



PLANNING COMMISSION MEETING
Monday, July 10, 2023 – 7:00 p.m.
City Council Chambers
23600 Liberty Street
Farmington, MI 48335

AGENDA

- 1. Roll Call**
- 2. Approval of Agenda**
- 3. Approval of Items on the Consent Agenda**
 - A. June 12, 2023 Minutes**
- 4. Legion Square - Public Hearing and PUD Site Plan Review: Cervi Construction, American Legion Hall, 31775 Grand River Avenue**
- 5. Update - Current Development Projects**
- 6. Public Comment**
- 7. Planning Commission Comment**
- 8. Adjournment**

FARMINGTON PLANNING COMMISSION PROCEEDINGS
23600 Liberty Street
Farmington, Michigan
June 12, 2023

Chairperson Majoros called the meeting to order in Council Chambers, 23600 Liberty Street, Farmington, Michigan, at 7:00 p.m. on Monday, June 12, 2023

ROLL CALL

Present: Crutcher, Majoros, Mantey, Perrot, Westendorf, Waun
Absent: Kmetzo

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Director Kevin Christiansen; Recording Secretary Bonnie Murphy, Brian Belesky, Director of Media Specialist

APPROVAL OF AGENDA

MOTION by Crutcher, seconded by Perrot, to approve the agenda.
Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

A. May 8, 2023 Minutes

MOTION by Perrot, seconded by Crutcher, to approve the items on Consent Agenda.
Motion carried, all ayes.

SITE PLAN REVIEW – WORLD WIDE CENTER, 34701-34805 GRAND RIVER AVENUE

Chairperson Majoros introduced this item and turned it over to staff.

Director Christiansen stated the Applicant is proposing changes to the existing commercial site at the World Wide Shopping Center. The proposed changes include replacement of a portion of the existing damaged masonry screen retaining wall located along the west lot line of the existing shopping center site. No changes regarding building dimensions or other site improvement are proposed. The existing commercial property is zone C-2, Community Commercial. The Applicant has submitted the site plan for the proposed changes including plans and details including a 6-foot high combination vinyl fence and wall, intended to be repaired and replaced along the west property boundary. A copy of the plans and support materials were attached with the application and included in your packet with your staff report.

What is shown here on the aerial photo on the screen is the World Wide Shopping Center, it is located on the south side of Grand River at Whitaker, it is a shopping center property with one building consisting of multiple units and was built in three phases in 1971, 1973 and the 1974, successively from east to west. You'll see the parking field that is out front of the shopping center building. You may recall that the center underwent an extensive renovation with the approval by the Planning Commission of the satellite building in the parking lot for Tropical Smoothie. And that also included modifications to the existing building. There was repair, restoration of the roof, basically a new roof that was part of that site plan approved, there were façade modifications in the entire center and also then improvements on site, not just the building which is a brand new building on the east end of the site and that's out in front of the Chinese Mercantile and several units there and Tweeny's. Other items that were part of that were new parking lot lighting, new landscaping, resurfacing and restriping of the parking lot and some other site elements that again enhanced the existing shopping center site.

The issue this evening is the west wall, that west wall is a wall that was built with the third phase which was the last phase in 1974 and that masonry wall was in place since that time. Unfortunately that wall was damaged, it had a circumstance then with some cracks a period of time ago and the City working with the owner of the shopping center, Barbat Holdings, is looking to have that damaged wall repaired. The Applicant/Petitioner is seeking through site plan application and your review and consideration to replace that wall in part with a combination of masonry material and also some vinyl fencing. And those materials showing that wall as proposed by the Applicant with their site plan is in your packet. This is the wall location on the west wall between the World Wide Center and Chatham Hills Apartments. This is the site plan packet that was submitted and this is the wall as proposed, the combination of masonry and the vinyl fencing submitted in the application by the Petitioner. With that, Mr. Chairman, I will turn it back over to you. The Applicant, Mr. John Moran, with Barbat Holdings is here in attendance this evening.

Chairperson Majoros thanked Christiansen and invited the Applicant to the podium.

John Moran, Barbat Holdings, came to the podium. He stated Kevin did a nice job explaining the intent here and asked the Commissioners if they had direct questions as to what is being proposed.

Majoros asked if any of the brick wall is retaining, is the brick all new, if we went along here to understand what's new versus what remains , etc.

Moran replied the vinyl would be new and the retaining portion remains so there would be some masonry veneer that would be brought back against the existing concrete block. The retaining portions, I'll break it up into two things, you have the wall portion which

City of Farmington Planning Commission

June 12, 2023

Page 3

would be from the retaining wall up and then you have existing retaining that we've had discussions with Jeff on whether that's theirs or not, but in any event the vinyl fence that we're proposing will be on our side of the property. The existing footing for the retaining portion is on the property line so there's like a brick wedge on the low side which is the apartment complex, it will carry the masonry brick veneer and that will be brought back to the retaining portion. And then you can see by the profile section that the fence post was vinyl and the vinyl matches the existing apartment complexes white vinyl fence so we're going to continue that along. So, any portion of the fence that you see on this profile is new and does require some masonry repair and we have additional demolition from what's existing now for part of the wall that's there that has not fallen over, for safety reasons we're going to demo that and vinyl fence will continue on to the front part of the property, we'll still have the remaining brick masonry wall on top of the retaining wall. So the combination of masonry brick wall, concrete block, retaining portion and the vinyl fence which will be on our side.

Commissioner Crutcher asked how much of the brick wall is going to be kept in the front and Moran answered he believes it's 60 plus feet.

Christiansen stated if you look at the drawing that's up on screen and in your packet, the first overall elevation on which is sheet A 1.0, shows the entire west property line wall from Grand River sixty feet to the south or in is to be maintained, no work on this section of wall and that says that on the plan. That's 60 feet. After that you have 190 additional lineal feet, 126 feet of that 190, from what is going to be kept. What is going to be kept is 60, the next 126 they're going to remove the top portion of the wall and keep the bottom portion of wall and put the vinyl fencing on top. After that 126 feet, so now you're in 186 feet to the south, the remaining 64 feet, all brick is going to be removed, this is in the damaged portion and new or reclaimed brick to match the existing and cap is going to be installed as well as in the vinyl fence. So you're going to end up with no work in the first 60, and then a combination of masonry and vinyl fencing for the next 190 lineal feet.

Majoros said so this is all looking east so this is if we're standing in the property of the apartment complex and Christiansen replied that is correct. Majoros stated what he was looking for was a west view, so what does it look like from the parking lot, is the vinyl fence on top of the brick?

Moran replied you'll probably be looking at just the fence because the retaining portion is on the low side so when you're looking east you'll see what looks like the brick base and then the fence built on top of the retaining masonry wall.

Majoros stated I guess my question is the fence on top of the wall or is the fence in front of the brick? So if I'm in the parking lot of the World Wide Center looking back towards

City of Farmington Planning Commission

June 12, 2023

Page 4

the apartment, am I seeing 6 feet of white and Moran replied yes. Majoros stated so the brick is only exposed on the apartment side except for that

Moran replied essentially what you're going to see is a full section of white fence on the World Wide side; on the apartment side you'll see a full section of fence on top of the masonry base.

Christiansen stated if you look at your proposed wall section, the cross section that's on this sheet, you'll see that if you were to be on if you're looking at it from the west side, that's the World Wide Center property and looking to the west as Mr. Moran is indicating, if you look at that, you are on the west side of it looking back at it, so looking from east to west you'll see just fence. If you're on the apartment side you're going to see that in that cross section you have a footing and foundation that's about 3.5 feet down below grade. On top of that then you have and it says buried, maybe 2 feet or so of brick, and that's what you're going to see, that exposed brick from that apartment side looking back east.

Moran stated he would show grade from the World Wide Center side and then from the apartment side. So, looking at this you'll see the profile of this center. On the low side this is grade and you'd be looking at the full fence plus the retaining portion here.

Majoros asked about the height from the apartment side grade to the top of the fence is approximately how much and Christiansen replied with the foot at 6-feet, it's probably another foot or so, it varies.

Moran stated it varies but he would say between 9 and 10. Majoros said 9 to 10 feet total inclusive of the brick and what you see of the new proposed World Wide on the other side.

Crutcher said my question was more to how long, if the property is 250 feet deep, how much of that brick is going to remain on the 250 feet. Moran replied on the front it was 60. Christiansen said on the front you've got 60, no work. You've got 126 combination existing brick and fence on top, they're going to remove about 4 feet or more of that down. Then the remaining 64 feet, that's all damaged right there, that's going to be new brick to match and fencing on top, so you're going to have about 190 lineal feet that will be the combination. Crutcher then asked where is the front of the building relative to the change in material and Christiansen replied it's about where the damage to the wall is, it's a little bit back. Crutcher then said so part of the white fence will be in front of the building and Christiansen replied 126 feet. Crutcher stated where cars can bump into it. Christiansen said no, there's actually a curb and a landscape bed, if you look at the aerial photograph again, the asphalt ends right there, and you've got a rock garden, rocks and then trees.

Crutcher asked what caused the damage to the wall in the first place, was it time or did something hit it and Moran replied it's not definitive, he thinks a truck hit it and it decayed

City of Farmington Planning Commission

June 12, 2023

Page 5

over time, there are deliveries back there. The fence that we're proposing would withstand a hit much better than a masonry wall.

Perrot said going from masonry to vinyl, aside from cost, is this a preference of the owner because a big part of our responsibility is esthetics and how it changes to an area, whether it's a neighborhood, it's a business, it's residential, whatever it is, is how it affects the surrounding area. So this is a huge change to what has been existing since the '70s, early to mid '70s. Aside from cost, is that really the root cause of putting up a massive white vinyl fence?

Moran replied cost is always a consideration part of the equation but the other part is it kind of gets us away from a boundary dispute about the responsibility of the wall. And we had a hearing and our response is the site plan to a civil infraction that was imposed. Our position is that there should be sharing with the adjacent property owner, I think this mitigates that in terms of what the economics are going to be that we are in dispute over. Because the wall is built on the property line and the profile of that wall shows the low side brick masonry on the west, that's on the property. So our position is that should have been built back by them. But in any event you can give weight to the factors, cost is a factor, esthetics, we do like the esthetics, it continues the fence line that's existing for the apartment complex that has already a white vinyl fence, so we're continuing an existing use of a white vinyl fence, not at another location, at this location that's already in place, we're continuing that on.

Majoros asked where is the white vinyl fence that the neighboring property and Moran replied at the back corner of our property all the way running from north to south along the property line to the apartment. Majoros said it's not visible from Grand River, it's tucked into the property line and Moran replied depending on where you're at.

Perrot said just to clarify there's the boundary, there's the brick that goes around the World Wide Center, and the vinyl that you're referring to is actually further south back behind the residential properties, so in between the residential properties and the apartments and Moran replied correct. Perrot said so it's not even surrounding the World Wide Center and Moran replied correct.

Perrot stated we were involved with Tropical Smoothie coming in and there was a large amount of investment in this property including a roof and different things, and we were really happy with the way it turned out, the way Tropical Smoothie turned out and all that, so to see, unfortunately to see the brick wall to come down and it seems like this could have been addressed to match what is already really nice, was there any kind of interest, a plan to relandscape this or anything like that or is it just a matter to put the fence out there and call it good?

Moran replied we didn't address the landscape plan, you know, we could plant something along the – we can't plant on the low side, we could look at the high side on our side, there's no real landscape there to mention.

Majoros stated you were referencing property ownership, Kevin, is there a perspective from the City on anything we should know when it comes to thinking about this proposal, when it comes to ownership or any consideration we should be taking into account?

Christiansen replied per the City's records, the ownership of the property is Barbat Holdings. The original construction, '71, '73, '74, was related to the Paulson family, it was World Wide TV, again built in three phases. The center changed hands over time, there hasn't been a lot of change to this center since that time until the enhancements that I described that were part of Tropical Smoothie, so the additional building and then the other site improvements and then the façade and the roof and some other elements, signage, etc, and lighting. The ownership records of the City currently show that this entire site and I did include the plan set from 1974, this is from our archives, so this goes back again 50 years. This is Phase III as it's called in our records, so it's the western portion, this then, the rear of the units and this is the wall, the bottom two drawings, see the wall on the west lot line, that's the one we're talking about today and you have a wall on the south which is the rear which is the single family to the south and the alley is behind the building. These are the records we have today. These are the landscape standards, so these are the standards in Section 35, Article 15 of Section 35-184, you'll see design standards and landscaping is required for commercial properties, you'll note A, B, C and Item 5 specifies walls and where walls are required and the requirements for walls, A, B, C and you go down and see subsection F, that the Planning Commission can make determinations in looking for compliance with this requirement or addressing this requirement where there can be a variation of materials, that's up to the Planning Commission and this was included in your staff packet. Again, the last item in F, what it says here, building materials must be reviewed and approved by the Planning Commission, during site plan review the Planning Commission may approve the use of a privacy fence where it's determined to be more compatible with adjacent residential uses, that's the section of the ordinance you are considering this evening.

