



**Regular Planning Commission Meeting
12:00 AM, MONDAY, JANUARY 9, 2017
City Council Chambers
23600 Liberty Street
Farmington, MI 48335**

REGULAR MEETING AGENDA

I. ROLL CALL

II. APPROVAL OF AGENDA

III. APPROVAL OF ITEMS ON THE CONSENT AGENDA

A. December 12, 2016 Minutes

1. December 12, 2016 Minutes

IV. DISCUSSION OF CAPITAL IMPROVEMENT PROJECT PLAN AND SCHEDULE OF PUBLIC HEARING

1. Discussion of Capital Improvement Project Plan and Schedule of Public Hearing

V. ADOPTION OF DOWNTOWN MASTER PLAN

1. Adoption of Downtown Master Plan

VI. REQUEST FOR LOT SPLIT - MARGARET BLUMBERG, 23936 PICKETT AVENUE

1. Request for Lot Split - Margaret Blumberg, 23936 Pickett Avenue

VII. PUBLIC COMMENT

VIII. PLANNING COMMISSION COMMENT

IX. ADJOURNMENT

**Farmington City Council
Staff Report**

Council Meeting Date:
January 9, 2017

**Reference
Number
(ID # 2335)**

Submitted by: Kevin Christiansen, Economic Community Development Director

Description: December 12, 2016 Minutes

Requested Action:

Approve

Background:

Agenda Review

Review:

Kevin Christiansen Pending

City Manager Pending

Planning Commission Pending 01/09/2017 12:00 AM

FARMINGTON PLANNING COMMISSION PROCEEDINGS
 City Council Chambers, 23600 Liberty Street
 Farmington, Michigan
 December 12, 2016

Chairperson Crutcher called the Meeting to order at 7:00 p.m. at City Council Chambers, 23600 Liberty Street, Farmington, Michigan, on Monday, December 12, 2016.

ROLL CALL

Present: Chiara, Crutcher, Gronbach, Kmetzo, Majoros, Waun

Absent: Buyers

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Director Christiansen, Building Inspector Koncsol, Executive Director Knowles, City Manager Murphy

Heather Seyfarth, Marguerite Novak, OHM

APPROVAL OF AGENDA

Christiansen requested to add an item to the Agenda with respect to the calendar for the 2017-2018 Capital Improvement Process.

MOTION by Gronbach, seconded by Chiara, to amend the Agenda to include the calendar for the 2017-2018 Capital Improvement Process.

Motion carried, all ayes.

MOTION by Chiara, seconded by Majoros, to approve the Agenda as amended.

Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

a. Minutes of Regular Meeting – November 14, 2016

MOTION by Gronbach, seconded by Chiara, to approve the items on the Consent Agenda.

Motion carried, all ayes.

DRAFT DOWNTOWN MASTER PLAN PRESENTATION BY OHM ADVISORS

Chairperson Crutcher introduced this agenda item and turned it over to staff.

Christiansen stated this item is a presentation of the Draft Downtown Master Plan by OHM Advisors which is before the Planning Commission for discussion and review. He indicated the Downtown Master Plan was last updated in 2004 and that City administration and OHM, along with the DDA and the Downtown Master Plan Update Steering Committee, have prepared a draft and that Annette Knowles, Executive Director, and Heather Seyfarth and Marguerite Novak from OHM will be making the presentation.

Director Knowles came to the podium and named and thanked each one of the members on the Downtown Master Plan Update Steering Committee. She then introduced and turned the presentation over to Heather Seyfarth from OHM.

Seyfarth started the presentation by saying that OHM had worked diligently to develop a plan that will serve the community. She indicated that the question was posed through a survey "What if Farmington were ...", and that they had received numerous responses from their query. She said their task was to take the answers and shape it into a useful plan by building on the momentum that is already present in the community to attract high quality developers and engage stakeholders to form public and private partnerships in the downtown.

She stated in looking at national trends, aging is the number one factor as one in every five persons will be 65 and older so senior housing would be of high importance located close to amenities and easy to take care of.

She said they looked at how technology can be integrated into the City to make it more efficient, and in addressing mobility within the City that parking conditions would most likely change and that references to parking structures and how to make them adaptable for other uses if not needed anymore was looked at.

She indicated there was extensive stakeholder engagement and a survey that was put together had gotten over 450 responses which were detailed in the appendix of the plan. Focus groups were held with stakeholders, business owners and property owners in the downtown.

She stated they also looked at public projects that could be done to advance a strong sense of place in trying to develop a plan with goals and objectives and strategies and how and where they would be implemented.

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Minutes of December 12, 2016
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She indicated the plan looked at ways to improve access and pathways, implement car and bike parking, improve and enhance pedestrian safety and experience with a more vibrant downtown with streetscaping and a road diet for Grand River.

