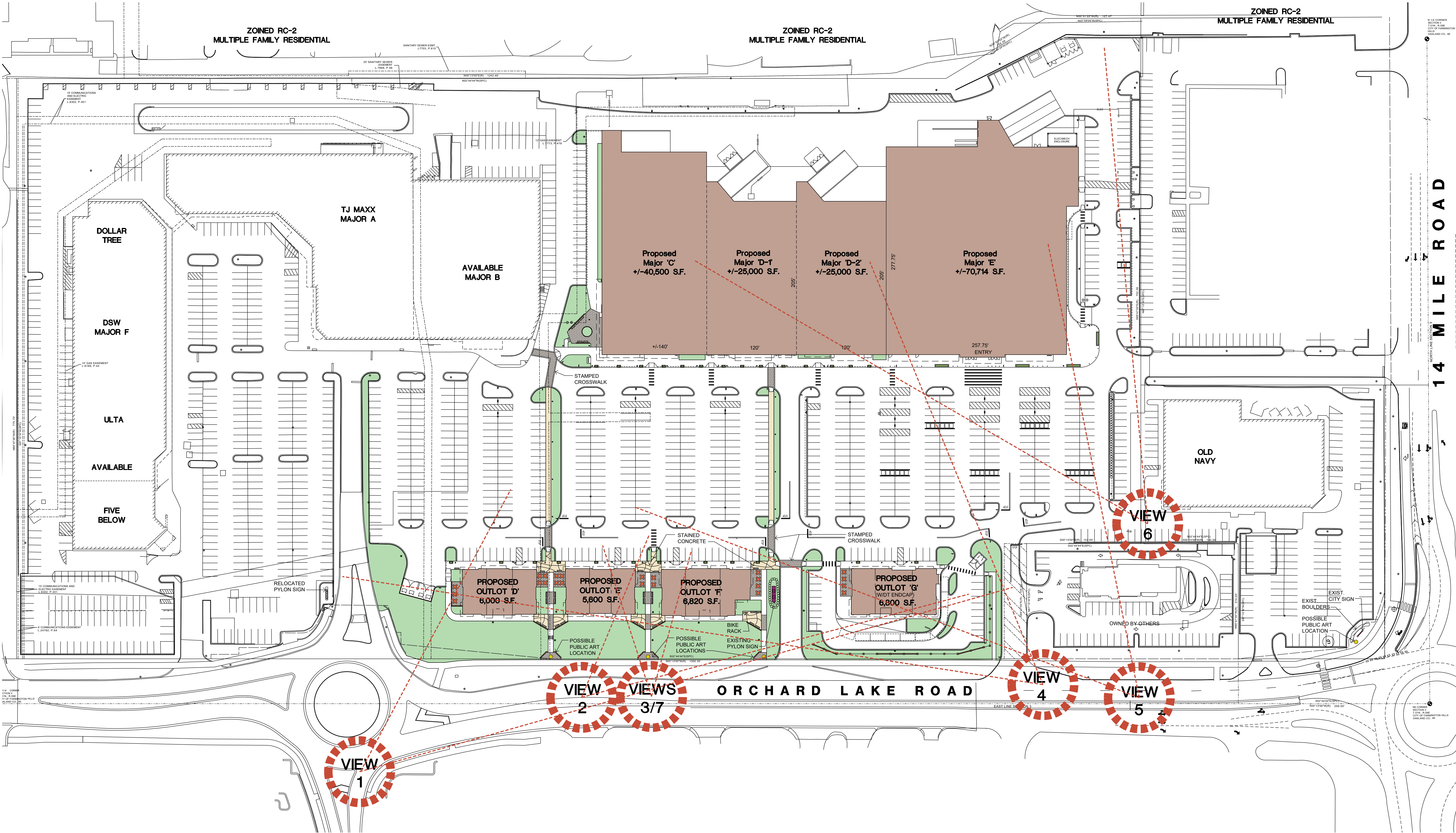
DO NOT SCALE DRAWING

issue date:
drawn: KL
checked: MD
approved: MD

file number: 21028

sheet:

SP-RV



 **Site Plan**

SCALE: 1" = 60'-0"

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(SEE SHEET SP-RV FOR LOCATION) **VIEW-1**



(SEE SHEET SP-RV FOR LOCATION)

VIEW-2



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



(SEE SHEET SP-RV FOR LOCATION) **VIEW-4**



(SEE SHEET SP-RV FOR LOCATION)

VIEW-5



(SEE SHEET SP-RV FOR LOCATION)

VIEW-6



(SEE SHEET SP-RV FOR LOCATION)

VIEW-7



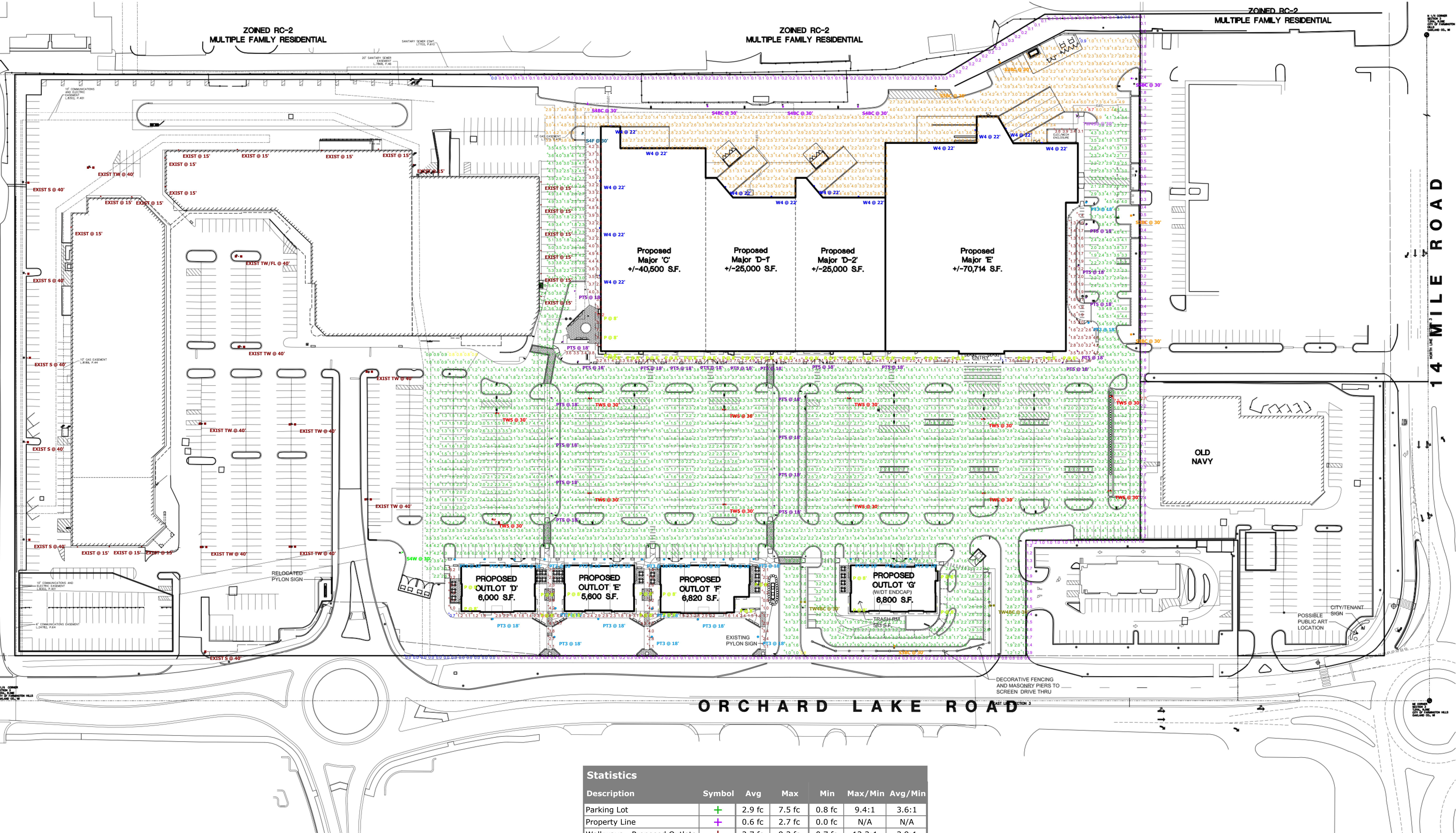








- Note**
1. CCT of Existing Luminaires Unknown, New Fixtures = 3500K
 2. Site Fixtures within 50FT of a Residential Property Line or Public Right-Of-Way to have External or Optic Mounted Back-Light Shielding to meet City Ordinances.
 3. Site Fixtures near public roadways to be aimed/directed to minimize light spill - per City Ordinances
 4. All fixtures to be full cut-off - any adjustable arm fixtures to be mounted at 90deg.



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	2.9 fc	7.5 fc	0.8 fc	9.4:1	3.6:1
Property Line	+	0.6 fc	2.7 fc	0.0 fc	N/A	N/A
Walkways - Proposed Outlots	+	2.7 fc	9.3 fc	0.7 fc	13.3:1	3.9:1
Walkways Major C-E	+	3.9 fc	11.2 fc	1.1 fc	10.2:1	3.5:1
Loading & Unloading	+	3.3 fc	8.7 fc	0.9 fc	9.7:1	3.7:1

 **Site Plan**

SCALE: 1" = 60'-0"

2 of 2

E

D

C

B

A



REV.	DATE	DESCRIPTION

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

3D VIEWS

ISSUED FOR:	
PERMIT	
BID	
CONSTRUCTION	
PROJECT MANAGER	DESIGNER
TRR	KJH
JOB NO.	
23010766A	



REV.	DATE	DESCRIPTION

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

EVENING 3D VIEWS

ISSUED FOR:

PERMIT

BID

CONSTRUCTION

PROJECT MANAGER

DESIGNER

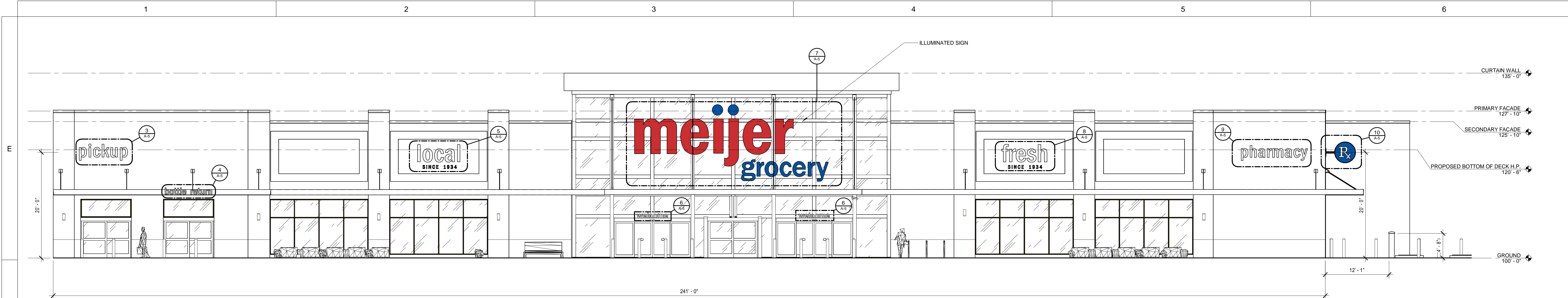
TRR

KJH

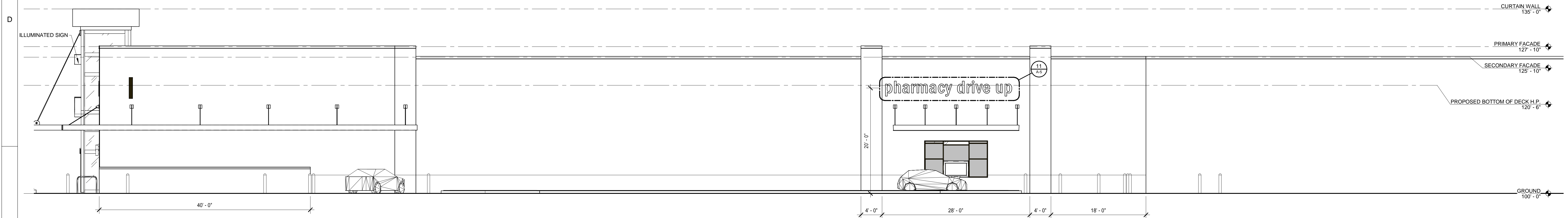
JOB NO.

23010766A

A-7



EAST ELEVATION - SIGNAGE
SCALE: 1/8" = 1'-0"



NORTH ELEVATION - SIGNAGE
SCALE: 1/8" = 1'-0"



EAST ELEVATION SIGNAGE
TOTAL SIGNAGE: 675.49 S.F.
TOTAL ELEVATION: 6,981.69 S.F.
SIGNAGE PERCENTAGE OF ELEVATION: 9.68%

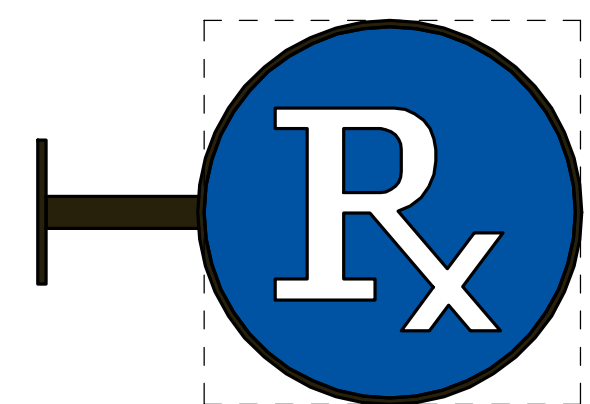
NORTH ELEVATION SIGNAGE
TOTAL SIGNAGE: 41.93 S.F.
TOTAL ELEVATION: 6,968.71 S.F.
SIGNAGE PERCENTAGE OF ELEVATION: 0.60%



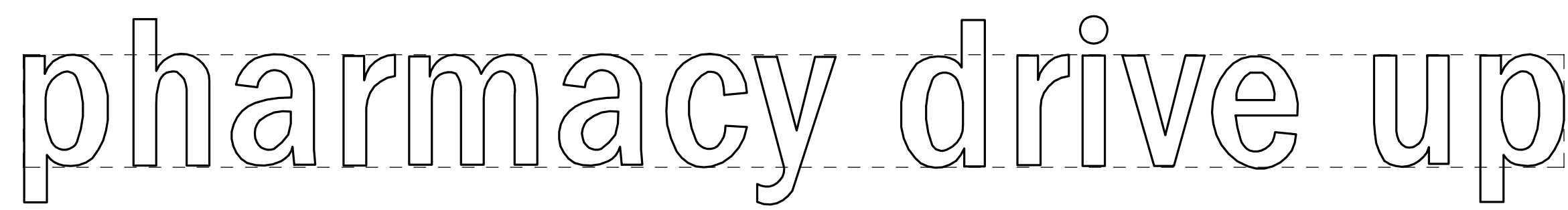
7 MEIJER GROCERY SIGNAGE
SCALE: 1/2" = 1'-0"
531.67 S.F.
INTERNALLY ILLUMINATED



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



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



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

BERGMANN
ARCHITECTS ENGINEERS PLANNERS
7050 W. Saginaw Highway Suite 200
Lansing, MI 48917
p 517.272.9835
f 517.272.9836

meijer

REV.	DATE	DESCRIPTION

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

ISSUED FOR:	
PERMIT	
BID	
CONSTRUCTION	

PROJECT MANAGER	DESIGNER
TRR	KJH

JOB NO.
23010766A

A-5









FLATBREAD
WHEAT
SOURDOUGH

MULTI-GRAIN
• Ciabatta •
BAGUETTE

BRIOCHE

PITA

fresh baked bread

NUTS

BAGELS & CROISSANTS

BRIOCHE

Crispelli's
BAKERY

Everyday BREADS

TAKE & BAKE

SANDWICH

JUICE & BEVERAGES

SMOOTHIES





snacks

money

Great Grains
Shredded Wheat
Fruity Pebbles

3
cereal
coffee/tea
hot chocolate
pancake mix/syrup

michigan MADE

Great Grains
Shredded Wheat
Fruity Pebbles
Coffee
Tea
Hot Chocolate
Pancake Mix/Syrup

4
spices
desserts
sugar/oil
baking needs

world f
salad o
tortilla
ketchu

get

Instant Noodle Cups
Cereal
Shredded Wheat
Fruity Pebbles



PHARMACY

PHARMACY Quality CARE

ity
CAR

women's
supplements

eye & ear care

reading glasses

first aid treatments

braces & supports

smoking cessation

bandages

foot care

dietary fiber

LASTING CRAVING RELIEF

GET STARTED



Dino The life guy / Peponis



December 15, 2023

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

Final PUD Review

Case: PUD 2, 2023
Site: 30825 and 31361 Orchard Lake Road (Parcel ID 22-23-03-226-028 & -027)
Applicant: Timothy Collier
Plan Date: 8/29/2023; revisions 12/8/2023
Zoning: B-2 Community Business

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



Project Summary

The applicant proposes reconfiguration of an existing large shopping center, including a revamp of several larger tenant units, the addition of outlots, and some accompanying changes to the parking lot. The use will remain solely commercial.

Existing Conditions

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

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

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

PUD Qualification

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

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

This determination was based upon the following:

Criteria for qualification. In order for a zoning lot to qualify for the Planned Unit Development option, the zoning lot shall either be located within an overlay district or other area designated in this chapter as qualifying for the PUD option, or it must be demonstrated that all of the following criteria will be met as to the zoning lot:

- A. The PUD option may be effectuated in any zoning district.
- B. The use of this option shall not be for the sole purpose of avoiding the applicable zoning requirements. Any permission given for any activity or building or use not normally permitted shall result in an improvement to the public health, safety and welfare in the area affected.
The commercial use of the property is not proposed to change significantly; the development of the outlots occurs partially within the front setback of the B-2 district; drive-through restaurants are also not typically permitted in the B-2 district. The applicant notes that attempts will

generally be made to meet B-2 standards, with additional landscaping, amenities, and architectural quality as trade-offs for any necessary deviations.

- C. The PUD shall not be utilized in situations where the same land use objectives can be accomplished by the application of conventional zoning provisions or standards. Problems or constraints presented by applicable zoning provisions shall be identified in the PUD application. Asserted financial problems shall be substantiated with appraisals of the property as currently regulated and as proposed to be regulated.

The applicant has provided a letter specifying the constraints of the zoning ordinance from which they are seeking relief, along with the degree of relief sought (the list also included at the end of this letter). More generally, the narrative notes that the applicant is seeking a flexible mix of commercial uses to support the introduction of more pedestrian amenities and a new layout.

- D. The Planned Unit Development option may be effectuated only when the proposed land use will not materially add service and facility loads beyond those contemplated in the Future Land Use Plan unless the proponent can demonstrate to the sole satisfaction of the city that such added loads will be accommodated or mitigated by the proponent as part of the Planned Unit Development.

The fundamental use of the site will not change. The applicant has provided a traffic study showing projected changes in trips to and from the site from current conditions; we defer to engineering for a full review of this study. There is some potential to close at least one if not two curb cuts, though the site plan does not show this (Planning Commission did not condition a recommendation of approval on closing any access points).

- E. The Planned Unit Development must meet, as a minimum, one of the following objectives of the city (criteria addressed by the applicant in bold):

- i. **To permanently preserve open space or natural features because of their exceptional characteristics or because they can provide a permanent transition or buffer between land uses.**

The applicant points to an expansion of green space along Orchard Lake Road; there may be additional opportunities to return paved areas to an unpaved state, or establish new gathering areas, visual focal points (such as public art pieces), and sidewalks to aid the flow of people through the large parking lot. The applicant's letter lists the following "proposed community benefits" in a letter:

- 1) Public artwork*
- 2) Reduction of paved areas on site*
- 3) Addition of pedestrian pathways*
- 4) Traffic calming measures to increase pedestrian safety*
- 5) Diversity of uses on site including grocery, restaurants, office and entertainment*
- 6) Enhancement of existing landscape buffer adjacent to residential to the west*
- 7) Enhancement of landscape buffer along Orchard Lake Road*
- 8) Additional shrubs and perennial landscape enhancements within parking lot*
- 9) Added outdoor plaza areas with benches*
- 10) Addition of stormwater quality measures*
- 11) Deferred/future covered bus stop if/when SMART reinstates bus line in this area*
- 12) Reduction of 424 parking spaces and reduction of pavement*

- ii. **To permanently establish land use patterns which are compatible or which will protect existing or planned uses.**
The applicant has highlighted and responded to this objective, referring to a more accessible overall center with better stormwater management and a more dynamic tenant mix. The plan does also show some of the buildings moving away from the residential property line to establish larger loading zones.
- iii. To accept dedication or set aside open space areas in perpetuity.
- iv. To provide alternative uses for parcels which can provide transition buffers to residential areas.
- v. **To guarantee the provision of a public improvement which could not otherwise be required that would further the public health, safety, or welfare, protect existing or future uses from the impact of a proposed use, or alleviate an existing or potential problem relating to public facilities.**
The applicant notes enhanced non-motorized access and new green spaces; see our response to objective i above; details of art and some amenities (such as the type of benches) have not yet been provided.
- vi. **To promote the goals and objectives of the Master Plan for Land Use.**
The applicant addresses this item with notes about business stabilization.
- vii. **To foster the aesthetic appearance of the city through quality building design and site development, the provision of trees and landscaping beyond minimum requirements; the preservation of unique and/or historic sites or structures; and the provision of open space or other desirable features of a site beyond minimum requirements.**
The applicant calls for higher-end design, architecture, and materials on the site, and also notes that the outlots help foster walkability and change the feel of the corridor; the new green space and plazas between these buildings area also highlighted in the applicant's response.
- viii. To bring about redevelopment of sites where an orderly change of use is determined to be desirable.

Though only one objective must be met by the plan, the applicant's narrative directly addresses objectives I, ii, v, vi, and vii.

- F. The PUD shall not be allowed solely as a means of increasing density or as a substitute for a variance request; such objectives should be pursued through the normal zoning process by requesting a zoning change or variance.
The primary reason for seeking a PUD here appears to be a broad desire for greater flexibility than the B-2 district provides, both in terms of uses and site layout.

Final determination.

The Planning Commission held a public hearing on the final PUD plan on November 16, 2023. After substantial public comment, the majority of which was in support of Marvin's Marvelous Mechanical Museum, with commenters expressing a hope that the business will not be lost.

Per Section 34-3.20.5.B, the following must be submitted when seeking final determination of PUD qualification:

a. A boundary survey of the exact acreage being requested done by a registered land surveyor or civil engineer (scale not smaller than one inch equals one hundred (100) feet).	✓
b. A topographic map of the entire area at a contour interval of not more than two (2) feet. This map shall indicate all major stands of trees, bodies of water, wetlands and unbuildable areas (scale: not smaller than one inch equals one hundred (100) feet).	✓
c. A proposed land use plan indicating the following at a scale no smaller than one inch equals one hundred (100) feet (1" = 100'):	✓
(1) Land use areas represented by the zoning districts enumerated in Section 34-3.1.1 through Section 34-3.1.30 of this chapter.	✓
(2) Vehicular circulation including major drives and location of vehicular access. Preliminary proposals as to cross sections and as to public or private streets shall be made.	✓
(3) Transition treatment, including minimum building setbacks to land adjoining the PUD and between different land use areas within the PUD.	✓
(4) The general location of nonresidential buildings and parking areas, estimated floor areas, building coverage and number of stories or height.	✓
(5) The general location of residential unit types and densities and lot sizes by area.	✓
(6) A tree location survey as set forth in Section 34-5.18, Tree Protection, Removal and Replacement.	✓
(7) The location of all wetlands, water and watercourses and proposed water detention areas.	✓
(8) The boundaries of open space areas that are to be preserved and reserved and an indication of the proposed ownership thereof.	✓
(9) A schematic landscape treatment plan for open space areas, streets and border/transition areas to adjoining properties.	✓
d. A preliminary grading plan, indicating the extent of grading and delineating any areas which are not to be graded or disturbed.	✓
e. An indication of the contemplated water distribution, storm and sanitary sewer plan.	✓
f. A written statement explaining in detail the full intent of the applicant, indicating the type of dwelling units or uses contemplated and resultant population, floor area, parking and supporting documentation, including the intended schedule of development.	✓

Site Plan & Use:

1. **Summary of Proposed Use.** The applicant has submitted a site plan. The plan proposes three new “Major” tenant spaces for uses consistent with a commercial shopping center with corresponding site improvements. The tenant spaces, comprising 157,564 square feet, will replace a single structure that includes 190,155 square feet of space. The plans also propose four new outlots along Orchard Lake Road, one of which includes a drive-in business. Four existing buildings are to be maintained in their current condition. The total floor area of the site with the proposed improvements will be 353,223 square feet, an overall reduction of 7,270 square feet.

Uses in a shopping center are consistent with principal permitted uses listed in the B-2 District, including retail businesses, personal service establishments which perform services on the premises, fast food or carry out restaurants, and sit-down restaurants. However, drive-in businesses, or establishments that serve patrons while in a motor vehicle, are not permitted in the B-2 District.

Uses not permitted in an underlying district may be permitted as part of a PUD. The applicant is requesting that the following five uses be permitted in this development:

- Drive-in restaurant
 - Pharmacy pick-up window
 - Sidewalk sales
 - Indoor recreation facilities
 - Veterinary hospital or clinic
2. **Density.** The plans include 353,223 square feet of floor area. The lot size is 1,241,024 square feet (net). The lot coverage is 28.5%.
 3. **Master Plan.** The 2009 Future Land Use Map in the City of Farmington Hills Master Plan for Future Land Use designates this site as Shopping Center Type Business. This classification is also assigned to the properties across from the subject property, along Orchard Lake Road, as well as other commercial corridors in the City. Areas identified for Shopping Center Type Business are intended to be compatible with other uses in the shopping center environment and are aligned with lots in the B-1, B-2, or b-4 Zoning districts.

The plan identified several sites as a part of the “Orchard Lake Redevelopment Area,” but the Hunter’s Square Shopping Center was not included. However, the lots directly across the street on Orchard Lake were identified as potential Mixed-Use Redevelopment, with a vision for this area similar to a central business district, including an increase in the intensity of uses and enhanced pedestrian and bicycle accommodations and amenities.

The Master Plan also cited two relevant studies, both of which included recommendations for Orchard Lake Road. The City’s 2006 Sustainability Study included a recommendation to establish a mixed-use development area along Orchard Lake between Eleven and Fourteen Mile Roads, with an emphasis on the potential to create a “Central Business District,” characterized by buildings up to five stories with “zero” setbacks from the roads. The 2002 Orchard Lake Road Corridor Study was a coordinated plan for the area along Orchard Lake extending from Grand River Avenue to Pontiac. The Master Plan cited a quote from the Corridor Study that recommends a coordinated approach to development with “common visual linkages, landscaping, calming of traffic, pedestrian friendly ways, lighting and signage.”

4. **Dimensional Standards of the B-2 District (34-3.1.24.E). The applicant is seeking relief from required setbacks in the B-2 District as follows (two of these would confirm existing nonconforming setbacks, as noted):**
- a. 34-3.1.24.E- Setback relief for front setback (reduction from 75' to 58.49')
 - b. 34-3.1.24.E- Setback relief for rear setback (reduction from 75' to 69.33')
 - c. 34-3.1.24.E- Setback relief for south side setback (reduction from 75' to 74.88'—existing setback)
 - d. 34-3.5.2.E- Relief from parking setback (SE corner of site) (reduction from 10' to 4.96'—existing setback)

Standard	B-2 Requirement	Proposed
Lot Size	Not Specified	28.85 acres (gross)/ 28.49 acres (net)
Lot width	Not Specified	Not Specified
Lot coverage	Not Specified	28.5%
Front setback	75 ft	58.49 ft
Rear setback ¹	75 ft	69.34 ft
Side setback (north)	20 ft	83.24 ft
Side setback (south) ²	75 ft	74.88 ft
Building height	50 ft/ 3 stories	33.17 ft
Front Yard Open Space	20% of Front Yard, or 15'	100,333 ³

Footnotes:

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

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

³The front yard open space required for this site is 20,255 square feet and the applicant indicated that 100,333 square feet of open space area was provided which exceeds 20%.

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

- a. Landscaping for all yards abutting a street shall be provided.
- j. Parking in the front yard setback. Parking may be permitted in the front yard setback provided that the parking is set back not less than 10 feet and an area within the front yard, including that 10', remains as lawn or landscaped area which is equal to the specified percentage of the area of the required front yard setback. *This standard is met, except in the southeastern portion of the site, where the existing nonconforming setback will remain (this is included in the list of requested relief from ordinance standards).*
- n. See the loading/unloading requirements of Section 34-5.4. *See comments below on loading/unloading.*
- o. Rooftop equipment shall be screened in accordance with Section 34-5.17. *See comments below on rooftop equipment.*
- v. Required landscaped area. In any yard abutting a street or freeway, a landscaped area not less than 10 feet deep and abutting the street or freeway shall be provided in the setback. All proposed improvements appear compliant with this standard, but existing parking on the southeast corner of the site does not. *In all areas of the site where*

changes are proposed, this standard is met. Areas in the southeastern portion of the site that are currently nonconforming with this standard are not proposed to change.

6. **B-2 and B-4 District Required Conditions (34-3.10).** The uses in the B-2 District shall require review and approval of the site plan by the planning commission. The conceptual PUD plans do not indicate the types of uses included as proposed tenants. *The applicant has provided a narrative that specifies the uses not permitted in the B-2 district that they are requesting to permit in this development:*

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

7. **Pedestrian Access. (34-3.24).** Pedestrian access-ways are required between public sidewalks and principal building entrances, principal building entrances and off-street parking lots, and between uses on abutting parcels.

- The site plans show where pedestrian access is proposed to be included.
- Pedestrian access is included along the frontage of the four proposed “Major” buildings, as well as the south side of Major Building C and the North side of Major Building E.
- Marked crossings are provided between the “Major” buildings and parking areas.
- Outlots D, E, and F include paved pedestrian access along all frontages, marked crossings to the parking lot, and connections to the sidewalk on Orchard Lake Road.
- No pedestrian improvements are considered for portions of the site where existing structures are maintained as-is, except for enhanced crosswalk striping.
- Sidewalks are included in the right-of-way on Orchard Lake Road and Fourteen Mile, but no sidewalks are included along Hunter Lane. This is an existing condition and no changes are proposed to the buildings or parking areas adjacent to Hunter Lane.

8. **Fast food or Carry-out Restaurants (34-4.27).** The ordinance requires that all fast food or carry out restaurants in the B-2 District are located in a building which includes at least one other principal use. The structure for the drive-in restaurant is intended for up to four tenants and meets this standard.

9. **Drive-in Restaurants (4.35).** The use standards for drive-in restaurants are specific to the B-3 and LI-1 district, where drive-in restaurants are allowed to be located. *However, since the applicant has included a drive-in as a part of a PUD application, the commission may consider these standards as a part of this review.*

The drive-in standards include the following requirements. (The plans do not comply with the regulations listed under a. and d.).

- a. Drive-in restaurants shall provide a building setback of at least 60 feet from any street right-of-way. Signs and other structures shall provide setbacks required in Section 34-3.1.

The plans propose the drive-in restaurant to be located 58.59' from the Right-of-Way, within the front yard setback and less than 60' from the Right-of-Way.

- b. No space set aside for the stacking of vehicles waiting to be served from a drive-in window shall be closer than thirty-five (35) feet to any adjacent residential zoning lot, except when such lot is occupied by use other than residential.

The proposed drive-in restaurant is not within 35' of adjacent residential.

- c. The zoning lot occupied by such use shall not abut an RA District unless the district is separated from the lot by a major or secondary thoroughfare.

The subject site is not abutting any property zoned RA.

- d. Vehicular access drives to a drive-in restaurant shall be located at least sixty (60) feet from the Right-of-Way of any Intersecting street.

Vehicular access drives are less than 60' from the right-of-way.

10. **Off Street Parking (34-5.2)** The applicant has not submitted detailed floor plans, and instead estimated usable floor area as 75% of the total floor area of the development. Based on the Usable Floor Area provided by the applicant, the proposed parking meets the parking requirements for a Commercial Shopping Center use.

Standard	Required Parking	Proposed
Commercial Shopping Center- First 15,000 SF	1 Space/ 150 SF UFA	15,000SF/150 SF= 100 Spaces
Commercial Shopping Center- Next 15,0001-100,000 SF	1 space/ 175 SF UFA	84,999/175= 486 Spaces
Commercial Shopping Center- UFA in excess of 100,001 SF	1 space/ 200 SF UFA	164,916/200= 825 Spaces
Total	1,411 Spaces	1,329 Spaces plus 82 Deferred Spaces (1,411 Spaces)

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

12. **Off-Street Parking Space Layout, Standards, Construction, and Maintenance (34-5.3).** The applicant included the following minimum parking space layout dimensions.

34-5.3.3.A Minimum Off Street Parking Dimensions		
	Required	Provided
Maneuvering Lane Width	20 ft	20 ft
Parking Space Width	9 ft	9 ft

Parking Space Length	20 ft*	20 ft
*May include a maximum 2' unobstructed vehicle overhand area at the front of the parking space		

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

	Frontage	Total SF of Loading
Major Building C	140	1,400 sf
Major Building D-1	120	1,200 sf
Major Building D-2	120	1,200 sf
Major Building E	241.09	2,410 sf
Outlot D	98.67	987 sf
Outlot E	93	930 sf
Outlot F	99	990 sf
Outlot G	114	1,140 sf
Total	1025.76	10,257 sf
Number of Loading Spaces at 500 SF/ Loading Space		20 Spaces

The applicant has requested a reduction in required loading spaces from 20 to 15 as part of the PUD agreement.

14. **Landscaping (34-5.14) and Screening (34-5.15).** On portions of the site that are proposed to change, proposed landscaping meets or exceeds ordinance requirements. The untouched portion of the site will continue to be nonconforming.
15. **Exterior Lighting (34-5.16).** The applicant provided five different fixture types, including three different luminaires. All fixtures are mounted at a mounting height that is below (or meets) the 30' height requirement. The applicant included three fixtures with adjustable-arm luminaires. The plan notes that lights within 50 feet of residential property will be fitted with house-side shielding refractors, and that all fixtures will be mounted at the 90-degree cut-off angle.

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

Proposed lighting exceeds the required 4:1 uniformity ratio and should be adjusted accordingly.

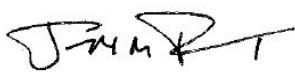
We recommend a lower color temperature than the proposed color temperature of 4,000-5,000K. Color temperatures below 3,500K are less white and less disruptive to sleep cycles.

16. **Rooftop Screening (34-5.17).** Screening of rooftop equipment is required where any is provided. Mechanical equipment on the ground shall be screened per Section 34-5.1.4.D. The applicant's response letter indicates that all mechanical equipment will be screened per ordinance requirements.

17. **Tree Removal (34-5.18).** A tree inventory was provided as required and appears to be accurate, with replacement calculations indicating that 34 standard trees will be replaced on a 1:1 basis, and no landmark trees will be removed from the site.
18. **Pedestrian access and connectivity from public rights of way (34-5.19).** Pedestrian access across the site is generally improved by the plan, with two new connections from the major buildings to Orchard Lake Road.
19. **Dumpster Enclosures. (34-5.1.3).** The applicant has provided several new dumpster enclosures. There is one behind Major Building E, one with each truckwell behind Major Buildings D-1 and D-2, one behind the drive-in lane near Outlot G, and one between the primary access drive and Outlot D. The plans also include an existing enclosure south of the primary access drive. The dumpster enclosure proposed near outlot G is located in the front yard setback, which is not allowed. In addition, the existing dumpster south of the primary access drive is also located in this front yard setback. **The applicant is requesting the front yard dumpster location as a part of the PUD approval.**
20. **Relief Sought from Ordinance Standards**
 - a. 34-3.1.24- Permit uses not permitted in the B-2 district:
 - Drive-in restaurant
 - Pharmacy pick-up window
 - Sidewalk sales
 - Indoor recreation facilities
 - Veterinary hospital or clinic
 - b. 34-3.1.24.E- Setback relief for front setback (reduction from 75' to 58.49')
 - c. 34-3.1.24.E- Setback relief for rear setback (reduction from 75' to 69.33')
 - d. 34-3.1.24.E- Setback relief for south side setback (reduction from 75' to 74.88'—existing setback)
 - e. 34-3.5.2.E- Relief from parking setback (reduction from 10' to 4.96'—existing setback)
 - f. 34-4.35- Relief from requirement that a drive-in use be set back a minimum of 60 feet from the right-of-way (building is set back 58.59 ft, and the drive-through lane is about 25 ft from the front property line) – **not listed by applicant, but applicable**
 - g. 34-5.2.12- Stacking/waiting lane for drive-in located in front yard
 - h. 34-5.1.3- Dumpster enclosure located in front yard setback
 - i. 34-5.4- Relief from loading space requirements (reduction from 20 to 15)
 - j. 34-5.5.5.A- Relief from nonconforming sign standards to allow re-use/re-location of currently existing nonconforming signs
 - k. 34-5.5.3.B.ii.a(2)- Relief from wall sign standards to allow more signs than permitted (increase from 2 to 5 on the Meijer storefront)

We are available to answer questions.