Majoros replied but before that it says walls shall be constructed of brick or other masonry material compatible with the principal structure as determined by the Planning Commission, shall be made of unpierced and reinforced poured concrete false brick design, capped brick wall, etc., cement or slide blocks shall not be permitted, so part of the debate here I suppose the compatibility with adjacent residential uses and part of that is what do most people see. My thing is most people see Grand River and they see brick structure and they see a brick wall. So there might be a white fence in this property, but

City of Farmington Planning Commission

June 12, 2023

Page 7

the harmonious nature and compatibility seems more what we want most people to see who drive by and who are experiencing the World Wide plaza and not going into the residences.

Crutcher agreed, stating the white vinyl fence is probably more suited for a residential area but not on Grand River.

Perrot asked if the apartment complex had been notified and Christiansen replied no, it wasn't a requirement for public hearing, and given the circumstances it does not involve Chatham Hills Apartments.

Perrot asked if the owners of the apartment complex had been contacted and Moran replied indirectly through Jeff we've had communication whether or not there was a shared responsibility but part of the dispute is that they were hands off and did not want to accept any responsibility. Perrot then asked if they had communication with the apartment complex the fence and Moran replied no. The owners of the center made considerable investment when Tropical Smoothie came in and don't feel they are compromising esthetics at all and is consistent with the character of the apartment complex and the World Wide Center as well.

Commissioner Westendorf said if was to come in and drive around the building I'd see brick wall for 60 feet or so, what 200ish feet of vinyl fence and then brick wall again behind it and Moran replies yes, I think it ends at the corner so you'd see a section of the brick wall with the white fence.

Crutcher asked if one side of the fence will be all slats and the other side is posts and slats and Christiansen stated typical vinyl fence construction is usually posts and usually 8-foot sections and the sections are attached in the middle of the vinyl support posts.

Crutcher stated I would tend to suggest keep as much as the masonry wall as possible, having the vinyl is not something that we want along Grand River and the character of the rest of the center being masonry, the vinyl would be out of character with the center itself.

Chairperson Majoros opened the floor for a motion from the Commissioners.

MOTION BY Perrot, supported by Crutcher, to make a motion to deny the application of the site plan review as submitted by World Wide Center, located at 34701-34805 Grand River Avenue as listed and spelled out based on the Petitioner's submission in our staff packet.

Majoros asked if any amendment should be made to the motion.

Christiansen replied the reasons for the denial should be included in the motion with support.

Perrot made a Friendly Amendment to the motion to read as follows:

MOTION by Perrot, supported by Crutcher, to make a motion to deny the application for site plan review for the World Wide Center, 34701-34805 Grand River Avenue, based on esthetics as discussed and not being aligned with surrounding structures and area; that the existing vinyl fencing is south of the actual property in question here, and that the ordinance that the wall was constructed under back in the 1970's specifically lists masonry in the commercial space versus vinyl white fencing which has more of a residential characteristic.

Motion carried, all ayes.

**PUBLIC HEARING – PROPOSED CITY OF FARMINGTON CODE OF ORDINANCES
TEXT AMENDMENT**

Chairperson Majoros introduced this item and turned it over to staff.

Christiansen stated this item is a public hearing regarding signs and would amend existing provisions of the code of ordinance signs. Appropriate Notice was sent of the Public Hearing and published indicating that certain sections of the ordinance needed to be changed in light of recent court rulings.

MOTION by Perrot, supported by Crutcher, to open the Public Hearing.

Motion carried, all ayes.

(Public Hearing opened at 7:40 p.m.)

PUBLIC HEARING

No comments heard.

MOTION by Waun, supported by Perrot to close the Public Hearing.

Motion carried, all ayes.

(Public Hearing closed at 7:40 p.m.)

MOTION by Mantey, supported by Waun, to recommend approval of the Text Amendment and forward it to City Council for their review.

Motion carried, all ayes.

UPDATE – CURRENT DEVELOPMENT PROJECTS

Chairperson Majoros introduced this item and turned it over to staff.

Christiansen updated the Commission on the many projects in the City that are occurring, including the opening of Farmington Road with the completion of the Streetscape, Savvy Sliders looking to open soon, Jill’s Pharmacy, the repurposing of Fitness 19 for a suite of salons, GLP looking to re-tenant their spaces, Cannelle of Farmington going into the former Kickstart space, the Maxfield Training Center obtaining preliminary approval for PUD, Drakehire Plaza and its new tenants, and the near completion of Liberty Hill as well as other projects on the horizon with a Public Hearing for Legion Square scheduled for the July Planning Commission meeting.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENT

Majoros thanked Commissioner Waun and stated this is her last meeting as she is not seeking reappointment and she thanked the City for the pleasure and honor to serve her community.

Christiansen thanked Waun as well for her years of service on the Commission and knows her commitment to the City will be keep her front and center in the community.

ADJOURNMENT

MOTION by Waun, supported by Perrot, to adjourn the meeting.
Motion carried, all ayes.

The meeting was adjourned at 7:58 p.m.

Respectfully submitted,

Secretary

Farmington Planning Commission Staff Report	Planning Commission Date: July 10, 2023	Reference Number 4
Submitted by: Kevin Christiansen, Planning and Building Department Director		
Description Legion Square - Public Hearing and Preliminary PUD Site Plan Review: Cervi Construction, American Legion Hall, 31775 Grand River Avenue		
<p>Background</p> <p>This item is a Public Hearing and Preliminary PUD Planned Unit Development Site Plan Review with the Planning Commission on a proposed PUD Planned Unit Development Plan for the redevelopment of the former American Legion Hall. At the February 13, 2023 Planning Commission Meeting, the Commission held a pre-application conference (discussion and review) with the applicant on a proposed PUD planned unit development concept plan for the redevelopment of the former American Legion Hall. No action was taken at that meeting. At the May 8, 2023 Planning Commission Meeting, the Commission reviewed the Preliminary PUD Plan for Legion Square and scheduled the required Public Hearing.</p> <p>The applicant, Cervi Construction of Livonia, MI, has submitted a Preliminary PUD Plan for the redevelopment of the former American Legion Hall. The preliminary plan includes a conceptual/preliminary site plan, a preliminary proposed building elevation, and project support materials. Also attached are aerial photos of the site.</p> <ul style="list-style-type: none"> • A PUD site plan planning/conceptual design review letter from OHM Advisors dated May 4, 2023. • A PUD site plan engineering/conceptual design review letter from OHM Advisors dated May 5, 2023. <p>The applicant will be at the July 10th, 2023 meeting to present the Preliminary PUD Plan to the Commission.</p> <p>Attachments</p>		

City of Farmington
CivicSight Map



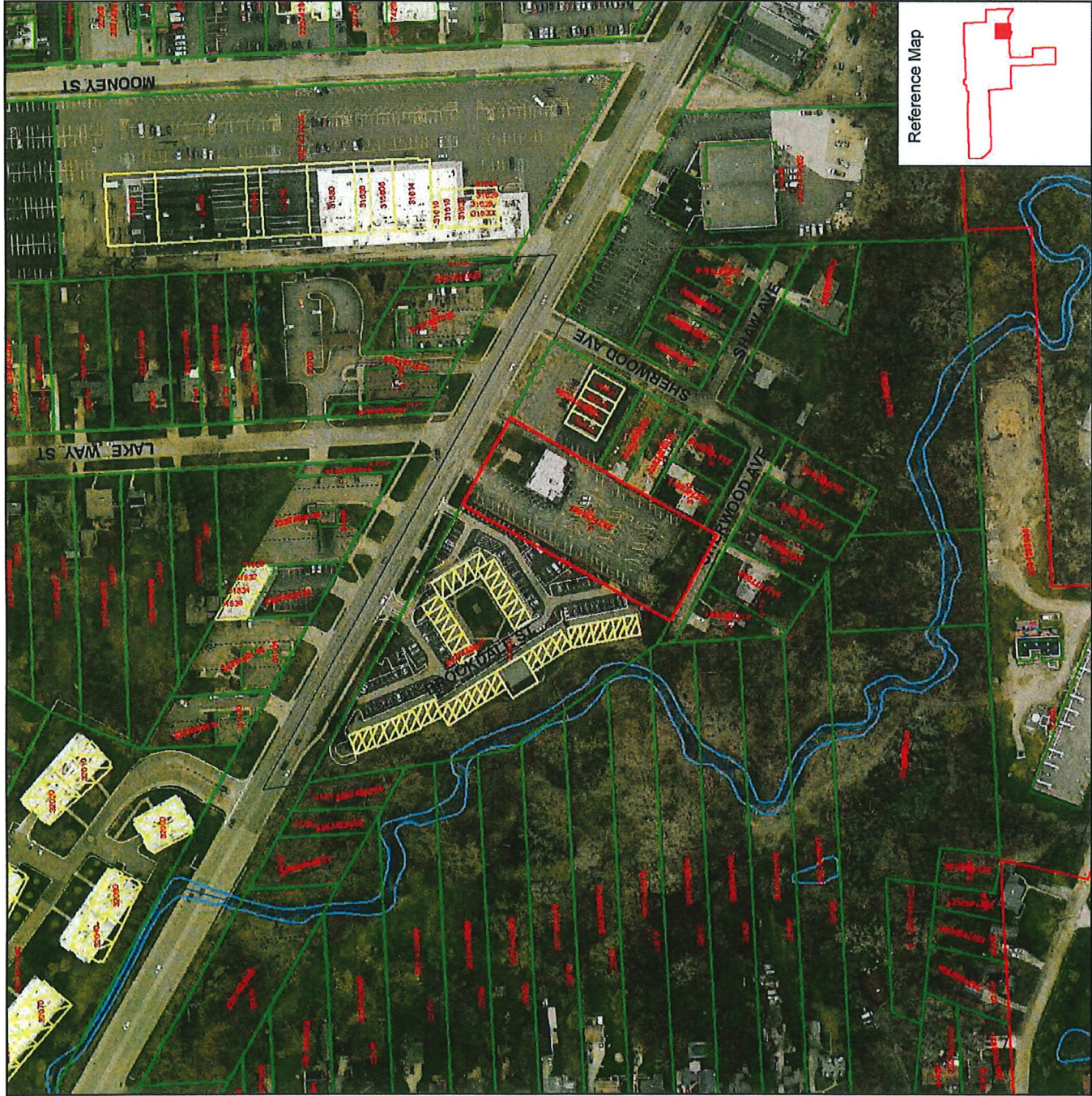
MAP LEGEND:

- CITY BOUNDARY
- / RIVERS-STREAMS
- MULTITENANTBUILDING (Type)
- BUILT
- PROPOSED
- COMM_INDUST BLDGS
- RAPHAEL STREET (POLY12)
- RAPHAEL STREET (POLY1)
- PARCELS
- ROADS OUTSIDE FARMINGTON
- RIGHTOFWAY
- MULTITENANTPAVING
- ROW EXTEND
- / LOT HISTORY
- OPEN WATER (FEATURETYPE)
- DetentionPond
- Stream/River
- Lake/Pond
- Channel
- Swamp/Marsh
- 2017 AERIAL PHOTOS (Image)

Map Scale: 1 inch = 251 feet
 Map Date: 6/09/2023
 Data Date: October 30, 2020
 Sources: City of Farmington, Oakland County GIS
 Utility, River's Edge GIS, LLC.



Disclaimer:
 Note: The information provided by this program has been compiled from various sources and is not guaranteed to be accurate. It is not a legally recorded map or survey and is not intended to be used as one. Users of this data are hereby notified that the information sources mentioned above should be consulted for verification of the information. Once again, USE AT YOUR OWN RISK !!!