She stated they looked at incorporating charging stations at key locations and using kiosks to display current events and happenings in the Downtown and integrate public art throughout the Downtown with the use of murals covering up blank walls and other movable art and sculptures as well as integrating activity spaces with movable chairs into the Downtown's areas of interest.

She said that the use of conceptual designs for marketing purposes for potential public and private investors identifying different uses for the downtown could be utilized as a tool to show developers and entice interest in the Downtown.

She identified the areas where mixed use could be put in place with housing on top and retail at the lower level and she cited statistics from a market study that was done which showed that Farmington would be able to absorb higher end apartment rentals with 1 to 200 units projected initially and 400 to 600 units projected over the next six years.

She indicated there is a link to the revised version of the entire plan on the website.

Chairperson Crutcher thanked her and opened the floor up for questions from the Commissioners.

Gronbach inquired if there had been any specific recommendation as far as where they would put parking structures and Seyfarth responded that three locations were proposed and there is a study going on which may modify those proposed locations and plans.

Chiara asked to identify the three locations.

Executive Director Knowles stated they are the combination of the City parking lot and the Library parking lot and that the DDA Board has authorized funds to study that location. The second one is combining the area behind the Village Shoe Inn down to Los Tres Amigos and the last one being the combination of all municipal and Kimco owned parking behind Fresh Thyme and that the Walker parking consultants have been provided a copy of the draft and are evaluating them as part of the parking study that is ongoing.

Director Christiansen detailed the mechanism of a Downtown Master Plan Update and the planning tools utilized in the process which focuses on the City's future in terms of its vitality and continued stability and redevelopment and future economic vitality. He stated the City is at a point now to incorporate all of the findings from all of the different tools and

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plans and studies and have them formally reviewed and make them a part of the Downtown Master Plan Update. He thanked the Steering Committee for their hard work and stated this step in the process was to bring it to the Planning Commission for informational purposes only and that it will come back as a completed document in the future for acceptance and adoption and then moved forward to the City Council for their consideration and acceptance.

Christiansen went on to say that the planning process is not a perfect one and how important it is to share ideas and visions and address issues and concerns and come up with a focus for the particular area in question. He stated the Steering Committee was very diligent in reaching out to people as a whole with an extensive survey that was posted online and made available to everyone to weigh in on their vision thereby allowing the City to have a road map to identify what is valuable and viable and how important for the downtown it is that once it's completed to make it a part of the overall Master Plan.

Kmetzo inquired who the main shareholders were that were mentioned in the presentation and Seyfarth stated they were generally the public, residents, business owners and property owners in the downtown. Kmetzo then asked if any input had been received from business owners or property owners that had left the downtown and Seyfarth responded in the negative but that that might provide some valuable information.

Majoros stated that there was a lot of hard work put into this project and it was very informative and then asked Christiansen how this information would be utilized to either prioritize projects or otherwise implement them.

Christiansen responded that there are a lot of moving parts to the comprehensive planning process and that as a professional planner one of the hats that is worn is a focus on the implementation of plans that involves strategy and is dependent in part on the market and the economy.

He described the process and stated the City can help by working with property owners and provide incentives. He cited the 2013 Vision Plan and the four focus areas in that plan that are all in redevelopment because the property owners were all engaged in the process. He indicated there was a strong working relationship with the business community, stakeholders interested in the Downtown, the Farmington Area Chamber of Commerce and Farmington Public Schools when it came to the redevelopment of some of the school properties, meetings were held, there were various boards and commissions involved and ending with review by the Planning Commission and forwarding it for final review by the City Council.

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Page 5

Majoros commended the work being done in the community and Christiansen stated that significant capital investment, whatever shape or form it takes, that without planning and vision for it, will never be realized.

Crutcher thanked everyone for the presentation.

2017 SCHEDULE OF PLANNING COMMISSION MEETINGS

MOTION by Chiara, seconded by Majoros, to approve the 2017 Schedule of Planning Commission Meetings.
Motion carried, all ayes.

2017-2018 CAPITAL IMPROVEMENT PROCESS COMMITTEE

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

Director Christiansen stated when the annual budget is put together it involves the identification of capital expenditures for big ticket items such as facilities, equipment, and infrastructure and is laid out in a program so there is accountancy and a funding source available. He indicated the State of Michigan has changed some of the statutes that apply to capital improvements and that a Master Plan adopted by a municipality is now required to include a six year capital improvement program. He said the City staff has met and they have given direction to assemble an ad hoc committee to discuss the Capital Improvement Program and do the background work in the development of a draft document to be brought before the City Council for their budget discussions that start in April. He indicated that a member of the Planning Commission is being asked to sit on this ad hoc committee in a monthly meeting and help develop that draft document.

MOTION by Chiara, supported by Kmetzo, to appoint Steve Majoros to the Capital Improvement Process Committee.
Motion carried, all ayes.

PUBLIC COMMENT

None heard.

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PLANNING COMMISSION COMMENTS

Chiara inquired about the old Radio Shack property on Grand River and Koncsol indicated there are several possibilities being looked at for the property.