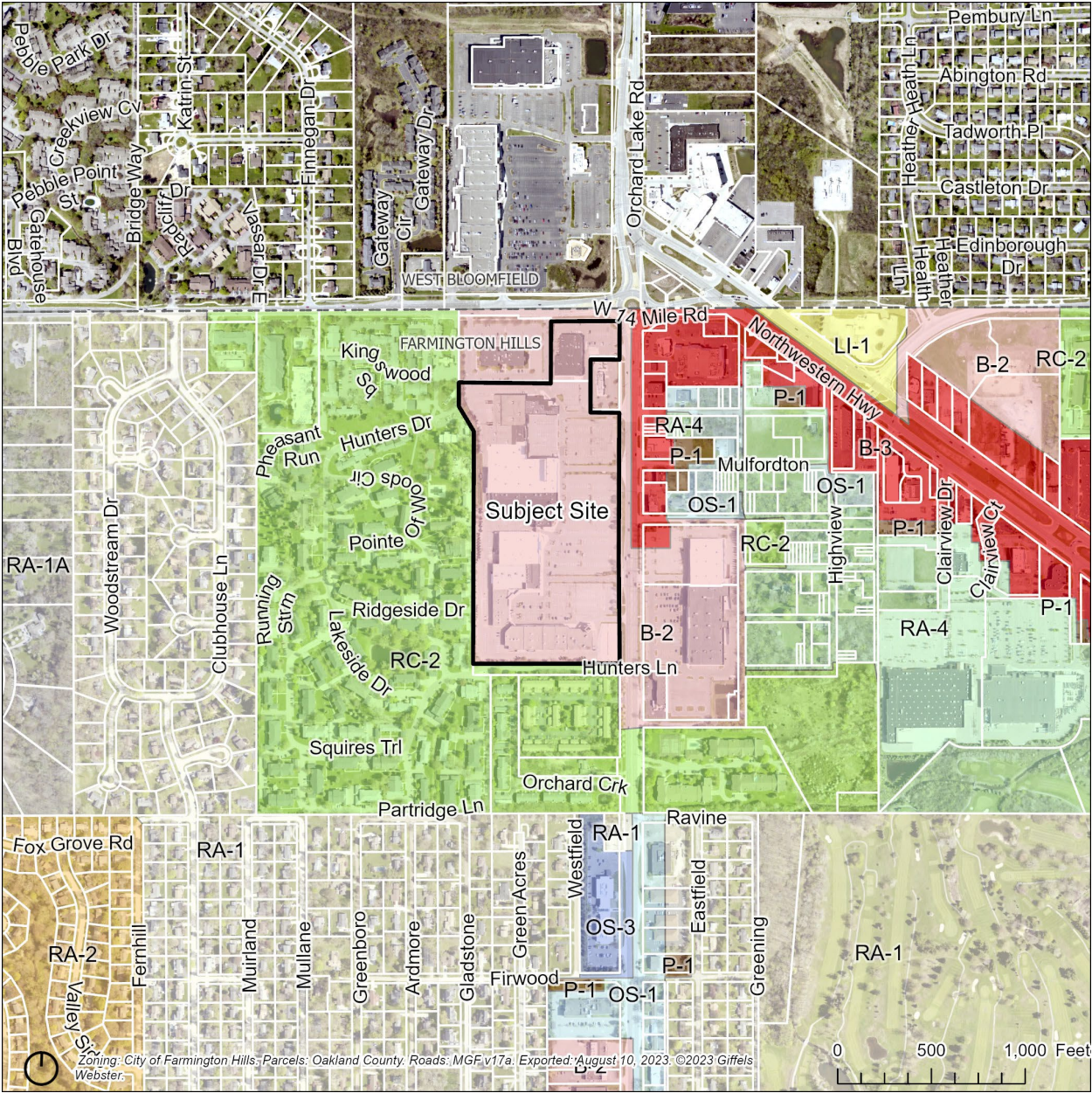
Respectfully,
Giffels Webster



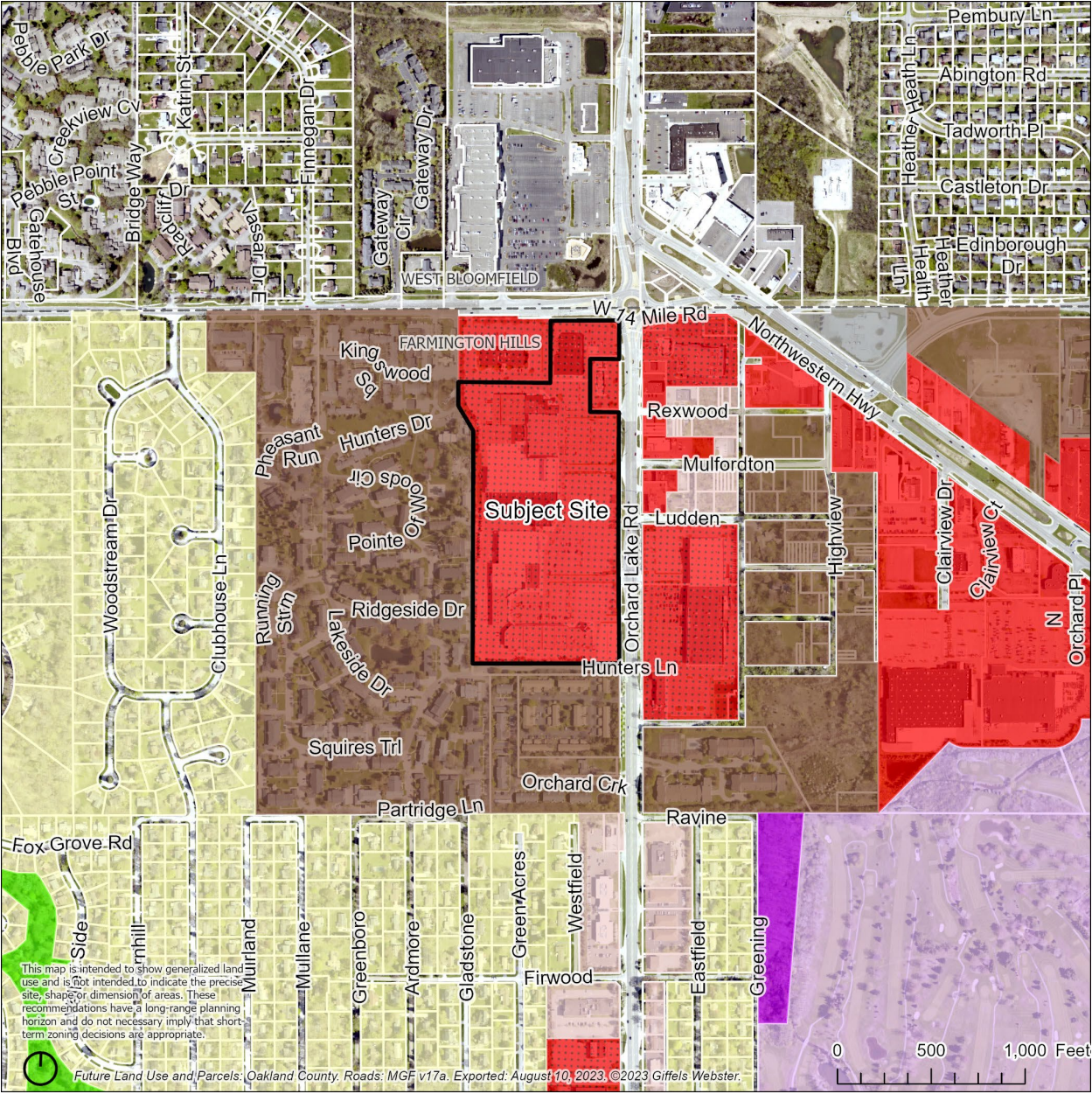
Joe Tangari, AICP
Principal Planner



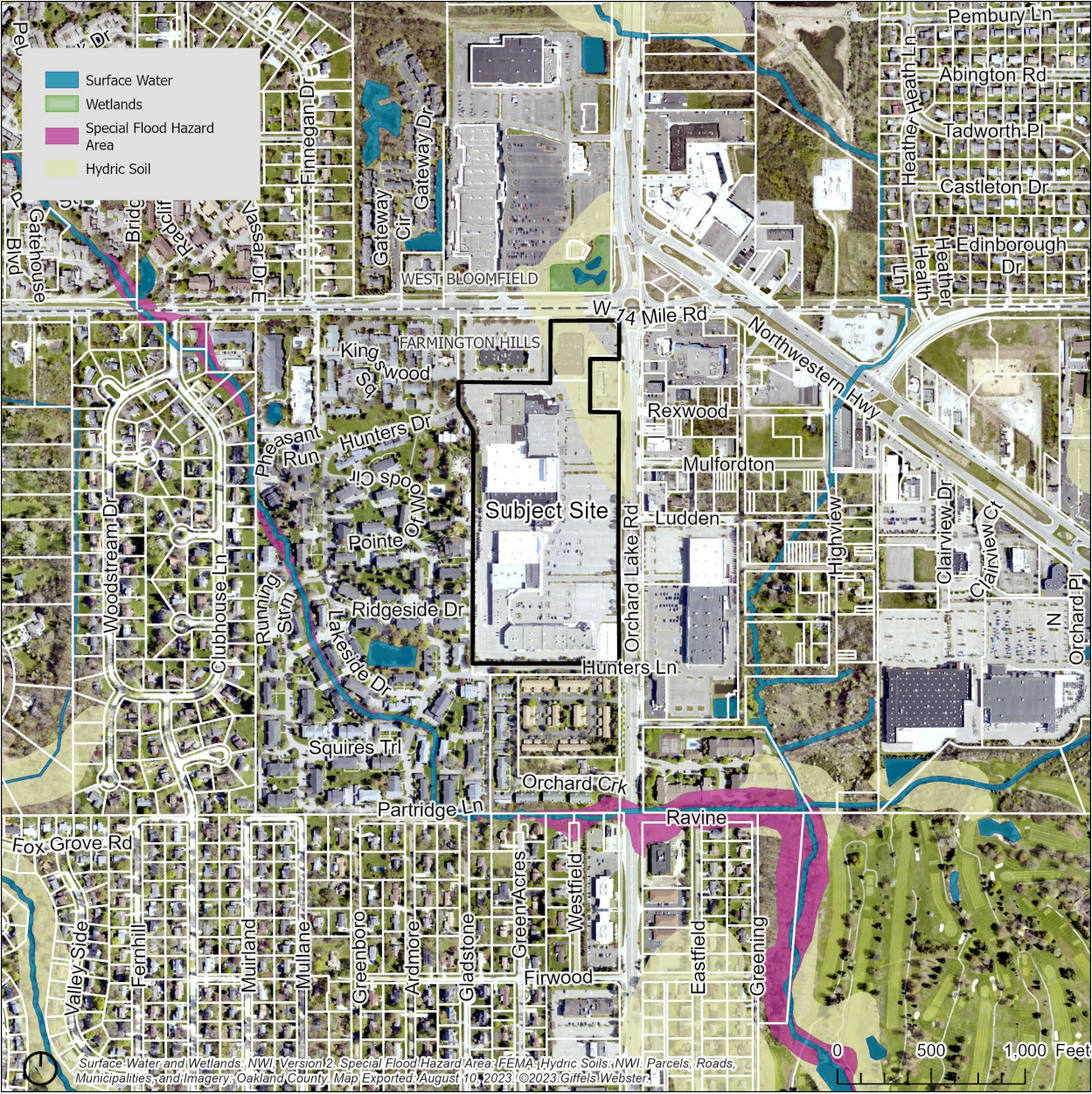
Julia Upfal, AICP
Senior Planner



Current zoning



Master Plan designations for this area. See discussion above.



Wetland map




DEPARTMENT OF PUBLIC SERVICES
KAREN MONDORA, P.E., DIRECTOR

INTEROFFICE CORRESPONDENCE

DATE: December 18, 2023

TO: Erik Perdonik, Planning & Community Development

FROM: James Cubera, Engineering 

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

This office has performed a preliminary review of the above referenced revised PUD plans submitted to the Planning Department on December 7, 2023. Our preliminary comments are as follows.

1. We note that the submittal letter indicates that the proposed lot splits are no longer being sought. The need to provide public watermain and public sewer to the resultant parcels is therefore no longer in effect. The preliminary layout is identified on Sheet C7.0. Conceptionally, it appears appropriate for the water main and sanitary sewer requirements for this development. This will be further addressed and reviewed during construction review.
2. As per our Planning Commission memo dated October 12, 2023, the proponent will be obligated to confirm that the existing detention and restriction system is operating properly. An engineering assessment of it current conditions must be provided. Any repairs or necessary cleanout must be attended to and it must be verified as meeting City requirements for this site. In addition, as we stated previously, the City recently adopted the Oakland County Storm Water Quality Standards and with this renovation, the proponent will be obligated to comply with this as well. This will necessitate additional storm detention and storm water quality improvements.

We note that the proponent's cover letter with this resubmittal indicates that we have had discussions with proponents' engineers as to what the engineering requirements for detention restriction and storm water quality will be.



DEPARTMENT OF PUBLIC SERVICES
KAREN MONDORA, P.E., DIRECTOR

Their plan sheet C-12.0 identifies detention and restriction. This will be further reviewed during construction review.

3. We previously requested a traffic impact statement/study. This has been provided. Our City Traffic Engineer is working with our consultant on providing a review of this document. The review and results will be provided under separate cover.
4. This redevelopment includes significant site work. Although it has not been identified, if utility vacations are necessary, they will require City Council action prior to any construction approval.



FIRE
FARMINGTON
HILLS



INTEROFFICE CORRESPONDENCE

TO: Planning Commission

FROM: Jason Balog, Fire Marshal

DATE: October 17, 2023

RE: PUD 2-2023 & Site Plan 67-9-2023 (Hunter's Square Development)

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

1. Hydrant coverage shall be in accordance with Chapter 12 Section 12-11(2) of the City Code.
2. Site must be designed to accommodate fire apparatus with a fifty-foot turning radius in accordance with Chapter 12, Section 12-11(1){a} of the City Code.
3. The building(s) and site 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

**MINUTES
CITY OF FARMINGTON HILLS
PLANNING COMMISSION MEETING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
August 17, 2023, 7:30 P.M.**

CALL MEETING TO ORDER

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

ROLL CALL

Commissioners present: Aspinall, Brickner, Grant, Mantey, Trafelet, Stimson, Varga, Ware

Commissioners Absent: Countegan

Others Present: City Planner Perdonik, City Attorney Schultz, Planning Consultant Tangari

APPROVAL OF THE AGENDA

MOTION by Brickner, support by Ware, to approve the agenda as published.

Motion passed unanimously by voice vote.

**PUBLIC HEARING
REGULAR MEETING**

A. PLANNED UNITED DEVELOPMENT (PUD) QUALIFICATION 2, 2023

LOCATION:	30825 and 31361 Orchard Lake Road
PARCEL I.D.:	22-23-03-226-027 and 028
PROPOSAL:	Redevelopment of shopping center in B-2, Community Business zoning district
ACTION REQUESTED:	Qualification of Planned Unit Development
APPLICANT:	Timothy Collier
OWNER:	RPT Realty, L.P.

Referencing his August 9, 2023 memorandum, Planning Consultant Tangari gave the background and review for this request for PUD qualification, for redevelopment of a 28.82 acre site containing a shopping center in a B-2, Community Business zoning district, located at 30825 and 31361 Orchard Lake Road.

Planning Consultant Tangari made the following points:

- The applicant proposes reconfiguration of an existing large shopping center, including a revamp of several larger tenant units, the addition of outlots, and some accompanying changes to the parking lot. The use will remain solely commercial.
- Regarding the criteria for PUD qualification:
 - A. The PUD option may be effectuated in any zoning district.
 - B. The use of the property is not proposed to change; the development of the outlots appears to occur partially within the front setback of the B-2 district; drive-through restaurants are also not typically permitted in the B-2 district. The applicant notes that attempts will generally be made to meet B-2 standards, with additional landscaping, amenities, and architectural quality as trade-offs for any necessary deviations.

- C. The applicant is not specific about constraints posed by the current zoning district – more generally, the narrative notes that the applicant is seeking a flexible mix of commercial uses to support the introduction of more pedestrian amenities and a new layout. No particular dimensional or site standard is noted.
- D. The fundamental use of the site will not change; service loads on Orchard Lake are unlikely to change; there is some potential to close at least one or two curb cuts, though the conceptual plan does not show this.
- E. The Planned Unit Development must meet, at a minimum, one of the 8 objectives of the City. The applicant's narrative indicated they think they meet the following:

- i. To permanently preserve open space or natural features because of their exceptional characteristics or because they can provide a permanent transition or buffer between land uses.

The applicant points to an expansion of green space along Orchard Lake Road; there may be additional opportunities to return paved areas to an unpaved state, or establish

new gathering areas, visual focal points (such as public art pieces), and sidewalks to aid the flow of people through the large parking lot.

- ii. To permanently establish land use patterns which are compatible or which will protect existing or planned uses.

The applicant has highlighted and responded to this objective, referring to a more accessible overall center with better stormwater management and a more dynamic tenant mix. The conceptual plan does also show some of the buildings moving away from the residential property line to establish larger loading zones.

- v. To guarantee the provision of a public improvement which could not otherwise be required that would further the public health, safety, or welfare, protect existing or future uses from the impact of a proposed use, or alleviate an existing or potential problem relating to public facilities.

The applicant notes enhanced non-motorized access and new green spaces; see the consultant's response to objective i above; the Planning Commission should discuss what these amenities and spaces might actually look like when the applicant returns for final PUD.

- vi. To promote the goals and objectives of the Master Plan for Land Use

The applicant addresses this item with notes about business stabilization.

- vii. To foster the aesthetic appearance of the city through quality building design and site development, the provision of trees and landscaping beyond minimum requirements; the preservation of unique and/or historic sites or structures; and the provision of open space or other desirable features of a site beyond minimum requirements.

The applicant calls for higher-end design, architecture, and materials on the site, and also notes that the outlots help foster walkability and change the feel of the corridor; the new greenspace and plazas between these buildings are also highlighted in the applicant's response.

Regarding the conceptual site plan, Planning Consultant Tangari made the following points:

- The applicant has submitted a conceptual drawing showing four new outlots, a major rebuilding of

three large tenant spaces, and some other tenant spaces. Much greater site analysis and detail will be required to help the Planning Commission and City Council reach a final determination.

- Uses must be compatible with Shopping Center Type Business uses.
- Dimensional standards have not yet been provided.
- A full parking analysis will be necessary.
- Relief sought from ordinance standards included:
 - a. Permit drive-through use/potentially other uses not listed in B-2.
 - b. B-2 front setback.
 - c. Possibly others to be noted at final PUD determination.

In response to questions, Planning Consultant Tangari, explained that McDonalds was a separate site, with its own PUD agreement.

Dave Ortner, Senior Vice President of RPT Realty, was present this evening along with members of the development team. Mr. Ortner made the following points:

- The applicants were pursuing a PUD in order to provide for more comprehensive redevelopment and also attract a more dynamic mix of tenants and uses to the site.
- There were significant vacancies on the site due to changes in the retail industry.
- The intent was to maintain this site as a regional retail shopping center, by redeveloping in a way that will attract new tenants and create a more usable, realistic layout, better parking, and enhance walkability on the site.
- Everything north of what is currently the SAKS building will be new construction.

Commission discussion:

- Some City Council members want this area to work in tandem with West Bloomfield to offer a restaurant corridor.
- It was important for the applicants to include what type of uses will be in the shopping center, in terms of the PUD agreement and site plan approvals. This was also important in terms of what opportunities the developers wanted to create for this site.
- In future discussions, the applicants needed to justify why this development needed a PUD rather than being redeveloped under straight rezoning. Every component of the plan needs to be tied back to the request for a PUD.

City Planner Perdonik noted that a PUD was the most efficient land use tool to use in this situation.

- In future discussion, the applicants should be prepared to discuss more completely how they met the criterion in the PUD ordinance, and the five objectives listed above. How was the project providing enhanced green space? How many acres are being affected? Where were the exceptional characteristics of this site? How was this project protecting existing land uses? How will stormwater be improved as a result of this PUD? All elements of the request need be reviewed and explained.
- In response to questions, Mr. Ortner said that they were reconfiguring the site, providing landscaping along Orchard Lake Road and pulling the outlots closer to the road. Outlots D, E, and F were meant to create walkability, with pedestrian pauses between the uses.
- Mr. Ortner said that preserving the use by creating new designs in redevelopment will attract credit worthy and stable tenancy, which will maintain this shopping center as a reactivated regional retail center.

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

Motion discussion:

- Commissioner Mantey said it was important that the Commission and the City ask for appropriate public benefits. For instance, a covered bus stop would be a public benefit, and should be included in the PUD approval.
- Commissioner Stimson said he would support the motion, but he was also struggling with why this application was coming forward as a PUD and not as a straight zoning development. He would need to hear more about why this is a PUD request.
- Commissioner Brickner spoke to the need to revitalize this shopping center. He understand why the request was being made for a PUD, which would allow more flexibility, in terms of allowing a drive-thru restaurant, putting restaurants close to Orchard Lake Road, and so on.

Motion passed unanimously by voice vote.

APPROVAL OF MINUTES

July 20, 2023, Special Meeting, and July 20, 2023, Regular Meeting

MOTION by Brickner, support by Ware, to approve the July 15, 2023 Special Meeting minutes and the July 15, 2023 Regular Meeting minutes as submitted.

Motion carried unanimously by voice vote.

PUBLIC COMMENT

None.

ADJOURNMENT

Motion by Grant, support by Ware, to adjourn the meeting at 11:00pm.

Motion carried unanimously by voice vote.

Respectfully Submitted,
Marisa Varga
Planning Commission Secretary
/cem

**MINUTES
CITY OF FARMINGTON HILLS
PLANNING COMMISSION MEETING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
October 26, 2023, 7:30 P.M.**

CALL MEETING TO ORDER

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

ROLL CALL

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

Commissioners Absent: None

Others Present: City Planner Perdonik, City Attorney Schultz, Planning Consultant Bahm

APPROVAL OF THE AGENDA

MOTION by Brickner, support by Trafelet, to approve the agenda as published.

Motion passed unanimously by voice vote.

PUBLIC HEARING

REGULAR MEETING

A. PLANNED UNIT DEVELOPMENT 2, 2023, INCLUDING SITE PLAN 67-9-2023

LOCATION: 30825 and 31361 Orchard Lake Road

PARCEL I.D.: 22-23-03-226-027 and 028

PROPOSAL: Redevelopment of shopping center in B-2, Community Business zoning district

ACTION REQUESTED: Set for public hearing

APPLICANT: Timothy Collier

OWNER: RPT Realty, L.P.

Planner's Review

Referencing the October 18, 2023 Giffels Webster memorandum, Planning Consultant Bahm gave the background and review for this request for a Planned Unit Development including site plan, for the redevelopment of the existing Hunters Square Shopping Center.

The applicants were seeking to reconfigure the site, including demolition of part of the shopping center and adding outlot buildings.

Requested relief from ordinance standards included:

- a. Setback relief for front setback (reduction from 75' to 58.49')
- b. Setback relief for rear setback (reduction from 75' to 69.34')
- c. Pedestrian connections between ROW and Principal Building for Outlot G
- d. Drive-in restaurant use (currently not permitted in B-2 Zoning District)
- e. Stacking/waiting lane for drive-in in front yard

- f. Excess lighting adjacent to residential
- g. Insufficient loading spaces
- h. Dumpster enclosure located in front yard setback

A lot split request was also associated with this PUD request, and the lot split review was included in tonight's packet. The lot split could only be approved if exceptions from side setback requirements are granted by the Planning Commission as part of the PUD application review.

The purpose of the lot split is to allow consideration of a drive-in business as a part of the PUD request. There were deficiencies associated with the drive in as outlined on page 2 of the PUD review.

Applicant presentation

David Ortner, RPT Realty, was present on behalf of this request for PUD approval. Applicant engineer Rachel Smith, PEA Group, was also present, as was architect Mark Drane, Colliers. The team was available to answer questions.

Commission questions and discussion:

- Commissioner Trafelet hesitated to consider allowing a deviation for stacking at the drive through; this should be discussed further at the public hearing. He was also not comfortable with the dumpsters facing Orchard Lake Road.
- Commissioner Mantey said that he would be looking for more of an open space buffer around all front yard parking areas, as suggested in the planner's review. This was something that would affect the greater Farmington Hills community and needed to be done right. He was also concerned about how the lighting would affect the neighboring properties.
- Commissioner Mantey emphasized that the Commission needed a reason to approve a PUD development. Significant community benefits should be offered, such as a covered bus stop.

City Planner Perdonik said that staff had suggested constructing a bus stop, only to discover that SMART was discontinuing the route to this location. Perhaps the requirement could be to construct a bus stop, should the bus route resume.

- The Commission expressed concern over the loss of Marvelous Marvin's, which is a unique historical destination in the City.

Mr. Ortner said they were open to discussing another location with the owners of Marvelous Marvin's.

- In response to questions, Mr. Ortner provided the following further information:
 - Everything from Marvelous Marvin's through what is currently Bed Bath and Beyond will be demolished.
 - They were actively negotiating with Meijer to put a "small Meijer" in this location.
 - The outbuildings will provide for a mix of tenants, including a drive through restaurant and soft goods retail.
 - The applicants were in active lease negotiations with tenants, contingent on approvals going through.
 - Retailers are adjusting to the current climate; brick and mortar retail stores are not going away.
 - The lot split will allow for flexibility of development. They were not planning on selling portions of the shopping center. In any event there will be cross access agreements so that the center will continue to function as a unified center as it does today.

After further discussion of the proposed changes to the shopping center, the following motion was offered:

MOTION by Brickner, support by Aspinall, that Planned Unit Development 2, 2023, including Site Plan 67-9-2023, both dated September 15, 2023, submitted by Timothy Collier, be set for public hearing on November 16, 2023.

Motion passed unanimously by voice vote.

PUBLIC COMMENT

None.

ADJOURNMENT

Motion by Mantey, support by Ware, to adjourn the meeting at 9:15pm.

Motion carried unanimously by voice vote.

Respectfully Submitted,
Marisa Varga
Planning Commission Secretary

/cem

**MINUTES
CITY OF FARMINGTON HILLS
PLANNING COMMISSION MEETING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
NOVEMBER 16, 2023, 7:30 P.M.**

CALL MEETING TO ORDER

The Planning Commission Regular Meeting was called to order by Chair Countegan at 7:34 p.m.

ROLL CALL

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

Commissioners Absent: None

Others Present: City Planner Perdonik, City Attorney Schultz, Planning Consultants Tangari and Upfal, Director of Planning and Community Development Kettler-Schmult

APPROVAL OF THE AGENDA

MOTION by Brickner, support by Trafelet, to approve the agenda as published.

Motion passed unanimously by voice vote.

PUBLIC HEARING

A. PLANNED UNIT DEVELOPMENT 2, 2023, INCLUDING SITE PLAN 67-9-2023

LOCATION: 30825 and 31361 Orchard Lake Road
PARCEL I.D.: 22-23-03-226-027 and 028
PROPOSAL: Redevelopment of shopping center in B-2, Community Business zoning district
ACTION REQUESTED: Recommendation to City Council
APPLICANT: Timothy Collier
OWNER: RPT Realty, L.P.

Applicant presentation

David Ortner, RPT Realty, was present on behalf of this request for a recommendation to City Council for planned unit development and site plan. Mark Drane, Rogvov Architects, was also present.

Mr. Ortner provided the following information:

- The Meijer proposed for this location is a smaller grocer format, will be located on the north end of the project, and will not impede Marvin's Marvelous Mechanical Museum ("Marvin's"). The two locations are unrelated.
- Hunters Square and RPT Realty have a long standing relationship with Marvin's, and they are in regular communication with Marvin's. RPT Realty will work with Marvin's and look for opportunities to maintain their presence at the center, whether in their current space or in a

different space. RPT has worked with Marvin's as a landlord and partner through a number of setbacks and appreciates Marvin's presence at the center.

- Hunters Square has almost 200,000sf of vacant space. A major tenant had relocated across Orchard Lake Road because the current building was obsolete; the buildings do not work on a going-forward basis.
- RPT wants to be responsible owners, landlords, and community members, as it develops a center that works into the future and does not turn into a blight in the community.
- RPT is making a significant investment in the center, trying to be thoughtful as it puts together a plan that the city will be proud of that will add to the community. RPT will work with all their tenants including Marvin's, to find a home for those who want to stay and to make sure the redevelopment is a net positive for the community.
- The redevelopment/modernization of Hunters Square includes four new development "boxes", one of which will be the proposed Meijer. There will be four new outlots as well. The plan creates additional walkability, a restaurant, a quick service restaurant, and new retail opportunities.

In response to questions, Mr. Ortner and Mr. Drane provided the following information:

- The lot split had been removed from the plan.
- The architecture will be four sided, with all entrances to the outlot buildings on the parking lot side (west side). However, the buildings will be designed to look like front of building facing Orchard Lake Road, including signs, canopies, and decorative building materials.
- Headlights of cars using the drive-through will be shielded by screen walls, hedgerows, and decorative fencing. These elements will also buffer the sidewalk.

Planner's review

Referencing the October 18, 2023 Giffels Webster review, Planning Consultant Tangari highlighted the following:

- The 29-acre Hunter's Square Shopping Center is located in a B-2 Community Business District at the southwest corner of 14 Mile and Orchard Lake Road. The developer is seeking a planned unit development.
- Properties to the north and east, including in West Bloomfield, are zoned commercial. Properties to the south and west have RC-2 multi-family zoning.
- The applicant is seeking to reconfigure a good portion of the existing shopping center, and rebuild some of the large tenant spaces, as well as add some outlots along Orchard Lake Road. The use will remain commercial.
- On August 17, 2023, the Planning Commission had found that the project qualified for a PUD development under Section 34-3.20.2, citing criteria i, ii, v, vi, and viii under Section 34-3.20.2.E. of the Zoning Ordinance.
- A set of criteria – items to be submitted – applied relative to final determination of a planned unit development. All required items had been submitted.

Regarding the site plan:

- Four new major tenant spaces were proposed at approximately 157,000 total square feet, with an additional four new outlots (one of which includes a drive-through).
- Four existing buildings on the site will be maintained in their current location. The total floor area of the site with all the proposed improvements will be about 353,000sf. Most of the uses are consistent with B-2 uses, and almost all zoning standards are met. The shopping center complies with the 2009 Future Land Use Map and Master Plan.

- The 2006 sustainability study included a recommendation to establish a mixed use development area along Orchard Lake between 11 and 14 Mile Roads, with an emphasis on the potential to create a central business district characterized by buildings up to five stories with zero setbacks from the roads.
- The 2002 Orchard Lake Road Corridor Study was a coordinated plan for the area along Orchard Lake extending from Grand River Avenue to Pontiac. The Master Plan cites a quote from the Corridor Study that recommends a coordinated approach to development with common visual linkages, landscaping, traffic calming, pedestrian friendly ways, lighting and signage.
- As part of this PUD request, the applicants are seeking the following relief from ordinance standards:
 - a. Setback relief for front setback (reduction from 75' to 58.49')
 - b. Setback relief for rear setback (reduction from 75' to 69.34')
 - c. Pedestrian connections between ROW and Principal Building for Outlot G
 - d. Drive-in restaurant use (currently not permitted in B-2 Zoning District)
 - e. Stacking/waiting lane for drive-in in front yard
 - f. Excess lighting adjacent to residential
 - g. Insufficient loading spaces
 - h. Dumpster enclosure located in front yard setback
- The Planning Commission might want to discuss whether additional open space should be provided to buffer all the front yard parking areas, whether existing or proposed, and whether additional landscaped areas should be included along Hunters Lane and Orchard Lake Road at the southeast corner of the site.
- Regarding pedestrian access, the project adds significant pedestrian cross connectivity across the site. However, there should be more pedestrian markings on the plan. No pedestrian access or markings across drive-through lanes were provided.
- The lighting plan shows a temperature between 4000k-5000k; a lower color temperature might provide a less intense feeling. Lighting also needs to be adjusted to meet the 1/3 of a footcandle standard along the rear property line.

In response to questions, Planning Consultant Tangari provided the following:

- The applicants have offered what they consider to be additional landscaping and open space. The Planning Commission needs to assess whether or not what the applicant is offering is a fair trade off with the relief that they're requesting from the ordinance.

Commission discussion:

- Bicycle parking should be added to the plan.
- The Commission had discussed the need for common gathering areas on this site, but this was not shown on the plans. Planning Consultant Tangari said this situation should be discussed with the applicant.
- Commissioner Brickner pointed out that the Planning Commission reviews plans for compliance with the zoning ordinance. In the case of a planned unit development, the Planning Commission evaluates whether the plans fit the character of the neighborhood, among other things. The Planning Commission does not make decisions as to tenants nor does it have control on who a landlord wants to have in their in their complex. Such components cannot be used to make a determination regarding zoning compliance.

Public comment

63 letters had been received relative to this proposal, specifically in opposition to demolition of Marvin's Marvelous Mechanical Museum, and also to share concerns regarding traffic.

Chair Countegan opened the public hearing at approximately 8:15pm.

65 members of the public spoke regarding this PUD request, with most comments focusing on how the proposed redevelopment of Hunter's Square Shopping Center will impact the future of Marvin's Marvelous Mechanical Museum, which was located within the area of the shopping center that was proposed for demolition. Speakers were concerned about the added traffic a Meijer store might bring to this location. 24 speakers said they lived in Farmington Hills. Other speakers did not give an address, often saying they grew up in the City, had family in Farmington Hills, or that they lived elsewhere. Some speakers said they had been visiting Marvin's since the site was Tally Hall.

Comments regarding Marvin's included:

- Friends from across the country and international visitors state the first place they want to visit is Marvin's Marvelous Mechanical Museum. Marvin's is a unique destination that brings people to the city from all over the world.
- In just 48 hours, a change.org petition drew 27,000 signatures supporting Marvin's.
- Marvin's was written about in various publications, including *Atlas Obscura*, *Curious and Wondrous Travel Destinations*, and other publications. An area blogger that hosts international travelers always takes people to Marvin's, at their request.
- The Ann Arbor rock band Tally Hall's first album was titled *Marvin's Marvelous Mechanical Museum*.
- Many people commented that Marvin's was a "safe place" for them when younger, and today. Marvin's provided several speakers with their first jobs. Commentors referred to Marvin's as magical, unique, one of a kind, culturally significant, a place to have birthday parties, to take dates, a community/historical icon, a whacky place, brings people of all demographics together, life-changing, the opposite of the "epidemic of sameness" and "placelessness", a favorite place, a destination gem, the heart of Farmington Hills, supported by a wide community as evidenced by a successful Go Fund Me effort during the pandemic, an accessible place that welcomes everyone, including groups from Community Work Opportunities in Canton, and student tours from Farmington Public Schools.
- Speakers spoke of going to Marvin's when they were children, then later with adult friends, and then with their own children and grandchildren. Marvin's is an inter-generational attraction.
- Several speakers pointed out that no one had memories of shopping in generic big box stores, but Marvin's creates memories that last a lifetime. Marvin's was a century old, had remained through difficult times, including recessions and COVID, and was the last remaining business from Tally Hall.
- One speaker noted she had written her college admission essay about Marvin's.

Concerns regarding traffic and other issues included:

- A Meijer would bring additional intense traffic to an area where traffic was already difficult.
- Had traffic/noise/parking studies been done?
- There were several grocery stores already in this area; another one was not needed.
- Several speakers wondered why Meijer couldn't be located in the old Sam's Club location on Northwestern Highway.
- Several speakers also supported the renovation of this shopping space, noting that an update was badly needed. Several spoke of the way Meijer supported its local communities and the state, and pointed to the Frederick Meijer Gardens and Sculpture Park in Grand Rapids.
- Other commentors spoke of their desire for smaller, locally owned businesses.

- The rear docks at Meijer meant more semi-trucks/trailers will need to access this site.
- The redevelopment represented a car-centric design, thereby prioritizing people with money for cars. People are trapped unless they have a car. Empathetic and intelligent planning will solve this and similar issues.
- Several people did not support having a drive-through restaurant at this location.

In response to comments, Chair Countegan explained that that planning commissioners were appointed volunteers from the community. When proposals came to the Commission, the Commission heard them. Commissioners had taken an oath to uphold the laws of the community, the state, and the constitution. Some commissioners had also been to Marvin's, and had their own histories there. There was obviously wide community support for this business, and the Commission appreciated the passion people brought to the meeting tonight. However, the Commission needed to base its decisions on the City's Master Plan, and had to follow due process as outlined in the Zoning Ordinance. It was also important to note that the relationship between Marvin's as a tenant and the shopping center as a landlord was a contractual relationship between two private parties, and the City was not part of that contractual relationship.

Chair Countegan closed the public hearing at approximately 10:27 pm.

Chair Countegan invited Mr. Ortner to respond to public comment.

Mr. Ortner said he was "blown away" and appreciated the community's commitment and support of Marvin's. Several people had talked about Marvin's surviving the great recession and the pandemic; this survival was due in no small part to the shopping center's partnership and commitment to Marvin's in the past. RPT will continue to work with Marvin's and any of the impacted tenants in the shopping center who want to move forward. RPT was not closing Marvin's down, and will continue to work with them.

In response to other comments, Mr. Ortner said traffic, parking, and noise studies had been done, and would be presented as the process for the redevelopment of the shopping center moved forward.

Commissioner Ware pointed out that previous tenants of the shopping center had been national names and big box stores. If all the current spaces were filled, or if all the new spaces would be filled, including the small Meijer, the traffic and noise would be the same. The redevelopment of Hunter's Square would not make things worse than if every storefront were filled now.

Mr. Ortner said that was correct. The planned uses so far were the Meijer, the drive-through use, a large form entertainment space, a veterinary and medical space, and others, all totaling about the same square footage as currently exists.

Mr. Ortner emphasized that the new Meijer will not impact Marvin's; it would be located on the opposite end of the redeveloped portion of the center. He wanted to make sure the community was not confused – Meijer was not displacing Marvin's.

In response to a question from Commissioner Brickner, Mr. Ortner said they would work with all their existing tenants, including Marvin's, who wanted to stay within the shopping center complex. RPT was not closing them down or throwing them out.

Chair Countegan summarized that the proposal before the Commission for a planned unit development represented an investment in Farmington Hills relative to a shopping center that had significant vacancies. The owner's representative was stating that they were in discussion with all the tenants that were located in the portion of the center that will be redeveloped. The Planning Commission is considering a PUD plan that has B-2 as the underlying zoning, with some B-3 implications in order to allow a drive-through and some setback deviations.

Tonight's public comments had been very informative and passionate in support of a long-standing business with a long history in the community.

On the positive side, the proposal represented an owner who is making a significant investment in the Farmington Hills community, thereby strengthening the tax base that supports schools, public services, and law enforcement.

Commissioner Grant supported Marvin's remaining in its current location. Was this possible?

Mr. Ortner said he did not know the answer to that question tonight.

In response to questions, City Attorney Schultz explained that:

- The Planning Commission does not have authority to stipulate a contractual condition of tenancy between an owner and a tenant.
- The Planning Commission is looking at the physical redevelopment of a property, and is not considering use, whether that be a grocery store or an amusement center.

For the benefit of the audience present, Chair Countegan further explained that the job of a planner is to evaluate proposals for conformance with what is allowed in the zoning ordinance. Private businesses make arrangements among themselves.

Commissioner Brickner pointed out that as part of an approving motion, the Commission is required to list components of the project that meet requirements of the PUD ordinance, and to add any conditions attached to the approval.

Commissioner Ware asked if RPT was willing to include a common area within the redevelopment so that people could congregate. Walkable areas were important to the city, not just to allow people to walk, but to also to provide spaces to sit and enjoy being with friends in the outdoors.

Mr. Ortner said they were increasing walkability and connectivity throughout the site, including connecting the sidewalk along Orchard Lake Road to the plazas between the outparcels, where there will be potential locations for public art and seating, as well as restaurant and retail spaces. The areas between the outparcels will be common space, not owned by the tenant. Some restaurant tenants might want outdoor space and that would also be accommodated, but the common areas are meant to be areas for the use of all visitors.

In response to a question, City Planner Perdonik explained that outdoor seating in this instance would be a permitted accessory use, as long as there is a building between the outdoor seating and the nearby residential.

In response to a question, Mr. Ortner said Marvin's currently occupied an approximate 5300sf space.

After discussion and amendment, the following motion was offered:

MOTION by Brickner, support by Trafelet, to recommend to City Council that Planned Unit Development 2, 2023, including Site Plan 67-9-2023, both dated September 15, 2023, submitted by Timothy Collier, be approved because the plans are consistent with the goals, objectives, and policies of the Master Plan, and applicable provisions of the Planned Unit Development Option in Section 34-3-20 of the Zoning Ordinance, specifically sections i, ii, v, vi, and vii, subject to the following findings and conditions:

Finding:

The Commission has no objections to the proposed property lines which will be addressed in conjunction with the final PUD Plan and the PUD Agreement.

Conditions:

1. Modifications of the Zoning Ordinance as indicated on the proposed plan.
2. That the proponent clarify the distance between the order window and the pickup window in Outlot G, as recommended by Giffels Webster in their review.
3. Compliance with ordinance stacking requirements.
4. That there be less intense lighting as recommended by Giffels Webster, and that the lighting near the residential area be downlit and shielded.
5. That there be a hedge along Orchard Lake Road near the drive-through restaurant to block headlights along Orchard Lake Road.
6. That there be bicycle racks placed as a part of the plan.
7. That all recommendations included in the October 18, 2023 Giffels Webster review letter be included in the PUD agreement, and all outstanding issues as listed in the October 18 letter be resolved.

Motion discussion:

- Mr. Ortnier was on record as saying RPT is still in discussion with Marvin's and with other existing tenants. No lease has been terminated.
- Commissioner Mantey wished there was a way to formally recognize Marvin's as a culturally valuable asset to the City, but what he was hearing was that this desire cannot affect the Planning Commission's decision regarding this proposed PUD and site plan.
- Chair Countegan agreed. The Planning Commission could not dictate the landlord's relationship with Marvin's via the PUD process, as everyone should now be aware.

Motion passed unanimously by voice vote.

Chair Countegan thanked everyone who came tonight. This proposal will next go to City Council.

Chair Countegan called a brief break at approximately 10:40pm and reconvened the meeting at approximately 10:55pm.

REGULAR MEETING

PUBLIC COMMENT

None.

ADJOURNMENT

Motion by Grant, support by Trafelet, to adjourn the meeting at 11:57pm.

Motion carried unanimously by voice vote.

City of Farmington Hills
Planning Commission Meeting
November 16, 2023
Page 8
Respectfully Submitted,
Marisa Varga
Planning Commission Secretary

Approved 12-14-2023

/cem

APPROVED 1/22/2024

APPROVED 1/22/2024

MINUTES
CITY OF FARMINGTON HILLS
CITY COUNCIL MEETING
CITY HALL – COUNCIL CHAMBER
JANUARY 8, 2024 – 7:30 PM

The regular session meeting of the Farmington Hills City Council was called to order by Mayor Rich at 7:30pm.

Council Members Present: Aldred, Boleware, Bridges, Bruce, Dwyer, Knol and Rich

Council Members Absent: None

Others Present: City Manager Mekjian, Interim City Clerk Lindahl, Assistant City Manager Mondora, Directors Kettler-Schmult, Schnackel and Sullen-Winn, Police Chief King, City Traffic Engineer Saksewski, and City Attorney Joppich

PLEDGE OF ALLEGIANCE

State Representative Samantha Steckloff led the pledge of allegiance.

APPROVAL OF REGULAR SESSION MEETING AGENDA

MOTION by Boleware, support by Aldred to approve the agenda as published.

MOTION CARRIED 7-0.

PUBLIC QUESTIONS AND COMMENTS

Steven Ludwig spoke about difficulties with the SMART bus service. Immediately following his comments, Assistant City Manager Mondora met with him outside council chambers.

State Representatives Steckloff and Hoskins reported on legislative actions taken in 2023 and legislative goals for 2024, specifically calling out funding for a new fire engine and an Emergency Response Center, funding for CARES and the Holocaust Center, the Michigan Achievement Scholarship, and Michigan Reconnect – a program to assist people to attend community colleges tuition-free, voting reforms, and other legislative achievements.

