AGENDA

AUBURN HILLS

Planning Commission
Wednesday, June 5, 2024 ❖ 7:00 p.m.

LOCATION: Council Chamber
1827 N. Squirrel Road ❖ Auburn Hills, MI

PHONE: 248-364-6900 www.auburnhills.org
Meeting minutes are on file in the City Clerk's office.

1. **MEETING CALLED TO ORDER**

2. **ROLL CALL OF PLANNING COMMISSION**

3. **PERSONS WISHING TO BE HEARD** (regarding items not on the agenda)

4. **APPROVAL OF MINUTES** – May 8, 2024

5. **PETITIONERS**

   5a. The Learning Experience
   Public Hearing / Motion - Recommendation to City Council for Special Land Use Permit, Site Plan, and Tree Removal Permit approval to construct a childcare facility

   5b. Text Amendment to the Zoning Ordinance
   Public Hearing / Motion – Recommendation to City Council to amend the text of Article IX-A. D, Downtown Districts; Section 1805. Off-Street Parking Space Layout, Standards, Construction, and Maintenance; and Section 1830. Planned Unit Development Option of the Zoning Ordinance

6. **UNFINISHED BUSINESS** – None

7. **NEW BUSINESS**

   7a. Motion - Adopt the Y2023-2024 Auburn Hills Planning Commission Annual Report

   7b. Motion - Cancel the July 17, 2024 Auburn Hills Regular Planning Commission Meeting

8. **COMMUNICATIONS**

9. **NEXT SCHEDULED MEETING** – Wednesday, August 14, 2024 at 7:00 p.m. – Council Chamber

10. **ADJOURNMENT**

➢ **NOTE:** Anyone planning to attend the meeting who needs special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248-370-9402 or the City Manager's Office at 248-370-9440 48 hours before the meeting. Staff will be pleased to make the necessary arrangements.

IMPORTANT NOTICE TO PETITIONERS
Items will be presented to the City Council on **Monday, June 17, 2024.** It will be necessary for you to have a representative present to answer any questions from the City Council. ***CITY COUNCIL WILL NOT ACT ON YOUR ITEM IF YOU OR YOUR REPRESENTATIVE ARE NOT PRESENT.***

CITY OF AUBURN HILLS
PLANNING COMMISSION
MINUTES
NOT YET APPROVED

May 8, 2024

CALL TO ORDER: Chairperson Ouellette called the meeting to order at 7:00 p.m.

ROLL CALL: Present: **Sam Beidoun, Ray Saelens, Dominick Tringali, Jack Ferguson, Cynthia Pavlich, Laura Ochs, Chauncey Hitchcock, Greg Ouellette**
Absent: Carolyn Shearer
Also Present: Director of Community Development Steve Cohen, Construction Coordinator / Assistant to the Director of Community Development Devin Lang, and City Engineer Tim Juidici (OHM)
Guests: 9

LOCATION: Council Chambers, 1827 N. Squirrel Road, Auburn Hills, MI 48326

3. PERSONS WISHING TO BE HEARD

4. APPROVAL OF MINUTES – April 3, 2024

Moved by Beidoun to approve the minutes of April 3, 2024.
Second by Ochs.
VOTE: Yes: Beidoun, Ferguson, Saelens, Ochs, Pavlich, Tringali, Hitchcock, Ouellette
No: None **Motion Carried (8-0)**

5. PETITIONERS

5a. Penske Vehicle Services (7:02 p.m.)
Public Hearing/Motion – Recommendation to City Council for Special Land Use Permit (landbank parking, outside storage of vehicles, and light industrial use), Revised Site Plan, and Revised Tree Removal Permit approval.

Mr. Cohen explained that this is a request from Penske Vehicle Services for approval to complete construction and utilize the existing speculative 114,266-square-foot facility at 2150 Executive Hills Court. Penske Vehicle Services intends to operate a state-of-the-art vehicle painting facility with associated overnight vehicle storage on the property that will primarily provide custom paint enhancements for new vehicles directly from the assembly line. The 10.12-acre parcel is zoned T&R, Technology and Research District.

The property developers are Dembs Development Company and Schostak Brothers & Company, Inc. The City Council approved the site plan for the project on April 22, 2019. One year later, the shell of the building and site improvements were substantially complete. The facility was initially proposed to house a high-tech research and development company utilizing an equal mix of office and laboratory/shop space. Since the COVID-19 pandemic, the need for office space has changed, and the building has remained empty.

The development application for Penske Vehicle Services involves the following three Special Land Use Permits, which are outlined in the staff report:
1. Light industrial use in the T&R District;
2. Overnight storage of vehicles;
3. Landbank parking.

The 2150 Executive Hills Court building will be primarily dedicated to the low volume, high-end custom painting of newly finished vehicles before being sold by OEMs to individual consumers as unique special edition vehicles. A Special Land Use Permit is requested to allow the building to be predominantly used for production painting and assembly plant repairs, which are light industrial uses.

A Special Land Use Permit is requested to store up to 244 brand-new vehicles overnight in the parking lot. There are 320 parking spaces within the facility's parking lot. The remaining 76 parking spaces will be for employee and

visitor parking. Staff requested that Penske Vehicle Services upgrade the tree and shrub plantings along the frontage of Executive Hills Boulevard and Executive Hills Court to improve the screening of the vehicle storage from the two roadways.

A Special Land Use Permit is requested to landbank 111 parking spaces required by the Zoning Ordinance. Due to the skilled nature of its processes, the company's manufacturing operations are less labor-intensive than those of a conventional light industrial business. The 76 parking spaces provided outside the secured overnight vehicle storage will provide enough employee and visitor parking for the company's existing and future needs. The 320-space parking lot is large enough to accommodate additional employees, if needed in the future, via the reduction of space dedicated to vehicle storage.

Staff has recommended, and the applicant has agreed to upgrade the north and west façades of the building with windows, awnings, and color bands to improve the building's appearance from the adjacent roadways.

Glenn Jones, Director of Operations at Dembs Development, Inc., 27750 Stansbury, Suite 200, Farmington Hills, MI; Greg Lewis, Penske Vehicle Services, 1225 E. Maple Road, Troy, MI; and John DiSalvo, President of Penske Vehicle Services, 1225 E. Maple Road, Troy, MI, were available to answer any questions the Commission had.

The Commission asked about the following:

1. How the vehicles to be painted will arrive;
2. Ability for trucks to navigate the site;
3. Air quality monitoring;
4. Possibility of wet paint processes being done at this facility;
5. The paint film process;
6. The likelihood that other manufacturers will join Ford in this process;
7. The advantage of the film process;

Mr. Jones stated that the cars will arrive on trucks and their engineer has calculated the turns throughout the site using several truck sizes.

Mr. Jones stated that the facility in Troy utilizes the wet paint process, and each paint booth has its own ventilation system. Anything exhausted is mixed with 70% fresh air. There have been no problems with odor at the Troy facility. Mr. Lewis explained that they comply with the environmental requirements of the State of Michigan. They do not conduct any outside monitoring at their location in Troy or at the Brown Road facility in Auburn Hills. He further explained the process and airflow.

Mr. DiSalvo explained the film painting and curing processes. He stated that if it were approved, they may also conduct wet painting at this facility at some point. He further stated that they would like to fully utilize the building but are optimistic that the film process will be used exclusively.

Mr. DiSalvo stated that PPG owns the technology, and Penske hopes that General Motors and Stellantis will join Ford in using this painting process.

Mr. Lewis explained that some of the advantages of the film paint are that repairs are less costly, impacts are absorbed better, maintenance is easier, the film process can withstand car washes, colors can be changed easily, it takes less labor to apply than a traditional paint process, etc.

Mr. DiSalvo stated that regardless of the Commission's decision, he appreciates the professionalism of the City staff in the process.

Mr. Ouellette opened the public hearing at 7:27 p.m.

There being no public comments, Mr. Ouellette closed the public hearing at 7:27 p.m.

Moved by Ochs to recommend to City Council approval of the Special Land Use Permit, Revised Site Plan, and Revised Tree Removal Permit for Penske Vehicle Services subject to the conditions of the City's Administrative Review Team.
Second by Beidoun.
VOTE: Yes: Ochs, Beidoun, Saelens, Hitchcock, Tringali, Ferguson, Pavlich, Ouellette
No: None **Motion Carried (8-0)**

5b. Joslyn Road Fuel Station (Mobil) (7:29 p.m.)
Public Hearing/Motion – Recommendation to City Council for combined PUD Step One – Qualification/Step Two – Site Plan and Tree Removal Permit approval.

Mr. Cohen explained that Bill Saad Properties, LLC is requesting Planned Unit Development (PUD) option approval to construct a Mobil-branded passenger and commercial vehicle fueling station and convenience store on a 5.07-acre parcel, zoned B-2, General Business District. The site is generally located west of Joslyn Road, south of Great Lakes Crossing Drive. This proposal mirrors the site design of the Speedway fueling station project, which the City Council previously approved for the property on January 14, 2019, but has since expired.

The development of the property has been delayed for the past five years because Speedway elected not to proceed with construction after learning the costs associated with the environmental cleanup of the land. Bill Saad Properties, LLC obtained the property in early 2023. In May 2023, the Auburn Hills Brownfield Redevelopment Authority approved a Brownfield Plan to facilitate the Mobil project. Under the Brownfield Plan agreement, Bill Saad Properties, LLC will incur the costs for the cleanup and be reimbursed by the City/Authority when eligible tax revenues are available. The reimbursable costs are $572,337 and the planned payback is 30 years long.

Staff recommends the PUD option as the best mechanism for implementing the proposed Mobil project. Two deviations from the Zoning Ordinance are required for this project:

1. Allow commercial vehicle fueling (semi-trucks) at a B-2 zoned fueling station;
2. Allow the outside sales of merchandise within a screened enclosure south of the retail store.

Bill Saad Properties, LLC has agreed to the conditions of the previous Speedway approval, including the commitment to donate $100,000 to the Auburn Hills Community Foundation to be used by the City for public purposes as a net public benefit for PUD qualification.

Mr. Juidici discussed the traffic safety review for Joslyn Road. During the Speedway approval process, concerns were raised about the location of the proposed gas station and the safety of vehicles entering and exiting the site. The Police Department and OHM physically surveyed the area on-site and found the project's design was acceptable from a traffic safety standpoint. The RCOC, Police Department, and OHM have determined that adequate sight distance will be provided along Joslyn Road after tree clearing and the addition of a new deceleration lane and continue to find that the proposed site design is acceptable from a traffic safety standpoint.

Regarding the commercial vehicle fueling, staff finds that the proposed joint passenger and commercial fueling operation is acceptable since the two fueling areas are separated by the proposed convenience store, which will help reduce conflicts between passenger vehicles and trucks.

Plans show an outdoor sales area located on the south side of the building. Items will be screened from the south, east, and west by an enclosure and from the north by the convenience store. The walls of the enclosure will match the building façade, and items stored will be limited to ice chests and propane tanks. A small patio area is adjacent to the sales area.

The neighboring property to the south will be screened with a row of evergreen trees to help reduce impacts on the home, as well as a four-foot-tall black vinyl chain link fence to deter trespass. Mr. Cohen spoke to the property owner to the south of the development, as this design was acceptable to the property owner.

Jim Butler, PEA Group, 1849 Pond Run, Auburn Hills, MI, was available to answer any questions the Commission had.

The Commission asked about the following:

1. The Brownfield process;
2. The number of underground storage tanks;
3. Ingress/egress issues;
4. Removal of vegetation that blocks sight distance;
5. Space at truck refueling pumps if a truck breaks down;
6. The detention pond.

Mr. Cohen explained the Brownfield process and how it allows the development of properties that would otherwise be too costly due to contamination.

Mr. Butler stated that he is not aware of any underground storage tanks currently. Following the site's development, five underground storage tanks will be installed for the fuel station.

Mr. Butler explained that the crossover on Joslyn Road is significantly south of the egress lane from the proposed site. The site will have right-turn ingress and right-turn egress. There will also be a wider drive to allow trucks to enter and exit without blocking the entrance or exit.

Mr. Butler stated that most of the vegetation to be removed is on the subject property. Removing the vegetation will significantly improve drivers' ability to see when exiting the site. He also stated that the applicant would be modifying the existing traffic light at Pacific Drive to improve safety.

Mr. Butler explained that the truck refueling area has a significant amount of pavement. There are three areas for refueling and additional space to the west. There is no intention of this being a truck stop.

Mr. Butler stated the detention area will not have standing water. It will have a water quality unit and will be lined.

Mr. Ouellette opened the public hearing at 7:46 p.m.

There being no public comments, Mr. Ouellette closed the public hearing at 7:46 p.m.

Moved by Ochs to recommend to City Council approval of the combined PUD Step One – Concept Plan and PUD Step Two – Site Plan and Tree Removal Permit for the Joslyn Road Fuel Station subject to the conditions of the City's Administrative Review Team.
Second by Saelens.
VOTE: Yes: Ochs, Saelens, Hitchcock, Tringali, Ferguson, Pavlich, Ouellette
No: Beidoun **Motion Carried (7-1)**

Mr. Butler also thanked Mr. Cohen, Mr. Juidici, and Mr. Lang for their professionalism and stated that it was a pleasure to work with them.

6. UNFINISHED BUSINESS – None.

7. NEW BUSINESS – None.

8. COMMUNICATIONS

9. NEXT SCHEDULED MEETING
The next scheduled meeting is on Wednesday, June 5, 2024 at 7:00 p.m. in the Auburn Hills Council Chambers.

10. ADJOURNMENT
There being no further business, Chairperson Ouellette adjourned the meeting at 7:50 p.m.

Submitted by:
Susan McCullough, MiPMC III, CMC
Recording Secretary

CITY OF AUBURN HILLS
PLANNING COMMISSION AGENDA

MEETING DATE: JUNE 5, 2024 **AGENDA ITEM NO 5a.**

COMMUNITY DEVELOPMENT

To: **Chairperson Greg Ouellette and the Planning Commission**

From: **Steven J. Cohen, AICP, Director of Community Development**

Submitted: **May 30, 2024**

Subject: **The Learning Experience**
Public Hearing / Motion – Recommendation to City Council for Special Land Use Permit, Site Plan, and Tree Removal Permit approval

INTRODUCTION

This is a request from Lorenzo Cavaliere, with Cavaliere Companies/Triangle Land LLC, for approval to construct a 10,000-square-foot childcare facility with an exterior playground for The Learning Experience at 2635 N. Squirrel Road. The Five Points Community Church currently owns the property, which is the location of its former parsonage. The 2.13-acre parcel is zoned B-2, General Business District.

Rendering of the building and site viewed from northbound N. Squirrel Road

The Learning Experience (TLE) is considered one of the most trusted brands in the childcare industry. With more than 380 centers across the United States and the United Kingdom, TLE is known for delivering high-quality care and early education to more than 49,000 children between the ages of six weeks and six years old. TLE's mission is to make a positive difference in the lives of children, their families, and the communities they serve. An industry leader for more than 20 years, TLE has garnered many accolades, including its recent recognition as the No. 1 childcare franchise by Entrepreneur Magazine and the No. 1 education franchise by Franchise Business Review.

This proposed Auburn Hills facility is anticipated to operate Monday through Friday, 6:30 a.m. to 6:30 p.m. Construction on the project is expected to begin in August 2024 and be completed by June 2025. The overall investment is estimated at $3.5 million.

KEY ISSUES

1. Tree Preservation Efforts

Mr. Cavaliere is commended for working with City staff to save and transplant several mature trees on the property. Representatives from the City and his design team (PEA Group) walked the site together on May 9, 2024, to determine which trees could and should be saved based on their health, survivability, and the impact of grading.

As part of the process, it was determined that four large landmark-sized trees along the shared north property with the Countryside Townhomes apartment complex could be saved, and ten trees impacted by site grading in the rear of the property could be transplanted. In addition, our tree consultant determined that four mature trees along N. Squirrel Road should be removed due to poor health, disease, and decay. In all, 11 protected trees, including one landmark tree situated in the proposed parking lot area, will be removed to create the development's pad and replaced with 29 new replacement trees.

City Woodlands Consultant Julie Stachecki evaluating the health of a mature tree located near N. Squirrel Road

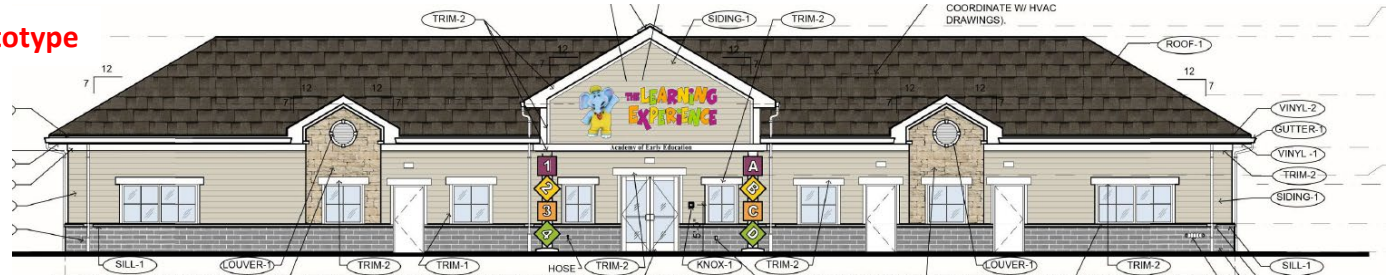
Illustrated site plan

KEY ISSUES (cont.)

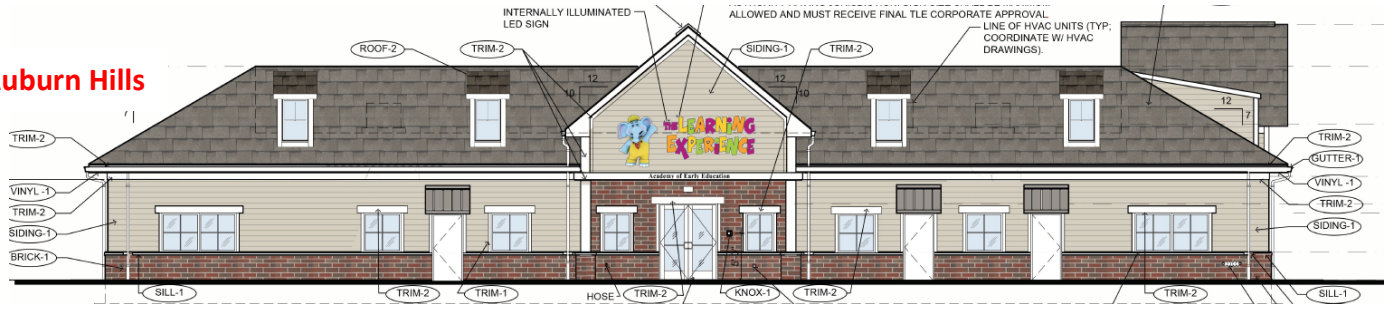
2. Upgraded Building Facade

Mr. Cavaliere also worked with City staff to communicate the City's Architectural Design Policy and expectations with TLE's corporate leaders. At the City's request, TLE agreed to upgrade its prototype building to better match our community's character. Façade elements added to improve the visual interest of the building include the addition of six dormers in the roof, a raised pitch of the roof line at the entrance and along N. Squirrel Road, doors centered within the architectural elements, metal awnings over the doors, and the elimination of signage on the entrance posts.

Prototype



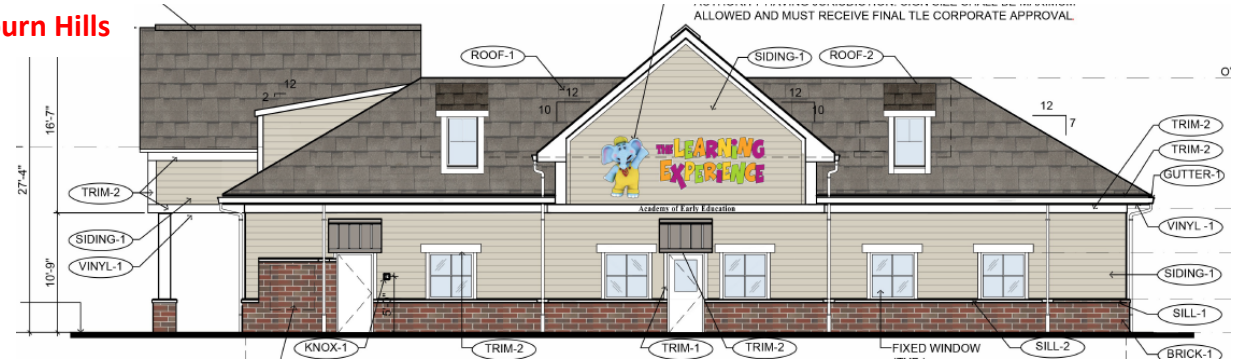
Auburn Hills



Evolution of the building façade design facing south toward Walton Boulevard

Prototype

Auburn Hills



Evolution of the building façade design facing east toward N. Squirrel Road

KEY ISSUES (cont.)

3. Traffic Review

The City required Mr. Cavaliere to provide a traffic impact study (TIS) to evaluate the proposed childcare facility's traffic impact on the adjacent roadway network. Existing traffic counts and projections supplied by his consultant, Tetra Tech, in the TIS, indicated that the intersections and crossovers near the site would continue to operate at acceptable levels of service and that the proposed development would not significantly impact the surrounding road network. OHM Advisors have reviewed the methodology and analysis of the TIS and concurred that the site and surrounding roadways will function appropriately when the childcare facility is operational.

The site plan design proposes a new driveway approach for the childcare facility to N. Squirrel Road in the site's most southern portion. This driveway was strategically located in this spot as it would be within the boulevard section of N. Squirrel Road and south of the existing northbound-to-southbound crossover (A). This location will facilitate traffic from the south (headed northbound) to access the site. The facility's driveway is also designed far enough south of the crossover (A) to prohibit and discourage illegal traffic movements through the crossover (A) to go northbound on N. Squirrel Road. Drivers leaving the site who wish to go northbound on N. Squirrel Road would head southbound on N. Squirrel Road and utilize the crossover (B) closer to Walton Boulevard to head in that direction. Traffic control signage will be provided in the N. Squirrel Road median directly across from the facility's driveway exit and at the driveway exit to remind drivers to turn right (south) when leaving the site.

Aerial photo showing the site and surrounding roadways

STAFF RECOMMENDATION

Please be advised that the City's Administrative Site Plan Review Team has reviewed this project and recommends approval.

We recommend Approval of the Special Land Use Permit request to allow for the childcare facility use and offer the following discretionary findings of fact:

1. The location of the use will not negatively impact adjacent areas, which include non-residential zoned and multi-family residential zoned property.
2. The land will be used in accordance with its immediate character, which is planned and zoned for non-residential development.
3. The requirements of Section 1818 in the City's Zoning Ordinance will be met.
4. The use will promote the purpose and intent of the City's Zoning Ordinance.
5. The use will be consistent with the health, safety, and general welfare of the City of Auburn Hills and the purpose and intent of the City's Zoning Ordinance.
6. The requirements of Section 902, Item 20, will be met.

We recommend Conditional Approval of the Site Plan and Tree Removal Permit and offer the following discretionary findings of fact:

1. The Site Plan contains sufficient basic information required by the Zoning Ordinance for a recommendation.
2. The requirements of Section 1815, Items 7A-7E of the Zoning Ordinance can be met as follows:
   a) All requirements and standards of the Zoning Ordinance and other City Ordinances can be met.
   b) Safe, convenient vehicular and pedestrian ingress/egress has been depicted; primary access will be to N. Squirrel Road.
   c) Traffic circulation features within the site and the location of parking areas avoid common traffic problems and can promote safety.
   d) A satisfactory and harmonious relationship will exist between the proposed development and the surrounding area.
   e) The proposed use will not have an unreasonable, detrimental or injurious effect upon the natural characteristics of the subject parcel, or the adjacent area.
3. Based on the project's total square footage, 40 parking spaces are required, and 41 parking spaces are depicted.
4. The parking layout meets minimum requirements, and barrier-free parking spaces are provided (two are required, and two are provided). One space is van accessible.
5. Building and parking setback requirements will be met.
6. Greenbelts will be provided.
7. Landscape requirements will be met, and calculations have been submitted.
8. A note indicates that exterior lighting shall meet the requirements of the Zoning Ordinance. Pole and wall-mounted lighting shall be shielded and directed downward. Lamp bulbs and lenses shall not extend below the light fixture shields. Light poles are designed to be 20 feet in height from the finished grade.
9. A note indicates that signs shall meet the requirements of the Zoning Ordinance.
10. A note indicates that parking spaces shall be double-striped.
11. Ground-mounted and roof-mounted mechanical equipment will be screened.

STAFF RECOMMENDATION (cont.)

12. A note indicates that outside storage, including pallet storage, overnight vehicles, and trailer storage, will not be permitted.
13. A five-foot-wide public sidewalk currently exists along N. Squirrel Road. Complete Streets considerations were made as part of the site design, with an internal sidewalk connection proposed from the building to the public sidewalk along N. Squirrel Road.
14. Although only 11 protected trees will be removed, a Tree Removal Permit is required due to the removal of one landmark tree within the development's pad. Fourteen replacement trees are required, and 29 replacement trees are provided.
15. Cavaliere Companies/Triangle Land LLC has agreed to prep the parking lot for two electric vehicle charging stations. They will install electrical stubs at planned station locations and run a conduit from the power source to the stubs during construction to support the future installation of the charging stations when needed.

Conditions:

1. Cavaliere Companies/Triangle Land LLC shall comply with the requirements of Section 2007. Performance Guarantees of the Zoning Ordinance.
2. The Five Points Community Church shall obtain land exchange and land combination approval to create the development site.
3. Site Plan approval shall be based on the representations made by Cavaliere Companies/Triangle Land LLC and TLE, as documented in this report, submittal materials, and the public meeting minutes.

RECOMMENDED ACTION

Move to recommend to City Council approval of the Special Land Use Permit, Site Plan, and Tree Removal Permit approval for The Learning Experience subject to the conditions of the City's Administrative Review Team.

AUBURN HILLS

AUBURN HILLS
MAY 02 2024
COMMUNITY DEVELOPMENT

Development Application

Project Name: The Learning Experience

General Project Location: West side of Squirrel Road, approximately 800 feet north of Walton Blvd.

Parcel Size: 2.13 acres **Zoning:** B-2

Sidwell Number(s): 14-12-376-001

Project Description: Early Childhood Development, Daycare Center

Building Size (sq. ft.): 10,000 square feet

City Use Only

Address: 2635 N Squirrel

Date Received: 5/2/24

Fees Paid: $5,495.50

SP #: 240004

SLU #(s): 240005

LD/LE/SUB #:

RZ #:

PUD #:

ZBA #:

PTR240003

Check requested review(s)

- [x] Site Plan
- [x] Tree Removal Permit
- [x] Special Land Use Permit(s) Daycare Use
- [ ] Land Division
- [ ] Land Exchange
- [ ] Subdivision
- [ ] Planned Unit Development - Step 1/Step 2/Combined
- [ ] Rezoning _____ to _____
- [ ] ZBA Variance or Interpretation (see supplemental application)
- [ ] Other _____

Applicant

Name: Lorenzo Cavaliere Signature: [signature]

Business Name and Address: Triangle Land LLC, 30078 Schoenherr, #300

City: Warren State: MI Zip Code: 48088 Phone Number: 586-563-1500

Fax Number: 586-541-8540 Alt. Phone Number(s): 586-909-6622

Property Owner(s)

Name: Michael Martoia Signature: MTMartoia

Business Name and Address: FIVE POINTS COMMUNITY CHURCH 3411 E. WALTON BLVD

City: AUBURN HILLS State: MI Zip Code: 48326 Phone Number: 248.373.1381

(Provide additional sheet if necessary for multiple property owners)

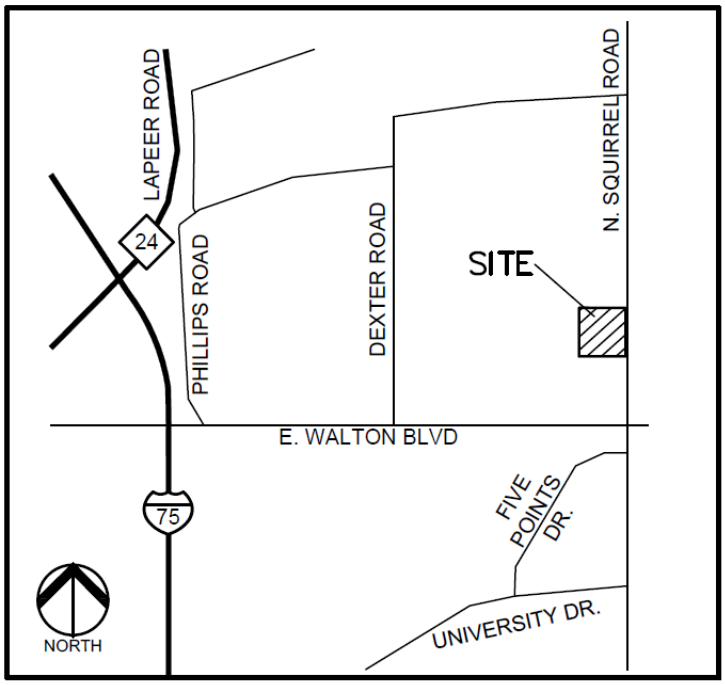
Planning Commission
Public Notice

Meeting Date, Time, and Location:	**Wednesday, June 5, 2024 at 7:00 p.m.** City of Auburn Hills - City Council Chambers 1827 N. Squirrel Road, Auburn Hills, MI 48326
Project Name:	The Learning Experience
General Property Location:	2635 N. Squirrel Road Part of Sidwell No. 14-12-376-001
Applicant:	Lorenzo Cavaliere, Triangle Land LLC – 586-563-1500
Nature of the Request:	Recommendation to City Council for Special Land Use Permit, Site Plan, and Tree Removal Permit approval to construct a child care center
City Staff Contact:	Steven J. Cohen, AICP Director of Community Development - 248-364-6900

Notice will be sent via U.S. Mail to properties within 1,000 feet of the site. The proposed application can be inspected before the meeting at the Community Development Department, located on the municipal campus at 1827 N. Squirrel Road, Auburn Hills, MI 48326, during regular City business hours.

Persons wishing to express their views may do so in person at the meeting or in writing addressed to the Planning Commission c/o Steven J. Cohen, Director of Community Development, at the above address.

Anyone planning to attend the meeting who needs special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248-370-9402 or the City Manager's Office at 248-370-9440 48 hours before the meeting. Staff will be pleased to make the necessary arrangements.



LOCATION MAP
NO SCALE

ARCHITECTS. ENGINEERS. PLANNERS.

OHM Advancing Communities®

May 29, 2024

Mr. Steven Cohen, AICP
Director of Community Development
CITY OF AUBURN HILLS
1827 North Squirrel Road
Auburn Hills, Michigan 48326

RE: The Learning Experience (TLE)
Site Plan 1st Review

Dear Mr. Cohen:

We have completed the site plan review for the above referenced project with respect to grading, paving, storm drainage/detention, and availability of municipal utilities to serve the site. The site plan, received by this office on May 28, 2024, was prepared by PEA Group. The review comments are noted below.

PERMITS:
Various permits will be required for this site, including but not limited to the following:

- Soil erosion permit from O.C.W.R.C.
- Temporary grading easement from adjacent property owner
- Storm water maintenance agreement for regional detention pond

GENERAL:
The site is located on the west side of North Squirrel Road, north of Walton Boulevard, at 2635 North Squirrel Road in Section 12 of the City of Auburn Hills. The applicant is proposing to construct a childcare center called The Learning Experience (TLE), that will provide care and early education to children between the ages of 6 weeks and 6 years. The proposed building footprint is approximately 10,000 sq. ft. and the proposed site will consist of an approximately 5,000 sq. ft. outdoor playground adjacent to the rear of the building. The proposed parcel is zoned General Business (B-2) while the adjacent property to the west and north is zoned Multiple Family Low Rise (RM-1) and the adjacent property to the south is zoned General Business (B-2). A complete legal description of the parcel is shown on the plan. The City of Auburn Hills Standard Notes and Fire Department Notes are included on the plan. A landscape plan was included in the plan set and appears to be acceptable. The City of Auburn Hills Standard Details were not included in the plan set and will need to be in the engineering review submittal. Furthermore, a demolition plan and a soil erosion and sedimentation control plan are needed for the engineering review.

MUNICIPAL UTILITIES:
An existing 12-inch water main runs along the west side of North Squirrel Road. The fire suppression line and domestic water service are proposed to extend west from the existing 12-inch water main to the east side of the new building. Material type will need to be provided at engineering review. One (1) new fire hydrant will be installed approximately 67 feet south from the southeast corner of the building. A water main easement, centered on the proposed on-site public water main, will need to be recorded during the close-out process of the project.

There is existing 10-inch sanitary sewer that runs along the boulevard of North Squirrel Road to the east side of the road. An existing 6-inch sanitary sewer stub extends northwest from the 10-inch sanitary sewer. The applicant is proposing to connect to the existing 6-inch sanitary stub and extend 6-inch sanitary sewer west and then north to the southeast corner of the new building. Proposed pipe slope will be needed for engineering review.

STORM SEWER AND DETENTION:

It appears that the site is located in the McPherson Drainage District, which has a maximum discharge rate of 0.20 cfs/acre. Storm water runoff for the site will be collected via catch basins and yard drains and routed to an existing detention pond on the west side of the site. The existing detention pond ultimately outlets to the wetlands located southwest of the proposed site. The existing detention pond will be shared with Five Points Community Church to the south and expanded to account for The Learning Center's proposed site improvements. Calculations for the existing site, as-built detention storage volume, and preliminary detention calculations for the proposed development were provided on the plans. The 'C' value for the site increased by 0.05 due to the proposed development from 0.55 to 0.60. Based on the calculations provided, additional storage is proposed in the detention pond to account for the increased 'C' value. Calculations will need to be verified during the engineering review and additional detention may be required.

Multiple downspouts around the building will route storm water runoff to the proposed detention pond. A swale has been provided along the east, north, and west side of the site directing runoff to the detention basin. A cross-section meeting the County and City's pre-treatment standards for storm water shall be provided at engineering review. The following note has been provided on the plans, "Proposed swale shall meet the City and County's Best Management Practices and treatment standards." A water quality unit has also been provided on the plans prior to the storm water entering the detention basin. The water quality unit shall conform to City standards and additional details and calculations for the water quality unit will be needed for the engineering review. The existing detention pond and outlet control structure shall be restored to its original approved design condition. The pond shall be cleaned, volume verified, and the outlet control structure shall be in good condition or repaired as needed. Additional details of the stormwater management system will be needed for engineering review including storm sewer calculations, profiles, and hydraulic grade lines. The proposed slope of the storm sewer shall also be provided for engineering review.

PAVING/GRADING:

Access to the site is provided by a new, deep strength asphalt approach off North Squirrel Road. Parking spaces are proposed south of the new building with electric vehicle prepped spaces and barrier free accessible spaces adjacent to the building. The plans indicate an asphalt parking lot with concrete curb and gutter throughout. Proposed parking spaces will be 4-inch asphalt on 8-inch aggregate base and drive aisles will be 6-inch asphalt on 8-inch aggregate base. The approach off North Squirrel Road will be 9-inch asphalt on base. A cross-section shall be included for the dumpster pad. The plans indicate a portion of the loading area will be heavy duty asphalt pavement. Loading areas shall be a minimum of 8-inch non-reinforced concrete on an approved base.

The applicant is proposing 41 parking spaces including 2 barrier free parking spaces. The proposed dumpster location has been included on the plans in the northwest corner of the parking lot, south of the outdoor playground. A loading area is proposed adjacent to the dumpster. Concrete sidewalk has been provided around the proposed building with a 6-foot high vinyl fence provided around the building and outdoor playground. No major changes are proposed to the pathway along North Squirrel Road and a 5-foot wide connection has been provided from sidewalk on site to the pathway along North Squirrel Road.

GRADING:

Existing and proposed grades are shown with contours and spot elevations. The site slopes towards the west and south side of the parcel and follows the existing site's drainage pattern. Site slopes shall meet the requirement of 1:4 max and match into existing contours prior to all abutting property lines. A temporary grading easement will

be required for all off-site grading shown on the plan. Pavement slopes are mostly consistent with City standards and are to remain between 1% and 6% for drive areas and between 1% and 4% for parking areas. Sidewalk and pathway grades shall also meet ADA requirements.

A Unilock Pisa2 modular retaining wall is proposed along the north, west, and south sides of the site. A detail for the retaining wall with a fence has been provided on the plan. Design details and computations (sealed by a licensed engineer) will need to be submitted and approved during the engineering review for all walls greater than one (1) foot in height.

TRAFFIC:

The applicant is proposing a new drive approach to North Squirrel Road in the southern portion of the site. This driveway is located within the boulevard section of North Squirrel and south of the existing northbound to southbound crossover. This location will better facilitate traffic from the south to be able to access the site.

A traffic impact study (TIS) has been completed by the applicant for the proposed development. The TIS was prepared by Tetra Tech to evaluate traffic impacts of the proposed facility on the adjacent roadway network. The study analyzed the signalized intersection at Squirrel Road and Walton Boulevard as well as unsignalized crossovers along Squirrel Road including NB Squirrel Road and SB to NB crossover north of Walton Boulevard; SB Squirrel Road and NB to SB crossover north of Walton Boulevard; and SB Squirrel Road and NB to SB crossover south of Barrington Square Drive. As indicated in the TIS, the development is expected to generate approximately 110 vehicle trips in both the morning and afternoon peak hours. It should be noted that a vehicle trip is defined as a vehicle entering or exiting the site, so approximately 55 inbound and 55 outbound trips. The TIS indicates that intersections continue to operate at an acceptable level of service and the proposed development does not have a significant impact on the surrounding road network. We have reviewed the methodology, analysis, and conclusions for the TIS and are in concurrence with the findings.

RECOMMENDATIONS:

The site plan is in substantial compliance with City of Auburn Hills requirements, and has been stamped "Approved" by our office. We ask that the site plan approval acknowledge the following:

1. The site improvement plan, designed in accordance with Ordinance No. 806, shall be submitted to the City for review and approval prior to construction. A detailed cost estimate for the improvements shall be submitted with the plans signed and sealed by the design engineer.
2. The developer must post a performance guarantee, in accordance with the City's requirements as set forth in the City of Auburn Hills Ordinance No. 372, Section 2007, Performance Guarantees. The estimate of the guarantee shall be submitted with the site improvement plan and must reflect all costs for site improvements, including but not limited to mass grading, roadways, lighting, utilities, pathways, sidewalks, screening, landscaping, driveways, retaining walls, parking lots, drainage, stormwater retention basins, and other similar features.

If you have any questions or are in need of any further information, please feel free to contact our office.

Sincerely,
OHM Advisors

MaryKate Kirksey for Hannah Driesenga, P.E.

Transmitted via e-mail to Steve Cohen: May 29, 2024

cc: File

P:\0101_0125\SITE_AUBURNHILLSCITY\2024\0120241010_THE LEARNING EXPERIENCE_SITE\THE LEARNING EXPERIENCE_SITE REV#1_APP.DOCX

AUBURN HILLS

POLICE DEPARTMENT
1899 North Squirrel Road
Auburn Hills, MI 48326

MEMORANDUM

TO: Mr. Steve Cohen
FROM: Lieutenant Brandon Hollenbeck
DATE: May 28, 2024
SUBJECT: Site Plan Review for The Learning Experience

I have reviewed the site plans for the proposed The Learning Experience development at 2635 N. Squirrel Road.

The development has one driveway to provide access from southbound North Squirrel Road. There is a deceleration lane on Southbound North Squirrel Road for vehicles to safely turn into the business. Vehicles exiting the property will only be allowed to turn right, thus entering the flow of traffic onto Southbound North Squirrel Road.

I recommend placing a stop sign and a right-turn-only sign at the driveway exit. Additionally, I recommend placing a right-turn-only sign in the median facing the driveway, visible to vehicles exiting the property.

We have no objections to the building project as presented in the plans.

AUBURN HILLS FIRE DEPARTMENT

Official Memorandum

To: *Steve Cohen, Director of Community Development*
From: *Fred Solomon, Fire Inspector*
Date: *May 28, 2024*
Re: *Site Plan Review*

PROJECT: The Learning Experience, 2635 N Squirrel Rd

XXX	Approved	
	Approved	Subject to the following revisions:
	Denied	

No Comments

Fred Solomon
Fire Inspector
Auburn Hills Fire Department

May 21, 2024

Steve Cohen, Director Community Development
City of Auburn Hills, Community Development Department
1827 North Squirrel Road
Auburn Hills, MI 48326

Subject: Woodlands Ordinance Review for The Learning Experience, 2635 N. Squirrel Road, Auburn Hills, MI

Dear Mr. Cohen,

The submittals regarding the above-mentioned project were reviewed and site visit made to correlate information. See the tree detail chart below.

TREE DATA TABLE

DESCRIPTION	TOTAL TREES	Required/REPLACEMENT TREES
Total Trees Surveyed	91	
Removed Regulated Trees	11	11
Regulated Trees to Transplant On Site	4 Swamp White Oak, 5 Spruce, 1 River Birch: 10	'0' if all are successfully transplanted
Non-regulated Trees Surveyed/Removed	24	0
Removed Landmark Trees	1 @ 29" DBH (29 x 25%/2.5 = 3)	3
TOTAL Required Replacement Trees		**14 Trees**

Applicant is removing11 regulated trees, 1 Landmark tree (equivalent to 3 replacement trees) and transplanting 10 trees within the site. Total replacement trees required to satisfy the Woodlands Ordinance is 14 trees + the 10 transplanted trees. The landscape plans provide 29 trees and satisfies City Zoning Ordinances. It's noted that if transplanted trees are not in sufficient health and condition upon final planting, they must be replaced with like species from nursery stock. This project is approved based on the tree data above and accompanying landscape plans.

Best regards,

Julie Stachecki
City of Auburn Hills Woodland Consultant

JULIE STACHECKI, ISA Certified Arborist MI-0650, TRAQ, MI Oak Wilt Qualified
Howell, MI 48843 ◆ 810.599.0343 ◆ stachec1@me.com

PEA GROUP

1849 Pond Run
Auburn Hills, MI 48326

844.813.2949
peagroup.com

May 10, 2024

RE: CITIZEN PARTICIPATION LETTER
The Learning Experience (14-12-376-001)
City of Auburn Hills

Dear Neighbor:

In accordance with the City of Auburn Hills Citizen Participation Ordinance, we are notifying you on behalf of our client (Legacy Construction Group LLC), that a development application has been submitted to the City of Auburn Hills for the proposed development of a 10,000 square foot Child & Day Care Center (The Learning Experience). The proposed development is located on the west side of Squirrel Road between Five Points Community Church and the Countryside Apartments.

This project has been designed to be aesthetically pleasing and will be in keeping with the character of the rest of the developments within the surrounding area.

The City of Auburn Hills' Planning Commission is scheduled to review the development application on Wednesday June 5, 2024. If you have any questions, concerns, or comments, please do not hesitate to contact me directly at 248-689-9090. If you wish to speak to a City Representative, please contact Steve Cohen, Director of Community Development, at 248-364-6900

Sincerely,

PEA Group

John R. Houser, PE
Senior Project Manager

Enclosure: Landscape Plan
Building Elevations

GENERAL PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
3. ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1. GRADE.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
5. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
6. ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
7. ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
8. ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
9. ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
10. ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
11. NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
12. ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
13. IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
14. ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
15. ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
16. SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
17. FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.
18. CONTRACTOR SHALL NOT INSTALL PLANTS UNDER BUILDING OVERHANG AND SHALL NOTIFY LANDSCAPE ARCHITECT IF DRAWINGS CONFLICT WITH BUILDING OVERHANGS.
19. TREES SHALL NOT CONFLICT/ BLOCK PROPOSED REGULATORY/ DIRECTION SIGNAGE, MONUMENT SIGNS, ADDRESS OR LIGHT POLES. SHIFT TREES AS NECESSARY TYP.

ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN UNDERGROUND SPRINKLER SYSTEM.

IF EVERGREEN TREES ARE IN MULCHED BEDS, PROVIDE SEPARATE ZONE FROM LAWN, AVOID OVERHEAD SPRAY.

STANDARD TREES		
STANDARD TREES REMOVED:	11	(1:1 REPLACEMENT)
REPLACEMENT TREES REQUIRED:	11	(1:1 REPLACEMENT)

LANDMARK TREES		
LANDMARK TREES REMOVED:	1	
LANDMARK TREE DBH REMOVED:	29	(25% DBH REPLACEMENT)
REPLACEMENT DBH REQUIRED:	7.25	INCHES
REPLACEMENT TREES REQUIRED:	3	(2.5" DIA.)

