



AUBURN HILLS MEETING SCHEDULE

248-370-9402 | WWW.AUBURNHILLS.ORG

MAY, 2023

DAY	TITLE	TIME	LOCATION
1	City Council Workshop	5:30 PM	Administrative Conference Room 1827 N. Squirrel Road
1	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
3	Planning Commission	7:00 PM	Council Chamber 1827 N. Squirrel Road
8	Downtown Development Authority	6:00 PM	Hawk Woods 3799 Bald Mountain Road
8	DDA/TIFA Joint Meeting	6:15 PM	Hawk Woods 3799 Bald Mountain Road
8	Library Board	7:00 PM	Auburn Hills Public Library 3400 Seyburn Drive
9	Tax Increment Finance Authority	4:00 PM	Administrative Conference Room 1827 N. Squirrel Road
11	Zoning Board of Appeals	7:00 PM	CANCELED
15	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
16	Brownfield Redevelopment Authority	6:00 PM	Administrative Conference Room 1827 N. Squirrel Road
23	Public Safety Advisory Committee	5:00 PM	Public Safety Building 1899 N. Squirrel Road

NOTE: Anyone planning to attend the meeting who has need of special assistance under the American's with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248.370.9402 48 hours prior to the meeting. Staff will be please to make the necessary arrangements. PLEASE BE ADVISED, DUE TO A LACK OF AGENDA ITEMS, SOME MEETINGS MAY BE CANCELED.



AUBURN HILLS MEETING SCHEDULE

248-370-9402 | WWW.AUBURNHILLS.ORG

JUNE, 2023

DAY	TITLE	TIME	LOCATION
5	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
7	Planning Commission	7:00 PM	Council Chamber 1827 N. Squirrel Road
8	Zoning Board of Appeals	7:00 PM	Council Chamber 1827 N. Squirrel Road
12	Library Board	7:00 PM	Auburn Hills Public Library 3400 Seyburn Drive
13	Tax Increment Finance Authority	4:00 PM	Administrative Conference Room 1827 N. Squirrel Road
14	Pension Board/Retiree HealthCare Board	3:00 PM	Administrative Conference Room 1827 N. Squirrel Road
19	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
20	Brownfield Redevelopment Authority	6:00 PM	Administrative Conference Room 1827 N. Squirrel Road

NOTE: Anyone planning to attend the meeting who has need of special assistance under the American's with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248.370.9402 48 hours prior to the meeting. Staff will be please to make the necessary arrangements. PLEASE BE ADVISED, DUE TO A LACK OF AGENDA ITEMS, SOME MEETINGS MAY BE CANCELED.



CITY OF AUBURN HILLS
MONDAY, MAY 15, 2023
Regular City Council Meeting ♦ 7:00 PM

Council Chamber, 1827 N. Squirrel Road, Auburn Hills MI
248-370-9402 ♦ www.auburnhills.org

1. MEETING CALLED TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL OF COUNCIL

4. APPROVAL OF MINUTES

4a. City Council Workshop Minutes, May 1, 2023.

4b. City Council Regular Meeting Minutes, May 1, 2023.

5. APPOINTMENTS AND PRESENTATIONS

6. PUBLIC COMMENT

7. CONSENT AGENDA

All items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

7a. Board and Commission Minutes

7a1. Tax Increment Finance Authority, April 11, 2023

7a2. Planning Commission, May 3, 2023

7b. Motion – To approve the Prepayment Resolution of the Oakland-Macomb Interceptor Drain 2023 Issue Assessment.

7c. Motion – To amend the General Fund General Administration Department Budget.

7d. Motion – To reallocate and obligate funds from the American Rescue Plan Act of 2021 to the Parking Deck Project.

7e. Motion - To adopt the Resolution Honoring the Jewish Community.

8. UNFINISHED BUSINESS

9. NEW BUSINESS

9a. Motion – To approve the combined PUD Step One – Concept Plan and PUD Step Two – Site Plan and Tree Removal Permit / GM Electric Vehicle Parts Assembly, Distribution, and Office Facility.

9b. Public Hearing / Motion – Revocation of the combined PUD Step One – Qualification / Step Two – Site Plan for Elite Detection K9.

9c. Motion – To extend combined PUD Step One – Qualification / Step Two – Site Plan Approval / Primary Place.

10. COMMENTS AND MOTIONS FROM COUNCIL

11. CITY ATTORNEY REPORT

12. CITY MANAGER REPORT

13. ADJOURNMENT

City Council meeting minutes are on file in the City Clerk's Office. NOTE: Anyone planning to attend the meeting who has need of 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 prior to the meeting. Staff will be pleased to make the necessary arrangements.



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: MAY 15, 2023

AGENDA ITEM NO 4A

CITY COUNCIL



CITY OF AUBURN HILLS

City Council Workshop

DRAFT Minutes

May 1, 2023

CALL TO ORDER:

Mayor McDaniel at 5:22 PM

LOCATION:

Admin Conference Room, City Hall, 1827 N. Squirrel Rd, Auburn Hills, MI 48326

Present: Mayor McDaniel, Council Members Carrier, Hawkins, Knight, Marzolf, and Verbeke

Absent: Council Member Cionka

Also Present: City Manager Tanghe, Assistant City Manager Skopek, Clerk Pierce, Police Chief Gagnon, Fire Chief Massingill, Community Development Director Cohen, City Planner Keenan, Construction Coord Lang, DPW Director Baldante, Finance Director Schulz, Deputy Treasurer Vittone, Accountant Winter, Management Assistant Hagge

2 Guests

The workshop was held to discuss Project Bonding.

Ms. Schulz introduced Kari Blanchett with PFM Financial Advisors LLC and Eric McGlothlin with Dickinson Wright.

Mr. McGlothlin explained that municipalities can borrow money by installment purchase agreements and the issuance of municipal bonds. He further explained the financing options, including the various types of bonds. Ms. Blanchett explained the possible capital funding sources which include millages and special assessments.

Mr. McGlothlin explained the exemptions from the debt limit. He noted that the City has no issue with its legal debt capacity. He explained various types of municipal bonds including general obligation bonds, revenue bonds, capital improvement bonds and tax increment revenue bonds.

Ms. Blanchett discussed the borrowing process and the three methods for the sale of bonds. She pointed out that the City has a AA+ bond rating. When determining the rating, rating agencies look for a history of strong financial management, a diverse economy, a sound financial position with reserves and a manageable debt burden.

Discussion ensued regarding bonding for the parking structure expansion. Maintenance on the structure would have to be paid out of the operating fund. It was noted that there is still a lot of work yet to do.

The meeting adjourned at 6:45 PM.

Kevin R. McDaniel, Mayor

Laura M. Pierce, City Clerk



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: MAY 15, 2023

AGENDA ITEM NO 4B

CITY COUNCIL



CITY OF AUBURN HILLS REGULAR CITY COUNCIL MEETING DRAFT MINUTES

MAY 1, 2023

CALL TO ORDER:

Mayor McDaniel at 7:00 PM.

LOCATION:

Council Chamber, 1827 N. Squirrel Road, Auburn Hills MI

Present: Mayor McDaniel, Council Members Carrier, Hawkins, Knight, Marzolf, and Verbeke

Absent: Council Member Cionka

Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Beckerleg, City Clerk Pierce, Police Chief Gagnon, Fire Chief Massingill, Asst Chief Robinson, Director of Recreation & Senior Services Adcock, Community Development Director Cohen, City Planner Keenan, DPW Director Baldante, Mgr of Fleet & Roads Hefner, Deputy Treasurer Vittone, Management Assistant Hagge

42 Guests

A workshop session was held prior to the regular City Council meeting at 5:30 PM. Workshop Topic: Project Bonding.

4. APPROVAL OF MINUTES

4a. City Council Regular Meeting Minutes, April 17, 2023.

Moved by Carrier, Seconded by Hawkins.

RESOLVED: To approve the City Council Regular Meeting Minutes of April 17, 2023.

VOTE: Yes: Carrier, Hawkins, Knight, Marzolf, McDaniel, Verbeke

No: None

Resolution No. 23.05.050

Motion Carried (6 - 0)

4b. City Council Goals & Objectives Workshop Minutes, April 24, 2023.

Moved by Verbeke, Seconded by Knight.

RESOLVED: To approve the City Council Goals & Objectives Workshop Minutes of April 24, 2023.

VOTE: Yes: Carrier, Hawkins, Knight, Marzolf, McDaniel, Verbeke

No: None

Resolution No. 23.05.051

Motion Carried (6 - 0)

5. APPOINTMENTS AND PRESENTATIONS

5a. Optimist Club Persons of the Year Awards

The Optimist Club presented awards to the following recipients.

- Police Officer of the Year – Brad Brasil
- Firefighter of the Year – Brittany Ebersole
- Citizen of the Year – Karen Adcock

The meeting recessed at 7:10 PM.

The meeting reconvened at 7:28 PM.

6. PUBLIC COMMENT

There was no public comment.

7. CONSENT AGENDA

7a. Board and Commission Minutes

7a1. Election Commission, April 13, 2023

RESOLVED: To receive and file the Board and Commission Minutes.

7b. Motion – To authorize the City Manager to request reimbursement of eligible mosquito control activity under Oakland County's West Nile Virus Fund Program.

RESOLVED: To adopt the resolution, AUTHORIZING WEST NILE VIRUS FUND EXPENSE REIMBURSEMENT REQUEST, and authorize and to direct the City Manager, as agent for the City of Auburn Hills, to request reimbursement of eligible mosquito control activity under Oakland County's West Nile Virus Fund Program. (Attachment A)

7c. Motion – To approve the 2023 Summer Maintenance Agreement for street sweeping.

RESOLVED: To authorize the City Manager, as Street Administrator, to accept on behalf of the City of Auburn Hills, the 2022 RCOC Summer Maintenance Agreement to provide street sweeping services on Walton Boulevard, Baldwin Road, Joslyn Road, and parts of Brown Road for an annual compensation of \$7,607.25 payable by RCOC to the City of Auburn Hills.

7d. Motion – To approve MDOT Public Act 51 mapping updates.

RESOLVED: To approve resolution 23-06 through resolution 23-08 to add College Boulevard, Parkways Boulevard, and Fountain Lane to the MDOT ACT 51 Map. (Attachment B)

7e. Motion – To approve an Interlocal Agreement for the Regional Youth Police Academy.

RESOLVED: To approve the Interlocal Agreement for the Regional Youth Police Academy and authorize the Chief of Police to sign said agreement.

7f. Motion – To approve the ProCare Services EMS Preventative Maintenance agreement.

RESOLVED: To approve the ProCare Services EMS Preventative Maintenance agreement with Stryker Corporation for a total contracted amount of \$56,901.20 to be paid in three annual installments of \$18,967.07 from line item 101.339.933.000.

7g. Motion - To approve the contract extension for Mobile Health Resources.

RESOLVED: To approve the contract extension for Mobile Health Resources (MHR) of Lansing, Michigan, for the purpose of ambulance billing at the rate of 5.00% of collected revenue for an additional two years.

7h. Motion – To receive the 1st Quarter Cash Management Investment Performance Review.

RESOLVED: To receive and file the AndCo Consulting 1st quarter Cash Management Investment Performance Review.

7i. Motion - To approve the Resolution for a Charitable Gaming License for the Avondale Football Booster Club.

RESOLVED: To approve the attached resolution recognizing the Avondale Football Booster Club as a nonprofit organization, operating in the community, for the purpose of obtaining a charitable gaming license. (Attachment C)

7j. Motion - To amend the 2023 Human Resources budget to complete the Non-Union Compensation Study.

RESOLVED: To amend the FY2023 General Fund Human Resources budget by increasing appropriations by \$12,300 to complete the Compensation Study for the City of Auburn Hills' Non-Union Personnel.

Moved by Knight, Seconded by Verbeke.

RESOLVED: To approve the Consent Agenda.

VOTE: Yes: Carrier, Hawkins, Knight, Marzolf, McDaniel, Verbeke

No: None

Resolution No. 23.05.052

Motion Carried (6 - 0)

8. UNFINISHED BUSINESS

9. NEW BUSINESS

9a. Motion – To approve the permanent change to the polling location for Precinct 3.

Ms. Pierce presented the need to move the polling location for Precinct 3. She shared that in the past, the Fire Station has been helpful but has limited parking and the bay is not ideal for a precinct. Ms. Pierce has met with a representative for the Auburn Hills Presbyterian Church to discuss this as a potential voting location and met with the Election Commission for their approval. This change will provide an abundance of parking as well as a nice space for the voting precinct which will be more comfortable for the voters and the election inspectors. Voter ID cards will be mailed to each voter in the precinct notifying them of the change and this change will be posted at the Fire Station on election day reminding voters of the change.

Moved by Carrier, Seconded by Marzolf.

RESOLVED: To approve the permanent change to the polling location for Precinct 3 from Fire Station #1, 3483 Auburn Rd, to Auburn Hills Presbyterian Church, 3456 Primary Street.

VOTE: Yes: Carrier, Hawkins, Knight, Marzolf, McDaniel, Verbeke

No: None

Resolution No. 23.05.053

Motion Carried (6 - 0)

10. COMMENTS AND MOTIONS FROM COUNCIL

Mr. Marzolf – He congratulated the Optimist Award winners and he thanked the staff at Borg Warner and US Farathane for the great work that was completed on Earth Day.

Mr. Knight – He questioned the timeframe for the completion of the Brunswick. Mr. Tanghe commented that portions of this building should be completed by the middle of summer.

Ms. Verbeke – She asked for clarification regarding the street sweeping project. Mr. Hefner shared that the City streets have been swept and they will continue with the County streets next week. DPW will be back out to sweep mid-summer and again in the Fall. She also asked for follow-up regarding the concerns on Collier

Road that were presented at the last meeting by a resident. Chief Gagnon reported that they have been handing out tickets due to it being a zero-tolerance zone. A speed study will be conducted in the future.

Mr. Hawkins – He appreciated the Volunteer Dinner hosted by the Recreation and Senior Services Department. He thanked the volunteers for all their work.

Mayor McDaniel – He commented that he appreciated the support from the Police Department on Collier Road.

11. CITY ATTORNEY REPORT

12. CITY MANAGER REPORT

Mr. Tanghe – He shared about the Grand Opening in the downtown area for Oakland Hills Dermatology and MedSpa. He thanked the volunteers that help the City.

13. ADJOURNMENT

Hearing no objections, the Mayor adjourned the meeting at 7:42 PM.

Kevin R. McDaniel, Mayor

Laura M. Pierce, City Clerk

ATTACHMENT A

CITY OF AUBURN HILLS RESOLUTION

AUTHORIZING WEST NILE VIRUS FUND EXPENSE REIMBURSEMENT REQUEST

At a regular meeting of the City Council of the City of Auburn Hills, Oakland County, Michigan, held in City Council Chambers at 1827 N. Squirrel Road, Auburn Hills, MI 48326 at 7:00 p.m., on the 1st day of May, 2023.

The following resolution was offered by Council Member Knight and supported by Council Member Verbeke:

WHEREAS, upon the recommendation of the Oakland County Executive, the Oakland County Board of Commissioners has established a West Nile Virus Fund Program to assist Oakland County cities, villages and townships in addressing mosquito control activities; and

WHEREAS, Oakland County's West Nile Virus Fund Program authorizes Oakland County cities, villages and townships to apply for reimbursement of eligible expenses incurred in connection with personal mosquito protection measures/activity, mosquito habitat eradication, and mosquito larvicide applications; and

WHEREAS, the City of Auburn Hills, Oakland County, Michigan will incur expenses in connection with mosquito control activities believed to be eligible for reimbursement under Oakland County's West Nile Virus Fund Program.

NOW, THEREFORE, IT IS HEREBY RESOLVED that the Auburn Hills City Council authorizes and directs the City Manager, as agent for the City of Auburn Hills, to request reimbursement of eligible mosquito control activity under Oakland County's West Nile Virus Fund Program

AYES: 6 (Carrier, Hawkins, Knight, Marzolf, McDaniel, Verbeke)
NAYES: None
ABSENT: 1 (Cionka)
ABSTENTIONS: None

RESOLUTION ADOPTED

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

I, the undersigned, the duly appointed City Clerk for the City of Auburn Hills, Oakland County, Michigan do hereby certify that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Auburn Hills City Council held on the 1st day of May 2023.

IN WITNESS WHEREOF, I have hereunto affixed my official signature on this ____ day of May, 2023.

Laura M. Pierce, City Clerk

ATTACHMENT B

RESOLUTION NO. 23-06

ACCEPTANCE OF COLLEGE BOULEVARD FROM AUBURN ROAD TO PARKWAYS BOULEVARD

At a regular meeting of the City Council of the City of Auburn Hills, Michigan, held at the City Hall on May 1, 2023, the following resolution was offered by Council Member Knight, and supported by Council Member Verbeke.

Whereas the City of Auburn Hills did acquire title to College Boulevard.

And whereas it is necessary to furnish certain information to the State of Michigan to place this street within the City Street System for the purpose of obtaining funds under Act 51, P.A. 1951 as amended.

NOW THEREFORE IT IS RESOLVED:

1. That the centerline of said street as described:

CENTERLINE OF COLLEGE BOULEVARD (VARIABLE WIDTH)

A centerline of road being situated in the SE 1/4 of Section 25, Town 3 North, Range 10 East, City of Auburn Hills, Oakland County, Michigan, described as follows:

Commencing at the SE corner of Lot 1, "Supervisor's Plat No. 8", as recorded in Liber 52 of Plats, Page 33, Oakland County Records; thence S 00°46'18" E 65.82 feet; thence N 89°39'45" E 19.37 feet; thence S 00°20'15" E 8.53 feet; thence N 89°16'30" E 21.89 feet to the centerline of College Boulevard (variable width), also being the Point of Beginning; thence the following Five (5) courses along said centerline: 1) S 03°02'55" E 36.69 feet, 2) 44.59 feet along a curve to the right, radius 269.0 feet, delta 09°24'49", chord bears S 01°41'59" W 44.54 feet, 3) S 01°22'34" W 124.42 feet, 4) 26.77 feet along a curve to the left, radius 226.0 feet, delta 06°47'11", chord bears S 03°03'20" W 26.75 feet, 5) S 00°20'15" E 39.40 feet to the Point of Ending.

2. That said street is located within a City right-of-way and under the control of the City of Auburn Hills.
3. That said street is a public street and is for public street purposes.
4. That said street is accepted into the municipal street system and is open to the public for public use on or before December 31, 2022.

AYES: 6 (Carrier, Hawkins, Knight, Marzolf, McDaniel, Verbeke)
NAYES: None
ABSENT: 1 (Cionka)
ABSTENTIONS: None

RESOLUTION ADOPTED

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

I, Laura M. Pierce, the duly qualified and appointed City Clerk of the City of Auburn Hills, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted at a regular meeting of the Auburn Hills City Council held on the 1st day of May, 2023, the original of which is on file in my office.

In witness whereof, I have hereunto affixed my official signature on this ____ day of May, 2023.

Laura M. Pierce, City Clerk

ATTACHMENT B

RESOLUTION NO. 23-07

ACCEPTANCE OF PARKWAYS BOULEVARD FROM TEBEAU COURT TO EASTERN CONNECTION

At a regular meeting of the City Council of the City of Auburn Hills, Michigan, held at the City Hall on May 1, 2023, the following resolution was offered by Council Member Knight, and supported by Council Member Verbeke.

Whereas the City of Auburn Hills did acquire title to Parkways Boulevard.

And whereas it is necessary to furnish certain information to the State of Michigan to place this street within the City Street System for the purpose of obtaining funds under Act 51, P.A. 1951 as amended.

NOW THEREFORE IT IS RESOLVED:

1. That the centerline of said street as described:

CENTERLINE OF PARKWAYS BOULEVARD (VARIABLE WIDTH)

A centerline of road being situated in the SE 1/4 of Section 25, Town 3 North, Range 10 East, City of Auburn Hills, Oakland County, Michigan, described as follows:

Commencing at the SE corner of Lot 1, "Supervisor's Plat No. 8", as recorded in Liber 52 of Plats, Page 33, Oakland County Records; thence S 00°46'18" E 44.49 feet to the centerline of Parkways Boulevard (variable width), also being the Point of Beginning; thence the following Twelve (12) courses along said centerline: 1) N 89°16'30" E 353.95 feet, 2) N 89°16'30" E 6.03 feet, 3) N 00°43'30" W 5.44 feet, 4) N 77°39'34" E 90.30 feet, 5) N 65°02'00" E 256.77, 6) N 60°37'55" E 31.19 feet, 7) N 24°48'45" W 10.61 feet, 8) N 64°08'50" E 155.39 feet, 9) N 49°52'57" E 84.90 feet, 10) N 45°18'15" E 61.04 feet, 11) N 52°04'59" E 171.72 feet, 12) N 57°57'44" E 81.46 feet to the Point of Ending.

2. That said street is located within a City right-of-way and under the control of the City of Auburn Hills.

3. That said street is a public street and is for public street purposes.

4. That said street is accepted into the municipal street system and is open to the public for public use on or before December 31, 2022.

AYES: 6 (Carrier, Hawkins, Knight, Marzolf, McDaniel, Verbeke)

NAYES: None

ABSENT: 1 (Cionka)

ABSTENTIONS: None

RESOLUTION ADOPTED

STATE OF MICHIGAN)

COUNTY OF OAKLAND)

I, Laura M. Pierce, the duly qualified and appointed City Clerk of the City of Auburn Hills, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted at a regular meeting of the Auburn Hills City Council held on the 1st day of May, 2023, the original of which is on file in my office.

In witness whereof, I have hereunto affixed my official signature on this ____ day of May, 2023.

Laura M. Pierce, City Clerk

ATTACHMENT B

RESOLUTION NO. 23-08

ACCEPTANCE OF FOUNTAIN LANE FROM AUBURN ROAD TO PARKWAYS BOULEVARD

At a regular meeting of the City Council of the City of Auburn Hills, Michigan, held at the City Hall on May 1, 2023, the following resolution was offered by Council Member Knight, and supported by Council Member Verbeke.

Whereas the City of Auburn Hills did acquire title to Fountain Lane.

And whereas it is necessary to furnish certain information to the State of Michigan to place this street within the City Street System for the purpose of obtaining funds under Act 51, P.A. 1951 as amended.

NOW THEREFORE IT IS RESOLVED:

1. That the centerline of said street as described:

CENTERLINE OF FOUNTAIN LANE (60 FT. WIDE)

A centerline of road being situated in the SE 1/4 of Section 25, Town 3 North, Range 10 East, City of Auburn Hills, Oakland County, Michigan, described as follows:

Commencing at the SE corner of Lot 1, "Supervisor's Plat No. 8", as recorded in Liber 52 of Plats, Page 33, Oakland County Records; thence S 00°46'18" E 44.49 feet to the centerline of Parkways Boulevard (variable width), thence N 89°16'30" E 353.95 feet to the centerline of Fountain Lane (60 ft. wide), also being the Point of Beginning; thence along said centerline of Fountain Lane S 00°43'30" E 241.76 feet to the Point of Ending.

2. That said street is located within a City right-of-way and under the control of the City of Auburn Hills.

3. That said street is a public street and is for public street purposes.

4. That said street is accepted into the municipal street system and is open to the public for public use on or before December 31, 2022.

AYES: 6 (Carrier, Hawkins, Knight, Marzolf, McDaniel, Verbeke)

NAYES: None

ABSENT: 1 (Cionka)

ABSTENTIONS: None

RESOLUTION ADOPTED

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

I, Laura M. Pierce, the duly qualified and appointed City Clerk of the City of Auburn Hills, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted at a regular meeting of the Auburn Hills City Council held on the 1st day of May, 2023, the original of which is on file in my office.

In witness whereof, I have hereunto affixed my official signature on this ____ day of May, 2023.

Laura M. Pierce, City Clerk

ATTACHMENT C



LOCAL GOVERNING BODY RESOLUTION FOR CHARITABLE GAMING LICENSES

(Required by MCL 432.103(k)(ii))

At a REGULAR meeting of the AUBURN HILLS CITY COUNCIL
REGULAR OR SPECIAL TOWNSHIP, CITY, OR VILLAGE COUNCIL/BOARD
called to order by MAYOR MCDANIEL on MAY 1, 2023
DATE
at 7:00 PM ~~a.m./p.m.~~ the following resolution was offered:
TIME
Moved by MR. KNIGHT and supported by MS. VERBEKE
that the request from AVONDALE FOOTBALL BOOSTER CLUB of AUBURN HILLS,
NAME OF ORGANIZATION CITY
county of OAKLAND, asking that they be recognized as a
COUNTY NAME
nonprofit organization operating in the community for the purpose of obtaining charitable
gaming licenses, be considered for APPROVAL.
APPROVAL/DISAPPROVAL

	APPROVAL	DISAPPROVAL
Yeas:	<u>6</u>	Yeas: _____
Nays:	<u>NONE</u>	Nays: _____
Absent:	<u>1</u>	Absent: _____

I hereby certify that the foregoing is a true and complete copy of a resolution offered and
adopted by the AUBURN HILLS CITY COUNCIL at a REGULAR
TOWNSHIP, CITY, OR VILLAGE COUNCIL/BOARD REGULAR OR SPECIAL
meeting held on MAY 1, 2023.
DATE

SIGNED: _____
TOWNSHIP, CITY, OR VILLAGE CLERK

LAURA M. PIERCE, CITY CLERK
PRINTED NAME AND TITLE

1827 NORTH SQUIRREL ROAD, AUBURN HILLS, MI 48326
ADDRESS

COMPLETION: Required.
PENALTY: Possible denial of application.
BSL-CG-1153(R6/09)



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: MAY 15, 2023

AGENDA ITEM NO 7A1

TAX INCREMENT FINANCE AUTHORITY

“Not Yet Approved”

CITY OF AUBURN HILLS TAX INCREMENT FINANCE AUTHORITY MEETING

April 11, 2023

CALL TO ORDER: Chairman Kneffel called the meeting to order at 4:02 PM.

ROLL CALL: Present: Kneffel, Moniz, Goodhall, Carrier, Gudmundsen, Eldredge
Absent: Waltenspiel
Also Present: Brandon Skopek, Assistant City Manager / TIFA Executive Director; Andrew Hagge, Management Assistant; Tim Wisser, Manager of Municipal Properties
Guests: None

LOCATION: Auburn Hills City Hall, Administrative Conference Room, 1827 N. Squirrel Road, Auburn Hills, MI 48326

PERSONS WISHING TO BE HEARD

None.

APPROVAL OF MINUTES

A. TIFA Regular Meeting Minutes – March 14, 2023

There was no discussion on the approval of the minutes.

**Moved by Mr. Goodhall to approve the TIFA Regular Meeting Minutes from March 14, 2023 as presented.
Seconded by Mr. Carrier**

**Yes: Kneffel, Moniz, Goodhall, Carrier, Gudmundsen, Eldredge
No: none**

Motion carried

CORRESPONDENCE & PRESENTATIONS

None.

CONSENT AGENDA

The following item was removed from the Consent Agenda:

- Item A (FY 2023 Adopted Budget and YTD Summary – March 31, 2023) by Dr. Eldredge

A. FY 2023 Adopted Budget and YTD Summary – March 31, 2023

Dr. Eldredge removed this item to inquire about the water consumption fee at the splash pad and potential water recycling opportunities.

Moved by Dr. Eldredge to receive and file the financial report for the period ending March 31, 2023.

Seconded by Mr. Moniz

Yes: Kneffel, Moniz, Goodhall, Carrier, Gudmundsen, Eldredge
No: none

Motion carried

UNFINISHED BUSINESS

None.

NEW BUSINESS

A. Funding Authorization for 2023 Painting Services

Mr. Wisser presented a memo dated April 4, 2023. He provided the Board with an overview of the City assets in need of exterior painting projects, a majority of which are located in the downtown parks and on the City's municipal campus. He noted that while CertaPro Painters and Renu Painting were the two lowest bids, their qualifications did not meet staff's expectations and they were unresponsive to questions. Therefore, staff recommends awarding the bid to the next lowest bidder, Northstar Painting. The City Council approved the bid award to Northstar Painting at their March 15 meeting, authorizing painting services at the Fieldstone Golf Club and the Department of Public Works.

Moved by Mr. Moniz to award the 2023 painting services bid to Northstar Painting for services not to exceed \$148,400 and to amend the 2023 TIFA budget with an increase in appropriations of \$148,400.00 as noted in the attached table.

Seconded by Mr. Goodhall

Yes: Kneffel, Moniz, Goodhall, Carrier, Gudmundsen, Eldredge
No: None

Motion Carried

B. Funding Authorization for Downtown Parking Study

Mr. Skopek presented a memo dated April 3, 2023. He noted that staff recognizes that the continued investment in downtown will have an impact on future public parking needs and feels strongly that a comprehensive parking study is needed. Rich & Associates is already contracted with the City to perform design work for the proposed parking structure expansion. Staff has reached out to Rich & Associates about adding on to their existing contract with the City to perform a parking study of downtown Auburn Hills. The Downtown Development Authority (DDA) will also be asked to contribute funding to this project since the two authorities share downtown boundaries. Should the DDA choose to participate, TIFA's overall cost will be less than \$20,400. Staff recommends the Board authorize funding for this downtown parking study.

Moved by Mr. Goodhall to authorize funding for a downtown parking study. Furthermore, approve a budget amendment to the FY 2023 TIF-A budget increasing appropriations by \$20,400 in support of this study.

Seconded by Mr. Carrier

Yes: Kneffel, Moniz, Goodhall, Carrier, Gudmundsen, Eldredge
No: None

Motion Carried

C. Tennis Court Resurfacing

Mr. Skopek presented a memo dated April 3, 2023. He provided a brief history on the tennis court installation on the City's municipal campus. He noted that last spring staff identified several rust spots on the court that appeared due to materials in the asphalt. This is not an item that is covered under warranty and there was no reason to believe that the product used for

this project was of low quality. The mix and coating were installed correctly. After extensive negotiations with the contractor responsible for the installation, they have agreed to pay for one-third of the costs to resurface the tennis courts and install stain blocker. Staff is recommending that the TIFA provide the other two-thirds in funding, not to exceed \$17,733.

The Board discussed what additional warranties could be provided after the resurfacing and whether pickle ball courts could be painted during this resurfacing. The Board also requested assurances that these issues would not happen again in the future.

The consensus of the Board was to table this item until the next meeting so that staff could investigate the Board's concerns.

Moved by Mr. Moniz to table this agenda item to the May 9, 2023 TIFA Board meeting.

Seconded by Mr. Carrier

Yes: Kneffel, Moniz, Goodhall, Carrier, Gudmundsen, Eldredge

No: None

Motion Carried

EXECUTIVE DIRECTOR UPDATE

None.

BOARD MEMBER COMMENTS

None.

ANNOUNCEMENT OF NEXT MEETING

The next regularly scheduled TIFA Board of Directors meeting is scheduled for Tuesday, May 9, 2023 at 4:00 p.m. at City Hall in the Administrative Conference Room, 1827 N. Squirrel Road, Auburn Hills, Michigan 48326.

ADJOURNMENT

Moved by Mr. Moniz to adjourn the TIFA Board meeting.

Seconded by Mr. Carrier

Yes: Kneffel, Moniz, Goodhall, Carrier, Gudmundsen, Eldredge

No: none

Motion carried

The TIFA Board of Directors meeting adjourned at 5:03 p.m.

Steve Goodhall
Secretary of the Board

Brandon Skopek
Assistant City Manager / TIFA Executive Director



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: MAY 15, 2023

AGENDA ITEM NO 7A2
PLANNING COMMISSION



CITY OF AUBURN HILLS PLANNING COMMISSION MINUTES NOT YET APPROVED

May 3, 2023

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

ROLL CALL: Present: **Carolyn Shearer, Chauncey Hitchcock, Ray Saelens, Dominick Tringali, Cynthia Pavlich, Brian Marzolf, Laura Ochs, Greg Ouellette**
Absent: Sam Beidoun
Also Present: City Manager Tom Tanghe, Director of Community Development Steve Cohen, City Planner Shawn Keenan, Construction Coordinator Devin Lang, City Attorney Derk Beckerleg, Consulting Engineer Tim Juidici, Consulting Engineer Hannah Driesenga
Guests: 10

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

3. PERSONS WISHING TO BE HEARD

4. APPROVAL OF MINUTES – April 5, 2023

Moved by Pavlich to approve the minutes of April 5, 2023.

Second by Saelens.

VOTE: Yes: Pavlich, Shearer, Hitchcock, Saelens, Ochs, Tringali, Marzolf, Ouellette
No: None Motion Carried (8-0)

5. PETITIONERS

5a. GM Electric Vehicle Parts Assembly, Distribution, and Office Facility (7:05 p.m.) **Public Hearing/Motion – Recommendation to City Council for Combined PUD Step One – Qualification/Step Two – Site Plan and Tree Removal Permit approval to construct a light industrial building.**

Mr. Cohen explained that this is a request from PAH Real Estate LLC (Schostak Brothers & Company / Schostak) for Planned Unit Development Option (PUD) approval to construct a 1,100,764-square-foot light industrial building on an 87.3 net acre site located west of Lapeer Road, between Harmon Road and the I-75 Connector. The project will utilize approximately 81% of the property that The Palace of Auburn Hills arena previously occupied. The property is zoned T&R, Technology and Research District.

The proposed industrial facility is being constructed for General Motors (GM), which is anticipated to execute a long-term lease with Schostak. The building will operate as a “Value-Added Assembly” (VAA) facility since it will manufacture various automotive components for the assembly lines at the company’s Orion Assembly Plant at this off-site location. The overall investment in the project is estimated at \$200 million. Construction is anticipated to start in July 2023, with targeted completion in November 2024.

Since the Orion Assembly Plant property is limited in size, GM determined that a separate 1.1 million square foot VAA facility would be needed to perform pre-assemblies required by the new Orion Assembly Plant. Schostak will

lease the facility to GM, with licensing agreements to GM third-party supplier(s) for daily operations. Approximately 1,000 jobs are expected to be created at this 24-hour/three-shift operation, with estimated development and construction costs totaling roughly \$200 million. To implement the GM business/operational model for the site in combination with the Orion Assembly Plant, the timing and completion of the project are critical, as any delays in the development and delivery of the completed VAA facility would adversely affect the start of electric truck production at Orion Assembly Plant that the facility will solely service.

The large site size, direct access to Class A roads and state highways for efficient logistics, existing utility infrastructure, the proven ability of Auburn Hills and Schostak to deliver the project efficiently and cost-effectively, and, most importantly, proximity to the Orion Assembly Plant, were differentiators that caused GM to select the Palace of Auburn Hills property for their new VAA facility.

Although the site plan design will function well and the building will be architecturally attractive, the project will not meet all Zoning Ordinance requirements. For example, the proposed facility will have 185 trailers stored on the site, while the T&R District prohibits such outside storage. A reduction of parking spaces is requested since the number of employees is less than typical for a building of its size. Loading and unloading areas are provided in the front yard facing Lapeer Road due to the cross-dock logistical setup of the building, which requires approval from the City Council. Lastly, the city desired in The Palace of Auburn Hills Arena Site Redevelopment Study that R&D and corporate HQ facilities be built on the land. This project will be a light industrial manufacturing facility producing significantly more truck traffic than envisioned in 2017.

As a path forward, staff suggested the PUD Option would be the best mechanism to implement the proposed project. For the development to become eligible, it must provide a recognizable net public benefit to the health, safety, and welfare of the City's residents. Staff finds the project would offer numerous net public benefits and meet several of the criteria for PUD qualification.

Schostak will provide a financial contribution of \$1 million to be used for public purposes. As a condition of PUD approval, Schostak has agreed, as a net public benefit, to pay to the Auburn Hills Community Foundation a one-time lump sum payment of \$250,000 to be used for public purposes at the sole discretion of the Auburn Hills Community Foundation Board of Directors. They will also pay to the City of Auburn Hills a one-time lump sum payment of \$750,000 to be used for public purposes at the sole discretion of the Auburn Hills City Council.

KEY POINTS OF INTEREST

1. Overlap Shift Parking / 24-Hour Facility Operation. The facility will operate with three shifts, and employees on each shift will overlap arrival and departure times to maintain continuous operations similar to the previously approved Magna Seating facility at 1700 Brown Road. The largest shift is the "first shift," which will operate from 7:00 a.m. to 3:00 p.m. and includes approximately 300-350 employees.
2. Landbank Parking. As part of the PUD request, the property will have 680 parking spaces based on GM's actual operational use of the building and employee count, while the Zoning Ordinance requires 1,211 parking spaces based on the building's size. The amount of parking provided allows incoming and outgoing shifts to overlap. A landbank parking plan within the site plan package has been provided, showing how 1,221 parking spaces could be constructed on-site if needed.
3. Outside Storage of Trailers. As part of the PUD request, GM has requested permission to store up to 185 semi-trailers outside on the property due to the facility's just-in-time (JIT) nature. This JIT management strategy aligns the VAA product assembly and delivery timing directly with GM's Orion Assembly Plant's production schedule. The storage area will be located on the site's west side, at City staff's direction, to best screen the trailers from public view utilizing the mass of the building, existing vegetation, and newly landscaped areas. The facility will have 111 loading docks and four overhead doors distributed on the west and east sides of the building.
4. Mitigating Potential Nuisance Concerns Associated with Loading Docks. Schostak and GM have agreed to site improvements and conditions relating to the screening and operation of the facility's 111 loading docks (59 docks on the west side and 52 docks on the east side).

5. Truck Traffic and Proposed Improvements to Lapeer Road. Schostak's traffic consultant, Fishbeck, conducted a comprehensive traffic study addressing the anticipated traffic impact of the proposed facility. The study was completed under the advisement of the City, RCOC, and MDOT based on the anticipated full build-out of the property.
6. Minor Wetland Fill and Mitigation (EGLE Permit). Schostak is currently under wetland permit review with EGLE, as the regulation of the wetlands on this site are under the State of Michigan's jurisdiction. The project proposes to permanently impact 0.77 acres of emergent, scrub/shrub, and open-water wetland habitats. As background, the property was vacant until it was developed as The Palace of Auburn Hills in the late 1980s. Due to the nature of that development project, the site was converted into approximately 70 acres of impervious surfaces. As part of that development, existing wetlands were used for stormwater management. Fast forwarding to the current condition, the existing on-site wetlands have naturally transitioned over time to being primarily dominated by invasive species, particularly common reed (*Phragmites australis*) and, to a lesser extent, common buckthorn.
7. New Private Road Street Names. As part of the project, two new private roads will be created - Opportunity Drive and Momentum Way. The north-south road that outlets to Harmon Road will be named Opportunity Drive. Truck traffic will be prohibited from utilizing Opportunity Drive. Momentum Way will be the east-west road that outlets to Lapeer Road and provides legal access to all three parcels to be created within the site.
8. Building Size Comparison. To put the size of the proposed GM VAA facility into context, it will be the third largest building in the city once constructed behind the Stellantis North America Headquarters (5.4 million square feet) and Great Lakes Crossing Outlets (1.4 million square feet).

Sam Ashley, Cunningham Limp, 28970 Cabot Drive, Suite 100, Novi, MI 48377 was available to answer any questions of the Commission and presented the proposal. He shared information related to the following:

1. Site layout
2. Architectural details
3. Offsite traffic improvements
4. Landscape screening and aesthetics
5. Process/purpose of the facility
6. The trailer queuing system
7. Just-in-time delivery system in sync with the GM Orion plant
8. Best practices and sustainability
9. Improving and restoring wetlands
10. Re-use of crushed concrete from Palace demolition, and recycling of asphalt
11. Off-site improvements

Mike Labadie, Fishbeck, 39500 MacKenzie Drive, Suite 100, Novi, MI 48377 discussed the traffic study results for the area and the proposed improvements to M24. He shared a traffic simulation video to demonstrate traffic volumes and flow.

The Commission asked about the following:

1. The amount of daily truck traffic generated by the facility.
2. The ability of the roads to handle the increased traffic.
3. The possibility of an electric rail between the two properties to reduce truck traffic on the roads.
4. The traffic impacts on Opdyke Road and Phillips Road.
5. The point at which the two lanes to I-75 merge into one.
6. The point in the project at which the road improvements will take place.
7. The approved route between the two facilities.
8. What factors require the use of a PUD.
9. Elevations for screening berms.
10. Alternate truck route if there is an issue on M24.
11. Sufficiency of current infrastructure.
12. Improved façade design elements on the north and south ends of the building.

13. The number of EV charging stations.
14. Overview of the scope of operations of the facility.

Mr. Labadie explained that there will be approximately 30 shuttle trucks per hour. The delivery trucks will be arriving and departing sporadically. Mr. Cohen further explained that there will be approximately 720 trucks per day between the two facilities, and approximately 175 trucks for delivery of supplies. The shuttles will move back and forth between facilities via Lapeer Road (M24). Delivery trucks and employees may utilize I-75. Mr. Labadie explained that the improvements made to M24 will allow the project to work, given the adjustments to traffic lights and southbound merge lanes for I-75 being increased to two lanes. The developer has worked with MDOT on the design criteria to make the I-75 merge lanes work correctly. The two lanes will merge back into one just before the apex of the triangle created by the curve of the merge lane(s). Mr. Labadie further explained the current merging pattern and the proposed merging pattern.

Mr. Juidici explained that 65%-75% of the truck traffic (not including the shuttle trucks) will be coming from I-75. The impact on Opdyke Road, Phillips Road and Bald Mountain Road will be negligible.

Mr. Ashley explained that only Class A road will be used for the pathway from the Orion plant to the proposed development. In case of an emergency on Lapeer Road (M24), the alternative route would be to utilize I-75 to go to Joslyn Road, which are all Class A roads. They have been working with staff at Auburn Hills, Orion Township and MDOT to determine the best path. Mr. Ashley explained that the improvements to M-24 and the ramp to I-75 will occur simultaneously with development in order to work in conjunction with the completion of the project. Mr. Ashley explained the proposed green space and elevations, as well as the proposed building façade plans.

Mr. Cohen explained that the storage of trailers, parking reductions, loading dock locations, and a manufacturing facility in a T&R district all contribute to the necessity of a PUD application.

Mr. Ashley explained that they are working with OHM to look at the water and sewer infrastructure. It has been determined that capacity is more than sufficient. They have also been working with Consumers Energy and DTE. They have both confirmed that capacity is sufficient for the proposed usage demands.

Mr. Ashley stated that there will be five EV dual charging stations installed initially. This is sufficient to charge ten vehicles simultaneously. The infrastructure will be provided for additional stations in the future.

Mr. Ashley stated that the design team will amend the architectural drawings to adjust the north and south building elevations to relocate windows and add more glass to look more like the glass treatment on the office portion of the building.

Jay Hepp, General Motors (Warrant Tech Center), explained that GM is still determining the final scope for the site. There will be assembly work and component production to support the Silverado and Sierra EV pickup trucks.

Mr. Ouellette opened the public hearing at 8:01 p.m.

There being no public comments, Mr. Ouellette closed the public hearing at 8:01 p.m.

Moved by Hitchcock 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 GM Electric Vehicle Parts Assembly, Distribution, and Office Facility subject to the conditions of the City's Administrative Review Team. Second by Shearer.

VOTE: Yes: Tringali, Ochs, Marzolf, Shearer, Hitchcock, Saelens, Pavlich, Ouellette

No: None

Motion Carried (8-0)

5b. Text Amendment to the Zoning Ordinance (8:03 p.m.)

Public Hearing/Motion – Recommendation to City Council to amend the text of the Zoning Ordinance/Article VIII. B-1, Limited Business Districts, and Article IX. B-2, General Business Districts.

Mr. Cohen explained that pursuant to the City Council's adoption of Ordinance 22-934 on December 5, 2022, and the Initiated Ordinance approved by the voters on November 8, 2022, the amendments to Article VIII. B-1, Limited Business Districts, and Article IX. B-2, General Business Districts of the Zoning Ordinance, are intended to address

the permitted locations for the four adult use marihuana establishments to be allowed in the City of Auburn Hills.

Each of the four allowed locations will be required to obtain a municipal license from the City Council to operate in addition to other licensing and permitting requirements imposed by federal, state, and City laws or ordinances. An entity has demonstrated to the City it had both a recorded interest in the four (4) properties listed in the text amendment, along with Cannabis Regulatory Agency (CRA) pre-qualification status, by September 9, 2022, which was a requirement of the Initiated Ordinance approved by the voters on November 8, 2022. It is noted that this Ordinance repeals the map of required locations for the four (4) allowed adult use marihuana establishments near Lapeer Road and Brown Road/Dutton Road as outlined in Section 18-232 - Limitation of Adult Use Marihuana Establishments of Ordinance No. 22-932.

Director of Community Development Steven Cohen and City Attorney Derk Beckerleg were available to answer any questions of the Commission.

The Commission asked about parking and traffic concerns, as well as additional applicants beyond the current four properties. Mr. Cohen explained that once the text amendments are approved, the site plan process will address parking and traffic concerns. Mr. Beckerleg explained that the city only allows four establishments per the Ordinance and that the City Council will review the site plans for each establishment.

Mr. Ouellette opened the public hearing at 8:06 p.m.

There being no public comments, Mr. Ouellette closed the public hearing at 8:06 p.m.

Moved by Ochs to recommend to City Council approval of the enclosed text amendment to Article VIII. B-1, Limited Business Districts, and Article IX. B-2, General Business District of the Zoning Ordinance.
Second by Saelens.

VOTE: Yes: Ochs, Shearer, Saelens, Marzolf, Tringali, Hitchcock, Pavlich, Ouellette

No: None

Motion Carried (8-0)

6. UNFINISHED BUSINESS – None.

7. NEW BUSINESS – None.

8. COMMUNICATIONS

Mr. Cohen stated that a new PUD proposal called Tommy's Boats will be considered at the next meeting for the previously approved Carvana site.

9. NEXT SCHEDULED MEETING

The next scheduled meeting is on Wednesday, June 7, 2023 at 7:00 p.m. in the City Council Chambers.

10. ADJOURNMENT

There being no further business, Chairperson Ouellette adjourned the meeting at 8:11 p.m.

Submitted by:

Susan McCullough, CMC, CMMC

Recording Secretary



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: MAY 15, 2023

AGENDA ITEM NO 7B

DEPARTMENT OF PUBLIC WORKS

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Jason Deman, Manager of Public Utilities
Submitted: May 10, 2023
Subject: Motion – To Approve the Prepayment Resolution of the Oakland-Macomb Interceptor Drain 2023 Issue Assessment

INTRODUCTION AND HISTORY

On April 19, 2023 the Oakland-Macomb Interceptor Drain (OMIDD) board adopted an assessment for Phase II of the improvements to the Northeast Sewage Pumping Station and the North Interceptor East Arm. This project has been on the radar for the past few years and the drain board has finally decided to move forward with the anticipated work. Pursuant to the drain board code, the drainage board expects to offer a series of bonds to cover the costs of this project or Cities or Townships may also choose to expedite this payment and pre-pay their assessment amount up front, avoiding financing and interest charges.

Based on bids received, the total not-to-exceed amount for this project has been set at \$15.3M. Since the OMIDD district is split between Oakland and Macomb communities, Auburn Hills shares the cost with 22 other communities. Based on flows and shares of the system(s), the breakdown of the project leaves Auburn Hills with just under a 5% portion of the project, or \$762K. The breakdown for all the OMIDD customers, including Auburn Hills, is available as Attachment 1. As mentioned above, the City has the option to take a 20 year bond payment plan to help cover these costs, or we can elect to pre-pay this amount. The details related to Auburn Hills' portion only, is available as Attachment 2. If the City wishes to pre-pay, we must notify the drainage board by May 26, 2023, per the pre-payment resolution (Attachment 3).

If chosen, the expected interest rate for the bond issue would be 4%. That, combined with costs for the financing, would add up to approximately \$1.1M in cash outlay over the 20-year bond. The additional amount to take on the debt would be approximately \$379K at the end of the 20 years. The Finance Department has assisted by reviewing both options, considering current Treasury rates and the longer-term economic outlook. The consensus is that prepaying this debt is the best option at this time. City Council approved \$750K for this prepayment as a part of the 2023 budget, thus, an amendment increasing the Sewer Fund by just over \$12K is necessary.

STAFF RECOMMENDATION

After vetting all possible options, Staff recommends prepayment of this assessment, in which the payment will be due to the drain board by the end of June 2023. GL 592-535-991-000 needs to be amended by \$12,524 to help cover the cost of this prepayment.

MOTION

Move to Approve the Prepayment to the OMIDD Drainage Board in the Full Amount of \$762,524, and amend GL 592-535-991-000 for \$12,524 to cover the expense

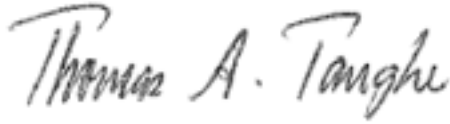
ATTACHMENTS

Attachment 1 – Assessment Roll no. 1 2020B Drain Bonds (2023 Issue)

Attachment 2 – OMIDD Assessment Roll – Auburn Hills

Attachment 3 – OMIDD Community letter – Auburn Hills Resolution

I CONCUR:

A handwritten signature in dark ink that reads "Thomas A. Tanghe". The signature is written in a cursive, flowing style.

THOMAS A. TANGHE, CITY MANAGER

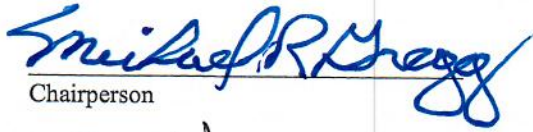
Special Assessment No. 1 Relating to Drain Bonds, Series 2020B (2023 Issue)
for the Oakland-Macomb Interceptor Drain Drainage District
 (An Inter-County Drain in Oakland County and Macomb County, Michigan)
 Dated: April 19, 2023

Total Amount Assessed for the Project Costs:	\$15,341,000.00
Total Prepayments:	0.00
Total Project Cost Bonded:	15,341,000.00
Estimated Total Amount to be Assessed for the Financing Costs (Including Est. Underwriter Discount):	259,000.00
Financing Contingency:	0.00
Total Bond Issue*:	\$15,600,000.00

*Including Financing Costs and Contingency

<u>County of Oakland</u>	33.1000%	Amount		Amount	Amount	33.1000%
<u>PUBLIC CORPORATIONS</u>	Percentage of Project	Assessed for Project	Prepaid (Y/N)	Assessed for Financing Costs	Assessed for Bond Issue	Percentage of Bond Issue
City of Auburn Hills	4.9705%	\$762,524		\$12,875	\$775,399	4.9705%
Independence Township (incl. Village of Clarkston)	2.4213%	371,452		6,272	377,724	2.4213%
City of Lake Angelus	0.0185%	2,838		46	2,884	0.0185%
Village of Lake Orion	0.3409%	52,297		883	53,180	0.3409%
Oakland Township	1.0393%	159,439		2,691	162,130	1.0393%
Orion Township	3.1494%	483,149		8,157	491,306	3.1494%
Oxford Township	1.2468%	191,272		3,228	194,500	1.2468%
Village of Oxford	0.5928%	90,941		1,535	92,476	0.5928%
City of Rochester	1.9526%	299,548		5,056	304,604	1.9526%
City of Rochester Hills	8.1106%	1,244,249		21,011	1,265,260	8.1106%
Waterford Township	7.6159%	1,168,355		19,725	1,188,080	7.6159%
West Bloomfield Township	1.6414%	251,807		4,250	256,057	1.6414%
	33.1000%	\$5,077,871		\$85,729	\$5,163,600	33.1000%
	66.9000%					66.9000%
<u>County of Macomb</u>	Percentage of Project	Amount Assessed for Project	Prepaid (Y/N)	Amount Assessed for Financing Costs	Amount Assessed for Bond Issue	Percentage of Bond Issue
<u>PUBLIC CORPORATIONS</u>						
Chesterfield Township	4.7983%	\$736,107		\$12,426	\$748,533	4.7983%
Clinton Township	14.1538%	2,171,334		36,656	2,207,990	14.1538%
City of Fraser	2.7237%	417,843		7,052	424,895	2.7237%
Harrison Township	4.1556%	637,511		10,760	648,271	4.1556%
Lenox Township	0.6353%	97,461		1,646	99,107	0.6353%
Macomb Township	9.4344%	1,447,331		24,435	1,471,766	9.4344%
Village of New Haven	0.5475%	83,992		1,421	85,413	0.5475%
Shelby Township	6.6490%	1,020,023		17,219	1,037,242	6.6490%
City of Sterling Heights	20.8081%	3,192,172		53,900	3,246,072	20.8081%
City of Utica	1.1036%	169,303		2,861	172,164	1.1036%
Washington Township	1.8907%	290,052		4,895	294,947	1.8907%
	66.9000%	\$10,263,129		\$173,271	\$10,436,400	66.9000%
Combined Total:	100.0000%	\$15,341,000		\$259,000	\$15,600,000	100.0000%

The foregoing assessment roll was approved by the Oakland-Macomb Interceptor Drain Drainage Board on April 19, 2023.


Chairperson


Secretary

We hereby certify the foregoing special assessment roll was prepared in accordance with the directives of the Oakland-Macomb Interceptor Drain Drainage Board and the statutory provisions applicable thereto.


Chairperson


Secretary


Drainage Board Member

Oakland-Macomb Interceptor Drainage District
Counties of Oakland and Macomb, State of Michigan
Drain Bonds, Series 2020B (2023 issue)

Estimated Total Bond Debt Service

<i>Payment Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Total Debt Service</i>	<i>Budget FY</i> ¹
01/01/2024	\$ -	-	\$ 317,200	\$ 317,200	\$ -
07/01/2024	520,000	4.00	312,000	832,000	1,149,200
01/01/2025	-		301,600	301,600	-
07/01/2025	540,000	4.00	301,600	841,600	1,143,200
01/01/2026	-		290,800	290,800	-
07/01/2026	565,000	4.00	290,800	855,800	1,146,600
01/01/2027	-		279,500	279,500	-
07/01/2027	585,000	4.00	279,500	864,500	1,144,000
01/01/2028	-		267,800	267,800	-
07/01/2028	610,000	4.00	267,800	877,800	1,145,600
01/01/2029	-		255,600	255,600	-
07/01/2029	635,000	4.00	255,600	890,600	1,146,200
01/01/2030	-		242,900	242,900	-
07/01/2030	660,000	4.00	242,900	902,900	1,145,800
01/01/2031	-		229,700	229,700	-
07/01/2031	690,000	4.00	229,700	919,700	1,149,400
01/01/2032	-		215,900	215,900	-
07/01/2032	715,000	4.00	215,900	930,900	1,146,800
01/01/2033	-		201,600	201,600	-
07/01/2033	745,000	4.00	201,600	946,600	1,148,200
01/01/2034	-		186,700	186,700	-
07/01/2034	775,000	4.00	186,700	961,700	1,148,400
01/01/2035	-		171,200	171,200	-
07/01/2035	805,000	4.00	171,200	976,200	1,147,400
01/01/2036	-		155,100	155,100	-
07/01/2036	840,000	4.00	155,100	995,100	1,150,200
01/01/2037	-		138,300	138,300	-
07/01/2037	875,000	4.00	138,300	1,013,300	1,151,600
01/01/2038	-		120,800	120,800	-
07/01/2038	910,000	4.00	120,800	1,030,800	1,151,600
01/01/2039	-		102,600	102,600	-
07/01/2039	945,000	4.00	102,600	1,047,600	1,150,200
01/01/2040	-		83,700	83,700	-
07/01/2040	985,000	4.00	83,700	1,068,700	1,152,400
01/01/2041	-		64,000	64,000	-
07/01/2041	1,025,000	4.00	64,000	1,089,000	1,153,000
01/01/2042	-		43,500	43,500	-
07/01/2042	1,065,000	4.00	43,500	1,108,500	1,152,000
01/01/2043	-		22,200	22,200	-
07/01/2043	1,110,000	4.00	22,200	1,132,200	1,154,400
	<u>\$ 15,600,000</u>		<u>\$ 7,376,200</u>	<u>\$ 22,976,200</u>	<u>\$ 22,976,200</u>

1. OMID Budget Year when debt service is paid. i.e. July 1, 2024 debt service is paid in June 2024.

Oakland-Macomb Interceptor Drainage District
Counties of Oakland and Macomb, State of Michigan
Drain Bonds, Series 2020B (2023 issue)

Estimated Bond Principal - by Unit - Oakland County

	33.1000%	4.9705%	2.4213%	0.0185%	0.3409%	1.0393%	3.1494%	1.2468%	0.5928%	1.9526%	8.1106%	7.6159%	1.6414%	33.1000%
	Independence Township (includes Clarkston)													
Budget FY¹	Oakland County	City of Auburn Hills	Village of Clarkston	City of Lake Angelus	Village of Lake Orion	Oakland Township	Orion Township	Oxford Township	Village of Oxford	City of Rochester	City of Rochester Hills	Waterford Township	Bloomfield Township	Total
2024	\$ 172,120	\$ 25,848	\$ 12,593	\$ 95	\$ 1,772	\$ 5,403	\$ 16,376	\$ 6,482	\$ 3,084	\$ 10,152	\$ 42,180	\$ 39,602	\$ 8,533	\$ 172,120
2025	178,740	26,841	13,075	100	1,841	5,612	17,007	6,733	3,201	10,544	43,796	41,126	8,864	178,740
2026	187,015	28,083	13,680	105	1,926	5,872	17,794	7,044	3,349	11,032	45,826	43,030	9,274	187,015
2027	193,635	29,077	14,165	108	1,994	6,080	18,424	7,294	3,468	11,423	47,447	44,553	9,602	193,635
2028	201,910	30,320	14,770	113	2,079	6,340	19,211	7,605	3,616	11,911	49,475	46,457	10,013	201,910
2029	210,185	31,563	15,375	117	2,165	6,600	19,999	7,917	3,764	12,399	51,502	48,361	10,423	210,185
2030	218,460	32,805	15,981	122	2,250	6,859	20,786	8,229	3,912	12,887	53,531	50,265	10,833	218,460
2031	228,390	34,296	16,707	128	2,352	7,171	21,731	8,603	4,090	13,473	55,963	52,550	11,326	228,390
2032	236,665	35,539	17,312	132	2,437	7,431	22,518	8,915	4,239	13,961	57,991	54,454	11,736	236,665
2033	246,595	37,030	18,039	138	2,540	7,743	23,463	9,289	4,416	14,547	60,424	56,738	12,228	246,595
2034	256,525	38,521	18,765	143	2,642	8,055	24,408	9,663	4,594	15,133	62,857	59,023	12,721	256,525
2035	266,455	40,013	19,491	149	2,744	8,366	25,353	10,037	4,772	15,718	65,291	61,308	13,213	266,455
2036	278,040	41,752	20,339	155	2,864	8,730	26,455	10,473	4,980	16,402	68,128	63,974	13,788	278,040
2037	289,625	43,492	21,186	162	2,983	9,094	27,557	10,910	5,187	17,085	70,968	66,639	14,362	289,625
2038	301,210	45,232	22,034	168	3,102	9,458	28,660	11,346	5,394	17,769	73,805	69,305	14,937	301,210
2039	312,795	46,971	22,881	175	3,222	9,821	29,762	11,782	5,602	18,452	76,646	71,970	15,511	312,795
2040	326,035	48,959	23,850	182	3,358	10,237	31,022	12,281	5,839	19,233	79,889	75,017	16,168	326,035
2041	339,275	50,948	24,818	190	3,494	10,653	32,281	12,780	6,076	20,014	83,134	78,063	16,824	339,275
2042	352,515	52,936	25,787	197	3,631	11,069	33,541	13,278	6,313	20,795	86,378	81,109	17,481	352,515
2043	367,410	55,173	26,876	205	3,784	11,536	34,958	13,839	6,580	21,674	90,029	84,536	18,220	367,410
	\$ 5,163,600	\$ 775,399	\$ 377,724	\$ 2,884	\$ 53,180	\$ 162,130	\$ 491,306	\$ 194,500	\$ 92,476	\$ 304,604	\$ 1,265,260	\$ 1,188,080	\$ 256,057	\$ 5,163,600

1. OMID Budget Year when debt service is paid. i.e. July 1, 2024 debt service is paid in June 2024.

Oakland-Macomb Interceptor Drainage District
Counties of Oakland and Macomb, State of Michigan
Drain Bonds, Series 2020B (2023 issue)

Estimated Bond Interest¹ - by Unit - Oakland County

Independence Township															West Bloomfield Township				
Budget FY ²	Oakland County	City of Auburn Hills	Village of (includes Clarkston)	City of Lake Angelus	Village of Lake Orion	Oakland Township	Orion Township	Oxford Township	Village of Oxford	City of Rochester	City of Rochester Hills	Waterford Township	Bloomfield Township	Total					
2024	\$ 208,265	\$ 31,274	\$ 15,235	\$ 116	\$ 2,145	\$ 6,539	\$ 19,816	\$ 7,845	\$ 3,730	\$ 12,286	\$ 51,032	\$ 47,919	\$ 10,328	\$ 208,265					
2025	\$ 199,659	\$ 29,982	\$ 14,605	\$ 108	\$ 2,056	\$ 6,269	\$ 18,997	\$ 7,521	\$ 3,576	\$ 11,778	\$ 48,923	\$ 45,939	\$ 9,901	\$ 199,659					
2026	\$ 192,510	\$ 28,908	\$ 14,082	\$ 112	\$ 1,983	\$ 6,045	\$ 18,317	\$ 7,251	\$ 3,448	\$ 11,356	\$ 47,171	\$ 44,294	\$ 9,546	\$ 192,510					
2027	\$ 185,029	\$ 27,785	\$ 13,535	\$ 103	\$ 1,906	\$ 5,810	\$ 17,605	\$ 6,970	\$ 3,314	\$ 10,915	\$ 45,338	\$ 42,573	\$ 9,175	\$ 185,029					
2028	\$ 177,284	\$ 26,622	\$ 12,968	\$ 99	\$ 1,826	\$ 5,566	\$ 16,868	\$ 6,678	\$ 3,175	\$ 10,458	\$ 43,440	\$ 40,791	\$ 8,791	\$ 177,284					
2029	\$ 169,207	\$ 25,409	\$ 12,378	\$ 95	\$ 1,743	\$ 5,313	\$ 16,100	\$ 6,374	\$ 3,030	\$ 9,982	\$ 41,461	\$ 38,932	\$ 8,391	\$ 169,207					
2030	\$ 160,800	\$ 24,147	\$ 11,763	\$ 90	\$ 1,656	\$ 5,049	\$ 15,300	\$ 6,057	\$ 2,880	\$ 9,486	\$ 39,401	\$ 36,998	\$ 7,974	\$ 160,800					
2031	\$ 152,061	\$ 22,834	\$ 11,123	\$ 85	\$ 1,566	\$ 4,775	\$ 14,468	\$ 5,728	\$ 2,723	\$ 8,970	\$ 37,260	\$ 34,987	\$ 7,541	\$ 152,061					
2032	\$ 142,926	\$ 21,463	\$ 10,455	\$ 80	\$ 1,472	\$ 4,488	\$ 13,599	\$ 5,384	\$ 2,560	\$ 8,431	\$ 35,022	\$ 32,885	\$ 7,088	\$ 142,926					
2033	\$ 133,459	\$ 20,041	\$ 9,763	\$ 75	\$ 1,375	\$ 4,190	\$ 12,698	\$ 5,027	\$ 2,390	\$ 7,873	\$ 32,702	\$ 30,707	\$ 6,618	\$ 133,459					
2034	\$ 123,595	\$ 18,560	\$ 9,041	\$ 69	\$ 1,273	\$ 3,881	\$ 11,760	\$ 4,656	\$ 2,214	\$ 7,291	\$ 30,285	\$ 28,438	\$ 6,129	\$ 123,595					
2035	\$ 113,334	\$ 17,019	\$ 8,291	\$ 63	\$ 1,167	\$ 3,559	\$ 10,784	\$ 4,269	\$ 2,030	\$ 6,686	\$ 27,771	\$ 26,077	\$ 5,620	\$ 113,334					
2036	\$ 102,676	\$ 15,418	\$ 7,511	\$ 57	\$ 1,057	\$ 3,224	\$ 9,769	\$ 3,868	\$ 1,839	\$ 6,057	\$ 25,159	\$ 23,625	\$ 5,092	\$ 102,676					
2037	\$ 91,555	\$ 13,748	\$ 6,697	\$ 51	\$ 943	\$ 2,875	\$ 8,711	\$ 3,449	\$ 1,640	\$ 5,401	\$ 22,434	\$ 21,066	\$ 4,540	\$ 91,555					
2038	\$ 79,970	\$ 12,009	\$ 5,850	\$ 45	\$ 824	\$ 2,511	\$ 7,609	\$ 3,012	\$ 1,432	\$ 4,717	\$ 19,595	\$ 18,400	\$ 3,966	\$ 79,970					
2039	\$ 67,921	\$ 10,199	\$ 4,969	\$ 38	\$ 700	\$ 2,133	\$ 6,463	\$ 2,558	\$ 1,216	\$ 4,007	\$ 16,643	\$ 15,628	\$ 3,368	\$ 67,921					
2040	\$ 55,409	\$ 8,321	\$ 4,053	\$ 31	\$ 571	\$ 1,740	\$ 5,272	\$ 2,087	\$ 992	\$ 3,269	\$ 13,577	\$ 12,749	\$ 2,748	\$ 55,409					
2041	\$ 42,368	\$ 6,362	\$ 3,099	\$ 24	\$ 436	\$ 1,330	\$ 4,031	\$ 1,596	\$ 759	\$ 2,499	\$ 10,382	\$ 9,748	\$ 2,101	\$ 42,368					
2042	\$ 28,797	\$ 4,324	\$ 2,107	\$ 16	\$ 297	\$ 904	\$ 2,740	\$ 1,085	\$ 516	\$ 1,699	\$ 7,056	\$ 6,626	\$ 1,428	\$ 28,797					
2043	\$ 14,696	\$ 2,207	\$ 1,075	\$ 8	\$ 151	\$ 461	\$ 1,398	\$ 554	\$ 263	\$ 867	\$ 3,601	\$ 3,381	\$ 729	\$ 14,696					
	\$ 2,441,522	\$ 366,634	\$ 178,600	\$ 1,365	\$ 25,145	\$ 76,661	\$ 232,306	\$ 91,966	\$ 43,726	\$ 144,028	\$ 598,254	\$ 561,764	\$ 121,073	\$ 2,441,522					
											8.1106%	7.6159%	1.6414%	33.1000%					

1. Estimated interest may not total due to rounding.
2. OMID Budget Year when debt service is paid. i.e. July 1, 2024 debt service is paid in June 2024.

