



**GRAND RIVER CORRIDOR IMPROVEMENT
AUTHORITY MEETING**

Thursday, July 13, 2017 – 8:00 a.m.

Conference Room A – City Hall

23600 Liberty Street

Farmington, MI 48335

AGENDA

- 1. CALL TO ORDER**
- 2. APPROVAL OF AGENDA**
- 3. APPROVAL OF MINUTES**
 - A. February 9, 2017 Minutes**
- 4. ADOPTION OF 2017/2018 BUDGET**
- 5. SITE PLAN REVIEW – PRIME HEALTH CARE, 31806 GRAND RIVER AVENUE**
- 6. FAÇADE CHANGES TO APPROVED SITE PLAN AMENDMENT – EXXON MOBIL, 32410 GRAND RIVER AVENUE**
- 7. FAÇADE IMPROVEMENTS TO EXISTING BUILDING – TAQUERIA VICTORIA, 30746 GRAND RIVER AVENUE**
- 8. PUBLIC COMMENT**
- 9. BOARD COMMENT**
- 10. ADJOURNMENT**

**CITY OF FARMINGTON
GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITY
MINUTES
February 9, 2017**

CALL TO ORDER

The Farmington Grand River Corridor Improvement Authority meeting was called to order at 8:10 a.m. by Economic and Community Development Director Christiansen.

Members Present: Carron, King, Scott, Thomas
Members Absent: Anthony, Graham
Staff: Christiansen, Murphy, Gallagher

APPROVAL OF AGENDA

The Board amended the agenda to include the Capital Improvement Program (CIP) under Discussion of Current Work Plan and Budget. Motion by Scott, supported by Thomas. Motion approved unanimously.

APPROVAL OF AMENDED AGENDA

Motion by Scott, supported by Thomas to approve the agenda. Motion approved unanimously.

APPROVAL OF MINUTES

- A. Motion by Carron, supported by Scott to approve the January 12, 2017 minutes. Motion approved unanimously.

ELECTION OF OFFICERS

- A. **Accept Nominations for Chairperson**
- B. **Accept Nominations for Vice Chairperson**
- C. **Accept Nominations for Secretary**

Motion by Scott, supported by Thomas to elect King as Chairperson, Carron as Vice Chairperson, and Thomas as Secretary. Motion approved unanimously.

DISCUSSION OF CURRENT WORK PLAN, BUDGET, AND CAPITAL IMPROVEMENT PROGRAM

Christiansen reviewed the 2016/2017 CIA work plan and current budget. He also discussed the Capital Improvement Program with the Board. Motion by Thomas, supported by Carron to continue to move forward with and implement the 2016/2017 work plan.

PUBLIC COMMENT

None.

BOARD COMMENT

The Board discussed the Joint CIA Boards Meetings and vacant properties–32436 Grand River status (former Radio Shack).

ADJOURNED AT 9:38 a.m.

CITY OF FARMINGTON FISCAL YEAR 2017-18 PROPOSED BUDGET

FUND 244 - CORRIDOR IMPROVEMENT AUTHORITY

DESCRIPTION	2014-15 Actual	2015-16 Actual	2016-17 Amended Budget	2016-17 Projected Activity	2017-18 Manager Proposed
CORRIDOR IMPROVEMENT AUTHORITY FUND REVENUES					
OTHER REVENUE					
INVESTMENT INCOME	143	253	0	150	150
Total	143	253	0	150	150
TOTAL CORRIDOR IMPROVEMENT AUTH FUND REVENUES					
	143	253	0	150	150
CORRIDOR IMPROVEMENT AUTHORITY FUND EXPENDITURES					
PROFESSIONAL SERVICES					
PROFESSIONAL SERVICES	12,962	8,970	15,000	5,000	5,000
Total	12,962	8,970	15,000	5,000	5,000
TOTAL CORRIDOR IMPROVEMENT AUTH FUND EXPENDITURES					
	12,962	8,970	15,000	5,000	5,000
Surplus/(Deficit)	(12,819)	(8,717)	(15,000)	(4,850)	(4,850)
BEGINNING FUND BALANCE	53,148	40,329	31,612	31,612	26,762
ENDING FUND BALANCE	40,329	31,612	16,612	26,762	21,912

BUDGET REPORT FOR CITY OF FARMINGTON
 Fund: 244 CORRIDOR IMPROVEMENT AUTHORITY FUND

Calculations as of 06/30/2017

GL NUMBER	DESCRIPTION	2015-16 AMENDED BUDGET	2015-16 ACTIVITY	2016-17 AMENDED BUDGET	2016-17 ACTIVITY THRU 06/30/17	2017-18 AMENDED BUDGET	2017-18 COUNCIL APPR BUDGET
ESTIMATED REVENUES							
Function: Unclassified							
Dept 000.00							
244-000.00-403.007	PROPERTY TAXES, TIFA	0	0	0	0	0	0
244-000.00-664.000	INVESTMENT INCOME	0	253	0	190	0	0
244-000.00-699.101	TRANSFER, GENERAL FUND	0	0	0	0	0	0
Totals for dept 000.00-		0	253	0	190	0	0
Total - Function Unclassified		0	253	0	190	0	0
TOTAL ESTIMATED REVENUES							
		0	253	0	190	0	0
APPROPRIATIONS							
Function: Unclassified							
Dept 000.00							
244-000.00-801.000	PROFESSIONAL SERVICES	20,000	8,970	15,000	0	0	0
244-000.00-967.001	CONTINGENCY	0	0	0	0	0	0
Totals for dept 000.00-		20,000	8,970	15,000	0	0	0
Total - Function Unclassified		20,000	8,970	15,000	0	0	0
TOTAL APPROPRIATIONS							
		20,000	8,970	15,000	0	0	0
		(20,000)	(8,717)	(15,000)	190	0	0
NET OF REVENUES/APPROPRIATIONS - FUND 244							
	BEGINNING FUND BALANCE	40,329	40,329	31,612	31,612	0	31,802
	ENDING FUND BALANCE	20,329	31,612	16,612	31,802	0	31,802

**CITY OF FARMINGTON
GRAND RIVER CORRIDOR IMPROVEMENT AUTHORITY**

BYLAWS AND RULES OF PROCEDURE

ARTICLE I
PURPOSE

The Grand River Corridor Improvement Authority (the “Authority”) was formed under the terms of Act 280 of the Public Acts of 2005, as amended (the “Act”) and Resolution No. 08-11-134 adopted by the City of Farmington City Council on August 15, 2011 (amended by Resolution No. 12-11-212 on December 19, 2011), as it may be amended from time to time (the “Resolution”). Pursuant to the Resolution and Act, the Authority is under the supervision and control of a board (the “Authority Board”). The Authority exists to exercise those duties and powers provided under the Act, subject to the Resolution. These Bylaws and Rules of Procedure (“Bylaws”) are adopted for the purposes of establishing the membership and organization of the Authority Board, rules and procedures for the conduct of Authority Board meetings, and a means whereby the duties conferred upon the Authority Board may be effectively exercised.

ARTICLE II
MEMBERS

Section 1. Members; Eligibility. The Authority Board shall consist of the number of members set forth in the Resolution. Membership shall meet or exceed the minimum requirements of the Act and Resolution.

ARTICLE III
VOTING

Section 1. Votes. Each member of the Authority Board shall be entitled to one vote.

Section 2. Eligibility to Vote. No member shall be entitled to vote at any meeting of the Authority Board until the appointment of such member has been approved by the City Council and such member has taken the oath of office.

Section 3. Quorum. The presence of four (4) or more members of the Authority Board shall constitute a quorum for the transaction of business.

Section 4. Voting. Votes may be cast by a general voice vote, except where a roll call is requested by any member or required by law or other procedures established under these Bylaws. If there is a question as to the number of yea or nay votes a roll call shall be conducted.

Section 5. Transaction of Business. Unless otherwise required by law, the Resolution or other procedures established under these Bylaws, a vote of the majority is required for the transaction of all business and decisions of the Authority Board.

Section 6. Majority. Unless otherwise required by law, the Resolution or other procedures established under these Bylaws, a “majority” shall be construed to mean more than fifty percent (50%) of the votes cast by members present in person at the time of the vote.

ARTICLE IV MEETINGS

Section 1. Place of Meeting. Subject to the requirements of the Open Meetings Act, meetings of the Authority Board shall be held at the City Hall, the Jon Grant Community Center, or such other suitable place convenient to the members as may be designed by the City Manager.

Section 2. Rules of Parliamentary Procedure. Meetings of the Authority Board shall be conducted using the most recent edition of Roberts Rules of Order as a guideline in all cases to which they are applicable, provided they are not in conflict with the Act, Resolution, these Bylaws, or the laws of the State of Michigan.

Section 3. Meetings and Notice. In accordance with the Michigan Open Meetings Act, the Authority Board, within ten (10) days after its first meeting of each calendar year, shall establish and post a public notice stating the dates, times, and places of its regular meetings for the ensuing year, and shall post a notice of any changes in its schedule of regular meetings in accordance with the Open Meetings Act. Special meetings of the Authority Board may be called and noticed, per the requirements of the Open Meetings Act, by the Chairperson of the Board or the Mayor of the City. Notice of the time, place and subject matter of all meetings shall be given by telephone, electronic means, personal delivery or mailing the same to each member. Notice of each meeting also shall be provided to the public in compliance with the Michigan Open Meetings Act. It shall be the duty of the Secretary (or other Authority Board officer designated by the Chairperson in the Secretary’s absence) to serve and post the notices described in this Section on behalf of the Board.

Section 4. Order of Business. The order of business at Authority Board meetings shall be as follows:

- a. Roll Call
- b. Approval of Agenda
- c. Approval of Minutes
- d. Unfinished Business
- e. New Business
- f. Public Comment
- g. Board Member Comment
- h. Adjournment

Section 5. Minutes: Presumption of Notice. Minutes, resolutions, and any other similar record of the proceedings of meetings of members, when signed by the Chairperson or Secretary, shall be presumed truthfully to evidence the matters set forth therein. A recitation in a resolution or the minutes of any such meeting that notice of the meeting was properly given shall be prima facie evidence that such notice was given.

Section 6. Open Meetings Act and Freedom of Information Act Compliance. The Authority Board is required to comply, in all respects, with the Michigan Open Meetings Act and Freedom of Information Act.

ARTICLE V
OFFICERS

Section 1. Officers. The principle officers of the Authority Board shall be a Chairperson, Vice Chairperson and Secretary, who shall be members of the Authority Board. The members may appoint such other officers from time to time as in their judgment may be necessary.

- a. Chairperson. The Chairperson shall be the chief executive officer of the Authority, and shall preside at all meetings of the Authority. The staff liaison designated by the City Manager shall work with the Chairperson to establish the agendas for the meetings of the Authority Board. The Chairperson shall have all of the general powers and duties which are usually vested in the office of the Chairperson of an Authority, including, but not limited to, the power to appoint committees from among the members of the Authority from time to time in the Chairperson's discretion as may be deemed appropriate to assist in the conduct of the affairs of the Authority. The Chairperson shall also perform such other tasks as may be delegated to him or her by decision of the Authority Board or by agreements binding upon the Authority. The Chairperson shall have a vote on all matters before the Authority Board.
- b. Vice-Chairperson. The Vice-Chairperson shall preside and exercise the powers of the Chairperson in the Chairperson's absence, and shall perform such other tasks as may be delegated to him or her by decision of the Authority Board or by agreements binding upon the Authority.
- c. Secretary. The Secretary, by and through the staff liaison designated by the City Manager to assist the Authority Board, shall cause a record to be kept of the minutes of all meetings of the Authority Board, shall cause a record to be kept of all plans, documents, books and papers approved by and brought before the Authority Board, shall provide copies of all such records to the City Clerk upon request, shall perform such other tasks as may be delegated to him or her by decision of the Authority Board or by agreements binding upon the Authority, and shall in general, perform all duties incident to the office of the Secretary.

Section 2. Election. The officers of the Authority Board shall be elected annually by a vote of the majority of the Authority Board members at the first meeting of each calendar year. The term of each officer shall be one (1) year with eligibility for reelection.

Section 3. Removal. Upon affirmative vote of a majority of the members of the Authority Board, any officer may be removed either with or without cause, and the officer's successor elected at any regular meeting of the Authority Board or at any special meeting of the Authority

Board called for such purpose. No such removal action may be taken, however, unless the matter shall have been included in the notice of such meeting. The officer who is proposed to be removed shall be given an opportunity to be heard at the meeting. If an officer is removed, he or she shall remain a member of the Authority Board, subject to removal from the Board in the manner provided by the Act.

ARTICLE VI FINANCE

Section 1. Fiscal Year. The fiscal year of the Authority shall be the same as the City of Farmington. The commencement date of the fiscal year shall be subject to change by the Authority for accounting reasons or other good cause.

Section 2. Financing Sources. The Authority shall be financed by the capture of tax increment funds as set forth in the Act and such other sources as are permitted under the Act, subject to any limitations set forth in the Resolution or City Charter.

Section 3. Budget. After being reviewed by the Authority Board, any budget of the Authority shall be subject to approval by the City Council prior to adoption by the Authority Board pursuant to the Act.

Section 4. Reporting. Pursuant to the Act, the Authority Board shall submit an annual report to the City Council and State Tax Commission on the status of any tax increment financing account. The Authority shall report to the City Council on any other matter to the extent the City Council may request or require from time to time. The Authority shall also report to any other state and county agencies required by law or agreement entered into with any such state or county agency.

ARTICLE VII AMENDMENTS

Section 1. Method. These Bylaws may be amended by the Authority Board, at a duly constituted meeting, by the affirmative vote of a 66 2/3% majority of the members of the Authority Board.

Section 2. Proposed. Amendments to these Bylaws may be proposed by any active member of the Authority Board.

Section 3. Meeting. Upon any such amendment being proposed, the proposed amendment may be considered at the same or any subsequent regular meeting or a special meeting called for that purpose.

Section 4. City Council Approval. Pursuant to the Act and Resolution, the Authority Board's adoption and any amendment of these Bylaws is subject to approval of the City Council. Accordingly, upon adoption of these Bylaws and any amendments thereof, the Bylaws shall be immediately forwarded to the City Council in care of the City Clerk for approval.

Section 5. Distribution. A copy of these Bylaws and each amendment to these Bylaws shall be furnished to every member of the Authority Board after adoption, provided, however, that any amendment adopted in accordance with this Article shall be binding upon all members irrespective of whether such persons actually receive a copy of the amendment.

ARTICLE VIII
SEVERABILITY

In the event that any of the terms, provisions, or covenants of these Bylaws are held to be partially or wholly invalid or unenforceable for any reason whatsoever, such holding shall not affect, alter, modify, or impair in any manner whatsoever any of the other terms, provisions or covenants of these Bylaws or the remaining portions of any terms, provisions or covenants held to be partially invalid or unenforceable.

Adopted By: Graham, King, Scott, Thomas

Approved By:

Amended:

Farmington Grand River Corridor Improvement Authority Staff Report	Grand River Corridor Improvement Authority Date: July 13, 2017	Reference Number 5
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Submitted by: Kevin Christiansen, Economic and Community Development Director

Description Site Plan Review – Prime Health Care, 31806 Grand River Avenue

Background

The City has been working with the new property owner of Prime Health Care located at 31806 Grand River Avenue regarding proposed changes/improvements and upgrades to the existing building and Prime Health Care site. The proposed changes include a new one story medical office building and changes to the existing site, including an expanded parking area, a new dumpster enclosure, new site landscaping and new site lighting. The existing building/site is located in the C-2, Community Commercial District, and requires review and approval by the Grand River Corridor Improvement Authority and the Planning Commission. No other changes to the existing site are proposed.

The applicant/petitioner has submitted a site plan for the proposed new one story medical office building and proposed site improvements. The existing monument/site sign is intended to remain and a new wall sign is proposed. An aerial photograph of the existing site is attached. The applicant/petitioner intends to review this with the CIA at the July 13th meeting.