PLANT SCHEDULE

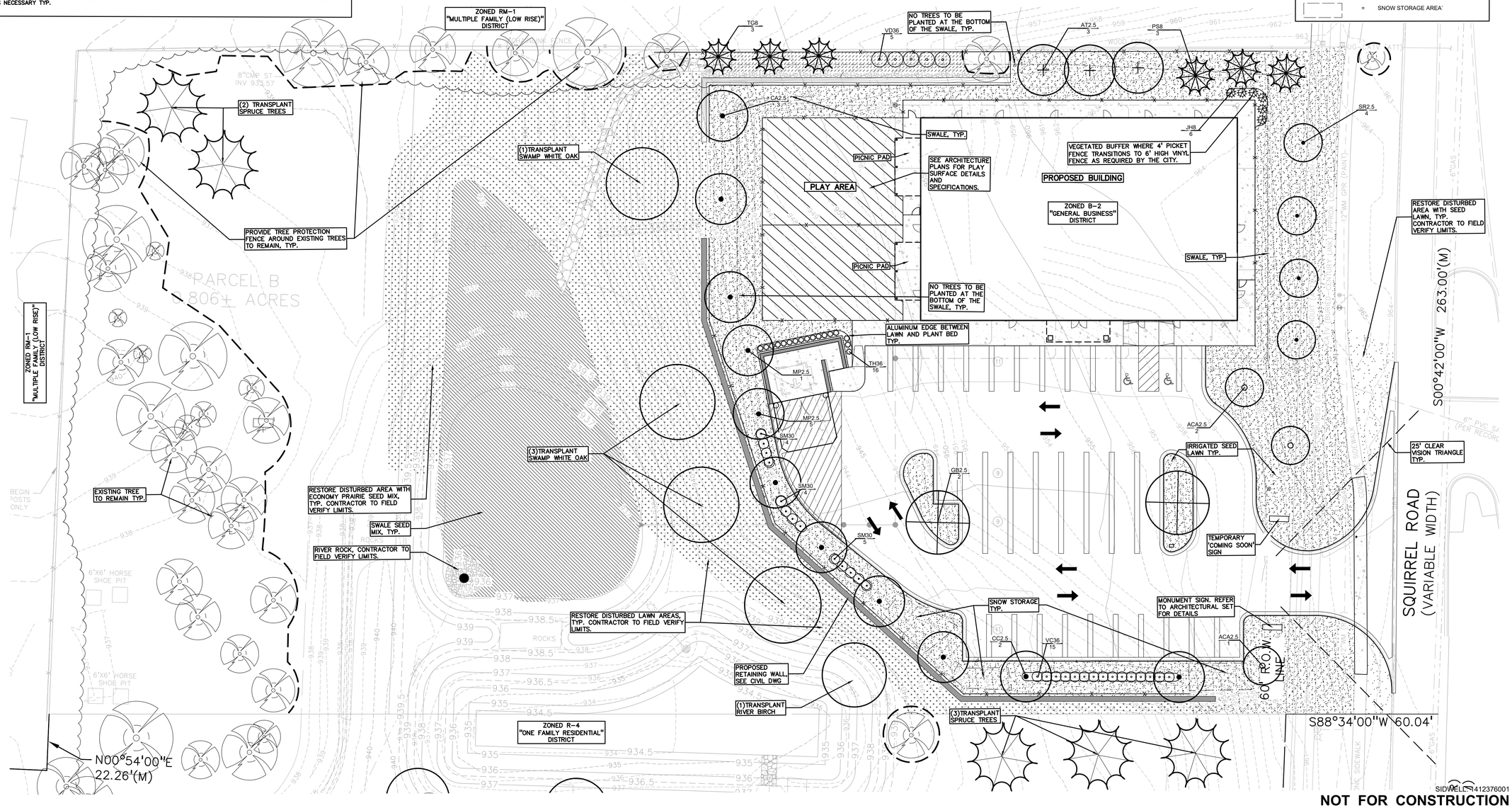
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
DECIDUOUS TREES						
ACA2.5	3	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	2.5" CAL.	B&B	PER PLAN
AT2.5	3	ASIMINA TRILOBA	PAWPAW	2.5" CAL.	B&B	PER PLAN
CC2.5	2	CERCIS CANADENSIS	EASTERN REDBUD	2.5" CAL.	B&B	PER PLAN
CA2.5	3	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	2.5" CAL.	B&B	PER PLAN
GB2.5	2	GINKGO BILOBA	MAIDENHAIR TREE	2.5" CAL.	B&B	PER PLAN
MP2.5	6	MALUS IOENSIS 'PRAIRIE ROSE'	PRAIRIE ROSE CRABAPPLE	2.5" CAL.	B&B	PER PLAN
SR2.5	4	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2.5" CAL.	B&B	PER PLAN
	23	SUBTOTAL:				
EVERGREEN TREES						
PS8	3	PINUS STROBUS	EASTERN WHITE PINE	8' HT.	B&B	PER PLAN
TG8	3	THUJA STANDISHII X PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	8' HT.	B&B	PER PLAN
	6	SUBTOTAL:				
SHRUBS						
JH8	6	JUNIPERUS CHINENSIS 'HETZII COLUMNARIS'	HETZI COLUMN JUNIPER	8' HT.	B&B	4' O.C.
SM30	13	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	36" HT.	CONT.	4' O.C.
TH36	17	TAXUS X MEDIA 'HICKSII'	HICKS ANGLO-JAPANESE YEW	36" HT.	CONT.	30" O.C.
VC36	15	VIBURNUM CARLESII 'COMPACTUM'	COMPACT KOREANSPICE VIBURNUM	36" HT.	CONT.	4' O.C.
VD36	5	VIBURNUM DENTATUM 'ARROWWOOD'	ARROWWOOD VIBURNUM	36" HT.	CONT.	6' O.C.
	56	SUBTOTAL:				

LANDSCAPE CALCULATIONS PER CITY OF AUBURN HILLS: ZONED B-2 GENERAL BUSINESS DISTRICT

TOTAL SITE AREA		2.13 ACRES (92,824 SF) NET AND GROSS
REQUIREMENT	REQUIRED	PROVIDED
NET LANDSCAPE AREA	92,824 FT. X 0.20 = 18,564 SQ FT. REQ.	18,564 SQ FT. LANDSCAPE AREA (33.4%)
SITE AREA LANDSCAPE (COUNT TOWARDS REPLACEMENT TREES)	18,564 / 1,000 = 19 TREES REQ.	19 TOTAL TREES PROVIDED (14 SITE TREES COUNTED TOWARDS REPLACEMENT TREES)
FRONTAGE LANDSCAPE	SQURREL ROAD: 263/30 = 8 TREES	7 TREES PROVIDED AND 1 EXISTING FRONTAGE LANDSCAPE TREES
PARKING INTERIOR LANDSCAPE	1 TREE/ISLAND 1 TREE PER 20 SPACES IN A ROW NOT IMMEDIATELY ADJACENT TO LANDSCAPE GREENBELT OR BUFFER 2 TREES REQUIRED	2 TOTAL TREES PROVIDED 1 TREE/ISLAND EXCEPT WHERE UTILITIES CONFLICT
TOTAL LANDSCAPE TREES	29 TREES REQUIRED	29 TREES PROVIDED AND 10 TRANSPLANTED TREES
TOTAL REPLACEMENT TREES	14 REPLACEMENT TREES REQUIRED	14 SITE AREA TREES COUNTING TOWARDS REPLACEMENT TREES

KEY:

- = SITE AREA LANDSCAPE TREES
- = FRONTAGE TREES
- = PARKING INTERIOR TREES
- = IRRIGATED SEED LAWN
- = NON-IRRIGATED SEED/RESTORE LAWN. USE EROSION MAT ON SLOPES
- = RIVER ROCK OVER WEED FABRIC. SEE DETAIL SHEET L-1.1
- = SWALE SEED MIX SEE DETAIL SHEET L-1.1 FOR SPECIES INFORMATION
- = ECONOMY PRAIRIE SEED MIX SEE DETAIL SHEET L-1.1 FOR SPECIES INFORMATION
- = PLAY AREA
- = HARDWOOD MULCH
- 1278 = EXISTING TREE/TAG TO REMAIN WITH TREE PROTECTION FENCING
- = TRANSPLANTED SITE TREES
- = SNOW STORAGE AREA`



PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN — JANET J. EVANS — LANDSCAPE ARCHITECT — NO. 1360 — REGISTERED LANDSCAPE ARCHITECT

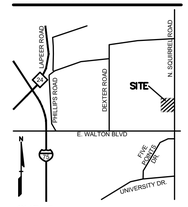
NORTH

0 10 20 40

SCALE: 1" = 20'

811 Know what's below. Call before you dig.

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE AND NOT GUARANTEED, ASSESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
CAVALIERE AUBURN HILLS
30078 SCHOENHERR, SUITE 300
CITY OF WARREN, MI

PROJECT TITLE
THE LEARNING EXPERIENCE
2635 NORTH SQUIRREL ROAD
CITY OF AUBURN HILLS, MI

REVISIONS
-

ORIGINAL ISSUE DATE:
MAY 1, 2024

DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN

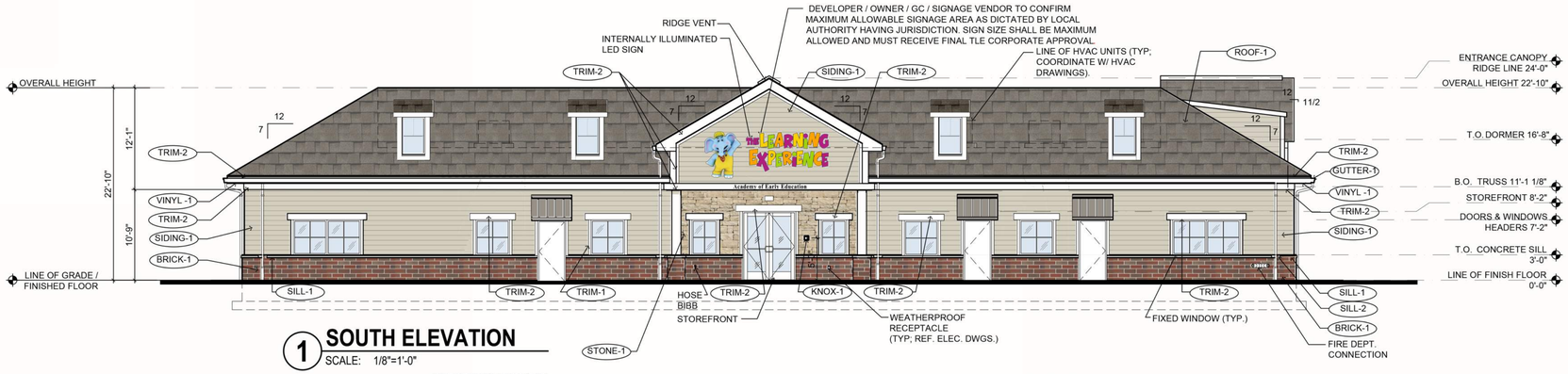
PEA JOB NO.	24-0179
P.M.	JH
DN.	CAL
DES.	JLE

DRAWING NUMBER:
L-1.0

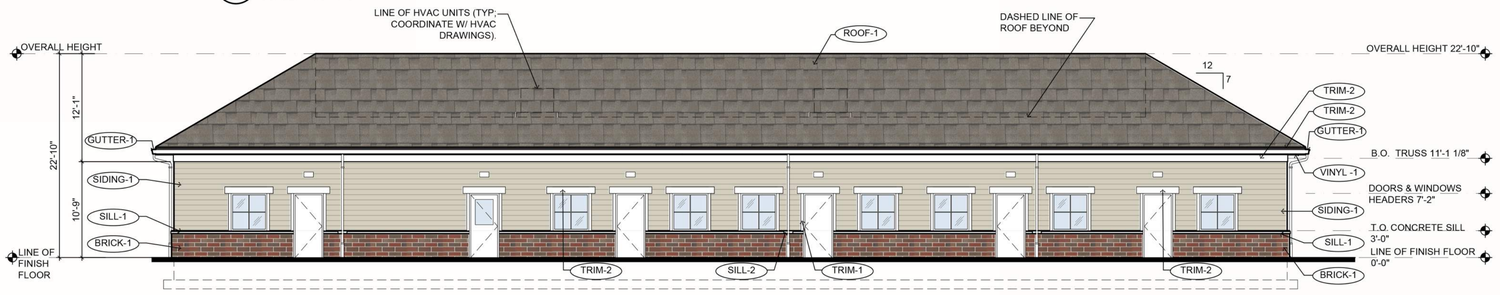
SIDWELL: 1412376001

NOT FOR CONSTRUCTION

S:\PROJECTS\2024\24-0179 CAVALIERE - AUBURN HILLS\SHEETS\L-SITE_PLAN\L-1.0 LANDSCAPE PLAN-24-0179.dwg PLOT DATE: 5/13/2024 BY: Charlotte L Esperance

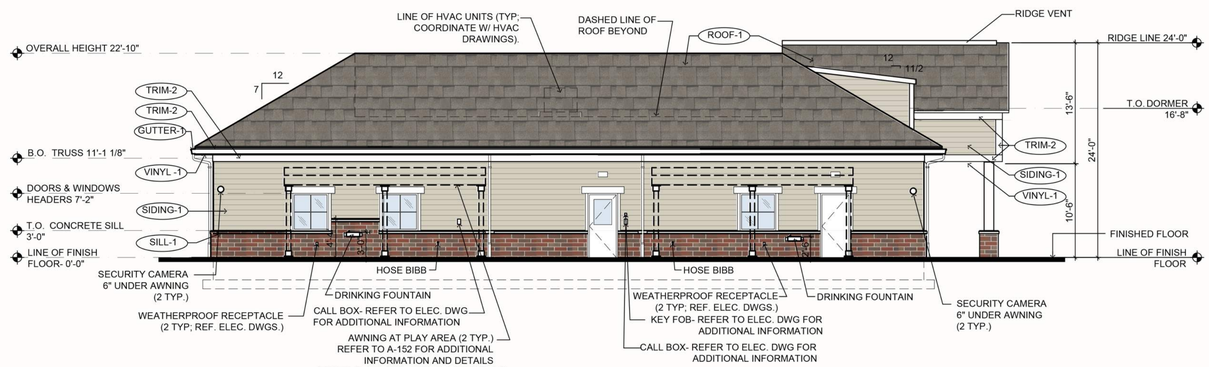


1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



2 NORTH ELEVATION
SCALE: 1/8"=1'-0"

3 EAST ELEVATION
SCALE: 1/8"=1'-0"



4 WEST ELEVATION
SCALE: 1/8"=1'-0"

GENERAL NOTES:
1. HOSE BIBB IN PLAYGROUND TO BE LOCATED AT PERPENDICULAR INTERIOR WALL.
2. DRINKING FOUNTAINS IN PLAYGROUND TO BE LOCATED AT PERPENDICULAR WALL.
3. SEE P-200 FOR HOSE BIBB SPEC A1321.

EXTERIOR MATERIAL SCHEDULE

LABEL	MANUFACTURER	SIZE / TYPE	FINISH / COLOR
STOREFRONT	KAWNEER	TRIFAB 451T / 350 PER DOOR SCHEDULE	BONE WHITE
DOOR	-	PER DOOR SCHEDULE	FACTORY PRIMED; FINISH COLOR WHITE
FIXED WINDOW	PLY GEM	SILVER LINE V1 SERIES PER WINDOW SCHEDULE	WHITE
BRICK-1		MODULAR	RED WIRED CUT
SIDING-1	JAMES HARDIE	HARDIEPLANK LAP SIDING 6" EXPOSURE	SANDSTONE BEIGE
SILL-1	MODERN PRECAST	3 3/4"Hx6"W W/ 2" FLAT W/ 1/4" DRIP EDGE	REGULAR (LIGHT GREY)
SILL-2	MODERN PRECAST	CUSTOM SILL 3 3/4"Hx4"W W/ 2" FLAT REF. DTL. 6/A-032	REGULAR (LIGHT GREY)
TRIM-1	JAMES HARDIE	HARDIETRIM BOARD 5/4 THICKNESS; 3.5" WIDE	SMOOTH ARCTIC WHITE
TRIM-2	JAMES HARDIE	HARDIETRIM BOARD 5/4 THICKNESS; 9" WIDE	SMOOTH ARCTIC WHITE
ROOF-1	GAF TIMBERLINE	ULTRA HD SHINGLES 30 YEAR WARRANTY	WEATHERED WOOD
GUTTER-1	-	6" ALUMINUM TYPE 'K' W/ LEAF SCREEN AND 6" LEADERS	MATCH FRIEZE BOARD
VINYL-1	ROYAL BUILDING PRODUCTS	COLORSCAPES TRIPLE 4 PERFORATED SOFFIT NOM. THICKNESS 0.042"	WHITE (REF. NOTE 2 BELOW)
LOUVER-1	FYPON	FRLV30MTK 30" DIAMETER	WHITE (REF. NOTE 2 BELOW)
KNOX-1	KNOX BOX	3200 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	DARK BRONZE (REF. NOTE 2 BELOW)
STONE-1	QUARRY MILL	STONE VENEER	LUEDERS NATRUAL THIN STONE VENEER

FINISH SCHEDULE NOTES:
1. G.C. SHALL VERIFY KNOX BOX MODEL(S) AND LOCATION(S) WITH AUTHORITY HAVING JURISDICTION PRIOR TO ORDERING AND INSTALLATION.
2. G.C. SHALL ENSURE ALL EXTERIOR FINISHES ARE INSTALLED AND FINISHED IN COMPLIANCE WITH MANUFACTURERS' WARRANTY REQUIREMENTS.
3.IF BLOCKS ARE NOT PERMITTED, COLUMNS MUST MATCH EXTERIOR FINISH OF THE BUILDING.

ANY MODIFICATION TO THE FACADE PLAN (INCLUDING COLOR) MUST BE RESUBMITTED TO THE CITY OF AUBURN HILLS FOR REVISED APPROVAL. THE USE OF NEON, FLAGS OR ANY OTHER TYPE OF UNAPPROVED SIGNAGE SHALL BE PROHIBITED PER SITE PLAN REVIEW.

1. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS TECHNIQUES, SEQUENCE, AND JOB SITE SAFETY
2. GC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLANS. SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT AND TLE FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REPLACED AT THE EXPENSE OF THE GC.
3. VERBAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLANS, MUST BE SUBMITTED IN WRITING TO THE ARCHITECT & TLE FOR APPROVAL.

Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.
42 OKNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-9669
FAX: 973-994-4069
www.jarmelkizel.com
Architecture
Engineering
Interior Design
Implementation Services

THE LEARNING EXPERIENCE
ACADEMY OF EARLY EDUCATION
SQUIRREL RD
AUBURN HILLS, MICHIGAN
SITE ID# 1MI00xx

ISSUE

NO.	DATE	DESCRIPTION	INT.

REVISION

NO.	DATE	DESCRIPTION	INT.

PROFESSIONAL CERTIFICATION
MATTHEW B. JARMEL
LICENSE NUMBER: 1301052189

Project Number: TLEMI23-257	Scale: AS NOTED
Drawn By: SG	Approved By: MBJ

Drawing Name:
PROPOSED ELEVATIONS

Drawing Number:
SA-1.2

H:\DRAWINGS\TLE- THE LEARNING EXPERIENCE\TLE- MICHIGAN\TLEMI23-257 - TLE AUBURN HILLS\MI N SQUIRREL RD & WALTON BLVD\SPACE PLANS\TLEMI23-257-SA-1.DWG EGUIRGUIS PLOTTED: 05/13/2024

PEA GROUP

1849 Pond Run
Auburn Hills, MI 48326

844.813.2949
peagroup.com

May 28, 2024
Project No.: 24-0179

via email: scohen@auburnhills.org

City of Auburn Hills
Mr. Steven J. Cohen, AICP
Director of Community Development
1827 N. Squirrel Road
Auburn Hills Michigan 48326

RE: Citizens Participation Letter
The Learning Experience (14-12-376-001)

Dear Mr. Cohen:

In accordance with the City of Auburn Hills Citizen Participation Ordinance, we have mailed the attached letter to fifty-six (56) residents and/or businesses using the address labels supplied to us by your office. The letters were postmarked on May 14, 2024.

To date, we have not received any communication regarding the properties intended final use.

If you have any questions or concerns, or would like any further information, please feel free to contact me at (248) 660-4067.

Sincerely,

PEA Group

John R. Houser, PE
Senior Project Manager

encl.

THE LEARNING EXPERIENCE®

Academy of Early Education

2024 / 2025

REAL ESTATE DEVELOPMENT

America's Fastest-Growing Private Companies
Inc. 5000

Best in Category
Satisfaction Award
2024
Franchise Business Review

Entrepreneur
45th Annual
Franchise 500
#1 in Category
2024

happy happens here.®

TLE Overview

The Learning Experience® is one of the fastest growing early childhood education franchisors in the U.S. and the leading brand-focused player in the industry.

LEADING BRAND WITH SCALE

$763M
2024E System-Wide Sales

52,000+
2024E Students Served Daily

1,000+
Corporate Partners

COMPELLING FRANCHISE SYSTEM & MODEL

420 2024E Total Units

107+ NEW Franchise Sales in 2023

76% Franchisees Own More than 1 Unit

TREMENDOUS GROWTH AND WHITESPACE

19%
System-wide Sales Growth (2019 - 2024E)

230+
Centers Under Development

1 New
Center Added Per Week

*All $ amounts include our school in the UK at the conversion rate from April 2024 of $1:£1.25

GOLDEN GATE CAPITAL OVERVIEW

Golden Gate Capital

Golden Gate Capital (GGC) is a San Francisco-based private equity investment firm with over $15 billion of capital under management and is one of the most active investors in multi-unit businesses.

- Over the past 10 years, GGC has invested in consumer companies with annual revenues in excess of $20 billion.
- GGC's strategy is to be a value-add investment partner for companies and facilitate their growth through organic growth, capital investments, geographic expansion, add-on acquisitions, and operational improvements.
- GGC's perpetual fund structure allows them to be a long-term, stable investment partner for management teams.
- GGC also opportunistically participates in attractive real estate investments that leverage GGC's consumer network and expertise.
- Representative investments in multi-unit consumer brands include Red Lobster, Bob Evans, Eddie Bauer, Pac Sun, Mavis Discount Tire, and Express Oil Change & Tire Engineers.

Recognitions and Awards

Entrepreneur 45TH ANNUAL FRANCHISE 500 #1 IN CATEGORY 2024

FranchiseTimes TOP 500

Inc. 5000 AMERICA'S FASTEST-GROWING PRIVATE COMPANIES

BEST IN CATEGORY SATISFACTION AWARD 2024 Franchise Business REVIEW

Bubbles and Friends

YouTube 393K Subscribers 100M Views

MOST INNOVATIVE FRANCHISES SATISFACTION AWARD 2023 Franchise Business REVIEW

MOST PROFITABLE FRANCHISES SATISFACTION AWARD 2023 Franchise Business REVIEW

TOP FRANCHISES FOR WOMEN SATISFACTION AWARD 2024 Franchise Business REVIEW

TOP FRANCHISES RECESSION-PROOF SATISFACTION AWARD 2023 Franchise Business REVIEW

10 YEARS HALL OF FAME SATISFACTION AWARD 2024 Franchise Business REVIEW

Philadelphia - Logan Square, PA

Boca Raton, FL

Throggs Neck, NY

Center Growth and Timeline

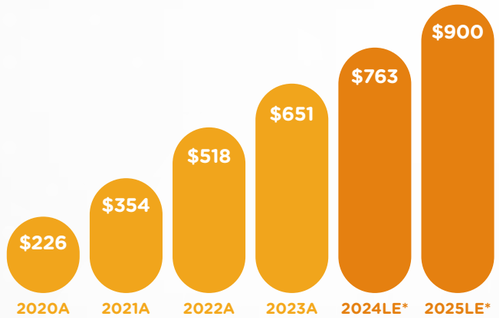
The Learning Experience® will continue to grow by increasing the number of worldwide centers.

When searching for a new center location, the Real Estate Department at The Learning Experience® focuses its demographic review on the following information:

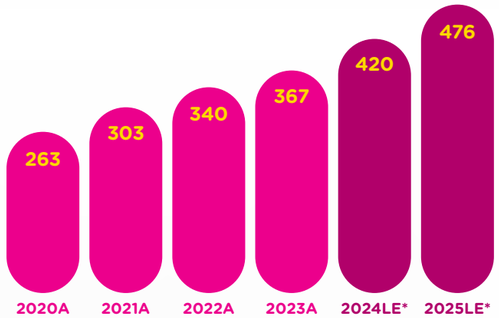
- The Cost of Real Estate
- Competitive Tuition Cost Analysis in the Area
- Population Density and growth of Children and Adults
- The Working Population

Once site selection is complete, the TLE® Executive team uses its extensive experience to coordinate site development, architectural and construction efforts, marketing efforts, and multiple other vital details.

Historical & Future Growth



System Wide Sales
(in Millions)



Total Centers

United Kingdom Expansion

TLE® has already begun its worldwide expansion with its first international location in East Finchley, UK; with a strategic growth plan to expand the TLE® footprint to 70+ centers in the UK in the next 5 years and grow their global presence through leveraging the TLE® brand to partner with international investors. Despite no specific marketing efforts abroad, significant interest has been generated in prospects from England, China, Brazil, and Mexico.

*All forward-looking statements are management's present expectations and are subject to a number of factors that could cause actual results to differ materially from those described in the forward-looking statements.

2002
The Learning Experience® forms to open and operate childcare centers throughout the **New York** and **New Jersey** metro area

2005
The **Work & Family®** program begins with **14 corporate partners**

2010
The Learning Experience® ends the year with **83 centers in 14 states**

The Learning Experience® ranks on **Entrepreneur's Franchise 500**

2012
The Learning Experience® impressively ranks **#193 on Entrepreneur's Franchise 500 list** and continues to rank year over year

2013
The Learning Experience® is named **Company of the Year** by Make-A-Wish® South Florida

The Learning Experience® partners with **Norwest Venture Partners**

2015
Forbes recognizes The Learning Experience® as one of the **best franchises to buy in 2015**

2016
Classroom & Parent Safe 'N Secure® apps roll out nationwide

The Learning Experience® ranks **#26 on Franchise Times' Fast & Serious list** of smartest growing brands

2017
The Learning Experience® moves into their **new world headquarters in Deerfield Beach, FL**

2018
The Learning Experience® partners with **Golden Gate Capital** to accelerate new center development through a newly established real estate development fund

2019
The Learning Experience® ends the year with over **230 locations and over 200 under development**

The Learning Experience® ranks **#62 on Entrepreneur's Annual Franchise 500 List**

2020
CORE operating system launched

Opened **first UK location** in East Finchley

Launched brand extension, **Bubbles & Friends**, on **YouTube**

2021
Opened 45 new locations, the most in the companies history, to end the year with **303 opened**

The Learning Experience® expanded into **4 new states; Georgia, Oklahoma, Wisconsin,** and **New Mexico**

2022
Bubbles & Friends App is launched

2023
Entrepreneur ranks TLE **#1 childcare franchise** and **Franchise Business Review #1 Education** franchise

2024
The Learning Experience® continues to grow with **50,000+ students enrolled, 384 open locations** and another **230 under development**

Bubbles & Friends eclipses **100 Million views** on **YouTube**

Site Selection

Turnkey 10,000+ Sq Ft Centers

Safe, secure, and private access

Separate classrooms specifically designed to meet the needs of children in our Six Stages of Early Development

Security cameras in each classroom monitored in the administrative offices

Rounded corners in hallways and classrooms

Age-appropriate bathrooms

Access to age-appropriate technology

Spacious, fenced-in playgrounds with designated areas for infants, toddlers, and preschoolers

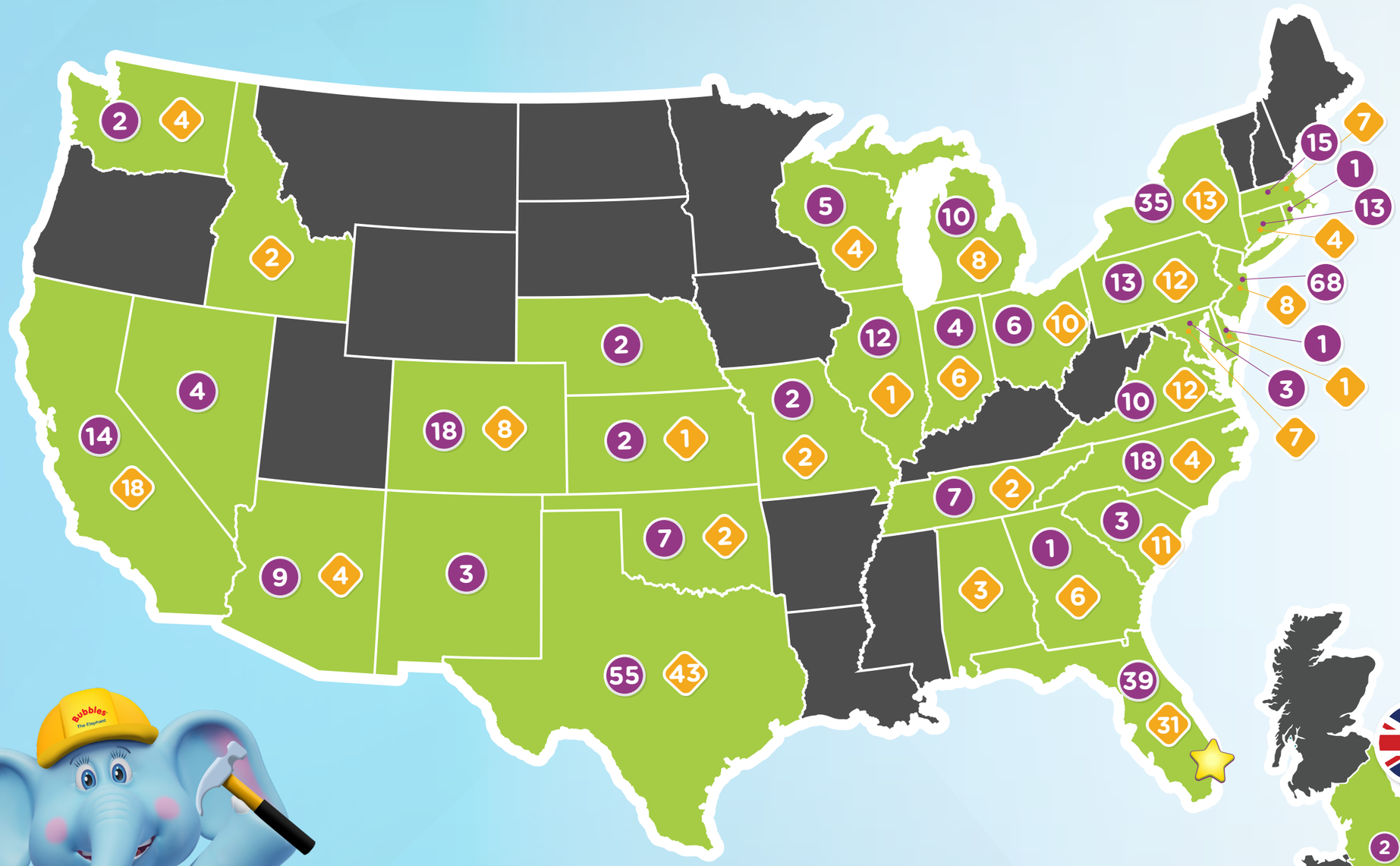
Build-to-Suit

Type	Freestanding, Out Parcels, Flexible in High Barrier of Entry Markets
Building Size	10,000 sqft
Parcel Size	1-2 acres (developed 3/4 acre)
Lease Terms	15 Years Plus Options
Additional Requirements	Playground 5,000± sq ft Ease of Egress and Ingress 40 Parking Spaces

Demo Minimum

Population	25,000+ (3 mi radius) 50,000+ (5 mi radius)
Children Under 6 Years	2,000+ (3 mi radius) 3,500+ (5 mi radius)
Average Household Incomes	$75,000+
Additional Requirements	High Signage Visibility Turnkey Build-to-Suit High Traffic Counts High Growth

Centers Operating or In Development by State



Worldwide Headquarters
Deerfield Beach, FL

International Headquarters
London, UK

 # Of Current Operating Centers

 # Of Current Centers Under Construction and In Development

REAL ESTATE Developers

With more than 600 sites either open and under development, The Learning Experience® (TLE®) has become the nation's fastest growing child care franchise!

Through our growth and experience, TLE® has become adept in understanding the needs of developers, including market and financial calculations. TLE® is now seeking Build-to-Suit Developers that can offer our company multiple locations to meet our ever-growing expansion across the world.

Characters that **Bring learning to life**

Children love learning from characters—and studies show that it's highly effective especially in preschool and early education. TLE® has a cast of unique, beloved characters, **each one teaching children a new value or activity.**

Sign Language

Physical Fitness

Math

Science

Phonics

Manners & Etiquette

Foreign Language

Technology

Philanthropy

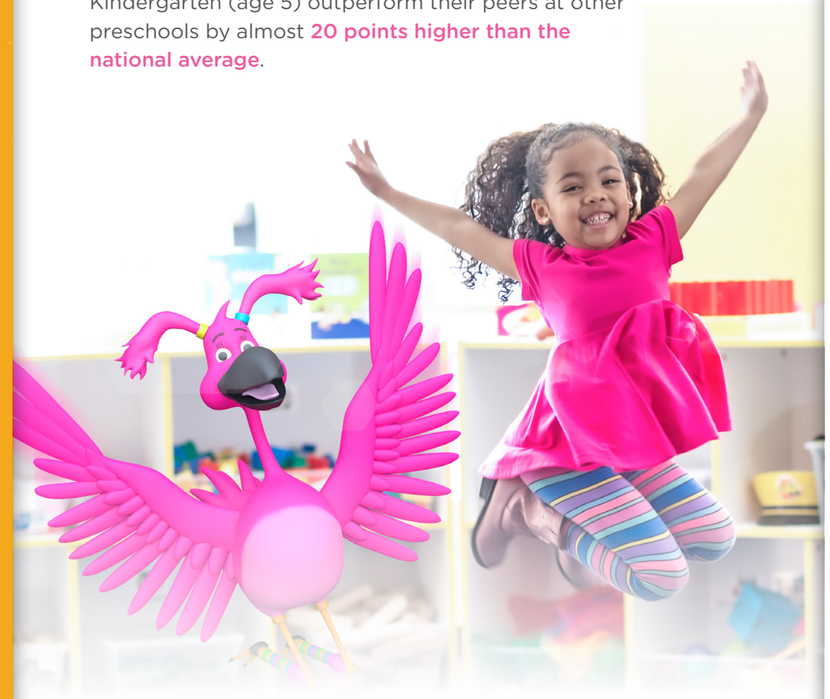
Brand **Overview**

CURRICULUM THAT
Develops the Whole Child

Our L.E.A.P.® (Learning Experience Academic Program) Curriculum uses fun, hands-on activities throughout early education to help **children develop intellectually, socially** and **cognitively**, or as we say...

learn play grow

According to an **MIT Study,** TLE children entering Kindergarten (age 5) outperform their peers at other preschools by almost **20 points higher than the national average**.



CENTERS WHERE
Imaginations Run Free

From the vibrant colors to the furniture and floor plan, TLE® Centers foster **an early childhood care environment where children feel comfortable** and where their curiosity and creativity are rewarded.

Technology and **Innovation**

Pioneering investments in technology, including interactive curriculum and classroom tools, parent mobile applications, and business intelligence tools, keep **TLE at the forefront of innovation in the industry.**

Student Technology

- **TLE's proprietary L.E.A.P. Interactive programs** are delivered through a touch screen digital whiteboard in each classroom. Promotes digital literacy and student engagement.
- **Proprietary characters** are part of the entire digital learning platform.

Parent Technology

- TLE's proprietary **Bubbles and Friends app** allows parents to stay completely up-to-date on their child's day.
- Teachers upload pictures, **provide updates** on activities and meals, and provide any other necessary updates throughout the day.
- **MyTLE app** serves as a comprehensive solution for tuition bill pay, streamlining the process for parents and TLE franchisees / school operators.

Organizational Technology

- Proprietary organizational technology tracks: **School performance and capacity, Scheduling Payments, Consumer communications**.
- New **MyTLE CORE platform** allows teachers to better plan days, as parents have to check in prior to bringing their kids to the school.
- **Pioneer in paperless record** keeping and business intelligence within the childcare industry.
- Constant school tracking and communications **ensures safety and improves crisis management**.

Working with the Real Estate Community exclusively through

ComRealty Group, L.L.C.™

For more information on opportunities with The Learning Experience® contact:

NICK VANELLA
Executive VP - Real Estate
(561) 886-6410 | nvanella@tlecorp.com
DC, DE, IL, IN, KS, MA, MD, MI, MO, NC, NH, NY, PA, RI, SC, TN, WI and United Kingdom

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JOSH STAHL
Real Estate Manager
(561) 537-3029 | jstahl@tlecorp.com
AL, AR, CA, GA, IA, ID, LA, MN, ME, MT, ND, NE, NM, SD, VT, WV

* For FL and NJ, contact any representative.

THE LEARNING EXPERIENCE® Academy of Early Education | happy happens here.®

WWW.THELEARNINGEXPERIENCE.COM

Inc. 5000 AMERICA'S FASTEST-GROWING PRIVATE COMPANIES

BEST IN CATEGORY SATISFACTION AWARD 2024 Franchise Business REVIEW

Entrepreneur 45TH ANNUAL FRANCHISE 500 #1 IN CATEGORY 2024

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H:\DRAWINGS\TLE- THE LEARNING EXPERIENCE\TLE- MICHIGAN\TLEMI23-257 - TLE AUBURN HILLS\MI N SQUIRREL RD & WALTON BLVD\SPACE PLANS\TLEMI23-257-SA-1.DWG CSCHWEIKER PLOTTED: 05/28/2024

1. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS TECHNIQUES, SEQUENCE, AND JOB SITE SAFETY
2. GC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLANS. SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT AND TLE FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REPLACED AT THE EXPENSE OF THE GC.
3. VERBAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLANS, MUST BE SUBMITTED IN WRITING TO THE ARCHITECT & TLE FOR APPROVAL.

Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.
42 OKNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-9669
FAX: 973-994-4069
www.jarmelkizel.com

Architecture
Engineering
Interior Design
Implementation Services

THE LEARNING EXPERIENCE
ACADEMY OF EARLY EDUCATION

SQUIRREL RD
AUBURN HILLS, MICHIGAN
SITE ID# 1MI0035

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	5/28/24	PLANNING	CS

REVISION

NO.	DATE	DESCRIPTION	INT.

PROFESSIONAL CERTIFICATION

MATTHEW B. JARMEL
LICENSE NUMBER: 1301052189

Project Number: TLEMI23-257	Scale: AS NOTED
Drawn By: AM	Approved By: MBJ

Drawing Name:

PROPOSED RENDERING

Drawing Number:

SA-1.3

The Learning Experience

0 10 20 40
SCALE: 1" = 20'
N

Auburn Hills, MI | May 2024

PEA GROUP
7927 Nemco Way, Ste 115
Brighton, MI 48116
t: 517.546-8583
f: 517.546.8973
www.peagroup.com

PEA GROUP

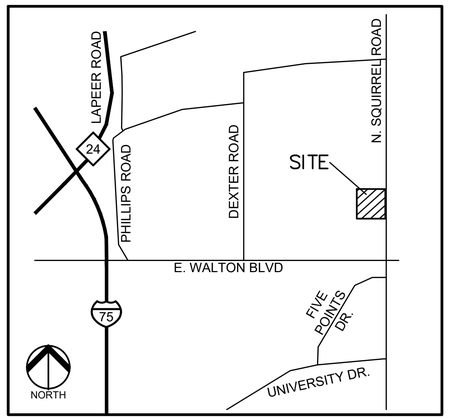
SITE PLANS

THE LEARNING EXPERIENCE

2635 NORTH SQUIRREL ROAD

CITY OF AUBURN HILLS, OAKLAND COUNTY, MI

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL



LOCATION MAP
NO SCALE

PROJECT NARRATIVE:

THE LEARNING EXPERIENCE® (TLE®) IS ONE OF THE MOST TRUSTED BRANDS IN THE CHILDCARE INDUSTRY. WITH MORE THAN 380 CENTERS ACROSS THE U.S. AND U.K., TLE DELIVERS HIGH-QUALITY CARE AND EARLY EDUCATION TO MORE THAN 49,000 CHILDREN BETWEEN THE AGES OF SIX WEEKS TO SIX YEARS OLD. TLE'S MISSION IS TO MAKE A POSITIVE DIFFERENCE IN THE LIVES OF CHILDREN, THEIR FAMILIES, AND THE COMMUNITIES IT SERVES. AN INDUSTRY LEADER FOR MORE THAN 20 YEARS, TLE HAS GARNERED MANY ACCOLADES, INCLUDING ITS RECENT RECOGNITION AS THE NO. 1 CHILDCARE FRANCHISE BY ENTREPRENEUR MAGAZINE AND THE NO. 1 EDUCATION FRANCHISE BY FRANCHISE BUSINESS REVIEW.

TLE IS PROPOSING A NEW 10,000 SQUARE FOOT CHILDCARE CENTER WITH EXTERIOR PLAYGROUND IN AUBURN HILLS, MICHIGAN. THE FACILITY WILL ACCOMMODATE CARE FOR CHILDREN FROM THE AGES OF 6 WEEKS TO 6 YEARS.

INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
C-1.0	TOPOGRAPHIC SURVEY
C-3.0	DIMENSIONAL SITE PLAN
C-3.1	TRUCK MANEUVERING PLAN
C-4.0	PRELIMINARY GRADING PLAN
C-6.0	PRELIMINARY UTILITY PLAN
C-8.0	STORMWATER MANAGEMENT PLAN
C-9.0	NOTES AND DETAILS
C-9.1	NOTES AND DETAILS
L-1.0	LANDSCAPE PLAN
L-1.1	LANDSCAPE DETAILS
L-2.1	LANDSCAPE SPECIFICATIONS
L-2.2	LANDSCAPE SPECIFICATIONS
T-1.0	TREE PRESERVATION PLAN
	ARCHITECTURE PLANS
SA-1.1	PROPOSED GROUND FLOOR PLAN
SA-1.2	PROPOSED ELEVATION

DESIGN TEAM

DEVELOPER

CAVALIERE COMPANIES
30078 SCHOENHERR, SUITE 300
CITY OF WARREN, MI 48088
CONTACT: LORENZO CAVALIERE
PHONE: 586.563.1500 EXT. 213
EMAIL: LCAVALIERE@CAVALIERECOMPANIES.COM

CIVIL ENGINEER

PEA GROUP
1849 POND RUN
AUBURN HILLS, MI 48326
CONTACT: JOHN STEBELTON, PE
PHONE: 844.813.2949
EMAIL: JSTEBELTON@PEAGROUP.COM

ARCHITECT

JARMEL KIZEL ARCHITECTS AND ENGINEERS, INC.
42 OKNER PARKWAY
LIVINGSTON, NJ 07039
CONTACT: CHERYL SCHWEIKER, AIA
PHONE: 973.994.9669
EMAIL: CSCHWEIKER@JKARCH.COM

LANDSCAPE ARCHITECT

PEA GROUP
7927 NEMCO WAY, STE. 115
BRIGHTON, MI 48116
CONTACT: JANET EVANS, PLA
PHONE: 844.813.2949
EMAIL: JEVANS@PEAGROUP.COM

REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	5/1/2024
CITY COMMENTS	5/22/2024

NOT FOR CONSTRUCTION
PART OF SIDWELL: 1412376001

BENCHMARKS:
(GPS DERIVED - NAVD88)

BM #303
FOUND BENCHTIE IN EAST FACE POWER POLE, WEST SIDE SQUIRREL, ±500' NORTH OF CENTERLINE OF WALTON.
ELEV.- 959.20

BM #304
ARROW ON HYDRANT, WEST SIDE OF SQUIRREL, ±650' NORTH OF CENTERLINE OF WALTON.
ELEV.- 964.32

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0386F DATED SEPTEMBER 29, 2006.

