



PLANNING COMMISSION MEETING
Monday, June 10, 2024 – 7:00 p.m.
Farmington Community Library
Meeting Room
23500 Liberty Street
Farmington, MI 48335

AGENDA

- 1. Roll Call**
- 2. Approval of Agenda**
- 3. Approval of Items on the Consent Agenda**
 - A. March 11, 2024 Minutes**
- 4. Site Plan Review – Site Plan Change – Freedom Plaza, Grand River
and Freedom PUD – Parcels 2 & 4, 37085 Grand River Avenue**
- 5. Public Comment**
- 6. Planning Commission Comment**
- 7. Adjournment**

FARMINGTON PLANNING COMMISSION PROCEEDINGS
23500 Liberty Street
Farmington, Michigan
March 11, 2024

Chairperson Perrot called the meeting to order in Meeting Room A, 23500 Liberty Street, Farmington, Michigan, at 7:00 p.m. on Monday, March 11, 2024.

ROLL CALL

Present: Crutcher, Gray, Kmetzo, Perrot, Westendorf
Absent: Majoros, Mantey
A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Director Kevin Christiansen; Recording Secretary Bonnie Murphy; Brian Golden, Media Specialist. Beth Saarela, City Attorney

APPROVAL OF AGENDA

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

APPROVAL OF ITEMS ON CONSENT AGENDA

A. February 12, 2024 Minutes

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

SITE PLAN REVIEW – PROPOSED OUTDOOR SEATING, FARMINGTON BREWING COMPANY, 33336 GRAND RIVER AVENUE

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

Director Christiansen stated this item is a site plan review for proposed outdoor seating for the Farmington Brewing Company at 33336 Grand River Avenue. The owners of the Farmington Brewing Company has submitted a site plan for additional outdoor seating area at their existing microbrewery located in the CBD, Central Business District. The owners would like to locate a second outdoor seating area adjacent to the rear of the existing business. Their building is shown on the attached site plan layout, again, that's attached with your staff packet. Outdoor seating in the CBD requires review and recommendation by the Downtown Development Authority, DDA Design Committee and approval at the Planning Commission. No changes regarding building dimensions or other site improvements are proposed. The Downtown Development Authority Design Committee reviewed and recommended approval of the submitted site plan for the proposed outdoor seating area for Farmington Brewing Company at their February 29th meeting. A copy of those minutes are attached with your staff packet. Farmington

Brewing Company's original outdoor seating site plan was approved at the September 8, 2014 Planning Commission meeting and there's copies of the meeting minutes and the approved site plan and support materials for when that original site plan was approved and that's the outdoor seating area that I think we all know out in front of the building along Grand River and that's been there now since 2014, I guess we'll say nine years, it's amazing how time flies. What is being looked at this evening is a second outdoor seating area as I indicated in the rear of the existing building. The Applicant, Petitioner and property owner and owner of the Farmington Brewing Company, Jason Schlaff, is here this evening. He submitted a layout of the proposed additional outdoor seating area, he intends to review this with the Planning Commission this evening. With the materials that were provided for you for this meeting, there's a copy of the site plan application and the proposed site plan that have been submitted by Mr. Schlaff for the second outdoor seating area along the rear of the building. If we look through these materials, again, the first thing you see here after the staff report of the minutes, and that's the review and recommendation of approval from the DDA Design Committee, those minute from their February 29th meeting, some comments are made there. And also, in their review and recommendation, the application then is next you can see. You'll then see an aerial photo if everybody can take a look at that, you'll see what's showing here is the rear of the building and the area that right now is two parking spaces on the property, so this is Brewing Company private property. That little red area actually should have one more line in between going north/south, so there is a split of that area between the adjacent property to the west, Cowley's, and the Brewing Company, so that's not all Brewing Company but that's what is in the computer system so as best I could present it to you this evening but there is a line that runs north and south. The tail area to the west is the rear parking area for Cowley's, the area to the east, the east half, is the two spaces that exist on site for the Brewing Company. If you then look at the next page, you can see that this is the site plan that is proposed for the outdoor seating area, the dimensions, planter boxes are proposed along the perimeter, and there's examples of that that are in a photograph that's attached with your staff packet, you'll see the tables and chairs, a small garden area that exists for the brewing company. You can see then the Farmington Brewing Company's high interest, so you will come from Thomas Street if you're coming in the rear of the building through this outdoor seating area and then into the rear of the brewing company and you can see where that door is on this plan. There's another version of this, more of a sketch type drawing, the hard drawing of site plan, that's for your information, next then is a photograph and that is an example of the planters with the trellis so there's screening, so this is an area that's intended to be somewhat intimate. The planters with live plant materials, the lattice work and the screening that will provide kind of an enclosure then for that outdoor seating area as proposed. And you can see in that photograph, too, where the awning is and the rear entry door. The next photograph is an example of the wrought iron table, the chairs are associated with it and this is what if I understand correctly and Mr. Schlaff can correct me if I'm wrong, is used out in front,

so it's similar types of materials. And these materials are just for your information. What really is being asked here is for an area that was used temporarily during Covid as an extension of the inside restaurant outside permitted through all of the accommodations that were made to assist restaurants during the Covid time period, they used this area for outdoor seating and there was a temporary special event permit that was approved for that, similar to other restaurant/bar type uses in Farmington that had the same thing. Mr. Schlaff is looking to make this area that was used under this permit now a permanent area. So, this is provided for your information, it's got details, it's the same area, it's the same circumstance and in fact if you look at the temporary outdoor seating site plan, it's really the same thing. What is enhanced from that time is the planter boxes with the screening and the lattice work which is now part of this permanent outdoor seating area application. There's some minutes that were attached then from the original out front approval and also to materials that accommodated that and in fact, as I mentioned to you, photos of the iron tables and chairs for the rear, there's one for the front area that were part of the 2014, so it's the same types of materials, you can see both of those photographs. Also attached is a copy of the outdoor seating regulations for the City of Farmington that relates to accessory outdoor seating areas and again, the request this evening is to review the site plan application that's submitted, the minutes from the DDA Design Committee and their recommendation of approval of the outdoor seating area and then the materials submitted by Mr. Schlaff, again, his request his for your consideration and your approval of the second outdoor seating area along the rear as proposed.