Attachments



City of Farmington Civicsight Map

MAP LEGEND:

- CITY BOUNDARY
- / RIVERS-STREAMS
- MULTITENANTBUILDING (Type)
- BUILT
- PROPOSED
- COMM_INDUST BLDGS
- MULTITENANTPAVING
- RAPHAEL STREET(POLY)2
- RAPHAEL STREET(POLY)
- PARCELS
- ROADS OUTSIDE FARMINGTON
- RIGHTOFWAY
- ROW EXTEND
- / LOT HISTORY
- OPEN WATER (FEATURETYPE)
 - DetentionPond
 - StreamRiver
 - LakePond
 - Channel
 - SwampMarsh
- 2012 AERIAL PHOTOS (Image)

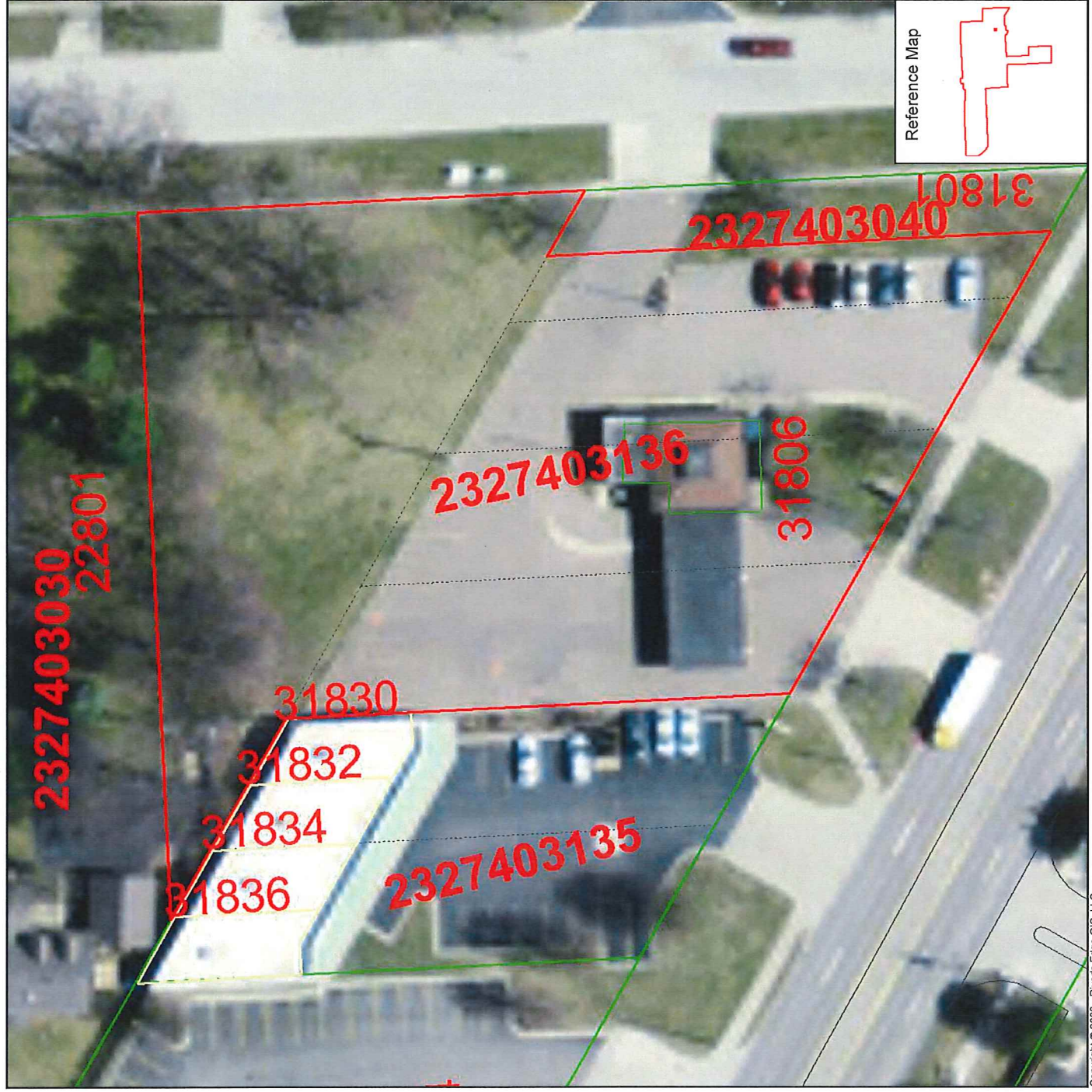
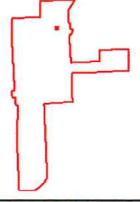


Map Scale: 1 inch = 49 feet
 Map Date: 7/11/2017
 Data Date: June 2, 2017

Sources: City of Farmington, Oakland County GIS
 Utility, River's Edge GIS, LLC.

Disclaimer:
 Note: The information provided by this program has been compiled from recorded deeds, plats, taxmaps, surveys, and other public records and data. It is not a legally recorded map or survey and is not intended to be used as one. Users of this data are hereby notified that the information sources mentioned above are provided "AS IS" with the understanding that the information is not guaranteed. USE AT YOUR OWN RISK !!

Reference Map





CITY OF FARMINGTON

For office use only

Date Filed: _____

Fee Paid: _____

Preliminary Site Plan Application

1. Project Name PRIME HEALTH CARE

2. Location of Property

Address 31806 GRAND RIVER Ave.

Cross Streets NW. Corner of Grand River and LAKEWAY

Tax ID Number 2327403040 and 2327403136.

3. Identification

Applicant Edward A. Etcher

Address 11345 MORAN Street

City/State/Zip Hamtramck, MI. 48212

Phone 248-640-5009 Cell Fax —

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

Property Owner Other (Specify) Architect

Property Owner Paramount Health Care INC.
M. Ahmad MD.

Address 22972 Lahser Road

City/State/Zip Southfield, MI. 48033

Phone 248-353-4777 Fax 248-281-6902

Preparer of Site Plan E Architects PLLC

Address 11345 Moran Street

City/State/Zip Hamtramck, MI. 48212

Phone 313-733-6679 Fax —

4. Property Information

Total Acres 0.56 Acre

Lot Width 167' Lot Depth 147

Zoning District C2 / R1P

Zoning District of Adjacent Properties to the

North R-1 South R-4 East C2 West C2

5. Use

Current Use of Property OFFICE

Proposed Use

- G Residential Number of Units _____
- G Office Gross Floor Area _____
- G Commercial Gross Floor Area 840 sq.
- G Industrial Gross Floor Area _____
- G Institutional Gross Floor Area _____
- G Other _____ Gross Floor Area _____

Proposed Number of Employees 4

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

I, Edward A. Etchen (applicant), do hereby swear that the above statements are true.

[Signature] 05/23/2017
Signature of Applicant Date

[Signature] 05/23/2017
Signature of Property Owner Date

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

City Action

Approved/Denied: _____

Date: _____

By: _____

Conditions of Approval: _____



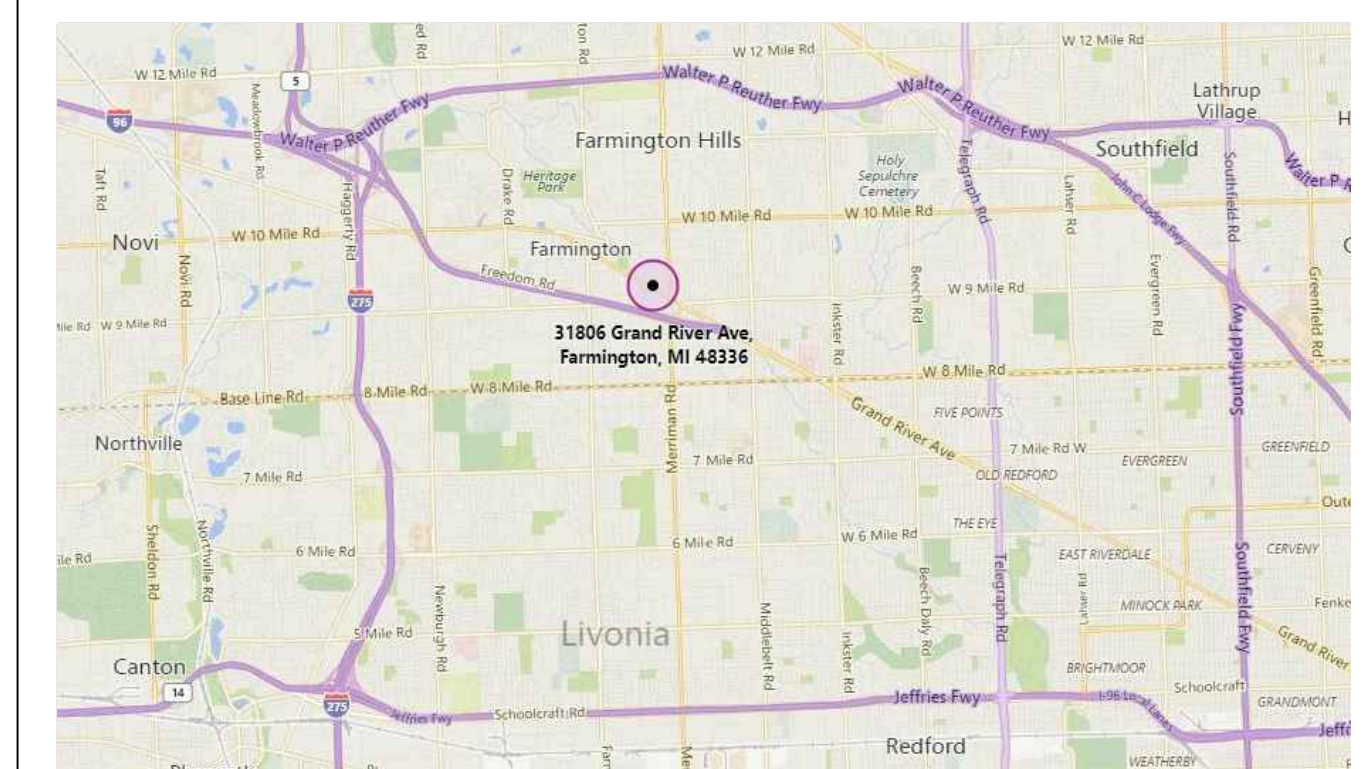
PRIME HEALTH CARE

31806 Grand River Avenue
Farmington, MI 48336

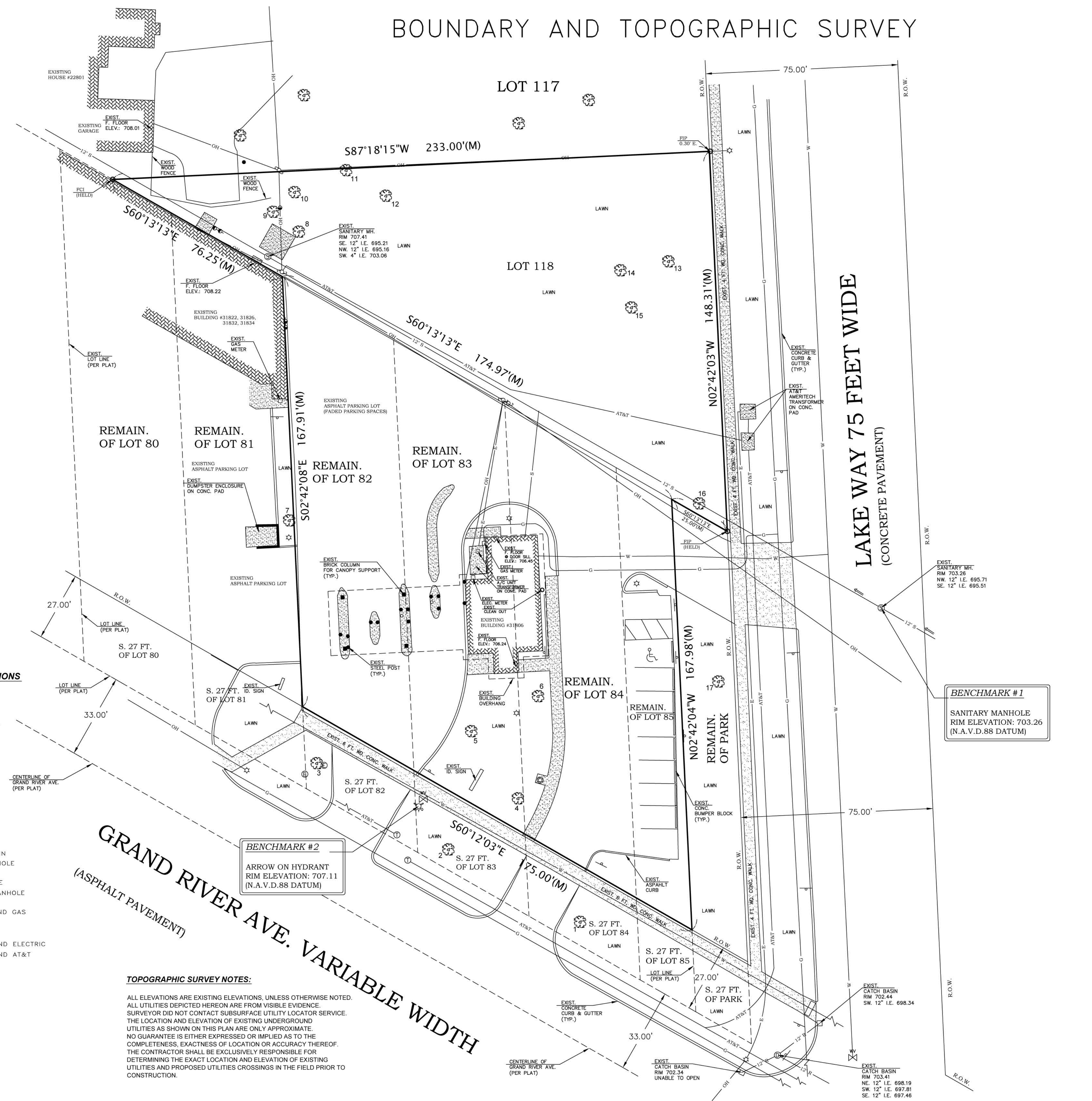
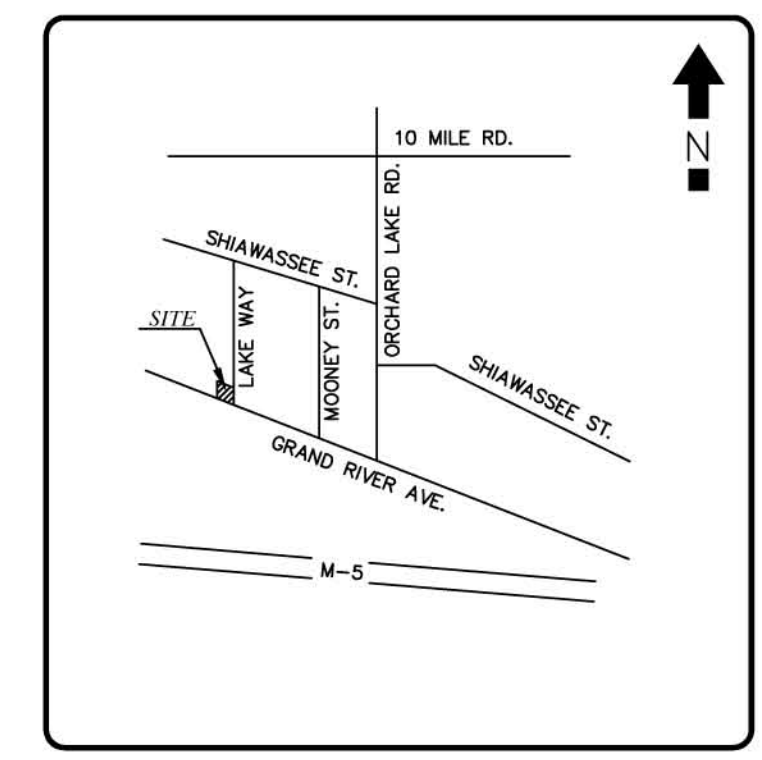
Proposed New Doctor Office

Drawing Legend

Sheet No.	Sheet Title
	CIVIL
1 OF 1	BOUNDARY AND TOPOGRAPHIC SURVEY
	ARCHITECTURAL
A-1	SITE PLAN/ LANDSCAPE PLAN
A-2	SITE DEMOLITION PLAN
A-3	SITE PLAN PHOTOMETRIC
A-3A	SCHEDULES AND DETAILS
A-4	FLOOR PLAN
A-5	ELEVATIONS
A-6	ELEVATIONS



BOUNDARY AND TOPOGRAPHIC SURVEY



TREE INVENTORY LIST

NO.	SIZE	BOTANICAL NAME	COMMON NAME	CONDITION
1	13"	<i>Acer platanoides</i>	Crimson Norway Maple	Fair
2	15"	<i>Acer platanoides</i>	Crimson Norway Maple	Fair
3	18"	<i>Acer platanoides</i>	Crimson Norway Maple	Fair / Poor
4	17"	<i>Acer platanoides</i>	Crimson Norway Maple	Fair
5	16"	<i>Acer platanoides</i>	Crimson Norway Maple	Fair
6	14"	<i>Acer platanoides</i>	Crimson Norway Maple	Very Poor
7	M.S. 3'-6"	<i>Tilia cordata</i>	European Linden	Poor
8	8"	<i>Robinia pseudoacacia</i>	Black Locust	Fair
9	8"	<i>Robinia pseudoacacia</i>	Black Locust	Fair
10	M.S. 3'-6"	<i>Acer negundo</i>	Box Elder	Very Poor
11	34"	<i>Ulmus americana</i>	American Elm	Fair / Poor
12	21"	<i>Ulmus pumila</i>	Siberian Elm	Very Poor
13	20", 22"	<i>Acer saccharinum</i>	Silver Maple	Poor
14	50"	<i>Acer saccharinum</i>	Silver Maple	Fair
15	44"	<i>Acer saccharinum</i>	Silver Maple	Fair
16	21"	<i>Acer platanoides</i>	Crimson Norway Maple	Fair
17	17"	<i>Fyrus calleryana</i>	Callery Pear	Fair / Poor

M.S.: Multi-stem

DEFINITION OF RATINGS:

GOOD:
The tree appears to be in a healthy and satisfactory condition with an overall sound stem structure and with a full and balanced crown; the growth habit appears normal; there is no indication of pests or diseases present; and the life expectancy is judged to be greater than twenty-five (25) years.