City of Farmington CivicSight Map

MAP LEGEND:

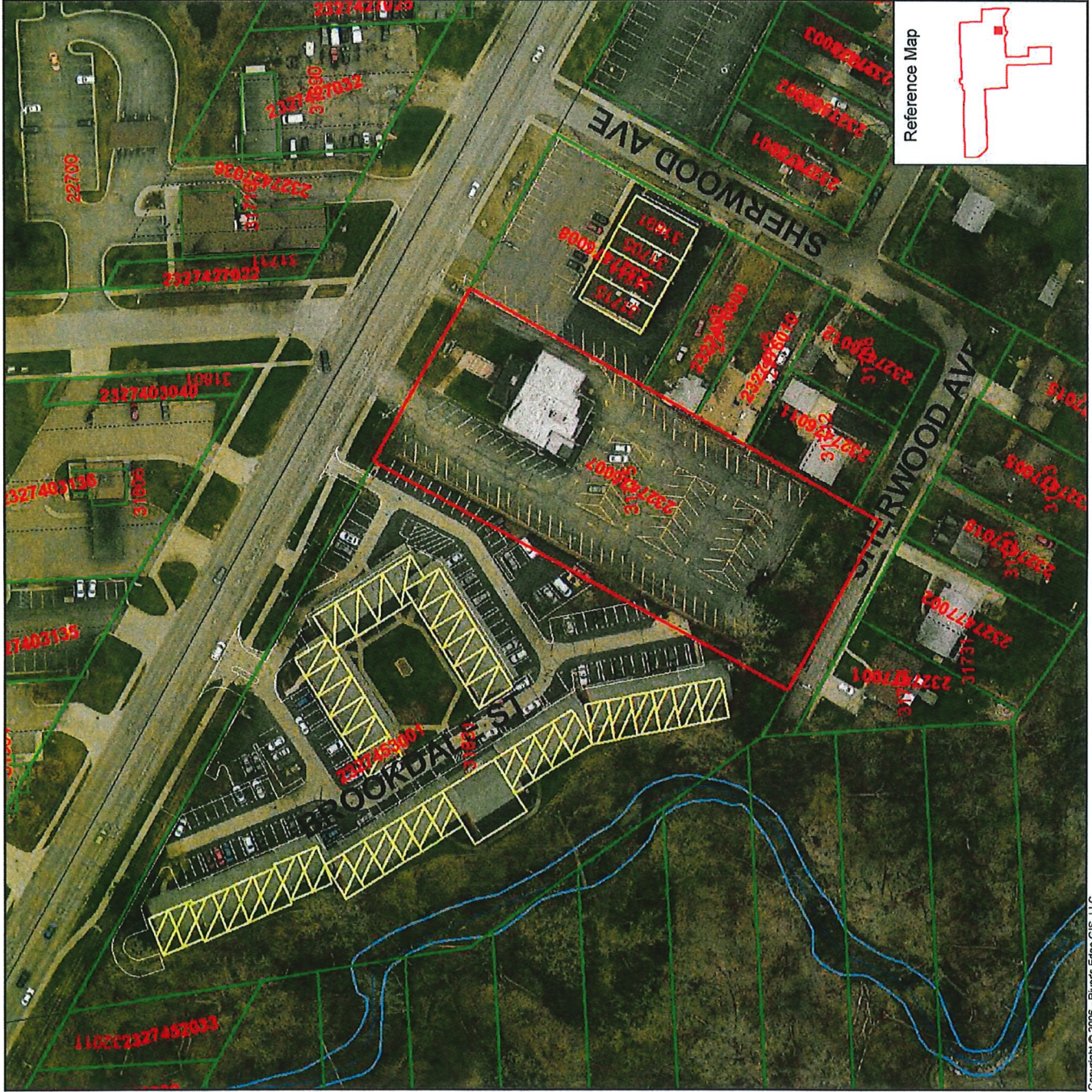
- CITY BOUNDARY
- RIVERS-STREAMS
- MULTITENANTBUILDING (Type)
- BUILT
- PROPOSED
- COMM_INDUST BLDGS
- RAPHAEL STREET (POLY)2
- RAPHAEL STREET (POLY)1
- PARCELS
- ROADS OUTSIDE FARMINGTON
- RIGHTOFWAY
- MULTITENANTPAVING
- ROW EXTEND
- LOT HISTORY
- OPEN WATER (FEATUERTYP)
- DetentionPond
- StreamRiver
- LakePond
- Channel
- SwampMarsh

2017 AERIAL PHOTOS (Image)

Map Scale: 1 inch = 126 feet
 Map Date: 6/09/2023
 Data Date: October 30, 2020
 Sources: City of Farmington, Oakland County GIS
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NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE FARMINGTON PLANNING COMMISSION WILL HOLD A PUBLIC HEARING AT THE FARMINGTON CITY HALL, 23600 LIBERTY STREET, FARMINGTON, MICHIGAN 48335 ON MONDAY, JULY 10, 2023, AT 7:00 P.M; ALL PROPERTY OWNERS WITHIN 300 FEET OF THE SITE IN QUESTION ARE NOTIFIED.

LOCATION: 31775 Grand River Avenue

PARCEL NO.: 23-27-476-007

REVIEW: Consideration of a planned unit development proposal to construct 32 3-story attached townhouse style condominium apartments on the former American Legion Hall site.

APPLICANT: Cervi Construction of Livonia

Kevin P. Christiansen, AICP, PCP, Planning and Building Department Director

Publish: June 25, 2023, in the Oakland Press

Mail: June 23, 2023



CITY OF FARMINGTON

<i>For office use only</i>	
Date Filed:	_____
Fee Paid:	_____

Planned Unit Development Application

1. Project Name Legion Square

2. Location of Property

Address 31775 Grand River
 Cross Streets Orchard Lake, Power Roads

3. Identification

Applicant Cervi Construction, LLC
 Address 12419 Stark Road
 City/State/Zip Livonia, MI 48150
 Phone 734-261-4300 Fax 734-261-4302

Interest in the Property (e.g. fee simple, land option, etc.)
 Property Owner Other (Specify) Purchaser

Property Owner American Legion
 Address 31775 Grand River
 City/State/Zip Farmington, MI 48336
 Phone (248) 478-9174 Fax _____

Preparer of Site Plan Greentech
 Address 51147 W. Pontiac Trail
 City/State/Zip Wyom, MI 48393
 Phone (248) 668-0700 Fax (248) 668-0701

4. Property Information

Zoning District C3, R1P Area 60,548 SF
Width 150' Depth 400'
Current Use American Legion Post, Banquet Hall
Zoning District of Adjacent Properties to the
North C2 South R2 East C3, R2 West R4

5. Proposed Use

<input type="checkbox"/>	Residential	1.39 Acres	32	Number of Units
<input type="checkbox"/>	Office	Acres	___	Gross Floor Area
<input type="checkbox"/>	Commercial	Acres	___	Gross Floor Area
<input type="checkbox"/>	Industrial	Acres	___	Gross Floor Area
<input type="checkbox"/>	Institutional	Acres	___	Gross Floor Area
<input type="checkbox"/>	Other	Acres	___	Gross Floor Area

6. Planned Unit Development Eligibility Criteria

- Unified Control. Proof that the development is under the control of one owner or group of owners.
- Recognizable Benefit. The applicant must provide written responses to the eligibility criteria as noted on page 3 of this application.

A copy of the complete legal description of the property and proof of property ownership should accompany this application.

I, Fabio Cerri (applicant), do hereby swear that the above statements are true.

Fabio Cerri 4/12/23
Signature of Applicant Date

Maria Davis 4-15-2023
Signature of Property Owner Date

I, MARIA DAVIS (property owner), hereby give permission for City of Farmington officials, staff, and consultants to go on the property for which the above referenced site plan is proposed for purposes of verifying information provided on the submitted application.

CERVI CONSTRUCTION, LLC

12419 Stark Road

Livonia, MI 48150

Phone (734) 261-4300 Fax (734) 261-4302

February 2, 2023

Dear: Farmington Planning Commission and Grand River Corridor Authority,

Thank you for the opportunity to introduce myself and briefly explain our vision for 31775 Grand River (American Legion Building).

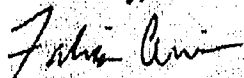
My name is Fabio Cervi and I'm a second generation real estate developer that has primarily worked in the Farmington and surrounding areas. I'm proud to say that I grew up in Farmington and attended Farmington Public schools and spent much of my childhood enjoying the Downtown Farmington. That being said, I feel heavily invested to deliver a quality project to this location and one that will fit into the City's master plan.

Since our family's businesses inception in 1968, we have built thousands homes/condominiums, managed projects for financial institutions, renovated hotels and commercial properties and built ground up apartment sites. Our most recent apartment site was the Brownstones at Eldon Creek, a 32 unit apartment site in Farmington Hills that was completed in November of 2022.

Our vision for this location is to deliver 32 luxury townhomes for lease that are within a walkable distance to Downtown Farmington and that will cater towards young professionals. These townhomes will have 2- bedrooms, 2-baths, high end finishes and attached 1 car garages. We prefer to build this type of product because it promotes a more community feel then the typical apartment buildings with units above and below one another and without garages. Also, its proven to work currently in Downtown Farmington, we presently own the Brownstones at the Orchards which sits directly behind the Fresh Thyme grocery store. That is a 11 unit building with the average rent of \$2000.00 per month. The current and past tenants have been mainly young professionals that own their own businesses, work in the health care industry or in the IT/Automotive industry and they have all really enjoyed living in Downtown Farmington. In fact, when they do eventually move out, its generally because they have decided to buy a home and in many cases because of their experience of being in the area they end up looking to buy a home in Farmington. We hope to expand on marketing Farmington as a great place to live.

We do appreciate the opportunity to discuss this project and would be happy to discuss any additional questions, via by cellular phone (248)388-7436 or email FabioCervi@yahoo.com.

Sincerely,



Fabio Cervi

Cervi Construction, LLC

7. **Planned Unit Development Information.** The applicant shall demonstrate to the Planning Commission that the PUD provides **at least three (3)** of the following site design elements that could not be attained through a project designed under conventional zoning:

Criteria	Provided	Comment
Preservation of unique site design features	X	
High quality architectural design beyond the site plan requirements of this chapter	X	
Extensive landscaping beyond the site plan requirements of this chapter	X	
Preservation, enhancement or restoration of natural resources (trees, slopes, non-regulated wetland areas, views to the river)	X	
Preservation or enhancement of historic resources		
Provision of open space or public plazas or features		
Efficient consolidation of poorly dimensioned parcels or property with difficult site conditions (e.g. topography, shape etc.);		
Effective transition between higher and lower density uses, and/or between non-residential and residential uses; or allow incompatible adjacent land uses to be developed in a manner that is not possible using a conventional approach	X	
Shared vehicular access between properties or uses		
A complementary mix of uses or a variety of housing types		
Mitigation to offset impacts on public facilities (such as road improvements)	X	

* The PUD criteria included above is not the only requirement for PUD applications. For additional information please refer to ARTICLE 10 PLANNED UNIT DEVELOPMENT of the City of Farmington Zoning Ordinance.

<p>City Action</p> <p>Approved/Denied: _____</p> <p>Date: _____</p> <p>By: _____</p> <p>Conditions of Approval: _____</p> <p>_____</p> <p>_____</p>
--

COMMENTS TO SUPPLEMENT THE PLANNED UNIT DEVELOPMENT PLAN

DESIGN ELEMENTS

This development is to be known as “Legion Square”. The proposed community of thirty (30) luxury townhouse apartments will be located in four buildings (the “Development”) and will be set on land currently owned by the Groves-Walker Post No. 346 American Legion Memorial Home Association.

The proposed Development will be a benefit to the community through the redevelopment of property that would otherwise be obsolete. The Development will also provide a significant increase in tax base.

The Development will be a residential rental community. The Property is currently zoned “C-2” and “R-1”. Upon execution of a Development Agreement, the Property will be rezoned by the City to PUD, Planned Unit Development, with the intent to meet the City’s goal of increasing housing in the City.