Pamela Gerald spoke of her support of year-round African American history classes in the schools. She had also attended the study session this evening and felt the presenters had lectured rather than taken questions, and questioned some of the conclusions they had drawn regarding CLEMIS and the FHPD.

COUNCIL MEMBERS COMMENTS AND ANNOUNCEMENTS

There were no Councilmember comments or announcements.

CITY MANAGER UPDATE

City Manager Mekjian provided an update on the following:

- SiFi will be hosting a high-speed broadband informational meeting at the Farmington Library on January 17th from 10am to Noon.
- City Offices will be closed January 15th in recognition of MLK Day
- Farmington Library is holding many MLK Events

PUBLIC HEARING

PUBLIC HEARING AND CONSIDERATION TO PERMIT THE PARTIAL REDEVELOPMENT OF THE HUNTER'S SQUARE SHOPPING CENTER, PUD PLAN 2, 2023, INCLUDING SITE PLAN 67-9-2023.

Director of Planning and Community Development Kettler-Schmult introduced Planning Consultant Bahm, who gave the following information:

- This request is for a planned unit development (PUD) project at the Hunter Square Shopping Center.. The PUD tool gives the City the ability to work with a developer on a project that meets certain goals of the City, while having the flexibility to waive some of the requirements of the zoning ordinance to allow for a project that is better than one that could be developed traditionally.
- The project includes a revamp of several larger tenant units, the addition of some outlots along Orchard Lake Road, and some accompanying changes to the parking lot. The project will remain completely commercial without any other types of uses included. This evening's focus will not be on uses, except to point out those proposed uses that would not be permitted in the underlying B-2 (community business) zoning district.
- The site is 28.82 acres. There are no wetlands and no notable natural features, except for some of the trees that are on the site. A tree survey has been provided.
- The site is accessed from five driveways on Orchard Lake Road with an additional access point to 14 Mile Road via an easement on a neighboring property.
- Planning Consultant Bahm reviewed the PUD process, which included as a first step a determination by the Planning Commission that the project qualified for a PUD based on criteria and procedures outlined in the Zoning Ordinance. The Planning Commission made this finding on August 17, 2023.
- Following PUD qualification, a public hearing was held on November 16, 2023, and the Planning Commission then made a recommendation of approval to City Council. Should the PUD be approved by City Council, a PUD contract will be entered into by the developer and the City.
- A PUD should not be used when the same land use objectives can be accomplished through regular zoning and should not be used to get around the requirements of the Zoning Ordinance. A PUD should also provide community benefit to balance any deviations from the ordinance sought by the developer. A PUD development should not add materially to the City's service and facility loads beyond those that are normally considered.
- The applicant has provided a traffic study.
- In terms of community benefit, the applicants list the following: public artwork, reduction of paved areas on site, addition of pedestrian pathways, traffic calming measures to increase pedestrian safety, diversity of uses on site including grocery, restaurants, office, and entertainment; enhancement of

existing landscape buffer adjacent to residential to the west; enhancement of landscape buffer along Orchard Lake Road, additional shrubs and perennial landscape enhancements within the parking lot; additional outdoor plaza areas with benches, addition of stormwater quality measures. The applicant has suggested a deferred benefit of a future covered bus stop, if and when SMART reinstates a bus line in the area; and reduction of 424 spaces and reduction of pavement.

- The project will result in a reduction of 7000sf of building area.
- The proposed uses in the shopping center would be consistent with the uses that are permitted in the B-2 district including retail businesses, personal service establishments, and fast food or carry out restaurants. The applicant is also proposing several uses that are not permitted in the B-2 district including a drive-through restaurant, pharmacy pickup window, sidewalk sales, indoor recreation facilities, and a veterinary hospital or clinic.
- The 2009 Master Plan is the guiding document in this case.
- Lot coverage is 28.5%.
- There have been studies regarding improving the Orchard Lake Road corridor for 20 years, including a 2002 coordinated Orchard Lake Road Corridor Study conducted from 8 Mile to Sylvan Lake. A vision for the area includes increased density, increased intensity of uses, and enhanced pedestrian and bicycle accommodations and amenities.
- Walkable communities have destinations that can be walked to, with improved aesthetic environment.
- Some elements in this plan meet the goals and visions of earlier Orchard Lake Road studies.
- The Planning Commission is wrapping up its master plan review, where there was a big focus on redevelopment opportunities, including to the west and the north along Orchard Lake Road and Northwestern Highway.
- Deviation requests attached to this proposal include:
 - a front yard setback of 58.49 feet where 75 feet is the minimum setback required;
 - a rear yard setback of 69.34 feet where 75 feet is the minimum setback required;
 - the applicant to not provide a pedestrian connection between the existing sidewalk along Orchard Lake Road and proposed outlot "G" where connection is required;
 - drive-in restaurant use where such use is not permitted within the B-2 District;
 - drive-in pharmacy use where such use is not permitted within the B-2 District;
 - sidewalk sales on a permanent basis where such use is permitted only on a seasonal basis within the B-2 District;
 - indoor recreation facility use where such use is not permitted within the B-2 District;
 - veterinary hospital or clinic where such use is not permitted within the B-2 District;
 - stacking lane for proposed outlot "G" to be within a front yard where such lanes are prohibited in front yards;
 - dumpster enclosures to be within front yard where such enclosures shall not be within front yards;
 - fifteen (15) loading spaces where twenty (20) spaces are required; and
 - five (5) signs on the front façade of major building "E" where two (2) signs are the maximum number permitted on one (1) façade.
- Aerial schematics outlined the pedestrian experience throughout the site, the connections between the outlot buildings, and the layout of those buildings.

- Lighting should be adjusted to meet the uniformity ratio and the color temperature should be adjusted to color temperatures below 3500 Kelvin.
- The applicant is requesting the reuse and/or relocation of currently nonconforming signs,

Applicant presentation:

David Ortner, RPT Realty, was present on behalf of this request for PUD approval. Mark Drane, Rogvov Architects, was also present.

Mr. Ortner highlighted the following:

- This project represented a redevelopment of about 185,000sf at Hunter's Square, resulting in a slight reduction of overall ground floor area. This is an opportunity to develop the site as a regional retail center on a primary corridor.
- Right now Hunter's Square has over 200,000sf of vacancies.
- The project has been designed to maximize the appeal to potential retailers and activate the site with increased pedestrian access, common space for public use, and placemaking.

Council questions:

In response to questions from Council, Mr. Ortner gave the following further information:

- RPT Realty had had discussions with the owners of Marvelous Marvin's Mechanical Museum (Marvin's); they had reached out to Marvin's several times. Marvin's had let RPT Realty know they were interested in relocating to a larger space, and were in conversation with other locations also.
- Marvin's lease expires January 2025.
- The City's Economic Development Director had also reached out to Marvin's.
- The 200,000sf vacancy represented about 2/3 of the space at Hunter's Square.
- The proposed Meijer would be about 70,000sf. There would be two new 25,000sf spaces, and one new 40,000sf space.
- The construction time period from start of demolition to completion is about 18 months, contingent upon approvals being granted.
- The site could be developed under standard zoning, but the options would be limited, and it might be more difficult to attract tenants. The developer was seeking the ability to create a center that offers flexibility in order to attract a diverse tenancy, including entertainment uses and different dining options. Developing the property under straight B-2 zoning would not serve the highest and best use of the site.
- Total cost of the project is between \$50M-\$70M. A significant portion of the site is obsolete.
- Meijer had signed a contingent lease. No other tenants were committed, but there was significant interest from the business/retail community in this redevelopment.
- Hours of operation for the Meijer would be 6am to midnight.

Council discussion

- Regarding community benefit, Council comments included:
 - The community benefits attached to this PUD project did not seem significant.
 - The requested deviations did not benefit the community. The requested drive-through could create congestion.
 - The impact of the reduced square footage mostly impacted the back of the development. The reduced square footage increased available parking in the front, which was not desirable.
 - Sidewalk sales were not an incentive to approve this plan.
 - While there was going to be more landscaping close to Orchard Lake Road, this did not constitute a major community benefit.

Mr. Ortner said the benefit was the redevelopment of a shopping center with an intense amount of vacancy, and with the potential for even further vacancy. The redevelopment will bring in a strong mix of tenants that will serve the community, and will solidify the site as a regional retail center on a major Farmington Hills corridor. They were seeking a PUD to provide flexibility to future tenants, and to activate the space by reducing setbacks.

- While it might be true that the primary benefit is the redevelopment of this property, the walkways and areas of green space were minimal. Could these benefits be maximized further?
- The Planning Commission had addressed walkability on the site, and supported outdoor dining.
- Regarding building materials and design, Council comments included:
 - Council would like to see more high quality building materials. This was especially true regarding the proposed Meijer, which several Council Members had thought would appear similar to the Corner Market at 13 Mile and Woodward, or more similar to Fresh Thyme in downtown Farmington. The design as presented was a big disappointment.
 - Regarding the signs, Council did not think the 5 requested signs were necessary for the grocer building and did not give an upscale look for this entry into the City.
 - Council wanted to see more placemaking, creating a space where people want to gather. While this might never be a “downtown,” it could be better than proposed.

Mr. Drane, the project architect, showed renderings of the proposed development and highlighted the following:

- The outbuildings were pushed forward so as to eliminate parking in front, increasing the green space from 15’ to 50’.
 - The development was designed around the idea of form-based zoning. The buildings were all masonry, with glass on all four sides. Pedestrian areas engaged the community, with walkable paths, outdoor meeting spaces, and string lights between the buildings where benches will be placed for public gathering.
 - Only 2500sf of a 7000sf building will be a drive-through restaurant. The developers had painstakingly screened the stacking lane with landscaping and screen walls.
 - Renderings showed examples of public art.
 - The design of the Meijer would be similar to that at a shopping center at Big Beaver and Rochester Roads, where the Meijer is also surrounded by a variety of uses.
 - Meijer would have a drive-through pharmacy pickup window.
 - In general, the developers were trying to be thoughtful and modest in the overall design of this redevelopment.
- Regarding the drive-through, Council comments included:
 - Some council members were concerned about encouraging drive-throughs in this area. There were also concerns about the drive-through layout, which was not ideal.
 - The City needed sit-down restaurants, not fast food places.
 - Drive-through restaurants at busy shopping centers on major thoroughfares are problematic.

Mr. Ortner said a traffic study had been completed and submitted. The drive-through building has been designed with ample stacking.

Mr. Ortnier clarified that of the 4 outparcel buildings along Orchard Lake Road, only one is proposed as a drive-through. The other buildings are flexible buildings between 5000 and 6500sf and could house sit-down restaurants. The leasing team will be pursuing those kinds of tenants.

The type of tenant envisioned for the drive-through location was not fast-food, but rather a restaurant that also needed a pickup window.

- Regarding Marvin's Marvelous Mechanical Museum (Marvin's), Council comments included:
 - Council understood that Marvin's is a community asset with a long history in Farmington Hills. However, Council could not dictate who the tenants must be in a retail development.

Traffic Engineer's Review

City Traffic Engineer Mark Saksewski said the City had received a traffic impact study for this proposed Planned Unit Development. Engineer Saksewski had provided comments to the applicant, and the applicant has indicated there would be no issues addressing those comments.

The traffic study was a general review of the overall site and land use. There were no specifics on the drive-through yet, including stacking.

A use such as a Chick-fil-A drive-through restaurant would require an additional traffic impact statement and would also likely return to the Planning Commission for review.

Mayor Rich called a short break at 9:37pm and reconvened the meeting at 9:47pm.

Public Hearing

Mayor Rich opened the public hearing on this item.

Pamela Gerald referenced comments from Urban Planner Robert Gibbs, who said that just because zoning allows a business, the community and the City do not have to allow it if it would be considered "hodgepodge." She asked for confirmation that the Meijer will not be open 24 hours a day, why a jewelry store was being shown in the renderings, when so many 'smash and grabs' were occurring and how this shopping center could be walkable with two roundabouts close by. She added that a sit-down restaurant be provided rather than fast-food.

Will Bowen, Bayshore Drive, currently worked at Marvin's. Marvin's was a unique place, and 50,000 people had signed an online petition supporting Marvin's. Marvin's had a tight-knit, yet widespread community. Their shared history keeps people coming back. The history, the character, and the memories of Marvin's that have been preserved for generations were beyond words. While business and developments change, an argument must be made for preserving this historic store.

JB said when he came to Marvin's from out of town, he would have dinner at Buffalo Wild Wings. This PUD didn't have to be approved because it did not fit in Farmington Hills.

Hailey Fugate, Livonia, said she worked at Marvin's, and knew nothing could replace it.

Rachel Cronkhite, Allen Park, said that she came to Farmington Hills to visit Marvin's. She agreed it would be nice to have more restaurants. The renderings showed trendy stores that looked empty. Losing

Marvin's would leave a big hole that will be very difficult to fill. She noted that a similar Meijer was proposed in Livonia and Plymouth, and in both cases had been opposed by the community.

Weston Brooks, Ferndale, said he comes to Farmington Hills to visit Marvin's. He would not come to Farmington Hills for a Meijer. Marvin's has many fragile, antique items that would be difficult to move.

Conner Japikse, Grosse Pointe Park, said the community needed to stand together to support Marvin's. Even if Marvin's ended up staying in this shopping center, the process of clearing the store out for either renovation or moving to another location in the center would put Marvin's in financial jeopardy. Everyone needed to show support for Marvin's not just with passionate words and massive petitions, but with actions.

Jacob Keeler, Hunter Square complex, Farmington Hills, said that Marvin's was a distinct draw to the area. The shopping center redevelopment as proposed did not fit this area.

Claire Romanchuck also lived in Hunter Square complex. She agreed that the plaza did need to improve. However, the proposed redevelopment was close to a worst case scenario. There was already an Aldi and a Whole Foods in the area; Meijer would be redundant. There has to be some way forward to protect an institution as widely beloved and cherished as Marvin's.

Seeing that no other public indicated they wished to speak, Mayor Rich closed the public hearing and brought the matter back to the Council.

Councilmember Bruce said that he loved Marvin's. However, whether or not City Council approved the PUD, the developers could still redevelop the site under normal zoning rules. The City cannot tell businesses or landowners who they must have as tenants. With 200,000sf of vacant space, the site needs to be redeveloped. A PUD gives the City the ability to negotiate with a developer.

Councilmember Bruce offered a motion, with Councilmember Bridges supporting, to approve the proposed PUD, with the following conditions:

- A covered bus stop be provided.
- Move the dumpster out of the front yard.
- Decrease the color temperature of the lighting to 3500 Kelvin or below, with a 4:1 uniformity ratio, as well as in the lighting recommended by the planning consultants.
- Add bicycle parking.
- Add more pedestrian markings on the plan, particularly across the drive-through lanes.
- Provide additional landscaped areas along Hunter's Lane and Orchard Lake Road at the southeast corner.

Councilmember Bruce said that while he was not particularly thrilled about having a Meijer move to this location, he was also not thrilled about having 200,000sf of empty buildings.

Mayor Pro-Tem Bridges said he was confident the applicant would work with Marvin's to ensure that they are given a fair opportunity to be part of this project, and noted the City had also reached out to Marvin's to offer them resources and information in order to maintain their tenancy there. He supported the motion.

Councilmember Aldred thought there was still not enough public benefit attached to this PUD. He did not support having a drive-through restaurant at this location. Redevelopment was needed, and it was helpful to see the additional renderings, but he could not support this motion this evening.

Councilmember Boleware did not support having a drive-through restaurant at this location. She also did not find the appearance of the Meijer store to be appealing, especially at this gateway location. She would like to see additional thought put into the façade of the Meijer building.

Councilmember Knol also had concerns with the drive-through as proposed. She was not opposed to all drive-throughs, but she was opposed to a fast food restaurant at this location. She noted that an approval could be conditioned on prohibiting the restaurant from having any sort of fryers, thus eliminating the possibility of a fast-food drive-through. Her other big concern was that the Meijer was the first thing someone saw as they came south on Orchard Lake Road. She wanted a different look there, not a typical Meijer storefront with 5 signs. For her to support this PUD the Meijer building would need to be rethought. She also questioned approving grandfathering nonconforming signs.

Director Kettler-Schmult said the request to grandfather nonconforming signs addressed the issue that Marvin's iconic sign was nonconforming.

Councilmember Knol said she could support preserving the Marvin's sign, but did not want to give approval for other nonconforming signs.

Mayor Rich said she would not support the motion. She appreciated seeing additional renderings, but that was not a contract. She would need more specific information, including detail on materials, signage, and public art. She liked the idea of prohibiting fryers at the drive-through restaurant.

City Manager Mekjian said that issues of materials, landscaping, pedestrian access, etc., had been discussed at an internal November 27 meeting, with a summary forwarded to Council. He wondered if the developer was open to postponing action to give time for the developer and City staff to work through the stated issues, and return to Council with a plan that addressed those issues.

After brief discussion, Mr. Ortner said that he would support postponing action to the February 12, 2024 City Council meeting date. The motion on the table was withdrawn.

MOTION by Bruce, support by Bridges, that the City Council of Farmington Hills hereby postpones the consideration to permit the partial redevelopment of the Hunter's Square Shopping Center, PUD Plan 2, 2023, including Site Plan 67-9-2023 to the February 12, 2024 City Council meeting.

MOTION CARRIED 6-1 (Dwyer opposed).

For the sake of the public present, City Attorney Joppich advised that the February 12 meeting will not be noticed as a public hearing, as the public hearing had been held. The agenda will be posted on the City's website.

NEW BUSINESS

ADDITIONS TO AGENDA

The attorney's report was received.

ADJOURNMENT

MOTION by Boleware, support by Bruce, to adjourn the regular session City Council meeting at 10:44pm.

Respectfully submitted,

Carly Lindahl, Interim City Clerk

**CITY OF FARMINGTON HILLS
CITY COUNCIL PUBLIC HEARING NOTICE**

www.fhgov.com

DATE: January 8, 2024
TIME: 7:30 P.M.
PLACE: Farmington Hills City Hall, City Council Chambers
31555 Eleven Mile Rd., Farmington Hills, MI 48336
ITEM: Planned Unit Development 2, 2023,
Including Site Plan 67-9-2023

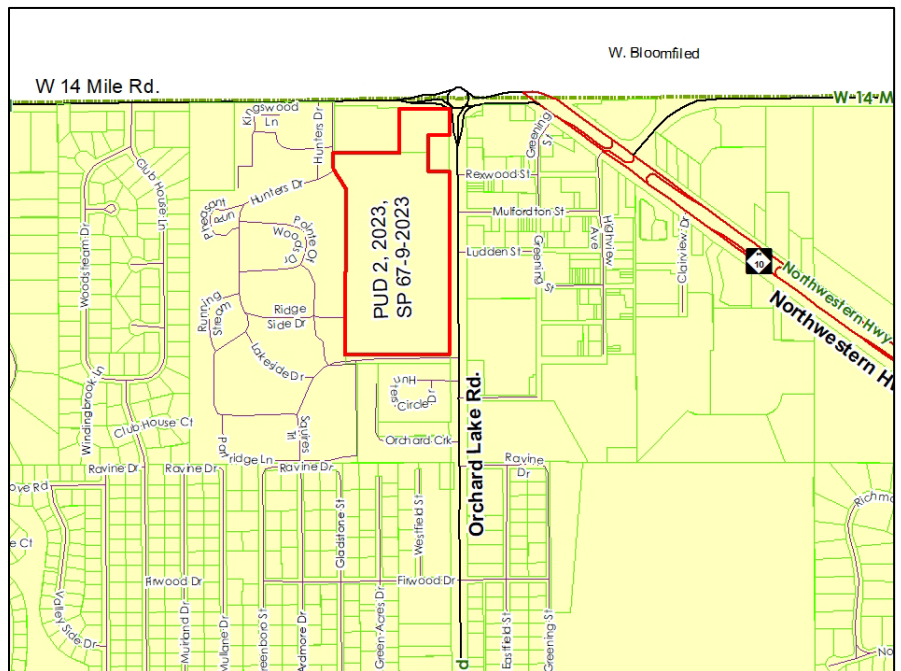
The City of Farmington Hills City Council shall consider two (2) applications, both received by the Planning Office on September 15, 2023, submitted by Timothy Collier, RPT Realty, L.P., for approval of a Planned Unit Development (“PUD”) and Site Plan to redevelop a shopping center in the B-2, Community Business zoning district.

The subject property is located at 30825 and 31361 Orchard Lake Road on the west side of Orchard Lake Road between Thirteen Mile and Fourteen Mile Roads and being more particularly described as: Parcel Identification Numbers: 22-23-03-226-027 and 028, City of Farmington Hills, Oakland County, Michigan.

Any interested person is invited to comment on the request in person at the scheduled hearing, or written comments may be submitted to the City of Farmington Hills Planning Office at 31555 W. Eleven Mile Road, Farmington Hills, Michigan 48336, or ckettler@fhgov.com, prior to the hearing. The application may be reviewed at the Planning Office between 8:30 a.m. and 4:30 p.m., Monday through Friday.

Charmaine Kettler-Schmult
Director of Planning &
Community Development

Phone: (248) 871-2540
Email: ckettler@fhgov.com
Publish: December 22, 2023



Procedures for accommodations for persons with disabilities:

The City will be following its normal procedures for accommodation of persons with disabilities. Those individuals needing accommodations for effective participation in this meeting should contact the City Clerk (248) 871-2410 at least two (2) working days in advance of the meeting. An attempt will be made to make reasonable accommodations.



Interoffice Correspondence

DATE: February 12, 2024

TO: Gary Mekjian, City Manager

FROM: Charmaine Kettler-Schmult, Director of Planning and Community Development

SUBJECT: Planned Unit Development ("PUD") 4, 2021, Agreement – "The Emerson PUD" – Construction of Two (2) New Apartment Buildings

Please find attached the draft [PUD 4, 2021, Agreement](#). The purpose of the draft Agreement is to permit the construction of two (2) new apartment buildings on several parcels to be developed/redeveloped as part of the project on the south side of Northwestern Highway, between Greening Street and Highview Avenue.

The Planning Commission recommended approval (4-2) of the PUD plan associated with the draft Agreement to City Council following a public hearing on December 16, 2021 ([minutes](#)). City Council approved (6-1) the PUD plan associated with the draft Agreement following a public hearing on January 24, 2022 ([minutes](#)), which just leaves the text of the draft Agreement and associated exhibits reflecting the Council approved plan to be approved by Council tonight.

The draft Agreement has been reviewed by the City Attorney and Planning and Community Development Department staff, and it appears to be in a form suitable for City Council consideration. Staff and the City Attorney will be present to address any questions.

Department Authorization by: Charmaine Kettler-Schmult, Director of Planning and Community Development

Prepared by: Erik Perdonik, City Planner

ATTACHMENTS:

- [Draft PUD 4, 2021, Agreement and Exhibits](#)
- [December 16, 2021, Planning Commission Public Hearing Minutes](#)
- [January 24, 2022, City Council Public Hearing Minutes](#)

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

**PLANNED UNIT DEVELOPMENT AGREEMENT
LOFTS PUD**

THIS AGREEMENT (the "Agreement"), dated _____, 2024, is made and entered into by and between the **CITY OF FARMINGTON HILLS**, a Michigan municipal corporation, having the address of 31555 West Eleven Mile Road, Farmington Hills, Michigan 48336, hereinafter referred to as and called the "City", and **FARMINGTON HILLS LOFTS, LLC**, a Michigan limited liability company, whose address is 353 N. Old Woodward, Birmingham, Michigan 48009, hereinafter referred to as and called the "Lofts."

RECITALS:

A. Lofts is the fee owner of the real property in Farmington Hills, Michigan, which is more particularly described on **Exhibit A**, attached hereto and made a part hereof.

B. The Property is zoned a mix of B-3 General Business, RA-4 – One Family, OS-1 Office and P-1 Parking, and is currently master planned by the City as Non-Center-Type Business for the B-3 portion of the Property, and the remainder as Multiple-Family Residential.

C. This Planned Unit Development consists of 6.226 acres of private property as described on Exhibit A, plus an additional 1.012 acres of right-of-way proposed to be vacated comprising portions of Fordson Road, Rexwood Street and Mulfordson Street, as depicted in the PUD Plan, for a total of 7.238 acres, collectively hereinafter referred to as the "Property". The northern portion of the Property (Parcel ID 23-02-102-013 and 23-02-102-004) is occupied by two commercial buildings and the center portion of the Property (Parcel ID 23-02-104-004) is occupied by a residential structure, with the remaining portions of the Property vacant.

D. Lofts has applied to the City to redevelop the Property by first demolishing the existing structures and then constructing two apartment buildings, one on the north end of the Property consisting of four floors and containing 250 units with a parking deck and the other on the south end of the Property consisting of three floors containing 66 units (the "Development") using the Planned Unit Development (PUD) process under the City's Zoning Ordinance.

E. Lofts has proposed, as part of the PUD Plan, to eliminate an existing curb cut from the Property along Northwestern Highway, to reconstruct and pave Highview Avenue from

Northwestern Highway to just past Ludden Street, to reconstruct and pave Rexwood Street and Mulfordton Street from the existing concrete apron at Orchard Lake to Greening Street, to reconstruct and pave Greening Street from the driveway that services 31215 Fourteen Mile to Ludden, to reconstruct and pave Ludden Street from Greening to Highview Streets, to improve Greening Street, including the dedication of 20 feet of additional right of way along Greening Street for parking, urban streetscape amenities, including sidewalks, pedestrian benches, landscaping, dog park, bike racks, and such other amenities shown in the PUD Plan, which amenities shall be constructed in the locations shown in the PUD Plan.

F. Lofts acknowledges and agrees that vacation of Rexwood Street and Mulfordton Street from Greening to Highview Avenue and Fordson Road east of Greening Street, in accordance with the City's codes, ordinances and procedures, is required for this Development.

G. The Planning Commission made its preliminary finding that the PUD Qualification 2, 2021, dated May 12, 2021, qualifies for the Planned Unit Development Option under Section 34-3.20.2.A. through D. of the City's Zoning Ordinance, and recommended approval of Lofts' PUD Plan at its December 16, 2021 meeting, with some conditions, after having held a public hearing.

H. On January 24, 2022, the City Council held another public hearing and approved the PUD Plan, being PUD Plan 4, 2021, dated October 18, 2021 by Lofts' architect (hereinafter as the "Original PUD Plan"). City Council approval of the Original PUD Plan was subject to certain conditions, including (among other things) the approval, execution, and recording of an agreement setting forth the conditions upon which such approval is based.

I. On February 12, 2024, the City Council considered and approved the revisions to the Original PUD Plan, being PUD Plan 4, 2021, dated October 18, 2021, with a revision date of January 12, 2024, which is attached hereto as **Exhibit B** and referred to as the "PUD Plan." All references in this Agreement to the PUD Plan shall be deemed to refer to the revised PUD Plan attached hereto as **Exhibit B**.

J. The City considered and relied upon the representations by Lofts of certain public benefits of the Lofts PUD, which benefits were summarized in Lofts' Written Statement submitted as part of its application for the PUD.

K. The City determined that the Development qualifies for PUD in accordance with Section 34-3.20 of the City's Zoning Ordinance.

L. The City desires to ensure that the real property that is depicted on the PUD Plan is developed in accordance with, and used for the purposes permitted by, the approved PUD Plan, the related documents and undertakings of Lofts, and all applicable laws, ordinances, regulations, and standards; and Lofts desires to proceed with obtaining engineering division approval of the proposed site plan and the issuance of permits required to develop the Property in accordance with the approved PUD Plan.

NOW, THEREFORE, it is hereby agreed as follows:

1. The City has granted its approval of the PUD Plan and this Agreement under the PUD option of Section 34-3.20 of the City's Zoning Ordinance, which approval is subject to the terms

and conditions of this Agreement. The parties agree and acknowledge that the Property shall be redeveloped only in accordance with:

- a. all applicable provisions of the Farmington Hills Code of Ordinances, including (without limitation) Section 34-3.20 of the Zoning Ordinance relating to PUDs;
- b. the Original PUD Plan, as such PUD Plan was approved by City Council on January 24, 2022, as revised by the revised PUD Plan dated January 12, 2024 that was approved by City Council on February 12, 2024, and which is attached hereto as Exhibit B;
- c. site plan, landscape and tree preservation plan review and approval by the City's Planning Commission and Planning and Community Development Department, including a final tree survey and inventory, which plans shall be submitted by Lofts in accordance with all conditions, applicable laws, ordinances, regulations and standards;
- d. engineering construction plan review and approval by the City's Engineering Division, which plans have been or shall be submitted by Lofts in accordance with all applicable laws, ordinances, regulations and standards; and
- e. this Agreement.

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

2. The permitted uses of the Property shall be for the development and operation of two apartment buildings: a four (4)-story, 250-unit building with a parking deck (the "Northern Building"); and a three (3)-story, 66-unit building (the "Southern building"), and approved accessory uses and amenities related thereto, subject to the City's Zoning Ordinance regulations for each underlying zoning district, except for deviations permitted under the PUD Documents.

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

- a. Approval of final site plan documents for the development of the Property in accordance with the Zoning Ordinance, and Chapter 21, Article III of the City Code, entitled "Site Plan Regulations," and all other applicable standards, rules, and regulations.
- b. Submission and final approval of engineering construction plans by the Engineering Division. Such plans shall comply with all applicable ordinances, standards, rules, regulations, and requirements of the City as determined by the Engineering Division, including without limitation its comments in the November 1, 2021 correspondence from the Engineering Division to the Planning Commission during site plan review.
- c. The requirements of the Fire Department, including without limitation the requirements set forth in correspondence dated November 1, 2021 issued by the

Fire Department to the Planning Commission during site plan review, and applicable fire and safety codes adopted by the City.

- d. The requirements of the Department of Public Services (DPS), including without limitation the requirements set forth in correspondence dated November 1, 2021 issued by the DPS to the Planning Commission during site plan review.
- e. Conditions imposed on the Project by the Planning Commission during site plan review, including conditions recommended by the City's Planning Consultant and Engineer and any other staff, and any other reasonable conditions which may be subsequently imposed on the site plan, landscape plan, and engineering plans that are not contrary to this Agreement and the approved PUD Plan.
- f. Any and all conditions of the PUD Plan approval pertaining to the Development and reflected in the official minutes of such meetings and in the November 11, 2021 letter report issued by Mr. Rodney L. Arroyo, AICP and Joe Tangari, AICP, of Giffels Webster, the City's Planning Consultant.
- g. All improvements shown on the PUD Plan and PUD Documents completed at Lofts sole cost and expense, in accordance with applicable ordinances, rules, standards and regulations.
- h. The only deviations from otherwise applicable City ordinances that shall be permitted are those deviations described in the November 11, 2021 letter report issued by Mr. Rodney L. Arroyo, AICP and Joe Tangari, AICP, of Giffels Webster, the City's Planning Consultant, subject to any conditions or limitations set forth in said report, and the deviations specified below, which deviations include the following:
 - (i) Permitted Use: The Zoning Ordinance does not allow apartments in any of the underlying zoning districts, but such use is permitted pursuant to the PUD Plan.
 - (ii) Density: The maximum density of the densest multiple-family district in the City on a parcel this size is 300 rooms in the RC-3, Multiple Family Residential District. The density allowed pursuant to the PUD Plan is 819 rooms.
 - (iii) Height: The maximum height of all of the underlying zoning districts of fifty feet (50') is in the B-3, General Business District, but the PUD Plan permits a maximum height of fifty-two feet (52').
 - (iv) Street Side Setback: The required street side setback is 25 feet in the underlying non-RA zoning districts. The PUD Plan provides for 13 feet and 20 feet street side setbacks. In addition, in light of the City's request to dedicate additional ROW along Highview, the PUD Plan provides for 10 foot side setback from Highview.
 - (v) Rear Setback: The required rear setback is 35 feet in the underlying RA-4 zoning district, but the PUD Plan permits 25 feet in one area.

- (vi) Parking: The Zoning Ordinance requires 645 parking spaces based on the number of rooms per unit, but the PUD Plan permits 533 parking spaces. Parking shall be allowed on Greening, as shown on the PUD Plan.
- i. All new signage, if any, shall be applied for separately and shall be installed only if approved under separate permits. All such signage shall be compliant with the standards and requirements of applicable ordinances. Signs shown on the PUD Plans, and all notes on the PUD Plans pertaining to signs, have not been approved and are shown for informational purposes only.
 - j. All rooftop mechanical units and equipment shall be screened from view.
 - k. Revisions to the PUD Plan to provide site access in accordance with Chapter 12, Article I, Sections 12-11(1) and (2).
 - l. The dedication to the City of 20 feet of additional right of way along Greening Street to be used for road right-of-way related purposes, including street parking, street lighting and sidewalk. Lofts shall be responsible, at its sole cost and expense, for the construction, reconstruction and installation of the street parking, street lighting and sidewalk improvements. Upon dedication, the City shall be responsible for street maintenance and repair. Lofts shall be responsible for sidewalk maintenance and repair in accordance with City codes and ordinances. Lofts shall be responsible for the installation of street lighting, the style, type and size of which must be approved by the City's Department of Public Services. Upon installation, Lofts shall dedicate the street lighting to DTE for maintenance and repair. Lofts shall be responsible for the ongoing usage charges and fees. Additionally, Lofts shall be responsible, at its sole cost and expense, for the installation, maintenance and repair of urban streetscape amenities on the Property as depicted on the PUD Plans, including pedestrian benches, bike racks, waste receptacles and dog park.
 - m. The dedication to the City of 10 feet of additional right of way along the west side of Highview Avenue and 10 feet of additional right of way along the north side of Ludden Street for road right-of-way related purposes.
 - n. In addition to the reconstruction and repaving as depicted on the PUD Plan, Lofts shall reconstruct and repave the following roads with 30 feet of paving from back of curb to back of curb, concrete curb and gutter and enclosed drainage to city road standards, in accordance with City codes, ordinances, rules and procedures,: Greening Street from the driveway that services 31215 Fourteen Mile to Ludden; Rexwood Street and Mulfordton Street from the existing concrete apron at Orchard Lake Road to Greening Street; Highview from Northwestern Highway to the southwest radius return at the intersection of Highview and Ludden; and Ludden Street from Greening Street to Highview Avenue. If existing site conditions, such as elevation factors that limit the amount of cover and the horizontal limits of existing right of way, adversely affect the feasibility of installing the desired width of paving, or curb and gutter with enclosed drainage, the City will not unreasonably withhold its consent to reasonable alternatives in the final engineering design proposed by Lofts to address such feasibility issues.

- o. Rexwood Street and Mulfordton Street between Greening Street and Highview Avenue and Fordson Road at the north end must all be vacated and utilities abandoned, in accordance with City codes, ordinances, rules and procedures. The City agrees to reasonably cooperate with Loft's efforts to vacate such streets and the utility easements contained therein, and to the combination for tax purposes of two or more of the separate tax parcels that comprise the Property, upon proper application from Lofts and payment of all applicable fees.
- p. The detailed traffic impact statement and analysis that was submitted must be updated in accordance with correspondence from the City's Traffic Engineer, dated January 17, 2024, prior to approval of the Final Site Plan for the Development. The statement and analysis will be used to ensure there will be no significant negative impacts on circulation and traffic in the area. If significant impacts are anticipated and improvements are recommended, those improvements as determined by the City Traffic Engineer will be required.
- q. In reasonable reliance on representations made by Lofts at the time of presenting its PUD Plan for approval at the Planning Commission and City Council that the parking shown on the PUD Plan would be sufficient, the City approved a deviation from and reduction of the required off-street parking spaces for the Development, subject to the condition that, in the event the City, in its sole discretion, determines and notifies Lofts in writing, at any time, that additional parking is necessary to meet the Development's needs and demands for parking, for safety purposes, or otherwise, Lofts shall complete all of the following at its sole cost and expense within 180 days:
 - (i) Lofts shall submit engineering and construction plans to the City providing the additional parking indicated in the City's notice by way of additional on-street parking along the west side of Greening Street and, if City determines that said on-street parking is not sufficient or available in City's discretion, additional parking on the Property at or near the detention basin or forebay areas depicted on the PUD Plan, which plans shall ensure proper retention and drainage and shall comply with all applicable ordinances, codes, standards, rules, regulations, and requirements of the City as determined by the City Engineering Division; and
 - (ii) No later than 12 months after City approval of the above engineering and construction plans, unless otherwise extended by the parties, Lofts shall complete construction of the additional parking facilities in accordance with the approved plans and all applicable laws, ordinances, codes, rules regulations and standards in effect at the time of construction.
- r. Lofts shall be responsible, at its sole cost and expense, for the purchase and installation of "No Parking" signs if the City, in its sole discretion, determines it necessary to prohibit parking along Rexwood Street, Mulfordton Street, Ludden Street, Highview Street and/or Greening Street, except that portion along Greening Street where on-street parking has been constructed or allowed pursuant to the

PUD Plan or this Agreement. Within one hundred and eighty (180) days of written notification from the City that the City determines it necessary to install "No Parking" signs, Lofts shall post with the City a cash bond in an amount commensurate with the estimated cost and expense of the purchase and installation of the signs, as determined by the City. The posted bond will be used to reimburse the City for the costs and expenses of fabrication, purchase and installation of the appropriate signage.

- s. Lofts shall allocate one (1) parking space to each unit.
 - t. Architectural style, elevation features and materials must be consistent with Lofts representations to City Council at its City Council Meeting on January 24, 2022 and in accordance with the PUD Plan.
 - u. Lofts shall construct the public water main, storm and sanitary sewer main in accordance with the Off-Site Improvements Exhibit, prepared by Atwell, dated October 18, 2021 and revised January 12, 2024 and attached as **Exhibit C**. The sanitary sewer shall be extended as deep as possible at minimum grade.
 - v. To address concerns regarding stormwater overflow and drainage at Mulfordton and Highview, Lofts shall extend the 60" storm drainpipe along the east side of Highview, which currently terminates at Mulfordton, southward to just past Ludden, as identified in the Off-Site Improvements Exhibit (Exhibit C), where it shall be stubbed and the controlled overflow connection directed to the body of water to the west of the intersection.
 - w. 16 electric vehicle charging stations must be added to the PUD Plan, which charging stations may be located within the parking deck or in such other location as depicted on the approved Final Site Plan, in accordance with all applicable federal, state and local laws, codes, rules, requirements and regulations.
 - x. Except as expressly provided in the PUD Plans and this Agreement, neither the City nor Lofts are agreeing to install or fund any other off-site improvements.
 - y. It is anticipated that the off-site improvements required in this Section 3 will be located in existing public right of way. However, if any such off-site improvements require easements from private property owners, Lofts shall make good faith, commercially reasonable efforts to obtain such easement(s), including but not limited to the payment of consideration. If, despite Lofts' good faith efforts, Lofts is unable to obtain an easement necessary to perform a required off-site improvement, the City agrees to reasonably cooperate with Lofts in agreeing on alternatives for the installation of the affected off-site improvement
4. The Zoning Board of Appeals shall have no jurisdiction over the Property or the application of this Agreement.
5. Except for deviations specifically approved by the City under this Agreement and the approved PUD Plan, the City Code and all applicable regulations of the City shall apply to the

Property, and any substantial violation of such Code and regulations by Lofts, its successors or assigns, or occupant of the Property shall be deemed a breach of this Agreement, as well as a violation of the City Code.

6. (a) Any breach of this Agreement shall constitute a nuisance *per se* which shall be abated. The parties therefore agree that, in the event of a breach of this Agreement by Lofts, which is not cured in accordance with this Agreement, the City, in addition to any other relief to which it may be entitled at law or in equity, shall be entitled under this Agreement to an order of a court of competent jurisdiction providing for relief in the form of injunctive relief or specific performance requiring abatement of the nuisance *per se*.

(b) In the event of a breach of this Agreement, the City may notify Lofts of the occurrence of the breach and issue a written notice requiring the breach be cured within thirty (30) days; provided, however, that if the breach, by its nature, cannot be cured within thirty (30) days, Lofts shall not be in the breach hereunder if Lofts commences the cure within the thirty (30) day period and diligently pursues the cure to completion. Failure to comply with such notice shall, in addition to any other relief to which the City may be entitled in equity or at law, render Lofts liable to the City in any suit for enforcement for actual costs incurred by the City including, but not limited to, reasonable attorneys' fees, expert witness fees and the like.

7. This Agreement may not be amended except in writing signed by the parties and recorded in the same manner as this Agreement. In the event Lofts desires to propose an amendment to this Agreement or the PUD Plan, an application shall be made to the City's Department of Planning and Community Development, which shall process the application in accordance with the procedures set forth in Section 34-3.20 of the Zoning Ordinance for amendments of PUD Plans.