Perrot thanked Christiansen for the background. He then invited the Petitioner to the podium.

Jason Schlaff, owner of Farmington Brewing Company, 26262 LaMuer Street, Farmington Hills, 48334, came to the podium. He stated one thing he would like to add is that the company has always had an existing bond for the City in the amount of \$1,000,000 in the event of anything unlikely but could go wrong and that the garden is actually a community garden, there are lots of spices of vegetables which is kind of cool. Except for those two minor points, I think everything was covered that I can think of.. Also, we don't need to apply to MDOT for the trunk line.

Perrot opened the floor for questions from the Commissioners. Westendorf stated he noticed in the back in one space that is striped space that looks like it's an egress path and it looks like exactly where all the planters and tables are going to be. Schlaff replied we're not blocking that, it lines up exactly with that, it's a second floor theater emergency egress and Westendorf stated the one he is looking on is on Cowley's side and Schlaff stated the Civic Theater cuts through the Brewery actually.

Crutcher said in the DDA recommendations suggesting that you not go back any further than the parking space, and Schlaff replied that they connect the dots with the short planters and will not cross over that.

Perrot asked if there has been any issues with traffic and Schlaff replied the only issues he has encountered is from a single local business and how they conduct themselves.

Kmetzo asked if patrons will be allowed to stand and Schlaff replied that is not a requirement to be in that area.

Gray asked what the capacity was for the area and Christiansen replied there is a limitation and that's something that will be complied with based upon the area and the number of tables and chairs and the amount of space and that's posted but I can't tell you what the number is. Schlaff stated he believes it's nineteen chairs. Gray then clarified by asking if the planter boxes will have the screens that protect the patron from the alleyway or shield them and Schlaff replied in the affirmative.

Perrot opened the floor for a motion from the Commissioners.

MOTION by Kmetzo, supported by Westendorf, to approve the site plan for the proposed outdoor seating at the Farmington Brewing Company located at 33336 Grand River Avenue.

Motion carried, all ayes.

Perrot then asked Schlaff for his input on how the City can assist local businesses and Schlaff replied that small grants for small businesses can make a tremendous difference and cited what a game changer it can be for the small businesses such as his that benefitted from grant money in the past and given time, he could most likely come up with some other things that could be beneficial for business owners in the downtown.

Perrot thanked the Petitioner.

SITE PLAN REVIEW – PROPOSED MASONIC PLAZA

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

Director Christiansen stated this item is a review of recommendation to the City of Farmington Downtown Development Authority Design Committee, proposed plans for that portion of the existing Masonic Lodge property located on the northwest corner of the intersection of Grand River and Farmington Road in downtown Farmington. The Downtown Development Authority DDA Design Committee reviewed and forwarded the

proposed plans for Masonic Plaza from their February 29th meeting to the Planning Commission for the Commission's review and consideration and a copy of the minutes from that meeting are attached with your staff packet. Also attached for your review and consideration is a copy of the proposed plans for Masonic Plaza submitted by the DDA. So, if we look through the materials, the first thing after the staff report is an aerial photo, that aerial photo shows in the red boundary the Masonic Lodge, and shows the Masonic Lodge building and the Masonic Lodge grounds and the parking area. You'll note the Masonic Lodge property is bordered by three streets. It is bordered by Grand River Avenue, by Farmington Road and by Oakland Street. The portion of the property that is being proposed to be enhanced, upgraded, is that portion of the property at the corner down at the southeast corner of this site, so it's the northeast corner of the intersection of Grand River and Farmington Road but it's the southeast corner of the site. You might know it as an area that has been an area with landscaping, railroad ties, a little elevated and plant materials for quite a period of time. All of those materials were removed in anticipation for moving forward with a repurpose of this area and here we are now with what is being proposed, Masonic Plaza. You'll note right now it's kind of a holding pattern, that area again has been cleaned up and there's been some aggregate that's been put down, tables and chairs are there, you might recall that Edgar was there during the Ravenfest so he was very prominent there last October. So, what is being proposed is to repurpose that area as a permanent public gathering space, a plaza, and the Downtown Development Authority has been working on this for quite a period of time, they've been working with the Masons. This property is on the Masonic Lodge site but as I understand it there has been quite a bit of dialogue and that there is an agreement that is in place with the Masons for the use and the repurpose of this area as Masonic Plaza. So then as you flip through, the minutes from the DDA Design Committee meeting, then there is a plan, a Grissim Metz plan that shows this area, it shows the hardscape materials, it shows the enhancements that are being proposed for this area and this is for your review and consideration. You'll then, if we turn to the next page, see the rendering, kind of a concept aerial and imposed plan that shows that hardscape and the other elements, the tables, the chairs, the umbrellas, the landscaping and the other items that are part of what is being proposed as Masonic Plaza. That's an aerial overview, there's been kind of an oblique a little bit, it's a horizontal that is shown as well, we have two of these, you'll note the second one actually has some recreational elements, there's some swings that are being proposed as part of this overall enhancement, so that is shown here as well and other elements of that area. These are the materials that were provided by the DDA to you and what is being requested is your review and consideration and then an action would be a recommendation back to the DDA Design Committee as you so choose. I believe this evening we have Ms. Claire Perko, and Claire is here representing the DDA and this project and certainly I believe it's my understanding she's here to present and answer any questions you may have.