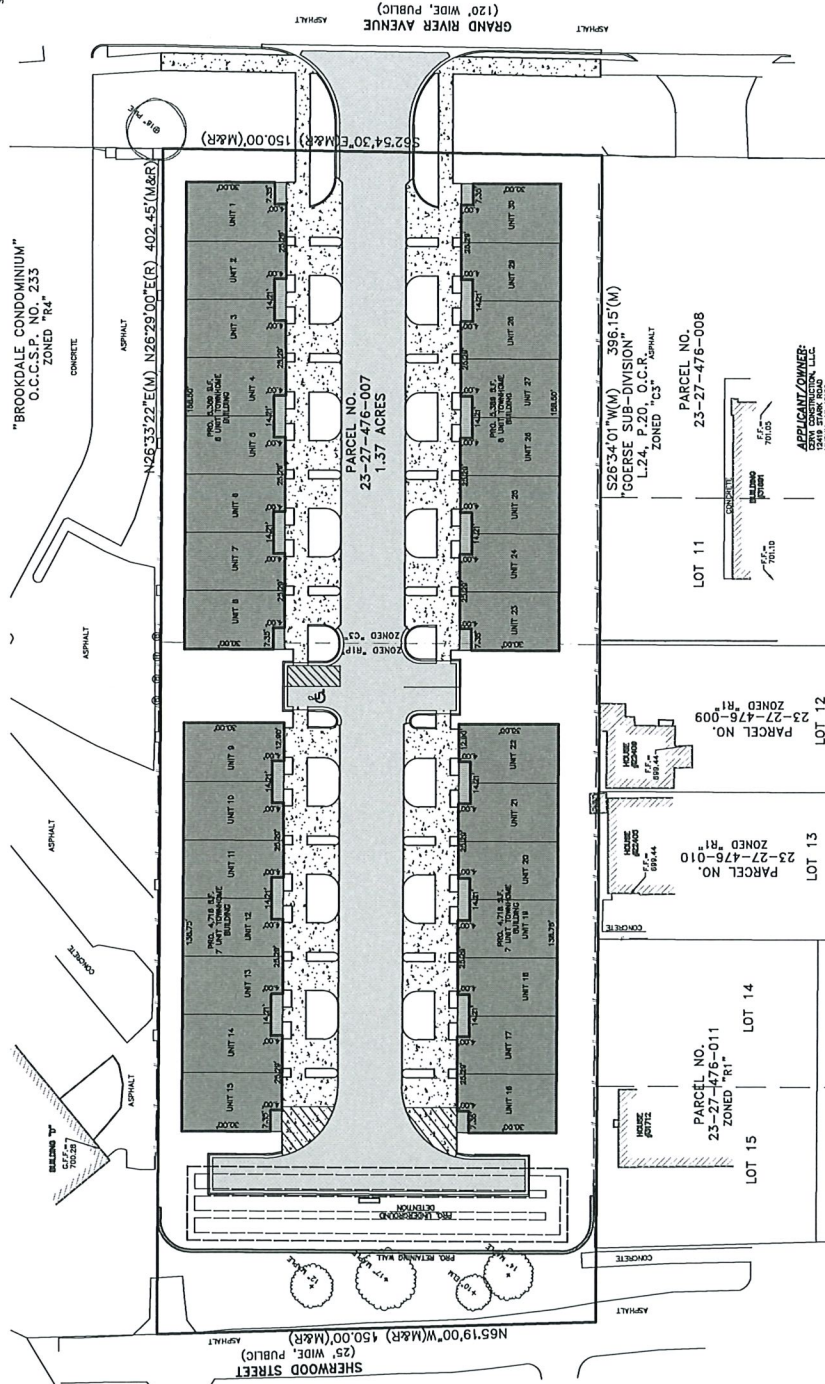
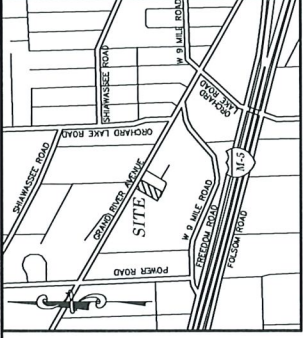
The Development satisfies the following site design elements as required by Section 7 of the City of Farmington’s Planned Unit Development Application.

CRITERIA:

- **High quality architectural design beyond the site plan requirements of this chapter.**
COMMENT: See elevations attached. Steep roof pitches are proposed. Plus, the front of each building will have cultured stone and be accented with brick that will highlight the front of each building.
- **Extensive landscaping beyond the site plan requirements of this chapter.**
COMMENT: Extensive landscaping is proposed to be located on site, off of Sherwood Street, which landscaping will preserve some of the larger trees currently located on the site.
- **Preservation, enhancement or restoration of natural resources (trees, slopes, non-regulated wetland areas, views to the river.**
COMMENT: As indicated above, the plan is to preserve as many of the larger trees currently located on the site.
- **Preservation or enhancement of historic resources.**
COMMENT: The current owner of the property, Groves-Walker Post No. 346 American Legion Memorial Home Association, will be leaving at the site a cannon that has historically graced the front of the existing American Legion Hall. The proposal is to incorporate the cannon in the landscaping plan along the rear of the property and to identify the cannon with an appropriate recognition plaque.
- **Effective transition between higher and lower density uses, and/or between non-residential and residential uses; or allow incompatible adjacent land uses to be developed in a manner that is not possible using a conventional approach.**
COMMENT: The use of the property for apartments provides an ideal transition of the current use to the east of single-family homes located and the residential condominium development located to the west of the property. This proposal will eliminate the current commercial zoning of a portion of the property.

- **Mitigation to offset impacts on public facilities (such as road improvements).**
COMMENT: The development is designed for all storm water to be retained on-site via an underground storm detention system so that there is no added stress on the City's existing storm water drainage system. Access to the site will be off of Grand River Avenue which means there will not be any increased traffic on Sherwood Street.

SITE PLAN
for
LEGION SQUARE
31775 GRAND RIVER AVENUE
CITY OF FARMINGTON
OAKLAND COUNTY, MICHIGAN



- SHEET INDEX:**
1. DIVISION
 2. OVERSIGHT PAVING PLAN
 3. EXISTING CONDITIONS
 4. EXISTING UTILITIES
 5. PROPOSED UTILITIES
 6. UTILITY PLAN
 7. TRUCK TURNING PLAN
 - L-1 LANDSCAPE PLAN
 - L-2 LANDSCAPE DETAILS
 - 1 OF 2 PHOTOMETRIC PLAN

APPLICANT/OWNER:
CERVI CONSTRUCTION, L.L.C.
1100 W. WASHINGTON
ANN ARBOR, MI 48106
CONTACT: PAUL CERVI

LANDSCAPE ARCHITECT:
CERVI CONSTRUCTION, L.L.C.
1100 W. WASHINGTON
ANN ARBOR, MI 48106
CONTACT: PAUL CERVI

ENGINEER:
GREENTECH ENGINEERING, INC.
5117 POINTE TRAIL, WYOMING, MI 48393
CONTACT: JIM ALLEN

CONTRACTOR:
CERVI CONSTRUCTION, L.L.C.
1100 W. WASHINGTON
ANN ARBOR, MI 48106
CONTACT: PAUL CERVI

GREENTECH
ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS

5117 POINTE TRAIL, WYOMING, MI 48393
PHONE: (248) 668-0700 FAX: (248) 668-0701

RESIDENTIAL
COMMERCIAL
INDUSTRIAL
LAND SURVEYING
CONSTRUCTION STAFF

COVER SHEET

CERVI CONSTRUCTION, L.L.C.

31775 GRAND RIVER AVENUE - PARCEL NO. 23-27-476-007
SECTION 27
CITY OF FARMINGTON
OAKLAND COUNTY
MICHIGAN

811
Know what's below
Call before you dig.

DATE: 4-17-2023	DRAWN BY: CDH
CHECKED BY: JPP/D.L.	SCALE: AS SHOWN
PROJECT NO. 23-27-476-007	SHEET NO. 1
TITLE: COVER SHEET	DATE: 4-17-2023

PROJECT NARRATIVE:
THIS PROJECT CONSISTS OF THE CONSTRUCTION OF FOUR BUILDINGS AND PARKING SPACES ON THE EAST SIDE OF GRAND RIVER AVENUE, BETWEEN SPAWNSSEE ROAD AND WASHINGTON ROAD. THE PROJECT IS A MIXED-USE DEVELOPMENT AND WILL INCLUDE RESIDENTIAL, COMMERCIAL, AND OFFICE SPACE. THE PROJECT IS SCHEDULED TO BE COMPLETED BY THE END OF 2024. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IN WRITING OF ANY AND ALL DAMAGES TO ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IN WRITING OF ANY AND ALL DAMAGES TO ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IN WRITING OF ANY AND ALL DAMAGES TO ANY AND ALL UNDERGROUND UTILITIES.

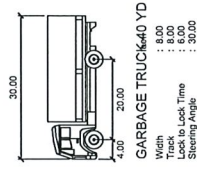
NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE ENGINEER NOR THE DESIGN ENGINEER IS RESPONSIBLE FOR THE SAFETY OF THE WORK OR THE WELL-BEING OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES OR OF THE PUBLIC.

NOTES:
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FARMINGTON AND OAKLAND COUNTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FARMINGTON AND OAKLAND COUNTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FARMINGTON AND OAKLAND COUNTY.

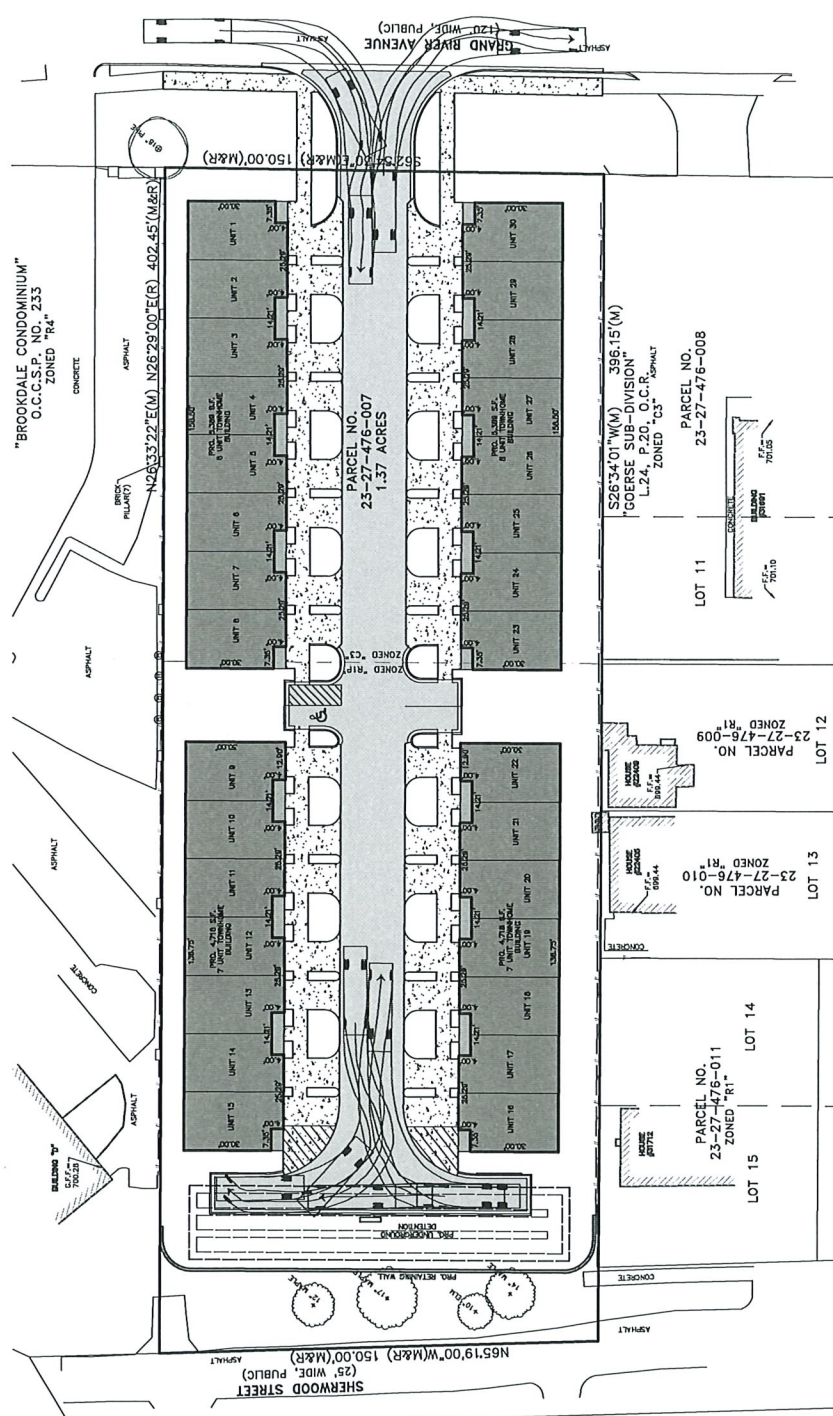
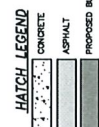
LEGION SQUARE
31775 GRAND RIVER AVENUE
CITY OF FARMINGTON
OAKLAND COUNTY, MICHIGAN

NOTICE: THE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE ENGINEER NOR THE ARCHITECT SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK OR PERSONS ENGAGED IN THE WORK, OR ANY NEARBY STRUCTURES, OR OF THE WORK PERSONS.

NOTICE: THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY AND ARE NOT TO BE CONSIDERED AS A GUARANTEE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IN WRITING OF ANY DISCREPANCIES OR DAMAGES WHICH MAY OCCUR DURING THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IN WRITING OF ANY DISCREPANCIES OR DAMAGES WHICH MAY OCCUR DURING THE CONSTRUCTION OF THE PROJECT.



PROJECT MATERIALS:
 ALL MATERIALS TO BE USED IN THIS PROJECT SHALL BE OF THE HIGHEST QUALITY AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT AND ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.



