



**BROWNFIELD REDEVELOPMENT  
AUTHORITY MEETING**

**Thursday, January 25, 2024 – 11:00 a.m.  
Farmington City Hall  
23600 Liberty Street  
Farmington, MI 48335**

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**AGENDA**

- 1. Roll Call**
- 2. Approval of Agenda**
- 3. Approval of Items on the Consent Agenda**
  - A. July 14, 2023 Minutes**
- 4. Election of Officers**
- 5. Legion Square: Brownfield Plan Review – American Legion Hall, 31775 Grand River Avenue**
- 6. Other Business**
- 7. Public Comment**
- 8. Brownfield Redevelopment Authority Comment**
- 9. Adjournment**

**DRAFT**

**BROWNFIELD REDEVELOPMENT AUTHORITY**  
July 14, 2023

A meeting of the City of Farmington Brownfield Redevelopment Authority Board was held on Friday, July 14, 2023 at Farmington City Hall, 23600 Liberty Street, Farmington, Michigan. Notice of the meeting was posted in compliance with Public Act 267-1976.

The meeting was called to order by Chair Joe LaRussa at 3:30 pm.

**BOARD MEMBERS PRESENT:** Susan Arlin, Kevin Christiansen, Chuck Eudy, Kate Knight, Joe LaRussa, Dave Murphy

**BOARD MEMBERS ABSENT:** None

**CITY REPRESENTATIVES PRESENT:** Mary Mullison, Beth Saarela

**OTHERS PRESENT:** Samantha Seimer, Vice President of Economic Development Services of AKT Peerless; Matt DeSantos, President of GLP Financial Group, Eric Helzer, Principal of Advanced Redevelopment Solutions; and Darian Neubecker, Chief Operating Officer of Robertson Brothers LLC,

**APPROVAL OF AGENDA**

MOTION by Christensen, seconded by Eudy to approve the agenda as presented.  
MOTION CARRIED UNANIMOUSLY.

**MINUTES OF PREVIOUS MEETING**

MOTION by Murphy, seconded by Christiansen to approve the Minutes of March 24, 2023.  
MOTION CARRIED UNANIMOUSLY.

**APPROVAL OF BROWNFIELD REIMBURSEMENT REQUEST FOR VILLAGE MALL REDEVELOPMENT PROJECT, GLP FINANCIAL – 33329-33335 GRAND RIVER AVENUE**

Christiansen requested approval of a Brownfield Reimbursement request for the Village Mall Redevelopment Project.

MOTION by Christiansen, seconded by Murphy to approve the Brownfield Reimbursement Request for Village Mall Redevelopment Project, GLP Financial – 33329-33335 Grand River Avenue as presented.  
MOTION CARRIED UNANIMOUSLY.

**DRAFT**

Brownfield Redevelopment Authority

July 14, 2023

-2-

**MAXFIELD TRAINING CENTER REDEVELOPMENT PROJECT – REVIEW OF  
ROBERTSON BROTHERS HOMES HILLSIDE TOWNES BROWNFIELD PLAN, 33000  
THOMAS STREET, 33107 THOMAS STREET AND 33104 GRAND RIVER**

Neubecker reviewed Robertson Brothers plans for the properties and explained the challenges of dealing with the environmental issues of the site. Helzer detailed the proposed Brownfield Plan.

MOTION by Christiansen, supported by Murphy, that the Brownfield Redevelopment Authority recommend approval of the Brownfield Plan submitted by Robertson Brothers Homes for Hillside Townes at 33000 Thomas Street, 33107 Thomas Street and 33104 Grand River subject to approval of the final PUD site plan and agreement.

MOTION CARRIED UNANIMOUSLY.

**OTHER BUSINESS**

No other business was heard.

**PUBLIC COMMENT**

There was no public comment heard.

**BROWNFIELD REDEVELOPMENT AUTHORITY COMMENT**

Christiansen noted that this will not be the last Brownfield meeting this year. There will be several other projects coming to the Brownfield Redevelopment Authority soon.

LaRussa commended GLP for their recently completed project. He said it was a very successful project and the Authority was happy to be able to make it happen for them. He also congratulated Robertson Brothers for the next steps on their development.

**ADJOURNMENT**

MOTION by Murphy, supported by Eudy to adjourn the meeting.

MOTION CARRIED UNANIMOUSLY.

The meeting adjourned at 4:07 am.

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Mary J. Mullison, Secretary



## **Memorandum**

TO: Grand River Corridor Improvement Authority

FROM: Samantha Mariuz, Vice President Economic Development Services, AKT Peerless  
Jenn Gelletly, Brownfield Incentives Project Manager, AKT Peerless

DATE: January 4, 2024

SUBJECT: Proposed Legion Square Development – 31775 Grand River Avenue, Farmington

### **Introduction & History**

The proposed Legion Square Development (the “Project”) will consist of four (4) buildings with eight (8) units each for a total of 32 units. Each proposed building has approximately 5,057-square feet of footprint and will be three story structures with first floor garages. Underground stormwater detention is planned for the west portion of the subject property. Prior to construction, work will include demolition of the existing building. A total of one new full-time and one part-time equivalent jobs will be created by the Project. Demolition activities are planned for March 2024 with development and construction to follow. Total private investment and development costs are expected to be \$4,750,000.

The property is considered an “Eligible Property,” as defined by Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, as amended, (Act 381), Section 2 because the parcel comprising the Property has been determined to be “Functionally Obsolete” by a Michigan Master Assessing Officer (MMAO). The determination of functional obsolescence is included in Attachment C of the Brownfield Plan.

Currently, the property is a single parcel with identification number, 20-23-27-476-007, and property address of 31775 Grand River Avenue, Farmington, Michigan. Additionally, it is zoned C-3 Residential and located within the Grand River Corridor Improvement Authority (the “CIA”). The Project will achieve a preferred redevelopment use of the CIA Focus Areas identified in the Vision Plan and revitalizes an underutilized property along the Grand River corridor into productive use. Cervi Construction, LLC (the “Developer”) anticipates closing on the purchase of the property in January 2024.

### **Eligible Activities Review**

Eligible activities, including demolition, are anticipated to begin in Spring of 2024, followed by new construction activities which are expected to be completed by Fall/Winter of 2025.

The Developer is seeking reimbursement for the following (a full description of the eligible activities and a breakdown of estimated costs can be found in Section 2.1 and 2.2 of the Brownfield Plan as well as in Table 1 attached to the Brownfield Plan):



ELIGIBLE ACTIVITIES COST SUMMARY				
				Estimated Cost of Eligible Activity
Preapproved Activities				\$ 8,043
<b>TOTAL ENVIRONMENTAL ELIGIBLE ACTIVITIES</b>				<b>\$ 8,043</b>
Demolition				\$ 140,800
Lead and Asbestos Activities				\$ 35,000
<b>TOTAL NON-ENVIRONMENTAL ELIGIBLE ACTIVITIES</b>				<b>\$ 175,800</b>
<b>Total Environmental and Non-Environmental Eligible Activities</b>				<b>\$ 183,843</b>
15% Contingency on Eligible Activities				\$ 26,370
Brownfield Plan Preparation				\$ 5,000
Brownfield Plan Implementation				\$ 3,500
<b>Total Eligible Activities Cost with 15% Contingency</b>				<b>\$ 218,713</b>
BRA Administration Fee				\$ 47,445
Local Brownfield Revolving Fund (LBRF)				\$ 218,713
<b>Total Eligible Costs for Reimbursement</b>				<b>\$ 484,871</b>

The 15% contingency excludes Preapproved activities and Brownfield Plan Preparation and Implementation. Administrative capture for the BRA is 10% annual on local tax increment revenue. The full assessment of the redevelopment is expected in 2026 with a 1% inflation rate multiplier assumed in the subsequent years.

### Brownfield TIR Estimates

It is estimated that an average of \$53,000 in annual Tax increment Revenue (TIR) may be available after completion of the Project to reimburse incurred Developer eligible activities expenses. The Brownfield Plan also includes five years of Local Brownfield Revolving Fund (LBRF) capture after eligible activities are repaid for a total estimated plan length of 11 years.

This Brownfield Plan Request is for local taxing jurisdictions only and does not include a request for state tax capture under an Act 381 Work Plan. However, according to Act 381, Preapproved activities are eligible to be reimbursed with a split of school tax increment revenue and local tax increment revenue. Final determination to use school TIR will be determined by the Farmington Brownfield Redevelopment Authority.

### Conclusion

The Brownfield Plan for Legion Square Development as presented meets the policies and procedures of the Farmington Brownfield Redevelopment Authority as well as Act 381. The Developer is requesting the Brownfield Plan be reviewed by the Grand River Corridor Improvement Authority and finally recommended to the Farmington Brownfield Redevelopment Authority for their review and approval. Final approval will be determined by Farmington City Council following a Public Hearing. The Corridor Improvement Authority and the Brownfield Redevelopment Authority will need to enter into an Interlocal Agreement to transfer Tax Increment Revenues from the CIA to the BRA to reimburse the developer for Eligible Activities conducted under approved Brownfield Plan and terms of the Reimbursement Agreement.

**Table 1. Eligible Activities**

Legion Square Redevelopment  
31775 Grand River

Farmington, MI

AKT Peerless Project No. 18347f-1-25

ELIGIBLE ACTIVITIES COST SUMMARY			
	Estimated Cost of Eligible Activity	Local-Only TIF	
Preapproved Activities	\$ 8,043	\$ 8,043	
<b>TOTAL ENVIRONMENTAL ELIGIBLE ACTIVITIES</b>	<b>\$ 8,043</b>	<b>\$ 8,043</b>	
Demolition	\$ 140,800	\$ 140,800	
Lead and Asbestos Activities	\$ 35,000	\$ 35,000	
<b>TOTAL NON-ENVIRONMENTAL ELIGIBLE ACTIVITIES</b>	<b>\$ 175,800</b>	<b>\$ 175,800</b>	
<b>Total Environmental and Non-Environmental Eligible Activities</b>	<b>\$ 183,843</b>	<b>\$ 183,843</b>	
	15% Contingency on Eligible Activities	\$ 26,370	\$ 26,370
Brownfield Plan Preparation	\$ 5,000	\$ 5,000	\$ 5,000
Brownfield Plan Implementation	\$ 3,500	\$ 3,500	\$ 3,500
<b>Total Eligible Activities Cost with 15% Contingency</b>	<b>\$ 218,713</b>	<b>\$ 218,713</b>	<b>\$ 218,713</b>
BRA Administration Fee	\$ 47,445		
Local Brownfield Revolving Fund (LBRF)	\$ 218,714		
<b>Total Eligible Costs for Reimbursement</b>		<b>#DIV/0!</b>	<b>\$ 218,713</b>



**Table 2. Tax Increment Revenue Estimates**

Legion Square Redevelopment  
31775 Grand River,  
Farmington, MI  
AKT Peerless Project No. 18347F

Estimated TV Increase rate:	Redevelopment Phase											Construction Complete											Total Increase in Tax Revenues during the Plan
	1	2	3	4	5	6	7	8	9	10	11	1	2	3	4	5	6	7	8	9	10	11	
Plan Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2026	2027	2028	2029	2030	2031	2032	2033	2034	2034		
Initial Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$ -	\$ -	\$ 1,425,000	\$ 1,439,250	\$ 1,453,643	\$ 1,468,179	\$ 1,482,861	\$ 1,497,689	\$ 1,512,666	\$ 1,527,793	\$ 1,543,071	\$ 1,425,000	\$ 1,439,250	\$ 1,453,643	\$ 1,468,179	\$ 1,482,861	\$ 1,497,689	\$ 1,512,666	\$ 1,527,793	\$ 1,543,071	\$ 1,543,071		
Incremental Difference (New TV - Initial TV)	\$ -	\$ -	\$ 1,425,000	\$ 1,439,250	\$ 1,453,643	\$ 1,468,179	\$ 1,482,861	\$ 1,497,689	\$ 1,512,666	\$ 1,527,793	\$ 1,543,071	\$ 1,425,000	\$ 1,439,250	\$ 1,453,643	\$ 1,468,179	\$ 1,482,861	\$ 1,497,689	\$ 1,512,666	\$ 1,527,793	\$ 1,543,071	\$ 1,543,071		
<b>School Capture - not captured</b>																							
State Education Tax (SET)	\$ -	\$ -	\$ 8,550	\$ 8,636	\$ 8,722	\$ 8,809	\$ 8,897	\$ 8,986	\$ 9,076	\$ 9,167	\$ 9,258	\$ 8,550	\$ 8,636	\$ 8,722	\$ 8,809	\$ 8,897	\$ 8,986	\$ 9,076	\$ 9,167	\$ 9,258	\$ 9,349		
School Operating Tax	\$ -	\$ -	\$ 17,100	\$ 25,907	\$ 26,166	\$ 26,427	\$ 26,691	\$ 26,958	\$ 27,228	\$ 27,500	\$ 27,775	\$ 17,100	\$ 25,907	\$ 26,166	\$ 26,427	\$ 26,691	\$ 26,958	\$ 27,228	\$ 27,500	\$ 27,775	\$ 28,050		
<b>School Total</b>	\$ -	\$ -	\$ 25,650	\$ 34,543	\$ 34,888	\$ 35,236	\$ 35,589	\$ 35,945	\$ 36,304	\$ 36,667	\$ 37,034	\$ 25,650	\$ 34,543	\$ 34,888	\$ 35,236	\$ 35,589	\$ 35,945	\$ 36,304	\$ 36,667	\$ 37,034	\$ 37,384		
<b>Local Capture - BBA</b>																							
School Supplemental	\$ -	\$ -	\$ 8,132	\$ 8,213	\$ 8,296	\$ 8,378	\$ 8,462	\$ 8,547	\$ 8,632	\$ 8,719	\$ 8,806	\$ 8,132	\$ 8,213	\$ 8,296	\$ 8,378	\$ 8,462	\$ 8,547	\$ 8,632	\$ 8,719	\$ 8,806	\$ 8,893		
Library	\$ -	\$ -	\$ 2,101	\$ 2,122	\$ 2,143	\$ 2,164	\$ 2,186	\$ 2,208	\$ 2,230	\$ 2,252	\$ 2,275	\$ 2,101	\$ 2,122	\$ 2,143	\$ 2,164	\$ 2,186	\$ 2,208	\$ 2,230	\$ 2,252	\$ 2,275	\$ 2,298		
Intermediate School Vote	\$ -	\$ -	\$ 4,243	\$ 4,286	\$ 4,329	\$ 4,372	\$ 4,416	\$ 4,460	\$ 4,504	\$ 4,549	\$ 4,595	\$ 4,243	\$ 4,286	\$ 4,329	\$ 4,372	\$ 4,416	\$ 4,460	\$ 4,504	\$ 4,549	\$ 4,595	\$ 4,640		
Intermediate School Allocation	\$ -	\$ -	\$ 268	\$ 271	\$ 273	\$ 276	\$ 279	\$ 282	\$ 285	\$ 287	\$ 290	\$ 268	\$ 271	\$ 273	\$ 276	\$ 279	\$ 282	\$ 285	\$ 287	\$ 290	\$ 293		
County Operating	\$ -	\$ -	\$ 5,655	\$ 5,712	\$ 5,769	\$ 5,827	\$ 5,885	\$ 5,944	\$ 6,003	\$ 6,063	\$ 6,124	\$ 5,655	\$ 5,712	\$ 5,769	\$ 5,827	\$ 5,885	\$ 5,944	\$ 6,003	\$ 6,063	\$ 6,124	\$ 6,184		
Oakland Community College	\$ -	\$ -	\$ 2,122	\$ 2,143	\$ 2,165	\$ 2,186	\$ 2,208	\$ 2,230	\$ 2,253	\$ 2,275	\$ 2,298	\$ 2,122	\$ 2,143	\$ 2,165	\$ 2,186	\$ 2,208	\$ 2,230	\$ 2,253	\$ 2,275	\$ 2,298	\$ 2,320		
City Operating	\$ -	\$ -	\$ 19,808	\$ 20,006	\$ 20,206	\$ 20,408	\$ 20,612	\$ 20,818	\$ 21,026	\$ 21,236	\$ 21,449	\$ 19,808	\$ 20,006	\$ 20,206	\$ 20,408	\$ 20,612	\$ 20,818	\$ 21,026	\$ 21,236	\$ 21,449	\$ 21,662		
Capital Improvement	\$ -	\$ -	\$ 143	\$ 144	\$ 145	\$ 147	\$ 148	\$ 150	\$ 151	\$ 153	\$ 154	\$ 143	\$ 144	\$ 145	\$ 147	\$ 148	\$ 150	\$ 151	\$ 153	\$ 154	\$ 155		
City Streets	\$ -	\$ -	\$ 2,001	\$ 2,021	\$ 2,041	\$ 2,061	\$ 2,082	\$ 2,103	\$ 2,124	\$ 2,145	\$ 2,166	\$ 2,001	\$ 2,021	\$ 2,041	\$ 2,061	\$ 2,082	\$ 2,103	\$ 2,124	\$ 2,145	\$ 2,166	\$ 2,187		
City 2018 (CAP)	\$ -	\$ -	\$ 2,850	\$ 2,879	\$ 2,907	\$ 2,936	\$ 2,966	\$ 2,995	\$ 3,025	\$ 3,056	\$ 3,086	\$ 2,850	\$ 2,879	\$ 2,907	\$ 2,936	\$ 2,966	\$ 2,995	\$ 3,025	\$ 3,056	\$ 3,086	\$ 3,116		
City 2018 (OP)	\$ -	\$ -	\$ 1,183	\$ 1,195	\$ 1,207	\$ 1,219	\$ 1,231	\$ 1,243	\$ 1,256	\$ 1,268	\$ 1,281	\$ 1,183	\$ 1,195	\$ 1,207	\$ 1,219	\$ 1,231	\$ 1,243	\$ 1,256	\$ 1,268	\$ 1,281	\$ 1,293		
County PK & REC	\$ -	\$ -	\$ 489	\$ 494	\$ 499	\$ 504	\$ 509	\$ 514	\$ 519	\$ 524	\$ 529	\$ 489	\$ 494	\$ 499	\$ 504	\$ 509	\$ 514	\$ 519	\$ 524	\$ 529	\$ 534		
Oakland Transit	\$ -	\$ -	\$ 1,354	\$ 1,367	\$ 1,381	\$ 1,395	\$ 1,409	\$ 1,423	\$ 1,437	\$ 1,451	\$ 1,466	\$ 1,354	\$ 1,367	\$ 1,381	\$ 1,395	\$ 1,409	\$ 1,423	\$ 1,437	\$ 1,451	\$ 1,466	\$ 1,480		
HCMA	\$ -	\$ -	\$ 295	\$ 298	\$ 301	\$ 304	\$ 307	\$ 310	\$ 313	\$ 316	\$ 319	\$ 295	\$ 298	\$ 301	\$ 304	\$ 307	\$ 310	\$ 313	\$ 316	\$ 319	\$ 322		
<b>Local BRA Total</b>	\$ -	\$ -	\$ 50,643	\$ 51,149	\$ 51,661	\$ 52,177	\$ 52,699	\$ 53,226	\$ 53,758	\$ 54,296	\$ 54,839	\$ 50,643	\$ 51,149	\$ 51,661	\$ 52,177	\$ 52,699	\$ 53,226	\$ 53,758	\$ 54,296	\$ 54,839	\$ 55,387		
<b>Non-Capturable Millages</b>																							
School Debt	\$ -	\$ -	\$ 4,560	\$ 4,606	\$ 4,652	\$ 4,698	\$ 4,745	\$ 4,793	\$ 4,841	\$ 4,889	\$ 4,938	\$ 4,560	\$ 4,606	\$ 4,652	\$ 4,698	\$ 4,745	\$ 4,793	\$ 4,841	\$ 4,889	\$ 4,938	\$ 4,986		
Zoo Authority	\$ -	\$ -	\$ 277	\$ 280	\$ 283	\$ 286	\$ 288	\$ 291	\$ 294	\$ 297	\$ 300	\$ 277	\$ 280	\$ 283	\$ 286	\$ 288	\$ 291	\$ 294	\$ 297	\$ 300	\$ 303		
Art Institute	\$ -	\$ -	\$ 135	\$ 136	\$ 137	\$ 139	\$ 140	\$ 142	\$ 143	\$ 144	\$ 146	\$ 135	\$ 136	\$ 137	\$ 139	\$ 140	\$ 142	\$ 143	\$ 144	\$ 146	\$ 147		
<b>Total Non-Capturable Taxes</b>	\$ -	\$ -	\$ 4,972	\$ 5,022	\$ 5,072	\$ 5,122	\$ 5,174	\$ 5,225	\$ 5,278	\$ 5,330	\$ 5,384	\$ 4,972	\$ 5,022	\$ 5,072	\$ 5,122	\$ 5,174	\$ 5,225	\$ 5,278	\$ 5,330	\$ 5,384	\$ 5,438		
<b>Total Increase in Tax Revenues during the Plan</b>	\$ -	\$ -	\$ 101,000	\$ 101,000	\$ 101,000	\$ 101,000	\$ 101,000	\$ 101,000	\$ 101,000	\$ 101,000	\$ 101,000	\$ 101,000	\$ 101,000	\$ 101,000	\$ 101,000	\$ 101,000	\$ 101,000	\$ 101,000	\$ 101,000	\$ 101,000	\$ 101,000		