Perrot thanked Christiansen and called the Petitioner to the podium.

Claire Perko, Board Member for DDA and Chair of the Design Committee came to the podium. She stated she is excited to work on this project, that they have been working on this for a while now and would love to see this as a Bicentennial project, we want to get it moving as quickly as possible, it's pretty impressive, it's very exciting. We've been working with the Masons, they're excited about it, we do have a Land Use Agreement for a portion of it and they are looking to extend that area of our Land Use Agreement and they're very open to it. We used their compass symbol in the paving pattern of the corner there to give a nod to the Masons and they loved that and it also aligns with the two streets and how they line up so it really worked out in our favor with this design element. We are also going to be applying for grants like we did for Dinan Park and we want to make this accessible as well to serve all of our community. She then asked the Commission if they have any questions.

Perrot asked about the hardscape and Perko replied it will all be hardscape and pavers that matches the Streetscape and there will be planter beds, that would be the softscape. But the compressed gravel is going away, that will be the sub base for the pavers we're putting down. Perrot then asked if there are any requirements for physical barrier considering it's a playground area and Christiansen replied that the City doesn't as far as their own standards but what you'll note here in the aerial in the corner area are bollards, those are what exist today, and there are two connection points, a crosswalk that runs east/west and that's Farmington Road and then a crosswalk that runs let's say north/south across Grand River, those are not intended to change, those locations, it will be cleaned up and enhanced. Other than that, the same kind of circumstances with the crossings, the traffic signaling is all intended to be the same, not intended to change. But again, safety is a concern and we're certainly mindful of that and whatever takes place here, we'll certainly be looking to make sure that safety is a priority and place there what needs to be in place.

Perko stated they are planning to use the same black fencing that is a long Grand River that will be placed on two sides adjacent to the curb. And the swings are not meant to be playground swings, it's hard to tell on his, but they're being termed adult swings because they're not going to be the type of swings that kids can swing super high on and that kind of an idea, it's more like a bench swing, like a front porch swing.

Crutcher stated more rocking chair than swing.

Perko said the intention is not to be a playground but to be a space shared by lots of people and to address people with disabilities, there have been some studies to show

that swinging can really help with some different mental health issues, so we wanted to include that as one of the aspects.

Crutcher stated that in looking at the aerial photo it looks like the crosswalk comes to the apex of the corner and the rendering doesn't reflect that and Perko replied that will be addressed and engineered correctly and the Design Committee will be heavily involved and harsh critics in making sure everything is exactly where it needs to be for the optimal design.

Gray asked if there had been any thought given to the preservation of the outdoor furniture downtown and Perko replied that all furniture throughout the downtown are all heavy duty commercial grade furniture, so the same type you would see in City plazas everywhere and they are built to last.

Crutcher asked if the furniture will be year round or seasonal and Perko replied probably both, with umbrellas being put away for the winter but the durable furniture to be year round.

Gray asked if the project would impact the timing of the crosswalk and Christiansen replied there is no intent to change that signaling at this point, all of that which is run by MDOT, but no plan is in place to change it.

Kmetzo stated it is a very nice addition to that corner.

Perrot called for a motion from the Commissioners.

MOTION by Kmetzo, supported by Crutcher, to move to approve the recommendation of the City of Farmington, DDA Design Committee for the proposed plan for the repurpose of the portion of the Masonic Lodge property located at the northwest corner of the intersection of Grand River and Farmington Road in Downtown Farmington.

Motion carried, all ayes.

Perrot thanked Perko.

PUBLIC HEARING – 2025-2030 CAPITAL IMPROVEMENT PROGRAM

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

Director Christiansen stated this item it to hold the Public Hearing for the 2025-2030 Capital Improvement Program. The CIP Steering Committee and City staff have been

working diligently on updating the program to incorporate into the City's Master Plan and are requesting the Planning Commission to hold the Public Hearing this evening at our March 11, 2024 meeting. At the February 12, 2024 Planning Commission meeting, the Commission scheduled the Public Hearing for the Capital Improvement Program for March 11th, 2024. Public Notice was published and the draft 2025-2030 Capital Improvement Program is attached with your staff packet for your review and consideration. If you turn past the staff report, you'll see a copy of the Notice that was published in the Oakland Press as required for the 2025-2030 City of Farmington Capital Improvement Program. That Notice then indicating the Public Hearing this evening. After that is a copy of the draft for 2025-2030 with a rendering of the Masonic Plaza on the cover. The request this evening for the Planning Commission is to hold the Public Hearing and then to consider the 2025-2030 Capital Improvement Program, taking action and moving it forward to City Council for their review and consideration.

MOTION by Crutcher, supported by Westendorf to open the Public Hearing.
Motion carried, all ayes.

PUBLIC HEARING

(Public Hearing opened at 7:39 p.m.)

There being no public present on a MOTION by Crutcher, supported by Westendorf, to close the public hearing.

(Public Hearing closed at 7:39 p.m.)

MOTION by Kmetzo, supported by Westendorf, to approve the 2025-2030 Capital Improvement Program as presented and move forward to City Council for their review and consideration.
Motion carried, all ayes.

UPDATE – CURRENT DEVELOPMENT PROJECTS

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

Director Christiansen gave a summary of ongoing projects as well as new ones on the horizon, citing an upcoming meeting with the Brownfield Development Authority to consider the agreements necessary for moving forward with Hillside Towns redevelopment project, Maxfield Training Center, so the developer/investor can move forward with acquiring the property from the City and in preparation for the development

of the site. Legion Square will also be addressed at that meeting with the Brownfield Development Authority and move forward through the steps.