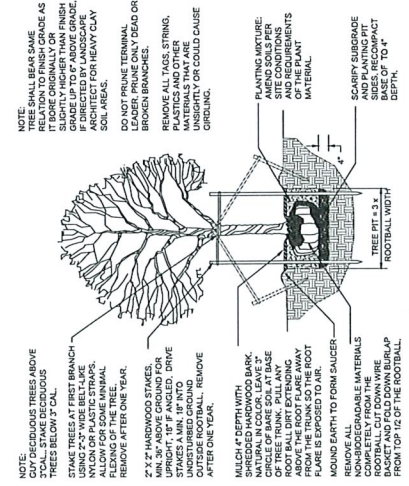
GREENTECH
 CIVIL ENGINEERS & LAND SURVEYORS
 5117 Pontiac Trail, Wrentham, MA 01993
 Phone: (248) 668-0700 Fax: (248) 668-0701



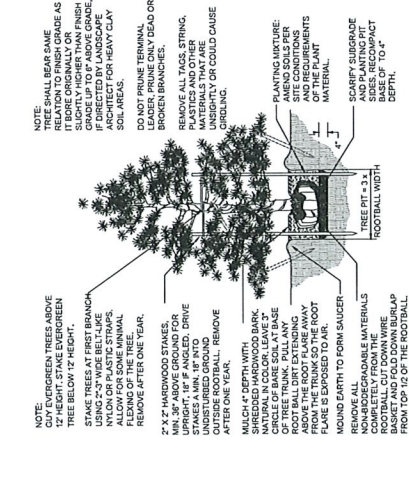
TRUCK TURNING PLAN
 CERVY CONSTRUCTION, L.L.C.
 CLIENT:
 31775 GRAND RIVER AVENUE - PARCEL NO. 23-27-476-007
 TOWNSHIP 1 N
 RANGE 9 E
 SECTION 27
 OAKLAND COUNTY
 MICHIGAN

NOT TO BE USED AS CONSTRUCTION DRAWINGS

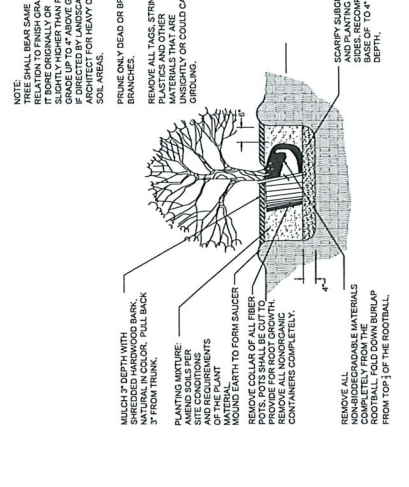
7
 22-447



DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



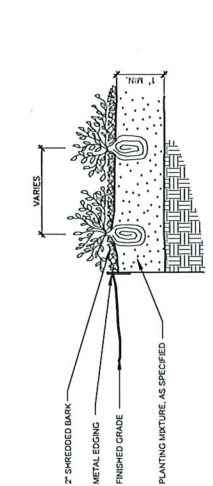
EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



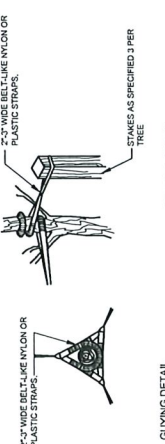
SHRUB PLANTING DETAIL
NOT TO SCALE

LANDSCAPE NOTES

1. All plants shall be north, Midwest American native species, No. 1 grade plant materials, and shall be true to name, free from physical damage and weed born.
2. Plants shall be full, well-branched, and in healthy vigorous growing condition.
3. Plants shall be watered before and after planting is complete.
4. Plants shall be mulched with a minimum 3" layer of mulch to establish a normal growth cycle for at least two (2) full years following Township approval.
5. Plants shall be watered before and after planting is complete.
6. Plants shall be watered before and after planting is complete.
7. "AgriForm" urea or similar slow-release fertilizer shall be added to the root ball and mixed with the soil.
8. Amended planting mix shall consist of 1/3 screened topsoil, 1/3 sand and 1/3 perlite. The amended planting mix shall be placed on top of the root ball.
9. The Landscape Contractor shall be responsible for all work shown on the plans and specifications.
10. No substitutions or changes of location, or plant types shall be made without the approval of the Landscape Architect.
11. The Landscape Architect shall have the right, at any stage of the installation, to remove or replace any plant materials that do not meet the requirements of the plans and specifications. If requested by owner.
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16. The Landscape Architect shall have the right, at any stage of the installation, to remove or replace any plant materials that do not meet the requirements of the plans and specifications. If requested by owner.
17. A pre-emergent weed control agent, "Triamc" or equivalent, shall be applied to all landscape areas shown on the plans and specifications.
18. All landscape areas shall be provided with an underground automatic irrigation system.
19. Soil shall be two year old "Haver-Chertsideleigh" Kentucky Blue Grass grown in a good nursery on team lot.



PERENNIAL PLANTING DETAIL
NOT TO SCALE



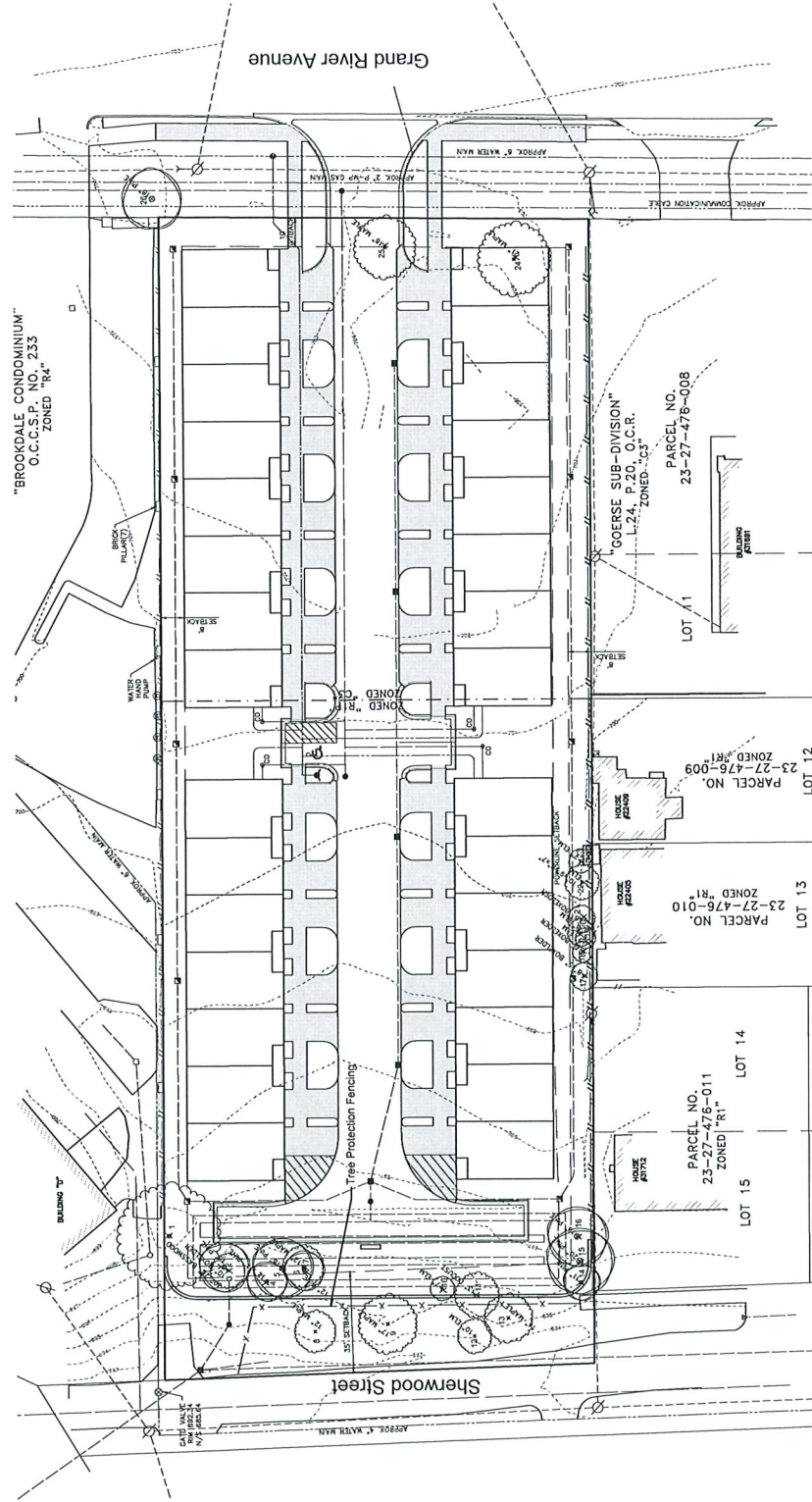
STAKING/GUYING LOCATION
NOT TO SCALE



Seal: _____
 Title: **Woodland Plan**
 Project: **Legion Square Farmington, Michigan**
 Prepared for: **Cervi Construction 12419 Stark Road Livonia, Michigan 48150**
 Revision: **Issued: April 11, 2023**
 Submittal: **Revised: June 15, 2023**

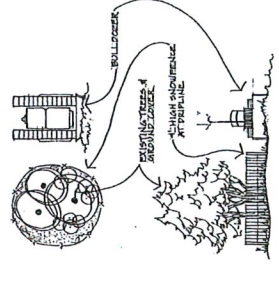
Job Number: **23-020**
 Drawn By: _____
 Checked By: **JA**
 NORTH 1"=20'
 0' 5" 10" 20"

Sheet No. **L-3**



Tree Protection Fencing

TYPICAL SNOWFENCE INSTALLATION
 CITY OF FARMINGTON shall maintain, install, and replace any snowfence that is damaged or destroyed by the City. The City shall be responsible for the maintenance and replacement of any snowfence that is damaged or destroyed by the City. The City shall be responsible for the maintenance and replacement of any snowfence that is damaged or destroyed by the City.



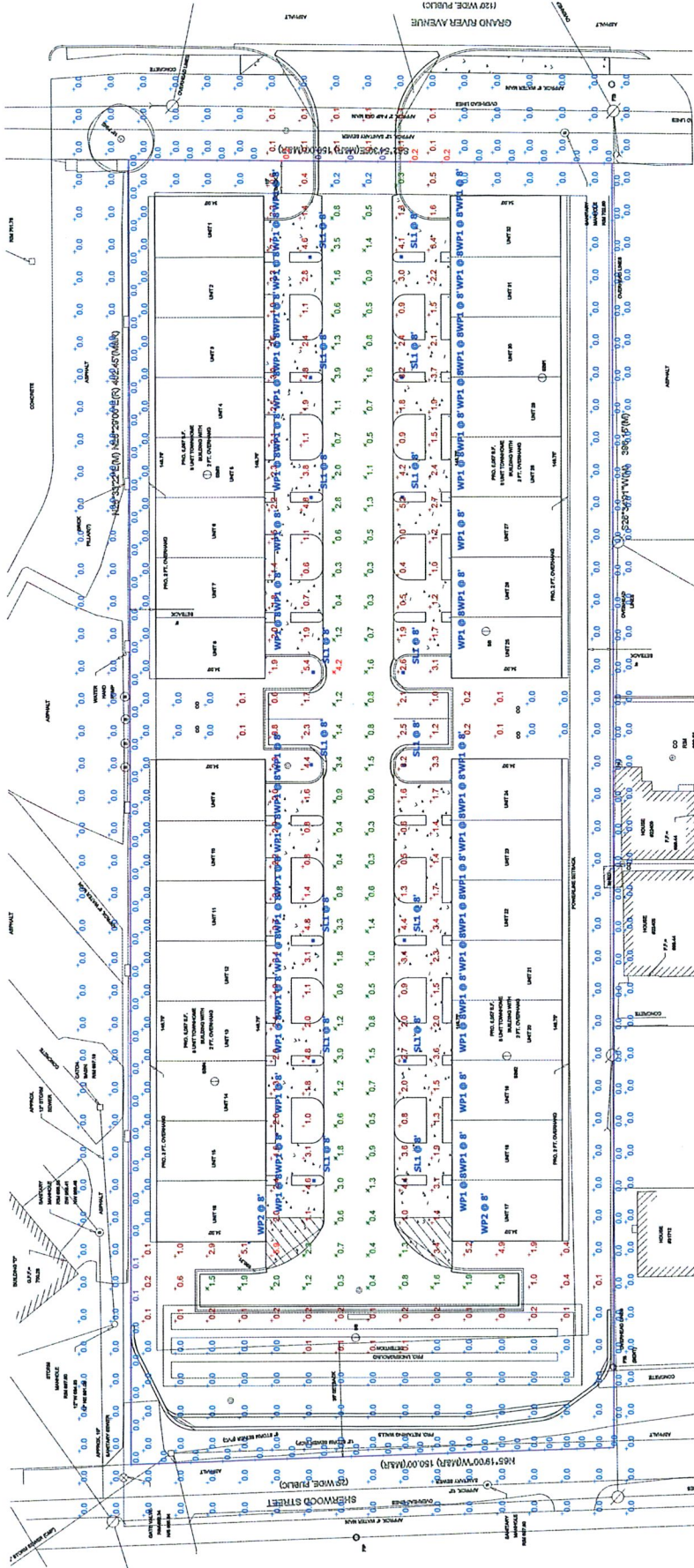
Tree Summary

Total Trees: 26 Trees
 Trees Removed: 21 Trees (19%)
 Trees Preserved: 5 Trees (19%)
 Registered Trees Removed: 15 Trees
 Registered Trees Preserved: 10.4 Trees (125 x 25%) = 31.25 / 3
 Landmark Required Replacement: 26 Trees (15 + 10.4)
 * X * Denotes Removed Tree