*** FAIR:**
The tree appears to be in a healthy and satisfactory condition with a minimum of structural problems and with minor crown imbalance or thin crown; the growth habit appears normal; there is no indication of pests or diseases present; and the life expectancy is judged to be greater than twenty (20) years.

*** POOR:**
The tree appears to be in an unhealthy condition with structural problems and with major crown imbalance, dead or dying limbs, or growth only in the top quarter of the tree; the growth habit is misshapen and askew; there is evidence of pests or diseases present; and the life expectancy is judged to be less than ten (10) years.

*** VERY POOR (V. Poor):**
The tree appears to be in an unhealthy condition with major structural problems and with major crown imbalance or several dead limbs and/or peeling bark; the growth habit is severely misshapen and askew; there is evidence of pests or diseases present; and the life expectancy is judged to be less than five (5) years.

*** DEAD:**
The tree has no live branches, is topped, or fallen.

TREE IDENTIFICATION BY:
Nagy Devlin Land Design, L.L.C.
31736 West Chicago Avenue
Livonia, Michigan 48150
(734) 634-9208

LEGEND OF SYMBOLS & ABBREVIATIONS

- FIP FOUND IRON PIPE
- FIR FOUND IRON ROD
- SIR SET IRON ROD
- (M) FILED MEASUREMENT
- ELEV. ELEVATION
- ELEC. ELECTRIC
- I.E. INVERT ELEVATION
- WD. WIDE
- FT. FEET
- REMAIN. REMAINING
- EXIST. EXISTING
- CONC. CONCRETE
- R.O.W. RIGHT-OF-WAY
- BOUNDARY LINE
- SPOT ELEVATION
- SQUARE CATCH BASIN
- ⊙ STORM SEWER MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- OH OVERHEAD LINES
- G BURIED UNDERGROUND GAS
- W WATER
- S SANITARY SEWER
- E BURIED UNDERGROUND ELECTRIC
- AT&T BURIED UNDERGROUND AT&T
- ☒ WATER IN THE BOX
- ☒ FIRE HYDRANT
- ☒ STEEL POST
- ☒ FLAG POLE
- ☒ LIGHT POLE
- ☒ UTILITY POLE
- ☒ TREE
- ▨ CONCRETE SURFACE
- ▨ ASPHALT PAVEMENT

TOPOGRAPHIC SURVEY NOTES:

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.
ALL UTILITIES DEPICTED HEREON ARE FROM VISIBILITY EVIDENCE.
SURVEYOR DID NOT CONTACT SUBSURFACE UTILITY LOCATOR SERVICE.
THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN ARE ONLY APPROXIMATE.
NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS, EXACTNESS OF LOCATION OR ACCURACY THEREOF.
THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AND PROPOSED UTILITIES CROSSINGS IN THE FIELD PRIOR TO CONSTRUCTION.

CONSULTING ENGINEERS
30322 SCHOONDRUP ROAD, C-1
LIVONIA, MICHIGAN 48150
TEL # (734) 925-7230
FAX # (734) 925-7255

ENGINEERING SERVICES, INC.

CIVIL, ARCHITECTURE
ENVIRONMENTAL, GEOTECH, SURVEYING.

SEAL:

DATE:

CLIENT:

PARAMOUNT HOME CARE INC.

PROJECT LOCATION:
EXISTING BUILDING AT NORTHWEST CORNER OF GRAND RIVER AVE. AND LAKE WAY.
31506 GRAND RIVER AVE.
CITY OF FARMINGTON, OAKLAND COUNTY, MICHIGAN 48336

SHEET:
BOUNDARY AND TOPOGRAPHIC SURVEY

DATE: REVISION:

JUNE 16, 2017
CHANGE SOUTHERLY BOUNDARIES TO REFLECT DATA PROVIDED TO US FROM THE OWNER

DRAWN BY:

DESIGNED BY:

APPROVED BY:

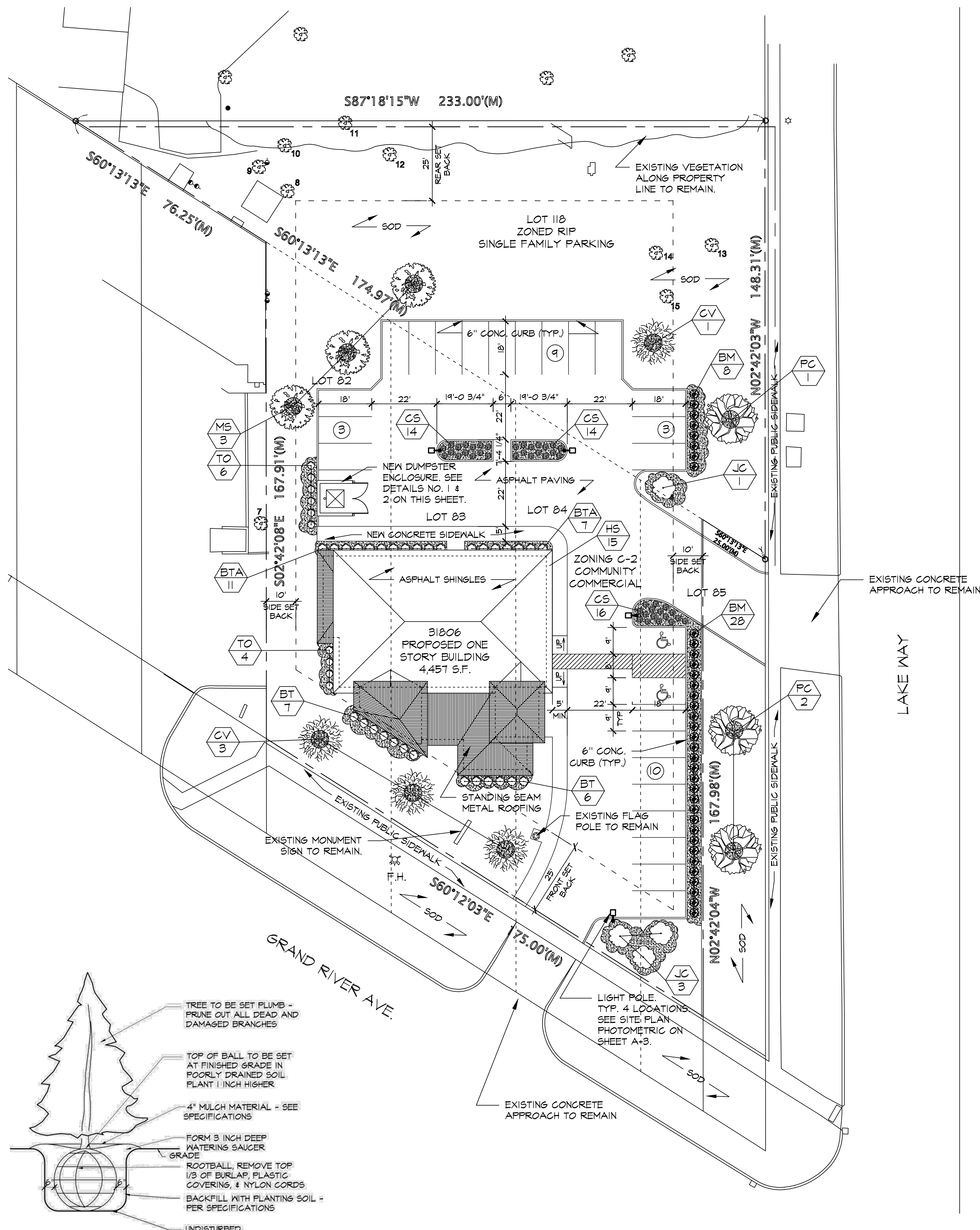
SURVEY DATE:
JUNE 06, 2017

SCALE:
1" = 20'

BOOK #:
B-102

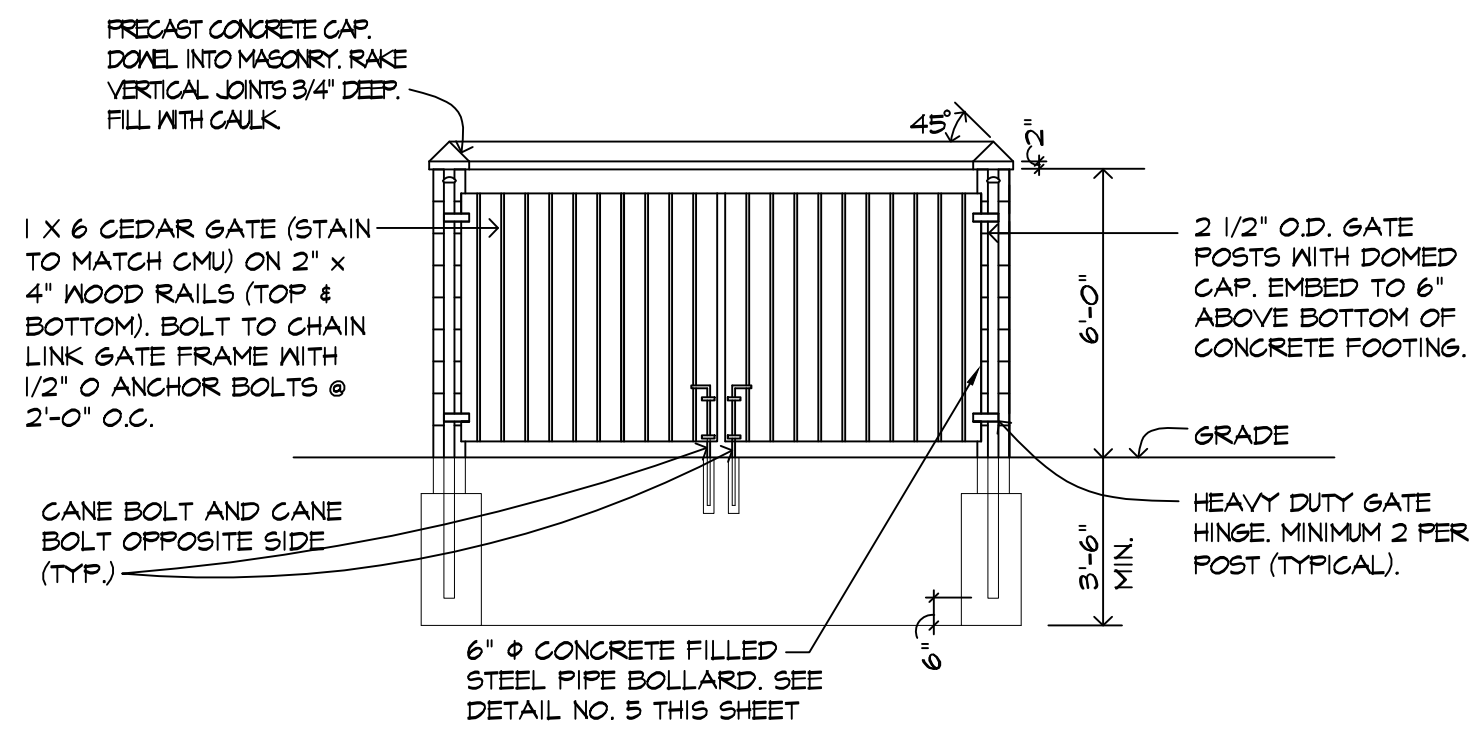
JOB NO. SHEET NO.
017-130 1 of 1



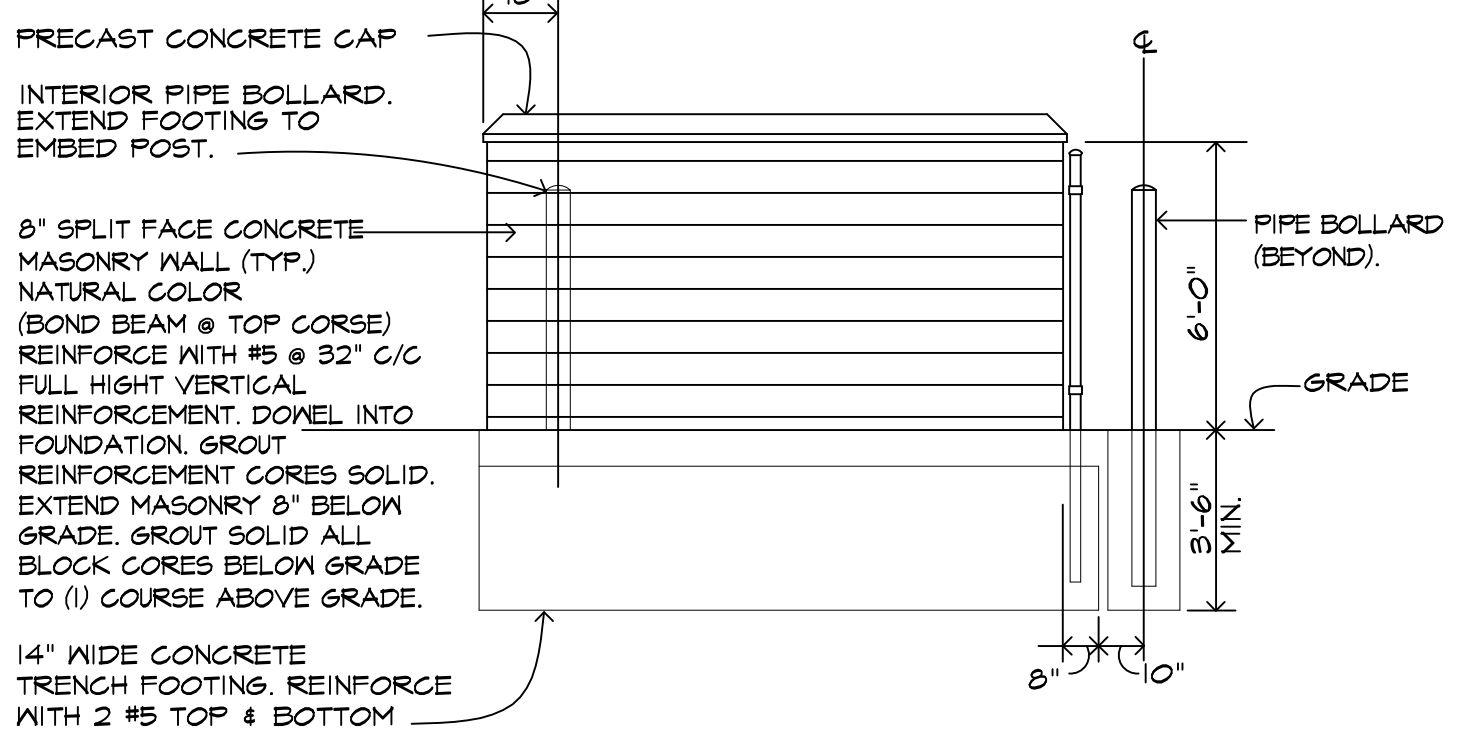


LEGAL DESCRIPTION
 T1N, R4E, SEC 21 BROOKDALE SUB LOTS 82 TO 85 INCL EXC BLY 50 FT TAKEN FOR RD, ALSO ALL OF LOT 118

2012 MICHIGAN BUILDING CODE
ZONING: LOT 118: RIP SINGLE FAMILY PARKING.
 LOTS 83, 84 & 85: C-2 COMMUNITY COMMERCIAL.
PROPOSED USE: DOCTORS OFFICE
STORES & AREA: 1 STORY/ 4,415 SF.
PARKING REQUIREMENTS:
 5 SPACES PER 1,000 S.F. OF GROSS FLOOR AREA = 4,415 S.F. = 1,000 = 4.5 X 5 = 25 SPACES
 PARKING PROVIDED = 25 SPACES.
SET BACKS:
 FRONT: 25'
 SIDE: 10'
 REAR: 25'
HEIGHT LIMITATION: 35'