8. The parties understand and agree that if any part, term, or provision of this Agreement is held by a court of competent jurisdiction, and as a final enforceable judgment, to be illegal or in conflict with any law of the State of Michigan or the United States, the validity of the remaining portions or provisions of this Agreement shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if this Agreement did not contain the particular part, term, or provisions held to be invalid.

9. This Agreement shall be governed by the laws of the State of Michigan, both as to interpretation and performance. In the event of any litigation relating to this Agreement or the PUD, the parties consent to the venue in and to the exclusive jurisdiction of the courts of and in the State of Michigan, including the federal courts.

10. No waiver of any breach of this Agreement shall be held to be a waiver of any other or subsequent breach. A delay in enforcement of any provision of this Agreement shall not be construed as a waiver or estoppel of the City's right to eventually enforce, or take action to enforce, the terms of this Agreement. All remedies afforded in this Agreement shall be taken and construed as cumulative; that is, all remedies afforded in this Agreement are in addition to every other remedy provided by law.

11. The signers of this Agreement warrant and represent that they have the authority to sign this Agreement on behalf of their respective principals and the authority to bind each party to this

Agreement according to its terms. Further, each of the parties represents that the execution of this Agreement has been duly authorized and is binding on such parties.

12. This Agreement shall run with the land described herein as the Property and bind the parties, their heirs, successors, and assigns. This Agreement shall be recorded in the Oakland County Register of Deeds by the City. The parties acknowledge that the Property is subject to changes in ownership and/or control at any time, but that heirs, successors, and assigns shall take their interest subject to the terms of this Agreement. All references to "Lofts" in this Agreement shall also include its heirs, successors, and assigns. The parties also acknowledge that the members of the City Council and/or the City Administration and/or its departments may change, but the City shall nonetheless remain bound by this Agreement.

13. (a) Lofts has negotiated with the City the terms of the PUD Documents, including this Agreement, and such documentation represents the product of the joint efforts and mutual agreements of Lofts and the City.

(b) The parties agree that this Agreement and its terms, conditions, and requirements are lawful and consistent with the intent and provisions of local ordinances, state and federal law, and the Constitutions of the State of Michigan and the United States of America. Lofts has offered and agreed to proceed with the undertakings and obligations as set forth in this Agreement in order to protect the public health, safety, and welfare and provide material advantages and development options for Lofts, all of which undertakings and obligations the parties agree are necessary in order to ensure public health, safety, and welfare, to ensure compatibility with adjacent uses of land, to promote use of the Property in a socially, environmentally, and economically desirable manner, and to achieve other reasonable and legitimate objectives of the parties, as authorized under applicable City ordinances and the "Michigan Zoning Enabling Act," MCL 125.3101, *et seq.*, as amended. It is also agreed and acknowledged that the terms, conditions, obligations, and requirements of this Agreement are clearly and substantially related to the burdens to be created by the development and use of the Property under the approved PUD, and are, without exception, clearly and substantially related to the City's legitimate interests in protecting the public health, safety and general welfare. Furthermore, Lofts fully accepts and agrees to the final terms, conditions, requirements and obligations of the PUD Documents, and Lofts shall not be permitted in the future to claim that the effect of the PUD Documents results in an unreasonable limitation upon uses of all or any portion of the property described in attached Exhibit A, or claim that enforcement of the PUD Documents causes an inverse condemnation, other condemnation or taking of all or any portion of the property described in attached Exhibit A.

14. Lofts acknowledges that, at the time of the execution of this Agreement, Lofts has not yet obtained final site plan, landscape plan, or engineering approvals for the redevelopment of the Property. Lofts acknowledges that the Planning and Community Development Department, the Planning Commission, and the Engineering Division of the City may impose additional conditions other than those contained in this Agreement during their plan reviews and approvals as authorized by law; provided, however, that such conditions shall not be inconsistent with the PUD Plan or PUD Documents and shall not change or eliminate any development right authorized thereby. The plans approved by the Planning and Community Development Department, the Planning Commission, and/or Engineering Division and any conditions imposed by said Departments and Commissions, shall be incorporated into and made a part of this Agreement

automatically upon issuance of said approvals without the necessity of amending this Agreement, and shall be enforceable against Lofts in the event it proceeds with the development of the Property. Following the submission of construction drawings and prior to final site plan and final engineering plan approval, the City agrees to issue to Lofts a permit to commence demolition of existing improvements and structures within the Property, subject to Lofts' making application for the applicable permit, paying any applicable fees and posting any required performance bond or other performance guaranty for the demolition activities.

15. It is understood that construction of some of the improvements included in the PUD Documents may require the approval of other governmental agencies.

16. None of the terms or provisions of this Agreement shall be deemed to create a partnership or joint venture between the Developer and the City.

17. The City does not represent or warrant that Lofts will achieve any certain or particular results by its redevelopment on the Property under and in accordance with the PUD Documents. Neither the City nor Lofts shall be liable to the other for any economic (including, without limitation, loss of revenues, profits, contracts, business, property value or anticipated savings), special, direct, indirect, incidental, exemplary, punitive or consequential losses or damages or loss of goodwill in any way whether such liability is based on tort, contract, negligence, strict liability, or otherwise arising from or relating to this Agreement or resulting from the redevelopment, limitations on the ability to redevelop or the inability to redevelop the Property. The parties' sole and exclusive remedies are limited to injunctive relief, declaratory relief, and any relief or remedies affirmatively set forth in this Agreement, applicable City ordinances and under the Michigan Zoning Enabling Act.

18. The recitals contained in this Agreement and all exhibits attached to this Agreement and referred to herein shall for all purposes be deemed to be incorporated in this Agreement by this reference and made a part of this Agreement.

19. This Agreement, together with the PUD Documents, are intended as the complete integration of all understandings between the parties related to the subject matter herein. No prior contemporaneous addition, deletion, or other amendment shall have any force or effect whatsoever, unless embodied herein in writing. No subsequent notation, renewal, addition, deletion or other amendment shall have any force or effect unless embodied in a written amendatory or other agreement executed by the parties required herein, other than additional conditions, which may be attached to site plan approvals as stated in Section 14 above.

20. The parties intend that this Agreement shall create no third-party beneficiary interest except for an assignment pursuant to this Agreement. The parties are not presently aware of any actions by them or any of their authorized representatives that would form the basis for interpretation construing a different intent and in any event expressly disclaim any such acts or actions, particularly in view of the integration of this Agreement.

21. Where there is a question with regard to applicable regulations for a particular aspect of the development, or with regard to clarification, interpretation, or definition of terms or regulations, and there are no apparent express provisions of the PUD Documents which apply, the City Council, in the reasonable exercise of its discretion, shall determine the regulations of the

City's Zoning Ordinance, as that Ordinance may have been amended, or other City Ordinances that shall be applicable, provided that such determination is not inconsistent with the nature and intent of this Agreement and the PUD Documents. In the event of a conflict or inconsistency between two or more provisions of the PUD Documents, the more restrictive provision, as determined in the reasonable discretion of the City Council, shall apply. In the event there exists any conflict between this Agreement and the PUD Plans and current and future City Zoning Ordinance provisions, this Agreement and the PUD Plan shall apply.

22. This Agreement shall become effective twenty-one (21) days after approval of this Agreement by City Council and its recording at the Oakland County Register of Deeds, subject to Zoning Ordinance Subsections 34-3.20.5.C.ii-x. This Agreement was approved by City Council on _____.

23. Notwithstanding the foregoing provisions of this Agreement, Lofts retains the right at any time prior to commencement of construction of the improvements contemplated by the PUD Documents to terminate the PUD subject to and in accordance with the requirements of Zoning Ordinance Section 34-3.20 applicable to such a termination.

[Signatures on Next Page]

IN WITNESS WHEREOF, the parties hereto have set their hands on the day and year set forth with the notarization of their signatures.

Lofts:

FARMINGTON HILLS LOFTS, LLC, a Michigan
limited liability company

By:

Its:

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

On this ____ day of _____, 2024, before me personally appeared _____, the _____ of Farmington Hills Lofts, LLC, a Michigan limited liability company, who acknowledged that he/she signed this agreement on behalf of said company.

Notary Public
Oakland County, Michigan
Acting in Oakland County, Michigan
My Commission Expires: _____

CITY:

CITY OF FARMINGTON HILLS,
a Michigan municipal corporation

By: Gary Mekjian
Its: City Manager

Attested: Carly Lindahl
Its: City Clerk

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

On this ____ day of _____, 2024, before me personally appeared Gary Mekjian, the City Manager, and Carly Lindahl, the City Clerk, who acknowledged that they signed and attested to this Agreement on behalf of the City of Farmington Hills.

Notary Public
Oakland County, Michigan
Acting in Oakland County, Michigan
My Commission Expires: _____

Exhibits:
A –Property Legal Description
B – PUD Plans
C – Revised Off-Site Improvement Plan

Drafted Jointly By:
Steven P. Joppich, Esq.
Rosati Schultz Joppich & Amtsbuechler, P.C.
27555 Executive Drive, Suite 250
Farmington Hills, MI 48331-3550

When Recorded, Return To:
City Clerk
City of Farmington Hills
31555 West Eleven Mile Road
Farmington Hills, MI 48336-1165

and

Mark Cohn, Esq.
SK Detroit Law Partners, PC
2000 Town Center, Suite 1500
Southfield, MI 48075

EXHIBIT A

PROPERTY LEGAL DESCRIPTION

Real property located in the City of Farmington Hills, Oakland County, Michigan, more particularly described as follows:

Parcel 1:

Lots 18, 19, 20 & 21, BLOCK N, FARMINGTON HEIGHTS SUBDIVISION, as recorded in Liber 26, Page 32, of Plats, Oakland County Records.

Parcel 2:

Lots 22 through 28, BLOCK N, FARMINGTON HEIGHTS SUBDIVISION, as recorded in Liber 26, Page 32, of Plats, Oakland County Records, together with any land lying in the bed of any street, road or avenue adjoining the aforementioned property, to the center line thereof, but only to the extent of grantor's interest, if any, therein, and all easements, whether or not recorded, strips and rights-of-way abutting, adjacent, contiguous or adjoining the aforementioned property, but only the extent of grantor's interest, of any therein.

Parcel 3:

Lots 29 through 36 and Lots 9 through 17, BLOCK N, FARMINGTON HEIGHTS SUBDIVISION, as recorded in Liber 26, Page 32, of Plats, Oakland County Records.

Parcel 4:

Lots 37-42, BLOCK N, FARMINGTON HEIGHTS, as recorded in Liber 26, Page 32, of Plats, Oakland County Records.

Parcel 5, 6, 7:

Parcel A: Part of the West 1/2 of the Northwest 1/4 of Section 2 Town 1 North Range 9 East described as beginning at the Southeast corner of Lot 20, BLOCK M OF FARMINGTON HEIGHTS; thence North 00 degrees 10 minutes 30 seconds West 230 feet; thence North 89 degrees 57 minutes 00 seconds West 262.2 feet; thence South 00 degrees 03 minutes 00 seconds West 115 feet; thence South 89 degrees 57 minutes 00 seconds East 140 feet; thence South 00 degrees 03 minute 00 seconds West 115 feet; thence South 89 degrees 57 minutes 00 seconds East 123.16 feet to beginning West, being vacated Lots 15 through 20 and 28 through 40, BLOCK M, FARMINGTON HEIGHTS SUBDIVISION, as recorded in Liber 26, Page 32, of Plats, Oakland County Records.

Parcel B: Part of the West 1/2 of the Northwest 1/4 of Section 2, Town 1 North, Range 9 East, described as beginning at the Southeast corner of Lot 12, BLOCK M OF FARMINGTON HEIGHTS

SUBDIVISION; thence North 89 degrees 57 minutes 00 seconds West 250 feet; thence North 00 degrees 03 minutes 00 seconds East 230 feet; thence South 89 degrees 57 minutes 00 seconds East 150 feet; thence South 00 degrees 03 minutes 00 seconds West 115 feet; thence South 89 degrees 57 minutes 00 seconds East 100 feet; thence South 00 degrees 03 minutes 00 seconds West 115 feet to beginning, being vacated Lots 1 through 12 and 21 through 27, BLOCK M, FARMINGTON HEIGHTS, as recorded in Liber 26, Page 32, of Plats, Oakland County Records.

Parcel C: Lots 13 and 14, BLOCK M, FARMINGTON HEIGHTS SUBDIVISION, as recorded in Liber 26, Page 32, of Plats, Oakland County Records.

Parcel 8:

Lots 21-24, Lots 15 & 16 and additional land located in BLOCK L OF "FARMINGTON HEIGHTS" SUBDIVISION, as recorded in Liber 26, Page 32, of Plats, Oakland County Records, all being more particularly described as Part of the West 1/2 of the Northwest 1/4 of Section 2, Town 1 North, Range 9 East, beginning at the Northwest corner of Lot 21; thence South 89 degrees 57 minutes 00 seconds East 90 feet, along the Southerly edge of Fordson Avenue to the Northeast corner of Lot 24; thence South 61 degrees 24 minutes 54 seconds East 182.12 feet, to the easterly line of Lot 32; thence North 01 degrees 28 minutes 30 seconds East 87 feet, along the Easterly line of Lot 32; thence South 88 degrees 34 minutes 30 seconds East 10.76 feet; thence South 52 degrees 20 minutes 00 seconds East 187 feet; thence South 01 degrees 13 minutes 30 seconds East 119.55 feet, along the Westerly edge of Highview Avenue to the Southeast corner of Lot 20; thence North 89 degrees 57 minutes 00 seconds West 412.10 feet, along the Northerly edge of Rexwood Avenue to the Southwest corner of Lot 1; thence North 00 degrees 3 minutes 00 seconds East 230 feet, along the Easterly edge of Greening Avenue to the Northwest corner of Lot 21 and the point of beginning.

Parcel 9:

Part of the Northwest 1/4 of Section 2, Town 1 North, Range 9 East, particularly described as:

Commencing at the Southwest corner of Lot 149, SUPERVISORS SUBDIVISION NO. 7, as recorded in Liber 53, Page 15, of Plats, Oakland County Records, said point being North 87 degrees 12 minutes 16 seconds East 615.78 feet and South 02 degrees 48 minutes 50 seconds East 269.74 feet from the Northwest corner of said Section 2; thence North 87 degrees 15 minutes 58 seconds East 35.16 feet along the South line of said plat to the point of beginning; thence North 33 degrees 28 minutes 34 seconds East 100.30 feet to the Southwesterly right of way line of Northwestern Hwy (M-10); thence South 56 degrees 31 minutes 26 seconds East 204.70 feet along said Westerly line; thence South 87 degrees 15 minutes 58 seconds West 9.54 feet; thence South 02 degrees 43 minutes 55 seconds East 86.99 feet; thence North 64 degrees 11 minutes 56 seconds West 182.10 feet; thence North 02 degrees 44 minutes 02 seconds West 40.00 feet to the South line of said SUPERVISORS SUBDIVISION NO. 7; thence South 87 degrees 15 minutes 58 seconds West 54.89 feet along said South line to the point of beginning.

Commonly known as 31154 Mulfordton, 31310 Ludden, 32125 Highview, 32905 Northwestern Highway and Vacant Land, Farmington Hills 48334

Tax Item Nos.

22-23-02-106-012
22-23-02-106-013
22-23-02-106-001
22-23-02-106-002
22-23-02-106-003
22-23-02-106-015
22-23-02-106-005
22-23-02-106-006
22-23-02-106-007
22-23-02-106-016
22-23-02-104-004
22-23-02-104-001
22-23-02-104-005
22-23-02-102-013
22-23-02-102-005
22-23-02-102-002
22-23-02-102-003
22-23-02-102-004

EXHIBIT B

PUD PLANS

BM #1: SET RAILROAD SPIKE IN UTILITY POLE
ON WEST SIDE OF GREENING STREET
ELEVATION: 872.22 (NAVD88)

BM #2: ARROW ON FIRE HYDRANT IN
SOUTHERLY RIGHT OF WAY OF NORTHWESTERN
HIGHWAY
ELEVATION: 874.56 (NAVD88)

BM #3: ARROW ON FIRE HYDRANT IN
NORTHERLY RIGHT OF WAY OF REWWOOD STREET
ELEVATION: 871.05 (NAVD88)

BM #4: SET PK NAIL IN UTILITY POLE AT
NORTHWEST INTERSECTION OF GREENING STREET
AND MULFORDTON STREET
ELEVATION: 865.59 (NAVD88)

[illegible]

EXISTING WETLAND

EXISTING BUILDING



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY. ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE
SOLE RESPONSIBILITY OF THE
CONTRACTOR; NEITHER THE OWNER
NOR THE ENGINEER SHALL BE
EXPECTED TO ASSUME ANY
RESPONSIBILITY FOR SAFETY OF
THE WORK, OF PERSONS ENGAGED
IN THE WORK, OF ANY NEARBY
STRUCTURES, OR OF ANY OTHER
PERSONS.

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ATWELL
866.850.4200 www.atwell-group.com
TWO TOWNE SQUARE, SUITE 700
SOUTHFIELD, MI 48076
248.447.2000

OAKLAND COUNTY MICHIGAN

THE EMERSON
PRELIMINARY PUD PLANS
EXISTING CONDITIONS
PLAN

FILE CODE: —

NOT FOR CONSTRUCTION



NOTICE:
CONSTRUCTION SITE SAFETY IS THE
SOLE RESPONSIBILITY OF THE
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IN THE WORK, OF ANY NEARBY
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FARMINGTON LOFTS, LLC.
THE EMERSON
PRELIMINARY PUD PLANS
TREE SURVEY

DATE OCT. 18, 2021

2024-01-12 REV PER CITY

REVISIONS

NA NA NA



DRAIN BY: MM

CHECKED BY: JR




P.M.: J. ROTH

JOB #: 19002962

FILE CODE: =

3

REVISIONS

NA	NA	NA
		
N/A		

DRAWN BY: MM

CHECKED BY: JR

P.M.: J. ROTH

JOB #: 19002962

FILE CODE: -

SHEET NO. 3



THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY. ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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OAKLAND COUNTY, MICHIGAN

TREE SURVEY

CT. 18, 2021

2024-01-12 REV PER CITY

[illegible]

REVISIONS



DRAWN BY: MM

CHECKED BY: JR

P.M.: J. ROTH

IOB #: 19002962

FILE CODE:

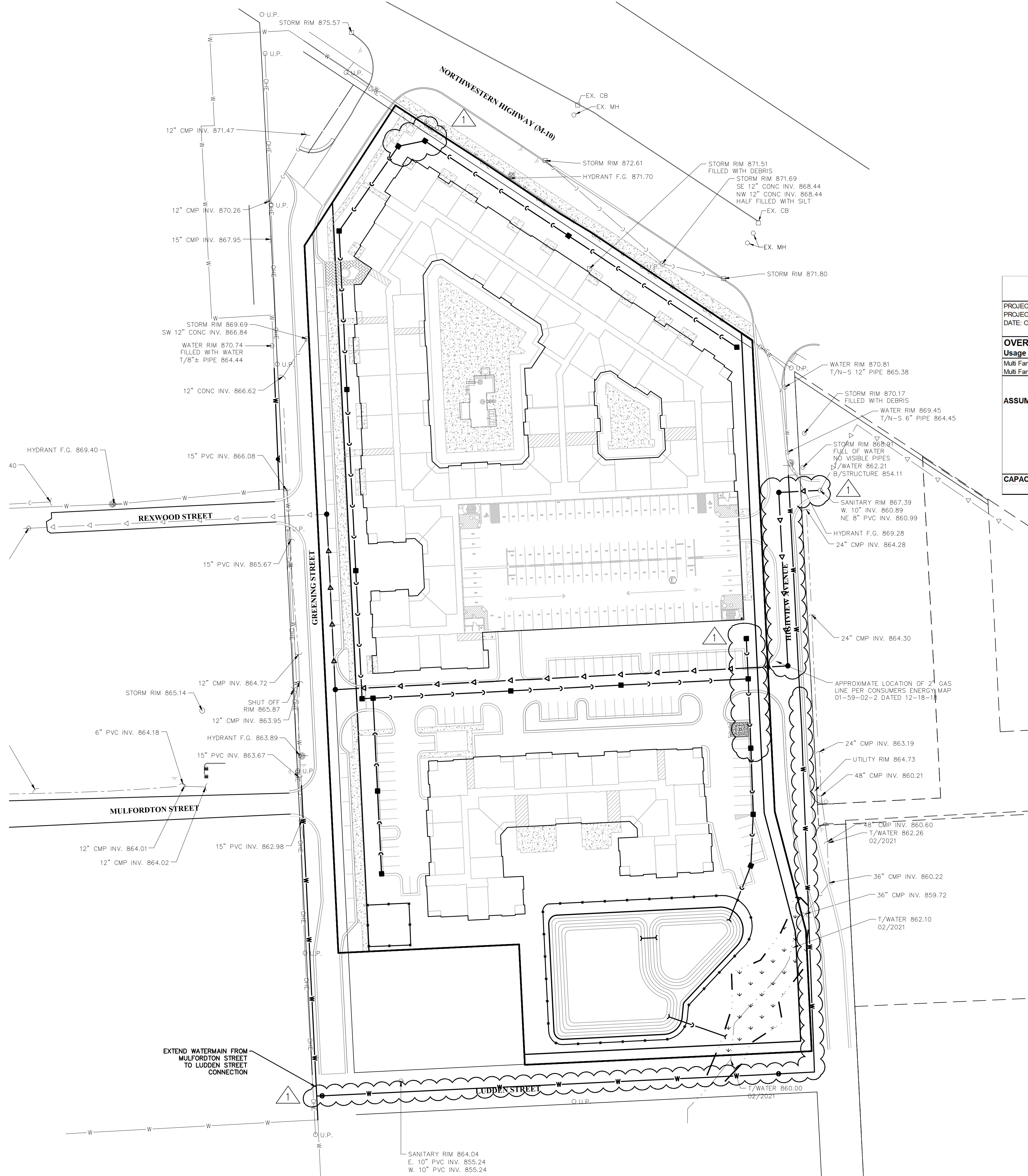
FILE CODE: -

SHEET NO. 4


NOT FOR CONSTRUCTION

Northwestern Highway Development - Atwell Project #19002962																	
Tree Tag #	Data Code	Scientific Name	Common Name	DBH (inches)	Condition	Comments	Trunk Condition	Growth Rate	Tree Structure	Insects/Disease	Crown Development	Life Expectancy	Total Score	Likely Exempt	Landmark Tree	Invasive Species	To Be Removed
6090	ACNE	<i>Acer negundo</i>	Box Elder Maple	23	Fair	Vines	3 - sections of bark missing	3 - 2-6 inch twig elongation	3 - one major or several minor limbs dead	5 - no pests present	3 - full, but unbalanced	3 - 15-20 years	20				Yes
6091	ACNE	<i>Acer negundo</i>	Box Elder Maple	12	Fair	Vines	3 - sections of bark missing	2	2	5 - no pests present	3 - full, but unbalanced	3 - 15-20 years	18				Yes
6092	ACNE	<i>Acer negundo</i>	Box Elder Maple	14	Poor	Vines	1 - extensive decay & hollow	1 - <2-inch twig elongation	1 - two or more major limbs dead	3 - one pest present	1 - unbalanced & lacking a full crown	1 - <5 years	10	Yes	Yes		Yes
6093	ACNE	<i>Acer negundo</i>	Box Elder Maple	9	Fair	2T: 7	3 - sections of bark missing	3 - 2-6 inch twig elongation	3 - one major or several minor limbs dead	5 - no pests present	3 - full, but unbalanced	3 - 15-20 years	20				Yes
6094	JUNI	<i>Juglans nigra</i>	Black Walnut	11	Excellent		5 - sound & solid	3 - 2-6 inch twig elongation	5 - sound	5 - no pests present	5 - full & balanced	5 - >30 years	28				Yes
6095	ACNE	<i>Acer negundo</i>	Box Elder Maple	9	Good		4	4	4	3 - one pest present	4	4	23				Yes
6096	ACNE	<i>Acer negundo</i>	Box Elder Maple	15	Good		4	4	4	5 - no pests present	4	4	25				Yes
6097	ACNE	<i>Acer negundo</i>	Box Elder Maple	12	Good		4	4	4	5 - no pests present	4	4	25				Yes
6098	ACNE	<i>Acer negundo</i>	Box Elder Maple	17	Good	2T: 11; vines	4	4	4	5 - no pests present	4	4	25				No
6099	ACSA	<i>Acer saccharum</i>	Sugar Maple	10.5	Good		5 - sound & solid	5 - >6-inch twig elongation	5 - sound	5 - no pests present	5 - full & balanced	5 - >30 years	30				No
6100	ACNE	<i>Acer negundo</i>	Box Elder Maple	8	Good		5 - sound & solid	5 - >6-inch twig elongation	5 - sound	5 - no pests present	5 - full & balanced	5 - >30 years	30				No
6101	ACNE	<i>Acer negundo</i>	Box Elder Maple	8.5	Good		4	4	4	5 - no pests present	4	4	25				Yes
6102	ACNE	<i>Acer negundo</i>	Box Elder Maple	8.5	Fair	2T: 7	3 - sections of bark missing	3 - 2-6 inch twig elongation	3 - one major or several minor limbs dead	5 - no pests present	3 - full, but unbalanced	3 - 15-20 years	20				Yes
6103	ACNE	<i>Acer negundo</i>	Box Elder Maple	10.5	Fair		3 - sections of bark missing	3 - 2-6 inch twig elongation	3 - one major or several minor limbs dead	5 - no pests present	3 - full, but unbalanced	3 - 15-20 years	20				Yes
6104	ACNE	<i>Acer negundo</i>	Box Elder Maple	17	Fair	2T: 6.5	4	4	4	5 - no pests present	4	4	25				Yes
6105	MOAL	<i>Morus alba</i>	White Mulberry	6	Good		4	4	4	5 - no pests present	4	4	25				Yes
6106	JUNI	<i>Juglans nigra</i>	Black Walnut	6	Good		5 - sound & solid	5 - >6-inch twig elongation	5 - sound	5 - no pests present	5 - full & balanced	5 - >30 years	30				Yes
6107	JUNI	<i>Juglans nigra</i>	Black Walnut	6.5	Good		3 - sections of bark missing	3 - 2-6 inch twig elongation	5 - sound	5 - no pests present	4	5 - >30 years	25				Yes
6109	JUNI	<i>Juglans nigra</i>	Black Walnut	17	Good		5 - sound & solid	5 - >6-inch twig elongation	5 - sound	5 - no pests present	5 - full & balanced	5 - >30 years	30				Yes
6110	ACSA	<i>Acer saccharum</i>	Sugar Maple	6	Good	Vines	4	4	4	5 - no pests present	4	5 - >30 years	26				Yes
6118	ACSAN	<i>Acer saccharinum</i>	Silver Maple	12	Good	3T: 9, 7.5	5 - sound & solid	4	4	3 - one pest present	4	4	24				No
6120	SANI	<i>Salix nigra</i>	Black Willow	32	Fair		3 - sections of bark missing	3 - 2-6 inch twig elongation	3 - one major or several minor limbs dead	3 - one pest present	3 - full, but unbalanced	3 - 15-20 years	18		Yes		No
6121	SANI	<i>Salix nigra</i>	Black Willow	30	Poor		1 - extensive decay & hollow	1 - <2-inch twig elongation	1 - two or more major limbs dead	3 - one pest present	1 - unbalanced & lacking a full crown	1 - <5 years	8	Yes	Yes		No
6122	SANI	<i>Salix nigra</i>	Black Willow	45.5	Poor		2	2	1 - two or more major limbs dead	3 - one pest present	2	2	12	Yes	Yes		No
6123	SANI	<i>Salix nigra</i>	Black Willow	8	Poor		1 - extensive decay & hollow	1 - <2-inch twig elongation	1 - two or more major limbs dead	1 - two or more pests present	1 - unbalanced & lacking a full crown	1 - <5 years	6	Yes			No
6124	SANI	<i>Salix nigra</i>	Black Willow	52	Fair		2	3 - 2-6 inch twig elongation	2	3 - one pest present	2	3 - 15-20 years	15	Yes	Yes		No
6125	ACNE	<i>Acer negundo</i>	Box Elder Maple	17	Fair	6T: 8.5, 4.5, 4.5, 4, 4	3 - sections of bark missing	4	3 - one major or several minor limbs dead	3 - one pest present	2	2	17				No
6127	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	27.5	Good		5 - sound & solid	5 - >6-inch twig elongation	5 - sound	5 - no pests present	5 - full & balanced	5 - >30 years	30		Yes		Yes
6136	PYSPP	<i>Pyrus spp</i>	Pear	16	Good		5 - sound & solid	5 - >6-inch twig elongation	5 - sound	5 - no pests present	5 - full & balanced	5 - >30 years	30				Yes
6137	ACSAN	<i>Acer saccharinum</i>	Silver Maple	17	Good		5 - sound & solid	5 - >6-inch twig elongation	5 - sound	5 - no pests present	5 - full & balanced	5 - >30 years	30				Yes
6138	ACSAN	<i>Acer saccharinum</i>	Silver Maple	19	Good		5 - sound & solid	5 - >6-inch twig elongation	5 - sound	5 - no pests present	5 - full & balanced	5 - >30 years	30		Yes		Yes
6139	ACSAN	<i>Acer saccharinum</i>	Silver Maple	19.5	Good		5 - sound & solid	5 - >6-inch twig elongation	5 - sound	5 - no pests present	5 - full & balanced	5 - >30 years	30		Yes		Yes
6140	ACSAN	<i>Acer saccharinum</i>	Silver Maple	12.5	Good		5 - sound & solid	5 - >6-inch twig elongation	5 - sound	5 - no pests present	5 - full & balanced	5 - >30 years	30				Yes
6141	ACSAN	<i>Acer saccharinum</i>	Silver Maple	13	Good	2T: 14	5 - sound & solid	5 - >6-inch twig elongation	5 - sound	5 - no pests present	5 - full & balanced	5 - >30 years	30				Yes
7953	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	24.5	Good		4	5 - >6-inch twig elongation	5 - sound	5 - no pests present	3 - full, but unbalanced	4	26		Yes		Yes
7954	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	16	Good	2 trunks (2T): 5 inches	4	5 - >6-inch twig elongation	5 - sound	5 - no pests present	3 - full, but unbalanced	4	26				Yes
7955	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	16	Good	Vines	4	4	3 - one major or several minor limbs dead	5 - no pests present	3 - full, but unbalanced	3 - 15-20 years	22				Yes
7960	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	17	Good		4	4	4	5 - no pests present	3 - full, but unbalanced	4	24				Yes
7961	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	18.5	Good		5 - sound & solid	4	4	5 - no pests present	4	4	26				Yes
7962	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	14	Good	Vines	4	4	4	5 - no pests present	4	3 - 15-20 years	24				Yes
7963	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	23	Good		3 - sections of bark missing	4	4	5 - no pests present	4	3 - 15-20 years	23				Yes
7964	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	11	Good		4	4	4	5 - no pests present	4	4	25				Yes
7965	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	26	Good		4	4	4	5 - no pests present	4	4	25		Yes		Yes
7966	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	8	Good		4	4	4	5 - no pests present	4	5 - >30 years	26				Yes
7967	ACNE	<i>Acer negundo</i>	Box Elder Maple	9	Good		5 - sound & solid	5 - >6-inch twig elongation	5 - sound	5 - no pests present	5 - full & balanced	5 - >30 years	30				Yes
7972	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	19	Good		5 - sound & solid	5 - >6-inch twig elongation	5 - sound	5 - no pests present	4	4	28				Yes
7973	ACNE	<i>Acer negundo</i>	Box Elder Maple	16	Good		5 - sound & solid	5 - >6-inch twig elongation	4	5 - no pests present	3 - full, but unbalanced	4	26				Yes
7974	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	21	Good		2	5 - >6-inch twig elongation	3 - one major or several minor limbs dead	5 - no pests present	4	3 - 15-20 years	22				Yes
7975	ACNE	<i>Acer negundo</i>	Box Elder Maple	7.5	Good		5 - sound & solid	5 - >6-inch twig elongation	4	5 - no pests present	5 - full & balanced	5 - >30 years	29				Yes
7976	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	10	Good		5 - sound & solid	5 - >6-inch twig elongation	5 - sound	5 - no pests present	5 - full & balanced	5 - >30 years	30				Yes
7985	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	11	Good		5 - sound & solid	5 - >6-inch twig elongation	4	5 - no pests present	5 - full & balanced	5 - >30 years	29				Yes
7986	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	11	Good		5 - sound & solid	5 - >6-inch twig elongation	4	5 - no pests present	4	5 - >30 years	28				Yes
7987	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	17	Good	3T: 18, 9	4	5 - >6-inch twig elongation	4	5 - no pests present	4	4	26				Yes
7988	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	12	Good	3T: 10, 8	4	4	4	5 - no pests present	4	4	25				Yes
7989	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	26	Good		5 - sound & solid	5 - >6-inch twig elongation	4	5 - no pests present	4	5 - >30 years	28		Yes		Yes
7990	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	22	Good	2T: 14	4	4	4	5 - no pests present	4	4	25				Yes
7991	ACNE	<i>Acer negundo</i>	Box Elder Maple	6.5	Good	2T: 6	4	4	4	5 - no pests present	4	4	25				Yes
7992	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	7.5	Good		4	4	4	5 - no pests present	4	4	25				Yes
7993	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	7	Good		5 - sound & solid	5 - >6-inch twig elongation	5 - sound	5 - no pests present	5 - full & balanced	5 - >30 years	30				Yes
7994	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	6	Good		5 - sound & solid	5 - >6-inch twig elongation	5 - sound	5 - no pests present	5 - full & balanced	5 - >30 years	30				Yes
7995	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	8	Good		5 - sound & solid	5 - >6-inch twig elongation	5 - sound	5 - no pests present	5 - full & balanced	5 - >30 years	30				Yes
7996	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	7	Good		5 - sound & solid	5 - >6-inch twig elongation	5 - sound	5 - no pests present	5 - full & balanced	5 - >30 years	30				Yes
7997	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	7	Good		5 - sound & solid	5 - >6-inch twig elongation	5 - sound	5 - no pests present	5 - full & balanced	5 - >30 years	30				Yes
7998	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	10	Good		5 - sound & solid	5 - >6-inch twig elongation	5 - sound	5 - no pests present	5 - full & balanced	5 - >30 years	30				Yes
7999	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	10	Good	2T: 5	5 - sound & solid	5 - >6-inch twig elongation	5 - sound	5 - no pests present	5 - full & balanced	5 - >30 years	30				Yes
8000	ROPS	<i>Robinia pseudoacacia</i>	Black Locust	13.5	Good	2T: 5	5 - sound & solid	5 - >6-inch twig elongation	4	5 - no pests present	5 - full & balanced	5 - >30 years	29				Yes

K:\19002962\DWG\PLAN SETS\PUD QUALIFICATION\19002962PUD-02-EC.DWG 3:30 PM NOAH MCNUITY

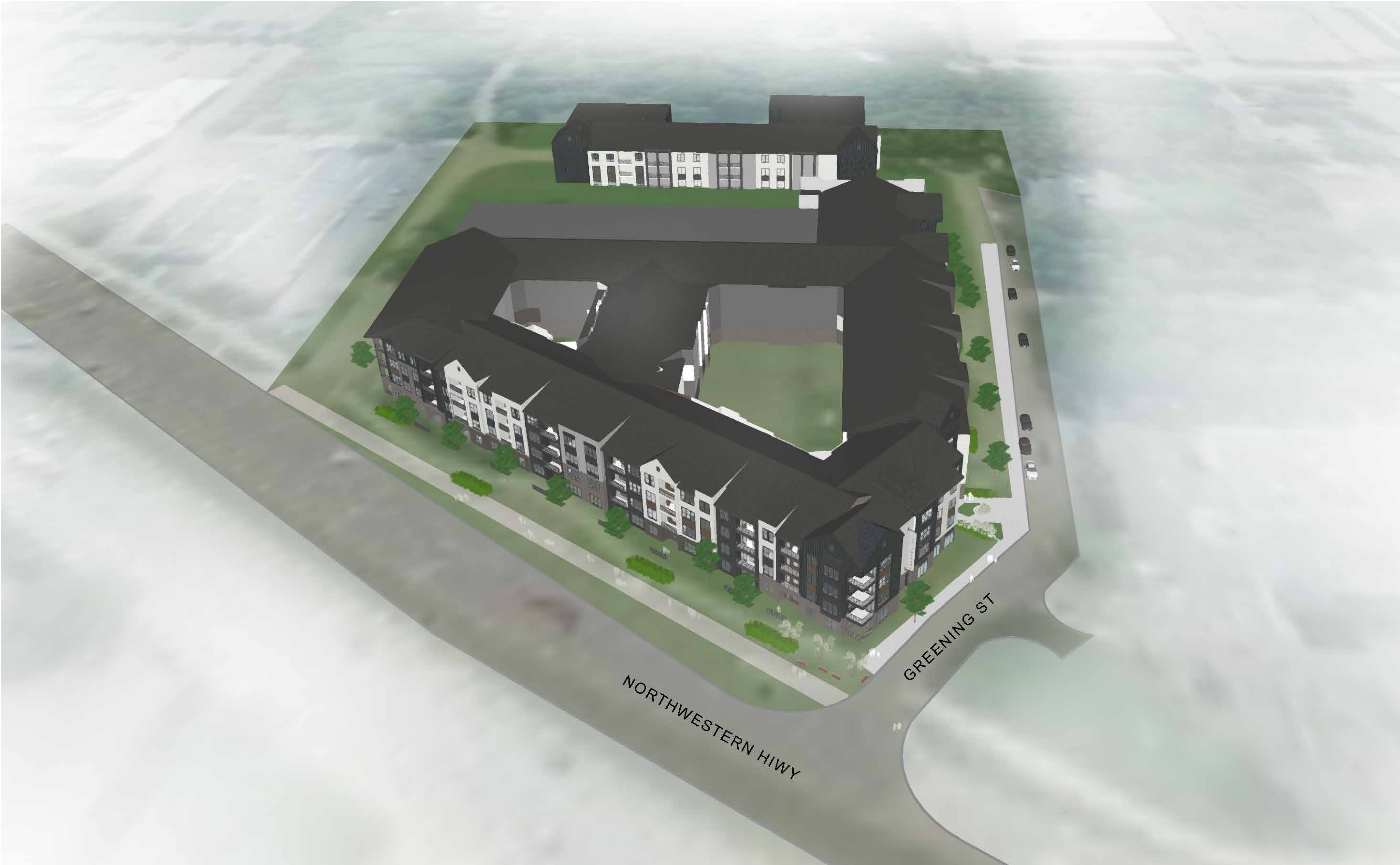


UTILITY NARRATIVE:

 UTILITY ROUTING HAS BEEN REVISED
SINCE LAST APPROVED PUD DATED
OCT. 18, 2021.