Tree List

Tree #	Diameter	Common Name	Detailed Name	Condition	Status	Replacement	Landmark Dist
1	3.0-3.0	Eastern White Pine	Pinus strobus	Good	Remove	None	20
2	1.0	Box Elder	Acer negundo	Good	Remove	None	15
3	1.0	Box Elder	Acer negundo	Good	Remove	None	15
4	1.0	Box Elder	Acer negundo	Good	Remove	None	15
5	1.0	Box Elder	Acer negundo	Good	Remove	None	15
6	1.0	Box Elder	Acer negundo	Good	Remove	None	15
7	1.0	Box Elder	Acer negundo	Good	Remove	None	15
8	1.0	Box Elder	Acer negundo	Good	Remove	None	15
9	1.0	Box Elder	Acer negundo	Good	Remove	None	15
10	1.0	Box Elder	Acer negundo	Good	Remove	None	15
11	1.0	Box Elder	Acer negundo	Good	Remove	None	15
12	1.0	Box Elder	Acer negundo	Good	Remove	None	15
13	1.0	Box Elder	Acer negundo	Good	Remove	None	15
14	1.0	Box Elder	Acer negundo	Good	Remove	None	15
15	1.0	Box Elder	Acer negundo	Good	Remove	None	15
16	1.0	Box Elder	Acer negundo	Good	Remove	None	15
17	1.0	Box Elder	Acer negundo	Good	Remove	None	15
18	1.0	Box Elder	Acer negundo	Good	Remove	None	15
19	1.0	Box Elder	Acer negundo	Good	Remove	None	15
20	1.0	Box Elder	Acer negundo	Good	Remove	None	15
21	1.0	Box Elder	Acer negundo	Good	Remove	None	15
22	1.0	Box Elder	Acer negundo	Good	Remove	None	15
23	1.0	Box Elder	Acer negundo	Good	Remove	None	15
24	1.0	Box Elder	Acer negundo	Good	Remove	None	15
25	1.0	Box Elder	Acer negundo	Good	Remove	None	15
26	1.0	Box Elder	Acer negundo	Good	Remove	None	15





Statistics							
Description	Symbol	Avg	Max	Min	Avg/Min	Max/Min	
Central Drive and Parking	⊗	1.2 fc	4.2 fc	0.2 fc	6.0:1	21.0:1	
Overall Grade	+	0.7 fc	5.9 fc	0.0 fc	N/A	N/A	
Property Line	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A	

Schedule								
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Light Loss Factor	Wattage
□	SL1	16	Brownlee Lighting	7080-C17-40K	Black plastic housing, aluminum reflector, frosted plastic lens enclosure	1811	0.9	16.21
○	WP1	44	Visual Comfort & CO	89936EN3	Bakersville Small One Light Outdoor Wall Lantern	962	0.9	9.43
□	WP2	2	Lithonia Lighting	WIDG2 LED P3 40K 80CRI T3M PE	WIDG2 LED WITH P3 PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE 3 MEDIUM OPTIC	3216	0.9	32.1375

General Note

- SEE DRAWING FOR LUMINAIRE MOUNTING HEIGHT.
- CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0'
- LIGHTING ALTERNATES REQUIRE NEW PHOTOMETRIC CALCULATION AND RESUBMISSION TO CITY FOR APPROVAL.

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH THE ILM-100 LUMINAIRE SOCIETY STANDARD. ALL MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

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

UNLESS DESIGNER CONTACT GASSER BUSH WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTACTS AT ASG@GASSERBUSH.COM OR 734-266-6705.

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

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

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

WEDGE2 LED
Advanced Mini-Source
Precision Refractive Optic

Specifications
 Beam Angle: 11.7°
 Depth: 1.5"
 Height: 1.1"
 Width: 1.3"
 Mounting: 1/8" Dia. Hole

Introduction
 The WEDGE2 LED is a precision refractive optic that focuses light from a point source into a narrow beam. It is made of high-quality optical glass and is available in various sizes and materials. The beam angle is adjustable by changing the refractive index of the glass. The WEDGE2 LED is ideal for applications where a narrow beam of light is required, such as in stage lighting, architectural lighting, and security lighting.

WEDGE2 LED vs. 1/8" Dia. Hole vs. 1/8" Dia. Hole

Model	Material	Beam Angle	Depth	Height	Width	Mounting
WEDGE2-1	Optical Glass	11.7°	1.5"	1.1"	1.3"	1/8" Dia. Hole
WEDGE2-2	Optical Glass	11.7°	1.5"	1.1"	1.3"	1/8" Dia. Hole
WEDGE2-3	Optical Glass	11.7°	1.5"	1.1"	1.3"	1/8" Dia. Hole
WEDGE2-4	Optical Glass	11.7°	1.5"	1.1"	1.3"	1/8" Dia. Hole
WEDGE2-5	Optical Glass	11.7°	1.5"	1.1"	1.3"	1/8" Dia. Hole
WEDGE2-6	Optical Glass	11.7°	1.5"	1.1"	1.3"	1/8" Dia. Hole
WEDGE2-7	Optical Glass	11.7°	1.5"	1.1"	1.3"	1/8" Dia. Hole
WEDGE2-8	Optical Glass	11.7°	1.5"	1.1"	1.3"	1/8" Dia. Hole
WEDGE2-9	Optical Glass	11.7°	1.5"	1.1"	1.3"	1/8" Dia. Hole
WEDGE2-10	Optical Glass	11.7°	1.5"	1.1"	1.3"	1/8" Dia. Hole

Ordering Information

Example: WEDGE2 LED 1/8" Dia. Hole vs. 1/8" Dia. Hole

WEDGE2 LED 1/8" Dia. Hole vs. 1/8" Dia. Hole

Material: Optical Glass
 Beam Angle: 11.7°
 Depth: 1.5"
 Height: 1.1"
 Width: 1.3"
 Mounting: 1/8" Dia. Hole

VISUAL COMFORT & CO.
 ESSENTIALS™ Small One Light Outdoor Wall Lantern

Dimensions:
 Height: 17.5" H.
 Width: 11.5" W.
 Depth: 6.5" D.
 Weight: 11.5 lbs.

Features:
 • LED lighting
 • 1-year warranty
 • 100% energy efficient
 • 100% recyclable
 • 100% made in the USA

Material: Cast Aluminum
Finish: Black
Light Source: LED
Beam Angle: 11.7°
Light Output: 100 lumens

Shipping Information:

Quantity	Weight (lbs)	Volume (cu ft)	Dimensions (L x W x H)
1	11.5	0.1	17.5 x 11.5 x 6.5
10	115	1.0	17.5 x 11.5 x 6.5
25	287.5	2.5	17.5 x 11.5 x 6.5
50	575	5.0	17.5 x 11.5 x 6.5
100	1150	10.0	17.5 x 11.5 x 6.5

Notes:

- Color Temperature: 2700K (Warm White), 3000K (Neutral White), 4000K (Cool White), 5000K (Daylight)
- Available Options: Matte Black, Satin Nickel, Polished Nickel, Bronze, Oil Rubbed Bronze, White
- Material: Cast Aluminum
- Finish: Black
- Light Source: LED
- Beam Angle: 11.7°
- Light Output: 100 lumens
- Warranty: 1 Year
- Made in the USA

COLONIAL
 DIMENSIONAL SPECIFICATIONS

Model #: _____
Finish: _____

Dimensions:
 Height: 17.5" H.
 Width: 11.5" W.
 Depth: 6.5" D.
 Weight: 11.5 lbs.

Material: Cast Aluminum
Finish: Black
Light Source: LED
Beam Angle: 11.7°
Light Output: 100 lumens

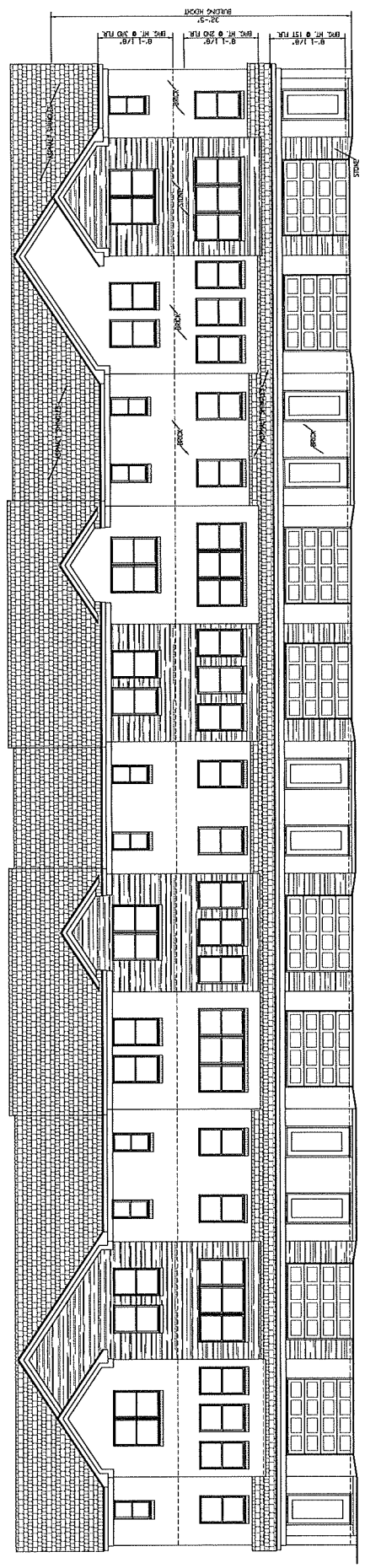
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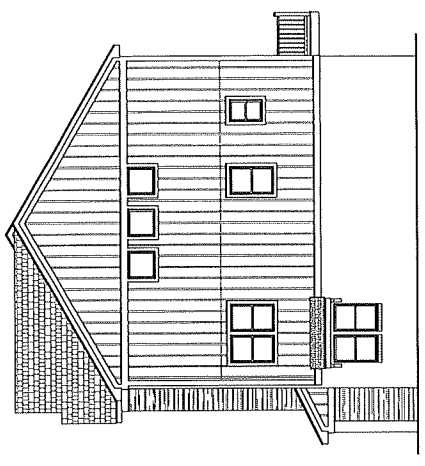
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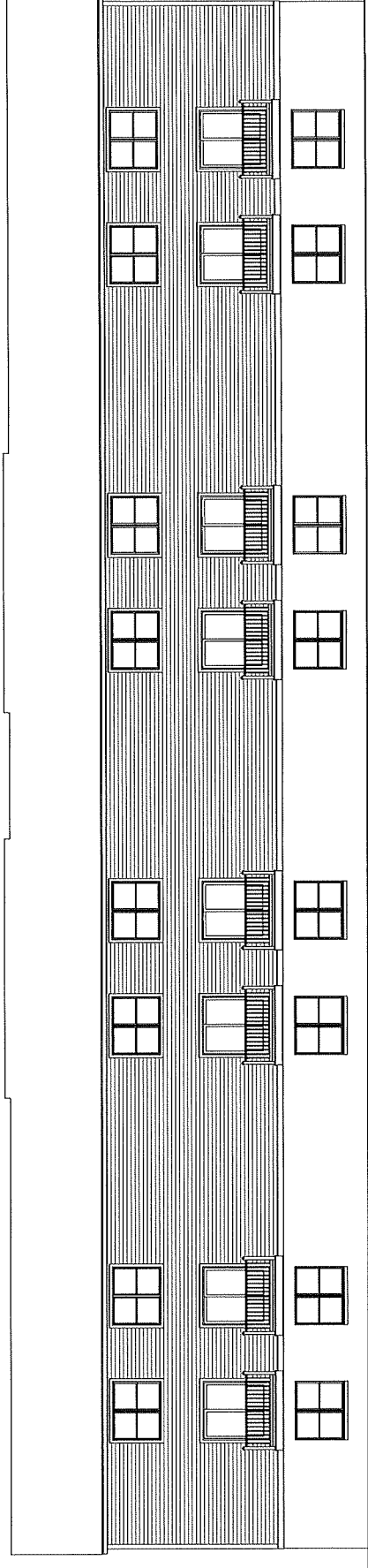
FRONT ELEVATION - 8 UNIT BUILDING
SCALE: 3/16" = 1'-0"