LEGAL DESCRIPTION
(PER OAKLAND COUNTY)

T3N, R10E, SEC 12 PART OF SW 1/4 BEG AT PT DIST N 00-19-10 E 662.56 FT FROM S 1/4 COR, TH S 88-11-10 W 548.38 FT, TH N 00-31-10 E 262 FT, TH N 88-04-30 E 547.51 FT, TH S 00-19-10 W 263 FT TO BEG EXC THAT PART TAKEN FOR RD BEG AT PT DIST N 00-19-10 E 662.56 FT FROM S 1/4 COR, TH S 88-11-10 W 60.04 FT, TH N 00-19-10 E 262.91 FT TH N 88-04-30 E 60.05 FT, TH S 00-19-10 W 263.03 FT TO BEG

LEGAL DESCRIPTION
(AS SURVEYED BY PEA GROUP)

LAND IN A PART OF THE SOUTHWEST 1/4 OF SECTION 12, T.03N., R.10E.
CITY OF AUBURN HILLS, MICHIGAN DESCRIBED AS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 12, THENCE N00°42'00"E, 662.56 FEET ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 12; THENCE S88°34'00"W, 60.04 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE WEST 60-FOOT RIGHT OF WAY LINE N00°42'00"E, 262.91 FEET; THENCE S88°27'20"W, 487.46 FEET; THENCE S00°54'00"W, 262.00 FEET; THENCE N88°34'00"E, 488.34 FEET TO THE POINT OF BEGINNING. CONTAINING 2.94± ACRES

LEGEND:

- EX. OH, ELEC, POLE & GUY WIRE
- EX. U.G. CABLE TV & PEDESTAL
- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- EX. U.G. ELEC.,MANHOLE, METER & HANDHOLE
- EX. GAS LINE
- EX. GAS VALVE & GAS LINE MARKER
- EX. TRANSFORMER & IRRIGATION VALVE
- EX. WATER MAIN
- EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
- EX. WATER VALVE BOX & SHUTOFF
- EX. SANITARY SEWER
- EX. SANITARY CLEANOUT & MANHOLE
- EX. COMBINED SEWER MANHOLE
- EX. STORM SEWER
- EX. CLEANOUT & MANHOLE
- EX. SQUARE, ROUND & BEEHIVE CATCH BASIN
- EX. YARD DRAIN, U.G. ROOF DRAIN & DOWNSPOUT
- EX. UNIDENTIFIED STRUCTURE
- EX. MAILBOX, SIGN, LIGHTPOLE & GUARD POST
- EX. FENCE
- EX. GUARD RAIL
- EX. DEC. TREE, CONIFEROUS TREE & SHRUB
- EX. TREE TAG, & TREE LINE
- EX. SPOT ELEVATION
- EX. CONTOUR
- EX. WETLAND

- IRON FOUND / SET
- NAIL FOUND / NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND / SET
- SECTION CORNER FOUND
- R M C — RECORDED / MEASURED / CALCULATED

REFERENCE DRAWINGS:

WATER MAIN	GIS UTILITY MAP, OHM, DATED 2-15-24
SANITARY SEWER	GIS UTILITY MAP, OHM, DATED 2-15-24
STORM SEWER	GIS UTILITY MAP, OHM, DATED 2-15-24
ELECTRIC	DTE ELECTRIC FACILITY MAP #298-432, DATED 3-25-24
TELEPHONE	AT&T MAP #20240312017 59 PROJECT, DATED 3-20-24
GAS	PEA JOB# 16354, CONSUMERS MAP #03-60-12-3, DATED 3-30-15
CATV	CENTURY LINK, EMAIL DATED 3-12-24
FLOOD PLAIN	FEMA F.I.R.M. MAP 26125C0386F DATED 29, 2006
OTHER	FIRST AND MAIN OF AUBURN HILLS TOPOGRAPHIC SURVEY PEA JOB #2014-200 "TOPOGRAPHIC SURVEY FIVE POINTS", PEA GROUP, PROJECT #16354, DATED1-9-17
OTHER	

PEA GROUP
t: 844.813.2949
www.peagroup.com

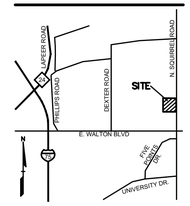
STATE OF MICHIGAN — JOHN K STEBELTON — LICENSED PROFESSIONAL ENGINEER — License No. 6201311659

NORTH

0 15 30 60
SCALE: 1" = 30'

811 Know what's below. Call before you dig.

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE LOCATIONS AND ARE NOT GUARANTEED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT

CAVALIERE AUBURN HILLS
30078 SCHOENHERR, SUITE 300
CITY OF WARREN, MI

PROJECT TITLE

THE LEARNING EXPERIENCE
2635 NORTH SQUIRREL ROAD
CITY OF AUBURN HILLS, MI

REVISIONS	
CITY COMMENTS	5-24-24

ORIGINAL ISSUE DATE:
MAY 1, 2024

DRAWING TITLE

TOPOGRAPHIC SRUVEY

PEA JOB NO.	24-0179
P.M.	JH
DN.	JKS
DES.	JKS

DRAWING NUMBER:

PART OF SIDWELL: 1412376001

NOT FOR CONSTRUCTION

C-1.0

S:\PROJECTS\2024\24-0179 CAVALIERE – AUBURN HILLS\DWG\D_SITE_PLAN\D-1.0(TOPO-240179.dwg PLOT DATE:5/29/2024 BY:John Stebelton

LEGEND:

- CONCRETE PAVEMENT (STD DUTY / HEAVY DUTY / R.O.W. ONLY)
- ASPHALT PAVEMENT (STD DUTY / HEAVY DUTY / DEEP STRENGTH)
- GRAVEL
- WETLAND
- CONCRETE CURB AND GUTTER
- REVERSE GUTTER PAN
- SETBACK LINE
- SIGN
- LIGHTPOLE
- FENCE
- GUARD RAIL

SITE DATA TABLE:

SITE AREA: 2.13 ACRES (92,824 SF.) NET AND GROSS

ZONING: B-2 GENERAL BUSINESS DISTRICT

PROPOSED USE: EARLY CHILDHOOD
(REQUIRED SPECIAL LAND USE PERMIT)

BUILDING INFORMATION:
MAXIMUM ALLOWABLE BUILDING HEIGHT = 30' (2 STORIES)
PROPOSED BUILDING HEIGHT = 22'-10" (1 STORY)

BUILDING FOOTPRINT AREA = 10,000 SF.

BUILDING LOT COVERAGE = 10.77%

SETBACK REQUIREMENTS:	REQUIRED	PROPOSED
FRONT (EAST)	25'	25.00'
SIDE (SOUTH)	25'	143.44'
SIDE (NORTH)	25'	27.00'
REAR (WEST)	20'	200.24'

PARKING CALCULATIONS:
USEABLE SPACE = 80% x GROSS FLOOR SPACE = 10,000 x 0.8 = 8,000 SF
TOTAL REQUIRED PARKING SPACES = 1 PER 200 = (8,000 SF)/200
= 40 SPACES
TOTAL PROPOSED PARKING SPACES = 41 SPACES INC. 2 H/C SPACES

LOADING ZONE CALCULATION

REQUIRED : 5 SF. PER FRONT FOOT OF BUILDING = 625 SF.

PROPOSED: 800 SF. AT STRIPED AREA IN FRONT OF DUMPSTER

PLAYGROUND CALCULATION:

1-CLASS ON PLAYGROUND AT A TIME
LARGEST CLASS SIZE = 24 CHILDREN

REQUIRED PLAYGROUND SIZE = 100 SF. PER CHILD
= 100 SF. x 24 CHILDREN = 2,400 SF.

PROVIDED PLAYGROUND SIZE = 5,000 SF.

OPEN SPACE:
MINIMUM OPEN SPACE REQUIRED = 25%
PROVIDED OPEN SPACE = 52,958/92,824 = 57.1%
TOTAL IMPERVIOUS = 38,899 SF. (0.89 AC.)
= 0.89 AC./2.13 AC. = 41.8%

SITE SOILS INFORMATION:
ACCORDING TO THE USDA NATURAL RESOURCES CONSERVATION SERVICE
WEB SOIL SURVEY FOR OAKLAND COUNTY, THE SITE CONSISTS OF THE FOLLOWING SOIL TYPES:

MARLETTE SANDY LOAM, CAPAC SANDY LOAM, METEA LOAMY SAND, URBAN LAND-MARLETTE COMPLEX, URBAN LAND-SPINK COMPLEX

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP 'TYPE R' Ⓡ

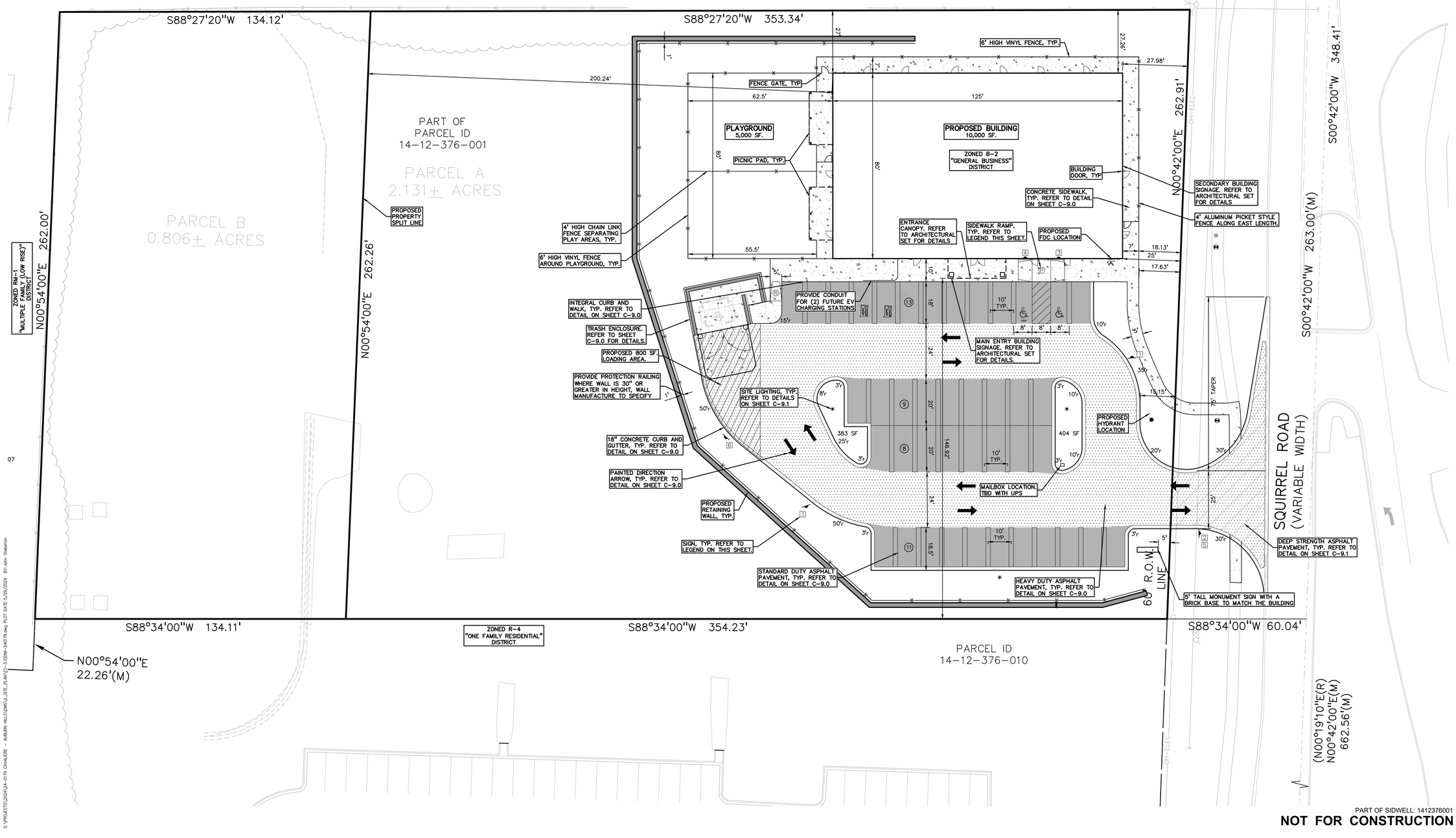
SIDEWALK RAMP 'TYPE P' Ⓟ

REFER TO LATEST MDOT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

SIGN LEGEND:

'NO PARKING FIRE LANE' SIGN	1
'STOP' SIGN	2
'BARRIER FREE PARKING' SIGN	3
'VAN ACCESSIBLE' SIGN	4
'RIGHT TURN ONLY" SIGN	5
'NO PARKING LOADING ZONE' SIGN	6

REFER TO DETAIL SHEET FOR SIGN DETAILS



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STATE OF MICHIGAN — JOHN K STEBELTON — License No. 6201311659 — PROFESSIONAL ENGINEER

NORTH

0 10 20 40

SCALE: 1" = 20'

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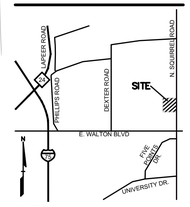


CLIENT
CAVALIERE AUBURN HILLS
30078 SCHOENHERR, SUITE 300
CITY OF WARREN, MI

PROJECT TITLE
THE LEARNING EXPERIENCE
2635 NORTH SQUIRREL ROAD
CITY OF AUBURN HILLS, MI

REVISIONS	
CITY COMMENTS	5-24-24

ORIGINAL ISSUE DATE:
MAY 1, 2024

DRAWING TITLE
DIMENSIONAL SITE PLAN

PEA JOB NO.	24-0179
P.M.	JH
DN.	JKS
DES.	JKS

DRAWING NUMBER:
C-3.0

PART OF SIDWELL: 1412376001

NOT FOR CONSTRUCTION

S:\PROJECTS\2024\24-0179 CAVALIERE - AUBURN HILLS\DWG\2_SITE_PLAN\[C-3.0]SP-24-0179.dwg PLOT DATE: 5/29/2024 BY: John Stebelton

CITY OF AUBURN HILLS STANDARD NOTES

CONSTRUCTION SHALL CONFORM TO CURRENT CITY OF AUBURN HILLS' STANDARDS.

NO WORK SHALL BE PERFORMED WITHOUT INSPECTION.

A PERMIT FROM THE DPW IS REQUIRED FOR ALL CONSTRUCTION WITHIN CITY ROW. NO EQUIPMENT OR MATERIAL STORAGE WILL BE PERMITTED IN THE ROW.

ALL CITY STREETS MUST BE MAINTAINED DURING CONSTRUCTION. STREETS SHALL BE KEPT FREE OF MUD, DIRT, CONSTRUCTION DEBRIS, DUST AND THE LIKE. IF CLEAN-UP IS NOT PERFORMED WITHIN 24 HOURS OF NOTIFICATION, THE CITY RESERVES THE RIGHT TO PERFORM THE WORK AND CHARGE THE DEVELOPER ACCORDINGLY.

WORKING HOURS (INCLUDING RUNNING OF ANY MACHINERY) SHALL BE RESTRICTED TO MONDAY THROUGH SATURDAY, 7:00 AM TO 7:00 PM; SUNUP TO SUNDOWN; WHICHEVER IS LESS. CONSTRUCTION OPERATIONS BEYOND THE PERIODS MENTIONED ABOVE SHALL BE PERMITTED ONLY AFTER WRITTEN APPROVAL OF THE CITY MANAGER OR HIS DESIGNEE.

ALL MATERIALS AND MANUFACTURERS SHALL CONFORM TO THE STANDARD DETAILS.

UTILITY STRUCTURES SHALL NOT BE LOCATED IN DRIVEWAYS, AND WHERE POSSIBLE, SHALL NOT BE LOCATED IN PAVED AREAS.

THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH ACT 53 OF P.A. OF 1974 AND ALSO CONTACT OAKLAND COUNTY UTILITY AND PROTECTION SERVICE (MISS DIG 1-800-482-7171) THREE (3) WORKING DAYS BEFORE THE START OF ANY CONSTRUCTION.

THE CONTRACTOR SHALL PROVIDE NECESSARY SIGNS, BARRICADES AND LIGHTS TO PROTECT TRAFFIC AND THE WORK AS DIRECTED BY THE ENGINEER. SUCH DEVICES SHALL BE PLACED PRIOR TO STARTING WORK IN AFFECTED AREAS.

ALL SOIL EROSION AND SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE OAKLAND COUNTY STANDARDS AND DETAILS. THE CONTRACTOR SHALL FOLLOW LOCAL RULES AND REGULATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL FOR ALL MATERIALS THAT ARE DISPOSED OF OFF OF THE PROJECT SITE.

ALL SOIL EROSION MEASURES MUST BE PROPERLY PLACED PRIOR TO GRADING OR OTHER CONSTRUCTION ACTIVITIES.

FIELD CHANGES TO THE APPROVED PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE INSPECTOR ON SITE, WHO WILL DETERMINE WHETHER THE CHANGE IS CONSIDERED "SIGNIFICANT". "SIGNIFICANT" FIELD CHANGES SHALL BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER. THE CITY SHALL NOT BE HELD RESPONSIBLE FOR DELAYS IN APPROVAL OF CHANGES TO THE APPROVED SITE IMPROVEMENT (ENGINEERING) PLAN.

WHERE POSSIBLE, PUBLIC UTILITIES SHALL NOT BE PLACED UNDER PAVEMENT. THE CITY OF AUBURN HILLS SHALL NOT BE RESPONSIBLE FOR PAVEMENT, CURB, OR OTHER RESTORATION OF PERMANENT FACILITIES LOCATED WITHIN THE MUNICIPAL EASEMENT.

3 WORKING DAYS PRIOR TO STARTING CONSTRUCTION, CONTACT THE CONSTRUCTION DEPARTMENT OF ORCHARD, HILTZ & McCLIMENT, INC. AT (734) 468-4539 TO SCHEDULE INSPECTION. OHM SHALL INSPECT ALL SITE IMPROVEMENTS INCLUDING UNDERGROUND UTILITY INSTALLATION, EARTHWORK OPERATIONS, RETAINING WALLS, PAVEMENT IN CITY ALL SIDEWALKS OR SAFETY PATHS IN ANY PUBLIC R.O.W., AND ANY ADDITIONAL ITEMS NOTED DURING REVIEW OR AT THE PRE-CONSTRUCTION MEETING. FINAL OCCUPANCY MAY BE AFFECTED IF PROCEDURES ARE NOT FOLLOWED FOR PROPER INSPECTION.

PERMANENT STRUCTURES OF ANY TYPE, INCLUDING BUT NOT LIMITED TO, TREES, LIGHT POLES, DRAINAGE STRUCTURES, SANITARY STRUCTURES, BENCHES, TRASH RECEPTACLES, ETC., WILL NOT BE ALLOWED WITHIN THE INFLUENCE OF THE PUBLIC WATER MAIN OR SANITARY SEWER EASEMENTS.

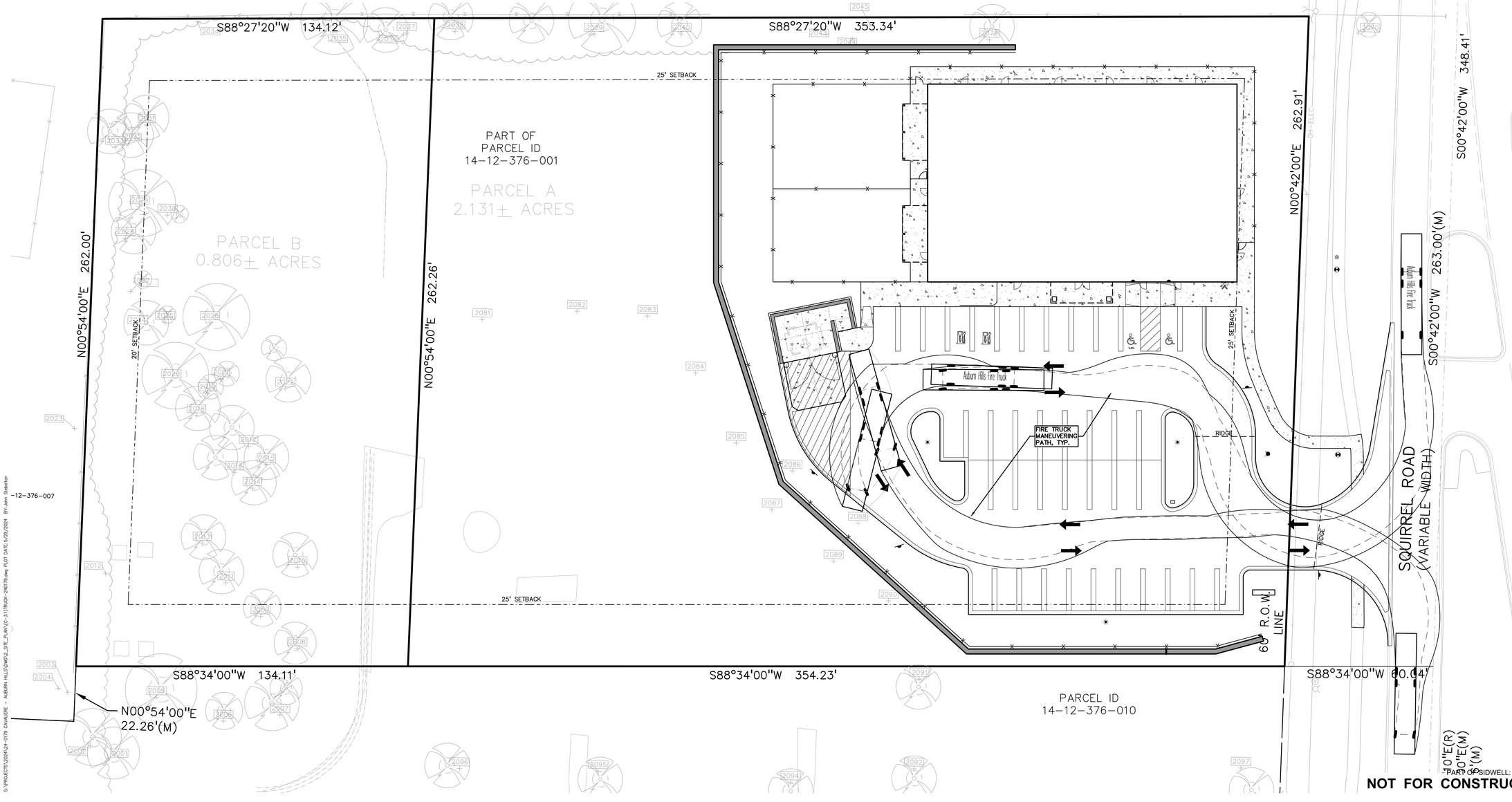
CITY OF AUBURN HILLS GENERAL NOTES

1. ALL LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES. LIGHTING SHALL MEET THE REQUIREMENTS OF ZONING ORDINANCE NO. 372.
2. SIGNS SHALL MEET THE REQUIREMENTS OF ZONING ORDINANCE NO. 372.
3. NO OUTSIDE STORAGE WILL BE ALLOWED, WHICH INCLUDES PALLET STORAGE, OVERNIGHT VEHICLES, OR TRAILER STORAGE.
4. GROUND MOUNTED TRANSFORMERS AND ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED PER ZONING ORDINANCE NO. 372.
5. PARKING SPACES SHALL BE DOUBLE STRIPPED PER ZONING ORDINANCE NO. 372.
6. ENVIRONMENTAL IMPACT STATEMENT IS NOT REQUIRED
7. A LAND DIVISION IS REQUIRED TO CREATE THE SITE
8. A SPECIAL LAND USE PERMIT IS REQUIRED FOR CHILD CARE FACILITY USE
9. NO ALTERCATIONS, AMENDMENTS, MODIFICATIONS, OR REVISIONS SHALL BE MADE TO THE APPROVED SITE PLAN DURING ENGINEERING AND BUILDING PLAN SUBMITTAL AND REVIEW OR DURING CONSTRUCTION WITHOUT PRIOR APPROVAL FROM COMMUNITY DEVELOPMENT
10. THE DEVELOPER HAS AGREED TO PREP THE PARKING LOT WITH THE INSTALLATION OF ELECTRIC STUBS FOR FUTURE ELECTRIC VEHICLE CHARGING STATION LOCATIONS ADJACENT TO THE BARRIER FREE PARKING SPACES AND RUN CONDUIT FROM THE POWER SOURCE TO THE STUBS TO SUPPORT FUTURE INSTALLATION. THE PACES ARE DESIGNATED WITH EV ON THE PLAN AND WILL BE POSED IF AND WHEN CHARGING STATIONS ARE INSTALLED.

GENERAL NOTES:

THESE NOTES APPLY TO ALL ACTIVITIES ON THIS PROJECT.

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
2. 'NO PARKING-FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
3. REFER TO NOTES & DETAILS SHEET FOR ON-SITE PAVING DETAILS.
4. REFER TO NOTES & DETAILS SHEET FOR ON-SITE SIDEWALK RAMP DETAILS
5. UTILITIES NOT TO BE INSTALLED UNDERNEATH PLAYGROUND AREA.
6. ALL PARKING SPACE SIGNAGE TO BE ORDERED THROUGH DOUG AT ALL STAR ENGRAVING



NOT FOR CONSTRUCTION

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NORTH

0 10 20 40
SCALE: 1" = 20'

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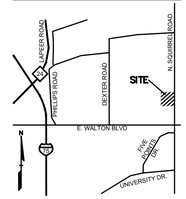

CLIENT
CAVALIERE AUBURN HILLS
30078 SCHOENHERR, SUITE 300
CITY OF WARREN, MI

PROJECT TITLE
THE LEARNING EXPERIENCE
2635 NORTH SQUIRREL ROAD
CITY OF AUBURN HILLS, MI

REVISIONS	
CITY COMMENTS	5-24-24

ORIGINAL ISSUE DATE:
MAY 1, 2024

DRAWING TITLE
TRUCK MANEUVERING PLAN

PEA JOB NO.	24-0179
P.M.	JH
DN.	JKS
DES.	JKS

DRAWING NUMBER:
C-3.1

S:\PROJECTS\2024\24-0179 CAVALIERE - AUBURN HILLS\DWG\2_SITE_PLAN\[C-3.1]TRUCK-240179.dwg PLOT DATE:5/29/2024 BY:John Stebelton

RETAINING WALL NOTE:
TOP OF WALL (T/W) AND BOTTOM OF WALL (B/W) GRADES ARE THE FINISH GRADE AT THE TOP AND BOTTOM OF THE RETAINING WALL, NOT ACTUAL TOP AND BOTTOM OF THE WALL STRUCTURE.

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP 'TYPE R'

SIDEWALK RAMP 'TYPE P'

REFER TO LATEST MDOT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

GRADING LEGEND:

- +696.91 — EXISTING SPOT ELEVATION
- 622.50 — PROPOSED SPOT ELEVATION: TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES.
- 670 — EXISTING CONTOUR
- 922 — PROPOSED CONTOUR
- PROPOSED REVERSE GUTTER PAN
- PROPOSED RIDGE LINE
- PROPOSED SWALE/DITCH

ABBREVIATIONS

T/C = TOP OF CURB
T/P = TOP OF PAVEMENT
T/S = TOP OF SIDEWALK
T/W = TOP OF WALL
B/W = BOTTOM OF WALL
G = GUTTER GRADE
FF = FINISH FLOOR
FG = FINISH GRADE
RIM = RIM ELEVATION

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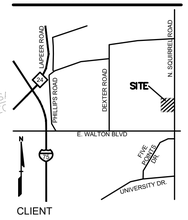


CLIENT
CAVALIERE AUBURN HILLS
30078 SCHOENHERR, SUITE 300
CITY OF WARREN, MI

PROJECT TITLE
THE LEARNING EXPERIENCE
2635 NORTH SQUIRREL ROAD
CITY OF AUBURN HILLS, MI

REVISIONS	
CITY COMMENTS	5-24-24

ORIGINAL ISSUE DATE:
MAY 1, 2024

DRAWING TITLE
PRELIMINARY GRADING PLAN

PEA JOB NO.	24-0179
P.M.	JH
DN.	JKS
DES.	JKS

DRAWING NUMBER:
C-4.0

PART OF SIDWELL: 1412376001

NOT FOR CONSTRUCTION

S:\PROJECTS\2024\24-0179 CAVALIERE - AUBURN HILLS\DWG\3_SITE_PLAN\[C-4.0]GRADE-24x36.dwg PLOT DATE: 5/29/2024 BY: John Stebelton

UTILITY LEGEND:

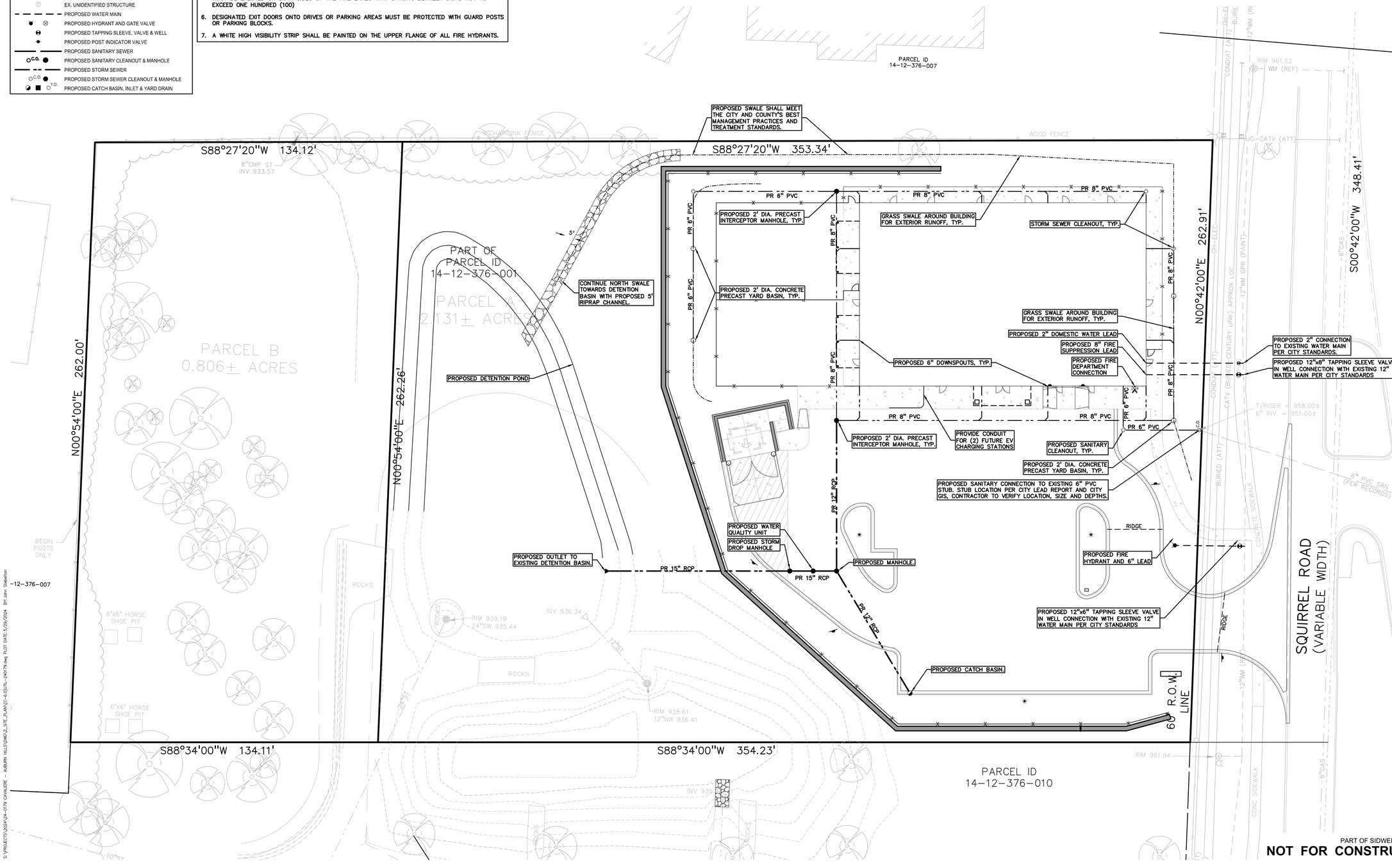
- EX. OH, ELEC, POLE & GUY WIRE
- EX. U.G. CABLE TV & PEDESTAL
- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- EX. U.G. ELEC,MANHOLE, METER & HANDHOLE
- EX. GAS LINE
- EX. GAS VALVE & GAS LINE MARKER
- EX. TRANSFORMER & IRRIGATION VALVE
- EX. WATER MAIN
- EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
- EX. WATER VALVE BOX & SHUTOFF
- EX. SANITARY SEWER
- EX. SANITARY CLEANOUT & MANHOLE
- EX. COMBINED SEWER MANHOLE
- EX. STORM SEWER
- EX. CLEANOUT & MANHOLE
- EX. SQUARE, ROUND, & BEEHIVE CATCH BASIN
- EX. YARD DRAIN & ROOF DRAIN
- EX. UNIDENTIFIED STRUCTURE
- PROPOSED WATER MAIN
- PROPOSED HYDRANT AND GATE VALVE
- PROPOSED TAPPING SLEEVE, VALVE & WELL
- PROPOSED POST INDICATOR VALVE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY CLEANOUT & MANHOLE
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER CLEANOUT & MANHOLE
- PROPOSED CATCH BASIN, INLET & YARD DRAIN

FIRE DEPARTMENT NOTES

1. THE FOUR (4) INCH STEAMER CAPS ON ALL HYDRANTS WILL BE PAINTED ACCORDING TO THE FOLLOWING:

   WHITE –ON 4.00 INCH MAINS
   RED –ON 6.00 INCH MAINS
   ORANGE –ON 8.00 INCH MAINS
   GREEN –ON 12.00 INCH MAINS
   BLUE –ON 16.00 INCH OR LARGER MAINS

2. NO PARKING SHALL BE PERMITTED AND/OR NO OBSTRUCTIONS SHALL BE PLACED OR CONSTRUCTED WITHIN FIFTEEN (15) FEET OF ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION, PUBLIC OR PRIVATE.
3. THE FIRE DEPARTMENT CONNECTION MUST BE LOCATED WITHIN ONE HUNDRED (100) FEET OF A FIRE HYDRANT AND WITHIN FIFTY (50) FEET OF A MINIMUM TWENTY (20) FOOT WIDE PAVED DRIVEWAY OR STREET.
4. GAS METERS, PROPANE TANKS, OVERHEAD ELECTRICAL SERVICE, AND TRANSFORMERS MUST NOT BE LOCATED ON THE SAME SIDE OF THE BUILDING OR STRUCTURE AS THE FIRE DEPARTMENT CONNECTION UNLESS A CLEAR DISTANCE OF ONE HUNDRED FIFTY (150) FEET CAN BE MAINTAINED BETWEEN UTILITIES AND THE FIRE DEPARTMENT CONNECTION.
5. ALL DRIVE AREAS MUST BE POSTED AS FIRE LANES WITH UNIFORM SIGNS IN KEEPING WITH THE STANDARD ESTABLISHED IN THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS MUST BE ERECTED ON BOTH SIDES OF THE FIRE LANES WITH SPACING BETWEEN SIGNS NOT TO EXCEED ONE HUNDRED (100)
6. DESIGNATED EXIT DOORS ONTO DRIVES OR PARKING AREAS MUST BE PROTECTED WITH GUARD POSTS OR PARKING BLOCKS.
7. A WHITE HIGH VISIBILITY STRIP SHALL BE PAINTED ON THE UPPER FLANGE OF ALL FIRE HYDRANTS.



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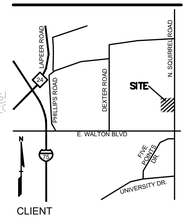


CLIENT
CAVALIERE AUBURN HILLS
30078 SCHOENHERR, SUITE 300
CITY OF WARREN, MI

PROJECT TITLE
THE LEARNING EXPERIENCE
2635 NORTH SQUIRREL ROAD
CITY OF AUBURN HILLS, MI

REVISIONS	
CITY COMMENTS	5-24-24

ORIGINAL ISSUE DATE:
MAY 1, 2024

DRAWING TITLE
PRELIMINARY UTILITY PLAN

PEA JOB NO.	24-0179
P.M.	JH
DN.	JKS
DES.	JKS

DRAWING NUMBER:
C-6.0

PART OF SIDWELL: 1412376001
NOT FOR CONSTRUCTION

S:\PROJECTS\2024\24-0179 CAVALIERE – AUBURN HILLS\DWG\2_SITE_PLAN\[C-6.0UTIL-240179.dwg PLOT DATE:5/29/2024 BY:John Stebelton

AS–BUILT CALCULATIONS – 5 POINTS CHURCH

DETENTION BASIN CALCULATIONS:

Project:	5 Points Community Church		
Location:	Auborn Hills MI		
Project No:	2016-354		
DETENTION BASIN DESIGN CALCULATIONS			
(PER OAKLAND COUNTY DESIGN METHOD)			
Site Drainage Data			
Contributing Area (A):	7.460	acre	
Allowable Discharge (Qa)	1.492	cfs (0.2"acreage)	
Coefficient of Runoff (Cr):	0.55		
Represents Future Development Conditions.			
Forebay Volume Requirement			
Vr = 4,320 x A x C:	17,596	cf.	
1-yr Design Storm Volume			
Qo = ((Qa)/(A)(Cr):	0.37	cfs/acre impervious	
T = -25 + ((2700/Qo))^0.5:	60.42	minutes	
Vs = (4320(T)/(T+25)) - 40Qo(T):	2,161	cf/acre impervious	
Vt = (Vs)(A)(Cr):	8,802	cf.	
100-yr Design Storm Volume			
Qo = ((Qa)/(A)(Cr):	0.37	cfs/acre impervious	
T = -25 + ((103.12.5/Qo))^0.5:	141.95	minutes	
Vs = (16500(T)/(T+25)) - 40Qo(T):	11,928	cf/acre impervious	
Vt = (Vs)(A)(Cr):	48,585	cf.	

Storage Provided in Sediment Forebay

Required Storage Volume:	~~17,596~~ cf	*17,596AB*
Forebay Vol. Requirement Elev.:	~~938.36~~	*938.57AB*
Overflow Elev. To Detention Basin:	~~938.50~~	*938.50AB*

Elev. (ft)	Area (sf)	Vol. (cf)	Total Vol. (cf)
~~936.50~~	*936.80AB* ~~6,971~~	*7,757AB* ~~0~~ *0AB*	~~0~~ *0AB*
~~937.00~~	*937.00AB* ~~9,182~~	*8,262AB* ~~3,788~~ *1,602AB*	~~3,788~~ *1,602AB*
~~938.00~~	*938.00AB* ~~16,776~~	*10,884AB* ~~9,479~~ *2,573AB*	~~13,267~~ *11,175AB*
~~938.50~~	*938.30AB* ~~12,167~~	*11,831AB* ~~6,733~~ *3,407AB*	~~19,001~~ *14,582AB*

Storage Provided in Detention Basin

Required Storage Volume:	48,585	cf.
= Vt(100-yr) - Sediment Storage Volume		
1-yr Storage Elevation.:	~~937.10~~	*936.85AB*
100-yr Storage Elevation:	~~938.06~~	*939.40AB*
Max. Storage Elevation for Overflow:	~~939.50~~	*939.40AB*
Freeboard Elevation:	~~940.50~~	*940.10AB*

Elev. (ft)	Area (sf)	Vol. (cf)	Det Basin Vol. (cf)	Forebay Vol. (cf)	Total Vol. (cf)
935.75	0	~~0~~ *0AB*	~~0~~ *0AB*		~~0~~ *0AB*
~~936.00~~	*936.50AB* ~~464~~	*0AB* ~~21~~	*0AB* ~~21~~	*0AB*	~~21~~ *0AB*
~~937.00~~	*937.00AB* ~~5,473~~	*4,963AB* ~~2,619~~	*1,241AB* ~~2,639~~	*1,241AB* ~~3,788~~	*1,602AB* ~~6,622~~ *2,843AB*
~~938.00~~	*938.00AB* ~~7,216~~	*7,735AB* ~~6,345~~	*6,349AB* ~~9,184~~	*7,590AB* ~~13,267~~	*11,175AB* ~~22,451~~ *18,765AB*
~~938.50~~	*938.30AB* ~~9,173~~	*8,318AB* ~~8,047~~	*2,408AB* ~~13,931~~	*9,998AB* ~~16,801~~	*14,582AB* ~~32,681~~ *24,580AB*
~~938.50~~	*938.30AB* ~~20,399~~	*20,149AB*			
~~939.00~~	*939.00AB* ~~22,969~~	*24,311AB* ~~19,825~~	*15,561AB* ~~23,856~~	*25,559AB*	~~42,855~~ *40,141AB*
~~939.50~~	*939.40AB* ~~25,694~~	*26,120AB* ~~22,115~~	*10,086AB* ~~30,671~~	*35,645AB*	~~55,011~~ *50,227AB*

NEW PROPOSED CALCULATIONS – THE LEARNING EXP.

Project:		
Location:	Auborn Hills MI	
Project No:	2024-0179	
NEW PROPOSED DETENTION BASIN DESIGN CALCULATIONS		
Site Drainage Data		
Contributing Area (A):	8.038	acre
Allowable Discharge (Qa)	1.608	cfs (0.2"acreage)
Coefficient of Runoff (Cr):	0.60	
Represents Future Development Conditions		
Forebay Volume Requirement		
Vr = 4,320 x A x C:	20,696	cf
1-yr Design Storm Volume		
Qo = ((Qa)/(A)(Cr):	0.34	cfs/acre impervious
T = -25 + ((2700/Qo))^0.5:	64.11	minutes
Vs = (4320(T)/(T+25)) - 40Qo(T):	2,236	cf/acre impervious
Vt = (Vs)(A)(Cr):	10,712	cf
100-yr Design Storm Volume		
Qo = ((Qa)/(A)(Cr):	0.34	cfs/acre impervious
T = -25 + ((10312.5/Qo))^0.5:	149.16	minutes
Vs = (16500(T)/(T+25)) - 40Qo(T):	12,103	cf/acre impervious
Vt = (Vs)(A)(Cr):	57,981	cf

FINAL REQUIREMENT CALCULATIONS

REQUIRED FINAL DETENTION CALCULATION:

NOTE: HISTORICAL SITE VALUES PROVIDED ON ATTACHED REFERENCE C-9.1/9.2, AS-BUILT DRAINAGE CALCULATIONS & DETAILS 5 POINTS COMMUNITY CHURCH

HISTORICAL REQUIRED DETENTION VOLUME = 48,585 CF
AS-BUILT HISTORICAL PROVIDED DETENTION VOLUME = 50,227 CF

HISTORICAL RUNOFF COEFFICIENT (C) = 0.55
NEW PROPOSED RUNOFF COEFFICIENT (C) = 0.60

100-YEAR DETENTION

HISTORICAL PROVIDED DETENTION:

Vt = 48,585 CF.
AS-BUILT PROVIDED 100-YEAR STORAGE VOLUME = 50,227 CF

NEW PROPOSED DETENTION

Vt = 57,981 CF.