Christiansen indicated there had been violations on the property which resulted in court action.

STAFF COMMENTS

None heard

ADJOURNMENT

MOTION by Majoros, seconded by Gronbach, to adjourn the meeting.
Motion carried, all ayes.

The meeting was adjourned at 8:03 p.m.

Respectfully submitted,

Secretary

**Farmington City Council
Staff Report**
Council Meeting Date:
January 9, 2017

**Reference
Number
(ID # 2340)**
Submitted by: Kevin Christiansen, Economic Community Development Director

Description: Discussion of Capital Improvement Project Plan and Schedule of Public Hearing

Requested Action:

Approve

Background:

City Administration has been working on updating the City's Capital Improvement Project Plan per the City Charter and to be included in the updated Master Plan. As part of the process, a public hearing needs to be scheduled. Based upon the proposed schedule (see attached) to complete the plan, it is requested to have the public hearing at the March 13, 2017 Planning Commission meeting.

Attachment

Agenda Review
Review:

Kevin Christiansen	Pending	
City Manager	Pending	
Planning Commission	Pending	01/09/2017 12:00 AM

Calendar for Fiscal Year 2017-18 Capital Improvement Program Process

December 9	Kickoff Meeting. City Manager to email Council regarding CIP City Manager/Treasurer to talk with Annette re CIP
December 12	Planning Commission meets to discuss new CIP Program and appoint a member to serve on the committee. Items must be submitted by January 9
December 13	Department Head meeting to discuss new CIP Program. Items must be submitted by February 3
December 19	Council meets to discuss new CIP Program and to appoint representative to CIP Steering Committee. Items must be submitted by January 17
January 4	DDA Meeting to discuss CIP and appoint Annette or a Board member to Steering Committee
January 9	Planning Commission to formalize items for submission to CIP Steering Committee
January 12	CIA Meeting to discuss CIP Program and either formalize items for submission to CIP Steering Committee or schedule an additional meeting to discuss. Items must be submitted by February 3rd
January 13	CMO to schedule 3 meetings in February for CIP Steering Committee
January 17	Council to formalize items for submission to CIP Steering Committee
February 1	DDA to formalize items for submission to CIP Steering Committee
Feb 6 – Feb 22	CIP Steering Committee meets to create CIP
Feb 22	E&CD advertises Public Hearing for FY 2017-18 CIP and posts plan on website
March 13	Planning Commission meets to hold public hearing regarding CIP and possibly approve plan

April 10	Planning Commission meets to approve CIP if not already approved on March 13
April 17	City Manager submits CIP along with proposed budget to City Council.
April 24	Council Review Session & Review of DDA Budget
April 25 - May 26	City Council reviews and adjusts proposed budgets.
May 8	2 nd Council Review Session, if necessary
May 15	City Council schedules budget and millage public hearing for June 19.
June 8	City Clerk advertises Public Hearing for FY 2017-18 Budget.
June 19	City Council holds Public Hearing regarding FY 2017-18 Budget and Millage Rate, and considers adoption.
June 20	City Clerk publishes summary of adopted budget.

**Farmington City Council
Staff Report**
Council Meeting Date:
January 9, 2017

**Reference
Number
(ID # 2342)**
Submitted by: Kevin Christiansen, Economic Community Development Director

Description: Adoption of Downtown Master Plan

Requested Action:

Approve

Background:

At their January 4, 2017 meeting the Downtown Development Authority (DDA) Board approved to forward a resolution (attached) to the Planning Commission to adopt the Downtown Master Plan. The Planning Commission reviewed the plan at their December 12, 2016 meeting. The purpose of this item is to consider adoption of the Plan as part of the City of Farmington Master Plan and Comprehensive Planning Program. Please click on the below link to view the Plan:

https://www.dropbox.com/s/j2fnq4hes50ytt8/FarmingtonPlan_DRAFT_Dec12_UPDATED.pdf?dl=0

Attachment

Agenda Review
Review:
Kevin Christiansen Pending

City Manager Pending

Planning Commission Pending **01/09/2017 12:00 AM**

Mission: To promote and enrich a vigorous downtown business and residential district while retaining and enhancing our Main Street atmosphere



January 5, 2017

RESOLUTION TO RECOMMEND APPROVAL OF THE DOWNTOWN MASTER PLAN TO THE PLANNING COMMISSION

At its regular meeting held on Wednesday, January 4, 2017 at 6:00p.m., the Farmington Downtown Development Authority Board of Directors approved the following resolution.

PRESENT: Clement, Craft, Gallagher, Galvin, Griswold, Murphy, Pascaris, Skrzyvki
ABSENT: Buck

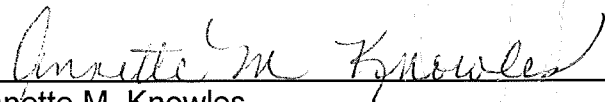
MOTION by Galvin

SECONDED by Skrzycki

RESOLVED, that the Board of Directors accepts and approves the proposed 2016 Downtown Master Plan Update and recommends approval by the Planning Commission and absorption thereafter into the City Master Plan.