Oakland-Macomb Interceptor Drainage District
Counties of Oakland and Macomb, State of Michigan
Drain Bonds, Series 2020B (2023 issue)

Estimated Bond Debt Service¹ - by Unit - Oakland County

	33.1000%	4.9705%	2.4213%	0.0185%	0.3409%	1.0393%	3.1494%	1.2468%	0.5928%	1.9526%	8.1106%	7.6159%	1.6414%	33.1000%
	Independence													
	Township													
	(includes													
	Clarkston)													
Budget	Oakland	City of Auburn	Village of	City of Lake	Village of	Oakland	Orion	Oxford	Village of	City of	City of	Waterford	Bloomfield	Total
FY ²	County	Hills	Clarkston)	Angelus	Lake Orion	Township	Township	Township	Oxford	Rochester	Rochester Hills	Township	Township	
2024	\$ 380,385	\$ 57,122	\$ 27,828	\$ 211	\$ 3,917	\$ 11,942	\$ 36,192	\$ 14,327	\$ 6,814	\$ 22,438	\$ 93,212	\$ 87,521	\$ 18,861	\$ 380,385
2025	\$ 378,399	\$ 56,823	\$ 27,680	\$ 212	\$ 3,897	\$ 11,881	\$ 36,004	\$ 14,254	\$ 6,777	\$ 22,322	\$ 92,719	\$ 87,065	\$ 18,765	\$ 378,399
2026	\$ 379,525	\$ 56,991	\$ 27,762	\$ 213	\$ 3,909	\$ 11,917	\$ 36,111	\$ 14,295	\$ 6,797	\$ 22,388	\$ 92,997	\$ 87,324	\$ 18,820	\$ 379,525
2027	\$ 378,664	\$ 56,862	\$ 27,700	\$ 211	\$ 3,900	\$ 11,890	\$ 36,029	\$ 14,264	\$ 6,782	\$ 22,338	\$ 92,785	\$ 87,126	\$ 18,777	\$ 378,664
2028	\$ 379,194	\$ 56,942	\$ 27,738	\$ 212	\$ 3,905	\$ 11,906	\$ 36,079	\$ 14,283	\$ 6,791	\$ 22,369	\$ 92,915	\$ 87,248	\$ 18,804	\$ 379,194
2029	\$ 379,392	\$ 56,972	\$ 27,753	\$ 212	\$ 3,908	\$ 11,913	\$ 36,099	\$ 14,291	\$ 6,794	\$ 22,381	\$ 92,963	\$ 87,293	\$ 18,814	\$ 379,392
2030	\$ 379,260	\$ 56,952	\$ 27,744	\$ 212	\$ 3,906	\$ 11,908	\$ 36,086	\$ 14,286	\$ 6,792	\$ 22,373	\$ 92,932	\$ 87,263	\$ 18,807	\$ 379,260
2031	\$ 380,451	\$ 57,130	\$ 27,830	\$ 213	\$ 3,918	\$ 11,946	\$ 36,199	\$ 14,331	\$ 6,813	\$ 22,443	\$ 93,223	\$ 87,537	\$ 18,867	\$ 380,451
2032	\$ 379,591	\$ 57,002	\$ 27,767	\$ 212	\$ 3,909	\$ 11,919	\$ 36,117	\$ 14,299	\$ 6,799	\$ 22,392	\$ 93,013	\$ 87,339	\$ 18,824	\$ 379,591
2033	\$ 380,054	\$ 57,071	\$ 27,802	\$ 213	\$ 3,915	\$ 11,933	\$ 36,161	\$ 14,316	\$ 6,806	\$ 22,420	\$ 93,126	\$ 87,445	\$ 18,846	\$ 380,054
2034	\$ 380,120	\$ 57,081	\$ 27,806	\$ 212	\$ 3,915	\$ 11,936	\$ 36,168	\$ 14,319	\$ 6,808	\$ 22,424	\$ 93,142	\$ 87,461	\$ 18,850	\$ 380,120
2035	\$ 379,789	\$ 57,032	\$ 27,782	\$ 212	\$ 3,911	\$ 11,925	\$ 36,137	\$ 14,306	\$ 6,802	\$ 22,404	\$ 93,062	\$ 87,385	\$ 18,833	\$ 379,789
2036	\$ 380,716	\$ 57,170	\$ 27,850	\$ 212	\$ 3,921	\$ 11,954	\$ 36,224	\$ 14,341	\$ 6,819	\$ 22,459	\$ 93,287	\$ 87,599	\$ 18,880	\$ 380,716
2037	\$ 381,180	\$ 57,240	\$ 27,883	\$ 213	\$ 3,926	\$ 11,969	\$ 36,268	\$ 14,359	\$ 6,827	\$ 22,486	\$ 93,402	\$ 87,705	\$ 18,902	\$ 381,180
2038	\$ 381,180	\$ 57,241	\$ 27,884	\$ 213	\$ 3,926	\$ 11,969	\$ 36,269	\$ 14,358	\$ 6,826	\$ 22,486	\$ 93,400	\$ 87,705	\$ 18,903	\$ 381,180
2039	\$ 380,716	\$ 57,170	\$ 27,850	\$ 213	\$ 3,922	\$ 11,954	\$ 36,225	\$ 14,340	\$ 6,818	\$ 22,459	\$ 93,289	\$ 87,598	\$ 18,879	\$ 380,716
2040	\$ 381,444	\$ 57,280	\$ 27,903	\$ 213	\$ 3,929	\$ 11,977	\$ 36,294	\$ 14,368	\$ 6,831	\$ 22,502	\$ 93,466	\$ 87,766	\$ 18,916	\$ 381,444
2041	\$ 381,643	\$ 57,310	\$ 27,917	\$ 214	\$ 3,930	\$ 11,983	\$ 36,312	\$ 14,376	\$ 6,835	\$ 22,513	\$ 93,516	\$ 87,811	\$ 18,925	\$ 381,643
2042	\$ 381,312	\$ 57,260	\$ 27,894	\$ 213	\$ 3,928	\$ 11,973	\$ 36,281	\$ 14,363	\$ 6,829	\$ 22,494	\$ 93,434	\$ 87,735	\$ 18,909	\$ 381,312
2043	\$ 382,106	\$ 57,380	\$ 27,951	\$ 213	\$ 3,935	\$ 11,997	\$ 36,356	\$ 14,393	\$ 6,843	\$ 22,541	\$ 93,630	\$ 87,917	\$ 18,949	\$ 382,106
	\$ 7,605,122	\$ 1,142,033	\$ 556,324	\$ 4,249	\$ 78,325	\$ 238,791	\$ 723,612	\$ 286,466	\$ 136,202	\$ 448,632	\$ 1,863,514	\$ 1,749,844	\$ 377,130	\$ 7,605,122

1. Estimated debt service may not total due to interest rounding.

2. OMID Budget Year when debt service is paid. i.e. July 1, 2024 debt service is paid in June 2024.

Oakland-Macomb Interceptor Drainage District
Counties of Oakland and Macomb, State of Michigan
Drain Bonds, Series 2020B (2023 issue)

Estimated Total Bond Debt Service

<i>Payment Date</i>	<i>Principal Payment</i>	<i>Coupon Rate</i>	<i>Interest Payment</i>	<i>Total Debt Service</i>	<i>Budget FY</i> ¹
01/01/2024	\$ -	-	\$ 317,200	\$ 317,200	\$ -
07/01/2024	520,000	4.00	312,000	832,000	1,149,200
01/01/2025	-	-	301,600	301,600	-
07/01/2025	540,000	4.00	301,600	841,600	1,143,200
01/01/2026	-	-	290,800	290,800	-
07/01/2026	565,000	4.00	290,800	855,800	1,146,600
01/01/2027	-	-	279,500	279,500	-
07/01/2027	585,000	4.00	279,500	864,500	1,144,000
01/01/2028	-	-	267,800	267,800	-
07/01/2028	610,000	4.00	267,800	877,800	1,145,600
01/01/2029	-	-	255,600	255,600	-
07/01/2029	635,000	4.00	255,600	890,600	1,146,200
01/01/2030	-	-	242,900	242,900	-
07/01/2030	660,000	4.00	242,900	902,900	1,145,800
01/01/2031	-	-	229,700	229,700	-
07/01/2031	690,000	4.00	229,700	919,700	1,149,400
01/01/2032	-	-	215,900	215,900	-
07/01/2032	715,000	4.00	215,900	930,900	1,146,800
01/01/2033	-	-	201,600	201,600	-
07/01/2033	745,000	4.00	201,600	946,600	1,148,200
01/01/2034	-	-	186,700	186,700	-
07/01/2034	775,000	4.00	186,700	961,700	1,148,400
01/01/2035	-	-	171,200	171,200	-
07/01/2035	805,000	4.00	171,200	976,200	1,147,400
01/01/2036	-	-	155,100	155,100	-
07/01/2036	840,000	4.00	155,100	995,100	1,150,200
01/01/2037	-	-	138,300	138,300	-
07/01/2037	875,000	4.00	138,300	1,013,300	1,151,600
01/01/2038	-	-	120,800	120,800	-
07/01/2038	910,000	4.00	120,800	1,030,800	1,151,600
01/01/2039	-	-	102,600	102,600	-
07/01/2039	945,000	4.00	102,600	1,047,600	1,150,200
01/01/2040	-	-	83,700	83,700	-
07/01/2040	985,000	4.00	83,700	1,068,700	1,152,400
01/01/2041	-	-	64,000	64,000	-
07/01/2041	1,025,000	4.00	64,000	1,089,000	1,153,000
01/01/2042	-	-	43,500	43,500	-
07/01/2042	1,065,000	4.00	43,500	1,108,500	1,152,000
01/01/2043	-	-	22,200	22,200	-
07/01/2043	1,110,000	4.00	22,200	1,132,200	1,154,400
	<u>\$ 15,600,000</u>		<u>\$ 7,376,200</u>	<u>\$ 22,976,200</u>	<u>\$ 22,976,200</u>

1. OMID Budget Year when debt service is paid. i.e. July 1, 2024 debt service is paid in June 2024.

Oakland-Macomb Interceptor Drainage District
Counties of Oakland and Macomb, State of Michigan
Drain Bonds, Series 2020B (2023 issue)

Estimated Bond Principal - by Unit - Macomb County

Budget FY ¹	Macomb County	Chesterfield Township	Clinton Township	City of Fraser	Harrison Township	Lenox Township	Macomb Township	Village of New Haven	Shelby Township	City of Sterling Heights	City of Utica	Washington Township	Total
2024	\$ 347,880	\$ 24,949	\$ 73,596	\$ 14,161	\$ 21,606	\$ 3,302	\$ 49,059	\$ 2,848	\$ 34,572	\$ 108,218	\$ 5,741	\$ 9,828	\$ 347,880
2025	361,260	25,911	76,431	14,708	22,440	3,431	50,946	2,957	35,905	112,362	5,959	10,210	361,260
2026	377,985	27,110	79,969	15,389	23,479	3,589	53,304	3,093	37,567	117,568	6,235	10,682	377,985
2027	391,365	28,070	82,800	15,934	24,310	3,717	55,191	3,203	38,897	121,726	6,456	11,061	391,365
2028	408,090	29,270	86,338	16,615	25,349	3,875	57,550	3,340	40,559	126,929	6,732	11,533	408,090
2029	424,815	30,469	89,877	17,295	26,388	4,034	59,908	3,477	42,221	132,132	7,008	12,006	424,815
2030	441,540	31,669	93,415	17,976	27,427	4,193	62,267	3,614	43,883	137,333	7,284	12,479	441,540
2031	461,610	33,108	97,661	18,794	28,674	4,384	65,097	3,778	45,878	143,575	7,615	13,046	461,610
2032	478,335	34,308	101,200	19,474	29,713	4,542	67,456	3,915	47,540	148,777	7,891	13,519	478,335
2033	498,405	35,747	105,446	20,292	30,959	4,733	70,286	4,079	49,535	155,020	8,222	14,086	498,405
2034	518,475	37,187	109,692	21,109	32,206	4,924	73,117	4,243	51,530	161,261	8,553	14,653	518,475
2035	538,545	38,626	113,938	21,926	33,453	5,114	75,947	4,407	53,524	167,506	8,884	15,220	538,545
2036	561,960	40,306	118,892	22,879	34,907	5,337	79,249	4,599	55,852	174,787	9,270	15,882	561,960
2037	585,375	41,985	123,846	23,832	36,362	5,559	82,551	4,791	58,179	182,069	9,657	16,544	585,375
2038	608,790	43,665	128,800	24,786	37,816	5,781	85,853	4,982	60,506	189,353	10,043	17,205	608,790
2039	632,205	45,344	133,753	25,739	39,270	6,004	89,155	5,174	62,833	196,637	10,429	17,867	632,205
2040	658,965	47,263	139,415	26,828	40,933	6,258	92,929	5,393	65,493	204,960	10,870	18,623	658,965
2041	685,725	49,183	145,076	27,918	42,595	6,512	96,703	5,612	68,152	213,282	11,312	19,380	685,725
2042	712,485	51,102	150,738	29,007	44,257	6,766	100,476	5,831	70,812	221,607	11,753	20,136	712,485
2043	742,590	53,261	157,107	30,233	46,127	7,052	104,722	6,077	73,804	230,970	12,250	20,987	742,590
	\$ 10,436,400	\$ 748,533	\$ 2,207,990	\$ 424,895	\$ 648,271	\$ 99,107	\$ 1,471,766	\$ 85,413	\$ 1,037,242	\$ 3,246,072	\$ 172,164	\$ 294,947	\$ 10,436,400

1. OMID Budget Year when debt service is paid. i.e. July 1, 2024 debt service is paid in June 2024.

Oakland-Macomb Interceptor Drainage District
Counties of Oakland and Macomb, State of Michigan
Drain Bonds, Series 2020B (2023 issue)

Estimated Bond Interest¹ - by Unit - Macomb County

Budget FY ²	Macomb County	Chesterfield Township	Clinton Township	City of Fraser	Harrison Township	Lenox Township	Macomb Township	Village of New Haven	Shelby Township	City of Sterling Heights	City of Utica	Washington Township	Total
	66.9000%	4.7983%	14.1538%	2.7237%	4.1556%	0.6353%	9.4344%	0.5475%	6.6490%	20.8081%	1.1036%	1.8907%	66.9000%
2024	\$ 420,935	\$ 30,191	\$ 89,056	\$ 17,138	\$ 26,147	\$ 3,997	\$ 59,361	\$ 3,445	\$ 41,836	\$ 130,925	\$ 6,944	\$ 11,896	\$ 420,935
2025	403,541	28,943	85,376	16,429	25,067	3,832	56,908	3,303	40,107	125,514	6,657	11,405	403,541
2026	389,090	27,907	82,319	15,841	24,169	3,695	54,870	3,184	38,671	121,020	6,419	10,996	389,090
2027	373,971	26,822	79,120	15,225	23,230	3,551	52,738	3,061	37,168	116,317	6,169	10,569	373,971
2028	358,316	25,700	75,808	14,588	22,257	3,403	50,531	2,932	35,612	111,448	5,911	10,127	358,316
2029	341,993	24,529	72,354	13,924	21,243	3,248	48,229	2,799	33,990	106,371	5,642	9,665	341,993
2030	325,000	23,310	68,759	13,232	20,188	3,086	45,832	2,660	32,301	101,086	5,361	9,185	325,000
2031	307,339	22,043	65,023	12,513	19,091	2,919	43,342	2,515	30,546	95,592	5,070	8,686	307,339
2032	288,874	20,719	61,116	11,761	17,944	2,743	40,738	2,364	28,710	89,849	4,765	8,164	288,874
2033	269,741	19,347	57,068	10,982	16,755	2,562	38,040	2,208	26,809	83,898	4,450	7,623	269,741
2034	249,805	17,917	52,850	10,170	15,517	2,372	35,228	2,044	24,827	77,697	4,121	7,060	249,805
2035	229,066	16,429	48,463	9,326	14,229	2,175	32,303	1,875	22,766	71,247	3,779	6,474	229,066
2036	207,524	14,884	43,905	8,449	12,891	1,971	29,266	1,698	20,625	64,547	3,423	5,865	207,524
2037	185,045	13,272	39,149	7,534	11,494	1,757	26,096	1,514	18,391	57,555	3,053	5,230	185,045
2038	161,630	11,593	34,196	6,580	10,040	1,535	22,794	1,323	16,064	50,272	2,666	4,568	161,630
2039	137,279	9,846	29,044	5,589	8,527	1,304	19,359	1,123	13,644	42,698	2,265	3,880	137,279
2040	111,991	8,032	23,693	4,559	6,956	1,063	15,793	917	11,130	34,833	1,847	3,165	111,991
2041	85,632	6,142	18,117	3,486	5,319	813	12,076	701	8,511	26,634	1,413	2,420	85,632
2042	58,203	4,175	12,314	2,370	3,615	553	8,208	476	5,785	18,103	960	1,645	58,203
2043	29,704	2,130	6,284	1,209	1,845	282	4,189	243	2,952	9,239	490	839	29,704
	\$ 4,934,678	\$ 353,932	\$ 1,044,013	\$ 200,906	\$ 306,525	\$ 46,861	\$ 695,900	\$ 40,385	\$ 490,444	\$ 1,534,847	\$ 81,404	\$ 139,462	\$ 4,934,678

1. Estimated interest may not total due to rounding.
2. OMID Budget Year when debt service is paid. i.e. July 1, 2024 debt service is paid in June 2024.

**Oakland-Macomb Interceptor Drainage District
Counties of Oakland and Macomb, State of Michigan
Drain Bonds, Series 2020B (2023 issue)**

Estimated Bond Debt Service¹ - by Unit - Macomb County

Budget FY ²	Macomb County	Chesterfield Township	Clinton Township	City of Fraser	Harrison Township	Lenox Township	Macomb Township	Village of New Haven	Shelby Township	City of Sterling Heights	1.1036%	1.8907%	66.9000%
2024	\$ 768,815	\$ 55,140	\$ 162,652	\$ 31,299	\$ 47,753	\$ 7,299	\$ 108,420	\$ 6,293	\$ 76,408	\$ 239,143	\$ 12,685	\$ 21,724	\$ 768,815
2025	764,801	54,854	161,807	31,137	47,507	7,263	107,854	6,260	76,012	237,876	12,616	21,615	764,801
2026	767,075	55,017	162,288	31,230	47,648	7,284	108,174	6,277	76,238	238,588	12,654	21,678	767,075
2027	765,336	54,892	161,920	31,159	47,540	7,268	107,929	6,264	76,065	238,043	12,625	21,630	765,336
2028	766,406	54,970	162,146	31,203	47,606	7,278	108,081	6,272	76,171	238,377	12,643	21,660	766,406
2029	766,808	54,998	162,231	31,219	47,631	7,282	108,137	6,276	76,211	238,503	12,650	21,671	766,808
2030	766,540	54,979	162,174	31,208	47,615	7,279	108,099	6,274	76,184	238,419	12,645	21,664	766,540
2031	768,949	55,151	162,684	31,307	47,765	7,303	108,439	6,293	76,424	239,167	12,685	21,732	768,949
2032	767,209	55,027	162,316	31,235	47,657	7,285	108,194	6,279	76,250	238,626	12,656	21,683	767,209
2033	768,146	55,094	162,514	31,274	47,714	7,295	108,326	6,287	76,344	238,918	12,672	21,709	768,146
2034	768,280	55,104	162,542	31,279	47,723	7,296	108,345	6,287	76,357	238,958	12,674	21,713	768,280
2035	767,611	55,055	162,401	31,252	47,682	7,289	108,250	6,282	76,290	238,753	12,663	21,694	767,611
2036	769,484	55,190	162,797	31,328	47,798	7,308	108,515	6,297	76,477	239,334	12,693	21,747	769,484
2037	770,420	55,257	162,995	31,366	47,856	7,316	108,647	6,305	76,570	239,624	12,710	21,774	770,420
2038	770,420	55,258	162,996	31,366	47,856	7,316	108,647	6,305	76,570	239,625	12,709	21,773	770,420
2039	769,484	55,190	162,797	31,328	47,797	7,308	108,514	6,297	76,477	239,335	12,694	21,747	769,484
2040	770,956	55,295	163,108	31,387	47,889	7,321	108,722	6,310	76,623	239,793	12,717	21,788	770,956
2041	771,357	55,325	163,193	31,404	47,914	7,325	108,779	6,313	76,663	239,916	12,725	21,800	771,357
2042	770,688	55,277	163,052	31,377	47,872	7,319	108,684	6,307	76,597	239,710	12,713	21,781	770,688
2043	772,294	55,391	163,391	31,442	47,972	7,334	108,911	6,320	76,756	240,209	12,740	21,826	772,294
	\$ 15,371,078	\$ 1,102,465	\$ 3,252,003	\$ 625,801	\$ 954,796	\$ 145,968	\$ 2,167,666	\$ 125,798	\$ 1,527,686	\$ 4,780,919	\$ 253,568	\$ 434,409	\$ 15,371,078

1. Estimated debt service may not total due to interest rounding.
2. OMID Budget Year when debt service is paid. i.e. July 1, 2024 debt service is paid in June 2024.

Oakland-Macomb Interceptor Drainage District
Counties of Oakland and Macomb, State of Michigan
April 19, 2023

Drain Assessment

Public Corporation Assessed:	<u>City of Auburn Hills</u>
Total Estimated Cost of the Project:	\$15,341,000.00
Percentage of the Project Assessed:	4.9705%

Total Amount of the Project Assessed:	\$762,524.00
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Public Corporations may choose to prepay the above amount. Intent to prepay must be submitted to OMID via the instructions provided in the cover letter by May 26, 2023. All prepayments must be made by June 27, 2023. See the attached letter for full details.

Estimated Series 2020B (2023 Issue) Bond Details

Total estimated principal amount of the Bond Issue (\$15,600,000), including costs of issuance, to be Assessed if the Project Assessment is NOT prepaid:	\$775,399.00
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Estimated Bond Debt Service Schedule:	<i>Principal due Annually July 1, beginning July 1, 2024</i>
	<i>Interest due Semi-annually beginning January 1, 2024</i>

<i>Installment Number</i>	<i>OMID Budget Year¹ ending June 30,</i>	<i>Total Estimated Fiscal Year Principal & Interest</i>
1	2024	\$57,122
2	2025	56,823
3	2026	56,991
4	2027	56,862
5	2028	56,942
6	2029	56,972
7	2030	56,952
8	2031	57,130
9	2032	57,002
10	2033	57,071
11	2034	57,081
12	2035	57,032
13	2036	57,170
14	2037	57,240
15	2038	57,241
16	2039	57,170
17	2040	57,280
18	2041	57,310
19	2042	57,260
20	2043	57,380
		\$1,142,033

Interest Calculation Detail:

Interest on the outstanding principal balance shall accrue at the following estimated rate per annum (total interest cost) payable January 1, 2024 and semi-annually thereafter: **4.00%**

1. OMID Budget Year when debt service is paid. i.e. July 1, 2024 debt service is paid in June 2024.

PREPAYMENT RESOLUTION
CITY OF AUBURN HILLS
COUNTY OF OAKLAND, MICHIGAN

RESOLUTION

Minutes of a regular meeting of the *City Council* of the *City of Auburn Hills*, County of Oakland, State of Michigan, held in said City on the 15th day May 2023, at 7 p.m., Eastern Daylight Savings Time.

PRESENT: *Council/Board Members:*

ABSENT: *Council/Board Members:*

WHEREAS, pursuant to the petitions received by the Charter Township of Waterford, Oakland County, and the City of Sterling Heights, Macomb County (collectively, the “Petitions”) requesting the Maintenance, Extension and Improvement of the Oakland-Macomb Interceptor Drain (the “Drain”) pursuant to Section 535 of Michigan Public Act 40 of the Public Acts of 1956 (“Drain Code” or Act 40), as amended, MCL §280.535 and filed with the Director of the Michigan Department of Agriculture, proceedings have been carried out by the Augmented Drainage Board and Drainage Board for the Oakland-Macomb Interceptor Drain Drainage District (the “Drainage District”) to acquire, finance, construct, improve, and replace certain wastewater facilities (the “Project”) as set forth in Attachment A, and said Project having been determined to be necessary for the public health; and,

WHEREAS, on August 21, 2019, the Drainage Board for the Drainage District confirmed and adopted a Final Order of Apportionment and cost of the Project has been apportioned against the following public corporations in the counties of Oakland and Macomb as follows: (in Oakland County) City of Auburn Hills (4.9705%), Independence Township (includes City of Clarkston) (2.4213%), City of Lake Angelus (0.0185%), City of Rochester (1.9526%), City of Rochester Hills (8.1106%), Oakland Township (1.0393%), Orion Township (3.1494%), Oxford Township (1.2468%), Village of Lake Orion (0.3409%), Village of Oxford (0.5928%), Waterford Township (7.6159%), West Bloomfield Township (1.6414%); (in Macomb County) Chesterfield Township (4.7983%), City of Fraser (2.7237%), City of Sterling Heights (20.8080%), City of Utica (1.1036%), Clinton Township (14.1538%), Harrison Township (4.1556%), Lenox Township (0.6353%), Macomb Township (9.4344%), Shelby Township (6.6490%), Village of New Haven (0.5475%), and Washington Township (1.8907%) (the “Public Corporations”); and,

WHEREAS, on April 19, 2023, the Drainage Board approved and adopted Special Assessment No. 1 Relating to Drain Bonds, Series 2020B (2023 Issue) with respect to the costs of the second segment of the Project not to exceed \$15,600,000, for the improvements to the Northeast Sewage Pumping Station and North Interceptor East-Arm in accordance with the Final Order of Apportionment; and,

WHEREAS, pursuant to the authorization provided in Section 528 of Chapter 21 of the Drain Code (MCL §280.528), the Drainage Board of the Drainage District expects to provide for the issuance of one or more series of bonds to finance the costs of the Project, and the costs of issuance of such bonds, in anticipation of the collection of assessments to be made pursuant to the Drain Code, and to pledge the full faith and credit of the Drainage District for the prompt payment of the principal thereof and the interest thereon; and

WHEREAS, such bonds will be payable from the collection of special assessments against the Public Corporations, said special assessments to be duly confirmed as provided in the Drain Code; and

WHEREAS, prior to the issuance of said bonds for the first segment, the Drainage Board has notified the *City*, to permit, should the *City* determine expedient, to prepay the assessment and avoid interest and finance charges associated with the anticipated Series 2020B (2023 Issue) Bond issue for this Project segment; and,

WHEREAS, the Drainage Board has requested that the *City* adopt a resolution and affirming its intention to prepay its Series 2020B (2023 Issue) drain special assessment for this Project segment, and forward same by May 26, 2023, and make full payment of the assessment by June 27, 2023.

NOW, THEREFORE, BE IT RESOLVED, that the *City* hereby confirms that it will pay in full, its drain assessment in the amount of \$762,524, pursuant to the Special Assessment No. 1 Relating to Drain Bonds, Series 2020B (2023 Issue).

BE IT FURTHER RESOLVED that the City Treasurer is directed to notify the Drainage Board for the Oakland-Macomb Interceptor Drain Drainage District by May 26, 2023 and of its intention to submit payment to the no later than June 27, 2023.

BE IT FURTHER RESOLVED, that all resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

City Clerk

State of Michigan)
)ss
County of)

I hereby certify that the foregoing constitutes a true and correct copy of the resolution adopted by the City Council of the City of Auburn Hills, County of Oakland, State of Michigan, at a regular meeting held on May 15, 2023, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Michigan Public Act 267 of the Public Acts of 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

In witness whereof, I have hereunto fixed my official signature on this _____ day of _____, 2023.

City Clerk



CITY OF AUBURN HILLS

CITY COUNCIL AGENDA

MEETING DATE: MAY 15, 2023

AGENDA ITEM NO 7C

FINANCE/TREASURER

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Michelle Schulz, Finance Director
Submitted: May 15, 2023
Subject: Motion – Amend the 2023 General Fund General Administration department Budget

INTRODUCTION AND HISTORY

In 2022, the City budget included expense for both the actuarial required contribution (ARC) for the year and an additional voluntary contribution of \$1 million dollars to the Retiree Health Care Trust. During year-end review, the general fund expense and contribution to the trust were recorded properly on the books, but not all funds were **physically** transferred at the bank level until the beginning of 2023. Due to a change in recent GASB reporting requirements, the City was not able to record the expense of the funds in 2022 with a corresponding payable to the trust. Thus, an amendment is required to carry forward the 2022 budget expense to 2023 to match with the physical funding of the trust.

The ARC was satisfied with the funds that were both expensed and physically transferred into the bank thus keeping the City compliant.

STAFF RECOMMENDATION

Staff recommends a budget adjustment increasing the General fund General Administration department for \$604,395 to reflect 2022 budgeted expenditures carried into 2023 for voluntary transfer to the Retiree Health Care Trust.

MOTION

Move to amend the General Administration department in the General Funds with an increase in appropriations of \$604,395.

I CONCUR:

THOMAS A. TANGHE, CITY MANAGER



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: MAY 15, 2023

AGENDA ITEM NO 7D
CITY MANAGER'S OFFICE

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager
Submitted: May 3, 2023
Subject: Motion – To Reallocate and Obligate Funds from the American Rescue Plan Act of 2021 to the Parking Deck Project

INTRODUCTION AND HISTORY

On Monday, March 21, 2022, City Council adopted a motion to allocate and obligate funds we received from the American Rescue Plan Act of 2021 in the amount of \$2,590,337.00. The funds were to be utilized for five projects, with a modest amount of dollars to be used for audit compliance. One of those five projects has been completed, the \$80,000 transfer to Neighborhood House for services to our residents. The remaining \$2,510,337.00 was to be used as follows: \$100,000 for the public square, \$200,000 for cybersecurity and information technology upgrades, \$200,00 for dredging the municipal campus pond, \$2,000,000 for the parking deck extension, and \$10,337 for audit compliance throughout the ARPA program. To date, about \$45,000 has been spent on design work for the parking deck extension and cost expectations for the project, already underway by way of design expenses, is expected to be far greater than first anticipated. With the other projects not yet underway, it is appropriate to reallocate the funds for the public square, pond dredging, and cybersecurity, to the parking deck project which has already begun. If these other projects remain a priority, they may be funded utilizing other sources such as General Fund.

STAFF RECOMMENDATION

Staff recommends obligating a total of \$2,500,000.00 to the parking deck extension already underway, with \$10,337.00 remaining for audit compliance throughout the ARPA program.

MOTION

Move to obligate \$2,500,000.00 of ARPA funds to the parking deck extension project and \$10,337.00 to audit compliance.

I CONCUR:

THOMAS A. TANGHE, CITY MANAGER



CITY OF AUBURN HILLS

1827 N. SQUIRREL ROAD
AUBURN HILLS, MI 48326
248.370.9402
WWW.AUBURNHILLS.ORG

RESOLUTION HONORING THE JEWISH COMMUNITY

At a regular meeting of the City Council for the City of Auburn Hills, Oakland County, Michigan, held on May 15, 2023 at City Hall, 1827 N. Squirrel Road, Auburn Hills, MI 48326, the following preamble, and resolution were offered by Council Member _____, and supported by Council Member _____.

WHEREAS, May is recognized as Jewish American Heritage Month; and,

WHEREAS, the Jewish Community is a valued part of the City of Auburn Hills; and,

WHEREAS, the City recognizes that the Jewish Community has and continues to suffer discrimination on a global scale; and,

WHEREAS, discrimination based on antisemitism negatively affects the safety, health, and well-being of individuals, families, and communities; and,

WHEREAS, respect for the inherent dignity of all individuals is fundamental to the promotion of behavioral health and community well-being.

NOW THEREFORE, IT IS RESOLVED, that the City of Auburn Hills honors the valuable contributions of the Jewish Community to the City of Auburn Hills and acknowledges the importance of tolerance, kindness, and community support in combating discrimination in all its forms.

AYES:

NAYES:

ABSENT:

ABSTENTIONS:

RESOLUTION DECLARED ADOPTED

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

I, Laura M. Pierce, the duly appointed City Clerk for the City of Auburn Hills, Oakland County, Michigan do hereby certify that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Auburn Hills City Council held on the 15th day of May, 2023.

IN WITNESS WHEREOF, I have hereunto affixed my official signature on this ____ day of ____, 2023.

Laura M. Pierce, City Clerk



17800 Laurel Park Drive North, Suite 200C
Livonia, MI 48152
248.262.1000 fax: 248.262.1814
www.schostak.com

May 12, 2023

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

**RE: City Council Meeting - May 15, 2023 - New Business Item 9a
The Former Palace Property
Auburn Hills, MI**

Dear Mr. Cohen:

Thank you for the City's continued support of the GM Electric Vehicle Parts Assembly, Distribution, and Office Facility. GM and our team are pleased at the collaborative interactions of the Planning Commission and the City Staff. As you are aware, the project received Approval for Recommendation to City Council on May 3, 2023, from the Planning Commission and the project is on the current City Council Meeting Agenda for May 15, 2023.

As communicated, the operations located at this site will be a Value-Added Assembly facility. Given the unique nature of the operation, numerous operational efficiency studies have been and continue to be examined. Earlier this week, our client, GM, requested an additional evaluation to be performed. Based on the timing of this new evaluation and the potential to materially change the defined project that was recommended for approval by the Planning Commission, our team is requesting New Business item 9a. "Motion – To approve the combined PUD Step One-Concept plan and PUD Step Two-Site Plan and Tree Removal Permit / GM Electric Parts Assembly, Distribution, and Office Facility", be Tabled until the current evaluation is completed.

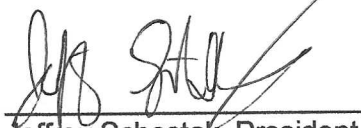
Our team appreciates the City's understanding of this request and we will remain in contact to provide any relevant updates.

Sincerely,

PAH REAL ESTATE LLC

BY: Schostak Brothers & Company, Inc.
ITS: Authorized Agent

BY:



Jeffrey Schostak, President

ITS: Authorized Representative





CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: MAY 15, 2023

AGENDA ITEM NO 9A

COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Steven J. Cohen, AICP, Director of Community Development
Submitted: May 5, 2023
Subject: Motion – Approval of combined PUD Step One – Concept Plan and PUD Step Two – Site Plan and Tree Removal Permit / GM Electric Vehicle Parts Assembly, Distribution, and Office Facility

INTRODUCTION

This is a request from PAH Real Estate LLC (Schostak Brothers & Company / Schostak) for Planned Unit Development Option (PUD) approval to construct a 1,100,764-square-foot light industrial building on an 87.3 net acre site located west of Lapeer Road, between Harmon Road and the I-75 Connector. The project will utilize approximately 81% of the property that The Palace of Auburn Hills arena previously occupied. The property is zoned T&R, Technology and Research District.



Rendering of the Proposed Building

The proposed industrial facility is being constructed for General Motors (GM), which is anticipated to execute a long-term lease with Schostak. The building will operate as a “Value-Added Assembly” (VAA) facility since it will manufacture various automotive components for the assembly lines at the company’s Orion Assembly Plant at this off-site location. The overall investment in the project is estimated at \$200 million. Construction is anticipated to start in July 2023, with targeted completion in November 2024.

BACKGROUND AND HISTORY

This property is the former site of The Palace of Auburn Hills, which opened on August 13, 1988. On November 22, 2016, after many months of speculation, Detroit Pistons owner Tom Gores formally announced to the public in a press conference that he would move his NBA basketball team and its associated operations from the City of Auburn Hills to the City of Detroit. The move resulted in the abandonment of the once state-of-the-art arena and spurred the need to re-purpose the former practice facility. After only 28 years of use, a business decision was made, and these buildings were judged obsolete.

BACKGROUND AND HISTORY (cont.)

After the dust settled on Gores' announcement, City staff proactively conducted a comprehensive analysis called *The Palace of Auburn Hills Arena Site Redevelopment Study* in April 2017. The report's purpose was to prepare the City so that the community could move quickly and be redevelopment ready in expediting the potential reuse of the property if the opportunity arose. The goal was to work cooperatively with Palace Sports & Entertainment to create a realistic plan of action that would foster a "win-win" outcome for all parties involved by ensuring future redevelopment proposals would be well-suited for the land, ultimately making Auburn Hills fiscally stronger. As a result of the study, a City-initiated rezoning was conducted on June 26, 2017, which reclassified the land from I-2, General Industrial District to T&R, Technology and Research District.



Drone photo of the property (April 2017)

In June 2019, Gores and Schostak formed a joint venture to redevelop The Palace of Auburn Hills property. Schostak would serve as the lead partner and manage a future mixed-use development, which was expected to include corporate offices and R&D companies.

Schostak worked with the City in the Spring of 2020 on plans to remove The Palace of Auburn Hills. On July 11, 2020, the facility was imploded using approximately 800 pounds of dynamite. Due to the COVID-19 pandemic work stoppage and the large-scale clean-up, it took about ten months to remove all the debris and restore the site to its present condition.

Schostak first contacted City staff in March 2022 about the potential to redevelop the bulk of the property with a large-scale industrial facility instead of smaller R&D buildings. The pandemic changed the market demand for office space and how companies do business. This economic shift caused the recommendations of the City's 2017 study to be re-evaluated.

In July 2022, draft plans for this proposed GM VAA facility serving the Orion Assembly Plant were first introduced to City staff. Now, 13 months after the March 2022 informal discussion, this mammoth project has been finalized and is ready for potential public approvals and implementation.

IMPETUS FOR THIS PROPOSED GM VAA FACILITY

In January 2022, GM publicly announced its investment of \$4 billion to convert the Orion Assembly Plant to electric truck production. This investment was expected to create more than 2,350 new jobs at the Orion Assembly Plant and retain approximately 1,000 existing jobs when the Plant was fully operational. GM estimated that a combination of GM transferees and new hires would fill the new jobs at the Plant. Electric truck production, including the Chevrolet Silverado EV and the GMC Sierra EV, is scheduled to begin at the Orion Assembly Plant in late 2024. Construction is underway with significant facility and capacity expansion at the site, including new body and paint shops, general assembly lines, and battery pack assembly areas.



***Proximity of the Two Properties
Shuttle Truck Routes***

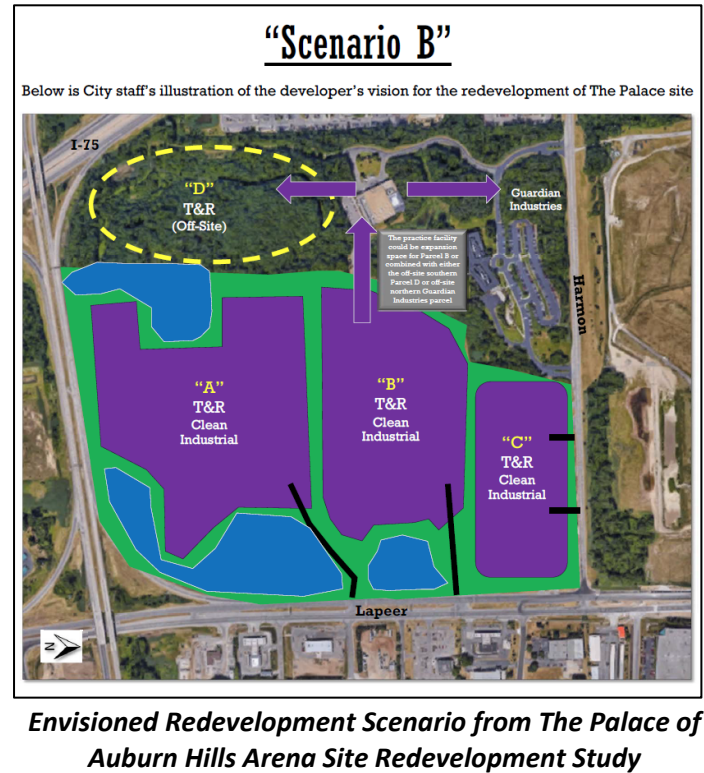
Since the Orion Assembly Plant property is limited in size, GM determined that a separate 1.1 million square foot VAA facility would be needed to perform pre-assemblies required by the new Orion Assembly Plant. Schostak was tapped to develop the project at the Palace of Auburn Hills site. They will lease the facility to GM, with licensing agreements to GM third-party supplier(s) for daily operations. Approximately 1,000 jobs are expected to be created at this 24-hour/three-shift operation, with estimated development and construction costs totaling roughly \$200 million. To implement the GM business/operational model for the site in combination with the Orion Assembly Plant, the timing and completion of the project are critical, as any delays in the development and delivery of the completed VAA facility would adversely affect the start of electric truck production at Orion Assembly Plant that the facility will solely service.

As a result, City staff has worked diligently with Schostak and outside regulatory authorities and service providers - DTE Energy, Consumers Energy, Michigan Department of Transportation (MDOT), Road Commission for Oakland County (RCOC), and Michigan Department of Environment, Great Lakes, and Energy (EGLE) - to review and vet the project in an expedited manner to help GM coordinate the activation of electric truck production at Orion Assembly Plant.

The large site size, direct access to Class A roads and State highways for efficient logistics, existing utility infrastructure, the proven ability of Auburn Hills and Schostak to deliver the project efficiently and cost-effectively, and, most importantly, proximity to the Orion Assembly Plant, were differentiators that caused GM to select the Palace of Auburn Hills property for their new VAA facility.

PUD OPTION USED TO IMPLEMENT THE PROPOSED GM VAA FACILITY

Although the site plan design will function well and the building will be architecturally attractive, the project will not meet all Zoning Ordinance requirements. For example, the proposed facility will have 185 trailers stored on the site, while the T&R District prohibits such outside storage. A reduction of parking spaces is requested since the number of employees is less than typical for a building of its size. Loading and unloading areas are provided in the front yard facing Lapeer Road due to the cross-dock logistical setup of the building, which requires approval from the City Council. Lastly, the City desired in *The Palace of Auburn Hills Arena Site Redevelopment Study* that R&D and corporate HQ facilities be built on the land. This project will be a light industrial manufacturing facility producing significantly more truck traffic than envisioned in 2017.



PUD OPTION USED TO IMPLEMENT THE PROPOSED GM VAA FACILITY (cont.)

As a path forward, staff suggested the PUD Option would be the best mechanism to implement the proposed project. For the development to become eligible, it must provide a recognizable net public benefit to the health, safety, and welfare of the City's residents. Staff finds the project would offer numerous net public benefits and meet several of the criteria for PUD qualification, such as:

1. Architectural design quality and innovation.
2. High-quality landscaping.
3. Provision of financial contribution to assist with creating and maintaining off-site public spaces and improvements.
4. Shared vehicular access between properties or uses.
5. Mitigation to offset impacts on public facilities such as road and utility improvements.
6. Installation of/prep for plug-in electric vehicle charging stations for use by employees and visitors in accordance with Section 1834. Electric Vehicle Infrastructure.
7. Redevelopment of sites where an orderly change of use is desirable.

Schostak will provide a financial contribution of \$1 million to be used for public purposes. As a condition of PUD approval, Schostak has agreed, as a net public benefit, to pay to the Auburn Hills Community Foundation a one-time lump sum payment of \$250,000 to be used for public purposes at the sole discretion of the Auburn Hills Community Foundation Board of Directors. They will also pay to the City of Auburn Hills a one-time lump sum payment of \$750,000 to be used for public purposes at the sole discretion of the Auburn Hills City Council.



Rendering of the Proposed Building

In addition, **Schostak and GM agreed that the facility, including any future additions, expansions, or other investments at the GM VAA facility and associated property, shall not be granted tax incentives allowed under the City's Property Tax Incentive Policy.** Conditions related to the prohibition of trucks from using roadways under the City's jurisdiction, high-quality landscape screening of the loading areas and trailer storage, restrictions on the use of the loading areas, building and site signage restrictions, long-term stormwater maintenance, etc., are also addressed in the project's site plan design and Development Agreement. **As a result, City staff believes using the PUD option for the proposed facility will create a "win-win" scenario for all parties and make the City fiscally stronger.**

FISCAL ANALYSIS / TAX BENEFITS OF THE PROPOSED GM VAA FACILITY

The Assessing Department has provided a hypothetical tax analysis of the property to assist City officials with understanding the fiscal benefits of the Schostak redevelopment proposal to the City and other taxing jurisdictions.

	Property – Present Condition			If the arena was still operating		
	Actual TV	Taxes Paid	City Taxes Paid	Est. TV w/ Palace	Est. Taxes w/ Palace	Est. City Taxes w/ Palace
2017	\$16,662,130	\$828,431	\$176,569	\$16,662,130	\$828,431	\$176,569
2018	\$9,500,000	\$471,869	\$100,672	\$17,012,035	\$844,995	\$180,277
2019	\$9,728,000	\$483,417	\$103,088	\$17,420,324	\$865,674	\$184,603
2020	\$10,150,380	\$520,750	\$122,517	\$17,751,310	\$910,704	\$214,262
2021	\$10,145,770	\$522,638	\$122,461	\$17,999,828	\$927,224	\$217,262
2022	\$10,147,400	\$517,368	\$122,481	\$18,593,822	\$948,012	\$224,431
Est. 2023	\$10,151,850	\$517,595	\$122,535	\$19,523,513	\$995,412	\$235,653

The Palace of Auburn Hills – Hypothetical Tax Estimations

The table above shows taxes paid for The Palace of Auburn Hills property between 2017 and 2023. It outlines what was actually paid by the property owner, along with a hypothetical tax estimate as if the arena still existed and was operating.

1. As a reference point, in 2017, The Palace of Auburn Hills property was valued at \$16.6 million in taxable value - TV (\$35.3 million in true cash value -TCV) while it was still considered operational for tax purposes. In 2017, The Palace of Auburn Hills property generated \$176,569 in City taxes.
2. It is noted that the City has lost an estimated \$562,734 in taxes/revenue since the arena's closure (2018-2023) based on a hypothetical exercise analyzing the projected growth of the property's taxable value calculated as if the facility were still operating.

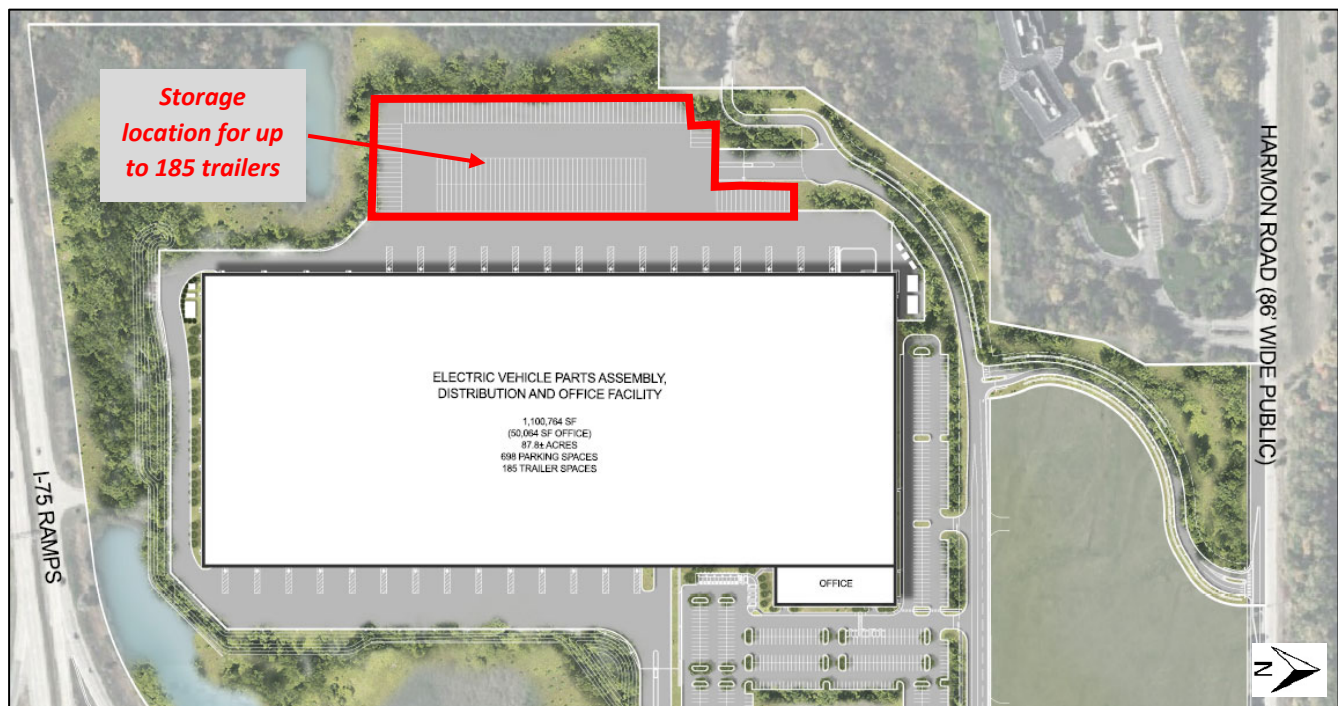
Based on construction estimates submitted by Schostak, the GM VAA facility has been conservatively projected to produce at least three times the amount of City tax revenue than The Palace of Auburn Hills arena would have generated if it still existed and operated today. As discussed previously, a tax abatement for the GM VAA facility project will not be offered by the City. *Note: This estimate does not include additional City taxes that will be collected once the 12.8-acre pad site and 8.4-acre former practice facility parcels are created via the land division and ultimately redeveloped as anticipated.*

KEY POINTS OF INTEREST

1. **Overlap Shift Parking / 24-Hour Facility Operation.** **The facility will operate with three shifts, and employees on each shift will overlap arrival and departure times to maintain continuous operations similar to the previously approved Magna Seating facility at 1700 Brown Road.** The largest shift is the "first shift," which will operate from 7:00 a.m. to 3:00 p.m. and includes approximately 300-350 employees. The first shift is composed of the majority of the front office salary staff in addition to the hourly manufacturing workers. The facility is expected to operate five days a week with three shifts starting on Sunday at 11:00 p.m. and finishing on Friday at 11:00 p.m. The shifts generally will be 11:00 p.m. to 7:00 a.m., 7:00 a.m. to 3:00 p.m., and 3:00 p.m. to 11:00 p.m. Weekend hours may occur based on demand and union collective bargaining agreements.

KEY POINTS OF INTEREST (cont.)

2. **Landbank Parking.** As part of the PUD request, the property will have 680 parking spaces based on GM's actual operational use of the building and employee count, while the Zoning Ordinance requires 1,211 parking spaces based on the building's size. The amount of parking provided allows incoming and outgoing shifts to overlap. A landbank parking plan within the site plan package has been provided, showing how 1,221 parking spaces could be constructed on-site if needed.
3. **Outside Storage of Trailers.** **As part of the PUD request, GM has requested permission to store up to 185 semi-trailers outside on the property due to the facility's just-in-time (JIT) nature.** This JIT management strategy aligns the VAA product assembly and delivery timing directly with GM's Orion Assembly Plant's production schedule. The storage area will be located on the site's west side, at City staff's direction, to best screen the trailers from public view utilizing the mass of the building, existing vegetation, and newly landscaped areas. The facility will have 111 loading docks and four overhead doors distributed on the west and east sides of the building.



Trailer Storage Location / Visual Perspective from the I-75 Connector

KEY POINTS OF INTEREST (cont.)

4. **Mitigating Potential Nuisance Concerns Associated with Loading Docks.** Schostak and GM have agreed to the following site improvements and conditions relating to the screening and operation of the facility's 111 loading docks (59 docks on the west side and 52 docks on the east side):
- a) Schostak shall install and maintain high-quality landscaping above and beyond City requirements, along with berms, as shown on the landscape plan, to best screen the loading docks and trailers from Lapeer Road and the I-75 Connector. *It is important to highlight that the site has a complicated topography. The existing grade falls from west to east and north to south, with approximately 90 feet of fall from the site's northwest corner to the southeast corner. Thus, extensive mass grading and retaining walls will be required to create a level pad site for the manufacturing portion of the facility.*
 - b) The building's loading bay doors shall be kept shut by GM to mitigate any potential nuisances due to concerns about excessive noise emanating from the building, except such doors may remain open when loading and unloading.
 - c) GM shall use reasonable efforts to control and prohibit semi-trucks parked in the loading and unloading areas from idling to protect the quality of life of nearby property owners and residents from undue noise, odor, and air pollution.
 - d) Loading dock light signals provided for communication between truck drivers and loading dock personnel shall remain static and shall not be permitted to flash or blink at any time.
 - e) The use of outdoor alarm systems and outdoor loudspeakers shall be prohibited on the property.
 - f) Trash, recycling, and other similar containers shall only be permitted in City approved locations on the west side of the building.
 - g) Informational/educational signage, approved by the City, shall be placed inside and outside the building by GM outlining these loading dock use restrictions.
 - h) GM shall advise employees, contractors, and suppliers of these restrictions imposed by the City in a reasonable method to facilitate compliance.

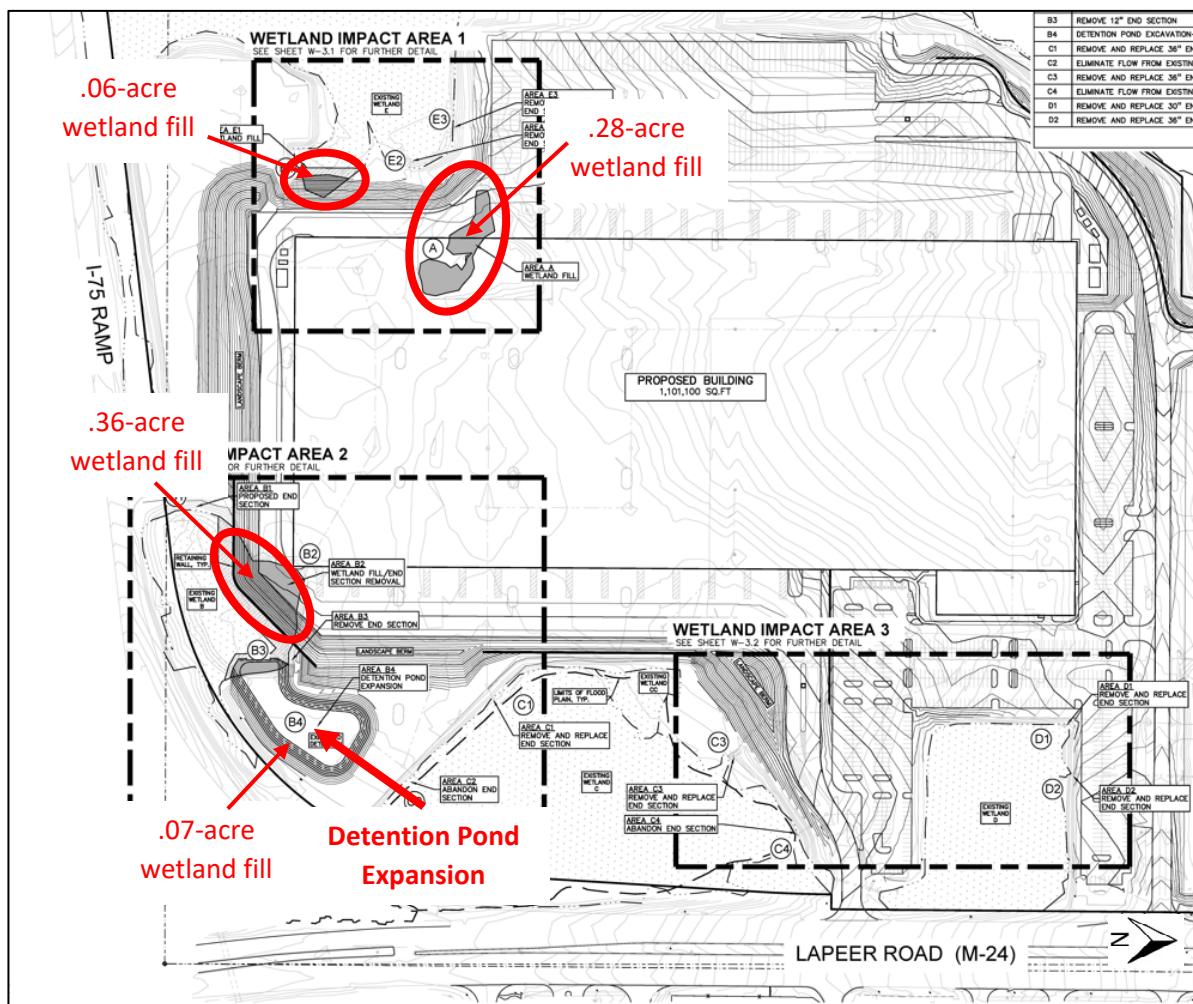
5. **Truck Traffic and Proposed Improvements to Lapeer Road.** Schostak's traffic consultant Fishbeck conducted a comprehensive traffic study addressing the anticipated traffic impact of the proposed facility. The study was completed under the advisement of the City, RCOC, and MDOT based on the anticipated full build-out of the property. The 626-page report is on file with the Community Development Department. OHM Advisors provided a technical review of the traffic study, included in the packet, as part of their engineering letter. Site traffic will include up to 350 employees per shift, approximately 720 trucks per day delivering components to and from the GM Orion Assembly Plant, and about 175 trucks per day delivering various materials and equipment to the site.

The proposed GM VAA facility will produce less employee traffic at peak hours (e.g., fewer people working at the site at one time) than the traditional R&D use envisioned in 2017. However, significantly more trucks will enter and leave the site, with the majority shuttling back and forth to the GM Orion Assembly Plant.

All truck traffic will be restricted to Class A roads under RCOC and MDOT jurisdiction. A public benefit to note is that the changes to be implemented to Lapeer Road as part of this project will improve traffic flow and assist turning movements for other businesses along the east side of Lapeer Road and Harmon Road.

KEY POINTS OF INTEREST (cont.)

6. **Minor Wetland Fill and Mitigation (EGLE Permit).** Schostak is currently under wetland permit review with EGLE, as the regulation of the wetlands on this site are under the State of Michigan's jurisdiction. **The project proposes to permanently impact 0.77 acres of emergent, scrub/shrub, and open-water wetland habitats.** As background, the property was vacant until it was developed as The Palace of Auburn Hills in the late 1980s. Due to the nature of that development project, the site was converted into approximately 70 acres of impervious surfaces. As part of that development, existing wetlands were used for stormwater management. Fast forwarding to the current condition, the existing on-site wetlands have naturally transitioned over time to being primarily dominated by invasive species, particularly common reed (*Phragmites australis*) and, to a lesser extent, common buckthorn.



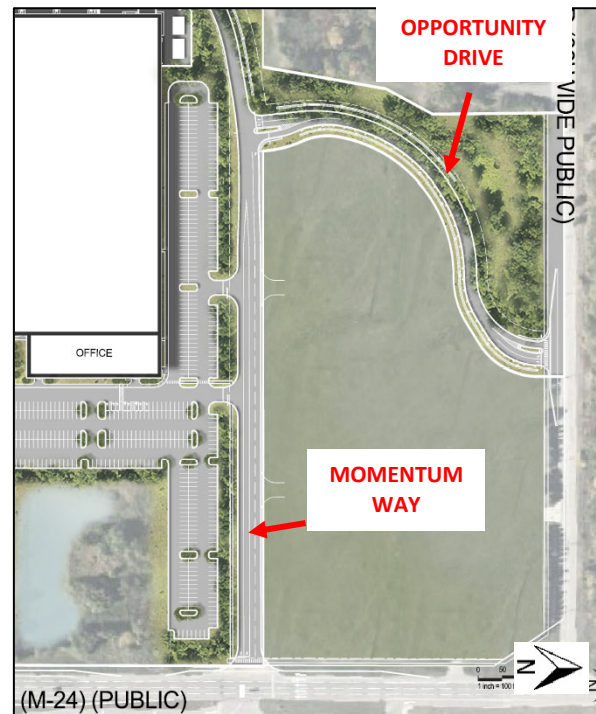
Wetland Impact – Regulated via EGLE Permit

Under EGLE rules, Schostak proposes to acquire 1.16 acres of wetland mitigation credits from an EGLE-approved wetland mitigation bank, preferably within the Clinton River Watershed. Schostak will also maintain the on-site watershed areas for the existing wetlands and provide on-site watershed improvements. Those improvements will include the installation of water treatment structures at all stormwater outfalls. **Approximately 8.6 acres of the existing impervious surface will be removed, and new open areas for groundwater infiltration will be created.**

KEY POINTS OF INTEREST (cont.)