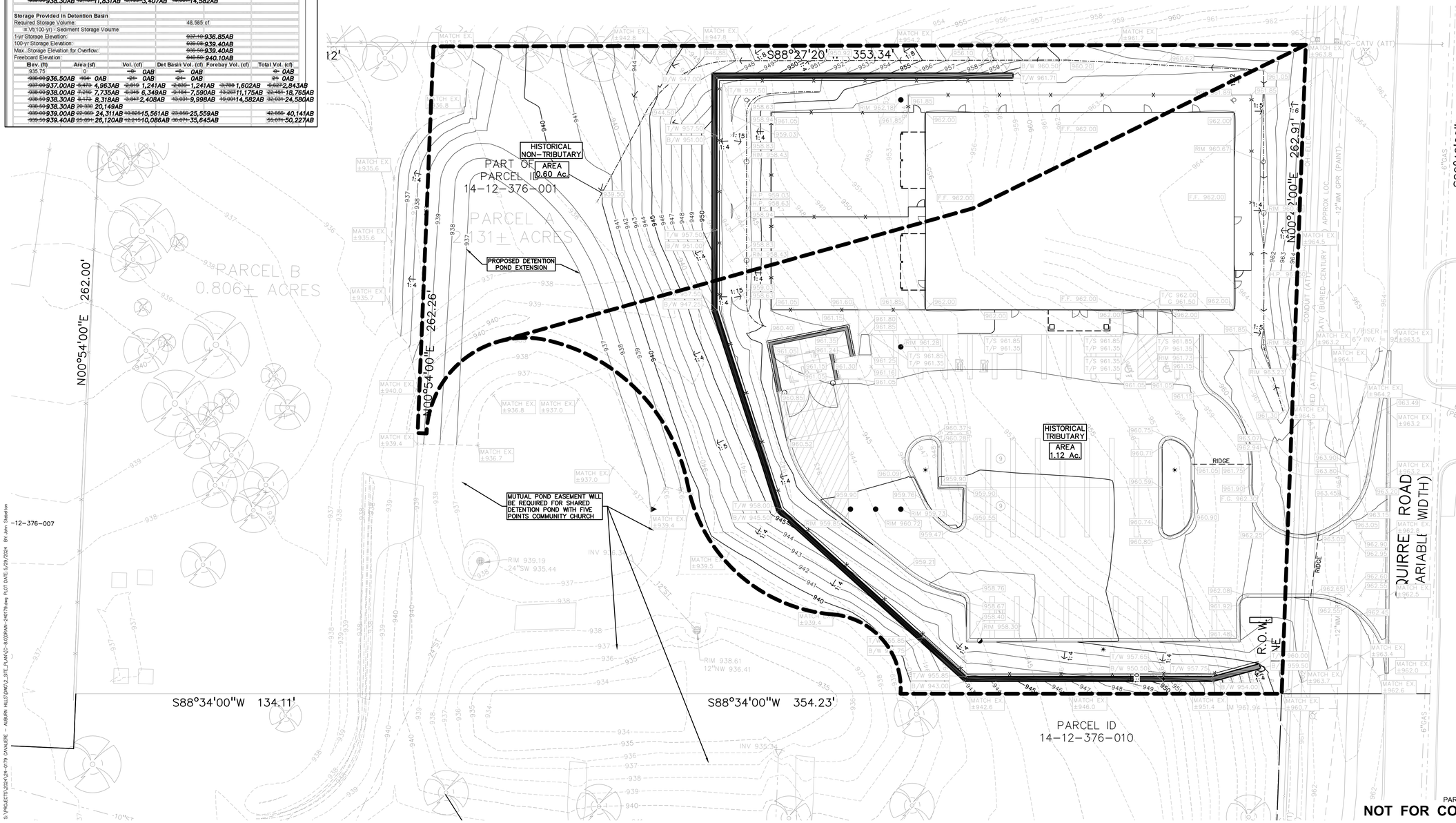
FINAL REQUIRED ADDITIONAL 100-YEAR DETENTION:

Vt (NEW) - Vt (AB HISTORICAL) = 57,981 - 50,227 = 7,754 CF

PROPOSED DETENTION EXTENTION

PROVIDED ADDITIONAL VOLUME = 14,473 CF.
14,473 CF. > 7,754 CF. – PROPOSED POND IS SUFFICIENT

Elev. (ft)	Area (sf)	Vol. (cf)	Det Basin Vol. (cf)
935.75	0	0	0
936.00	0	0	0
937.00	3,915	1,958	1,958
938.00	4,881	4,398	6,356
938.50	5,318	2,550	8,905
939.00	5,534	2,713	11,618
939.50	5,883	2,854	14,473



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STATE OF MICHIGAN
JOHN K STEBELTON
LICENSED PROFESSIONAL ENGINEER
License No. 6201311659

NORTH

0 10 20 40
SCALE: 1" = 20'

811 Know what's below. Call before you dig.

CAUTION!!
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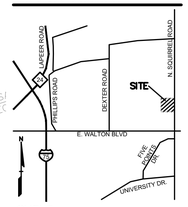


CLIENT
CAVALIERE AUBURN HILLS
30078 SCHOENHERR, SUITE 300
CITY OF WARREN, MI

PROJECT TITLE
THE LEARNING EXPERIENCE
2635 NORTH SQUIRREL ROAD
CITY OF AUBURN HILLS, MI

REVISIONS	
CITY COMMENTS	5-24-24

ORIGINAL ISSUE DATE:
MAY 1, 2024

DRAWING TITLE
STORMWATER MANAGEMENT PLAN

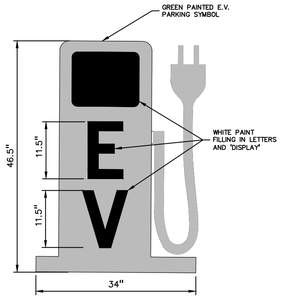
PEA JOB NO.	24-0179
P.M.	JH
DN.	JKS
DES.	JKS

DRAWING NUMBER:
C-8.0

PART OF SIDWELL: 1412376001

NOT FOR CONSTRUCTION

S:\PROJECTS\2024\24-0179 CAVALIERE – AUBURN HILLS\DWG\2_SITE_PLAN\[C-8.0]DRAIN-240179.dwg PLOT DATE: 5/29/2024 BY: John Stebelton



EV PARKING SYMBOL
NOT TO SCALE

12" x 18"
RED ON WHITE REFLECTORIZED
7'-0" MOUNTING HEIGHT
(UR7-22)

NO PARKING SIGN DETAIL
NOT TO SCALE

30" x 30"
WHITE ON RED REFLECTORIZED
7'-0" MOUNTING HEIGHT
(R1-1)

STOP SIGN DETAIL
NOT TO SCALE

24" x 30"
BLACK ON WHITE REFLECTORIZED
7'-0" MOUNTING HEIGHT
(R3-5K)

RIGHT TURN ONLY SIGN DETAIL
NOT TO SCALE

12" x 18" (R7-8)
GREEN BORDER AND LEGEND
WHITE SYMBOL, BLUE BACKGROUND.
REFLECTORIZED

DET 2
BARRIER FREE PARKING SIGN DETAIL
NOT TO SCALE

12" x 18" (R7-8)
GREEN BORDER AND LEGEND
WHITE SYMBOL, BLUE BACKGROUND.
REFLECTORIZED

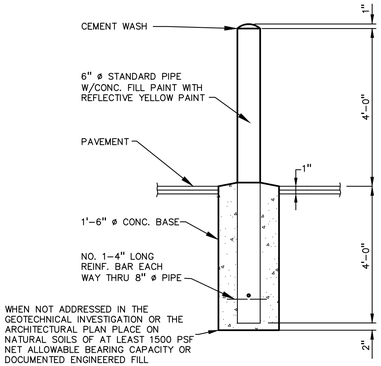
NOTE:
MAY ONLY BE USED AT 11' WIDE SPACES LOCATED ON THE LEFT SIDE OF A 5' WIDE AISLE, OR 8' WIDE SPACES LOCATED TO THE LEFT OF 8' WIDE AISLES

6" x 12" (R7-8P)
GREEN BORDER AND LEGEND
REFLECTORIZED

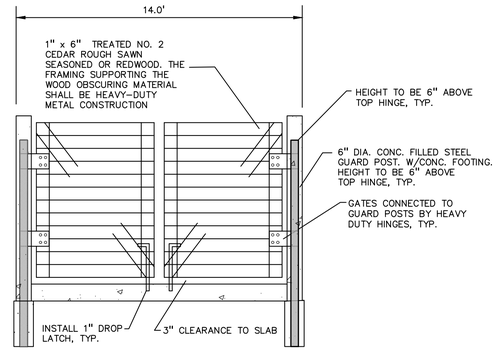
DET 3
VAN ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE

12" x 12"
BLACK/RED ON WHITE REFLECTORIZED
7'-0" MOUNTING HEIGHT
(R8-3A)

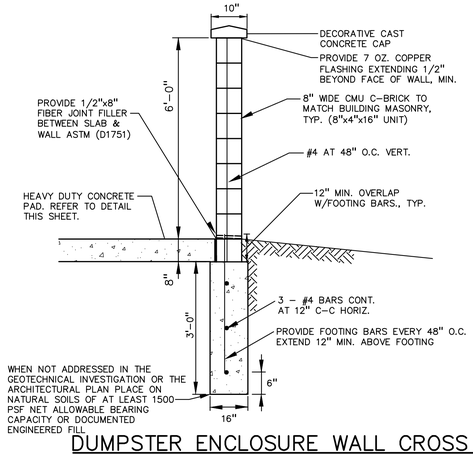
NO PARKING SIGN DETAIL
NOT TO SCALE



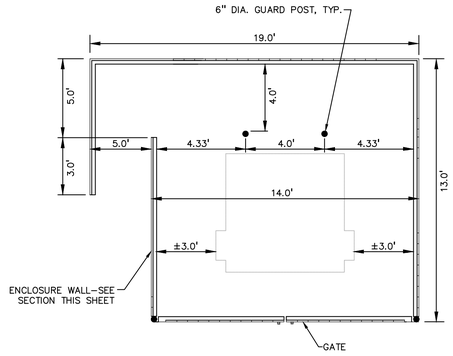
6" DIA. GUARD POST DETAIL
NOT TO SCALE



TRASH ENCLOSURE GATE DETAIL
NOT TO SCALE

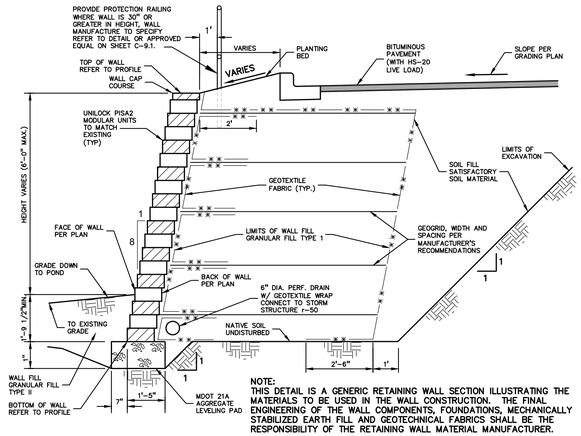


DUMPSTER ENCLOSURE WALL CROSS SECTION
NOT TO SCALE



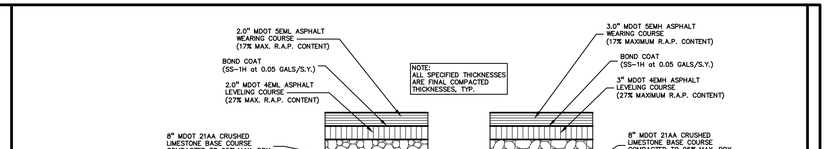
PLAN VIEW
NOT TO SCALE

TRASH ENCLOSURE DETAILS
NOT TO SCALE



NOTE:
THIS DETAIL IS A GENERIC RETAINING WALL SECTION ILLUSTRATING THE MATERIALS TO BE USED IN THE WALL CONSTRUCTION. THE FINAL ENGINEERING OF THE WALL COMPONENTS, FOUNDATIONS, MECHANICALLY STABILIZED EARTH FILL AND GEOTECHNICAL FABRICS SHALL BE THE RESPONSIBILITY OF THE RETAINING WALL MATERIAL MANUFACTURER.

SECTION THROUGH SEGMENTAL RETAINING WALL (BY OTHERS)
NOT TO SCALE



STANDARD DUTY ASPHALT DETAIL
(NOT FOR USE IN THE RIGHT-OF-WAY)
NOT TO SCALE

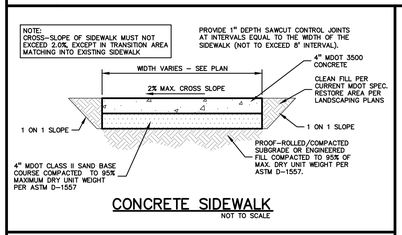
HEAVY DUTY ASPHALT DETAIL
(NOT FOR USE IN THE RIGHT-OF-WAY)
NOT TO SCALE

AGGREGATE BASE NOTE:
THIS PAVEMENT SECTION DESIGN ASSUMES THE USE OF MDOT 21AA CRUSHED LIMESTONE BASE MATERIAL THAT MEETS THE REQUIREMENTS OF MDOT STANDARD SPECIFICATION SECTION 902 FOR AGGREGATES. IF CRUSHED CONCRETE AGGREGATE BASE IS PROPOSED IN LIEU OF THE SPECIFIED CRUSHED LIMESTONE MATERIAL, PEA GROUP WILL REQUIRE A MINIMUM 25% INCREASE IN BASE THICKNESS. HOWEVER, IF TESTING DOCUMENTATION IS PROVIDED TO PEA GROUP THAT SHOWS THAT THE CRUSHED CONCRETE MATERIAL MEETS ALL REQUIREMENTS OF MDOT SPECIFICATION SECTION 902, THEN THE 25% INCREASE IN THICKNESS MAY BE REEVALUATED.

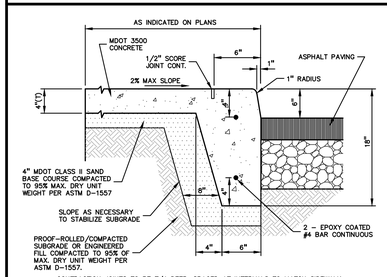
ASPHALT MATERIAL NOTES:
HOT-MIX ASPHALT MIXTURES UTILIZING RECYCLED ASPHALT PAVEMENT (RAP) MUST MEET MDOT SPECIAL PROVISION 12SP503(E), THE BINDER GRADE FOR THIS WORK IS PG64-28. IF ASPHALT MIXES CONTAINING RAP ARE TO BE SUPPLIED FOR THIS PROJECT, THE ASPHALT BINDER MUST BE REVISED PER MDOT TIER 1' OR 'TIER 2' REQUIREMENTS (RAP CONTENT UP TO 27% MAXIMUM). TIER 3 MIXES ARE NOT ACCEPTABLE ON THIS PROJECT. AN ASPHALT MIX DESIGN FOR ALL SPECIFIED MIXES SHOULD BE FORWARDED TO PEA GROUP FOR REVIEW PRIOR TO CONSTRUCTION

ASPHALT MIX DESIGN CHART

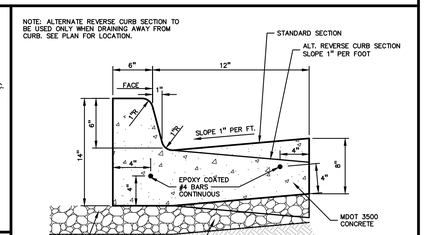
COMMERCIAL ADT 0-300	COMMERCIAL ADT 301-1000	COMMERCIAL ADT 1001-3400	COMMERCIAL ADT 3401	APPLICATION RATE (LB/YD²), MINIMUM - MAXIMUM	COURSE APPLICATION
2EL	2EML	2EMH	2EH	435-550	BASE
3EL	3EML	3EMH	3EH	330-410	BASE AND/OR LEVELING
4EL	4EML	4EMH	4EH	220-275	LEVELING AND/OR TOP
5EL	5EML	5EMH	5EH	165-220	TOP
PG 58-28	PG 64-28	PG 64-28	PG 70-28P		



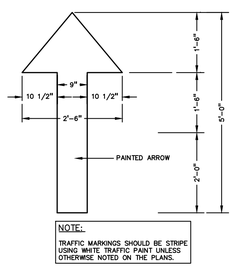
CONCRETE SIDEWALK
NOT TO SCALE



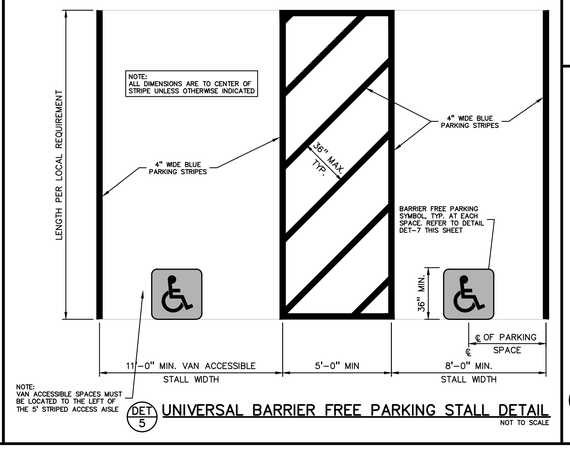
INTEGRAL CURB AND SIDEWALK
NOT TO SCALE



18"x6" STANDARD CONCRETE CURB AND GUTTER
NOT TO SCALE

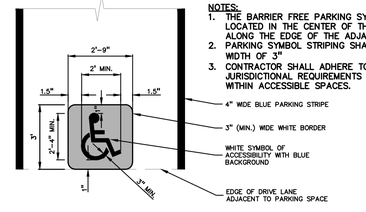


PAINTED DIRECTIONAL ARROW
NOT TO SCALE



NOTE:
VAN ACCESSIBLE SPACES MUST BE LOCATED TO THE LEFT OF THE 5' STRIPED ACCESS AISLE

DET 5
UNIVERSAL BARRIER FREE PARKING STALL DETAIL
NOT TO SCALE



NOTES:
1. THE BARRIER FREE PARKING SYMBOL SHALL BE LOCATED IN THE CENTER OF THE PARKING SPACE AND ALONG THE EDGE OF THE ADJACENT DRIVE AISLE, TYP.
2. PARKING SYMBOL STRIPING SHALL HAVE A MINIMUM WIDTH OF 3"
3. CONTRACTOR SHALL ADHERE TO LOCAL/STATE JURISDICTIONAL REQUIREMENTS FOR ALL PAINTING WITHIN ACCESSIBLE SPACES.

DET 7
BARRIER FREE PARKING SYMBOL DETAIL (INTERNATIONAL SYMBOL OF ACCESSIBILITY)
NOT TO SCALE

PEA GROUP
t: 844.813.2949
www.peagroup.com
STATE OF MICHIGAN
JOHN K STEBELTON
LICENSED PROFESSIONAL ENGINEER
License No. 6201311659

NORTH

0 10 20 40
SCALE: 1" = 20'

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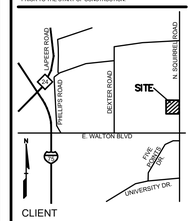


CLIENT
CAVALIERE AUBURN HILLS
30078 SCHOENHERR, SUITE 300
CITY OF WARREN, MI

PROJECT TITLE
THE LEARNING EXPERIENCE
2635 NORTH SQUIRREL ROAD
CITY OF AUBURN HILLS, MI

REVISIONS

CITY COMMENTS	5-24-24

ORIGINAL ISSUE DATE:
MAY 1, 2024

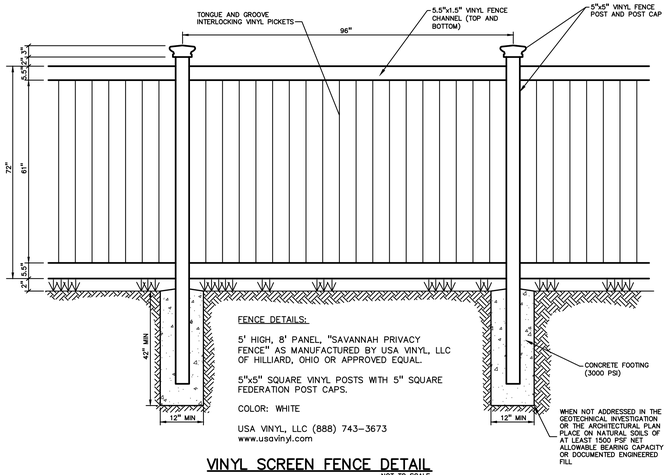
DRAWING TITLE
NOTES AND DETAILS

PEA JOB NO.	24-0179
P.M.	JH
DN.	JKS
DES.	JKS

DRAWING NUMBER:
C-9.0

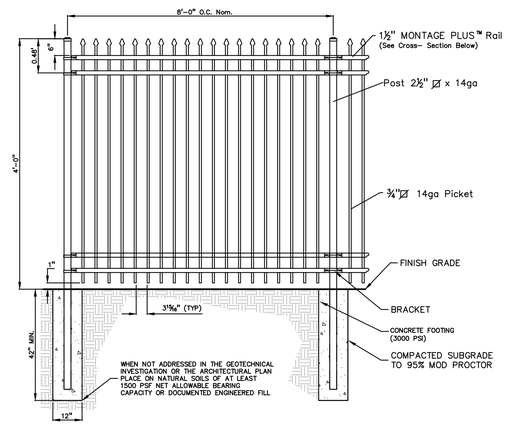
PART OF SIDWELL: 1412376001
NOT FOR CONSTRUCTION

S:\PROJECTS\2024\24-0179 CAVALIERE - AUBURN HILLS\DWGS_SITE_PLAN\C-9.0DETAIL-240179.dwg PLOT DATE: 5/29/2024 BY: John Stebelton



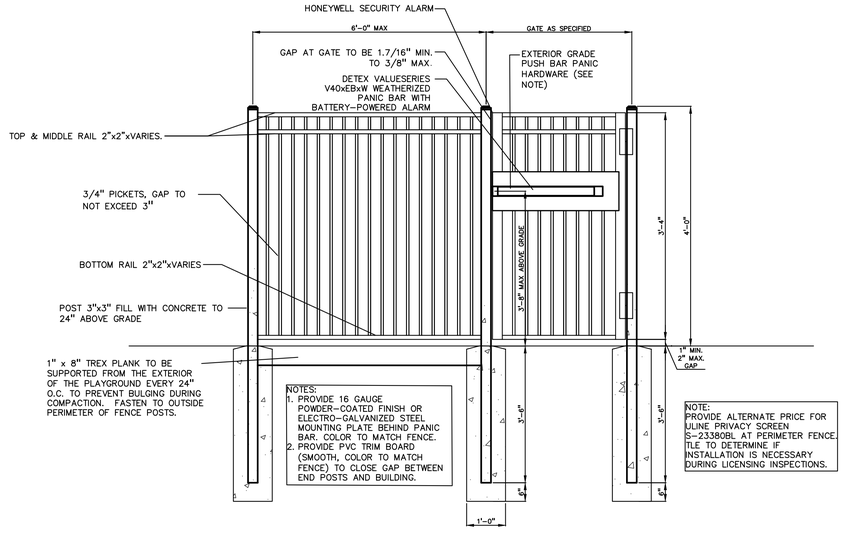
VINYL SCREEN FENCE DETAIL

NOT TO SCALE



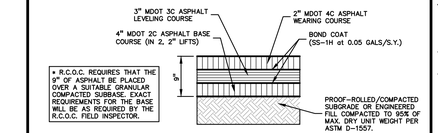
RETAINING FENCE DETAIL (OR APPROVED EQUAL)

NOT TO SCALE



TYP. ALUMINUM FENCE AND GATE WITH PANIC HARDAWARE

NOT TO SCALE



9" DEEP STRENGTH ASPHALT DETAIL (R.C.O.C.)

NOT TO SCALE

(mast arm not included)

d²series

D-Series Size 1
Mast Arm Mount
LED Area Luminaire

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

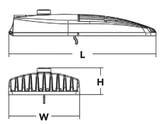
- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM®2 or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background1

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

Specifications

EPA: 0.9 ft² (0.08 m²)
Length: 27" (68.6 cm)
Width: 13" (33.0 cm)
Height: 5" (12.7 cm)
Weight (max): 26 lbs (11.8 kg)



A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX1 LED 60C 1000 40K T3M MVOLT MA DDBXD

DSX1 LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	Options	Finish (required)
DSX1 LED	**Forward optics** 30C 30 LEDs (one engine) 40C 40 LEDs (two engines) 60C 60 LEDs (two engines) **Rotated optics** 60C 60 LEDs (two engines)	530 530 mA 700 700 mA 1000 1000 mA (1 A)	30K 3000 K (80 CRI min.) 40K 4000 K (70 CRI min.) 50K 5000 K (67 CRI)	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide	MVOLT[1] 120[1] 208[1] 240[1] 277[1] 347[1] 480[1]	MA Mast arm ready	**Shipped installed** (blank) No NEMA twist-lock receptacle (decorative cover), wildlife-shield, trigger latch, and bridge filter. DMG 0-10V dimming driver (no controls) PER NEMA twist-lock receptacle only (no controls) DCR Dimmable and controllable via ROAM® (no controls) [1] HS House-side shield [2] WTB Utility terminal block DS Dual switching [3] BUBLVL External bubble level L90 Left rotated optics [7] R90 Right rotated optics [7]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

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d²series

D-Series Size 1
LED Wall Luminaire

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

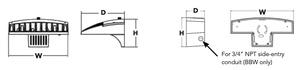
Specifications

Luminaire

Width: 13-3/4" (34.9 cm) **Weight:** 12 lbs (5.4 kg)
Depth: 10" (25.4 cm)
Height: 6-3/8" (16.2 cm)

Back Box (BBW, ELCW)

Width: 13-3/4" (34.9 cm) **BBW Weight:** 5 lbs (2.3 kg)
Depth: 4" (10.2 cm) **ELCW Weight:** 10 lbs (4.5 kg)
Height: 6-3/8" (16.2 cm)



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED

Series	LEDs	Drive Current	Color Temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines) [1]	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A) [1]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium ASYDF Asymmetric diffuse	MVOLT [2] 120 [3] 208 [3] 240 [3] 277 [3] 347 [3,4] 480 [3,4]	**Shipped included** (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) [5]	**Shipped installed** PE Photoelectric cell, button type [6] DMG 0-10V dimming driver (no controls; wires pulled outside fixture)) PIR 180° motion/ambient light sensor, <15' mtg ht [7,8] PIRH 180° motion/ambient light sensor, 15-30' mtg ht [7,8] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [7,8] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [7,8] ELCW Emergency battery backup (includes external component enclosure), non CEC compliant [9]

Other Options		Finish (required)			
Shipped installed		DDBXD Dark bronze	DSSXD Sandstone	DWHGXD Textured white
SF Single fuse (120, 277 or 347V) [3]	**Shipped separately** [10]	DBLXD Black	DDBTXD Textured dark bronze	DSSTXD Textured sandstone
DF Double fuse (208, 240 or 480V) [3,5]	BSW Bird-deterrent spikes	DNAXD Natural aluminum	DBLBXD Textured black	
HS House-side shield [10]	WG Wire guard	DWHXD White	DNATXD Textured natural aluminum	
SPD Separate surge protection	VG Vandal guard			
	DDL Diffused drop lens			

Accessories

Ordered and shipped separately.

DSXWHS U House-side shield (one per light engine)
DSXWBSW U Bird-deterrent spikes
DSXWTWG U Wire guard accessory
DSXWTVG U Vandal guard accessory

NOTES
1 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
2 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
4 Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
5 Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
6 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
7 Reference Motion Sensor table on page 3.
8 Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
9 Not available with ELCW.
10 Also available as a separate accessory; see Accessories information.

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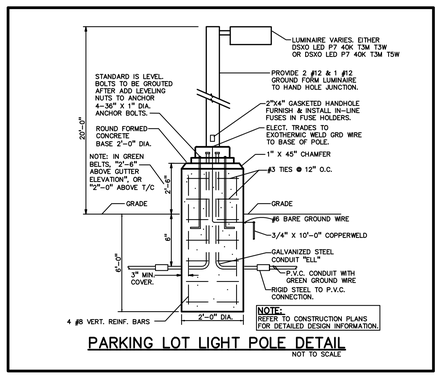


PARKING LOT LIGHT POLE DETAIL

NOT TO SCALE

PEA GROUP
t: 844.813.2949
www.peagroup.com

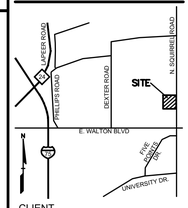
STATE OF MICHIGAN
JOHN K STEBELTON
LICENSE No. 6201311659
REGISTERED PROFESSIONAL ENGINEER

NORTH

0 10 20 40
SCALE: 1" = 20'

811 Know what's below. Call before you dig.

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS MADE OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT

CAVALIERE AUBURN HILLS
30078 SCHOENHERR, SUITE 300
CITY OF WARREN, MI

PROJECT TITLE

THE LEARNING EXPERIENCE
2635 NORTH SQUIRREL ROAD
CITY OF AUBURN HILLS, MI

REVISIONS

CITY COMMENTS	5-24-24

ORIGINAL ISSUE DATE:
MAY 1, 2024

DRAWING TITLE

NOTES AND DETAILS

PEA JOB NO.	24-0179
P.M.	JH
DN.	JKS
DES.	JKS

DRAWING NUMBER:

PART OF SIDWELL: 1412376001

NOT FOR CONSTRUCTION

C-9.1

S:\PROJECTS\2024\24-0179 CAVALIERE – AUBURN HILLS\DWG\2_SITE_PLAN\[24-0179 DWG PLAN - 9.10.DWG]PAL-24079 dwg PLOT DATE: 5/29/2024 BY: John Stebelton

GENERAL PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
3. ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1. GRADE.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
5. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
6. ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
7. ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
8. ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
9. ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
10. ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
11. NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
12. ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
13. IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
14. ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
15. ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
16. SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
17. FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.
18. CONTRACTOR SHALL NOT INSTALL PLANTS UNDER BUILDING OVERHANG AND SHALL NOTIFY LANDSCAPE ARCHITECT IF DRAWINGS CONFLICT WITH BUILDING OVERHANGS.
19. TREES SHALL NOT CONFLICT/ BLOCK PROPOSED REGULATORY/ DIRECTION SIGNAGE, MONUMENT SIGNS, ADDRESS OR LIGHT POLES. SHIFT TREES AS NECESSARY TYP.

ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN UNDERGROUND SPRINKLER SYSTEM.

IF EVERGREEN TREES ARE IN MULCHED BEDS, PROVIDE SEPARATE ZONE FROM LAWN, AVOID OVERHEAD SPRAY.

STANDARD TREES		
STANDARD TREES REMOVED:	11	(1:1 REPLACEMENT)
REPLACEMENT TREES REQUIRED:	11	(1:1 REPLACEMENT)

LANDMARK TREES		
LANDMARK TREES REMOVED:	1	
LANDMARK TREE DBH REMOVED:	29	(25% DBH REPLACEMENT)
REPLACEMENT DBH REQUIRED:	7.25	INCHES
REPLACEMENT TREES REQUIRED:	3	(2.5" DIA.)

PLANT SCHEDULE

DEC TREES	QTY	UNIT	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS	SPECIES (%)	GENUS (%)
AS2.5	4	ea	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2.5" CAL.	B&B	PER PLAN	NATIVE		14%	14%
ACA2.5	2	ea	AMELANCHER CANADENSIS	SHADBLOW SERVICEBERRY	2.5" CAL.	B&B	PER PLAN	NATIVE		7%	7%
AT2.5	3	ea	ASIMINA TRILOBA	PAWPAW	2.5" CAL.	B&B	PER PLAN	NATIVE		10%	10%
GB2.5	2	ea	GINKGO BILOBA	MAIDENHAIR TREE	2.5" CAL.	B&B	PER PLAN	NON-NATIVE	MALE ONLY	7%	7%
MPF2.5	5	ea	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	2.5" CAL.	B&B	PER PLAN	NON-NATIVE		17%	17%
SR2.5	4	ea	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2.5" CAL.	B&B	PER PLAN	NON-NATIVE		14%	37%
TG2.5	3	ea	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2.5" CAL.	B&B	PER PLAN	NON-NATIVE		10%	
SUBTOTAL: 23											

EVG TREES	QTY	UNIT	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS	SPECIES (%)	GENUS (%)
PS8	3	ea	PINUS STROBUS	EASTERN WHITE PINE	8' HT.	B&B	PER PLAN	NATIVE		10%	10%
TG8	3	ea	THUJA STANDISHII X PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	8' HT.	B&B	PER PLAN	SEMI-NATIVE		10%	10%
SUBTOTAL: 6											

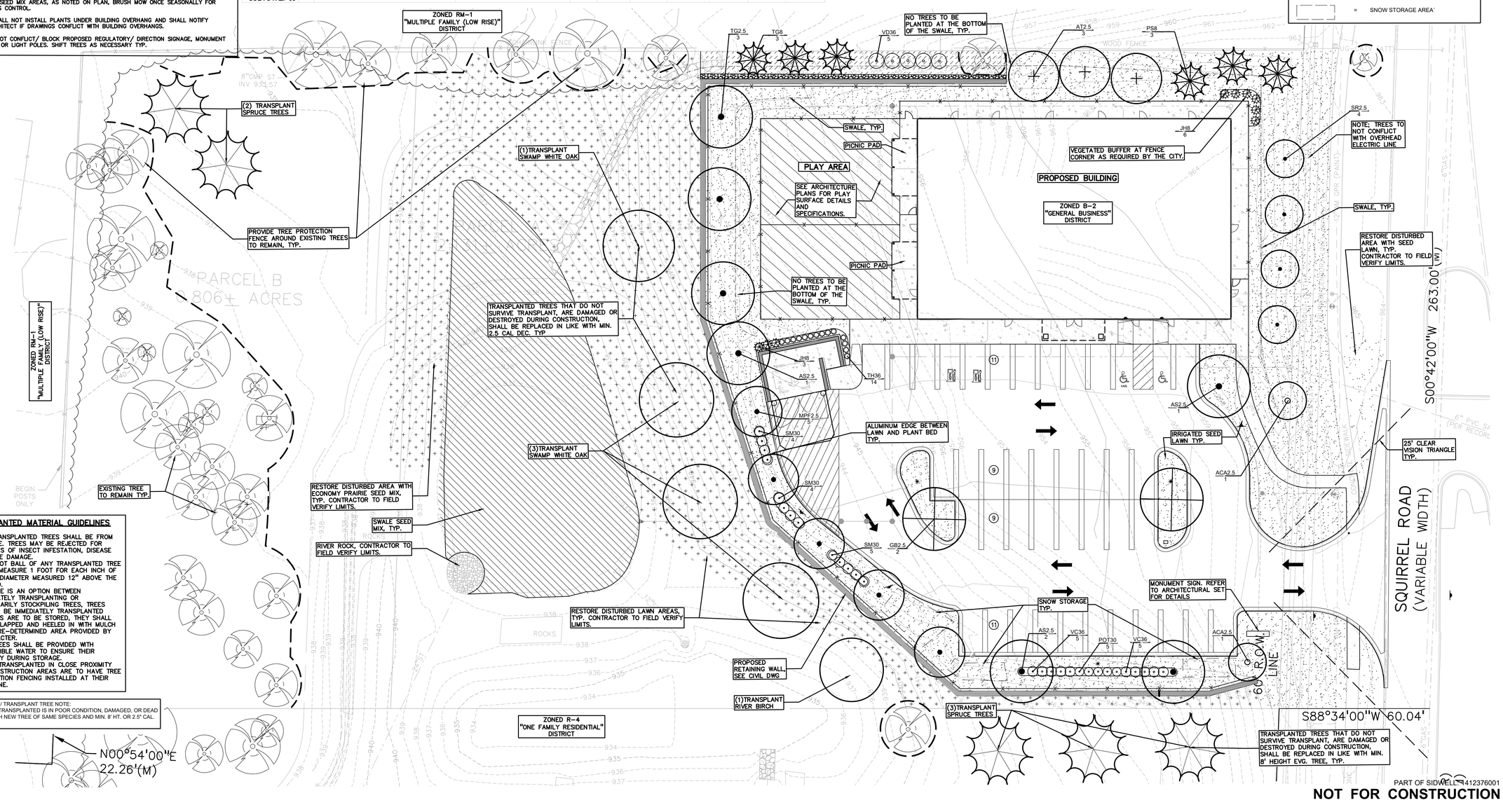
SHRUBS	QTY	UNIT	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS	SPECIES (%)	GENUS (%)
JH8	6	ea	JUNIPERUS CHINENSIS 'HETZII COLUMNARIS'	HETZI COLUMN JUNIPER	8' HT.	B&B	4' O.C.	NON-NATIVE		11%	11%
POT30	5	ea	PHYSOCARPUS OPULIFOLIUS 'TINY WINE'	TINY WINE NINEBARK	30"HT.	CONT.	42" O.C.	NATIVE		9%	9%
SM30	13	ea	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	36" HT.	CONT.	4' O.C.	NON-NATIVE		23%	23%
TH36	17	ea	TAXUS X MEDIA 'HICKSII'	HICKS ANGLO-JAPANESE YEW	36" HT.	CONT.	30" O.C.	NON-NATIVE		30%	30%
VC36	10	ea	VIBURNUM CARLESII 'COMPACTUM'	COMPACT KOREANSPICE VIBURNUM	36" HT.	CONT.	4' O.C.	NON-NATIVE		18%	27%
VD36	5	ea	VIBURNUM DENTATUM 'ARROWWOOD'	ARROWWOOD VIBURNUM	36" HT.	CONT.	6 O.C.	NATIVE		9%	
SUBTOTAL: 56											

LANDSCAPE CALCULATIONS PER CITY OF AUBURN HILLS: ZONED B-2 GENERAL BUSINESS DISTRICT

TOTAL SITE AREA		2.13 ACRES (92,824 SF) NET AND GROSS
REQUIREMENT	REQUIRED	PROVIDED
NET LANDSCAPE AREA	92,824 FT. X 0.20 = 18,564 SQ FT. REQ.	18,564 SQ FT. LANDSCAPE AREA (33.4%)
SITE AREA LANDSCAPE (COUNT TOWARDS REPLACEMENT TREES)	18,564 / 1,000 = 19 TREES REQ.	19 TOTAL TREES PROVIDED (14 SITE TREES COUNTED TOWARDS REPLACEMENT TREES)
FRONTAGE LANDSCAPE	SQURREL ROAD: 263/30 = 8 TREES	7 TREES PROVIDED AND 1 EXISTING FRONTAGE LANDSCAPE TREES
PARKING INTERIOR LANDSCAPE	1 TREE/ISLAND 1 TREE PER 20 SPACES IN A ROW NOT IMMEDIATELY ADJACENT TO LANDSCAPE GREENBELT OR BUFFER 2 TREES REQUIRED	2 TOTAL TREES PROVIDED 1 TREE/ISLAND EXCEPT WHERE UTILITIES CONFLICT
TOTAL LANDSCAPE TREES	29 TREES REQUIRED	29 TREES PROVIDED AND 10 TRANSPLANTED TREES
TOTAL REPLACEMENT TREES	14 REPLACEMENT TREES REQUIRED	14 SITE AREA TREES COUNTING TOWARDS REPLACEMENT TREES

KEY:

- = SITE AREA LANDSCAPE TREES
- = FRONTAGE TREES
- = PARKING INTERIOR TREES
- = IRRIGATED SEED LAWN
- = NON-IRRIGATED SEED/RESTORE LAWN. USE EROSION MAT ON SLOPES
- = RIVER ROCK OVER WEED FABRIC. SEE DETAIL SHEET L-1.1
- = SWALE SEED MIX SEE DETAIL SHEET L-1.1 FOR SPECIES INFORMATION
- = ECONOMY PRAIRIE SEED MIX SEE DETAIL SHEET L-1.1 FOR SPECIES INFORMATION
- = PLAY AREA
- = HARDWOOD MULCH
- 12"DBH = EXISTING TREE/TAG TO REMAIN WITH TREE PROTECTION FENCING
- = TRANSPLANTED SITE TREES
- = SNOW STORAGE AREA`



TRANSPLANTED MATERIAL GUIDELINES

1. ALL TRANSPLANTED TREES SHALL BE FROM ON-SITE. TREES MAY BE REJECTED FOR REASONS OF INSECT INFESTATION, DISEASE OR TREE DAMAGE.
2. THE ROOT BALL OF ANY TRANSPLANTED TREE SHALL MEASURE 1 FOOT FOR EACH INCH OF TRUNK DIAMETER MEASURED 12" ABOVE THE GROUND.
3. IF THERE IS AN OPTION BETWEEN IMMEDIATELY TRANSPLANTING OR TEMPORARILY STOCKPILING TREES, TREES SHOULD BE IMMEDIATELY TRANSPLANTED
4. IF TREES ARE TO BE STORED, THEY SHALL BE BURLAPPED AND HEELED IN WITH MULCH IN A PRE-DETERMINED AREA PROVIDED BY CONTRACTER.
5. THE TREES SHALL BE PROVIDED WITH ACCESSIBLE WATER TO ENSURE THEIR VIABILITY DURING STORAGE.
6. TREES TRANSPLANTED IN CLOSE PROXIMITY TO CONSTRUCTION AREAS ARE TO HAVE TREE PROTECTION FENCING INSTALLED AT THEIR DRIP LINE.

REPLACEMENT / TRANSPLANT TREE NOTE:
IF TREE TO BE TRANSPLANTED IS IN POOR CONDITION, DAMAGED, OR DEAD - REPLACE WITH NEW TREE OF SAME SPECIES AND MIN. 8' HT. OR 2.5" CAL. SIZE.

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN — JANET L. EVANS — LANDSCAPE ARCHITECT — 1302 — REGISTERED

NORTH

0 10 20 40
SCALE: 1" = 20'

811 Know what's below. Call before you dig.

CAUTION!!
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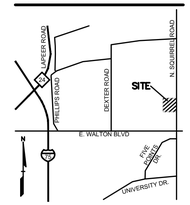

CLIENT
CAVALIERE AUBURN HILLS
30078 SCHOENHERR, SUITE 300
CITY OF WARREN, MI

PROJECT TITLE
THE LEARNING EXPERIENCE
2635 NORTH SQUIRREL ROAD
CITY OF AUBURN HILLS, MI

REVISIONS	
CITY COMMENTS	5-24-24

ORIGINAL ISSUE DATE:
MAY 1, 2024

DRAWING TITLE
LANDSCAPE PLAN

PEA JOB NO.	24-0179
P.M.	JH
DN.	CAL
DES.	JLE

DRAWING NUMBER:
L-1.0

PART OF SIDWELL: 412376001

NOT FOR CONSTRUCTION

\\peainc-ipeo\PROJECTS\2024\24-0179 CAVALIERE - AUBURN HILLS\DWG\2_SITE_PLAN\[L-1.0_LANDSCAPE PLAN 24-0179.dwg PLOT DATE: 5/29/2024 BY: Janet Evans

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5. THE TREES SHALL BE PROVIDED WITH ACCESSIBLE WATER TO ENSURE THEIR VIABILITY DURING STORAGE.
6. TREES TRANSPLANTED IN CLOSE PROXIMITY TO CONSTRUCTION AREAS ARE TO HAVE TREE PROTECTION FENCING INSTALLED AT THEIR DRIP LINE.

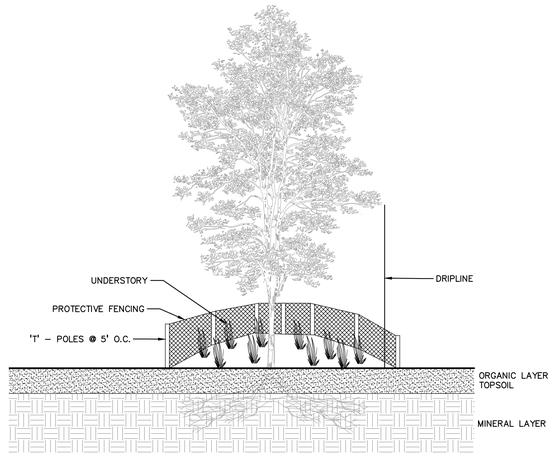
REPLACEMENT / TRANSPLANT TREE NOTE:
IF TREE TO BE TRANSPLANTED IS IN POOR CONDITION, DAMAGED, OR DEAD - REPLACE WITH NEW TREE OF SAME SPECIES AND MIN. 8' HT. OR 2.5" CAL. SIZE.

9 TREE TRANSPLANT GUIDELINES
NOT TO SCALE

PER CITY OF AUBURN HILLS:

- IDENTIFY ON SITE ALL TREES OR AREAS OF TREES WHICH ARE BEING PROPOSED TO BE PRESERVED WITH FLUORESCENT ORANGE SPRAY PAINT (CHALK BASE) OR BY RED FLAGGING TAPE.
- ERECT BARRIERS OF FOUR (4) FOOT HIGH FENCING STAKED WITH METAL "T-POSTS" FIVE (5) FEET ON CENTER OF ALL SUCH TREES OR GROUPS OF TREES PROPOSED TO REMAIN.
- PROTECTIVE BARRIERS ARE TO BE ERECTED PRIOR TO ANY CLEARING OR GRUBBING ON THE SITE, AND BARRIERS ARE TO REMAIN IN TACT UNTIL APPROVED BY THE CITY TO BE REMOVED, OR WHEN A CERTIFICATE OF OCCUPANCY IS ISSUED.
- KEEP CLEAR ALL DEBRIS OR FILL, EQUIPMENT, AND MATERIAL FROM WITHIN THE REQUIRED PROTECTIVE BARRIER.
- DURING CONSTRUCTION, THE OWNER, DEVELOPER, OR AGENT SHALL NOT CAUSE OR PERMIT ANY ACTIVITY WITHIN THE FENCE LINE OF ANY PROTECTED TREE OR GROUP OF TREES INCLUDING, BUT NOT LIMITED TO, THE STORAGE OF EQUIPMENT, DUMPSTERS, BOULDERS, DIRT, AND EXCAVATED MATERIAL. BUILDING OR WASTE MATERIAL, OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE.
- NO DAMAGING ATTACHMENT, WIRES (OTHER THAN CABLE WIRES FOR TREES), SIGNS, OR PERMITS MAY BE FASTENED TO ANY TREE PROTECTED BY THIS ORDINANCE.