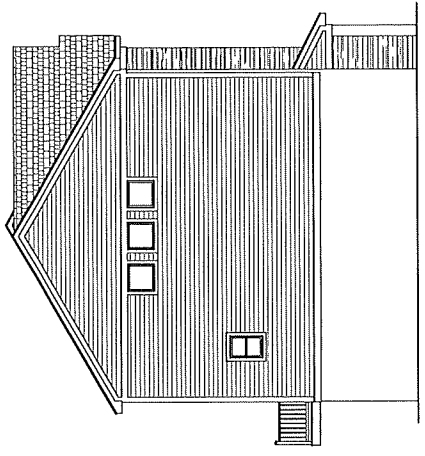
RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

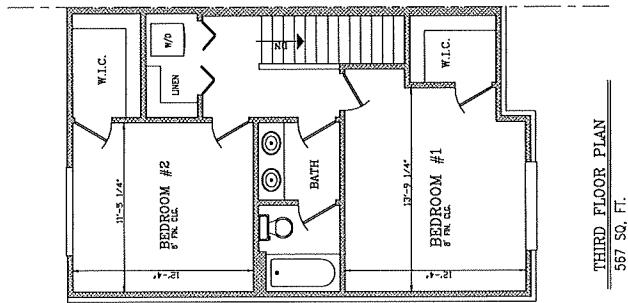
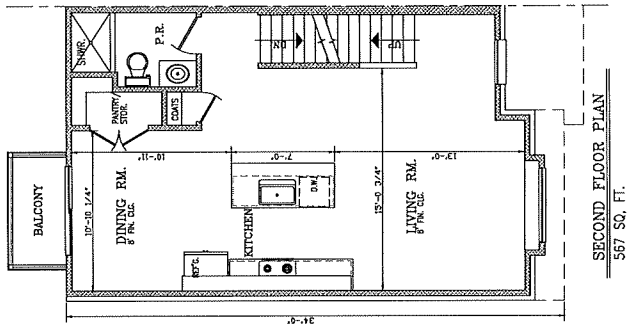
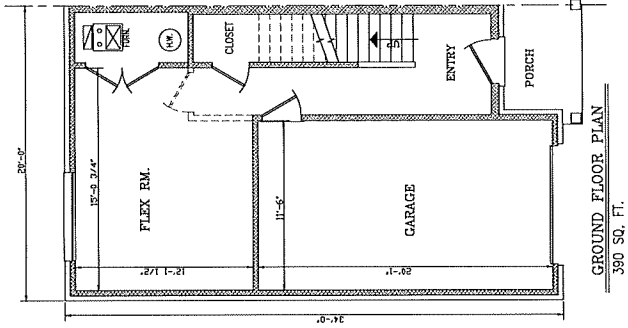


REAR ELEVATION - 8 UNIT BUILDING



LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"









May 4, 2023

Mr. Kevin Christiansen, AICP, PCP
 Planning and Building Department Director
 City of Farmington
 33720 W. Nine Mile Road
 Farmington, MI 48335

RE: Legion Square – PUD Site Plan Review #1
 31775 Grand River Avenue
 Proposed Zoning: PUD – Planned Unit Development

Dear Mr. Christiansen:

In accordance with Article 10, Planned Unit Development of the City of Farmington Zoning Ordinance, the following is an analysis of the Cervi Construction LLC, Legion Square, PUD Site Plan application submitted for 31775 Grand River Avenue. The applicant is proposing to develop a townhouse-style residential development that will consist of four (4), three-story buildings that include 32 living units. Each building has a ground floor 1-stall garage and 1-space driveway parking along with 6 centrally located guest parking spaces. A single access point is provided via Grand River Avenue but terminates before reaching Sherwood Street.

The following analysis focuses on consistency with the Zoning Ordinance, Grand River Corridor Improvement Authority Plan, and other associated City plans and regulations. Below is a summary of the correlation between the PUD Concept Plan and the associated planning and zoning documents, the details of which follow:

Planning/Zoning Document	Planning/Zoning Land Use Designation	Compliance of Project with Land Use Designation
Zoning Ordinance	Existing: C2 (Community Commercial) and R1P (Single Family Parking) Proposed: PUD (Planned Unit Development)	C2 – multiple family residential is a use that is permitted by right at a max. density of 22 units per acre. R1P – only single family detached, commercial uses if expanded from an adjacent lot under the same ownership, and parking are permitted uses. However, PUD designation allows this departure.
Farmington Master Plan	Mixed Use	Residential is a permitted use within the land use designation provided it includes public amenities and buildings are oriented towards the street with parking to the side/rear. Street facing orientation is unfeasible due to the width of the lot.
Grand River Corridor Improvement Authority Plan	Orchard Lake Focus Area – Residential – Townhouse or Multi-Family	Generally supports the intention of the plan’s concepts with the exception of the development not being street facing. The latter is unfeasible due to the width of the lot.



Existing Site

Located on 1.37 acres on the south side of Grand River Avenue west of Orchard Lake Road, the site is one of very few under-developed parcels within the Grand River Avenue corridor. The property is owned by the Groves-Walker Post No. 346 American Legion Memorial Home Association but has been vacant for upwards of 50 years. While located in a primarily commercial corridor, there are a few residential developments within close proximity to the subject site.



Zoning Ordinance:

The site is currently zoned as a combination of C2 – Community Commercial at the road and R1P – Single Family Parking behind. Multiple family residential is a use permitted by right within the C2 zoning district (restricted to 22 units per acre) while the R1P zoning district only permits single family detached uses, commercial uses if expanded from an adjacent lot under the same ownership, or parking. Thus, the proposed use does not comply with the zoning on the rear 2/3 of the property. However, under the proposed PUD designation, this deviation can be considered, provided the development satisfies the following:

Eligibility Requirements (Sec. 35-132)

- A. Unified Control – The PUD shall be under the control of one (1) owner or group of owners and shall be capable of being planned and developed as one (1) integral unit. As a multi-building project, the applicant needs to clarify whether they will be constructed in one (1) or multiple phases.
- B. Recognizable Benefits – The applicant shall demonstrate to the Planning Commission that the PUD provides at least three (3) of the following design elements that could not be attained through a project designed under conventional zoning:
 - a. Mixed-use development with residential, and non-residential uses or a variety of housing types;
 - b. Redevelopment of brownfield or greyfield sites;
 - c. Pedestrian/transit-oriented design with buildings oriented to the sidewalk and parking to the side or rear of the site;
 - d. High quality architectural design beyond the site plan requirements of this chapter;
 - e. Extensive landscaping beyond the site plan requirements of this chapter;
 - f. Preservation, enhancement or restoration of natural resources (trees, slopes, nonregulated wetland areas, views to the river);
 - g. Preservation or restoration of historic resources;



- h. Provision of open space or public plazas or features;
 - i. Efficient consolidation of poorly dimensioned parcels or property with difficult site conditions (e.g., topography, shape etc.);
 - j. Effective transition between higher and lower density uses, and/or between nonresidential and residential uses; or allow incompatible adjacent land uses to be developed in a manner that is not possible using a conventional approach;
 - k. Shared vehicular access between properties or uses;
 - l. Mitigation to offset impacts on public facilities (such as road improvements); or
 - m. Significant use of sustainable building and site design features such as: water use reduction, water-efficient landscaping, innovative wastewater technologies, low impact stormwater management, optimize energy performance, on-site renewable energy, passive solar heating, reuse/recycled/renewable materials, indoor air quality or other elements identified as sustainable by established groups such as the U.S. Green Building Council (LEED) or ANSI National Green Building Standards.
- C. Compatibility with Adjacent Uses – the proposed location of uses or structures that are of a significantly different scale or character than the abutting residential districts, such as access drives, parking area, waste receptacles, swimming pools, tennis courts and facilities of a similar natures, shall not be located near the perimeter of the PUD or so as to negatively impact the residential use of adjacent lands.
- D. Public Utilities – All uses with the PUD shall be served by public water and sewer systems.
- E. Master Plan – The proposed PUD shall be consistent with the City of Farmington Master Plan.

In granting the relaxation of any district standard, including use and density, the Planning Commission may require the applicant to further demonstrate, through bona fide documentation, that the project will not be detrimental to the public health, safety, or welfare of the future occupants, the surrounding neighborhood, or the city as a whole. The applicant has provided a summary of how they believe the development satisfies six (6) of these criteria. A summary of the proposal is as follows:

- While the quality of the architecture is unclear without providing colored renderings of all four elevations (with an emphasis on the road facing elevation), the applicant does indicate the intent to use cultured stone and brick.
- While limited open space remains, with the exception of the eastern and western lawn areas, the areas that can accommodate landscaping have been fairly densely landscaped.
- While limited natural resources exist on the property, the plan preserves several of the large trees along the rear property line.
- The canon that presently sits in front of the American Legion is also proposed to be relocated to the rear of the property and identified with a plaque.
- The proposed density is commensurate with that of the adjacent Brookdale Court apartments but with the lack of commensurate established greenspace, the transition into the adjacent single-family neighborhood may not be as complementary.
- Mitigation of offsite impacts are being addressed through on-site stormwater retention via an underground storm detention system (defer to the Engineering review) and impacts on the abutting residential development are limited due to the proposed dead-end street.

Height, Area, and Bulk Requirements (Sec. 35-134)

To encourage flexibility and creativity consistent with the intent of the PUD, the Planning Commission may permit specific departures from the requirements of this chapter but only through findings that the deviation shall result in a higher quality of development than would be possible using conventional zoning standards.

- A. Modifications to Dimensional Requirements – Being located within the C2 and R1P zoning districts there are distinct dimensional requirements.



	<u>Required</u>	<u>Proposed</u>
C2 Building Height	35 feet/3 stories	32.5 feet/3 stories
C2 Front Yard Setback	0 feet	10.9 feet
C2 Side Yard Setback	10 feet if sidewall is not fire rated or contains windows OR 25 feet when abutting single family use or district	6 feet from overhang (west) 14 feet from overhang (east)
C2 Rear Yard Setback	20 feet or 25 feet when abutting single family use or district	unclear
C2 Min. Parking Setback	See Sec. 35-171	
R1P Building Height	30 feet/2 stories	32.5 feet/3 stories
R1P Front Yard Setback	25 feet	unclear
R1P Side Yard Setback	6 feet (least), 14 feet (total)	6 feet (west), 14 feet (east)
R1P Rear Yard Setback	35 feet	64.3 feet
R1P Max. Lot Coverage	25%	unclear

- B. Residential Density – The C2 zoning district permits 22 units per acre while the Planning Commission can increase the density to up to 47 units per acre for a PUD project. Therefore, the portion of the site zoned C2 (assumed to be 0.46) can accommodate an estimated 10 units under standard zoning and up to an estimated 22 units as a PUD. However, the R1P zoning district only permits single-family residential units that range between a minimum of 1,000 and 1,600 square feet depending on the number of stories. Therefore, the 32 units being proposed are above the maximum density permitted on the C2 zoned portion under both scenarios. However, commensurate with the requirements for the Planning Commission to consider the dimensional deviations, assuming the Commission concurs that the project will result in a higher quality development, than the use deviation and the additional density (i.e., up to the amount proposed by the applicant) may be considered.

C2 Site Development Requirements (Sec. 35-106)

- A. General Provisions in accordance with Article 2, General Provisions.
- B. Site plan review as may be required in accordance with Article 13, Site Plan Review.
- C. Off-street parking and loading as may be required in accordance with Article 14, Off-Street Parking and Loading Standards and Access Design.
- D. Landscaping and tree requirements as may be required in accordance with Article 15, Landscape Standards.

R1P Site Development Requirements (Sec. 35-124)

- A. General Provisions in accordance with Article 2, General Provisions.
- B. Site plan review as may be required in accordance with Article 13, Site Plan Review.
- C. Off-street parking and loading as may be required in accordance with Article 14, Off-Street Parking and Loading Standards and Access Design.
- D. Landscaping and tree requirements as may be required in accordance with Article 15, Landscape Standards.

Additional design elements to be considered, include the following:

- Clarify how trash collection is going to be addressed.
- Denote where the A/C condensers will be located and that they will be screened.