- 7. New Private Road Street Names.** As part of the project, two new private roads will be created - **Opportunity Drive and Momentum Way.** The north-south road that outlets to Harmon Road will be named Opportunity Drive. Truck traffic will be prohibited from utilizing Opportunity Drive. Momentum Way will be the east-west road that outlets to Lapeer Road and provides legal access to all three parcels to be created within the site. The private road names currently associated with the site, Isiah Thomas Drive and 6 Championship Drive, will be vacated and will no longer exist.

As background, Schostak and City staff took a hard look at the idea of honoring the property's history, whether using the old street names or creating a memorial to the arena. Ultimately both parties concluded that it would be best to start with a clean slate and forge a new path for the land.



Location of New Private Roads

- 8. Building Size Comparison.** To put the size of the proposed GM VAA facility into context, it will be the third largest building in the City once constructed behind the Stellantis North America Headquarters (5.4 million square feet) and Great Lakes Crossing Outlets (1.4 million square feet). It is also conservatively projected by our Assessor to become the third largest tax-generating facility in the City, behind the two buildings mentioned above. The table below lists the largest industrial buildings within the City, including the proposed Magna Seating facility and this project.

	INDUSTRIAL BUILDING	LOCATION	SIZE (SQ. FT.)	YEAR BUILT
1.	STELLANTIS NA HQ	800 Chrysler Drive	5,400,000	1992/1996
2.	GM VAA (PROPOSED)	Momentum Way	1,100,764	---
3.	FANUC – WEST CAMPUS (UC)	2630 Featherstone Drive	671,100	---
4.	ABB ROBOTICS	1250 Brown Road	526,500	1985
5.	3000 UNIVERSITY - MULTI-TENANT	3000 University Drive	487,797	1988
6.	FANUC – EAST CAMPUS	1100 West Entrance	461,525	2019
7.	GARDNER WHITE FURNITURE	4445 Atlantic Blvd	455,045	1999
8.	DANA THERMAL SYSTEMS	3600 Giddings Road	430,338	1995
9.	COMERICA DATA CENTER	3701 Hamlin	404,427	1984
10.	HIROTEC AMERICA	3000 High Meadow Circle	342,269	2015/2023
11.	VOLKSWAGEN	3800 Hamlin	337,922	1991
12.	VISIONEERING (W/ADDITION-UC)	2055 Taylor Road	310,577	2015/2024
13.	MAGNA SEATING (PROPOSED)	1700 Brown Road	280,000	---
14.	FORVIA	2800 High Meadow Circle	278,387	2013
15.	US FARATHANE	2700 High Meadow Circle	238,755	2010

UC – UNDER CONSTRUCTION

STAFF RECOMMENDATION

Please be advised that this project has been reviewed by the City's Administrative Site Plan Review Team and has received a recommendation for approval.

We recommend Approval of the PUD Step One – Concept Plan and offer the following discretionary findings of fact:

1. The project is eligible for the PUD option because it provides a recognizable net public benefit to the health, safety, and welfare of the residents of the City of Auburn Hills and accomplishes 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 employment opportunities particularly suited to the needs of the residents of the City of Auburn Hills.
2. The concept plan contains sufficient basic information required for a recommendation.
3. The PUD Concept Plan promotes the land use goals and objectives of the City of Auburn Hills.
4. There is an adequate means of disposing of sanitary sewage and of supplying the development with water.
5. The road system and stormwater drainage system are adequate.

We recommend Conditional Approval of the PUD Step Two - 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 Lapeer Road and Harmon 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, 1,211 parking spaces are required, and 680 parking spaces are depicted. *A landbank parking plan was submitted with the site plan as a PUD deviation showing how 1,221 parking spaces could be constructed if needed.*
4. The parking layout meets minimum requirements, and barrier-free parking spaces are provided (14 are required, and 14 are provided). Four spaces are 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.

STAFF RECOMMENDATION (cont.)

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 shall not be taller than the proposed height of 30 feet from grade.
9. A note indicates that signs shall meet the requirements of the Zoning Ordinance. The site plan and Development Agreement address restrictions on the amount and location of signs.
10. A note indicates that parking spaces shall be double-striped.
11. A note indicates that ground-mounted mechanical equipment will be screened.
12. An Environmental Impact Statement is required and has been provided.
13. A note indicates that there will be no pallet storage and overnight vehicles. *A deviation has been requested per the PUD to store up to 185 semi-trailers on the site.*
14. An eight-foot pathway is required and provided along the site's Harmon Road frontage and along Lapeer Road frontage between Harmon Road and Momentum Way. Complete Streets considerations were made as part of the site design with dedicated sidewalks from the Lapeer Road pathway, along Momentum Way, to the entrance of the GM VAA building.
15. Schostak/GM has agreed to install 10 EV charging stations (five dual units serving 10 EV charging spaces) during construction. Schostak/GM shall obtain appropriate permits from the City and comply with City EV signage and pavement marker standards.
16. A Tree Removal Permit is required: 492 replacement trees are required, and 905 trees are proposed.

Conditions:

1. Schostak and GM agree to enter into a Development Agreement with the City outlining the conditions of approval.
2. A land division shall be required to create the property's three parcels and private roads. The new east-west private road being developed, which outlets to Lapeer Road, shall be named Momentum Way. The new north-south private road being developed, which outlets to Harmon Road, shall be called Opportunity Drive.
3. The number of vehicles stored on the site overnight shall be limited to 185 semi-trailers and stored in the designated area on the west side of the building. No other outside and overnight storage of materials or vehicles shall be permitted on the site.
4. Schostak and GM agree to restrict GM's semi-truck deliveries, along with future developments on the entire 108-acre property, from utilizing roads under City jurisdiction, including Harmon Road and Giddings Road. Semi-truck traffic shall only enter and exit at the Lapeer Road vehicular access points. Opportunity Drive, which outlets to Harmon Road, shall only be utilized by passenger vehicles and emergency response vehicles.
5. Schostak shall pay to the Auburn Hills Community Foundation a one-time lump sum payment of \$250,000 to be used for public purposes at the sole discretion of the Auburn Hills Community Foundation Board of Directors and pay to the City of Auburn Hills a one-time lump sum payment of \$750,000 to be used for public purposes at the sole discretion of the Auburn Hills City Council. The timing of the payment will be addressed in the Development Agreement.
6. Schostak and GM agree that the GM VAA facility property (including any future facility additions, expansions, or other investment at the GM Facility and associated site) shall not be granted tax incentives allowed under the City's Tax Incentive Policy.

STAFF RECOMMENDATION (cont.)

7. Schostak agrees to permanently remove the existing former Palace LED marque sign from the property. The timing of the sign removal will be addressed in the Development Agreement.
8. Schostak shall install one shared multi-tenant monument sign, 20 feet in height, at the southwest corner of Lapeer Road and Momentum Way, as shown on the site plan. Three building signs, each not exceeding 150 square feet in size, will be permitted on the GM VAA building facing Harmon Road, Lapeer Road, and the I-75 Connector.
9. Schostak agrees that digital and static billboard signs, automatic and manual changeable copy signs, roof-mounted signs, mural signs, outline tubing on buildings or on signs, annual signs, temporary signs, window signs, portable signs, sandwich signs, projecting signs, and large format temporary wall mural signs shall be strictly prohibited to be placed on the entire 108-acre property and all buildings located on the property.
10. Loading dock use restrictions shall be enforced as outlined in this report and the Development Agreement. The trash compactors and recycling bins for the facility shall only be placed in the loading dock areas as shown on the approved site plan on the west side of the building and shall meet the requirements of Section 1825. Waste Receptacles and Compactor Enclosures of the Zoning Ordinance.
11. Guard rails and pedestrian fall protection adjacent to the retaining walls shall be installed as determined necessary by the Building Official and City engineering consultant and shall meet City standards and aesthetic expectations.
12. Schostak shall comply with the requirements of Section 2007. Performance Guarantees of the Zoning Ordinance
13. Site plan approval shall be based on the representations made by Schostak and GM representatives as documented in this report, submittal materials, and the public meeting minutes.

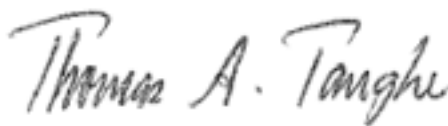
PLANNING COMMISSION RECOMMENDATION

Recommended Approval on May 3, 2023 (8-0 vote)

RECOMMENDED ACTION

“Move to accept the Planning Commission’s recommendation and approve the combined PUD Step One – Concept Plan and PUD Step Two – Site Plan and Tree Removal Permit for the GM Electric Vehicle Parts Assembly, Distribution, and Office Facility subject to the conditions of the City’s Administrative Review Team.”

I CONCUR:



THOMAS A. TANGHE, CITY MANAGER



**CITY OF AUBURN HILLS
PLANNING COMMISSION
MINUTES
NOT YET APPROVED - EXCERPT**

May 3, 2023

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

ROLL CALL: Present: **Carolyn Shearer, Chauncey Hitchcock, Ray Saelens, Dominick Tringali, Cynthia Pavlich, Brian Marzolf, Laura Ochs, Greg Ouellette**
Absent: Sam Beidoun
Also Present: City Manager Tom Tanghe, Director of Community Development Steve Cohen, City Planner Shawn Keenan, Construction Coordinator Devin Lang, City Attorney Derk Beckerleg, Consulting Engineer Tim Juidici, Consulting Engineer Hannah Driesenga
Guests: 10

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

5. PETITIONERS

**5a. GM Electric Vehicle Parts Assembly, Distribution, and Office Facility (7:05 p.m.)
Public Hearing/Motion – Recommendation to City Council for Combined PUD Step One –
Qualification/Step Two – Site Plan and Tree Removal Permit approval to construct a light industrial building.**

Mr. Cohen explained that this is a request from PAH Real Estate LLC (Schostak Brothers & Company / Schostak) for Planned Unit Development Option (PUD) approval to construct a 1,100,764-square-foot light industrial building on an 87.3 net acre site located west of Lapeer Road, between Harmon Road and the I-75 Connector. The project will utilize approximately 81% of the property that The Palace of Auburn Hills arena previously occupied. The property is zoned T&R, Technology and Research District.

The proposed industrial facility is being constructed for General Motors (GM), which is anticipated to execute a long-term lease with Schostak. The building will operate as a “Value-Added Assembly” (VAA) facility since it will manufacture various automotive components for the assembly lines at the company’s Orion Assembly Plant at this off-site location. The overall investment in the project is estimated at \$200 million. Construction is anticipated to start in July 2023, with targeted completion in November 2024.

Since the Orion Assembly Plant property is limited in size, GM determined that a separate 1.1 million square foot VAA facility would be needed to perform pre-assemblies required by the new Orion Assembly Plant. Schostak will lease the facility to GM, with licensing agreements to GM third-party supplier(s) for daily operations. Approximately 1,000 jobs are expected to be created at this 24-hour/three-shift operation, with estimated development and construction costs totaling roughly \$200 million. To implement the GM business/operational model for the site in combination with the Orion Assembly Plant, the timing and completion of the project are critical, as any delays in the development and delivery of the completed VAA facility would adversely affect the start of electric truck production at Orion Assembly Plant that the facility will solely service.

The large site size, direct access to Class A roads and state highways for efficient logistics, existing utility infrastructure, the proven ability of Auburn Hills and Schostak to deliver the project efficiently and cost-effectively, and, most importantly, proximity to the Orion Assembly Plant, were differentiators that caused GM to select the Palace of Auburn Hills property for their new VAA facility.

Although the site plan design will function well and the building will be architecturally attractive, the project will not meet all Zoning Ordinance requirements. For example, the proposed facility will have 185 trailers stored on the site, while the T&R District prohibits such outside storage. A reduction of parking spaces is requested since the number of employees is less than typical for a building of its size. Loading and unloading areas are provided in the front yard facing Lapeer Road due to the cross-dock logistical setup of the building, which requires approval from the City Council. Lastly, the city desired in The Palace of Auburn Hills Arena Site Redevelopment Study that R&D and corporate HQ facilities be built on the land. This project will be a light industrial manufacturing facility producing significantly more truck traffic than envisioned in 2017.

As a path forward, staff suggested the PUD Option would be the best mechanism to implement the proposed project. For the development to become eligible, it must provide a recognizable net public benefit to the health, safety, and welfare of the City's residents. Staff finds the project would offer numerous net public benefits and meet several of the criteria for PUD qualification.

Schostak will provide a financial contribution of \$1 million to be used for public purposes. As a condition of PUD approval, Schostak has agreed, as a net public benefit, to pay to the Auburn Hills Community Foundation a one-time lump sum payment of \$250,000 to be used for public purposes at the sole discretion of the Auburn Hills Community Foundation Board of Directors. They will also pay to the City of Auburn Hills a one-time lump sum payment of \$750,000 to be used for public purposes at the sole discretion of the Auburn Hills City Council.

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3. Outside Storage of Trailers. As part of the PUD request, GM has requested permission to store up to 185 semi-trailers outside on the property due to the facility's just-in-time (JIT) nature. This JIT management strategy aligns the VAA product assembly and delivery timing directly with GM's Orion Assembly Plant's production schedule. The storage area will be located on the site's west side, at City staff's direction, to best screen the trailers from public view utilizing the mass of the building, existing vegetation, and newly landscaped areas. The facility will have 111 loading docks and four overhead doors distributed on the west and east sides of the building.
4. Mitigating Potential Nuisance Concerns Associated with Loading Docks. Schostak and GM have agreed to site improvements and conditions relating to the screening and operation of the facility's 111 loading docks (59 docks on the west side and 52 docks on the east side).
5. Truck Traffic and Proposed Improvements to Lapeer Road. Schostak's traffic consultant, Fishbeck, conducted a comprehensive traffic study addressing the anticipated traffic impact of the proposed facility. The study was completed under the advisement of the City, RCOC, and MDOT based on the anticipated full build-out of the property.
6. Minor Wetland Fill and Mitigation (EGLE Permit). Schostak is currently under wetland permit review with EGLE, as the regulation of the wetlands on this site are under the State of Michigan's jurisdiction. The project proposes to permanently impact 0.77 acres of emergent, scrub/shrub, and open-water wetland habitats. As background, the property was vacant until it was developed as The Palace of Auburn Hills in the late 1980s. Due to the nature of that development project, the site was converted into approximately 70 acres of impervious surfaces. As part of that development, existing wetlands were used for stormwater management. Fast forwarding to the current condition, the existing on-site wetlands have naturally transitioned over time to being primarily dominated by invasive species, particularly common reed (*Phragmites australis*) and, to a lesser extent, common buckthorn.
7. New Private Road Street Names. As part of the project, two new private roads will be created - Opportunity Drive and Momentum Way. The north-south road that outlets to Harmon Road will be named Opportunity Drive. Truck traffic will be prohibited from utilizing Opportunity Drive. Momentum Way will be the east-west road that outlets to Lapeer Road and provides legal access to all three parcels to be created within the site.

8. Building Size Comparison. To put the size of the proposed GM VAA facility into context, it will be the third largest building in the city once constructed behind the Stellantis North America Headquarters (5.4 million square feet) and Great Lakes Crossing Outlets (1.4 million square feet).

Sam Ashley, Cunningham Limp, 28970 Cabot Drive, Suite 100, Novi, MI 48377 was available to answer any questions of the Commission and presented the proposal. He shared information related to the following:

1. Site layout
2. Architectural details
3. Offsite traffic improvements
4. Landscape screening and aesthetics
5. Process/purpose of the facility
6. The trailer queuing system
7. Just-in-time delivery system in sync with the GM Orion plant
8. Best practices and sustainability
9. Improving and restoring wetlands
10. Re-use of crushed concrete from Palace demolition, and recycling of asphalt
11. Off-site improvements

Mike Labadie, Fishbeck, 39500 MacKenzie Drive, Suite 100, Novi, MI 48377 discussed the traffic study results for the area and the proposed improvements to M24. He shared a traffic simulation video to demonstrate traffic volumes and flow.

The Commission asked about the following:

1. The amount of daily truck traffic generated by the facility.
2. The ability of the roads to handle the increased traffic.
3. The possibility of an electric rail between the two properties to reduce truck traffic on the roads.
4. The traffic impacts on Opdyke Road and Phillips Road.
5. The point at which the two lanes to I-75 merge into one.
6. The point in the project at which the road improvements will take place.
7. The approved route between the two facilities.
8. What factors require the use of a PUD.
9. Elevations for screening berms.
10. Alternate truck route if there is an issue on M24.
11. Sufficiency of current infrastructure.
12. Improved façade design elements on the north and south ends of the building.
13. The number of EV charging stations.
14. Overview of the scope of operations of the facility.

Mr. Labadie explained that there will be approximately 30 shuttle trucks per hour. The delivery trucks will be arriving and departing sporadically. Mr. Cohen further explained that there will be approximately 720 trucks per day between the two facilities, and approximately 175 trucks for delivery of supplies. The shuttles will move back and forth between facilities via Lapeer Road (M24). Delivery trucks and employees may utilize I-75. Mr. Labadie explained that the improvements made to M24 will allow the project to work, given the adjustments to traffic lights and southbound merge lanes for I-75 being increased to two lanes. The developer has worked with MDOT on the design criteria to make the I-75 merge lanes work correctly. The two lanes will merge back into one just before the apex of the triangle created by the curve of the merge lane(s). Mr. Labadie further explained the current merging pattern and the proposed merging pattern.

Mr. Juidici explained that 65%-75% of the truck traffic (not including the shuttle trucks) will be coming from I-75. The impact on Opdyke Road, Phillips Road and Bald Mountain Road will be negligible.

Mr. Ashley explained that only Class A road will be used for the pathway from the Orion plant to the proposed development. In case of an emergency on Lapeer Road (M24), the alternative route would be to utilize I-75 to go to Joslyn Road, which are all Class A roads. They have been working with staff at Auburn Hills, Orion Township and MDOT to determine the best path. Mr. Ashley explained that the improvements to M-24 and the ramp to I-75 will

occur simultaneously with development in order to work in conjunction with the completion of the project. Mr. Ashley explained the proposed green space and elevations, as well as the proposed building façade plans.

Mr. Cohen explained that the storage of trailers, parking reductions, loading dock locations, and a manufacturing facility in a T&R district all contribute to the necessity of a PUD application.

Mr. Ashley explained that they are working with OHM to look at the water and sewer infrastructure. It has been determined that capacity is more than sufficient. They have also been working with Consumers Energy and DTE. They have both confirmed that capacity is sufficient for the proposed usage demands.

Mr. Ashley stated that there will be five EV dual charging stations installed initially. This is sufficient to charge ten vehicles simultaneously. The infrastructure will be provided for additional stations in the future.

Mr. Ashley stated that the design team will amend the architectural drawings to adjust the north and south building elevations to relocate windows and add more glass to look more like the glass treatment on the office portion of the building.

Jay Hepp, General Motors (Warrant Tech Center), explained that GM is still determining the final scope for the site. There will be assembly work and component production to support the Silverado and Sierra EV pickup trucks.

Mr. Ouellette opened the public hearing at 8:01 p.m.

There being no public comments, Mr. Ouellette closed the public hearing at 8:01 p.m.

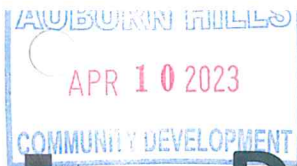
Moved by Hitchcock to recommend to City Council approval of the combined PUD Step One – Concept Plan and PUD Step Two – Site Plan and Tree Removal Permit for the GM Electric Vehicle Parts Assembly, Distribution, and Office Facility subject to the conditions of the City’s Administrative Review Team.

Second by Shearer.

VOTE: Yes: Tringali, Ochs, Marzolf, Shearer, Hitchcock, Saelens, Pavlich, Ouellette

No: None

Motion Carried (8-0)



Development Application

GM Electric Vehicle Parts Assembly,
Project Name: Distribution & Office Facility.

General Project Location: Former Palace of Auburn Hills Site

Parcel Size: 87.8 acres **Zoning:** T&R

Sidwell Number(s): 02-14-02-300-021 & 02-14-02-300-022

Project Description: Electric Vehicle Assembly, Distribution
& Office Facility.

Building Size (sq. ft.): 1,100,764 S.F.

City Use Only	
Address:	<u>6 Championship Dr</u>
Date Received:	<u>4-10-23</u>
Fees Paid:	<u>9/3,131.50</u>
SP #:	_____
SLU #(s):	_____
LD/LE/SUB #:	_____
RZ #:	_____
PUD #:	<u>230001</u>
ZBA #:	_____

Tree Removal PTR 230008

Check requested review(s)

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

Applicant

Name: Angela Mader, Authorized Representative Signature: [Signature]

Business Name and Address: PAH Real Estate LLC, 17800 Laurel Park Drive North, Suite 200C

City: Livonia State: MI Zip Code: 48152 Phone Number: 248-357-6272, Direct

Fax Number: 248-262-1814 Alt. Phone Number(s): 248-262-1000, Main

Property Owner(s)

Name: Angela Mader, Authorized Representative Signature: [Signature]

Business Name and Address: PAH Real Estate LLC, 17800 Laurel Park Drive North, Suite 200C

City: Livonia State: MI Zip Code: 48152 Phone Number: 248-262-1000, Main

(Provide additional sheet if necessary for multiple property owners)

Please contact the City of Auburn Hills Community Development Department,
1827 N. Squirrel Road, Auburn Hills, MI 48326 / Phone: 248-364-6900 Fax: 248-364-6939
www.auburnhills.org

INV 65895 + 65896 2-14-18 Version

April 28, 2023

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

RE: GM Electric Vehicle Parts Assembly, Distribution & Office Facility
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 April 25, 2023 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.
- N.P.D.E.S. permit from E.G.L.E.
- Right-of-way construction and signing permit from M.D.O.T.
- Water main extension permit from E.G.L.E.
- Joint permit application (JPA)/wetland permit from E.G.L.E. and U.S.A.C.E.

GENERAL:

The site is located in the southwest corner of Harmon Road and Lapeer Road (M-24) in Sections 2 and 11 of the City of Auburn Hills. This site is the previous home of the Palace of Auburn Hills, which has since been demolished. The applicant is proposing to divide the existing site into three separate sites: the subject site, the former Pistons practice facility site, and a future development site. The site is currently in the Technology and Research (T&R) zoning district; however, the applicant is proposing to rezone the site as a Planned Unit Development (PUD). Adjacent properties to the west will remain zoned Technology & Research (T&R). The applicant is proposing to construct a 1,100,764 sq. ft. building that will consist of 50,064 sq. ft. of office space and 1,050,700 sq. ft. of electric vehicle parts assembly and distribution facility. The new facility will span the 87.3-acre site and be used to assemble and distribute electric vehicle parts. 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 plans. A landscape plan was included in the plan set and appears to be acceptable. The Auburn Hills Standard Details were not included in the plan set and will need to be in the engineering review submittal. Furthermore, a soil erosion and sedimentation control plan and a demolition plan is needed for the engineering review.

MUNICIPAL UTILITIES:

There is an existing 20-inch water main that extends along the north side of Harmon Road and an existing 12-inch water main that extends south along the west side of Lapeer Road. There is an existing pressure release valve



(PRV) located on the south side of Harmon Road near the existing north driveway that feeds water from the 20-inch water main on Harmon to a 12-inch water main that traverses the site and connects to the existing 12-inch water main on Lapeer Road near Championship. This system creates a lower pressure district to serve water to properties along Lapeer Road south of Harmon Road. There is an additional 12-inch water main that extends south from Harmon Road along the west side of the property that loops around the adjacent property to the northwest and the former Pistons practice facility. The applicant is proposing to connect to this existing 12-inch water main near the practice facility entrance and loop a new 12-inch ductile iron water main along the parcel to connect back into the existing 12-inch water main on the northwest side of the site. Two 12-inch fire suppression leads are proposed to extend from this new water main through a fire pump house. The pump house leads will feed a proposed 12-inch fire suppression main that loops around the building, which will be designated as private water main operated by the property owner. 12-inch ductile iron water main is also proposed to extend from the existing 12-inch water main at the southwest corner of Harmon and Lapeer Road, west along the south side of Harmon Road and connect back into the existing 12-inch water main located just south of the PRV to provide service to the lower pressure district along Lapeer Road. Additionally, 12-inch ductile iron water main is proposed to extend west from the existing 12-inch water main along Lapeer Road to a fire hydrant located north of the proposed building, then loop back into the existing 12-inch water main that from Lapeer Road near Championship. A 6-inch ductile iron domestic service is proposed to extend from this main to the northwest corner of the proposed office space. Twenty (20) fire hydrant assemblies are proposed to provide adequate coverage for the site including four (4) public fire hydrants and sixteen (16) private fire hydrants. The proposed public water main shall be shown centered within a 12-foot-wide public water main easement. Proposed gate well locations shall also be provided at engineering review.

There is an existing 10-inch sanitary sewer that extends along Harmon Road and south along Lapeer Road where it crosses under the Lapeer Road Connector. The sewer increases to 12-inch and then 21-inch as it extends south along Lapeer Road. Additionally, an existing 10-inch sanitary sewer extends west onto the site from the existing sanitary sewer along Lapeer Road. A 6-inch SDR 23.5 sanitary sewer lead at a minimum slope of 1.0% is proposed to extend from the existing 10-inch sanitary sewer on site to the south side of the proposed office building. An 8-inch PVC sanitary sewer lead is also proposed from the existing 10-inch sanitary sewer on site to the east side of the proposed electrical vehicle parts assembly and distribution facility. The applicant is also proposing 10-inch PVC Truss sanitary sewer from the existing sanitary sewer on Lapeer Road to serve the future development site.

STORM WATER MANAGEMENT/WETLANDS:

The site is located in the Galloway Drainage District, which has a maximum discharge rate of 0.097 cfs/acre. The site contains a number wetland areas that currently provide storm water management for the site as well as regionally for areas of the Lapeer Road ROW and adjacent properties north of the site. When the Palace of Auburn Hills was constructed in the 1980s, these wetland areas were designated for storm water management and detention for the site. The applicant has applied for permitting through EGLE to continue the use of the existing wetland areas for storm water management and detention for the redeveloped site. The amount of impervious area for the site will be less than existing therefore no additional detention will be required on site. The existing drainage area of 83.76 acres was increased to 84.76 acres, however the existing 'C' factor fell from 0.85 to 0.74 due to the reduction in impervious area. The existing wetland areas outlet to the existing drainage course (waters of the state) in the southeast corner of the site, which ultimately flows under the Lapeer Connector ramp to the Galloway Drain.

Storm water runoff for the site will be collected via catch basins and inlets and routed to the existing wetlands. The applicant has designed the new drainage areas to match the previous drainage areas as closely as possible. Storm water treatment units are provided prior to each outlet into the wetlands to address water quality requirements. Additional details of the treatment units will be needed for the engineering review. Additional details of the stormwater management system shall be provided for engineering review including water conveyance calculations



and profiles with hydraulic grade lines. The proposed slope of the storm sewer shall also be provided at engineering review.

The proposed site development will impact several of the existing wetland areas on the site. The applicant has applied for permitting through EGLE to fill approximately 0.77 acres of existing wetland on the site. As part of the permit requirements through EGLE, the applicant will be required to obtain wetland mitigation credits from an EGLE-approved wetland mitigation bank. The existing pond on the southeast side of the site will be expanded/excavated to create additional storm water detention volume in order to maintain the original volume of the pond.

PAVING/GRADING:

Access to the site is proposed by one approach off Harmon Road and two approaches off Lapeer Road. Additionally, there is a private drive that extends from the end of Momentum Way to access the former Pistons practice facility. The applicant has indicated that the drives off Lapeer Road will be for truck access to the site, with no truck access from Harmon Road. The southern driveway off Lapeer Road will have a guard shack with a gate and Knox Box. An additional guard shack with a gate and Knox Box is proposed just past the cul-de-sac at the end of the private drive Momentum Way. The gates will need to be located outside the influence of the sanitary sewer and water main. Improvements to Lapeer Road, including construction/modification to crossovers, additional lane construction, turn lanes at drives, etc. are proposed as part of the project. All work within the Lapeer Road right-of-way is under the jurisdiction of the Michigan Department of Transportation (MDOT) and will require a permit. It is recommended that the pavement for the existing 2nd turn lane for northbound Lapeer approaching Championship be removed and the new crossover geometry be revised to deter vehicles from attempting a left turn into the site at this location. The construction details for the Lapeer Road improvements will be coordinated with MDOT and finalized during the engineering review.

The plans indicate concrete curb and gutter throughout the parking lot with standard duty asphalt pavement for the employee parking lot and heavy-duty concrete for the drive aisles and truck trailer parking spaces. Heavy duty concrete pavement is proposed to wrap around the south side of the building, providing access between Lapeer Road and the truck trailer parking spaces located at the west side of the building. Standard duty asphalt is proposed for the private drive to the parcel to the west, while Opportunity Drive will be heavy duty asphalt pavement. 4-inch asphalt on a 10-inch aggregate base is proposed for the employee parking areas. 8-inch concrete on an 8-inch aggregate base is proposed for drive aisles and truck trailer parking spaces. A cross-section for the approach off Harmon Road shall be included at engineering review. A trash compactor is proposed on the west side of the building near the truck docks.

Existing and proposed grades are shown with 1-foot contours and spot elevations. The site is sloped towards the wetlands on the southeast and southwest ends of the parcel, with steep perimeter slopes. Perimeter slopes shall meet the requirements of 1:4 max and match into existing contours prior to all abutting property lines. 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 pedestrian pathway grades shall meet ADA requirements. Additional spot elevations shall be provided for engineering review.

Modular block retaining walls with protective fencing are proposed along Opportunity Drive, northwest of Momentum Way, northwest side of the parking lot, southeast side of the site, and on the south side of the employee parking. Details for the segmented retaining walls were included in the plan set. Design details and computations (sealed by a licensed engineer) will need to be submitted and approved during the engineering review for walls greater than one (1) foot in height. Any retaining walls over 2.5 feet in height are required to be fenced.



TRAFFIC:

A traffic impact study (TIS) has been completed by the applicant for the proposed development. This TIS was prepared in coordination with City of Auburn Hills/OHM, MDOT, and RCOC to evaluate traffic impacts of the proposed facility on the adjacent roadway network. This TIS was also coordinated with the TIS that has been prepared for the larger overall expansion of the GM Orion Assembly plant. This site TIS took into account traffic trips from the current proposed GM VAA facility, the future T&R development, and re-use of the practice facility. The facility will operate 3 shifts, with up to 350 employees per shift. A significant number of trucks (approximately 350 trips/day) will bring deliveries/materials to the site, primarily from I-75. In addition, there will be significant “shuttle truck” interaction between the proposed facility and the GM Orion Assembly plant. The study has indicated 30 shuttle trucks per hour (one truck every two minutes) will complete a round trip between the facility and the Orion Assembly plant. It should be noted that the anticipated traffic generated from the proposed facility is significantly less than if the site were developed as a T&R corporate park as the City had previously envisioned. As indicated in the TIS, the anticipated weekday trip generation for the site is approximately 5,250 trips/day (2,600 GM VAA site and 2,650 future T&R site). By comparison, the anticipated weekday trip generation for the T&R use of the entire site is approximately 11,500 trips/day.

As indicated in the TIS, a number of improvements are proposed on Lapeer Road adjacent to the site to facilitate the movement of vehicles and trucks in and out of the site. It should be noted that Lapeer Road is under the jurisdiction of MDOT and that the proposed improvements will be subject to their review and approval. A new traffic signal is proposed at the intersection of SB Lapeer Road and Momentum Way. This signal will stop SB Lapeer to facilitate vehicles and trucks to access the site make a direct left from the crossover into Momentum Way, as well as trucks making the U-turn to access the southern driveway. SB Lapeer Road is proposed to be widened from Harmon Road to the I-75/Connector ramp by converting the existing shoulder lane to a 4th through lane. Additional widenings for turn lanes approaching Momentum Way and the south drive are also proposed. In addition, the TIS calls for expansion of the SB Lapeer ramp to the I-75/Connector from one lane to two lanes. The existing crossover at Championship Drive is proposed to be converted from NB to SB orientation to a SB to NB orientation with a new signal installed at the crossover and NB Lapeer Road. This will facilitate vehicles and trucks existing the site at Momentum Way to utilize this crossover to turn north on Lapeer Road. The TIS indicates that all of the shuttle trucks traveling to the Orion Assembly plant will utilize Momentum Way and the new crossover to travel north on Lapeer. Approximately ½ of these shuttle trucks will then utilize Brown Road to access the south entry to the plant, while the remaining ½ of the shuttle trucks will travel on Lapeer to Silverbell to access the north entry to the plant. The TIS indicates that no truck traffic is proposed to use Harmon Road or Giddings Road as a route between the facility and Orion Assembly plant, which has also been included in the PUD development agreement for the project.

We have reviewed the TIS methodology, analysis, and conclusions and are in concurrence with the findings and recommended improvements. The proposed improvements along Lapeer Road will be coordinated with MDOT and finalized during the engineering review.

The applicant is requesting modifications from the PUD Zoning Ordinances including a reduction in parking spaces required, allowance of an outdoor truck and trailer storage, and an allowance of loading area space in the front yard. Per the zoning ordinance, parking calculations require 1,211 parking spaces. Based on the proposed building use, employee work shift scheduling, and experience with similar facilities, the applicant is proposing 698 parking spaces. Of the 680 parking spaces, 14 parking spaces will be handicapped accessible spaces and 10 will be dedicated electric vehicle parking spaces. Truck docks are proposed along the east and west sides of the building. Employee parking is proposed on the north and east sides of the building. Additional parking on the west side of the site will be for truck trailer parking. A 7-foot-wide concrete sidewalk has been provided along the north and east sides of the proposed building providing access from the building to the employee parking lot. An 8-foot-wide asphalt pedestrian pathway is proposed along Harmon Road and continues south along Lapeer Road to the



Momentum Way approach. The applicant should consider installing a sidewalk along Opportunity Drive to provide a pedestrian connection to the site from Harmon Road.

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

Timothy J. Juidici, P.E.

Transmitted via e-mail to Steven Cohen: April 28, 2023
cc: File

P:\0101_0125\SITE_AUBURNHILLSCITY\2023\0120231000_PALACE REDEVELOPMENT_MUNI\PALACE SITE REDEVELOPMENT_SITE REV#1.DOCX

April 19, 2023

Shawn Keenan, AICP, City Planner; Steve Cohen, Director Com. Dev.
City of Auburn Hills, Community Development Department
1827 North Squirrel Road
Auburn Hills, MI 48326

Subject: Woodlands Ordinance Review for the Schostak Brothers & Company, EV Parts Assembly, Distribution & Office Facility, 6 Championship Drive, Auburn Hills, MI

Dear Mr. Keenan and Mr. Cohen,

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

TREE REQUIREMENT TABLE – EV Parts Assembly, Distribution & Office Facility

DESCRIPTION	TOTAL TREES	Required/REPLACEMENT TREES
Total Trees Surveyed	536	---
Removed Regulated Trees	492	492
Removed Landmark Trees	(Total of 0" DBH)	0
Removed Non-regulated Trees	21	0
Saved Regulated Trees	23	0
TOTAL Required Replacement Trees		492 Trees

Applicant is removing and replacing 492 regulated trees. No trees being removed are Landmark trees. The landscape plans provide at least 900 trees, which more than satisfies the Woodlands Ordinance.

This project is approved based on the fulfillment and landscape strategy stated above and set of accompanying plans.

Best regards,



Julie Stachecki
City of Auburn Hills Woodland Consultant



Site Specific, Inc.

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

GM Electric Vehicle Parts Assembly, Distribution & Office Facility

Former Palace of Auburn Hills Site

PEA Group Project No. 22-0863

Environmental Impact Statement

A. Existing Conditions

The site currently consists of approximately 87.3 acres (87.8 acre gross including Harmon Road right-of-way). The site elevation falls from west to east and north to south, with approximately 90' of fall from the northwest corner of site to southeast corner of site. The site currently serves as temporary car storage. The majority of the site area is asphalt surface, previously serving as parking lots for the former Palace of Auburn Hills. Several wetland areas are located at the perimeter of the site and extend off site. The site had vehicular access at four locations on Harmon Road, two locations on Lapeer Road, and one located on the I-75 ramp at the south end of the site. All access points have been barricaded except for the southerly entrance from Lapeer Road, which is controlled by a gate and security booth.

The site is part of a larger overall property including the former Pistons training facility on 8.4 acres of land west of the subject parcel, and additional asphalt parking areas on 12.8 acres northeast of the subject parcel at the corner of Harmon Road and Lapeer Road.

B. Site Plan

A 1,100,764 sf facility is proposed for the site, including a 50,064 SF office area and 1,050,700 SF electric vehicle parts assembly and distribution facility. The proposed facility will be used by suppliers to process electric vehicle components for delivery and final assembly at the General Motors Orion Assembly facility in Orion Township. The site plan meets all building setback and landscape buffer requirements.

C. Land Use Environmental Impacts / Traffic Impact

Site traffic will include up to 350 employees per shift, plus 30 shuttle trucks per hour delivering components to the Orion facility, and various material and equipment deliveries to the site. Access from Harmon Road will be reduced from four driveways to a single access restricted to employee and visitor use. No truck traffic will access the site via the Harmon Road driveway. Truck traffic including shuttle trucks and material and equipment deliveries will access the site from two entrances to Lapeer Road.

It should be noted that research and technology centers are a permitted use on the site, and prior traffic studies of the site developed with research and technology uses resulted in more than double the number of trips generated compared with this proposed development.

The project requires the removal of 492 regulated trees from the site. None of the trees to be removed are landmark trees. A total of 905 new trees are proposed to be planted on the site.

Proposed impacts to the wetlands on site are in the process of being permitted through the Michigan Department of Environment, Great Lakes, and Energy (EGLE) and total 0.77 acres of impact.

D. Public Utility Impact

The site is currently serviced with public water, sanitary, gas (Consumers Energy) and electrical service (DTE). The development team is working with the gas and electrical providers to ensure that the project's use demands will be accommodated. The domestic water and sanitary sewer peak demands will be minimal when compared to the site's prior use and potential use as a research and technology center. Fire suppression needs will be met with the existing high pressure water main system from Harmon Road in addition to pumps proposed as part of the building's fire suppression system.

E. Drainage

The existing wetland areas along the east and south sides of the site are currently utilized for storm water management on the site, as they were intended for the original Palace of Auburn Hills development. The proposed site will continue to utilize the wetlands for storm water management in this same manner, as they have for the past 35 years. The total impervious surface area of the site will be reduced by approximately 10 acres with the redevelopment of the site, and the overall imperviousness 'c' factor of the will be reduced from 0.85 to 0.74. Storm water pre-treatment structures meeting the requirements of the City of Auburn Hills, Oakland County Water Resources (OCWRC) and EGLE will be installed upstream of stormwater discharge to the wetlands. The site ultimately drains to the Galloway Drain, located several hundred feet south of the site.

F. Hazardous Materials

There are no hazardous materials proposed to be stored at the site.

**REDEVELOPMENT OF THE FORMER
PALACE OF AUBURN HILLS PROPERTY**

DEVELOPMENT AGREEMENT

This Development Agreement (this “Agreement”) dated _____, 2023 by and between the City of Auburn Hills, a Michigan Municipal Corporation (the “City”), General Motors LLC, a Delaware limited liability company (the “Tenant”), and PAH Real Estate LLC, a Michigan limited liability company (the “Developer”) is entered into to confirm certain rights and obligations relating to the development and use of an approximately 108-acre parcel of property located west of M-24, between Harmon Road and the I-75 Connector, Auburn Hills, Michigan and more particularly described on the attached Exhibit “A” hereto (the “Property” and/or the “Subject Property”).

BACKGROUND

A. The Developer is the owner of the Property in Auburn Hills, Michigan. The facility for the Tenant (“GM Facility”) is proposed to be constructed on approximately 87.3 acres of the Property (“Parcel 1” and/or the “GM Facility Site”), with the remaining land consisting of approximately 12.3 acres for a future development parcel (“Parcel 2”) and approximately 8.4 acres for the former Detroit Pistons Practice Facility (“Parcel 3”). The GM Facility Site on the Subject Property is legally described and depicted on the approved site plan (the “Site Plan”) on file with the Auburn Hills Community Development Department.

B. Pursuant to Section 1830 of the Auburn Hills Zoning Ordinance, the Developer has applied for approval of the Site Plan, which is part of the PUD process to construct an approximate 1,100,764 square foot electric vehicle parts assembly, distribution, and office facility and associated improvements for the Tenant and on _____ the Auburn Hills City Council approved combined PUD Step 1 – Qualification and PUD Step 2 – Site Plan Approval (“Site Plan and PUD Approval”), along with the associated tree removal permit, for the Subject Property, subject to several conditions, including, but not limited to, the condition that the Developer, the Tenant, and the City enter into a Development Agreement. The City approved Site Plan is on file with the Auburn Hills Community Development Department and is incorporated by reference in this Agreement.

C. It is the purpose of this Agreement to confirm the rights and obligations of the Developer, the Tenant, and the City with respect to the development and use of the Subject Property.

NOW, THEREFORE, for good and valuable consideration given, the receipt of which is hereby acknowledged by the parties, it is agreed as follows:

1. The City approved Site Plan and PUD Approval, tree removal permit and the terms of this Agreement shall govern the development and use of the Subject Property. Among other things, the City approved Site Plan and PUD Approval, tree removal permit and this Agreement shall establish landscaping, tree removal and replacement, conservation of woodlands, drainage, setbacks, building elevation and design, building footprint, building height, building use, size and density, water course buffer, open space, greenbelt, parking lot, landscape, utilities, dumpsters, sidewalks, parking spaces number, size and location, drive aisle requirements and locations, and site roads and driveway specifications and locations. The City approved Site Plan and PUD Approval and this Agreement shall also establish the architectural style of the building that may be built at the GM Facility Site on the Subject Property. The Subject Property shall be developed only in accordance with the City approved Site Plan and PUD Approval, including all materials and plans submitted and approved with the City approved Site Plan, City approved grading, utility, and engineering plans, City approved tree removal permit, this Agreement, City Ordinances in effect on the date of this Agreement which are not in conflict with the City approved Site Plan, PUD Approval and this Agreement, including, but not limited to, the Auburn Hills Zoning Ordinance, and other applicable laws, regulations, requirements, and Ordinances (collectively referred to as the "Approval Requirements"). The City approved Site Plan and PUD Approval, the City approved tree removal permit, the City approved grading, utilities, landscaping and engineering plans, this Agreement and the Approval Requirements shall be deemed to satisfy all land use and other requirements of the City, including, without limitation, the City's requirements and impositions, if any, under Ordinances relating to size, setbacks, densities and heights of buildings, wetlands, woodlands, tree preservation, storm water management, parking, walkway, drive and roadway configurations and geometry, handicapped access, fire protection and fire department design criteria, building elevations and the like. In the event of any conflict between the City approved Site Plan and PUD Approval and this Agreement on the one hand, and City Ordinances on the other, the City approved Site Plan and PUD Approval and this Agreement shall control. To the extent that there are any construction or development issues that are not addressed by the City approved Site Plan and PUD Approval and this Agreement, the City Administration shall reasonably determine such matters (and issue administrative waivers, if necessary) in order to reasonably achieve the goals and objectives articulated in the City approved Site Plan, PUD Approval and this Agreement.

2. Roads and curb cuts, driveways, public sanitary sewer service, public water service, storm water drainage, detention and retention facilities, gas and electric utilities, parking facilities, including double striped parking spaces, open space area and landscaping shall be completely constructed, installed and provided pursuant to the approved Site Plan and engineering drawings, by and at the sole expense of the Developer (or at the Tenant's cost as provided in the Lease [as defined below]) in accordance with the Approval Requirements. The Developer, and thereafter its successors and assigns, shall at their own cost (or at the Tenant's cost as provided in the Lease) be

responsible and obligated for the perpetual maintenance, repair and replacement of the parking areas, drainage facilities, open space and landscaping shown on the City approved Site Plan with respect to the Subject Property. For purposes of clarity, and notwithstanding anything to the contrary contained in this Agreement, upon the sale or transfer of any of Parcels 1, 2, or 3 by the Developer, the Developer shall be released of its obligations under this Agreement with respect to such sold or transferred Parcel, and the Developer's successor or assign shall assume such obligations and be considered the "Developer" with respect to such sold or transferred Parcel. The Developer shall pay to the City by the dates required by the Auburn Hills Department of Public Works, the water and sewer fees required per Ordinance and/or resolution of the City Council (so long as just resolution does not increase such fees per Ordinance) for the Subject Property.

3. The Developer in accordance with the Approval Requirements shall at its own cost (or the cost of the Tenant as provided in the Tenant's lease of Parcel 1 [the "Lease"]), develop, install and construct on Parcel 1 (with the Developer or its contractors) being the party making such installations) a light industrial building having an area of approximately 1,100,764 square feet, of which total area, approximately 1,050,700 square feet will be utilized for the light assembly and warehousing operations, with the remaining approximately 50,064 square feet of area to be used for office purposes; provided, however, the City acknowledges that the Tenant under the Lease or the Developer's construction lender under its loan documents may have right to take over such construction and in such a case, the Tenant and/or the construction lender may complete construction. The Developer shall, at Developer's (or the Tenant's as provided in the Lease) own cost, have constructed and installed parking on Parcel 1 in accordance with the Approval Requirements, with the Developer to have constructed 680 double striped parking spaces on the Subject Property and the Developer being allowed to land bank 541 parking spaces (1,221 parking spaces are depicted on the land banked parking plan). The land banked parking spaces will have to be constructed, installed and located on Parcel 1 at the Developer's own cost (or the cost of the Tenant as provided in the Lease) if the City advises the Developer that in the City's reasonable discretion, based on a change of use or increased intensity of use of Parcel 1, said additional parking spaces are necessary due to there being insufficient parking on Parcel 1 based on the Tenant's changed use or increased intensity of use of Parcel 1.

4. The Tenant shall not lease or sublease any portion of the GM Facility Building and/or the GM Facility site to any other party, unless the Tenant's leasing and/or subleasing to another party has been approved by the City, which approval shall be in the sole discretion of the City. Notwithstanding the above, the Tenant shall not be required to obtain the City's approval for the following transfers: (a) the assignment of the Lease or sublet of all or any part of Parcel 1 to a parent, subsidiary, affiliate, or successor (by merger, consolidation, transfer of assets, assumption or otherwise) of the Tenant; (b) the assignment of the Lease or sublet of all or any part of Parcel 1 to an entity which purchases substantially all of the interests in or assets of the Tenant; and/or (c) the sublease, license or other access or occupancy agreement with respect to all or any portion of Parcel 1 to suppliers of the Tenant so long as the Tenant has provided the City with advanced written notice of any such sublease, license or other access or occupancy agreement and any such supplier of the Tenant does not increase the intensity of the use of the GM Facility site (each, a "Permitted Transfer"). Notwithstanding a Permitted Transfer or any other assignment, the Tenant shall not be relieved of its obligations or released hereunder. The party leasing and/or subleasing any portion of the GM Facility Building and/or the GM Facility Site shall comply with all of the

Approval Requirements, and in the case of a sublease, license or other access or occupancy agreement it shall be the Tenant's responsibility to ensure said compliance with the Approval Requirements.

5. The Tenant and Developer agree that it shall use their reasonable efforts to control and prohibit semi-truck deliveries to and from the Subject Property by the Tenant's employees and suppliers, along with future developments on the Subject Property, from utilizing roads under the City's jurisdiction, including, but not limited to Harmon Road and Giddings Road. Semi-truck traffic shall only be permitted to enter and exit the Subject Property at the two Lapeer Road vehicular access points. The Harmon Road entrance into Subject Property shall only be utilized by passenger vehicles and emergency response vehicles.

6. The Tenant agrees that it shall keep the GM Facility building's loading bay doors shut to mitigate any potential nuisances, except such doors may remain open when loading and unloading, due to concerns about excessive noise emanating from the building. The Tenant agrees it shall use reasonable efforts to control and prohibit semi-trucks parked in the loading/unloading areas from idling to protect the quality of life of nearby property owners and residents from undue noise, odor, and air pollution. Loading dock light signals provided for communication between truck drivers and loading dock personnel shall remain static and shall not be permitted to flash or blink at any time. The use of outdoor alarm systems and outdoor loudspeakers shall be prohibited. Trash, recycling, and other similar containers shall only be permitted in City approved locations on the north side of the GM Facility building. Signage approved by the City shall be placed inside and outside the GM Facility building outlining these restrictions. Employees, contractors, and suppliers shall be advised by the Tenant of these restrictions imposed by the City in a reasonable method to facilitate compliance.

7. There shall be no outside storage on Subject Property, including but not limited to, no outside pallet storage and no overnight vehicle storage at the GM Facility Site, except that no more than 185 trailers may be stored outside at the GM Facility Site. The approved area for trailer storage is shown on the City approved Site Plan. Pole and wall mounted lighting shall be shielded and directed downward and shall be constructed and installed by the Developer, at Developer's own cost (or at the Tenant's cost as provided in the Lease), in accordance with the City approved Site Plan and Approval Requirements, with lamp bulbs and lenses to not extend below the light fixture shields and the light poles to be no taller than a height of 30 feet measured from grade. All ground mounted and roof mounted mechanical equipment will be screened from view by the Developer, at the Developer's own cost (or the Tenant's cost as provided in the Lease), in accordance with the Approval Requirements. The Developer shall, at the Developer's own cost (or the Tenant's cost as provided in the Lease), prepare Parcel 1's parking lots with electrical vehicle charging stations (to be constructed in the future at the Developer's discretion as to the location) and the Developer at the Developer's own cost (or the Tenant's cost as provided in the Lease) shall install conduit from the power source to the stubs (as shown on the Approved Site Plan) at the time of construction to support the future installation of the electric vehicle charging stations.

8. Based on the development and the use of Parcel 1, and the Developer's construction of the light industrial building thereon at the GM Facility Site, pursuant to the Auburn Hills

Woodlands Preservation Ordinance, Parcel 1 requires 492 replacement trees and the Developer shall at its own cost (or the cost of the Tenant as provided in the Lease) plant 905 replacement trees on Parcel 1 at the locations shown on the City approved Site Plan and City approved Landscape Plan, with said replacement trees to be of the height, size, and species shown on the City approved Site Plan and City approved Landscape Plan.

9. The City, Tenant, and Developer agree that all matters related to the use of signage on the Subject Property, such as allowed freestanding monument signs, wall signs, and directional signs, shall be governed by the Auburn Hills Zoning Ordinance and the City approved Site Plan. The Developer agrees to permanently remove the existing former Palace LED marque sign from the Subject Property within ninety (90) days of construction commencement. In addition, the Tenant and Developer agree and acknowledge that with respect to the Subject Property digital and static billboard signs, automatic and manual changeable copy signs, roof-mounted signs, mural signs, outline tubing on buildings or on signs, annual signs, temporary signs, window signs, portable signs, sandwich signs, projecting signs, and large format temporary wall mural signs shall be strictly prohibited to be placed on the GM Facility building, future and existing buildings, and/or the Subject Property.

10. The Developer shall, within sixty (60) days from the date of the approval by the City of the Site Plan and PUD Approval, pay (as a Project Cost under the Lease) to the Auburn Hills Community Foundation a one-time lump sum payment of \$250,000 to be used for public purposes at the sole discretion of the Auburn Hills Community Foundation Board of Directors, and pay (as a Project Cost under the Lease) to the City of Auburn Hills a one-time lump sum payment of \$750,000 to be used for public purposes at the sole discretion of the Auburn Hills City Council.

11. The Developer agrees that Parcel 2 shall only be developed with a facility (or facilities) that would be a principal permitted use by right within the T&R, Technology and Research Zoning District (see Section 1200 of the City of Auburn Hills Zoning Ordinance) as determined by the City of Auburn Hills Director of Community Development.

12. The Developer and Tenant agree that Parcel 1 (including any future facility additions, expansions, or other investment on Parcel 1 to the GM Facility and associated site) shall not be granted tax incentives allowed under the City of Auburn Hills Property Tax Incentive Policy by the Auburn Hills City Council. The Developer may seek tax incentives for the future development of the remaining land provided it is developed for a facility (or facilities) that is a principal permitted use by right within the T&R Technology and Research Zoning District, and the said investment is eligible for tax incentives allowed under the City of Auburn Hills Property Tax Incentive Policy.

13. Provided that stormwater detention is provided within existing wetlands on Parcel 1 per State approval, the Developer (or the Tenant as provided under the Lease) shall be responsible for maintaining the approved stormwater detention volume capacity within the wetlands, all of which are located within Parcel 1. Any maintenance activity, including dredging, vegetation removal, etc., shall require permit approval from the City and appropriate State agency.

14. The foundation permits for the Subject Property will be available upon the City approval of the grading plans. Building permits for buildings to be located on the Subject Property shall be issued after site plan approval and after review by the building inspector. The Developer, at its own cost (or the cost of the Tenant as provided in the Lease), shall be obligated to have the project completed and shall provide those financial assurances agreed to by the City and the Developer in accordance with the Approval Requirements for the completion of all improvements shown on the City approved Site Plan. Financial assurances provided by Developer shall be in the form and in the amounts required by the City's Ordinances or as otherwise previously agreed to by the City. In all instances in which the City utilizes the proceeds and the financial assurance given to ensure completion of improvements on the Subject Property in accordance with the Approval Requirements, the City and/or its contractors shall be permitted and are hereby granted authority to enter upon Parcel 1 for the purpose of completing said respective improvements and to assure compliance with the Approval Requirements.

15. The Developer's rights and the Tenant's rights as described herein are fully vested on the execution of this Agreement by all parties. The Developer's obligations and the Tenant's obligations as described herein are conditioned upon the execution of the Lease. This Agreement shall run with the land constituting the Subject Property and shall be binding upon and inure to the benefit of the Developer, Tenant, and the City and their respective heirs, successors, assigns, and transferees and immediately upon execution of this Agreement by all of the parties, a Memorandum of this Agreement or the Agreement itself shall be recorded with the Oakland County Register of Deeds. This Agreement shall be interpreted and construed in accordance with Michigan law, and shall be subject to enforcement only in Michigan courts. The parties understand and agree that this Agreement is consistent with the intent and provisions of the Michigan and U.S. Constitutions and all applicable law.

16. The Developer and Tenant have negotiated the terms of this Agreement with the City, and such documentation represents the product of the joint efforts and agreement of the Developer, Tenant, and the City. The Developer and Tenant fully accept and agree to the final terms, conditions, requirements and their respective obligations of this Agreement. The Developer and Tenant understand and agree that this Agreement is authorized by applicable local, state and federal laws, ordinances and constitutions and the Developer and Tenant shall be estopped from taking a contrary position in the future, and the City shall be entitled to injunctive relief to prohibit any actions by the Developer or Tenant that are inconsistent with the terms and provisions of this Agreement.

17. The Developer and/or Tenant may request modifications to the City approved Site Plan as follows: (a) the Community Development Department may approve modifications to the City approved Site Plan that do not (i) materially change the parking layout; or (ii) materially increase the total square footage and/or density of the proposed building; and modifications proposed by the Developer pursuant to this paragraph shall be consistent with the City approved Site Plan and Approval Requirements and shall not adversely affect the character or quality of the development; and (b) modifications to the City approved Site Plan that the Community Development Department deems material shall be reviewed for approval by the City Council.

18. With respect to Parcel 1, this Agreement constitutes the entire agreement between the parties and may not be modified, amended or terminated except in writing executed by the parties with said amendments to this Agreement for Parcel 1 having to be mutually agreed to by all of the parties hereto. With respect to Parcels 2 and 3, this Agreement constitutes the entire Agreement between the City and the Developer, and may not be modified, amended or terminated except in writing executed by the City and the Developer with said amendments to this Agreement for Parcels 2 and 3 having to be mutually agreed to by the City and the Developer. This Section shall not give the Tenant the power and/or authority to decide and/or have input into how the remaining land consisting of approximately 12.3 acres and the approximately 8.4 acres of land containing the former Detroit Pistons Practice Facility are developed and/or redeveloped, with said decisions to be made by the Developer and the City and it is not required that the Tenant agrees to the development and/or redevelopment of the remaining approximately 12.3 acres of land and the approximately 8.4 acres of land containing the former Detroit Pistons Practice Facility.

THIS AGREEMENT is executed by the respective parties on the date specified with the notarization with their names.

DEVELOPER

PAH Real Estate, LLC, a Michigan
a limited liability company

By: _____

Its: _____

TENANT

General Motors LLC, a Delaware limited liability
company

By: _____

Its: _____

CITY

CITY OF AUBURN HILLS,
a Michigan Municipal Corporation

By: _____
Kevin McDaniel
Its: Mayor
and
By: _____
Laura Pierce
Its: Clerk

STATE OF MICHIGAN)
)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this ____ day of _____, 2023, by _____, the _____ of PAH Real Estate, LLC a Michigan limited liability company, on behalf of said company.

NOTARY PUBLIC
_____ County, Michigan
Acting in _____ County, Michigan
My commission expires: _____

STATE OF MICHIGAN)
)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this ____ day of _____, 2023, by _____, the _____ of General Motors LLC, a Delaware limited liability company, on behalf of said company.

NOTARY PUBLIC
_____ County, Michigan
Acting in _____ County, Michigan
My commission expires: _____

STATE OF MICHIGAN)
)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this ____ day of _____, 2023, by Kevin McDaniel, as Mayor, and Laura Pierce, as Clerk, on behalf of the City of Auburn Hills, a Michigan Municipal Corporation, on behalf of the corporation.

NOTARY PUBLIC

County, Michigan

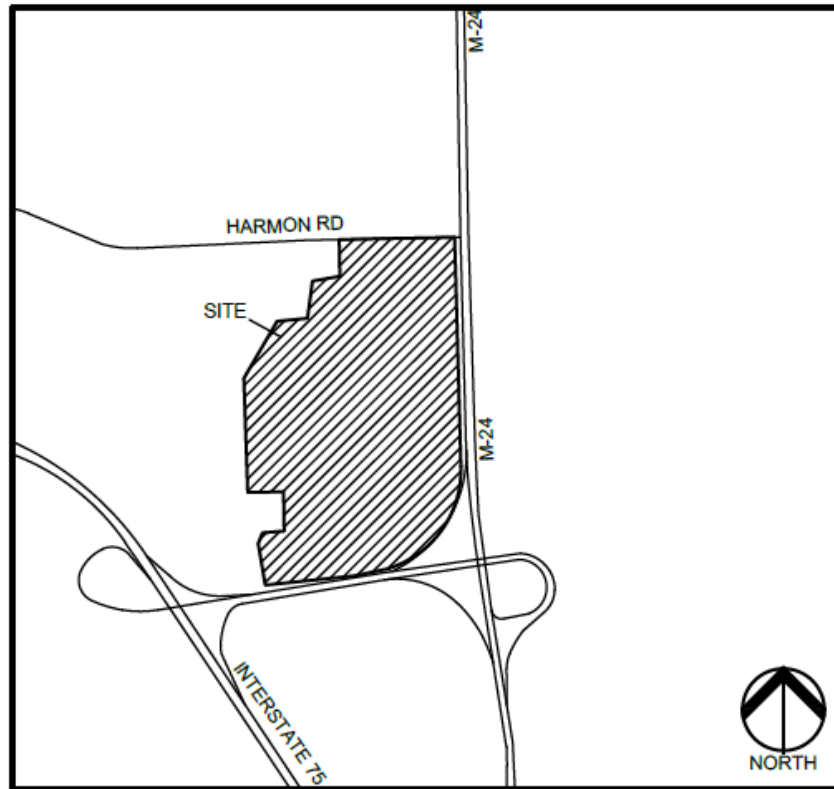
Acting in _____ County, Michigan

My commission expires: _____

WHEN RECORDED RETURN TO:

Derk W. Beckerleg, Esq.
Secrest Wardle
2600 Troy Center Drive
P.O. Box 5025
Troy, MI 48007-5025
(248) 851-9500
dbeckerleg@secrestwardle.com

Exhibit A



LOCATION MAP
NO SCALE

LEGAL DESCRIPTION

(PER TITLE COMMITMENT)

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

PART OF THE SOUTHWEST 1/4 OF SECTION 2, ALSO PART OF THE NORTHWEST 1/4 OF SECTION 11, TOWN 3 NORTH, RANGE 10 EAST, CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN; BEGINNING AT A POINT ON THE EAST-WEST 1/4 LINE OF SAID SECTION 2, DISTANT SOUTH 88 DEG. 04' 57" WEST, 200.00 FEET FROM THE CENTER POST OF SAID SECTION 2; THENCE THE FOLLOWING TWO (2) COURSES ALONG THE WESTERLY LINE OF LAPEER ROAD (M-24), (1) SOUTH 35 DEG. 46' 30" EAST, 177.06 FEET; (2) SOUTH 01 DEG. 41' 56" EAST 1181.19 FEET; THENCE SOUTH 88 DEG. 18' 04" WEST 30 FEET; THENCE ALONG A CURVE TO THE RIGHT, RADIUS 2785.79 FEET, CHORD BEARS SOUTH 00 DEG. 11' 43" EAST 145.85 FEET, DISTANT OF 145.87 FEET; THENCE SOUTH 01 DEG. 18' 12" WEST 516.73 FEET; THENCE ALONG A CURVE TO THE RIGHT, RADIUS 720.48 FEET, CHORD BEARS SOUTH 41 DEG. 12' 12" WEST 924.30 FEET, DISTANCE OF 1003.46 FEET; THENCE SOUTH 81 DEG. 06' 12" WEST 1166.95 FEET; THENCE ALONG A CURVE TO THE RIGHT RADIUS 720.48 FEET, CHORD BEARS SOUTH 83 DEG. 40' 33" WEST 64.68 FEET, DISTANCE OF 64.70 FEET; THENCE NORTH 01 DEG. 52' 07" WEST 1432.62 FEET; THENCE SOUTH 88 DEG. 11' 25" WEST 417.47 FEET; THENCE NORTH 15 DEG. 27' 20" WEST 537.44 FEET; THENCE NORTH 01 DEG. 48' 35" WEST 32.37 FEET; THENCE NORTH 88 DEG. 04' 57" EAST 842.64 FEET; THENCE NORTH 32 DEG. 34' 24" EAST 238.11 FEET; THENCE NORTH 88 DEG. 04' 57" EAST 240.49 FEET; THENCE NORTH 08 DEG. 14' 43" EAST 260.48 FEET; THENCE NORTH 26 DEG. 30' 48" EAST 110.50 FEET; THENCE NORTH 02 DEG. 30' 03" WEST 273.14 FEET TO A POINT ON THE EAST-WEST 1/4 LINE OF SAID SECTION 2; THENCE NORTH 88 DEG. 04' 57" EAST, 1052.11 FEET ALONG SAID EAST-WEST 1/4 LINE OF SECTION 2, TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS RECORDED AT LIBER 15106, PAGE 69, AND AMENDMENT TO EASEMENT RECORDED AT LIBER 43455, PAGE 157, OAKLAND COUNTY RECORDS.