**Table 3. Reimbursement Allocation Schedule**

Legion Square Redevelopment  
31775 Grand River,  
Farmington, MI  
AKT Peerless Project No. 183477

Projected Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
School	0.0%	\$ -	\$ -	\$ -
Local	100.0%	\$ -	\$ 218,713	\$ 218,713
<b>TOTAL</b>		\$ -	\$ 218,713	\$ 218,713

Estimated Capture	
Administrative Fees	\$ 47,445
Local Revolving Fund	\$ 218,714

Estimated Total Years of Plan: 11

	Plan Year											TOTAL
	1	2	3	4	5	6	7	8	9	10	11	
Calendar Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
Total Local Incremental Revenue	\$ -	\$ -	\$ 50,643	\$ 51,149	\$ 51,661	\$ 52,177	\$ 52,693	\$ 53,209	\$ 53,726	\$ 54,242	\$ 54,758	\$ 55,274
BRA Administrative Fee (10% of BRA-Local)	\$ -	\$ -	\$ 5,064	\$ 5,115	\$ 5,166	\$ 5,218	\$ 5,270	\$ 5,323	\$ 5,376	\$ 5,430	\$ 5,484	\$ 5,538
Local TIR Available for Reimbursement	\$ -	\$ -	\$ 45,578	\$ 46,034	\$ 46,495	\$ 46,959	\$ 47,429	\$ 47,903	\$ 48,382	\$ 48,866	\$ 49,355	\$ 49,846
Total State & Local TIR Available	\$ -	\$ -	\$ 45,578	\$ 46,034	\$ 46,495	\$ 46,959	\$ 47,429	\$ 47,903	\$ 48,382	\$ 48,866	\$ 49,355	\$ 49,846
<b>DEVELOPER</b>												
Beginning Balance	\$ 218,713	\$ 218,713	\$ 173,134	\$ 127,100	\$ 80,605	\$ 33,646	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEVELOPER Reimbursement Balance	\$ 218,713	\$ 218,713	\$ 173,134	\$ 127,100	\$ 80,605	\$ 33,646	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LOCAL-ONLY Reimbursement Balance	\$ 218,713	\$ 218,713	\$ 173,134	\$ 127,100	\$ 80,605	\$ 33,646	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Eligible Activities Reimbursement	\$ -	\$ -	\$ 45,578	\$ 46,034	\$ 46,495	\$ 46,959	\$ 47,429	\$ 47,903	\$ 48,382	\$ 48,866	\$ 49,355	\$ 49,846
Interest Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local-Only TIR Reimbursement	\$ -	\$ -	\$ 45,578	\$ 46,034	\$ 46,495	\$ 46,959	\$ 47,429	\$ 47,903	\$ 48,382	\$ 48,866	\$ 49,355	\$ 49,846
Total Annual Developer Reimbursement	\$ -	\$ -	\$ 45,578	\$ 46,034	\$ 46,495	\$ 46,959	\$ 47,429	\$ 47,903	\$ 48,382	\$ 48,866	\$ 49,355	\$ 49,846
LBRF Year	0	0	0	0	0	0	1	2	3	4	5	
LBRF Deposits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,429	\$ 47,903	\$ 48,382	\$ 48,866	\$ 49,355	\$ 49,846
LOCAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,429	\$ 47,903	\$ 48,382	\$ 48,866	\$ 49,355	\$ 49,846

BROWNFIELD PLAN FOR THE  
PROPOSED LEGION SQUARE DEVELOPMENT  
31775 GRAND RIVER AVENUE  
FARMINGTON, OAKLAND COUNTY, MICHIGAN

SUBMITTED TO:

THE CITY OF FARMINGTON  
BROWNFIELD REDEVELOPMENT AUTHORITY  
23600 LIBERTY STREET  
FARMINGTON, MICHIGAN

ON BEHALF OF:

CERVI CONSTRUCTION, LLC  
12419 STARK ROAD  
LIVONIA, MICHIGAN 48150

PREPARED BY:

McDOWELL & ASSOCIATES  
21355 HATCHER AVENUE  
FERNDALE, MICHIGAN 48220  
Ph: (248) 399-2066  
Fax: (248) 399-2157  
[www.mcdowasc.com](http://www.mcdowasc.com)

JANUARY 4, 2024

Approved by BRA - \_\_\_\_\_

Approved by Farmington City Council - \_\_\_\_\_



Geotechnical, Environmental & Hydrogeological Services • Materials Testing & Inspection

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### ATTACHMENTS

Attachment A	Legal Description
Attachment B	Interlocal Agreement
Attachment C	Letter of Functional Obsolescence



## **1.0 INTRODUCTION**

In order to promote the revitalization of environmentally impacted and other eligible areas within the boundaries of Farmington, Michigan (the “City”), the City has established the Farmington Brownfield Redevelopment Authority (FBRA) pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”).

The main purpose of this Brownfield Plan is to promote the redevelopment of and investment in certain “Brownfield” properties within the City. Inclusion of property within Brownfield plans will facilitate financing of environmental response and other eligible activities at eligible properties and will also provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as “Brownfields.” By facilitating redevelopment of Brownfield properties, Brownfield plans are intended to promote economic growth for the benefit of the residents of the City and all taxing units located within and benefited by the Authority.

This Brownfield Plan is intended to be a living document, which may be modified or amended in accordance with the requirements of Act 381, as necessary to achieve the purposes of Act 381. The applicable sections of Act 381 are noted throughout the Plan for reference purposes.

This Brownfield Plan describes the project to be completed and contains information required by Section 13(2) of Act 381.

### *1.1 PROPOSED REDEVELOPMENT AND FUTURE USE OF ELIGIBLE PROPERTY*

The proposed Legion Square Development (the “Project”) is located at 31775 Grand River Avenue in the City of Farmington, Oakland County, Michigan (the “subject property”). The 1.385-acre property is situated along the Grand River corridor between Power Road and Orchard Lake Road. The subject property is currently developed with an approximate 10,000-square foot building constructed in 1945. It is located within the bounds of the Grand River Corridor Improvement Authority (the “CIA”) district with a preference for mixed-use land uses, including residential.

Cervi Construction, LLC (the “Developer”) will develop the subject property into the Legion Square Development, which will consist of four buildings with eight units each for a total of 32 units. Each proposed building has approximately 5,057-square feet of footprint and will be three-story structures with first floor garages. Underground stormwater detention is planned for the west portion of the subject property. Prior to construction, work will include demolition of the existing building. Cervi Construction anticipates being reimbursed for eligible activities with the estimated tax increment revenues generated after completion of the development.

The Legion Square Development will achieve a CIA focus area preferred developed use and put an underutilized property along the Grand River corridor into a productive use. The improved property can be expected to increase property values for other properties in its vicinity.

Demolition activities are planned for March 2024 with development and construction to follow. It is expected that eligible activities addressed in this Brownfield Plan will be completed by Summer/Fall 2024. Site development and construction activities are expected to be completed by Fall/Winter 2025.

Total private investment and development costs are expected to be \$4,750,000. A Site Rendering and Legion Square Development site plan are included as Figures 3 and 4.

A total of one new full-time and one part-time equivalent jobs will be created by the Project.

This Brownfield Plan has been prepared to qualify the subject property as eligible property in accordance with Act 381 and to identify eligible asbestos abatement and demolition costs for the existing building as well as environmental assessment related expenses incurred to date. The existing building has been determined to be functionally obsolete.

### *1.2 ELIGIBLE PROPERTY INFORMATION*

The subject property consists of approximately 1.385 acres of land located at 31775 Grand River Avenue in Farmington, Oakland County, Michigan. A Site Location Map, which shows the general location of the subject property, is included as Figure 1. The subject property is associated with parcel ID 20-23-27-476-007. The parcel and all tangible real and personal property located thereon will comprise the Eligible Property, which is referred to as the “subject property.” The subject property is located in the Grand River Corridor Improvement Authority (CIA) district. Refer to Figure 2- Eligible Property Map. A legal description is provided as Attachment A.

The subject property is in intermittent use as an American Legion Hall. Cervi Construction, LLC intends to purchase the property in January 2024. The property will be vacant by the end of February 2024. The 2023 taxable value of the parcel is \$0, the year in which the subject property was included in this Brownfield Plan.

The subject property is considered “eligible property” as defined by Act 381, Section 2, because it has been determined to be functionally obsolete by a Michigan Master Assessing Officer (MMAO) and is located in a non-core community. A Signed Affidavit for Functional Obsolescence is included as Attachment C.

## **2.0 INFORMATION REQUIRED BY SECTION 13(2) OF THE STATUTE**

### *2.1 DESCRIPTION OF COSTS TO BE PAID FOR WITH TAX INCREMENT REVENUES*

Eligible costs for the Project include environmental assessments, asbestos surveys, costs associated with the preparation of this Brownfield Plan, asbestos abatement, demolition, environmental related engineer and legal fees, and a post-asbestos abatement visit to confirm abatement of asbestos. The post-abatement visit includes costs for an additional site visit as well as additional sampling and testing in the event that suspect materials are encountered during the demolition process that are not addressed during the original abatement.

The following is a description of each activity considered eligible under the Act. Some of the activities have been completed prior to Brownfield Plan approval.

Environmental Assessment – A Phase I Environmental Site Assessment (ESA) was completed for the subject property for All Appropriate Inquiry purposes on December 15,

2022. The Phase I ESA did not identify recognized environmental conditions. A Phase I ESA Update will be required so that All Appropriate Inquiry is extended through the closing date anticipated in January 2024.

**Asbestos Surveys** – An asbestos survey was completed for the subject property on November 22, 2022. That report identified the presence of asbestos-containing floor tile, joint compound, window glazing, and caulk and presumed asbestos-containing roofing materials, each of which will require abatement by a licensed asbestos abatement contractor prior to demolition of the building.

Costs associated with environmental assessments and asbestos surveys are considered “Department Specific Pre-Approved” eligible activities under Section 13b(7) and (8) of the Act and are able to be reimbursed from a split of local and school tax increment revenues without prior approval from the Michigan Department of Environment, Great Lakes, and Energy (EGLE). See attached Table 1 and 3 for details. The utilization of only School Operating tax increment revenues for these activities is demonstrated in Table 3. If the FBRA, the Farmington City Council, or any other local governing body do not approve the utilization of School Operating tax increment revenues for the cost of Pre-Approved eligible activities identified in this plan, these costs will be reimbursed with local only tax increment revenues.

**Brownfield Plan Preparation and Implementation** – Brownfield Plan preparation and implementation costs will be reimbursed from local only tax increment revenue.

**Asbestos Abatement** – Asbestos abatement will occur during the demolition of the existing building on the subject property. Costs associated with asbestos abatement including monitoring, air clearance reports, post abatement visits, and any associated soft costs will be reimbursed from local only tax increment revenues.

**Building Demolition** – Building demolition of the existing 10,000 sq. ft building will occur on the subject property. The costs for demolition and any associated soft costs will be reimbursed from local only tax increment revenues.

**Contingency** – A contingency of 15% is included to address any unanticipated issues that could arise during redevelopment and will be applied to asbestos abatement and demolition activities only. With a property that will undergo extensive excavating activities including subsurface utility construction and footing and pavement construction, unexpected conditions could occur. Utilizing contingency in this event is anticipated to be more cost effective than attempting to investigate every possibility in advance of development. Any contingency utilized will be reimbursed from local only tax increment revenues.

Act 381 Section 13b(7) authorizes reimbursement to a Brownfield Redevelopment Authority for operating and administrative costs. The FBRA will retain an annual administrative fee of 10% of the local tax increment revenues for the duration of the plan.

Act 381 Section 8 authorizes the Brownfield Redevelopment Authority to deposit excess tax increment revenues into a Local Brownfield Revolving Fund (LBRF). The FBRA will capture the



excess tax increment revenues after the full reimbursement of Developer eligible activities, up to the statutory limits of the Act. The accompanying Table 3 shows the estimated capture of excess state and local tax increment revenues.

## 2.2 SUMMARY OF ELIGIBLE ACTIVITIES

“Eligible activities” are defined by Section 2 of Act 381. The Project’s anticipated eligible activities and their estimated costs are shown below. The eligible activities are also detailed in the accompanying Table 1.

<b>Eligible Activities</b>	<b>Estimated Cost</b>	<b>Completion Season/Year</b>
<b>EGLE Pre-Approved Activities</b>		
Phase I ESA	\$2,950	Complete
Phase I ESA Update	\$1,250	Winter 2024
Asbestos Survey	\$3,843	Complete
<i>Subtotal</i>	<i>\$8,043</i>	
<b>Eligible Activities</b>		
Asbestos Abatement	\$35,000	Spring 2024
Building Demolition	\$140,800	Summer/Fall 2024
Contingency (15%)	\$26,370	
<i>Subtotal:</i>	<i>\$202,170</i>	
Brownfield Plan Preparation	\$5,000	Complete
Brownfield Plan Implementation	\$3,500	
<i>Subtotal All Activities:</i>	<i>\$218,713</i>	
<b>Other Eligible Fees (not Developer incurred)</b>		
FBRA Administrative Fees	\$47,445	
Local Brownfield Revolving Fund Deposit	\$218,713	
<b>Total:</b>	<b>\$484,871</b>	

The Developer desires to be reimbursed for the cost of eligible activities performed which is estimated to total \$218,713 including contingency. The FBRA will capture the local and school tax increment revenues to reimburse the Developer the costs of the eligible activities completed on the subject property, pursuant to the terms of a Reimbursement Agreement with the FBRA (the “Reimbursement Agreement”) and subject to limits contained in Act 381.

Tax increment revenues will first be used to pay FBRA administrative fee, second to repay Developer eligible activities, and lastly to fund the LBRF. Total estimates for all reimbursements are described in the table above and in attached Tables 1 and 3. The amount of school tax revenues, which will be used to reimburse the costs of implementing eligible activities at this site, will be limited to the cost of eligible activities which are considered “Pre-Approved” under Act 381. It is expected that the FBRA will capture tax increment revenues for a period of 10 years from the date after project completion when tax revenues are first generated.

The costs of eligible activities are estimated and may increase or decrease depending on the nature and extent of existing environmental and site conditions of subject property and other unknown

conditions during redevelopment. The actual cost of the eligible activities encompassed by this Brownfield Plan which will qualify for reimbursement from tax increment revenues shall be governed by the terms of the Reimbursement Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and Section 2 of Act 381.

The Reimbursement Agreement and this Brownfield Plan will dictate the total cost of eligible activities for Developer reimbursement, provided that the total cost of eligible activities does not exceed the estimated costs set forth above without an amendment to this Brownfield Plan. As long as the total costs are not exceeded, line-item costs of eligible activities may be adjusted after the date this Brownfield Plan is approved by the FBRA and City Council.

### *2.3 ESTIMATE OF CAPTURED TAXABLE VALUE AND TAX INCREMENT REVENUES; ESTIMATED IMPACT OF TAX INCREMENT FINANCING ON REVENUES OF TAXING JURISDICTIONS*

The initial taxable value of this Brownfield Plan is \$0 and is based upon the 2023 assessed taxable value of the subject property. However, the initial taxable value of the plan may be adjusted due to the transfer of the property to the Developer under a purchase agreement and after 2024 property assessment is performed. Redevelopment of the subject property is expected to initially generate significant increase in taxable value estimated to total \$1,425,000 beginning in 2025 or upon the completion of the Project. The increase in taxable value is calculated to equal 30% of the Project's private investment.

The captured incremental taxable value and associated tax increment revenues will be based on the actual increased taxable value from all taxable improvements on the subject property, any personal property located on the subject property, and the actual millage rates levied by the various taxing jurisdictions during each year of the plan, as shown in attached Table 2. The actual tax increment revenues captured will be based on taxable value set through the property assessment process by the local unit of government and equalized by the County and the millage rates set each year by the taxing jurisdictions.

As the subject property is located within the Grand River Corridor Improvement Authority (the "CIA") district, the CIA has the authority to capture 100% of the local tax increment revenues other than intermediate school district taxes. It is expected that an interlocal agreement will be executed between the FBRA and the CIA which will transfer 100% of the tax increment revenues capture to the FBRA for the purposes of this plan. The estimated tax increment revenues to be captured and the impact on the taxing jurisdictions is detailed in attached Tables 2 and 3.

The total estimated cost of eligible activities and other eligible costs (including administrative fees, contingency, and LBRF deposits) to be reimbursed through the capture of tax increment revenues is projected to total \$484,871. It is expected that the FBRA will utilize the tax increment revenues from 2026 through 2034 to reimburse the Developer for eligible activities and contingencies, pay BRA administrative and operating fees and the local brownfield revolving fund (LBRF) deposits.

#### *2.4 METHOD OF FINANCING AND DESCRIPTION OF ADVANCES MADE BY THE MUNICIPALITY*

The eligible activities, including contingencies, will be paid in full by the Developer in advance of reimbursement and are not expected to exceed \$218,713. Reimbursement will be made by available tax increment revenues from school and local taxes.

The eligible activities are to be financed solely by the Developer. The FBRA will only reimburse the Developer for the actual costs of eligible activities and only from tax increment revenues generated from the subject property. No advances have been or shall be made by the City or the FBRA for the costs of eligible activities under this Brownfield Plan.

All reimbursements authorized under this Brownfield Plan shall be governed by the Reimbursement Agreement. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan are intended to authorize the FBRA to fund such reimbursements and does not obligate the FBRA, CIA, Oakland County or the City of Farmington to fund any reimbursement or to enter into the Reimbursement Agreement providing for the reimbursement of any costs for which tax increment revenues may be captured under this plan, or which are permitted to be reimbursed under this plan. The amount and source of any tax increment revenues that will be used for purposes authorized by this Brownfield Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the plan, will be provided solely under the Reimbursement Agreement contemplated by this Brownfield Plan.

#### *2.5 MAXIMUM AMOUNT OF NOTE OR BONDED INDEBTEDNESS*

The FBRA nor the City shall not incur any note or bonded indebtedness to finance the purposes of this Brownfield Plan.

Reimbursements to the Developer will be in accordance with the Reimbursement Agreement and shall not exceed the cost of eligible activities permitted under this plan.

#### *2.6 DURATION OF BROWNFIELD PLAN*

Unless otherwise agreed to in writing by the FBRA, this Brownfield Plan shall expire and no longer be valid if the Developer and the FBRA have not finalized and executed the Reimbursement Agreement within one hundred and eighty (180) days after the date this plan is approved by FBRA and City of Farmington, or such other date as the FBRA may agree to in writing.

The estimated length of this Brownfield Plan is 11 years, with 2024 as the anticipated approval year of the plan, and 2026 projected to be the year that full increase in taxable value will occur. If it is found to be necessary to add further eligible activities not currently included in this Brownfield Plan, an amendment to the plan will be necessary and may extend the length of the Brownfield Plan. However, in no event shall the duration of the plan exceed 35 years following the date of the Farmington City Council resolution approving this Brownfield Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (4) and (5) of Section 13 of Act 381 or 30 years.

The subject property will become a part of this Brownfield Plan on the date this Brownfield Plan is approved by the Farmington City Council. The date of tax capture shall commence during the year construction begins or upon the completion of the Project — as increment revenue becomes available — but the beginning date of tax capture shall not exceed five years beyond the date of the governing body resolution approving the Brownfield Plan.