6 AUBURN HILLS TREE PROTECTION NOTE
NOT TO SCALE



3 TREE PROTECTION DETAIL
SCALE: 1" = 3'-0"

PER CITY OF AUBURN HILLS:

- ALL INSTALLED TREES ARE TO HAVE A STRAIGHT TRUNK.
- ALL INSTALLED TREES ARE TO BE NORTHERN GROWN.
- ALL INSTALLED TREES ARE TO BE STATE DEPARTMENT OF AGRICULTURE NURSERY GRADE NO. 1 OR BETTER.
- ALL REPLACEMENT TREES ARE CONSIDERED PROTECTED REGARDLESS OF SIZE.
- ALL TREES SHALL BE GUARANTEED FOR A MINIMUM OF TWO YEARS.
- ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH AN UNDERGROUND SPRINKLER SYSTEM.
- IF EVERGREEN TREES ARE IN MULCHED BEDS, PROVIDE SEPARATE ZONE FROM LAWN, AVOID OVERHEAD SPRAY.

8 AUBURN HILLS LANDSCAPE NOTES
NOT TO SCALE

PER CITY OF AUBURN HILLS:
SECTION 138-12.109 MAINTENANCE:

THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF SITE LANDSCAPING AS FOLLOWS:

A. LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM DEBRIS AND REFUSE.

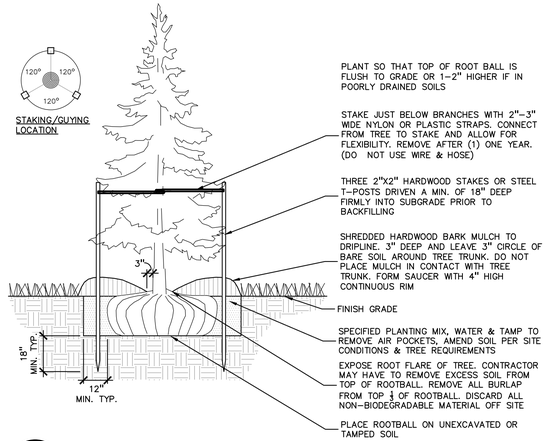
B. PRUNING SHALL BE MINIMAL AT THE TIME OF INSTALLATION, ONLY TO REMOVED DEAD OR DISEASED BRANCHES. SUBSEQUENT PRUNING SHALL ASSURE PROPER MATURATION OF PLANTS TO ACHIEVE THEIR APPROVED PURPOSE.

C. ALL DEAD, DAMAGED, OR DISEASED PLANT MATERIAL SHALL BE REMOVED IMMEDIATELY AND REPLACED WITHIN SIX (6) MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICHEVER OCCURS FIRST. FOR PURPOSES OF THIS SECTION, THE PLANTING SEASON FOR DECIDUOUS PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1 AND FROM OCTOBER 1 UNTIL THE PREPARED SOIL BECOMES FROZEN. THE PLANTING SEASON FOR EVERGREEN PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1. PLANT MATERIAL INSTALLED TO REPLACE DEAD OR DISEASED MATERIAL SHALL BE AS CLOSE AS PRACTICAL TO THE SIZE OF THE MATERIAL IT IS INTENDED TO REPLACE. THE CITY MAY NOTIFY PROPERTY OWNERS OF THE NEED TO REPLACE DEAD, DAMAGED, OR DISEASED MATERIAL.

D. THE APPROVED LANDSCAPE PLAN SHALL BE CONSIDERED A PERMANENT RECORD AND INTEGRAL PART OF THE SITE PLAN APPROVAL. UNLESS OTHERWISE APPROVED IN ACCORDANCE WITH THE AFOREMENTIONED PROCEDURES, ANY REVISIONS TO OR REMOVAL OF PLAN MATERIALS, OR NON-COMPLIANCE WITH THE MAINTENANCE REQUIREMENTS OF THIS SECTION 138-12.109 WILL PLACE THE PARCEL IN NON CONFORMITY WITH THE APPROVED LANDSCAPE PLAN AND BE A VIOLATION OF THIS ORDINANCE.

E. IF PROTECTED TREES ARE DAMAGED, A FINE SHALL BE ISSUED ON AN INCH-BY-INCH BASIS AT A MONETARY RATE AS DEFINED BY THE FORESTRY DEPARTMENT.

5 AUBURN HILLS MAINTENANCE NOTES
NOT TO SCALE



2 EVERGREEN TREE PLANTING DETAIL
SCALE: 1" = 3'-0"

FOR ALL NATIVE SEED MIXES, PROVIDE EROSION MAT ON SLOPES AND AREAS OF WASH OUT TYP.
NO INVASIVE OR AGGRESSIVE SPECIES ALLOWED IN ANY NATIVE SEED MIXES.
INSTALL AND PREP PER MANUFACTURES SPECIFICATIONS.

BY STANTEC NATIVE PLANT NURSERY 574-586-2412
stantec.com/native-plant-nursery OR APPROVED EQUAL

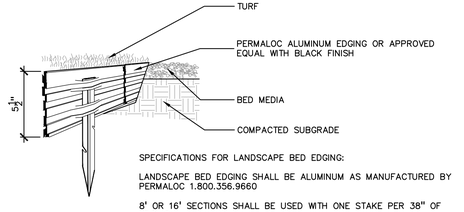
BY STANTEC NATIVE PLANT NURSERY 574-586-2412
stantec.com/native-plant-nursery OR APPROVED EQUAL

Swale Seed Mix
CARDNO 574-586-2412
cardnonativeplantnursery.com

Botanical Name	Common Name
Permanent Grasses/Sedges:	
Andropogon gerardii	Big Bluestem
Carex comosa	Bristly Sedge
Carex cristatella	Crested Ovel Sedge
Carex lurida	Bottlebrush Sedge
Carex spp.	Prairie Sedge Mix
Carex vulpinoidea	Brown Fox Sedge
Elymus virginicus	Virginia Wild Rye
Glycera striata	Fowl Manna Grass
Panicum virgatum	Switch Grass
Scirpus atrovirens	Dark Green Rush
Scirpus cyperinus	Wool Grass
Spartina pectinata	Prairie Cord Grass
Temporary Cover:	
Avena sativa	Common Oat
Lolium multiflorum	Annual Rye
Forbs:	
Alisma spp.	Water Plantain (Various Mix)
Asclepias incarnata	Swamp Milkweed
Coreopsis tripteris	Tall Coreopsis
Eutrochium maculatum	Spotted Joe-Pye Weed
Iris virginica	Blue Flag
Liatris spicata	Marsh Blazing Star
Lobelia cardinalis	Cardinal Flower
Lobelia siphilitica	Great Blue Lobelia
Lycopus americanus	Common Water Horehound
Pycnanthemum virginianum	Common Mountian Mint
Rudbeckia triloba	Brown-Eyed Susan
Sagittaria latifolia	Common Arrowhead
Senna hebecarpa	Wild Senna
Silphium terebinthinaceum	Prairie Dock
Symphyotrichum novae-angliae	New England Aster
Verbena hastata	Blue Vervain
Zizia aurea	Golden Alexanders

Economy Prairie Seed Mix
CARDNO 574-586-2412
cardnonativeplantnursery.com

Botanical Name	Common Name
Permanent Grasses/Sedges/Rushes:	
Andropogon gerardii	Big Bluestem
Bouteloua curtipendula	Side Oats Grama
Carex spp.	Prairie Sedge Mix
Elymus canadensis	Canada Wild Rye
Panicum virgatum	Switch Grass
Schizachyrium scoparium	Little Bluestem
Sorghastrum nutans	Indian Grass
Temporary Cover:	
Avena sativa	Common Oat
Lolium multiflorum	Annual Rye
Forbs & Shrubs:	
Asclepias syriaca	Common Milkweed
Asclepias tuberosa	Butterfly Weed
Chamaecrista fasciculata	Partridge Pea
Coreopsis lanceolata	Sand Coreopsis
Echinacea purpurea	Broad-leaved Purple Coneflower
Helopsis helianthoides	False Sunflower
Lupinus perennis	Wild Lupine
Monarda fistulosa	Wild Bergamot
Pensternon digitalis	Foxglove Beard Tongue
Pycnanthemum virginianum	Common Mountain Mint
Ratibida pinnata	Yellow Coneflower
Rudbeckia hirta	Black-Eyed Susan
Solidago speciosa	Showy Goldenrod
Symphyotrichum laeve	Smooth Blue Aster
Symphyotrichum novae-angliae	New England Aster



SPECIFICATIONS FOR LANDSCAPE BED EDGING:

LANDSCAPE BED EDGING SHALL BE ALUMINUM AS MANUFACTURED BY PERMALOC 1.800.356.9660

8' OR 16' SECTIONS SHALL BE USED WITH ONE STAKE PER 38" OF EDGING

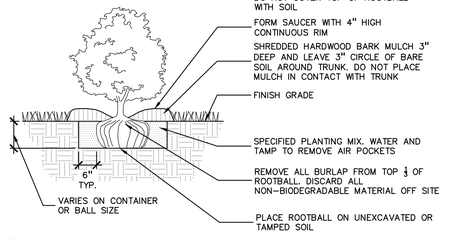
EDGING SHALL BE 3/16" THICK X 4" DEPTH WHEN ADJ. TO MULCH AND 3/16" THICK X 5 1/2" DEPTH WHEN ADJ. TO ROCK, FINISH: BLACK DURAFLEX MEETING AAMA 2603

STAKE SHALL SECURELY ENGAGE EDGING AND SHALL BE ENTIRELY BELOW TOP SURFACE OF EDGING

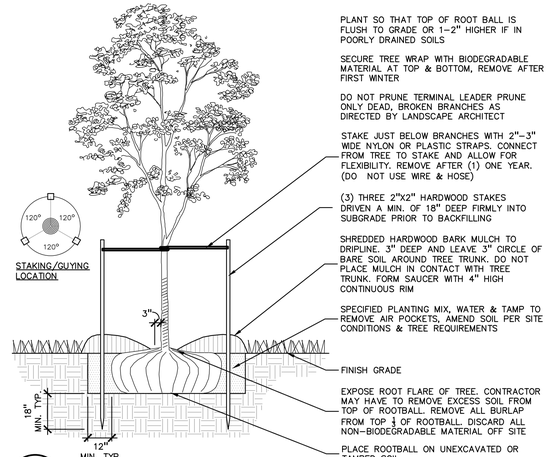
EDGING SHALL HAVE A MINIMUM OF 2" OF INTERLOCKING OVERLAP BETWEEN SECTIONS

INSTALL AS PER MANUFACTURER'S SPECIFICATIONS WITH TOP OF EDGING 1"-2" ABOVE COMPACTED FINISH GRADE. FINISH GRADE TO BE COMPACTED ON BOTH SIDES OF EDGING TO MAINTAIN STABILITY

7 ALUMINUM EDGE DETAIL
SCALE: 1/2" = 1'-0"



4 SHRUB PLANTING DETAIL
SCALE: 1" = 2'-0"



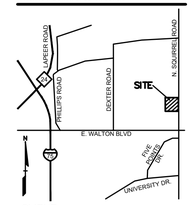
1 DECIDUOUS TREE PLANTING DETAIL
SCALE: 1" = 3'-0"

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
JANET L. EVANS
LANDSCAPE ARCHITECT
No. 1300
REGISTERED

811 Know what's below. Call before you dig.

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING 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 LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
CAVALIERE AUBURN HILLS
30078 SCHOENHERR, SUITE 300
CITY OF WARREN, MI

PROJECT TITLE
THE LEARNING EXPERIENCE
2635 NORTH SQUIRREL ROAD
CITY OF AUBURN HILLS, MI

REVISIONS

CITY COMMENTS	5-24-24

ORIGINAL ISSUE DATE:
MAY 1, 2024

DRAWING TITLE
LANDSCAPE DETAILS

PEA JOB NO.	24-0179
P.M.	JH
DN.	CAL
DES.	JLE

DRAWING NUMBER:
L-1.1

PART OF SIDWELL: 1412376001
NOT FOR CONSTRUCTION

S:\PROJECTS\2024\24-0179\CAD\Plan Set\24-0179 LANDSCAPE DETAILS.dwg

GENERAL LANDSCAPING REQUIREMENTS

1.0 GENERAL

1.1 SUMMARY

1.1.1 Includes But Not Limited To

1. General procedures and requirements for Site Work.

2.0 PRODUCTS – Not Used

3.0 EXECUTION

3.1 PREPARATION

3.1.1 Protection

1. Spillage:

A. Avoid spillage by covering and securing loads when hauling on or adjacent to public streets or highways.

B. Remove spillage and sweep, wash, or otherwise clean project, streets, and highways.

2. Erosion Control:

A. Take precautions necessary to prevent erosion and transportation of soil downstream, to adjacent properties, and into on-site or off-site drainage systems.

B. Develop, install, and maintain an erosion control plan if required by law.

C. Repair and correct damage caused by erosion.

3. Existing Plants And Features:

A. Do not damage tops, trunks, and roots of existing trees and shrubs on site which are intended to remain.

B. Do not use heavy equipment within branch spread. Interfering branches may be removed only with permission of Landscape Architect.

C. Do not damage other plants and features which are to remain.

3.1.2 If specified precautions are not taken or corrections and repairs made promptly, Owner may take such steps as may be deemed necessary and deduct costs of such from monies due to Contractor. Such action or lack of action on Owner's part does not relieve Contractor from responsibility for proper protection of the Work.

END OF SECTION

LANDSCAPING PREPARATION

1.0 GENERAL

1.1 SUMMARY

1.1.1 Includes But Not Limited To

1. General landscape work requirements.

1.2 QUALITY ASSURANCE

1.2.1 Comply with all applicable local, state and federal requirements, regarding materials, methods of work, and disposal of excess and waste materials.

1.2.2 Obtain and pay for all required inspections, permits, and fees.

1.2.3 Provide notices required by governmental authorities.

1.3 PROJECT CONDITIONS

1.3.1 Locate and identify existing underground and overhead services and utilities within contract limit work areas. (Call Miss Dig: 1-800-482-7171 in Michigan).

1.3.2 Provide adequate means to protect utilities and services designated to remain.

1.3.3 Repair utilities damaged during site work operations at Subcontractor's expense.

1.3.4 When uncharted or incorrectly charted underground piping or other utilities and services are encountered during site work operations, notify the applicable utility company immediately to obtain procedure directions. Cooperate with the applicable utility company in maintaining active services in operation.

1.3.5 Locate, protect, and maintain benchmarks, monuments, control points and project engineering reference points. Re-establish disturbed or destroyed items at Subcontractor's expense.

1.3.6 Perform landscape work operations and the removal of debris and materials to assure minimum interference with streets, walks, and other adjacent facilities.

1.3.7 Obtain governing authorities' written permission when required to close or obstruct streets, walks and adjacent facilities. Provide alternate routes around closed or obstructed traffic ways when required by governing authorities.

1.3.8 Protect and maintain street lights, utility poles and services, traffic signal control boxes, curb boxes, valves and other services, except items designated for removal.

1.3.9 The General Contractor will occupy the premises and adjacent facilities during the entire period of construction. Perform landscape work operations to minimize conflicts and to facilitate General Contractor's use of the premises and conduct of his normal operations.

1.3.10 Perform landscape preparation work before commencing landscape construction.

1.3.11 Provide necessary barricades, coverings and protection to prevent damage to existing improvements indicated to remain.

1.3.12 Protect existing trees scheduled to remain against injury or damage including cutting, breaking or skinning of roots, trunks or branches, smothering by stockpiled construction materials, excavated materials or vehicular traffic within branch spread.

2.0 PRODUCTS

2.1 MATERIALS/EQUIPMENT

2.1.1 As selected by the General Contractor, except as indicated.

1. Tree protection:

A. Wood fencing – Snow fencing 4' height.

B. Posts – Steel fence post.

C. Herbicide for lawn restoration – "Round-up" by Monsanto.

3.0 EXECUTION

3.1 EXISTING UTILITIES

3.1.1 Call "MISS DIG" 811 before construction begins. Information on the drawings related to existing utility lines and services is from the best sources presently available. All such information is furnished only for information and is not guaranteed. Excavate test pits as required to determine exact locations of existing utilities.

3.2 CLEARING

3.2.1 Locate and suitably identify trees and improvements indicated to remain.

3.2.2 Fencing/soil erosion fence is to be installed.

3.2.3 Any equipment that compacts the soil in the areas of existing trees is not allowed.

3.2.4 Protect trees scheduled to remain with 4' high snow fence per plans.

3.2.5 No vehicular traffic is permitted beneath drip line at any time. All lawn areas are to be worked by hand.

3.2.6 Clear and grub areas within contract limits as required for site access and execution of the work.

3.2.7 Remove trees, plants, undergrowth, other vegetation and debris, except items indicated to remain.

3.2.8 Treat planting and lawn areas as required with herbicide per manufacturer recommendations to kill existing vegetation prior to planting, seeding and sodding.

3.2.9 Remove stumps and roots to a clear depth of 36" below subgrades. Remove stumps and roots to their full depth within 5'0" of underground structures, utility lines, footings, and paved areas.

3.3 DISPOSAL OF WASTE MATERIALS

3.3.1 Stockpile, haul from site and legally dispose of waste materials and debris. Accumulation is not permitted.

3.3.2 Maintain disposal routes, clear, clean and free of debris.

3.3.3 On site burning of combustible cleared materials is not permitted.

3.3.4 Upon completion of landscape preparation work, clean areas within contract limits, remove tools and equipment. Site to be clear, clean and free of materials and debris and suitable for site work operations.

3.3.5 Materials, items and equipment not scheduled for reinstallation or salvaged for the General Contractor are the property of the Landscape Contractor. Remove cleared materials from the site as the work progresses. Storage and sale of Landscape Contractors salvage items on site is not permitted.

END OF SECTION

FINISH GRADING AND TOPSOIL PLACEMENT

1.0 GENERAL

1.1 SUMMARY

1.1.1 Includes But Not Limited To

1. Perform finish grading and topsoil placement required to prepare site for installation of landscaping as described in Contract Documents.

1.2 SUBMITTALS

1.2.1 Quality Assurance

1. Submit test on imported topsoil and on site stockpiled topsoil by independent licensed testing laboratory prior to use. Imported topsoil shall meet minimum specified requirements and be approved by Landscape Architect prior to use.

2. Provide and pay for testing and inspection during topsoil operations. Laboratory, inspection services, and Soils Engineer shall be acceptable to the Landscape Architect.

3. Submit report stating location of source of imported topsoil and account of recent use.

4. Test for pH factor, mechanical analysis, and percentage of organic content.

5. Submit test reports to General Contractor.

6. Sub-Contractor, or testing agency to make recommendations on type of quantity of additives required to establish satisfactory pH factor and supply of nutrients to bring nutrients to satisfactory level for planting.

1.3 QUALITY ASSURANCE

1.3.1 Participate in pre-installation meeting with Landscape Architect.

1.4 PROJECT CONDITIONS

1.4.1 Also see Landscape Preparation Section.

1.4.2 Protect existing trees, plants, lawns, and other features designated to remain as part of the landscaping work.

1.4.3 Promptly repair damage to adjacent facilities caused by topsoil operations. Cost of repair at Subcontractor's expense.

1.4.4 Promptly notify the General Contractor and Landscape Architect of unexpected subsurface conditions.

2.0 PRODUCTS

2.1 MATERIALS

2.1.1 Topsoil: supplied and stockpiled topsoil proposed for use must meet the testing criteria results specified. Topsoil must conform to adjustments and recommendations from the soil test and by the Landscape Architect.

2.1.2 Existing topsoil: existing topsoil from on-site stockpile shall be utilized. All processing, cleaning, and preparation of this stored topsoil to render it acceptable for use is the responsibility of the Subcontractor.

2.1.3 Provide additional topsoil as required to complete the job. Topsoil must meet testing criteria results specified.

2.1.4 All processing, cleaning, and preparation of this supplied topsoil to render it acceptable for use is the responsibility of the Subcontractor.

2.1.5 Supplied and stockpiled topsoil, shall be fertile, friable, dark in color and representative of local productive soil, capable of sustaining vigorous plant growth and free of clay lumps, subsoil, noxious weeds or other foreign matter such as stones of 1" in any dimension, roots, sticks, and other extraneous material: not frozen or muddy. PH of soil range between 5.0 and 7.5

2.1.6 Soil shall not contain more than 2 percent of particles measuring over 2.0 mm in largest size

2.1.7 Prepared topsoil shall be used in planting mixtures as specified in Trees, Plants, and Ground Cover; all beds prepared as specified.

3.0 EXECUTION

3.1 EXAMINATION

3.1.1 Do not commence work of this Section until grading tolerances specified are met.

3.2 PREPARATION

3.2.2 Prior to grading, dig out weeds from planting areas by their roots and remove from site. Before placing top soil in landscape areas, remove rocks larger than 1 inch in any dimension and foreign matter such as building rubble, wire, cans, sticks, concrete, etc.

3.2.3 Prior to placing topsoil, remove any imported base material present in planting areas down to natural subgrade or other material acceptable to Landscape Architect.

3.3 PERFORMANCE

3.3.1 Site Tolerances

1. Total Topsoil Depth –

A. Lawn And Groundcover Planting Areas – 3 inches minimum compacted.

B. Shrub Planting Areas – 12 inches minimum throughout entire shrub bed area.

2. Elevation of topsoil relative to walks or curbs –

A. Seeded Lawn Areas – 1/4 inch below

B. Sodded Lawn Areas – 1 1/2 inches below

C. Shrub And Ground Cover Areas – 3 inches below

3.3.2 Do not expose or damage existing shrub or tree roots.

3.3.3 Redistribute approved existing top soil stored on site as a result of rough grading. Remove organic material, rocks and clods greater than 1 inch in any dimension, and other objectionable materials. Provide additional approved imported topsoil required for specified topsoil depth and bring surface to specified elevation relative to walk or curb.

3.3.4 For trees, shrubs, ground cover beds and plant mix for beds see Exterior Plants section.

3.3.5 Provide earth berming where indicated on Plans.

3.3.6 Berming to be free flowing in shape and design, as indicated, and to blend into existing grades gradually so that the toe of slope is not readily visible. Landscape Architect or General Contractor's representative to verify final contouring before planting.

3.3.7 Regardless of finish grading elevations indicated, it is intended that grading be such that proper drainage of surface water away from buildings will occur and that no low areas are created to allow ponding. Subcontractor to consult the General Contractor and Landscape Architect regarding variations in grade elevations before rough grading is completed.

3.3.8 Slope grade away from building for 12 feet minimum from walls at slope of 1/2 inch per ft minimum unless otherwise noted. High point of finish grade at building foundation shall be 6 inches minimum below finish floor level. Direct surface drainage in manner indicated on Drawings by molding surface to facilitate natural run-off of water. Fill low spots and pockets with top soil and grade to drain properly.

3.3.9 Rake all topsoil to remove clods, rocks, weeds, and debris.

3.3.10 Grade and shape area to bring surface to true uniform planes free from irregularities and to provide proper drainage and slopes per plans.

3.4 CLEANING

3.4.1 Upon completion of topsoil operations, clean areas within contract limits, remove tools, equipment, and haul all excess topsoil off-site. Site shall be clear, clean, free of debris, and suitable for site work operations.

END OF SECTION

LAWN SEEDING

1.0 GENERAL

1.1 SUMMARY

1.1.1 Includes But Not Limited To

1. Furnish and install seeded lawn as described in Contract Documents.

1.2 SUBMITTALS

1.2.1 Submit seed vendor's certification for required grass seed mixture, indicating percentages by weight, and percentage of purity, germination, and weed seed for each grass species.

1.3 DELIVERY AND STORAGE

1.3.1 Deliver seed and fertilizer materials in original unopened containers, showing weight, analysis, and name of manufacturer. Store in a manner to prevent wetting and deterioration.

1.4 PROJECT CONDITIONS

1.4.1 See landscape preparation section.

1.4.2 Work notification: Notify Landscape Architect of General Contractor's representative at least seven (7) working days prior to start of seeding operation.

1.4.3 Protect existing utilities, paving, and other facilities from damage caused by seeding operations.

1.4.4 Perform seeding work only after planting and other work affecting ground surface has been completed.

1.4.5 Provide hose and lawn watering equipment as required.

1.4.6 The irrigation system will be installed prior to seeding. Locate, protect, and maintain the irrigation system during seeding operations. Repair irrigation system components damaged during seeding operations at the Sub-Contractor's expense.

1.5 WARRANTY

1.5.1 See Landscape Maintenance and Warranty Section

2.0 PRODUCTS

2.1 MATERIALS

2.1.1 Topsoil for Seeded Areas: See Topsoil Placement and Drawings.

2.1.2 Lawn seeded areas: Fresh, clean and new crop seed mixture. Mixed by approved methods.

2.1.3 Seed mixture composed of the following varieties, mixed to the specified proportions by weight and tested to minimum percentages of purity and germination.

2.1.4 Irrigated Lawn Seed Mixture proportioned by volume as indicated below:

SEED TYPE	PROPORTION	PURITY	GERMINATION
Kentucky Bluegrass	50%	90%	75%
Penn Lawn Fescue	30%	95%	80%
Annual Ryegrass	20%	95%	80%

2.1.5 Non-Irrigated Seed Mixture proportioned by volume as indicated below:

SEED TYPE	PROPORTION	PURITY	GERMINATION
Penn Lawn Fescue	60%	90%	85%
Kentucky 28# Common Bluegrass	20%	90%	90%
Pennfine Perennial Rye	20%	90%	90%

2.1.6 Fertilizer: granular, non burning product composed of not less that 50% organic slow acting, guaranteed analysis professional fertilizer.

2.1.7 Ground Limestone: Used if required by soil test report: Containing not less than 85% of total carbonates and ground to such fineness that 50% will pass through a 100 mesh sieve and 90% will pass through a 20% mesh sieve.

2.1.8 Straw Mulch: Used in crimping process only. Clean oat or wheat straw well seasoned before baling, free from mature seed-bearing status, or roots of prohibited or noxious weeds.

2.1.9 Water: Free of substance harmful to seed growth. Hoses or other methods to transpiration furnished by Sub Contractor.

3.0 EXECUTION

3.1 INSPECTION

3.1.1 Landscape Architect or General Contractor's representative must approve finish surfaces, grades, topsoil quality and depth. Do not start seeding work until unsatisfactory conditions are corrected.

3.2 PREPARATION

3.2.1 SURFACE PREPARATION

1. Seven days maximum prior to seeding, –

A. Treat Lawn areas if required with "Round-Up" by Monsanto, per label direction to kill existing vegetation prior to seeding.

B. Loosen topsoil areas to minimum depth of 4", dampen thoroughly, and cultivate to properly break up clods and lumps.

C. Rake area to remove clods, rocks, weeds, roots, debris, and stones over 1" in any dimension.

D. Grade lawn areas to smooth, free draining even surface with a loose, moderately coarse texture. Roll and rake, remove ridges, and fill depressions as required to drain.

E. Apply limestone to supplied topsoil if required by soil test report at rate determined by the soil test, to adjust pH of topsoil to not less than 6.0 no more that 6.8. Distribute evenly by machine and incorporate thoroughly into topsoil.

F. Apply fertilizers to indicated turf areas at a rate equal to 1 lb. of actual nitrogen 1,000 sq. ft. (43 lbs / acre).

G. Apply fertilizers by mechanical rotary or drop type distributor, thoroughly and evenly incorporated with soil to a depth of 1" by approved method. Fertilize areas inaccessible to power equipment with hand tools and incorporate into soil.

H. After lawn areas have been prepared, take no heavy objects over them except lawn rollers.

I. After preparation of lawn areas and with topsoil in semi-dry condition, roll lawn planting areas in two directions at approximately right angles with water ballast roller weighing 100 to 300 lbs according to soil type.

J. Rake or scarify and cut or fill irregularities that develop as required until area is true and uniform, free from lumps, depressions, and irregularities.

K. Restore prepared areas to specified condition if eroded, settled or otherwise disturbed after fine grading and prior to seeding.

3.3 INSTALLATION

3.3.1 SEEDING

1. Seed lawns only between April 1, and June 1, and fall seeding between August 15, and October 15, or at such other times acceptable to Landscape Architect.

2. Seed immediately after preparation of bed. Seed indicated areas within contract Limits and areas adjoining contract limits disturbed as a result of construction operations.

3. Perform seeding operations when the soil is dry and when the winds do not exceed five(5) miles per hour velocity.

4. Apply seed with a rotary or drop type distributor. Install seed evenly by sowing equal quantities in two (2) directions, at right angles to each other.

5. Sow seed at a rate of 300 lbs./acre.

6. After seeding, rake or drag surface of soil lightly to incorporate seed into top 1/8" of soil. Roll with light lawn roller.

7. Provide soil erosion planting mat where grade conditions required to stabilize the planting area.

3.3.2 HYDRO-SEEDING

1. Hydro-seeding: The application of grass seed and a wood cellulose fiber mulch tinted green shall be accomplished in one operation by use of an approved spraying machine.

A. Mix seed, fertilizer, and wood cellulose fiber in required amount of water to produce a homogeneous slurry. Add wood cellulose fiber after seed, water, and fertilizer have been thoroughly mixed and apply at the rate of 200 pounds per acre dry weight.

B. For hydro-seeding, wood cellulose fiber shall be used. Silva-Fiber Mulch by Weyerhaeuer Company, Tacoma, WA (800-443-9179).

C. Hydraulically spray material on ground to form a uniform cover impregnated with grass seed.

D. Immediately following application of slurry mix, make separate application of wood cellulose mulch at the rate of 1,000 pounds, dry weight, per acre.

E. Apply cover so that rainfall or applied water will percolate to underlying soil.

3.3.3 MULCHING

1. Place straw mulch on seeded areas within 24-hours after seeding.

2. Place straw mulch uniformly in a continuous blanket at a rate of 2-1/2 tons per acre, or two (2) 50 lb. bales per 1,000 sq. ft. of area. A mechanical blower may be used for straw mulch application when acceptable to the Landscape Architect.

3. Crimp straw into soil by use of a "crimper". Two passes in alternate direction required. Alternative methods on areas too small for crimper must be approved by the Landscape Architect or Owner's Representative.

3.3.3 ESTABLISH LAWN

1. Establish dense lawn of permanent grasses, free from lumps and depressions. Any area failing to show uniform germination to be reseeded; continue until dense lawn established.

2. Damage to seeded area resulting from erosion to be repaired by Sub Contractor.

3. In event Sub Contractor does not establish dense lawn during first germination period, return to project to refertilize and reseed to establish dense lawn.

4. Should the seeded lawn become largely weeds after germination, Sub Contractor is responsible to kill the weeds and reseed the proposed lawn areas to produce a dense turf, as specified.

3.4 CLEANING

3.4.1 Perform Cleaning during installation of the work and upon completion of the work to the approval of the Landscape Architect. Remove from site all excess materials, debris, and equipment. Repair damage resulting from seeding operations.

3.5 MAINTENANCE

3.5.1 See Landscape Maintenance and Warranty Section.

3.6 ACCEPTANCE

3.6.1 See Landscape Maintenance and Warranty Section.

END OF SECTION

LAWN SODDING

1.0 GENERAL

1.1 SUMMARY

1.1.1 Includes But Not Limited To

1. Furnish and install sodded lawn as described in Contract Documents.

1.2 QUALITY ASSURANCE

1.2.1 Sod: Comply with American Sod Producers Association (ASPA) classes of sod materials.

1.3 SUBMITTALS

1.3.1 Submit sod growers certification of grass species. Identify source location.

1.3.2 Submit manufacturer's certification of fertilizer.

1.4 DELIVERY, STORAGE, AND HANDLING

1.4.1 Cut, deliver, and install sod within 24 hour period.

1.4.2 Do not harvest or transport sod when moisture content may adversely affect sod survival.

1.4.3 Protect sod from sun, wind, and dehydration prior to installation. Do not tear, stretch, or drop sod during handling and installation.

1.4.4 Sod which dries out before installation will be rejected.

1.5 PROJECT CONDITIONS

1.5.1 See Landscape Preparation section.

1.5.2 Work notification: Notify Landscape Architect or General Contractor's representative at least seven (7) working days prior to start of sodding operation.

1.5.3 Protect existing utilities, paving, and other facilities from damage caused by sodding operations.

1.5.4 Perform sodding work only after planting and other work affecting ground surface has been completed.

1.5.5 Restrict traffic from lawn areas until grass is established. Erect signs and barriers as required.

1.5.6 Provide hose and lawn watering equipment as required.

1.5.7 The irrigation system will be installed prior to sodding. Locate, protect, and maintain the irrigation system during sodding operations. Repair irrigation system components damaged during sodding operations at the Subcontractor's expense.

1.6 WARRANTY

1.6.1 See Landscape Maintenance and Warranty Section.

2.0 PRODUCTS

2.1 MATERIALS

2.1.1 Sod: An "approved" nursery grown blend of improved Kentucky Bluegrass varieties.

2.1.2 Sod containing Common Bermudagrass, Quackgrass, Johnsongrass, Poison Ivy, Nutsedge, Nimblewill, Canada Thistle, Timothy, Bentgrass, Wild Garlic, Ground Ivy, Perennial Sorrel, or Bramegrass weeds will not be acceptable.

2.1.3 Provide well rooted, healthy sod, free of diseases, nematodes and soil borne insects. Provide sod uniform in color, leaf texture, density, and free of weeds, undesirable grasses, stones, roots, thatch, and extraneous material; viable and capable of growth and development when planted.

2.1.4 Furnish sod, machine stripped in square pads or strips not more than 3'-0" long; uniformly 1" to 1-1/2" thick with clean cut edges. Mow sod before stripping.

2.1.5 Fertilizer: granular, non burning product composed of not less that 50% organic slow acting, guaranteed analysis professional fertilizer.

2.1.6 Type A: starter fertilizer containing 20% nitrogen, 12% phosphoric acid, and 8% potash by by weight or similar approved composition.

2.1.7 Ground Limestone: Used if required by soil test report: Containing not less than 85% of total carbonates and ground to such fineness that 50% will pass through a 100 mesh sieve and 90% will pass through a 20% mesh sieve.

2.1.8 Stakes: softwood, 3/4" x 8" long.

2.1.9 Water: Free of substance harmful to seed growth. Hoses or other methods to transpiration furnished by Sub Contractor.

2.1.10 Topsoil: see Topsoil Placement section.

3.0 EXECUTION

3.1 INSPECTION

3.1.1 Landscape Architect or General Contractor's representative must approve finish surfaces, grades, topsoil quality and depth. Do not start sodding work until unsatisfactory conditions are corrected.

3.2 PREPARATION

3.2.1 Surface Preparation:

1. Seven days maximum prior to sodding, –

a. Treat Lawn areas if required with herbicide per manufacturer recommendations to kill existing vegetation prior to sodding.

b. Loosen topsoil areas to minimum depth of 4", dampen thoroughly, and cultivate to properly break up clods and lumps.

c. Rake area to remove clods, rocks, weeds, roots, debris, and stones over 1" in any dimension.

d. Grade lawn areas to smooth, free draining even surface with a loose, moderately coarse texture. Roll and rake, remove ridges, and fill depressions as required to drain.

e. Apply limestone to supplied topsoil if required by soil test report at rate determined by the soil test, to adjust pH of topsoil to not less than 6.0 no more that 6.8. Distribute evenly by machine and incorporate thoroughly into topsoil.

f. Apply fertilizers to indicated turf areas at a rate equal to 1 lb. of actual nitrogen 1,000 sq. ft. (43 lbs / acre).

g. Apply fertilizers by mechanical rotary or drop type distributor, thoroughly and evenly incorporated with soil to a depth of 1" by approved method. Fertilize areas inaccessible to power equipment with hand tools and incorporate into soil.

h. After lawn areas have been prepared, take no heavy objects over them except lawn rollers.

i. After preparation of lawn areas and with topsoil in semi-dry condition, roll lawn planting areas in two directions at approximately right angles with water ballast roller weighing 100 to 300 lbs.

j. Rake or scarify and cut or fill irregularities that develop as required until area is true and uniform, free from lumps, depressions, and irregularities.

k. Restore prepared areas to specified condition if eroded, settled or otherwise disturbed after fine grading and prior to sodding.

l. Dampen dry soil prior to sodding.

3.3 INSTALLATION

3.3.1 Sodding:

1. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips. Do not overlay edges. Stagger strips to offset joints in adjacent course. Remove excess sod to avoid othering of adjacent grass. Provide sod pad top flush with adjacent curbs, sidewalks, drains, and seeded areas.

2. Do not lay dormant sod or install sod on saturated, frozen soil.

3. Install initial row of sod in a straight line, beginning at the bottom of slopes, perpendicular to direction of the sloped area. Place subsequent rows parallel to and lightly against previously installed row.

4. Peg sod on slopes greater than 3 to 1 or in centerline of swales to prevent slippage at a rate of 2 stakes per yard of sod.

5. Water sod thoroughly with a fine spray immediately after laying to obtain moisture penetration through sod into top 4 inches of topsoil.

6. Roll with light lawn roller in two directions perpendicular to each other to ensure contact with sub grade.

7. Install sod at indicated areas within contract limits and areas adjoining contract limits disturbed as a result of construction operations.

8. Damage to sodded area resulting from erosion to be repaired by Subcontractor.

3.4 CLEANING

3.4.1 Perform Cleaning during installation of the work and upon completion of the work to the approval of the Landscape Architect. Remove from site all excess materials, debris, and equipment. Repair damage resulting from sodding operations.

3.5 MAINTENANCE

3.5.1 See Landscape Maintenance and Warranty Section.

3.6 ACCEPTANCE

3.6.1 See Landscape Maintenance and Warranty Section.

END OF SECTION

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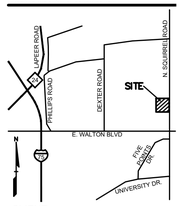
CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT

CAVALIERE AUBURN HILLS
30078 SCHOENHERR, SUITE 300
CITY OF WARREN, MI

PROJECT TITLE

THE LEARNING EXPERIENCE
2635 NORTH SQUIRREL ROAD
CITY OF AUBURN HILLS, MI

REVISIONS

CITY COMMENTS	5-24-24

ORIGINAL ISSUE DATE:
MAY 1, 2024

DRAWING TITLE

LANDSCAPE SPECIFICATIONS

PEA JOB NO.	24-0179
P.M.	JH
DN.	CAL
DES.	JLE

DRAWING NUMBER:

PART OF SIDWELL: 1412376001

NOT FOR CONSTRUCTION

L-2.1

S:\PROJECTS\2024\24-0179 CAVALIERE - AUBURN HILLS\DWG\2_SITE_PLAN\L-2.00_LANDSCAPE SPECIFICATIONS-24-0179.dwg PLOT DATE: 5/24/2024 BY: Charlotte L Experience

EXTERIOR PLANTS

1.0 GENERAL

1.1 SUMMARY

1.1.1 Includes But Not Limited To

1. Furnish and install landscaping plants as described in Contract Documents.

1.2 QUALITY ASSURANCE

1.2.1 Plant names indicated, comply with "Standardized Plant Names" as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature. Names of varieties not listed conform generally with names accepted by the nursery trade. Provide stock true to botanical name and legibly tagged.

1.2.2 Comply with sizing and grading standards of the latest edition of "American Standard for Nursery Stock". A plant shall be dimensioned as it stands in its natural position.

1.2.3 All plants shall be nursery grown under climatic conditions similar to those in the locality of the project for a minimum of two years.

1.2.4 Stock furnished shall be at least the minimum size indicated. Larger stock is acceptable, at no additional charge. Larger plants shall not be cut back to size indicated.

1.2.5 Provide "specimen" plants with a special height, shape, or character of growth. Landscape Subcontractor is to tag specimen trees or shrubs at the source of supply. The Landscape Subcontractor shall inspect all plant material at source prior to Landscape Architect's approval. Landscape Subcontractor shall accompany Landscape Architect on final selection trip. The Landscape Architect will inspect specimen selections for suitability and adaptability to selected location. When specimen plants cannot be purchased locally, provide sufficient photographs of the proposed specimen plants for approval.

1.2.6 Plants may be inspected and approved at the place of growth for compliance with specification requirements for quality, size, and variety.

1.2.7 Approval of plant selection at the place of growth shall not impair the right of inspection and rejection upon delivery at the site or during progress of the work.

1.2.8 Provide percolation testing by filling plant pits with water and monitoring length of time for water to completely percolate into soil. Submit test results to Landscape Architect prior to starting work.

1.2.9 Before proceeding with work, check and verify dimensions and quantities. Report variations between Drawings and site to Landscape Architect before proceeding with work of this section.

1.2.10 Plant totals are for convenience only and are not guaranteed. Verify amounts shown on Drawings. All plantings indicated on Drawings are required unless indicated otherwise.

1.3 SUBMITTALS

1.3.1 Provide and pay for material testing. Testing agency shall be acceptable to the Landscape Architect. Provide the following data:

1. The loss of weight by ignition and moisture absorption capacity shall be tested for peat moss.

1.3.2 Submit the following material samples to Landscape Architect:

1. Peat moss, shredded hardwood bark mulch, planting accessories, pre-emergent herbicides, and plant fertilizers.

1.3.3 Submit the following materials certification to Landscape Architect:

1. Topsoil source and ph value, peat moss, and plant fertilizer.

1.4 DELIVERY, STORAGE, AND HANDLING

1.4.1 Deliver fertilizer materials in original, unopened and undamaged containers showing weight, analysis, and name of manufacturer. Store in manner to prevent wetting and deterioration.

1.4.2 Take all precautions customary in good trade practice in preparing plants for moving. Workmanship that fails to meet the highest standards will be rejected.

1.4.3 Spray deciduous plants in foliage with an approved "Anti-Desiccant" immediately after digging to prevent dehydration.

1.4.4 Dig, pack, transport, and handle plants with care to ensure protection against injury.

1.4.5 Inspection certificates required by law shall accompany each shipment invoice or order to stock on arrival. The certificate shall be filed with the General Contractor's representative.

1.4.6 Protect all plants from drying out. If plants cannot be planted immediately upon delivery, properly protect them with soil, shredded hardwood bark mulch, or in a manner acceptable to the General Contractor's representative.

1.4.7 Water heeled in plantings daily.

1.4.8 No plant shall be bound with rope or wire in a manner that could damage or break the branches.

1.4.9 Cover plants transported on open vehicles with a protective covering to prevent wind burn.

1.4.10 Frozen or muddy topsoil is not acceptable.

1.5 PROJECT CONDITIONS

1.5.1 See Landscape Preparation Section.

1.5.2 Work notification: notify Landscape Architect at least seven working days prior to installation of plant material.

1.5.3 Protect existing utilities, paving, and other facilities from damage caused by landscaping operations.

1.5.4 A complete list of plants, including a schedule of sizes, quantities, and other requirements is shown on the proposal form. In the event that quantity discrepancies or material omissions occur in the proposal form, Subcontractor shall notify the Landscape Architect during the proposal bidding process.

1.5.5 An irrigation system will be installed prior to planting. Locate, protect, and maintain the irrigation system during planting operations. Repair irrigation system components, damaged during planting operations, at the Landscape Subcontractor's expense.

1.5.6 The Landscape Subcontractor shall inspect existing soil conditions in all areas of the site where his operations will take place, prior to the beginning of work. It is the responsibility of the Landscape Subcontractor to notify the General Contractor's representative and the Landscape Architect in writing of any conditions which could affect the survivability of plant material to be installed.

1.6 WARRANTY

1.6.1 See Landscape Maintenance and Warranty Standards.

2.0 PRODUCTS

2.1 MATERIALS

2.1.1 Plants: Provide plants typical of their species or variety; with normal, densely developed branches and vigorous, fibrous root systems. Provide only sound, healthy, vigorous plants free from defects, disfiguring knots, sunscald injuries, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation. All plants shall have a fully developed form without voids and open spaces.

1. Dig balled and burlapped plants with firm, natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Provide ball sizes complying with the latest edition of the "American Standard for Nursery Stock". Cracked or mushroomed balls are not acceptable.

2. All trees shall have clay or clay loam balls. Trees with sand balls will be rejected.

3. Provide tree species that mature at heights over 25'-0" with a single, main trunk. Trees that have the main trunk forming a "Y" shape are not acceptable.

4. Plants planted in rows shall be matched in form, (see specimen stock).

5. Plants larger than those specified in the plant list may be used when acceptable to the Landscape Architect.

6. No pruning wounds shall be present with a diameter of more than 1" and such wounds must show vigorous bark on all edges.

7. Evergreen trees shall be unsheared and branched to the ground.

8. Shrubs and small plants shall meet the requirements for spread and height indicated on the drawings.

9. Plant materials shall be subject to approval by the Landscape Architect as to size, health, quality, and character.

10. Bare root trees are not acceptable.

11. Provide plant materials from licensed nursery or grower.

2.1.2 Bare root plants: dug with adequate fibrous roots, to be covered with a uniformly thick coating of mud by being puddled immediately after they are dug or packed in moist straw or peat moss.