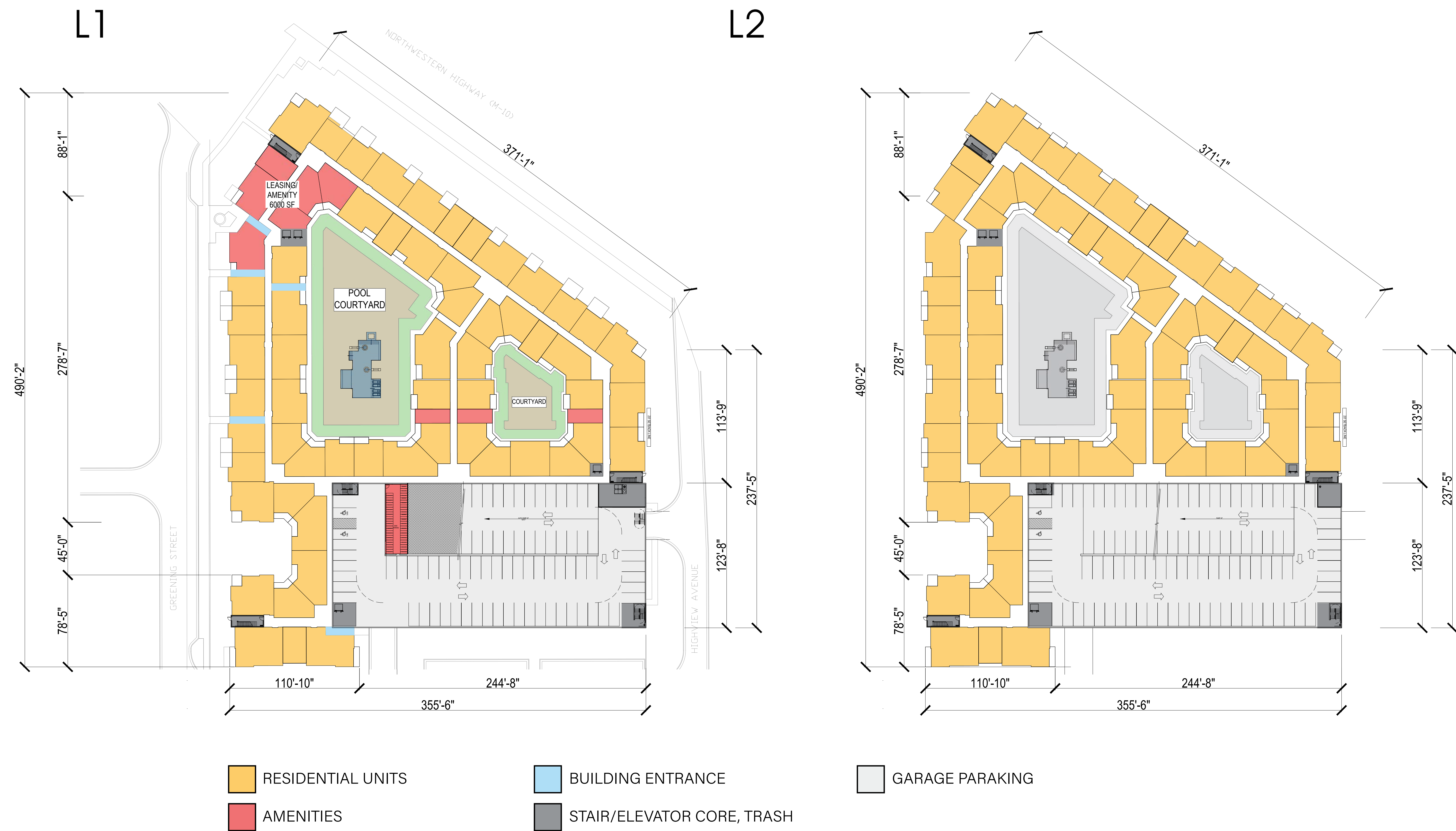
NOT FOR CONSTRUCTION

SITE AERIAL



A201

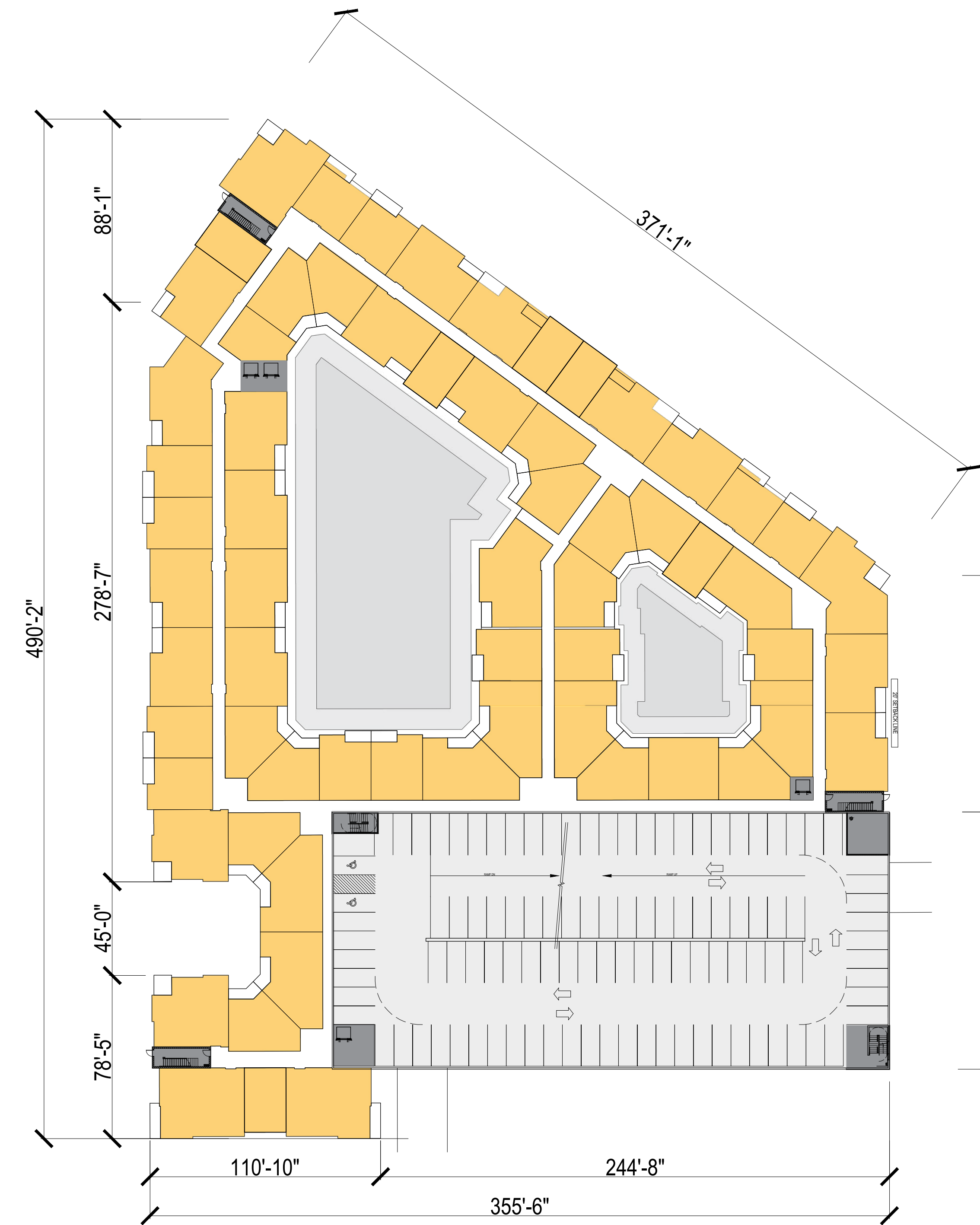
FLOOR PLANS- 4 STORY BUILDING



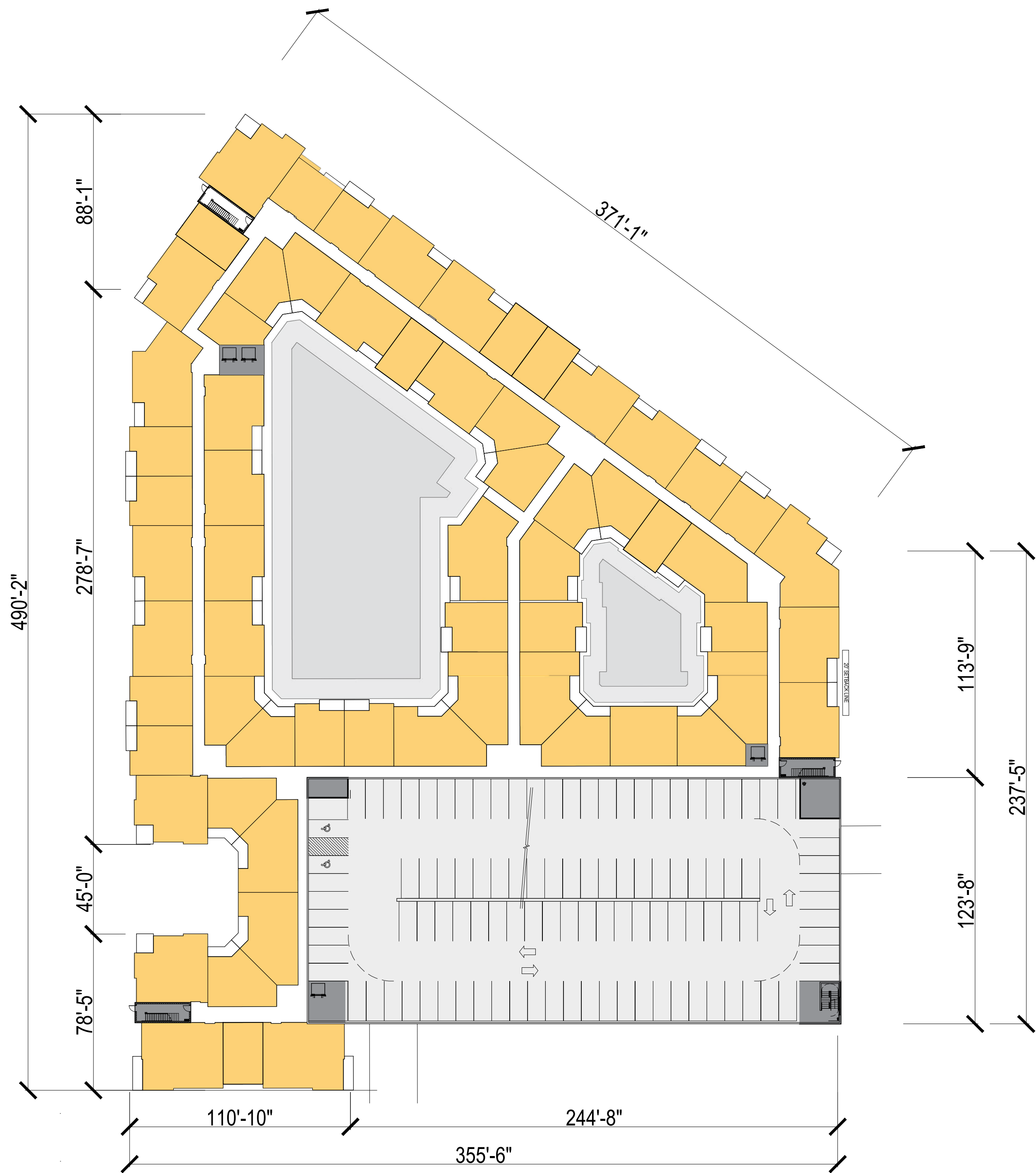
A410

FLOOR PLANS- 4 STORY BUILDING

L3



L4

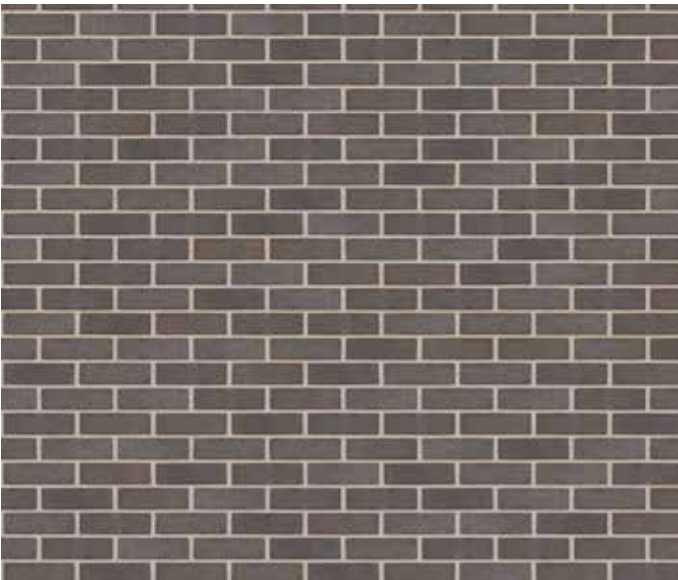


- RESIDENTIAL UNITS
- AMENITIES
- BUILDING ENTRANCE
- STAIR/ELEVATOR CORE, TRASH

GARAGE PARKING

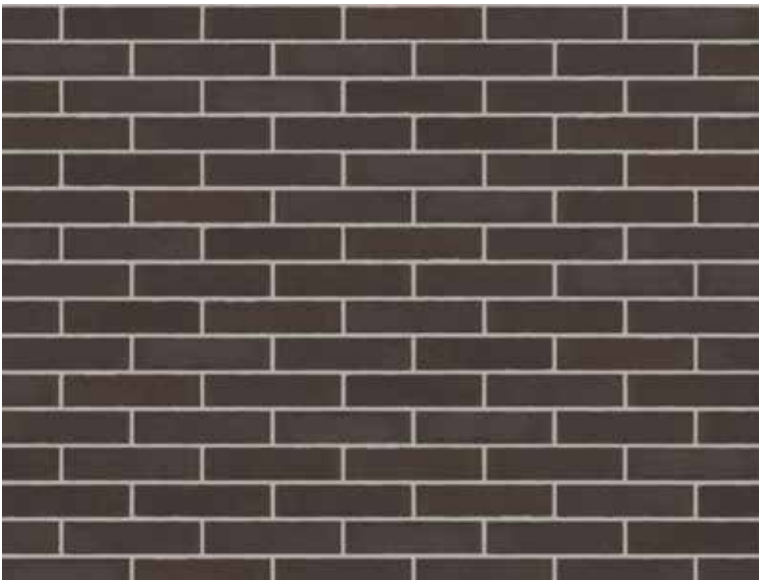
A411

PERSPECTIVE VIEW



MASONRY

BRICK 1



BRICK 2

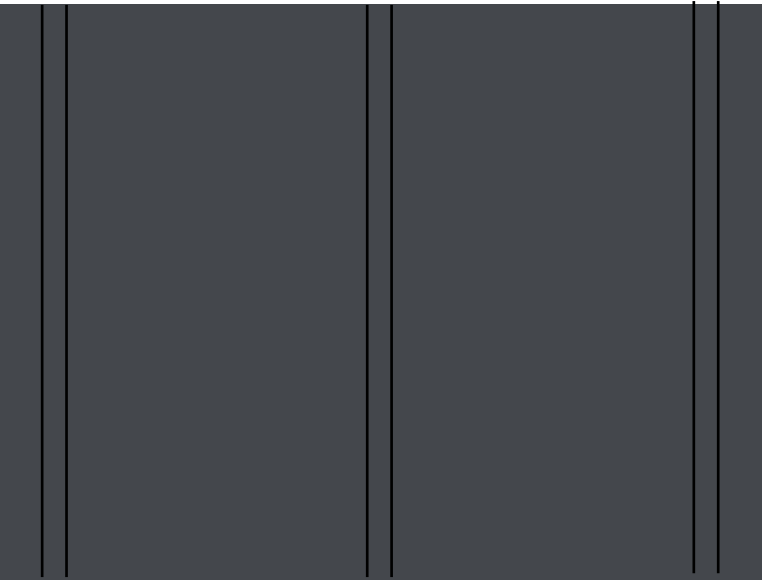


CEMENTITIOUS PANEL

HORIZONTAL LAP SIDING



HORIZONTAL LAP SIDING



BOARD AND BATTEN

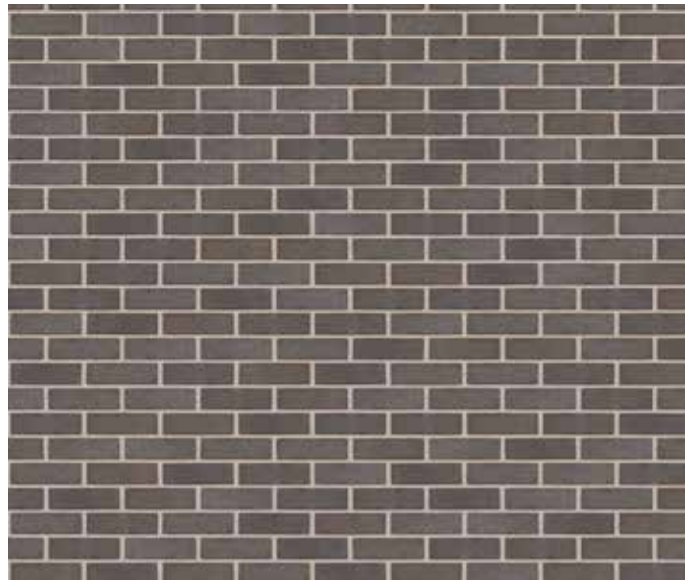


HORIZONTAL SIDING, WOOD LOOK TEXTURE



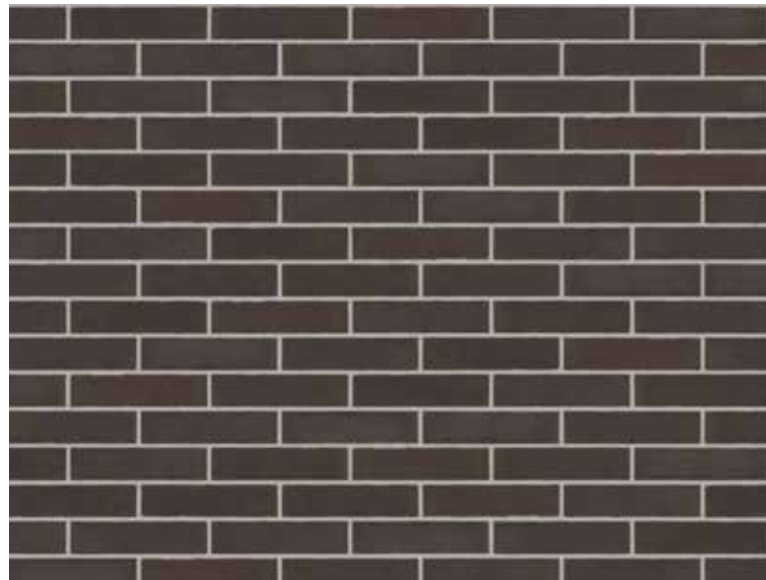
ROOF

PERSPECTIVE VIEW



MASONRY

BRICK 1



BRICK 2

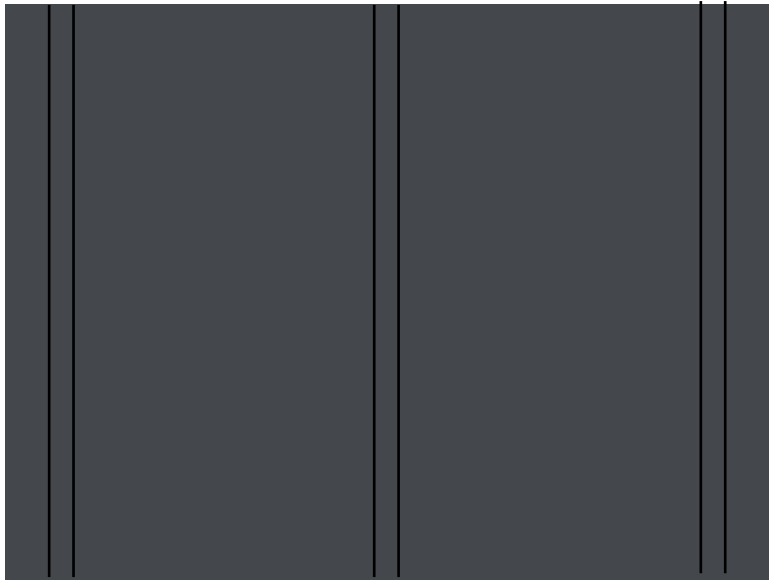


CEMENTITIOUS PANEL

HORIZONTAL LAP SIDING



HORIZONTAL LAP SIDING



BOARD AND BATTEN

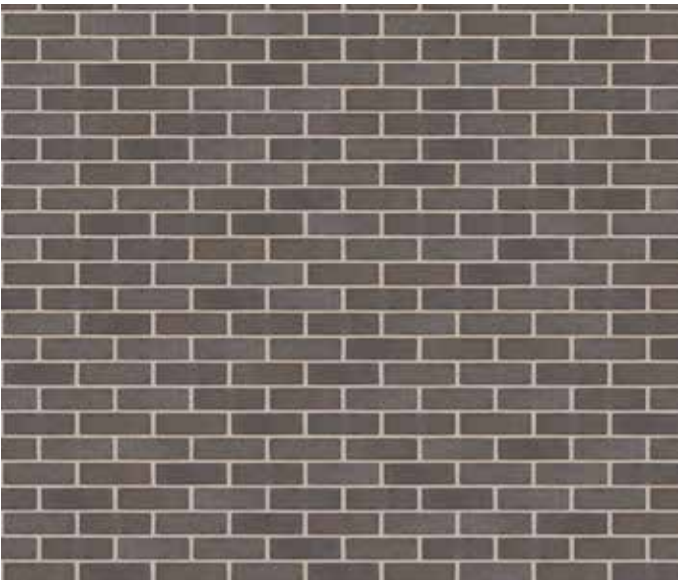
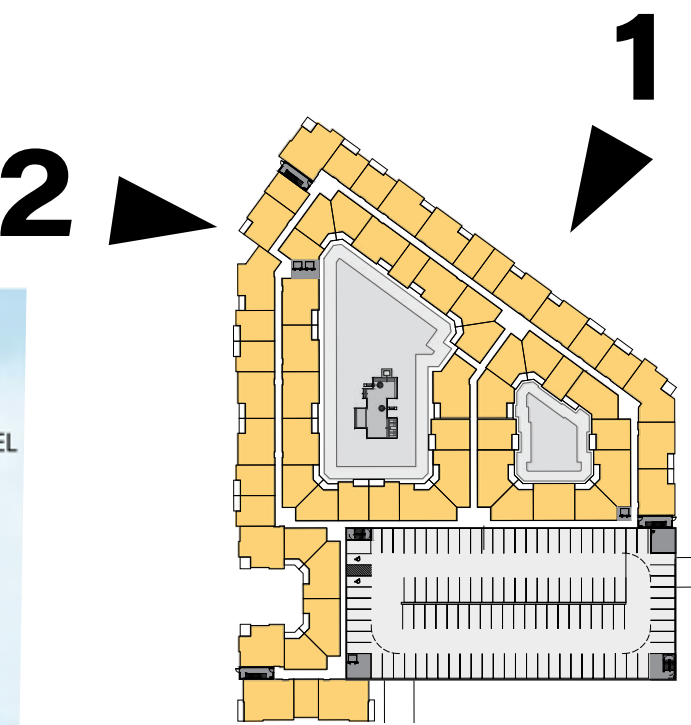


HORIZONTAL SIDING, WOOD LOOK TEXTURE



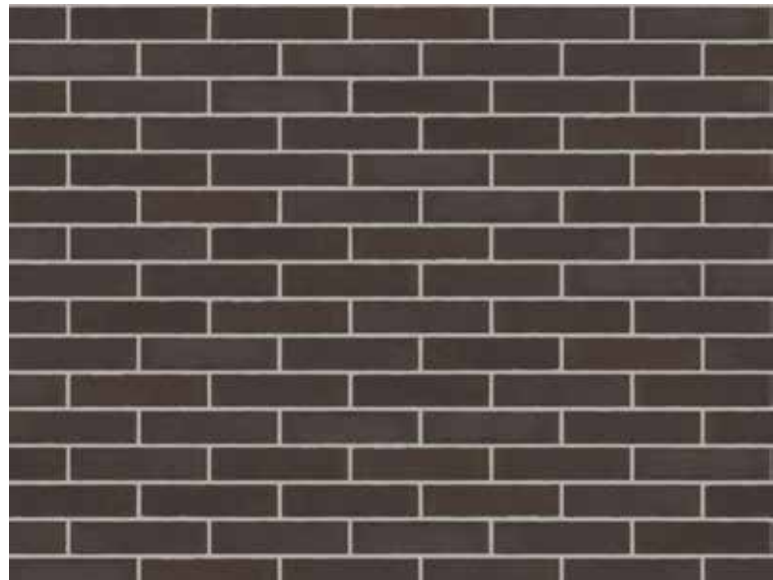
ROOF

ELEVATIONS- 4 STORY BLDG



MASONRY

BRICK 1



BRICK 2

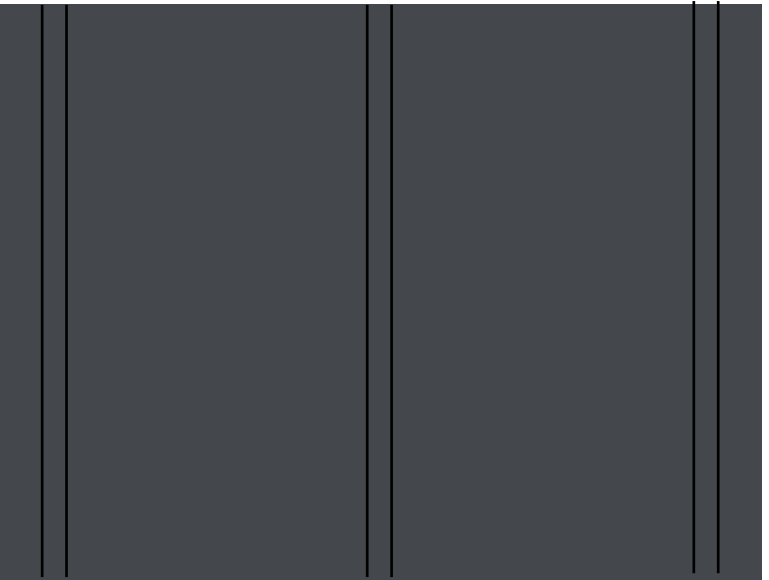


CEMENTITIOUS PANEL

HORIZONTAL LAP SIDING



HORIZONTAL LAP SIDING



BOARD AND BATTEN



HORIZONTAL SIDING, WOOD LOOK TEXTURE

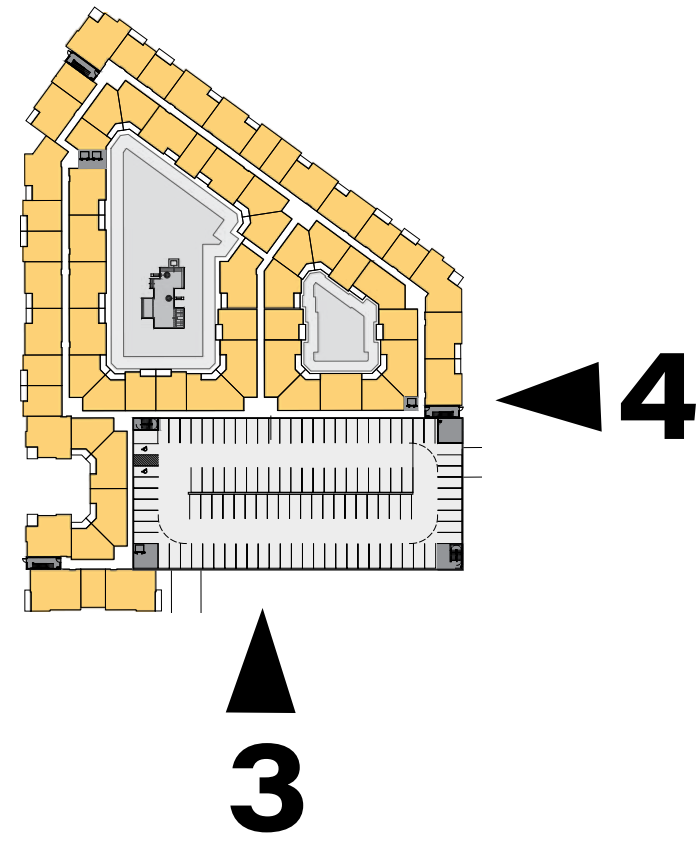


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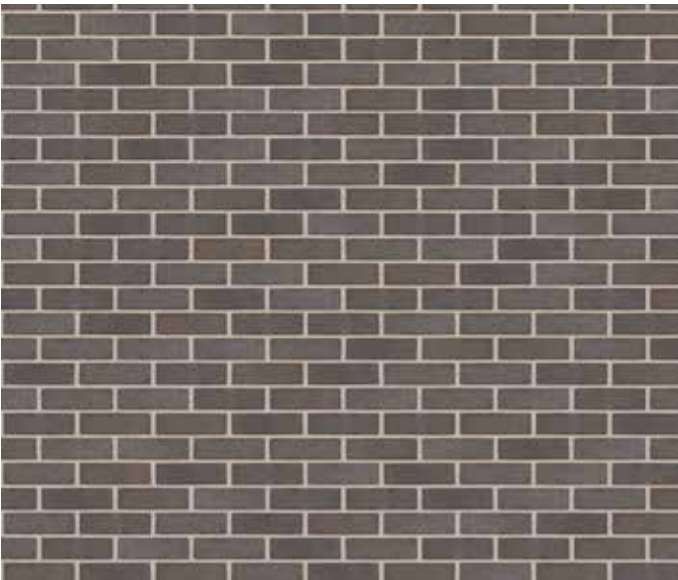
A414

ELEVATIONS- 4 STORY BLDG

3

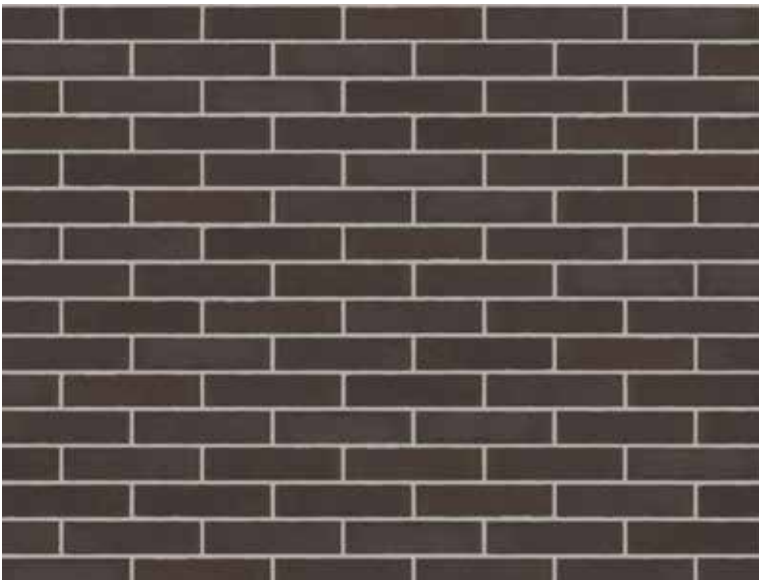


4



MASONRY

BRICK 1



BRICK 2

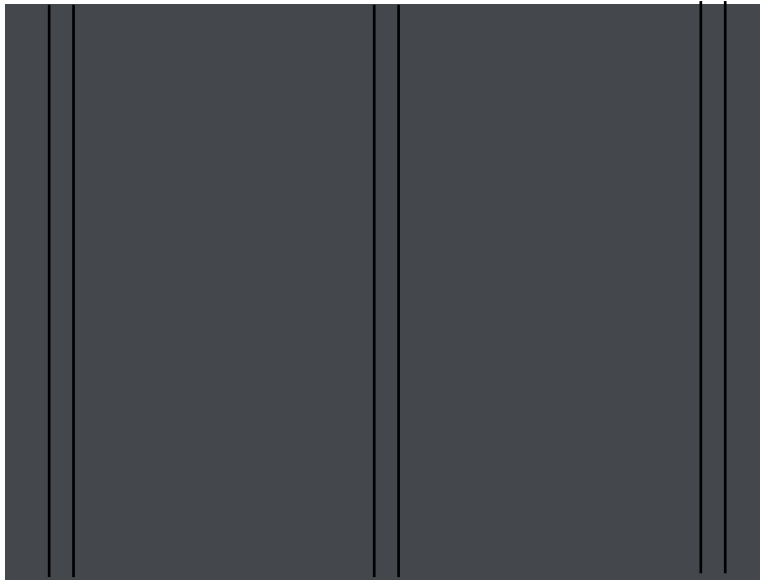


CEMENTITIOUS PANEL

HORIZONTAL LAP SIDING



HORIZONTAL LAP SIDING



BOARD AND BATTEN



HORIZONTAL SIDING, WOOD LOOK TEXTURE

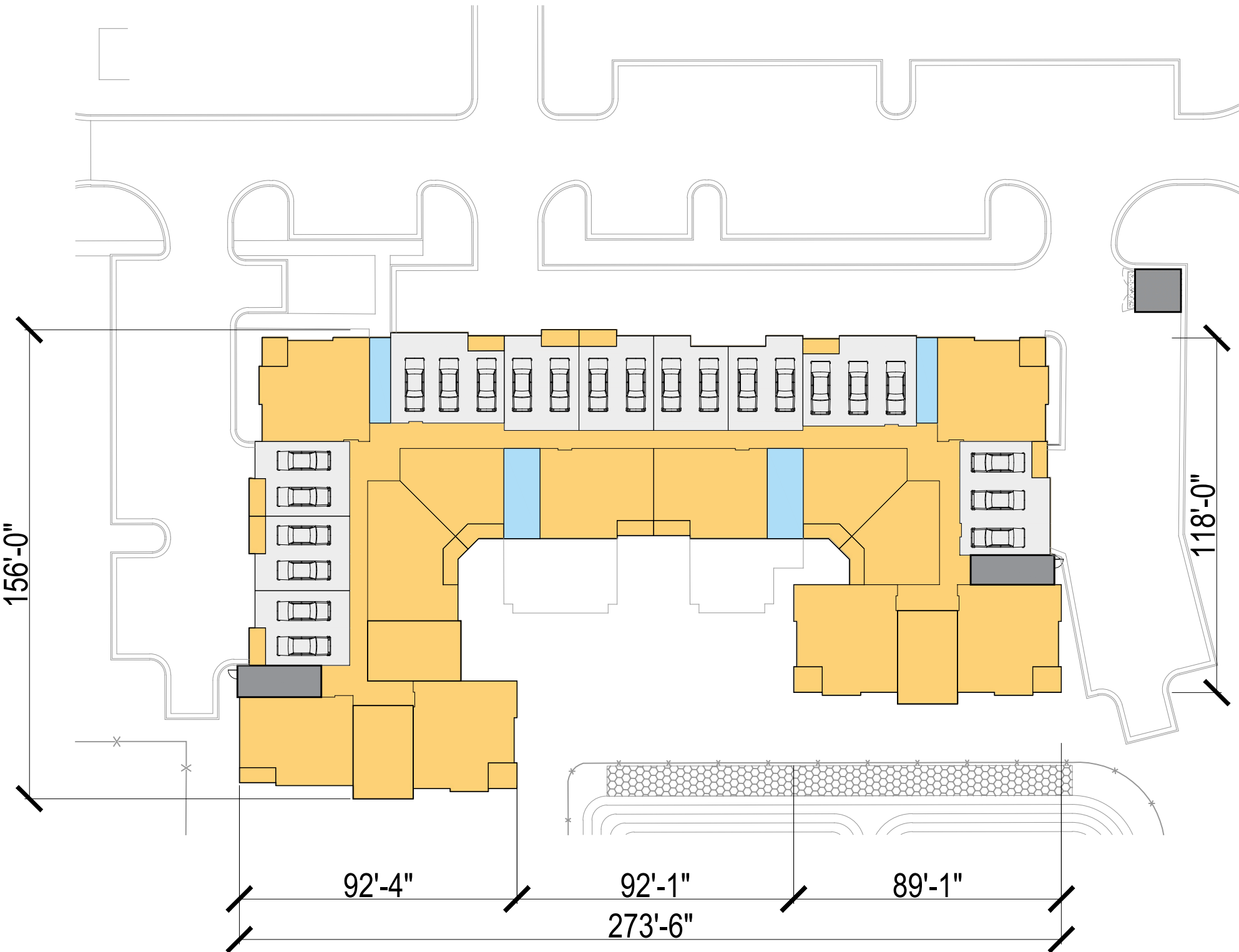


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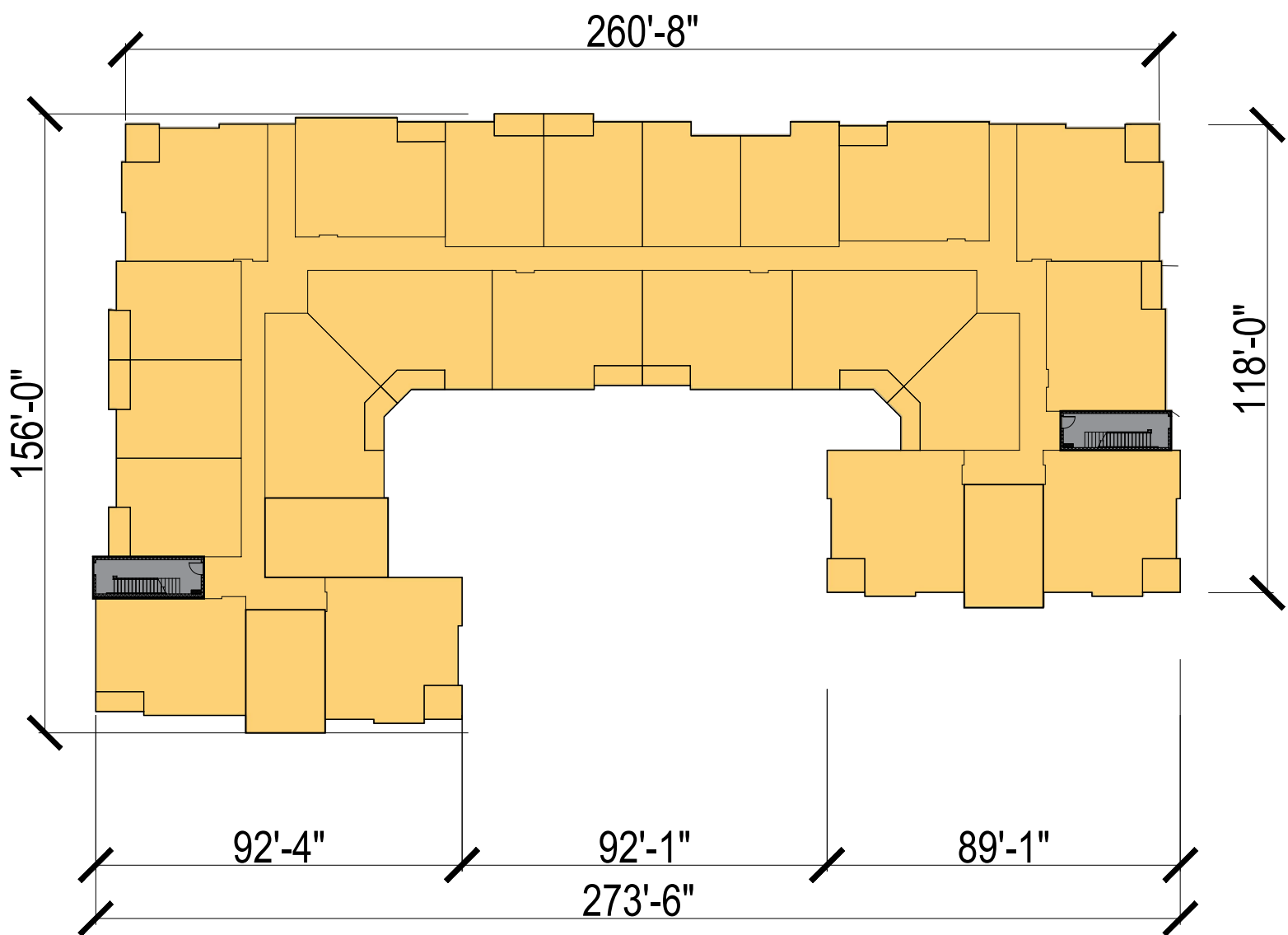
A415