New businesses include Blueberry Brunch, Apricot Lane, and Taques Mexican Restaurant, and other repurposing being anticipated for other properties along Grand River.

The old SWOCC building that was repurposed and converted to Dogwood Veterinary, repurposing a portion of the inside of the building, has changed to Blue Pearl which will be a veterinary surgical center and they are repurposing the interior for a complete build out.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENT

Director Christiansen also commented on the repurposing of Mama Eatz at Drakeshire Plaza with the addition of a bar.

ADJOURNMENT

MOTION by Crutcher, supported by Westendorf, to adjourn the meeting.
Motion carried, all ayes.

The meeting was adjourned at 7:53 p.m.

Respectfully submitted,

Secretary

**Farmington Planning Commission
Staff Report**

**Planning Commission
Date:** June 10, 2024

**Reference
Number
4**

Submitted by: Jeff Bowdell, Building Official

Description Site Plan Change – Freedom Plaza, Grand River and Freedom PUD – Parcels 2 & 4, 37085 Grand River Avenue

Background

The owner of the Freedom Plaza – 37085 Grand River, Parcel# 20-23-29-101-008 is requesting a change to their site plan in response to a site plan approved reconstruction of the Shell Station located to the west of their property - 37375 Grand River Parcel# 20-23-29-101-001. The Shell Station project included approval to reconstruct the existing retaining wall, which was in disrepair.

The owner of the Freedom Plaza believes that the elimination of the wall, will not only make his property more attractive, but will be a much more sustainable long-term fix to the differential in grade of the adjoining property. The loss of the parking spaces will be of no real consequence, as the site is fully occupied and the remaining existing parking is more than enough for his needs, as only about ½ half of the existing parking is being utilized. Although being requested by the Freedom Plaza Owner, these improvements are being paid for by the owners of the Shell Station.

The requested action of the Planning Commission is to review and approve a change in the site plan for the Grand River and Freedom PUD – Parcels 2 & 4, for the removal of 18 spaces and addition of landscaping. Approval would be subject to landscape materials being reviewed for sustainability, similarity to existing materials, and ease of maintenance prior to permit issuance.

Attachments

Freedom Plaza Site Plan Application
Revised Landscape Plan for Freedom Plaza
Freedom Plaza Site Plan with Changes



CITY OF FARMINGTON

For office use only

Date Filed: _____
Fee Paid: _____

Site Plan Application

1. Project Name GRAND RIVER & FREEDOM ROAD PUD - PARCELS 2 & 4

2. Location of Property

Address 37085 GRAND RIVER AVE.

Cross Streets GRAND RIVER & FREEDOM ROAD

Tax ID Number 2329101008

3. Identification

Applicant DINESH POTLURI / THE POTLURI GROUP

Address 37085 GRAND RIVER AVE.

City/State/Zip FARMINGTON, MI 48335

Phone _____ Fax _____

Interest in the Property (e.g. fee simple, land option, etc.)

Property Owner Other (Specify) PROPERTY OWNER

Property Owner DINESH POTLURI / THE POTLURI GROUP

Address 37085 GRAND RIVER AVE.

City/State/Zip FARMINGTON, MI 48335

Phone _____ Fax _____

Preparer of Site Plan _____

Address _____

City/State/Zip _____

Phone _____ Fax _____

LANDSCAPE DEVELOPMENT NOTES:

PLANTING

- Installation of all plant material shall be in accordance with the latest edition of the American Association of Nurserymen Standards for Nursery Stock and with the specifications set forth by the City of Farmington, Michigan.
- The plant material shall conform to the type stated on the plant list. Size shall be the minimum stated on the plant list or larger. All measurements shall be in accordance with the latest edition of the *American Association of Nurserymen Standards for Nursery Stock*.
- The plant material shall be nursery grown and inspected by the Owner's representative before planting. The Owner's representative reserves the right to reject any plant material at any time.
- Plants designated "B&B" shall be balled and burlapped with firm balls of earth.
- Big shrub pits one foot (1") larger than the shrub rootball, five pits three (3) times the width of the tree rootball and backfill with the same grade level at which they were planted pit. Plant trees and shrubs at the same grade level at which they were planted at the nursery. If wet clay soils are evident, plant trees and shrubs slightly higher.
- The Contractor is responsible for planting the materials at the correct grades and spreading. The plants shall be oriented to give the best appearance.
- When the plant has been properly set, the pit shall be backfilled with the topsoil mixture, gradually filling, padding, and setting with water.
- Trees in lawn areas to have a four-foot (4') circle of mulch, four inches (4") deep, and three inches (3") away from the trunk. Shrubs beds are to be mulched with triple shredded hardwood mulch to a minimum depth of four inches (4"). Only natural color shredded hardwood bark mulch will be accepted.
- Remove all wire, wire, and burlap from the top one third (1/3) of tree and shrub root balls and from tree trunks. Remove all non-biodegradable material such as plastic or nylon completely from branches and stems.
- All plant materials shall be pruned and hedges repaired. The amount of pruning shall be limited to the removal of dead or injured limbs and to compensate for the loss of roots from transplanting. Cuts should be flush, leaving no stubs. Cuts over three quarters of an inch (3/4") shall be painted with tree paint. Shrubs along the site perimeter shall be allowed to grow together in a natural form.
- Organic, friable topsoil shall be evenly distributed and fine graded over all areas to receive lawns at uniform depth of four inches (4") after settlement.
- All lawn areas shall be sodded with a Grade A Kentucky Blue Grass blend over the topsoil.
- All plantings shall be completed within three (3) months, and no later than November 30th from the date of issuance of a certificate of occupancy if such certificate is issued during the April 1 thru September 30 period; if the certificate is issued during the October 1 thru March 31 period, the planting shall be completed no later than the ensuing May 31; plantings shall thereafter be reasonably maintained, including permanent and health of plant materials to provide a screen to abutting properties and including the absence of weeds and refuse.
- Plant trees and shrubs no closer than the following minimum distances from sidewalks, curbs, and parking stalls:
 - Shade/Canopy Trees: Three feet (3')
 - Ornamental/Flowering Trees: Five feet (5')
 - Evergreen Trees: Four feet (4')
 - Evergreen/Flowering Shrubs: Four feet (4')
- Backfill directly behind all curbs and along sidewalks and compact to the top of curbs or walk to support vehicle and pedestrian weight without settling.
- All landscape areas, especially parking lot islands and poor soils to a depth of twelve inches to eighteen inches (12"-18") and backfilled with good, medium-textured planting soil (loam or light yellow clay). Add four inches (4") above the top of curbs and/or walks after earth settling, unless otherwise noted on the landscape plan.
- Conversion of all asphalt and gravel areas to landscape planting beds shall be done in the following manner:
 - Remove all asphalt, gravel, and compacted earth to a depth of six inches to eighteen inches (6"-18") depending on the depth of the sub base and dispose of on site; b. Call the City for an inspection prior to backfilling; c. Replace excavated material with good, medium-textured planting soil (loam or light yellow clay) to a minimum of two inches (2") above the top of the curb and sidewalk, add four inches to six inches (4"-6") of topsoil and crown to a minimum of six inches (6") above the adjacent curb and walk after earth settling, unless otherwise noted on the landscape plan. If conversion from asphalt to landscape occurs in four inches to six inches (4"-6") below adjacent existing grade with good, medium-textured planting soil (loam or light yellow clay) and add four inches to six inches (4"-6") of topsoil to meet existing grades after earth settling.