#### *2.7 STATEMENT OF QUALIFYING CHARACTERISTICS AND PERSONAL PROPERTY*

On July 21, 2023, Matthew J. Schmidt, Michigan Master Assessing Officer (4) inspected the property to evaluate its functionality. His affidavit concludes, “The current condition of this former American Legion building is, in my opinion, functionally obsolete according to MCL 125.262(u) of the Brownfield Redevelopment Financing Act, as amended.”

There is a 19<sup>th</sup> Century canon displayed at the property. Plans call for it to be incorporated into future facility landscaping.

#### *2.8 ESTIMATES OF RESIDENTS AND DISPLACEMENT OF INDIVIDUALS/FAMILIES*

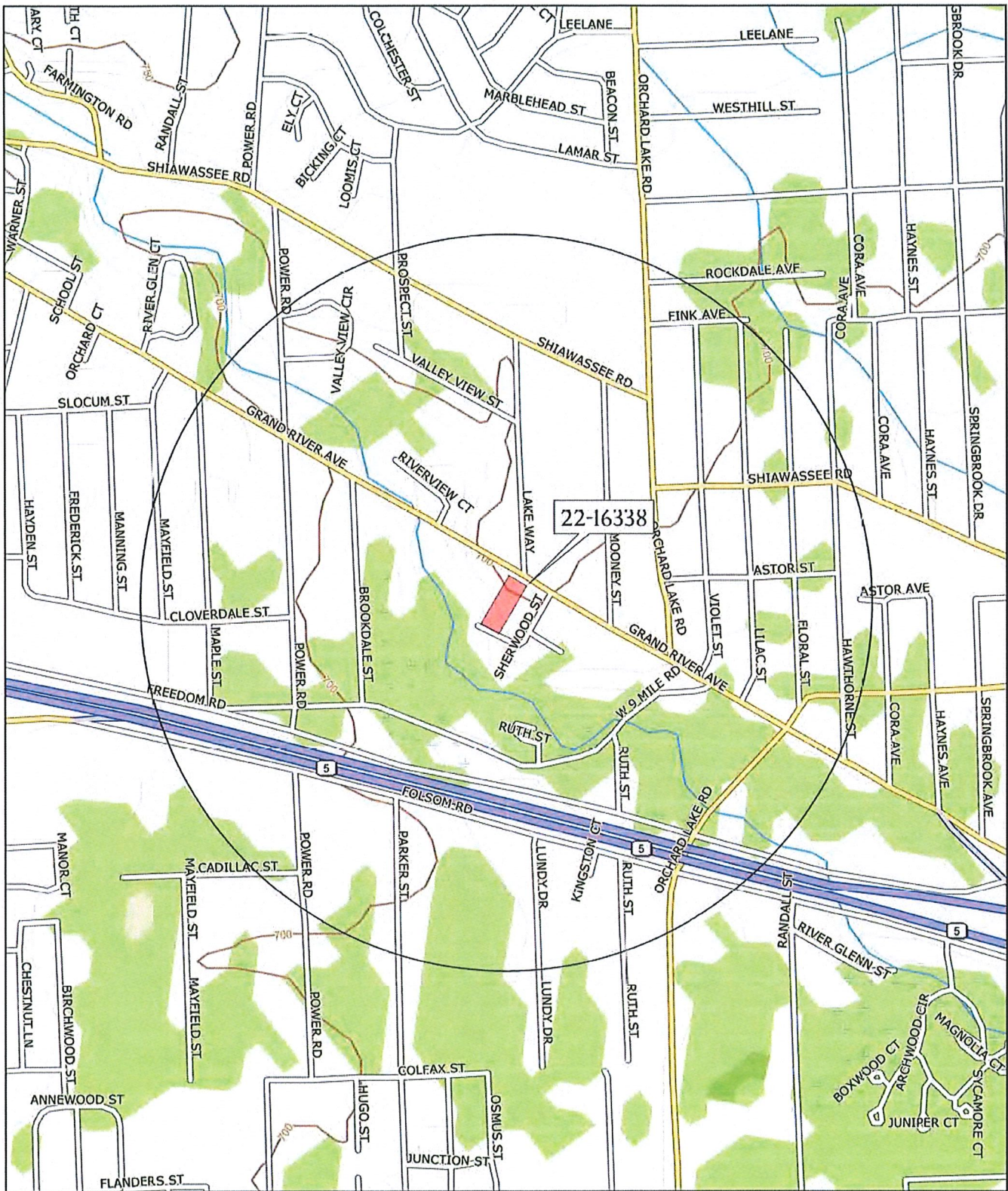
There are no persons or businesses residing on the subject property and no occupied residences will be acquired or cleared; therefore, there will be no displacement or relocation of persons or businesses under this Plan.

Figure 1

Site Location Map of Eligible Property



# SITE LOCATION MAP



Data use subject to license.  
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www.delorme.com

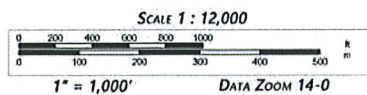


Figure 2

Eligible Property Boundary Map



Figure 3

Site Rendering(s)



FRONT ELEVATION - 6 UNIT BUILDING  
 SCALE: 3/16" = 1'-0"

3000 S. JEFFERSON ST.  
 CHARLOTTE, NC 28205



© DIMENSIONAL ARCHITECTURE  
 1000 S. JEFFERSON ST.  
 CHARLOTTE, NC 28205

Building: 1000 S. JEFFERSON ST.  
 Project: 1000 S. JEFFERSON ST.  
 Date: 01/15/10

Project: 1000 S. JEFFERSON ST.  
 Project: 1000 S. JEFFERSON ST.  
 Project: 1000 S. JEFFERSON ST.

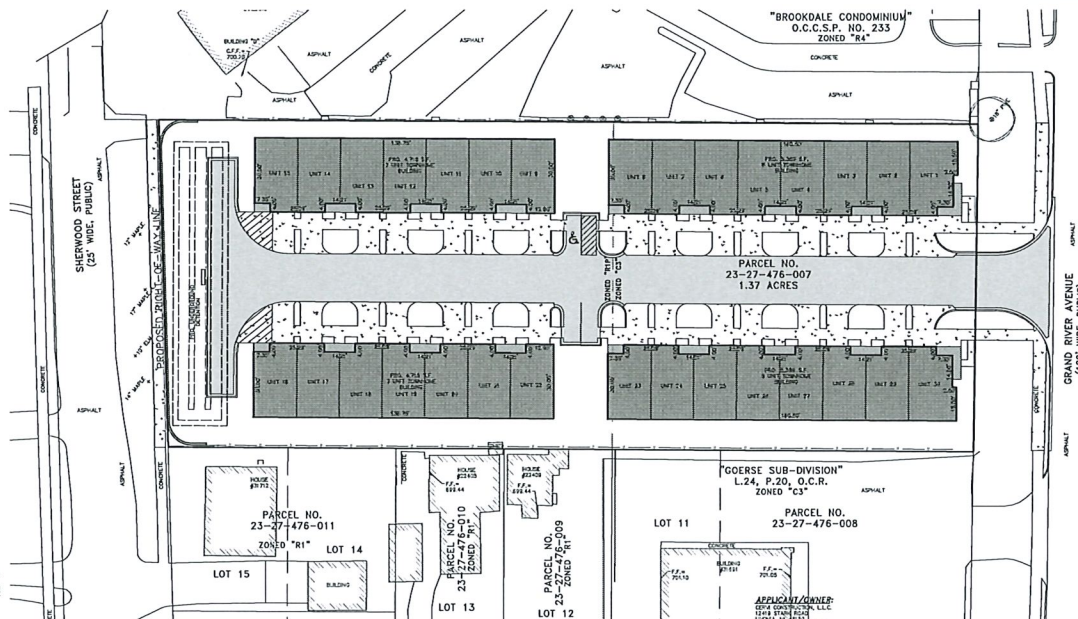
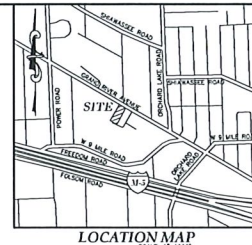
DATE: 01/15/10  
 JOB NO.: 1000 S. JEFFERSON ST.  
 SHEET NO.: A-1



Figure 4

Engineering Site Plan(s) or Site Plan(s)

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



**PROJECT NARRATIVE:**  
THIS LEGION SQUARE CONSTRUCTION IS FOR FOUR BUILDINGS FOR LEGION SQUARE TO BE PROVIDED IN THE COURSE OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER REASONS.

**NOTICE:**  
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN BY AN APPROXIMATE WAY ONLY AS DEVELOPED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDIVIDUALLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MUST BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PROTECT ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

**APPLICANT/OWNER:**  
CERYV CONSTRUCTION, L.L.C.  
1218 SHERWOOD ST  
ANN ARBOR MI 48103  
PHONE: (734) 766-2348  
CONTACT: PAUL GARY

**LANDSCAPE ARCHITECT:**  
ALPS DESIGN, LLC  
351 WEST WATKINS ST  
ANN ARBOR MI 48103  
PHONE: (734) 441-0844  
CONTACT: AL GARDNER

**SURVEYOR/ENGINEER:**  
GREENFIELD ENGINEERING, INC.  
3117 W. PARKING TRAIL  
WARREN, MI 48093  
PHONE: (586) 858-8700  
FAX: (586) 858-8700  
SERVICE: CIVIL/GEOTECH P.E.

- SHEET INDEX:**
1. COVER SHEET
  2. EXISTING & FINISH PLAN
  3. EXISTING CONDITIONS
  4. DEVELOPMENT PLAN
  5. GRADING PLAN
  6. UTILITY PLAN
  7. TRUCK TURNING PLAN
- L-1 LANDSCAPE PLAN  
L-2 LANDSCAPE DETAILS
- 1 OF 1 PHOTOMETRIC PLAN  
1 OF 2 PHOTOMETRIC PLAN



**GREENTECH**  
ENGINEERING, INC.  
CIVIL ENGINEERS & LAND SURVEYORS

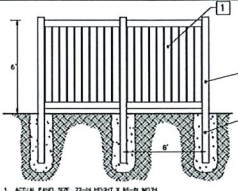
**811**  
Dig Safe Below Call Before You Dig

**COVER SHEET**

CLIENT: CERYV CONSTRUCTION, L.L.C.  
31775 GRAND RIVER AVENUE - PARCEL NO. 23-27-476-007  
ANN ARBOR, MI 48103  
SECTION 27  
OAKLAND COUNTY  
MICHIGAN

DATE: 6-17-2023  
DRAWN BY: CERY  
CHECKED BY: PFP/SLA  
SCALE: AS SHOWN  
SHEET NO. 1  
OF 1

NOT TO BE USED AS CONSTRUCTION DRAWINGS



1. ACTUAL PANEL SIZE: 72" H X 36" W X 1/2" THICK
2. 1/2" DIA. POST, 1/2" DIA. RAIL WITH 1/2" DIA. SPACING
3. CONCRETE FOOTING AT EACH POST MIN. DIAMETER 12" WITH A DEPTH OF 12" FROM FINISH GRADE. MINIMUM FOOTING BENEATH IS 4"

**FREEDOM EMBLEM SAND COLOR VINYL FLAT-TOP FENCE**  
NO SCALE

**HATCH LEGEND**

[Hatched Pattern]	CONCRETE
[Hatched Pattern]	ASPHALT
[Hatched Pattern]	PROPOSED BUILDING

**ZONING:**  
C3 GENERAL COMMERCIAL  
USE, SINGLE-FAMILY PARKING

**SETBACKS:**

FRONT:	50.00 FEET	50.00 FEET	50.00 FEET
SIDE (LEFT):	10 FEET	8 FEET	8 FEET
SIDE (RIGHT):	20 FEET	14 FEET	14 FEET
REAR:	20 FEET	35 FEET	35 FEET

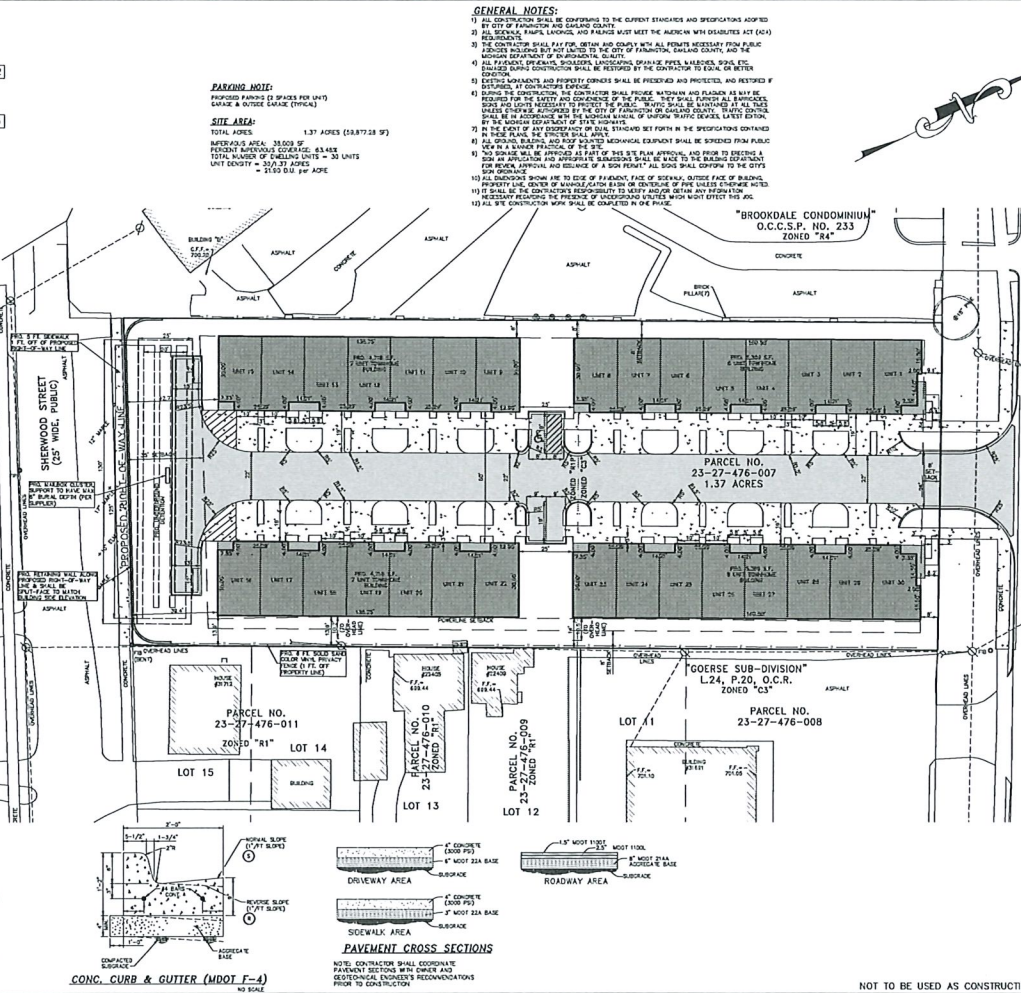
NOTE: OBJECT OR DESIGN INDIVIDUAL TO VERIFY SETBACKS WITH THE CITY OF FARMINGTON AND/OR ANY HOMEOWNERS ASSOCIATION. DISTANCE PRIOR TO DESIGN.

**LEGAL DESCRIPTION (BY OTHERS):**  
LAND SITUATED IN THE CITY OF FARMINGTON, COUNTY OF OREGON IN THE STATE OF OREGON AND DESCRIBED AS FOLLOWS:

PART OF THE SOUTHWEST 1/4 OF SECTION 27, TOWN 3 NORTH, RANGE 8 EAST, MOUNTAIN MERIDIAN AS BEING A POINT IN THE SOUTHERLY LINE OF GRAND RIVER AVENUE AS EXTENDED TO 120 FEET WHICH POINT IS NORTH 82 DEGREES 20 MINUTES WEST ALONG SAID SOUTHERLY LINE 100.00 FEET FROM THE WESTERLY LINE OF SHERWOOD AVENUE, THENCE SOUTH 37 DEGREES 01 MINUTES 20 SECONDS WEST 100.00 FEET ALONG THE WESTERLY LINE OF GOOSE SUB-DIVISION, THENCE NORTH 84 DEGREES 36 MINUTES WEST 100.00 FEET, THENCE SOUTH 27 DEGREES 24 MINUTES 00 SECONDS EAST 100.00 FEET, THENCE ALONG THE SOUTHERLY LINE OF GRAND RIVER AVENUE 100.00 FEET TO POINT OF BEGINNING, ALSO A STRIP OF LAND 50 FEET WIDE LYING NORTHEASTERLY OF AND ADJOINING ABOVE DESCRIBED PARCEL OF LAND, EXCEPT THAT PARCEL BEING OWNED BY [Name], THENCE NORTH 82 DEGREES 20 MINUTES WEST 100.00 FEET TO POINT OF BEGINNING, ALSO A STRIP OF LAND 50 FEET WIDE LYING NORTHEASTERLY OF AND ADJOINING ABOVE DESCRIBED PARCEL OF LAND, EXCEPT THAT PARCEL BEING OWNED BY [Name], THENCE SOUTH 27 DEGREES 24 MINUTES 00 SECONDS EAST 100.00 FEET TO POINT OF BEGINNING, ALSO A STRIP OF LAND 50 FEET WIDE LYING NORTHEASTERLY OF AND ADJOINING ABOVE DESCRIBED PARCEL OF LAND, EXCEPT THAT PARCEL BEING OWNED BY [Name], THENCE SOUTH 27 DEGREES 24 MINUTES 00 SECONDS EAST 100.00 FEET TO POINT OF BEGINNING.

**NOTICE:**  
CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORKERS EMPLOYED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

**NOTE:**  
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY AND SHOULD BE VERIFIED BY THE CONTRACTOR. NO GUARANTEE IS GIVEN CONCERNING THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES BEFORE CONSTRUCTION WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IN THE EVENT OF A CONFLICT AS APPLICABLE.



- GENERAL NOTES:**
- 1) ALL CONSTRUCTION SHALL BE CONFORMANT TO THE CURRENT STANDARDS AND SPECIFICATIONS ADOPTED BY THE CITY OF FARMINGTON AND OREGON COUNTY.
  - 2) ALL EXCAVATION, ERECTION, AND FINISHES SHALL MEET THE REQUIREMENTS OF OREGON LAWS (OLC) AND OREGON REGULATIONS.
  - 3) THE CONTRACTOR SHALL FURNISH FOR OBTAIN AND COMPLY WITH ALL PERMITS NECESSARY FROM PUBLIC UTILITIES, CITY OF FARMINGTON, OREGON COUNTY, AND OREGON DEPARTMENT OF TRANSPORTATION.
  - 4) ALL EXCAVATION, ERECTION, AND FINISHES SHALL BE CONFORMANT TO THE CITY OF FARMINGTON AND OREGON COUNTY.
  - 5) ALL EXCAVATION, ERECTION, AND FINISHES SHALL BE CONFORMANT TO THE CITY OF FARMINGTON AND OREGON COUNTY.
  - 6) ALL EXCAVATION, ERECTION, AND FINISHES SHALL BE CONFORMANT TO THE CITY OF FARMINGTON AND OREGON COUNTY.
  - 7) ALL EXCAVATION, ERECTION, AND FINISHES SHALL BE CONFORMANT TO THE CITY OF FARMINGTON AND OREGON COUNTY.
  - 8) ALL EXCAVATION, ERECTION, AND FINISHES SHALL BE CONFORMANT TO THE CITY OF FARMINGTON AND OREGON COUNTY.
  - 9) ALL EXCAVATION, ERECTION, AND FINISHES SHALL BE CONFORMANT TO THE CITY OF FARMINGTON AND OREGON COUNTY.
  - 10) ALL EXCAVATION, ERECTION, AND FINISHES SHALL BE CONFORMANT TO THE CITY OF FARMINGTON AND OREGON COUNTY.
  - 11) ALL EXCAVATION, ERECTION, AND FINISHES SHALL BE CONFORMANT TO THE CITY OF FARMINGTON AND OREGON COUNTY.
  - 12) ALL EXCAVATION, ERECTION, AND FINISHES SHALL BE CONFORMANT TO THE CITY OF FARMINGTON AND OREGON COUNTY.