MOTION CARRIED, ALL AYES.

I, Annette M. Knowles, Executive Director of the Farmington Downtown Development Authority do hereby certify that the foregoing is a true and accurate copy of a motion adopted by the DDA Board of Directors at a regular meeting held on Wednesday, January 4, 2017, in the City of Farmington, Oakland County, Michigan.


Annette M. Knowles

**Farmington City Council
Staff Report**
Council Meeting Date:
January 9, 2017

**Reference
Number
(ID # 2336)**
Submitted by: Kevin Christiansen, Economic Community Development Director

Description: Request for Lot Split - Margaret Blumberg, 23936 Pickett Avenue

Requested Action:

Approve

Background:

City Administration received an application from the property owner at 23936 Pickett Avenue to split the existing parcel in order to sell it to the neighbor adjacent to the rear of the property, 34021 Grand River Avenue. The parcel is zoned R1, Single-Family Residential. The lot split request has been reviewed by City Administration and it has been determined that it will not create any non-conformity issues as it pertains to the City Code.

City Administration recommends that the Planning Commission recommend approval of the lot split to City Council. The application, survey, proposed legal descriptions, aerial photo, and plat are attached.

Attachments

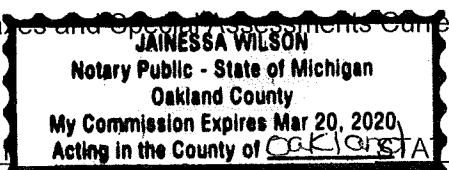
Agenda Review
Review:
Kevin Christiansen Pending
City Manager Pending
Planning Commission Pending 01/09/2017 12:00 AM



APPLICATION TO DIVIDE REAL PROPERTY INTO SEPARATE DESCRIPTIONS

PART I GENERAL INFORMATION

Name of Petitioner: MARGARET BLUMBERG 48335
Address: 23936 PICKETT AVE. FARMINGTON, MI
Telephone: (Home) 517-294-8431 Office -
E-mail Address mang2800@gmail.com
Lot & Sub or Acreage Amount 3880 sq. ft of lot 22 of parcel # 23-28-204-039
Sidwell Number(s):
Number of Parcels to be Created: 2 Zoning District
Are Taxes and Special Assessments Current for All Properties Involved: (Y)N



PART II STATEMENT OF OWNERSHIP

Subscribed and sworn to before me on
This 6 Day of December, 20
Jainessa Wilson
Notary Public
Oakland County, Michigan
My Commission Expires 3/20/2020

I, MARGARET BLUMBERG
being the legal owner of the above described parcels,
request the division of said property per the attached
survey.
Margaret Blumberg 12-6-16
Margaret Blumberg 12-5-16
Signature of Owner Date

PART III TAX BILLING INFORMATION

Please indicate Name and Address where the tax bills are to be sent for each new parcel created. Attach additional sheets if needed.

- 1. MARGARET BLUMBERG
23936 PICKETT AVE,
FARMINGTON, MI 48335
2. JON & ANDREA SCHROEDER
34021 GRAND RIVER AVE
FARMINGTON, MI 48335

Note: If mailing address is different than property address, list both.

Do not write below this line

Building Department

Date _____

Are sewers available at this location for each parcel of property? _____

Comments: _____

Signature _____

Planning Department Approval

Assessors Office Approval

All Divisions Meet Requirements of Ordinance Y/N _____
 ZBA Approval Needed Y/N _____
 Approval Needed Y/N _____
 Wetland/Woodlands Presently Y/N _____

Name on Land File _____
 Common Ownership on _____

Comments: _____

Land File Y/N _____
 Division Approved Y/N _____
 SAD Investigated Y/N _____
 Delinquent Taxes Y/N _____
 Current Year Y/N _____
 Prior Years Y/N _____