2.1.3 Container grown stock: grown in a container for sufficient length of time for the root system to have developed to hold its soil together, firm, and whole.

1. No plants shall be loose in the container.

2. Container stock shall not be root bound.

3. Single stemmed or thin plants will not be accepted.

4. Side branches shall be generous, well twigged, and the plant as a whole well bushed to the ground.

5. Plants shall be in a moist, vigorous condition, free from dead wood, bruises or other root or branch injuries.

2.1.4 Collected stock consists of plants growing under natural conditions in soils and climate as exist at location to be planted, in locations lending themselves to proper collecting practices. Root system (balls) to be at least twenty-five (25%) percent larger than specified for nursery grown material.

2.1.5 Specimen stock: all specimen designated plantings are to be nursery grown, fully developed, excellent quality, and typical example of the species. Plants designated to be planted in rows must be matched, symmetrical, and uniform in height, spread, caliper, and branching density.

1. Matched plantings should be obtained from the same nursery and, preferably, from the same row or line. All specimen material will be approved by the Landscape Architect at nursery.

2.1.6 Topsoil for planting mix: fertile, friable, natural topsoil of loamy character, without admixture of subsoil material, obtained from a well drained arable site, reasonably free from clay, lumps, coarse sands, stones, plants, roots, sticks, and other foreign materials with acidity range of between ph 6.0 for ericaceous plants.

2.1.7 Peat moss: brown to black in color, weed and seed free granulated raw peat.

1. Provide ASTM D2607 sphagnum peat moss with a ph below 6.0 for ericaceous plants.

2.1.8 Planting mixture Type A – trees: standard planting backfill shall be a mixture of ⅓native soil (excavated from plant pits), ⅓topsoil, and ⅓sand. Add fertilizer Type "A" and "B" to planting mixture per manufacturer's requirements. Follow planting details.

2.1.9 Planting mixture Type B for perennial flowers, groundcover beds, and ericaceous plants: planting backfill shall be a mixture of 1/3 screened topsoil, 1/3 sand and 1/3 peat. Al existing soil shall be excavated and removed. Adding fertilizer types "A" and "B" to mixture per manufacturer's requirements. Follow planting details. Planting mixture Type C for annual flower beds: same as Type "B". Submit a sample to the Landscape Architect for approval prior to installation.

2.1.10 Plant fertilizer Type A to be "Drimanure" applied per manufacturer recommendations.

2.1.11 Plant fertilizer Type B to be "14-14-14". Apply per manufacturer recommendations.

2.1.12 Bone Meal – 5 lbs. per cubic yard of soil mixes.

2.1.13 Lime to be ground dolomitic limestone, ninety-five (95%) percent passing through #100 mesh screen. Use to adjust soil pH only, under direction of Landscape Architect.

2.1.14 Sand to be clean, coarse, ungraded conforming to ASTM-C-3 for fine aggregates.

2.1.15 Anti-Desiccant: protective film emulsion providing a protective film over plant surfaces; permeable to permit transpiration. Mixed and applied in accordance with Manufacturer's instructions.

2.1.16 Shredded bark mulch shall be double processed, dark shredded hardwood bark that is clean, free of debris and sticks. Materials shall be uniform in size, shape, and texture. Submit samples to Landscape Architect for approval prior to installation. Install mulch to finish grade, level smooth, without ridges, humps, or depressions.

2.1.17 Water: free of substances harmful to plant growth. Hoses or other methods of transportation shall be furnished by Sub Contractor.

2.1.18 Stakes for staking : (3) Three Hardwood, 2" x 2" x 8'-0" long. Driven a min. of 18" deep firmly into subgrade prior to backfilling. Stakes for guying: Hardwood, 2" x 2" x 36" long.

2.1.19 Guying/staking material: Wit 2"-3" wide fabric straps, connect from tree to stake. Remove after (1) year, allow for flexibility. (Do not use wire & hose)

2.1.20 Tree wrap: standard waterproofed tree wrapping paper, 2-1/2" wide, made of 2 layers of crepe kraft paper weighing not less than 30 lbs. per ream, cemented together with asphalt. Secure tree wrap with biodegradable material at top and bottom. Remove after first winter.

2.1.21 Twine: two-ply jute material.

2.2 MEASUREMENTS

2.2.1 Measure height and spread of specimen plant materials with branches in their normal positions as indicated on Drawings or Plant List.

2.2.2 The measurements for height shall be taken from the ground level to the average height of the top of the plant and not the longest branch.

2.2.3 Measurement should be average of plant, not greatest diameter. For example, plant measuring 15 inches in widest direction and 9 inches in narrowest direction would be classified as 12 inch stock.

2.2.4 Plants properly trimmed and transplanted should measure same in every direction.

2.2.5 Measure caliper of trees 6 inches above surface of ground.

2.2.6 Where caliper or other dimensions of plant materials are omitted from Plant List, plant materials shall be normal stock for type listed.

2.2.7 Plant materials larger than those specified may be supplied, with prior written approval of Landscape Architect, and:

1. If complying with Contract Document requirements in all other respects.

2. If at no additional cost to Owner.

3. If sizes of roots or balls are increased proportionately.

2.2.8 The height of the trees, specified by height, measured from the crown of the roots to the top of the top branch, shall not be less than the minimum size designated on the drawings.

3.0 EXECUTION

3.1 INSPECTION

3.1.1 Landscape Architect or General Contractor's representative must approve proposed planting areas and conditions of installation. Do not start planting work until unsatisfactory conditions are corrected.

3.1.2 Individual plant locations shall be staked on the project site by the Landscape Contractor and approved by the Landscape Architect before any planting pits are dug. The Landscape Architect reserves the right to adjust plant material locations to meet field conditions, without additional cost to the General Contractor / Owner.

3.1.3 Accurately stake plant material according to the Drawings. Stakes shall be above grade, painted a bright color, and labeled with the name of the plant material to be installed at that location.

3.2 TIME OF PLANTING

3.2.1 Evergreen material: Plant Evergreen materials between September 1 and October 15 or in spring before new growth begins. If project requirements require planting at other times, plants shall be sprayed with anti-desiccant prior to planting operations.

3.2.2 Deciduous material: Plant deciduous materials in a dormant condition. If deciduous trees are planted in leaf, they shall be sprayed with anti-desiccant prior to planting operation.

3.2.3 Planting times other than those indicated must be acceptable to the Landscape Architect.

3.3 PREPARATION

3.3.1 General: See Landscape Preparation Section

3.3.2 Vegetation Removal

1. Strip existing grass and weeds, including roots from all bed areas leaving the soil surface one (1") inch below finish grade.

2. Herbicide: as required to prepare area for new planting applied to all ground cover, evergreen and shrubbery beds and all mulch areas before application of preemergence herbicide, per manufacturer's recommendations. Clean area of all dead material after five (5) days.

3. Pre-Emergence Herbicide: applied per manufacturer recommendations to same area where "Herbicide" has been applied and to planting bed areas, after area is cleared of dead vegetation.

4. Herbicides to be applied by licensed applicator as required by the State.

5. Excavate circular plant pits with vertical sides, except for plants specifically indicated to be planted in beds. Provide plant pits per planting details. Depth of pit shall accommodate the root system. Scarify the bottom of the pit to a depth of 6".

6. Roughen sides of excavations.

7. Provide premixed planting mixture Type "A" for use around the balls and roots of all deciduous and evergreen tree plantings.

3.3.3 Ground Cover Beds, Perennial Flower Beds, and Ericaceous Plant Beds

1. Excavate existing soil to 12" depth over entire bed area and remove soil from site. Scarify bottom of bed to a 4" depth. Set plants according to drawings and backfill entire bed with premixed planting mixture "Type B". Ground Cover shall be planted after bed has been backfilled with plant mix and mulched. Plant ground cover through mulch and into plant mix.

3.3.4 Mass Shrub Beds / Hedge Beds:

1. Excavate existing soil to 18" depth over entire bed area and remove soil from site. Scarify bottom of the bed to a 4" depth. Set plants according to drawings and Specifications. Backfill entire bed with (premixed) specified planting mixture Type "A".

3.3.5 Annual Flower Beds:

1. Excavate existing soil to 8" depth over entire bed area and remove soil from site. Scarify bottom of bed to a 4" depth. Backfill entire bed to an 8" depth with premixed planting mixture "Type B".

3.4 INSTALLATION

3.4.1 Planting shall be performed only by experienced workman familiar with planting procedures under the supervision of a qualified supervisor.

3.4.2 Planting pits shall be round, with vertical sides and flat bottoms, and sized in accordance with outlines and dimensions shown on the planting details.

3.4.3 See drawings for planting details.

3.4.4 If obstructions are encountered that are not indicated, do not proceed with planting operations until alternative plant locations have been selected and approved in writing by the Landscape Architect. Where location or spacing dimensions are not clearly shown, request clarification by the Landscape Architect.

3.4.5 Set plant material in the planting pit to proper grade and alignment.

1. Set plants upright, plumb, and faced to give the best appearance or relationship to each other or adjacent structure.

2. Set plant material so it is flush to finish grade after settling, or 1-2" higher in poorly drained soil, or as directed by Landscape Architect.

3. No filling will be permitted around the trunks or stems.

4. Do not cover top of root ball with soil.

5. Backfill pit with planting mixture. Do not use frozen or muddy mixtures for backfilling.

6. Form a ring of soil around the edge of the planting pit to retain water.

3.4.6 After balled and burlapped plants are set, tamp planting mixture around of balls and fill all voids and remove air pockets.

3.4.7 Remove all burlap, ropes, and wires from top 1/3 of balls.

3.4.8 Space ground cover plants in accordance with indicated dimensions. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants. Plant to within 12" of trunks and shrubs and to within 6" of planting bed.

3.4.9 Spread and arrange roots of bare rooted plants in their natural position. Work in planting mixture. Do not mat roots together. Cut all broken and frayed roots before installing planting mixture.

3.4.10 Water immediately after planting.

3.4.11 Apply pre-emergent herbicide to bed areas per manufacturer's recommendations before mulching.

3.5 MULCHING

3.5.1 Mulch trees and shrub planting pits and shrub beds with shredded hardwood bark mulch 3" deep to dripline immediately after planting. Leave 3" circle of bare soil around tree trunk. Thoroughly water mulched areas. After watering, rake mulch to provide a uniform finished surface.

3.5.2 Mulch shall not be placed in contact with trunks or stems.

3.5.3 Mulch ground cover beds with shredded bark mulch 2" to 3" deep prior to planting.

3.5.4 Plant ground cover through mulch.

3.6 WRAPPING, GUYING, AND STAKING

3.6.1 Inspect trees for injury to trunks, evidence of insect infestation and improper pruning before wrapping.

3.6.2 Wrap trunks of all trees spirally from bottom to top with specified tree wrap and secure in place.

3.6.3 Stake deciduous trees under 4" caliper. Stake evergreen trees under 6'-0" tall and over with metal fence post, three (3)per tree.

3.6.4 Stake/guy all trees immediately after installation. When high winds or other conditions which may effect tree survival or appearance occur during the warranty period, the Sub-Contractor shall immediately repair the staking/guying.

3.6.5 Guy deciduous trees 4" caliper and over. Stake evergreen trees 6'-0" tall and over with metal fence post, three (3) per tree.

3.6.6 All work shall be acceptable to the Landscape Architect/Owner's representative.

3.7 PRUNING

3.7.1 Remove or cut back broken, damaged, and unsymmetrical growth of new wood.

3.7.2 Multiple leader plants: preserve the leader which will best promote the symmetry of the plant. Do not prune terminal leader. Cut branches flush with the trunk of the main branch, at a point beyond a lateral shoot or bud a distance of not less than ¼the diameter of the supporting branch. Make cut on an angle.

3.7.3 Prune evergreens only to remove broken or damaged branches.

3.8 MAINTENANCE

3.8.1 See Landscape Maintenance and Warranty Standards.

3.9 CLEANING

3.9.1 Perform cleaning during installation of the work and upon completion of the work. Remove from all site excess materials, soil, debris, and equipment. Repair damage resulting from planting operations.

END OF SECTION

LANDSCAPE MAINTENANCE AND WARRANTY STANDARDS

1.0 GENERAL

1.1 SUMMARY

1.1.1 Includes But Not Limited To

1. Provide maintenance for new landscaping as described in Contract Documents.

2. The requirements of the Section include a TWO (2) year warranty period from date of acceptance of installation performed by the General Contractor's Representative and Landscape Architect.

2.0 PRODUCTS – Not Used

3.0 EXECUTION

3.1 PERFORMANCE

3.1.1 Acceptance of Installation

1. At the completion of all landscape installation, or pre-approved portions thereof, the Landscape Subcontractor shall request in writing an inspection for Acceptance of Installation in which the Landscape Subcontractor, Landscape Architect, and General Contractor's Representative shall be present.

   a. Following the acceptance inspection a punch list will be issued by the Landscape Architect.

   b. Upon completion of all punch list items, the Landscape Architect and/or General Contractor's Representative shall reinspect the project and issue a written statement of Acceptance of Installation and establish the beginning of the Project Warranty Period.

   c. At the time of acceptance all plant material shall be of vigorous health.

   d. It is the responsibility of the Landscape Subcontractor to make the written request for inspection of installation in a timely fashion.

   e. If there is plant material loss prior to the Landscape Subcontractor's written request for inspection of installation, the Landscape Contractor shall make all replacements of this dead material at no additional cost These replacements are not considered to be the required replacement of dead plant material by the Landscape Subcontractor during the TWO (2) year project warranty period, as outlined below.

2. Landscape work may be inspected for acceptance in parts agreeable to the General Contractor's Representative and Landscape Architect provided work offered for inspection is complete, including maintenance as required.

3. For work to be inspected for partial acceptance, the Landscape Subcontractor shall provide a drawing outlining work completed and supply a written statement requesting acceptance of this work completed to date.

3.1.2 Project Warranty

1. The Project Warranty Period begins upon written preliminary acceptance of the project installation by the Landscape Architect and General Contractor's representative.

2. The Landscape Subcontractor shall guarantee trees, shrubs, ground cover beds and seeded or sodded areas through construction and for a period of TWO (2) year after date of Acceptance of Installation against defects including death and unsatisfactory growth, except for defects resulting from neglect, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Subcontractor's control.

3.1.3 Maintenance During One (2) Year Project Warranty

1. To insure guarantee standards, the following maintenance procedures for trees, shrubs, and ground covers shall be executed during construction and for the full Project Warranty Periods.

   a. Landscape Subcontractor shall be responsible for replacement of any plant materials during the TWO (2) year Project Warranty Period. These include those which are dead or in the opinion of the Landscape Architect are in an unhealthy or unsightly condition, or having lost natural shape, resulting from dieback, excessive pruning, or inadequate or improper maintenance as part of the guarantee.

   b. Prior to any replacements, Landscape Subcontractor shall review individual plants in question with Landscape Architect to determine reason for plant demise.

2. Replacements must meet the standards specified on the Landscape plans and in the specifications, i.e. quality, species of plant material and planting procedures to receive approval of replacement materials by Landscape Architect.

3. Costs for replacements are assumed part of bid quotations and therefore will not result in an additional cost to General Contractor or Landscape Architect.

4. Areas damaged as a result of replacement operation are to be restored by Landscape Subcontractor at no cost to the General Contractor or Landscape Architect.

5. The Landscape Subcontractor shall be responsible for watering all plantings through the warranty period and shall keep guy wires taut, raise tree balls which settle, furnish and apply sprays as necessary to keep the plantings free of disease and insects until the end of the warranty period.

6. The Landscape Subcontractor shall remove and replace trees, shrubs or other plants found to be dead or in unhealthy condition.

   a. Rejected plants and materials shall be removed promptly.

   b. Replacements shall be made during the following normal planting schedule.

   c. Trees and shrubs which are in doubt shall be replaced, unless, in the opinion of the Landscape Architect, it is advisable to extend Project Warranty Period for full growing Season.

7. The Landscape Contractor shall apply anti-desiccants on evergreen trees and evergreen shrub beds within 150' of major streets and drives, no later than December 1, during the TWO (2) year project warranty.

8. The first spring after plant installation the contractor shall check all trees to insure twine has rotted from around the trunk. If twine is still present, it shall be removed and disposed of off-site.

9. All stakes, guy wires, tree wrap paper, dead twigs and branches shall be removed from tree and plant materials at the end of this warranty period.

3.1.4 Maintenance of Seeded Lawn Areas

1. The Landscape Subcontractor shall maintain seeded lawn areas.

   a. Water, fertilize, weed, and apply chemicals until a dense lawn of permanent grasses, free from lumps and depressions or any bare spots, none of which is larger than one (1) foot of area up to a maximum of 3% of the total seeded lawn area is established.

   b. Seeded lawn that fails to show a uniform growth and/or germination shall be reseeded until a dense cover is established, regardless of what season the seed was installed.

2. The Landscape Subcontractor shall maintain and mow all lawn areas for until acceptance of installation (typically 3 mows) . When lawn reaches 3" in height it shall be cut to 2" in height.

3. The Owner assumes cutting responsibilities following the Acceptance of Installation of the seeded lawn.

4. At conclusion of Project Warranty Period and after receiving Written Final Acceptance by General Contractor's representative and Landscape Architect, the Owner shall assume all seeded lawn maintenance responsibilities.

3.1.5 Maintenance of Sodded Lawn Areas

1. The Landscape Subcontractor shall maintain sodded lawn areas.

   a. Water, fertilize, spot weed, apply herbicides, fungicides, insecticides and reseod until a full uniform, smooth stand of sod is knitted to topsoil, and accepted by the Landscape Architect or his or her representative.

2. Water sod thoroughly, as required to establish proper rooting.

3. Repair, rework, and reseod all areas that have washed out or are eroded. Replace undesirable or dead areas with new sod.

4. Mow lawn areas once as soon as sod has rooted sufficiently and knitted to the topsoil. Cut back to 2" height. Not more than 40% of grass leaf shall be removed at any single mowing. Excess clipping to be removed by the Landscape Subcontractor. The Landscape Subcontractor shall be responsible for lawn mowing until acceptance of installation (typically 3-mows).

5. The Owner assumes mowing responsibilities following the Acceptance of Installation of the sodded lawn.

6. At conclusion of Project Warranty Period and after receiving Written Final Acceptance by General Contractor's representative and Landscape Architect, the Owner shall assume all sodded lawn maintenance responsibilities.

3.1.6 Final Acceptance Upon Conclusion of the Warranty Period

1. At the conclusion of the Project Warranty Period the Landscape Subcontractor shall request a project inspection for final acceptance in which the Landscape Contractor, Landscape Architect and Owner's Representative shall be present.

2. After the inspection for final acceptance, a punch list will be issued by the Landscape Architect. Upon completion of all punch list items, the Landscape Architect and the Owner's Representative shall reinspect the project and issue a Written Statement of Final Acceptance.

END OF SECTION

NOTE: The Owners may at their option elect to utilize a Construction Manager in lieu of a General Contractor for all matters pertaining to these specifications and the site work.

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STATE OF MICHIGAN — JANET L. EVANS — LANDSCAPE ARCHITECT — NO. 1390 — REGISTERED

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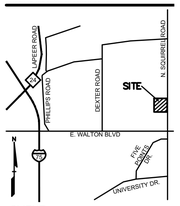


CLIENT

CAVALIERE AUBURN HILLS
30078 SCHOENHERR, SUITE 300
CITY OF WARREN, MI

PROJECT TITLE

THE LEARNING EXPERIENCE
2635 NORTH SQUIRREL ROAD
CITY OF AUBURN HILLS, MI

REVISIONS

CITY COMMENTS	5-24-24

ORIGINAL ISSUE DATE:
MAY 1, 2024

DRAWING TITLE

LANDSCAPE SPECIFICATIONS

PEA JOB NO.	24-0179
P.M.	JH
DN.	CL
DES.	JLE

DRAWING NUMBER:

PART OF SIDWELL: 1412376001

NOT FOR CONSTRUCTION

L-2.2

S:\PROJECTS\2024\24-0179 CAVALIERE - AUBURN HILLS\DWGS\L2-SITE PLANS\L2-SITE LANDSCAPE SPECIFICATIONS-24-0179.dwg PLOT DATE: 5/24/2024 BY: Donahue, Lawrence

TAG NO.	CODE	DBH	LATIN NAME	COMMON NAME	COND	COMMENT	REGULATED (REG.) / NOT REGULATED (N)	LANDMARK (L)	SAVE (S) / REMOVE (X)
2001	BO	23	Quercus velutina	Black Oak	Good		REG	-	S
2002	BO	30	Quercus velutina	Black Oak	Fair		REG	-	S
2003	BW	8	Juglans nigra	Black Walnut	Good		REG	-	S
2004	BW	9	Juglans nigra	Black Walnut	Good		REG	-	S
2005	BO	30	Quercus velutina	Black Oak	Fair		REG	-	S
2006	SM	17	Acer saccharinum	Silver Maple	Good		N (SPECIES)	-	S
2007	BO	25	Quercus velutina	Black Oak	Good		REG	Y	S
2008	BO	21	Quercus velutina	Black Oak	Fair		REG	-	S
2009	BO	19	Quercus velutina	Black Oak	Fair		REG	-	S
2010	BO	22	Quercus velutina	Black Oak	Poor		REG	-	S
2011	BO	22	Quercus velutina	Black Oak	Poor		REG	-	S
2012	SM	26	Acer saccharinum	Silver Maple	Fair		N (SPECIES)	-	S
2013	BO	29	Quercus velutina	Black Oak	Fair		REG	-	S
2014	BC	22	Prunus serotina	Wild Black Cherry	Fair		REG	-	S
2015	BC	14	Prunus serotina	Wild Black Cherry	Dead		REG	-	S
2016	BO	25	Quercus velutina	Black Oak	Fair		REG	-	S
2017	BO	22	Quercus velutina	Black Oak	Fair		REG	-	S
2018	BO	25	Quercus velutina	Black Oak	Poor		REG	-	S
2019	BO	15	Quercus velutina	Black Oak	Fair		REG	-	S
2020	BO	37	Quercus velutina	Black Oak	Fair		REG	-	S
2021	BO	14	Quercus velutina	Black Oak	Fair		REG	-	S
2022	BC	19	Prunus serotina	Wild Black Cherry	Fair		REG	-	S
2023	SM	9	Acer saccharinum	Silver Maple	Good		N (SPECIES)	-	S
2024	BO	20	Quercus velutina	Black Oak	Poor		REG	-	S
2025	BO	13	Quercus velutina	Black Oak	Fair		REG	-	S
2026	BO	30	Quercus velutina	Black Oak	Poor		REG	-	S
2027	BO	15	Quercus velutina	Black Oak	Fair		REG	-	S
2028	BO	21	Quercus velutina	Black Oak	Fair		REG	-	S
2029	BO	34	Quercus velutina	Black Oak	Fair		REG	-	S
2030	BO	16	Quercus velutina	Black Oak	Fair		REG	-	S
2031	BC	20	Prunus serotina	Wild Black Cherry	Poor		REG	-	S
2032	BC	18	Prunus serotina	Wild Black Cherry	Poor		REG	-	S
2033	BO	22	Quercus velutina	Black Oak	Fair		REG	-	S
2034	GA	8	Fraxinus pennsylvanica	Green Ash	Fair		N (SPECIES)	-	S
2035	BWW	45	Salix nigra	Black Willow	Poor		N (SPECIES)	-	S
2036	CA	8	Malus caronaria	Crab Apple	Good		REG	-	S
2037	CA	7	Malus caronaria	Crab Apple	Good		REG	-	S
2038	CA	7	Malus caronaria	Crab Apple	Fair	x2	REG	-	S
2039	SM	36	Acer saccharinum	Silver Maple	Fair	x2	N (SPECIES)	-	S
2040	PM	6	Prunus avium	Sweet cherry	Fair		REG	-	S
2040	PM	6	Prunus avium	Sweet cherry	Fair		REG	-	S
2041	AP	20	Malus sylvestris	Domestic Apple	Very Poor		REG /REPLACE	-	X
2042	SM	61	Acer saccharinum	Silver Maple	Fair		N (SPECIES)	-	X
2043	NM	7	Acer platanoides	Norway Maple	Good		REG	-	S
2044	NM	6	Acer platanoides	Norway Maple	Good		REG	-	S
2045	NM	9	Acer platanoides	Norway Maple	Good		REG	-	S
2046	BX	15	Acer negundo	Box-elder	Dead		N (SPECIES)	-	S
2047	BP	7	Pyrus calleryana	Bradford Pear	Fair		REG /REPLACE	-	X
2048	BW	15	Juglans nigra	Black Walnut	Good		REG /REPLACE	-	X
2049	EE	10	Ulmus pumila	Siberian Elm	Poor		N (SPECIES)	-	X
2050	SM	39	Acer saccharinum	Silver Maple	Fair		N (SPECIES)	-	X
2051	BX	21	Acer negundo	Box-elder	Very Poor		N (SPECIES)	-	X
2052	EE	8	Ulmus pumila	Siberian Elm	Fair		N (SPECIES)	-	X
2053	BW	29	Juglans nigra	Black Walnut	Good		REG /REPLACE	Y	X
2054	EE	22	Ulmus pumila	Siberian Elm	Very Poor	x1	N (SPECIES)	-	X
2055	EE	36	Ulmus pumila	Siberian Elm	Good		N (SPECIES)	-	X
2056	RC	8	Juniperus virginiana	Red Cedar	Good		REG /REPLACE	-	X
2057	EE	17	Ulmus pumila	Siberian Elm	Very Poor		N (SPECIES)	-	X
2058	RC	9	Juniperus virginiana	Red Cedar	Good		REG /REPLACE	-	X
2059	EE	34	Ulmus pumila	Siberian Elm	Very Poor		N (SPECIES)	-	X
2060	RP	23	Pinus resinosa	Red Pine	Fair		REG /REPLACE	-	X
2061	BW	14	Juglans nigra	Black Walnut	Fair		REG /REPLACE	-	X
2062	EE	13	Ulmus pumila	Siberian Elm	Poor		N (SPECIES)	-	X
2063	RC	12	Juniperus virginiana	Red Cedar	Fair		REG /REPLACE	-	X
2064	EE	17	Ulmus pumila	Siberian Elm	Very Poor		N (SPECIES)	-	X
2065	BP	7	Pyrus calleryana	Bradford Pear	Fair		REG /REPLACE	-	X
2066	EE	17	Ulmus pumila	Siberian Elm	Poor		N (SPECIES)	-	X
2067	SC	16	Pinus sylvestris	Scotch Pine	Fair		REG /REPLACE	-	X
2068	SM	17	Acer saccharinum	Silver Maple	Fair		N (SPECIES)	-	S
2069	MW	33	Morus alba	White Mulberry	Good		N (SPECIES)	-	S
2070	SM	23	Acer saccharinum	Silver Maple	Good		N (SPECIES)	-	S
2071	EE	16	Ulmus pumila	Siberian Elm	Fair		N (SPECIES)	-	S
2072	BX	8	Acer negundo	Box-elder	Fair		N (SPECIES)	-	X
2073	SC	17	Pinus sylvestris	Scotch Pine	Fair		REG /REPLACE	-	X
2074	EE	21	Ulmus pumila	Siberian Elm	Fair		N (SPECIES)	-	X
2075	BX	16	Acer negundo	Box-elder	Poor		N (SPECIES)	-	X
2076	EE	7	Ulmus pumila	Siberian Elm	Fair		N (SPECIES)	-	X
2077	SM	31	Acer saccharinum	Silver Maple	Good		N (SPECIES)	-	X
2078	SM	42	Acer saccharinum	Silver Maple	Good		N (SPECIES)	-	S
2079	EE	18	Ulmus pumila	Siberian Elm	Poor	x2	N (SPECIES)	-	X
2080	SM	20	Acer saccharinum	Silver Maple	Good		N (SPECIES)	-	X
2081	SWO	6"	Quercus bicolor	Swamp White Oak	Good		REG	-	S
2082	SWO	6"	Quercus bicolor	Swamp White Oak	Good		REG /REPLACE	-	X
2083	SWO	5"	Quercus bicolor	Swamp White Oak	Good		REG	-	S
2084	SWO	5"	Quercus bicolor	Swamp White Oak	Good		REG	-	S
2085	NS	5"	Picea abies	Norway Spruce	Good		REG	-	S
2086	NS	5"	Picea abies	Norway Spruce	Good		REG	-	S
2087	NS	5"	Picea abies	Norway Spruce	Good		REG	-	S
2088	NS	5"	Picea abies	Norway Spruce	Good		REG	-	S
2089	NS	5"	Picea abies	Norway Spruce	Good		REG	-	S
2090	BN	3"	Betula nigra	River Birch	Fair		REG	-	S
2091	BN	3"	Betula nigra	River Birch	Fair		REG	-	S

TAG NO.	CODE	DBH	LATIN NAME	COMMON NAME	COND	COMMENT	REGULATED (REG.) / NOT REGULATED (N)	LANDMARK (L)	SAVE (S) / REMOVE (X)	RELOCATE ON SITE YES/NO
2081	SWO	6"	Quercus bicolor	Swamp White Oak	Good		REG		S	YES
2082	SWO	6"	Quercus bicolor	Swamp White Oak	Good		REG		S	YES
2083	SWO	5"	Quercus bicolor	Swamp White Oak	Good		REG		S	YES
2084	SWO	5"	Quercus bicolor	Swamp White Oak	Good		REG		S	YES
2085	NS	5"	Picea abies	Norway Spruce	Good		REG		S	YES
2086	NS	5"	Picea abies	Norway Spruce	Good		REG		S	YES
2087	NS	5"	Picea abies	Norway Spruce	Good		REG		S	YES
2088	NS	5"	Picea abies	Norway Spruce	Good		REG		S	YES
2089	NS	5"	Picea abies	Norway Spruce	Good		REG		S	YES
2090	BN	3"	Betula nigra	River Birch	Fair		REG		S	YES
2091	BN	3"	Betula nigra	River Birch	Fair		REG		S	NO

STANDARD TREES		
STANDARD TREES REMOVED:	11	(1:1 REPLACEMENT)
REPLACEMENT TREES REQUIRED:	11	(1:1 REPLACEMENT)

LANDMARK TREES		
LANDMARK TREES REMOVED:	1	
LANDMARK TREE DBH REMOVED:	29	(25% DBH REPLACEMENT)
REPLACEMENT DBH REQUIRED:	7.25	INCHES
REPLACEMENT TREES REQUIRED:	3	(2.5" DIA.)

KEY:

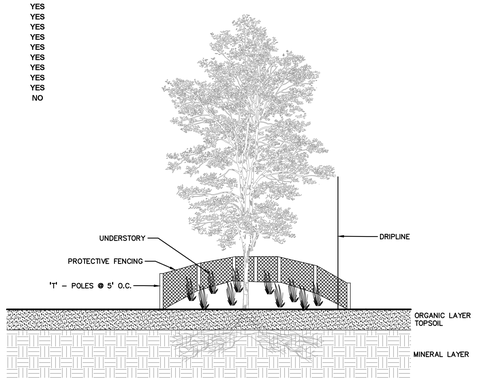
2782 = EXISTING TREE/TAG TO REMAIN WITH TREE PROTECTION FENCING

2782 = EXISTING TREE/TAG TO BE REMOVED

= CIRCLED TREES TO BE RELOCATED ON SITE

SEE SHEET L-1.0 FOR TREE REPLACEMENT INFORMATION

TREE PROTECTION DETAIL



3 TREE PROTECTION DETAIL
SCALE: 1" = 3'-0"

PART OF PARCEL ID 14-12-376-001

PARCEL A 2.131± ACRES

PARCEL B 3.06± ACRES

PARCEL ID 14-12-376-010

PROVIDE TREE PROTECTION FENCE AROUND EXISTING TREES TO REMAIN, TYP.

EXISTING TREE TO REMAIN TYP.

EXISTING TREE TO BE REMOVED, TYP.

EXISTING TREES WITH IN DOTTED LINE TO BE RELOCATED, IF DAMAGED OR DESTROYED DURING CONSTRUCTION, SHALL BE REPLACED IN LIKE WITH MIN. 2.5" CAL DEC. OR 8' HT. EVG.TREE. SEE LANDSCAPE PLAN FOR NEW TREE LOCATION, TYP.

PROPOSED DETENTION AREA

PROPOSED OUTDOOR PLAY AREA

PROPOSED BUILDING

ZONED B-2 "GENERAL BUSINESS" DISTRICT

PROPOSED PARKING LOT

25' SETBACK

20' SETBACK

SQUIRREL ROAD (VARIABLE WIDTH)

60' R.O.W. LINE

N00°54'00"E 22.26'(M)

S88°34'00"W 60.04'

S00°42'00"W 263.00'(M)

I-12-376-007

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN — JANET L. EVANS — LANDSCAPE ARCHITECT — NO. 1300 — REGISTERED LANDSCAPE ARCHITECT

NORTH

0 10 20 40

SCALE: 1" = 20'

811 Know what's below. Call before you dig.

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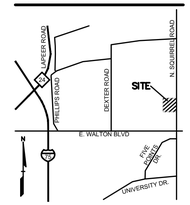


CLIENT
CAVALIERE AUBURN HILLS
30078 SCHOENHERR, SUITE 300
CITY OF WARREN, MI

PROJECT TITLE
THE LEARNING EXPERIENCE
2635 NORTH SQUIRREL ROAD
CITY OF AUBURN HILLS, MI

REVISIONS	
CITY COMMENTS	5-24-24

ORIGINAL ISSUE DATE:
MAY 1, 2024

DRAWING TITLE
TREE PRESERVATION PLAN

PEA JOB NO.	24-0179
P.M.	JH
DN.	CAL
DES.	JLE

DRAWING NUMBER:
T-1.0

PART OF SIDWELL: 1412376001

NOT FOR CONSTRUCTION

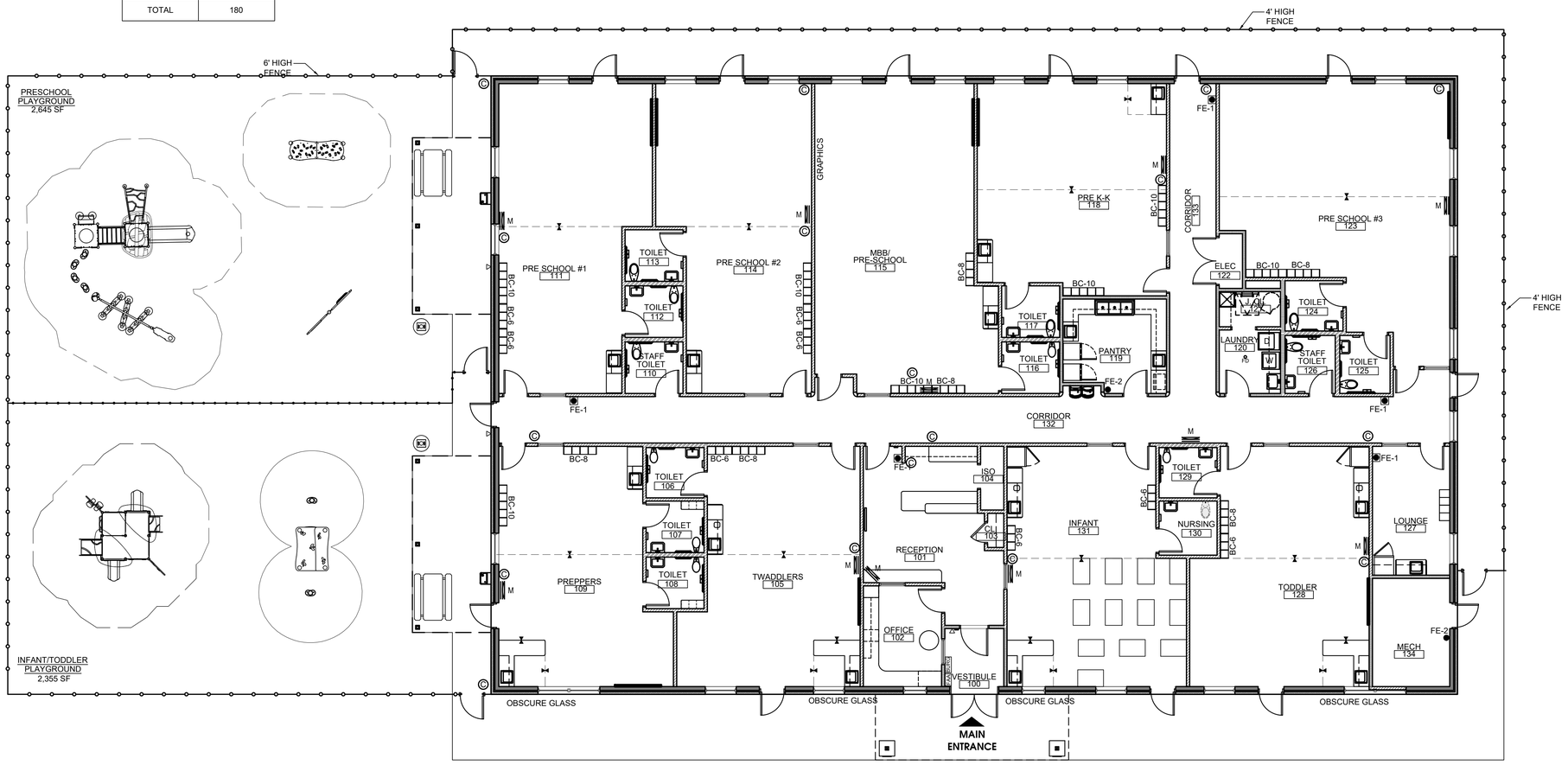
S:\PROJECTS\2024\24-0179 CAVALIERE - AUBURN HILLS\DWG\2_SITE_PLAN\T-1.0(TREE PRESERVATION PLAN-24-0179).dwg PLOT DATE: 5/24/2024 BY: Charlotte L Esperance

LICENSING CALCULATIONS
Learning Experience, Auburn Hills, Michigan

ROOM	STATE REQUIRED S.F.(35 S.F. PER CHILD)	NET* S.F.	ACTUAL S.F.	RATIO CHILD PER S.F.	# OF CHILDREN	# OF TEACHERS	TEACHER RATIO	AGE GROUP
INFANT	600	610	664	1/50	12	3	1/4	6 WK-17 MO.
TODDLERS	600	610	664	1/50	12	3	1/4	18-23 MO.
TWADDLERS	600	603	652	1/50	12	3	1/4	24-30 MO.
PREPPERS	560	569	617	1/35	16	2	1/8	30-36 MO.
PRE-SCHOOL #1	700	700	712	1/35	20	2	1/10	3-4 YRS.
PRE-SCHOOL #2	700	708	720	1/35	20	2	1/10	3-4 YRS.
PRE-SCHOOL #3	840	842	854	1/35	24	2	1/12	4-5 YRS.
PRE K-K	630	633	653	1/35	18	1	1/18	5-6 YRS.
MBB/PRE-SCHOOL	840	840	852	1/35	24	2	1/12	VARIES
TOTALS	--	--	--	--	158	20	--	--
					+2 ADMIN. STAFF			
					TOTAL	180		

* CALCULATED LESS BUILT-IN ITEMS
FIRST FLOOR 10,000 S.F.
PLAY AREA 5,000 S.F.

BUILDING CODE COMPLIANCE:
USE GROUP: I4
1 STORY 10,000 SQ. FT.
CONSTRUCTION TYPE: 5B
FULLY SPRINKLERED



1 PROPOSED FLOOR PLAN
SCALE: 1/8"=1'-0"

1. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS TECHNIQUES, SEQUENCE, AND JOB SITE SAFETY
2. GC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLANS. SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT AND TLE FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REPLACED AT THE EXPENSE OF THE GC
3. VERBAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLANS, MUST BE SUBMITTED IN WRITING TO THE ARCHITECT & TLE FOR APPROVAL.

Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.
42 OKNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-9669
FAX: 973-994-4069
www.jarmelkizel.com

Architecture
Engineering
Interior Design
Implementation Services

THE LEARNING EXPERIENCE
ACADEMY OF EARLY EDUCATION
SQUIRREL RD
AUBURN HILLS, MICHIGAN
SITE ID# 1MI0035

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	5/28/24	PLANNING	CS

REVISION

NO.	DATE	DESCRIPTION	INT.

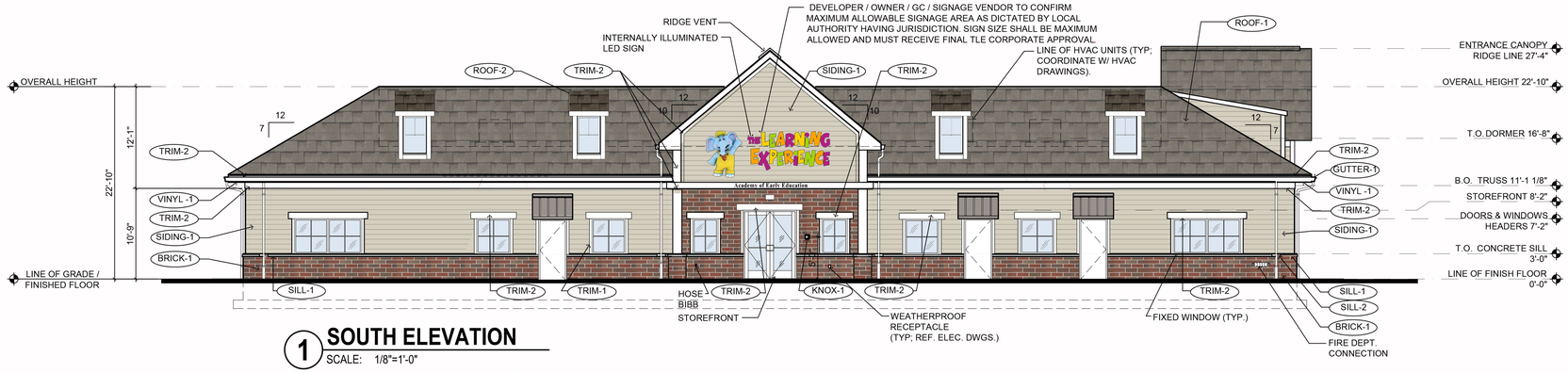
PROFESSIONAL CERTIFICATION
MATTHEW B. JARMEL
LICENSE NUMBER: 1301052189

Project Number: TLEMI23-257	Scale: AS NOTED
Drawn By: CS	Approved By: MBJ

Drawing Name:
PROPOSED GROUND FLOOR PLAN

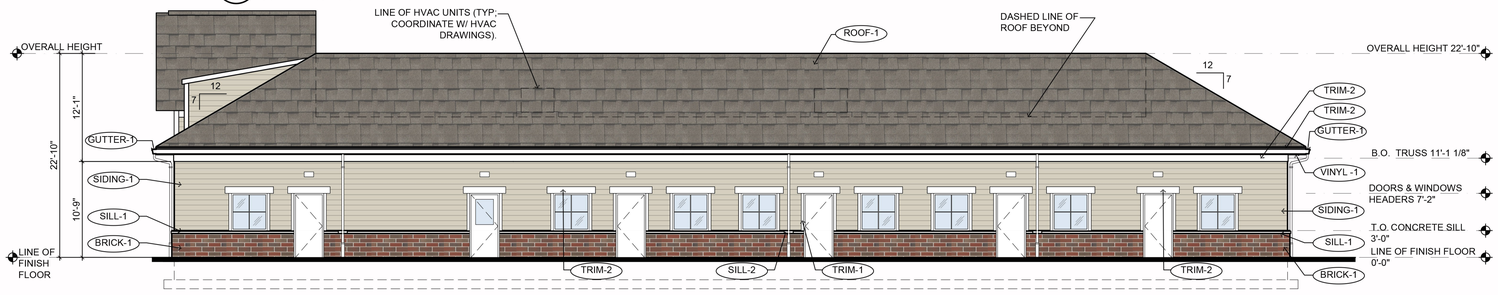
Drawing Number:
SA-1.1

H:\DRAWINGS\TLE- THE LEARNING EXPERIENCE\TLE- MICHIGAN\TLEMI23-257 - TLE AUBURN HILLS\MI N SQUIRREL RD & WALTON BLVD\SPACE PLANS\TLEMI23-257-SA-1.DWG CSCHWEIKER PLOTTED: 05/28/2024



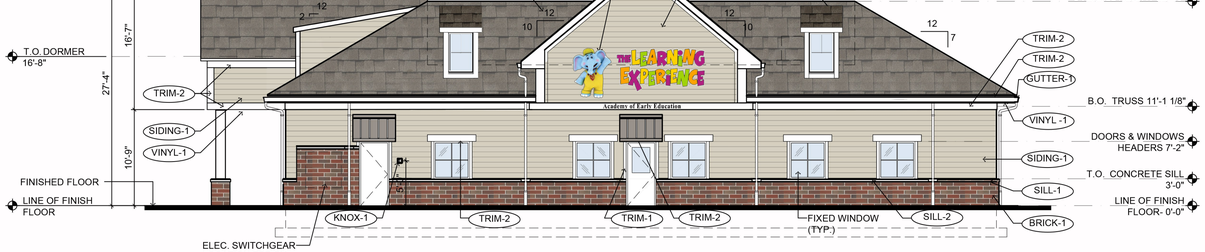
1 SOUTH ELEVATION

SCALE: 1/8"=1'-0"



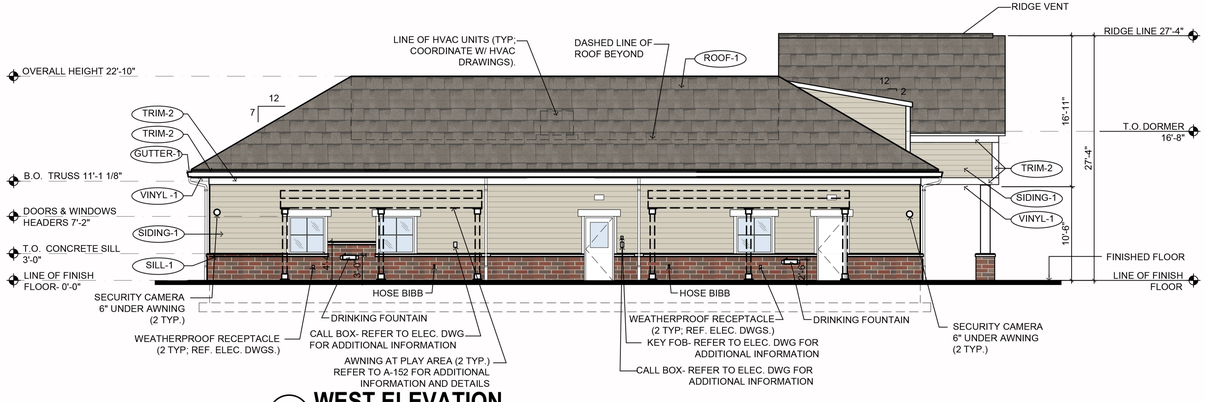
2 NORTH ELEVATION

SCALE: 1/8"=1'-0"



3 EAST ELEVATION

SCALE: 1/8"=1'-0"



4 WEST ELEVATION

SCALE: 1/8"=1'-0"

1. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS TECHNIQUES, SEQUENCE, AND JOB SITE SAFETY
2. GC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLANS. SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT AND TLE FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REPLACED AT THE EXPENSE OF THE GC.
3. VERBAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLANS, MUST BE SUBMITTED IN WRITING TO THE ARCHITECT & TLE FOR APPROVAL.