MATERIAL

- Required landscape material shall satisfy the criteria of the *American Association of Nurserymen Standards for Nursery Stock* and be:
 - Nursery grown;
 - State Department of Agriculture inspected;
 - No. 1 grade material with a straight, unscarred trunk, and well-developed uniform crown (pork grade trees will not be accepted);
 - Staked, wrapped, watered, and mulched according to the details provided; and
 - Guaranteed for one (1) year.
- Topsoil shall be friable, fertile soil of clayloam character containing at least five percent (5%) but not more than twenty percent (20%) by weight of organic matter with a pH range between 6.0 and 7.0. The topsoil shall be free from clay lumps, coarse sand, plant roots, sticks, and other foreign materials. The seed mixture shall consist of the following types and proportions: Kentucky Blue Grass blend @ Twenty-five percent (25%), Creeping Red Fescue @ ten percent (10%), and Perennial Ryegrass @ five percent (5%). Weed content shall not exceed one percent (1%). The mix shall be applied at a rate of 200 pounds per acre.
- Sod shall be two (2) year old "Baron/Shear/Adelphi" Kentucky Blue Grass blend grown in a sod nursery on loam soil.
- Proposed perennials shall be full, well-rooted plants.
- Cobblestone mulch to consist of two inch to two inch (2"-5") cobbles eight inches (8") deep with geotextile fabric beneath.
- Callery Pear (*Pyrus calleryana*) and Norway Maple (*Acer platanoides*) shall not be substituted for any tree species in the plant list. Contact the Landscape Architect for acceptable plant substitutions.

GENERAL

- Do not plant deciduous or evergreen trees directly over utility lines or under overhead wires. Maintain a six foot (6') distance from the centerline of utilities and twenty feet (20') from the centerline of overhead wires for planting holes. Call MISS DIG forty-eight (48) hours prior to landscape construction for field location of utility lines.
- The Contractor agrees to guarantee all plant material for a period of one (1) year. At that time, the Owner's representative reserves the right for a final inspection. Plant material with twenty-percent (25%) die back, as determined by the Owner's representative shall be replaced. This guarantee includes the furnishing of new plants, labor, and materials. These new plants shall also be guaranteed for a period of one (1) year.
- The work shall consist of providing all necessary materials, labor, equipment, tools, and supervision required for the completion as indicated on the drawings.
- All written dimensions override scale dimensions on the plans.
- Report all changes, substitutions, or deletions to the Owner's representative.
- All bidders must inspect the site and report any discrepancies to the Owner's representative.
- The Owner's representative reserves the right to approve all plant material.
- All ground mounted mechanical units shall be screened on three (3) sides with living plant material.

MAINTENANCE OF GENERAL LANDSCAPE AREAS

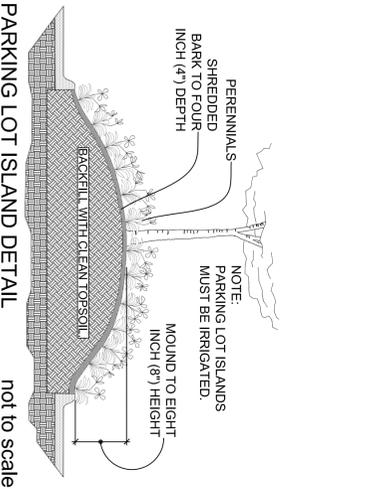
- The Owner of the landscaping shall perpetually maintain such landscaping in good condition so as to present a healthy, neat, and orderly appearance, free from refuse and debris.
- The Owner shall conduct a seasonal landscape maintenance program including regular lawn cutting (at least once per week during the growing season), pruning at appropriate times, weeding, and snow removal during winter.
- The Contractor is responsible for watering and maintenance of all seed areas until a minimum of ninety percent (90%) coverage, as determined by the Owner's representative.
- All diseased and/or dead material shall be removed within sixty (60) days following notification and shall be replaced within the next appropriate planting season or within one (1) year, whichever comes first.
- Any debris such as lawn clippings, fallen leaves, fallen limbs, and litter shall be removed from the site on a weekly basis at the appropriate season.
- All planting beds shall be maintained by removing weeds, fertilizing, and replenishing mulch as needed.
- Annual beds shall be kept free of weeds and mulched with sphagnum peat of a neutral pH as needed. Perennial beds shall be kept free of weeds and mulched with fine textured shredded bark, as needed. Cut spent flower stalks from perennial plants at regular intervals.