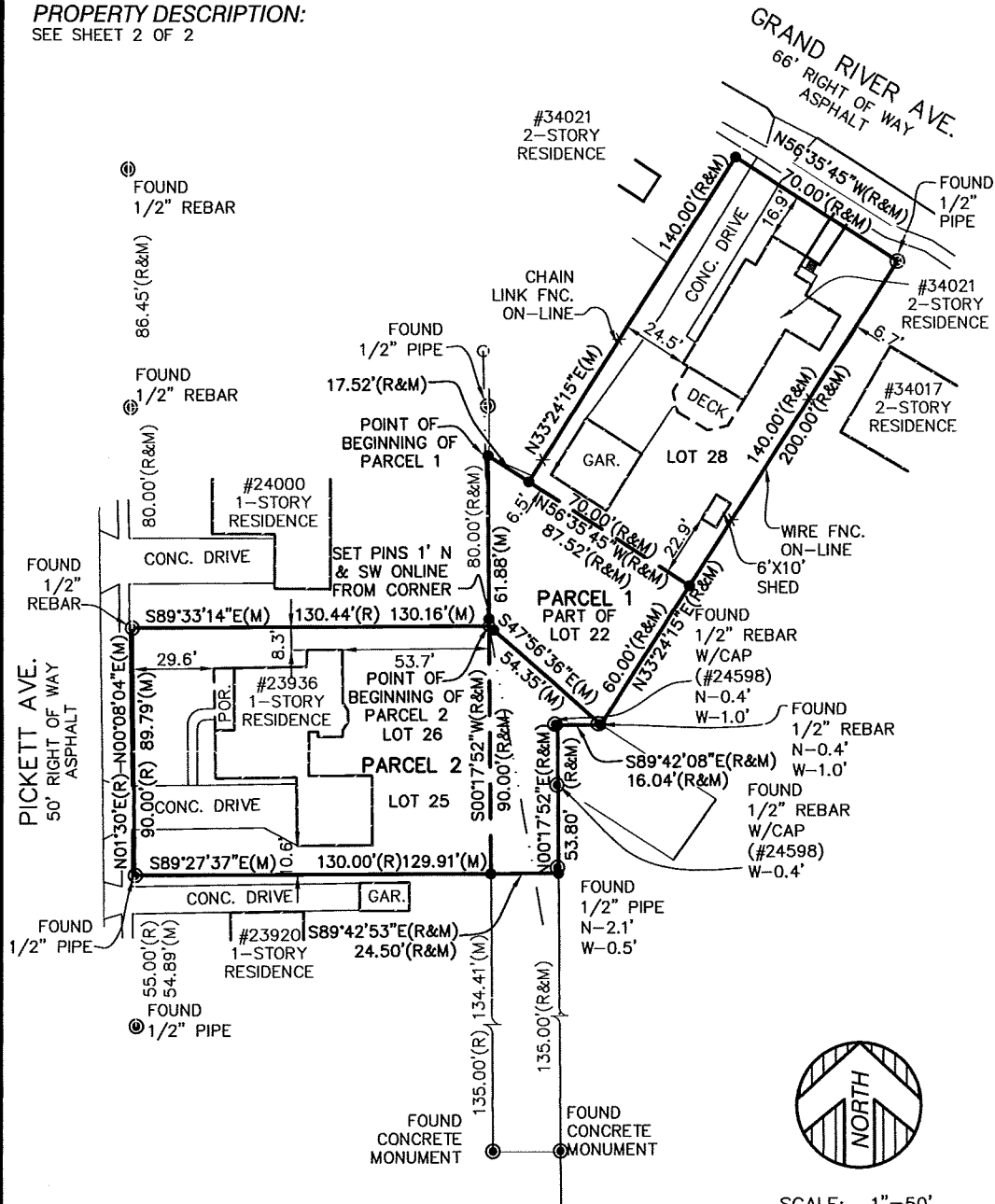
Comments: _____

Signature: _____

Signature: _____

CERTIFIED SPLIT SURVEY

PROPERTY DESCRIPTION:
SEE SHEET 2 OF 2



LEGEND

- SET 1/2" REBAR WITH CAP, #32341
- ⊙ FOUND MONUMENT (AS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION

NOTES:

1. A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY, THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.
2. ALL PROPERTY SPLITS REQUIRE PRIOR CITY, TOWNSHIP, COUNTY, AND/OR STATE APPROVAL.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND HEREIN PLATTED AND DESCRIBED AND THAT THE RATIO OF CLOSURE MEETS THE REQUIREMENTS OF PUBLIC ACT 132 OF 1970.



KEM-TEC & ASSOCIATES

22556 GRATIOT AVE. EASTPOINTE, MI 48021
PROFESSIONAL SURVEYORS - PROFESSIONAL ENGINEERS

(586)772-2222 * FAX (586)772-4048

CERTIFIED TO: ANDREA SCHROEDER	
FIELD SURVEY: TS MR	DATE: NOVEMBER 14, 2016
DRAWN BY: DLD	SHEET: 1 OF 2
SCALE: 1" = 50'	JOB NO.: 16-03852

THOMAS G. SMITH., P.S. NO. 32341

CERTIFIED SPLIT SURVEY**PROPERTY DESCRIPTION:**

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

ORIGINAL PARCEL 1:

LOT 28 OF THE ASSESSOR'S PLAT NO.4 SUBDIVISION, AS RECORDED IN LIBER 54A OF PLATS, PAGE 60, RECORDED IN OAKLAND COUNTY RECORDS.
AREA = ±9,800 SQUARE FEET = ±0.22 ACRES

ORIGINAL PARCEL 2:

LOTS 25 AND 26, OF THE PICKETT'S SUBDIVISION, AS RECORDED IN LIBER 26 OF PLATS, PAGE 11, RECORDED IN OAKLAND COUNTY RECORDS, ALSO PART OF LOT 22 OF THE ASSESSOR'S PLAT NO.4 SUBDIVISION, AS RECORDED IN LIBER 54A OF PLATS, PAGE 60, RECORDED IN OAKLAND COUNTY RECORDS, BEGINNING AT THE MOST NORTHERLY LOT CORNER, THENCE SOUTH 00 DEGREES 17 MINUTES 52 SECONDS WEST 151.88 FEET, THENCE SOUTH 89 DEGREES 42 MINUTES 53 SECONDS EAST 24.50 FEET, THENCE NORTH 00 DEGREES 17 MINUTES 52 SECONDS EAST 53.80 FEET, THENCE SOUTH 89 DEGREES 42 MINUTES 08 SECONDS EAST 16.04 FEET, THENCE NORTH 33 DEGREES 24 MINUTES 15 SECONDS EAST 60.00 FEET, THENCE NORTH 56 DEGREES 35 MINUTES 45 SECONDS WEST 87.52 FEET TO THE POINT OF BEGINNING.
AREA = ±17,614 SQUARE FEET = ±0.40 ACRES

REVISED PARCEL 1:

LOT 28 AND PART OF LOT 22 OF THE ASSESSOR'S PLAT NO.4 SUBDIVISION, AS RECORDED IN LIBER 54A OF PLATS, PAGE 60, RECORDED IN OAKLAND COUNTY RECORDS, DESCRIBED AS BEGINNING AT THE MOST NORTHERLY LOT CORNER OF SAID LOT 22; THENCE SOUTH 00 DEGREES 17 MINUTES 52 SECONDS WEST 61.88 FEET; THENCE SOUTH 47 DEGREES 56 MINUTES 36 SECONDS EAST 54.35 FEET; THENCE NORTH 33 DEGREES 24 MINUTES 15 SECONDS EAST 60.00 FEET; THENCE NORTH 56 DEGREES 35 MINUTES 45 SECONDS WEST 87.52 FEET TO THE POINT OF BEGINNING.
AREA = ±13,680 SQUARE FEET = ±0.31 ACRES

REVISED PARCEL 2:

LOTS 25 AND 26 OF THE PICKETT'S SUBDIVISION, AS RECORDED IN LIBER 26 OF PLATS, PAGE 11, RECORDED IN OAKLAND COUNTY RECORDS, ALSO PART OF LOT 22 OF THE ASSESSOR'S PLAT NO.4 SUBDIVISION, AS RECORDED IN LIBER 54A OF PLATS, PAGE 60, RECORDED IN OAKLAND COUNTY RECORDS, COMMENCING AT THE MOST NORTHERLY LOT CORNER OF SAID LOT 22 AND PROCEEDING THENCE SOUTH 00 DEGREES 17 MINUTES 52 SECONDS WEST 61.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 17 MINUTES 52 SECONDS WEST 90.00 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 53 SECONDS EAST 24.50 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 52 SECONDS EAST 53.80 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 08 SECONDS EAST 16.04 FEET; THENCE NORTH 47 DEGREES 56 MINUTES 36 SECONDS WEST 54.35 FEET TO THE POINT OF BEGINNING.
AREA = ±13,734 SQUARE FEET = ±0.31 ACRES

PARCEL TO BE CONVEYED:

PART OF LOT 22 OF THE ASSESSOR'S PLAT NO.4 SUBDIVISION, AS RECORDED IN LIBER 54A OF PLATS, PAGE 60, RECORDED IN OAKLAND COUNTY RECORDS, DESCRIBED AS BEGINNING AT THE MOST NORTHERLY LOT CORNER OF SAID LOT 22; THENCE SOUTH 00 DEGREES 17 MINUTES 52 SECONDS WEST 61.88 FEET; THENCE SOUTH 47 DEGREES 56 MINUTES 36 SECONDS EAST 54.35 FEET; THENCE NORTH 33 DEGREES 24 MINUTES 15 SECONDS EAST 60.00 FEET; THENCE NORTH 56 DEGREES 35 MINUTES 45 SECONDS WEST 87.52 FEET TO THE POINT OF BEGINNING.
AREA = ±3,880 SQUARE FEET = ±0.09 ACRES

NOTES:

1. A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY, THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.
2. ALL PROPERTY SPLITS REQUIRE PRIOR CITY, TOWNSHIP, COUNTY, AND/OR STATE APPROVAL.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE LAND HEREIN PLATTED AND DESCRIBED AND THAT THE RATIO OF CLOSURE MEETS THE REQUIREMENTS OF PUBLIC ACT 132 OF 1970.