ADDRESS: 6 CHAMPIONSHIP DRIVE, AUBURN HILLS, MI 48326-1753

TAX ID NUMBER: 02-14-02-300-021 AND 02-14-02-300-022



ELECTRIC VEHICLE PARTS ASSEMBLY,
DISTRIBUTION AND OFFICE FACILITY

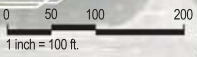
1,100,764 SF
(50,064 SF OFFICE)
87.8± ACRES
680 PARKING SPACES
185 TRAILER SPACES

OFFICE

HARMON ROAD (86' WIDE PUBLIC)

LAPEER ROAD (M-24) (PUBLIC)

I-75 RAMPS





Proposed Exterior Renderings for:
Electric Vehicle Parts Assembly, Distribution & Office Facility



Proposed Exterior Renderings for:

Electric Vehicle Parts Assembly, Distribution & Office Facility

Schostak
BROTHERS & COMPANY

F.A.studio
design to inspire



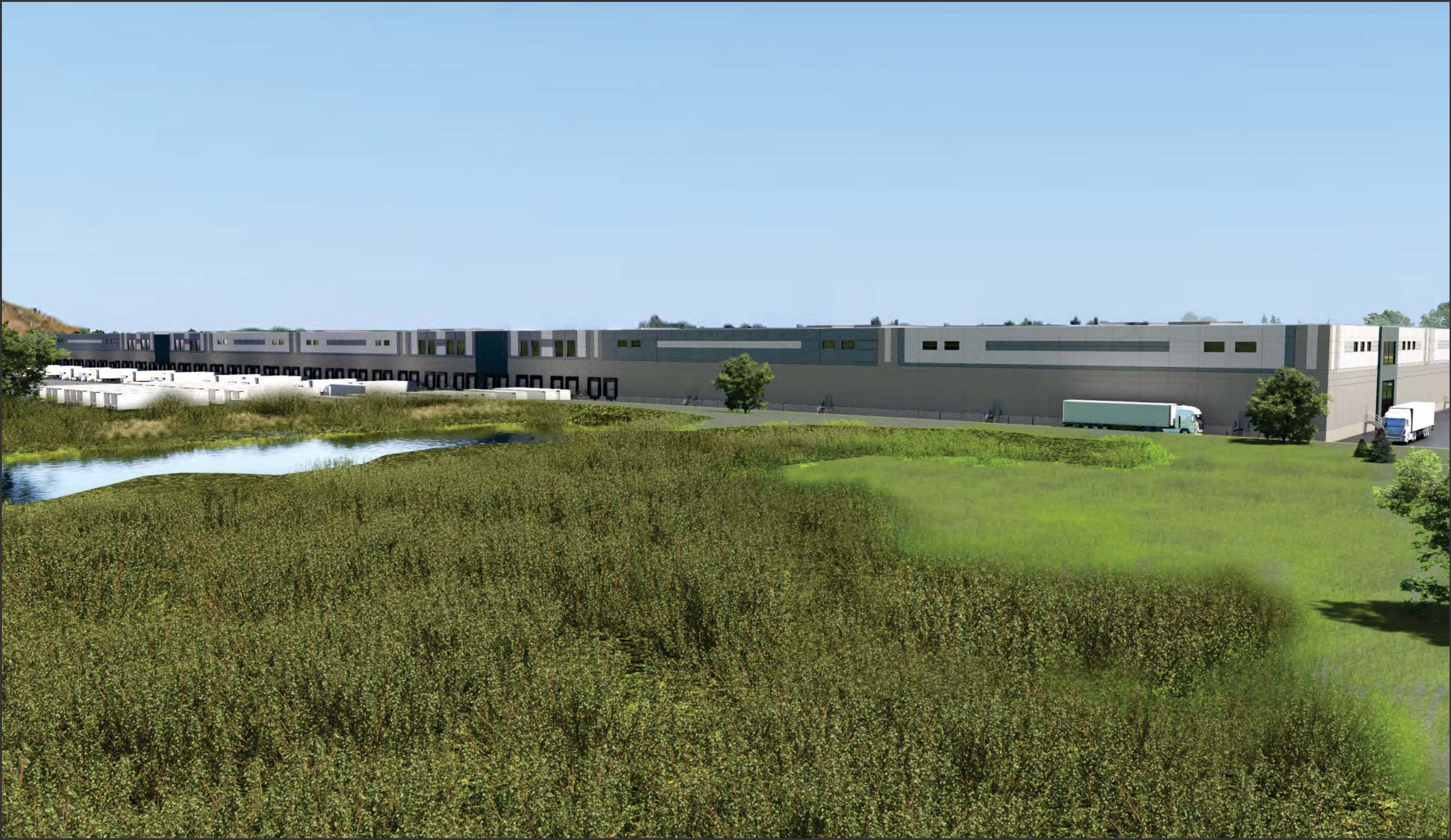
Proposed Exterior Renderings for:

Electric Vehicle Parts Assembly, Distribution & Office Facility





Proposed Exterior Renderings for:
Electric Vehicle Parts Assembly, Distribution & Office Facility

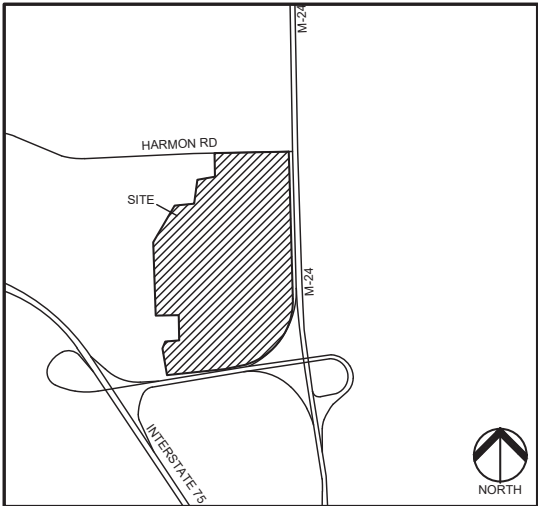


Proposed Exterior Renderings for:
Electric Vehicle Parts Assembly, Distribution & Office Facility

P.U.D. - PRELIMINARY SITE PLANS

ELECTRIC VEHICLE PARTS ASSEMBLY, DISTRIBUTION & OFFICE FACILITY

CITY OF AUBURN HILLS, OAKLAND COUNTY, MI



LOCATION MAP
NO SCALE



INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
C-1.0	EXISTING CONDITIONS PLAN
C-3.0	OVERALL SITE PLAN
C-3.1	PRELIMINARY SITE PLAN
C-3.2	PRELIMINARY SITE PLAN
C-3.3	PRELIMINARY SITE PLAN
C-3.4	PRELIMINARY SITE PLAN
C-3.5	PRELIMINARY SITE PLAN
C-4.0	PRELIMINARY GRADING PLAN
C-6.0	PRELIMINARY UTILITY PLAN
C-9.0	NOTES AND DETAILS
C-9.1	DETAILS
C-9.2	DETAILS
C-10.0	PRELIMINARY WETLAND IMPACT PLAN
C-11.0	ORDINANCE PARKING PLAN
L-1.0	OVERALL PRELIMINARY LANDSCAPE PLAN
L-1.1	PRELIMINARY LANDSCAPE PLAN
L-1.2	PRELIMINARY LANDSCAPE PLAN
L-1.3	PRELIMINARY LANDSCAPE PLAN
L-1.4	PRELIMINARY LANDSCAPE PLAN
L-1.5	LANDSCAPE DETAILS
T-1.0	TREE PRESERVATION PLAN
T-1.1	TREE LIST
PFP-7A	PRELIMINARY OVERALL FLOOR PLAN
PFP-7B	PRELIMINARY FLOOR PLANS - OFFICE AND FIRE PUMPHOUSE
PE-5A	BUILDING ELEVATIONS - WEST
PE-5B	BUILDING ELEVATIONS - EAST
PE-5C	BUILDING ELEVATIONS - NORTH AND SOUTH

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL

LEGAL DESCRIPTION
(PER TITLE COMMITMENT)

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

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ADDRESS: 6 CHAMPIONSHIP DRIVE, AUBURN HILLS, MI 48326-1753

TAX ID NUMBER: 02-14-02-300-021 AND 02-14-02-300-022

PROJECT DESCRIPTION

THE PROPOSED SITE IS LOCATED AT THE SOUTH WEST CORNER OF HARMON ROAD AND LAPEER ROAD (M-24) AT THE FORMER PALACE OF AUBURN HILLS. THE EXISTING OVERALL PROPERTY IS APPROXIMATELY 109 ACRES (INCLUDING PUBLIC RIGHTS-OF-WAY, 108 ACRES EXCLUDING PUBLIC RIGHTS-OF-WAY) AND WILL BE DIVIDED INTO THREE (3) SITES: THE SUBJECT SITE (APPROXIMATELY 87.8 ACRES OR 87.3 ACRES EXCLUDING PUBLIC RIGHTS-OF-WAY), THE FORMER PISTONS PRACTICE FACILITY SITE (APPROXIMATELY 8.4 ACRES), AND A FUTURE DEVELOPMENT SITE (APPROXIMATELY 12.8 ACRES OR 12.3 ACRES EXCLUDING PUBLIC RIGHTS-OF-WAY).

THE SUBJECT SITE CONSISTS OF A 1,100,764 S.F. BUILDING THAT WILL CONSIST OF 50,064 S.F. TWO-FLOOR OFFICE FACILITY AND 1,050,700 S.F. ELECTRIC VEHICLE PARTS ASSEMBLY AND DISTRIBUTION FACILITY. TRAFFIC PRODUCED BY THE SITE WILL BE EMPLOYEE AND SEMI TRAFFIC.

DESIGN TEAM	
OWNER/APPLICANT	CIVIL ENGINEER
PAH REAL ESTATE LLC c/o SCHOSTAK BROTHERS & COMPANY, INC. 17800 LAUREL PARK DRIVE NORTH, SUITE 200 C LIVONIA, MI 48152 CONTACT: JEFFREY SCHOSTAK PHONE: 248.357.6198 EMAIL: SCHOSTAKJ@SCHOSTAK.COM	PEA GROUP 7927 NEMCO WAY, STE. 115 BRIGHTON, MI 48116 CONTACT: JONATHAN E. CURRY, PE PHONE: 844.813.2949 EMAIL: JCURRY@PEAGROUP.COM
ARCHITECT	LANDSCAPE ARCHITECT
F.A. STUDIO 26261 EVERGREEN ROAD, SUITE #123 SOUTHFIELD, MI 48076 CONTACT: BRIAN LIMING PHONE: 248.619.2354 EMAIL: BLIMING@FA.STUDIO	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 - SITE PLAN REVIEW	4/10/2023
AUBURN HILLS REVIEW COMMENTS	4/25/2023
AUBURN HILLS REVIEW COMMENTS	4/28/2023



NOT FOR CONSTRUCTION
SIDWELL #14-02-300-021 & 14-02-300-022

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, A PORTION OF THE PROPERTY DESCRIBED WITHIN THE SURVEYED LEGAL DESCRIPTION LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE(S) 'X' AND 'X' OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NUMBER 26125C0378F, EFFECTIVE DATED 9/29/2006.

LEGAL DESCRIPTION
(PER TITLE COMMITMENT)
LAND SITUATED IN THE CITY OF AUBURN HILLS, COUNTY OF OAKLAND AND STATE OF MICHIGAN, DESCRIBED AS FOLLOWS:
PART OF THE SOUTHWEST 1/4 OF SECTION 2, ALSO PART OF THE NORTHWEST 1/4 OF SECTION 11, TOWN 3 NORTH, RANGE 10 EAST, CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN; BEGINNING AT A POINT ON THE EAST-WEST 1/4 LINE OF SAID SECTION 2, DISTANT SOUTH 88 DEG. 04' 37" WEST, 200.00 FEET FROM THE CENTER POST OF SAID SECTION 2; THENCE THE FOLLOWING TWO (2) COURSES ALONG THE WESTERLY LINE OF LAPEER ROAD (M-24), (1) SOUTH 35 DEG. 48' 30" EAST, 177.06 FEET; (2) SOUTH 01 DEG. 41' 50" EAST 1181.19 FEET; THENCE SOUTH 88 DEG. 18' 04" WEST 30 FEET; THENCE ALONG A CURVE TO THE RIGHT, RADIUS 2785.79 FEET, CHORD BEARS SOUTH 00 DEG. 11' 43" EAST 145.85 FEET, DISTANT OF 145.85 FEET; THENCE SOUTH 01 DEG. 18' 12" WEST 516.73 FEET; THENCE ALONG A CURVE TO THE RIGHT, RADIUS 720.48 FEET, CHORD BEARS SOUTH 41 DEG. 12' 12" WEST 824.30 FEET, DISTANCE OF 1003.46 FEET; THENCE SOUTH 81 DEG. 06' 12" WEST 1166.95 FEET; THENCE ALONG A CURVE TO THE RIGHT RADIUS 720.48 FEET, CHORD BEARS SOUTH 83 DEG. 40' 33" WEST 64.68 FEET, DISTANCE OF 64.70 FEET; THENCE NORTH 01 DEG. 52' 07" WEST 1432.62 FEET; THENCE SOUTH 88 DEG. 11' 25" WEST 417.47 FEET; THENCE NORTH 15 DEG. 27' 20" WEST 537.44 FEET; THENCE NORTH 01 DEG. 48' 35" WEST 32.37 FEET; THENCE NORTH 88 DEG. 04' 37" EAST 842.64 FEET; THENCE NORTH 38 DEG. 34' 24" EAST 238.11 FEET; THENCE NORTH 88 DEG. 04' 57" EAST 240.49 FEET; THENCE NORTH 08 DEG. 14' 43" EAST 260.48 FEET; THENCE NORTH 26 DEG. 30' 48" EAST 110.50 FEET; THENCE NORTH 02 DEG. 30' 03" WEST 273.14 FEET TO A POINT ON THE EAST-WEST 1/4 LINE OF SAID SECTION 2; THENCE NORTH 88 DEG. 04' 57" EAST, 1052.11 FEET ALONG SAID EAST-WEST 1/4 LINE OF SECTION 2, TO THE POINT OF BEGINNING.
TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS RECORDED AT LIBER 15106, PAGE 89, AND ADJUMENT TO EASEMENT RECORDED AT LIBER 43455, PAGE 157, OAKLAND COUNTY RECORDS.
ADDRESS: 6 CHAMPIONSHIP DRIVE, AUBURN HILLS, MI 48326-1753
TAX ID NUMBER: 02-14-02-300-021 AND 02-14-02-300-022

- LEGEND:**
- OH-ELEC-W- EX. OH. ELEC. POLE & GUY WIRE
 - UG-CATV- EX. U.G. CABLE TV & PEDESTAL
 - UG-COMM- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
 - UG-ELEC- 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
 - EX. MAILBOX, SIGN & LIGHTPOLE
 - EX. FENCE
 - EX. GUARD RAIL
 - EX. SPOT ELEVATION
 - EX. CONTOUR
 - EX. WETLAND
 - IRON FOUND / SET
 - NAIL FOUND / NAIL & CAP SET
 - BRASS PLUG SET
 - MONUMENT FOUND / SET
 - SECTION CORNER FOUND
 - RECORDED / MEASURED / CALCULATED

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BRETT STURGEN
HOLLANDSWORTH
License No. 0201064849
REGISTERED PROFESSIONAL ENGINEER

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CAUTION!
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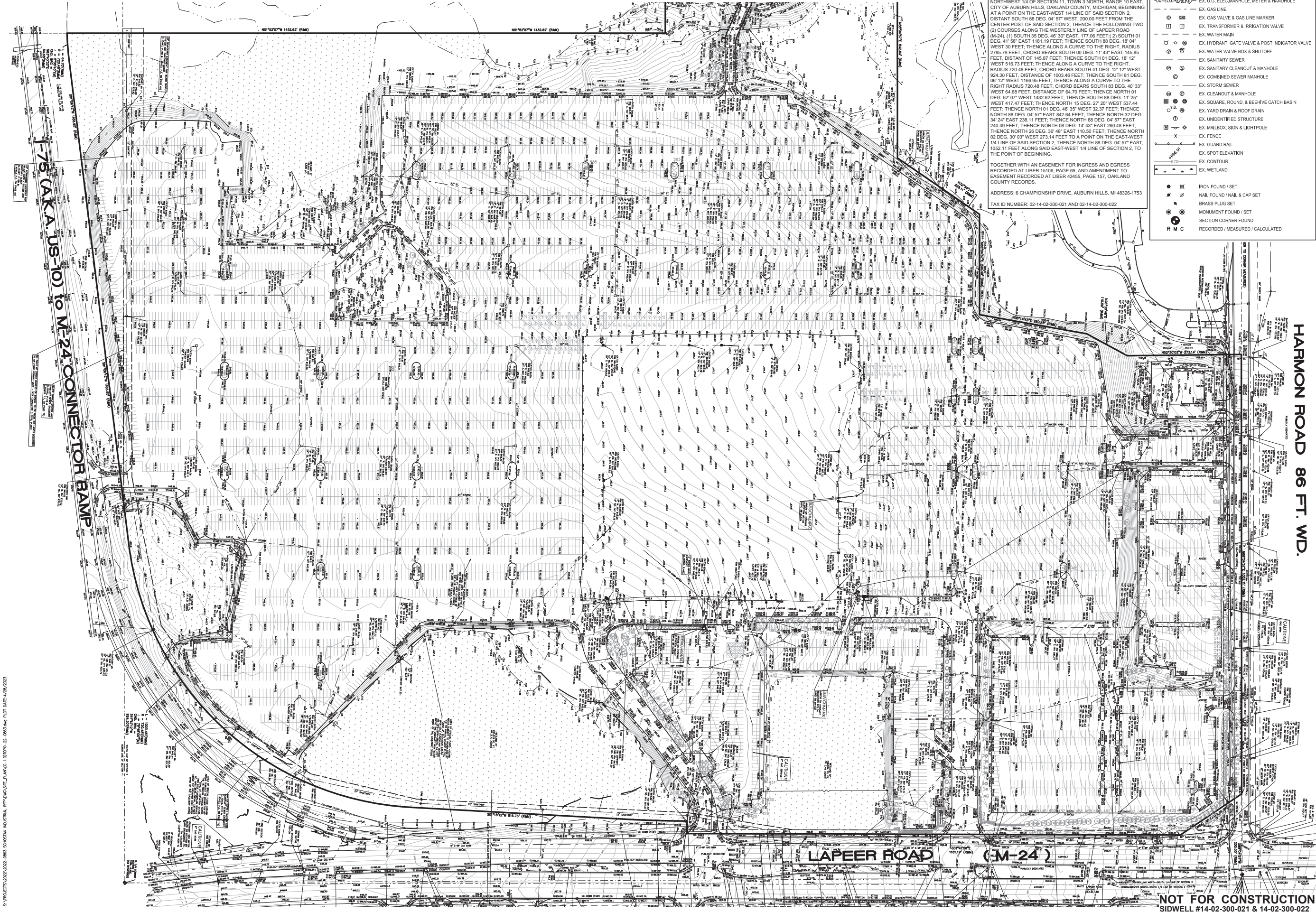
INTERSTATE 75
M-24 LAPEER RD M-24

Schostak
BROTHERS & COMPANY

PROJECT TITLE
ELECTRIC VEHICLE PARTS ASSEMBLY, DISTRIBUTION & OFFICE FACILITY
6 CHAMPIONSHIP DR
AUBURN HILLS, MI 48326

gm

REVISIONS	
AH REVIEW COMMENTS	4/25/2023
AH REVIEW COMMENTS	4/28/2023
ORIGINAL ISSUE DATE: APRIL 10, 2023	
DRAWING TITLE EXISTING CONDITIONS PLAN	
PEA JOB NO.	2022-0863
P.M.	JC
DN.	BSH
DES.	BSH
DRAWING NUMBER: C-1.0	



S:\PROJECTS\2022-0863 SCHOSTAK INDUSTRIAL 6P UNO STL PLAN (C-10)DPO-22-0863.dwg PLOT DATE: 4/26/2023

LEGEND:

CONCRETE PAVEMENT
ASPHALT PAVEMENT
GRAVEL
WETLAND
CONCRETE CURB AND GUTTER
REVERSE GUTTER PAN
SETBACK LINE
SIGN LIGHTPOLE
FENCE
GUARD RAIL

OWNER/APPLICANT
PAH REAL ESTATE LLC c/o SCHOSTAK BROTHERS & COMPANY, INC.
17800 LAUREL PARK DRIVE NORTH, SUITE 200 C LIVONIA, MI 48152
CONTACT: JEFFREY SCHOSTAK
PHONE: 248.357.6198
EMAIL: SCHOSTAKJ@SCHOSTAK.COM

- GENERAL NOTES**
- ALL LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES. LIGHTING SHALL MEET THE REQUIREMENTS OF ZONING ORDINANCE NO. 372.
 - SIGNS SHALL MEET THE REQUIREMENTS OF ZONING ORDINANCE NO. 372.
 - NO OUTSIDE STORAGE OF PALLETS OR OVERNIGHT PASSENGER VEHICLES WILL BE ALLOWED. A PLANNED UNIT DEVELOPMENT AGREEMENT IS REQUIRED FOR THE 185 TRAILER PARKING SPACES.
 - GROUND MOUNTED TRANSFORMERS AND ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED PER ZONING ORDINANCE NO. 372.
 - PARKING SPACES SHALL BE DOUBLE STRIPPED PER ZONING ORDINANCE NO. 372.
 - AN ENVIRONMENTAL IMPACT STATEMENT IS BEING PREPARED AND WILL BE PROVIDED WHEN IT IS COMPLETE.
 - A LAND DIVISION AND/OR COMBINATION WILL BE REQUIRED FOR THIS PROJECT.
 - A SPECIAL LAND USE PERMIT IS NOT REQUIRED FOR THIS PROJECT.
 - ELECTRIC VEHICLE PARKING: THE DEVELOPER HAS AGREED TO PREP THE PARKING LOT WITH INSTALLATION OF ELECTRIC VEHICLE CHARGING STATION LOCATIONS ADJACENT TO THE BARRIER FREE PARKING SPACES AND RUN CONDUIT FROM THE POWER SOURCE TO THE STUBS TO SUPPORT INSTALLATION. THE SPACES ARE DESIGNED WITH EV ON THE PLAN.

SITE DATA TABLE:

SITE AREA: 87.3 ACRES NET AND 87.8 ACRES GROSS
EXISTING ZONING: T&R - TECHNOLOGY & RESEARCH
PROPOSED ZONING: PUD

BUILDING INFORMATION:
MAXIMUM ALLOWABLE BUILDING HEIGHT = 4 STORIES (T&R DISTRICT)
PROPOSED BUILDING HEIGHT = 2 STORIES (52.67' MAX. AT STAIR TOWER)
TOTAL BUILDING FLOOR AREA = 1,100,764 SF
USABLE BUILDING FLOOR AREA = 880,880 SF
BUILDING FOOTPRINT AREA = 1,075,900 SF

OFFICE AREAS = 50,064 SF GROSS (40,051 USABLE)
ASSEMBLY (INDUSTRIAL) AREA = 525,350 SF (420,280 USABLE)
WAREHOUSING AREA = 525,350 SF (420,280 USABLE)
BUILDING LOT COVERAGE = 28.3% (OF NET AREA)

LOT IMPERVIOUS COVERAGE = 2,096,383 SF = 55.1% (OF NET AREA)

SETBACK REQUIREMENTS:

SETBACK REQUIREMENTS:	T&R ZONING	PROPOSED
FRONT (NORTH)	50'	212'
FRONT (EAST)	50'	598'
REAR (WEST)	15'	566'
FRONT (SOUTH)	50'	241'

PARKING CALCULATIONS:
REQUIRED CAR PARKING PER ZONING ORDINANCE:
PROFESSIONAL OFFICE = 40,064 / 1,200 = 200 SPACES
INDUSTRIAL = GREATER OF:
5 + 1/1.5 X (140 EMPLOYEES) = 98 SPACES
420,280 / 500 = 764 SPACES
WAREHOUSING = GREATER OF:
5 + 1 X (140 EMPLOYEES) = 145 SPACES
420,280 / 700 = 247 SPACES
TOTAL REQUIRED BASED ON HIGHEST VALUE CALCULATION = 1,211 SPACES

TOTAL PROPOSED PARKING SPACES = 680 SPACES INCLUDING 14 HIC SPACES & 10 EV SPACES

BASED ON THE END USERS OWN NEEDS AND EXPERIENCE WITH THE PROPOSED OPERATIONS AT SIMILAR FACILITIES, 680 SPACES PROVIDES THEM WITH ALL PARKING THAT WILL BE REQUIRED FOR THE SITE TO PROVIDE PARKING FOR ALL VISITORS, VENDORS, AND EMPLOYEES, INCLUDING OVERLAP BETWEEN WORK SHIFTS (APPROXIMATELY 325 MAX EMPLOYEES PER SHIFT).

LOADING SPACE CALCULATIONS:
REQUIRED LOADING SPACE PER ORDINANCE:
WAREHOUSE/ASSEMBLY: 10 SF PER LF OF BLDG FRONTAGE = 1590 (LAPEER) X 10 = 15,900 SF
OFFICE: 5 SF PER LF OF BLDG FRONTAGE = 280 (LAPEER) X 5 = 1,400 SF
TOTAL LOADING SPACE REQUIRED = 17,300 SF

LOADING SPACE IS PROVIDED AT 111 LOADING DOCKS AND 4 GRADE LEVEL DOORS USING 10'X50' LOADING SPACE AT EACH DOCK AND DOOR = 10'X50'X15 = 57,500 SF LOADING

MODIFICATIONS FROM THE T&R ZONING DISTRICT REQUIREMENTS REQUESTED AS PART OF THE PUD INCLUDE:
-REDUCTION OF PARKING SPACES REQUIRED
-ALLOWANCE OF OUTDOOR TRUCK AND TRAILER STORAGE
-ALLOWANCE OF LOADING SPACE IN FRONT YARD

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BRETT STURGEN
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SCALE: 1" = 100'

INTERSTATE 75
M-24 LAPEER RD M-24

CLIENT
PAH REAL ESTATE, LLC
17800 LAUREL PARK DRIVE NORTH, 200C
LIVONIA, MI 48152

SCHOSTAK BROTHERS & COMPANY

PROJECT TITLE
ELECTRIC VEHICLE PARTS ASSEMBLY, DISTRIBUTION & OFFICE FACILITY
6 CHAMPIONSHIP DR
AUBURN HILLS, MI 48326

gm

REVISIONS

REVISIONS	DATE
AH REVIEW COMMENTS	4/25/2023
AH REVIEW COMMENTS	4/28/2023

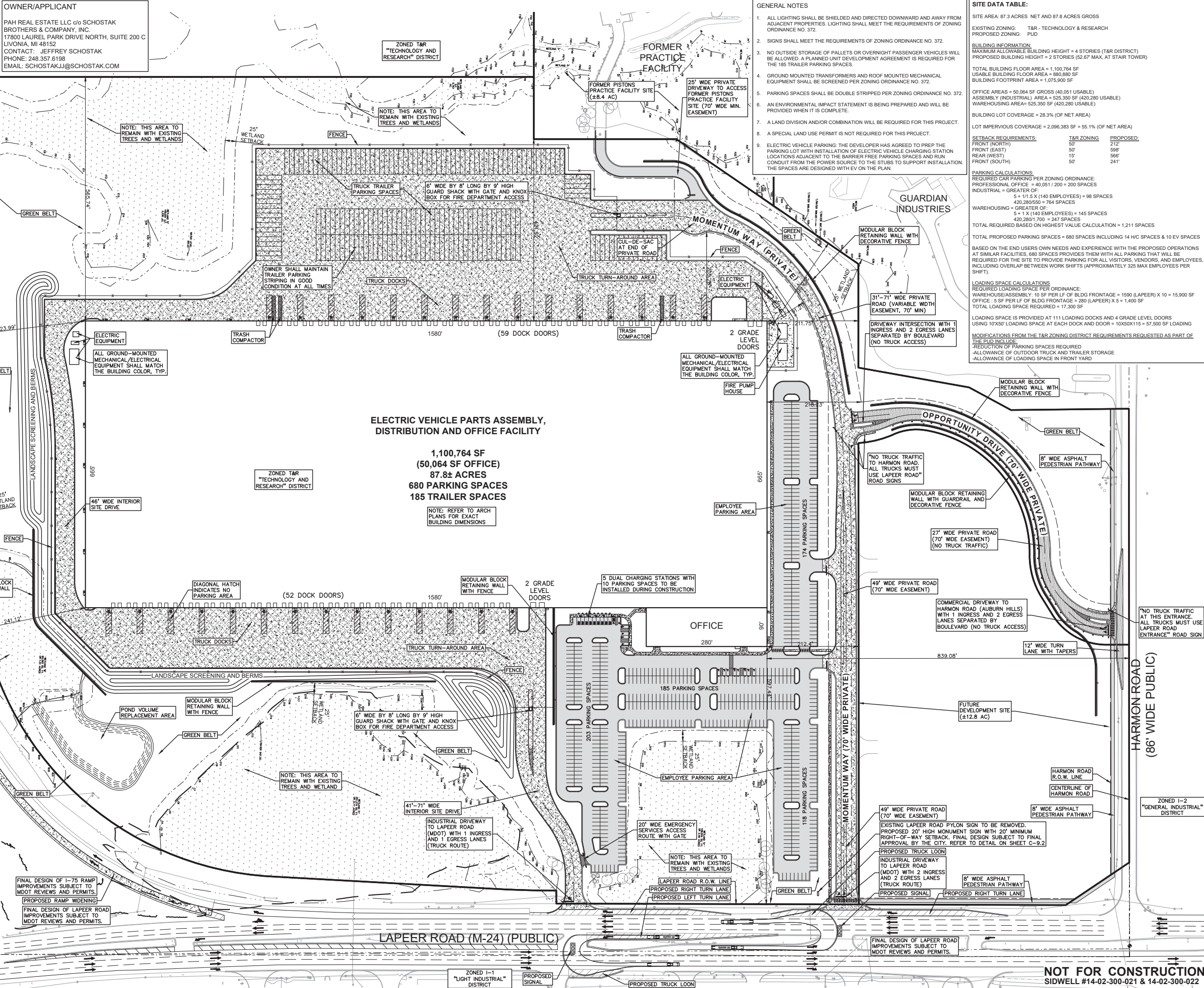
ORIGINAL ISSUE DATE:
APRIL 10, 2023

DRAWING TITLE
OVERALL SITE PLAN

PEA JOB NO. 2022-0863
P.M. JC
DN. BSH
DES. BSH

DRAWING NUMBER:
C-3.0

- ADDITIONAL NOTES:**
- THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
- 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.
 - 'NO PARKING-FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LINES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
 - REFER TO NOTES & DETAILS SHEET FOR ON-SITE PAVING DETAILS.
 - REFER TO NOTES & DETAILS SHEET FOR ON-SITE SIDEWALK RAMP DETAILS.
- FINAL DESIGN OF I-75 RAMP IMPROVEMENTS SUBJECT TO MDOT REVIEWS AND PERMITS.**
PROPOSED RAMP WIDENING
FINAL DESIGN OF LAPEER ROAD IMPROVEMENTS SUBJECT TO MDOT REVIEWS AND PERMITS.



NOT FOR CONSTRUCTION
SIDWELL #14-02-300-021 & 14-02-300-022

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- FIRE DEPARTMENT NOTES:
- THE FOUR (4) INCH STEAMER CAPS ON ALL HYDRANTS WILL BE PAINTED ACCORDING TO THE FOLLOWING:
WHITE ON 4" MAINS
RED ON 6" MAINS
ORANGE ON 8" MAINS
GREEN ON 12" MAINS
BLUE ON 16" MAINS OR LARGER
 - NO PARKING SHALL BE PERMITTED AND/OR NO OBSTRUCTIONS SHALL BE PLACED OR CONSTRUCTED WITHIN FIFTEEN (15) FEET OF ANY HYDRANT OR FIRE DEPARTMENT CONNECTION, PUBLIC OR PRIVATE.
 - 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.
 - GAS METERS, PROPANE TANKS, OVERHEAD ELECTRICAL SERVICES, 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.
 - 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 EXCEEDING ONE HUNDRED (100) FEET.
 - DESIGNATED EXIT DOORS ONTO DRIVES OR PARKING AREAS MUST BE PROTECTED WITH GUARD POSTS OR PARKING BLOCKS.
 - A WHITE HIGH VISIBILITY STRIPE SHALL BE PAINTED ON THE UPPER FLANGE OF ALL FIRE HYDRANTS.
 - PRIVATE HYDRANTS TO BE PAINTED YELLOW.

- CITY OF AUBURN HILLS STANDARD NOTES:
- ALL 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 R.O.W. NO EQUIPMENT OR MATERIAL STORAGE WILL BE PERMITTED IN THE R.O.W.
 - 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; SUN/UP 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 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 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.
 - THREE (3) WORKING DAYS PRIOR TO STARTING CONSTRUCTION, CONTACT THE CONSTRUCTION DEPARTMENT OF ORCHARD HILTZ & MCCLIMENT AT (734) 466-4539 TO SCHEDULE INSPECTION. OHM SHALL INSPECT ALL SITE IMPROVEMENTS INCLUDING UNDERGROUND UTILITY INSTALLATION, RETAINING WALLS, PAVEMENT IN CITY R.O.W., 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 BE NOT ALLOWED WITHIN THE INFLUENCE OF THE PUBLIC WATER MAIN OR SANITARY SEWER EASEMENTS.

- ADDITIONAL NOTES:
- THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
- 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.
 - "NO PARKING-FIRE LANE" SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
 - REFER TO NOTES & DETAILS SHEET FOR ON-SITE PAVING DETAILS.
 - REFER TO NOTES & DETAILS SHEET FOR ON-SITE SIDEWALK RAMP DETAILS.

OWNER/APPLICANT

PAH REAL ESTATE LLC c/o SCHOSTAK BROTHERS & COMPANY, INC.
17800 LAUREL PARK DRIVE NORTH, SUITE 200 C
LIVONIA, MI 48152
CONTACT: JEFFREY SCHOSTAK
PHONE: 248.357.6198
EMAIL: SCHOSTAKJJ@SCHOSTAK.COM

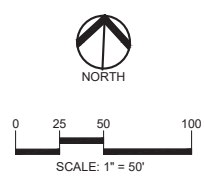
- SIDEWALK RAMP LEGEND:
- | | |
|------------------------|---|
| SIDEWALK RAMP 'TYPE R' | Ⓡ |
| SIDEWALK RAMP 'TYPE F' | Ⓢ |
| SIDEWALK RAMP 'TYPE P' | Ⓟ |
| SIDEWALK RAMP 'TYPE C' | Ⓢ |
| SIDEWALK RAMP 'TYPE D' | Ⓣ |
| CURB DROP ONLY | ⓧ |
- REFER TO LATEST MDOT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

- SIGN LEGEND:
- | | |
|---------------------------------|----|
| "NO PARKING FIRE LANE" SIGN | 1 |
| "STOP" SIGN | 2 |
| "BARRIER FREE PARKING" SIGN | 3 |
| "VAN ACCESSIBLE" SIGN | 4 |
| "CROSSWALK" SIGN | 5 |
| "DO NOT ENTER" SIGN | 6 |
| "SIDEWALK ENDS" SIGN | 7 |
| "NO PARKING LOADING ZONE" SIGN | 8 |
| "KEEP RIGHT" SIGN | 9 |
| "EMERGENCY VEHICLES ONLY" SIGN | 10 |
| "ELECTRIC VEHICLE PARKING" SIGN | 11 |
- REFER TO DETAIL SHEET FOR SIGN DETAILS

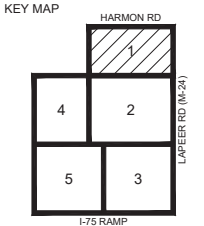
- LEGEND:
- | | |
|--------------------------|--------------------------|
| CONCRETE PAVEMENT | STD. HEAVY DUTY ONLY |
| ASPHALT PAVEMENT | STD. HEAVY DUTY ONLY |
| GRAVEL | STD. HEAVY DUTY ONLY |
| WETLAND | WETLAND |
| CONCRETE CURB AND GUTTER | CONCRETE CURB AND GUTTER |
| REVERSE GUTTER PAN | REVERSE GUTTER PAN |
| SETBACK LINE | SETBACK LINE |
| SIGN LIGHTPOLE | SIGN LIGHTPOLE |
| FENCE | FENCE |
| GUARD RAIL | GUARD RAIL |

PEA GROUP

t: 844.813.2949
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CLIENT

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17800 LAUREL PARK DRIVE NORTH, 200C
LIVONIA, MI 48152

Schostak BROTHERS & COMPANY

PROJECT TITLE

ELECTRIC VEHICLE PARTS ASSEMBLY, DISTRIBUTION & OFFICE FACILITY
6 CHAMPIONSHIP DR
AUBURN HILLS, MI 48326



REVISIONS

AH REVIEW COMMENTS	4/25/2023
AH REVIEW COMMENTS	4/28/2023

ORIGINAL ISSUE DATE:
APRIL 10, 2023

DRAWING TITLE

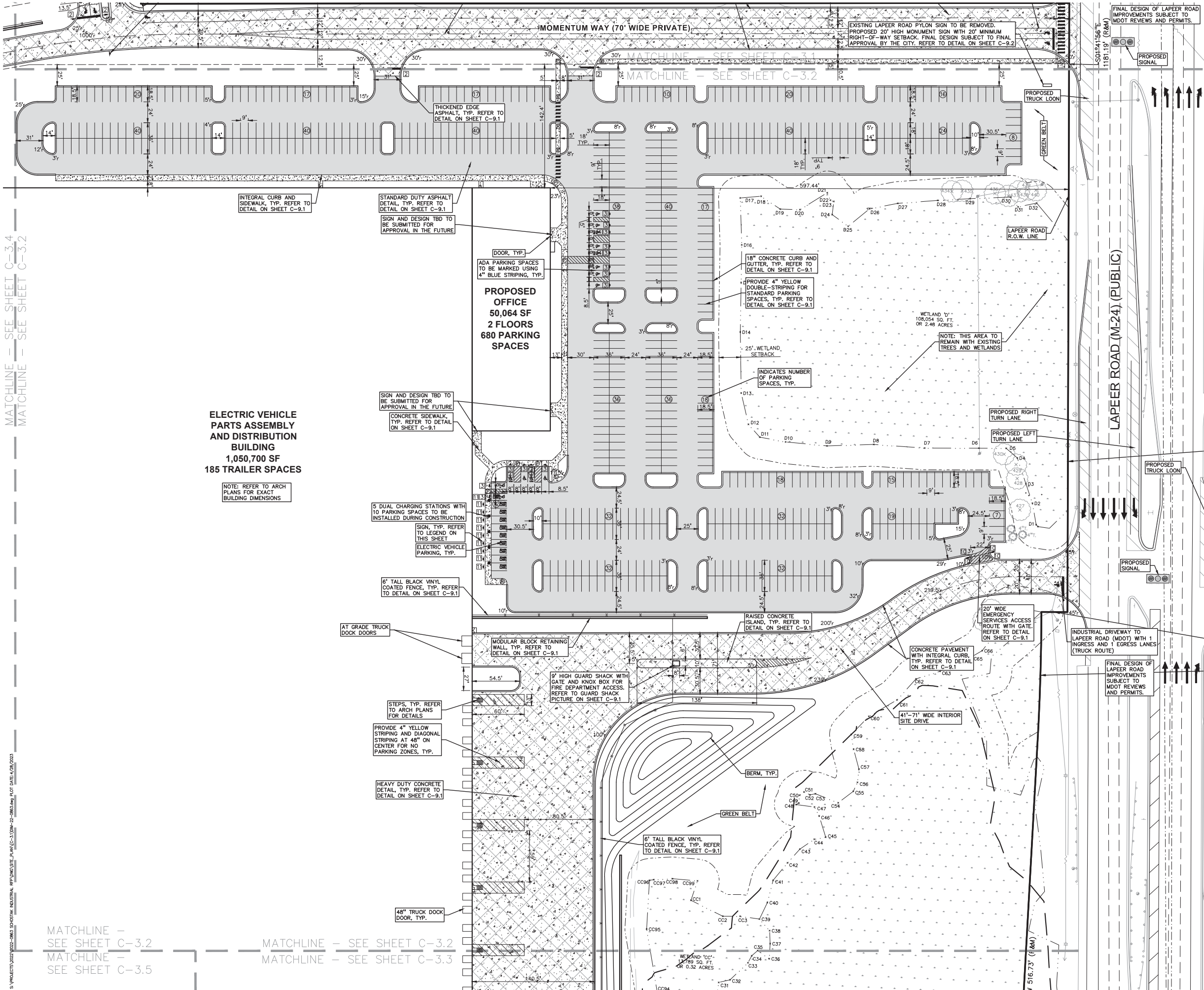
PRELIMINARY SITE PLAN

PEA JOB NO.	2022-0863
P.M.	JC
DN.	BSH
DES.	BSH

DRAWING NUMBER:

NOT FOR CONSTRUCTION
SIDWELL #14-02-300-021 & 14-02-300-022

C-3.1



LEGEND:

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- GRAVEL
- WETLAND
- CONCRETE CURB AND GUTTER
- REVERSE GUTTER PAN
- SETBACK LINE
- SIGN
- LIGHTPOLE
- FENCE
- GUARD RAIL

SIGN LEGEND:

- 'NO PARKING FIRE LANE' SIGN
- 'STOP' SIGN
- 'BARRIER FREE PARKING' SIGN
- 'VAN ACCESSIBLE' SIGN
- 'CROSSWALK' SIGN
- 'DO NOT ENTER' SIGN
- 'SIDEWALK ENDS' SIGN
- 'NO PARKING LOADING ZONE' SIGN
- 'KEEP RIGHT' SIGN
- 'EMERGENCY VEHICLES ONLY' SIGN
- 'ELECTRIC VEHICLE PARKING' SIGN

REFER TO DETAIL SHEET FOR SIGN DETAILS

SIDEWALK RAMP LEGEND:

- SIDEWALK RAMP 'TYPE R'
- SIDEWALK RAMP 'TYPE F'
- SIDEWALK RAMP 'TYPE P'
- SIDEWALK RAMP 'TYPE C'
- SIDEWALK RAMP 'TYPE D'
- CURB DROP ONLY

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

OWNER/APPLICANT

PAH REAL ESTATE LLC c/o SCHOSTAK BROTHERS & COMPANY, INC.
17800 LAUREL PARK DRIVE NORTH, SUITE 200 C
LIVONIA, MI 48152
CONTACT: JEFFREY SCHOSTAK
PHONE: 248.357.6198
EMAIL: SCHOSTAKJJ@SCHOSTAK.COM

GENERAL NOTES

- ALL LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES. LIGHTING SHALL MEET THE REQUIREMENTS OF ZONING ORDINANCE NO. 372.
- SIGNS SHALL MEET THE REQUIREMENTS OF ZONING ORDINANCE NO. 372.
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ADDITIONAL NOTES:

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- REFER TO NOTES & DETAILS SHEET FOR ON-SITE SIDEWALK RAMP DETAILS.

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STATE OF MICHIGAN
BRETT STURGEON
HOLLANDSWORTH
LICENSED PROFESSIONAL ENGINEER
License No. 0201064849

NORTH

0 25 50 100
SCALE: 1" = 50'

811
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CAUTION!!
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KEY MAP

HARMON RD
LAPEER RD (M-24)

1
2
3
4
5

1:75 RAMP

CLIENT

PAH REAL ESTATE, LLC
17800 LAUREL PARK DRIVE NORTH, 200C
LIVONIA, MI 48152

SCHOSTAK BROTHERS & COMPANY

PROJECT TITLE

ELECTRIC VEHICLE PARTS ASSEMBLY, DISTRIBUTION & OFFICE FACILITY
6 CHAMPIONSHIP DR
AUBURN HILLS, MI 48326

gm

REVISIONS

AH REVIEW COMMENTS 4/25/2023

AH REVIEW COMMENTS 4/28/2023

ORIGINAL ISSUE DATE: APRIL 10, 2023

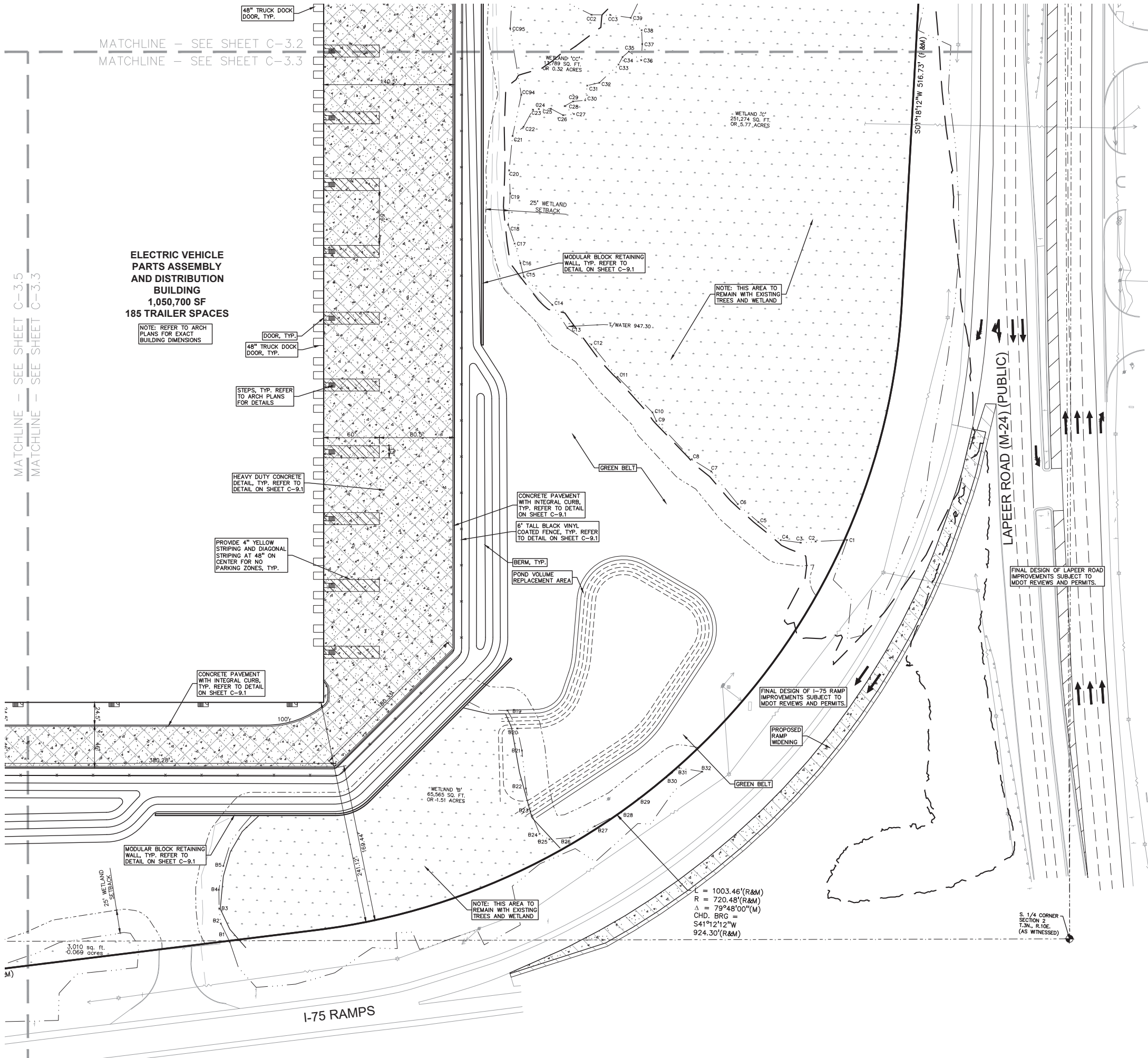
DRAWING TITLE

PRELIMINARY SITE PLAN

NOT FOR CONSTRUCTION
SIDWELL #14-02-300-021 & 14-02-300-022

C-3.2

S:\PROJECTS\2022\0863 SCHOSTAK INDUSTRIAL REVISED SITE PLAN (C-3.2) 22-0863.dwg PLOT DATE: 4/28/2023



LEGEND:

CONCRETE PAVEMENT
ASPHALT PAVEMENT
GRAVEL
WETLAND
CONCRETE CURB AND GUTTER
REVERSE GUTTER PAN
SETBACK LINE
SIGN LIGHTPOLE
FENCE
GUARD RAIL

SIGN LEGEND:

'NO PARKING FIRE LANE' SIGN
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REFER TO DETAIL SHEET FOR SIGN DETAILS

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP 'TYPE R'
SIDEWALK RAMP 'TYPE F'
SIDEWALK RAMP 'TYPE P'
SIDEWALK RAMP 'TYPE C'
SIDEWALK RAMP 'TYPE D'
CURB DROP ONLY
REFER TO LATEST MDOT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

OWNER/APPLICANT

PAH REAL ESTATE LLC c/o SCHOSTAK BROTHERS & COMPANY, INC.
17800 LAUREL PARK DRIVE NORTH, SUITE 200 C
LIVONIA, MI 48152
CONTACT: JEFFREY SCHOSTAK
PHONE: 248.357.6198
EMAIL: SCHOSTAKJJ@SCHOSTAK.COM

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ADDITIONAL NOTES:

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HOLLANDSWORTH
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License No. 0201064849

NORTH
0 25 50 100
SCALE: 1" = 50'

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KEY MAP

HARMON RD
LAPEER RD (M-24)
1:75 RAMP

CLIENT
PAH REAL ESTATE, LLC
17800 LAUREL PARK DRIVE NORTH, 200C
LIVONIA, MI 48152

Schostak
BROTHERS & COMPANY

PROJECT TITLE
ELECTRIC VEHICLE PARTS ASSEMBLY, DISTRIBUTION & OFFICE FACILITY
6 CHAMPIONSHIP DR
AUBURN HILLS, MI 48326

gm

REVISIONS

NO.	REVISION	DATE
1	AH REVIEW COMMENTS	4/25/2023
2	AH REVIEW COMMENTS	4/28/2023

ORIGINAL ISSUE DATE:
APRIL 10, 2023

DRAWING TITLE
PRELIMINARY SITE PLAN

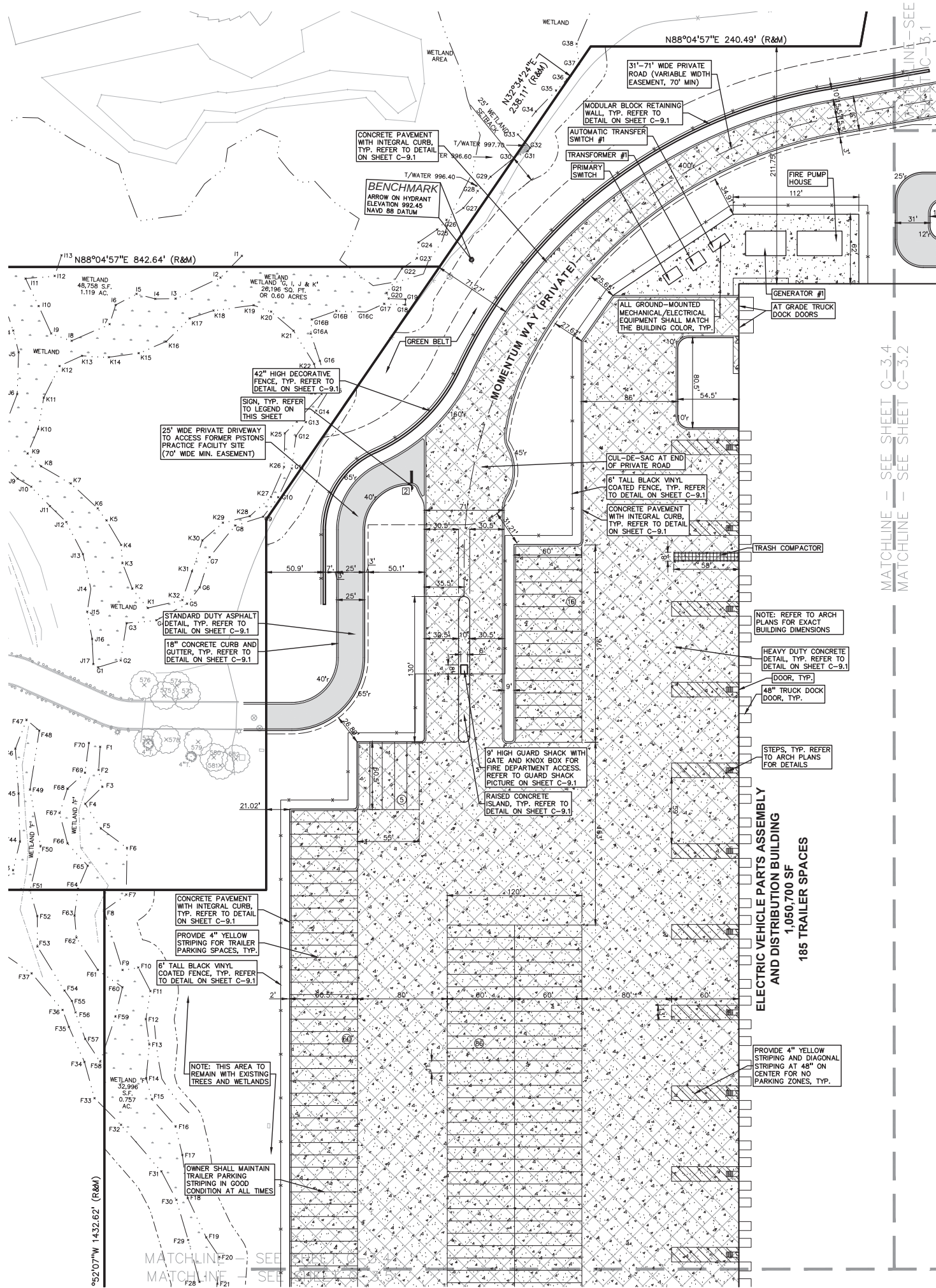
PEA JOB NO.	2022-0863
P.I.M.	JC
DN.	BSH
DES.	BSH

DRAWING NUMBER:

NOT FOR CONSTRUCTION
SIDWELL #14-02-300-021 & 14-02-300-022

C-3.3

S:\PROJECTS\2022\2022-0863 SCHOSTAK INDUSTRIAL 8P\INDUSTRIAL PLAN (C-3.3)M-22-0863.dwg PLOT DATE: 4/28/2023



LEGEND:

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- ASPHALT PAVEMENT
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- WETLAND
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SIDEWALK RAMP LEGEND:

- SIDEWALK RAMP 'TYPE R'
- SIDEWALK RAMP 'TYPE P'
- SIDEWALK RAMP 'TYPE F'
- SIDEWALK RAMP 'TYPE C'
- SIDEWALK RAMP 'TYPE D'
- CURB DROP ONLY

OWNER/APPLICANT

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17800 LAUREL PARK DRIVE NORTH, SUITE 200 C
LIVONIA, MI 48152
CONTACT: JEFFREY SCHOSTAK
PHONE: 248.357.6198
EMAIL: SCHOSTAKJJ@SCHOSTAK.COM

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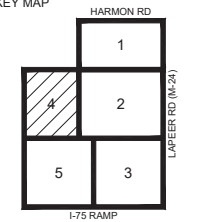
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0 25 50 100
SCALE: 1" = 50'



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CLIENT
PAH REAL ESTATE, LLC
17800 LAUREL PARK DRIVE NORTH, 200C
LIVONIA, MI 48152



PROJECT TITLE
ELECTRIC VEHICLE PARTS ASSEMBLY, DISTRIBUTION & OFFICE FACILITY
6 CHAMPIONSHIP DR
AUBURN HILLS, MI 48326



REVISIONS

NO.	REVISION	DATE
1	REVIEW COMMENTS	4/25/2023
2	REVIEW COMMENTS	4/28/2023

ORIGINAL ISSUE DATE:
APRIL 10, 2023

DRAWING TITLE
PRELIMINARY SITE PLAN

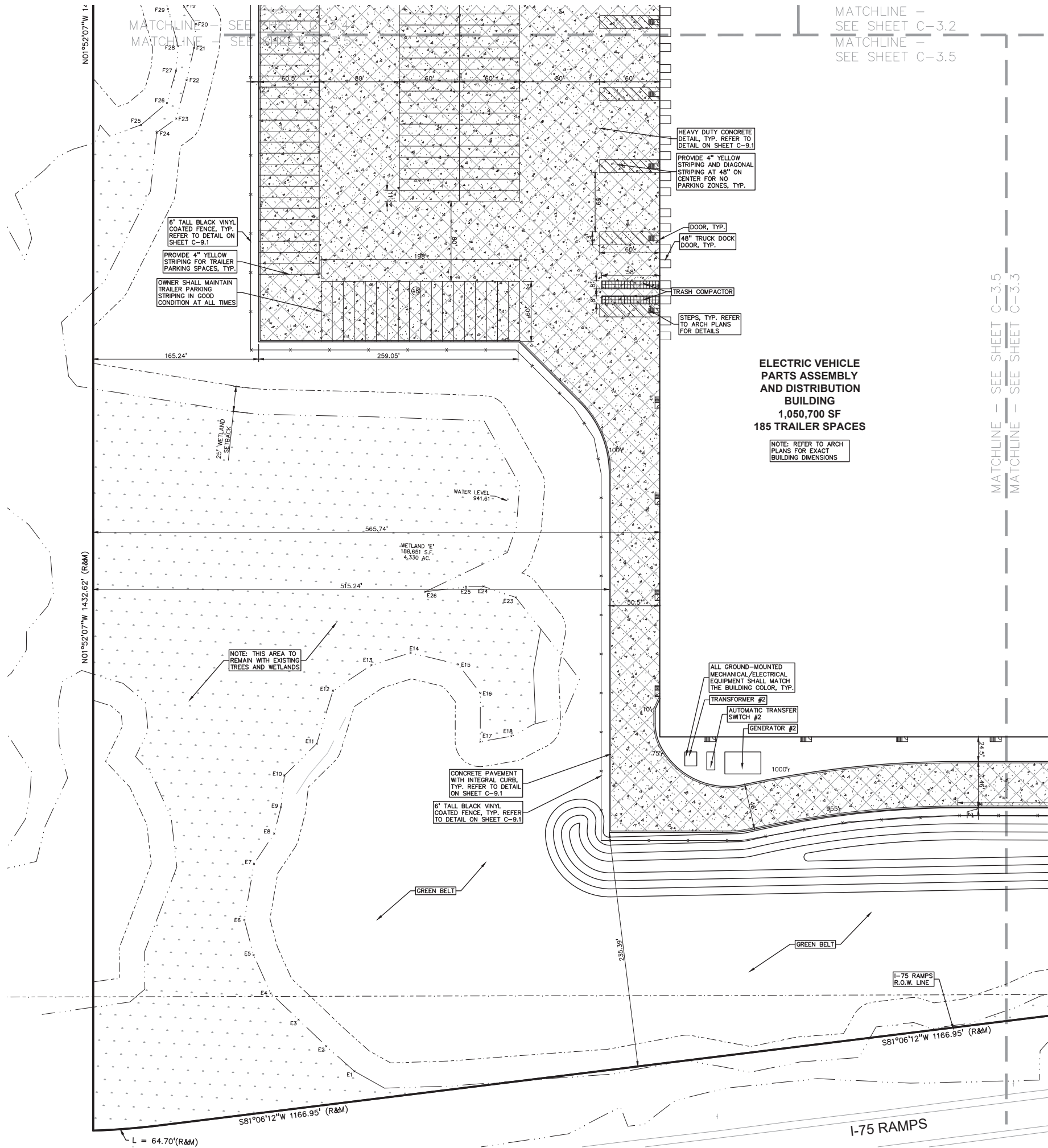
PEA JOB NO.	2022-0863
P.M.	JC
DN.	BSH
DES.	BSH
DRAWING NUMBER:	

C-3.4

NOT FOR CONSTRUCTION
SIDWELL #14-02-300-021 & 14-02-300-022

S:\PROJECTS\2022-0863 SCHOSTAK INDUSTRIAL 897.0MG SITE PLAN (C-3.1)DWG-22-0863.dwg PLOT DATE: 4/28/2023

S:\PROJECTS\2022\2022-0863 SCHOSTAK INDUSTRIAL 887\INDUSTRIAL_PLAN (C-3.5)DWG-22-0863.dwg PLOT DATE: 4/28/2023



LEGEND:

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- GRAVEL
- WETLAND
- CONCRETE CURB AND GUTTER
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SIDEWALK RAMP LEGEND:

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- SIDEWALK RAMP 'TYPE D'
- CURB DROP ONLY

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

OWNER/APPLICANT

PAH REAL ESTATE LLC c/o SCHOSTAK BROTHERS & COMPANY, INC.
17800 LAUREL PARK DRIVE NORTH, SUITE 200 C
LIVONIA, MI 48152
CONTACT: JEFFREY SCHOSTAK
PHONE: 248.357.6198
EMAIL: SCHOSTAKJJ@SCHOSTAK.COM

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PEA GROUP

t: 844.813.2949
www.peagroup.com

BRETT STURGEON
HOLLANDSWORTH
License No. 0201064849
REGISTERED PROFESSIONAL ENGINEER

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KEY MAP

HARMON RD
LAUREL RD (N-24)
I-75 RAMP

CLIENT

PAH REAL ESTATE, LLC
17800 LAUREL PARK DRIVE NORTH, 200C
LIVONIA, MI 48152

SCHOSTAK BROTHERS & COMPANY

PROJECT TITLE

ELECTRIC VEHICLE PARTS ASSEMBLY, DISTRIBUTION & OFFICE FACILITY
6 CHAMPIONSHIP DR
AUBURN HILLS, MI 48326

REVISIONS

NO.	REVISION	DATE
1	AH REVIEW COMMENTS	4/25/2023
2	AH REVIEW COMMENTS	4/28/2023

ORIGINAL ISSUE DATE:
APRIL 10, 2023

DRAWING TITLE

PRELIMINARY SITE PLAN

PEA JOB NO. 2022-0863

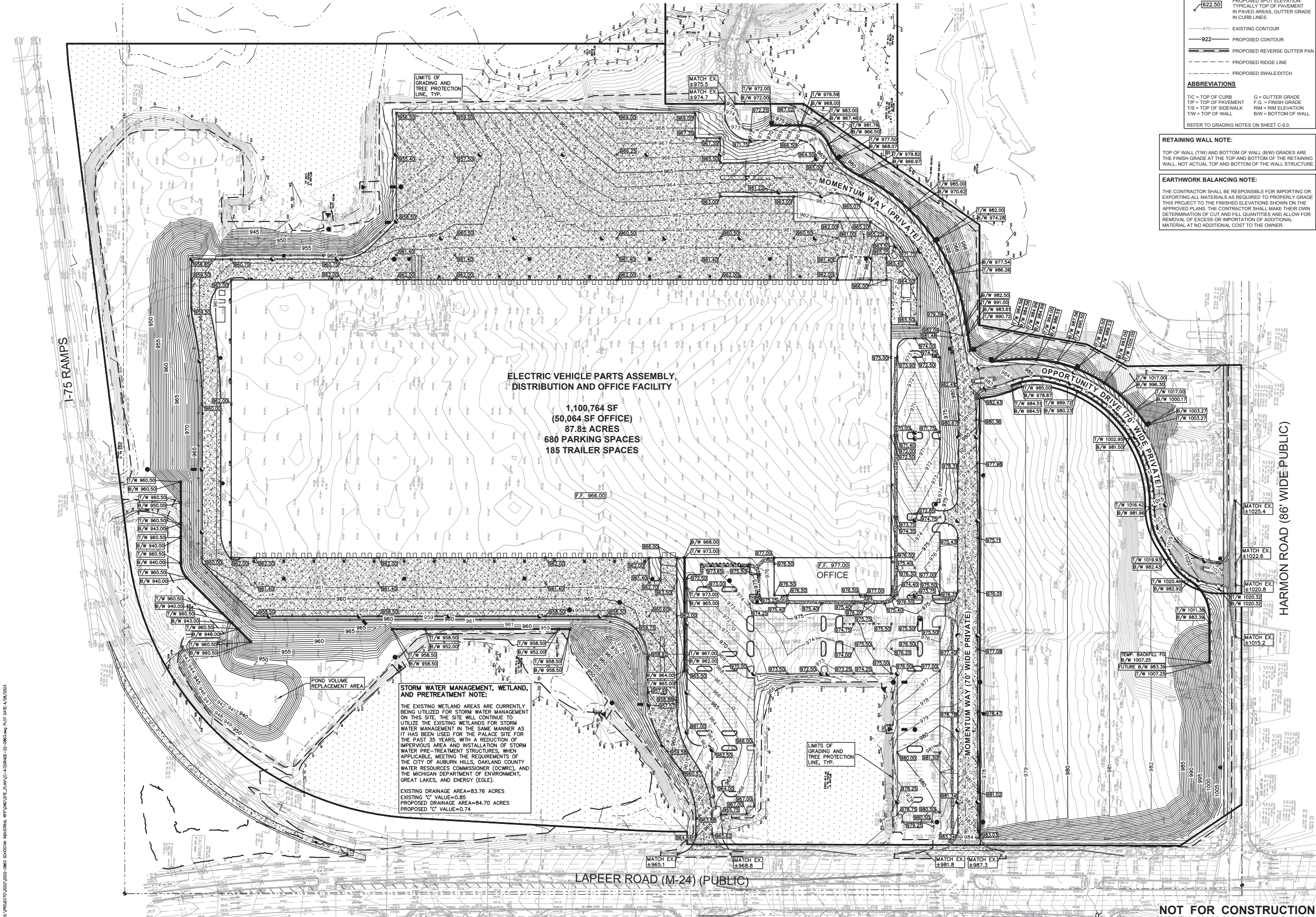
P.I.M. JC

DN. BSH

DES. BSH

DRAWING NUMBER:

S:\PROJECTS\2022\2022-0863 2540216 INDUSTRIAL 8P\UNO SITE PLAN (C-4) DMS-22-0863.dwg PLOT DATE: 4/28/2023



GRADING LEGEND:

- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION: TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES.
- EXISTING CONTOUR
- 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
G = GUTTER GRADE
F.G. = FINISH GRADE
RM = RM ELEVATION
BW = BOTTOM OF WALL

REFER TO GRADING NOTES ON SHEET C-9.0.