**CONG. CURB & GUTTER (MDOT F-4)**  
NO SCALE

**PAVEMENT CROSS SECTIONS**

NOTE: CONTRACTOR SHALL COORDINATE PAVEMENT SECTIONS WITH OWNER AND OREGON ENGINEER'S RECOMMENDATIONS PRIOR TO CONSTRUCTION.

**GREENTECH ENGINEERING, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
1100 N. 10TH ST. SUITE 100  
FARMINGTON, OREGON 97031  
PHONE: (503) 888-2000 FAX: (503) 888-0001

**811**  
Excavate Before You Dig

**CLIENT:** CERVI CONSTRUCTION, L.L.C.  
**PROJECT:** DIMENSION & PAVING PLAN  
31775 GRAND RIVER AVENUE - PARCEL NO. 23-27-476-007  
SECTION 27  
CITY OF FARMINGTON, OREGON  
COUNTY OF OREGON

**DATE:** 6-17-2023  
**DRAWN BY:** CCM  
**CHECKED BY:** JPP/BA  
**SCALE:** AS SHOWN  
**FIG. NO.:** 2  
**SHEET NO.:** 23-27-476-007-001

NOT TO BE USED AS CONSTRUCTION DRAWINGS

**GREENTECH**  
ENGINEERING, INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
1000 N. WINDY HILL DRIVE  
CHICAGO, ILLINOIS 60642  
PHONE: (773) 555-2000 FAX: (773) 555-0200



**EXISTING CONDITIONS**  
CERVY CONSTRUCTION, L.L.C.  
31775 GRAND RIVER AVENUE - PARCEL NO. 23-37-478-007  
SECTION 27  
CHICAGO COUNTY  
ILLINOIS

DATE:	4-17-2023
DRAWN BY:	CDI
CHECKED BY:	CDI
DATE:	4-17-2023
SCALE:	AS SHOWN
PROJECT:	31775 GRAND RIVER AVENUE - PARCEL NO. 23-37-478-007
SECTION:	27
COUNTY:	CHICAGO
STATE:	ILLINOIS

NOT TO BE USED AS CONSTRUCTION DRAWINGS

**LEGEND**

- /P FLOOD ZONE FIVE
- /P FLOOD ZONE SIX
- /P MEASURED
- /P RECORDS
- /P EX. CONDUIT
- /P EX. GAS MAIN
- /P EX. SANITARY SEWER
- /P EX. STORM SEWER
- /P EX. WATER MAIN
- /P EX. FENCE
- /P EX. AIR CONDITIONER
- /P EX. BOLLARD
- /P EX. GATE VALVE
- /P EX. CLEANOUT
- /P EX. ELECTRIC METER
- /P EX. GAS METER
- /P EX. GAS VALVE
- /P EX. GUY WIRE
- /P EX. IRRIGATION CONTROL VALVE
- /P EX. IRRIGATION VALVE
- /P EX. POST
- /P EX. SANITARY MANHOLE
- /P EX. SOIL BORING
- /P EX. STORM MANHOLE
- /P EX. UTILITY FLAG
- /P EX. LIGHT POLE
- /P EX. UTILITY POLE
- /P EX. DECIDUOUS TREE
- /P EX. CONIFEROUS TREE

**ZONING:**

EX. GENERAL COMMERCIAL  
R1P, SINGLE-FAMILY RESIDENTIAL

**SETBACKS:**

FRONT	REAR	SIDE	STREET
15 FEET	10 FEET	5 FEET	15 FEET
20 FEET	15 FEET	10 FEET	20 FEET
25 FEET	20 FEET	15 FEET	25 FEET

\*ARCHITECT OR DESIGN INDIVIDUAL TO VERIFY SETBACKS WITH THE CITY OF CHICAGO AND/OR ANY HOMEOWNERS ASSOCIATION CONCERNING FRONT TO CURB.

**BENCHMARKS:**

TOP OF ARROW ON MARGENT ON THE WEST SIDE OF GRAND RIVER AVENUE NEAR THE SOUTHERLY SIDE OF THE NORTHEAST CORNER OF ENTRANCE TO BROADWAY CONCOURSE, APPROXIMATELY 147 FEET FROM THE NORTHWEST CORNER OF 3175 GRAND RIVER AVENUE. ELEVATION: 706.53 NAVD83

TOP OF ARROW ON MARGENT AT THE NORTHWEST CORNER OF THE INTERSECTION OF GRAND RIVER AVENUE & BROADWAY STREET. ELEVATION: 704.71 NAVD83

**SURVEY NOTES:**

1. ALL SURVEYING AND MEASUREMENTS PER CHICAGO TITLE INSURANCE COMPANY, COUNTY OF CHICAGO, DATED DECEMBER 16, 2022.

2. A METEOR AND TREE SURVEY WERE NOT PERFORMED AS PART OF THIS SURVEY.

**LEGAL DESCRIPTION (BY OTHERS):**

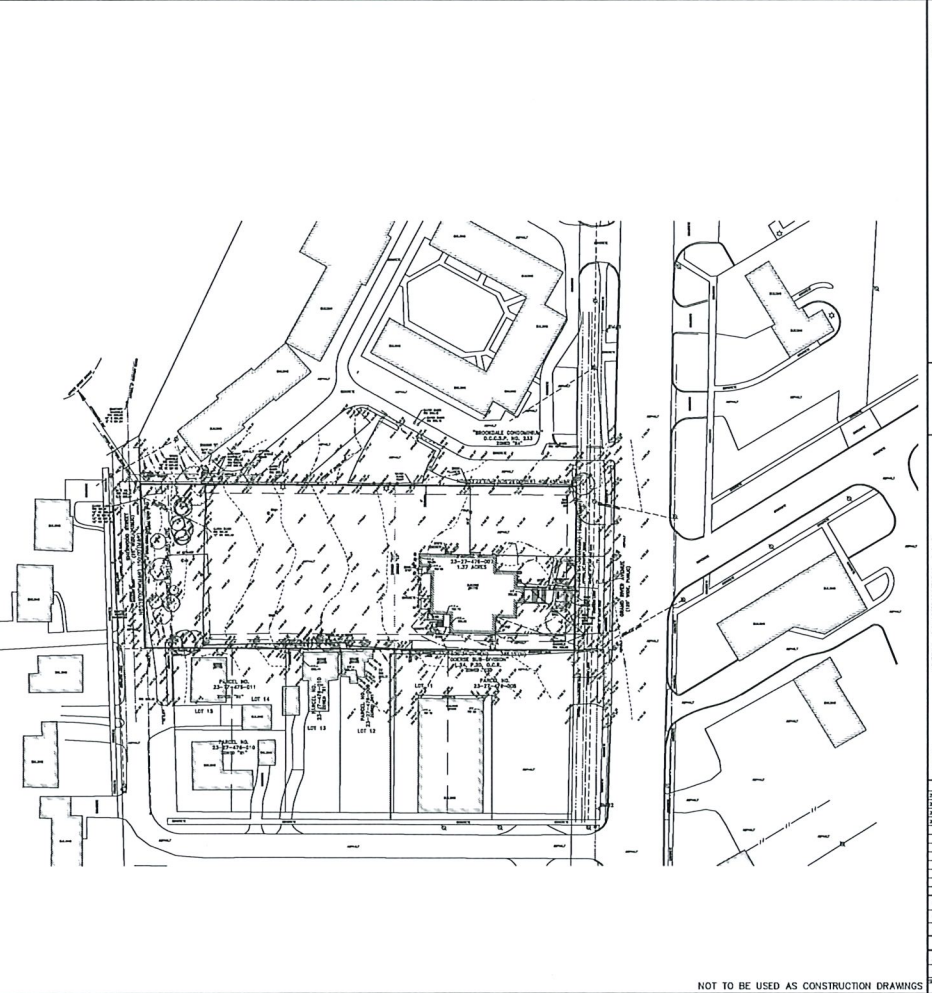
PART OF THE SOUTHWEST 1/4 OF SECTION 27, TOWN 1 NORTH, RANGE 8 EAST, MONROE TOWNSHIP, DECATUR COUNTY, ILLINOIS, BEING A PORTION OF GRAND RIVER AVENUE AS DESCRIBED IN DEEDS 23-37-478-007, 23-37-478-008, 23-37-478-009, 23-37-478-010, 23-37-478-011, 23-37-478-012, 23-37-478-013, 23-37-478-014, 23-37-478-015, 23-37-478-016, 23-37-478-017, 23-37-478-018, 23-37-478-019, 23-37-478-020, 23-37-478-021, 23-37-478-022, 23-37-478-023, 23-37-478-024, 23-37-478-025, 23-37-478-026, 23-37-478-027, 23-37-478-028, 23-37-478-029, 23-37-478-030, 23-37-478-031, 23-37-478-032, 23-37-478-033, 23-37-478-034, 23-37-478-035, 23-37-478-036, 23-37-478-037, 23-37-478-038, 23-37-478-039, 23-37-478-040, 23-37-478-041, 23-37-478-042, 23-37-478-043, 23-37-478-044, 23-37-478-045, 23-37-478-046, 23-37-478-047, 23-37-478-048, 23-37-478-049, 23-37-478-050, 23-37-478-051, 23-37-478-052, 23-37-478-053, 23-37-478-054, 23-37-478-055, 23-37-478-056, 23-37-478-057, 23-37-478-058, 23-37-478-059, 23-37-478-060, 23-37-478-061, 23-37-478-062, 23-37-478-063, 23-37-478-064, 23-37-478-065, 23-37-478-066, 23-37-478-067, 23-37-478-068, 23-37-478-069, 23-37-478-070, 23-37-478-071, 23-37-478-072, 23-37-478-073, 23-37-478-074, 23-37-478-075, 23-37-478-076, 23-37-478-077, 23-37-478-078, 23-37-478-079, 23-37-478-080, 23-37-478-081, 23-37-478-082, 23-37-478-083, 23-37-478-084, 23-37-478-085, 23-37-478-086, 23-37-478-087, 23-37-478-088, 23-37-478-089, 23-37-478-090, 23-37-478-091, 23-37-478-092, 23-37-478-093, 23-37-478-094, 23-37-478-095, 23-37-478-096, 23-37-478-097, 23-37-478-098, 23-37-478-099, 23-37-478-100.

**FLOOD HAZARD STATEMENT:**

THIS PROPERTY IS LOCATED WITHIN A FEMA DESIGNATED ZONE "X" FLOOD HAZARD AREA AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FOR MONROE TOWNSHIP, DECATUR COUNTY, ILLINOIS, BEING A PORTION OF GRAND RIVER AVENUE AS DESCRIBED IN DEEDS 23-37-478-007, 23-37-478-008, 23-37-478-009, 23-37-478-010, 23-37-478-011, 23-37-478-012, 23-37-478-013, 23-37-478-014, 23-37-478-015, 23-37-478-016, 23-37-478-017, 23-37-478-018, 23-37-478-019, 23-37-478-020, 23-37-478-021, 23-37-478-022, 23-37-478-023, 23-37-478-024, 23-37-478-025, 23-37-478-026, 23-37-478-027, 23-37-478-028, 23-37-478-029, 23-37-478-030, 23-37-478-031, 23-37-478-032, 23-37-478-033, 23-37-478-034, 23-37-478-035, 23-37-478-036, 23-37-478-037, 23-37-478-038, 23-37-478-039, 23-37-478-040, 23-37-478-041, 23-37-478-042, 23-37-478-043, 23-37-478-044, 23-37-478-045, 23-37-478-046, 23-37-478-047, 23-37-478-048, 23-37-478-049, 23-37-478-050, 23-37-478-051, 23-37-478-052, 23-37-478-053, 23-37-478-054, 23-37-478-055, 23-37-478-056, 23-37-478-057, 23-37-478-058, 23-37-478-059, 23-37-478-060, 23-37-478-061, 23-37-478-062, 23-37-478-063, 23-37-478-064, 23-37-478-065, 23-37-478-066, 23-37-478-067, 23-37-478-068, 23-37-478-069, 23-37-478-070, 23-37-478-071, 23-37-478-072, 23-37-478-073, 23-37-478-074, 23-37-478-075, 23-37-478-076, 23-37-478-077, 23-37-478-078, 23-37-478-079, 23-37-478-080, 23-37-478-081, 23-37-478-082, 23-37-478-083, 23-37-478-084, 23-37-478-085, 23-37-478-086, 23-37-478-087, 23-37-478-088, 23-37-478-089, 23-37-478-090, 23-37-478-091, 23-37-478-092, 23-37-478-093, 23-37-478-094, 23-37-478-095, 23-37-478-096, 23-37-478-097, 23-37-478-098, 23-37-478-099, 23-37-478-100.

**NOTICE:**

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDIVIDUALLY VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES BEFORE CONSTRUCTION WORK, AND SHALL 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. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.





- LEGEND**
- FOUND HIGH PILE
  - FOUND HIGH BAY
  - (H) RECORD
  - EX. CONDUIT
  - EX. GAS MAIN
  - EX. CROSSLINK LINES
  - EX. SANITARY SEWER
  - EX. FIBER OPTIC
  - EX. WATER MAIN
  - EX. FENCE
  - EX. AIR CONDITIONER
  - EX. FOUNDATION
  - EX. CONCRETE
  - EX. END SECTION
  - EX. ELECTRICAL METER
  - EX. GAS METER
  - EX. GAS VALVE
  - EX. OUT AND/OR
  - EX. IRRIGATION CONTROL VALVE
  - EX. IRRIGATION MAIN
  - EX. POST
  - EX. SANITARY MANHOLE
  - EX. SOIL BORING
  - EX. STORM MANHOLE
  - EX. UTILITY FLAG
  - EX. UTILITY PIPE
  - EX. UTILITY PILE
  - EX. SEWERAGE TREE
  - EX. CONVENTIONAL TREE



**GENERAL CONSTRUCTION NOTES:**

1. ALL WORK TO BE ACCOMPLISHED IN STRICT ACCORDANCE WITH ALL CITY, COUNTY AND STATE REGULATIONS.
2. WHEN THE SUBJECT PROPERTY IS ADJACENT TO AN EXISTING ROAD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE ROAD THROUGHOUT THE CONSTRUCTION OF THE WORK PROJECT.
3. ALL NEIGHBORS TO BE REMOVED SHALL BE DONE SO AS PART OF THE CONTRACT FOR GENERAL CONSTRUCTION.
4. FENCE AND SIGNAGE OF ANY PROPERTY, SERVICE, CORPUS AND ADDRESS REMAINING FROM THE WORK AREA IN AN APPROVED BY THE LOCALITY.
5. THE CONTRACTOR SHALL REMOVE ALL ITEMS FROM HIS EXISTING AND EXPOSURE OF HIS EXISTING MATERIAL TO BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL POST SIGNS AND PAINT POINTS AS REQUIRED.
6. THE CONTRACTOR SHALL NOT REMOVE ALL ITEMS FROM THE SITE OR SURROUNDING STREETS AND PROPERTIES. THE CONTRACTOR SHALL MAINTAIN ALL ITEMS AND UTILITIES TO BE REMOVED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN ALL ITEMS AND UTILITIES TO BE REMOVED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN ALL ITEMS AND UTILITIES TO BE REMOVED PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL REMOVE ALL ITEMS FROM HIS EXISTING AND EXPOSURE OF HIS EXISTING MATERIAL TO BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL POST SIGNS AND PAINT POINTS AS REQUIRED.
8. FOR ALL ITEMS NOT TO BE REMOVED - REMOVE NOT ONLY THE ABOVE SCHEDULED ITEMS, BUT ALL UNDERGROUND UTILITIES AS WELL AS ITEMS NOT NECESSARILY LISTED TO FOUNDATIONS, OFFICE FLOOR, TREE ROOTS, OLD PILES, ETC.
9. BACK FILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK TO MEET THE REQUIREMENTS FOR FILL OUTLINED IN THE SECTIONAL REPORT.
10. THE CONTRACTOR SHALL PROTECT ALL NEIGHBORS AND PROPERTIES DURING CONSTRUCTION. ANY DAMAGE TO NEIGHBORS SHALL BE IMMEDIATELY REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.

**GENERAL CONSTRUCTION NOTES (CONTINUED):**

11. THE CONTRACTOR SHALL REMOVE ANY UTILITY STRUCTURE, PILES, PAINT, CORPUS, SIGNAGE OR LAMINATED AREAS REMAINING FROM DEMOLITION TO THEIR ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER.
12. ALL MATERIAL TO BE REMOVED, WHETHER SPECIFICALLY NOTED IN THE PLANS OR NOT, SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND DEPOSITED OFF-SITE IN A LEGAL MANNER AND ON-SITE OR OFF-SITE SHALL BE ALLOWED TO CONTRACTOR.
13. ESTABLISHING OF DEMOLITION AND CONSTRUCTION IS TO BE COORDINATED WITH THE OWNER AND THE CONTRACTOR PRIOR TO CONSTRUCTION.
14. SPECIFIC DEMOLITION ITEMS HAVE BEEN LOCATED ON THE PLANS AS A GUIDE TO THE GENERAL SCOPE OF THE WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL ITEMS TO BE REMOVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCY PRIOR TO CONSTRUCTION.
15. REMOVE ALL UTILITIES EXPOSED FOR REMOVAL ACCORDING TO THE DEMOLITION PLAN. THIS INCLUDES FOUNDATIONS, UNDERGROUND UTILITIES, CONCRETE, CURB, PILES, ETC.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN WORKING, SPILLAGE, REMOVAL OF DEBRIS AND OTHER NEIGHBORS. THE CONTRACTOR SHALL MAINTAIN ALL ITEMS AND UTILITIES TO BE REMOVED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN ALL ITEMS AND UTILITIES TO BE REMOVED PRIOR TO CONSTRUCTION.
17. DECIDES TO PROTECT THE WORK AREA AND SAFETY AROUND THE PROJECT AT ALL TIMES AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCY PRIOR TO CONSTRUCTION.
18. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES TO COORDINATE ALL UTILITY WORK.

**BENCHMARKS:**

TOP OF IRON PIN IN STAKE ON THE WEST SIDE OF GRAND RIVER AVENUE NEAR THE SOUTHWEST CORNER OF THE NORTHERLY ENTRANCE TO BROOKDALE CONDOMINIUM APPROXIMATELY 140' FROM THE NORTHWEST CORNER OF 3175 GRAND RIVER AVENUE. ELEVATION: 706.58 NAVD83.

**SURVEY NOTES:**

1. THERE ARE NO EXISTING EASEMENTS FOR CHICAGO TITLE INSURANCE COMPANY, COMPANY NO. 23112305-C, DATED DECEMBER 16, 2022.

**LEGAL DESCRIPTION (BY OTHERS):**

LAND SITUATED IN THE CITY OF FARMINGTON, COUNTY OF CHICAGO IN THE STATE OF ILLINOIS AND DESCRIBED AS FOLLOWS:

PART OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 8 EAST, MONROE DESCRIBED ALL BEGINNING AT A POINT IN THE SOUTHERLY LINE OF GRAND RIVER AVENUE AS MEASURED TO 100 FEET HIGH POINT IN NORTH BY COURSE—MINUTES WEST ALONG SAID SOUTHERLY LINE 100.00 FEET FROM THE WESTERLY LINE OF GRAND RIVER AVENUE, THENCE SOUTH 27 DEGREES 48 MINUTES 24 SECONDS EAST 100.00 FEET, THENCE NORTH 27 DEGREES 48 MINUTES 24 SECONDS EAST 100.00 FEET, THENCE SOUTH 27 DEGREES 48 MINUTES 24 SECONDS WEST 100.00 FEET, THENCE SOUTH 27 DEGREES 48 MINUTES 24 SECONDS WEST 100.00 FEET TO POINT OF BEGINNING. ALSO A STRIP OF LAND 50 FEET WIDE ALONG THE SOUTHERLY LINE OF GRAND RIVER AVENUE, THENCE SOUTH 27 DEGREES 48 MINUTES 24 SECONDS WEST 100.00 FEET, THENCE SOUTH 27 DEGREES 48 MINUTES 24 SECONDS WEST 100.00 FEET TO POINT OF BEGINNING. ALSO A STRIP OF LAND 50 FEET WIDE ALONG THE SOUTHERLY LINE OF GRAND RIVER AVENUE, THENCE SOUTH 27 DEGREES 48 MINUTES 24 SECONDS WEST 100.00 FEET, THENCE SOUTH 27 DEGREES 48 MINUTES 24 SECONDS WEST 100.00 FEET TO POINT OF BEGINNING.