PLANT LIST

KEY QTY.	BOTANICAL NAME	COMMON NAME	SIZE
ALC 3	<i>Amelanchier laevis</i> 'Cunmulus'	Cunmulus Allegheny Serviceberry	2' cal. B&B
ALC 3	<i>Potentilla racemosa</i> 'Fragrant'	Dakota Snowport Bush Chrysanthemum	24" ht., 3 gal. pot
PF 10	<i>Juncus racemosa</i> 'Fragrant'	Rock Spurge	24" ht., 3 gal. pot
AM 2	<i>Trisetum cernuum</i> 'Mourner'	Dwarf Fountain Grass	18" ht., B&B
TMD 6	<i>Trisetum cernuum</i> 'Mourner'	Dwarf Fountain Grass	18" ht., B&B
HHR 34	<i>Hemerocallis</i> sp. 'Happy Returns'	Happy Returns Daily	1 gal. pot, 36" o.c.
HSG 50	<i>Hosta</i> sp. 'Guacamole'	Guacamole Hosta	1 gal. pot, 36" o.c.
PAB 48	<i>Pennisetum alopecuroides</i>	Burgundy Bunny	1 gal. pot, 18" o.c.
PAB 30	<i>Pennisetum alopecuroides</i> 'Hemel'	Dwarf Fountain Grass	1 gal. pot, 36" o.c.
ALC 2	<i>Amelanchier laevis</i> 'Cunmulus'	Cunmulus Allegheny Serviceberry	2' cal. B&B
ALC 60	<i>Prunella</i> sp. 'Happy Returns'	Happy Returns Daily	1 gal. pot, 30" o.c.
PF 10	<i>Juncus racemosa</i> 'Fragrant'	Fragrant Rock Spurge	24" ht., 3 gal. pot
HHR 34	<i>Hemerocallis</i> sp. 'Happy Returns'	Happy Returns Daily	1 gal. pot, 36" o.c.
LTA 2	<i>Liatris scariosa</i> 'Fragrant'	Dakota Snowport Bush Chrysanthemum	24" ht., 3 gal. pot
PF 14	<i>Potentilla racemosa</i> 'Fragrant'	Dakota Snowport Bush Chrysanthemum	24" ht., 3 gal. pot
LMI 36	<i>Lamium angustifolium</i> 'Munstead'	Munstead Lavender	1 gal. pot, 24" o.c.
ALC 3	<i>Amelanchier x grandiflora</i> 'Robin Hill'	Robin Hill Apple Serviceberry	2' cal. B&B
AGR 22	<i>Celtis occidentalis</i> 'Summersweet'	Hummingbird Summersweet	24" ht., 3 gal. pot
AGR 15	<i>Celtis occidentalis</i> 'Rudy Spahr'	Rudy Spahr Summersweet	30" ht., 5 gal. pot
JCS 3	<i>Juncus racemosa</i> 'Fragrant'	Spartan Upright Juniper	4" x 5" ht. B&B
PF 4	<i>Prunella x yedoensis</i> 'Sno-White'	Osprey Snowdrift Candy	24" ht., B&B
OBG 40	<i>Rhus typhina</i> 'Coral-leaf'	Good-Low Fragrant Sumac	24" ht., 3 gal. pot
VCS 5	<i>Viburnum cedrorum</i> 'Sugar n' Spice'	Sugar n' Spice Fragrant Viburnum	30" ht., 5 gal. pot
PAG 144	<i>Pennisetum alopecuroides</i> 'Charger Love'	Charger Love Fountain Grass	1 gal. pot, 36" o.c.

LANDSCAPE CALCULATIONS:

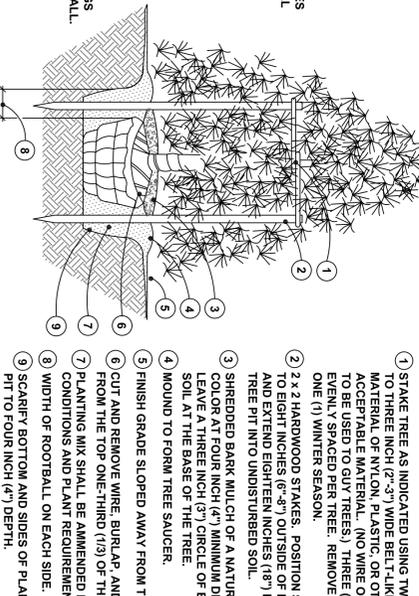
- FRONTAGE GREENBELT PLANTING**
- Grand River Avenue (180 Lf.)
 - One (1) canopy tree / 30 Lf. = 6 trees
 - Two (2) ornamental trees can equate to one (1) canopy tree
 - Six (6) shrubs / 30 Lf. = 36 shrubs
 - Freedom Road (180 Lf.)
 - One (1) canopy tree / 30 Lf. = 6 trees
 - Two (2) ornamental trees can equate to one (1) canopy tree
 - Six (6) shrubs / 30 Lf. = 36 shrubs
- PARKING LOT LANDSCAPING (21 parking spaces)**
- One (1) canopy tree shall be provided per eight (8) parking spaces
 - 21 spaces divided by 1 tree per 8 spaces equals 2.63 = 3 trees
 - One hundred square feet (100 sq. ft.) of landscape area per eight (8) parking spaces equals 263 sq. ft.