1 DUMPSTER ENCLOSURE - FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



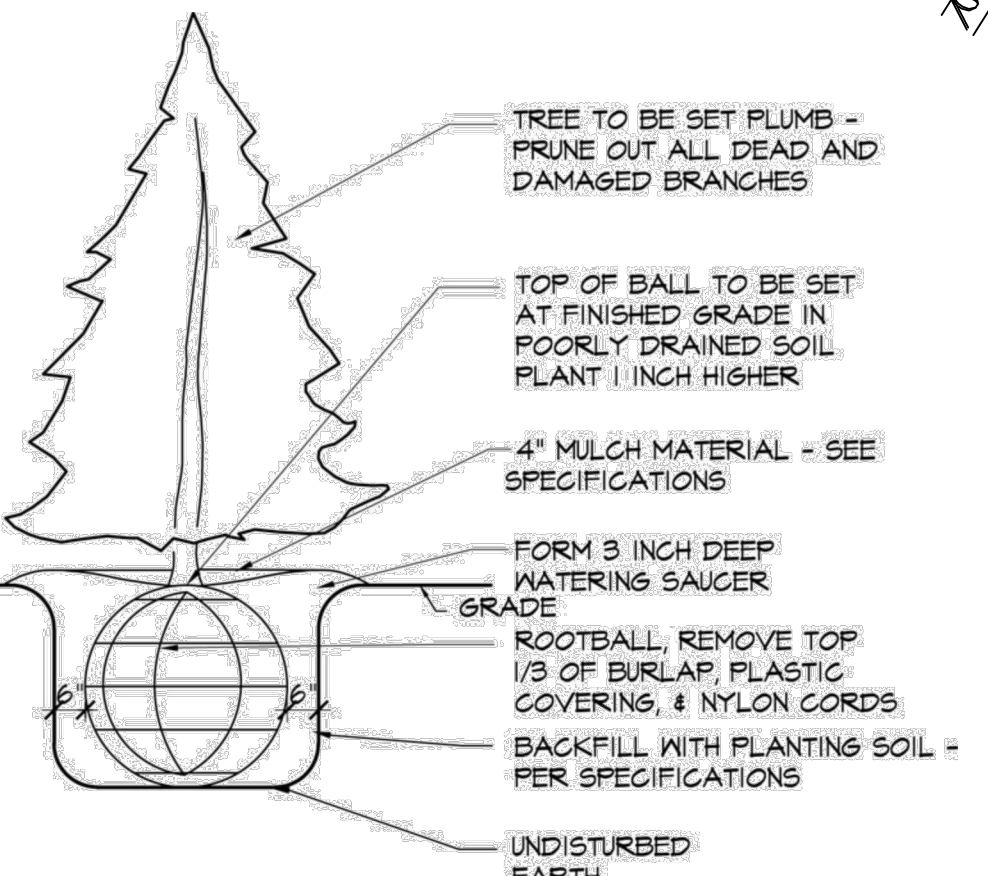
2 DUMPSTER ENCLOSURE - SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

PLANT LIST

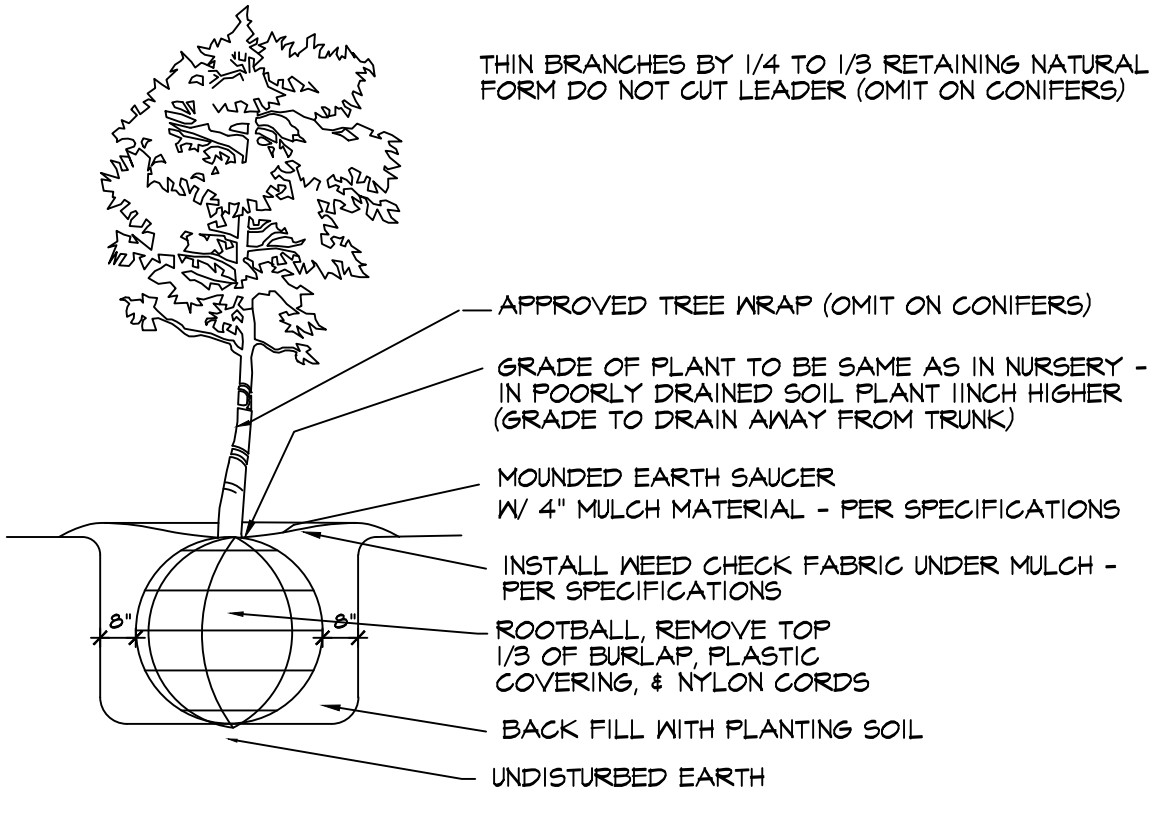
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE AS INSTALLED	NOTES
BM	36	BUXUS X MICROPHYLLA	LITTLE LEAF BOXWOOD	24" HT., 3 GAL. POT	EVERGREEN SHRUB
BT	13	BERBERIS THUNBERGII 'ATROPURPUREA'	JAPANESE BARBERRY 'GRIMSON PYGMY'	3 GAL. POT 3' O.C.	DECIDUOUS SHRUB
BTA	18	BERBERIS THUNBERGII 'AUREA'	JAPANESE BARBERRY 'AUREA'	5 GAL. POT 4' O.C.	DECIDUOUS SHRUB
CS	44	CORNUS SERICEA 'KEISEYL'	KELSEY'S DWARF DOGWOOD	2' HT., 2' SPREAD	DECIDUOUS SHRUB HEDGE
CV	4	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING 'GREEN HAWTHORN'	1 1/2" B&B 4' FIRST BRANCH	ORNAMENTAL TREE
HS	15	HEMEROCALLIS SP. 'STELLA D'ORO'	DWARF DAYLILLY	1 GAL. POT 15' O.C.	
JC	4	JUNIPERUS CHINESIS	CHINESE JUNIPER 'SEA GREEN'	24" HT. B&B	EVERGREEN SPREADER
MS	3	MALUS CULTIVAR 'WHITE ANGLE'	'WHITE ANGLE' GRAB APPLE	2 1/2" B&B 4' FIRST BRANCH	DECIDUOUS TREE
PC	3	PYRUS CALLERYANA	CALLERY PEAR 'ARISTO CRAT'	2 1/2" B&B 4' FIRST BRANCH	DECIDUOUS TREE
TO	10	THUJA OCCIDENTALIS	'EMERALD' (SMARAGD) ARBORVITAE	6' HIGH, 2 1/2' SPREAD, 5' O.C.	EVERGREEN TREE

NOTE:
 ALL MULCH IS TO BE A MINIMUM OF 6".

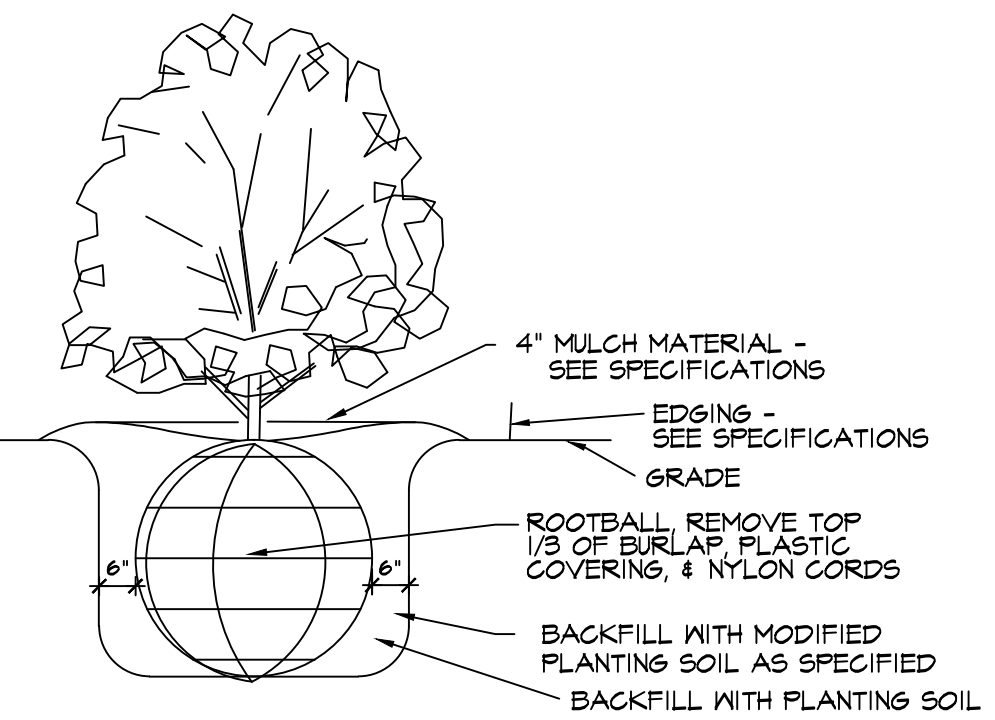
NOTE:
 LANDSCAPE AND TURF AREAS SHALL BE IRRIGATED TO MAINTAIN PLANT MATERIALS IN GOOD AND HEALTHY CONDITION.



5 EVERGREEN TREE PLANTING DETAIL
 SCALE: NONE

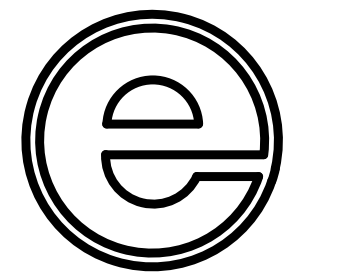


3 DECIDUOUS TREE PLANTING DETAIL
 SCALE: NONE



4 SHRUB PLANTING DETAIL
 SCALE: NONE

SITE PLAN/ LANDSCAPING PLAN
 SCALE: 1" = 20'



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 earchitectspllc@yahoo.com

Project:

PRIME HEALTH CARE

31806 Grand River Ave,
 Farmington, MI 48336

Designed E. A. Etchen, Architect
 Drawn Luay Nseir
 Approved E. A. Etchen, Architect
 Scale AS NOTED

Notes


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Issued

SITE PLAN REVIEW 07/05/17

Sheet Title and Number
SITE PLAN/ LANDSCAPING PLAN

D-Series Size 2 LED Area Luminaire



Specifications

EPA: 2.0 ft² (0.19 m²)

Length: 40" (101.6 cm)

Width: 15" (38.1 cm)

Height: 7-1/2" (19.0 cm)

Weight (max): 39 lbs (17.7 kg)

Introduction

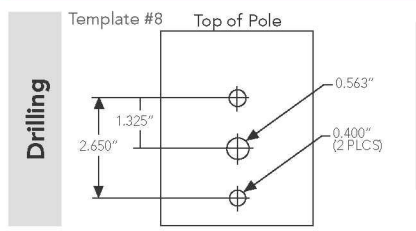
The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. The Size 2 is ideal for replacing 400-1000W metal halide in area lighting applications with energy savings of up to 80% and expected service life of over 100,000 hours.

Ordering Information EXAMPLE: DSX2 LED 80C 1000 40K 1000 40K T4M MVOLT SPA DBBXD

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	Control options	Other options	Finish
DSX2 LED	Forward optics	530 530 mA	30K 3000 K	T15 Type I Short	MVOLT ¹	SPA Square pole mounting	PER 100W wide dim. recessed only (no dimming)	HS House-side chassis ²	DBBK Dark bronze
	RO LEDs (rear engine)	700 700 mA	40K 4000 K	L25 Type II Short	120 ¹	RPA Round pole mounting	DMG 0-10V dimming other (no controls)	WB White	DBLD Black
	100C 100 LEDs (rear engine)	1000 1000 mA (TA) ³	AMPC Amber phosphor convert	T27 Type III Short	240 ¹	WBA Wall bracket	DDR Dimmable and compatible via ROM ⁴ or DALI ⁵	ST Single face (120, 177, 347) ⁶	DNAD Natural aluminum
	Related optics ⁷			T3M Type IV Medium	347 ¹	SPHMA Square pole mounting adapter ⁸	DS Dual switching ⁹	DF Double face (200, 340, 400) ⁶	DBWD White
	RO LEDs (rear engine)			T4M Type IV Medium	480 ¹	RPUMA Round pole universal mounting adapter ⁸	OS 0-10V dimming capability; PER option required. Additional hardware and sensors required for RS485 deployment must be specified separately. Call 800-442-6262 or email: sales@lithonia.com. Not available with PER, DS, BL30, BL50, or TL5.	DT Double face (200, 340, 400) ⁶	DBDK Dark bronze
				TFM Forward Tense		RPUBA Round pole universal mounting adapter ⁸	BL30 0-10V dimming, 30% ¹⁰	TL5 Top-ass emergency light ¹¹	DBWD White
				T5V5 Type V Very Short		DDAB 4000K dimming, 50% ¹⁰	BL50 0-10V dimming, 50% ¹⁰	LOO Left round optics ¹²	DBDK Dark bronze
				T5S Type V Short		DDBD 4000K dimming, 50% ¹⁰	BL50 0-10V dimming, 50% ¹⁰	R90 Right round optics ¹²	DBDK Dark bronze
				T5M Type V Medium					
				T5W Type V Wide					

Drilling



DSX2 shows a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles per the table below.

Mounting	Single unit	DM3AS 2 at 80"	DM3AS 3 at 80"	DM3AS 4 at 90"	DM3AS 3 at 100"
Example: SSA 20 40 DM3AS 3 DBX					

Controls & Shields

Accessories	Part Number	Description
DR10R 15.00	Recessed 15" wide (DR 2770")	
DR10R 15.00 BR	Recessed 15" wide (BR 2400")	
DR10R 15.00 LF	Recessed 15" wide (LF 1800")	
DR10R 15.00 R	Recessed 15" wide (R 1800")	
DR10R 15.00 S	Recessed 15" wide (S 1800")	
DR10R 15.00 T	Recessed 15" wide (T 1800")	
DR10R 15.00 U	Recessed 15" wide (U 1800")	
DR10R 15.00 V	Recessed 15" wide (V 1800")	
DR10R 15.00 W	Recessed 15" wide (W 1800")	
DR10R 15.00 X	Recessed 15" wide (X 1800")	
DR10R 15.00 Y	Recessed 15" wide (Y 1800")	
DR10R 15.00 Z	Recessed 15" wide (Z 1800")	

Accessories

Accessories	Part Number	Description
DR10R 15.00	Recessed 15" wide (DR 2770")	
DR10R 15.00 BR	Recessed 15" wide (BR 2400")	
DR10R 15.00 LF	Recessed 15" wide (LF 1800")	
DR10R 15.00 R	Recessed 15" wide (R 1800")	
DR10R 15.00 S	Recessed 15" wide (S 1800")	
DR10R 15.00 T	Recessed 15" wide (T 1800")	
DR10R 15.00 U	Recessed 15" wide (U 1800")	
DR10R 15.00 V	Recessed 15" wide (V 1800")	
DR10R 15.00 W	Recessed 15" wide (W 1800")	
DR10R 15.00 X	Recessed 15" wide (X 1800")	
DR10R 15.00 Y	Recessed 15" wide (Y 1800")	
DR10R 15.00 Z	Recessed 15" wide (Z 1800")	

Notes

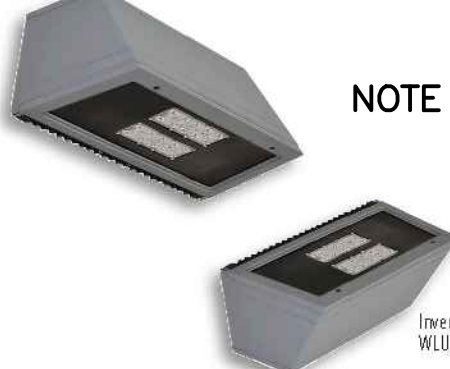
1. Recessed optics only available with 80C.
2. Available with BL30, BL50, BL75, or TL5.
3. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (DF, DF).
4. N/A, BL30, BL50, WB or TL5, DMG option requires 1000mA.
5. Available as a recessed option to convert to DALI (DA).
6. Requires 347" mounting system. Must be ordered as a separate accessory see Accessories information. For use with 347" must not include.
7. Photometric information is a separate section from Luminaire Controls. See accessories. Not available with DS option.
8. Specify RS485 enabled luminaire only.
9. Dimming driver standard. Not available with BL30, BL50, DCL, DS, TL5 or WB. Dimming driver standard. MVOLT only. Not available with BL30, BL50, 347, 400, DCL, TL5 or WB.
10. Also available as a separate accessory, see Accessories information.
11. WTS not available with BL30, BL50, DS, or PFM. N/A 347, 400.
12. Single face (DF) requires 120, 277 or 347 voltage option. Double face (DF) requires 208, 240 or 277 voltage option.
13. WTS TL5 option. The luminaire is no longer P60 rated. Not available with BL30, BL50, DCL or PFM. N/A 347 or 400.
14. Requires luminaire to be specified with PER option. Ordered and shipped in a separate line item from Luminaire Controls.