FLOOR PLANS- 3 STORY BUILDING

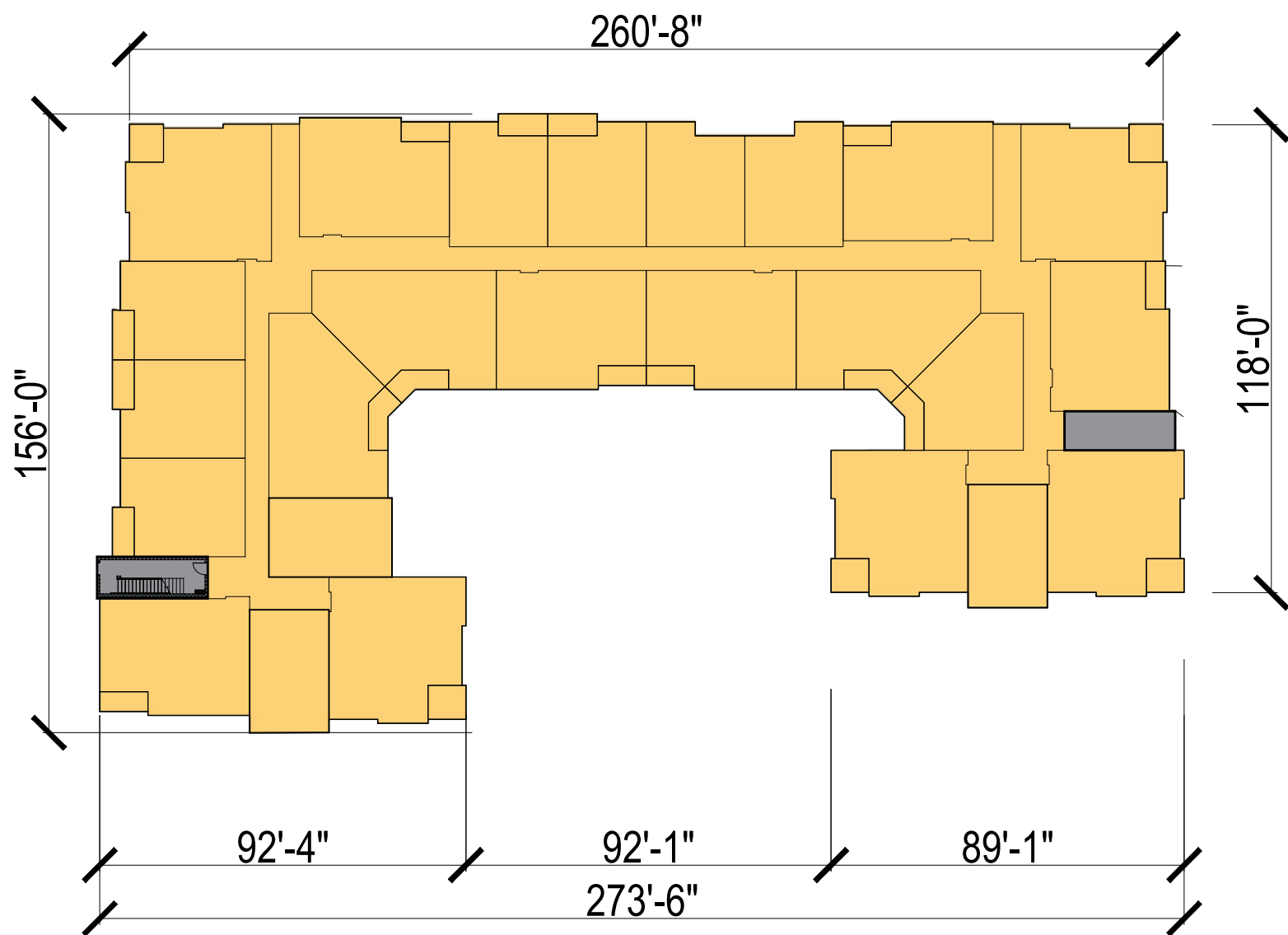
L1



L2



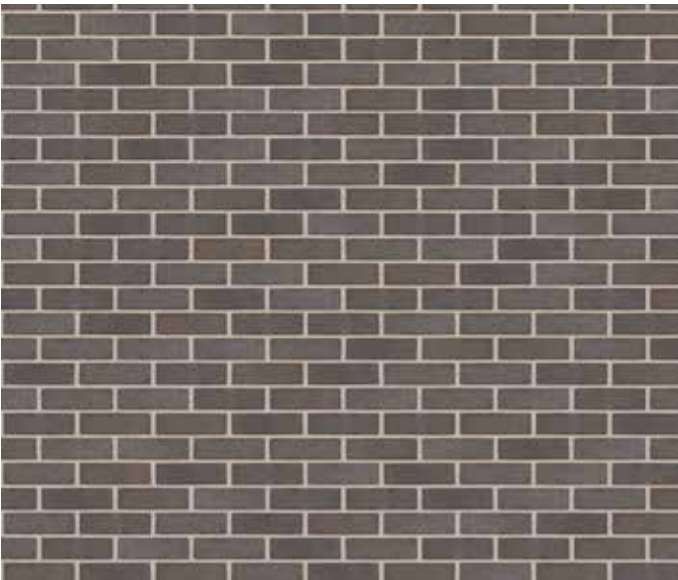
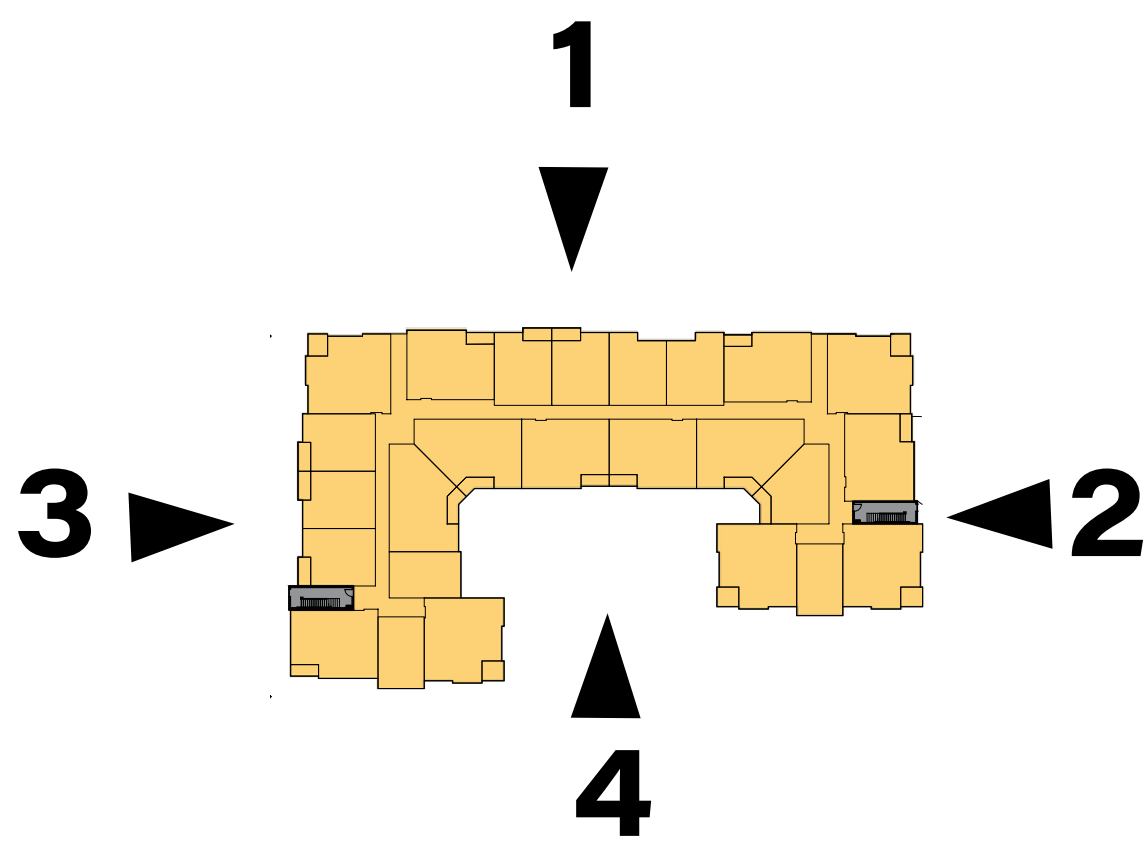
L3



- RESIDENTIAL UNITS
- BUILDING ENTRANCE
- GARAGE PARKING
- AMENITIES
- STAIR/ELEVATOR CORE, TRASH

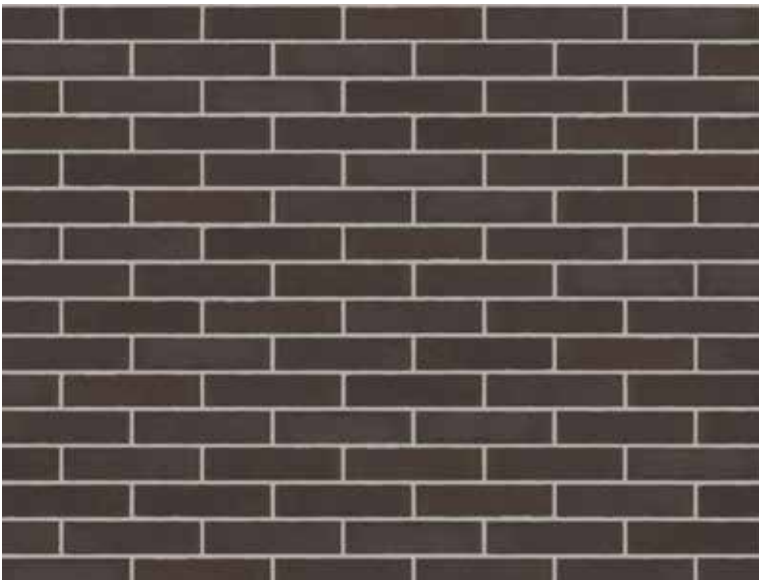
A416

ELEVATIONS- 3 STORY BUILDING



MASONRY

BRICK 1

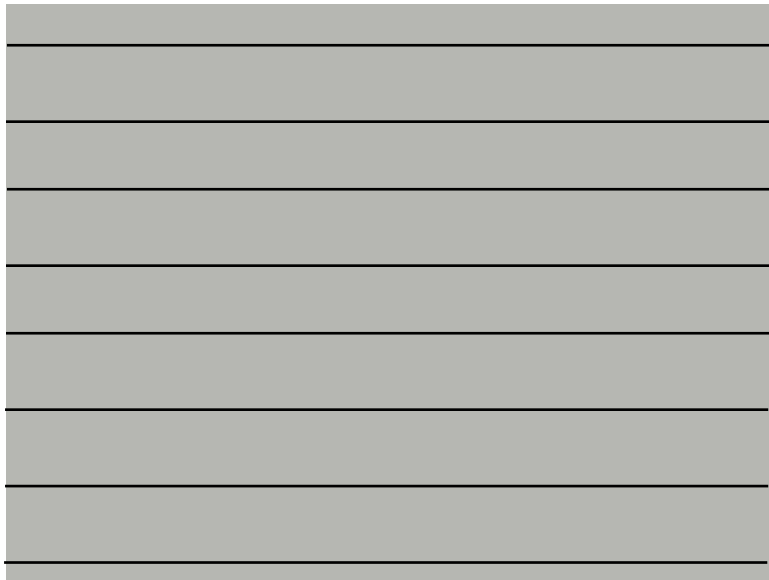


BRICK 2

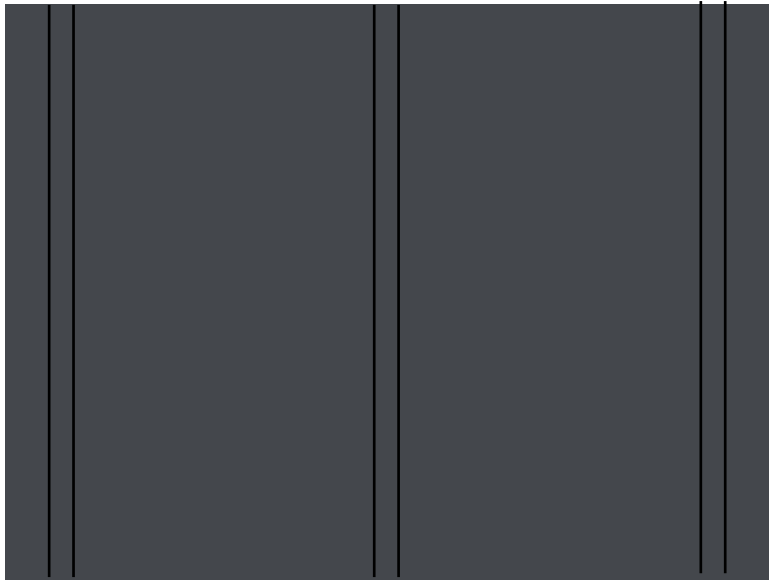


CEMENTITIOUS PANEL

HORIZONTAL LAP SIDING



HORIZONTAL LAP SIDING



BOARD AND BATTEN



HORIZONTAL SIDING, WOOD LOOK TEXTURE



ROOF

A417

RENDERING- VIEW FROM NORTHWESTERN HWY



A418

RENDERING- VIEW OF ENTRY ON GREENING ST



A419

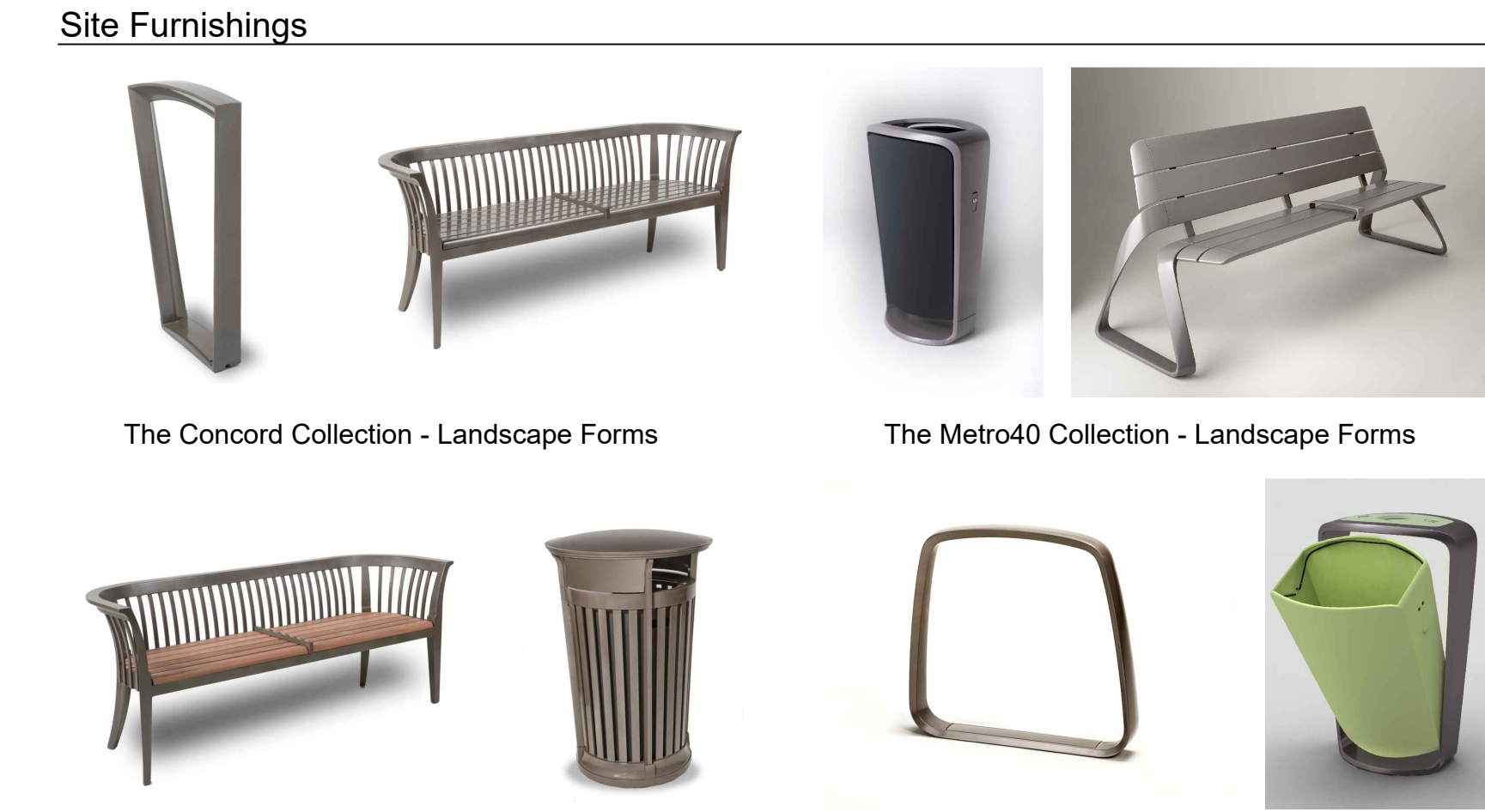
Landscape Summary - This Sheet

Parking Lot Landscaping	
Paved Area	10,236 s.f.
Trees Required	3.7 Trees (10,236 / 2,800)
Trees Provided	4 Trees

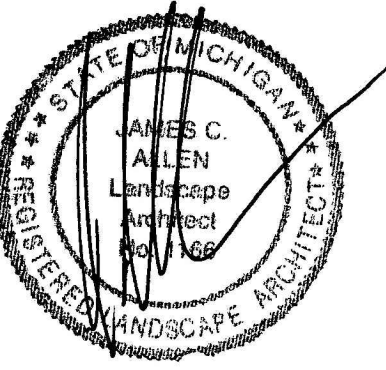
Legend

- Deciduous Trees
- Evergreen Trees
- Ornamental Tree
- Shrubs
- Perennial / Annual Beds

Precedent Images



Seal:



Title:

Landscape Plan

Project:

The Emerson
Farmington Hills, Michigan

Prepared for:

Alden Development Group
369 Old Woodward
Birmingham, Michigan 48009

Revision:

Submission
Revised

Issued:

October 15, 2021
January 12, 2024

Job Number:

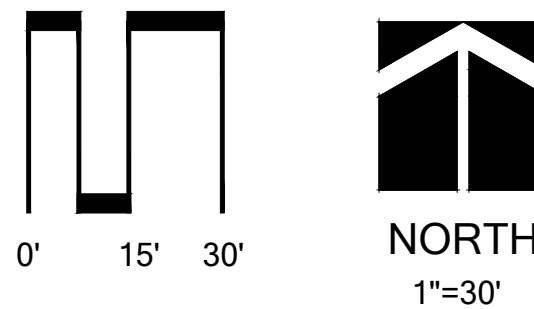
21-069

Drawn By:

jca

Checked By:

jca

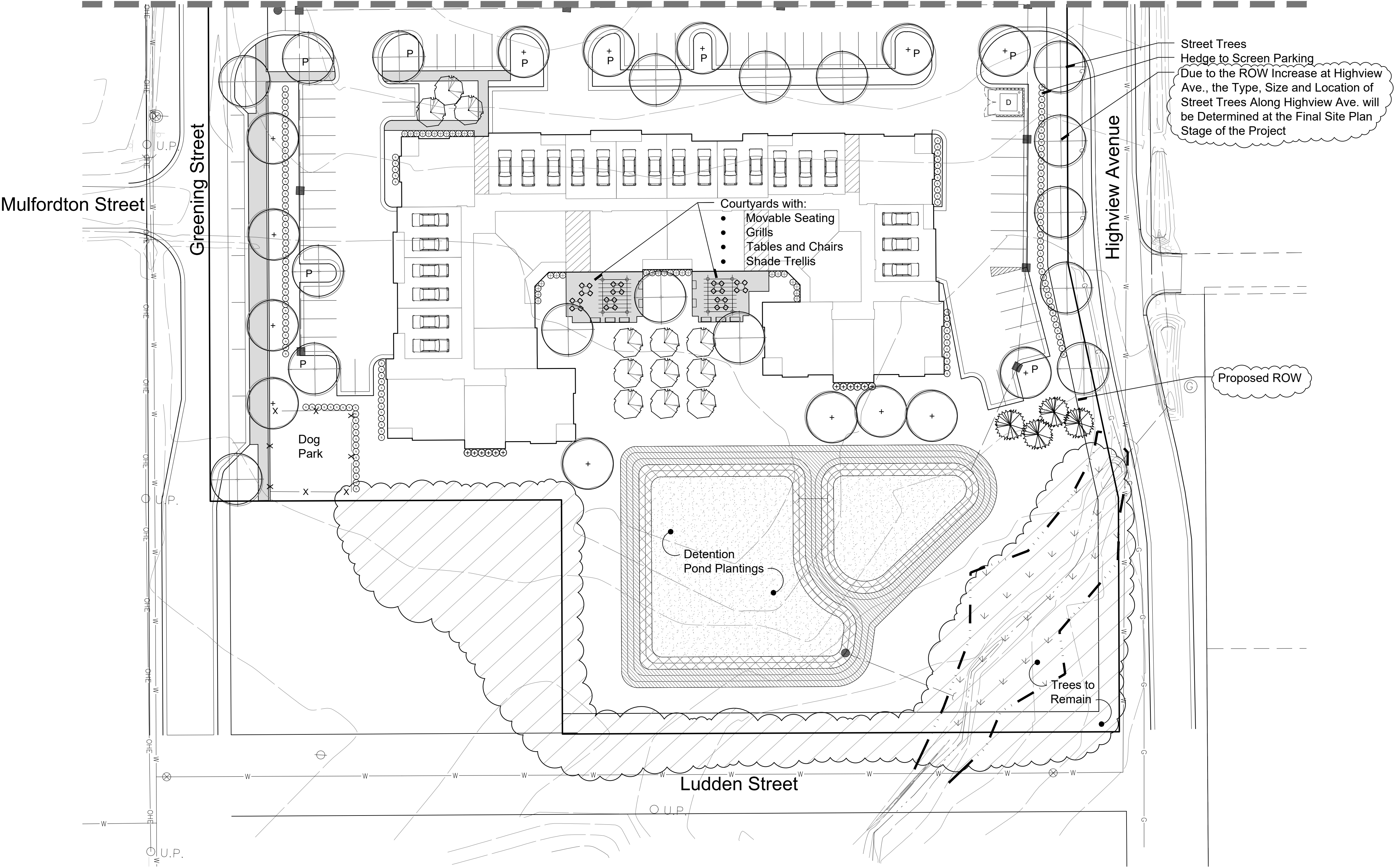


Sheet No.

L-1



Matchline Sheet L-1



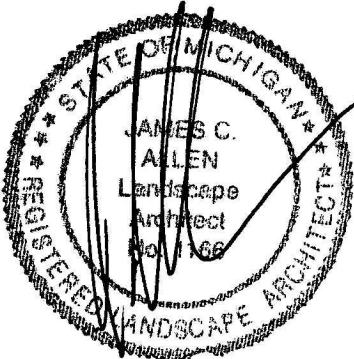
Landscape Summary - This Sheet

Parking Lot Landscaping	
Paved Area	25,857 s.f.
Trees Required	9.2 Trees (25,857 / 2,800)
Trees Provided	10 Trees

Legend

- Deciduous Trees
- Evergreen Trees
- Ornamental Tree
- Shrubs
- Perennial / Annual Beds

Seal:



Title:

Landscape Plan

Project:

The Emerson
Farmington Hills, Michigan

Prepared for:

Alden Development Group
369 Old Woodward
Birmingham, Michigan 48009

Revision:

Submission
Revised

Issued:

October 15, 2021
January 12, 2024

Job Number:

21-069

Drawn By:

jca

Checked By:

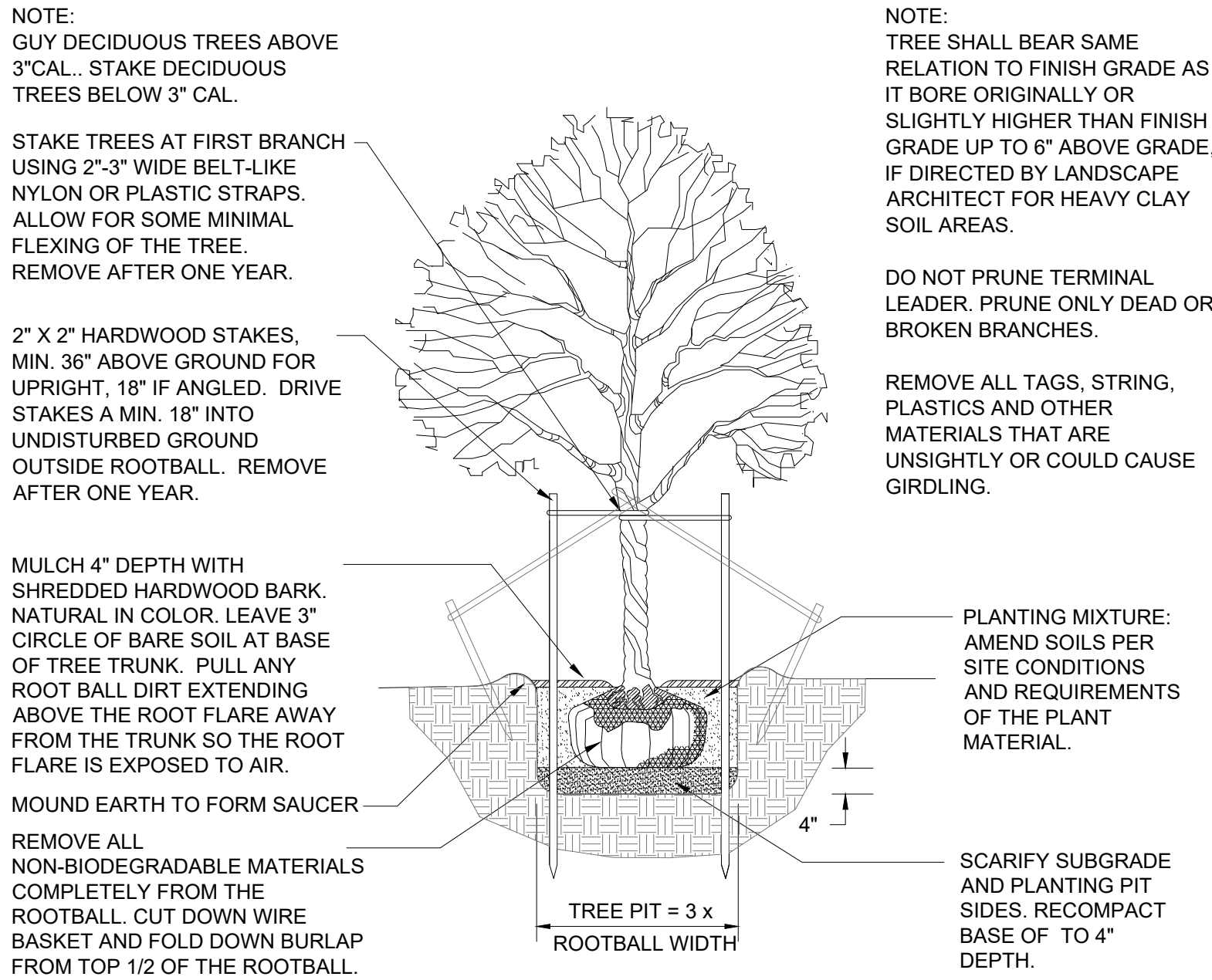
jca



Sheet No.

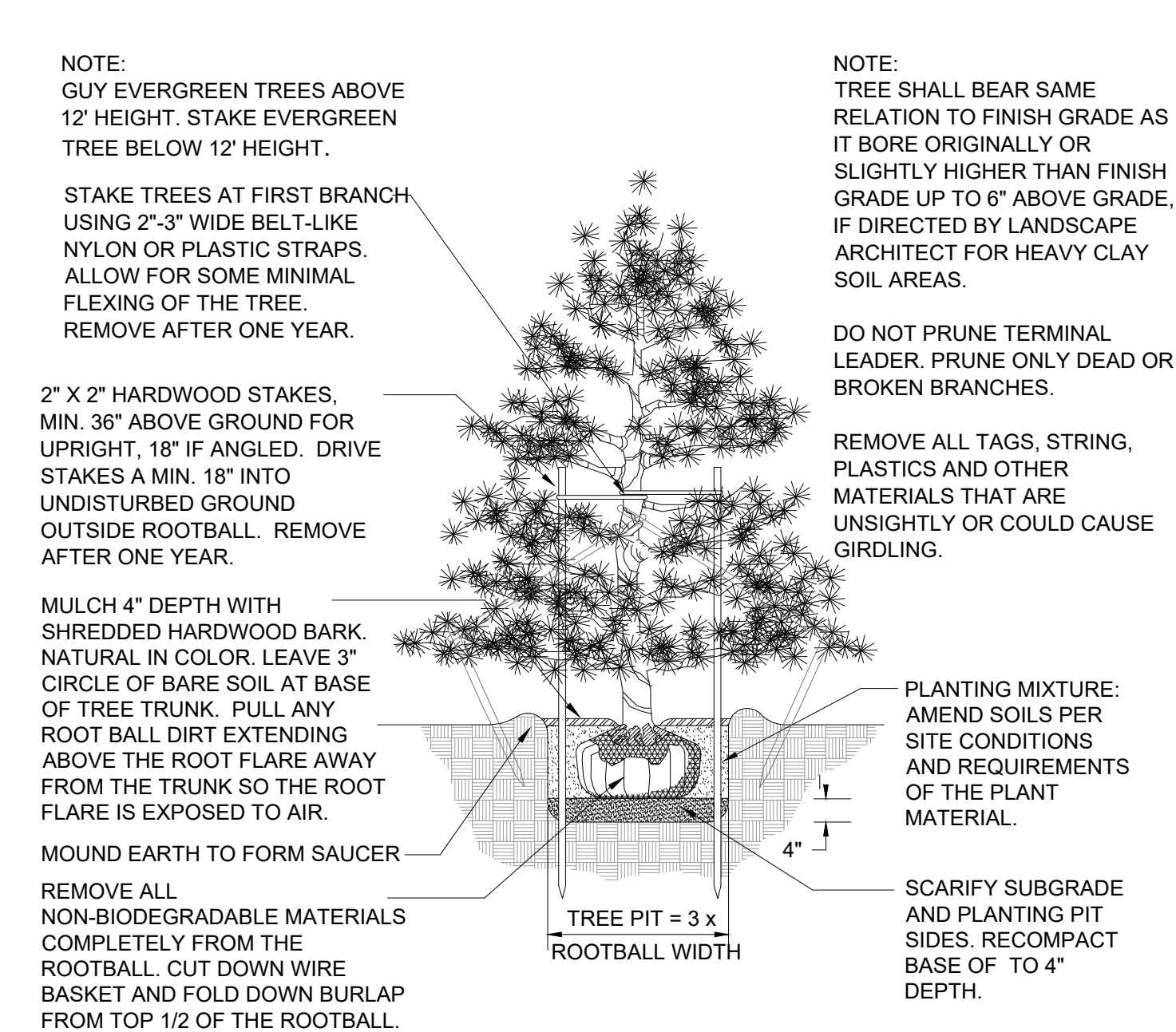
L-2





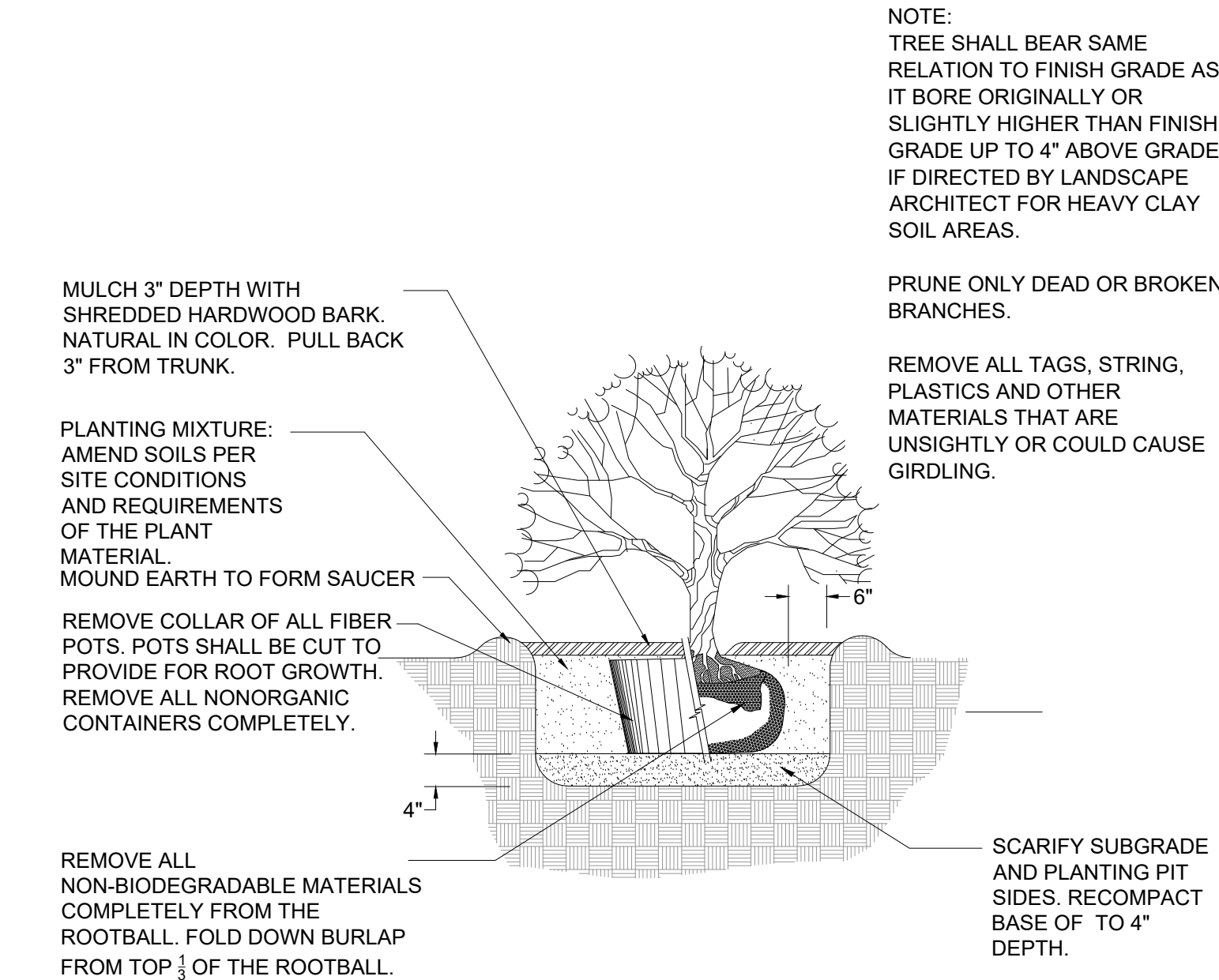
DECIDUOUS TREE PLANTING DETAIL

Not to scale



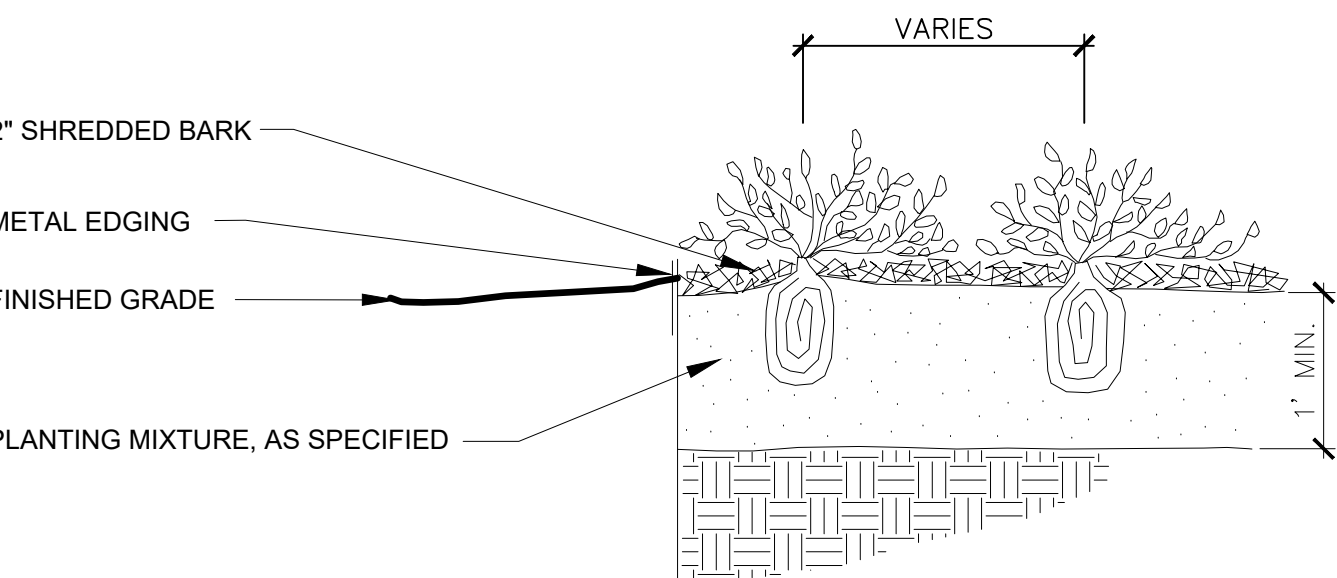
EVERGREEN TREE PLANTING DETAIL

Not to scale



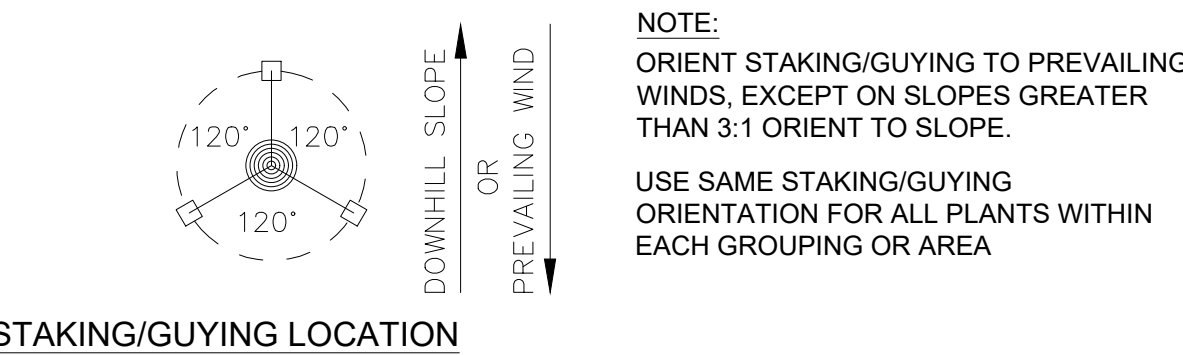
SHRUB PLANTING DETAIL

NOT TO SCALE

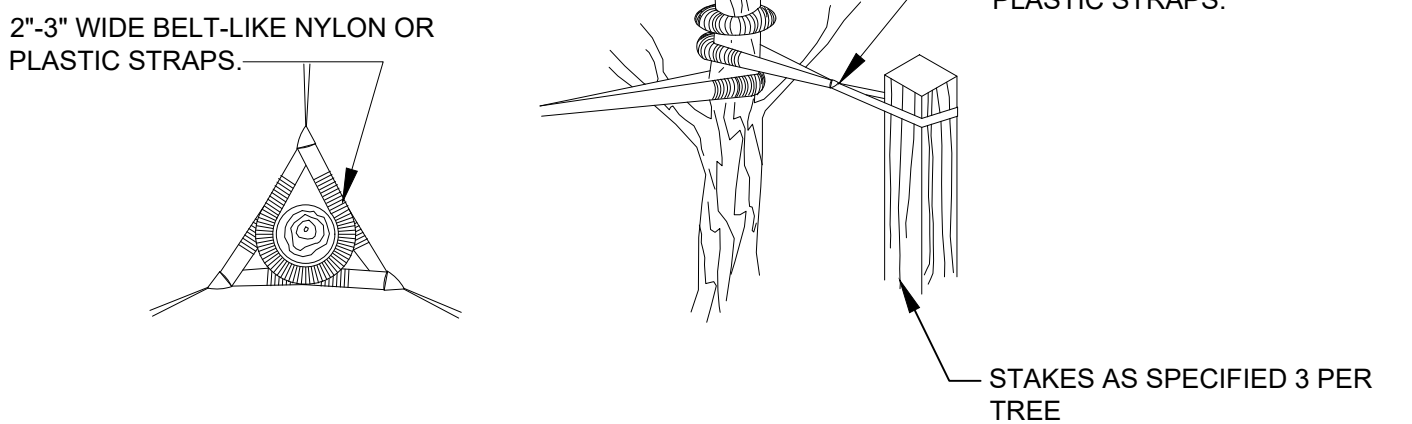


PERENNIAL PLANTING DETAIL

Not to scale



STAKING/GUYING LOCATION



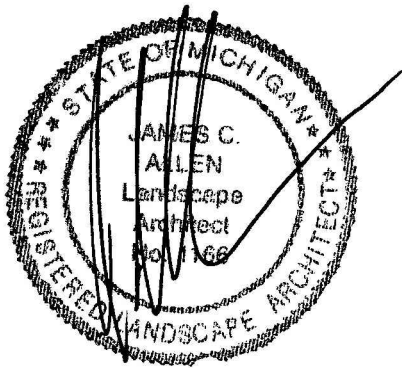
GUYING DETAIL

STAKING DETAIL

TREE STAKING DETAIL

Not to scale

Seal:



Title:

Landscape Details

Project:

The Emerson
Farmington Hills, Michigan

Prepared for:

Alden Development Group
369 Old Woodward
Birmingham, Michigan 48009

Revision:

Submission
Revised

Issued:

October 15, 2021
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Job Number:

21-069

Drawn By:

jca

Checked By:

jca

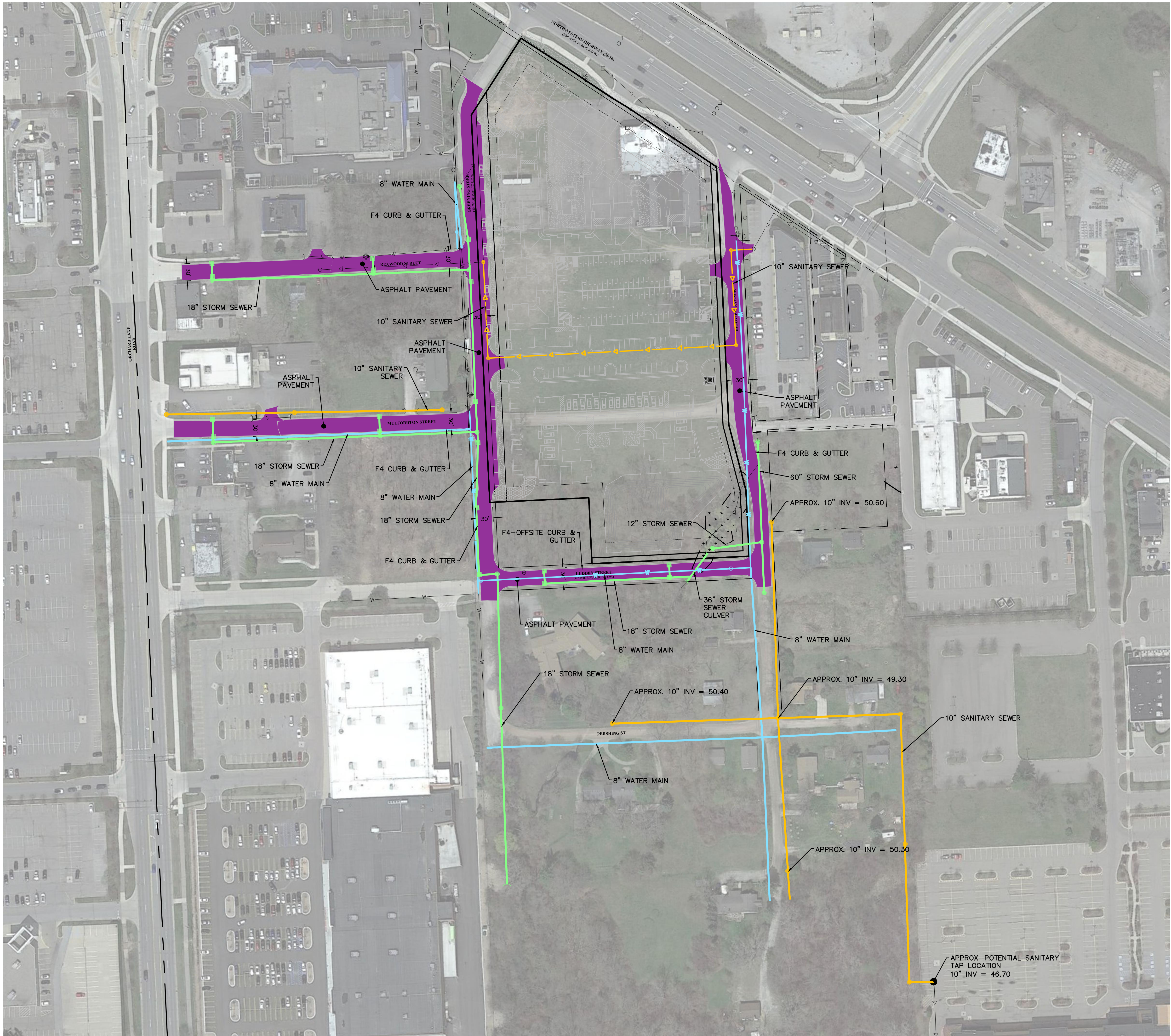
Sheet No.