GENERAL NOTES:
1. HOSE BIBB IN PLAYGROUND TO BE LOCATED AT PERPENDICULAR INTERIOR WALL.
2. DRINKING FOUNTAINS IN PLAYGROUND TO BE LOCATED AT PERPENDICULAR WALL.
3. SEE P-200 FOR HOSE BIBB SPEC A1321.

EXTERIOR MATERIAL SCHEDULE

LABEL	MANUFACTURER	SIZE / TYPE	FINISH / COLOR
STOREFRONT	KAWNEER	TRIFAB 451T / 350 PER DOOR SCHEDULE	BONE WHITE
DOOR	-	PER DOOR SCHEDULE	FACTORY PRIMED; FINISH COLOR WHITE
FIXED WINDOW	PLY GEM	SILVER LINE V1 SERIES PER WINDOW SCHEDULE	WHITE
BRICK-1		MODULAR	RED WIRED CUT
SIDING-1	JAMES HARDIE	HARDIEPLANK LAP SIDING 6" EXPOSURE	SANDSTONE BEIGE
SILL-1	MODERN PRECAST	3 3/4"Hx6"W W/ 2" FLAT W/ 1/4" DRIP EDGE	REGULAR (LIGHT GREY)
SILL-2	MODERN PRECAST	CUSTOM SILL 3 3/4"Hx4"W W/ 2" FLAT REF. DTL. 6/A-032	REGULAR (LIGHT GREY)
TRIM-1	JAMES HARDIE	HARDIETRIM BOARD 5/4 THICKNESS; 3.5" WIDE	SMOOTH ARCTIC WHITE
TRIM-2	JAMES HARDIE	HARDIETRIM BOARD 5/4 THICKNESS; 9" WIDE	SMOOTH ARCTIC WHITE
ROOF-1	GAF TIMBERLINE	ULTRA HD SHINGLES 30 YEAR WARRANTY	WEATHERED WOOD
ROOF-2	PAC-CLAD	STANDING SEAM MEATAL	BURNISHED SLATE
GUTTER-1	-	6" ALUMINUM TYPE 'K' W/ LEAF SCREEN AND 6" LEADERS	MATCH FRIEZE BOARD
VINYL-1	ROYAL BUILDING PRODUCTS	COLORSCAPES TRIPLE 4 PERFORATED SOFFIT NOM. THICKNESS 0.042"	WHITE (REF. NOTE 2 BELOW)
LOUVER-1	FYPON	FRLV30MTK 30" DIAMETER	WHITE (REF. NOTE 2 BELOW)
KNOX-1	KNOX BOX	3200 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	DARK BRONZE (REF. NOTE 2 BELOW)

FINISH SCHEDULE NOTES:
1. G.C. SHALL VERIFY KNOX BOX MODEL(S) AND LOCATION(S) WITH AUTHORITY HAVING JURISDICTION PRIOR TO ORDERING AND INSTALLATION.
2. G.C. SHALL ENSURE ALL EXTERIOR FINISHES ARE INSTALLED AND FINISHED IN COMPLIANCE WITH MANUFACTURERS' WARRANTY REQUIREMENTS.
3.IF BLOCKS ARE NOT PERMITTED, COLUMNS MUST MATCH EXTERIOR FINISH OF THE BUILDING.

ANY MODIFICATION TO THE FACADE PLAN (INCLUDING COLOR) MUST BE RESUBMITTED TO THE CITY OF AUBURN HILLS FOR REVISED APPROVAL. THE USE OF NEON, FLAGS OR ANY OTHER TYPE OF UNAPPROVED SIGNAGE SHALL BE PROHIBITED PER SITE PLAN REVIEW.

SIGNAGE CALCS:
PERMITTED: 210.33 SF ((262.91 LF FRONTAGE/10 *8 SF)
PROPOSED: 209 SF TOTAL
MONUMENT SIGN = 45 SF
(2) BUILDING SIGNS AT 82 SF EACH = 164 SF

Jarmel Kizel
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42 OKNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
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SITE ID# 1MI0035

ISSUE

NO.	DATE	DESCRIPTION	INT.
1	5/28/24	PLANNING	CS

REVISION

NO.	DATE	DESCRIPTION	INT.

PROFESSIONAL CERTIFICATION
MATTHEW B. JARMEL
LICENSE NUMBER: 1301052189

Project Number: TLEMI23-257	Scale: AS NOTED
Drawn By: SG	Approved By: MBJ

Drawing Name:
PROPOSED ELEVATIONS

Drawing Number:
SA-1.2

H:\DRAWINGS\TLE- THE LEARNING EXPERIENCE\TLE- MICHIGAN\TLEMI23-257 - TLE AUBURN HILLS\MI N SQUIRREL RD & WALTON BLVD\SPACE PLANS\TLEMI23-257-SA-1.DWG CSCHWEIKER PLOTTED: 05/28/2024

CITY OF AUBURN HILLS
PLANNING COMMISSION AGENDA

MEETING DATE: JUNE 5, 2024 | **AGENDA ITEM NO 5b.**

COMMUNITY DEVELOPMENT

To: **Chairperson Greg Ouellette and the Planning Commission**

From: **Steven J. Cohen, AICP, Director of Community Development**

Submitted: **May 24, 2024**

Subject: **Text Amendment to the Zoning Ordinance**
Public Hearing / Motion – Recommendation to City Council to amend the text of Article IX-A. D, Downtown Districts; Section 1805. Off-Street Parking Space Layout, Standards, Construction, and Maintenance; and Section 1830. Planned Unit Development Option of the Zoning Ordinance

INTRODUCTION

The enclosed text amendment has been drafted to address the following:

1. Municipal Parking Structure Standards in the Downtown. The City's zoning standards are proposed to be updated in preparation for the site plan submittal of the planned extension of the municipal parking structure in Downtown Auburn Hills, which is anticipated to begin construction in Spring 2026.

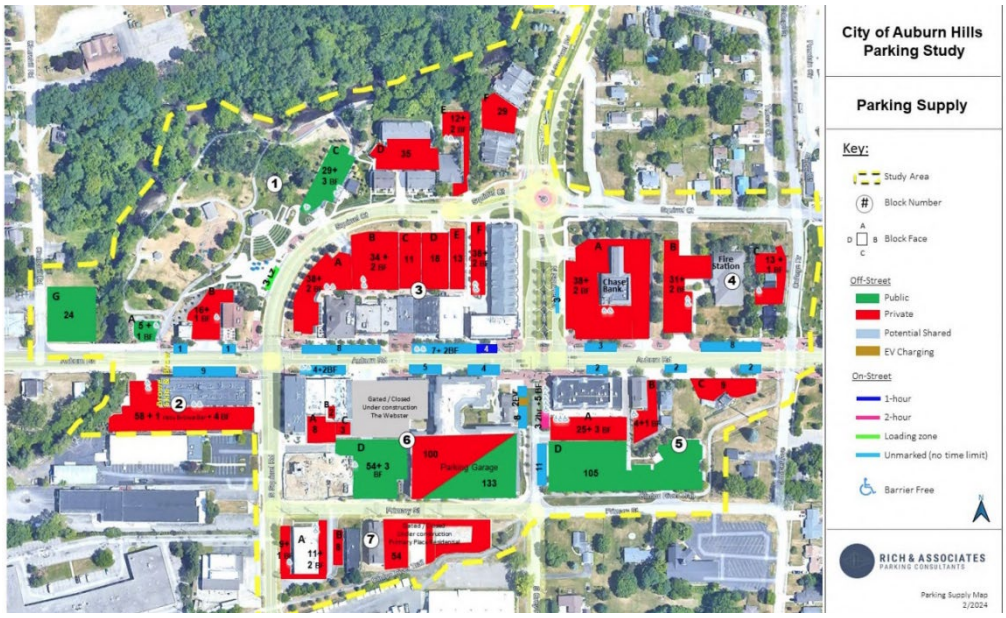
Draft computer renderings of the proposed parking structure extension created by the architect in 2023

The updated requirements will allow the planned parking structure's height to be taller than 30 feet *(current design: the average height of the structure is 38' 10" / the highest point of the tower is 46' 10")* and have zero lot line building setbacks. It is noted that the height, bulk, and setbacks of the structure extension are intended to match that of the current structure. The current structure was developed via the PUD process as part of mixed-use development (public/private partnership), which allowed the height and setbacks to deviate from current standards. The structure expansion is anticipated to add a net of 117 parking spaces, increasing the overall size of the enlarged structure to 350 parking spaces.

2. Require Off-Street Parking for New Residential Dwelling Units in the Downtown. Based on the recommendations of the February 2024 Downtown Parking Study conducted by Rich & Associates Parking Consultants, the City's zoning standards are proposed to be revised to require off-street parking for new residential units in Downtown Auburn Hills. Thus, the proposed change will only

INTRODUCTION (cont.)

require off-street parking for residential units for new developments approved after the text amendment is adopted. Before March 2009, the City required off-street parking for all Downtown (Village Center) uses, including two spaces per residential unit. The 2009 Auburn Hills Downtown Economic Enhancement Strategy, drafted by HyettPalma, advised the City Council to eliminate this requirement as an incentive to encourage private investment and, in coordination, build additional shared public parking facilities. As a result, the existing 233-space municipal parking structure on Primary Street was completed in 2014 to accommodate the envisioned growth.



Map of Existing Parking Supply - Rich & Associates Downtown Parking Study (February 2024)

The Downtown Parking Study finds the City's public parking supply (on-street, lots, and structure) will be nearing capacity within the next ten years. To address this anticipated reduction in capacity, Rich & Associates believes now is the right time for the City Council to require new developments with housing units to supply private off-street parking for their residents, per the table below, and not rely on public parking. This is desirable as most residents want their vehicles parked relatively proximate to their living quarters and not on adjacent blocks. As a result, Rich & Associates have advised the City Council to amend its laws and policies, like most municipalities they consult, to require developers to construct private off-street parking for new residential units while focusing its shared public parking on servicing the Downtown's non-residential uses. Private off-street parking would continue not to be required for non-residential uses.

Zoning Ordinance Changes	**7**	The provision of parking spaces is not required in Downtown Auburn Hills. At a minimum, adjust the ordinance that developers of multi-unit residential properties provide parking at the following levels:	18 - 24 Months
		a. Studio and One bedroom – 1 parking space per dwelling unit	
		b. Two Bedroom Units – 1.5 spaces per dwelling unit	
		c. Three or more Bedroom Units – 2 spaces per dwelling unit	
	7A	Do not require parking for other developments - too many inefficient small lots	

Excerpt from Rich & Associates Downtown Parking Study recommended action list

INTRODUCTION (cont.)

3. Expiration of PUD projects. Amend the Planned Unit Development Option (PUD) standards to tighten up and clarify the expiration time frames for new projects. With this amendment, PUD projects would have one year to begin construction and 18 months to complete after construction commences unless the City Council approves a more extended construction period. In addition, the subsection relating to PUD plan amendments has been updated to reflect how minor and material amendments have historically been handled in Development Agreements drafted by the City.

STAFF RECOMMENDATION

Staff recommends approval. The proposed text amendment has been reviewed and found acceptable from a legal standpoint by City Attorney Beckerleg.

RECOMMENDED ACTION

Move to recommend to City Council approval of the enclosed text amendment, amending Article IX-A. D, Downtown Districts; Section 1805. Off-Street Parking Space Layout, Standards, Construction, and Maintenance; and Section 1830. Planned Unit Development Option of the Zoning Ordinance.

Planning Commission
Public Notice

Meeting Date, Time, and Location:	**Wednesday, June 5, 2024 at 7:00 p.m.** City of Auburn Hills - City Council Chambers 1827 N. Squirrel Road, Auburn Hills, MI 48326
Applicant:	City of Auburn Hills
Nature of the Request:	Recommendation to City Council for approval of a text amendment to amend the following articles and sections of the Zoning Ordinance: • Article IX-A. D, Downtown Districts • Section 1805. Off-Street Parking Space Layout, Standards, Construction, and Maintenance • Section 1830. Planned Unit Development Option
City Staff Contact:	Steven J. Cohen, AICP Director of Community Development - 248-364-6900

The proposed amendments are available for inspection prior to the meeting at the Community Development Department, located on the municipal campus at 1827 N. Squirrel Road, Auburn Hills, MI 48326, during regular City business hours.

Persons wishing to express their views may do so in person at the meeting or in writing addressed to the Planning Commission c/o Steven J. Cohen, Director of Community Development, at the above address.

Anyone planning to attend the meeting who needs special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248-370-9402 or the City Manager's Office at 248-370-9440 48 hours before the meeting. Staff will be pleased to make the necessary arrangements.

DRAFT
5-24-24

CITY OF AUBURN HILLS

COUNTY OF OAKLAND

STATE OF MICHIGAN

ORDINANCE NO. 24-939

TEXT AMENDMENT TO ZONING ORDINANCE

AN ORDINANCE TO AMEND ARTICLE IX-A. D, DOWNTOWN DISTRICTS AND ARTICLE XVIII. GENERAL PROVISIONS OF THE AUBURN HILLS ZONING ORDINANCE NO. 372 ADDRESSING OFF-STREET PARKING REQUIREMENTS AND PLANNED UNIT DEVELOPMENT OPTION PLAN APPROVAL TIME FRAMES AND AMENDMENT PROCESS

THE CITY OF AUBURN HILLS ORDAINS

Section 1.

Section 907. Requirements For All Uses of Article IX-A. D, Downtown Districts, of Auburn Hills Zoning Ordinance No. 372, as amended, amend Subsection 6 to read as follows:

6. Off-Street Parking Requirements: Off-street parking shall not be required for uses other than residential units. Residential units shall provide off-street parking per the following requirements:
   A. Studio and one-bedroom units – One (1) parking space per dwelling unit.
   B. Two-bedroom units – One and one-half (1.5) parking spaces per dwelling unit.
   C. Three or more-bedroom units – Two (2) parking spaces per dwelling unit.

   If off-street parking is provided, it shall meet the applicable requirements of Sections 1804 and 1805. Off-street parking shall be located in the rear of the building unless the City Council, after the Planning Commission's review and recommendation, approves other locations. Municipal parking structures shall be subject to Section 905 and the provisions of Section 1805, Item 10.

Section 2.

Section 1805. Off-Street Parking Space Layout, Standards, Construction, and Maintenance of Article XVIII. General Provisions, of Auburn Hills Zoning Ordinance No. 372, as amended, amend Subsection 10 to read as follows:

10. Parking Structure. Parking decks and/or structures may be permitted to satisfy off-street parking regulations under the purview of Section 1818, Special Land Uses Permitted, with the exception that municipal parking structures shall be allowed as Principal Uses Permitted in the D, Downtown District. Parking decks and/or structures are subject to the following provisions:
    A. The parking structure shall not exceed the maximum height of structures permitted by the zoning district in Article XVII. Schedule of Regulations, with the exception that municipal parking structures in the D, Downtown District shall be allowed to be constructed up to four (4) stories or fifty (50) feet in height.
    B. The parking structure shall have a minimum setback from the common lot line a distance equal to the height of the structure, with the exception that municipal parking structures in the D, Downtown District may utilize a minimum front, side, and rear setback of up to zero (0) feet (zero lot line). Municipal parking structures in the D, Downtown District shall not be subject to frontage greenbelt and landscape requirements.
    C. All sides of the structure shall have a finished appearance and comply with the City's Architectural Design Policy.
    D. Lighting fixtures and equipment for a parking deck or structure shall be designed to not cause glare or illuminate adjoining properties.
    E. The parking layout (e.g., space size, maneuvering lane width, handicapped space allocation, etc.) shall meet the requirements of this Section.

Section 3.

Section 1830. Planned Unit Development Option of Article XVIII. General Provisions, of Auburn Hills Zoning Ordinance No. 372, as amended to remove the existing Subsection 7A.4d and amend the existing Subsection 7A.4e and renumber Subsection 7A.4e as Subsection 7A.4d, to read as follows:

d. The applicant shall obtain PUD Step Two approval from the City Council within one (1) year from the date of PUD Step One approval by the City Council, or the PUD Plan approval shall expire and be null and void. However, the City Council may grant an extension for a specified period upon good cause shown if such a request is made to the City Council before the expiration of the initial period.

Section 4.

Section 1830. Planned Unit Development Option of Article XVIII. General Provisions, of Auburn Hills Zoning Ordinance No. 372, as amended, amend Subsection 7B.3 to read as follows:

3. Construction shall commence within one (1) year from the date of PUD Step Two approval by the City Council and shall proceed substantially in conformance with the construction schedule set forth by the applicant and approved by the City Council in the Development Agreement. If

construction has not commenced within one (1) year from the date of PUD Step Two approval by the City Council, approval of the PUD Plan shall expire and be null and void. However, an extension for a specified period may be granted by the City Council upon good cause shown if such a request is made to the City Council before the expiration of the initial period.

The applicant shall have eighteen (18) months from the commencement of construction to complete the overall development proposed within the PUD Plan. The City Council may authorize a greater time period than eighteen (18) months to complete a PUD Plan at its discretion upon request of the applicant at the time of PUD Step Two approval, as documented in the Development Agreement. The City Council may consider the project's scale, construction complexity, or other contributing factors when authorizing a construction time period greater than eighteen (18) months in length. If the PUD Plan is not completed within eighteen (18) months or the extended time frame authorized by the City Council, the City Council may terminate the PUD Plan approval after a public hearing. However, an extension for a specified period may be granted by the City Council upon good cause shown if such a request is made to the City Council prior to the expiration of the initial period.

If the City Council terminates the PUD Plan approval after construction commences, then the applicant shall, at its own cost, remove all incomplete structures and foundations from the site and restore the site as directed by staff in accordance with City Ordinances. If the applicant fails to restore the site as directed, then the City Manager or their designee shall be authorized to take any reasonable action to enforce the City Council's order, including but not limited to legal action, invoicing the applicant for work performed by the City that the applicant fails to complete and to place a lien against the property if the applicant does not pay such costs incurred by the City.

Section 5.

Section 1830. Planned Unit Development Option of Article XVIII. General Provisions, of Auburn Hills Zoning Ordinance No. 372, as amended, amend Subsection 10 to read as follows:

10. Amendments to the City-Approved PUD Plan.
The applicant may request modifications to the City-Approved PUD plan as follows:
   a. The Director of Community Development may approve minor modifications to the City-Approved PUD Plan that do not:
      i. materially change the parking layout or;
      ii. materially increase the total square footage or density of the proposed buildings.
   b. The minor modifications proposed by the applicant pursuant to this subsection shall be consistent with the City-Approved PUD Plan and Approval

Requirements and shall not adversely affect the character or quality of the development.

c. Modifications to the City-Approved PUD Plan that the Director of Community Development, in their sole discretion, deems material shall be reviewed for approval by the City Council.

Section 6. Repealer.

All Ordinances or parts of Ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 7. Severability.

If any section, clause, or provision of this Ordinance shall be declared to be unconstitutional, void, illegal, or ineffective by any Court of competent jurisdiction, such section, clause, or provision declared to be unconstitutional, void, or illegal shall thereby cease to be a part of this Ordinance, but the remainder of this Ordinance shall stand and be in full force and effect.

Section 8. Savings.

The proceedings pending and all rights and liabilities existing, acquired, or incurred at the time this Ordinance takes effect are saved and may be consummated according to the law when they were commenced.

Section 9. Effective Date.

The provisions of this Ordinance are hereby ordered to take effect upon publication in the manner prescribed by the Charter of the City of Auburn Hills.

Section 10. Adoption.

This Ordinance is hereby declared to have been adopted by the City Council of the City of Auburn Hills at a meeting thereof duly called and held on the 18th day of March and ordered to be given publication in a manner prescribed by the Charter of the City of Auburn Hills.

AYES:
NAYES:
ABSTENTIONS:

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

I, the undersigned, the duly qualified Clerk of the City of Auburn Hills, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of Ordinance No. 24-939 adopted by the Auburn Hills City Council on the 17th day of June the original of which is in my office.

_____
LAURA PIERCE, City Clerk

ARTICLE IX-A
D, DOWNTOWN DISTRICTS

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PREAMBLE

The purpose of the Downtown District is to encourage the creation of a pedestrian-oriented, mixed-use urban environment, providing shopping, employment, housing, business, and personal services consistent with the City's vision outlined in the Master Plan and 2009 Auburn Hills Downtown Economic Enhancement Strategy. The Downtown is intended to be the focal point of the community. This is achieved by promoting an efficient, compact land use pattern; encouraging pedestrian activity; reducing the reliance on private automobiles within the district; promoting a functional and attractive community through the use of urban design principles; and allowing applicants flexibility in land use and site design.

The following are the City's primary objectives for development and redevelopment in the Downtown:

A. Land Use Diversity. Developments are encouraged to incorporate multiple uses within a building or parcel. A mixture of residential with retail or office space is encouraged to maintain a Downtown with vital living space. Building owners are encouraged to fill first floor space with retail impulse-oriented uses.

B. Creating a Sense of Place. Developments should contribute a sense of visual continuity through compatibility and similarity in building heights, scale, massing, overall organizational facade, and the use of materials, colors, and roof shapes.

C. Pedestrian Friendly Design. Developments should create a sense of human scale, activity, and interest at the street level to enhance its pedestrian appeal. Areas external to buildings should be designed at a human scale, and should encourage pedestrian activity and invite interaction between pedestrian areas and activities within buildings. Further, it is recognized that automobile-oriented uses (e.g., automobile service stations, car washes, or new and used motor vehicle sales or service establishments, and businesses with drive-through facilities, etc.) have a disruptive effect on the intended pedestrian orientation of the district and are prohibited from locating in the Downtown.

D. Planned Unit Development Option / Deviations. This ordinance is provided as a safeguard and outlines required standards to ensure the intent of the Master Plan and 2009 Auburn Hills Downtown Economic Enhancement Strategy is implemented. Applicants are encouraged to utilize the City's Planned Unit Development (PUD) Option listed in Section 1830 for increased flexibility in land use and site design standards. Applicants may seek deviations to the standards listed in this zoning district through the PUD review process.

E. Green Building Design. Applicants are encouraged to comply with the City's Green Building Policy.

SECTION 905. PRINCIPAL USES PERMITTED:

In the D, Downtown Districts no building or land shall be used and no building shall be erected except for one (1) or more of the following specified uses, unless otherwise provided for in this Ordinance:

1. All Principal Uses Permitted in the B-2 General Business Districts, with the exception that drive-through facilities shall not be permitted in the district.
2. Publicly owned and operated libraries, parks, parkways, and recreational facilities.
3. Municipal buildings and uses, including parking structures.
4. Accessory buildings and accessory uses customarily incidental to any of the above principal uses permitted.
5. Uses determined to be similar to the above principal permitted uses in accordance with the criteria set forth in Section 1827 and which are not listed below as special land uses.

SECTION 906. SPECIAL LAND USES PERMITTED:

The following uses may be permitted under the purview of Section 1818 by the City Council, after site plan review and Public Hearing by the Planning Commission, and subject further to such other reasonable conditions which, in the opinion of the City Council, are necessary to provide adequate protection to the health, safety, general welfare, morals and comfort of the abutting property, neighborhood and City of Auburn Hills:

1. Residential units developed within mixed use buildings, when said units are located above the first floor.
2. Free standing restaurants or other places serving food or beverage, except those having the character of a drive-in or having a drive-through facility.
3. Funeral homes subject to the requirements stated in Section 902.
4. Churches and places of worship
5. Museums, Theaters, and Performance Centers
6. Hotels and Lodging Facilities
7. Outdoor seating and outdoor facilities for the serving and/or consumption of food or beverages for restaurants and other similar uses where food and/or beverages are served and/or consumed, subject to the criteria listed in Section 902, Item 23. This provision shall not apply to outside seating allowed in City right-of-way via City license, which is considered a permitted accessory use.
8. Accessory buildings and accessory uses customarily incidental to any of the above Special Land Uses permitted.
9. Special Land Uses determined to be similar to the above Special Land Uses in accordance with the criteria set forth in Section 1828.

SECTION 907. REQUIREMENTS FOR ALL USES:

All uses shall be subject to the following requirements:

1. Building Height. Buildings shall not exceed two (2) stories or thirty (30) feet in height.
2. Building Setbacks. Front and side yard setbacks shall be a minimum and maximum of zero (0) feet. Rear yard setbacks shall be a minimum of twenty-five (25) feet.
   A. The City Council may, after review and recommendation by the Planning Commission, allow a greater front or side yard setback to allow for consistency with adjacent buildings, patio or outside seating, driveway, or other applicable design considerations.
3. Building Materials and Architecture. The City desires the highest quality of building materials feasible to be used on the exterior facades of buildings in the Downtown. Building facades shall meet the intent of the City's Architectural Design Policy. Buildings should maintain the quality of their architectural character from all viewing angles.
   A. Franchise Architecture. To maintain the unique character of the Downtown, buildings shall not be constructed or renovated using franchise architecture. Franchise architecture is defined as building design that is trademarked or identified with a particular franchise, chain, or corporation and is generic or standard in nature. Franchises or national chains may be located in the district, but must follow the standards of this Ordinance to create a building that is compatible with the Downtown.
4. Landscaping, Buffering, and Screening. The following standards for landscaping, buffering, and screening shall apply to all new development and redevelopment in the district:
   A. Foundation Landscaping. Foundation plantings such as trees, shrubs, flower beds, and/or planters shall be provided along the rear of building when adjacent to a parking lot. Planting locations shall not obstruct ingress/egress doors.
   B. Parking Lot Landscaping. For every twenty (20) spaces in a row which do not immediately adjoin a landscape greenbelt, a minimum of one (1) deciduous shade tree shall be provided within a minimum landscape island of eight (8) feet wide and sixteen (16) feet in depth.
   C. Frontage Greenbelt. A minimum ten (10) foot landscaped greenbelt area shall be provided along any public or private road. This provision is not intended for developments along Squirrel Road and Auburn Road.
   D. Frontage Tree Planting. Street landscaping shall be required for developments along the public or private right-of-way line of any street or road. At least one (1) evergreen or

deciduous tree shall be planted for each thirty (30) linear feet of required greenbelt length, rounded upward.

E. Plant Materials and Landscape Elements. Projects shall meet tree size, tree diversity, and other applicable requirements listed in Section 1808, Item 6.

F. Parking Lot Screening. Parking lot screening shall minimize direct views of parked vehicles from streets and sidewalks, and avoid spill-over light, glare, noise, or exhaust fumes onto adjacent properties, in particular one family residential property outside the district. Parking lots exposed to view from abutting one family residential property outside the zoning district shall be surrounded by a minimum of a three (3) foot high barrier in the form of berms, shrubs, masonry walls, or a combination thereof, in addition to the required tree plantings.

G. Trash Dumpster and Utility Screening. Transformers, HVAC equipment (if located at the ground level), utility meters, and other machinery, as well as garbage collection points, should be located at the rear of the building. If such uses are visible from any adjacent rights-of way or property, they shall be totally screened by a fence or suitable plant or other visual barrier of an appropriate height or as proposed and approved in a site plan. Trash dumpsters shall meet the requirements of Section 1825 shall remain closed at all times.

5. Combining of Use Groups within a Single Structure. Commercial and office uses may occupy any number of total floors within a building used for residential uses. No commercial or office shall be located on the same floor as residential use, and no floor may be used for commercial or office purposes which is located above a floor used for residential purposes.

6. Off-Street Parking Requirements: Off-street parking shall not be required ***for uses other than residential units. Residential units shall provide off-street parking per the following requirements:***

A. Studio and one-bedroom units – One (1) parking space per dwelling unit.
B. Two-bedroom units – One and one-half (1.5) parking spaces per dwelling unit.
C. Three or more-bedroom units – Two (2) parking spaces per dwelling unit.

If off-street parking is ~~voluntarily~~ provided, it shall meet the applicable requirements of Sections 1804 and 1805. Off-street parking shall be located in the rear of the building ***unless the City Council, after the Planning Commission's review and recommendation, approves other locations. Municipal parking structures shall be subject to Section 905 and the provisions of Section 1805, Item 10.***

7. Signs. Signs shall meet the requirements of Section 1811, with the following additional restrictions:

A. Sign types shall be restricted to wall mounted and projecting signs along Squirrel Road, Squirrel Court, and Auburn Road in the district. Signs which encroach into City right-of-way shall require a license from the City.

B. Signs shall be architecturally compatible with the style, composition, materials, colors, and details of the building to which they are affixed and with other signs on nearby buildings, while providing for adequate identification of the business. Signs shall not block or obliterate design details, windows or cornices of the building upon which they are placed.

C. Pole signs and exposed neon signs shall be prohibited throughout the district. This provision is not intended to prohibit neon signs which indicate the operational status of a business. Such operational status signs may not flash or change color.

8. Outside Storage:
No outside storage shall be permitted.

9. Off-Street Loading:
Off-street loading space shall be provided in accordance with Section 1701, Item p and Section 1806, with the exception that all buildings shall provide a minimum of one (1) paved loading space nine (9) feet in width and eighteen (18) feet in length in the rear of the building for small delivery vehicles.

10. Performance Standards:
All development shall adhere to the Performance Standards specified in Section 1807.

11. Freestanding Lighting:

Freestanding light poles shall not exceed twenty-five (25) feet in height and lighting shall be shielded onto the site so as to not become a nuisance to adjacent areas.

12. Cross-Access Interior Drives:
Cross-access interior drives, or drives that will allow vehicles to move from one site to another without entering the frontage street, may be required.

13. Site Plan Review:
Site plan review and approval is required for all development within the District in conformance with Section 1815.

SECTION 908. AREA AND BULK REQUIREMENTS

See Article XVII, Schedule of Regulations, for additional requirements limiting the height and bulk of buildings and not in conflict with this Article IX-A.

(Adopted: 7-12-04 per Ordinance No. 737)
(Amended: 11-22-04 per Ordinance No. 743)
(Amended: 3-16-09 per Ordinance No. 815)

ARTICLE XVIII
GENERAL PROVISIONS

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SECTION 1805. OFF-STREET PARKING SPACE LAYOUT, STANDARDS, CONSTRUCTION AND MAINTENANCE:

Off-street parking lots shall be laid out, constructed and maintained in accordance with the following standards and regulations:

1. No parking lot shall be constructed unless and until a permit therefor is issued by the Building Inspector. Applications for a permit shall be submitted in such form as may be determined by the Building Inspector, and shall be accompanied with two (2) sets of plans for the development and construction of the parking lot showing that the provisions of this Section will be fully complied with. No Occupancy Permit shall be issued until the parking lot has been completed.
2. Off-Street Parking Space Layout. Plans for the layout of off-street parking facilities shall be in accordance with the following minimum requirements:

Parking Pattern	Maneuvering Lane Width	Parking Space Width	Parking Space Depth	Total Width of One Tier of Spaces+ Maneuvering Lane	Total Width of Two Tiers of Spaces + Maneuvering Lane
0 degree parallel parking	12’	9’	23’	23’	46’
30 to 53 degrees	12’	9’	20’	32’	52’
54 to 74 degrees	15’	9’	20’	36’6”	58’
75 to 90 degrees	24’	9’	18’	42’	60’

3. Spaces, Drives, Maneuvering Lanes, and Ingress/Egress
   - A. All parking spots shall be double striped with paint, and such striping shall be at least four (4) inches in width and two (2) feet apart.
   - B. Where garages are utilized for credit toward required parking space counts, the interior dimensions shall be at least ten (10) feet in width by twenty (20) feet in depth in order to qualify. Carports shall be at least nine (9) feet in width by eighteen (18) feet in depth.
   - C. Maneuvering lanes shall be provided in accordance with Section 1805, Item 2.
   - D. All two-way drives, other than between rows of parking, shall be a minimum of twenty-two (22) feet in width.
   - E. All one-way drives adjacent to buildings shall be a minimum of twenty (20) feet in width. All other one-way drives, other than between rows of parking spaces, may be a minimum of eighteen (18) feet in width provided they are not designated as Fire Lanes by the Fire Marshall. All Fire Lanes shall be a minimum of twenty (20) feet in width.
   - F. All spaces shall be provided adequate access by means of maneuvering lanes. Driving or backing a vehicle directly from a parking space onto public road or private road easement shall be expressly prohibited.
   - G. All maneuvering lane widths shall permit one-way traffic movement, except that the ninety (90) degree parking may permit two-way movement.
   - H. Dead end drive aisles shall provide a 3-foot indentation in the perimeter landscaping to facilitate the backing up of vehicles from the last parking stalls.
   - I. Drives and maneuvering lanes shall be specifically for the safe, through movement of vehicles and shall not be used for dual purposes such as parking, whether temporary or not, loading and unloading zones, or trash removal. Trash receptacle areas shall be located on the site so as to not interfere with safe vehicular and pedestrian traffic flow.
   - J. Adequate ingress and egress to the parking lot by means of clearly limited and defined drives shall be provided for all vehicles. Ingress and egress to a parking lot lying in an

area zoned for other than single family residential use shall not be across land zoned for single family residential use.

K. Each entrance and exit to and from any off-street parking lot located in an area zoned for other than single family residential use shall be at least twenty-five (25) feet distance from any adjacent property located in any single family residential district.

L. On corner lots, ingress and egress to and from such lots shall be set back at least twenty-five (25) feet from the intersection of any two (2) right-of-way lines.

4. Parking Surface. The entire driving area, including parking spaces, maneuvering lanes, drives and drive approaches required under this Article and Section shall be provided with asphalt or concrete surfacing in accordance with specifications approved by the City Council. All curb and sections shall be of concrete construction (asphalt curbs are expressly prohibited).

A. All driving areas, as mentioned above, shall be installed prior to the issuance of a Certificate of Occupancy. When winter weather conditions preclude the completion of the driving areas, or other site improvements such as, but not limited to, landscaping, striping, walls, and like items, a temporary Certificate of Occupancy may be issued if the following conditions are met:

1. An itemized estimate of the cost of uncompleted improvements under seal of a Michigan Registered Architect or Engineer is submitted and approved by the Community Development Department.
2. A cash bond or irrevocable letter of credit, from a financial institution approved by the City, is submitted in an amount equal to one hundred (100) percent of the estimated cost of completion of the driving areas, landscaping and other such requirements.
3. The driving areas, as mentioned above, shall be surfaced with a durable and dustless surface capable of supporting large, heavy emergency vehicles and also meeting the specific needs of the proposed occupancy. All work covered under this Section, when not completed due to winter weather, shall be completed no later than May 15th of the same calendar year. This date may be extended up to thirty (30) days by the Community Development Department if unusual spring weather conditions preclude timely completion.

B. Permeable Pavement Option: The City Council, after recommendation from the Planning Commission, may allow permeable pavement systems or other similar systems which allow the natural filtration of storm water through the parking lot surface. Such systems shall require City Engineering Consultant and Fire Department approval.

5. Landscaping. Landscaping and screening surrounding and within parking lot areas shall be provided in accordance with Section 1808. Landscaping and Screening Requirements.

A. Where any parking lot abuts land utilized for other than planned parking purposes, and where the design and layout of the parking lot allows vehicles to abut the adjacent property line in a front or rear relationship, a raised curb eight (8) feet from the property line, together with a seven (7) foot wide greenbelt, shall be provided. In addition, any drives and/or maneuvering lanes abutting adjacent property lines shall provide a raised curb eight (8) feet from the property line, together with a seven (7) foot wide greenbelt.

B. The City Council, upon application by the property owner of the off-street parking area, may modify the yard where, in unusual circumstances, no good purpose would be served by compliance with the requirements of this Section.

6. Lighting. All lighting used to illuminate any off-street parking area shall be so installed as to be confined within and directed onto the parking area only. Lighting shall meet the requirements of Section 1810. Exterior Lighting.

7. Sidewalks. Sidewalks abutting buildings and/or parking spaces shall be a minimum seven (7) feet wide. Where parking spaces are located on both sides of a sidewalk, the sidewalk shall be a minimum nine (9) feet wide.

8. Valet or Bus Parking – Special Land Use Permit. When any quasi-public, industrial or business establishment proposes valet or bus parking such use shall be considered as a Special Land Use under the purview of Section 1818.

9. Landbank Parking – Special Land Use Permit. Landbank parking may be permitted under the purview of Section 1818, Special Land Uses Permitted subject to the following provisions:

A. Any applicant that requests landbank parking shall clearly demonstrate that the use of the property will not be expanded beyond that depicted on a site plan or schematic site plan as required by Section 1818.

B. It shall be the applicant's responsibility to demonstrate that the required number of parking spaces is not necessary to meet the purpose and intent of Zoning Ordinance No. 372. Findings of fact shall be presented to justify the number of landbank spaces. Upon periodic review of the use of the property by the Community Development Department, if it is determined that existing parking is not sufficient, the Planning Commission and City Council shall determine whether or not landbank parking may continue.

10. Parking Structure ~~- Special Land Use Permit~~. Parking decks and/or structures may be permitted to satisfy off-street parking regulations under the purview of Section 1818, Special Land Uses Permitted, ***with the exception that municipal parking structures shall be allowed as Principal Uses Permitted in the D, Downtown District. Parking decks and/or structures*** are subject to the following provisions:

A. ***The parking structure shall not exceed the maximum height of structures permitted by the zoning district in Article XVII. Schedule of Regulations, with the exception that municipal parking structures in the D, Downtown District shall be allowed to be constructed up to four (4) stories or fifty (50) feet in height.***

~~A.~~***B.*** The structure shall have a minimum setback from the common lot line a distance equal to the height of the structure, ~~except in the VC, Village Center District~~.***with the exception that municipal parking structures in the D, Downtown District may utilize a minimum front, side, and rear setback of up to zero (0) feet (zero lot line). Municipal parking structures in the D, Downtown District shall not be subject to frontage greenbelt and landscape requirements.***

~~B.~~***C.*** All sides of the structure shall have a finished appearance and shall comply with the City's Architectural Design Policy.

~~C.~~***D.*** Lighting fixtures and equipment for a parking deck or structure shall be designed so as not to cause glare or otherwise illuminate adjoining properties.

~~D.~~***E.*** The layout of parking (e.g., space size, maneuvering lane width, handicapped space allocation, etc.) shall meet the requirements of this Section.

(Amended: 1-24-05 per Ordinance No. 748)

ARTICLE XVIII
GENERAL PROVISIONS

Marked-Up Version
Key
~~Remove~~ / ***New***

SECTION 1830. PLANNED UNIT DEVELOPMENT OPTION:

1. Authority.
   The Planned Unit Development (PUD) option is established in accordance with the Michigan Zoning Enabling Act (Public Act 110 of 2006). Development permitted under this section is only upon terms agreeable to the City of Auburn Hills. The decision to approve its use is at the sole discretion of the City Council.
2. Conditions That Create PUD Eligibility.
   A proposed development is eligible for the PUD option if it provides a recognizable net public benefit to the health, safety, and welfare of the residents of the City of Auburn Hills and accomplishes one or more of the following:
   - A. Permits flexibility in the regulation of land development.
   - B. Encourages innovation in land use and variety in design, layout, and type of structures constructed.
   - C. Achieves economy and efficiency in the use of land, natural resources, energy, and the provision of public services and utilities.
   - D. Encourages useful open space.
   - E. Provides better housing, employment, and shopping opportunities particularly suited to the needs of the residents of the City of Auburn Hills.
3. Criteria for Qualification.
   In determining whether the proposed PUD provides a recognizable net public benefit and meets one or more Conditions that Create PUD Eligibility, the Planning Commission and the City Council may consider the following:
   - A. Unique factors related to a particular site.
   - B. Preservation of unique site design features.
   - C. Architectural design quality and innovation.
   - D. Construction of homes that are accessible and visitable for people of all ages and abilities by utilizing universal design elements and features in accordance with Section 1836.
   - E. Extent and type of landscaping.
   - F. Preservation, enhancement, or restoration of natural resources such as trees, slopes, and wetland areas.
   - G. Preservation or enhancement of historic resources.
   - H. Provision of open space or public plazas or features and/or financial contribution to assist with the creation and maintenance of off-site public spaces and improvements.
   - I. Efficient consolidation of poorly dimensioned parcels or property with difficult site conditions such as topography, shape, etc.
   - J. Effective transition between higher and lower density uses, and/or between non-residential and residential uses.
   - K. Commitment to construct a project that obtains certification from the U.S. Green Building Council or similar nationally recognized green building program.
   - L. Shared vehicular access between properties or uses.
   - M. Complementary mix of uses or a variety of housing types.
   - N. Mitigation to offset impacts on public facilities such as road and utility improvements and/or the contribution to the City of equipment and/or assets.
   - O. Redevelopment of sites where an orderly change of use is desirable.
   - P. Installation of plug-in electric vehicle charging stations for use by employees and visitors in accordance with Section 1834 and/or the installation of other infrastructure for alternative fuel vehicles.
   - Q. Creation of a plug-in electric vehicle ready residential development with garages and/or carports prepped for charging stations in accordance with Section 1834.
   - R. Any other factor that contributes to Conditions that Create PUD Eligibility.