LIGHTING FIXTURE TYPE: "OA" & "OB"

NOTES:

1. ALL LIGHTING FIXTURES (TYPES "OA", "OB", & "OC") ARE "NIGHT-TIME FRIENDLY" WHICH MEANS THEY ARE DOWNWARD DIRECTED AND WITH "FULL CUT OFF" CLASSIFICATION. REFER TO THE LOGO ON THE LIGHTING CUT SHEETS ON SHEET A-3A

WST LED Architectural Wall Sconce



Specifications Luminaire

Height: 7-1/4" (18.4 cm)

Width: 1-6-1/4" (41.8 cm)

Depth: 9-1/8" (23.2 cm)

Weight: 17 lbs (7.7 kg)

Introduction

The classic Architectural Wall Sconce is now available with the latest in LED technology. The result is a long-life, maintenance-free product with typical energy savings of 75% compared to metal halide versions. The integral battery backup option provides emergency egress lighting, without the use of a back-box or remote gear, so installations maintain their aesthetic integrity.

The WST LED is ideal for replacing existing 50-175W metal halide wall-mounted products. The expected service life is 20+ years of nighttime use.

Ordering Information EXAMPLE: WST LED 2 10A700/40K SR3 MVOLT DBBTD

Series	Light Engines	Performance Package	Distribution	Voltage	Mounting	Options ¹	Finish (req. opt)
WST LED	1 One engine	700 mA optima	SF2 Type II	MVOLT ¹	Shipped included (field)	Shipped installed	DBBK Dark bronze
	DO LED	10A700/40K 300K	SR3 Type III	120 ¹	Surface-mounted	FE Photometric; lum. type ⁴	DBDK Black
	2 Two engines	10A700/40K 400K	SR4 Type IV	240 ¹	Shipped separately ²	SF Single face (120, 277, 347) ⁶	DNAD Natural aluminum
	DO LED	10A700/40K 500K	SR5 Type V	240 ¹	Surface-mounted back box	DF Double face (208, 240, 480) ⁶	DBWD White
				347	UTS UTS 5-dip	DMG 0-10V dimming driver (no controls)	DBDK Dark bronze
				480		ECW Emergency battery backup ⁷	DBDK Textured dark bronze
						WUW Wet location look for replacement ⁸	DBDK Textured black
						RRR Motion/ambient light sensor ⁹	DBDK Textured natural aluminum
						DNHGD Durable guard	DBDK Textured white
						VG Vandal guard	DBDK Textured sandstone
						WG Wire guard	DBDK Textured sandstone

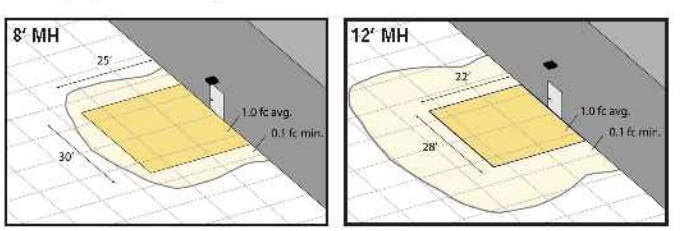
Emergency Battery Operation

The emergency battery backup (ECW) option is integral to the luminaire - no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product.

All ELCW configurations include an independent secondary driver with an integral relay to immediately detect AC power loss. Dual light engines are wired in parallel so both engines operate in emergency mode and provide additional component redundancy. These design features meet various interpretations of NFPA 70NEC, 2008 - 700.15.

The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per International Building Code Section 1004 and IFBC, 2011, Life Safety Code Section 7.1.1. powered luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.

The complete at right show illuminance of 1 fc average and 1 fc minimum of the single-engine type IV product in emergency mode.

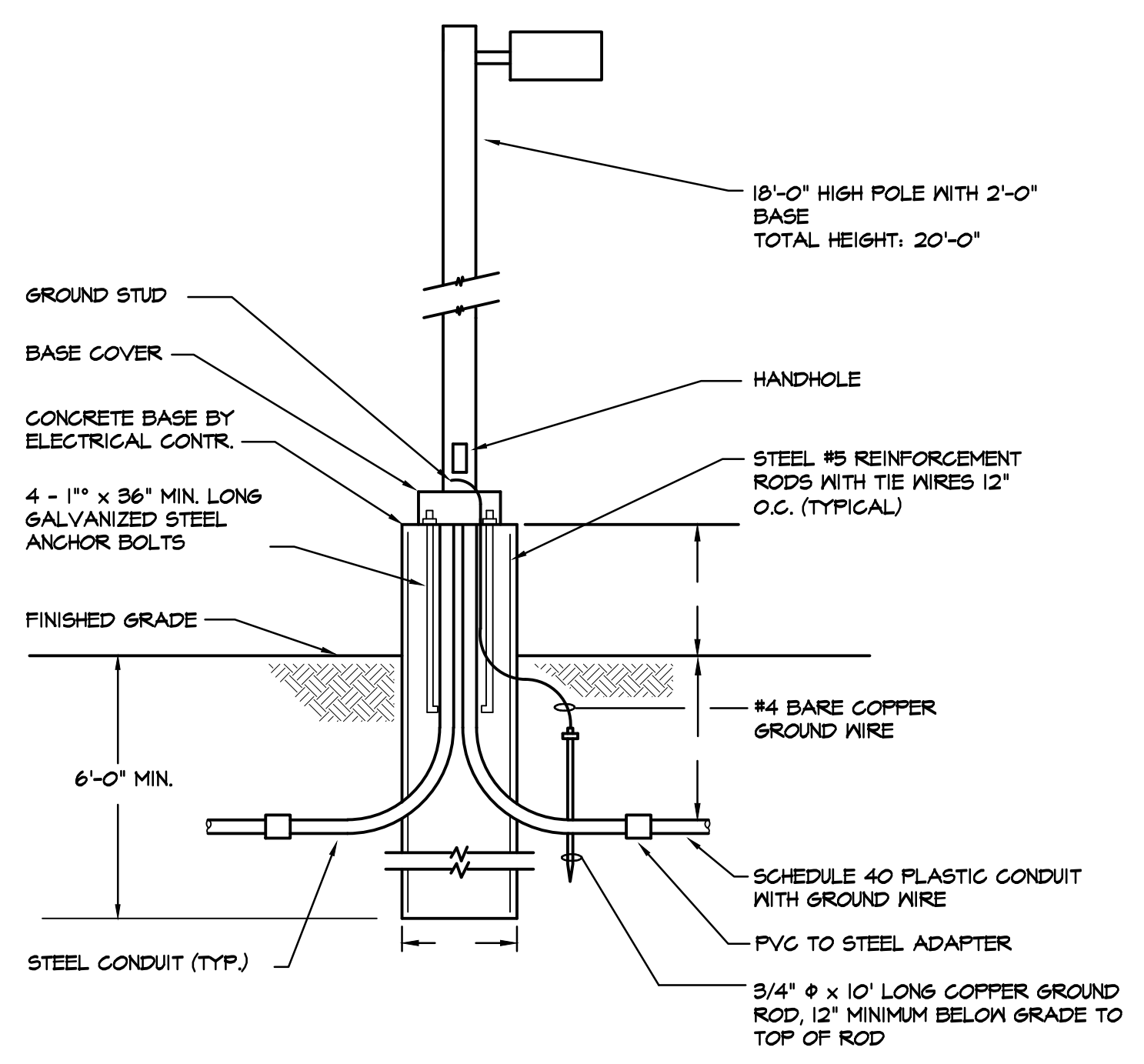


WST LED 1 10A700/40K SR4 MVOLT ELCW
10' x 10' Gridlines
8' and 12' Mounting Height

Notes

1. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with photometric (PE) option or fusing (DF, DF) option.
2. Must be ordered separately as an accessory. See WSTBWW CATALOG. Must specify finish.
3. Must be ordered with luminaire; cannot be field installed.
4. Not available with MVOLT option. Buttons photometric (PE) can be ordered with a dedicated voltage option. Single face (SF) requires 120, 277 or 347 voltage option. Double face (DF) requires 208, 240 or 480 voltage option.
5. Not available with 480V option. Not available with motion/ambient light sensor (RRR).
6. Integral battery pack is rated for 20" to 40" operating temperature. ECW is warranty 10 year period. Not available with 347V or 480V. Not available with WUW.
7. WUW not available with PRR or ELCW.
8. Specifies the construction of the ECW control (photometric included), see IESNA Sensor Guide for details. Not available with PFC option. Button type photometric. Dimming driver standard. Not available with WUW, VG, or WG.

LIGHTING FIXTURE TYPE: "OC"



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architectspc@yahoo.com

Project:

PRIME HEALTH CARE

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Designed S.D.

Drawn S.D.

Approved E. A. Etchen, Architect

Scale AS NOTED

Notes

This sheet includes details no. 16 Thru 20

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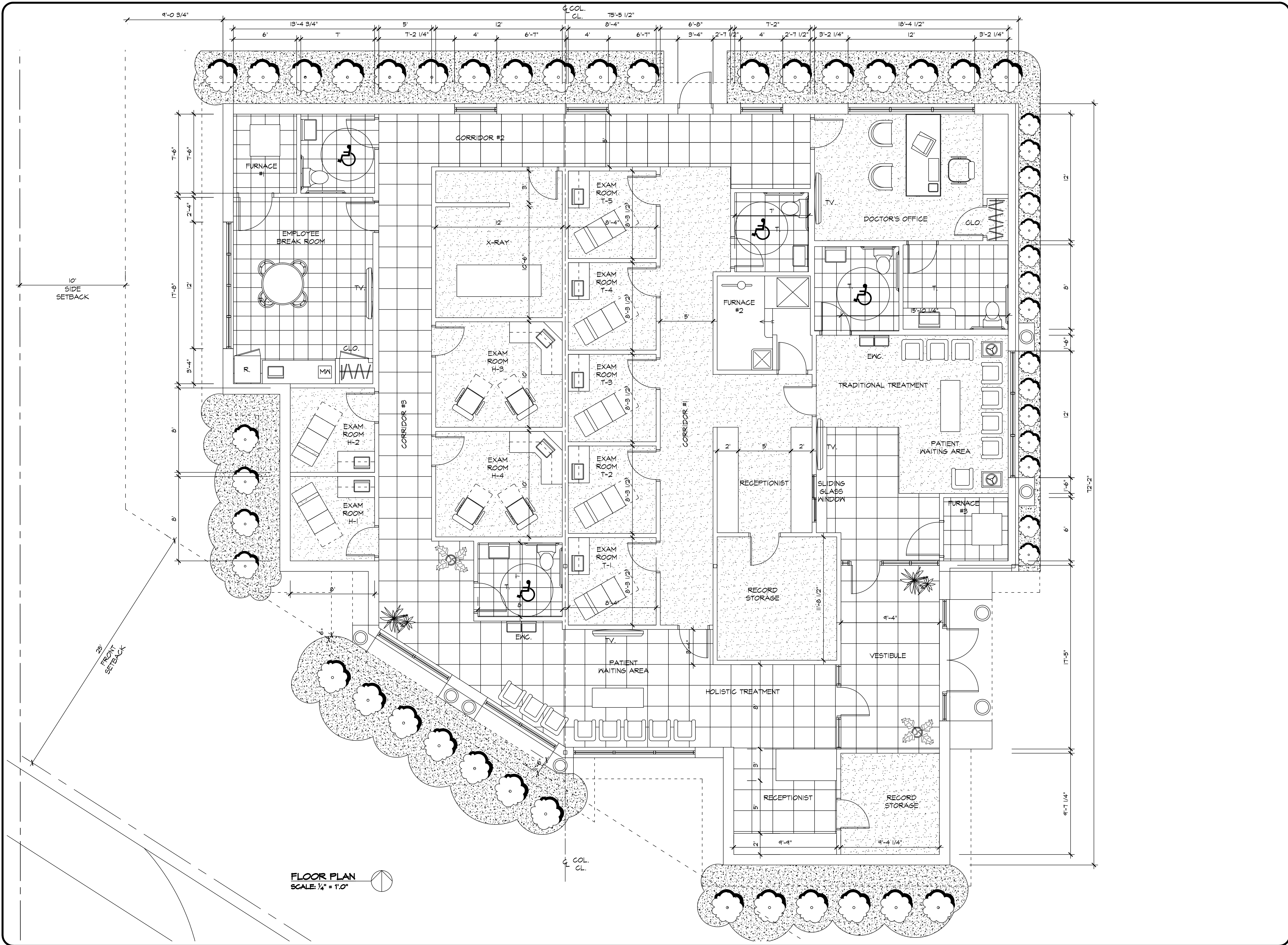
Issued

Bids & Permits 07/05/17

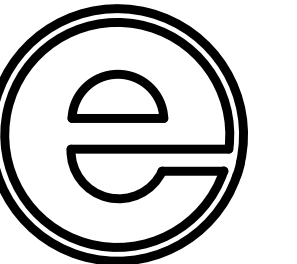
Sheet Title and Number

Schedules & Details

A-3A



FLOOR PLAN
SCALE: 1/4" = 1'-0"



ARCHITECTS
PLLC

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earchitectspllc@yahoo.com

Project:

**PRIME
HEALTH CARE**

31806 Grand River Ave,
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Designed E. A. Etchen, Architect

Drawn Lwuy Nseir

Approved E. A. Etchen, Architect

Scale AS NOTED

Notes

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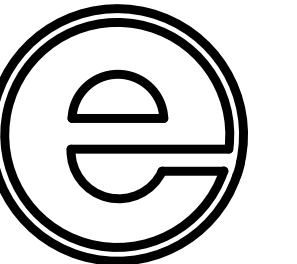
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SITE PLAN REVIEW 07/05/17

Sheet Title
and Number

FLOOR PLAN

A-4



ARCHITECTS
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Designed E. A. Etchen, Architect