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.

EARTHWORK BALANCING NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING OR EXPORTING ALL MATERIALS AS REQUIRED TO PROPERLY GRADE THIS PROJECT TO THE FINISHED ELEVATIONS SHOWN ON THE APPROVED PLANS. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF CUT AND FILL QUANTITIES AND ALLOW FOR REMOVAL OF EXCESS OR IMPORTATION OF ADDITIONAL MATERIAL AT NO ADDITIONAL COST TO THE OWNER.

PEA GROUP

t: 844.813.2949
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STATE OF MICHIGAN
BRETT STURGEON
HOLLANDSWORTH
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NORTH

0 50 100 200
SCALE: 1" = 100'

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INTERSTATE 75
M-24 LAPEER RD M-24

NORTH

CLIENT
PAH REAL ESTATE, LLC
17800 LAUREL PARK DRIVE NORTH, 200C
LIVONIA, MI 48152

PROJECT TITLE
ELECTRIC VEHICLE PARTS ASSEMBLY, DISTRIBUTION & OFFICE FACILITY
6 CHAMPIONSHIP DR
AUBURN HILLS, MI 48306

gm

REVISIONS	
AH REVIEW COMMENTS	4/25/2023
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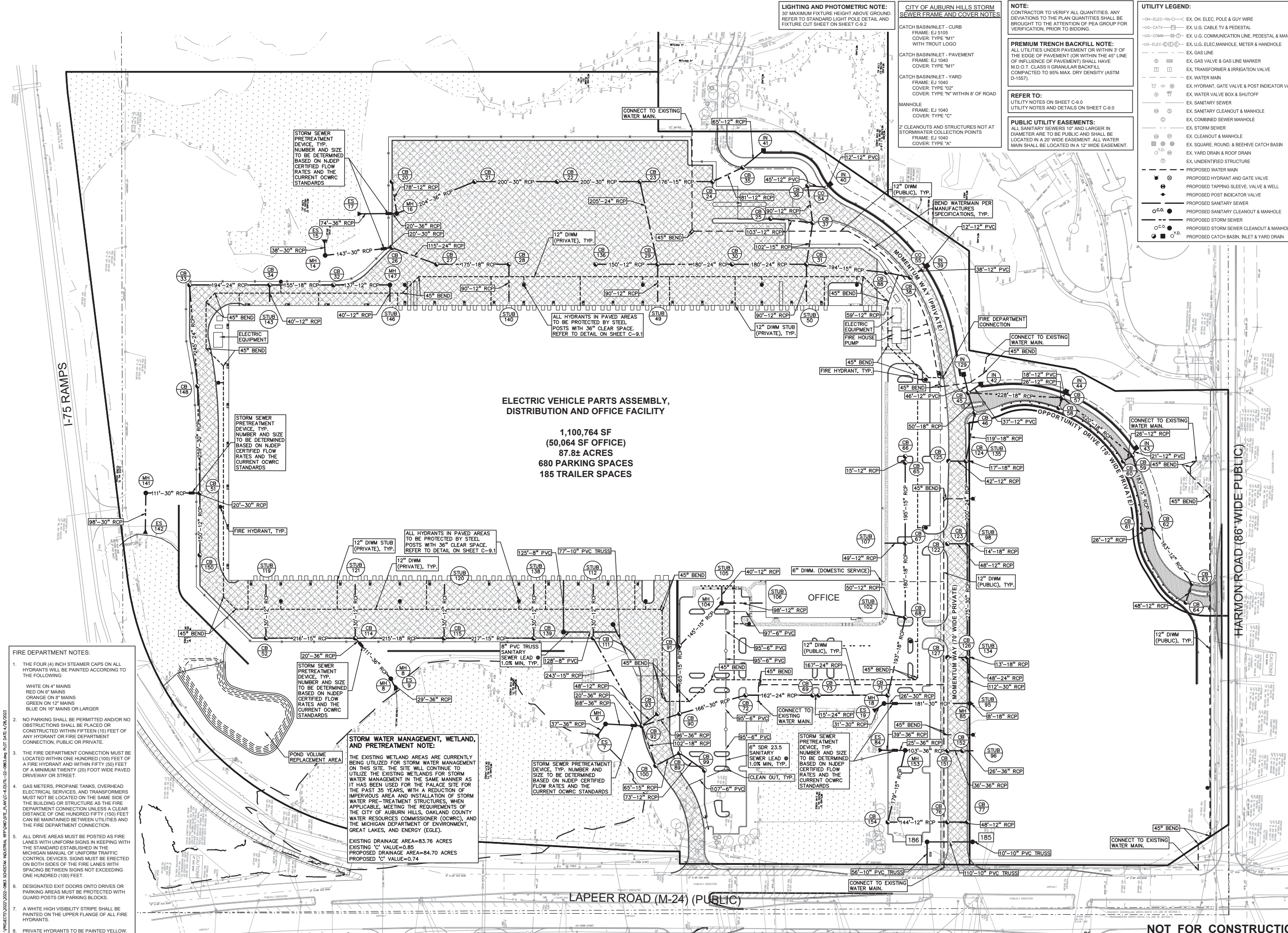
ORIGINAL ISSUE DATE:
APRIL 10, 2023

DRAWING TITLE
PRELIMINARY GRADING PLAN

PEA JOB NO.	2022-0863
P.M.	JC
DN.	BSH
DES.	BSH
DRAWING NUMBER:	

NOT FOR CONSTRUCTION
SIDWELL #14-02-300-021 & 14-02-300-022

C-4.0



- FIRE DEPARTMENT NOTES:**
- THE FOUR (4) INCH STEAMER CAPS ON ALL HYDRANTS WILL BE PAINTED ACCORDING TO THE FOLLOWING:
WHITE ON 4" MAINS
RED ON 6" MAINS
ORANGE ON 8" MAINS
GREEN ON 12" MAINS
BLUE ON 16" MAINS OR LARGER
 - NO PARKING SHALL BE PERMITTED AND/OR NO OBSTRUCTIONS SHALL BE PLACED OR CONSTRUCTED WITHIN FIFTEEN (15) FEET OF ANY HYDRANT OR FIRE DEPARTMENT CONNECTION, PUBLIC OR PRIVATE.
 - 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.
 - GAS METERS, PROPANE TANKS, OVERHEAD ELECTRICAL SERVICES, 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.
 - 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 EXCEEDING ONE HUNDRED (100) FEET.
 - DESIGNATED EXIT DOORS ONTO DRIVES OR PARKING AREAS MUST BE PROTECTED WITH GUARD POSTS OR PARKING BLOCKS.
 - A WHITE HIGH VISIBILITY STRIPE SHALL BE PAINTED ON THE UPPER FLANGE OF ALL FIRE HYDRANTS.
 - PRIVATE HYDRANTS TO BE PAINTED YELLOW.

LIGHTING AND PHOTOMETRIC NOTE:
30' MAXIMUM FIXTURE HEIGHT ABOVE GROUND. REFER TO STANDARD LIGHT POLE DETAIL AND FIXTURE CUT SHEET ON SHEET C-2.2

CITY OF AUBURN HILLS STORM SEWER FRAME AND COVER NOTES

CATCH BASIN/INLET - CURB
FRAME: EJ 5105
COVER: TYPE "M1"
WITH TROUT LOGO

CATCH BASIN/INLET - PAVEMENT
FRAME: EJ 1040
COVER: TYPE "M1"

CATCH BASIN/INLET - YARD
FRAME: EJ 1040
COVER: TYPE "102"
COVER: TYPE "N" WITHIN 8' OF ROAD

MANHOLE
FRAME: EJ 1040
COVER: TYPE "C"

2' CLEANOUTS AND STRUCTURES NOT AT STORMWATER COLLECTION POINTS
FRAME: EJ 1040
COVER: TYPE "A"

NOTE:
CONTRACTOR TO VERIFY ALL QUANTITIES. ANY DEVIATIONS TO THE PLAN QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF PEA GROUP FOR VERIFICATION, PRIOR TO BIDDING.

PREMIUM TRENCH BACKFILL NOTE:
ALL UTILITIES UNDER PAVEMENT OR WITHIN 3' OF THE EDGE OF PAVEMENT (OR WITHIN THE 45° LINE OF INFLUENCE OF PAVEMENT) SHALL HAVE M.D.O.T. CLASS II GRANULAR BACKFILL COMPACTED TO 95% MAX. DRY DENSITY (ASTM D-1557).

REFER TO:
UTILITY NOTES ON SHEET C-9.0
UTILITY NOTES AND DETAILS ON SHEET C-9.0

PUBLIC UTILITY EASEMENTS:
ALL SANITARY SEWERS 10' AND LARGER IN DIAMETER ARE TO BE PUBLIC AND SHALL BE LOCATED IN A 20' WIDE EASEMENT. ALL WATER MAINS SHALL BE LOCATED IN A 12' WIDE EASEMENT.

- UTILITY LEGEND:**
- OH-ELEC-M-O-C EX. OH. ELEC. POLE & GUY WIRE
 - UG-CATV EX. U.G. CABLE TV & PEDESTAL
 - UG-COMM EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
 - UG-ELEC-C 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

PEA GROUP
t: 844.813.2949
www.peagroup.com

BRETT STURGEON
HOLLANDSWORTH
License No. 0201064849
REGISTERED PROFESSIONAL ENGINEER

811
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 SOLELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

INTERSTATE 75
M-24 LAPEER RD M-24

CLIENT
PAH REAL ESTATE, LLC
17800 LAUREL PARK DRIVE NORTH, 200C
LIVONIA, MI 48152

Schostak
BROTHERS & COMPANY

PROJECT TITLE
ELECTRIC VEHICLE PARTS ASSEMBLY, DISTRIBUTION & OFFICE FACILITY
6 CHAMPIONSHIP DR
AUBURN HILLS, MI 48326

gm

REVISIONS

NO.	DESCRIPTION	DATE
1	REVIEW COMMENTS	4/25/2023
2	REVIEW COMMENTS	4/28/2023

ORIGINAL ISSUE DATE:
APRIL 10, 2023

DRAWING TITLE
PRELIMINARY UTILITY PLAN

PEA JOB NO. 2022-0863
P.M. JC
DN. BSH
DES. BSH

DRAWING NUMBER:
C-6.0

NOT FOR CONSTRUCTION
SIDWELL #14-02-300-021 & 14-02-300-022

GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

1. ALL CONSTRUCTION, WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT OSHA, MDOT AND MUNICIPALITY STANDARDS AND REGULATIONS.
2. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
3. THE CONTRACTOR SHALL CONTACT THE ENGINEER SHOULD THEY ENCOUNTER ANY DESIGN ISSUES DURING CONSTRUCTION. IF THE CONTRACTOR MAKES DESIGN MODIFICATIONS WITHOUT THE WRITTEN DIRECTION OF THE DESIGN ENGINEER, THE CONTRACTOR DOES SO AT HIS OWN RISK.
4. ALL NECESSARY PERMITS, TESTING, BONDS AND INSURANCES ETC., SHALL BE PAID FOR BY THE CONTRACTOR. THE OWNER SHALL PAY FOR ALL CITY INSPECTION FEES.
5. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE 811/ONE CALL UTILITY LOCATING CENTER, THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION. IF NO NOTIFICATION IS GIVEN AND DAMAGE RESULTS, SAID DAMAGE WILL BE REPAIRED AT SOLE EXPENSE OF THE CONTRACTOR. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
6. CONTRACTOR SHALL VERIFY THAT THE PLANS AND SPECIFICATIONS ARE THE VERY LATEST PLANS AND SPECIFICATIONS AND FURTHERMORE, VERIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN APPROVED. ALL ITEMS CONSTRUCTED BY THE CONTRACTOR PRIOR TO RECEIVING FINAL APPROVAL, HAVING TO BE ADJUSTED OR RE-DONE, SHALL BE AT THE CONTRACTORS EXPENSE. SHOULD THE CONTRACTOR ENCOUNTER A CONFLICT BETWEEN THESE PLANS AND/OR SPECIFICATIONS, THEY SHALL SEEK CLARIFICATION IN WRITING FROM THE ENGINEER BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT SOLE EXPENSE TO THE CONTRACTOR.
7. ANY WORK WITHIN THE STREET OR HIGHWAY RIGHTS-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
8. ALL PROPERTIES OR FACILITIES IN THE SURROUNDING AREAS, PUBLIC OR PRIVATE, DESTROYED OR OTHERWISE DISTURBED DUE TO CONSTRUCTION, SHALL BE REPLACED AND/OR RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR.
9. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADING, SIGNAGE, LIGHTS AND TRAFFIC CONTROL DEVICES TO PROTECT THE WORK AND SAFELY MAINTAIN TRAFFIC IN ACCORDANCE WITH LOCAL REQUIREMENTS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION). THE DESIGN ENGINEER, OWNER, CITY, AND STATE SHALL NOT BE HELD LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.
10. THE USE OF CRUSHED CONCRETE IS PROHIBITED ON THE PROJECT WITHIN 100 FEET OF ANY WATER COURSE (STREAM, RIVER, COUNTY DRAIN, ETC) AND LAKE, REGARDLESS OF THE APPLICATION OR LOCATION OF THE WATER COURSE OR LAKE RELATIVE TO THE PROJECT LIMITS.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN GRADED AND /OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.

PAVING NOTES:

1. IN AREAS WHERE NEW PAVEMENTS ARE BEING CONSTRUCTED, THE TOPSOIL AND SOIL CONTAINING ORGANIC MATTER SHALL BE REMOVED PRIOR TO PAVEMENT CONSTRUCTION.
2. REFER TO ARCHITECTURAL PLANS FOR DETAILS OF FROST SLAB AT EXTERIOR BUILDING DOORS.
3. CONSTRUCTION TRAFFIC SHOULD BE MINIMIZED ON THE NEW PAVEMENT. IF CONSTRUCTION TRAFFIC IS ANTICIPATED ON THE PAVEMENT STRUCTURE, THE INITIAL LIFT THICKNESS COULD BE INCREASED AND PLACEMENT OF THE FINAL LIFT COULD BE DELAYED UNTIL THE MAJORITY OF THE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED. THIS ACTION WILL ALLOW REPAIR OF LOCALIZED FAILURE, IF ANY DOES OCCUR, AS WELL AS REDUCE LOAD DAMAGE ON THE PAVEMENT SYSTEM.
4. ALL EXPANSION JOINTS AND CONCRETE PAVEMENT JOINTS TO BE SEALED.
5. CONCRETE PAVEMENT JOINTING – UNLESS SHOWN OTHERWISE IN THE PLANS OR REQUIRED BY THE AUTHORITY HAVING JURISDICTION:
 - 5.1. WHERE PROPOSED CONCRETE ABUTS A STRUCTURE, PROVIDE A MINIMUM 1/2" EXPANSION JOINT. THE JOINT FILLER BOARD MUST BE AT LEAST THE FULL DEPTH OF THE CONCRETE AND HELD DOWN A 1/2" TO ALLOW FOR SEALING.
 - 5.2. WHERE PROPOSED CONCRETE ABUTS CONCRETE OR IN BETWEEN POURS OF PROPOSED CONCRETE (CONSTRUCTION JOINT), PROVIDE 5/8" DOWELS EVERY 30' CENTER TO CENTER HALF WAY ALONG THE THICKNESS OF THE PROPOSED PAVEMENT. ALTERNATE DOWELS SIZES AND SPACING MUST BE APPROVED THE ENGINEER PRIOR TO COMMENCING WORK AND VIA THE SUBMITTAL PROCESS.
 - 5.3. WHERE PROPOSED CONCRETE ABUTS EXISTING OR PROPOSED SIDEWALK OR CURBING, PROVIDE A MINIMUM 1/2" EXPANSION JOINT.
 - 5.4. CONTROL, LONGITUDINAL AND/OR TRANSVERSE JOINTS SHALL BE PLACED TO PROVIDE PANELS WITHIN THE PAVEMENT AS SQUARE AS POSSIBLE WITH THE FOLLOWING MAXIMUM SPACING REQUIREMENTS:
 - 5.4.1. 6-INCH THICK CONCRETE PAVEMENT: 12' X 12'
 - 5.4.2. 8-INCH THICK CONCRETE PAVEMENT: 15' X 15'
 - 5.5. IRREGULAR-SHAPED PANELS MAY REQUIRE THE USE OF REINFORCING MESH OR FIBER MESH AS DETERMINED BY THE ENGINEER. THE USE OF MESH MUST BE APPROVED THE ENGINEER PRIOR TO COMMENCING WORK AND VIA THE SUBMITTAL PROCESS.
 - 5.6. IF A JOINT PLAN IS NOT PROVIDED IN THE PLANS, THE CONTRACTOR SHALL SUBMIT ONE TO THE ENGINEER FOR REVIEW PRIOR TO COMMENCING WORK AND VIA THE SUBMITTAL PROCESS.
6. CONCRETE CURBING JOINTING – UNLESS SHOWN OTHERWISE IN THE PLANS OR REQUIRED BY THE AUTHORITY HAVING JURISDICTION:
 - 6.1. JOINTS WHEN ADJACENT TO ASPHALT PAVEMENT:
 - 6.1.1. PLACE CONTRACTION JOINTS AT 10' INTERVALS
 - 6.1.2. PLACE 1/2" EXPANSION JOINT AT CATCH BASINS, EXISTING AND PROPOSED SIDEWALK OR EXISTING CURBING.
 - 6.1.3. PLACE 1" EXPANSION JOINT:
 - 6.1.3.1. AT SPRING POINTS OF INTERSECTIONS OR ONE OF THE END OF RADIUS LOCATIONS IN A CURVE
 - 6.1.3.2. AT 400' MAXIMUM INTERVALS ON STRAIGHT RUNS
 - 6.1.3.3. AT THE END OF RADIUS AT OPPOSITE ENDS IN A CURBED LANDSCAPE ISLAND
 - 6.2. JOINTS WHEN TIED TO CONCRETE PAVEMENT:
 - 6.2.1. PLACE CONTRACTION JOINTS OPPOSITE ALL TRANSVERSE CONTRACTION JOINTS IN PAVEMENT
 - 6.2.2. PLACE 1/2" EXPANSION JOINT AT CATCH BASINS, EXISTING AND PROPOSED SIDEWALK OR EXISTING CURBING.
 - 6.2.3. PLACE 1" EXPANSION JOINT OPPOSITE ALL TRANSVERSE EXPANSION JOINTS IN PAVEMENT
 - 6.2.4. CURB AND GUTTER AND CONCRETE SHALL BE TIED TOGETHER SIMILAR TO A LONGITUDINAL LANE TIE JOINT (MDOT B1 JOINT)
 - 6.3. IN BETWEEN POURS OF PROPOSED CONCRETE CURBING (CONSTRUCTION JOINT):
 - 6.3.1. CARRY THE REBAR CONTINUOUSLY BETWEEN POURS
 - 6.3.2. IF THE REBAR IS NOT LONG ENOUGH TO CARRY CONTINUOUSLY, THEN TIE TWO PIECES OF REBAR PER THE LATEST MDOT SPECIFICATIONS
7. CONCRETE SIDEWALK JOINTING – UNLESS SHOWN OTHERWISE IN THE PLANS OR REQUIRED BY THE AUTHORITY HAVING JURISDICTION:
 - 7.1. PLACE TRANSVERSE CONTRACTION JOINTS EQUAL TO THE WIDTH OF THE WALK WHEN WIDTH IS LESS THAN 8'
 - 7.2. PLACE TRANSVERSE AND LONGITUDINAL CONTRACTION JOINTS EQUAL TO 1/2 THE WIDTH OF THE WALK WHEN WIDTH IS EQUAL TO OR GREATER THAN 8'
 - 7.3. PLACE 1" EXPANSION JOINT WHERE ABUTTING SIDEWALK RAMP AND/OR RADIUS IN INTERSECTION
 - 7.4. PLACE TRANSVERSE 1/2" EXPANSION JOINT AT MAXIMUM OF 100' SPACING
 - 7.5. PLACE 1/2" EXPANSION JOINT WHEN ABUTTING A FIXED STRUCTURE, OTHER PAVEMENT (CONCRETE PAVEMENT AND DRIVE APPROACHES), UTILITY STRUCTURES, LIGHT POLE BASES AND COLUMNS

GENERAL GRADING AND EARTHWORK NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING TREES AND BRUSH AND REMOVE ALL THAT ARE NECESSARY TO GRADE SITE.
2. ALL GRADES ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
3. THE STAGING OF CONSTRUCTION ACTIVITIES SHALL OCCUR ONLY WITHIN THE SITE BOUNDARIES. ANY CONSTRUCTION ACTIVITIES OUTSIDE OF THE SITE BOUNDARIES SHALL BE AT THE SOLE RESPONSIBILITY AND RISK OF THE CONTRACTOR.
4. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL MEET THE REQUIREMENTS OF THE AUTHORIZED PUBLIC AGENCY OF JURISDICTION. AN EROSION CONTROL PERMIT MUST BE SECURED FROM THE COUNTY PRIOR TO CONSTRUCTION.
5. ALL EARTHWORK AND GRADING OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS INVESTIGATION AND REPORT.
6. REFER TO SOIL EROSION CONTROL PLAN FOR ADDITIONAL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND NOTES.
7. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED OR SODDED IN ACCORDANCE WITH THE LANDSCAPE PLANS. PROVIDE A MINIMUM OF 3" OF TOPSOIL IN THESE AREAS UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR SHALL NOTE EXISTING UNDERGROUND UTILITIES WITHIN AND ADJACENT TO THE SITE. BACKFILL FOR EXISTING UTILITY TRENCHES SHALL BE EXAMINED CRITICALLY. ANY TRENCHES FOUND TO HAVE SOFT, UNSTABLE OR UNSUITABLE BACKFILL MATERIAL IN THE OPINION OF THE THIRD PARTY TESTING COMPANY THAT ARE TO BE WITHIN THE ZONE OF INFLUENCE OF PROPOSED BUILDINGS OR PAVEMENT SHALL BE COMPLETELY EXCAVATED AND BACKFILLED WITH SUITABLE MATERIAL.
9. ON-SITE FILL CAN BE USED IF THE SPECIFIED COMPACTION REQUIREMENTS CAN BE ACHIEVED. IF ON-SITE SOIL IS USED, IT SHOULD BE CLEAN AND FREE OF FROZEN SOIL, ORGANICS, OR OTHER DELETERIOUS MATERIALS.
10. THE FINAL SUBGRADE/EXISTING AGGREGATE BASE SHOULD BE THOROUGHLY PROOFROLLED USING A FULLY LOADED TANDEM AXLE TRUCK OR FRONT END LOADER UNDER THE OBSERVATION OF A GEOTECHNICAL/PAVEMENT ENGINEER. LOOSE OR YIELDING AREAS THAT CANNOT BE MECHANICALLY STABILIZED SHOULD BE REINFORCED USING GEOGRIDS OR REMOVED AND REPLACED WITH ENGINEERED FILL OR AS DICTATED BY FIELD CONDITIONS.
11. SUBGRADE UNDERCUTTING, INCLUDING BACKFILLING SHALL BE PERFORMED TO REPLACE MATERIALS SUSCEPTIBLE TO FROST HEAVING AND UNSTABLE SOIL CONDITIONS. ANY EXCAVATIONS THAT MAY BE REQUIRED BELOW THE TOPSOIL IN FILL AREAS OR BELOW SUBGRADE IN CUT AREAS WILL BE CLASSIFIED AS SUBGRADE UNDERCUTTING.
12. SUBGRADE UNDERCUTTING SHALL BE PERFORMED WHERE NECESSARY AND THE EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR. ANY SUBGRADE UNDERCUTTING SHALL BE BACKFILLED AS RECOMMENDED IN THE GEOTECHNICAL ENGINEERING REPORT FOR THE PROJECT.
13. ANY SUB-GRADE WATERING REQUIRED TO ACHIEVE REQUIRED DENSITY SHALL BE CONSIDERED INCIDENTAL TO THE JOB.

GENERAL UTILITY NOTES:

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY.
2. ALL TRENCHES UNDER OR WITHIN THREE (3) FEET OR THE FORTY-FIVE (45) DEGREE ZONE OF INFLUENCE LINE OF EXISTING AND/OR PROPOSED PAVEMENT, BUILDING PAD OR DRIVE APPROACH SHALL BE BACKFILLED WITH SAND COMPACTED TO AT LEAST NINETY-FIVE (95) PERCENT OF MAXIMUM UNIT WEIGHT (ASTM D-1557). ALL OTHER TRENCHES TO BE COMPACTED TO 90% OR BETTER.
3. WHERE EXISTING MANHOLES OR SEWER PIPE ARE TO BE TAPPED, DRILL HOLES 4" CENTER TO CENTER, AROUND PERIPHERY OF OPENING TO CREATE A PLANE OF WEAKNESS JOINT BEFORE BREAKING SECTION OUT.
4. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING UTILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE DESIGN ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. CONTRACTOR SHALL FIELD VERIFY UTILITIES.
5. THE CONTRACTOR SHALL COORDINATE TO ENSURE ALL REQUIRED PIPES, CONDUITS, CABLES AND SLEEVES ARE PROPERLY PLACED FOR THE INSTALLATION OF GAS, ELECTRIC, PHONE, CABLE, IRRIGATION, ETC. IN SUCH A MANNER THAT WILL FACILITATE THEIR PROPER INSTALLATION PRIOR TO THE PLACEMENT OF THE PROPOSED PAVEMENT AND LANDSCAPING.
6. PIPE LENGTHS INDICATED ARE FROM CENTER OF STRUCTURE AND TO END OF FLARED END SECTION UNLESS NOTED OTHERWISE.
7. CONTRACTOR SHALL INSPECT ALL EXISTING PUBLIC STORM SEWER, SANITARY SEWER AND WATER MAIN STRUCTURES WITHIN THE LIMITS OF CONSTRUCTION AND WITH THE GOVERNING AGENCY INSPECTOR PRIOR TO ESTABLISHING FINAL GRADE. NOTIFY THE ENGINEER, OWNER/DEVELOPER, AND GOVERNING AGENCY IF STRUCTURE IS DEEMED TO BE STRUCTURALLY UNSOUND AND/OR IN NEED OF REPAIR.

STORM SEWER NOTES:

1. ALL STORM SEWER 12" DIAMETER OR LARGER SHALL BE REINFORCED CONCRETE PIPE (RCP C-76) CLASS IV WITH MODIFIED TONGUE AND GROOVE JOINT WITH RUBBER GASKETS UNLESS SPECIFIED OTHERWISE (ASTM C-443).
2. ALL STORM SEWER LEADS SHALL BE CONSTRUCTED AT 1.00% MINIMUM SLOPE.
3. ALL STORM SEWER 10" OR LESS AND/OR LEADS SHALL BE SDR 26.
4. JOINTS FOR P.V.C. PIPE SHALL BE ELASTOMERIC (RUBBER GASKET) AS SPECIFIED IN A.S.T.M. DESIGNATION D-3212.

WATER MAIN NOTES:

1. ALL WATER MAIN SHALL BE INSTALLED WITH A MINIMUM COVER OF 5.5' BELOW FINISH GRADE. WHEN WATER MAINS MUST DIP TO PASS UNDER A STORM SEWER OR SANITARY SEWER, THE SECTIONS WHICH ARE DEEPER THAN NORMAL SHALL BE KEPT TO A MINIMUM LENGTH BY THE USE OF VERTICAL TWENTY TWO AND A HALF (22.5') DEGREE BENDS, PROPERLY ANCHORED.
2. ALL TEES, BENDS, CONNECTIONS, ETC. ARE CONSIDERED INCIDENTAL TO THE JOB.
3. PHYSICAL CONNECTIONS SHALL NOT BE MADE BETWEEN EXISTING AND NEW WATER MAINS UNTIL REQUIRED TESTING IS SATISFACTORILY COMPLETED.
4. MAINTAIN 10' HORIZONTAL CLEARANCE BETWEEN OUTER EDGE OF WATERMAIN AND ANY SANITARY/STORM SEWER OR STRUCTURE.
5. NO PHYSICAL CONNECTION TO THE EXISTING WATER MAIN CAN BE MADE UNTIL ALL NEW WATER MAIN PASSES PRESSURE AND BACTERIOLOGICAL TESTS TO THE SATISFACTION OF THE CITY.
6. ALL WATER MAIN AND FITTINGS (3" DIAMETER AND LARGER) SHALL BE DUCTILE IRON, CLASS 54, PVC C909 OR HDPE C906 DR11 PER CITY STANDARDS.
7. WATER MAIN SERVICE LEADS SHALL BE TYPE 'K' ANNEALED SEAMLESS COPPER WITH FLARED FITTINGS, UNLESS OTHERWISE NOTED.
8. ALL FIRE HYDRANTS SHALL BE EJIW WATERMAIN #56R MODEL #250 PER CITY STANDARDS.
9. ALL HYDRANTS TO BE A MINIMUM OF 5' FROM BACK OF CURB, TYP.
10. ALL NECESSARY FITTINGS, THRUST BLOCKS, RESTRAINING GLANDS, BLOW OFFS, ETC. FOR WATER MAIN ARE CONSIDERED INCIDENTAL TO THIS PROJECT. THE CONTRACTOR SHALL INSTALL THESE ITEMS AS NECESSARY AND AS REQUIRED BY THE CITY.
11. THE WATER MAIN CONTRACTOR SHALL NOTIFY THE INSPECTION SECTION OF THE THE DETROIT WATER AND SEWER DEPARTMENT AT (313) 833-4682 AT LEAST THREE WORKING DAYS IN ADVANCE OF STARTING CONSTRUCTION.

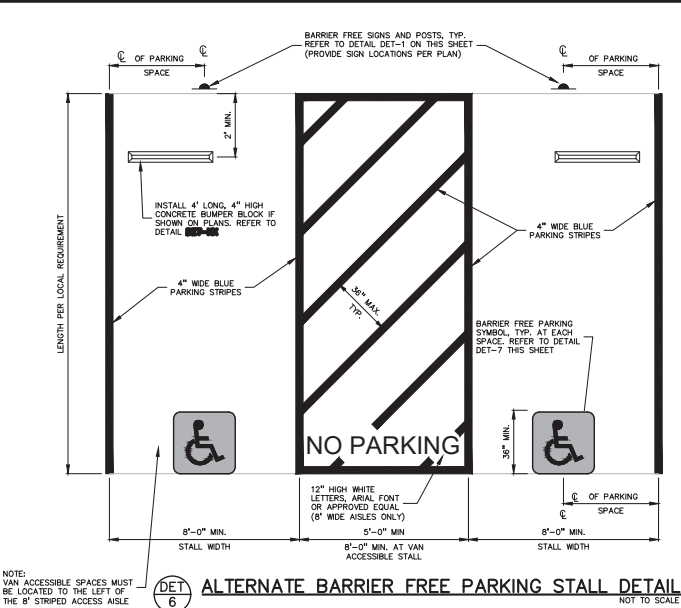
SANITARY SEWER NOTES:

1. DOWNSPOUTS, WEEP TILE, FOOTING DRAINS OR ANY CONDUIT THAT CARRIES STORM OR GROUND WATER SHALL NOT BE ALLOWED TO DISCHARGE INTO A SANITARY SEWER.
2. ALL SANITARY LEADS SHALL BE CONSTRUCTED AT 1.00% MINIMUM SLOPE.
3. ALL SANITARY SEWER 8" OR LARGER SHALL BE P.V.C. TRUSS PIPE (ASTM D2680) AND FITTINGS, WITH ELASTOMERIC GASKET JOINTS PER ASTM D3212 UNLESS OTHERWISE NOTED.
4. ALL SANITARY SEWER LEADS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 23.5 PIPE AND FITTINGS. ALL JOINTS TO BE ELASTOMERIC GASKET JOINTS PER ASTM D3212 UNLESS OTHERWISE NOTED.
5. SANITARY LEADS SHALL BE PROVIDED WITH CLEANOUTS EVERY 100 FEET AND AT EVERY BEND AS SHOWN. ALL CLEANOUTS TO BE PROVIDED WITH E.J.I.W. #1565 BOX OR EQUAL.

CONSTRUCTION MATERIAL SUBMITTALS

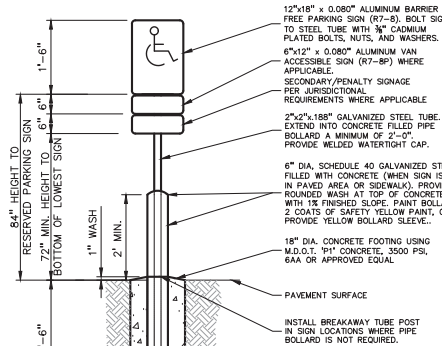
UNLESS REQUIRED OTHERWISE IN THE PROJECT SPECIFICATIONS, THE CONTRACTOR SHALL ONLY SUBMIT THE FOLLOWING CONSTRUCTION MATERIAL SUBMITTALS, AS APPLICABLE TO THE PLANS, FOR REVIEW BY THE ENGINEER. UNLESS APPROVED IN ADVANCE AND IN WRITING BY THE ENGINEER, ANY MATERIAL SUBMITTALS PROVIDED TO THE ENGINEER FOR REVIEW IN ADDITION TO THIS LIST SHALL BE RETURNED TO THE CONTRACTOR WITHOUT A REVIEW BEING PERFORMED.

1. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES
2. UTILITY TRENCH BACKFILL MATERIAL WITH ALL MATERIAL DATA INCLUDED IN THE SUBMITTAL BEING DATED WITHIN 60 DAYS OF THE SUBMITTAL UNLESS APPROVED OTHERWISE BY THE ENGINEER
3. RIP RAP MATERIAL WITH ALL MATERIAL DATA INCLUDED IN THE SUBMITTAL BEING DATED WITHIN 60 DAYS OF THE SUBMITTAL UNLESS APPROVED OTHERWISE BY THE ENGINEER
4. STORM AND SANITARY SEWER PIPING INCLUDING JOINTS
5. STORM AND SANITARY SEWER STRUCTURES
6. STORM AND SANITARY SEWER STRUCTURE FRAME AND COVERS INCLUDING CLEAN OUTS
7. WATER DISTRIBUTION SYSTEM PIPING INCLUDING JOINTS
8. WATER DISTRIBUTION SYSTEM STRUCTURES
9. WATER DISTRIBUTION SYSTEM STRUCTURE FRAME AND COVERS
10. WATER DISTRIBUTION SYSTEM SHUT OFF BOXES
11. WATER DISTRIBUTION SYSTEM FIRE HYDRANTS
12. WATER DISTRIBUTION SYSTEM GATE VALVES
13. STORM WATER MANAGEMENT OUTLET CONTROL STRUCTURES INCLUDING COVERS OR GRATES
14. STORM WATER MANAGEMENT OUTLET SEDIMENTATION BASIN RISERS INCLUDING GRATES
15. STORM WATER MANAGEMENT MECHANICAL PRE-TREATMENT UNITS INCLUDING COVERS
16. STORM WATER MANAGEMENT OIL/GREASE SEPARATORS
17. STORM WATER MANAGEMENT UNDERGROUND DETENTION SYSTEM MATERIAL AND SHOP DRAWINGS DEPICTING THE LAYOUT OF THE SYSTEM
18. PAVEMENT AGGREGATE BASE MATERIAL WITH ALL MATERIAL DATA INCLUDED IN THE SUBMITTAL BEING DATED WITHIN 60 DAYS OF THE SUBMITTAL UNLESS APPROVED OTHERWISE BY THE ENGINEER
19. PAVEMENT UNDERDRAIN MATERIAL AND BACKFILL WITH ALL BACKFILL MATERIAL DATA INCLUDED IN THE SUBMITTAL BEING DATED WITHIN 60 DAYS OF THE SUBMITTAL UNLESS APPROVED OTHERWISE BY THE ENGINEER
 - 8.1. CONCRETE MIX DESIGN REVIEW CHECKLIST (FORM 2000)
 - 8.2. SUPERPAVE MIX DESIGN CHECKLIST (FORM 1862)
 - 8.3. MARSHALL MIX DESIGN CHECKLIST (FORM 1849)
21. SITE FENCING AND GATES INCLUDING FOOTINGS
22. SITE RAILINGS INCLUDING FOOTING OR EMBEDMENTS
23. ANY ITEMS SHOWN IN THE PLANS OR DETAIL SHEETS THAT SPECIFICALLY STATE THAT SPECIFICALLY STATE THAT THE CONTRACTOR TO SUBMIT A SHOP DRAWING TO THE ENGINEER FOR REVIEW. THESE ITEMS INCLUDE, BUT ARE NOT LIMITED TO:
 - RETAINING WALL MATERIAL AND STRUCTURAL CALCULATIONS
 - TRENCH DRAIN MATERIAL AND SHOP DRAWING DEPICTING THE LAYOUT OF THE SYSTEM
 - ANY SPECIALTY ITEMS SHOWN IN THE PLANS OR DETAIL SHEETS THAT SPECIFICALLY DO NOT STATE FOR THE CONTRACTOR SHALL SUBMIT A SHOP DRAWING TO THE ENGINEER FOR REVIEW BUT THE CONTRACTOR REQUESTS TO BE REVIEWED. THE CONTRACTOR'S REQUEST FOR REVIEW MUST BE IN WRITING AND APPROVED BY THE ENGINEER PRIOR TO SUBMITTING THE INFORMATION.



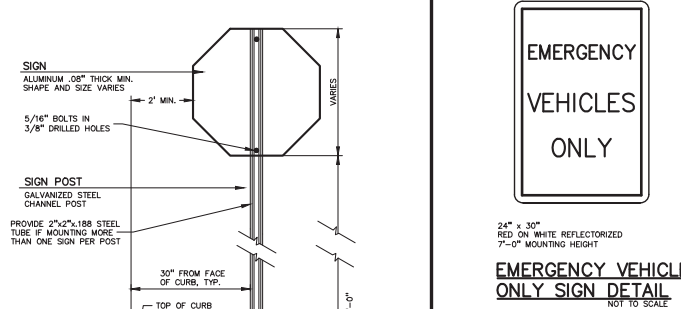
BARRIER FREE SIGN NOTES:

1. ONE SIGN IS REQUIRED AT EACH BARRIER FREE PARKING SPACE.
2. ALL SIGNS SHALL COMPLY WITH THE LATEST STANDARDS OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. WHEN TWO BARRIER FREE PARKING SPACES ARE ADJACENT AND FACING EACH OTHER, TWO SIGNS ARE REQUIRED, BUT CAN BE MOUNTED ON THE SAME POST.
4. SIGN POSTS SHALL BE 2" NOM. SQUARE 14-GAUGE GALVANIZED STEEL TUBE WITH 7/16" HOLES AT 1" CENTERS. POSTS SHALL TELESCOPE INSIDE ANCHOR POSTS A MINIMUM OF 12".
5. ANCHOR POSTS SHALL BE 2.25" NOM. SQUARE 12-GAUGE GALVANIZED STEEL POST, A MINIMUM OF 3 FEET LONG.
6. IF THESE NOTES AND DETAILS CONFLICT WITH LOCAL CODES AND ORDINANCES, THE STRICTER REQUIREMENT SHOULD BE USED.
7. ALTERNATE MATERIALS MAY BE USED IF IN COMPLIANCE WITH A.D.A. GUIDELINES AND LOCAL REQUIREMENTS.



BARRIER FREE SIGN AND POST DETAIL

NOT TO SCALE



EMERGENCY VEHICLES ONLY SIGN DETAIL

NOT TO SCALE

SIGN AND POST INSTALLATION IN LANDSCAPED AREAS

NOT TO SCALE



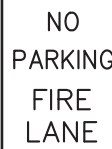
BARRIER FREE PARKING SIGN DETAIL

NOT TO SCALE



VAN ACCESSIBLE PARKING SIGN DETAIL

NOT TO SCALE



NO PARKING SIGN DETAIL

NOT TO SCALE



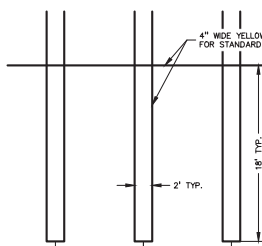
STOP SIGN DETAIL

NOT TO SCALE



KEEP RIGHT SIGN DETAIL

NOT TO SCALE



DOUBLE STRIPING DETAIL

NOT TO SCALE

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CAUTION!!
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CLIENT
PAH REAL ESTATE, LLC
17800 LAUREL PARK DRIVE NORTH, 200C
LIVONIA, MI 48152

schostak
BRIGHTER & COMPANY

PROJECT TITLE
ELECTRIC VEHICLE PARTS ASSEMBLY, DISTRIBUTION & OFFICE FACILITY
6 CHAMPIONSHIP DR
AUBURN HILLS, MI 48306



REVISIONS
AH REVIEW COMMENTS 4/25/2023
AH REVIEW COMMENTS 4/28/2023

ORIGINAL ISSUE DATE:
APRIL 10, 2023

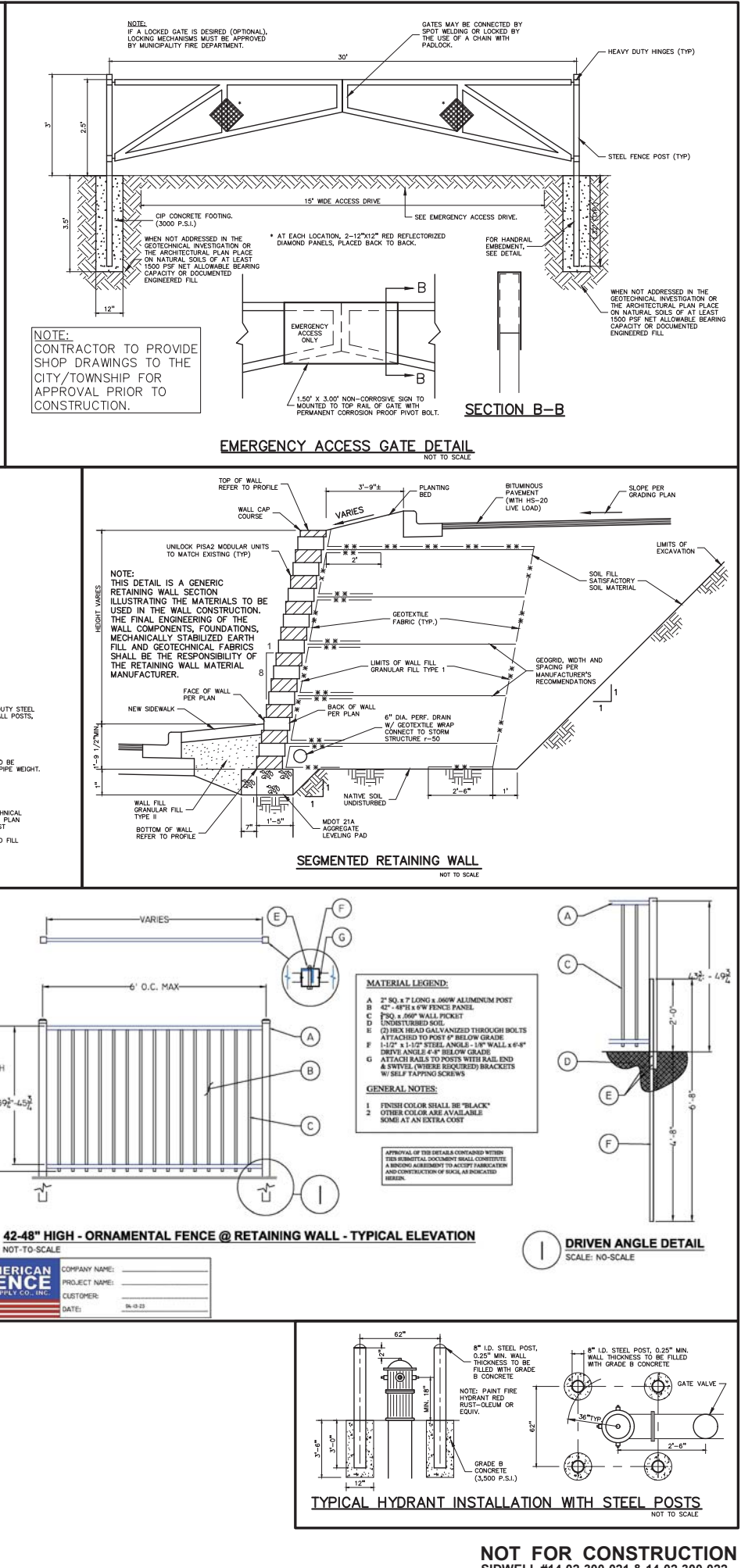
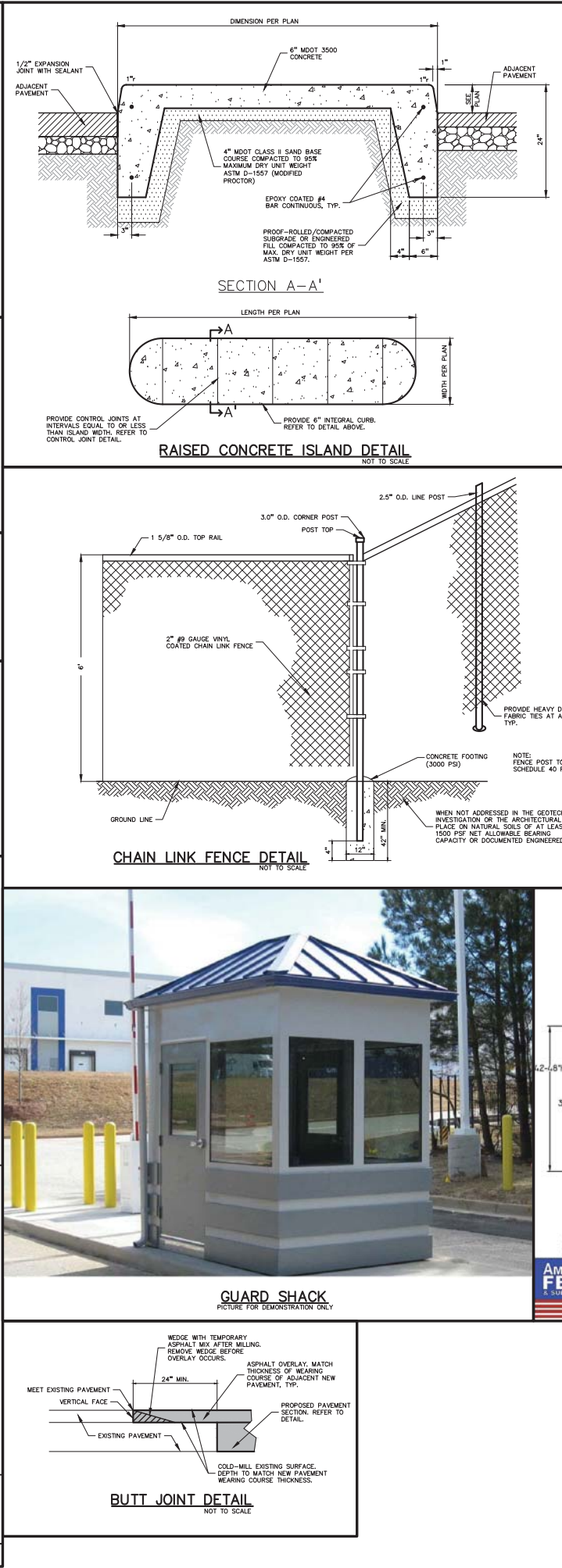
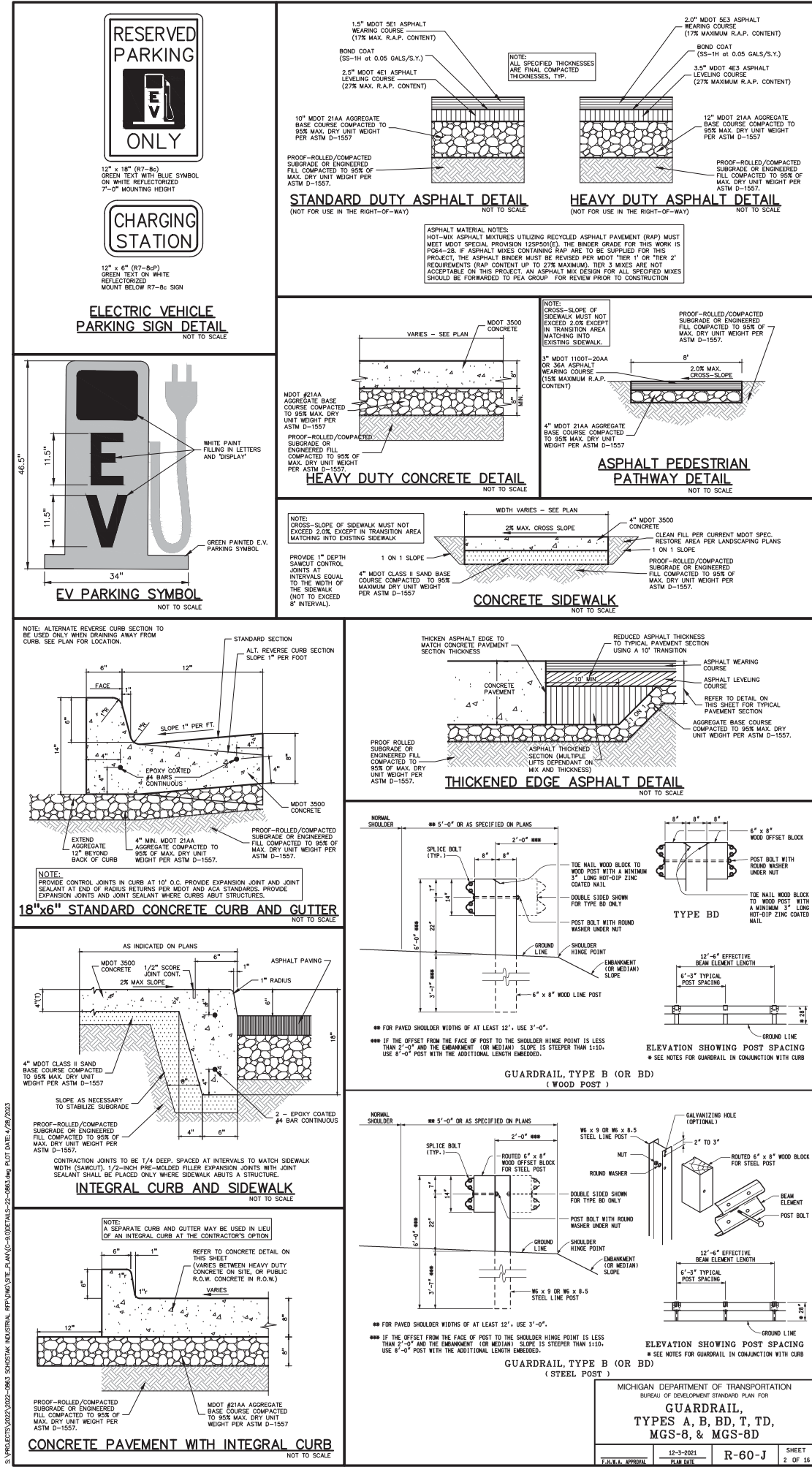
DRAWING TITLE
NOTES AND DETAILS

PEA JOB NO. 2022-0863
P.M. JC
DN. BSH
DES. BSH

DRAWING NUMBER:

NOT FOR CONSTRUCTION
SIDWELL #14-02-300-021 & 14-02-300-022

C-9.0



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CLIENT
PAH REAL ESTATE, LLC
17800 LAUREL PARK DRIVE NORTH, 200C
LIVONIA, MI 48152

Schostak
BROTHERS & COMPANY

PROJECT TITLE
ELECTRIC VEHICLE PARTS ASSEMBLY, DISTRIBUTION & OFFICE FACILITY
6 CHAMPIONSHIP DR
AUBURN HILLS, MI 48326

REVISIONS

NO.	REVISION	DATE
1	AS REVIEW COMMENTS	4/25/2023
2	AS REVIEW COMMENTS	4/28/2023

ORIGINAL ISSUE DATE:
APRIL 10, 2023

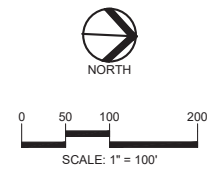
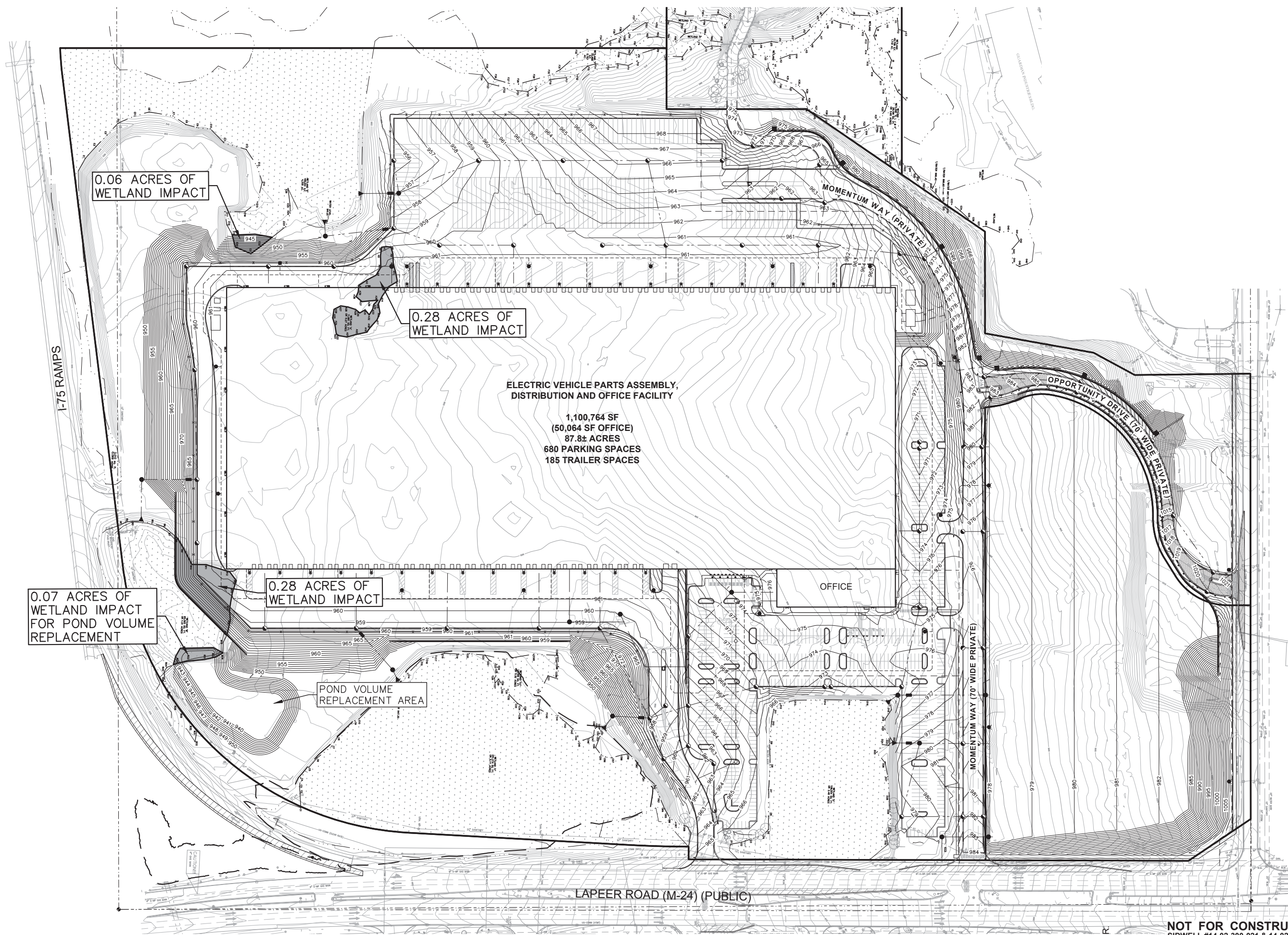
DRAWING TITLE
DETAILS

PEA JOB NO.	2022-0863
P.M.	JC
DN.	BSH
DES.	BSH
DRAWING NUMBER:	

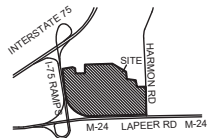
NOT FOR CONSTRUCTION
SIDWELL #14-02-300-021 & 14-02-300-022

C-9.1

S:\PROJECTS\2022\2022-0863\SCHOSTAK INDUSTRIAL 8P\INDUSTRIAL_PLAN (C-10.0)WET-22-0863.dwg PLOT DATE: 4/28/2023



CAUTION!!
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CLIENT
PAH REAL ESTATE, LLC
17800 LAUREL PARK DRIVE NORTH, 200C
LIVONIA, MI 48152



PROJECT TITLE
ELECTRIC VEHICLE PARTS ASSEMBLY, DISTRIBUTION & OFFICE FACILITY
6 CHAMPIONSHIP DR
AUBURN HILLS, MI 48326



REVISIONS	
AH REVIEW COMMENTS	4/25/2023
AH REVIEW COMMENTS	4/28/2023

ORIGINAL ISSUE DATE:
APRIL 10, 2023

DRAWING TITLE
PRELIMINARY WETLAND IMPACT PLAN

PEA JOB NO.	2022-0863
P.M.	JC
DN.	BSH
DES.	BSH
DRAWING NUMBER:	

C-10.0

NOT FOR CONSTRUCTION
SIDWELL #14-02-300-021 & 14-02-300-022

LEGEND:

CONCRETE PAVEMENT
ASPHALT PAVEMENT
GRAVEL
WETLAND
CONCRETE CURB AND GUTTER
REVERSE GUTTER PAN
SETBACK LINE
SIGN LIGHTPOLE
FENCE
GUARD RAIL

OWNER/APPLICANT
PAH REAL ESTATE LLC c/o SCHOSTAK BROTHERS & COMPANY, INC.
17800 LAUREL PARK DRIVE NORTH, SUITE 200 C
LIVONIA, MI 48152
CONTACT: JEFFREY SCHOSTAK
PHONE: 248.357.6198
EMAIL: SCHOSTAKJ@SCHOSTAK.COM

- GENERAL NOTES**
- ALL LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES. LIGHTING SHALL MEET THE REQUIREMENTS OF ZONING ORDINANCE NO. 372.
 - SIGNS SHALL MEET THE REQUIREMENTS OF ZONING ORDINANCE NO. 372.
 - NO OUTSIDE STORAGE OF PALETS OR OVERNIGHT PASSENGER VEHICLES WILL BE ALLOWED. A PLANNED UNIT DEVELOPMENT AGREEMENT IS REQUIRED FOR THE 10 TRAILER PARKING SPACES.
 - GROUND MOUNTED TRANSFORMERS AND ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED PER ZONING ORDINANCE NO. 372.
 - PARKING SPACES SHALL BE DOUBLE STRIPPED PER ZONING ORDINANCE NO. 372.
 - AN ENVIRONMENTAL IMPACT STATEMENT IS BEING PREPARED AND WILL BE PROVIDED WHEN IT IS COMPLETE.
 - A LAND DIVISION AND/OR COMBINATION WILL BE REQUIRED FOR THIS PROJECT.
 - A SPECIAL LAND USE PERMIT IS NOT REQUIRED FOR THIS PROJECT.
 - AN ENVIRONMENTAL IMPACT STATEMENT IS BEING PREPARED AND WILL BE PROVIDED WHEN IT IS COMPLETE.
 - AN ENVIRONMENTAL IMPACT STATEMENT IS BEING PREPARED AND WILL BE PROVIDED WHEN IT IS COMPLETE.