PARKING LOT ISLAND DETAIL
not to scale

NOTES:

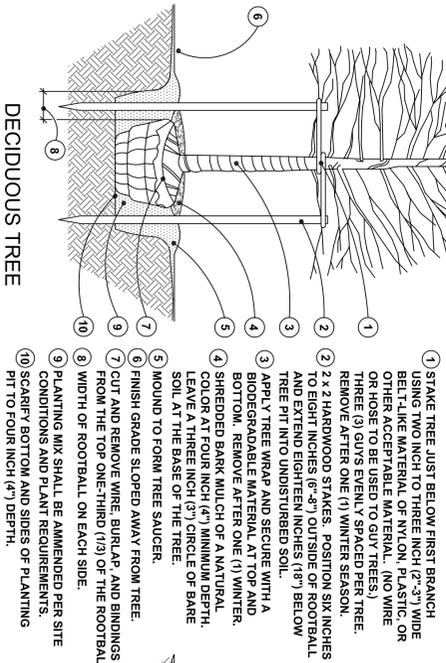
- STAKE ALL EVERGREEN TREES TWELVE FEET (12') HIGH.
- GUY ALL EVERGREEN TREES TWELVE FEET (12') HIGH AND OVER.
- CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
- NEVER CUT CENTRAL LEADER. PRUNE ONLY TO REMOVE DEAD OR BROKEN BRANCHES.
- SET STAKES VERTICAL AND EVENLY SPACED.
- REMOVE ALL TAGS, STRINGS, PLASTICS, AND OTHER MATERIALS THAT ARE UNSIGHTLY OR COULD CAUSE DAMAGE.



EVERGREEN TREE

NOTES:

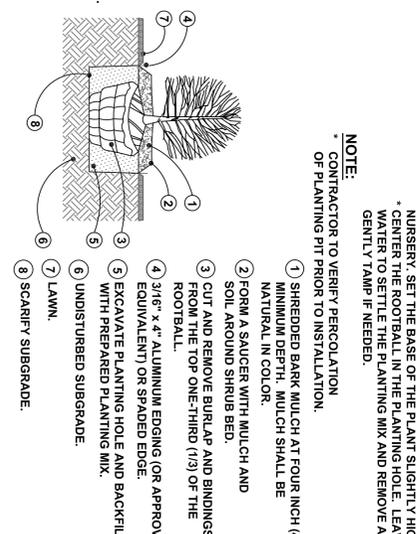
- STAKE TREES UNDER FOUR INCH (4") CALIPER.
- CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
- SET TOP OF BALL THREE INCHES (3") ABOVE FINISH GRADE.
- SET STAKES VERTICAL & EVENLY SPACED.
- STAKES OR GUY'S TO BE SECURED ABOVE THE FIRST BRANCH OR BROKEN BRANCHES.
- DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR REMOVE ALL TAGS, STRINGS, PLASTICS, AND OTHER MATERIALS THAT ARE UNSIGHTLY OR COULD CAUSE DAMAGE.



DECIDUOUS TREE

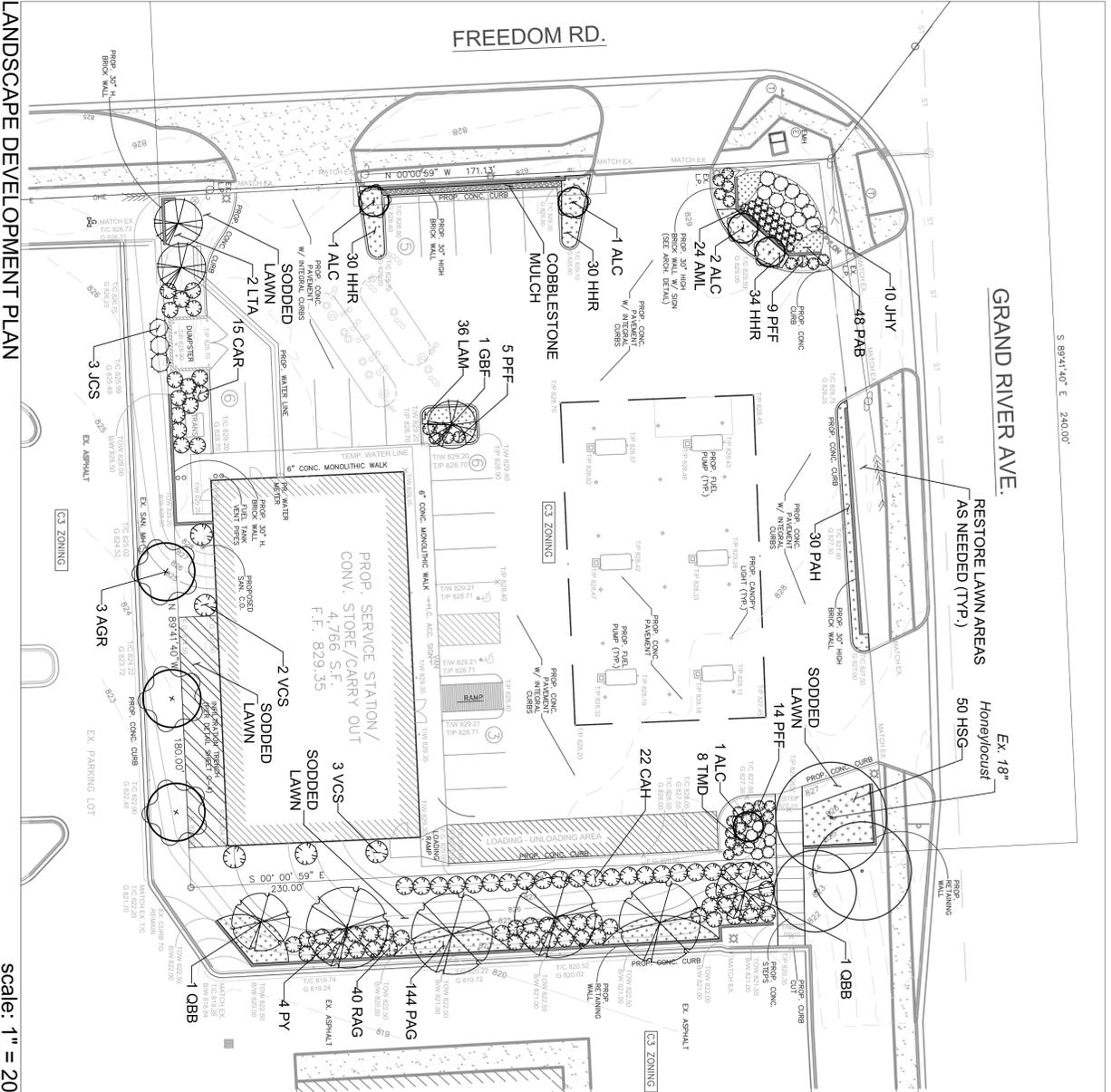
NOTES:

- STAKE ALL EVERGREEN TREES TWELVE FEET (12') HIGH.
- GUY ALL EVERGREEN TREES TWELVE FEET (12') HIGH AND OVER.
- CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
- NEVER CUT CENTRAL LEADER. PRUNE ONLY TO REMOVE DEAD OR BROKEN BRANCHES.
- SET STAKES VERTICAL AND EVENLY SPACED.
- REMOVE ALL TAGS, STRINGS, PLASTICS, AND OTHER MATERIALS THAT ARE UNSIGHTLY OR COULD CAUSE DAMAGE.



SHRUB

LANDSCAPE DEVELOPMENT PLAN



LANDSCAPE DEVELOPMENT PLAN
not to scale

GENERAL NOTES FOR ALL PLANTINGS:

- DO NOT CUT CENTRAL LEADER.
- REMOVE ALL TAGS, STRINGS, PLASTICS AND ANY OTHER NON-BIODEGRADABLE MATERIALS (EXCEPT LABEL FOR PLANT NAME) FROM PLANT STEMS OR CROWN WHICH ARE UNSIGHTLY OR COULD CAUSE GIRDLING.
- PLANTS SHALL BEAR THE SAME RELATION TO FINISH GRADE AS IT BORE TO THE PREVIOUS GRADE IN THE NURSERY. SET THE BASE OF THE PLANT SLIGHTLY HIGHER THAN EXISTING GRADE IF PLANTING IN CLAY SOILS.
- CENTER THE ROOTBALL IN THE PLANTING HOLE. LEAVE THE BOTTOM OF THE PLANTING HOLE FIRM. USE WATER TO SETTLE THE PLANTING MIX AND REMOVE ANY AIR POCKETS AND FRIMLY SETTLE THE TREE OR SHRUB. GENTLY TAMPE IF NEEDED.

NOTE:

- CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
- PERENNIALS TO BE PLANTED UP TO THE EDGE OF THE SAUCER AROUND A TREE OR SHRUB BED.
- SEE PLANT LIST FOR SPACING DISTANCE.
- SHREDED HARDWOOD BARK OF A NATURAL COLOR WHICH AT FOUR INCH (4") MINIMUM DEPTH, MULCH SHALL BE NATURAL IN COLOR.
- FORM A SAUCER WITH MULCH AND EQUIVALENT OR SPADED EDGE.
- CUT AND REMOVE BURLAP AND BINDINGS FROM THE TOP ONE-THIRD (1/3) OF THE ROOTBALL.
- 3 1/4" x 4" ALUMINUM EDGING (OR APPROVED EQUIVALENT) OR SPADED EDGE.
- EXCAVATE PLANTING BED AND BACKFILL WITH PREPARED PLANTING MIX AT A TEN INCH (10") DEPTH.
- UNDISTURBED SUBGRADE.
- PLANTING MIX TO CONSIST OF EQUAL PARTS OF SAND, LEAF COMPOST, AND NATIVE SOIL.
- LAWN.

NOTE:

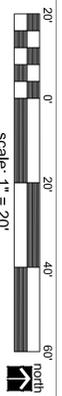
- CONTRACTOR TO VERIFY PERCOLATION OF PLANTING PIT PRIOR TO INSTALLATION.
- PERENNIALS TO BE PLANTED UP TO THE EDGE OF THE SAUCER AROUND A TREE OR SHRUB BED.
- SEE PLANT LIST FOR SPACING DISTANCE.
- SHREDED HARDWOOD BARK OF A NATURAL COLOR WHICH AT FOUR INCH (4") MINIMUM DEPTH, MULCH SHALL BE NATURAL IN COLOR.
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- UNDISTURBED SUBGRADE.
- PLANTING MIX TO CONSIST OF EQUAL PARTS OF SAND, LEAF COMPOST, AND NATIVE SOIL.
- LAWN.

LANDSCAPE PLAN FOR: PROJECT LOCATION:

Grand Convenience, Inc.
24435 Halsted Road
Farmington Hills, Michigan 48335
Mr. Jack Knowles
Project Mng'r./Contact
(734) 564-6723

LANDSCAPE PLAN BY:

Nagy Devlin Land Design, L.L.C.
31736 West Chicago Ave.
Livonia, Michigan 48150
(734) 634-9208



PLANTING DETAILS

SHRUB

ANNUAL / PERENNIAL / GROUNDCOVER

LP - 1: LANDSCAPE PLAN

* Base data provided by Ormen Engineering, Inc.