Drawn Lvay Nseir

Approved E. A. Etchen, Architect

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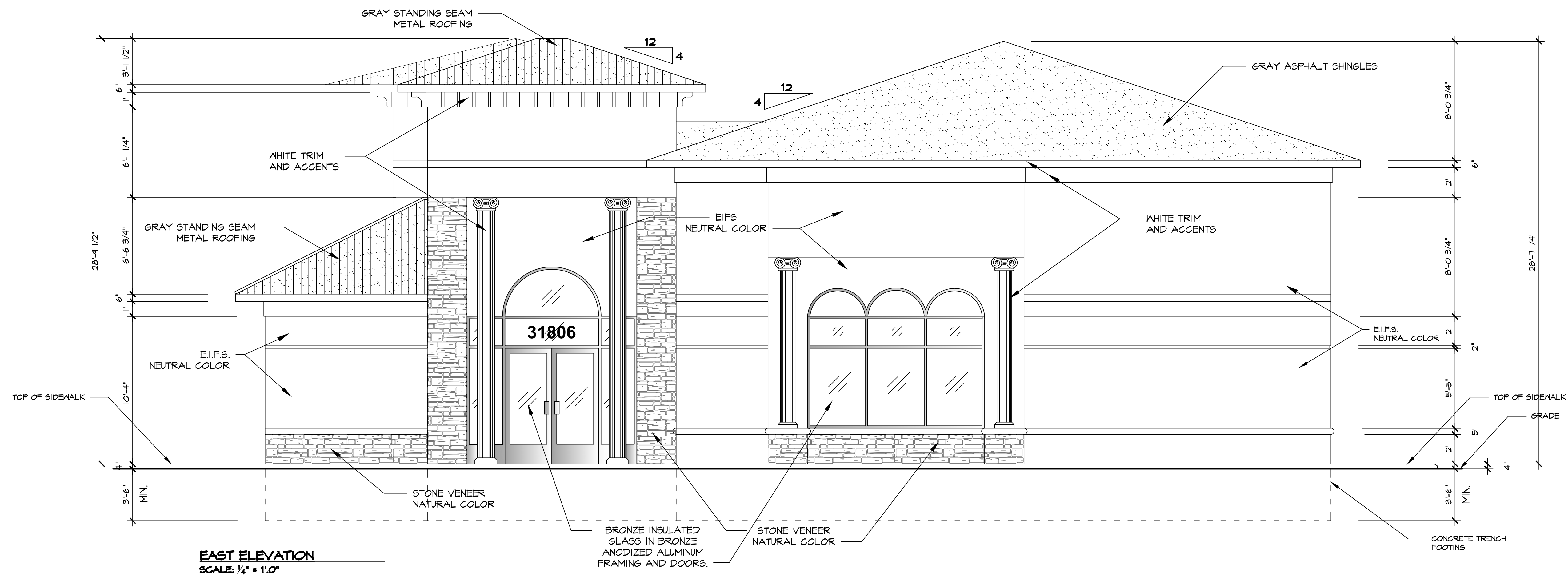
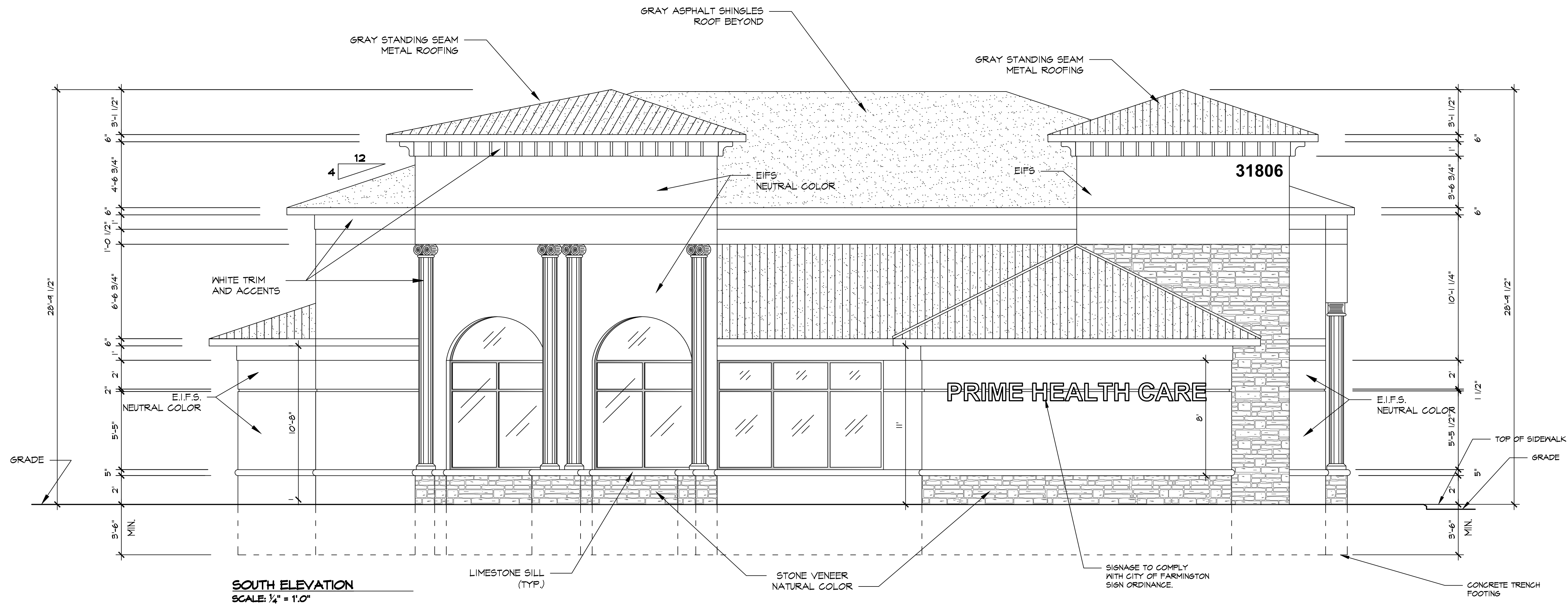
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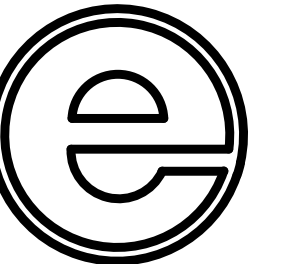
SITE PLAN REVIEW 07/05/17

Sheet Title
and Number

ELEVATIONS

A-5





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Designed E. A. Etchen, Architect

Drawn Lvay Nseir

Approved E. A. Etchen, Architect

Scale AS NOTED

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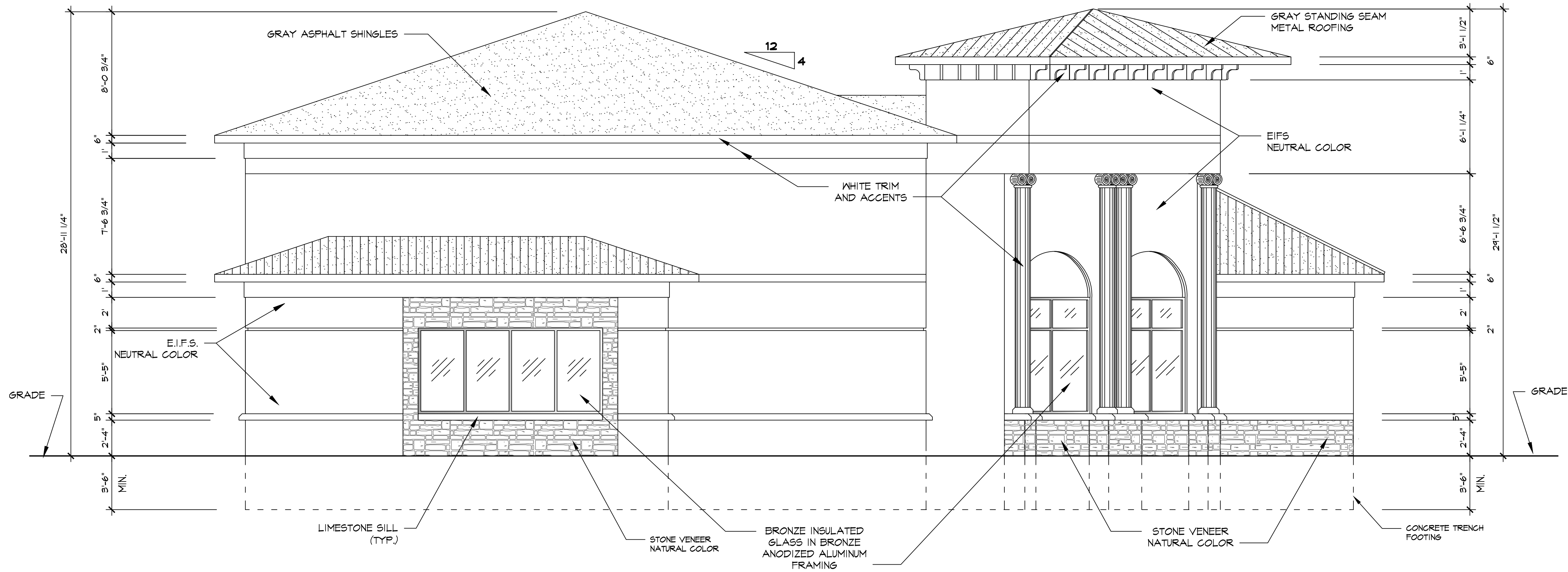
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SITE PLAN REVIEW 07/05/17

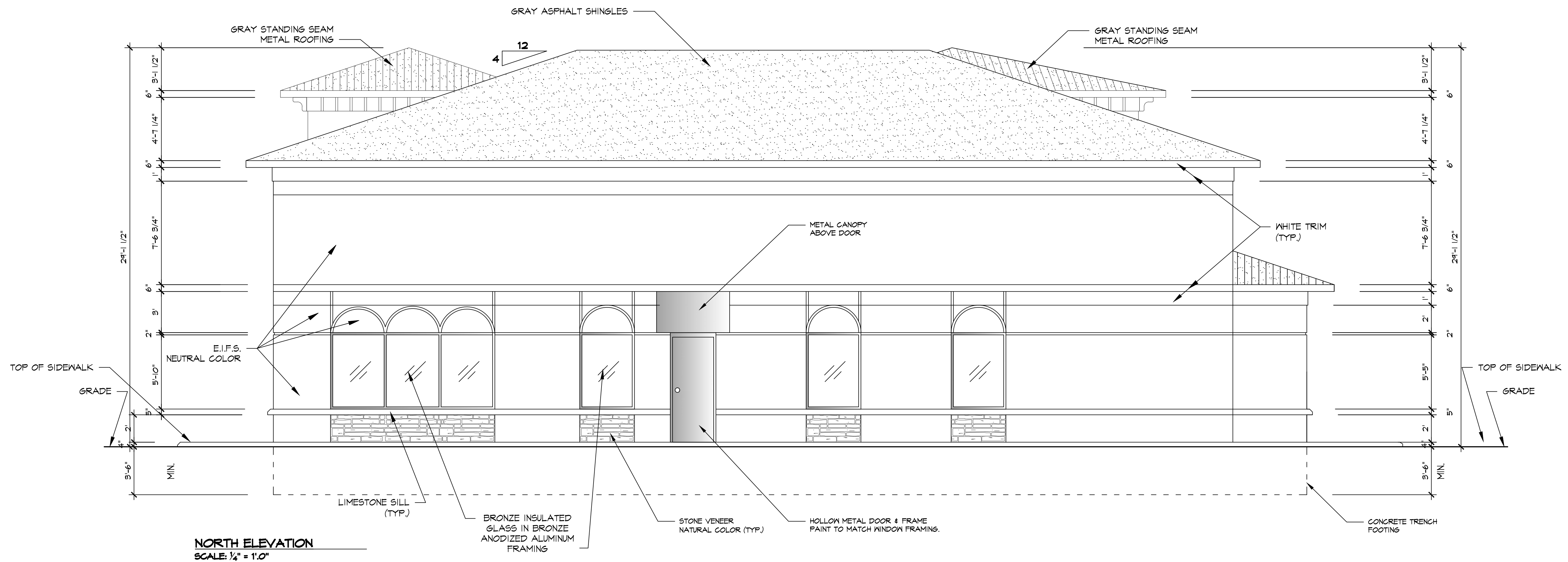
Sheet Title
and Number

ELEVATIONS

A-6



WEST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

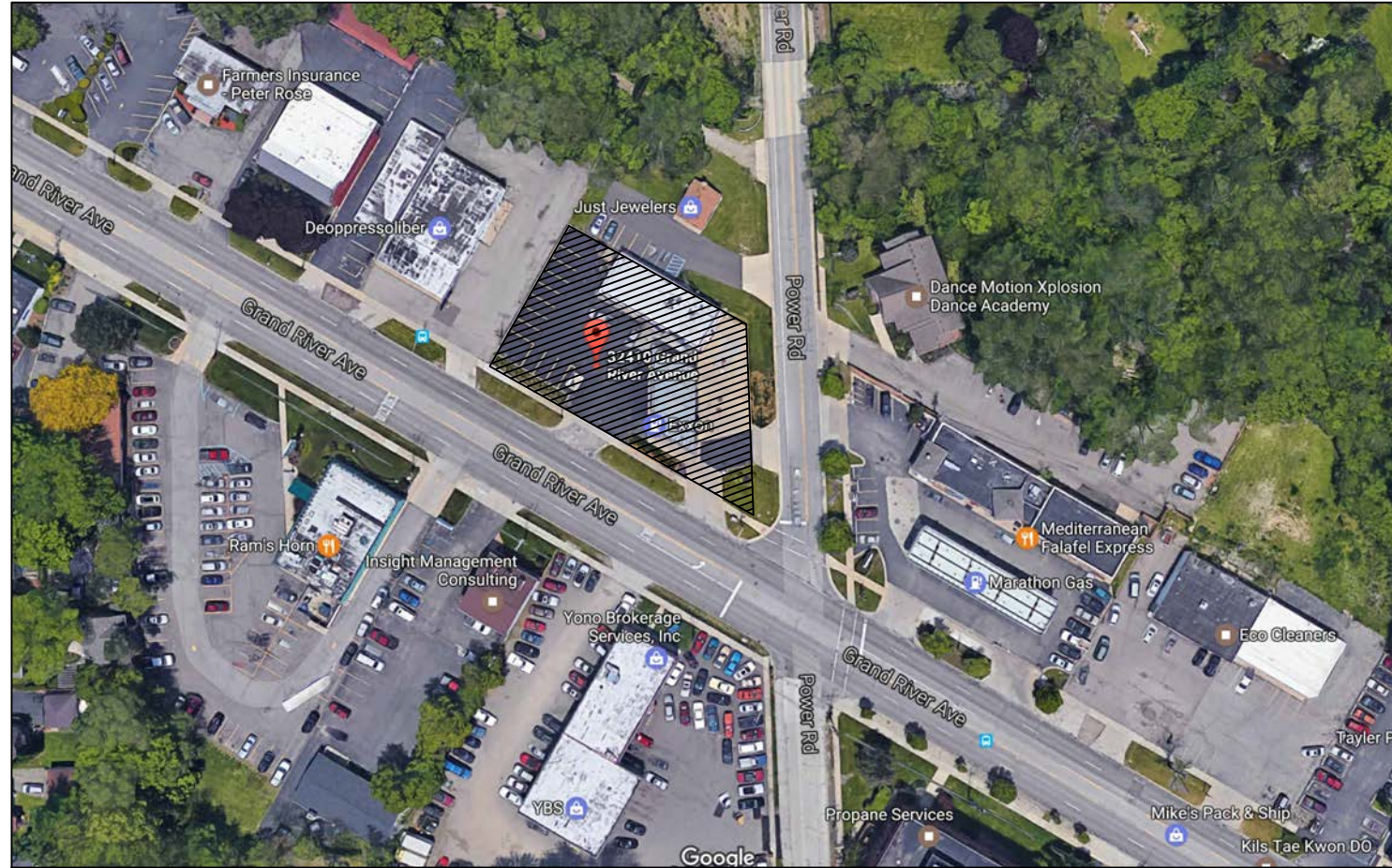
COMMERCIAL BUILDING

32410 GRAND RIVER AVENUE

FARMINGTON

MICHIGAN

NO: 114-2017



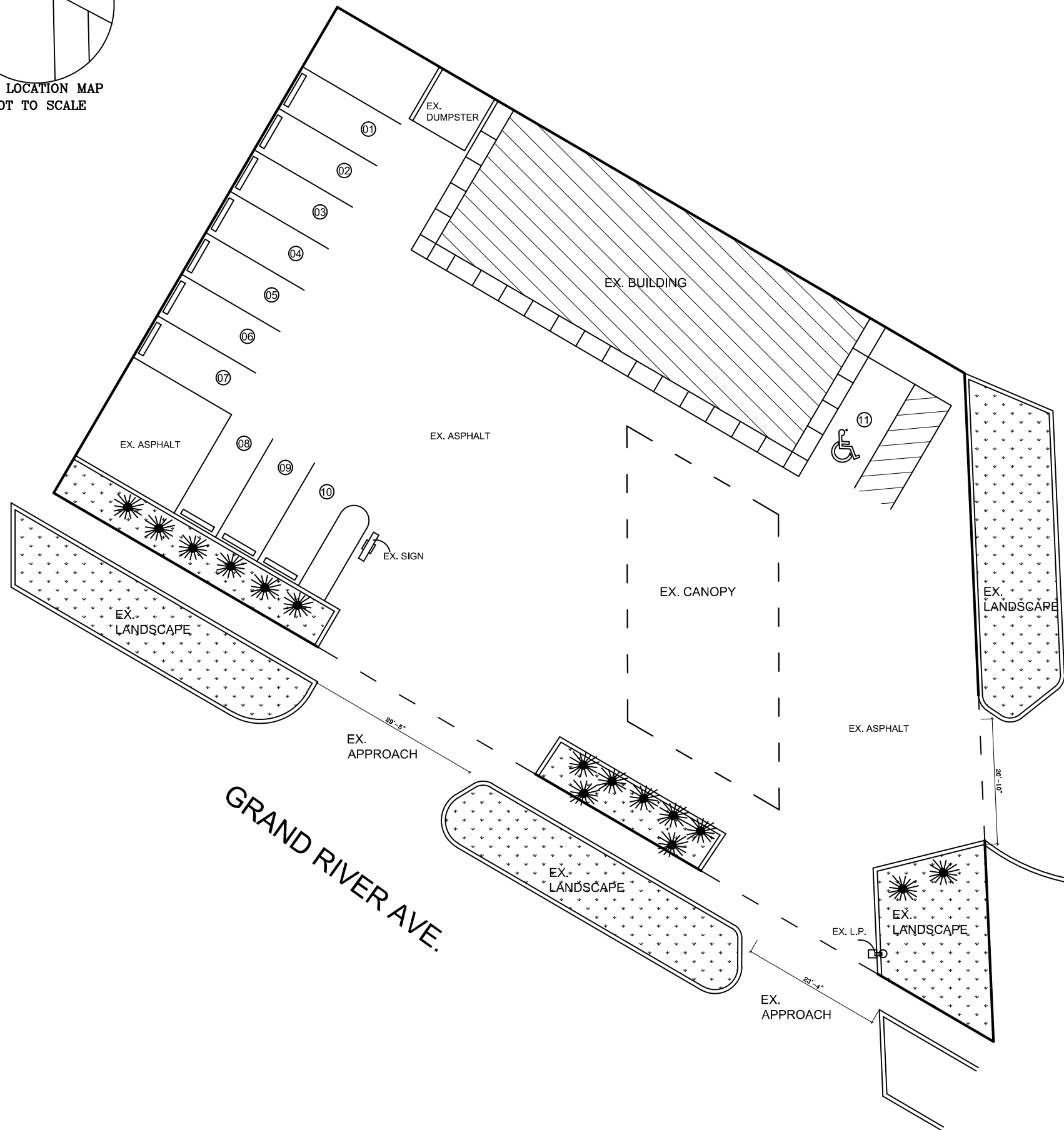
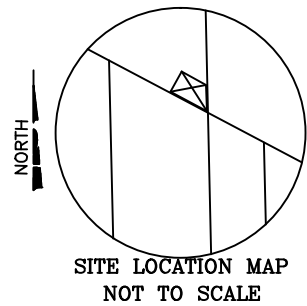
□□□□□□M□□

ARCHITECTS/ENGINEERS:
N.C. DESIGNERS & CONTRACTING

3241 S. TELEGRAPH
DEARBORN, MI 48124
P: (313) 986-8381
(313) 436-4207
ncdesigners@yahoo.com

□□D□□□□□RM□□□□□

1. BUILDING DESCRIPTION:	OFFICES BUILDING
2. APPLICABLE CODE:	2015 MICHIGAN BUILDING CODE.
BUILDING:	ANSI 117.1-2015 ACCESSIBILITY.
ACCESSIBILITY:	2015 MICHIGAN ENERGY CODE
ENERGY:	2015 INTERNATIONAL FIRE CODE
FIRE:	2015 MICHIGAN PLUMBING CODE.
PLUMBING:	2015 MICHIGAN MECHANICAL CODE.
MECHANICAL:	2015 NATIONAL ELECTRIC CODES, WITH PART 8.
ELECTRICAL:	



SITE PLAN
SCALE: 1" = 20'

N.C.DESINGERS, NOTES:

N.C.DESINGERS SHALL NOT BE RESPONSIBLE FOR MEANS, METHODS, PROCEDURES, TECHNIQUES, SEQUENCE FOR CONSTRUCTION, NOT FOR SAFETY ON THE JOB SITE, NOR SHALL N.C.DESINGERS, BE RESPONSIBLE FOR THE CONTRACTORS FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

THE CONTRACTOR SHALL INDEMNIFY AND SAVE HARMLESS THE OWNER AND ENGINEER FROM ALL LIABILITIES FOR INJURY TO PERSON, OR DAMAGE TO OR LOSS OF PROPERTY, OR ANY OTHER LOSS, COST OF EXPENSE, AS A RESULT OF THE ACTIONS OF THE CONTRACTOR, HIS EMPLOYEES, AGENTS, OR SUBCONTRACTORS.