SITE DATA TABLE:

SITE AREA: 87.3 ACRES NET AND 87.8 ACRES GROSS
EXISTING ZONING: T&R - TECHNOLOGY & RESEARCH
PROPOSED ZONING: PUD

BUILDING INFORMATION:
MAXIMUM ALLOWABLE BUILDING HEIGHT = 4 STORIES (T&R DISTRICT)
PROPOSED BUILDING HEIGHT = 2 STORIES (±67' MAX. AT STAIR TOWER)
TOTAL BUILDING FLOOR AREA = 1,100,764 SF
USABLE BUILDING FLOOR AREA = 880,880 SF
BUILDING FOOTPRINT AREA = 1,075,900 SF

OFFICE AREAS = 50,064 SF GROSS (40,051 USABLE)
ASSEMBLY (INDUSTRIAL) AREA = 525,350 SF (420,280 USABLE)
WAREHOUSING AREA = 525,350 SF (420,280 USABLE)
BUILDING LOT COVERAGE = 28.3% (OF NET AREA)

LOT IMPERVIOUS COVERAGE = 2,095,795 SF = 55.1% (OF NET AREA)

SETBACK REQUIREMENTS:

SETBACK	T&R ZONING	PROPOSED
FRONT (NORTH)	50'	212'
FRONT (EAST)	50'	598'
FRONT (WEST)	15'	566'
FRONT (SOUTH)	50'	241'

PARKING CALCULATIONS:
REQUIRED CAR PARKING PER ZONING ORDINANCE:
PROFESSIONAL OFFICE = 40,051 / 200 = 200 SPACES
INDUSTRIAL = GREATER OF:
5 + 1/1.5 X (140 EMPLOYEES) = 98 SPACES
420,280/500 = 764 SPACES
WAREHOUSING = GREATER OF:
5 + 1 X (140 EMPLOYEES) = 145 SPACES
420,280/1,700 = 247 SPACES
TOTAL REQUIRED BASED ON HIGHEST VALUE CALCULATION = 1,211 SPACES
TOTAL PROPOSED PARKING SPACES = 1,221 SPACES INCLUDING 26 HVC SPACES & 10 EV SPACES

LOADING SPACE CALCULATIONS:
REQUIRED LOADING SPACE PER ORDINANCE:
WAREHOUSE/ASSEMBLY: 10 SF PER LF OF BLDG FRONTAGE = 1500 (LAPEER) X 10 = 15,000 SF
OFFICE: 5 SF PER LF OF BLDG FRONTAGE = 230 (LAPEER) X 5 = 1,150 SF
TOTAL LOADING SPACE REQUIRED = 17,300 SF

LOADING SPACE IS PROVIDED AT 111 LOADING DOCKS AND 4 GRADE LEVEL DOORS
USING 10'X50' LOADING SPACE AT EACH DOCK AND DOOR = 10'X50'X15 = 57,500 SF LOADING

MODIFICATIONS FROM THE T&R ZONING DISTRICT REQUIREMENTS REQUESTED AS PART OF THE PUD INCLUDE:
- ALLOWANCE OF OUTDOOR TRUCK AND TRAILER STORAGE
- ALLOWANCE OF LOADING SPACE IN FRONT YARD

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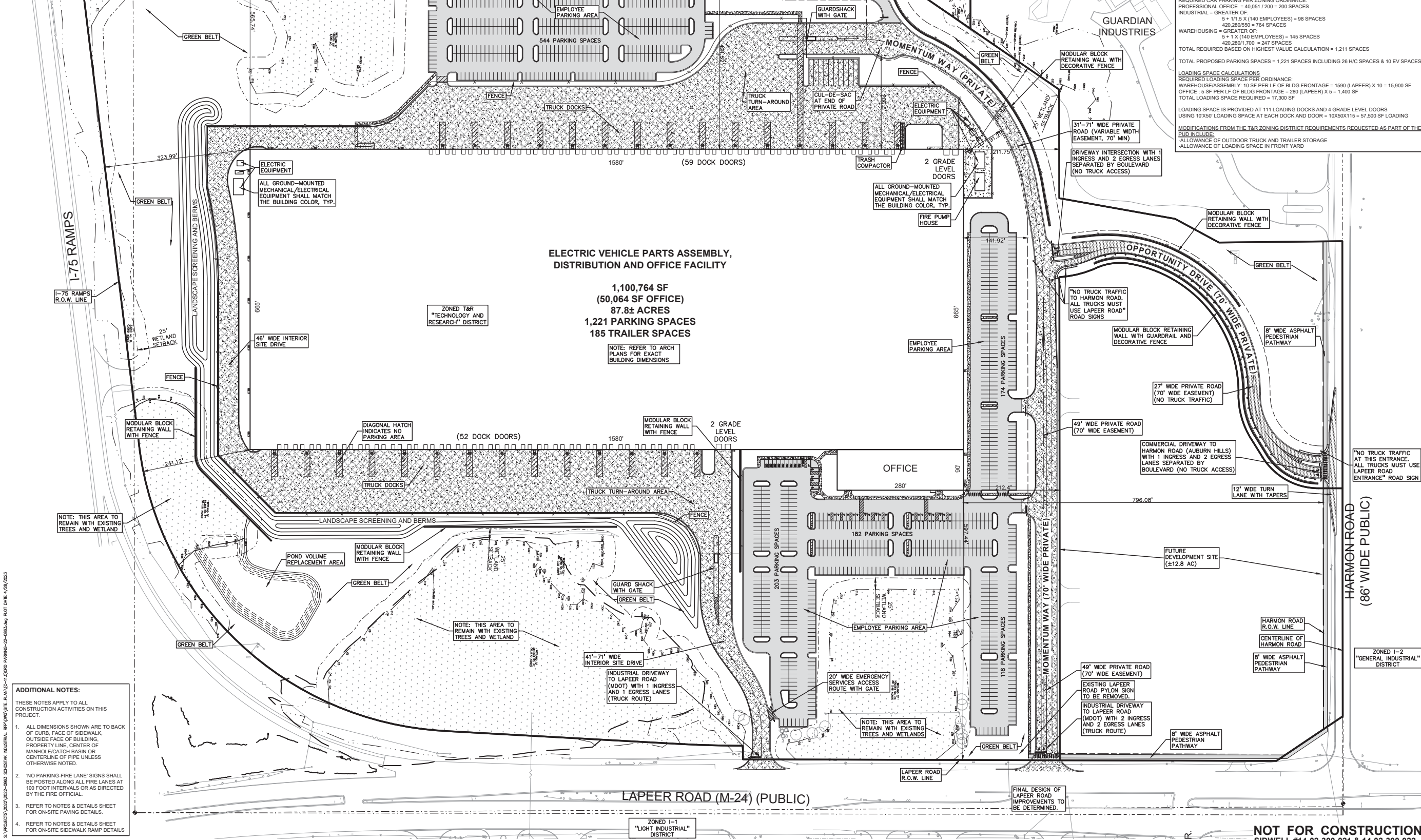
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INTERSTATE 75
M-24 LAPEER RD M-24

SCALE: 1" = 100'



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INTERSTATE 75
M-24 LAPEER RD M-24

CLIENT
PAH REAL ESTATE, LLC
17800 LAUREL PARK DRIVE NORTH, 200C
LIVONIA, MI 48152

Schostak BROTHERS & COMPANY

PROJECT TITLE
ELECTRIC VEHICLE PARTS ASSEMBLY, DISTRIBUTION & OFFICE FACILITY
6 CHAMPIONSHIP DR
AUBURN HILLS, MI 48326

gm

REVISIONS

REVISION	DATE
AH REVIEW COMMENTS	4/25/2023
AH REVIEW COMMENTS	4/28/2023

ORIGINAL ISSUE DATE:
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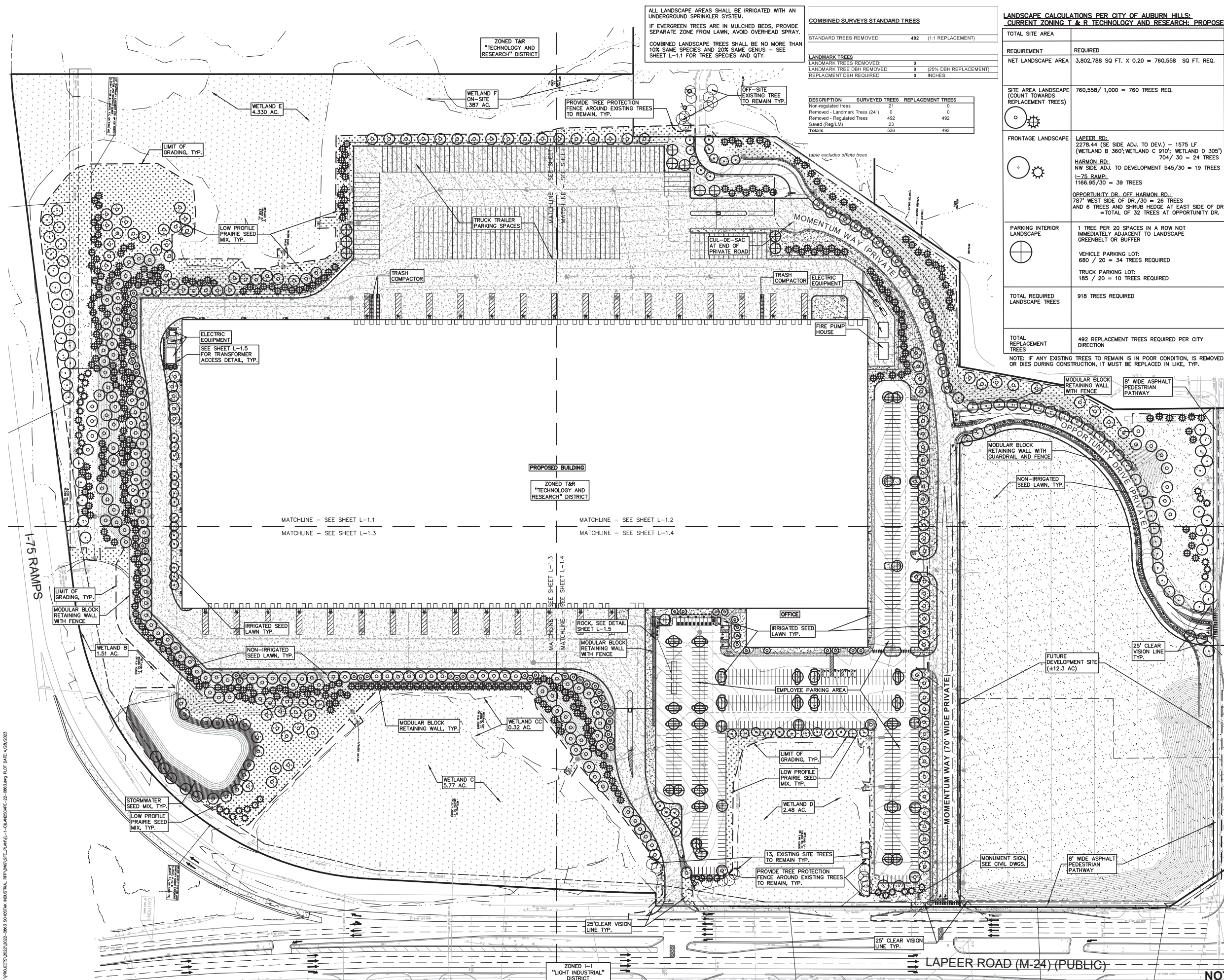
DRAWING TITLE
ORDINANCE PARKING PLAN

PEA JOB NO. 2022-0863
P.M. JC
DN. BSH
DES. BSH

DRAWING NUMBER:

NOT FOR CONSTRUCTION
SIDWELL #14-02-300-021 & 14-02-300-022

C-11.0



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.
COMBINED LANDSCAPE TREES SHALL BE NO MORE THAN 10% SAME SPECIES AND 20% SAME GENUS - SEE SHEET L-1.1 FOR TREE SPECIES AND QTY.

COMBINED SURVEYS STANDARD TREES		
STANDARD TREES REMOVED:	492	(1:1 REPLACEMENT)
LANDMARK TREES		
LANDMARK TREES REMOVED:	0	
LANDMARK TREE DBH REMOVED:	0	(25% DBH REPLACEMENT)
REPLACEMENT DBH REQUIRED:	0	INCHES
DESCRIPTION SURVEYED TREES REPLACEMENT TREES		
Non-regulated trees	21	0
Removed - Landmark Trees (24")	0	0
Removed - Regulated Trees	492	492
Saved (Reg/LM)	23	
Totals	536	492

LANDSCAPE CALCULATIONS PER CITY OF AUBURN HILLS: CURRENT ZONING T & R TECHNOLOGY AND RESEARCH: PROPOSED PUD		
TOTAL SITE AREA		87.3 ACRES (3,802,788 SF) NET
REQUIREMENT	REQUIRED	PROVIDED
NET LANDSCAPE AREA	3,802,788 SQ FT. X 0.20 = 760,558 SQ FT. REQ.	836,866.8 SF LANDSCAPE AREA = 22.0% 14.80 AC. = WETLANDS B, C, CC, D, E, F, (ON SITE) 14.8 * 50% = 7.4 AC OR 322,344 SF = 8.5% (DETENTION NIC) TOTAL = 30.5%
SITE AREA LANDSCAPE (COUNT TOWARDS REPLACEMENT TREES)	760,558 / 1,000 = 760 TREES REQ.	13 EXISTING SITE TREES, EAST, NEAR LAPEER RD. 747 NEW TREES PROVIDED (492 SITE TREES COUNTED TOWARDS REPLACEMENT TREES)
FRONTAGE LANDSCAPE	LAPEER RD: 2278.44 (SE SIDE ADJ. TO DEV.) - 1575 LF (WETLAND B 360'; WETLAND C 910'; WETLAND D 305') 704 / 30 = 24 TREES HARMON RD: NW SIDE ADJ. TO DEVELOPMENT 545/30 = 19 TREES L-75 RAMP: 1166.95/30 = 39 TREES OPPORTUNITY DR. OFF HARMON RD: 787' WEST SIDE OF DR./30 = 26 TREES AND 6 TREES AND SHRUB HEDGE AT EAST SIDE OF DR. = TOTAL OF 32 TREES AT OPPORTUNITY DR.	114 NEW TREES PROVIDED & SHRUB HEDGE EAST SIDE OF OPPORTUNITY DR.
PARKING INTERIOR LANDSCAPE	1 TREE PER 20 SPACES IN A ROW NOT IMMEDIATELY ADJACENT TO LANDSCAPE GREENBELT OR BUFFER VEHICLE PARKING LOT: 680 / 20 = 34 TREES REQUIRED TRUCK PARKING LOT: 185 / 20 = 10 TREES REQUIRED	44 NEW TREES PROVIDED
TOTAL REQUIRED LANDSCAPE TREES	918 TREES REQUIRED	905 NEW TREES PROVIDED 13 EXISTING SITE TREES, NEAR LAPEER RD. = 918 TOTAL TREES
TOTAL REPLACEMENT TREES	492 REPLACEMENT TREES REQUIRED PER CITY DIRECTION	492 REPLACEMENT TREES ARE ACCOUNTED FOR BY USING SITE AREA TREES

NOTE: IF ANY EXISTING TREES TO REMAIN IS IN POOR CONDITION, IS REMOVED, OR DIES DURING CONSTRUCTION, IT MUST BE REPLACED IN LIKE, TYP.

KEY:

- = SITE AREA TREES
- = LANDSCAPING ADJ. TO ROAD
- = PARKING LOT TREES
- = SHRUBS
- = IRRIGATED SEED LAWN
- = NON-IRRIGATED SEED LAWN
- = STORMWATER SEED MIX
- = LOW PROFILE PRAIRIE MIX
- = ROCK, SEE DETAIL SHT. L-1.5
- = EXISTING TREES TO REMAIN WITH TREE PROTECTION FENCE
- = LIMIT OF GRADING

SEE SHT. L-1.1- L-1.4 FOR TREE TYPE & QTY.
SEE SHT. L-1.5 FOR LANDSCAPE DETAILS AND SPECIALTY SEED MIX INFO

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NORTH

0 50 100 200
SCALE: 1" = 100'

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CLIENT
PAH REAL ESTATE, LLC
17800 LAUREL PARK DRIVE NORTH, 200C
LIVONIA, MI 48152

PROJECT TITLE
ELECTRIC VEHICLE PARTS ASSEMBLY, DISTRIBUTION & OFFICE FACILITY
6 CHAMPIONSHIP DR
AUBURN HILLS, MI 48326

REVISIONS

AH REVIEW COMMENTS	4/25/2023
AH REVIEW COMMENTS	4/28/2023

ORIGINAL ISSUE DATE:
APRIL 10, 2023

DRAWING TITLE
OVERALL PRELIMINARY LANDSCAPE PLAN

PEA JOB NO. 2022-0863
P.M. JC
DN. BGG
DES. DBB

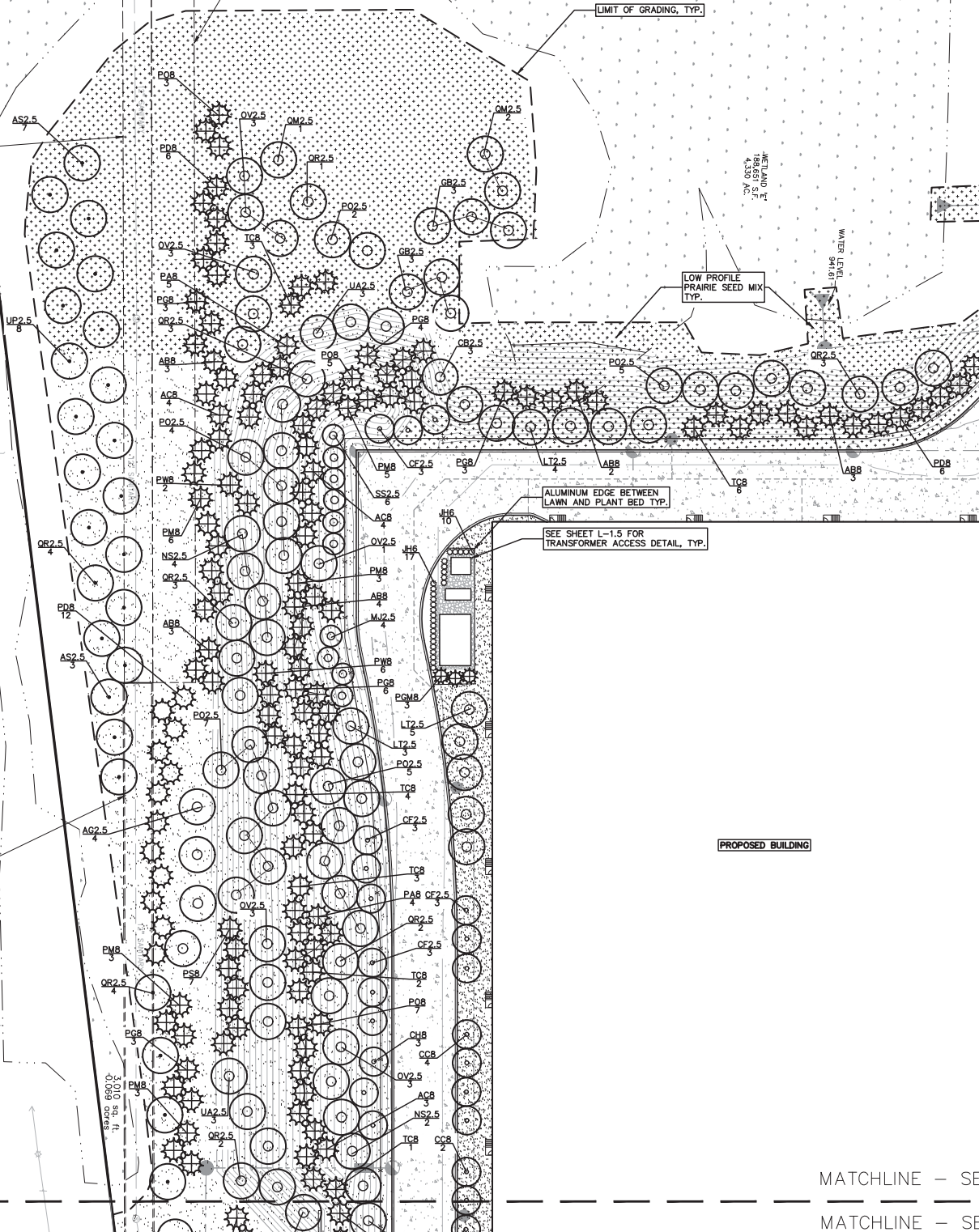
DRAWING NUMBER:
L-1.0

S:\PROJECTS\2022\2022-0863 35402194 INDUSTRIAL 8P\LANDSCAPE-22-0863.dwg PLOT DATE: 4/28/2023

NOT FOR CONSTRUCTION
SIDWELL #14-02-300-021 & 14-02-300-022

S:\PROJECTS\2022\2022-0863 35402194 INDUSTRIAL 8P\UNO SITE PLAN (L-1) LANDSCAPE-22-0863.dwg PLOT DATE: 4/28/2023

I-75 (AKA. US-10) to M-24 CONNECTOR RAMP



L-1.1 PLANT LIST

TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
4	AG2.5	Green Mountain Sugar Maple	<i>Acer saccharum 'Green Mountain'</i>	2.5" Cal.	B&B
10	AS2.5	Legacy Sugar Maple	<i>Acer saccharum 'Legacy'</i>	2.5" Cal.	B&B
3	CB2.5	European Hornbeam	<i>Carpinus betulus</i>	2.5" Cal.	B&B
6	CC8	Forset Pansy Redbud	<i>Cercis canadensis 'Forest Pansy'</i>	8" Ht.	B&B
12	CF2.5	Upright European Hornbeam	<i>Carpinus betulus 'Fastiglata'</i>	2.5" Cal.	B&B
3	CH8	Ace of Hearts Redbud-dwarf	<i>Cercis canadensis 'Ace of Hearts'</i>	8" Ht.	B&B
6	GB2.5	Ginkgo	<i>Ginkgo biloba-male only</i>	2.5" Cal.	B&B
12	LT2.5	Tulip Tree	<i>Liriodendron tulipifera</i>	2.5" Cal.	B&B
4	MJ2.5	Marilee Crab	<i>Malus 'Jarmir' PP14337 (white, upright, fruitless)</i>	2.5" Cal.	B&B
6	NS2.5	Black Gum	<i>Nyssa sylvatica</i>	2.5" Cal.	B&B
13	OV2.5	American Hophornbeam	<i>Ostrya virginiana</i>	2.5" Cal.	B&B
23	PO2.5	American Sycamore	<i>Platanus occidentalis</i>	2.5" Cal.	B&B
3	QM2.5	Bur Oak	<i>Quercus macrocarpa</i>	2.5" Cal.	B&B
22	QR2.5	Red Oak	<i>Quercus rubra</i>	2.5" Cal.	B&B
6	SS2.5	Slender Silhouette Sweetgum	<i>Liquidambar styraciflua 'Slender Silhouette'</i>	2.5" Cal.	B&B
3	TA2.5	Redmond Linden	<i>Tilia americana 'Redmond'</i>	2.5" Cal.	B&B
6	UA2.5	Accolade Elm	<i>Ulmus japonica x wilsoniana 'Accolade'</i>	2.5" Cal.	B&B
11	UF2.5	Frontier Elm	<i>Ulmus 'Frontier'</i>	2.5" Cal.	B&B
8	UP2.5	Allee Elm	<i>Ulmus 'parvifolia Allee'</i>	2.5" Cal.	B&B
161		TOTAL DECIDUOUS TREES			

EVERGREEN TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
15	AB8	Balsam Fir	<i>Abies balsamea</i>	8" Ht.	B&B
11	AC8	Concolor Fir	<i>Abies concolor</i>	8" Ht.	B&B
9	PA8	Norway Spruce	<i>Picea abies</i>	8" Ht.	B&B
30	PD8	Black Hills Spruce	<i>Picea glauca 'Densata'</i>	8" Ht.	B&B
19	PG8	White Spruce	<i>Picea glauca</i>	8" Ht.	B&B
3	PGM8	Montrose Spire White Spruce	<i>Picea glauca 'Montrose Spire'</i>	8" Ht.	B&B
20	PM8	Douglas Fir	<i>Pseudotsuga menziesii</i>	8" Ht.	B&B
22	PO8	Serbian Spruce	<i>Picea omorika</i>	8" Ht.	B&B
7	PS8	Scotch Pine	<i>Pinus sylvestris</i>	8" Ht.	B&B
8	PW8	Eastern White Pine	<i>Pinus strobus</i>	8" Ht.	B&B
19	TC8	Canadian Hemlock	<i>Tsuga canadensis</i>	8" Ht.	B&B
163		TOTAL EVERGREEN TREES			
324		TOTAL TREES			

SHRUB PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
27	JH6	Hetz Columnar Juniper	<i>Juniperus chinensis 'Hetzil Columnaris'</i>	6" Ht.	B&B
27		TOTAL SHRUBS			

OVERALL PLANT LIST (FOR 101 OR MORE TREES)

One species to contribute no more than 10% of all trees (305*0.10 = 30 trees)
One genus to contribute no more than 20% of all trees (305*0.20 = 61 trees)

TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SPECIES %	GENUS %
6	AC8	Shadblow Serviceberry	<i>Amelanchier canadensis</i>	1%	1%
4	AG2.5	Green Mountain Sugar Maple	<i>Acer saccharum 'Green Mountain'</i>	0%	0%
4	AP2.5	Columnar Norway Maple	<i>Acer platanoides 'Columnar'</i>	0%	2%
10	AS2.5	Legacy Sugar Maple	<i>Acer saccharum 'Legacy'</i>	1%	1%
5	BN10	River Birch	<i>Betula nigra</i>	1%	1%
17	CA2.5	American Hornbeam	<i>Carpinus caroliniana</i>	2%	0%
5	CB2.5	European Hornbeam	<i>Carpinus betulus</i>	1%	6%
28	CF2.5	Upright European Hornbeam	<i>Carpinus betulus 'Fastiglata'</i>	2%	0%
13	CC8	Forset Pansy Redbud	<i>Cercis canadensis 'Forest Pansy'</i>	1%	2%
3	CH8	Ace of Hearts Redbud-dwarf	<i>Cercis canadensis 'Ace of Hearts'</i>	0%	0%
20	FG2.5	American Beech	<i>Fagus grandifolia</i>	2%	2%
6	GB2.5	Ginkgo	<i>Ginkgo biloba-male only</i>	1%	1%
4	GF2.5	Fastigiate Ginkgo (columnar)	<i>Ginkgo biloba 'Fastiglata'</i>	0%	0%
23	GT2.5	Skyline Honeylocust	<i>Gleditsia triacanthos f. inermis 'Skycole'</i>	3%	3%
27	LT2.5	Tulip Tree	<i>Liriodendron tulipifera</i>	3%	3%
17	MJ2.5	Marilee Crab	<i>Malus 'Jarmir' PP14337 (white, upright, fruitless)</i>	2%	2%
38	NS2.5	Black Gum	<i>Nyssa sylvatica</i>	4%	4%
32	OV2.5	American Hophornbeam	<i>Ostrya virginiana</i>	4%	4%
35	PO2.5	American Sycamore	<i>Platanus occidentalis</i>	4%	4%
12	QB2.5	Swamp White Oak	<i>Quercus bicolor</i>	1%	0%
9	QM2.5	Bur Oak	<i>Quercus macrocarpa</i>	1%	6%
33	QR2.5	Red Oak	<i>Quercus rubra</i>	4%	0%
22	SS2.5	Slender Silhouette Sweetgum	<i>Liquidambar styraciflua 'Slender Silhouette'</i>	2%	2%
42	TA2.5	Redmond Linden	<i>Tilia americana 'Redmond'</i>	5%	7%
18	TB2.5	Boulevard Linden	<i>Tilia americana 'Boulevard'</i>	2%	0%
29	UA2.5	Accolade Elm	<i>Ulmus japonica x wilsoniana 'Accolade'</i>	3%	0%
19	UF2.5	Frontier Elm	<i>Ulmus 'Frontier'</i>	2%	0%
34	UP2.5	Allee Elm	<i>Ulmus 'parvifolia Allee'</i>	4%	0%
515		TOTAL DECIDUOUS TREES			

EVERGREEN TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SPECIES %	GENUS %
32	AB8	Balsam Fir	<i>Abies balsamea</i>	4%	6%
25	AC8	Concolor Fir	<i>Abies concolor</i>	0%	0%
41	PA8	Norway Spruce	<i>Picea abies</i>	3%	0%
53	PD8	Black Hills Spruce	<i>Picea glauca 'Densata'</i>	6%	0%
38	PG8	White Spruce	<i>Picea glauca</i>	4%	19%
3	PGM8	Montrose Spire White Spruce	<i>Picea glauca 'Montrose Spire'</i>	0%	0%
39	PO8	Serbian Spruce	<i>Picea omorika</i>	4%	0%
37	PM8	Douglas Fir	<i>Pseudotsuga menziesii</i>	4%	4%
46	PS8	Scotch Pine	<i>Pinus sylvestris</i>	5%	0%
33	PW8	Eastern White Pine	<i>Pinus strobus</i>	4%	0%
43	TC8	Canadian Hemlock	<i>Tsuga canadensis</i>	5%	5%
390		TOTAL EVERGREEN TREES			
905		TOTAL TREES			

SHRUB PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME
69	FS36	Sunrise Forsythia-compact	<i>Forsythia x intermedia 'Sunrise'(compact cultivar)</i>
27	JH6	Hetz Columnar Juniper	<i>Juniperus chinensis 'Hetzil Columnaris'</i>
50	MP36	Northern Bayberry	<i>Myrica pensylvanica</i>
59	RA30	Gro Low Sumac	<i>Rhus aromatica 'Gro-Low'</i>
205		TOTAL SHRUBS	

KEY:

- = GENERAL SITE TREES
- = LANDSCAPING ADJ. TO ROAD
- = PARKING LOT TREES
- = SHRUBS
- = IRRIGATED SEED LAWN
- = NON-IRRIGATED SEED LAWN
- = STORM WATER SEED MIX
- = LOW PROFILE PRAIRIE MIX
- = ROCK, SEE DETAIL SHT. L-1.5
- = EXISTING TREES TO REMAIN WITH TREE PROTECTION FENCE
- = LIMIT OF GRADING

SEE SHT. L-1.5 FOR LANDSCAPE DETAILS AND SPECIALITY SEED MIX INFO

PEA GROUP
t: 844.813.2949
www.peagroup.com



SCALE: 1" = 50'



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 SOLELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

L-1.1	L-1.2
L-1.3	L-1.4

LAPEER RD

CLIENT
PAH REAL ESTATE, LLC
17800 LAUREL PARK DRIVE NORTH, 200C
LIVONIA, MI 48152

Schostak
BROTHERS & COMPANY

PROJECT TITLE
ELECTRIC VEHICLE PARTS ASSEMBLY, DISTRIBUTION & OFFICE FACILITY
6 CHAMPIONSHIP DR
AUBURN HILLS, MI 48326



REVISIONS

AH REVIEW COMMENTS	4/25/2023
AH REVIEW COMMENTS	4/28/2023

ORIGINAL ISSUE DATE:
APRIL 10, 2023

DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN

PEA JOB NO. 2022-0863

P.M. JC

DN. BGG

DES. JLE

DRAWING NUMBER:

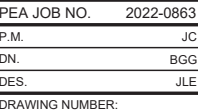
NOT FOR CONSTRUCTION
SIDWELL #14-02-300-021 & 14-02-300-022

L-1.1



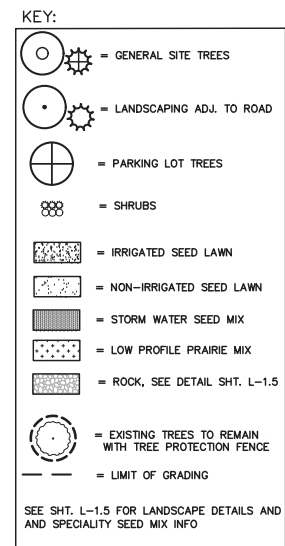
SHRUB PLANT LIST:						
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SP	
47	FS36	Sunrise Forsythia-compact	<i>Forsythia x intermedia 'Sunrise'</i> [compact cultivar]	36" Ht.	C	
25	MP36	Northern Bayberry	<i>Myrica pensylvanica</i>	36" Ht.	C	
30	RA30	Gro Low Sumac	<i>Rhus aromatica 'Gro-Low'</i>	30" Ht.	C	
102	TOTAL SHRUBS					

- SEE SHT. L-1.5 FOR LANDSCAPE DETAILS AND
AND SPECIALITY SEED MIX INFO

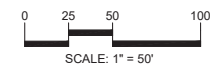


L-1.2

NOT FOR CONSTRUCTION
SIDWELL #14-02-300-021 & 14-02-300-022



PEA
GROUP
t: 844.813.2949
www.peagroup.com



CAUTION!!
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Diagram illustrating the layout of the 175' RAMPS area, divided into four quadrants labeled L-1.1, L-1.2, L-1.3, and L-1.4. The area is bounded by LAFFER RD on the bottom and 175' RAMPS on the left.

CLIENT
PAH REAL ESTATE, LLC
17800 LAUREL PARK DRIVE NORTH, 2000
LIVONIA, MI 48152



PROJECT TITLE
**ELECTRIC VEHICLE
PARTS ASSEMBLY,
DISTRIBUTION &
OFFICE FACILITY**
6 CHAMPIONSHIP DR
ALBURN HILL I.S. NJ 08526



REVISIONS	
AH REVIEW COMMENTS	4/25/2023
AH REVIEW COMMENTS	4/28/2023

ORIGINAL ISSUE DATE:
APRIL 10, 2023

DRAWING TITLE

**PRELIMINARY
LANDSCAPE
PLAN**

PEA JOB NO.	2022-0863
P.M.	JC
DN.	BGG
DES.	JLE
DRAWING NUMBER:	

NOT FOR CONSTRUCTION
SIDWELL #14-02-300-021 & 14-02-300-022

L-1.3



0 25 50 100
SCALE: 1" = 50'



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 SOLELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

L-1.1	L-1.2
L-1.3	L-1.4

LAPEER RD

CLIENT
PAH REAL ESTATE, LLC
17800 LAUREL PARK DRIVE NORTH, 200C
LIVONIA, MI 48152

Schostak
BROTHERS & COMPANY

PROJECT TITLE
**ELECTRIC VEHICLE
PARTS ASSEMBLY,
DISTRIBUTION &
OFFICE FACILITY**
6 CHAMPIONSHIP DR
AUBURN HILLS, MI 48326



REVISIONS
AH REVIEW COMMENTS 4/25/2023
AH REVIEW COMMENTS 4/28/2023

ORIGINAL ISSUE DATE:
APRIL 10, 2023

DRAWING TITLE
**PRELIMINARY
LANDSCAPE
PLAN**

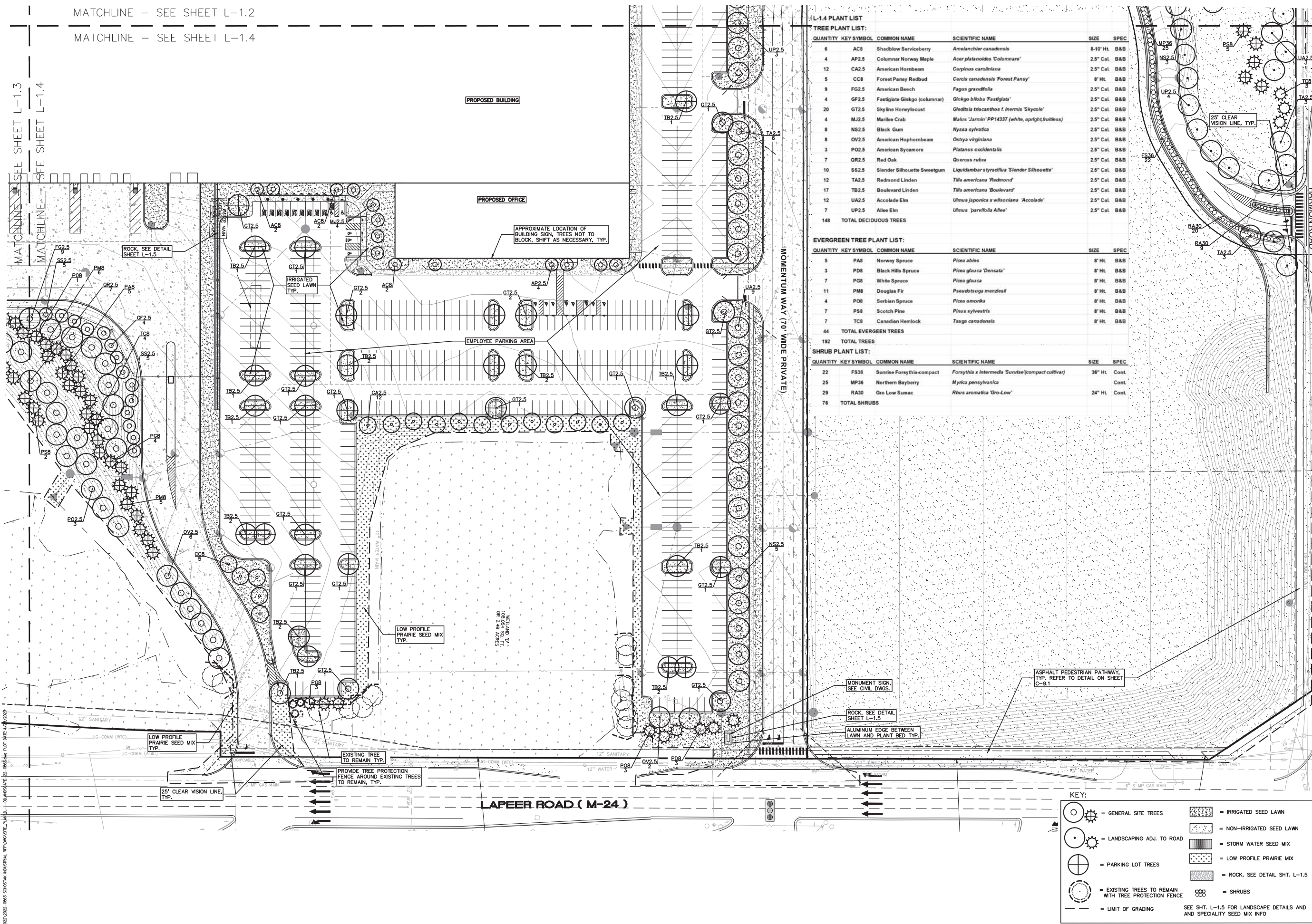
PEA JOB NO. 2022-0863

P.M. JC
DN. BGG
DES. JLE

DRAWING NUMBER:

L-1.4

NOT FOR CONSTRUCTION
SIDWELL #14-02-300-021 & 14-02-300-022



L-1.4 PLANT LIST					
TREE PLANT LIST:					
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
6	AC8	Shadblow Serviceberry	<i>Amelanchier canadensis</i>	8-10' Ht.	B&B
4	AP2.5	Columnar Norway Maple	<i>Acer platanoides 'Columnare'</i>	2.5" Cal.	B&B
12	CA2.5	American Hornbeam	<i>Carpinus caroliniana</i>	2.5" Cal.	B&B
5	CC8	Forsyth Pansy Redbud	<i>Cercis canadensis 'Forest Pansy'</i>	8' Ht.	B&B
9	FG2.5	American Beech	<i>Fagus grandifolia</i>	2.5" Cal.	B&B
4	GF2.5	Fastigiate Ginkgo (columnar)	<i>Ginkgo biloba 'Fastigiata'</i>	2.5" Cal.	B&B
20	GT2.5	Skyline Honeylocust	<i>Gleditsia triacanthos f. inermis 'Skyline'</i>	2.5" Cal.	B&B
4	MJ2.5	Marilee Crab	<i>Malus 'Jarmir' PP14337 (white, upright, fruitless)</i>	2.5" Cal.	B&B
8	NS2.5	Black Gum	<i>Nyssa sylvatica</i>	2.5" Cal.	B&B
8	OV2.5	American Hophornbeam	<i>Ostrya virginiana</i>	2.5" Cal.	B&B
3	PO2.5	American Sycamore	<i>Platanus occidentalis</i>	2.5" Cal.	B&B
7	QR2.5	Red Oak	<i>Quercus rubra</i>	2.5" Cal.	B&B
10	SS2.5	Slender Silhouette Sweetgum	<i>Liquidambar styraciflua 'Slender Silhouette'</i>	2.5" Cal.	B&B
12	TA2.5	Redmond Linden	<i>Tilia americana 'Redmond'</i>	2.5" Cal.	B&B
17	TB2.5	Boulevard Linden	<i>Tilia americana 'Boulevard'</i>	2.5" Cal.	B&B
12	UA2.5	Accolade Elm	<i>Ulmus japonica x wilsoniana 'Accolade'</i>	2.5" Cal.	B&B
7	UP2.5	Allee Elm	<i>Ulmus 'parvifolia Allee'</i>	2.5" Cal.	B&B
148		TOTAL DECIDUOUS TREES			
EVERGREEN TREE PLANT LIST:					
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
5	PA8	Norway Spruce	<i>Picea abies</i>	8' Ht.	B&B
3	PD8	Black Hills Spruce	<i>Picea glauca 'Densata'</i>	8' Ht.	B&B
7	PG8	White Spruce	<i>Picea glauca</i>	8' Ht.	B&B
11	PM8	Douglas Fir	<i>Pseudotsuga menziesii</i>	8' Ht.	B&B
4	PO8	Serbian Spruce	<i>Picea omorika</i>	8' Ht.	B&B
7	PS8	Scotch Pine	<i>Pinus sylvestris</i>	8' Ht.	B&B
7	TC8	Canadian Hemlock	<i>Tsuga canadensis</i>	8' Ht.	B&B
44		TOTAL EVERGREEN TREES			
192		TOTAL TREES			
SHRUB PLANT LIST:					
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
22	FS36	Sunrise Forsythia-compact	<i>Forsythia x intermedia 'Sunrise' (compact cultivar)</i>	36" Ht.	Cont.
25	MP36	Northern Bayberry	<i>Myrica pensylvanica</i>		Cont.
29	RA30	Gro Low Sumac	<i>Rhus aromatica 'Gro-Low'</i>	24" Ht.	Cont.
76		TOTAL SHRUBS			

	= GENERAL SITE TREES		= IRRIGATED SEED LAWN
	= LANDSCAPING ADJ. TO ROAD		= NON-IRRIGATED SEED LAWN
	= PARKING LOT TREES		= STORM WATER SEED MIX
	= EXISTING TREES TO REMAIN WITH TREE PROTECTION FENCE		= LOW PROFILE PRAIRIE MIX
	= LIMIT OF GRADING		= ROCK, SEE DETAIL SHT. L-1.5
			= SHRUBS
			SEE SHT. L-1.5 FOR LANDSCAPE DETAILS AND AND SPECIALTY SEED MIX INFO

MATCHLINE - SEE SHEET L-1.3
MATCHLINE - SEE SHEET L-1.4

MATCHLINE - SEE SHEET L-1.2

MATCHLINE - SEE SHEET L-1.4

S:\PROJECTS\2022\2022-0863 SCHOSTAK INDUSTRIAL EPC\LANDSCAPE\22-0863.LAN (L-1.4) 14-02-300-021 & 14-02-300-022 PLOT DATE: 4/28/2023

NATIVE SEED MIX, BY STANTEC NATIVE PLANT NURSERY, 574-586-2412; OR EQUAL; SPECIES TO BE NATIVE TO OAKLAND COUNTY; NO INVASIVE SPECIES ALLOWED

FOR ALL SEED MIXES, PROVIDE EROSION MAT ON SLOPES AND AREAS OF WASH OUT TYP. INSTALL AND PREP PER MANUFACTURES SPECIFICATIONS.

Low-profile Prairie Seed Mix
Stantec Native Plant Nursery 574-586-2412
stantec.com/native-plant-nursery

Botanical Name	Common Name
Permanent Grasses:	
<i>Bouteloua curtipendula</i>	Side Oats Grama
<i>Carex spp.</i>	Prairie Carex Mix
<i>Elymus canadensis</i>	Canada Wild Rye
<i>Koeleria pyramidata</i>	June Grass
<i>Panicum virgatum</i>	Switch Grass
<i>Schizachyrium scoparium</i>	Little Bluestem

Temporary Cover:	Common Name
<i>Avena sativa</i>	Annual Rye
<i>Lolium multiflorum</i>	

Forbs:	Common Name
<i>Amorpha canescens</i>	Lead Plant
<i>Anemone cylindrica</i>	Thimbleweed
<i>Asclepias syriaca</i>	Common Milkweed
<i>Asclepias tuberosa</i>	Butterfly Milkweed
<i>Baptisia alba</i>	White Wild Indigo
<i>Chamaecrista fasciculata</i>	Partridge Pea
<i>Coreopsis lanceolata</i>	Sand Coreopsis
<i>Coreopsis palmata</i>	Prairie Coreopsis
<i>Dalea candida</i>	White Prairie Clover
<i>Dalea purpurea</i>	Purple Prairie Clover
<i>Desmanthus illinoensis</i>	Illinois Sensitive Plant
<i>Echinacea purpurea</i>	Broad-Leaved Purple Coneflower
<i>Eryngium yuccifolium</i>	Rattlesnake Master
<i>Lespedeza capitata</i>	Round-Head Bush Clover
<i>Liatris aspera</i>	Rough Blazing Star
<i>Lupinus perennis</i>	Wild Lupine
<i>Monarda fistulosa</i>	Wild Bergamot
<i>Oligoneuron rigidum</i>	Stiff Goldenrod
<i>Parthenium integrifolium</i>	Wild Quinine
<i>Penstemon digitalis</i>	Foxglove Beard Tongue
<i>Penstemon hirsutus</i>	Hairy Beard Tongue
<i>Pycnostemum virginianum</i>	Common Mountain Mint
<i>Ratibida pinnata</i>	Yellow Coneflower
<i>Rudbeckia hirta</i>	Black-Eyed Susan
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan
<i>Silphium laetevirgatum</i>	Prairie Dock
<i>Solidago speciosa</i>	Showy Goldenrod
<i>Symphoricarpos racemosa</i>	Heath Aster
<i>Symphoricarpos racemosa</i>	Smooth Blue Aster
<i>Symphoricarpos racemosa</i>	New England Aster
<i>Tradescantia virginiana</i>	Common Spiderwort
<i>Verbena stricta</i>	Hairy Vervain
<i>Vernonia spp.</i>	Ironweed (Various Mix)
<i>Veronicastrum virginicum</i>	Culvers Root

Stormwater Seed Mix
Stantec Native Plant Nursery 574-586-2412
stantec.com/native-plant-nursery

Botanical Name	Common Name
Permanent Grasses/Sedges/Rushes:	
<i>Bobochoerhus fluitans</i>	River Bulrush
<i>Carex cristatella</i>	Crested Oval Sedge
<i>Carex lurida</i>	Bottlebrush Sedge
<i>Carex vulpinoidea</i>	Brown Fox Sedge
<i>Elymus virginicus</i>	Virginia Wild Rye
<i>Glyceria striata</i>	Fowl Manna Grass
<i>Juncus effusus</i>	Common Rush
<i>Leersia oryzoides</i>	Rice Cut Grass
<i>Panicum virgatum</i>	Switch Grass
<i>Schoenoplectus tabernaemontani</i>	Softstem Bulrush
<i>Scirpus atrovirens</i>	Dark Green Rush
<i>Scirpus cyperinus</i>	Wool Grass

Temporary Cover:	Common Name
<i>Avena sativa</i>	Annual Rye
<i>Lolium multiflorum</i>	

Forbs & Shrubs:	Common Name
<i>Alisma spp.</i>	Water Plantain (Various Mix)
<i>Asclepias incarnata</i>	Swamp Milkweed
<i>Bidens spp.</i>	Bidens (Various Mix)
<i>Helenium autumnale</i>	Shreeveseed
<i>Iris virginica</i>	Blue Flag
<i>Lycopus americanus</i>	Common Water Horehound
<i>Mimulus ringens</i>	Monkey Flower
<i>Ridgella's Goldenrod</i>	Ridgella's Goldenrod
<i>Pantheron sedoides</i>	Ditch Stonecrop
<i>Polygonum spp.</i>	Pinkweed (Various Mix)
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan
<i>Rudbeckia hirta</i>	Black-Eyed Susan
<i>Sagittaria latifolia</i>	Common Arrowhead
<i>Senna hebecarpa</i>	Wild Senna
<i>Symphoricarpos racemosa</i>	New England Aster
<i>Trilicium dasycaurum</i>	Purple Meadow Rue

GENERAL PLANTING NOTES:

- 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.
- 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.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
- 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.
- ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
- ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
- 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.
- 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.
- IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
- ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
- ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
- SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
- FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.
- CONTRACTOR SHALL NOT INSTALL PLANTS UNDER BUILDING OVERHANG AND SHALL NOTIFY LANDSCAPE ARCHITECT IF DRAWINGS CONFLICT WITH BUILDING OVERHANGS.
- TREES SHALL NOT CONFLICT/ BLOCK PROPOSED REGULATORY/ DIRECTION SIGNAGE, MONUMENT SIGNS, ADDRESS OR LIGHT POLES. SHIFT TREES AS NECESSARY TYP.

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.

AUBURN HILLS LANDSCAPE NOTES

SCALE: 1" = 1'-0"

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 ERRECT 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, THE BUILDING OR WASTE MATERIAL, OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE.
- NO DAMAGING ATTACHMENT, WRES (OTHER THAN CABLE WIRES FOR TREES), SIGNS, OR PERMITS MAY BE FASTENED TO ANY TREE PROTECTED BY THIS ORDINANCE.

AUBURN HILLS TREE PROTECTION NOTE

NOT TO SCALE

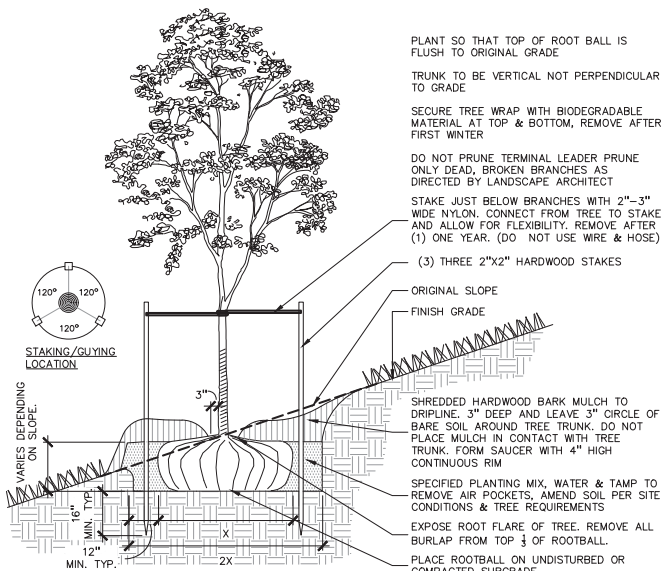
PER CITY OF AUBURN HILLS: SECTION 138-12.109 MAINTENANCE:

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

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

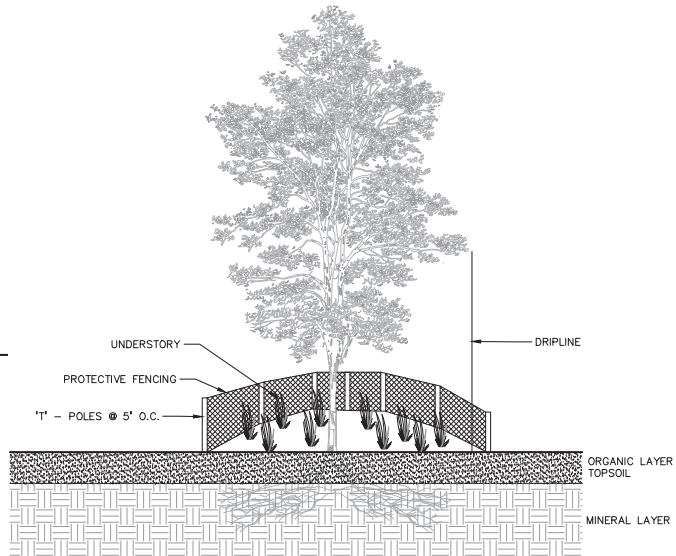
AUBURN HILLS MAINTENANCE NOTES

SCALE: 1" = 1'-0"



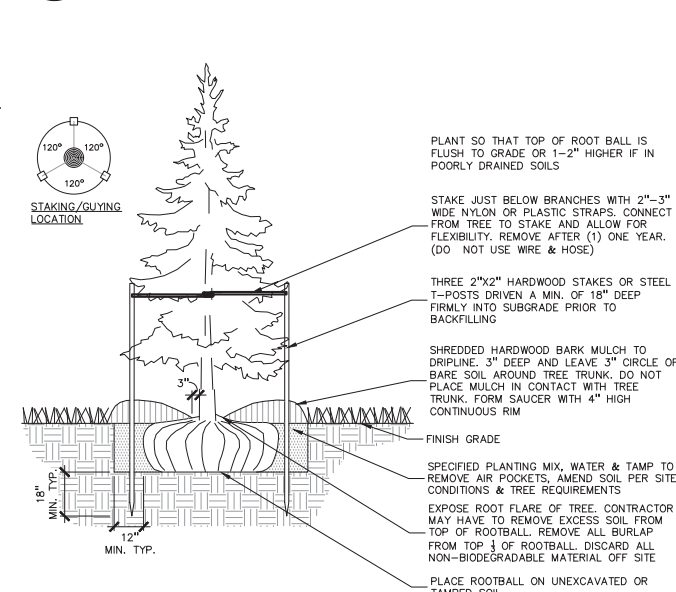
TREE PLANTING ON A BERM DETAIL

SCALE: 1" = 3'-0"



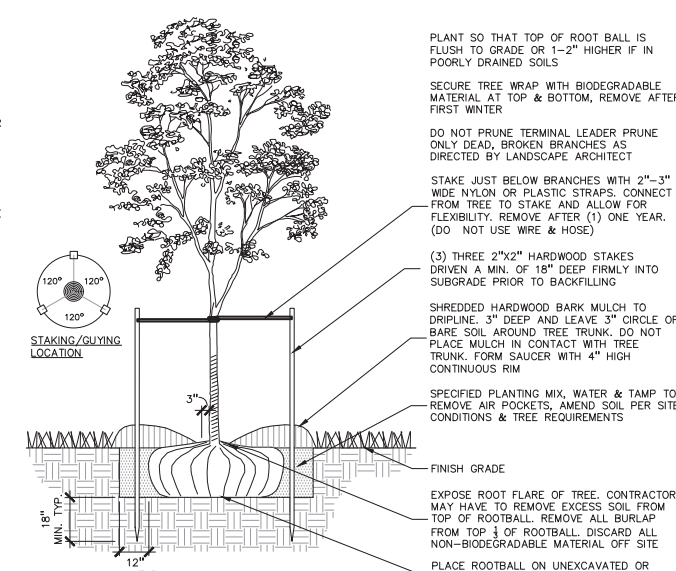
TREE PROTECTION DETAIL

SCALE: 1" = 3'-0"



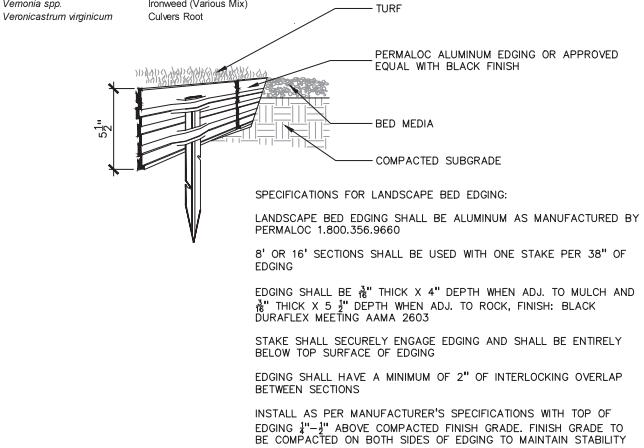
EVERGREEN TREE PLANTING DETAIL

SCALE: 1" = 3'-0"



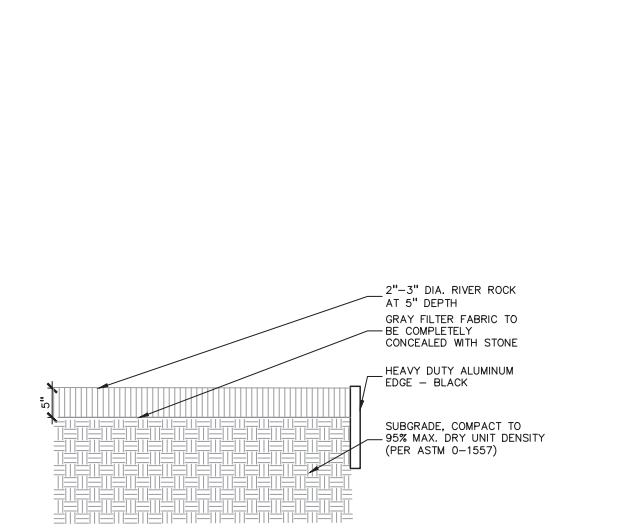
DECIDUOUS TREE PLANTING DETAIL

SCALE: 1" = 3'-0"



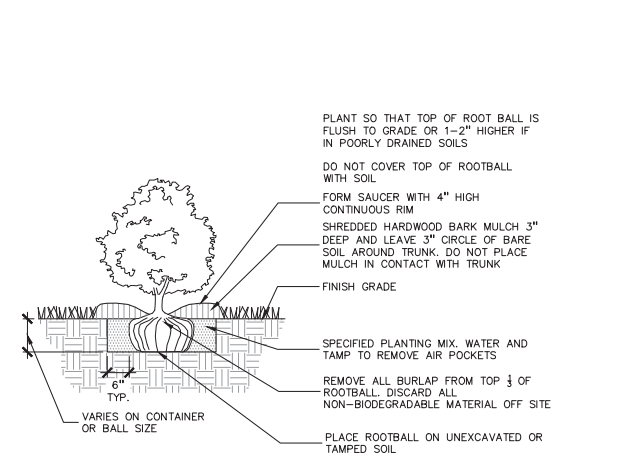
ALUMINUM EDGE DETAIL

SCALE: 1/2" = 1'-0"



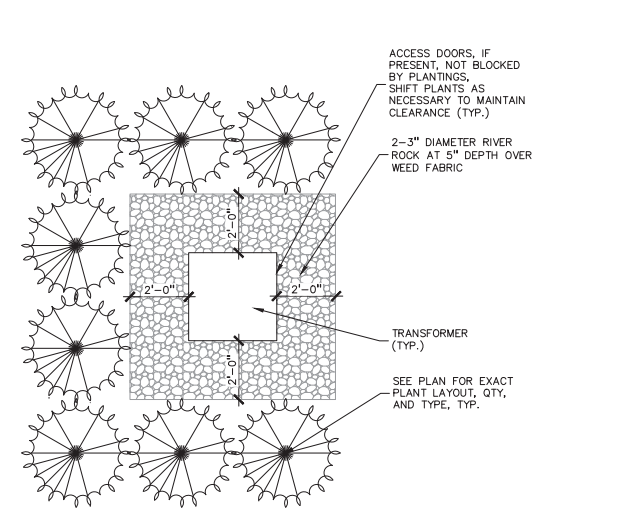
RIVER ROCK EDGE DETAIL

SCALE: 1 1/2" = 1'-0"



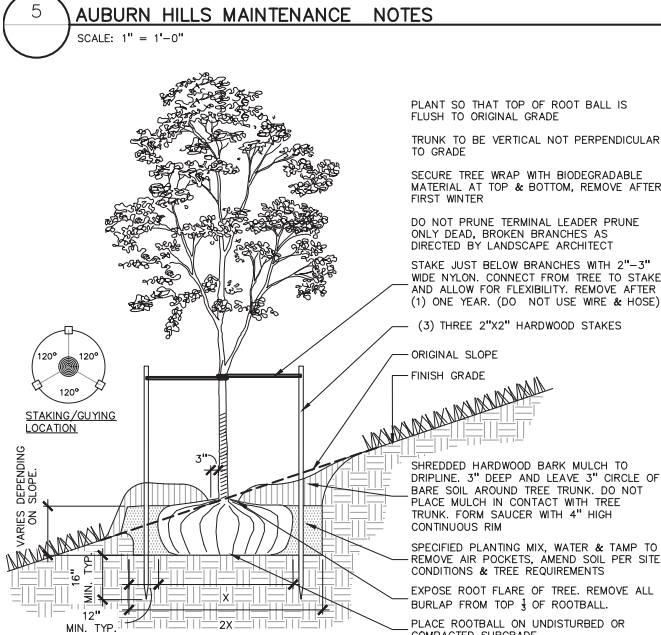
SHRUB PLANTING DETAIL

SCALE: 1" = 2'-0"



TRANSFORMER SCREENING DETAIL- ACCESS REFERENCE ONLY

SCALE: 1" = 3'-0"



TREE PLANTING ON A BERM DETAIL

SCALE: 1" = 3'-0"

NOT FOR CONSTRUCTION

PEA
GROUP

t: 844.813.2949
www.peagroup.com



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES 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 UTILITY LOCATION AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
PAH REAL ESTATE, LLC
17800 LAUREL PARK DRIVE NORTH, 200C
LIVONIA, MI 48152

Schostak
BROTHERS & COMPANY

PROJECT TITLE
**ELECTRIC VEHICLE
PARTS ASSEMBLY,
DISTRIBUTION &
OFFICE FACILITY**
6 CHAMPIONSHIP DR
AUBURN HILLS, MI 48306



REVISIONS
AH REVIEW COMMENTS 4/25/2023
AH REVIEW COMMENTS 4/28/2023

ORIGINAL ISSUE DATE:
APRIL 10, 2023

DRAWING TITLE
**LANDSCAPE
DETAILS**

PEA JOB NO. 2022-0863

P.M.	JC
DN.	BGG
DES.	JLE

DRAWING NUMBER:

L-1.5

S:\PROJECTS\2022\2022-0863 3402516 INDUSTRIAL REPAIRS\STL_Plan (1-1)-07TREE PLAN-22-0863.dwg PLOT DATE: 4/28/2023

TAG NO.	DBH	LATIN NAME	COMMON NAME	COND	COMMENT	REGULATED (REG.) / NOT REGULATED (N)	LANDMARK K (L)	SAVE (S) / REMOVE (X)
326	9	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
327	7	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
328	7	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
329	7	Pyrus calleryana	Bradford Pear	fair	some die back	REG./REPLACE	-	X
330	6	Pyrus calleryana	Bradford Pear	fair	suckers-	REG./REPLACE	-	X
331	7	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
332	7	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
333	6	Pyrus calleryana	Bradford Pear	fair	suckers-	REG./REPLACE	-	X
334	6	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
335	2	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
336	7	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
337	6	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
338	6	Pyrus calleryana	Bradford Pear	fair	crown die-off	REG./REPLACE	-	X
339	6	Pyrus calleryana	Bradford Pear	fair		REG./REPLACE	-	X
340	6	Pyrus calleryana	Bradford Pear	fair	crown die off	REG./REPLACE	-	X
341	6	Pyrus calleryana	Bradford Pear	poor	major canker- heavy leaf die off	REG./REPLACE	-	X
342	9	Pyrus calleryana	Bradford Pear	poor	large seam-, crown die off	REG./REPLACE	-	X
343	6	Pyrus calleryana	Bradford Pear	fair	crown die off, suckers	REG./REPLACE	-	X
344	7	Pyrus calleryana	Bradford Pear	fair	large canker-, leaf die-back	REG./REPLACE	-	X
345	7	Pyrus calleryana	Bradford Pear	fair	crown die off	REG./REPLACE	-	X
346	6	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
347	6	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
348	6	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
349	6	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
350	8	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
351	8	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
352	6	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
353	7	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
354	6	Pyrus calleryana	Bradford Pear	fair	large canker	REG./REPLACE	-	X
355	6	Pyrus calleryana	Bradford Pear	poor	large canker and rot	REG./REPLACE	-	X
356	6	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
357	6	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
358	6	Pyrus calleryana	Bradford Pear	fair	crown die off-, mechanical damage-, suckers	REG./REPLACE	-	X
359	6	Pyrus calleryana	Bradford Pear	fair		REG./REPLACE	-	X
360	8	Pyrus calleryana	Bradford Pear	good	suckers-	REG./REPLACE	-	X
361	7	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
362	7	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
363	9	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
364	7	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
365	7	Pyrus calleryana	Bradford Pear	fair	crown die off	REG./REPLACE	-	X
366	7	Pyrus calleryana	Bradford Pear	fair	crown die off	REG./REPLACE	-	X
367	6	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
368	6	Pyrus calleryana	Bradford Pear	fair	crown die off	REG./REPLACE	-	X
369	6	Pyrus calleryana	Bradford Pear	poor	heavy die back	REG./REPLACE	-	X
370	7	Pyrus calleryana	Bradford Pear	fair	crown die off	REG./REPLACE	-	X
371	6	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
372	8	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
373	7	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
374	6	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
375	6	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
376	7	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
377	2	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
378	6	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
379	6	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
380	7	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
381	7	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
382	7	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
383	7	Pyrus calleryana	Bradford Pear	fair	large canker	REG./REPLACE	-	X
384	7	Pyrus calleryana	Bradford Pear	fair	large mechanical scar	REG./REPLACE	-	X
385	6	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
386	6	Pyrus calleryana	Bradford Pear	fair	suckers-	REG./REPLACE	-	X
387	6	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
388	2	Picea pungens	-Colorado Blue Spruce	good		REG./REPLACE	-	X
389	12	Pinus nigra	Austrian Pine	good		REG./REPLACE	-	X
390	12	Picea pungens	-Colorado Blue Spruce	good		REG./REPLACE	-	X
391	11	Picea pungens	-Colorado Blue Spruce	good		REG./REPLACE	-	X
392	9	Acer rubrum	Red Maple	good	strangling roots-, competition	REG./REPLACE	-	X
393	16	Pinus nigra	Austrian Pine	good		REG./REPLACE	-	X
394	9	Pinus nigra	Austrian Pine	fair	competition	REG./REPLACE	-	X
395	16	Pinus nigra	Austrian Pine	fair	branching lead-, competition	REG./REPLACE	-	X
396	13	Pinus nigra	Austrian Pine	good		REG./REPLACE	-	X
397	10	Pinus nigra	Austrian Pine	good		REG./REPLACE	-	X
398	12	Pinus nigra	Austrian Pine	good	competition	REG./REPLACE	-	X
399	14	Pinus nigra	Austrian Pine	fair	competition	REG./REPLACE	-	X
400	14	Pinus nigra	Austrian Pine	fair	competition	REG./REPLACE	-	X
401	16	Pinus nigra	Austrian Pine	good		REG./REPLACE	-	X
402	13	Pinus nigra	Austrian Pine	good		REG./REPLACE	-	X
403	10	Pinus nigra	Austrian Pine	fair	canker-, competition	REG./REPLACE	-	X
404	13	Pinus nigra	Austrian Pine	fair	wave lead-, competition	REG./REPLACE	-	X
405	11	Pinus nigra	Austrian Pine	good		REG./REPLACE	-	X
406	15	Pinus nigra	Austrian Pine	good		REG./REPLACE	-	X
407	11	Pinus nigra	Austrian Pine	poor	nearly dead	REG./REPLACE	-	X
408	16	Pinus nigra	Austrian Pine	good		REG./REPLACE	-	X
409	14	Pinus nigra	Austrian Pine	good		REG./REPLACE	-	X
410	13	Pinus nigra	Austrian Pine	poor	bent lead-, competition	REG./REPLACE	-	X
411	13	Pinus nigra	Austrian Pine	good		REG./REPLACE	-	X
412	13	Pinus nigra	Austrian Pine	fair	rust blight-, competition	REG./REPLACE	-	X
413	13	Pinus nigra	Austrian Pine	good		REG./REPLACE	-	X
414	9	Picea pungens	-Colorado Blue Spruce	fair	competition	REG./REPLACE	-	X
415	9	Picea pungens	-Colorado Blue Spruce	fair	competition	REG./REPLACE	-	X
416	14	Picea pungens	-Colorado Blue Spruce	poor	lacking 50% of foliage	REG./REPLACE	-	X
417	11	Pinus nigra	Austrian Pine	fair	competition	REG./REPLACE	-	X
418	12	Pinus nigra	Austrian Pine	fair	competition	REG./REPLACE	-	X
419	10	Pinus nigra	Austrian Pine	poor	heavy lean-, competition	REG./REPLACE	-	X
420	10	Pinus nigra	Austrian Pine	fair	competition	REG./REPLACE	-	X
421	11	Pinus nigra	Austrian Pine	fair	competition	REG./REPLACE	-	X
422	13	Pinus nigra	Austrian Pine	fair	moderate lean-, competition	REG./REPLACE	-	X
423	13	Pinus nigra	Austrian Pine	fair	split lead	REG./REPLACE	-	X
424	14	Pinus nigra	Austrian Pine	fair	split lead-, competition	REG./REPLACE	-	X
425	12	Pinus nigra	Austrian Pine	fair	missing main lead-, competition	REG./REPLACE	-	X
426	12	Pinus nigra	Austrian Pine	good		REG./REPLACE	-	X
427	9	Picea pungens	Colorado Blue Spruce	good		REG	-	S
428	13	Pinus nigra	Austrian Pine	good		REG	-	S
429	10	Pinus nigra	Austrian Pine	fair		REG	-	S
430	13, 11	Pinus nigra	Austrian Pine	fair	twin, seamed and leaning	REG	-	S
431	7	Populus deltoides	Eastern Cottonwood	good		N (SPECIES)	-	X
432	6	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
433	7	Acer negundo	Box Elder	good		N (SPECIES)	-	X
434	12	Pinus nigra	Austrian Pine	fair	competition	REG	-	S
435	16	Pinus nigra	Austrian Pine	good		REG	-	S
436	12, 10	Pinus nigra	Austrian Pine	good	twin, split leads	REG	-	S
437	12	Pinus nigra	Austrian Pine	fair	wavey lead	REG	-	S
438	17	Pinus nigra	Austrian Pine	fair	competition	REG	-	S
439	14	Pinus nigra	Austrian Pine	fair	competition	REG	-	S
440	9	Pinus nigra	Austrian Pine	poor	(broken, missing, lead), competition	REG	-	S
441	6,6,6,5	Salix amygdalioides	Peachleaf Willow	good	multiple	N (SPECIES)	-	X
442	9	Populus deltoides	Eastern Cottonwood	good	multiple	N (SPECIES)	-	X
443	6,9,8,7	Populus deltoides	Eastern Cottonwood	good	multiple	N (SPECIES)	-	X
444	10	Picea pungens	-Colorado Blue Spruce	good		REG./REPLACE	-	X
445	10	Picea pungens	-Colorado Blue Spruce	good		REG./REPLACE	-	X
446	8	Picea pungens	-Colorado Blue Spruce	good		REG./REPLACE	-	X
447	10	Picea pungens	-Colorado Blue Spruce	poor	split leads-, one of which is dead	REG./REPLACE	-	X
448	9	Picea pungens	-Colorado Blue Spruce	good		REG./REPLACE	-	X
449	10	Picea pungens	-Colorado Blue Spruce	good		REG./REPLACE	-	X
450	10	Picea pungens	-Colorado Blue Spruce	good		REG./REPLACE	-	X
451	10	Picea pungens	-Colorado Blue Spruce	good		REG./REPLACE	-	X
452	11	Picea pungens	-Colorado Blue Spruce	good		REG./REPLACE	-	X
453	10	Picea pungens	-Colorado Blue Spruce	good		REG./REPLACE	-	X
454	9	Picea pungens	-Colorado Blue Spruce	fair	competition/strangulation due to climbing vines	REG./REPLACE	-	X
455	10	Picea pungens	-Colorado Blue Spruce	fair	climbing vines	REG./REPLACE	-	X
456	11	Picea pungens	-Colorado Blue Spruce	good		REG./REPLACE	-	X
457	9	Picea pungens	-Colorado Blue Spruce	fair	crown die off-, missing lead	REG./REPLACE	-	X
458	10	Picea pungens	-Colorado Blue Spruce	good		REG./REPLACE	-	X
459	9	Picea pungens	-Colorado Blue Spruce	fair	competition and climbing vines	REG./REPLACE	-	X
460	10	Picea pungens	-Colorado Blue Spruce	good		REG./REPLACE	-	X
461	9	Picea pungens	-Colorado Blue Spruce	fair	lower boughs are dead	REG./REPLACE	-	X
462	9	Picea pungens	-Colorado Blue Spruce	fair	lower boughs are dead	REG./REPLACE	-	X
463	11	Picea pungens	-Colorado Blue Spruce	good		REG./REPLACE	-	X
464	11	Picea pungens	-Colorado Blue Spruce	good		REG./REPLACE	-	X
465	11	Picea pungens	-Colorado Blue Spruce	good		REG./REPLACE	-	X

466	9	Picea pungens	Colorado Blue Spruce	fair	lower boughs are dead	REG/REPLACE	-	X
467	10	Picea pungens	Colorado Blue Spruce	good		REG/REPLACE	-	X
468	9	Picea pungens	Colorado Blue Spruce	fair	dead crown	REG/REPLACE	-	X
469	8	Picea pungens	Colorado Blue Spruce	good		REG/REPLACE	-	X
470	11	Picea pungens	Colorado Blue Spruce	good		REG/REPLACE	-	X
471	8	Picea pungens	Colorado Blue Spruce	good		REG/REPLACE	-	X
472	8	Picea pungens	Colorado Blue Spruce	poor	lower boughs are dead, dead crown	REG/REPLACE	-	X
473	11	Picea pungens	Colorado Blue Spruce	good		REG/REPLACE	-	X
474	9	Picea pungens	Colorado Blue Spruce	fair	split leads	REG/REPLACE	-	X
475	11	Picea pungens	Colorado Blue Spruce	good		REG/REPLACE	-	X
476	10	Picea pungens	Colorado Blue Spruce	good		REG/REPLACE	-	X
477	10	Picea pungens	Colorado Blue Spruce	good		REG/REPLACE	-	X
478	10	Picea pungens	Colorado Blue Spruce	good		REG/REPLACE	-	X
479	9	Picea pungens	Colorado Blue Spruce	good		REG/REPLACE	-	X
480	9	Picea pungens	Colorado Blue Spruce	good		REG/REPLACE	-	X
481	9	Picea pungens	Colorado Blue Spruce	good	dead crown	REG/REPLACE	-	X
482	10	Picea pungens	Colorado Blue Spruce	good		REG/REPLACE	-	X
483	9	Picea pungens	Colorado Blue Spruce	poor	missing main lead	REG/REPLACE	-	X
484	9	Picea pungens	Colorado Blue Spruce	fair	dead crown	REG/REPLACE	-	X
485	11	Picea pungens	Colorado Blue Spruce	good		REG/REPLACE	-	X
486	9	Picea pungens	Colorado Blue Spruce	good		REG/REPLACE	-	X
487	10	Picea pungens	Colorado Blue Spruce	good		REG/REPLACE	-	X
488	9	Picea pungens	Colorado Blue Spruce	good		REG/REPLACE	-	X
489	10	Picea pungens	Colorado Blue Spruce	good		REG/REPLACE	-	X
490	10	Picea pungens	Colorado Blue Spruce	good		REG/REPLACE	-	X
491	10	Picea pungens	Colorado Blue Spruce	good		REG/REPLACE	-	X
492	11	Picea pungens	Colorado Blue Spruce	good		REG/REPLACE	-	X
493	9	Picea pungens	Colorado Blue Spruce	good		REG/REPLACE	-	X
494	11	Picea pungens	Colorado Blue Spruce	good		REG/REPLACE	-	X
495	10	Picea pungens	Colorado Blue Spruce	good		REG/REPLACE	-	X
496	11	Picea pungens	Colorado Blue Spruce	good		REG/REPLACE	-	X
497	11	Picea pungens	Colorado Blue Spruce	good		REG/REPLACE	-	X
498	11	Picea pungens	Colorado Blue Spruce	good		REG/REPLACE	-	X
499	11	Picea pungens	Colorado Blue Spruce	good		REG/REPLACE	-	X
500	11	Picea pungens	Colorado Blue Spruce	good		REG/REPLACE	-	X
501	10	Picea pungens	Colorado Blue Spruce	good		REG/REPLACE	-	X
502	11	Picea pungens	Colorado Blue Spruce	good		REG/REPLACE	-	X
503	11	Picea pungens	Colorado Blue Spruce	good		REG/REPLACE	-	X
504	9	Picea pungens	Colorado Blue Spruce	good		REG/REPLACE	-	X
505	9	Picea pungens	Colorado Blue Spruce	poor	dead crown, lots of weeping on trunk	REG/REPLACE	-	X
506	9	Picea pungens	Colorado Blue Spruce	good		REG/REPLACE	-	X
507	9	Picea pungens	Colorado Blue Spruce	good		REG/REPLACE	-	X
508	9	Picea pungens	Colorado Blue Spruce	good		REG/REPLACE	-	X
509	14	Pinus nigra	Austrian Pine	good		REG/REPLACE	-	X
510	16	Pinus nigra	Austrian Pine	good		REG/REPLACE	-	X
511	7	Picea pungens	Colorado Blue Spruce	poor	significant foliage dieback throughout tree	REG/REPLACE	-	X
512	8	Picea pungens	Colorado Blue Spruce	good		REG/REPLACE	-	X
513	10	Picea pungens	Colorado Blue Spruce	fair	crown die off	REG/REPLACE	-	X
514	7	Picea pungens	Colorado Blue Spruce	good		REG/REPLACE	-	X
515	8	Picea pungens	Colorado Blue Spruce	good	weak, leaning crown	REG/REPLACE	-	X
516	9	Picea pungens	Colorado Blue Spruce	good		REG/REPLACE	-	X
517	7	Picea pungens	Colorado Blue Spruce	good		REG/REPLACE	-	X
518	8	Picea pungens	Colorado Blue Spruce	good		REG/REPLACE	-	X
519	9,5	Picea pungens	Colorado Blue Spruce	good	twin	REG/REPLACE	-	X
520	17	Pinus nigra	Austrian Pine	good		REG/REPLACE	-	X
521	16	Pinus nigra	Austrian Pine	good		REG/REPLACE	-	X
522	14	Pinus nigra	Austrian Pine	good	nearly dead	REG/REPLACE	-	X
523	12	Pinus nigra	Austrian Pine	good		REG/REPLACE	-	X
524	12	Pinus nigra	Austrian Pine	good		REG/REPLACE	-	X
525	13	Pinus nigra	Austrian Pine	fair	moderate lean	REG/REPLACE	-	X
526	13	Pinus nigra	Austrian Pine	good		REG/REPLACE	-	X
527	6,5,4,3	Malus species	Crab Apple	good	multiple stems	REG/REPLACE	-	X
528	9,5	Malus species	Crab Apple	good		REG/REPLACE	-	X
529	7,6,6,6	Acer negundo	Box Elder	good	multiple stems	N (SPECIES)	-	X
530	7,6,6,6,6	Acer negundo	Box Elder	good	multiple stems	N (SPECIES)	-	X
531	9	Acer negundo	Box Elder	good		N (SPECIES)	-	X
532	7,6,6,6	Acer negundo	Box Elder	good	multiple stems	N (SPECIES)	-	X
533	7,6	Ulmus americana	American Elm	fair	twin, leaning, competition	REG/REPLACE	-	X
535	6,6,5	Ulmus americana	American Elm	poor	heavy lean, competition, multiple stems	REG/REPLACE	-	X
536	8	Populus deltoides	Eastern Cottonwood	fair	heavy lean, competition, multiple stems	N (SPECIES)	-	X
537	9	Populus deltoides	Eastern Cottonwood	good		N (SPECIES)	-	X
538	8	Picea pungens	Colorado Blue Spruce	good		REG/REPLACE	-	X
539	7	Picea pungens	Colorado Blue Spruce	good		REG/REPLACE	-	X
540	8	Picea pungens	Colorado Blue Spruce	good		REG/REPLACE	-	X
541	9	Picea pungens	Colorado Blue Spruce	good		REG/REPLACE	-	X
542	7	Picea pungens	Colorado Blue Spruce	good		REG/REPLACE	-	X
543	7	Picea pungens	Colorado Blue Spruce	good		REG/REPLACE	-	X
544	9,7,7,6,5	Populus deltoides	Eastern Cottonwood	fair	multiple stems - leaning, loss of foliage	N (SPECIES)	-	X
545	9,6	Acer negundo	Box Elder	fair	twin, heavy lean, seam	N (SPECIES)	-	X
546	6	Pyrus calleryana	Bradford Pear	fair	suckers	REG/REPLACE	-	X
547	6	Pyrus calleryana	Bradford Pear	poor	crown die off, suckering	REG/REPLACE	-	X
548	14	Pinus nigra	Austrian Pine	good		REG/REPLACE	-	X
549	12	Pinus nigra	Austrian Pine	good		REG/REPLACE	-	X
550	9	Pinus nigra	Austrian Pine	good		REG/REPLACE	-	X
551	10	Pinus nigra	Austrian Pine	fair	lower bough die off	REG/REPLACE	-	X
552	13	Pinus nigra	Austrian Pine	good		REG/REPLACE	-	X
553	12	Pinus nigra	Austrian Pine	fair	competition	REG/REPLACE	-	X
554	12	Pinus nigra	Austrian Pine	good		REG/REPLACE	-	X
555	9	Pinus nigra	Austrian Pine	good		REG/REPLACE	-	X
556	9	Pinus nigra	Austrian Pine	good		REG/REPLACE	-	X
557	11	Picea abies	Norway Spruce	good	large canker, barely any foliage left, nearly dead	REG/REPLACE	-	X
558	6	Pyrus calleryana	Bradford Pear	poor	foliage loss, suckering	REG/REPLACE	-	X
559	6	Pyrus calleryana	Bradford Pear	fair	foliage loss, suckering	REG/REPLACE	-	X
560	14	Pinus nigra	Austrian Pine	good		REG/REPLACE	-	X
561	6	Pyrus calleryana	Bradford Pear	poor	foliage loss, exposed roots, tangled suckers	REG/REPLACE	-	X
562	7	Pyrus calleryana	Bradford Pear	poor	suckers	REG/REPLACE	-	X
563	6	Pyrus calleryana	Bradford Pear	poor	split seam, mechanical damage, suckers	REG/REPLACE	-	X
564	6	Pyrus calleryana	Bradford Pear	fair	suckers	REG/REPLACE	-	X
565	7	Pyrus calleryana	Bradford Pear	fair	suckers, crown die off	REG/REPLACE	-	X
566	7	Pyrus calleryana	Bradford Pear	poor	heavy lean, suckers	REG/REPLACE	-	X
567	7	Pyrus calleryana	Bradford Pear	poor	suckers	REG/REPLACE	-	X
568	7	Pyrus calleryana	Bradford Pear	fair	suckers	REG/REPLACE	-	X
569	6	Pyrus calleryana	Bradford Pear	fair	suckers	REG/REPLACE	-	X
570	6	Pyrus calleryana	Bradford Pear	poor	suckers, heavy lean	REG/REPLACE	-	X
571	11	Pinus nigra	Austrian Pine	good		REG/REPLACE	-	X
572	10	Picea pungens	Colorado Blue Spruce	good		REG/REPLACE	-	X
573	10	Picea pungens	Colorado Blue Spruce	good		REG	-	S
574	10	Picea pungens	Colorado Blue Spruce	fair	lower bough die off	REG	-	S
575	10	Picea pungens	Colorado Blue Spruce	good		REG	-	S
576	10	Picea pungens	Colorado Blue Spruce	good		REG	-	S
577	9	Abies concolor	White Fir	good		REG	-	S
578	10	Picea pungens	Colorado Blue Spruce	good		REG	-	S
579	9	Picea pungens	Colorado Blue Spruce	good		REG	-	S
580	8	Picea pungens	Colorado Blue Spruce	fair	foliage loss	REG	-	S
581	11	Picea abies	Norway Spruce	good		REG	-	S
582	11	Picea abies	Norway Spruce	good		REG	-	S
583	10	Pinus nigra	Austrian Pine	fair	lower bough die off	REG/REPLACE	-	X
584	10	Pinus nigra	Austrian Pine	good		REG/REPLACE	-	X
585	10	Pinus nigra	Austrian Pine	good		REG/REPLACE	-	X
586	15	Pinus nigra	Austrian Pine	good		REG/REPLACE	-	X
587	13	Pinus nigra	Austrian Pine	good		REG/REPLACE	-	X
588	9	Picea pungens	Colorado Blue Spruce	good		REG/REPLACE	-	X
589	9,7,5,4	Tilia americana	American Basswood	good	multiple stems	REG/REPLACE	-	X
590	7	Tilia americana	American Basswood	poor	competition	REG/REPLACE	-	X
591	6,4,3	Tilia americana	American Basswood	poor	heavy lean, competition, multiple stems	REG/REPLACE	-	X
592	9	Pinus nigra	Austrian Pine	good		REG/REPLACE	-	X
593	7	Pinus nigra	Austrian Pine	good		REG/REPLACE	-	X
594	10	Ulmus americana	American Elm	good		REG/REPLACE	-	X
595	13	Pinus nigra	Austrian Pine	good		REG/REPLACE	-	X
596	10	Pinus nigra	Austrian Pine	good		REG/REPLACE	-	X
597	7	Picea pungens	Colorado Blue Spruce	fair	half the crown missing	REG/REPLACE	-	X
598	10	Pinus nigra	Austrian Pine	good		REG/REPLACE	-	X
599	14	Pinus nigra	Austrian Pine	good		REG/REPLACE	-	X
600	14	Pinus nigra	Austrian Pine	good		REG/REPLACE	-	X
601	10,9	Tilia americana	American Basswood	good		REG/REPLACE	-	X
602	11	Pinus nigra	Austrian Pine	fair	rust, blight	REG/REPLACE	-	X
603	10	Pinus nigra	Austrian Pine	fair	moderate lean	REG/REPLACE	-	X
604	7	Picea pungens	Colorado Blue Spruce	poor	lower bough die off	REG/REPLACE	-	X
605	15	Salix amygdaloides	Peachleaf Willow	good		N (SPECIES)	-	X
606	10	Pinus nigra	Austrian Pine	good		REG/REPLACE	-	X
607	9	Pinus nigra	Austrian Pine	good		REG/REPLACE	-	X
608	12	Pinus nigra	Austrian Pine	poor	utility line crew cut back	REG	-	S
609	11	Pinus nigra	Austrian Pine	fair	utility line crew cut back, competition	REG	-	S

APPLICABLE CODES:

- 2015 MICHIGAN BUILDING CODE (MBC)
- 2018 MICHIGAN PLUMBING CODE (MPC)
- 2015 MICHIGAN MECHANICAL CODE (MMC)
- 2017 NATIONAL ELECTRIC CODE WITH PART 8 AMENDMENTS (NEC)
- MICHIGAN ENERGY CODE PART 10A RULES (ANSI/ASHRAE 90.1-2013)
- MICHIGAN BARRIER FREE DESIGN LAW (PA 1 OF 1986 AS AMENDED)
- INCORPORATING THE 2015 MICHIGAN BUILDING CODE WITH ICC/ANSI A-117.1, 2009
- NFPA 13-2013 FIRE SPRINKLER SYSTEM
- NFPA 72-2013 FIRE ALARM SYSTEM

OCCUPANCY CLASSIFICATION:

USE GROUPS 'B' (BUSINESS), 'F-1' (FACTORY), 'S-1' (STORAGE)
ACCESSORY USE GROUPS A-2 (BREAK ROOMS) & A-3 (CONFERENCE ROOMS)

CONSTRUCTION CLASSIFICATION:

TYPE IIB (MBC 602.2)

FIRE SUPPRESSION:

BUILDING WILL BE COMPLETELY PROTECTED BY AN APPROVED
AUTOMATIC FIRE SUPPRESSION SYSTEM (MBC 903.2)

BUILDING AREA:

FIRST FLOOR = 1,075,732 S.F.
SECOND FLOOR = 25,032 S.F.
TOTAL AREA = 1,100,764 S.F.

ALLOWABLE BUILDING AREA:

- BUILDING IS CLASSIFIED AS AN UNLIMITED AREA TWO-STORY BUILDING PER MBC 507.5

ALLOWABLE BUILDING HEIGHT:

- ALLOWABLE BUILDING HEIGHT = 75'-0"; 2-STORIES
- PROPOSED BUILDING HEIGHT = 43'-4" OFFICE PARAPET (52'-8" FOR ROOF ACCESS STRUCTURE)

OCCUPANCY:

- PER MBC (MBC TABLE 1004.1.2)
- FIRST FLOOR: 1,075,732 S.F. GROSS MINUS 5,049 S.F. PERIMETER WALL THICKNESS = 1,070,683 S.F.

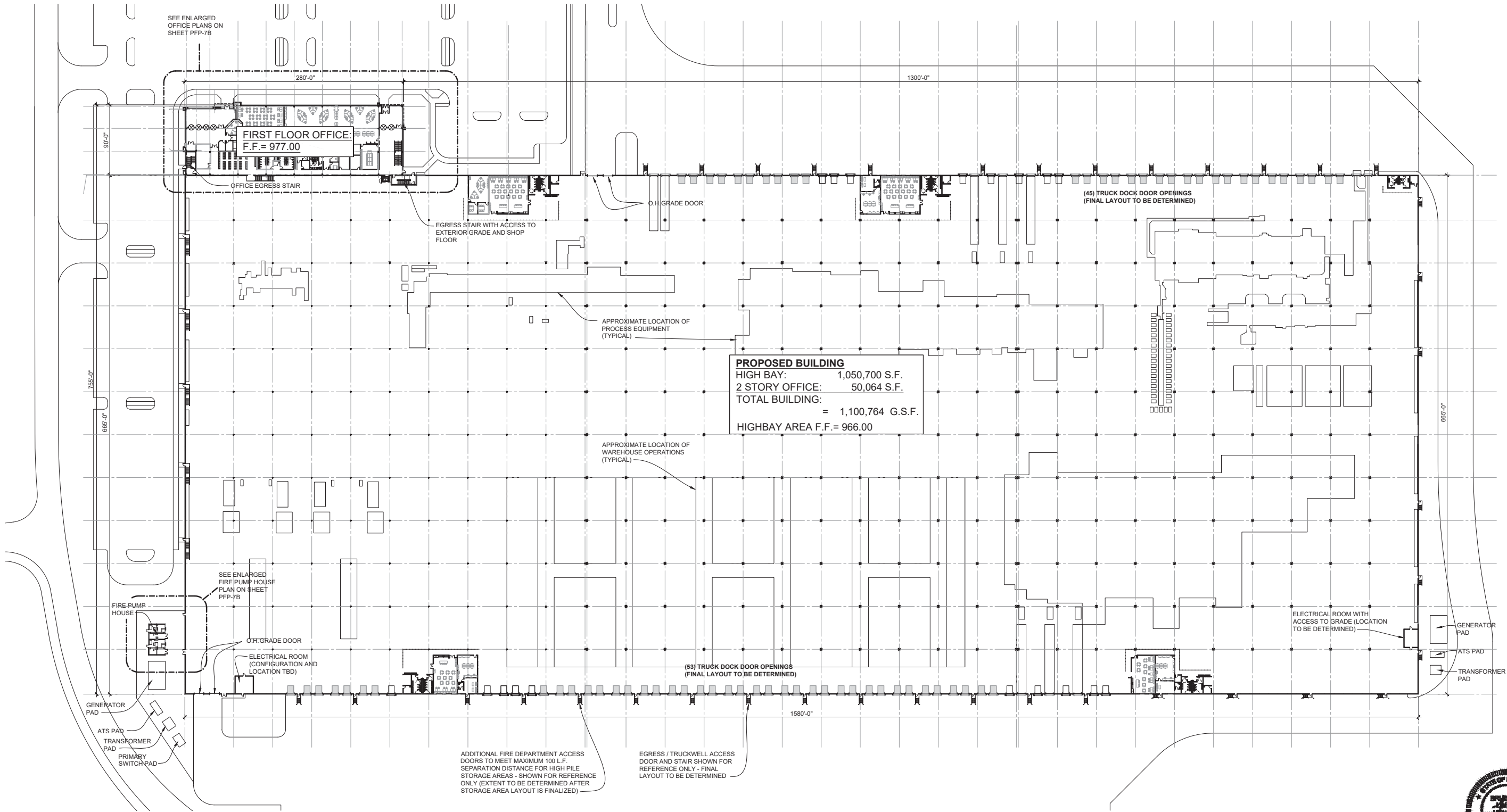
- GENERAL OFFICE/FACTORY AREAS: 547,592 S.F. / 100 S.F. PER OCC. = 5,476 OCC.
- STORAGE AREAS: 547,592 / 300 S.F. PER OCC. = 1,826 OCC.
- SECOND FLOOR OFFICE: = 726 OCC.

TOTAL BUILDING OCCUPANCY: = 8,028 OCC.

MINIMUM NUMBER OF EXITS:

- 8,028 OCCUPANTS = 4 EXITS REQUIRED (MBC TABLE 1006.2.1)
- 52 EXITS PROVIDED

CODE COMPLIANCE



PRELIMINARY OVERALL FLOOR PLAN

SCALE: 1" = 60'-0"



1

PROJECT NAME:

PALACE RESEARCH AND TECHNOLOGY PARK
AUBURN HILLS, MI 48326

ISSUED FOR:
DATE: 4-14-23
SITE PLAN APPROVAL

DRAWING DATE:
4-12-23

PROJECT NUMBER:
22073

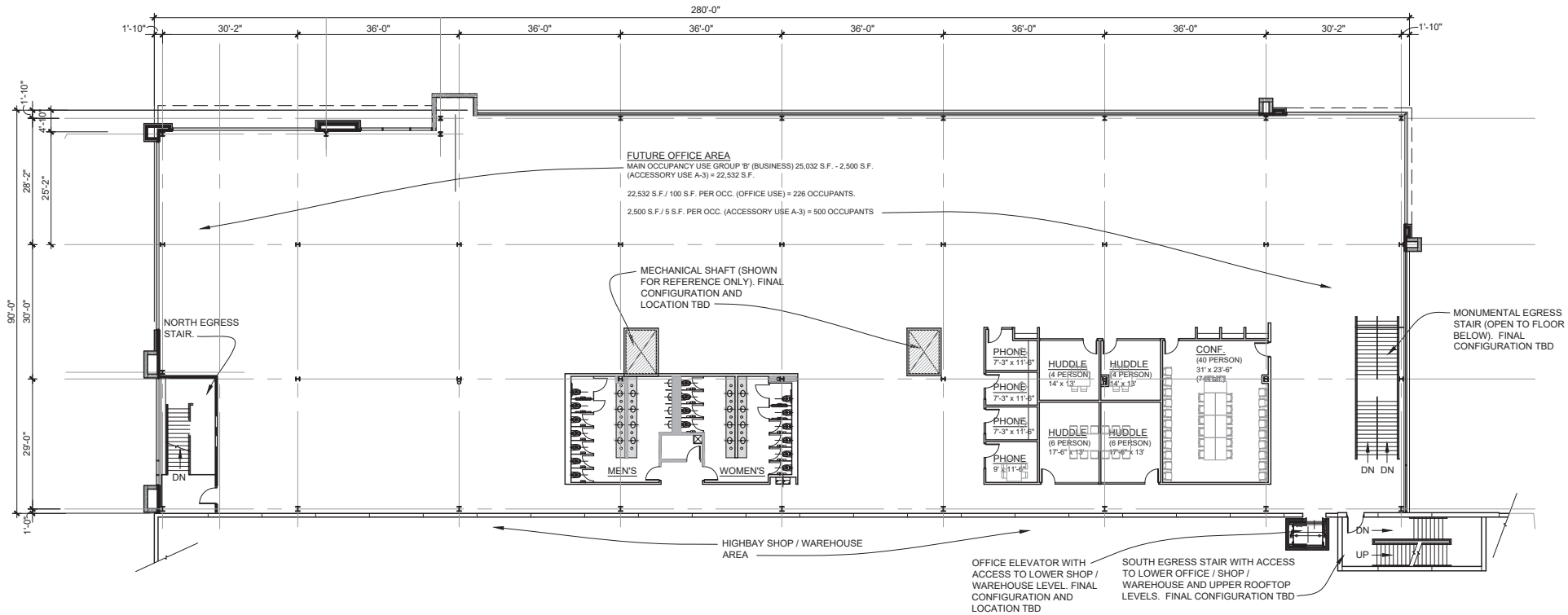
SHEET NUMBER:
PFP-7A



F.A.studio
design to inspire

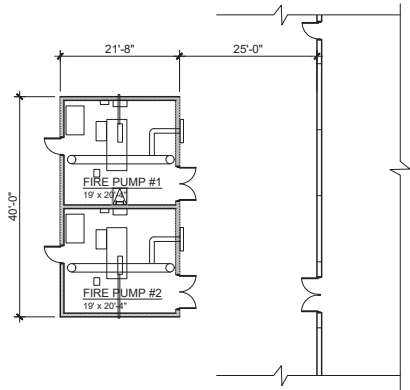
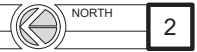
Schostek
BROTHERS & COMPANY

28241 Evergreen Road, Suite #219
Southfield, MI 48076 | 313.619.2354



PRELIMINARY SECOND FLOOR OFFICE PLAN

SCALE: 1/16" = 1'-0"
SECOND FLOOR G.S.F. = 25,032 S.F.
(726 OCCUPANT CONFIGURATION SHOWN)

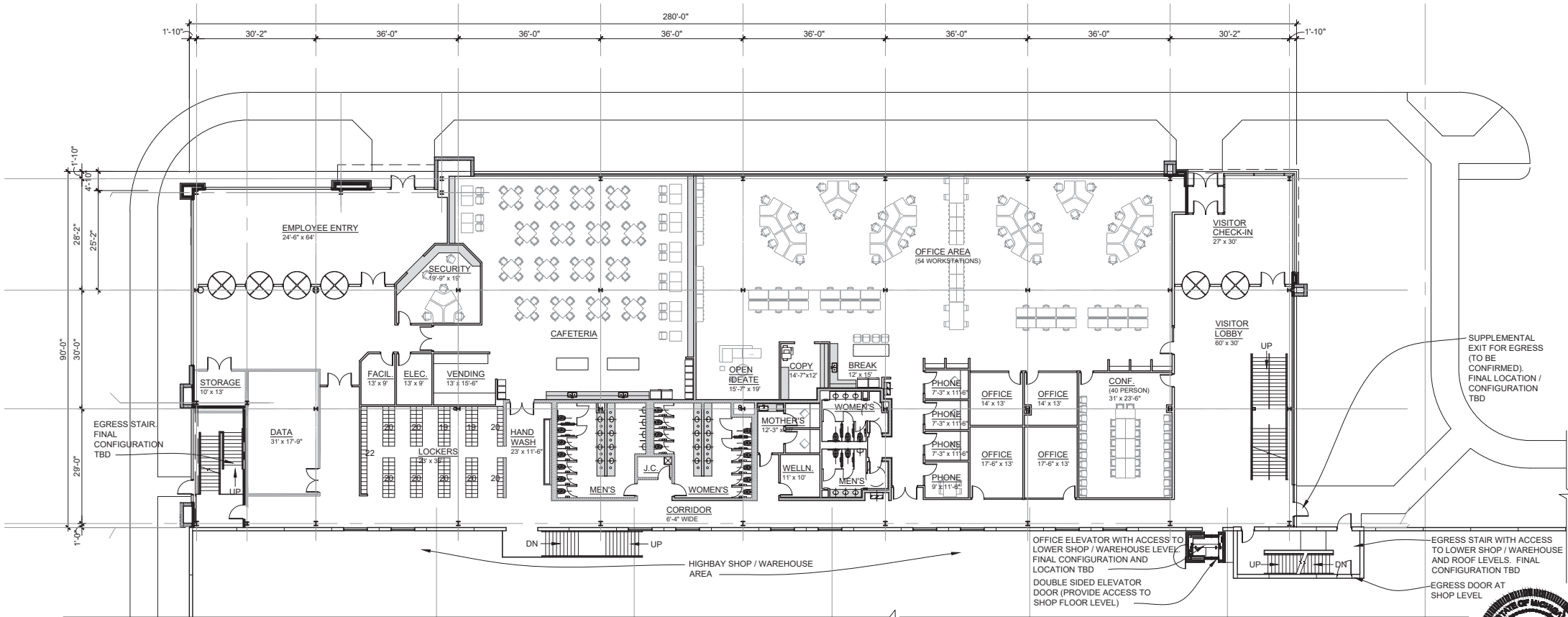


PRELIMINARY FIRE PUMPHOUSE FLOOR PLAN

SCALE: 1/16" = 1'-0"



3



PRELIMINARY FIRST FLOOR OFFICE PLAN

SCALE: 1/16" = 1'-0"
FIRST FLOOR G.S.F. = 25,032 S.F.



1



PROJECT NAME:

PALACE RESEARCH AND TECHNOLOGY PARK
AUBURN HILLS, MI 48326

ISSUED FOR:

4-14-23

DATE:

4-14-23

DRAWING DATE:

4-12-23

PROJECT NUMBER:

22073

SHEET NUMBER:

PFP-7B

F.A.studio

design to inspire
28241 Evergreen Road, Suite #220
Southfield, MI 48076 | 248.619.2354

Schostek
BROTHERS & COMPANY

EXTERIOR MATERIAL SCHEDULE

①	INSULATED CONC. PANELS. COLOR: SEE EXTERIOR CONCRETE COLOR LEGEND	⑫	1" GRAY TINTED INSULATED SPANDREL GLAZING IN CLEAR ANOD. ALUM. THERMAL BREAK FRAMES
②	PRE-FINISHED METAL COPING	⑬	1" INSULATED INFILL PANEL IN CLEAR ANOD. ALUM. THERMAL BREAK FRAMES
③	ALUMINUM COMPOSITE METAL PANEL SYSTEM (ACM)	⑭	FLUSH METAL PANEL SIDING (ROOF SCREENING)
④	PROFILED INSULATED METAL PANEL : DESIGNWALL 2000R (4" SPACING) MANUFACTURER: KINGSPAN COLOR: TBD	⑮	EMERGENCY WALL PACK LIGHT. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
⑤	UTILITY BRICK: FIELD COLOR MANUFACTURER: BELDEN BRICK COMPANY COLOR: BLACK DIAMOND 19-45	⑯	6" DIA. CONC. FILLED STEEL GUARD POST
⑥	UTILITY BRICK: ACCENT COURSE MANUFACTURER: BELDEN BRICK COMPANY COLOR: BLACK DIAMOND 19-45	⑰	1 1/2" dia. PAINTED STEEL PIPE GUARDRAIL
⑦	14' (H) x12' (W) SECTIONAL INSULATED OVERHEAD GRADE DOOR w/ MOTOR OPERATED OPENER	⑱	CONC. TRENCH FOOTING BELOW
⑧A	9x10' INSULATED SECTIONAL O.H. TRUCK DOCK DOOR w/ VISION PANEL. EACH DOOR TO BE EQUIPPED w/ SHELTER/SEAL, #35,000 DOCK LEVELER, DOCK LOCK, BUMPERS, & SWING ARM LED LIGHTS.	⑲	STEEL STAIR - SEE STRUCTURAL FOR ADDITIONAL INFO.
⑧B	9x10' INSULATED SECTIONAL O.H. TRUCK DOCK DOOR w/ VISION PANEL. EACH DOOR TO BE EQUIPPED w/ SHELTER/SEAL, & SWING ARM LED LIGHTS.	⑳	WALL MOUNTED LIGHTING - SEE ELECTRICAL
⑨	H.M. DOOR AND FRAME	㉑	TOP OF STEEL (VARIES - SEE STRUCTURAL)
⑩	1" GRAY TINTED LOW 'E' INSUL. VISION GLAZING IN CLEAR ANOD. ALUM. THERMAL BREAK FRAMES	㉒	KNOCKOUT FOR FUTURE OPENING (SEE PRECAST CONCRETE PANEL SHOP DRAWINGS)
⑪	CLEAR ANOD. ALUM. ENTRY DOOR W/ GRAY TINTED TEMPERED GLASS.	㉓	BUILDING EXPANSION JOINT

EXTERIOR CONCRETE
COLOR / TEXTURE
LEGEND

- PT-1 INSULATED CONC. PANELS -
FIELD COLOR
COLOR: TBD
- PT-2 INSULATED CONC. PANELS -
MEDIUM ACCENT COLOR
COLOR: TBD
- PT-3 INSULATED CONC. PANELS -
ACCENT COLOR
COLOR: TBD
- TX-A INSULATED CONC. PANELS -
FIELD TEXTURE
TEXTURE: STEEL FORMED
PAINTED WITH CAST-IN REVEALS
- TX-B INSULATED CONC. PANELS -
ACCENT TEXTURE
TEXTURE: STEEL FORMED
PAINTED WITH CAST-IN REVEALS
& SCORE LINES

AUBURN HILLS ZONING ORDINANCE
SECTION 1811. SIGNS: SECTION 3D, ITEM e-2

SIGNAGE CALCULATIONS

ALLOWABLE SIGNAGE AREA:

TOTAL SIGNAGE TO NOT EXCEED EIGHT (8) S.F. FOR
EACH TEN (10) FEET OR FRACTION THEREOF OF LOT
FRONTAGE, OR 80 S.F. PER NET ACRE FOR SITE LARGER
THAN ONE (1) ACRE, WHICHEVER IS GREATER.

BASED ON FRONTAGE:

1,229 L.F. ISAIAH THOMAS DRIVE
632 L.F. LAPEER ROAD FRONTAGE
+ 2,890 L.F. I-75 ACCESS ROAD FRONTAGE
4,751 L.F. TOTAL FRONTAGE

**4,751 L.F. x 8 S.F. = 3,801 S.F. ALLOWABLE
10 FEET**

BASED ON ACREAGE:

87.5/68.5/62.8 ACRES X 80 S.F. = 7000, 5480, 5024

5,024 S.F. TOTAL ALLOWABLE SIGNAGE AREA

PROPOSED SIGNAGE AREA:

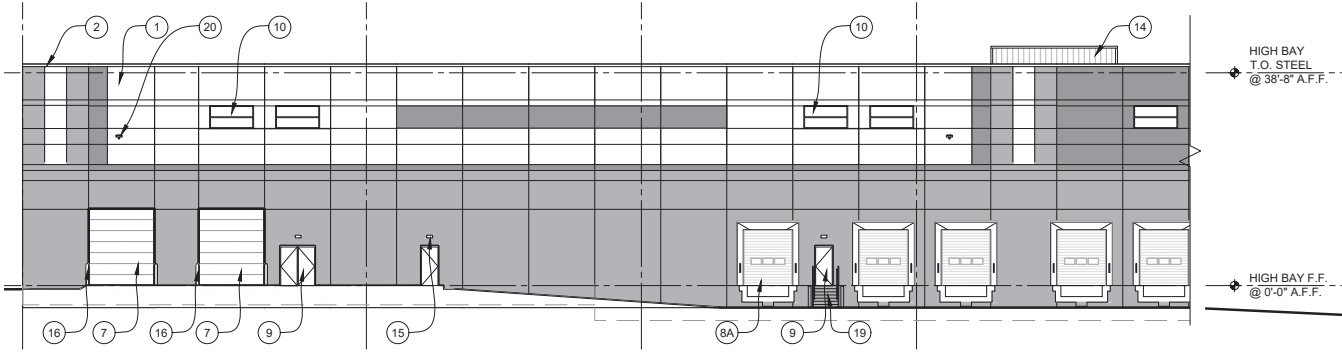
NO ONE SIGN CAN EXCEED 150 S.F. IN SIZE

(3) TOTAL SIGNS PROPOSED = 150 x 3 = 450 S.F.

450 S.F. PROPOSED < 5,024 S.F. ALLOWABLE

THE TENANT WILL INSTALL UP TO THREE BUILDING
SIGNS, EACH NOT TO EXCEED 150 SQUARE FEET IN
SIZE. THE THREE SIGNS WILL FACE THE I-75
CONNECTOR, LAPEER ROAD, AND HARMON ROAD. THE
DESIGN AND LOCATION OF EACH SIGN WILL BE
ADDRESSED AT THE TIME OF BUILDING PERMIT WITH
THE COMMUNITY DEVELOPMENT DEPARTMENT.

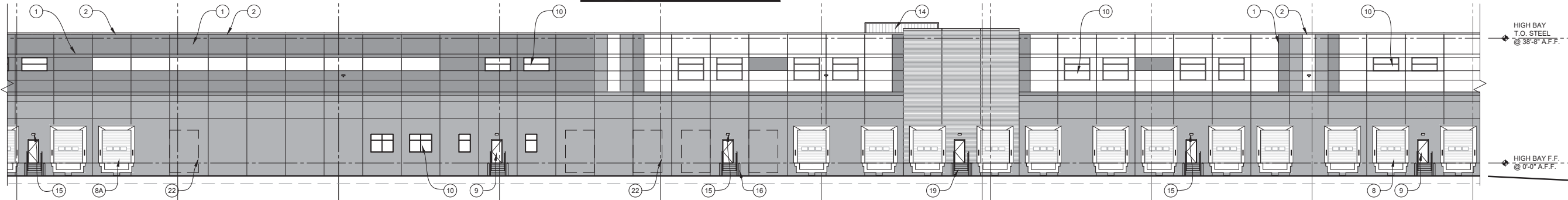
"ANY MODIFICATIONS TO THE FACADE PLAN
(INCLUDING COLOR) MUST BE RESUBMITTED
TO THE CITY OF AUBURN HILLS FOR REVISED
APPROVAL. THE USE OF NEON, FLAGS, OR ANY
OTHER TYPE OF UNAPPROVED SIGNAGE
SHALL BE PROHIBITED PER SITE PLAN REVIEW"
FROM CITY OF AUBURN HILLS SITE PLAN CHECKLIST



WEST ELEVATION

SCALE: 1/16" = 1'-0"

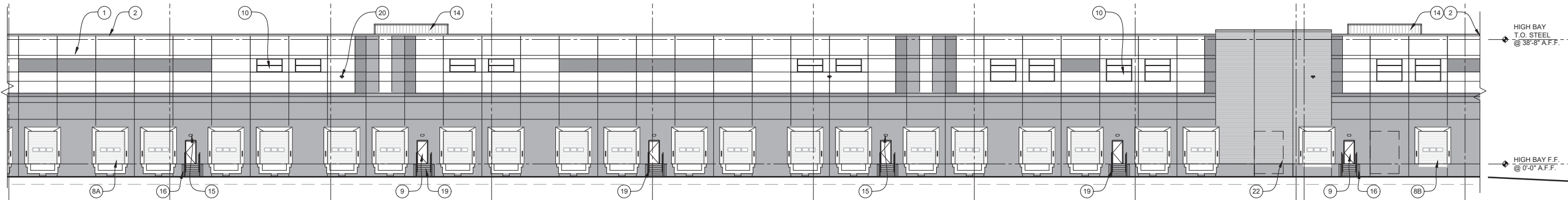
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WEST ELEVATION

SCALE: 1/16" = 1'-0"

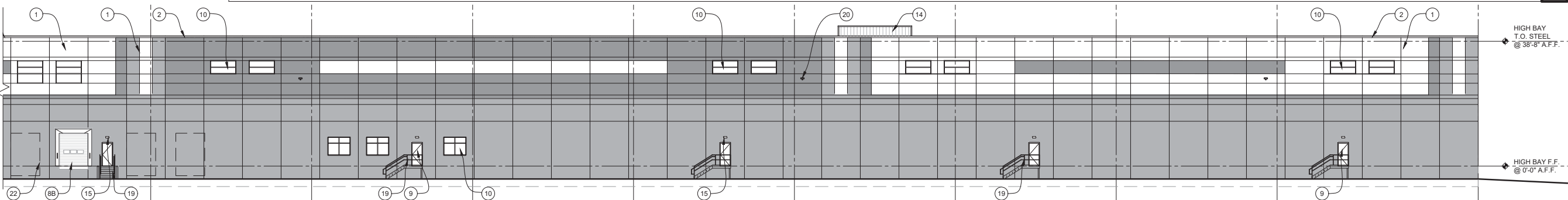
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WEST ELEVATION

SCALE: 1/16" = 1'-0"

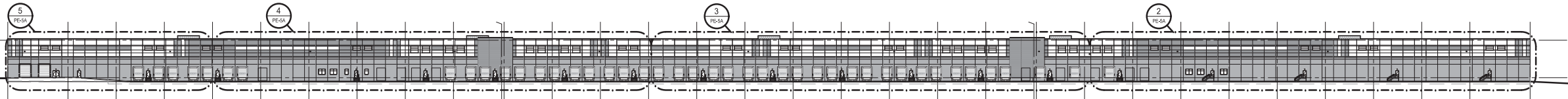
3



WEST ELEVATION

SCALE: 1/16" = 1'-0"

2



OVERALL WEST ELEVATION

SCALE: 1" = 60'

1

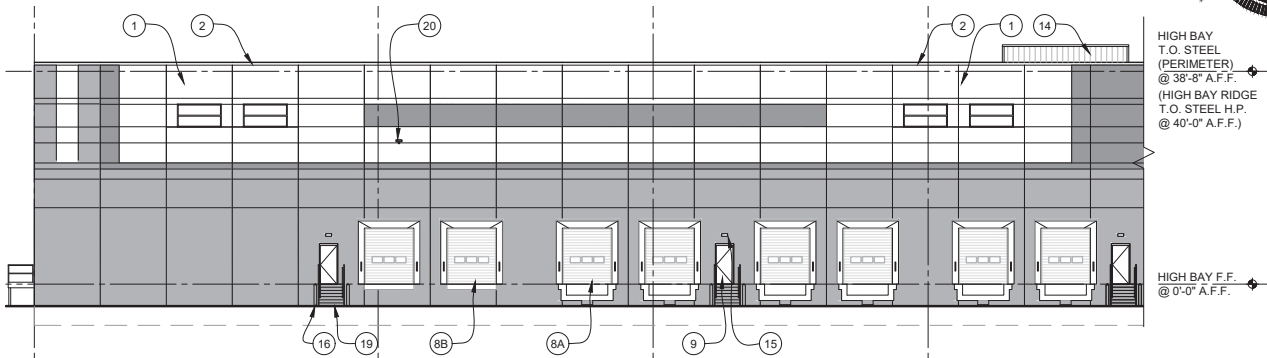


EXTERIOR MATERIAL SCHEDULE

1	INSULATED CONC. PANELS. COLOR: SEE EXTERIOR CONCRETE COLOR LEGEND	12	1" GRAY TINTED INSULATED SPANDREL GLAZING IN CLEAR ANOD. ALUM. THERMAL BREAK FRAMES
2	PRE-FINISHED METAL COPING	13	1" INSULATED INFILL PANEL IN CLEAR ANOD. ALUM. THERMAL BREAK FRAMES
3	ALUMINUM COMPOSITE METAL PANEL SYSTEM (ACM)	14	FLUSH METAL PANEL SIDING (ROOF SCREENING)
4	PROFILED INSULATED METAL PANEL : DESIGNWALL 2000R (4" SPACING) MANUFACTURER: KINGSPAN COLOR: TBD	15	EMERGENCY WALL PACK LIGHT. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
5	UTILITY BRICK: FIELD COLOR MANUFACTURER: BELDEN BRICK COMPANY COLOR: BLACK DIAMOND 19-45	16	6" DIA. CONC. FILLED STEEL GUARD POST
6	UTILITY BRICK: ACCENT COURSE MANUFACTURER: BELDEN BRICK COMPANY COLOR: BLACK DIAMOND 19-45	17	1 1/2" dia. PAINTED STEEL PIPE GUARDRAIL
7	14' (H) x12' (W) SECTIONAL INSULATED OVERHEAD GRADE DOOR w/ MOTOR OPERATED OPENER	18	CONC. TRENCH FOOTING BELOW
8A	9'x10' INSULATED SECTIONAL O.H. TRUCK DOCK DOOR w/ VISION PANEL. EACH DOOR TO BE EQUIPPED w/ SHELTER/SEAL, #35,000 DOCK LEVELER, DOCK LOCK, BUMPERS, & SWING ARM LED LIGHTS.	19	STEEL STAIR - SEE STRUCTURAL FOR ADDITIONAL INFO.
8B	9'x10' INSULATED SECTIONAL O.H. TRUCK DOCK DOOR w/ VISION PANEL. EACH DOOR TO BE EQUIPPED w/ SHELTER/SEAL, & SWING ARM LED LIGHTS.	20	WALL MOUNTED LIGHTING - SEE ELECTRICAL
9	H.M. DOOR AND FRAME	21	TOP OF STEEL (VARIES - SEE STRUCTURAL)
10	1" GRAY TINTED LOW 'E' INSUL. VISION GLAZING IN CLEAR ANOD. ALUM. THERMAL BREAK FRAMES	22	KNOCKOUT FOR FUTURE OPENING (SEE PRECAST CONCRETE PANEL SHOP DRAWINGS)
11	CLEAR ANOD. ALUM. ENTRY DOOR W/ GRAY TINTED TEMPERED GLASS.	23	BUILDING EXPANSION JOINT

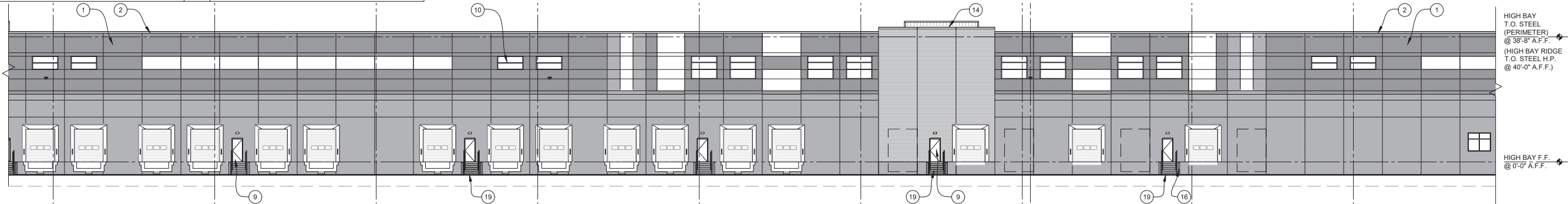
EXTERIOR CONCRETE
COLOR / TEXTURE
LEGEND

PT-1	INSULATED CONC. PANELS. - FIELD COLOR COLOR: TBD
PT-2	INSULATED CONC. PANELS. - MEDIUM ACCENT COLOR COLOR: TBD
PT-3	INSULATED CONC. PANELS. - ACCENT COLOR COLOR: TBD
TX-A	INSULATED CONC. PANELS. - FIELD TEXTURE TEXTURE: STEEL FORMED PAINTED WITH CAST-IN REVEALS
TX-B	INSULATED CONC. PANELS. - ACCENT TEXTURE TEXTURE: STEEL FORMED PAINTED WITH CAST-IN REVEALS & SCORE LINES



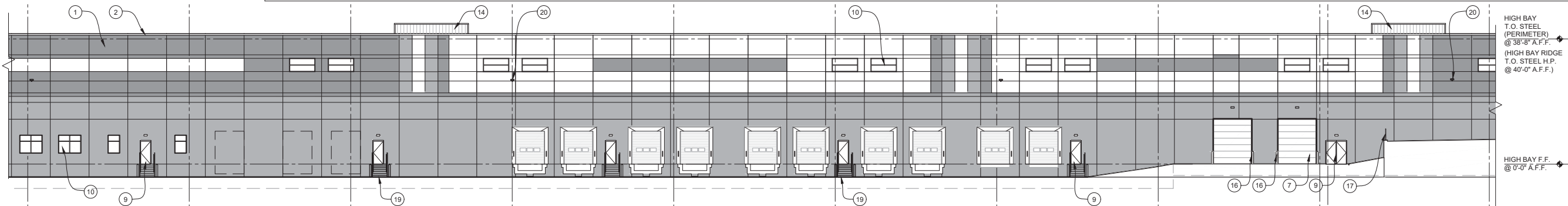
EAST ELEVATION
SCALE: 1/16" = 1'-0"

5



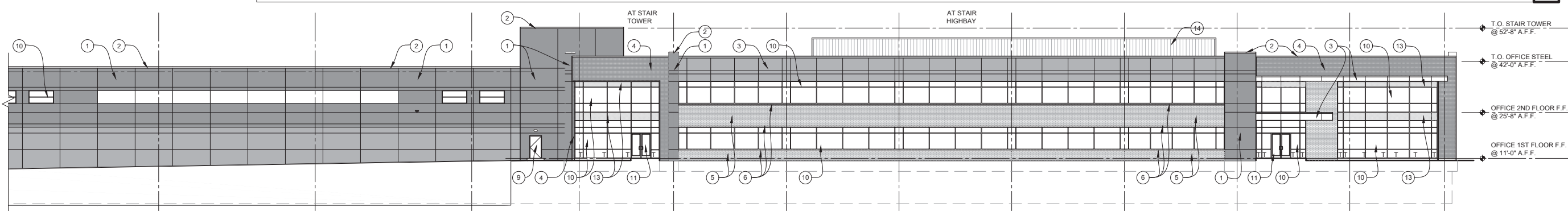
EAST ELEVATION
SCALE: 1/16" = 1'-0"

4



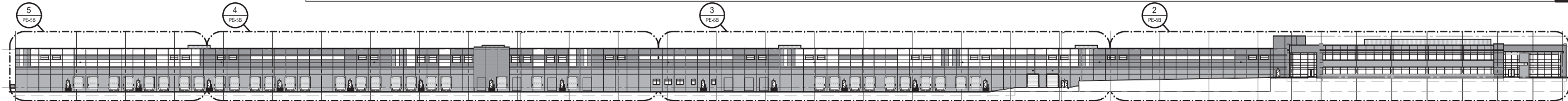
EAST ELEVATION
SCALE: 1/16" = 1'-0"

3



EAST ELEVATION
SCALE: 1/16" = 1'-0"

2

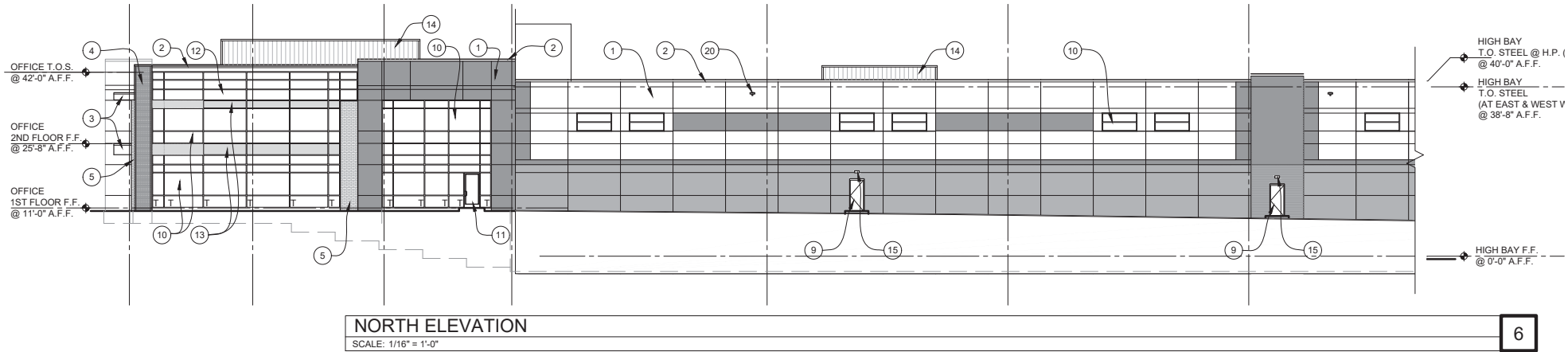


OVERALL EAST ELEVATION
SCALE: 1" = 60'

1

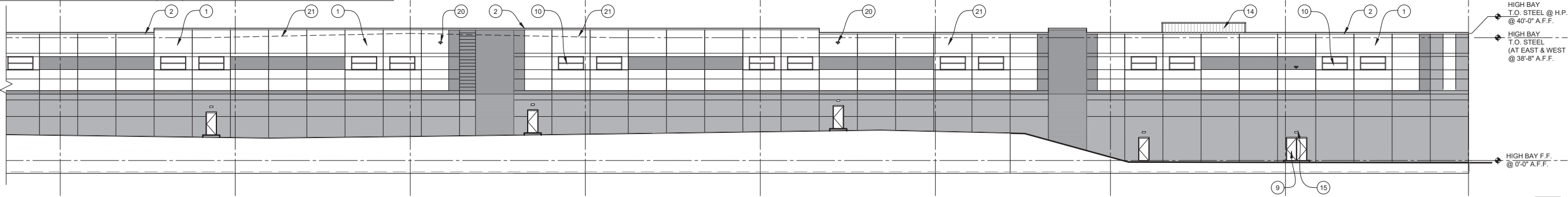
EXTERIOR MATERIAL SCHEDULE

1	INSULATED CONC. PANELS. COLOR: SEE EXTERIOR CONCRETE COLOR LEGEND	12	1" GRAY TINTED INSULATED SPANDREL GLAZING IN CLEAR ANOD. ALUM. THERMAL BREAK FRAMES
2	PRE-FINISHED METAL COPING	13	1" INSULATED INFILL PANEL IN CLEAR ANOD. ALUM. THERMAL BREAK FRAMES
3	ALUMINUM COMPOSITE METAL PANEL SYSTEM (ACM)	14	FLUSH METAL PANEL SIDING (ROOF SCREENING)
4	PROFILED INSULATED METAL PANEL : DESIGNWALL 2000R (4" SPACING) MANUFACTURER: KINGSPAN COLOR: TBD	15	EMERGENCY WALL PACK LIGHT. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
5	UTILITY BRICK: FIELD COLOR MANUFACTURER: BELDEN BRICK COMPANY COLOR: BLACK DIAMOND 19-45	16	6" DIA. CONC. FILLED STEEL GUARD POST
6	UTILITY BRICK: ACCENT COURSE MANUFACTURER: BELDEN BRICK COMPANY COLOR: BLACK DIAMOND 19-45	17	1 1/2" dia. PAINTED STEEL PIPE GUARDRAIL
7	14' (H) x 12' (W) SECTIONAL INSULATED OVERHEAD GRADE DOOR w/ MOTOR OPERATED OPENER	18	CONC. TRENCH FOOTING BELOW
8A	9'x10' INSULATED SECTIONAL O.H. TRUCK DOCK DOOR w/ VISION PANEL. EACH DOOR TO BE EQUIPPED w/ SHELTER/SEAL, #35,000 DOCK LEVELER, DOCK LOCK, BUMPERS, & SWING ARM LED LIGHTS.	19	STEEL STAIR - SEE STRUCTURAL FOR ADDITIONAL INFO.
8B	9'x10' INSULATED SECTIONAL O.H. TRUCK DOCK DOOR w/ VISION PANEL. EACH DOOR TO BE EQUIPPED w/ SHELTER/SEAL, & SWING ARM LED LIGHTS.	20	WALL MOUNTED LIGHTING - SEE ELECTRICAL
9	H.M. DOOR AND FRAME	21	TOP OF STEEL (VARIES - SEE STRUCTURAL)
10	1" GRAY TINTED LOW 'E' INSUL. VISION GLAZING IN CLEAR ANOD. ALUM. THERMAL BREAK FRAMES	22	KNOCKOUT FOR FUTURE OPENING (SEE PRECAST CONCRETE PANEL SHOP DRAWINGS)
11	CLEAR ANOD. ALUM. ENTRY DOOR W/ GRAY TINTED TEMPERED GLASS.	23	BUILDING EXPANSION JOINT



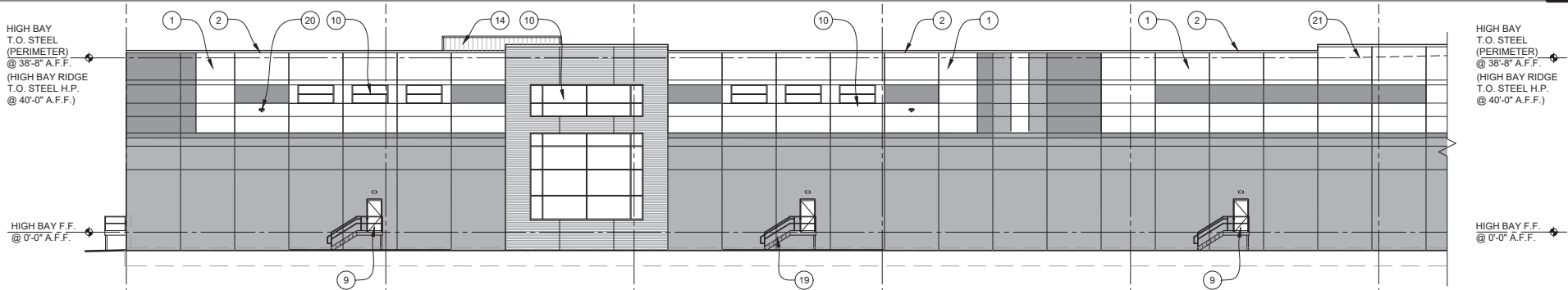
NORTH ELEVATION
SCALE: 1/16" = 1'-0"

6



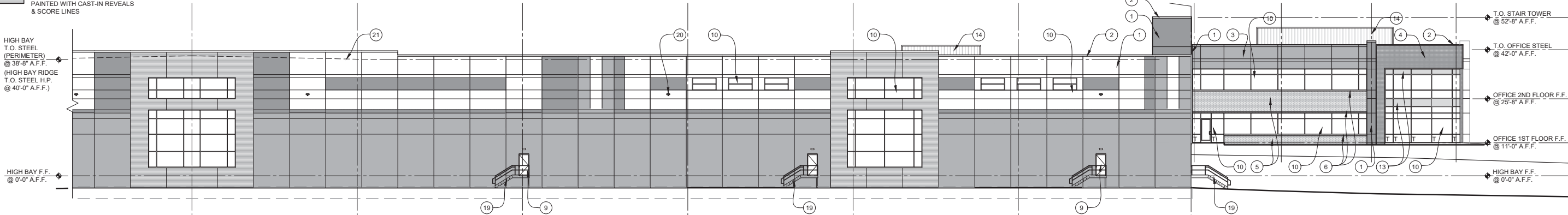
NORTH ELEVATION
SCALE: 1/16" = 1'-0"

5



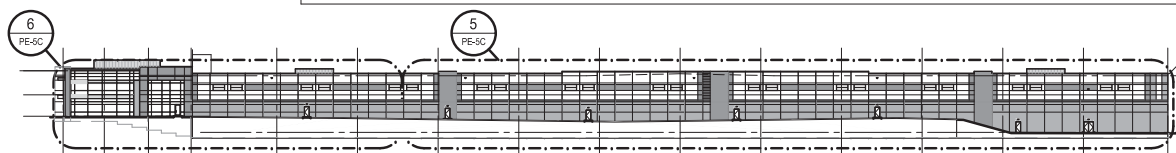
SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

4



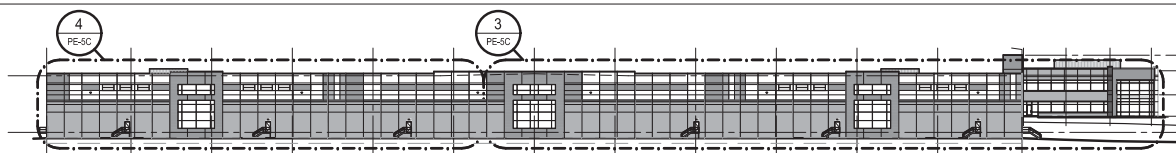
SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

3



OVERALL NORTH ELEVATION
SCALE: 1" = 60'

2



OVERALL SOUTH ELEVATION
SCALE: 1" = 60'

1

EXTERIOR CONCRETE
COLOR / TEXTURE
LEGEND

PT-1	INSULATED CONC. PANELS. - FIELD COLOR COLOR: TBD
PT-2	INSULATED CONC. PANELS. - MEDIUM ACCENT COLOR COLOR: TBD
PT-3	INSULATED CONC. PANELS. - ACCENT COLOR COLOR: TBD
TX-A	INSULATED CONC. PANELS. - FIELD TEXTURE TEXTURE: STEEL FORMED PAINTED WITH CAST-IN REVEALS
TX-B	INSULATED CONC. PANELS. - ACCENT TEXTURE TEXTURE: STEEL FORMED PAINTED WITH CAST-IN REVEALS & SCORE LINES

THE PALACE OF AUBURN HILLS

ARENA SITE REDEVELOPMENT STUDY

**REPORT PREPARED FOR:**

Mayor Kevin McDaniel and the Auburn Hills City Council
Chairperson Greg Ouellette and the Auburn Hills Planning Commission
Thomas A. Tanghe, City Manager
Donald K. Grice, Assistant City Manager

AUTHORED BY:

Steven J. Cohen, AICP, Director of Community Development

ASSISTED BY:

Shawn Keenan, AICP, Assistant City Planner
Kyle F. Scislowicz, Media Communications Specialist
City Staff: Team Viper and Team Shock

April 24, 2017

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"To us, this is disappointing but it also provides us with new opportunities. My colleagues on City Council and I have the utmost confidence in our leadership team to work with Palace ownership should they discontinue use of the Arena or elect to redevelop the site."