**FLOOD HAZARD STATEMENT:**

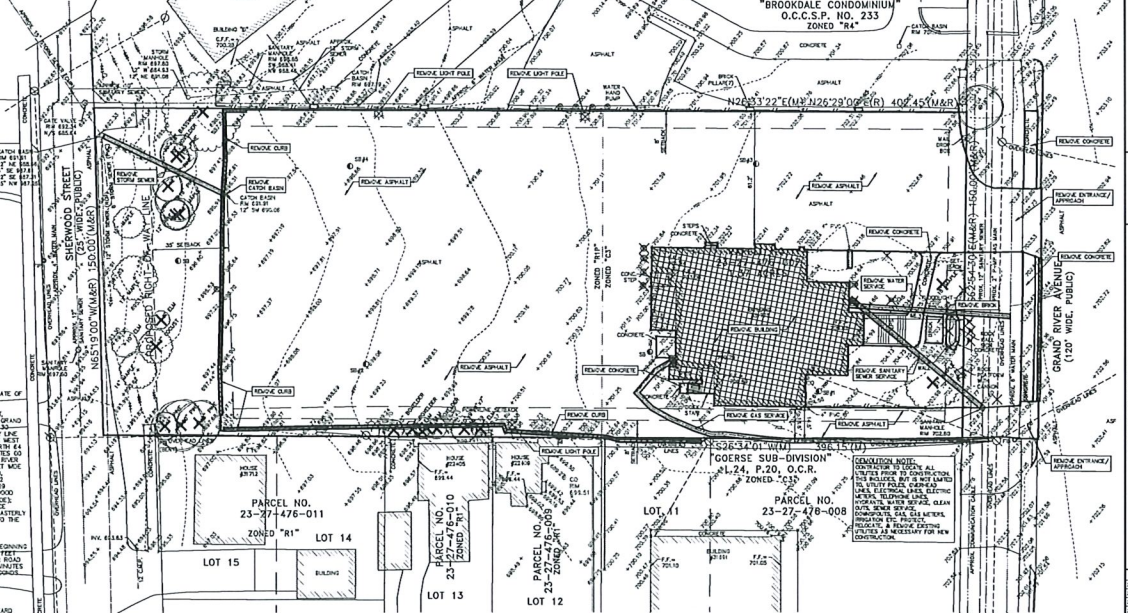
THIS PROPERTY IS LOCATED WITHIN A FEMA DESIGNATED ZONE "X" FLOOD HAZARD AREA AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FOR NONFLOOD FLOOD INSURANCE RATE MAP (FIRM) 181202002C OF COMMUNITY NO. 20070 - CITY OF FARMINGTON, ILL. WITH AN EFFECTIVE DATE OF DECEMBER 23, 2022. THIS STATEMENT IS BASED ON THE RESULTS OF VISUAL INSPECTION OF THE ABOVE RELEVANT MAP AND PARCEL, WHICH IS THE CURRENT MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS LOCATED. "X" INDICATES AREAS DETERMINED TO BE OUTSIDE OF THE 1% ANNUAL CHANCE FLOODPLAIN.

**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 AT THE WORK OF PERSONS EMPLOYED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

**NOTE:**

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON AN APPROXIMATE WAY ONLY AS DETERMINED BY PUBLIC UTILITY COMPANIES AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF LOCATION OR DEPTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES TO BE REMOVED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN ALL ITEMS AND UTILITIES TO BE REMOVED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN ALL ITEMS AND UTILITIES TO BE REMOVED PRIOR TO CONSTRUCTION.



**SANITARY WATER REMOVAL NOTE:**

CONTRACTOR TO DISCONNECT ALL SANITARY SEWER AND WATER MAIN CONNECTIONS FOR THE CITY OF FARMINGTON REQUIREMENTS.

**UTILITY REMOVAL NOTE:**

CONTRACTOR TO MAINTAIN FULL COORDINATION WITH FRANCHISE UTILITY COMPANIES TO BEGIN THE PROCESS OF REMOVING AND/OR RELOCATING FRANCHISE UTILITY LINES AND PIPES.

**DEMOLITION LEGEND:**

ITEM TO BE DEMOLISHED	✗
TO BE DEMOLISHED	⊗
TO BE REMOVED	⊙
FRAGMENT TO BE REMOVED	⊖
RECONSTRUCTIVE REMOVAL	⊕
UTILITY REMOVAL	⊘

**GREENTECH**  
ENGINEERING, INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
11411 S. WILSON AVENUE, SUITE 100  
CHICAGO, ILLINOIS 60648  
TEL: 773.334.8800 FAX: 773.334.8801

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**DEMOLITION PLAN**  
31775 GRAND RIVER AVENUE - PARCEL NO. 23-27-476-007  
FARMINGTON, ILLINOIS 62521  
CHICAGO COUNTY, ILLINOIS

CLIENT: CERVI CONSTRUCTION, L.L.C.  
DATE: 6-17-2023  
DRAWN BY: CER  
CHECKED BY: JPP/JAL  
SCALE: AS SHOWN  
PROJECT NO.: 23-27-476-007  
SHEET NO.: 4

NOT TO BE USED AS CONSTRUCTION DRAWINGS

- LEGEND**
- FOUNDED PIPE
  - FOUNDED NON-BAF
  - MEASUREMENT
  - RECORD
  - EX. GROUND
  - EX. GROUND LINES
  - EX. SANITARY SEWER
  - EX. STORM SEWER
  - EX. WATER MAIN
  - EX. AIR CONDITIONER
  - EX. GAS MAIN
  - EX. GAS METER
  - EX. DATE VALVE
  - EX. BUTY INSULATOR
  - EX. IRRIGATION CONTROL VALVE
  - EX. IRRIGATION VALVE
  - EX. POST
  - EX. SANITARY MANHOLE
  - EX. SOIL BORING
  - EX. STORM MANHOLE
  - EX. UTILITY FLAG
  - EX. LIGHT POLE
  - EX. UTILITY POLE
  - EX. DECIDUOUS TREE
  - EX. CONIFEROUS TREE
  - PRO. STORM SHOWER
  - PRO. SANITARY LEAD
  - PRO. WATER LEAD
  - PRO. PILE
  - PRO. CONCRETE
  - PRO. MANHOLE
  - PRO. CLEAN OUT
  - PRO. RETAINING WALL
  - PRO. PROTECTION FENCE

- HATCH LEGEND**
- CONCRETE
  - ASPHALT
  - PROPOSED BUILDING
  - EXISTING BUILDING

- BENCHMARKS:**
- TOP OF IRON ON HIGHWAY ON THE WEST SIDE OF GRAND RIVER AVENUE NEAR THE SOUTHWEST CORNER OF THE SOUTHWEST CORNER OF 3775 GRAND RIVER AVENUE. ELEVATION: 705.83 NAVD83
  - TOP OF IRON ON HIGHWAY AT THE NORTHEAST CORNER OF THE INTERSECTION OF GRAND RIVER AVENUE & SHIPWORTH STREET. ELEVATION: 704.71 NAVD83

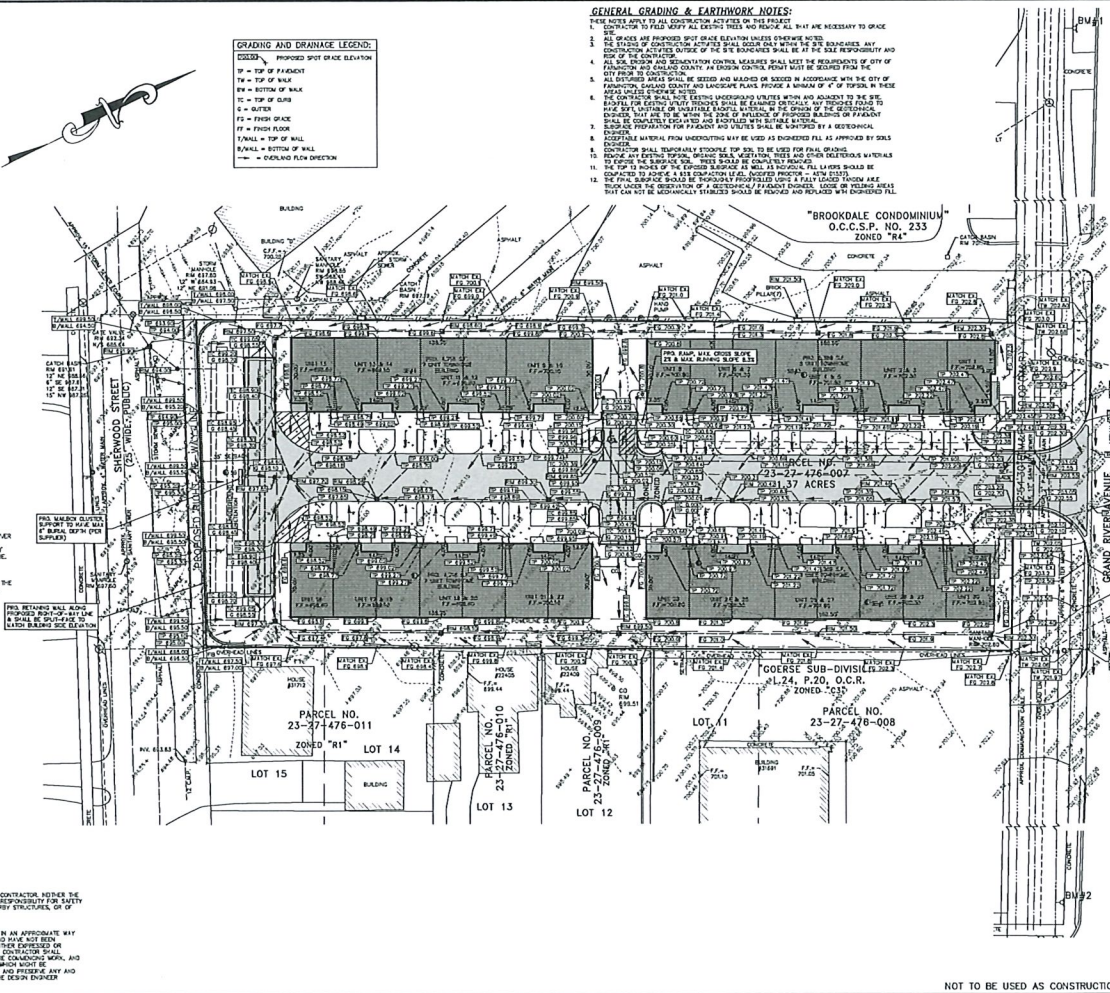
- DEAD BENCHMARK NOTE:**  
ALL UTILITIES UNDER PARCELS ON WHICH THE TOP OF IRON ON HIGHWAY FOR WHICH THE TOP OF IRON ON HIGHWAY OF PARCELS SHALL BE THE BENCHMARK SHALL BE COMPARED TO THE BENCHMARK (DIN 15127)

- EARTHWORK BILLINGS NOTE:**  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ADJACENT PROPERTY OWNERS OF ANY EARTHWORK TO BE PERFORMED IN ADVANCE OF THE COMMENCEMENT OF ANY EARTHWORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ADJACENT PROPERTY OWNERS OF ANY EARTHWORK TO BE PERFORMED IN ADVANCE OF THE COMMENCEMENT OF ANY EARTHWORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ADJACENT PROPERTY OWNERS OF ANY EARTHWORK TO BE PERFORMED IN ADVANCE OF THE COMMENCEMENT OF ANY EARTHWORK.

- NOTICE:**  
CONTRACTOR'S 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 OR PERSONS ENGAGED IN THE WORK OF ANY RELATED STRUCTURES, OR OF ANY OTHER PERSONS.
- NOTE:**  
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER AS DETERMINED BY AVAILABLE UTILITY RECORDS AND FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED BY THE CONTRACTOR OR HIS EMPLOYEES, AGENTS, CONTRACTORS AND SUBCONTRACTORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

- GRADING AND DRAINAGE LEGEND:**
- PROPOSED SPOT GRADE ELEVATION
  - SP = TOP OF PAVEMENT
  - TM = TOP OF MOUND
  - BM = BOTTOM OF MOUND
  - TC = TOP OF CURB
  - IC = INLET
  - FS = FINISH GRADE
  - TF = FINISH FLOOR
  - FWALL = TOP OF WALL
  - FWALL = BOTTOM OF WALL
  - FWALL = FINISH FLOOR

- GENERAL GRADING & EARTHWORK NOTES:**
- THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
  - CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES AND REMOVE ALL THAT ARE NECESSARY TO GRADE.
  - ALL SPACES ARE PROPOSED SPOT GRADE ELEVATION UNLESS OTHERWISE NOTED.
  - THE LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR. ANY DISCREPANCY SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF FARMINGTON AND THE STATE OF CONNECTICUT.
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FAX: (860) 426-8801  
WWW.GREENTECH-CT.COM

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CERY CONSTRUCTION, L.L.C.  
**GRADING PLAN**  
3775 GRAND RIVER AVENUE, PARCEL NO. 23-27-476-007  
FARMINGTON, CT 06030  
SECTION 24, P. 20, O.C.R.  
ZONED 'R4'

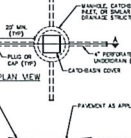
DATE: 6-17-2023  
DRAWN BY: CEN  
CHECKED BY: JFD/DA  
5  
NOT TO BE USED AS CONSTRUCTION DRAWINGS



- LEGEND**
- /○ FOUND IRON PIPE
  - /○ FOUND IRON BAR
  - (M) MEASURED
  - (N) RECORD
  - EX CONDUIT
  - EX GAS MAIN
  - EX SANITARY SEWER
  - EX STORM SEWER
  - EX WALL
  - EX WATER MAIN
  - EX FENCE
  - EX AIR CONDITONER
  - EX BELLOWS
  - EX CATCH BASIN
  - EX CLEANOUT
  - EX ELECTRIC METER
  - EX FLOOR FRASE
  - EX GAS METER
  - EX GATE VALVE
  - EX GUY AND/OR
  - EX IRRIGATION CONTROL VALVE
  - EX IRRIGATION VALVE
  - EX POPE
  - EX SANITARY MANHOLE
  - EX SOL BOND
  - EX STORM MANHOLE
  - EX UTILITY FLAG
  - EX LIGHT POLE
  - EX UTILITY POLE
  - EX SEEDLING TREE
  - EX CONSERVATIVE TREE
  - PRO STORM SEWER
  - PRO SANITARY LEAD
  - PRO WATER LEAD
  - PRO PILE
  - PRO CATCH BASIN
  - PRO MANHOLE
  - PRO CLEAN OUT
  - PRO RETAINING WALL

- HATCH LEGEND**
- CONCRETE
  - ASPHALT
  - PROPOSED BUILDING
  - EXISTING BUILDING

**BENCHMARKS:**  
 BM1: TOP OF IRON ON INCHGANT ON THE WEST SIDE OF GRAND RIVER AVENUE...  
 BM2: TOP OF IRON ON INCHGANT ON THE SOUTHWEST CORNER OF THE INTERSECTION OF GRAND RIVER AVENUE & SHEPHERD STREET...



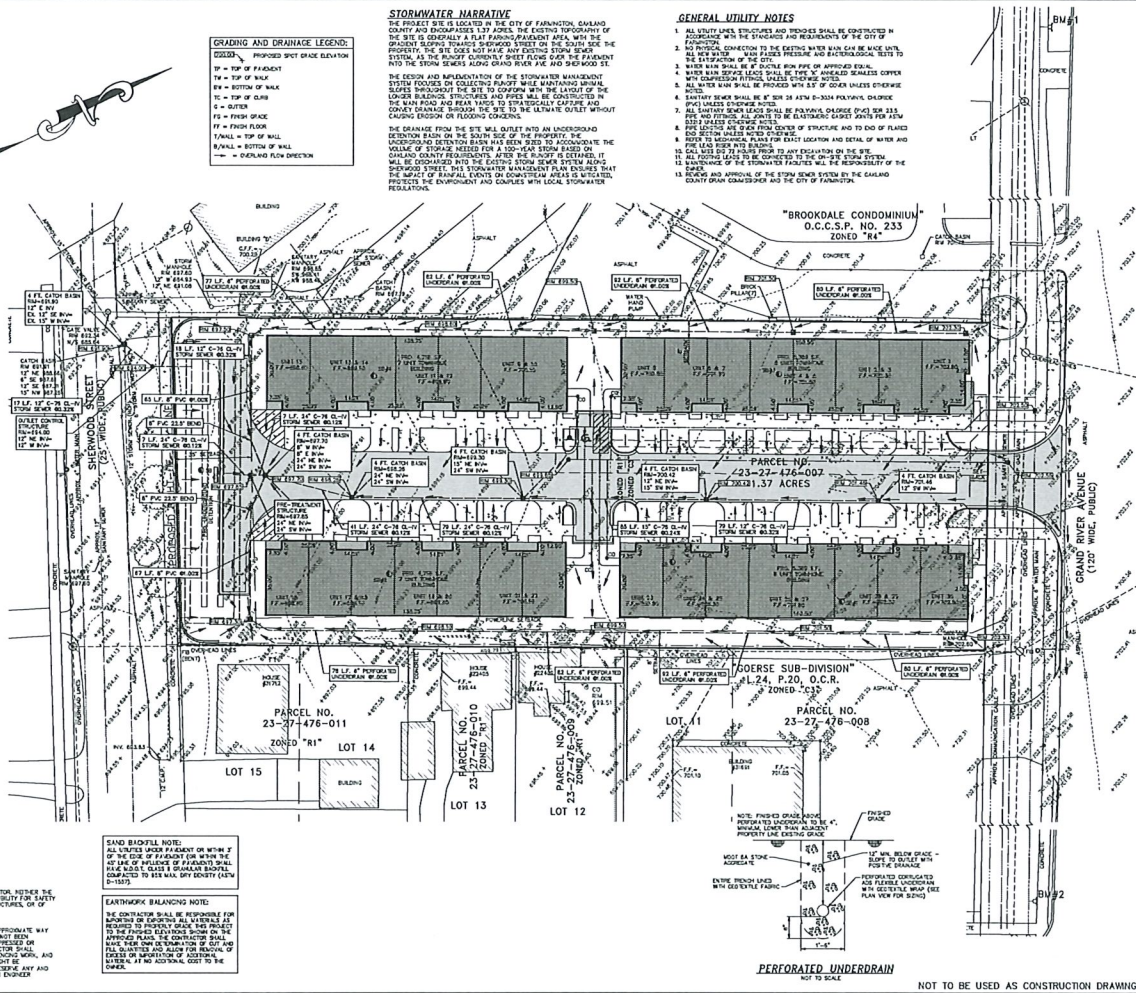
**TYP. CATCH BASIN UNDERDRAIN**

**NOTICE:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORKERS...  
**NOTE:** THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY...  
**NOTE:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORKERS...

- GRADING AND DRAINAGE LEGEND:**
- PROPOSED SPOT GRADE ELEVATION
  - SP = TOP OF PAVEMENT
  - TM = TOP OF MALK
  - BM = BOTTOM OF MALK
  - TS = TOP OF CURB
  - G = GUTTER
  - FS = FRESH GRADE
  - FF = FRESH FLOOR
  - T/WALL = TOP OF WALL
  - B/WALL = BOTTOM OF WALL
  - = DRAINAGE FLOW DIRECTION

**STORMWATER NARRATIVE**  
 THE PROJECT SITE IS LOCATED IN THE CITY OF FARMINGTON, CALHOUN COUNTY AND ENCOMPASSES 1.37 ACRES...  
 THE DESIGN AND IMPLEMENTATION OF THE STORMWATER MANAGEMENT SYSTEM FOCUSES ON COLLECTING RUNOFF FROM EXISTING IMPAVED SURFACES...  
 THE DRAINAGE FROM THE SITE WILL BE COLLECTED INTO AN UNDERGROUND DETENTION BASIN ON THE SOUTH SIDE OF THE PROPERTY...