**KEM-TEC & ASSOCIATES**

22556 GRATIOT AVE. EASTPOINTE, MI 48021
PROFESSIONAL SURVEYORS - PROFESSIONAL ENGINEERS
(586)772-2222 * FAX (586)772-4048

CERTIFIED TO: ANDREA SCHROEDER	
FIELD SURVEY: TS MR	DATE: NOVEMBER 14, 2016
DRAWN BY: DLD	SHEET: 2 OF 2
SCALE: N/A	JOB NO.: 16-03852

THOMAS G. SMITH., P.S. NO. 32341

City of Farmington
CivicSight Map



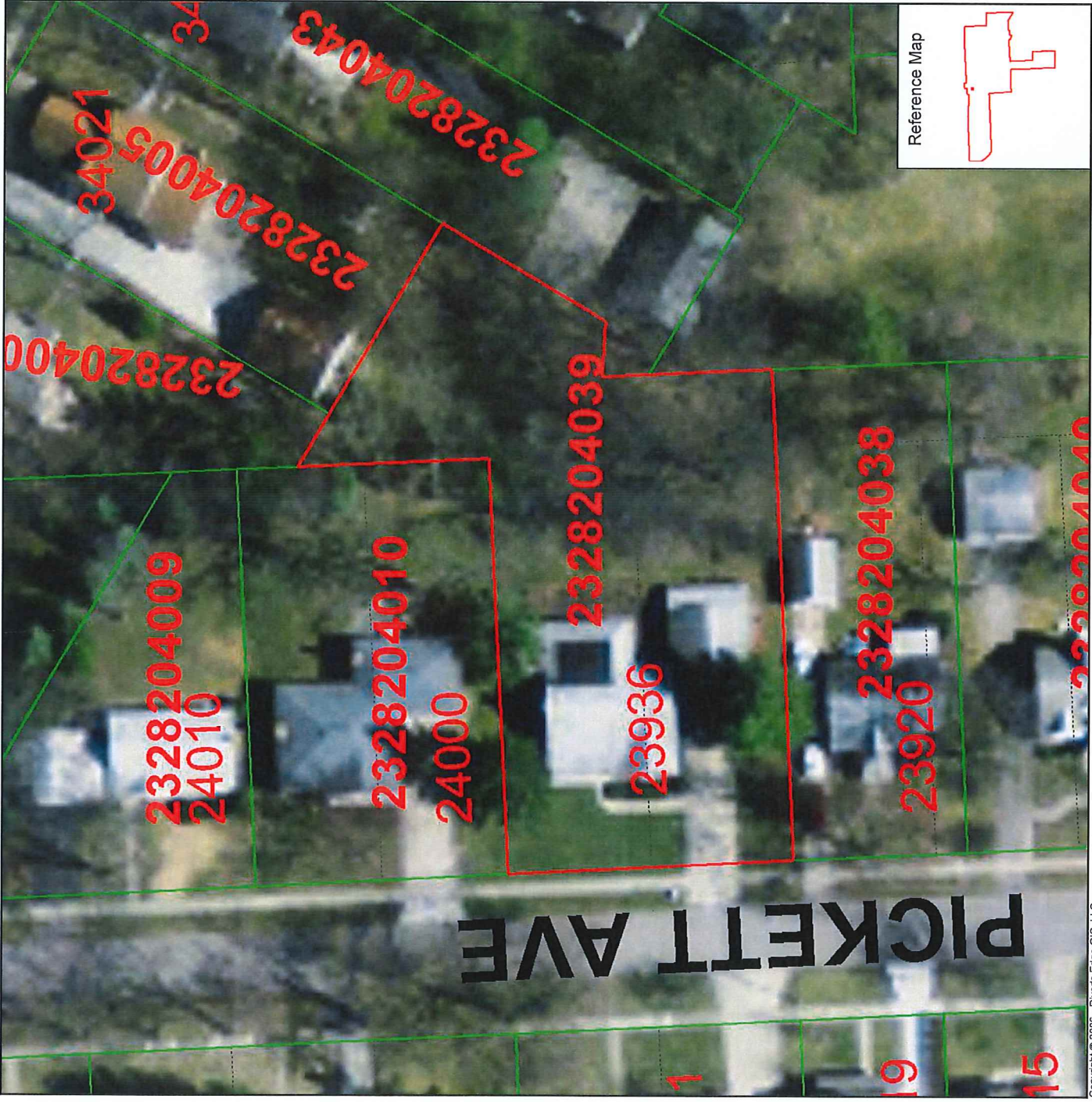
- MAP LEGEND:
- CITY BOUNDARY
 - RIVERS-STREAMS
 - MULTITENANTBUILDING (Type)
 - BUILT
 - PROPOSED
 - COMM_INDUST BLDGS
 - RAPHAEL STREET(POLY2)
 - RAPHAEL STREET(POLY)
 - PARCELS
 - ROADS OUTSIDE FARMINGTON
 - RIGHTOFWAY
 - MULTITENANTPAVING
 - ROW EXTEND
 - LOT HISTORY
 - OPEN WATER (FEATURETYP)
 - DetentionPond
 - StreamRiver
 - LakePond
 - Channel
 - SwampMarsh
 - 2012 AERIAL PHOTOS (Image)