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND ELEVATION OF THE EXISTING UTILITIES AND PROPOSED UTILITIES CROSSING IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS ARE APPARENT OR IF THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY FROM THE PLAN.

PRIOR TO CONSTRUCTION, ALL LOCATIONS AND DEPTHS OF EXISTING OVERHEAD AND UNDERGROUND UTILITIES (IN CONFLICT WITH THE CONSTRUCTION OF PROPOSED IMPROVEMENTS SHALL BE VERIFIED IN THE FIELD. DURING CONSTRUCTION, CONTRACTOR SHALL USE EXTREME CAUTION WHEN OPERATING NEAR OVERHEAD AND/OR BURIED UTILITIES. CALL MISS DIG.

PROJECT:
GAS STATION

LOCATION:
32410 GRAND RIVER
FARMINGTON MI

**N.C. DESIGNERS
& CONTRACTING INC.**

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DRAWN BY:
N.C.

DESIGNED BY:
N.C.

APPROVED BY:

SUBMITTALS

REVISIONS:
06-05-2017

PROJECT NO
114-2017

DATE
05-16-2017

SCALE
NOTED

SHEET TITLE
SITE PLAN

SP-1

SEAL

PROJECT:
GAS STATION

LOCATION:
32410 GRAND RIVER
FARMINGTON MI

N.C. DESIGNERS
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DESIGNED BY:
N.C.

APPROVED BY:

SUBMITTALS

REVISIONS:
06-05-2017

PROJECT NO
114-2017

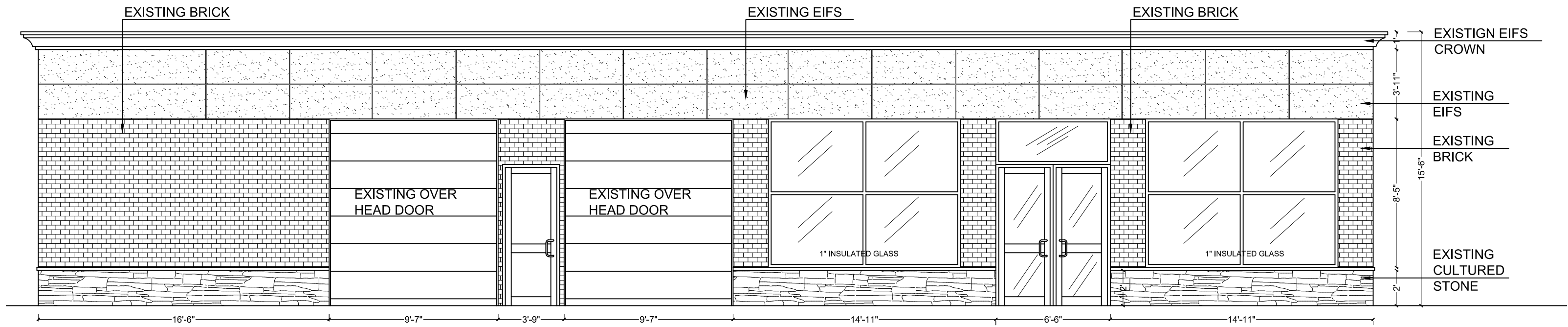
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SCALE
NOTED

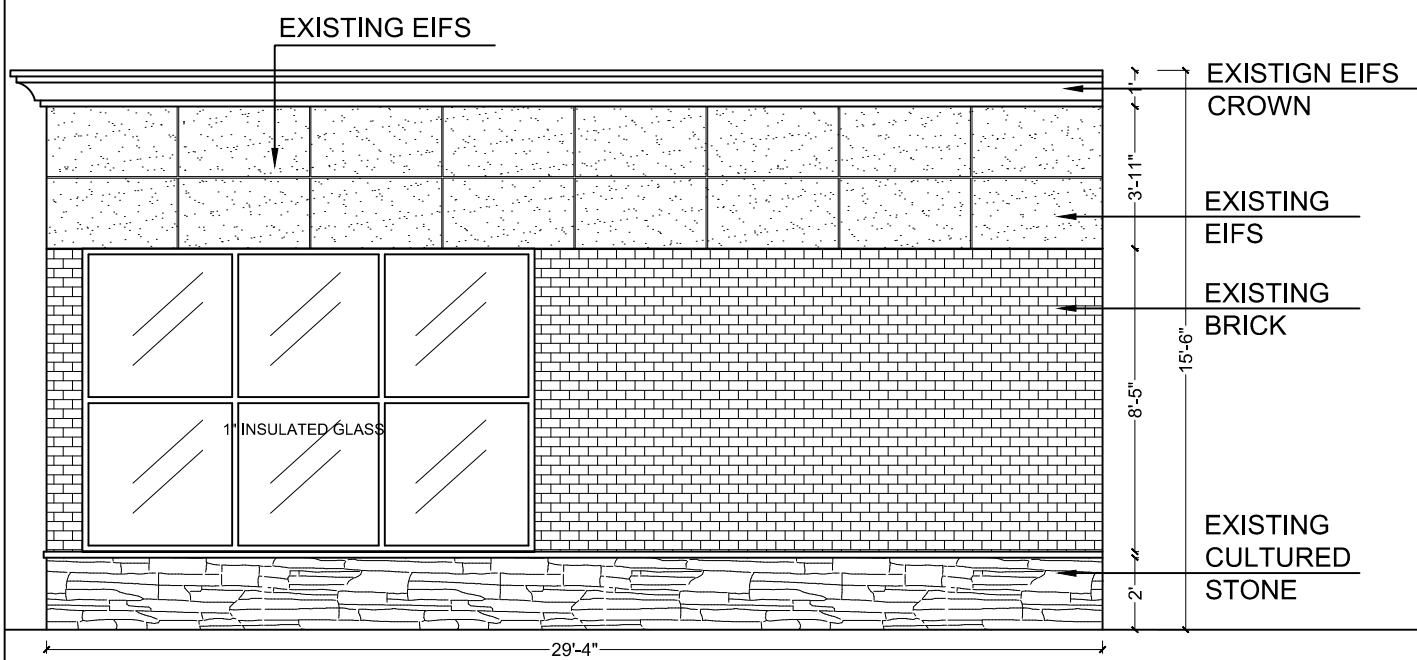
SHEET TITLE
EXISTING ELEVATIONS

A-1

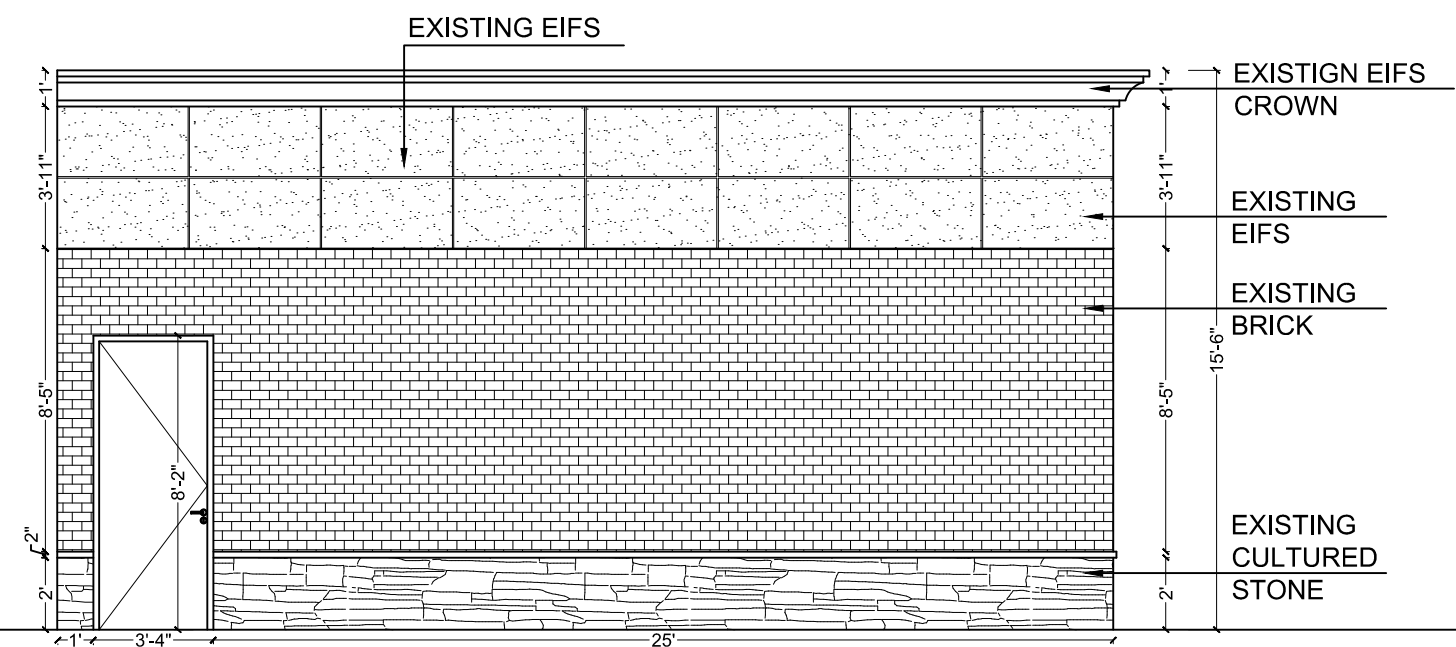
SEAL



EXISTING NORTH ELEVATION
SCALE: 3/16" = 1'



EXISTING EAST ELEVATION
SCALE: 3/16" = 1'



EXISTING WEST ELEVATION
SCALE: 3/16" = 1'

PROJECT:
GAS STATION

LOCATION:
32410 GRAND RIVER
FARMINGTON MI

N.C. DESIGNERS
& CONTRACTING INC.

3241 S. TELEGRAPH
DEARBORN, MI 48124
P:(313) 986-8381
ncdesigners@yahoo.com

DRAWN BY:
N.C.

DESIGNED BY:
N.C.

APPROVED BY:

SUBMITTALS

REVISIONS:
06-05-2017

PROJECT NO
114-2017

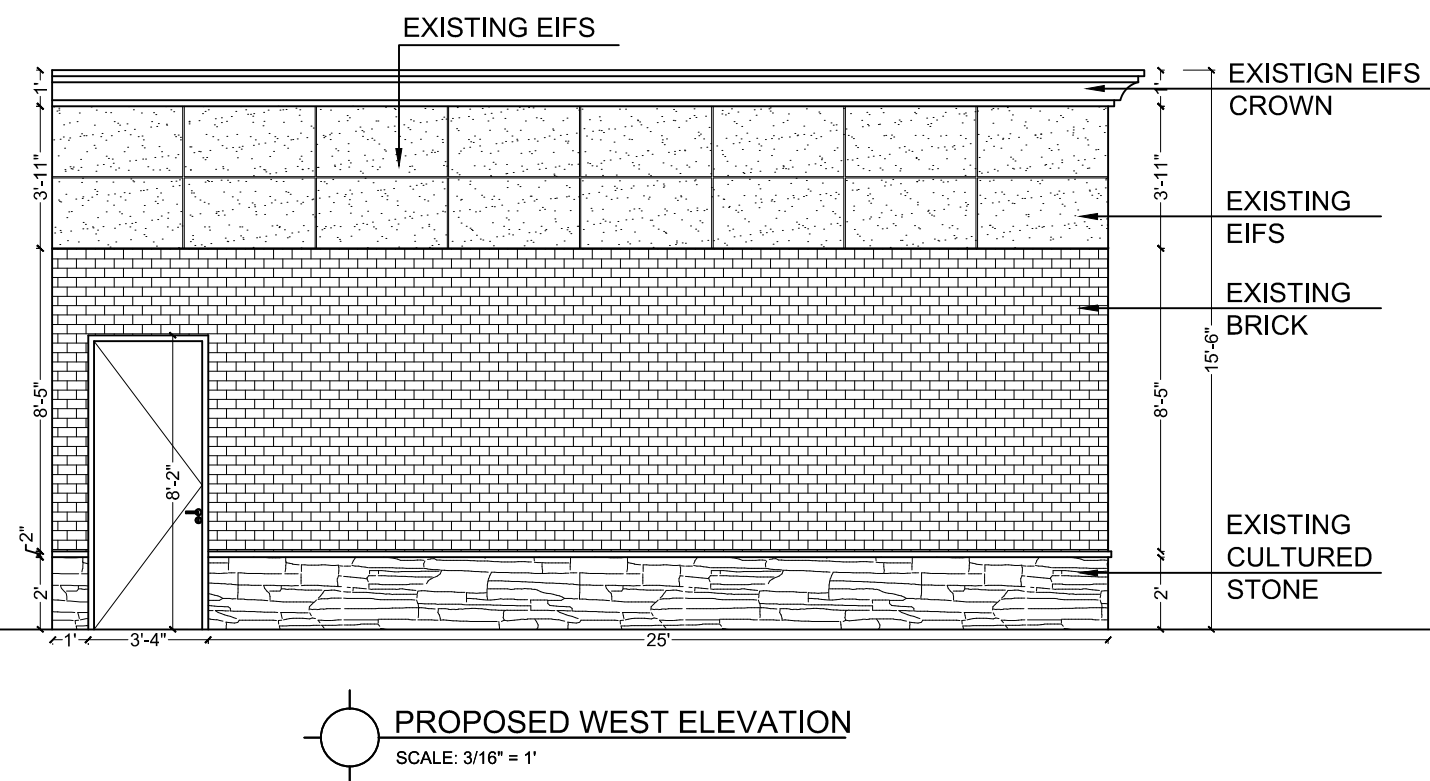
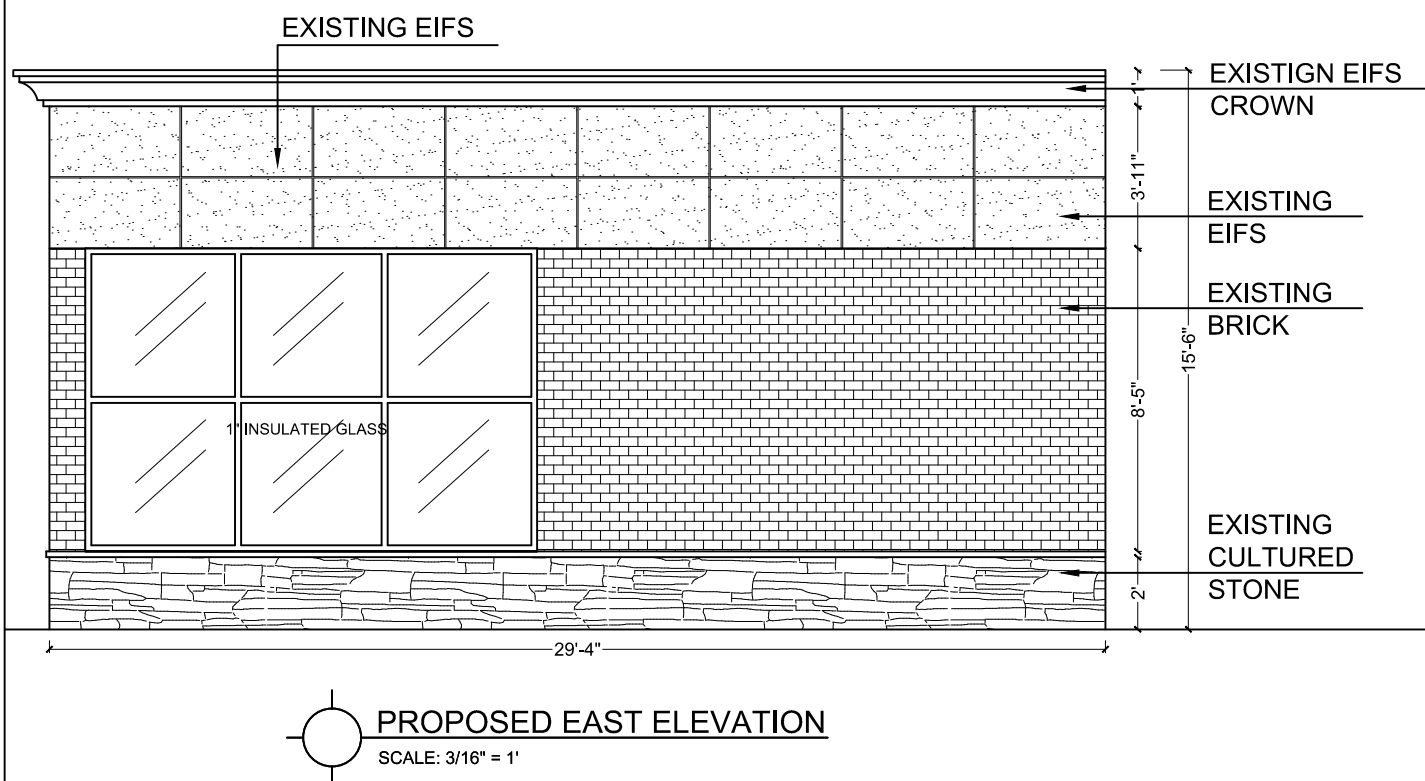
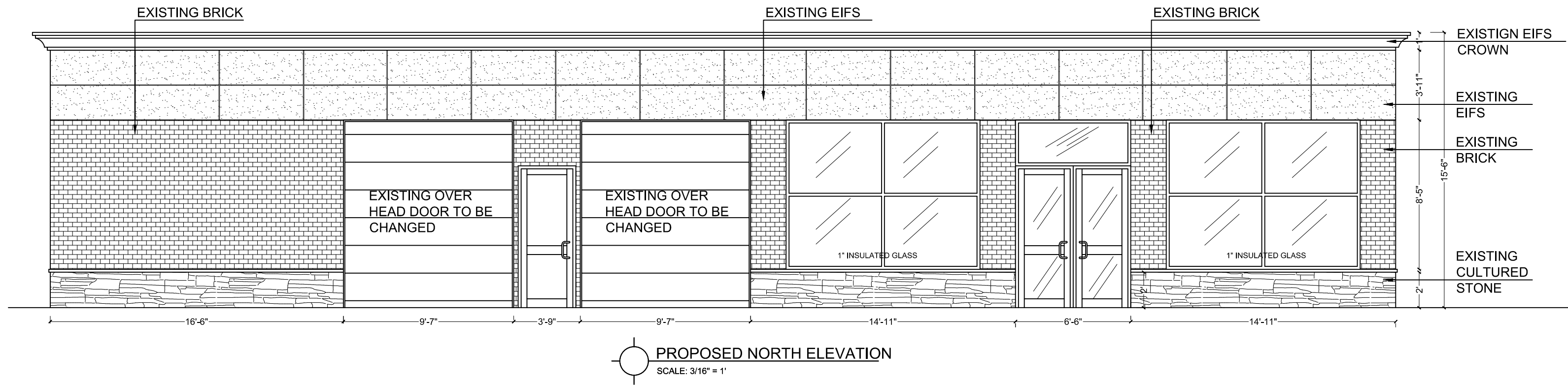
DATE
05-16-2017