**GENERAL UTILITY NOTES**  
 1. ALL UTILITY LINES, STRUCTURES AND DEVICES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE CITY OF FARMINGTON...  
 2. ALL UTILITY CONNECTIONS TO THE EXISTING WATER MAIN CAN BE MADE WITH ALL NEW STEEL...  
 3. ALL UTILITY CONNECTIONS TO THE EXISTING SANITARY SEWER CAN BE MADE WITH ALL NEW STEEL...  
 4. WATER MAIN SERVICE LINES SHALL BE 12" OF GALVANIZED STEEL PIPE WITH CONCRETE FLEXIBLE JOINTS...  
 5. ALL WATER MAIN SHALL BE PROVIDED WITH 2" OF COVER UNLESS OTHERWISE SPECIFIED...  
 6. SANITARY SEWER SERVICE LINES SHALL BE 12" OF GALVANIZED STEEL PIPE WITH CONCRETE FLEXIBLE JOINTS...  
 7. ALL SANITARY SEWER SERVICE LINES SHALL BE PROVIDED WITH 18" OF COVER UNLESS OTHERWISE SPECIFIED...  
 8. ALL UTILITY CONNECTIONS TO THE EXISTING WATER MAIN SHALL BE MADE WITH ALL NEW STEEL...  
 9. ALL UTILITY CONNECTIONS TO THE EXISTING SANITARY SEWER SHALL BE MADE WITH ALL NEW STEEL...  
 10. CALL LOTS OF 24 HOURS PRIOR TO ANY EXCAVATION ON THE SITE...  
 11. ALL EXCAVATIONS SHALL BE PROTECTED TO THE DEPTH OF THE SYSTEM...  
 12. LANDSCAPING OF THE STORMWATER FACILITIES WILL BE THE RESPONSIBILITY OF THE OWNER...  
 13. REVIEW AND APPROVAL OF THE STORM SEWER SYSTEM BY THE CALHOUN COUNTY GRAY COMMISSIONER AND THE CITY OF FARMINGTON.



**PERFORATED UNDERDRAIN**  
 NOT TO SCALE

NOT TO BE USED AS CONSTRUCTION DRAWINGS

**GREENTECH ENGINEERING, INC.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 811 Green Tech Drive  
 Farmington, MS 38646  
 Phone: (662) 898-2888 Fax: (662) 898-4901

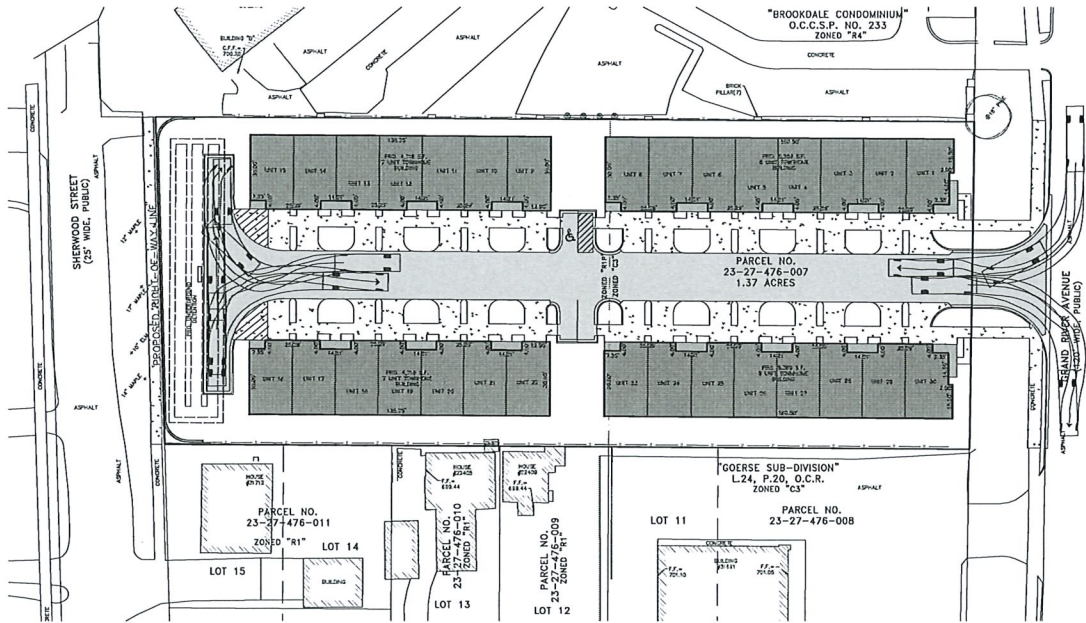
**UTILITY PLAN**  
 31775 GRAND RIVER AVENUE - PARCEL NO. 23-27-476-007  
 SECTION 27  
 CALHOUN COUNTY MISSISSIPPI

CLIENT: CERVI CONSTRUCTION, L.L.C.  
 DATE: 6-17-2023  
 DRAWN BY: CEM  
 CHECKED BY: JPD/SLA  
 PLOT NO.: 6  
 SHEET NO.: 22-447



**HATCH LEGEND**

[Hatched pattern]	CONCRETE
[Hatched pattern]	ASPHALT
[Hatched pattern]	PROPOSED BUILDING



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

**NOTE:**  
THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY AS INDICATED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE CONTRACTOR. NO GUARANTEE IS BEING EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR AS A RESULT OF THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

**PROJECT NARRATIVE:**  
THE EXISTING BUILDING IS TO BE DEMOLISHED AND A NEW BUILDING IS TO BE CONSTRUCTED ON THE SAME SITE. THE EXISTING BUILDING IS TO BE DEMOLISHED AND A NEW BUILDING IS TO BE CONSTRUCTED ON THE SAME SITE. THE EXISTING BUILDING IS TO BE DEMOLISHED AND A NEW BUILDING IS TO BE CONSTRUCTED ON THE SAME SITE.



**GARBAGE TRUCK 40 YD**

Wash	8:00
Truck	8:00
Lock to Lock Time	8:00
Steering Angle	30:00

NOT TO BE USED AS CONSTRUCTION DRAWINGS

**GREENTECH ENGINEERING, INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
10000 W. 10th Street, Suite 100  
Overland Park, KS 66211  
Phone: (913) 888-8800 Fax: (913) 888-8801

**811**  
Miss a Call? Call before you dig.

**TRUCK TURNING PLAN**  
31775 GRAND RIVER AVENUE - PARCEL NO. 23-27-476-007  
SECTION 27  
CITY OF OVERLAND PARK  
CHANDLER COUNTY

CLIENT: CERY CONSTRUCTION, L.L.C.

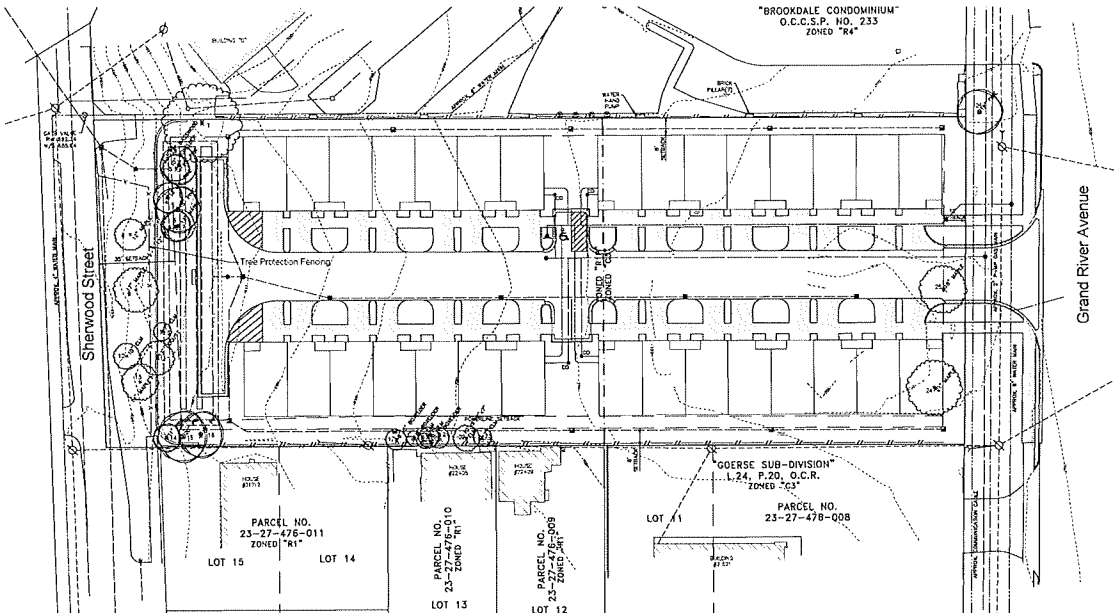
DATE: 6-17-2023  
DRAWN BY: CEX  
CHECKED BY: JPD/PA  
SCALE: 1" = 30'-0"

7









**ALLEN DESIGN**  
LANDSCAPE ARCHITECTURE

Seal:



Title:  
**Woodland Plan**

Project:  
**Legion Square  
Farmington, Michigan**

Prepared for:  
Gera Construction  
12418 Stark Road  
Livonia, Michigan 48150

Revision: Issued:  
Submitted: April 15, 2022  
Revised: April 18, 2022  
Revised: October 18, 2022  
Revised: October 21, 2022

**Tree Summary**

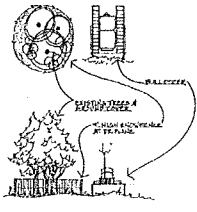
Total Trees	26 Trees
Trees Removed	21 Trees
Trees Preserved	5 Trees (19%)
Regulated Trees Removed	15 Trees
Landmark DIB# Removed	12*
Landmark Reg. Tree Replacement	10.8 Trees (125 x 25%) = 31.25 / 3
Replacement Required	26 Trees (15 x 10.4)

**Tree List**

Leaf	Observer	Common Name	Scientific Name	DBH (in)	Height	Health	Replacement	Landmark DIB#
1	28/28	Common Cedar	Juniperus communis	0.00	0.00	Good	None	
2	28	Common Elm	Ulmus americana	0.00	0.00	Good	None	
3	28	Common Elm	Ulmus americana	0.00	0.00	Good	None	
4	28	Red Maple	Acer rubrum	0.00	0.00	Good	None	
5	11/12	Common Elm	Ulmus americana	0.00	0.00	Good	None	
6	12	Common Elm	Ulmus americana	0.00	0.00	Good	None	
7	12	Common Elm	Ulmus americana	0.00	0.00	Good	None	
8	12	Red Maple	Acer rubrum	0.00	0.00	Good	None	
9	12	Common Elm	Ulmus americana	0.00	0.00	Good	None	
10	12	Common Elm	Ulmus americana	0.00	0.00	Good	None	
11	13	Red Maple	Acer rubrum	0.00	0.00	Good	None	
12	13	Red Maple	Acer rubrum	0.00	0.00	Good	None	
13	14	Common Elm	Ulmus americana	0.00	0.00	Good	None	
14	14	Common Elm	Ulmus americana	0.00	0.00	Good	None	
15	14	Common Elm	Ulmus americana	0.00	0.00	Good	None	
16	14	Common Elm	Ulmus americana	0.00	0.00	Good	None	
17	14	Red Maple	Acer rubrum	0.00	0.00	Good	None	
18	14	Red Maple	Acer rubrum	0.00	0.00	Good	None	
19	14	Red Maple	Acer rubrum	0.00	0.00	Good	None	
20	14	Red Maple	Acer rubrum	0.00	0.00	Good	None	
21	14	Red Maple	Acer rubrum	0.00	0.00	Good	None	
22	14	Red Maple	Acer rubrum	0.00	0.00	Good	None	
23	14	Red Maple	Acer rubrum	0.00	0.00	Good	None	
24	14	Red Maple	Acer rubrum	0.00	0.00	Good	None	
25	14	Red Maple	Acer rubrum	0.00	0.00	Good	None	
26	14	Red Maple	Acer rubrum	0.00	0.00	Good	None	

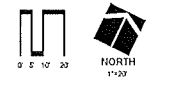
**Tree Protection Fencing**

**TYPICAL SNOWFENCE INSTALLATION**  
SEE ALL DIMENSIONS AND DETAILS IN ALL NOTES AND SPECIFICATIONS.  
SNOWFENCES SHALL BE INSTALLED TO PROTECT ALL TREES AND PLANTS TO REMAIN.  
SNOWFENCES SHALL BE INSTALLED TO PROTECT ALL TREES AND PLANTS TO REMAIN.  
SNOWFENCES SHALL BE INSTALLED TO PROTECT ALL TREES AND PLANTS TO REMAIN.



Job Number:  
21-273

Drawn By: Checked By:  
JA JA



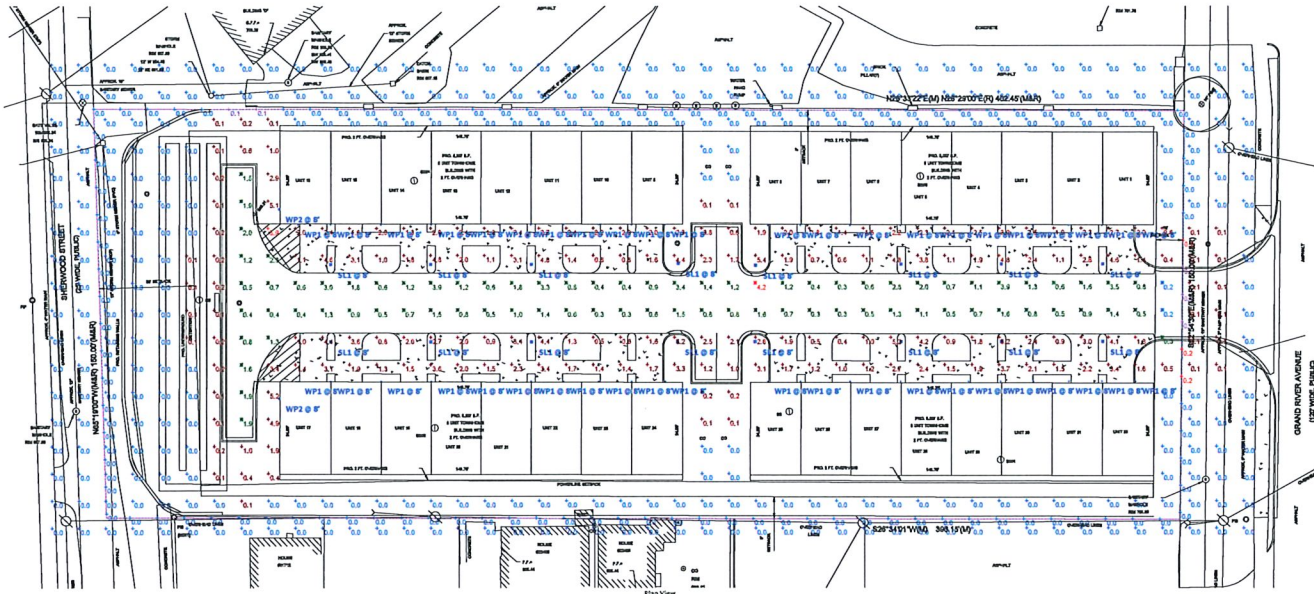
Sheet No.



L-3



LEICHT SQUARE  
PHOTOMETRIC PLAN  
GASSER BUSH ASSOCIATES  
WWW.GASSERBUSH.COM



**Statistics**

Description	Symbol	Avg	Max	Min	Avg/Min	Max/Min
Central Drive and Parking	X	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	89936EH3	Bakersville Small One Light Outdoor Wall Lantern	962	0.9	9.43
□	WP2	2	Lithonia Lighting	WDGE2 LED P3 40K 80CRI T3M PE	WDGE2 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' - 5'
  - 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 ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURERS LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.
- THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR HIGH-VOLTAGE CODE AND LIGHTING QUALITY COMPLIANCE.
- UNLESS OTHERWISE NOTED, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-264-6705.
- FOR ORDERING INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-264-6705.
- 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.

# COLONIAL

**CLASSIFICATION**  
 Outdoor Lighting  
 Material: Cast Aluminum  
 Finish: Powder Coat  
 Dimensions: 18" H x 12" W x 12" D  
 Weight: 8.5 lbs

**FEATURES**  
 - 100% Aluminum Construction  
 - Weather Resistant  
 - Powder Coat Finish  
 - Clear Glass Lens  
 - Adjustable Shade  
 - 150 Watt Equivalent  
 - ETL Listed

**INSTALLATION**  
 - Mounting Hardware Included  
 - Mounting Surface: 1 1/2" Dia. x 1 1/2" Deep  
 - Mounting Height: 10" - 12"  
 - Shade Adjustment: 0 - 90 Degrees  
 - Finish: 150 Watt Equivalent  
 - ETL Listed

**COLLECTOR'S NOTES**  
 - See Drawing for Dimensions  
 - See Drawing for Finish  
 - See Drawing for Mounting  
 - See Drawing for Shade Adjustment  
 - See Drawing for Finish



# VISUAL COMFORT & CO.

**3494243 12" Smart One Light Outdoor Wall Lantern**

**Dimensions:**  
 Depth: 12"  
 Height: 18"  
 Width: 12"

**Material:**  
 Cast Aluminum  
 Finish: Powder Coat

**Weight:**  
 8.5 lbs

**Features:**  
 - 100% Aluminum Construction  
 - Weather Resistant  
 - Powder Coat Finish  
 - Clear Glass Lens  
 - Adjustable Shade  
 - 150 Watt Equivalent  
 - ETL Listed

**INSTALLATION:**  
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 - Mounting Height: 10" - 12"  
 - Shade Adjustment: 0 - 90 Degrees  
 - Finish: 150 Watt Equivalent  
 - ETL Listed



# WEDGE2 LED

Architectural Wall Sconce  
 Precision Refractive Optic

**Dimensions:**  
 Depth: 12"  
 Height: 18"  
 Width: 12"

**Material:**  
 Cast Aluminum  
 Finish: Powder Coat

**Weight:**  
 8.5 lbs

**Features:**  
 - 100% Aluminum Construction  
 - Weather Resistant  
 - Powder Coat Finish  
 - Clear Glass Lens  
 - Adjustable Shade  
 - 150 Watt Equivalent  
 - ETL Listed

Model	Power	Beam Angle	Mounting Height	Material	Finish	Weight
W2000	150W	30°	10"-12"	Cast Aluminum	Powder Coat	8.5 lbs
W2001	150W	45°	10"-12"	Cast Aluminum	Powder Coat	8.5 lbs
W2002	150W	60°	10"-12"	Cast Aluminum	Powder Coat	8.5 lbs
W2003	150W	75°	10"-12"	Cast Aluminum	Powder Coat	8.5 lbs
W2004	150W	90°	10"-12"	Cast Aluminum	Powder Coat	8.5 lbs

EXAMPLE: WEDGE2 LED P3 40K 1800V V1 50/0.5 5MM BICO

Model	Power	Beam Angle	Mounting Height	Material	Finish	Weight
W2000	150W	30°	10"-12"	Cast Aluminum	Powder Coat	8.5 lbs
W2001	150W	45°	10"-12"	Cast Aluminum	Powder Coat	8.5 lbs
W2002	150W	60°	10"-12"	Cast Aluminum	Powder Coat	8.5 lbs
W2003	150W	75°	10"-12"	Cast Aluminum	Powder Coat	8.5 lbs
W2004	150W	90°	10"-12"	Cast Aluminum	Powder Coat	8.5 lbs



3494243 12" Smart One Light Outdoor Wall Lantern

WEDGE2 LED Architectural Wall Sconce



LEON SQUARE  
 ARCHITECTURE & INTERIOR DESIGN  
 PREPARED BY  
 CASPER KUSH ASSOCIATES  
 WWW.CASPERKUSH.COM

Designer  
 Date  
 Scale  
 Drawing No.  
 2 of 2

Table 1

Eligible Activities



**Table 1. Eligible Activities**  
 Legion Square Redevelopment  
 31775 Grand River  
 Farmington, MI  
 AKT Peerless Project No. 18347f-1-25