4. Exception.
   A PUD option may not be used if the same land use objectives can be accomplished by the application of conventional zoning provisions or standards.
5. Uses Permitted.
   A. A land use plan may be proposed for the area to be included within the proposed PUD. The land use plan shall be defined by the districts of the zoning ordinance which are to be applicable to the parts of the PUD area.
   B. Principal Uses Permitted and Special Land Uses Permitted shall be allowed within the districts identified on the PUD Plan, except that some uses may be specifically prohibited from districts designated on the PUD Plan. The City Council may permit uses not permitted in the district if specifically noted on the PUD Plan. Conditions applicable to Principal Uses Permitted and Special Land Uses Permitted shall be used as guidelines for design and layout, but may be varied by the City Council provided that such conditions are indicated on the PUD Plan.
   C. Nonresidential uses may be permitted in residentially zoned areas. Residential uses may be permitted in non-residentially zoned areas. Densities or lot sizes which are different from the applicable district(s) and the mixing of land uses that would otherwise not be permitted are permitted; provided, other required objectives are met and the resulting development is eligible for the PUD option.
6. Height, Bulk, Density and Area Standards.
   The standards as to height, bulk, density, and setbacks of each zoning district shall be applicable within each specific district area designated on the plan, except as specifically modified and noted on the PUD Plan.
7. Submittal Procedures.
   Approval of a PUD shall include two (2) steps - Step One and Step Two, as described in this subsection. In an effort to expedite the PUD review process, an applicant may seek Step One and Step Two approvals concurrently, provided all the applicable information listed in this section, including a draft Development Agreement, and other applicable ordinances are submitted concurrently. The Planning Commission may recommend and the City Council may require changes or place conditions on the approval of the proposed PUD and the Development Agreement.
   A. Step One Review: Submission of PUD Plan (Qualification)
      1. A person owning or controlling land in the City of Auburn Hills may make a Request to Approve (application) for a PUD. The application shall request a determination as to whether a parcel qualifies for the PUD option based on the Conditions that Create PUD Eligibility.
      2. An application shall be made to the Community Development Department for review and recommendation by the Planning Commission and shall include:
         a. A certified boundary survey of the exact acreage being requested done by a registered land surveyor or civil engineer (scale: not smaller than one [1] inch equals one hundred [100] feet).
         b. A topographic map of the entire area at a contour interval of not more than two (2) feet. This map shall indicate all major stands of trees, bodies of water, wetlands and unbuildable areas (scale: not smaller than one [1] inch equals one hundred [100] feet).
         c. A PUD Plan indicating the following at a scale no smaller than one (1) inch equals one hundred (100) feet (1" = 100'):
            i. Land use areas requested in the PUD Plan.
            ii. Vehicular circulation including major drives and the location of vehicular access points.
            iii. Preliminary proposals as to cross sections and as to public or private streets.
            iv. Transition treatment, including minimum building setbacks to land adjoining the proposed PUD and between different land use areas within the proposed PUD.

v. The general location of nonresidential buildings and parking areas, estimated floor areas, building coverage and number of stories or height and proposed building facade and building elevation.
vi. The general location of residential unit types, densities and lot sizes by area.
vii. The general location of all woodlands, wetlands, water, and water courses and proposed water detention areas.
viii. The boundaries of open space areas that are to be preserved and reserved and an indication of the proposed ownership thereof.
ix. A schematic landscape treatment plan for open space areas, streets and border/transition areas to adjoining properties.
x. A preliminary grading plan, indicating the extent of grading including any areas which are not to be graded or disturbed.
xi. A preliminary utility plan including an indication of the contemplated water distribution, storm and sanitary sewer plan.
xii. Any deed restrictions or restrictive covenants associated with the property.
xiii. All easement locations.
xiv. A written statement explaining in detail the full intent of the applicant, also indicating the type of dwelling units or uses contemplated and resultant population, floor area, parking and supporting documentation, including the intended schedule of development.

3. After holding a public hearing in accordance with the notice requirements of Section 1815, the Planning Commission shall report its findings and make its recommendations to the City Council on the PUD Plan. The Planning Commission shall make a determination whether:
   a. The PUD Plan promotes the land use goals and objectives of the City of Auburn Hills.
   b. The PUD Plan is eligible for the PUD option.
   c. All applicable provisions of this section have been met. Insofar as any provision of this section shall be in conflict with the provisions of any other section of this Ordinance, the provisions of this section shall apply to the lands embraced within a PUD area.
   d. There is, or will be at the time of initial development, an adequate means of disposing of sanitary sewage and of supplying the development with water, and that the road system and storm water drainage system are adequate.
4. The City Council shall review the PUD Plan and make a final determination as to the proposed plan's adherence to the above stated objectives and requirements.
   a. If the Council grants the application, the applicant shall prepare a Development Agreement setting forth the conditions upon which the approval is based. The Development Agreement shall be submitted for approval at the time of PUD Step Two review.
   b. Once an area has been included within a PUD Plan and the PUD Plan has been approved by the City Council, development may not take place in the plan area nor may any use be made of the plan area except in accordance with the PUD Plan or in accordance with an amendment approved by the City Council.
   c. An approved PUD Plan may be terminated by the applicant or the applicant's successors or assigns, prior to any development within the area involved, by filing with the City Clerk and recording in the County records an affidavit so stating. The approval of the PUD Plan shall terminate upon such recording.

~~d. An approved PUD Plan may not be terminated after development commences except with the approval of the City Council and of all parties in interest in the land.~~

~~e. Within a period of two (2) years following approval of PUD Step One by the City Council, final plats or site plans for an area embraced within the PUD must be submitted as hereinafter provided. If such plats or plans have not been submitted within the two (2) year period, the City Council may terminate the right to develop the PUD Plan. Extensions may be granted at the discretion of the City Council.~~

d. The applicant shall obtain PUD Step Two approval from the City Council within one (1) year from the date of PUD Step One approval by the City Council, or the PUD Plan approval shall expire and be null and void. However, the City Council may grant an extension for a specified period upon good cause shown if such a request is made to the City Council before the expiration of the initial period.

B. Step Two Review: Submission of Final Plats, Site Plans and Schedule for Completion of the Approved PUD

1. Before any permits are issued for any activity within the area of an approved PUD, final plats or site plans for a project area shall be submitted to the Community Development Department for review and recommendation by the Planning Commission and final City Council approval of the following:
   a. Review and approval of site plans shall comply with Section 1815 as well as this section, except as otherwise modified in the approved plan. Review and approval of plats shall comply with the City of Auburn Hills Subdivision Control Ordinance and other applicable ordinances.
   b. Before approving of any final plat or plan, the City Council shall determine that:
      i. All portions of the project area shown upon the approved PUD Plan for use by the public or the residents of lands within the PUD have been committed to such uses in accordance with the PUD Step One approval.
      ii. The final plats or site plans are in conformance with the Development Agreement and PUD Plan.
      iii. Provisions have been made within the Development Agreement to provide for the financing of any improvements shown on the final PUD Plan for open spaces and common areas which are to be provided by the applicant and that maintenance of such improvements is assured in accordance with the Development Agreement.
2. Plans for tree removal permit and wetland permit review shall be submitted at the time of PUD Step Two review.

~~3. If development of approved final plats or site plans is not substantially completed in three (3) years after approval, further final submittals under the approved PUD Plan shall cease until the part in question is completed or cause can be shown for not completing same. Extensions may be granted at the discretion of the City Council.~~

3. Construction shall commence within one (1) year from the date of PUD Step Two approval by the City Council and shall proceed substantially in conformance with the construction schedule set forth by the applicant and approved by the City Council in the Development Agreement. If construction has not commenced within one (1) year from the date of PUD Step Two approval by the City Council, approval of the PUD Plan shall expire and be null and void. However, an extension for a specified period may be granted by the City Council upon good cause shown if such a request is made to the City Council before the expiration of the initial period.

The applicant shall have eighteen (18) months from the commencement of construction to complete the overall development proposed within the PUD Plan. The City Council may authorize a greater time period than eighteen (18) months to complete a PUD Plan at its discretion upon request of the applicant at the time of PUD Step Two approval, as documented in the Development Agreement. The City Council may consider the project's scale, construction complexity, or other contributing factors when authorizing a construction time period greater than eighteen (18) months in length. If the PUD Plan is not completed within eighteen (18) months or the extended time frame authorized by the City Council, the City Council may terminate the PUD Plan approval after a public hearing. However, an extension for a specified period may be granted by the City Council upon good cause shown if such a request is made to the City Council prior to the expiration of the initial period.

If the City Council terminates the PUD Plan approval after construction commences, then the applicant shall, at its own cost, remove all incomplete structures and foundations from the site and restore the site as directed by staff in accordance with City Ordinances. If the applicant fails to restore the site as directed, then the City Manager or their designee shall be authorized to take any reasonable action to enforce the City Council's order, including but not limited to legal action, invoicing the applicant for work performed by the City that the applicant fails to complete and to place a lien against the property if the applicant does not pay such costs incurred by the City.

8. Fees.
Fees for review of PUD Plans under this section shall be established by resolution of the City Council.

9. Interpretation of Approval.
Approval of a PUD Plan under this section shall be considered an optional method of development and improvement of property subject to the mutual agreement of the City Council and the applicant. The Zoning Board of Appeals shall have no jurisdiction to hear appeals or make interpretations or any decisions regarding a project reviewed under this section.

10. Amendments to ***the City-Approved*** PUD Plan.
~~Proposed amendments or changes to an approved PUD Plan shall be submitted to the Planning Commission as outlined in the Development Agreement. The Planning Commission shall determine whether the proposed modification is of such minor nature as not to violate the area and density requirements or to affect the overall character of the plan, and in such event may approve or deny the proposed amendment. If the Planning Commission determines the proposed amendment is material in nature, the amendment shall be reviewed by the Planning Commission and City Council in accordance with the provisions and procedures of this section as they relate to final approval of the PUD.~~

The applicant may request modifications to the City-Approved PUD plan as follows:

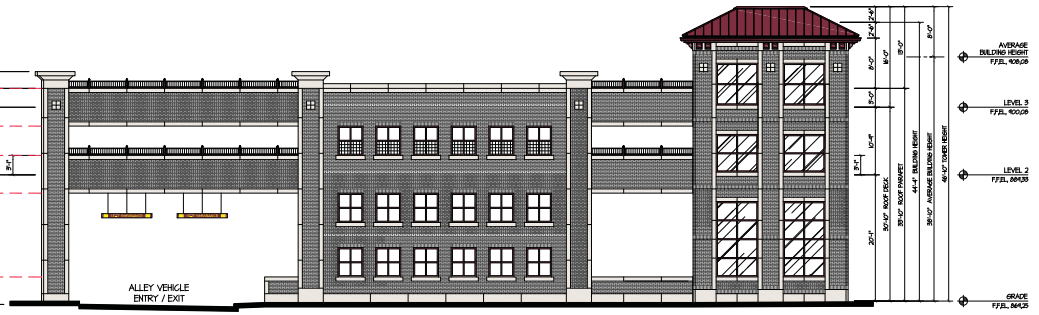
a. The Director of Community Development may approve minor modifications to the City-Approved PUD Plan that do not:
i. materially change the parking layout or;
ii. materially increase the total square footage or density of the proposed buildings.

b. The minor modifications proposed by the applicant pursuant to this subsection shall be consistent with the City-Approved PUD Plan and Approval Requirements and shall not adversely affect the character or quality of the development.

c. Modifications to the City-Approved PUD Plan that the Director of Community Development, in their sole discretion, deems material shall be reviewed for approval by the City Council.

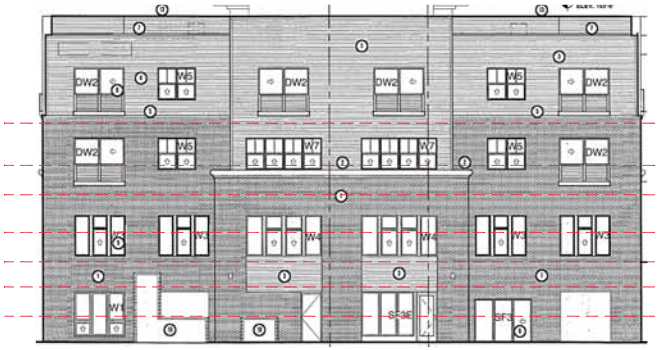
(Amended: 5-15-00 per Ordinance No. 661)
(Amended: 8-27-01 per Ordinance No. 685)
(Amended: 12-15-09 per Ordinance No. 824)
(Amended: 2-27-17 per Ordinance No. 887)

BRUNSWICK EAST ELEVATION

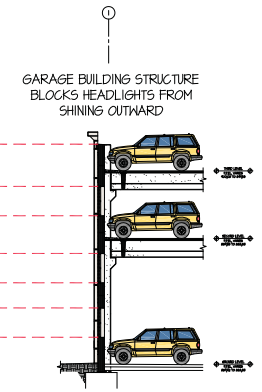


GARAGE WEST ELEVATION

THESE TWO ELEVATIONS
FACE EACH OTHER



BRUNSWICK EAST ELEVATION



GARAGE WEST SECTION

PRIMARY STREET PARKING STRUCTURE ADDITION

AUBURN HILLS, MICHIGAN

RICH & ASSOCIATES
PARKING CONSULTANTS
ARCHITECTS · ENGINEERS · PLANNERS
25877 NORTHWESTERN HWY.
SUITE 200
SOUTHFIELD, MI. 48033
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Date	ISSUED FOR:	By
.	.	

Sheet Title:

WEST GARAGE ELEVATION VS. BRUNSWICK EAST ELEVATION

Drawn By	RTH
Checked By	RHK
File Name	
Plot Date	

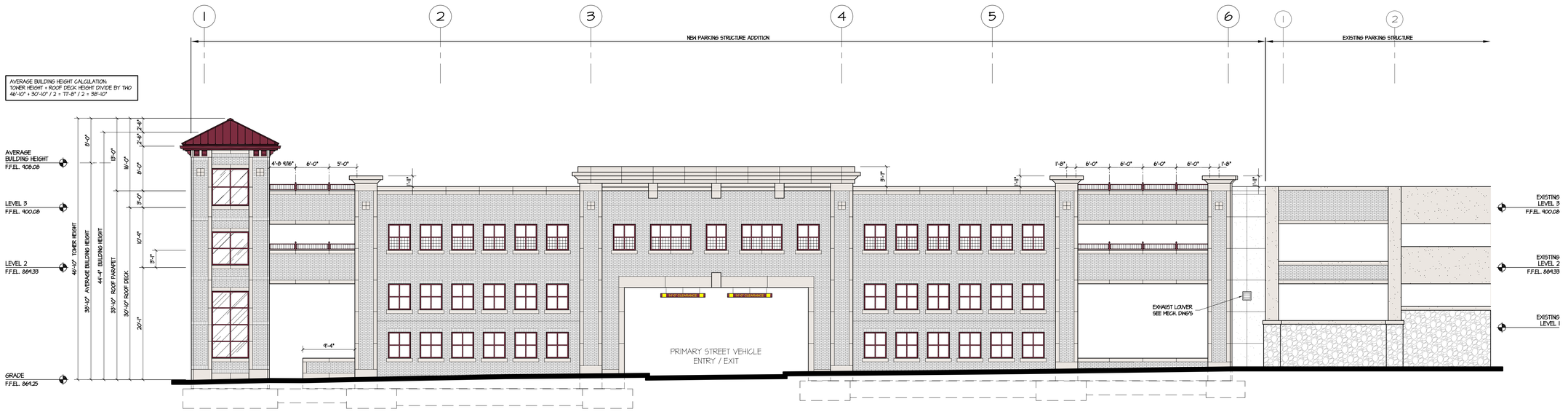
Detail Number / Detail Sheet

All matter contained herein, including drawings, written matter, ideas or concepts, are the creation of Rich and Associates, Inc. for the specific project and shall remain the property of Rich and Associates, Inc. The disclosure hereof in any form whatsoever shall not be to any competitor, client or to any agency or organization, including state media without the written consent of Rich and Associates, Inc. except as required for the physical completion of the specific project.

File No	2315
Date	01-08-2024
Scale	AS NOTED
Last Rev.	

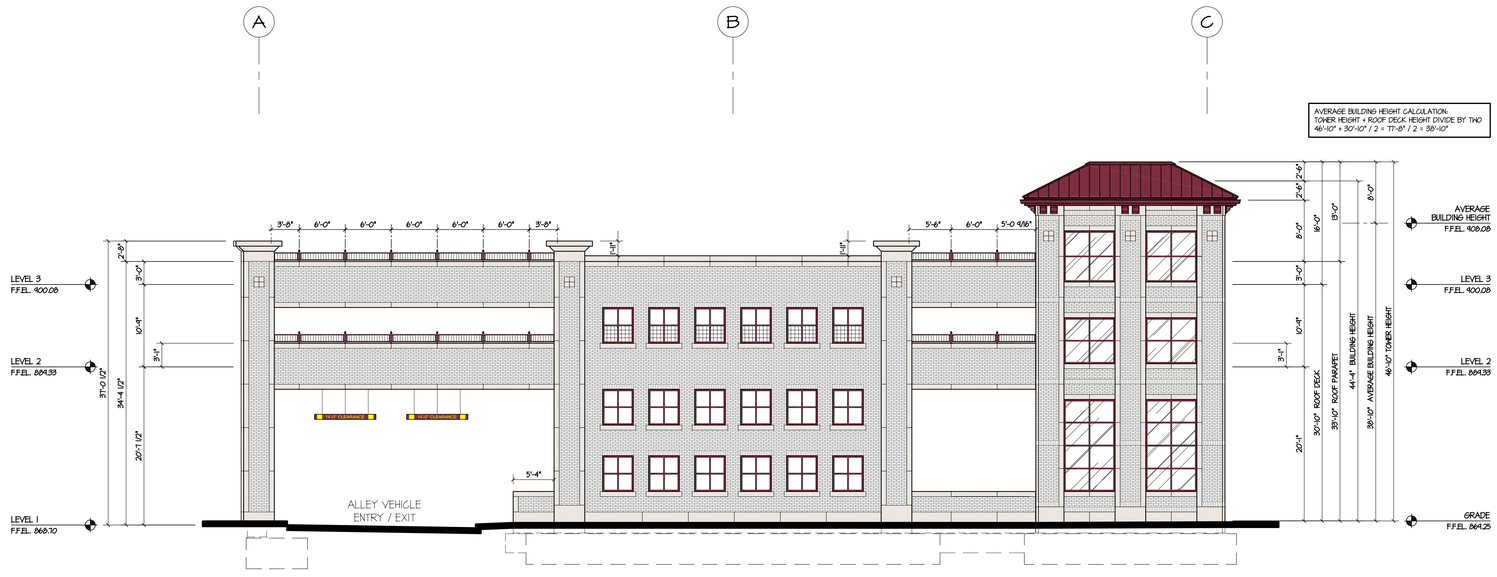
Sheet Number:

X - 201



SOUTH ELEVATION (PRIMARY STREET)

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

PRIMARY STREET PARKING STRUCTURE ADDITION

AUBURN HILLS, MICHIGAN

RICH & ASSOCIATES
PARKING CONSULTANTS
ARCHITECTS • ENGINEERS • PLANNERS
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Date	ISSUED FOR:	By
05-05-2023	SCHEMATIC DESIGN	
07-11-2023	30% DESIGN DEVELOPMENT	
10-27-2023	OWNER REVIEW	
12-15-2023	OWNER REVIEW	

Sheet Title:

GARAGE ELEVATIONS

Drawn By	RTW
Checked By	RWK
File Name	2315A-201
Plot Date	12-14-2023

Detail Number / Detail Sheet

All matter contained hereon, including drawings, written matter, ideas or concepts are the creation of Rich and Associates, Inc. for the specific purpose and intention of the project of Rich and Associates, Inc. No disclosure thereof in any form whatsoever shall be made to any person, firm, corporation, agency or organization, including news media without the written consent of Rich and Associates, Inc. except as required for the physical completion of the specific project.

File NO	2315
Date	12-15-2023
Scale	AS NOTED
Last Rev.	

Sheet Number:

A - 201

CITY OF AUBURN HILLS

CITY COUNCIL WORKSHOP

MINUTES

FEBRUARY 19, 2024

CALL TO ORDER: Mayor Marzolf at 5:30 PM

LOCATION: Admin Conference Room, City Hall, 1827 N. Squirrel Rd, Auburn Hills, MI 48326

Present: Mayor Marzolf, Council Members Ferguson, Fletcher, Hawkins, McDaniel

Absent: Council Members Knight, Verbeke

Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Beckerleg, City Clerk Pierce, Chief of Police Gagnon, Community Development Director Cohen, Construction Coordinator Lang, Economic Development Director Carroll, DPW Director Baldante, Deputy Treasurer Vittone, Asst to the City Manager Hagge, Engineer Driesenga

3 Guests

Workshop Topic: Downtown Parking Study Presentation

Mr. Skopek introduced David Rich and David Burr with Rich & Associates. The firm was hired to design the parking structure downtown and to conduct a comprehensive parking study.

Mr. Rich and Mr. Burr presented an analysis of the current and future parking needs in the downtown. This included an inventory of the current parking, a review of the current parking supply and demand, and an assessment of the impact of residential and non-residential units on the parking. Charts were presented showing comparisons of the data collected. It was noted that 44% of parking is public parking.

As a result of the study, the following recommendations were made:

- Implement and enforce a two hour limit for on-street parking from 8:00 AM – 6:00 PM
- Enact an anti-shuffling ordinance
- Implement random parking enforcement with a $30 fine
- Require a permit for overnight parking in the structure
- In the parking structure: reserve the ground level for customer/visitor parking, allow for customer/visitor parking in residential spaces during the daytime (8:00 AM – 8:00 PM) and require a residential parking permit on the upper levels

Discussion ensued regarding the enforcement of parking restrictions in the downtown area and parking meters versus parking apps in various cities. It was recommended to keep the no parking from 3:00 AM to 6:00 AM. It was noted that the businesses have been asked to require their employees to park further away to make the closer spaces available for customers.

The meeting adjourned at 6:46 PM.

Brian W. Marzolf, Mayor

Laura M. Pierce, City Clerk

Recommendation Type	#	Recommendation	Time Frame
Enforcement	**1**	Implement and enforce two-hour time limit for on-street parking between the hours of 8:00 am and 6:00 pm	6 - 12 Months
Enforcement	**2**	Enact an anti-shuffling ordinance so that someone cannot simply move their vehicle to a different on-street space to start a new two-hour session. Limit the on-street to two-hours per day in on-street spaces within the downtown	12 - 18 Months
Enforcement	**3**	Implement a program of, at a minimum, random parking enforcement varying the days of the week and the times of day that the enforcement be conducted. Each enforcement shift should be for a minimum of four hours so that vehicles can be initially recorded and monitored a second time for violation of the two-hour (and other violations) limit.	12 - 24 Months
		a. Consider the use of volunteers to perform the enforcement function to supplement the current program of police officers.	12-24 Months
Enforcement	**4**	The current fine for parking violations as adopted by 52-3 District Court is $75.00. The City's fine is $30.00. Rich would recommend monitoring enforcement to determine if the $30.00 is not sufficiently high enough to deter habitual offenders. If so, increase in stages up to 52-3 District Court level.	Immediate
Enforcement	**5**	Require that anyone parking overnight in the current and expanded parking garage have a permit	6 - 12 Months
Enforcement	**6**	Use the current availability through the Secretary of State's office to hold vehicle registrations for vehicles that have three or more unpaid parking citations.	12 - 24 Months
Zoning Ordinance Changes	**7**	The provision of parking spaces is not required in Downtown Auburn Hills. At a minimum, adjust the ordinance that developers of multi-unit residential properties provide parking at the following levels:	18 - 24 Months
		a. Studio and One bedroom – 1 parking space per dwelling unit	
		b. Two Bedroom Units – 1.5 spaces per dwelling unit	
		c. Three or more Bedroom Units – 2 spaces per dwelling unit	
	7A	Do not require parking for other developments - too many inefficient small lots	
Marketing / Operations	**8**	Through the DDA, encourage employees of downtown businesses to park in the more remote public off-street lots to save the most convenient spaces for downtown visitors and customers	Immediate
Marketing / Operations	**9**	Clearly identify the public off-street lots with signage. The signs should indicate a name of the lot (not a letter or number) and the permitted hours of operation. Overnight parking in public lots should not be allowed without a city-issued permit that limits the duration (3-days).	6 -12 Months
Marketing / Operations	**10**	The first floor or at least a portion of the first floor of the garage should be dedicated for customer / visitor use during the daytime hours (8:00 am – 8:00 pm). Currently, much of the floor is designated for AHH, LLC or Hyde Associates, LLC parking. Resident parking should be on the upper levels so that visitors are not driving past multiple empty spaces reserved for residential use to reach an available visitor space or to find out that all visitor parking is filled. Signs should indicate that visitor parking above the first level is allowed during the daytime hours (8:00 am – 8:00 pm) without a permit but that after a designated hour, residential parking permits are required	12- 24 Months

DRAFT (5-30-24)
Adopted by the Planning Commission on _____

City of Auburn Hills Planning Commission

Annual Report

June 1, 2023 - May 31, 2024

Under the Michigan Planning Enabling Act, PA 33 of 2008, the Planning Commission is required to provide an annual report to the City Council. This report is intended to coincide with the City Council's review of the City budget.

This report discusses the following topics:

1. Summary of the Commission's operations during the past 12 months
2. The status of any ongoing planning activities
3. Recommendations to the City Council related to planning/development and funding

Commission Operations

The Commission is governed by the Michigan Planning Enabling Act and the City's Zoning Ordinance. During the 12 months starting on June 1, 2023, and ending on May 31, 2024, the Commission's membership was as follows:

Greg Ouellette, Chairperson
Sam Beidoun, Vice-Chairperson
Laura Ochs, Secretary
Brian Marzolf, City Council Liaison
(served until December 6, 2023)
Jack Ferguson, City Council Liaison
(started on December 6, 2023)
Chauncey Hitchcock
Cynthia Pavlich
Raymond Saelens
Carolyn Shearer
Dominick Tringali

During this period, the Commission held nine meetings, and recommendations were made to the City Council on 26 development-related items.

Measurable	Y2014 -2015	Y2015 -2016	Y2016 -2017	Y2017 -2018	Y2018 -2019	Y2019 -2020	Y2020 -2021	Y2021 -2022	Y2022 -2023	Y2023 -2024
Meetings	11	14	13	11	11	9	7	6	9	**9**
Site Plans	7	10	17	12	12	10	3	7	7	**5**
Special Land Use Permits	7	8	11	7	8	9	4	11	5	**9**
Tree Removal Permits	8	6	7	11	13	9	1	4	10	**7**
Planned Unit Developments	4	4	5	6	6	4	3	1	7	**3**
Rezonings	1	3	4	4	5	0	1	0	1	**1**
Master Plan Amendments	0	1	1	1	0	0	0	0	0	**0**
Text Amendments	2	2	4	1	2	1	1	1	1	**1**
Private Road	0	0	0	0	0	0	1	1	0	**0**
Total Projects	29	34	49	42	46	33	14	25	31	**26**

Professional Planning Support Staff

Steve Cohen, Director of Community Development, provides primary staff support to the Planning Commission. Mr. Cohen has served the Commission since October 4, 1999. He is certified as a professional planner (AICP) with the American Planning Association. He holds a Bachelor's and Master's in Urban and Regional Planning from Michigan State University.

Devin Lang, Construction Coordinator / Assistant to the Director of Community Development, has assisted Mr. Cohen with providing staff support to the Planning Commission since November 16, 2023. Among other duties, Mr. Lang oversees the implementation of private construction projects and permits approved by the City. He has a Bachelor of Science in Fisheries and Wildlife from Michigan State University.

Notable Planning Commission Actions

A. Development Applications

Notable projects reviewed by the Commission were the following:

1. Tommy's Boats Auburn Hills

Request for Planned Unit Development Option and Tree Removal Permit approval to construct a 21,483 square-foot boat dealership sales and service building, a four-tier state-of-the-art steel and glass "Boat Display Tower," which will display four boats, and an associated 97-space inventory storage lot for boat sales. The 4.89-acre site is zoned B-2, General Business district, located east of Topgolf Auburn Hills on Great Lakes Crossing Drive, just west of Joslyn Road.

2. Five Points Community Church

Request for Rezoning, Special Land Use Permit, Site Plan, and Tree Removal Permit approval construct a 10,220 sq. ft. building expansion to their existing facility at 3411 E. Walton Boulevard. The site is 8.36 acres in size and zoned B-2, General Business District. The plans call for the demolition of the existing multi-purpose wing of the building to make room for expansion, which includes a new nave, sanctuary, commons area, green room, usher room, restroom, cry room, and hallway. Once the proposed project is complete, the overall building will be 45,780 square feet in size.

3. **Pacific and Taylor - Light Industrial Speculative Building (Pacific Drive Industrial).**
Request for Site Plan and Tree Removal Permit approval to construct a 47,728 sq. ft. light industrial building at the northeast corner of Pacific Drive and Taylor Road. The 3.7-acre parcel is within the Metro North Technology Park and zoned I-1, Light Industrial District.

4. **AM General**
Request for Special Land Use Permit approval to revise and expand their existing Special Land Use Permit to allow the overnight storage of vehicles, containers, and trailers at their business located at 1399 Pacific Drive. The facility serves as AM General's engineering, advanced technology, and prototype development center. The property is zoned I-1, Light Industrial District.

5. **3295 Lapeer Road West Industrial Building - Speculative Building**
Request for Site Plan and Tree Removal Permit approval to construct a 149,170-square-foot speculative light industrial building at 3295 Lapeer Road West, located at the terminus of Lapeer Road West, south of the M-24 Connector. The 19.79-acre parcel is zoned I-1, Light Industrial District.

6. **Oakland Community College (OCC)**

Request for Special Land Use Permit approval to install five new identification signs at OCC's Auburn Hills campus at 2900 Featherstone Road. The property is zoned T&R, Technology and Research District.

7. **Chick-fil-A Restaurant**

Request for Special Land Use Permit, Site Plan, and Tree Removal Permit approval to construct a 5,196-square-foot Chick-fil-A restaurant with a drive-through facility and outdoor seating area at 2111 N. Squirrel Road. The land is currently vacant, as the Romano's Macaroni Grill restaurant, which previously operated on the site, was permanently closed in March 2020 and later demolished in February 2022. The property is 2.24 acres in size and zoned B-2, General Business District.

8. **Greystone Pickleball Club - Auburn Hills**

Request for Planned Unit Development Option approval to construct a 60,528-square-foot indoor recreational facility and event venue on a 4.7-acre site east of N. Opdyke Road, north of Featherstone Road. The development is proposed to occupy three vacant parcels, currently zoned B-2, General Business District and T&R, Technology and Research District.

9. **Penske Vehicle Services – 2150 Executive Hills Court**

Request for Special Land Use Permit, Revised Site Plan, and Revised Tree Removal Permit approval to complete construction and utilize the existing speculative 114,366-square-foot facility at 2150 Executive Hills Court. Penske Vehicle Services intends to operate a state-of-the-art vehicle painting facility with associated overnight vehicle storage on the property that will primarily provide custom paint enhancements for new vehicles directly from the assembly line. The 10.12-acre parcel is zoned T&R, Technology and Research District.

10. Joslyn Road Fuel Station - Mobil

Request for Planned Unit Development Option and Tree Removal Permit approval to construct a Mobil-branded passenger and commercial vehicle fueling station and convenience store on a 5.07-acre parcel, zoned B-2, General Business District. The site is generally located west of Joslyn Road, south of Great Lakes Crossing Drive. The proposed development will consist of a passenger vehicle fueling area with 16 fueling positions in the front on the site adjacent to Joslyn Road, a commercial vehicle area with three (3) fueling positions designed to accommodate semi-trucks in the rear of the site adjacent to the landfill, and a 4,608-square-foot convenience store.

B. Text Amendment to the Zoning Ordinance

A text amendment to Article XII. T&R, Technology and Research Districts of the Zoning Ordinance was drafted and approved by the City Council to incorporate ordinance language that would allow more prominent sized identification signs to be installed at "*Colleges, universities, and other such institutions of higher learning, both public and private, provided the property is located on the land bounded by M-59 and Featherstone Road, between I-75 and Squirrel Road."* The ordinance amendment allowed more prominent identification signs on Oakland Community College's property.

C. Adoption of the 2024-2028 Parks and Recreation Master Plan

The Planning Commission/Recreation Commission adopted the City of Auburn Hills 2024-2028 Parks and Recreation Master Plan on January 10, 2024, and the City Council adopted it on January 22, 2024. The adoption of the plan makes the City eligible to apply for grants. The plan focuses on enhancing and maintaining the City's current park system, completing pathway gaps concurrent with road construction projects, implementing the Riverwalk Master Plan, and maintaining pathway loops throughout the community. The City's events and programming will continue to focus on community demand based on available staffing and resources.

D. <u>Age-Friendly Auburn Hills – Community Conversations</u>

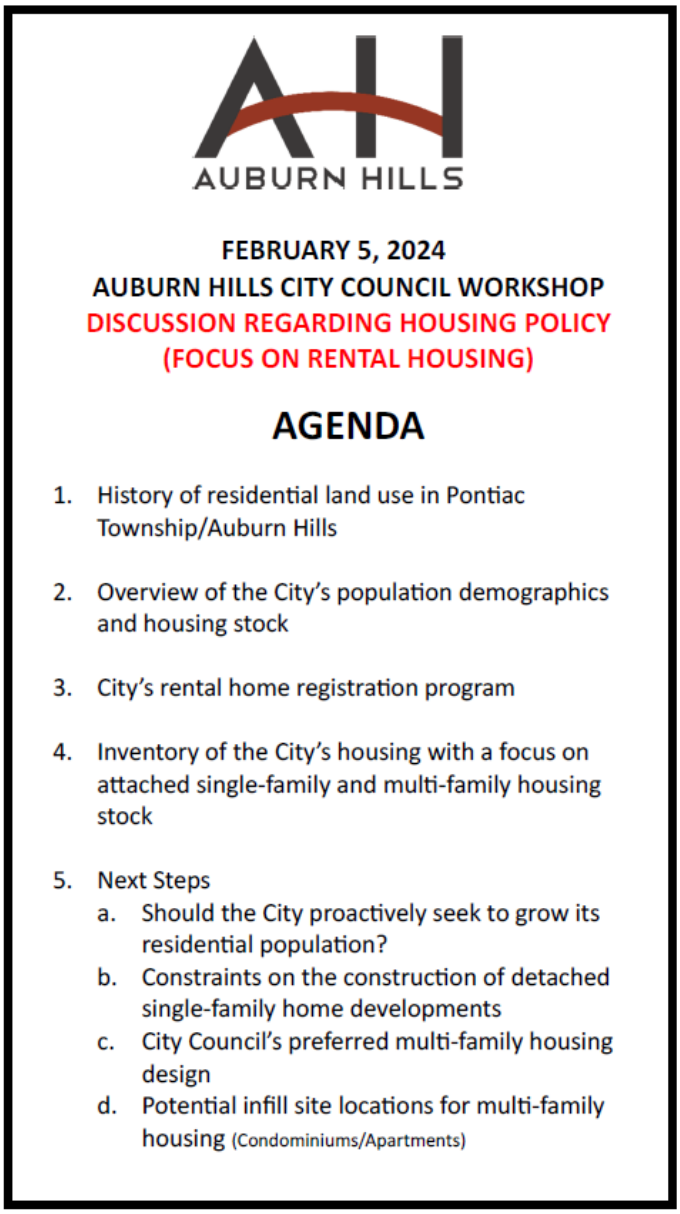
A series of Community Conversations were held in the Spring and Fall of 2023 designed to obtain input from residents. Community feedback has been integral in renewing the City's Age-Friendly designation with AARP. During four open forums in May, September, and October 2023, a team of City Council members, Planning Commission members, City staff, and volunteers sat down with participating residents to discuss a few of AARP's domains of livability. Conversations centered on how residents receive communication and information from the City, volunteer and civic engagement, and public safety.

In 2013, an initiative led by Karen Adcock, Director of Recreation and Senior Services, and Steve Cohen resulted in the City of Auburn Hills becoming the first municipality from the State of Michigan to be accepted into the AARP Network of Age-Friendly Communities. Today, there are 10 Michigan communities in the Age-Friendly network and 800 communities in the U.S. Over the last decade, the City of Auburn Hills completed 16 out of 20 items outlined in the original Age-Friendly Auburn Hills Action Plan – Phase I. To ensure continued progress in improving the quality of life for people of all ages in our community, the City has been taking the steps necessary to maintain its Age-Friendly status. The first of those steps has been to gather feedback from the community.

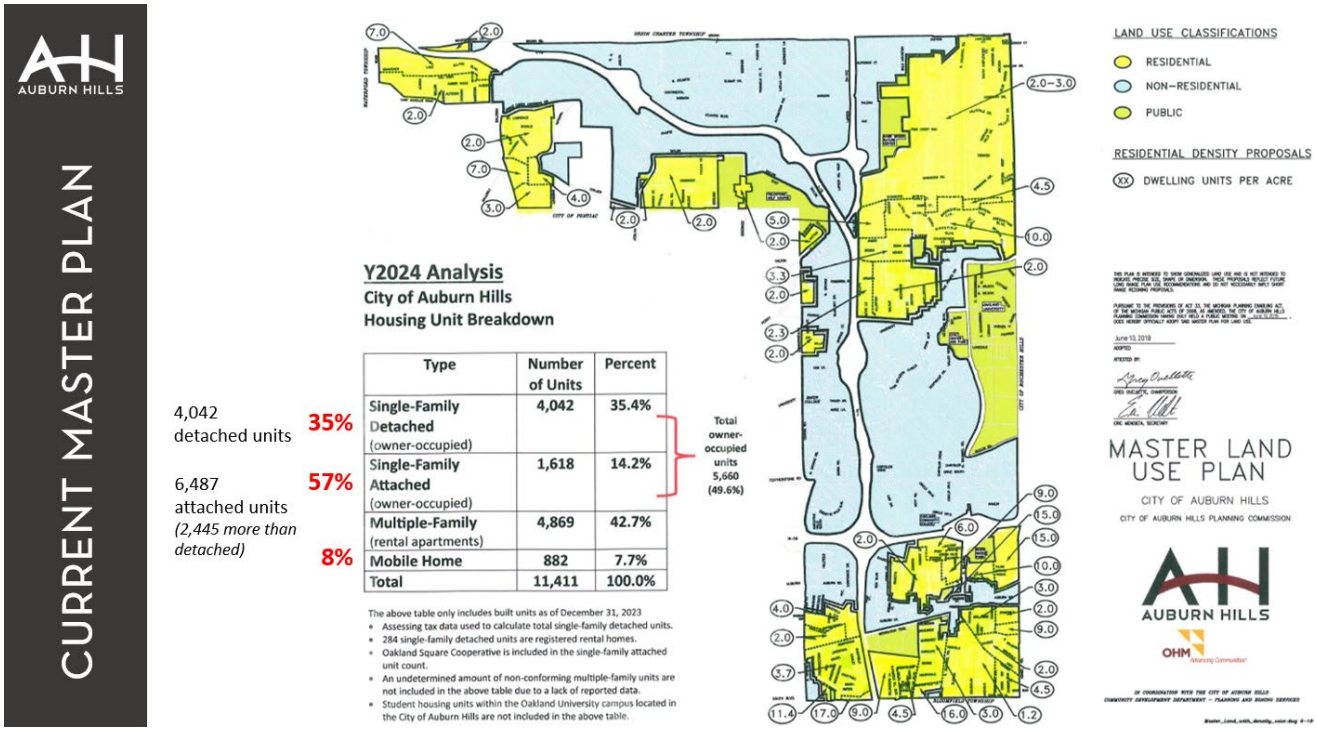
E. City Council Workshop – City of Auburn Hills Housing Policy

On February 5, 2024, Steve Cohen provided a PowerPoint presentation and led a discussion with the City Council regarding the City's Housing Policy. Chairperson Greg Ouellette and Member Dominick Tringali attended the workshop on behalf of the Planning Commission. Mr. Cohen reviewed the history of residential land use in the City, including the number of housing units, and presented an overview of the City's population demographics and housing stock. He also reviewed the inventory of the City's housing, focusing on attached single-family vs. multi-family housing stock.

Mr. Cohen discussed the results of past neighborhood master plan studies. He requested direction from the City Council regarding housing, such as whether the City should proactively seek to grow its residential population. He discussed the pros and cons of adding additional housing units, both single-family homes and rental units. He noted that the City has a smaller number of rental housing than other communities but a higher percentage because the City does not have as many total dwelling units as most communities. He explained that there are not a lot of rental housing opportunities left since the City is nearing buildout.



Discussion ensued regarding this topic with the City Council. Some believe that many of each generation/age group do not want to own a home. Also, the increase in population will affect the cost of City services. It was suggested that a mobile home-type park where each lot is owned separately could be a low-cost housing option. It was noted that apartments should be located in a walkable area to stores and restaurants. A tiny home community was also suggested. It was pointed out that there is a void in the market for ranch-style housing options, both rental and owner-occupied. There was concern that if there were too many rentals and a downturn in the economy, those units would deteriorate and cause blight. It was suggested that the City be particular and allow good projects with good architecture in the right area. There needs to be a balance, and certain areas make sense for additional rental housing developments. The consensus was that the City Council needed more time to consider these issues and would like to discuss them further at a later date.



Support Staff Training

Steve Cohen attended the American Planning Association's National Planning Conference in Minneapolis, Minnesota, from April 13 to 17, 2024. In addition to the national conference, Mr. Cohen attended the Michigan Chapter of the American Planning Association Conference in Traverse City from October 4 to 6, 2023. Mr. Cohen also participated in several other virtual planning webinars in 2023 and 2024 to further advance his skills. The Michigan Chapter of the American Planning Association recognized Mr. Cohen for 30 years of membership at their annual conference.

AICP planners like Mr. Cohen must obtain professional development training to maintain their credentials. AICP planners must earn at least 32 Certification Maintenance (CM) credits (1 hour = 1 CM credit) within a designated two-year reporting period. A minimum of 1.0 credits must be on planning law, sustainability and resilience, ethics, and equity. Mr. Cohen has earned 35.00 CM credits thus far for the current reporting period of January 1, 2024 and December 31, 2025. Mr. Cohen earned 48.75 CM credits during the previous two-year reporting period, which ended on December 31, 2023.

Commission Training

Training is a high priority for the Planning Commission and City Council. Members face an enormous responsibility to help guide the community's physical development. Poor decisions could lead the City into costly litigation. The Planning Commission has benefited greatly over the years from training, whether new members who want to learn about planning or veteran members who need to keep up to date with changes in the law and planning practices.

Members Sam Beidoun and Raymond Saelens attended the Michigan Chapter of the American Planning Association Conference in Traverse City from October 4 to 6, 2023. Chairperson Greg Ouellette participated in a Planning and Zoning Essentials training session presented by the Michigan Chapter of the American Planning Association at Oakland County's offices on April 29, 2024.

The City has been involved with very few development-related lawsuits over the past 25 years, mainly attributed to a proactive Planning Commissioner training program and well-trained staff. This record of accomplishment has helped the City lower its general liability insurance rates over the years, which saves taxpayers money.

Planning Commission Terms and Attendance Records

During this reporting period, the Planning Commission held nine regularly scheduled meetings and no special meetings. The table below outlines each member's term and attendance record.

Name	Term Endings	Regular Meetings	Percent Attended
Greg Ouellette	July 2024	9 / 9	100%
Sam Beidoun	July 2026	8 / 9	89%
Laura Ochs	July 2026	5 / 9	56%
Brian Marzolf	Nov. 2023	4 / 4	100%
Jack Ferguson	Nov. 2025	5 / 5	100%
Chauncey Hitchcock	July 2024	6 / 9	67%
Cynthia Pavlich	July 2025	8 / 9	89%
Raymond Saelens	July 2024	4 / 9	45%
Carolyn Shearer	July 2025	7 / 9	78%
Dominick Tringali	July 2025	8 / 9	89%

Woodlands Preservation Ordinance – City's Tree Fund

During this reporting period, two developments (3295 Lapeer Road West Industrial Building and Penske Vehicle Systems) established that planting the required replacement trees on-site was not possible. Thus, each developer chose to make a payment into the City's Tree Fund for future tree plantings for a total of $257,260.

Planned Unit Development Option – Financial Contributions for Public Purposes

During this reporting period, two developments (Tommy's Boats Auburn Hills and Joslyn Road Fuel Station - Mobil) provided financial contributions for public purposes as a net public benefit of their project, totaling $350,000. The $250,000 financial contribution for Tommy's Boats Auburn Hills is anticipated to be applied to pay for constructing the new Public Square in Downtown Auburn Hills. The $100,000 financial contribution for the Joslyn Road Fuel Center - Mobil has yet to be assigned to a City project.

Planning Activities Per City Council's Y2024/2025 Strategic Goals & Objectives

1. Explore options for industrial redevelopment within the community.
2. Continue to foster development along the M-24/Opdyke Road Corridor.
3. Focus redevelopment efforts on TIFA, city-owned, and private properties.
4. Continue to keep Auburn Hills friendly and livable for all ages and abilities.
5. Update the City's 2006 Open Space/Green Infrastructure Vision Plan
6. Update the City's Architectural Design Policy
7. Conduct a comprehensive review of the City's land use in a joint meeting with the City Council

Commission Recommendations to City Council

The Commission respectfully recommends that the City Council ensure that the Y2024 and Y2025 City of Auburn Hills Budgets allow for the following items:

1. Continued staff support from Steve Cohen, Devin Lang, and the City's Administrative Development Review Team
2. Funding for planning activities (e.g., citizen participation, maps, printing, technical research, Master Plan and Zoning Ordinances updates, etc.)
3. Funding for educational materials, technical training, and conferences for Planning Commission members and City staff.