EXHIBIT C

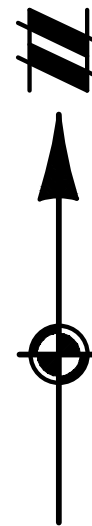
OFF-SITE IMPROVEMENT PLANS, PREPARED BY ATWELL
DATED OCTOBER 18, 2021 and REVISED JANUARY 12, 2024

K:\19002962\DWG\PLAN SET\EXHIBITS\19002962 OFF-SITE IMPROVEMENTS - REVISED V7-30FT ROADS.DWG 1/17/2024 12:58 PM NOAH MCNUITY



LEGEND

- PROPERTY LINE
- PROPOSED STORM SEWER
- PROPOSED OFFSITE STORM SEWER
- PROPOSED DITCHING/DRAINAGE IMPROVEMENTS
- PROPOSED WATER MAIN
- ADDITIONAL PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER
- ADDITIONAL PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER MANHOLE
- ADDITIONAL PROPOSED SANITARY SEWER TAP
- PROPOSED ASPHALT



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

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTORS. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY IN THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY OTHER PERSONS.

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SOUTHFIELD, MI 48076
248.447.2000

SECTION 2
TOWN 1 NORTH, RANGE 9 EAST
CITY OF FARMINGTON HILLS
OAKLAND COUNTY, MICHIGAN

FARMINGTON LOFTS, LLC.
THE EMERSON
PRELIMINARY PUD PLANS
OFF-SITE IMPROVEMENTS EXHIBIT

DATE	OCT. 18, 2021
3-28-2022 REV.	
3-28-2023 REV.	
5-10-2023 REV.	
5-17-2023 REV.	
5-30-2023 REV.	
1-12-2024 REV.	

REVISIONS
0 40 80
SCALE: 1" = 80 FEET
DRAWN BY: MM
CHECKED BY: JR
P.M.: J. ROTH
JOB #: 19002962
FILE CODE: -
SHEET NO. 1

NOT FOR CONSTRUCTION

**MINUTES
CITY OF FARMINGTON HILLS
PLANNING COMMISSION PUBLIC HEARING
31555 W ELEVEN MILE ROAD
FARMINGTON HILLS, MICHIGAN
DECEMBER 16, 2021, 7:30 P.M.**

CALL MEETING TO ORDER

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

ROLL CALL

Commissioners Present: Brickner, Countegan, Schwartz, Stimson, Trafelet, Turner

Commissioners Absent: Trafelet, Varga
(one vacancy)

Others Present: Staff Planner Perdonik, City Attorney Schultz, Planning Consultant Arroyo, Staff Engineer Sonck

APPROVAL OF AGENDA

MOTION by Brickner, support by Turner, to approve the agenda as published.

MOTION carried unanimously by voice vote.

PUBLIC HEARING

A. PUD PLAN 4, 2021

LOCATION:	South side of Northwestern Hw. Between Greening Street and Highview Avenue
PARCEL I.D.'s:	23-02-106-001, 002, 003, 005, 006, 007, 012, 013, 015, 016; 23-02-104-001, 004, 005; 23-02-102-002, 003, 004, 005, 013
PROPOSAL:	One 4-story, 250-unit apartment building and one 3-story 66-unit walk-up multiple family building in a B-3 General Business, in an RA-4 One Family Residential, OS-1 Office Service, and P-1 Vehicular Parking zoning districts
ACTION REQUESTED:	Recommendation to City Council
APPLICANT:	Farmington Hills Lofts, LLC, Matt Shiffman
OWNERS:	Ruch C. Langan, Trust and Ten Kids LLC

Applicant presentation

John Ackerman, Atwell, Southfield MI, was present on behalf of this request for positive recommendation to City Council for PUD Plan 4, 2021. Architect Jennifer Fritz, Humphreys & Associates, 121 W. Wacker, Chicago, was also present, as well as Matt Shiffman and other members of the development team, and members of the Langan family.

Mr. Ackerman gave the following information:

- The approximately 7-acre site on the south side of Northwestern is in a gateway location for the City, that provides a good transition between commercial uses, and from the highway to the north and existing development to the south. The project would also provide circulation through the property to the existing southern residential neighborhoods.
- The site contained 4 different zoning districts. None of the underlying zoning districts allowed for multi-family use. However, about 2/3 of the site is allocated on the Map for Future Land Use as multi-family, with the northern portion being non-center type business.
- The development included 250 1-3 bedroom units in a 4-story wrap style loft building to the north, with amenities that included courtyards, pool, and a fitness center. The proposed 3-story building to the south included 66 1-3 bedroom townhome/flats, with covered garages and surface parking. The buildings offered high quality architectural features. The southern building tenants would have use of all the loft building amenities. There would be a dog park on the southwest corner of the Greening Street area.
- Regarding parking, 645 spaces were required; they were providing 533 spaces. 416 spaces would be garage parking, and 23 spaces would be tuck-under parking. The remaining 71 spaces would be surface parking, including 23 parallel parking spaces along Greening Street. The parallel parking spaces would not impede the Greening Street traffic.
- There were 506 bedrooms on the property, or more than one car per unit. Overall they were at 1.7 spaces per unit. In today's market, 2 parking spaces per unit was excessive. Other developments in the area had similar parking spaces per unit. For instance, Town Court in West Bloomfield had 1.67 spaces per unit, and was highly successful with no parking issues. The Bond development in Novi was approved to have 1.7 spaces per unit; this development was not yet constructed.
- Development benefits of this urban infill development included a high quality building on a gateway site. The project did a good job of unifying the various zoning districts, and the resulting residential density will benefit all the nearby commercial services. The Northwestern Highway curb cut had been eliminated. 20 feet of their property on Greening Street was being dedicated to the City so that Greening would have a full traffic corridor, with urban streetscape amenities included – pedestrian benches, dog bark, bike racks, etc. Road improvements and utility extension will help other commercial and residential uses in the area. The targeted demographic will be young professionals, adding to the diversity of population as well as spending in the City.
- The proposed building height was 52 feet, compatible with the nearby Holiday Inn Express and Hampton Inn, both of which were also 4 stories.

Ms. Fritz overviewed the buildings as follows:

- The northern loft building was a wrap style building, with 3 courtyards. Pitched roofs and a variety of materials increased the residential feel. The parking garage was minimally visible on two sides, and care was taken for the garage to reflect the same character as the building.
- High quality materials were used throughout the buildings, including several types of masonry, cementitious panels, and wood tone look products. A materials palette was part of tonight's submission.
- The 3-story U-shaped southern walk-up building with tuck-under garages provided a good transition to the neighboring residential neighborhood. Elevations showed a similar character and materials palette as the loft building.
- High quality amenities were provided both inside and outside the buildings.
- An inviting pedestrian plaza will spill out into the upgraded streetscape on Greening Street. The main amenities were located off of Greening Street.

Mr. Ackerman again addressed density on the site. The proposal was for a high end high-quality building, with significant amenities and improvements included, and the density was needed to provide economic viability for this project.

Referencing his November 11, 2021 review letter, Planning Consultant Arroyo gave the background and review for this request for recommendation of Final PUD Qualification to City Council for PUD 4, 2021. As the applicant had mentioned, there were a variety of zoning districts on the 6.2 acre site, with the addition of roughly 1.1 acres of right-of-way.

At its June 17, 2021 meeting the Planning Commission granted preliminary PUD qualification to the proposal, citing its adherence to the qualification criteria, and objectives iv, v and vii of Section 34-3.20.2.E. Planning Commissioners voting no at the time generally cited density and the scale of the northern building as their biggest concerns. There were also calls to consider incorporating sustainability elements (electric car charging, and bicycle-friendly amenities among them). The applicant had addressed some of those issues.

Planning Consultant Arroyo summarized the PUD approval process. City Council would ultimately make the decision to approve the PUD. If approved by Council, a site plan would be submitted for review by the Planning Commission. Criteria for PUD approval were listed on pages 2-3 of the review letter; those had been discussed in detail at the June 17 meeting.

The qualification criteria cited by the applicant under Section 34-3.20.2.E. were:

- iv. To provide alternative uses for parcels which can provide transition buffers to residential areas.
The applicant notes that this use provides a transition from the Northwestern Highway corridor to uses to the south.
- v. To guarantee the provision of a public improvement which could not otherwise be required that would further the public health, safety, or welfare, protect existing or future uses from the impact of a proposed use, or alleviate an existing or potential problem relating to public facilities.
The applicant's narrative cites improvements to Greening Street, including the dedication of additional right-of-way as a public improvement. As noted above, Highview Avenue is not addressed in discussion of the qualification criteria.
- vii. To foster the aesthetic appearance of the city through quality building design and site development, the provision of trees and landscaping beyond minimum requirements; the preservation of unique and/or historic sites or structures; and the provision of open space or other desirable features of a site beyond minimum requirements.
The applicant cites high-quality architecture as meeting this criterion; examples of the type of materials and design are not provided.

Regarding density, per ordinance standards, there were 316 units, with a total of 819 rooms. The applicant supplied an incorrect total of 503 rooms; this was the number of actual bedrooms, which was different from the ordinance's density standard. The greatest density allowed under the ordinance in any zoning district – RC-3 – would be 300 rooms.

When a PUD was brought forward that departed from the underlying zoning, it was important to look to the Master Plan. In this instance, the Master Plan called the area out as a Special Planning Area, with the following specific goals and policies:

- A. Take into account the approved PUD Plan for this area. *This has been provided by the applicant.*
- B. Encourage redevelopment of the entire Farmington Heights Subdivision as a mixed-use development that could be similar to a central business district. Include the major road business frontages in the redevelopment as much as possible.
- C. Provide significant transition/buffer adjacent to existing condominiums to the south and group care facility if they remain.
- D. Encourage non-motorized access alternatives with connections to the east.
- E. Promote mixed-use development, including increased height limit, for the entire area under a unified plan, provided that:
 - Changes would be permitted only if most properties are involved and that no isolated one-family residential uses remain. Include the two existing multiple-family developments if possible.
 - Intensity of uses allowed by increasing heights is in proportion to the amount of land included in the development.
 - Bike paths and/or sidewalks are installed to provide non-motorized access throughout the area.
 - Pedestrian friendly environments are created including landscaping, walks, trees, shrubs and street furniture .

Planning Consultant Arroyo said that the proposal provided elements of the Master Plan vision, consistent with what the Special Planning Area described.

Regarding parking, this type of development typically generated a little less parking demand. Not every one of the one-bedroom units will need two parking spaces, for example. The 1.7 parking spaces per unit was not especially troubling. If the Master Plan vision was for this type of urban development, sometimes parking needed to be reduced so that there was not a sea of parking that was never used. The PUD agreement could state that if a parking problem became apparent the applicant would need to provide appropriate remedies, such as off-site parking, but Consultant Arroyo's experience was this would probably not be an issue. If this type of development were going to happen anywhere in the City, based on the Master Plan this location and pattern might make sense. Also, businesses and restaurants in this corridor would benefit by more residential rooftops.

The plan proposed the following exceptions to Zoning Standards:

1. Use. Multi-family housing is not permitted in the underlying districts.
2. Density. The maximum density in the RC-3 district on a parcel this size would be 300 rooms. The applicant is requesting 819 rooms.
3. Height. The 52-foot height of the northern building exceeds the height limit of all underlying districts, and is closest to that of the underlying B-3 district, which is 50 feet.
4. Street side setbacks. In the underlying non-RA districts, the required street side setback is 25 feet; 13 feet and 20 feet are proposed.
5. Rear setback. In the underlying RA-4 district, the required rear setback is 35 feet, and 25 feet is proposed in one area.
6. Parking. 645 parking spaces are required, the applicant proposes 533 spaces.

Commission discussion and questions

Commissioner Brickner noted that a PUD could not be used to avoid zoning compliance.

Planning Consultant Arroyo said that since some areas planned for commercial were being incorporated into less intense residential use, justification could be made to allow greater residential density. It was not uncommon for greater densities to be requested in a PUD development, especially when tied to a Master Plan vision.

City Attorney Schultz advised that while an applicant can't use a PUD to "go around" the required density, the Planning Commission could determine that given the constraints and multi-use districts of the site, the application was not being used to avoid zoning standards. In any event, City Council would make the final determination.

Commissioner Schwartz said that in his opinion this was the least walkable portion of the City. If the development was constructed and it became apparent there was a significant shortage of parking spaces, how would the applicants remedy this situation other than using nearby commercial property for parking?

Commissioner Mantey suggested that people who needed 2 parking spaces and couldn't obtain them would not rent at this development. The developers had proposed a large number of on-bedroom units, of which many would not require more than one parking space.

Commissioner Mantey said that he looked forward to the Master Planning Update process in terms of potentially looking at reducing parking requirements.

Planning Consultant Arroyo agreed that the availability of parking would impact who would choose to rent at the proposed development. Perhaps the applicants could relate their experience in building this type of density with this type of reduced parking. Have they ever had to provide additional parking, and if so, what options did they use?

Chair Stimson opened the public hearing.

John Clarahan, 31918 Highview, said he lived about 90 yards from the southeast corner of the proposed development. Their neighborhood acted as a small community and he was concerned that the proposed development would severely damage that. He described the state of the nearby commercial development including Home Depot and the closed Sam's Club, and also described cut through traffic that avoided the 14 Mile intersection by speeding through his neighborhood, and noise that often came from the nearby hookah lounge. Specifically, his concerns included: 1) Cut through traffic on their dirt road as already noted. 2) Elimination of the cut-through of Mulfordton Street, making Highview more attractive as a cut-through route. 3) Stagnant water breeding mosquitoes in the proposed detention pond. 4) Potential crime. 5) Noise. 6) Litter along Ludden Street being exacerbated.

Seeing that no other public indicated they wished to speak, Chair Stimson closed the public hearing and asked the applicant to address questions and concerns raised by the Commission and by Mr. Clarahan.

Regarding parking, Mr. Ackerman said they were very confident there would be no parking issues. They had never experienced an under parked project. More often, they had the opposite problem with parking fields not used. Based on current ITE (Institute of Traffic Engineers) studies and through discussion with other developers they were comfortable with 1.7 spaces per unit.

Regarding other concerns, the detention basin will not hold stagnant water; it was designed as a dry basin. Regarding cut-through and noise issues, the hope was if Rexford and Mulfordton were expanded out to Orchard Lake Road as paved corridors, drivers would choose those streets over Highview. There had

been discussion regarding paving Highview, but the applicants were reluctant to do that because Highview was the primary access for the residential to the south, and the applicants were trying to direct the majority of the vehicular traffic to Northwestern or on one of the improved roads to Orchard Lake Road.

Commissioner Countegan felt the two examples provided regarding similar developments with similar parking spaces represented due diligence on behalf of the developer. If the developer was going to make the investment to construct this project, they would make sure they had enough parking, and it did not appear the developer felt compelled to provide more spaces than the 1.7 spaces per unit.

Mr. Ackerman reiterated that they were comfortable with the number of parking spaces provided. Additionally, Humphreys Architects had significant experience nation-wide with this type and size of development, with similar parking space numbers.

Commissioner Countegan emphasized that the developer, who was making this investment and had performed due diligence research, believed there was adequate parking.

Commissioner Countegan said he liked what was proposed. The Master Plan contemplated this area as a Special Planning Area; the proposed project was somewhat unique in terms of the look, the offer of parallel parking, and its density. He was not concerned with the height: 2 feet would not be discernable. Regarding density, there was a tradeoff between commercial and residential use in terms of parking and what kind of impact there would be on the infrastructure and the road system. Additionally, the parking issue had been addressed with due diligence and research, looking at similar types of developments. Other issues regarding setbacks, etc., could be addressed through a PUD amendment and plan. He liked the off-site improvements that were proposed, and the aesthetics of the overall development. The density would provide synergy and support businesses in the area. Regarding Mr. Carahan's concerns, the City needed to make sure traffic would not worsen on his street, and nuisance issues such as noise, dust and litter be handled through enforcement. The developer, traffic engineer, police department and City should work together to ensure that current residents were not harmed. Stagnant water was not allowed in retention ponds. He hoped the project did not bring additional crime to the neighborhoods; if that did occur there were resources in place to deal with it.

Chair Stimson said that 2 examples had been given of similar developments, but one of them had not been built, so there was no experience with the proposed parking. How long had the Town Court been open? Were there other examples? He'd prefer to have more than one data point.

Mr. Ackerman said the project in Novi had not been constructed; they were going to break ground shortly. They had proposed another similar development in Northville Township at Beck and 5 Mile that would be under 2 spaces per unit as well; hopefully that would be constructed in 2022. The Town Court had been operating less than a year. Another example might be The Griffin, located across from the zoo in Royal Oak, which was about a year old as well.

Chair Stimson said The Griffin offered other alternatives for parking, including street parking, and he did not think the Griffin had full occupancy yet. He was looking for something that could tell him the 1.7 spaces per unit parking worked.

Ms. Fritz said that when they planned wrap type units they always tried for 1.7 spaces per unit, and sometimes ended up with 1.6. They had developments in Ohio, Florida and Texas.

Chair Stimson said he was looking for comparable examples in this area.

Planning Consultant Arroyo said that in the event more parking was needed for this project, more parallel spaces could be added to the west side of Greening. Subject to permitting, stormwater detention could be put underground and surface parking constructed there. He tended to agree that 1.7 spaces per unit represented the actual demand.

Commissioner Mantey objected to imposing any parking minimums.

Commissioner Brickner said the detention area would help the neighbors by keeping the water on site. His concern had been with the high density, but based on the City Attorney's comments he felt the Commission could move forward with this proposal, and eventually Council would make the final decision regarding density. This property had been sitting vacant for decades; this project appeared to be a good use for the site. However, there was no transportation in this area other than people having their own cars. There was no mass transit system on Northwestern Highway. The bike lanes on Northwestern Highway were not used. Still, if there were not enough parking spaces, that was the developer's problem.

MOTION by Countegan, support by Mantey, that the Planning Commission recommend to City Council that PUD 4, 2021, dated October 18, 2021, submitted by Matt Shiffman of Farmington Hills Lofts, LLC, be approved because the plans are in accordance with the objectives, goals, and policies of the Master Plan for Future Land Use, and the applicable provision of the Zoning Ordinance,

With the following findings:

- The proposed PUD is consistent with the Special Planning Area of the Master Plan, which envisions a unique development. The applicant has demonstrated through their latest calculations and due diligence that they have sufficient parking for a higher-density, new type of development in this area. The applicant's research may be more current than that which informed the City's older existing standards.
- The consolidation of multiple zoning districts in the area into multi-family is consistent with the Master Plan for the entire area.
- With this development, commercial is removed from this portion of Northwestern Highway.
- The multi-family use is not contrary to the Master Plan.
- The height is not an issue in the context of the whole area and surrounding properties. There are other nearby buildings that are four stories high, and the 52 foot height is insignificant in comparison to the allowed height of 50 feet in the B-3 District.
- The setback issues can be addressed within the PUD process and agreement.
- Given the on-street parking to the west, if the developers found they did not have sufficient parking after the substantial investment made to bring people into these units, a solution could be found that might include parallel parking on the east side of Greening and/or using underground retention in order to provide more surface parking.
- The applicants had met the provisions of objectives iv, v and vii of Section 34-3.20.2.E. of the zoning ordinance:
 - i. To provide alternative uses for parcels which can provide transition buffers to residential areas.
 - ii. To guarantee the provision of a public improvement which could not otherwise be required that would further the public health, safety, or welfare, protect existing or future uses from the impact of a proposed use, or alleviate an existing or potential problem relating to public facilities.

- vii. To foster the aesthetic appearance of the city through quality building design and site development, the provision of trees and landscaping beyond minimum requirements; the preservation of unique and/or historic sites or structures; and the provision of open space or other desirable features of a site beyond minimum requirements.
- The proposed development will provide economic investment in the community, supporting city services and schools.

Motion discussion:

Commissioner Schwartz said he thought the density was too high, and the parking was still a problem, although Planning Consultant Arroyo had given solutions if parking became an issue. He did not see The Griffin in Royal Oak being comparable to this development. All the comparables were either under construction or less than a year old. He recognized that if ultimately a less dense development were constructed, perhaps some of the amenities would not be included. He felt the proposal was too dense, there was already a traffic issue in this area, partly due to a roundabout that did not work well. He would not be voting for this motion, though as a concept the development made sense. It was just squeezing too many units in too small a space.

Commissioner Mantey said that the mass transit in this area was the worst in the world. He understood why some on the Commission might hesitate to support this development, but he believed that couples would not rent one-bedroom apartments, especially with the need for a home office. The internet, with its accompanying home offices, was not available when the parking minimums were originally approved.

Commissioner Brickner said he supported moving this PUD request to City Council. He felt that the proposed development would be better than having nothing on this site, and he supported residential development in terms of an apartment building in this area.

Chair Stimson said he still believed the density was too high, and he remained concerned about the lack of experience with 1.7 parking spaces per unit. This was a tough call.

Motion carried 4-2 (Schwartz, Turner opposed).

APPROVAL OF MINUTES November 18, 2021

MOTION by Brickner, support by Turner, to approve the November 18, 2021 Planning Commission meeting minutes as presented.

Motion carried unanimously by voice vote.

PUBLIC COMMENT

None.

COMMISSIONERS' COMMENTS

None.

January meetings will be January 20 (regular meeting) and January 27 (CIP)

ADJOURNMENT

MOTION by Brickner, support by Countegan, to adjourn the meeting at 9:04 p.m.

MOTION carried unanimously by voice vote.

Respectfully Submitted,
John Trafelet
Planning Commission Secretary

/cem

MINUTES
CITY OF FARMINGTON HILLS
CITY COUNCIL MEETING
JANUARY 24, 2022 – 7:30 PM

The regular session meeting of the Farmington Hills City Council was called to order by Mayor Barnett at 7:32pm.

Council Members Present: Barnett, Boleware, Bridges, Bruce, Knol, Massey, and Newlin

Council Members Absent: None

Others Present: City Manager Mekjian, City Clerk Smith, Assistant City Manager Valentine, Directors Gardiner, Mondora, Monico and Skrobola, and City Attorney Joppich

PLEDGE OF ALLEGIANCE

Mayor Barnett led the pledge of allegiance.

APPROVAL OF REGULAR SESSION MEETING AGENDA

MOTION by Newlin, support by Boleware, to approve the agenda as amended, with the addition of item #5a Appointments to SEMCOG and item #11 Request for Approval of Continued Employment in the Police Department under Section 10.01a of the City Charter.

MOTION CARRIED 7-0.

PUBLIC HEARING

PUBLIC HEARING AND CONSIDERATION OF PLANNED UNIT DEVELOPMENT PLAN 4, 2021, LOCATED ON THE SOUTH SIDE OF NORTHWESTERN HIGHWAY BETWEEN GREENING STREET AND HIGHVIEW AVENUE.

Ed Gardiner, Planning and Community Development Director, outlined the proposal and process for the public hearing this evening.

John Ackerman, representing the proponent, outlined the area of the proposed project and surrounding zoning and noted that this site has many zonings so the PUD option works well for the site. He reviewed the type of buildings proposed, density, parking, height of the proposed buildings and development benefits, including improvements to several area streets.

Jennifer Fritz, Architect from Humphreys and Associates, discussed the exterior of the buildings noting the materials to be used for the buildings and proposed amenities.

Rod Arroyo, Planning Consultant, reviewed the PUD qualifications of the project, conformance with city's master plan and exceptions that would be granted under the PUD proposal before Council this evening.

In response to Council, Mr. Arroyo commented that the city would not typically see off-site amenities under a PUD such as the surrounding street improvements proposed and there are other amenities that would be considered a benefit to the city such as the dog park, street trees and landscaping. He added that he is not overly concerned with the parking as there are options for additional parking if needed. He pointed out that there are other 4-story buildings nearby as shown to Council in the proponent's review.

He stated that while the proposed rooms as the ordinance considers the definition of a “room” is much higher (300 rooms permitted, 800 proposed), other permitted uses under the current zoning would be more intense but it is up to City Council to determine what is acceptable for the site.

Mayor Barnett opened the public hearing.

John Clarahan, Highview, stated that he spoke at the Planning Commission regarding his concerns for cut-through traffic and the developer explained how this would be mitigated but wanted assurances that those road improvements would be made as proposed. He also expressed concern with rush hour traffic in this area due to the density and hoped this development would not worsen but improve their issues with excess water on their properties. Mr. Clarahan was also concerned with the potential for increased crime and noise in the area and suggested a barrier to address the noise. He stated that he is not opposed to growth and development but wants Council to take the concerns of area residents into consideration.

Mayor Barnett pointed out that the proposed improvements made this evening to Council will become part of the PUD agreement that will come back to City Council for approval.

Mayor Barnett acknowledged emails from Jason Fleck expressing concern with the following:

- Cut-through traffic
- What portions of the roads are to be paved
- Noise
- The current detention pond always being full and being a breeding ground for mosquitos and other pests and provided pictures of the flooding of Highview Street
- Parking garage and the potential for crime or mischief in that area

There being no further comments, Mayor Barnett closed the public hearing.

Council questioned the lack of parking and ability to include the options for additional parking and commitment for maintenance to keep these “luxury” apartments and cost of the units.

Tom Herbst, ADG Development on behalf of the proponent, stated that the units are proposed to be approximately \$1,500 for the one bedroom and up to \$2,500 for larger units. The units will be at top market price and for financial reasons will need to be maintained in order to keep them at that top market price.

Mr. Ackerman, in response to questions from the public hearing, addressed the following:

- How the detention and storm water management would work to address the flooding issues/concerns
- The road improvement proposed to mitigate cut-through traffic and route traffic appropriately
- Proposed extensive landscaping including screening on south side of development to limit noise
- Proposed parking and data showing that their proposal is ideal for this type of development
- This will be a full-time, monitored site that should limit concerns for crime or mischief on site

Council asked for clarification on the approval process this evening. Director Gardiner clarified that before Council this evening is consideration of the PUD plan and a PUD agreement will be developed based on the plan proposed this evening to come back to Council for approval.

Attorney Joppich further clarified that Council could provide for further conditions this evening when approving the plan that would be incorporated into the PUD agreement and if done, should be part of any motion made.

Considerable discussion as held by City Council members who expressed the following concerns and suggestions:

- Concern with insufficient parking
- Commitment to maintain the units as “luxury” units
- Preference for owner-occupied units
- Suggestion to include electric vehicle charging stations
- Improved drainage for the area
- Paving of Highview to just past Luden Street and additional screening preferred for abutting residential areas. Request for public services department to review this as well since the city has road millage funds.
- Consider offering extension of utilities

Assistant City Manager Mekjian added that as part of the engineering review there will be a traffic impact study.

MOTION by Bruce, support by Boleware, that the City Council of Farmington Hills hereby authorizes the application for approval of Planned Unit Development Plan 4, 2021, dated October 18, 2021 be granted; and

IT IS FURTHER RESOLVED, that the City Council authorizes the City Attorney to prepare the appropriate PUD agreement stipulating the final PUD approval conditions and authorizing the identified zoning deviations for City Council consideration and final approval; and

IT IS FURTHER RESOLVED, that additional parking is added to Greening Street if necessary and beyond that, if necessary, the parking is extended on the southeast side of the development as discussed by the Planning Commission; electrical vehicle stations are included on the site and the paving of Highview is extended.

MOTION CARRIED 6-1 (Massey opposed).

UNEFINISHED BUSINESS

ADJOURNMENT

The regular session City Council meeting was adjourned at 9:41pm.

Respectfully submitted,



Pamela B. Smith, City Clerk



INTEROFFICE CORRESPONDENCE

DATE: February 12, 2024
TO: City Council
FROM: Theresa Rich, Mayor
SUBJECT: Recommendation for appointment.

I would like to recommend the following appointments at the February 12, 2024 City Council meeting.

Commission on Community Health

Dr. Victorio Gardner	Length of Term: Unexpired Term	Term ending: February 1, 2027
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Dr. Gardner will fill the vacancy left by Fareeha Shuttari who resigned 2023. Attached, please find Dr. Gardner's resume.

Commission on Aging

Dolli Lewis	Length of Term: 3 years	Term ending: February 1, 2027
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Dolli will fill the vacancy left by Karina Weglarz who resigned February 2024. Attached, please find Dolli's resume.

Zoning Board of Appeals

Ronnie Jamil	Length of Term: 3 years	Term ending: February 1, 2027
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Ronnie will fill the vacancy left by Dennis King who resigned February 2024. Attached, please find Ronnie's resume.



HENRY FORD BEHAVIORAL HEALTH



Department of Psychiatry

Consultation Liaison Psychiatry
Electroconvulsive Therapy
Forensic Psychiatry
Geriatric Psychiatry
Neuropsychiatry
Neuropsychology
Pediatric Psychiatry
Psychiatric Education
Research Epidemiology and
Psychopathology

Kingswood Hospital

Maplegrove Center

Outpatient Centers

Dearborn – Ford Rd. Clinic
Detroit – One Ford Place
Troy
Novi – Columbus Center

To: Whom it may concern (Commission on Community Health)

My name is Dr. Victorio M. Gardner, a Senior Staff Psychologist with Henry Ford Behavioral and Clinical Director of Outpatient Pediatric Psychology/Psychotherapy Services. I was recently informed by the Dr. Cathrine Frank, Chair of the Henry Ford Department of Psychiatry about an open position on the Commission for Community Health for the City of Farmington Hills and she encouraged me to apply of the position. I am very interested in serving on the Commission on Community Health for the City of Farmington, particularly given that I have been resident of the community for the past 24 years and am committed to ensuring the health and well-being of the citizens of Farmington.

In my position as Clinical Director, I am responsible for managing the quality of Outpatient Pediatric Psychiatry & Psychotherapy Services, program development, strategic planning, the supervision and training of our staff, and creating effective, proactive budget plans as well as remediation and capital planning. As a clinicians and administrator, I have also been actively involved in the implementation of the Henry Ford Behavioral Health's Perfect Depression Care and "Zero Suicide" initiative since its inception in 2001. As you may know, Henry Ford Behavioral Health was the first to pioneer and conceptualize "zero suicides" as a goal, and develop a care pathway to assess and modify suicide risk for patients with depression. Our department's landmark approach led to zero suicides for 18 months in 2009-2010, and a statistically relevant decrease in suicide rates within Henry Ford from its inception. As a result of this work, Henry Ford Behavioral Health was also recognized with The Joint Commission's Ernest Amory Codman Award and the American Psychiatric Association's Gold Award.

I believe that my clinical background and administrative experience makes me a good candidate to serve on the Commission on Community Health for the City of Farmington. I have attached my curriculum vitae for your review. If you have any questions, please feel free to contact me at [REDACTED] Thank you for considering me for a position on the Commission.

Regards,

Victorio M. Gardner, Psy.D., LP, ACT
Clinical Director, Outpatient Pediatric Psychology/Psychotherapy Service
Henry Ford Behavioral Health

Date of Preparation: January 10, 2024

Victorio M. Gardner, Psy.D., LP

EDUCATION:

- 1990 Wayne State University
Detroit, MI 48202
Degree: B.A., Psychology
- 1994 Wright State University
School of Professional Psychology (APA Fully Approved)
Dayton, OH 45435
Degree: Doctor of Psychology

TRAINING:

- 1993-1994 Psychology Intern. Children's Hospital of Michigan, Detroit, MI.
Responsibilities included evaluating children and adolescents referred for attention deficits, learning and behavioral problems, utilizing an assortment of standardized intellectual, achievement and personality measures. Assessed the neuropsychological functioning of children and adolescents who sustained closed head injuries or suffered from other neurological conditions. Provided family and play therapy as well as psychological screening and consultation liaison services for children followed through the craniofacial and nephrology clinics
- 1992-1993 Psychology Extern. University Psychological Services - Wright State University, Dayton, OH. Responsibilities included diagnostic interviewing, cognitive and personality assessment, short and long-term therapy for students and faculty at Wright State University, emphasizing cognitive behavioral and psychodynamic orientations.
- 1992-1993 Psychology Trainee. Duke Ellis Institute, Dayton, OH.
Professional Activities included facilitation of 16 week psycho-educational groups for self and court referred adult male perpetrators of domestic violence.

- 1991–1993 Psychology Assistant. Dayton Urban League.
Assisted in the implementation of programs and facilitation of discussion groups for teen males, focusing on violence prevention, problem solving and social skills training.
- 1991-1993 Psychology Assistant. University Psychological Services Association, Dayton, OH. Responsibilities included cognitive testing as well as the development and implementation of behavior modification programs for mild mentally impaired/developmentally disabled adults.
- 1991–1992 Psychology Trainee. Dayton Mental Health Center
Responsibilities included diagnostic interviewing of patients on an acute care unit, psychological testing and report writing, utilizing an assortment of intellectual measures, objective personality inventories and projective tests. Treatment planning, long-term individual and group therapy for adult chronic psychiatric inpatients, emphasizing cognitive behavioral and psychodynamic orientations.

EXTRAMURAL TRAINING

- 2003-2004 Academy of Cognitive Therapy - Aaron Beck Institute, Philadelphia, PA.
Participated in a 12 month training program, which involved weekly supervision and review of audiotaped therapy sessions. Obtained certification as a Cognitive Therapist in January 2005 after submitting a clinical case write up, including history, formulation and treatment plan, along with an audiotaped cognitive therapy session which demonstrate clinical competence in this treatment modality

HOSPITAL APPOINTMENTS:

- 2009 - Present Clinical Director, Outpatient Pediatric Psychiatry Services. Henry Ford Behavioral Health Department.
- 1996 – Present Senior Staff Psychologist. Henry Ford Health System

PROFESSIONAL SOCIETIES

Member, American Psychological Association
Member, Academy of Cognitive Therapy

LICENSURE:



HONORS/AWARDS:

2011 Henry Ford Health System “Diversity Hero” Award

2010 Henry Ford Health System “Shadow of a Leader” Award

SERVICE:

2009 - Present Clinical Director, Outpatient Pediatric Psychiatry Services. Henry Ford Health System. Professional activities: Ensure the provision of safe, timely, equitable and evidenced based mental health care for children and their families. Partner with Behavioral Health Outpatient Services and Kingswood Hospital administration to maintain accreditation and certification by all relevant organizations, sustain the financial health of the hospital and grow profitable business by establishing as well as continuing effective relationships with referral sources. Participate in the recruitment, training and development of psychiatry residents, medical students and staff and in initiatives to optimize the work systems.

1996 – 2008 Senior Staff Psychologist/Supervisor of Child-Adolescent Dept. Henry Ford Health System – Dearborn Behavioral Health Clinic. Professional activities: Individual and group therapy for children and adolescents, parent education, psychological testing and supervision of Child-Adolescent Therapists, Psychology Interns and Psychiatry Residents (PGY2, PGY3). Provided training/educational seminars to Psychiatry Residents during their Child/Adolescent rotations.

1995 – 1996 Staff Psychologist. St. Joseph Mercy Hospital/Fox Center, Pontiac, MI Professional Activities: Individual and group therapy for children, adolescents and adults with emotional, behavioral and/or personality disorders. Provided psychological assessments of children and adults, supervised psychology interns and graduate students.

1995 – 1996 Consulting Psychologist. Evergreen Children’s Services, Detroit, MI Professional Activities: Facilitated socialization groups, provided behavioral therapy and conducted psychological assessment for children (ages 3-6) referred for treatment through the Detroit Public Schools, due to developmental delays, emotional and/or behavioral problems.

1994 – 1995 Staff Psychologist. Evergreen Children’s Services, Detroit, MI Professional Activities: Provided individual and play therapy for children, who experienced parental neglect physical and/or sexual abuse and were living in foster care. Facilitated parenting groups and provided therapeutic services for parents attempting to regain custody of their children. Assessed the cognitive and emotional functioning of parents and children and conducted sexual and substance abuse evaluations to determine

treatment goals and to provide recommendations to Wayne County Court – Juvenile and Family Division regarding child placement.

TEACHING ACTIVITIES:

2010-Present Clinical Assistant Professor. Wayne State University School of Medicine. Provide training for psychiatry residents and medical students in the assessment and treatment of children/adolescents with cognitive, emotional and/or behavioral problems.

1996-Present Course Instructor. Department of Pediatric Psychiatry, Henry Ford Health System. Teach cognitive and psychosocial development courses for second year psychiatry residents and pediatric psychopathology courses for third year psychiatry residents.

1996-Present Clinical Instructor. Department of Pediatric Psychiatry, Henry Ford Health System. Provide training and supervision for psychology interns and psychiatry residents in cognitive behavioral therapy and the assessment of children/adolescents with cognitive, emotional and/or behavioral problems.

PRESENTATIONS:

“Children in Kinship Care: Understanding Their Emotional/Behavioral Dynamics and Providing Effective Discipline in the Home,” invited lecture, Michigan State University School of Social Work Continuing Education Conference Series, September 21, 2009, Detroit, MI.

“Assessment and Behavioral Treatment of Anxiety Disorders in Children and Adolescents,” Henry Ford Health System, Department of Pediatric Psychiatry Conference for Primary Care Physicians, October 16, 2010, West Bloomfield, MI

“Disparities in Mental Health,” Henry Ford Behavioral Health Grand Round, October 6, 2011, Detroit, MI

“Diagnosing and Managing Pediatric Anxiety Disorders: Resources for Youth, Parents and Primary Care Physicians,” Henry Ford Health System, Department of Pediatric Psychiatry Conference for Primary Care Physicians, October 29, 2011, West Bloomfield, MI

Danielle King

From: postmaster@muniweb.com
Sent: Tuesday, May 2, 2023 11:42 AM
To: CMO
Subject: Boards and Commissions Questionnaire

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Submittor's Name	Dolli Lewis
Submittor's Address	
Submittor's Phone	
Submittor's Email	
Interest(s)	Commission on Aging

Resume

ANGELS ON ASSIGNMENT HOME CARE – PRESENT HOME HEALTH AGENCY – BRINGING COMFORT AND PEACE OF MINDS TO FAMILIES PRESIDENT | CEO Responsible for managing overall operation of the company. Core responsibilities include setting and executing the organization's strategy, allocating capital, and overseeing the executive team. Possess strong communication skills, great leadership acumen, and unrivaled passion for the organization and its people.