ELIGIBLE ACTIVITIES COST SUMMARY						
				Estimated Cost of Eligible Activity	EGLE & Local TIF	Local-Only TIF
Preapproved Activities				\$ 8,043	\$ 8,043	\$ -
<b>TOTAL ENVIRONMENTAL ELIGIBLE ACTIVITIES</b>				<b>\$ 8,043</b>	<b>\$ 8,043</b>	<b>\$ -</b>
Demolition				\$ 140,800	\$ -	\$ 140,800
Lead and Asbestos Activities				\$ 35,000	\$ -	\$ 35,000
<b>TOTAL NON-ENVIRONMENTAL ELIGIBLE ACTIVITIES</b>				<b>\$ 175,800</b>	<b>\$ -</b>	<b>\$ 175,800</b>
<b>Total Environmental and Non-Environmental Eligible Activities</b>				<b>\$ 183,843</b>	<b>\$ 8,043</b>	<b>\$ 175,800</b>
15% Contingency on Eligible Activities				\$ 26,370	\$ -	\$ 26,370
Brownfield Plan Preparation				\$ 5,000	\$ -	\$ 5,000
Brownfield Plan Implementation				\$ 3,500	\$ -	\$ 3,500
<b>Total Eligible Activities Cost with 15% Contingency</b>				<b>\$ 218,713</b>	<b>\$ 8,043</b>	<b>\$ 210,670</b>
BRA Administration Fee				\$ 47,445		
Local Brownfield Revolving Fund (LBRF)				\$ 218,713		
<b>Total Eligible Costs for Reimbursement</b>				<b>\$ 484,871</b>	<b>\$ 8,043</b>	<b>\$ 210,670</b>

Table 2

Tax Increment Revenue Estimates

**Table 2. Tax Increment Revenue Estimates**

Legion Square Redevelopment  
31775 Grand River,  
Farmington, MI  
AKT Peerless Project No. 18347f

Estimated TV Increase rate: Plan Year	Redevelopment Phase		Construction Complete											Total Increase In Tax Revenues during the Plan	
	1.01		1.01												
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034				
Calendar Year															
Initial Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Post-Dev TV (30% of Project Investment)	\$ -	\$ -	\$ 1,425,000	\$ 1,439,250	\$ 1,453,643	\$ 1,468,179	\$ 1,482,861	\$ 1,497,689	\$ 1,512,666	\$ 1,527,793	\$ 1,543,071				
Estimated New TV	\$ -	\$ -	\$ 1,425,000	\$ 1,439,250	\$ 1,453,643	\$ 1,468,179	\$ 1,482,861	\$ 1,497,689	\$ 1,512,666	\$ 1,527,793	\$ 1,543,071				
Incremental Difference (New TV - Initial TV)	\$ -	\$ -	\$ 1,425,000	\$ 1,439,250	\$ 1,453,643	\$ 1,468,179	\$ 1,482,861	\$ 1,497,689	\$ 1,512,666	\$ 1,527,793	\$ 1,543,071				
<b>School Capture - Pre-Approved EAs only</b>	<b>Millage Rate</b>														
State Education Tax (SET)	6.0000	Incremental	\$ -	\$ -	\$ 8,550	\$ 8,636	\$ 8,722	\$ 8,809	\$ 8,897	\$ 8,986	\$ 9,076	\$ 9,167	\$ 9,258	\$	80,101
School Operating Tax	18.0000	Incremental	\$ -	\$ -	\$ 19,166	\$ 25,907	\$ 26,166	\$ 26,427	\$ 26,691	\$ 26,958	\$ 27,228	\$ 27,500	\$ 27,775	\$	240,303
<b>School Total</b>	<b>24.0000</b>		\$ -	\$ -	\$ 27,722	\$ 34,543	\$ 34,887	\$ 35,236	\$ 35,589	\$ 35,945	\$ 36,304	\$ 36,667	\$ 37,034	\$	320,404
					<i>* Partial of School Operating for Pre-Approved EAs this year only</i>										
<b>Local Capture - BRA</b>	<b>Millage Rate</b>														
School Supplemental	5.7067	Incremental	\$ -	\$ -	\$ 8,132	\$ 8,213	\$ 8,296	\$ 8,378	\$ 8,462	\$ 8,547	\$ 8,632	\$ 8,719	\$ 8,806	\$	76,185
Library	1.4742	Incremental	\$ -	\$ -	\$ 2,101	\$ 2,122	\$ 2,143	\$ 2,164	\$ 2,186	\$ 2,208	\$ 2,230	\$ 2,252	\$ 2,275	\$	19,681
Intermediate School Vote	2.9777	Incremental	\$ -	\$ -	\$ 4,243	\$ 4,286	\$ 4,329	\$ 4,372	\$ 4,416	\$ 4,460	\$ 4,504	\$ 4,549	\$ 4,595	\$	39,753
Intermediate School Allocation	0.1881	Incremental	\$ -	\$ -	\$ 268	\$ 271	\$ 273	\$ 276	\$ 279	\$ 282	\$ 285	\$ 287	\$ 290	\$	2,511
County Operating	3.9686	Incremental	\$ -	\$ -	\$ 5,655	\$ 5,712	\$ 5,769	\$ 5,827	\$ 5,885	\$ 5,944	\$ 6,003	\$ 6,063	\$ 6,124	\$	52,981
Oakland Community College	1.4891	Incremental	\$ -	\$ -	\$ 2,122	\$ 2,143	\$ 2,165	\$ 2,186	\$ 2,208	\$ 2,230	\$ 2,253	\$ 2,275	\$ 2,298	\$	19,880
City Operating	13.9000	Incremental	\$ -	\$ -	\$ 19,808	\$ 20,006	\$ 20,206	\$ 20,408	\$ 20,612	\$ 20,818	\$ 21,026	\$ 21,236	\$ 21,449	\$	185,567
Capital Improvement	0.1000	Incremental	\$ -	\$ -	\$ 143	\$ 144	\$ 145	\$ 147	\$ 148	\$ 150	\$ 151	\$ 153	\$ 154	\$	1,335
City Streets	1.4040	Incremental	\$ -	\$ -	\$ 2,001	\$ 2,021	\$ 2,041	\$ 2,061	\$ 2,082	\$ 2,103	\$ 2,124	\$ 2,145	\$ 2,166	\$	18,744
City 2018 (CAP)	2.0000	Incremental	\$ -	\$ -	\$ 2,850	\$ 2,879	\$ 2,907	\$ 2,936	\$ 2,966	\$ 2,995	\$ 3,025	\$ 3,056	\$ 3,086	\$	26,700
City 2018 (OP)	0.8302	Incremental	\$ -	\$ -	\$ 1,183	\$ 1,195	\$ 1,207	\$ 1,219	\$ 1,231	\$ 1,243	\$ 1,256	\$ 1,268	\$ 1,281	\$	11,083
County PK & REC	0.3431	Incremental	\$ -	\$ -	\$ 489	\$ 494	\$ 499	\$ 504	\$ 509	\$ 514	\$ 519	\$ 524	\$ 529	\$	4,580
Oakland Transit	0.9500	Incremental	\$ -	\$ -	\$ 1,354	\$ 1,367	\$ 1,381	\$ 1,395	\$ 1,409	\$ 1,423	\$ 1,437	\$ 1,451	\$ 1,466	\$	12,683
HCMA	0.2070	Incremental	\$ -	\$ -	\$ 295	\$ 298	\$ 301	\$ 304	\$ 307	\$ 310	\$ 313	\$ 316	\$ 319	\$	2,763
<b>Local BRA Total</b>	<b>35.5387</b>		\$ -	\$ -	\$ 50,643	\$ 51,149	\$ 51,661	\$ 52,177	\$ 52,699	\$ 53,226	\$ 53,758	\$ 54,296	\$ 54,839	\$	474,447
<b>Non-Capturable Millages</b>	<b>Millage Rate</b>														
School Debt	3.2000	New TV	\$ -	\$ -	\$ 4,560	\$ 4,606	\$ 4,652	\$ 4,698	\$ 4,745	\$ 4,793	\$ 4,841	\$ 4,889	\$ 4,938	\$	42,720
Zoo Authority	0.1945	New TV	\$ -	\$ -	\$ 277	\$ 280	\$ 283	\$ 286	\$ 288	\$ 291	\$ 294	\$ 297	\$ 300	\$	2,597
Art Institute	0.0945	New TV	\$ -	\$ -	\$ 135	\$ 136	\$ 137	\$ 139	\$ 140	\$ 142	\$ 143	\$ 144	\$ 146	\$	1,262
<b>Total Non-Capturable Taxes</b>	<b>3.4890</b>		\$ -	\$ -	\$ 4,972	\$ 5,022	\$ 5,072	\$ 5,122	\$ 5,174	\$ 5,225	\$ 5,278	\$ 5,330	\$ 5,384	\$	46,579

Table 3

Reimbursement Allocation Schedule

**Table 3. Reimbursement Allocation Schedule**  
 Legion Square Redevelopment  
 31735 Grand River,  
 Farmington, MI  
 AKT Peerless Project No. 18347F

Developer Projected Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
School	40.3%	\$ 3,242		\$ 3,242
Local	59.7%	\$ 4,801	\$ 210,670	\$ 215,471
<b>TOTAL</b>		<b>\$ 8,043</b>	<b>\$ 210,670</b>	<b>\$ 218,713</b>
EGLE	100.0%	\$ 8,043		
MSF	0.0%	\$ -		

Estimated Total Years of Plan: 11

Estimated Capture	
Administrative Fees	\$ 47,445
Local Revolving Fund	\$ 218,713

Calendar Year	End Plan											TOTAL		
	1	2	3	4	5	6	7	8	9	10	11			
Partial School Operating Incremental Revenue	\$ -	\$ -	\$ 6,484	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,484
School TIR Available for Reimbursement	\$ -	\$ -	\$ 6,484	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,484
Total Local Incremental Revenue	\$ -	\$ -	\$ 50,643	\$ 51,149	\$ 51,661	\$ 52,177	\$ 52,699	\$ 53,226	\$ 53,758	\$ 54,296	\$ 54,839	\$ 55,328	\$ 55,839	\$ 258,328
BRA Administrative Fee (10% of BRA Local)	\$ -	\$ -	\$ 5,054	\$ 5,115	\$ 5,166	\$ 5,218	\$ 5,270	\$ 5,325	\$ 5,376	\$ 5,430	\$ 5,484	\$ 5,533	\$ 5,584	\$ 25,833
Local TIR Available for Reimbursement	\$ -	\$ -	\$ 45,578	\$ 46,034	\$ 46,495	\$ 46,959	\$ 47,420	\$ 47,903	\$ 48,382	\$ 48,866	\$ 49,355	\$ 49,855	\$ 50,355	\$ 232,496
Total State & Local TIR Available	\$ -	\$ -	\$ 52,062	\$ 48,034	\$ 46,495	\$ 46,959	\$ 47,420	\$ 47,903	\$ 48,382	\$ 48,866	\$ 49,355	\$ 49,855	\$ 50,355	\$ 232,496
<b>DEVELOPER</b>														
DEVELOPER Reimbursement Balance	\$ 218,713	\$ 218,713	\$ 218,713	\$ 169,892	\$ 123,858	\$ 77,364	\$ 30,404	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>SCHOOL Reimbursement Balance</b>	\$ 3,242	\$ 3,242	\$ 3,242	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Eligible Activities Reimbursement	\$ 3,242	\$ -	\$ -	\$ 3,242	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,242
Environmental Eligible Activities	\$ 3,242	\$ -	\$ -	\$ 3,242	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Environmental Eligible Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total SCHOOL TIR Reimbursement	\$ -	\$ -	\$ 3,242	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,242
<b>LOCAL Reimbursement Balance</b>	\$ 4,801	\$ 4,801	\$ 4,801	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Eligible Activities Reimbursement	\$ 4,801	\$ -	\$ -	\$ 4,801	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,801
Environmental Eligible Activities	\$ 4,801	\$ -	\$ -	\$ 4,801	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Environmental Eligible Activities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LOCAL TIR Reimbursement	\$ -	\$ -	\$ 4,801	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,801
<b>LOCAL-ONLY Reimbursement Balance</b>	\$ 210,670	\$ 210,670	\$ 210,670	\$ 169,892	\$ 123,858	\$ 77,364	\$ 30,404	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Eligible Activities Reimbursement	\$ 210,670	\$ -	\$ -	\$ 40,778	\$ 46,034	\$ 46,495	\$ 46,959	\$ 30,404	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 210,670
Interest Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local-Only TIR Reimbursement	\$ -	\$ -	\$ 40,778	\$ 46,034	\$ 46,495	\$ 46,959	\$ 30,404	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 210,670
Total Annual Developer Reimbursement	\$ -	\$ -	\$ 48,820	\$ 46,011	\$ 46,495	\$ 46,959	\$ 30,604	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 218,713
LEFF Year	0	0	0	0	0	0	0	1	2	3	4	5		
LBFF Deposits	\$ -	\$ -	\$ 3,242	\$ -	\$ -	\$ -	\$ -	\$ 47,420	\$ 47,903	\$ 48,382	\$ 48,866	\$ 22,890	\$ -	\$ 218,713
STATE	\$ 3,242	\$ -	\$ 3,242	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LOCAL	\$ 215,471	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,420	\$ 47,903	\$ 48,382	\$ 48,866	\$ 22,890	\$ -	\$ -



Attachment A

Legal Description

**LEGAL DESCRIPTION (BY OTHERS):**

LAND SITUATED IN THE CITY OF FARMINGTON, COUNTY OF OAKLAND IN THE STATE OF MICHIGAN AND DESCRIBED AS FOLLOWS:

PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWN 1 NORTH, RANGE 9 EAST, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT IN THE SOUTHERLY LINE OF GRAND RIVER AVENUE AS WIDENED TO 120 FEET WHICH POINT IS NORTH 62 DEGREES 30 MINUTES WEST ALONG SAID SOUTHERLY LINE 150.00 FEET FROM THE WESTERLY LINE OF SHERWOOD AVENUE; THENCE SOUTH 27 DEGREES 04 MINUTES 20 SECONDS WEST 396.34 FEET ALONG THE WESTERLY LINE OF GOERSE SUBDIVISION; THENCE NORTH 64 DEGREES 36 MINUTES WEST 100.0 FEET; THENCE NORTH 27 DEGREES 04 MINUTES 00 SECONDS EAST 400.00 FEET; THENCE ALONG THE SOUTHERLY LINE OF GRAND RIVER AVENUE 100.00 FEET TO POINT OF BEGINNING. ALSO A STRIP OF LAND 50 FEET WIDE LYING NORTHWESTERLY OF AND ADJOINING ABOVE DESCRIBED PARCEL OF LAND, EXCEPT THAT PART DESCRIBED AS: BEGINNING AT A POINT LOCATED NORTH 62 DEGREES 54 MINUTES 30 SECONDS WEST 300 FEET AND SOUTH 26 DEGREES 29 MINUTES 00 SECONDS WEST 377.45 FEET FROM THE WESTERLY LINE OF SHERWOOD AVENUE ON THE SOUTHWESTERLY LINE OF GRAND RIVER AVENUE (120 FEET WIDE); THENCE SOUTH 26 DEGREES 29 MINUTES 00 SECONDS WEST 25.0 FEET; THENCE SOUTH 65 DEGREES 19 MINUTES 00 SECONDS EAST 150 FEET THENCE NORTHEASTERLY ALONG THE LINE OF GOERSE SUBDIVISION 25 FEET; THENCE NORTHWESTERLY TO THE POINT OF BEGINNING.

ASSESSED AS:

TOWN 1 NORTH, RANGE 9 EAST, SECTION 27, PART OF THE SOUTHEAST 1/4 BEGINNING AT A POINT DISTANT NORTH 62 DEGREES 54 MINUTES 30 SECONDS WEST 150 FEET FROM INTERSECTION OF SOUTHWESTERLY LINE OF 120 FOOT WIDE GRAND RIVER ROAD AND WESTERLY LINE OF SHERWOOD AVENUE, THENCE NORTH 62 DEGREES 54 MINUTES 30 SECONDS WEST 150 FEET, THENCE SOUTH 26 DEGREES 29 MINUTES 00 SECONDS WEST 402.45 FEET, THENCE SOUTH 65 DEGREES 19 MINUTES 00 SECONDS EAST 150 FEET, THENCE NORTHEASTERLY TO BEGINNING.

Attachment B  
Interlocal Agreement

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Attachment C

Letter of Functional Obsolescence



July 25, 2023

Cervi Construction, LLC  
Mr. Fabio Cervi  
12419 Stark Road  
Livonia, MI 48150

Mr. Cervi:

My name is Matthew J. Schmidt, I am a Michigan Master Assessing Officer (4) and am writing this correspondence to offer my professional opinion regarding the current condition and functional utility of a former American Legion Hall that is located at 31775 Grand River Avenue in Farmington, Michigan as required by the Brownfield Redevelopment Financing Act, Act 381 of 1996, as amended.

Listed below is an information summary of the improved property involved in this function utility analysis.

<u>Parcel ID Number</u>	<u>Property Address</u>	<u>Parcel Size</u>	<u>Building Size</u>
20-23-27-476-007	31775 Grand River Ave	1.386 Acres	3,867 SF

I personally inspected the property referenced above on July 21, 2023. I have attached five photographs that I took of this older building during this site visit that are included as Attachments #1 - #5 to this analysis.

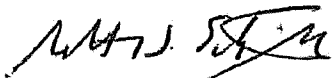
The Brownfield Redevelopment Financing Act, Act 381 of 1996, as amended, contains approval provisions (MCL 125.2663(2)(h)) which include, in part, "If the project is on property that is functionally obsolete, the taxpayer shall include, with the application, an affidavit signed by a level 3 or 4 assessor, that states that it is the assessor's expert opinion that the property is functionally obsolete and the underlying basis for that opinion."

The Brownfield Redevelopment Financing Act, Act 381 of 1996, as amended, defines "functionally obsolete" in MCL 125.2652(u) as meaning "that the property is unable to be used to adequately perform the function for which it was intended due to a substantial loss in value resulting from factors such as overcapacity, changes in technology, deficiencies or superadequacies in design, or other similar factors that affect the property itself or the property's relationship with other surrounding property."

The Affidavit contained on the following pages addresses the functional obsolescence that is present in this former American Legion Hall property. I have also included as additional attachments to this Affidavit a property map and building sketch of the subject property as provided by the City of Farmington Assessing Department (Attachments #6 & #7) as well as my Current Resume and a copy of my State Tax Commission (STC) Michigan Master Assessing Officer (4) and Michigan Certified Personal Property Examiner Certificate.

If you have any additional questions about this obsolescence analysis, the attachments or the enclosed affidavit please contact me directly at [mschmidt0018@comcast.net](mailto:mschmidt0018@comcast.net) or at (586) 722-4852. Thank you.

Sincerely,



Matthew J. Schmidt  
Michigan Master Assessing Officer (4)

enc.



It is difficult to identify any existing social club or service organization that would require the type of square footage that was routinely used by this American Legion Hall over its first 40 years in operation. Based on the subject building's impaired functional capacity as well as the functional obsolescence and asbestos remediation issues previously discussed, along with the large amount of deferred maintenance evident in all of the building's structural components it would be extremely difficult to imagine any type of feasible redevelopment of the subject property to an alternative exempt or commercial type of property use.

The functional inutility existing in this improved property is, in my opinion, why the highest and best use of the subject property, as improved, is not to continue with the subject property's existing use. The property owner will have to determine what use will maximize the property's value and will be better supported by current market tastes and standards, including a complete demolition of this older structure.

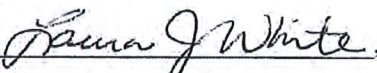
Therefore, my opinion is that this American Legion Building located at 31775 Grand River Avenue in Farmington, Michigan suffers from significant levels of functional obsolescence that have resulted in a substantial loss of value that exceeds 50% of the value of this subject property.

Further deponent sayeth not.