SCALE
NOTED

SHEET TITLE
PROPOSED ELEVATIONS

A-2

SEAL





City of Farmington CivicSight Map

MAP LEGEND:

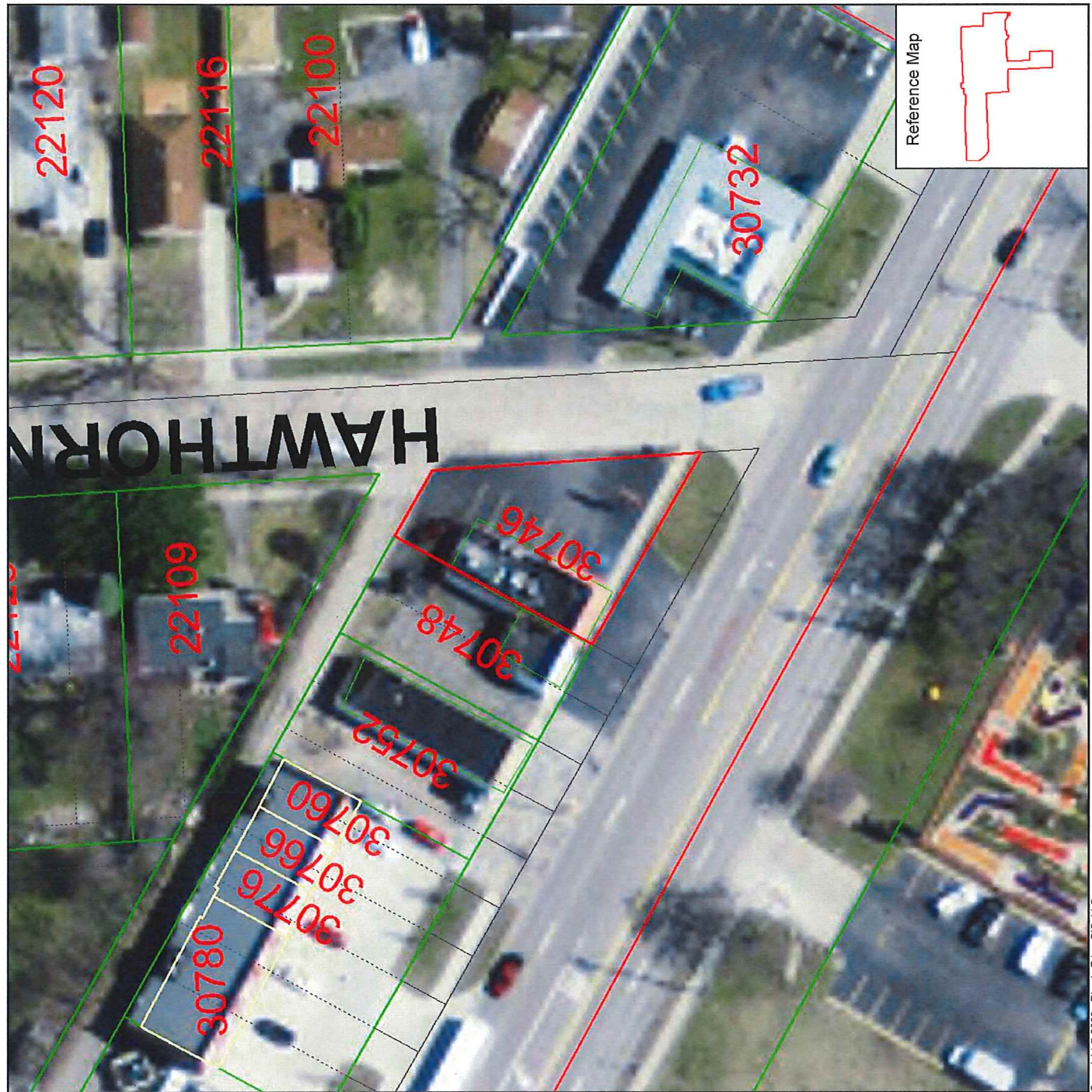
- CITY BOUNDARY
- / RIVERS-STREAMS
- MULTITENANTBUILDING (Type)
- BUILT
- PROPOSED
- COMM_INDUST BLDGS
- MULTITENANTPAYING
- RAPHAEL STREET(POLY)2
- RAPHAEL STREET(POLY)
- PARCELS
- ROADS OUTSIDE FARMINGTON
- RIGHTOFWAY
- ROW EXTEND
- / LOT HISTORY
- OPEN WATER (FEATURETYPE)
 - DetentionPond
 - StreamRiver
 - LakePond
 - Channel
 - SwampMarsh
- 2012 AERIAL PHOTOS (Image)



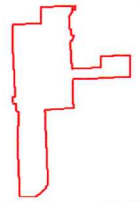
Map Scale: 1 inch = 54 feet
 Map Date: 7/12/2017
 Data Date: June 2, 2017

Sources: City of Farmington, Oakland County GIS
 Utility, River's Edge GIS, LLC.

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



Reference Map

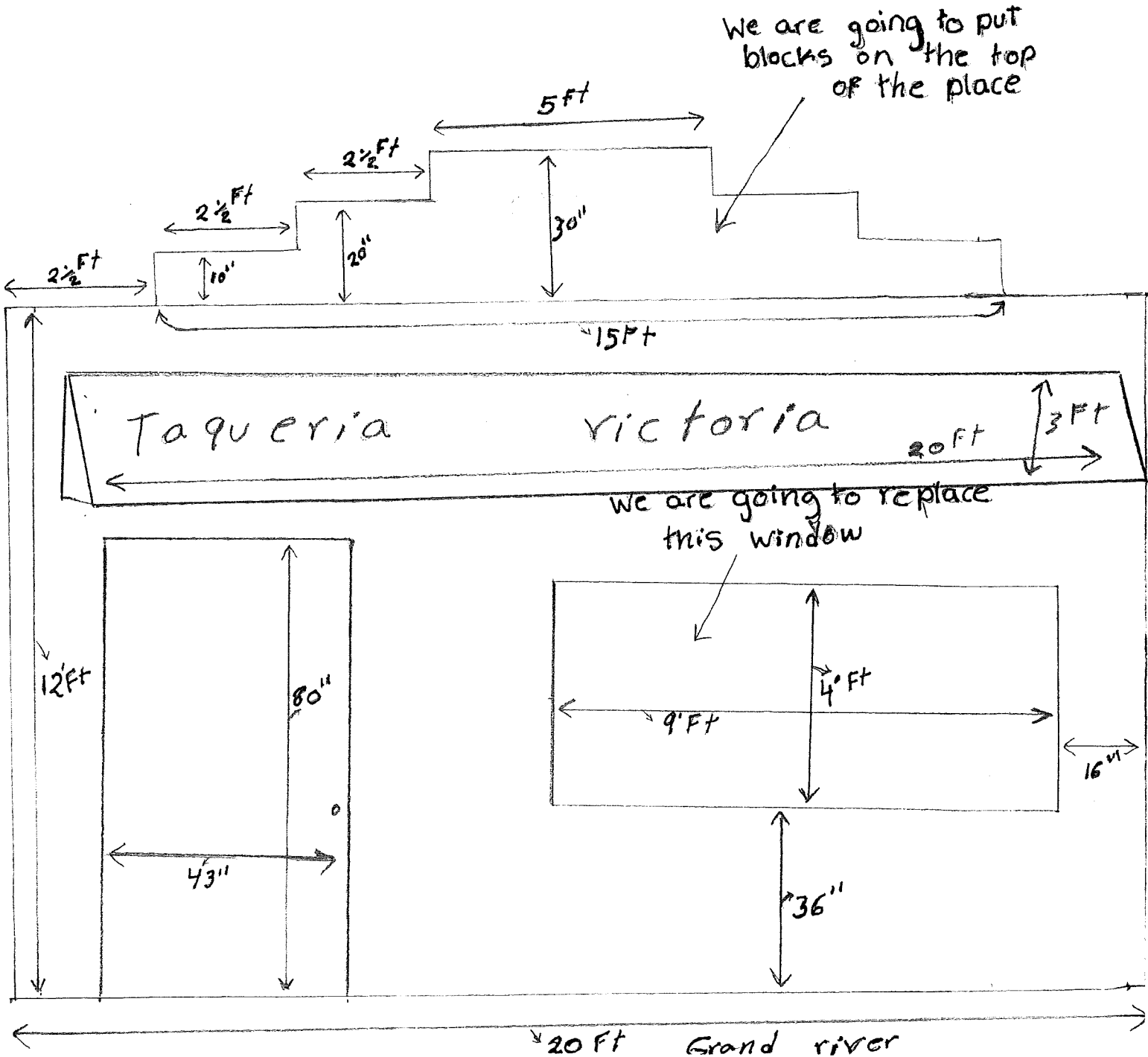


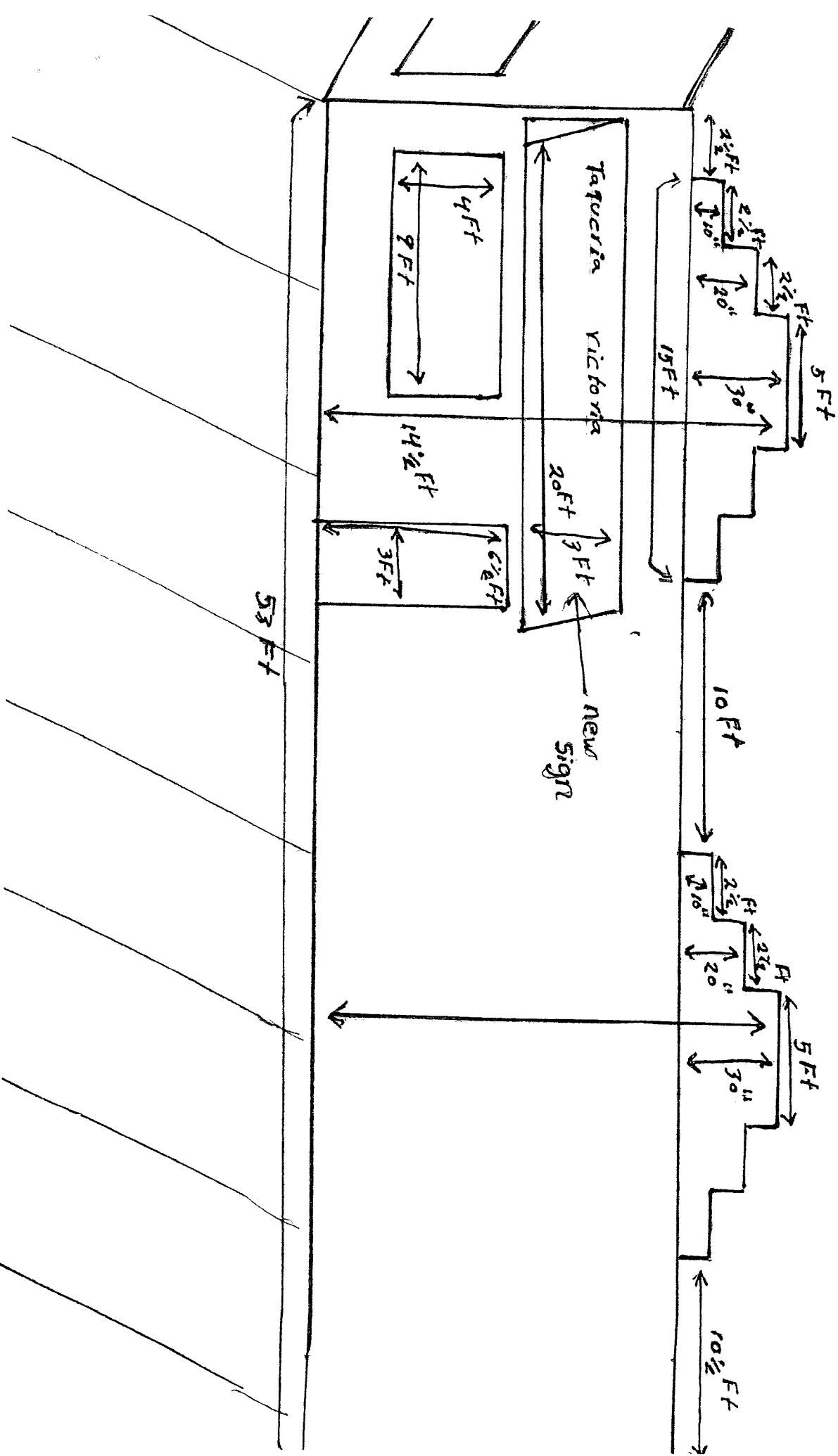
Front

Rafael Barajas

248 707 0952

Front





E