References

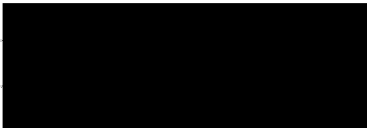
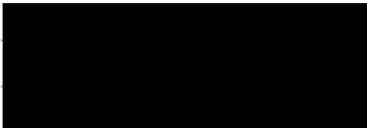
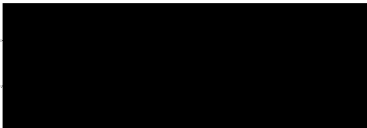
Theresa Rich		Elizabeth Kaplan		Melanie Steele	
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5/2/2023 11:41:22 AM

Danielle King

From: postmaster@muniweb.com
Sent: Friday, December 29, 2023 9:12 PM
To: DistributionList-CityManagerOffice
Subject: Boards and Commissions Questionnaire

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Submittor's Name	Ronnie Jamil
Submittor's Address	
Submittor's Phone	
Submittor's Email	
Interest(s)	Planning Commission

Resume

I am an accomplished entrepreneur with over four decades of successful business ownership and operation, seeking to leverage extensive experience in city planning as a valuable asset to the community. I have resided in Farmington Hills for thirty years. Additionally, I currently own commercial real estate in the city, and I have previously owned and operated a professional retail store in the city. I possess a proven track record of hard work, ethical leadership, and astute decision-making in diverse business environments. In both business and day-to-day life, I am adept at clear and effective communication, and adept at managing time and resources to prioritize tasks effectively. I am committed to contributing strategic insights and dedication to the enhancement and sustainable development of our city's infrastructure and growth.

References

William Dwyer Ken Massey Randy Bruce Dave Boyer Steve Brock Gary Mekjian

12/29/2023 9:11:32 PM

REPORT FROM THE CITY MANAGER TO CITY COUNCIL
February 12, 2024

SUBJECT: AWARD OF BID FOR RE-FINISHING GYM FLOOR AT THE HAWK

ADMINISTRATIVE SUMMARY

- Sealed bids were solicited, posted on the Michigan Inter-Governmental Trade Network (MITN) e-procurement system, publicly opened, and read aloud on February 1st, 2024, for re-finishing the gym floor at The Hawk Community Center. Bid notification was sent to one hundred twenty-six (126) contractors (including thirty (30) vendors that hold the classification of minority owned, woman owned, veteran owned, disabled, disadvantaged or service disabled) with four (4) responding. We received zero “No-Bids.”
- Besides re-finishing of the gym surface, The Hawk Community Center gym floor needs new lines to accommodate its current uses for pickleball, basketball, and volleyball. The Harrison Hawk logo will be removed and replaced by The Hawk logo. This project will cause closure of the gym for 3-4 weeks.
- The recommended vendor, Moss Floors, LLC., of Galesburg, is the lowest and most qualified bidder. Moss Floors has been in business for over 31 years, with 27 years of experience with gym floors.
- The total project estimate is \$29,772.40. Staff is recommending authorization for 15% contingency (\$4,465.86) to address unexpected and unforeseen repairs that might be found once work begins.
- On January 17, 2023, the Farmington Hills Senior Center’s application was approved by the Healthy Aging Oakland County Ad Hoc Committee in the amount of \$150,000 for improvements such as capital, technology, infrastructure, and equipment improvements or professional development. On February 17, 2023, City Council approved the American Rescue Plan Act (ARPA) Interlocal Agreement between the City of Farmington Hills and Oakland County for these funds.
- Funding for the project will be provided by American Rescue Plan Act (ARPA) Interlocal Agreement between the City of Farmington Hills and Oakland County.

BID TABULATION

Company Name	City, State	Total Bid
Moss Floor, LLC	Galesburg, MI	\$29,772.40
Kuhn Specialty Flooring	Beverly Hills, MI	\$30,600.00
Star Flooring	Grand Rapids, MI	\$36,900.00
Foster Specialty Floors	Wixom, MI	\$38,800.00

RECOMMENDATION

In view of the above, it is recommended that City Council authorize the City Manager to issue a purchase order for re-finishing the gym floor at The Hawk to Moss Floors, LLC in an amount not to exceed \$34,238.26 (\$29,772.40 + \$4,465.86 contingency).

Prepared by: Brian Moran, Deputy Director of Special Services

Reviewed by: Michelle Aranowski, Director of Central Services
 Nikki Lumpkin, Senior Buyer
 Ellen Schnackel, Director of Special Services

Approved by: Gary Mekjian, City Manager

REPORT FROM THE CITY MANAGER TO CITY COUNCIL – February 12, 2024**SUBJECT:** Award of Bid for 2024 Mulch Replacement Program**ADMINISTRATIVE SUMMARY:**

- The 2024 Mulch Replacement Contract was publicly advertised and competitively bid on the Michigan Inter-Governmental Trade Network (MITN) e-procurement system and opened on January 11, 2024. Notification was sent to eighty-eight (88) vendors (including twenty-five (25) that hold classification of minority owned, woman owned, veteran owned, disabled, disadvantaged or service disabled) with five (5) responding. We received zero (0) “No Bids”.
- Shredded hardwood mulch is placed in the landscape beds and tree rings of the median islands of Northwestern Highway, Orchard Lake Road, Grand River Avenue and 12 Mile Road, as well along the perimeter of the 13 Mile/Farmington basin. This material is used both for aesthetics and weed control.
- The bid provides pricing for a 12-month period with provisions for four (4) additional one-year extensions through mutual consent by the City and the Contractor (see Bid Summary below).
- Funding for the mulch replacement program is provided in the Major Road Maintenance budget.
- Five (5) bids were received. The lowest qualified bidder is Synergy Lawnscape, LLC of Fraser, Michigan. Commercial references were contacted and each of them described Synergy as responsive and courteous.

SUPPORTING DOCUMENTATION:**BID SUMMARY**

<u>CONTRACTOR</u>	<u>UNIT PRICE/ 1,300 CUBIC YARDS</u>	<u>TOTAL</u>	<u>% PER YEAR TO EXTEND CONTRACT FOR FOUR (4) 1-YEAR RENEWALS</u>
Xpert Lawn and Snow, Inc. Warren, Michigan	\$99.00	\$128,700.00	0.00%
Rolling Green Lawn Care, LLC Rochester Hills, Michigan	\$61.75	\$ 80,275.00	2.5%
Progressive Irrigation Clarkston, Michigan	\$51.75	\$ 67,275.00	2.0%
Green Meadows Lawnscape, Inc. Rochester, Michigan	\$39.00	\$ 50,700.00	3.0%
Synergy Lawnscape, LLC Fraser, Michigan	\$36.65	\$ 47,645.00	2.0%

Notification was sent to 88 vendors. We received (0) “no-Bids.”

RECOMMENDATION:

IT IS RESOLVED, that the City Council of Farmington Hills authorize the City Manager to approve the required contract and purchase orders to Synergy Lawnscape, LLC for the 2024 Mulch Replacement Program in the amount not-to-exceed \$55,000.00 per year with one or more administration approved extensions not-to-exceed a total of four (4) additional years.

Prepared by: Derrick Schueller, DPW Superintendent

Departmental Authorization: Tammy Gushard, P.E., Interim Director, Department of Public Services
Michelle Aranowski, Director, Department of Central Services
Nikki Lumpkin, Senior Buyer

Approved by: Gary Mekjian, P.E., City Manager

REPORT FROM THE CITY MANAGER TO CITY COUNCIL - February 12, 2024

SUBJECT: Award of Bid for 2024 As-Needed Irrigation Services

ADMINISTRATIVE SUMMARY:

- The 2024 As-Needed Irrigation Services contract was publicly advertised and competitively bid on the Michigan Intergovernmental Trade Network (MITN) e-procurement system and opened on January 24, 2024. Notification was sent to 65 vendors including 17 that hold classification of minority owned, women owned, veteran owned, disabled, disadvantaged or service disabled.
- Services included in this contract are system start-up, parts replacement, spray head adjustments, repairs, and winterization for the irrigation systems along the 12 Mile Road Boulevard, the Orchard Lake Road Boulevard and Roundabout, the Northwestern Highway median, the DPW facility, and the 13 Mile/Farmington detention basin. The area covered exceeds 40 acres with over 300 sprinkler zones.
- The bid provides for a one-year contract with provisions for up to four additional one-year extensions through mutual consent by the City and the Contractor (see attached bid tab).
- Funding for irrigation services is provided in the Major Road Maintenance budget.
- The bid process provided unit prices for a variety of services and materials that may be required through the life of the contract. The quantities identified for the different services and materials were estimates in order to obtain unit pricing for bid comparison and evaluation. Services will be completed on an as needed basis, up to the annual budgeted amount.
- Four (4) bids were received and reviewed. Due to the aging irrigation system throughout the City, a significant component of the overall charges is expected to result from hourly labor costs. Based upon their percent of annual increase and lowest hourly labor rate, American Sprinkler is projected to have the lowest overall cost over the extended term of the contract.
- The contractor recommended for award, American Sprinkler of Livonia, Michigan, has previously worked for the City for several years and proven to be both professional and reliable.

SUPPORTING DOCUMENTATION:

LN	DESCRIPTION		EST. QTY.	Techseven Company Township, MI		Shelby Progressive Irrigation Clarkston, MI		American Sprinkler Livonia, MI		CQC Inc. Romulus, MI	
				Bond? - Yes		Bond? - Yes		Bond? - Yes		Bond? - Yes	
				Unit Price	Extended						
	2024 Irrigation Services										
1	Spring, system start-up	Lump Sum	1	\$ 2,500.00	\$ 2,500.00	\$ 2,450.00	\$ 2,450.00	\$ 2,600.00	\$ 2,600.00	\$ 2,400.00	\$ 2,400.00
2	System Repair – Labor Only	Hour	80	\$ 100.00	\$ 8,000.00	\$ 44.17	\$ 3,533.60	\$ 40.00	\$ 3,200.00	\$ 65.00	\$ 5,200.00
3	Rotary Sprinkler – 4"	Each	125	\$ 40.00	\$ 5,000.00	\$ 34.00	\$ 4,250.00	\$ 31.00	\$ 3,875.00	\$ 28.50	\$ 3,562.50
4	Rotary Sprinkler – 12"	Each	50	\$ 100.00	\$ 5,000.00	\$ 53.50	\$ 2,675.00	\$ 42.00	\$ 2,100.00	\$ 37.00	\$ 1,850.00
5	Spray Mist Heads – 4"	Each	20	\$ 20.00	\$ 400.00	\$ 17.48	\$ 349.60	\$ 13.00	\$ 260.00	\$ 11.75	\$ 235.00
6	Spray Mist Heads – 6"	Each	6	\$ 20.00	\$ 120.00	\$ 19.58	\$ 117.48	\$ 14.00	\$ 84.00	\$ 14.50	\$ 87.00
7	Spray Mist Heads – 12"	Each	6	\$ 20.00	\$ 120.00	\$ 23.77	\$ 142.62	\$ 23.00	\$ 138.00	\$ 22.75	\$ 136.50
8	Solenoid Valve	Each	12	\$ 275.00	\$ 3,300.00	\$ 34.33	\$ 411.96	\$ 23.00	\$ 276.00	\$ 60.00	\$ 720.00
9	2" Back Flow Preventor	Each	4	\$ 1,250.00	\$ 5,000.00	\$ 1,455.00	\$ 5,820.00	\$ 250.00	\$ 1,000.00	\$ 250.00	\$ 1,000.00
10	PGA Valve	Each	2	\$ 275.00	\$ 550.00	\$ 172.55	\$ 345.10	\$ 120.00	\$ 240.00	\$ 120.00	\$ 240.00
11	Remove & Replace Existing Irrigation Control Box with Specified Unit	Each	3	\$ 750.00	\$ 2,250.00	\$ 375.00	\$ 1,125.00	\$ 1,000.00	\$ 3,000.00	\$ 400.00	\$ 1,200.00
12	Remove/Replace Rain Sensor	Each	2	\$ 350.00	\$ 700.00	\$ 206.15	\$ 412.30	\$ 120.00	\$ 240.00	\$ 110.00	\$ 220.00
13	Winterization of System	Lump Sum	1	\$ 3,500.00	\$ 3,500.00	\$ 2,450.00	\$ 2,450.00	\$ 2,600.00	\$ 2,600.00	\$ 2,400.00	\$ 2,400.00
	2024 Irrigation Service Total				\$ 36,440.00		\$ 24,082.66		\$ 19,613.00		\$ 19,251.00
	Mid Season Check-up										
14	Mid Season Check-up	Lump Sum	1	\$ 1,500.00	\$ 1,500.00	\$ 1,450.00	\$ 1,450.00	\$ 1,130.00	\$ 1,130.00	\$ 1,200.00	\$ 1,200.00
15	Electrician & Helper/Assistant - hourly	Hourly	15	\$ 200.00	\$ 3,000.00	\$ 150.00	\$ 2,250.00	\$ 110.00	\$ 1,650.00	\$ 105.00	\$ 1,575.00
16	Plumber Helper/Assistant - hourly	Hourly	15	\$ 200.00	\$ 3,000.00	\$ 150.00	\$ 2,250.00	\$ 110.00	\$ 1,650.00	\$ 105.00	\$ 1,575.00
PERCENT INCREASE PER YEAR FOR 4 ADDITIONAL YEARS					0.00%		2.00%		3.00%		4.00%

Bid Notification was sent to 65 contractors. We receive zero (0) "No-Bids."

Indicates a corrected total

RECOMMENDATION:

IT IS RESOLVED, that the City Council of Farmington Hills authorize the City Manager to approve the required contract and purchase orders to American Sprinkler Corporation for the 2024 As-Needed Irrigation Services in the amount not-to-exceed the annual budgeted amount with one or more administration approved extensions not-to-exceed a total of four (4) additional years.

Prepared by: Derrick Schueller, DPW Superintendent
Nikki Lumpkin, Senior Buyer

Departmental Authorization: Tammy Gushard, P.E., Interim Director, Department of Public Services
Michelle Aranowski, Director, Department of Central Services

Approved by: Gary Mekjian, P.E., City Manager



OFFICE OF CITY CLERK

INTEROFFICE CORRESPONDENCE

TO: Mayor and City Council
FROM: Carly Lindahl, City Clerk
DATE: February 12, 2024
SUBJECT: Rescheduling the March 11th City Council meeting

It is requested that City Council consider rescheduling the regular City Council meeting of March 11, 2024 to March 4, 2024 due to members of City Council attending the National League of Cities Congressional City Conference March 11th through 13th.

The regular meeting schedule will resume with the March 25, 2024 meeting.

RECOMMENDATION:

IT IS RESOLVED, that City Council hereby reschedules the regular City Council meeting of March 11, 2024 to March 4, 2024.

MINUTES
CITY OF FARMINGTON HILLS
FARMINGTON HILLS CITY COUNCIL
CITY HALL – COUNCIL CHAMBER
JANUARY 22, 2024 – 6:30PM

The study session meeting of the Farmington Hills City Council was called to order by Mayor Rich at 6:30pm

Council Members Present: Aldred, Boleware, Bridges, Bruce, Knol, and Rich

Council Members Absent: Dwyer

Others Present: Assistant City Manager Mondora, Interim City Clerk Lindahl, Director Brockway, Senior Traffic Engineer Saksewski, and City Attorney Joppich

MDOT 696 DISCUSSION

Senior Traffic Engineer Saksewski said he had received verbal assurance that Oakland County's 12 Mile Road project from Middlebelt to Inkster had been pushed out to 2025 (instead of 2024).

Oakland Transportation Service Center representatives present for this meeting:
Brian Travis, Construction Engineer
Jeff Pitt, Construction Contracts Engineer

Engineers Travis and Pitt provided an overview of the planned 2024 road work for I-696, as that impacted Farmington Hills.

- HNTB is the consulting firm that runs the day to day engineering.
- This project is building 9 miles of freeway, and the work impacts everyone.
- A PowerPoint presentation that is part of tonight's packet shows the planned work, including:
 - WB-I696 Closure and Detour Map, with closure start date January 2024
 - March-November work on culverts and bridges.
 - Orchard Lake Ramp Impacts, with closures and showing detours
 - Other ramp impacts, including out-of-city ramps, showing detours that affect Farmington Hills
 - Bridge Impacts, listing detours
 - WB Hills Tech Drive, showing closure in order to work on Seeley Drain culvert, and detour
 - Noise Impacts
 - Contact Information, including a 24/7 Ombudsman
- At certain times 12 Mile Road will see a lot of the detoured traffic

Council questions and discussion

- City Council and staff take many calls about the traffic associated with this project.
- Businesses were negatively impacted last year, and this year looks almost as intense in terms of work being done. It would be helpful to have a schedule of work as it unrolls, so that businesses can prepare.
- The project team tries their best to get accurate information out ahead of time. This year's work should be of shorter duration than 2023.
- The impact is especially severe for businesses and residents along 12 Mile Road between Middlebelt and Inkster, which is already a challenge for traffic when there is no construction. Residents are not able to get out of their neighborhoods as there are no gaps in traffic, yet some residents can only exit

their neighborhoods via 12 Mile Road. A way has to be provided for people to leave their neighborhoods. Last year's situation was not okay; it must be improved.

- This year eastbound traffic on Middlebelt should be lighter. Westbound traffic will be the most impacted.
- Temporary signalization was suggested. MDOT could also work with the County and modify the timing on the traffic lights in order to create gaps. This should be done as soon as possible. Senior Traffic Engineer Saksewski said he would work with City Manager staff to coordinate a meeting with County, MDOT, and city staff to discuss this issue.
- Oak Park's overpass signage was paid for by Oak Park.
- Council had concern that there were very few people of color on the road construction sites. Who ensures that these construction jobs have a representative workforce on construction projects across the area?

Engineer Pitt said as this was a federally funded project, there were requirements and target goals for underrepresented populations, and there was language in the contracts relative to this.

- Council was concerned about the litter and overall mess resulting from the Orchard Lake Road off ramps, which consistently looked terrible.
- One of the biggest complaints last year was the inability to access the expressway when so many ramps were closed, and the poor signage/notification that a ramp was closed. Sometimes drivers did not find out a ramp was closed until they were driving on it.
- The batch plant site at Oakland Community College was supposed to be cleaned up and restored by January. This had not happened. Two big concrete piles were still on site.
- The batch plants have been very noisy over a long period of time. Having the batch plant moved this year should help the residents who had suffered through the crushing, pounding, back-up beeping, etc., but the noise would still be audible.

Mayor Rich thanked Engineers Pit and Travis for coming this evening.

REVIEW OF SALE OF CITY PROPERTY ORDINANCE

Review of sale of city property ordinance

Assistant City Manager Mondora introduced this agenda item. City Council has given the go-ahead to sell small city-owned properties that are next to neighboring residents. The sites are very small, often landlocked, and unbuildable, and have mostly been acquired by the City through tax foreclosure. There are 10-13 such lots.

Economic Development Director Brockway asked if Council had interest in seeing purchase applications as they came in as single proposals? Or should any agreements just be brought to a City Council meeting and acted upon there?

City Attorney Joppich explained the legal procedure that enabled the City to sell these lots to neighboring property owners, often for very small amounts (e.g., \$3,000). Typically the purchase agreement is signed by both parties, after which the City Charter requires a separate ordinance be adopted for each property sale. This ordinance is adopted as any other ordinance – with a first and second reading.

In the past, the City Manager has signed the purchase agreement contingent on the sale going through. The alternative is to bring the purchase agreement to Council before the City Manager signs it, requiring 3 meetings instead of 2 for these low-valued properties.

DRAFT

Council does act as a check and balance on the amount the property is being sold for, but that check and balance can be triggered at the first ordinance reading.

In response to questions, Attorney Joppich said there was a range of processes across the state relative to selling city-owned property. One community requires a public vote in order to move forward with a property sale. Other communities don't require an ordinance for each sale. In Farmington Hills' case, the ordinance requirement is per City Charter, so changing the process would require changing the Charter, which would require a city-wide vote. This seemed like a small issue to put before the voters in this way.

After discussion, Mayor Rich summarized that the Council appeared to be in agreement that Council did not need to see the Agreement to Purchase prior to the first reading of the ordinance for each sale, and that the City Manager could sign the Agreement contingent on the process laid out in the City Charter being successfully completed, up to and including ordinance adoption.

ADJOURNMENT

The study session meeting adjourned at 7:16pm.

Respectfully submitted,

Carly Lindahl, Interim City Clerk

MINUTES
CITY OF FARMINGTON HILLS
CITY COUNCIL MEETING
CITY HALL – COUNCIL CHAMBER
JANUARY 22, 2024 – 7:30 PM

The regular session meeting of the Farmington Hills City Council was called to order by Mayor Rich at 7:30pm.

Council Members Present: Aldred, Boleware, Bridges, Bruce, Knol and Rich

Council Members Absent: Dwyer

Others Present: Assistant City Manager Mondora, City Clerk Lindahl, Directors Aranowski, Kettler-Schmult, and Skrobola, Police Chief King, and City Attorney Joppich

PLEDGE OF ALLEGIANCE

Michael Sweeney, Emergency Preparedness Commission member, led the pledge of allegiance.

APPROVAL OF REGULAR SESSION MEETING AGENDA

MOTION by Knol, support by Bruce, to approve the agenda as published.

MOTION CARRIED 6-0.

ADMINISTRATION OF OATH TO CITY CLERK CARLY LINDAHL

Judge Marla Parker administered the Oath of Office to City Clerk Carly Lindahl.

CORRESPONDENCE

There was no correspondence acknowledged.

CONSENT AGENDA

MOTION by Bruce, support by Aldred, to approve consent agenda items #7 through #16, as read.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, BRUCE, KNOL AND RICH

Nays: NONE

Absent: DWYER

Abstentions: NONE

MOTION CARRIED 6-0.

PUBLIC QUESTIONS AND COMMENTS

Mayor Rich thanked the public for being present and explained the protocols for public comment. Council listened attentively to public comment but did not engage in back and forth conversation with the public.

Council had received a number of calls and emails, requesting that Council take a specific action. Council Rich read from a resolution signed by the then City Council on November 29, 2005, which stated:

“Whereas it is recognized that foreign policy and diplomacy are usually handled at the federal and to some extent the state levels of government, And whereas for this reason,

the City Council of the City of Farmington Hills wishes to establish a policy that it will not in the future consider resolutions or proclamations regarding foreign policy or diplomacy, And therefore it is hereby resolved that the City of Farmington Hills will no longer adopt resolutions or make proclamations regarding foreign policy or diplomacy in other countries. This resolution is not intended to preclude the recognition or welcoming of foreign dignitaries visiting the City.”

Mayor Rich affirmed that Farmington Hills is one of the most diverse cities of its size in the United States, and this is why many people choose to live here. However, it has been the City’s long established policy not to offer resolutions as described in the Resolution.

Mayor Rich opened the meeting to public comment.

Michael Sweeney, Emergency Preparedness Commission, gave information about preparing and taking care of one’s home during an emergency, including knowing how to shut off your water, understanding what outlet powers your sump pump, and understanding what your homeowners/renters insurance covers and what it does not.

41 members of the public addressed the continuing violence against Palestinian civilians as a result of the Israel-Hamas war. Most speakers lived in Farmington Hills, 6 did not. Some speakers signed up in advance to speak; others spoke without first signing up. Those who signed up to speak in advance included:

Asim Khan
Rania Masri
Farah Khan
Miranda Almahariq
Rahaf Khatib
Sara Ahmed
Joshua Feinstein
Halima Halilovic
Muhammed Halilovic
Sumaya M.
Asize Smidi
Idrees Khan
Rumaysa Khan
Naeemah Khan
Saalaf Shaukat
Alexandria Berasouous
Adam Eleura,
Hasan Shuttari
Irfran Shuttari
Jennah Peratsakis
Hassnia Peratsakis

The speakers made the following points:

- Asked that Council amend its 2005 policy relative to resolutions regarding foreign policy, and put a resolution demanding a cease-fire on the next meeting agenda for Council consideration.

- What was occurring in Gaza was genocide, aimed at women and children. It was a full-blown humanitarian crisis.
- The request for a resolution demanding a cease-fire grew out of local concerns, and local impacts on Farmington Hills residents, including deaths of friends and relatives living in Gaza, and their own traumatized children.
- Some of the speakers were very young, some read the poems of others, including a poem by Refaat Alareer; others read their own poems. Students spoke of their friends and themselves as being severely shaken, with a loss of a feeling of safety and wellbeing. Some students were experiencing Islamophobia from others.
- City Council adopting a resolution demanding a cease-fire would offer comfort to its residents, as well as make a statement to the world. Other nearby cities and county governments had already adopted the resolution. Issuing a resolution would be a direct response to a deeply local issue.
- Some speakers called for an ethical use of tax dollars.
- Many speakers spoke of their love for and pride in Farmington Hills because it is such a diverse City, and of their joy in establishing families here. Several spoke of the Farmington Community Library, where they felt welcomed and safe.
- Calling for a cease-fire was a moral imperative. Staying silent is being complicit. The war felt close to home and demanded a local response.
- Some speakers spoke of their own experience living in a war zone. One speaker noted he was the child of a Holocaust survivor.

Mayor Rich said this had been a powerful evening and thanked the public for their comments.

COUNCIL MEMBERS COMMENTS AND ANNOUNCEMENTS

The following Councilmember comments or announcements were made:

- Mayor Pro Tem Bridges attended and enjoyed a Diwali celebration; participants donated 800 pounds of food and a check to CARES.
- Mayor Pro Tem Bridges and Councilperson Boleware attended a Nardin Park Church event focusing on race in the community; good feedback was received relative to how Farmington Hills was doing.
- Mayor Rich attended the US Conference of Mayors in Washington DC.
- "I Still Do" contest and vow renewal is being sponsored by the City.
- Mayor will start coffee hours in February.

CITY MANAGER UPDATE

Assistant City Manager Mondora

- Congratulated City Clerk Lindahl.
- Thanked Public Services and Special Services for snow removal during recent winter storms.
- SYFY networks representative continue to host twice monthly meetings at the Farmington Community Library.

PUBLIC HEARING

PUBLIC HEARING AND CONSIDERATION TO APPROVE THE AMENDMENT TO PLANNED UNIT DEVELOPMENT 1, 2020, INCLUDING REVISED SITE PLAN 56-6-2020.

Director of Planning and Community Development Kettler-Schmult explained that the request before City Council was to amend Planned Unit Development 1, 2020, in order to allow for the demolition of a small chapel. The application is brought forward by Edward Rose & Sons. The site is located at the north side of 11 Mile Road behind the Costick Center. The Planning Commission held a public hearing regarding

this application on December 14, 2023, after which they voted unanimously (9-0) to recommend adoption.

Planning Consultant Bahm, Giffels Webster, that because this building is shown in the original PUD Agreement, the Planning Commission had deemed the change to be a major amendment to the 2020 PUD. Through the PUD Amendment process, the Planning Commission had found that the structure was not historic relative to this property, and recommended City Council amend the PUD as requested by the applicant.

In response to a question from Council, Director Kettler-Schmult said that 3.91 acre parcel to the south of this chapel was open space. The applicant had communicated they don't have plans for construction on that space at this time.

Mayor Rich opened the public hearing. Seeing that no one came forward to speak, Mayor Rich closed the public hearing and brought the matter back to Council.

MOTION by Bridges, support by Knol, that the City Council of Farmington Hills hereby approves the amendment to PUD Plan 1, 2020, including Revised Site Plan 56-6-2020, dated October 17, 2023, and

IT IS FURTHER RESOLVED, that the City Council directs the City Attorney to prepare the appropriate PUD agreement stipulating the final PUD approval conditions for City Council consideration and final approval.

Council person Boleware confirmed that once the building is demolished, the site will be appropriately landscaped to fit in with the rest of the development.

MOTION CARRIED 6-0.

PUBLIC HEARING AND CONSIDERATION OF THE INTRODUCTION OF AN ORDINANCE AMENDING CITY CODE, CHAPTER 34, "ZONING", TO AMEND THE OFFICIAL ZONING MAP IN ORDER TO REZONE THE PROPERTY LOCATED AT PARCEL ID 23-33-227-001, 002 AND 003 FROM B-1, LOCAL BUSINESS DISTRICT TO RA-4, ONE FAMILY RESIDENTIAL DISTRICT; REZONING REQUEST 2-10-2023.

Director of Planning and Community Development Kettler-Schmult explained that tonight is the introduction of this item before Council. There will be a second reading if City Council gives a favorable determination this evening. The information is in Council's packet, and Planning Consultant Bahm is present to answer questions.

Mayor Rich opened the public hearing.

Robert Donovic, Fortesa Homes, 37637 Five Mile Road, Livonia, was present on behalf of this application.

Council Person Knol said this was a great location to put single family homes.

Mr. Donovic agreed, noting there was single family development to the west, and plans by another developer for 8 new single family homes down the street from this property.

As no public indicated they wished to speak, Mayor Rich closed the public hearing and brought the matter back to Council.

MOTION by Knol, support by Bruce, that the City Council of Farmington Hills hereby approves the INTRODUCTION of an ordinance amending City Code, Chapter 34, "Zoning", to amend the official Zoning Map in order to rezone the property located at Parcel ID 23-33-227-001, 002 and 003 from B-1, Local Business District to RA-4, One Family Residential District; Rezoning Request 2-10-2023.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, BRUCE, KNOL AND RICH
Nays: NONE
Absent: DWYER
Abstentions: NONE

MOTION CARRIED 6-0.

NEW BUSINESS

CONSIDERATION OF APPOINTMENTS AND REAPPOINTMENTS TO VARIOUS BOARDS AND COMMISSIONS.

MOTION by Boleware, support by Knol, the City Council of Farmington Hills hereby confirms the Mayor's recommendation to reappoint and appoint the following individuals to various City Boards and Commissions:

Brownfield Redevelopment Authority

Barry Brickner	Length of Term: 3 years	Term ending: February 1, 2027
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Board of Review

Shaun Toupin	Length of Term: 3 years	Term ending: February 1, 2027
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Building Appeals Board

Roberta Nebus	Length of Term: 3 years	Term ending: February 1, 2027
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Commission on Children, Youth & Families

Tanya Nordhaus	Length of Term: 3 years	Term ending: February 1, 2027
Roderick Wallace	3 years	February 1, 2027
Adam Whitfield	3 years	February 1, 2027

Commission on Community Health

Eunice Jeffries	Length of Term: 3 years	Term ending: February 1, 2027
Charles Starkman	3 years	February 1, 2027

Committee to Increase Voter Participation

Length of Term:	Term ending:
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Susan Brown-Simonenko	3 years	February 1, 2027
Dennis Hubbard	3 years	February 1, 2027
Dawn Raymond	3 years	February 1, 2027
Aimee Ergas	3 years	February 1, 2027

Economic Development Corporation

T. R. Carr	Length of Term: 6 years	Term ending: February 1, 2030
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Emergency Preparedness Commission

Roger Avie	Length of Term: 3 years	Term ending: February 1, 2027
MaryEllen Hopfe	3 years	February 1, 2027
Joel Sloan	3 years	February 1, 2027

Farmington Area Arts Commission

Sean Deason	Length of Term: 3 years	Term ending: February 1, 2027
Ted Hadfield	3 years	February 1, 2027

Farmington Area Commission on Aging

Julianne Villani	Length of Term: 3 years	Term ending: February 1, 2027
Katherine Marshall	3 years	February 1, 2027

Farmington Hills Beautification Commission

Jawahar Babu	Length of Term: 3 years	Term ending: February 1, 2027
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Fire Board of Appeals

Roberta Nebus	Length of Term: 3 years	Term ending: February 1, 2027
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Historical Commission

James Hulett	Length of Term: 3 years	Term ending: February 1, 2027
John Scott	3 years	February 1, 2027

Historic District Commission

Alexander Thomson	Length of Term: 3 years	Term ending: February 1, 2027
John Traftalet	3 years	February 1, 2027

Housing Rehabilitation Loan Board

Samuel Ramsey III	Length of Term: 2 years	Term ending: February 1, 2026
John Goshorn	2 years	February 1, 2026
Tracy Clark	2 years	February 1, 2026

International Property Maintenance Board

	Length of Term:	Term ending:
Roberta Nebus	3 years	February 1, 2027

Parks and Recreation Commission

	Length of Term:	Term ending:
Wendi Michael	3 years	February 1, 2027
Amy Hall	3 years	February 1, 2027

Planning Commission

	Length of Term:	Term ending:
Barry Brickner	3 years	February 1, 2027
John Trafelet	3 years	February 1, 2027
Steve Stimson	3 years	February 1, 2027

Water Advisory Council

	Length of Term:	Term ending:
Katheryn DiCea	2 years	February 1, 2026
Anthony Drautz	3 years	February 1, 2027
Erin Quetell	3 years	February 1, 2027

Zoning Board of Appeals

	Length of Term:	Term ending:
Daniel Vergun	3 years	February 1, 2027
Michael O'Connell	3 years	February 1, 2027

Committee to Increase Voter Participation

	Length of Term:	Term ending:
Rev. Dr. Patricia Coleman-Burns	3 years	February 1, 2027

Patricia will fill the expired alternate vacancy.

MOTION CARRIED 6-0.

CONSIDERATION OF REQUEST FROM RECIPES, INC. FOR A NEW CLASS C QUOTA LIQUOR LICENSE TO BE USED AT 31110 HAGGERTY ROAD, FARMINGTON HILLS, MI.

City Clerk Lindahl noted that this application has been routed to all the appropriate departments with no objections.

Duc Vu, co-owner of Recipes Inc., 31110 Haggerty Road, said they had been in business for 15 years, employed about 18 employees, and at the request of their customers were seeking this expansion of their business.

In response to questions, Mr. Vu explained where the restaurant was located, and said that the restaurant specialized in breakfast and lunch, with a variety of Asian dishes also.

MOTION by Bruce, support by Bridges, that the City Council of Farmington Hills hereby adopts the resolution for approval to the Michigan Liquor Control Commission for the request from Recipes, Inc. for a NEW Class C Liquor License to be used at 31110 Haggerty Road, to be issued

from the City's quota licenses available.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, KNOL AND RICH
Nays: NONE
Absent: DWYER
Abstentions: NONE

MOTION CARRIED 6-0.

CONSENT AGENDA

RECOMMENDED ADOPTION OF A RESOLUTION DESIGNATING KAREN MONDORA AS ACTING CITY MANAGER IN THE ABSENCE OF THE CITY MANAGER.

STATE OF MICHIGAN
COUNTY OF OAKLAND
CITY OF FARMINGTON HILLS

RESOLUTION NO. R-12-24

At a regular meeting of the City Council of the City of Farmington Hills, County of Oakland, State of Michigan, held in the Farmington Hills City Hall on the 22nd day of January 2024, at 7:30 p.m., with those present and absent being,

PRESENT: ALDRED, BOLEWARE, BRIDGES, BRUCE, KNOL AND RICH
ABSENT: DWYER

the following preamble and resolution were offered by Councilmember BRUCE and supported by Councilmember ALDRED:

WHEREAS, Section 3.07.B of the Farmington Hills City Charter authorizes City Council to designate a City employee to serve as the Acting City Manager during periods of absence or disability of the City Manager; and

WHEREAS, under Resolution R-96-21, the City Council appointed then Assistant City Manager, Joseph Valentine, as the Acting City Manager; and

WHEREAS, Joseph Valentine is no longer an employee of the City, and City Council wishes to appoint the current Assistant City Manager, Karen Mondora, to serve as the Acting City Manager.

NOW, THEREFORE, IT IS RESOLVED that, pursuant to Section 3.07.B of the Farmington Hills City Charter, the Farmington Hills City Council designates Karen Mondora, the current Assistant City Manager, to serve as the Acting City Manager in the absence or disability of the City Manager.

AYES: ALDRED, BOLEWARE, BRIDGES, BRUCE, KNOL AND RICH
NAYS: NONE
ABSENT: DWYER
ABSTENTIONS: NONE

RESOLUTION DECLARED ADOPTED.

RECOMMENDED APPROVAL OF AWARD OF CONTRACT FOR THE CITY HALL CAMPUS FUELING SYSTEM REPLACEMENT PROJECT TO R.W. MERCER COMPANY IN THE AMOUNT OF \$2,460,900. CMR 1-24-05

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills hereby authorizes the City Hall Campus Fueling System Replacement Project be awarded to R.W. Mercer Company of Jackson, Michigan in the amount of \$2,460,900.00; and,

IT IS FURTHER RESOLVED, that the City Manager and the City Clerk be authorized to execute the contract on behalf of the City.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, KNOL AND RICH
Nays: NONE
Absent: DWYER
Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF PURCHASE OF DIGITAL FORENSIC ANALYSIS SOFTWARE, TRAINING, AND LICENSING TO MAGNET FORENSICS LLC IN THE AMOUNT OF \$31,420. CMR 1-24-06

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills hereby authorizes the City Manager to issue purchase orders to Magnet Forensics LLC in the amount of \$31,420, for the purchase of Digital Forensics Analysis Software GRAYKEY, training, and licensing.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, KNOL AND RICH
Nays: NONE
Absent: DWYER
Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF PURCHASE OF EMERGENCY VEHICLE LIGHTING FOR EMERGENCY VEHICLES FROM PRIORITY ONE EMERGENCY IN THE APPROXIMATE AMOUNT OF \$25,000. CMR 1-24-07

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills hereby authorize the City Manager to approve an after the fact purchase order in the approximate amount of \$25,000 for required emergency vehicle lighting to Priority One Emergency.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, KNOL AND RICH
Nays: NONE
Absent: DWYER
Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF EXTENSION OF AGREEMENT FOR THE 2024 SPRING/SUMMER CITYWIDE PLANTING PROGRAM WITH CRIMBOLI NURSERY INC. CMR 1-24-08

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills hereby approves the extension of the agreement with Crimboli Nursery Inc., for the 2024 Spring/Summer Citywide Planting Program; and

FURTHER RESOLVE the authorization of the City Manager and City Clerk to prepare and execute the extension of the agreement on behalf of the City of Farmington Hills and issue a purchase order for the same.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, KNOL AND RICH

Nays: NONE

Absent: DWYER

Abstentions: NONE

MOTION CARRIED 6-0.

ACKNOWLEDGEMENT OF SECOND QUARTER FINANCIAL SUMMARY AND QUARTERLY INVESTMENT REPORTS.

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills hereby acknowledges the second quarter financial summary and quarterly investment reports.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, KNOL AND RICH

Nays: NONE

Absent: DWYER

Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF AWARD OF BID FOR GAS AND DIESEL FUEL TO RKA PETROLEUM COMPANY, MARATHON FLINT OIL CO., INC., AND GEN OIL COMPANY FOR A TWO-YEAR PERIOD WITH AN OPTIONAL TWO-YEAR EXTENSION. CMR 1-24-09

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills hereby award and authorize the City Manager to issue purchase orders for budgeted gasoline and diesel fuel to the following vendors based on bid factors included in their respective bids for a two-year period beginning February 1, 2024, with the option to extend the terms and conditions for an additional two years upon mutual consent beginning February 1, 2024:

Truck Transport deliveries (5,000-9,000 gallons);

1. RKA Petroleum Company
2. Marathon Flint Oil Co., Inc.

Tank Wagon deliveries (5,000 gallons or less);

1. RKA Petroleum Company
2. Gen Oil Company

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, KNOL AND RICH
Nays: NONE
Absent: DWYER
Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF CITY COUNCIL GOALS STUDY SESSION MEETING MINUTES OF JANUARY 6, 2024.

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills hereby approves the goals study session meeting minutes of January 6, 2024.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, KNOL AND RICH
Nays: NONE
Absent: DWYER
Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF CITY COUNCIL STUDY SESSION MEETING MINUTES OF JANUARY 8, 2024.

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills hereby approves the study session meeting minutes of January 8, 2024.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, KNOL AND RICH
Nays: NONE
Absent: DWYER
Abstentions: NONE

MOTION CARRIED 6-0.

RECOMMENDED APPROVAL OF CITY COUNCIL REGULAR SESSION MEETING MINUTES OF JANUARY 8, 2024.

MOTION by Bruce, support by Aldred, that the City Council of Farmington Hills hereby approves the regular session meeting minutes of January 8, 2024.

Roll Call Vote:

Yeas: ALDRED, BOLEWARE, BRIDGES, BRUCE, DWYER, KNOL AND RICH
Nays: NONE
Absent: DWYER
Abstentions: NONE

MOTION CARRIED 6-0.

ADDITIONS TO AGENDA

The attorney's report was received.

ADJOURNMENT

MOTION by Aldred, support by Bridges, to adjourn the regular session City Council meeting at 10:17pm.

Respectfully submitted,

Carly Lindahl, City Clerk