  
\_\_\_\_\_  
Matthew J. Schmidt

Subscribed and sworn to before me

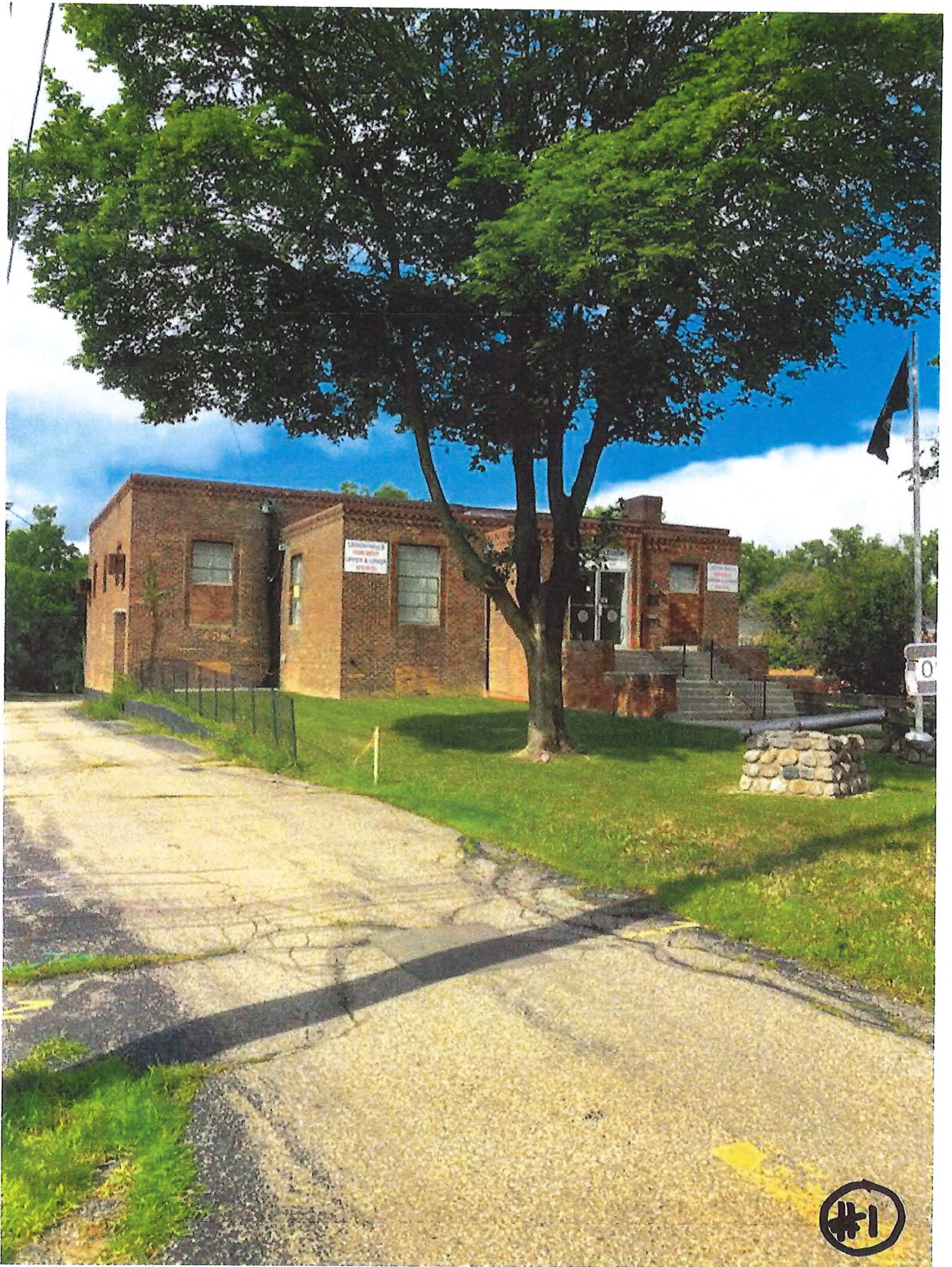
This 25th day of July ~~25~~, 2023

, Notary Public  
Macomb County, Michigan

My Commission Expires: 12/23/2028

LAURA J. WHITE  
Notary Public, State of Michigan  
County of Macomb  
My Commission Expires Dec. 23, 2028  
Acting in the County of MACOMB





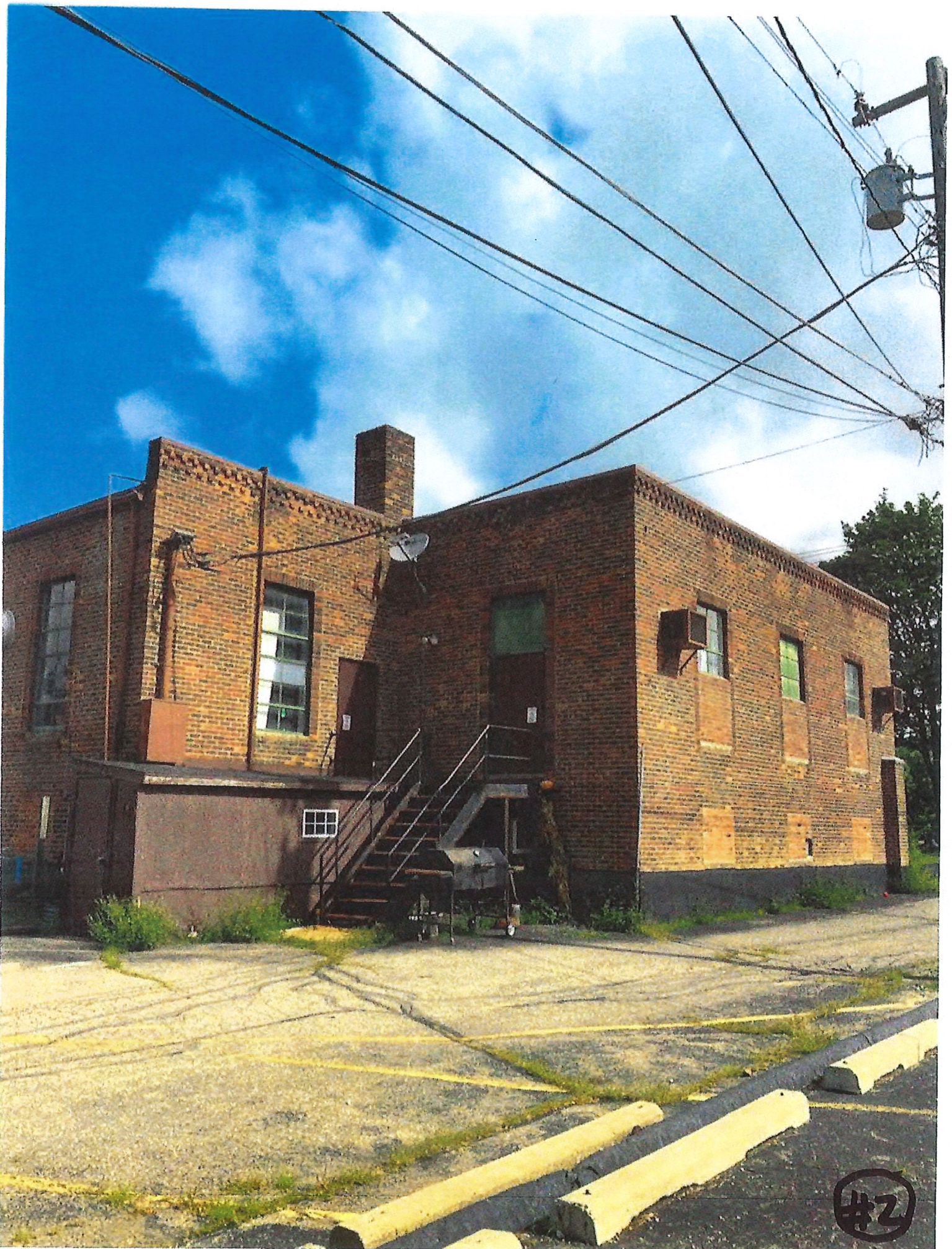
COMMUNITY CENTER  
OPEN & CLOSED

COMMUNITY CENTER  
OPEN & CLOSED

0

#1





#2



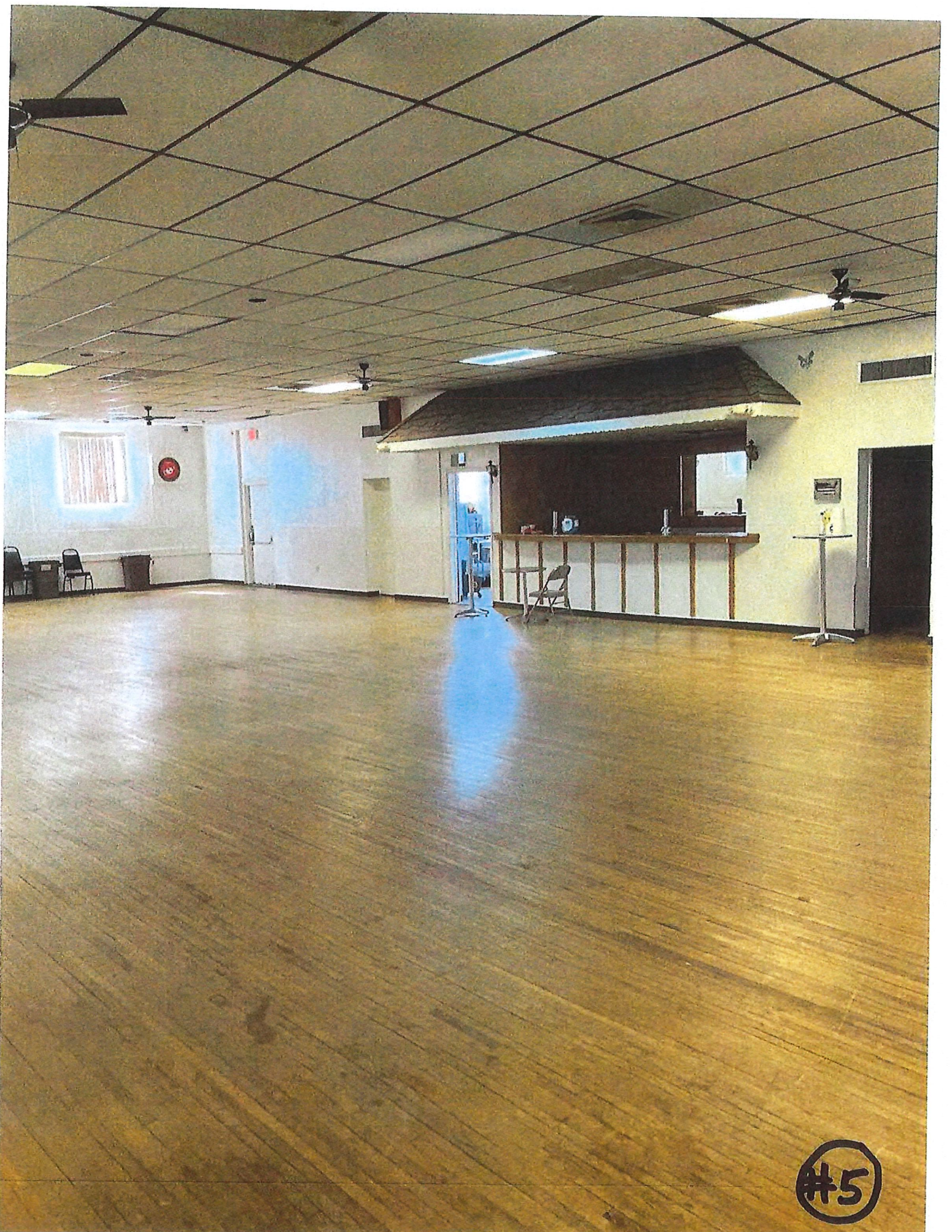


#3









#5



X MISC

American Legion

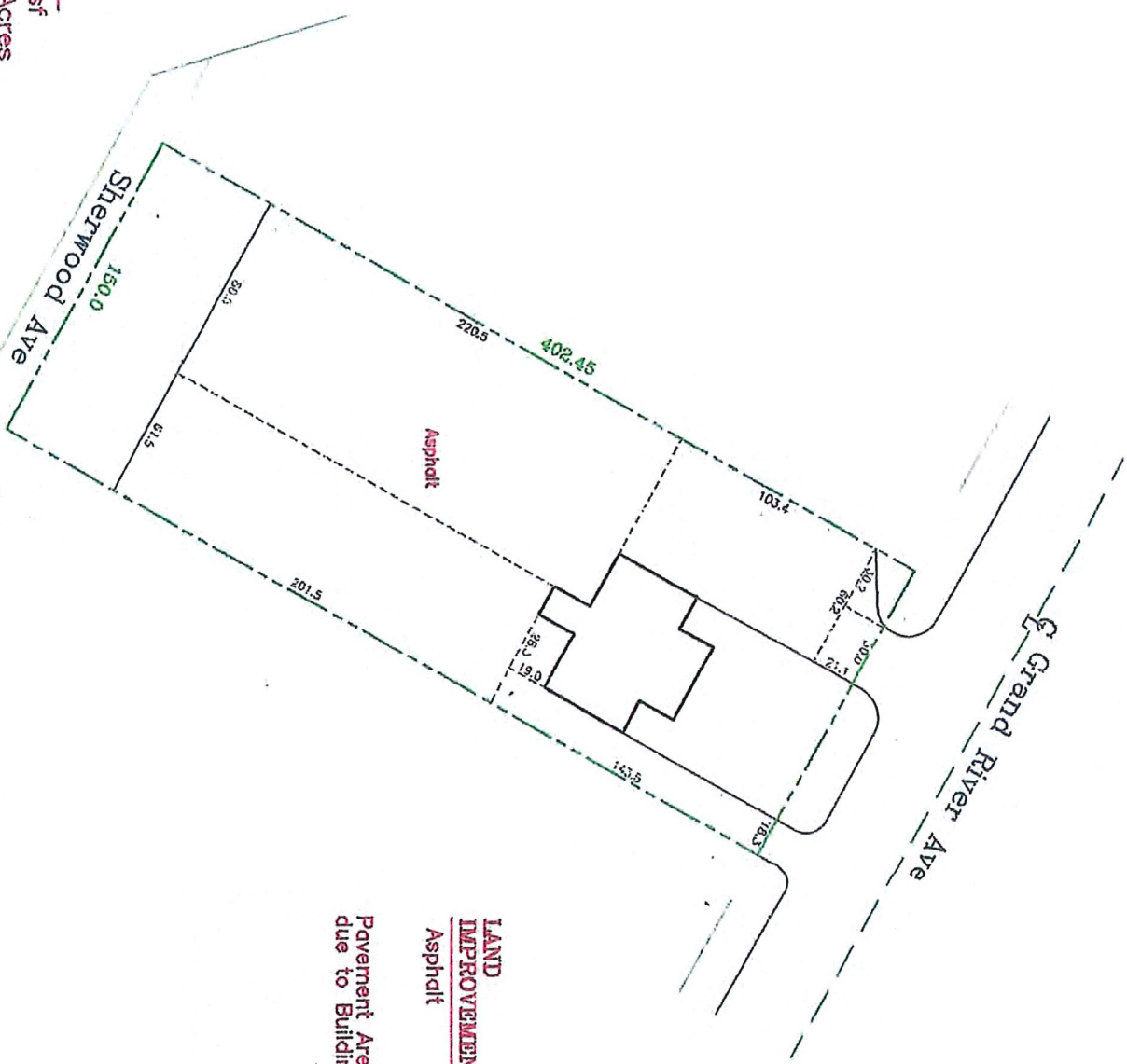
31775 Grand River Ave  
Farmington, Mi

23-27-476-007

PILOT PLAN



Card 1



**LAND IMPROVEMENTS**  
Asphalt 42,200 sf

Pavement Area will change due to Building Additions

**LAND AREA**  
60,367.5 sf  
1.38 Acres

1 meter = 32802 ft. 1 sq.m. = 10,7639 sq.ft.

City of Farmington  
Scale 1 in = 80 feet



X MISC

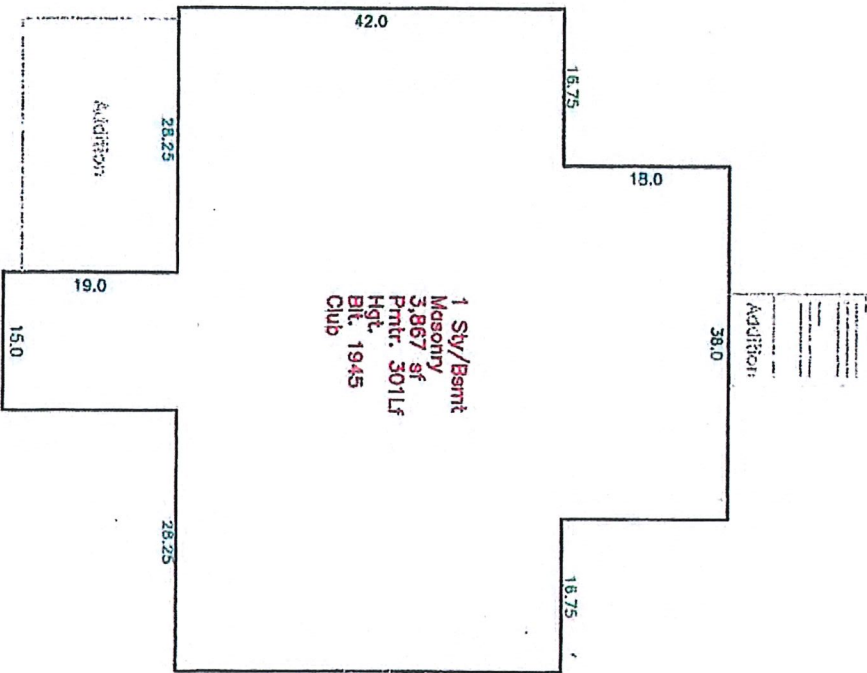
American  
Legion

31775 Grand River Ave  
Farmington, MI

23-27-476-007

BUILDING  
OVERALL

BIDG AREA  
3,867 sf



The building footprint & digital pictures show additions

1 meter = 3.2802 ft. 1 sq.m. = 10.7639 sq.ft.

City of  
Farmington  
Scale 1 in = 20 feet





**MATTHEW J. SCHMIDT**

55353 Parkview Drive

Shelby Twp, MI 48316

Cell Phone: (586) 722-4852

Email: [mschmidt0018@comcast.net](mailto:mschmidt0018@comcast.net)

**EDUCATION**

University of Detroit

Bachelor of Arts: Communication Studies

Graduation: May 1988

**QUALIFICATIONS**

**Michigan State Tax Commission (STC)**

Michigan Master Assessing Officer (MMAO)(4)

July 1996 to Present

Michigan Certified Personal Property Examiner (MCPPE)

December 1991 to Present

**WORK EXPERIENCE**

Township Assessor, Charter Township of Shelby

September 2012 to Present

City Assessor, City of Sterling Heights

July 1996 to August 2012

Appraiser, City of Sterling Heights

July 1990 to June 1996

Appraiser, Macomb County Equalization Department

October 1988 to June 1990

**MEMBERSHIP**

Michigan Assessors Association (MAA)

MAA President: 2016

Southeast Chapter Michigan Assessors Association (SECMAA)

SECMAA President: 2013

Macomb Assessors Organization (MAO)

MAO President: April 2002 to March 2003

International Association of Assessing Officers (IAAO)

IAAO Member: 1990 to Present

**EDUCATION EXPERIENCE**

Michigan Assessors Association (MAA) Instructor:

Market Analysis & Highest & Best Use: Novi, MI (August 27-29, 2018)

Land Valuation Determination & Economic Condition Factors: Novi, MI (May 6-10, 2019)

**FUNCTIONAL OBSOLESCENCE AFFIDAVIT PROJECTS**

Vacant Former Automobile Dealership (Southfield, MI): July 2023

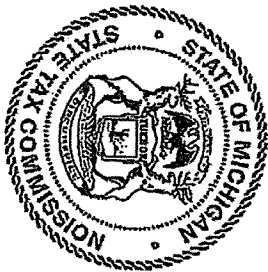
Vacant Office Building (Lawrence Technological University)(Southfield, MI): August 2022

Former John Grace School (Southfield, MI): April 2022

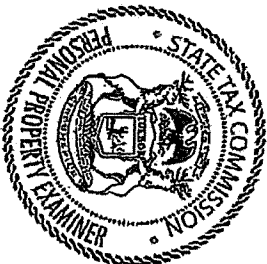
Vacant Commercial Properties (Southfield, MI): November 2021

Former Brewery & Restaurant Property (Southfield, MI): March 2021

Former Northland Mall, Macy's & JC Penney Properties (Southfield, MI): November 2020



STATE OF MICHIGAN  
STATE TAX COMMISSION



This is to certify that

*Matthew J. Schmidt*

is a

*Michigan Master Assessing Officer (4)*

*and Michigan Certified Personal Property Examiner*

Issued under the provisions of Act 206, Public Acts of 1893,  
Being Section 211.10d of the Michigan Compiled Laws.

R-5734  
CERTIFICATE NO

12/31/2023  
EXPIRATION DATE

Executive Director, State Tax Commission

A handwritten signature in black ink, appearing to read "D. J. [unclear]".