- E. Parking – Parking requirements are two (2) parking spaces per dwelling unit. With a total of thirty-two (32) units proposed, sixty-four (64) parking spaces are required. The proposed plan provides the requisite number through the use of one (1) garage space and one (1) driveway space. Additionally, there are six (6) visitor parking spaces scattered throughout the property. The following details also need to be addressed:

- Verify that the visitor parking spaces comply with ADA requirements for barrier free spaces.



- Being that the driveway spaces are only 18 feet long they may not be able to accommodate large vehicles.

F. Landscaping – The landscaping requirements are divided into the following categories:

Frontage: No less than a 10-foot-wide greenbelt is required in which one (1) canopy tree and six (6) shrubs shall be planted per each thirty (30) linear feet. Ornamental trees may be used to diversity the planting (2 per each 1 required canopy tree). Since Grand River Avenue is the only designated road frontage, only 5 canopy (or 10 decorative) trees and 30 shrubs are required. The applicant has provided 6 canopy trees and 30 shrubs to satisfy this requirement.

Buffer Zones: For property adjacent to residential districts, the requirements for a landscape buffer state that the buffer shall contain at minimum: two (2) canopy trees and four (4) shrubs, or one (1) evergreen and four (4) shrubs per twenty (20) linear feet along the property line, rounded upward. This buffer is required along the southern parcel perimeter and where abutting the R1 zoned property to the east. The southern buffer is more than adequate while the abutting residential parcels are screened via a six (6) foot fence of unknown material.

Parking Lot: One (1) canopy tree per each 100 sq ft of landscape area is required per each eight (8) parking spaces along with a greenbelt when parking is visible from the right-of-way. Parking is partially visible from Grand River Avenue but to ensure that clear space is maintained, no additional buffering should be added.

Condominium and Multiple-Family Residential Developments: No less than one (1) street tree per each 40 linear feet of frontage is required along all interior roads the location of which is to be between the sidewalk and road curb. The requirement equates to an estimated 8-10 trees while 17 trees are proposed.

Waste Receptacle, Mechanical Equipment and Utility Screening: The location and associated screening of each of these items is presently unknown. Upon adding mechanical and utility equipment, which should not simply be located along the property line where it could have a significant impact on the neighbors, the number of units may need to be reduced.

Material Size and Spacing Requirements, etc.: The materials and size appear adequate, however, spacing, irrigation and timing of planting need to be addressed (see Sec. 35-185 and Sec. 35-186).

- G. Lighting – The majority of the proposed lighting results in photometric levels of at or near 0 along all property lines. While there are only 4 pole mounted fixtures, their height still need to be denoted on the plans.

PUD Concept Plan (Sec. 35-135(C))

In advance of the Planning Commission holding a public hearing for the PUD concept plan, a specified list of information shall be provided. While much of the information has been included, the following still needs to be addressed:

1. The roads, driveways, parking lots, sidewalks, and pathways within 250 feet of the site need to be added.
2. Defer to the engineer to evaluate the sanitary sewers, water mains, and storm sewers.
3. A parallel plan or alternative conventional development plan showing the development possible using the underlying zoning has not been provided but would also be of limited value for this development site.
4. Provide a table indicating all the deviations from the established zoning district regulations.
5. As a multi-building project, the applicant needs to clarify whether they will be constructed in one (1) or multiple phases.
6. Draft PUD Agreement needs to be provided which addresses the eight (8) requirements outlined in Sec. 35-132.



In summary, the following items still need to be addressed by the applicant:

PUD Criteria

1. Provide detailed and colored renderings for all 4 building facades to ensure compliance with the noted intention to provide enhanced quality of the architecture.
2. Mitigation of offsite impacts are being addressed through on-site stormwater retention via an underground storm detention system (defer to the Engineering review) and impacts on the abutting residential development are limited due to the proposed dead-end street.

Parking/Access/Circulation

3. Verify that the visitor parking spaces comply with ADA requirements for barrier free spaces.
4. Being that the driveway spaces are only 18 feet long they may not be able to accommodate large vehicles.

Landscaping/Screening

5. Clarify how trash collection is going to be addressed.
6. Denote where the A/C condensers will be located and that they will be screened.
7. The eastern parcel perimeter is screened through the use of a six (6) foot fence, but the material has not been indicated.
8. The plant materials and size appear adequate; however, spacing, irrigation, and timing of planting(s) need to be addressed (see Sec. 35-185 and Sec. 35-186).

Lighting

9. The pole height need to be denoted on the plans.

Informational Requirements:

10. The roads, driveways, parking lots, sidewalks, and pathways within 250 feet of the site need to be added.
11. Defer to the engineer to evaluate the sanitary sewers, water mains, and storm sewers.
12. A parallel plan or alternative conventional development plan showing the development possible using the underlying zoning has not been provided but would also be of limited value for this development site.
13. Provide a table indicating all the deviations from the established zoning district regulations.
14. As a multi-building project, the applicant needs to clarify whether they will be constructed in one (1) or multiple phases.
15. Draft PUD Agreement needs to be provided which addresses the eight (8) requirements outlined in Sec. 35-132.

In summary, the following items still need to be considered by the city:

- Consider the required input from the Grand River Corridor Improvement Authority.
- At present, these are the only requested deviations, each of which can be considered if the Planning Commission deems the resulting project a higher quality that would be provided under the standard zoning:

	<u>Required</u>	<u>Proposed</u>
C2 Side Yard Setback	10 feet if sidewall is not fire rated or contains windows OR 25 feet when abutting single family use or district	6 feet from overhang (west) 14 feet from overhang (east)
C2 Rear Yard Setback	20 feet or 25 feet when abutting single family use or district	unclear
C2 Density	10 -22 units	16 units
R1P Front Yard Setback	25 feet	unclear
R1P Max. Lot Coverage	25%	unclear
R1P Density	0 multiple family units	16 units



Based upon the number of outstanding issues, we recommend that the plans are referred back to the applicant for revisions and provision of the noted outstanding items. Upon submission of a complete application, the Planning Commission may consider the items noted for their consideration. During the process, input should also be sought from the City's Engineer and Attorney.

Sincerely,
OHM Advisors

A handwritten signature in black ink, appearing to read "Jennifer Morris".

Jennifer Morris, AICP
Client Representative/Project Manager

cc: Fabio Cervi, Cervi Construction LLC, 12419 Stark Road, Livonia, MI 48150
Jim Allen, Allen Design, LLC, 557 Carpenter, Northville, MI 48167
Dan LeClair, Greentech Engineering, Inc., 51147 Pontiac Trail, Wixom, MI 48393
Dimensional Design LLC, 30489 Munger Drive, Livonia, MI 48154
Matthew Parks, OHM Advisors
Austin Downie, OHM Advisors
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May 5, 2023

Kevin Christiansen
Planning & Building Department Director
City of Farmington
33720 9 Mile Road
Farmington, MI 48335

RE: Legion Square – PUD/Site Plan Review #1
31775 Grand River Avenue

Dear Mr. Christiansen:

Our office has completed the first site plan review of the plans, dated April 17, 2023, for the proposed Legion Square Planned Unit Development (PUD). The plans, prepared by Greentech Engineering, were received by OHM Advisors on April 24, 2023, and reviewed with respect to the City of Farmington Engineering Standards and Design Specifications. At this time, we recommend site plan approval contingent upon the following site plan comments being addressed prior to future submittals.

A brief description of the project has been provided below, followed by our site plan comments and a list of required permits/approvals. Please note preliminary detailed engineering comments have been provided as a courtesy to the applicant in order to help minimize future comments. Furthermore, future submittals may contain additional detailed engineering comments as our office reviews additional information that is submitted. However, these comments are not necessary to address prior to Planning Commission review.

PROJECT AND SITE DESCRIPTION

The applicant is proposing to demolish the existing American Legion building and parking lot in order to construct thirty-two (32) new single-family townhomes on the same piece of property. The proposed site will include all new storm sewer (including a stormwater management system and underground detention area), sanitary sewer, and water main. Access to the site is limited to one (1) entrance/exit off of Grand River Avenue. No offsite improvements are being proposed/shown at this time.

SITE PLAN REVIEW COMMENTS

The following site related comments shall be addressed by the applicant:

1. It appears that the site proposes an inverted crown in the roadway pavement area. We recommend that the applicant utilize a concrete valley gutter or add additional roadway underdrain under the road to improve drainage and improve the life cycle of the proposed roadway.
2. It appears that the applicant is proposing to remove and replace most, but not all of the existing sidewalk along the frontage of the property adjacent to Grand River Ave. We recommend that the applicant removes and replaces all of the sidewalk along Grand River Ave within the property frontage.
 - a. Additionally, we recommend that the applicant connects the sidewalks in front of the townhomes to the public sidewalk located in the right-of-way and, also, the sidewalks between the northern and southern proposed townhomes.



3. A representation of how a garbage truck, or the largest anticipated vehicle, will access the proposed site shall be provided. It is recommended an AutoTurn turning template be added to the plans prior to future submittals. The applicant may want to consider dumpster enclosure(s) versus roll off pick up.
4. The applicant shall include water main and sanitary sewer easements, per the City Engineering Standards, on the plans as the utilities servicing the site are not entirely proposed to be located within the public right-of-way.
5. The proposed water and sanitary main sizes and materials shall be shown on the utility plan.
6. The applicant shall revise the locations of the proposed water services and sanitary leads. Per the City Engineering Standards, the minimum horizontal distance between water services and sanitary sewer leads is 3-feet. However, we recommend more than that minimum in the event future construction is required on either.
7. The location of the proposed curb stop boxes shall be shown on the utility plan.
8. A stormwater narrative shall be included on the plans including the description of all BMPs.
9. Per ADA guidelines, at least one of the proposed onsite parking spaces shall meet the requirements of a van accessible parking space.
10. The applicant shall provide further elevation details for the proposed retaining wall on the southern side of the site.
11. It appears the plans only provide one (1) benchmark. The applicant shall include a minimum of two (2) benchmarks and their descriptions on the plans. The applicant shall note that all elevations shall be referenced to the North American Vertical Datum of 1988 (NAVD '88).
12. It appears that the proposed mailbox cluster is proposed to be constructed over the top of the underground stormwater detention system. The applicant shall verify that this mailbox location will not impact access to or the function of the system.

PRELIMINARY DETAILED ENGINEERING COMMENTS

The following preliminary detailed engineering comments are being offered to the applicant in advance of the detailed engineering plan review:

1. The applicant shall provide spot elevations at all four corners of all proposed barrier-free parking spaces, access aisles, ramps, and level landings, as well as at 50-foot intervals along all sidewalks (proposed and existing) to ensure ADA compliance. The applicant shall note that the cross slope shall not exceed 2%.
2. The applicant shall provide profiles for all utilities (water, sanitary, and storm sewer) on the plans. These profiles shall include invert elevations, pipe sizes, proposed materials, lengths, and slopes. In addition, the hydraulic grade lines shall be clearly indicated on all storm sewer profiles.
3. The applicant shall provide a detail of the proposed stormwater treatment structure and underground detention system which shall include a maintenance plan and appropriate access points for cleaning. The plans should identify if this detention system will allow for infiltration and how that will work with the geotechnical data collected to date. Additionally, stormwater calculations in accordance with Oakland County standards shall be provided.
4. The applicant shall provide structural calculations for the proposed retaining wall.
5. The applicant shall provide City of Farmington standard details in the plan set. OHM can provide these upon request.

PERMITS/APPROVALS

The following outside agency reviews and permits may be required for the project. Copies of any correspondence between the applicant and the review agencies, as well as the permit or waiver, shall be sent to both the City and this office.

- A building permit will be required by the City Building Department.
- The final PUD agreement will need to be reviewed and approved by the City Council following all administrative reviews by the City and its consultants.
- An MDOT Permit will be required for any work proposed in the Grand River Avenue right-of-way.
- An OCWRC soil erosion and sedimentation control permit will be required as the total site disturbance is greater than 1 acre.



- ▶ An EGLE (ACT 399) Permit will be required for all proposed water main improvement work.
- ▶ An EGLE (Part 41) Permit will be required for the new public sanitary sewer being proposed.
- ▶ A preconstruction meeting shall be held prior to the start of construction. A preconstruction requirements letter will be sent under separate cover and will outline provisions for insurance, bonds, and inspection deposits necessary prior to scheduling the preconstruction meeting.
- ▶ Any other permits necessary (through the City or other agency) shall be obtained prior to starting construction.

It shall be noted that additional comments may be generated from information presented in future submittals. If you have any questions, please feel free to contact us by phone at (734) 522-6711 or by email at austin.downie@ohm-advisors.com.

Sincerely,
OHM Advisors

Matthew D. Parks, P.E.

Austin Downie

cc: Jeff Bowdell, City of Farmington
Chuck Eudy, City of Farmington
Dan LeClair, P.E., Greentech Engineering, Inc.
Fabio Cervi, Cervi Construction, LLC
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