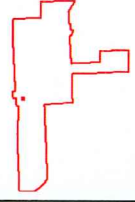
Map Scale: 1 inch = 47 feet
 Map Date: 12/29/2016
 Data Date: December 9, 2016

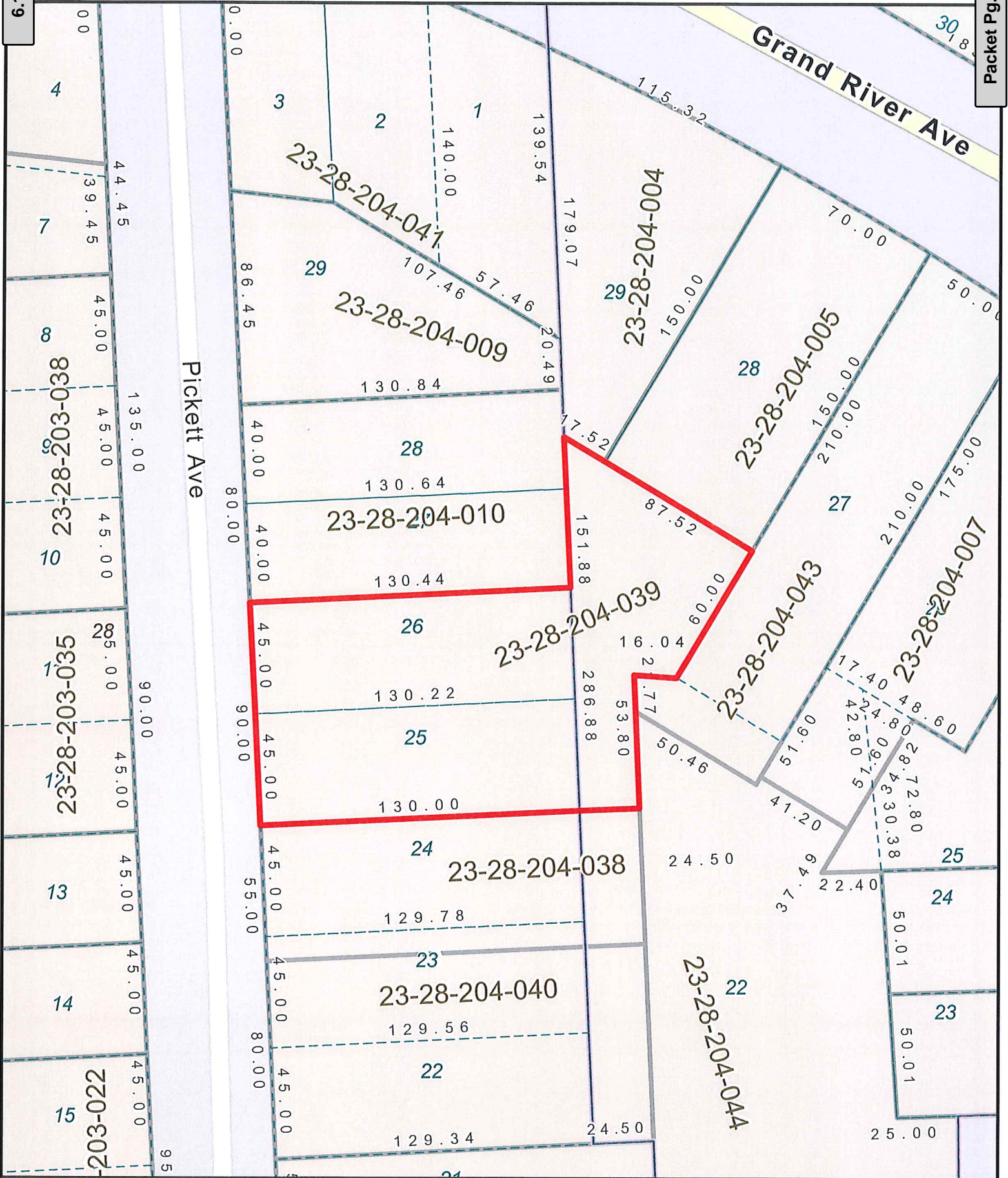
Sources: City of Farmington, Oakland County GIS
 Utility, River's Edge GIS, LLC.

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



Reference Map





-  2 Foot Contours
-  5 Foot Contours
-  FEMA Base Flood Elevations
-  FEMA Cross Sections
-  100 yr - FEMA Floodplain
-  100 yr (detailed) - FEMA Floodplain
-  500 yr - FEMA Floodplain
-  FLOODWAY - FEMA Floodplain

Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Floodplain data may not always be present on the map.



L. Brooks Patterson
Oakland County Executive

Date Created: 12/29/2016