Auburn Hills Mayor Kevin McDaniel – Oakland Press
October 31, 2016



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The iconic building facade of The Palace of Auburn Hills

Background and Purpose

On November 22, 2016, after many months of speculation, Detroit Pistons owner Tom Gores formally announced to the public that he would move his NBA basketball team and its associated operations from the City of Auburn Hills to the City of Detroit.

Although not yet confirmed by Palace Sports and Entertainment (PS&E), this move appears to have inevitably set in motion the abandonment of the state-of-the-art Palace of Auburn Hills arena (The Palace) and spurred the need to re-purpose the adjacent Detroit Pistons practice facility. After only 29 years, a business decision has been made and these buildings appear to have been judged obsolete.

The findings of this internal planning analysis are intended to serve as our community’s first step in preparing for the evolution of the property. Auburn Hills wishes to work cooperatively with PS&E to create a realistic plan of action that will foster a “win-win” outcome for all parties involved. The purpose of this study is not to focus on the past, but to guide the future.



Announcement of the move at Cass Technical High School
Photo Credit: Paul Sancya, Associated Press

Existing Conditions and Influences

Existing Zoning

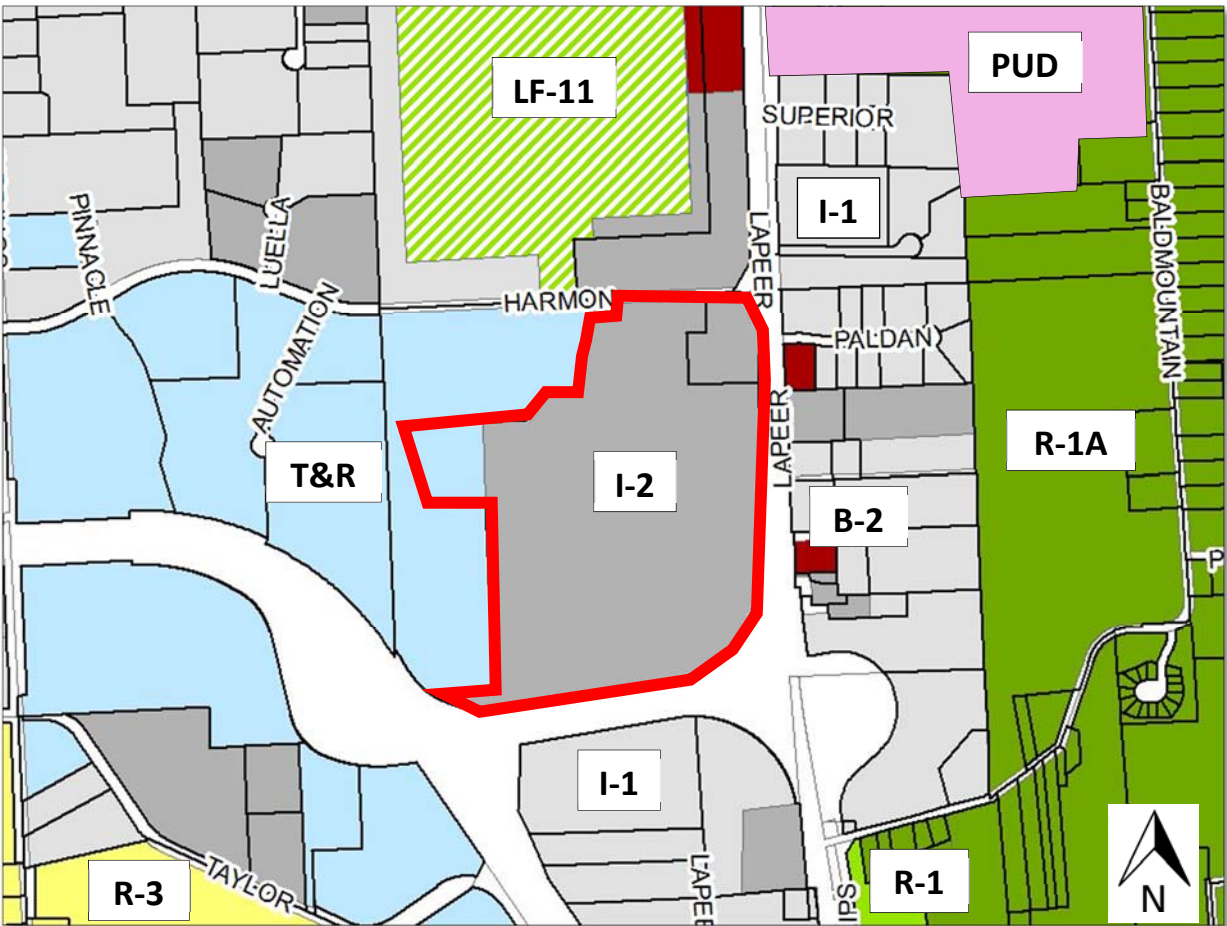
The majority of The Palace site, which includes the arena, is zoned I-2, General Industrial District. The practice facility is zoned T&R, Technology and Research District.

Staff has concerns that the existing I-2 zoning would not facilitate the highest and best re-use of the property. Although it is unlikely PS&E would entertain the industrial uses listed below (due to their desire to maximize their return on investment), City staff recommends the existing zoning be changed to ensure that only corporate offices and other high quality facilities locate on the site.

I-2 Zoning – Not Ideal

Below are uses not desired for this site that could be permitted under the current zoning:

- | | |
|--|--|
| <ul style="list-style-type: none">• Self-storage facilities• Large warehouse storage and distribution facilities• Sheet metal stamping operations• Metal plating, buffing, and polishing operations• Building material storage and sales• Lumber and planing mills• Fleet fueling facilities | <ul style="list-style-type: none">• Heating and electric power generating plants• Commercial kennels• Outdoor theaters• Sales and rental of construction equipment and other types of large machinery with outside storage• Vehicle sales space (car or RV dealership)• Truck tractor depot and trucking facilities |
|--|--|



Zoning Map Excerpt

Existing Conditions and Influences

Wetlands

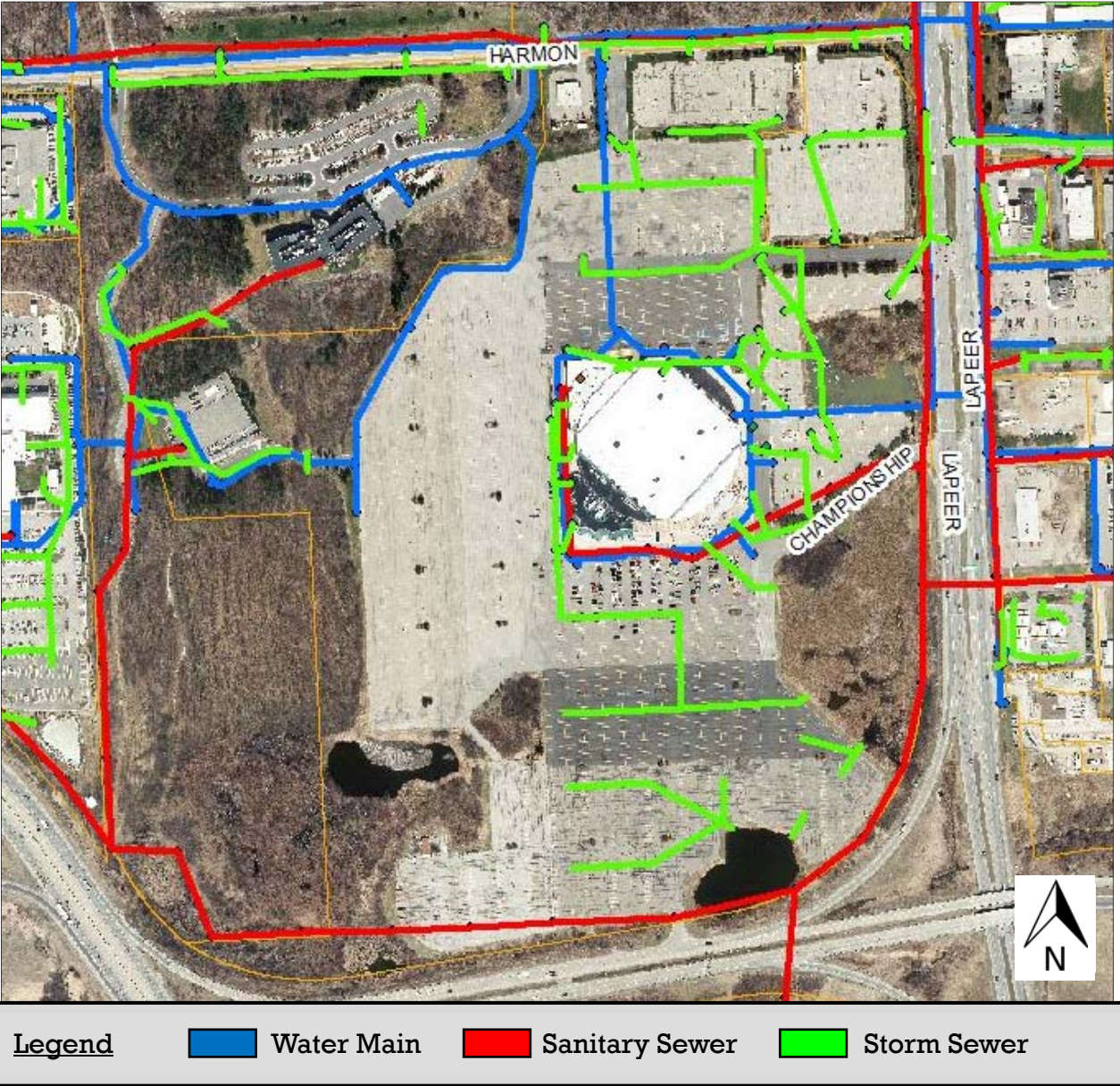
Our records show that The Palace site is 109.33 acres, which includes an estimated 18 acres of wetlands (16% of the site). The wetland areas are outlined in green on the map below. Approximately, 91.33 acres appear to be buildable. **The existing wetlands are not being used to their aesthetic potential today and could be enhanced to become assets and attractive focal points in the future.**



Wetlands

Roads, Utilities, and Impervious Surfaces

The roads and utilities, located both inside and outside the property, are designed to accommodate a large number of people and vehicles. The Palace site has 8,400 parking spaces. The amount of concrete used in constructing The Palace is reported by PS&E to be “enough to pave a two-lane highway 23 miles long.” **It is recommended that new development utilize the existing curb cuts and internal roadways and preserve the existing utilities as much as possible to save costs.** The existing entrances consist of multiple drive lanes, which could be converted and enhanced into boulevards to create attractive gateways.



Primary Utilities

Existing Conditions and Influences

Oakland Heights Development Sanitary Landfill

Republic Services owns the Oakland Heights Development Sanitary Landfill, which is situated north of The Palace site.

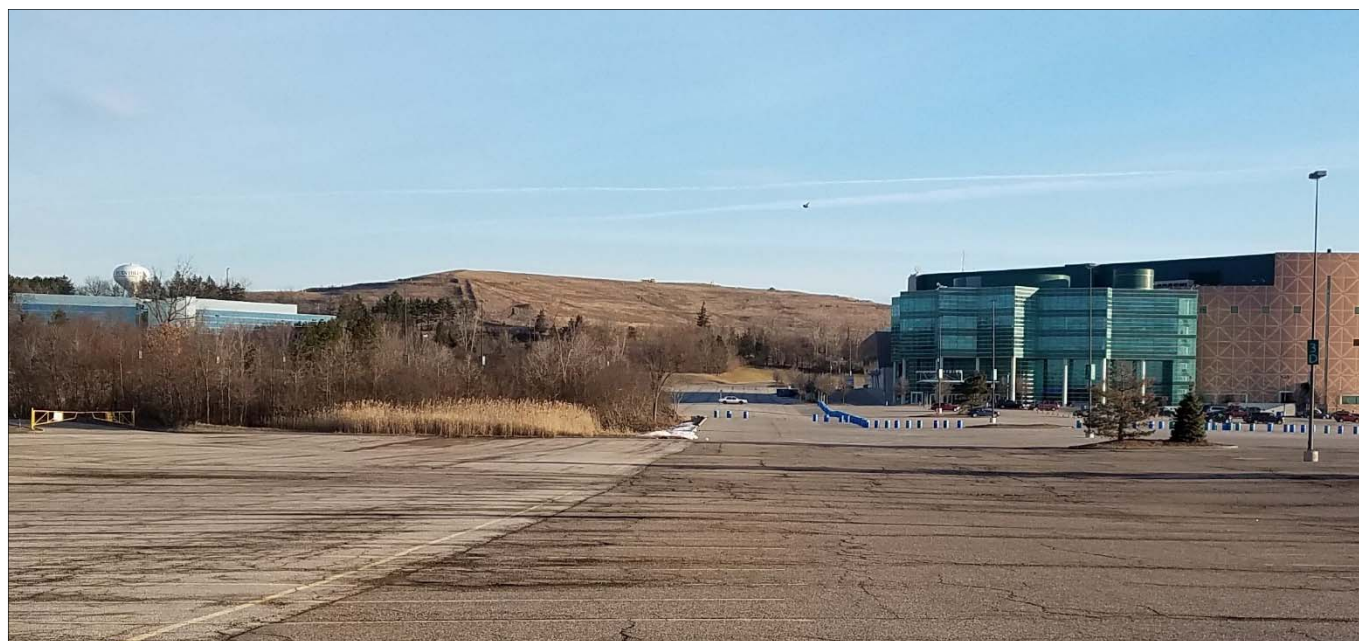
The landfill is near capacity. The southern slope of the landfill was closed in 2010. The final vertical and lateral expansion of the landfill is now occurring on 31 acres located near Brown Road. It will be capped at a height of 1,270 feet above sea level, which is 288 feet above the base elevation of The Palace site. The difference in elevation is equivalent to the height of a 21-story building. In comparison, the 15-story FCA US Headquarters office tower is 249 feet tall.

The landfill is not the most attractive landmark in its current state, but the good news is that it should finally cease operation by 2023.

Upon closure, the landfill is expected to look like a big hill. A parking area will be maintained at the current entrance off of Brown Road and a walking trail will be installed all the way to the top of the hill. It should provide an excellent view since the summit will be the second highest point in Oakland County, just 16 feet below the reported elevation of Pine Knob. The trail system will be open to the public during daylight hours and will be maintained by Republic Services.



Aerial view of The Palace site and the OHD Sanitary Landfill

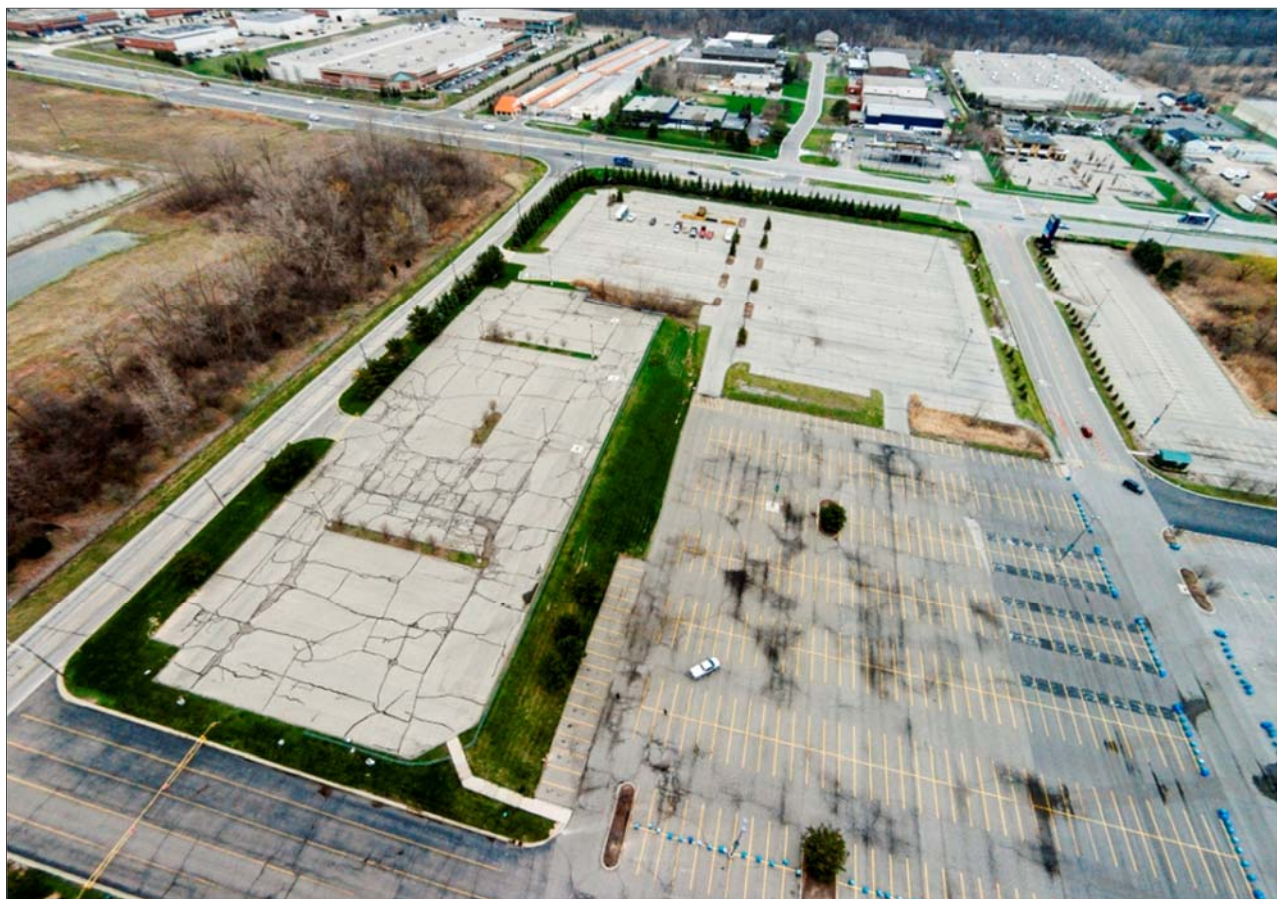


View of the landfill looking north from The Palace site



View of The Palace site looking south from the top of the landfill





Quadcopter photos taken by Kyle Scislowicz, Media Communications Specialist

Visioning Process

After months of pre-study and investigation, City staff held a comprehensive visioning session on March 28, 2017 to discuss how The Palace site could be best redeveloped.

Twenty City staff members and consultants were broken into two even teams based on their professional expertise. They were asked the following primary question: ***“If the City were the developer of The Palace property, what would it do to maximize its return on investment both short and long term?”***

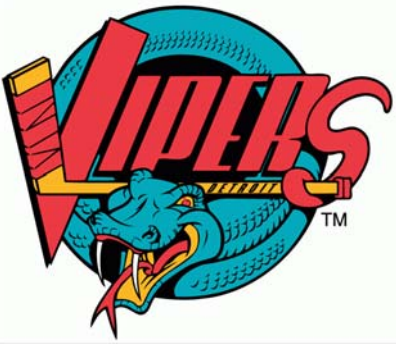
The groups spent considerable time discussing the future of the site based on its location, market demand, existing conditions and infrastructure, and surrounding land uses.

The two teams were directed to consider:

- 1. What type of land use/zoning would you want?
- 2. What mix of land uses would you propose?
- 3. What urban form and architecture would you like to see?
- 4. What should be done with roads and utilities?
- 5. How should environmental features be addressed?
- 6. Should it be walkable?
- 7. Should there be historical reference to The Palace of Auburn Hills arena?



Team Viper



The Eye
Steve Cohen, Director of Community Development

Stephanie Carroll, Manager of Business Development and Community Relations (Communicator)

Don Grice, Assistant City Manager
Doreen Olko, Police Chief
Tim Juidici, City Engineering Consultant
James Manning, Fire Chief
Bill Griffin, City Assessor
Jeff Herczeg, Deputy Director of Public Works
Brian Marzolf, Recreation Director
Elizabeth Brennan, CD Executive Assistant

Team Shock



The Eye
Shawn Keenan, Assistant City Planner

Samantha Mariuz, Director of Authorities (Communicator)

Tom Tanghe, City Manager
Jill McDonnell, Police Lieutenant
Jim Stevens, City Engineer Consultant
Jeff Spencer, Building Official
Michelle Schulz, Finance Director
Ron Melchert, Director of Public Works
Derk Beckerleg, City Attorney
Kyle Scislowicz, Media Communications Specialist



Photos taken during the staff visioning session

Joint Staff Recommendations – “Scenario A”

At the conclusion of the visioning session, the two groups assimilated their findings into the following unified recommendation for redevelopment:

1. Rezone The Property From I-2 District To T&R District

The property is master planned for non-residential land use, which would allow it to be rezoned from I-2 to match the T&R zoning to the west of the property. The T&R zoning regulations encourage corporate office, R&D, and testing facilities. Staff felt the property could and should be developed into a technology park like Executive Hills or Oakland Technology Park.

The Zoning Ordinance states T&R Districts are to be located and designed to:

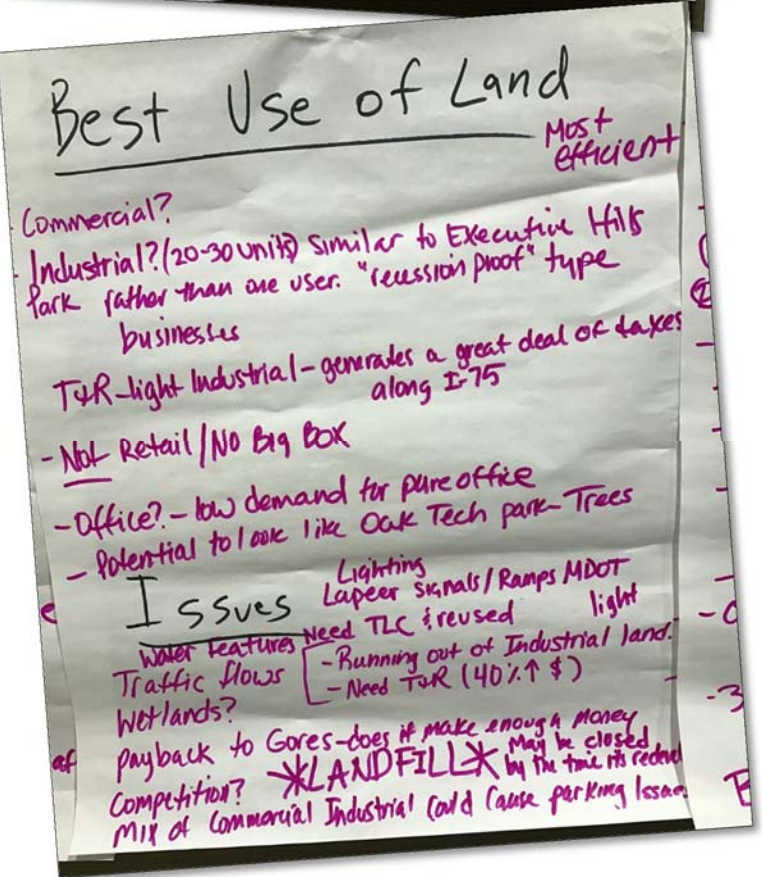
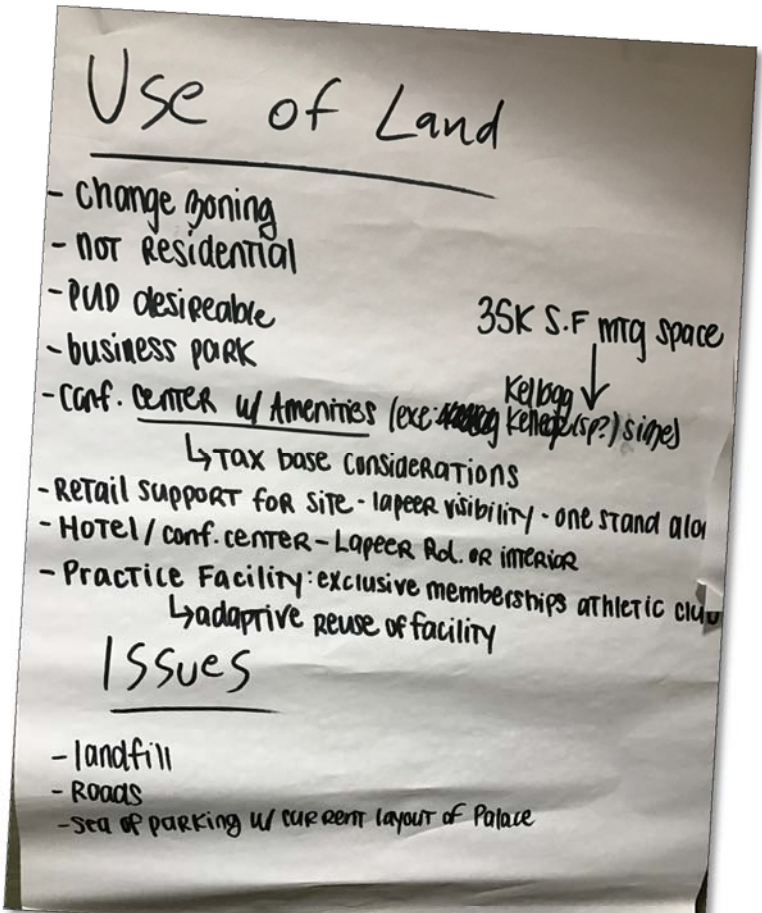
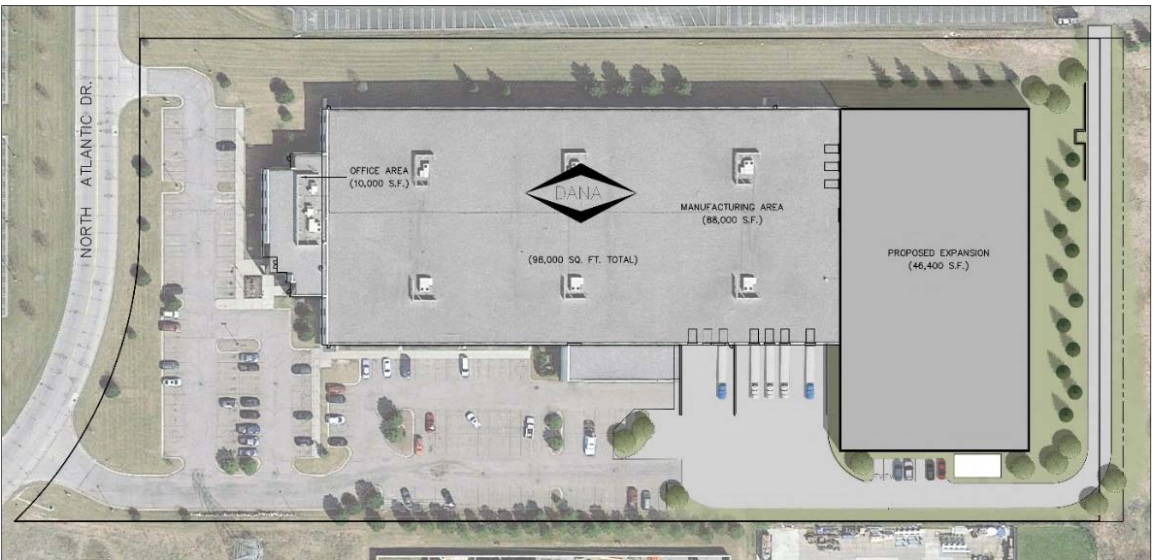
- Create employment and activity focal points which benefit the surrounding community.
- Provide opportunities for establishing mutually supportive relationships with institutions for higher learning.
- Afford safe and efficient access to and from nearby highway interchanges.
- Ensure a high standard of visual and environmental quality by preserving significant open spaces, protecting natural site amenities, and strictly limiting the nuisance impacts sometimes associated with light industrial operations.
- Create a unified District image through coordinated infrastructure development, site planning, and architectural design.

Staff unanimously agreed that the above T&R District description would be an ideal fit for The Palace site.

DESIRED OFFICE AS PRIMARY USE



NOT DESIRED SMALL, ONE-STORY OFFICE INDUSTRIAL AS PRIMARY USE



Team Notes

Joint Staff Recommendations — “Scenario A”

2. Hotel And Conference Center

An architecturally unique, signature business hotel and conference center was recommended for the property to better serve the needs of the corporate community in the region.

Oakland County officials have publicly commented for years about such a need. A six to ten-story hotel with 300 to 500 rooms, along with a conference center with flexible meeting and exhibit space between 50,000 and 75,000 square feet in size was envisioned. To save land, a parking deck would be needed to serve the facility.

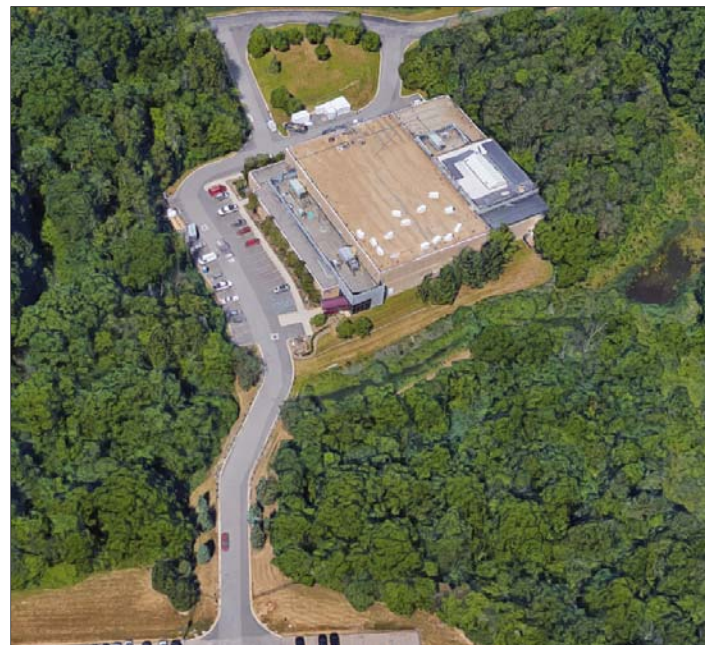
The group offered the Radisson Plaza Hotel in Kalamazoo, Kellogg Hotel and Conference Center in East Lansing, or a smaller version of the Amway Grand Plaza in Grand Rapids as successful examples and ideal models for this site.



Radisson Plaza Hotel in Kalamazoo

3. Reuse Of Practice Facility As Executive Fitness Center

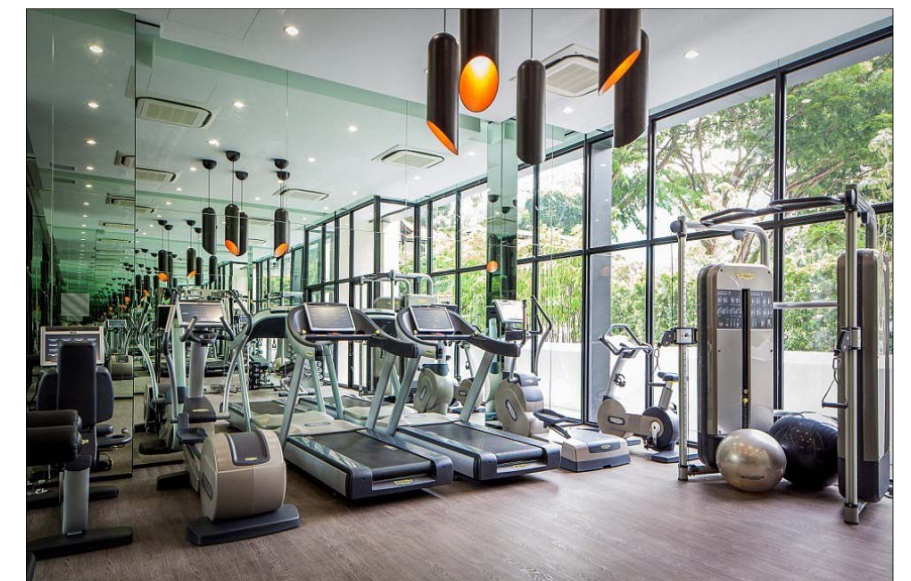
It was creatively suggested that the Detroit Pistons practice facility could be transitioned into a high-end executive fitness center, with or without an addition, which could be associated with the hotel and conference center.



Practice Facility – West of the Arena



Lounge for informal business meetings and socializing



Take advantage of the surrounding wooded area and nature with large windows to allow daylight to enter

The practice facility has many of the elements needed for a fitness center. It includes a track, a sauna, hydropools, locker rooms, and offices. The existing basketball court is state-of-the-art with floors made of rubber material to cushion the impact of running. Staff thought the building could become a unique athletic facility with an added lounge offering wine or craft beer for informal business meetings.

Joint Staff Recommendations

4. Architecture Is Important

Staff felt it was important to protect and promote Auburn Hills' long-term economic vitality by encouraging high quality development. **Typical industrial buildings with small one-story office components should be discouraged.**

5. Restore Environmental Features to Create Focal Points and Assets

These underutilized features can add nature and greenspace back to the land and provide a desirable amenity to the potential technology park.

6. Include On-Site Retail

Provide fast casual restaurant and service options so workers do not have to leave the property at lunch time. Unique specialty restaurants could also be provided inside the hotel.

7. Create Walkable Park-Like Setting

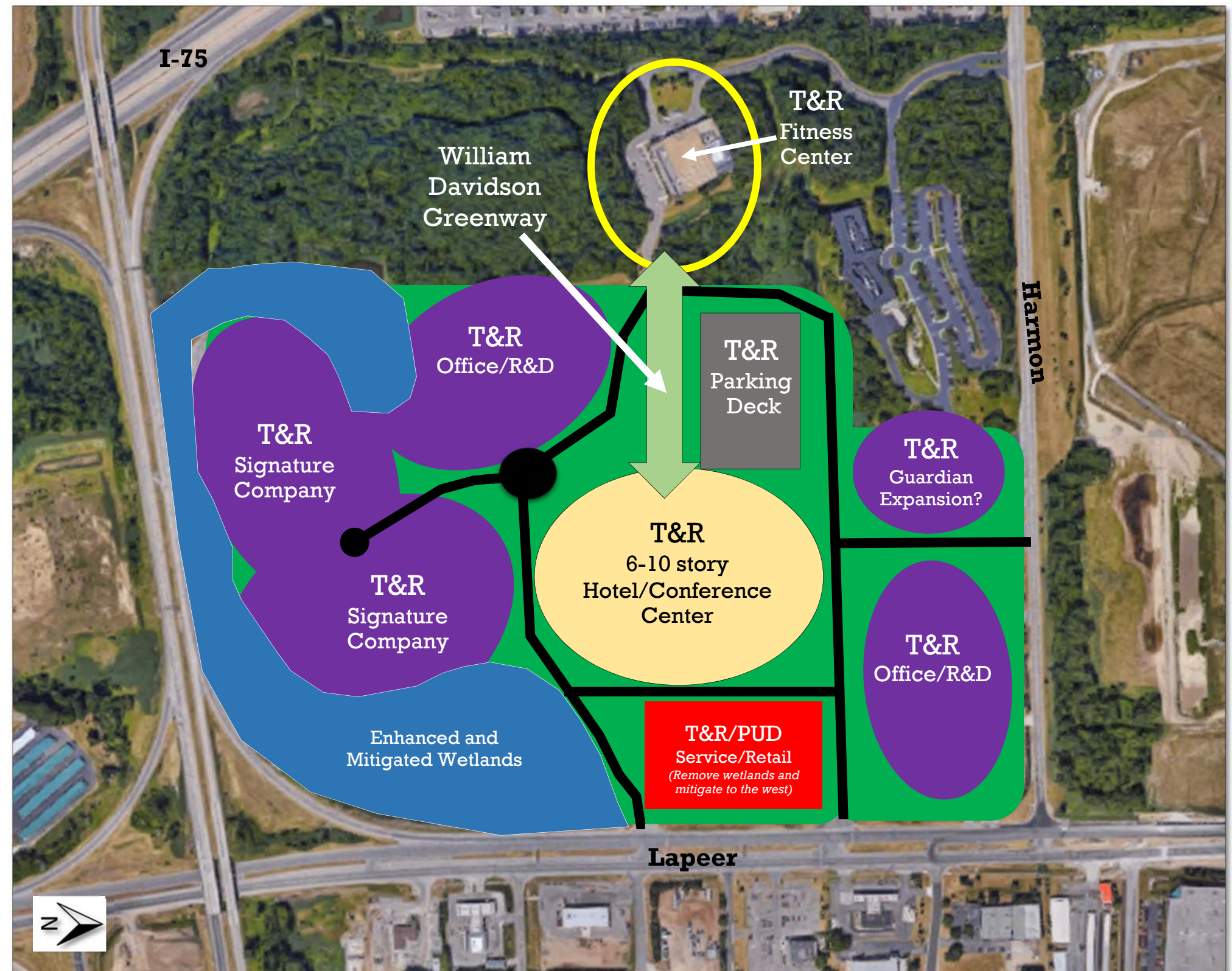
Add trails that connect to the internal street sidewalks to allow workers to exercise. "Complete Streets" best practices will be considered. **Staff recommended that a prominent greenway be added between the Fitness Center and Hotel.**

8. Provide Historical Reference To The Arena and William Davidson

Use panels from the arena facade in entry signage, create a greenway with amenities in honor of Mr. Davidson, preserve the practice facility, and add some historical interpretation signage within the property.

"Scenario A"

Below is City staff's unified recommendation for the redevelopment of The Palace site



Developer's Perspective - "Scenario B"

On April 3, 2017, staff met with a respected industrial developer who has the wherewithal to purchase The Palace site. He believes the location would attract an estimated one million square feet of industrial use on three to four large scale sites; each designed with room for building expansion. The developer felt that the individual businesses should have their own separate entrance for identity and security reasons. In addition, the developer offered the thoughts below:

1. The City Should Remain Flexible

If the City wants the property redeveloped quickly, it should not be overly selective or place restrictions/expectations on the site that would limit the pool of companies that could locate there. Do not to require land uses not immediately demanded by the market or insist on extra roads, infrastructure, and site amenities that make redevelopment cost prohibitive.

2. The Market Supports Clean Industrial Use

Companies that want pure high-tech office, where office/lab are split off from production, have become few and far between. In addition, it appears that few "deals" remain in this economic cycle that involve automotive supplier facility consolidations; however Auburn Hills could strategically capture these remaining projects since there are limited sites of this size left in the region.

The City should be open to what is now occurring in the Oakland Technology Park on The Palace site - with primary clean industrial uses being combined with corporate headquarters (15-30% office / 70-85% industrial).

Companies are looking to combine facilities to save money and improve their corporate culture in an effort to attract younger workers. Auburn Hills can have the T&R look, with a park like setting and larger setbacks, while still allowing SLU permits for clean light industrial uses. Lastly, City leaders should remain open to limited outside storage of materials, via ZBA variance or PUD approval.

3. The Location Has Some Image Challenges

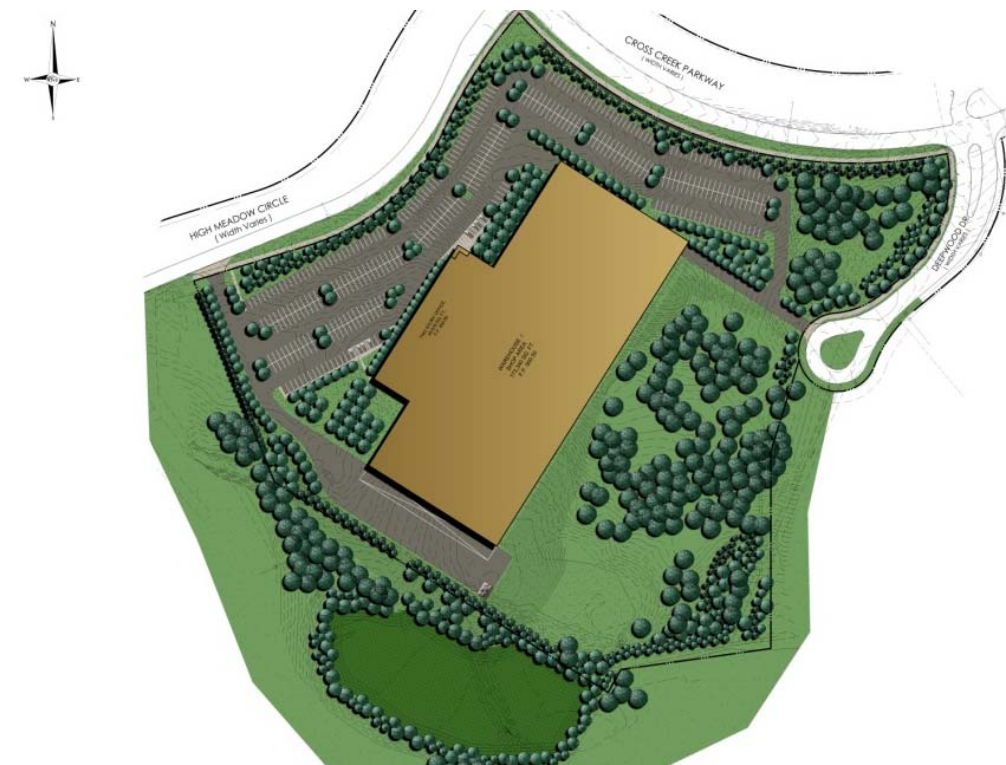
The adjacent sanitary landfill will be an aesthetic liability, even when closed. Also, the site does not have direct visibility from I-75. Pure office buildings or stand-alone corporate headquarters, like Nexteer or TI Automotive, are not expected to locate at The Palace site for those image reasons. Vehicular access makes the property well suited for large-scale clean industrial users like Faurecia, GKN Automotive, Hirotec America, US Farathane, and Visioneering.

KEY POINT:

The Developer advises the City of Auburn Hills that it should encourage large scale industrial buildings to locate on The Palace site due to market demand and the anticipated tax revenue such land uses would generate.



**213,979 sq. ft. HQ for the Americas
HIROTEC AMERICA**



General Development
2-story, 40,639 square feet - office (19%)
173,340 square feet - manufacturing /warehousing space (81%)
Room on-site for industrial expansion

Developer's Perspective - "Scenario B"

Below are the types of clean industrial facilities the City should encourage to locate on The Palace site.



240,689 square feet - World HQ
US Farathane Corporation



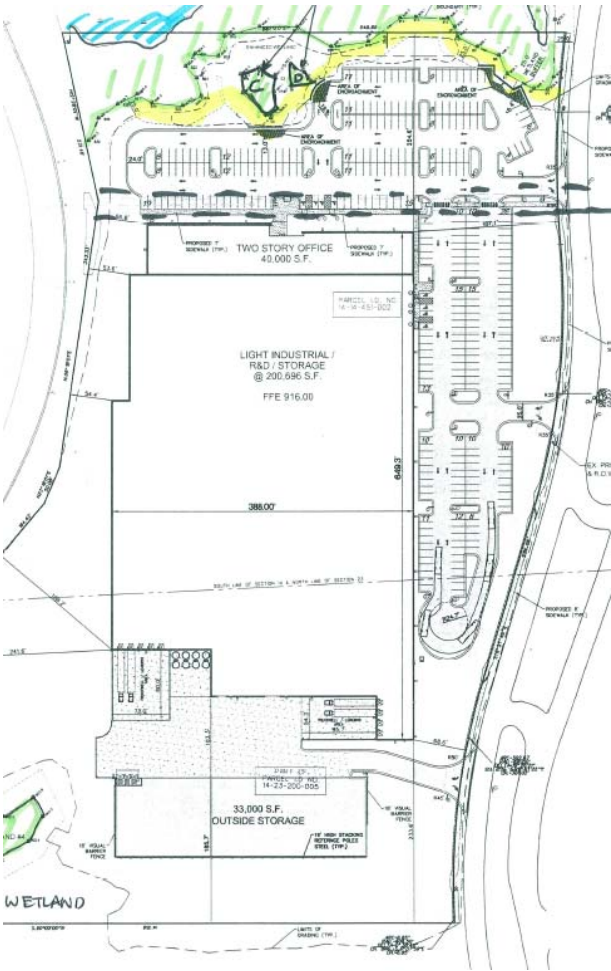
278,000 square feet - North American HQ
Faurecia



168,056 square feet - HQ for the Americas
GKN Automotive



181,122 square feet - United States HQ
Visioneering



General Development
2-story, 40,000 square feet - office (17%)
200,689 square feet - manufacturing/warehousing (83%)
33,000 square feet - outside storage (via ZBA variance)



General Development
3-story, 170,250 square feet - office (61%)
107,750 square feet - shop/warehouse (39%)
Room on-site for office and industrial expansion



Dembs Development
2-story, 90,346 square feet - office (54%)
77,710 square feet - shop/warehouse (46%)
Room on-site for industrial expansion



Cunningham-Limp
2-story, 29,122 square feet - office (16%)
152,000 square feet - shop/warehouse (84%)
Room on-site for industrial expansion

“Scenario B”

Below is City staff’s illustration of the developer’s vision for the redevelopment of The Palace site



Building Mass Analysis / Tax Revenue Estimation

- Estimated one million square feet of T&R building floor area
2,800-3,300 parking spaces
- **Recommendation:** Focus on office based R&D. Strictly limit manufacturing industrial facilities with excessive truck traffic. Encourage clean industrial with corporate office components.
- **Hypothetical Tax Revenue:** Clean industrial land use will average \$20,000 - \$40,000 per 100,000 square feet of building. Thus, \$200,000 to \$400,000 in unabated City taxes could be created annually when fully developed.

Next Steps

Staff recommends that the Planning Commission and City Council proceed with the following actions:

1. ACCEPT THE STUDY

Accept the findings of this report and authorize City staff to share it with our partners at PS&E.

2. REZONE THE SITE

Complete a City-initiated rezoning of The Palace site from I-2, General Industrial District to T&R, Technology and Research District.

3. FACILITATE REDEVELOPMENT

Assist with the comprehensive redevelopment of The Palace site by being flexible in allowing clean light industrial facilities like those envisioned in Scenarios A and B within this report. *It is noted that industrial uses could be permitted via a Special Land Use Permit in the T&R District provided they are high quality projects and designed with an associated two-story, or taller, corporate office component.*



CHECK LIST

PROJECT NAME

GM EV PARTS FACILITY - PUD

(Check all that apply)

SITE PLAN

SPECIAL LAND USE

✓ TREE REMOVAL PERMIT

REZONING

✓ PUD

The following items have not been included in your packet of information since they are either common non-controversial items or the recommendations have been noted in the project's cover letter.

Public Notice

Fire Department Approval Letter

Police Department Approval Letter

Citizen's Participation Letter and Report (N/A)

However, if you wish to see a copy of the above documents, they are on file in the Community Development Department.



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: MAY 15, 2023

AGENDA ITEM NO 9B

COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Steven J. Cohen, AICP, Director of Community Development
Submitted: May 5, 2023
Subject: Public Hearing / Motion – Revocation of the combined PUD Step One – Qualification / Step Two – Site Plan for Elite Detection K9

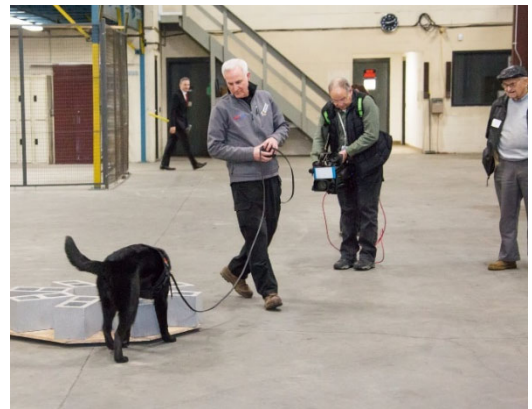
INTRODUCTION

This is a recommendation from City staff that the Planned Unit Development Option (PUD) approval previously granted by the City Council on June 24, 2019, for Elite Detection K9 (EDK9) be revoked.

EDK9, a business unit of the Leader Dogs for the Blind organization, had renovated the industrial building located at 2700 Auburn Court into a commercial kennel. The company was raising and training American-bred Labrador Retrievers and German Shepherds to detect explosives and guns at the facility.

Leader Dogs for the Blind has notified the City that it will close EDK9 and formally cease operations at the building by June 30, 2023. The building is currently on the market for sale. The property is zoned I-2, General Industrial District.

Attached is a letter dated April 17, 2023, from Susan M. Daniels, President/CEO of Leader Dogs for the Blind, which states, "We acknowledge and have no objection to the planned revocation of the PUD approval for the property."



RECOMMENDED ACTION

"Move to revoke the combined PUD Step One – Qualification / Step Two – Site Plan approval for Elite Detection K9 previously granted by the City Council on June 24, 2019."

I CONCUR:

THOMAS A. TANGHE, CITY MANAGER



PUBLIC NOTICE

May 2, 2023

Mr. Jeff Lev
Chief Financial Officer
Leader Dogs for the Blind
1039 S. Rochester Road
Rochester Hills, MI 48307

RE: Notice - Public Hearing Scheduled for Potential Revocation of Approval
Elite Detection K9 PUD – 2700 Auburn Court
Sidwell No.14-35-228-014

Dear Mr. Lev:

This letter is provided to notify you that the Auburn Hills City Council has scheduled a public hearing for **Monday, May 15, 2023, at 7:00 p.m.** in the Council Chamber at Auburn Hills City Hall.

The purpose of the public hearing is to consider the potential revocation of the Planned Unit Development Option approval previously granted by the City Council on June 24, 2019 for Elite Detection K9 (EDK9).

If you have any further questions regarding the above, please contact me at (248) 364-6941.

Sincerely,

A handwritten signature in black ink, appearing to read 'Steve Cohen', with a long horizontal flourish extending to the right.

Steven J. Cohen, AICP
Director of Community Development

cc: Thomas A. Tanghe, City Manager
Derk Beckerleg, City Attorney
Laura Pierce, City Clerk
Gregory Guidice, President and CEO at Elite Detection K9

April 17, 2023

City of Auburn Hills City Council
c/o Steven Cohen
Director of Community Development
1827 N. Squirrel Road
Auburn Hills, MI 48326

Via Email

Re: Revocation of Planned Unit Development ("PUD") for Leader Dogs for the Blind property at 2700 Auburn Court

Dear Auburn Hills City Council:

Leader Dogs for the Blind ("we" or "our") has engaged a licensed real estate broker to market and sell our property at 2700 Auburn Court. We acknowledge and have no objection to the planned revocation of the PUD approval for the property. We further understand and acknowledge that the future owner of the property will have to seek its own approvals, if necessary, from the City of Auburn Hills.

If you have any questions, please do not hesitate to contact me.



Susan M. Daniels
President & Chief Executive Officer
Leader Dogs for the Blind

cc:
Thomas Tanghe
City Manager
Via Email

Laboratory / Canine Facility For Sale

2700 Auburn Court, Auburn Hills, MI



Contact

Ben Schrode

+1 248 581 3325

ben.schrode@jll.com

Jordan Gasper

+1 248 581 3318

jordan.gasper@jll.com

Opportunity Overview

Jones Lang LaSalle (“JLL”), as exclusive advisor to ownership, has been retained to market for sale the fee-simple interest in 2700 Auburn Ct (the “Property”), a former K9 breeding and training facility located in Auburn Hills, MI. The facility was primarily used for training K9’s for firearms and explosives detection for the private and public sector.



Property Address	2700 Auburn Court, Auburn Hills, MI	Clear Height	22’
Building Size	22,760 RSF	Cranes	One, 10-ton
Site Acres	2.64 AC	Zoning	Industrial
Office	~20%		



\$6M Renovation | Build Out Completed in 2022



New Fully Temperature
Controlled HVAC (3 Units +
50 VAV Boxes + Ducts)



New Concrete Floor Slab



New ESFR Wet Sprinkler
System



New Concrete Parking Lot
& Truck Court



Roof Accessory Work
(2015 Replacement)



Vet Clinic



Interior Photos

Approximately 4,500 square feet of office space including several private offices, cubicles, and breakroom / kitchen.



Interior Photos



Exterior Photos



Oakland County Overview

Oakland County and Southeast Michigan have among the highest concentrations of engineering graduates nationally. Therefore, the county carries a significant proportion of the overall market's flex space. While the location overview of Southeast Michigan highlights that Oakland County will be a key center for future deployments of connected and automated vehicle research and testing, and the next page highlights key automotive industry players based in the area, it is important to note that Oakland County attracts businesses over a diverse economic base.

Investment ratings firms recognize Oakland County as one of the best run counties in the United States because of its multi-year budget, which is balanced through 2023. Business are attracted to the strength and stability of the local government, as Oakland County has retained its coveted AAA bond rating.

Home to over 1,000 foreign-owned firms from nearly 40 countries

57 percent of all Fortune 500 countries have at least one business location in the county

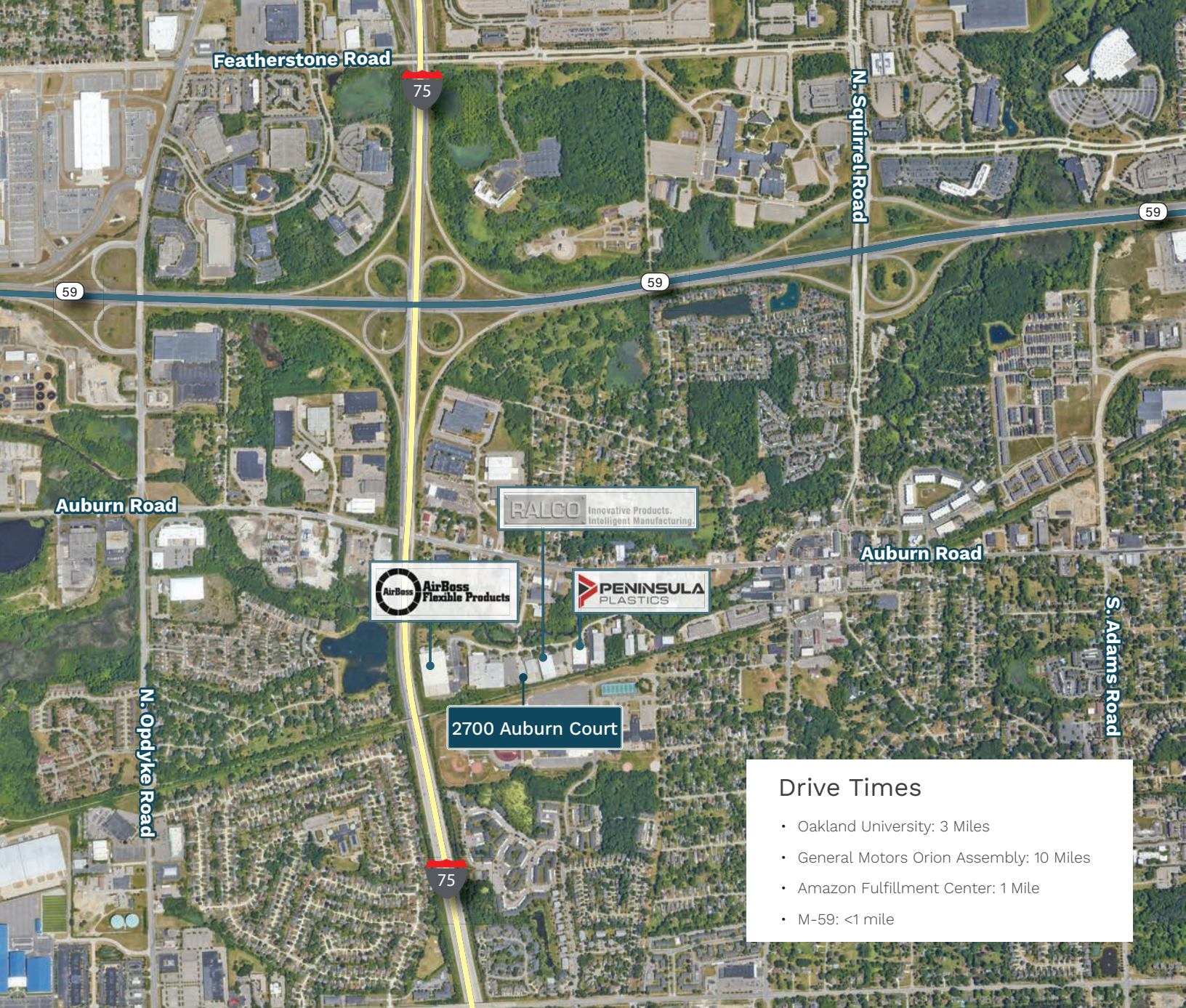
Houses more than one-third of the state's R&D facilities

Nearly 4,700 life science and health care firms in Oakland County

Auburn Hills Overview

Auburn Hills is a hot location within the Southeast Michigan market, having benefited from nearly 2 million square feet of build-to-suit activity since 2012. The affluent demographic profile, immediate access to I-75, proximity to the Detroit CBD, and concentration of world-class companies are major draws to the area. FCA, whose headquarters and Tech Center attract numerous auto suppliers to the area, employs approximately 32,500 employees in the region. Other North American Headquarters having addresses in Auburn Hills include Faurecia, GKN Driveline, and Volkswagen/Audi. With a population of just over 21,400 residents, the daytime population explodes to over 80,000 workers. Situated directly off I-75, Auburn Hills is home to approximately 80,000 daily workers. The city is located within Oakland County, which houses 64 of the Global 100 automotive OEMs and boasts one of the highest concentrations of graduates with science and engineering degrees.

Type	Tenants	RBA
Flex/R&D	Martinrea Metal Industries, Total Filtration Services, Atlas Copco, Faurecia, FANUC, Samsung SDI America	1,137,237
Manufacturing	Incoe Corp., WABCO, Visioneering, Hydra Zorb	654,979
Office	Hutchinson N.A., TI Automotive	203,908
W&D	Matrix Engineered Systems, Shield Material Handling, Green Optics, Henniges Automotive	359,630
Flex/R&D	Executive Hills	205,198
Totals		2,560,952



Drive Times

- Oakland University: 3 Miles
- General Motors Orion Assembly: 10 Miles
- Amazon Fulfillment Center: 1 Mile
- M-59: <1 mile

Ben Schrode
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CITY OF AUBURN HILLS

Regular City Council Meeting

Minutes - **Excerpt**

June 24, 2019

CALL TO ORDER: Mayor McDaniel at 7:00 p.m.

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

Present: Mayor McDaniel, Council Members Burmeister, Hammond, Kittle, Knight, Moniz and Verbeke

Absent: None

Also Present: City Manager Tanghe, City Attorney Beckerleg, Assistant City Manager Grice, City Clerk Pierce, Director of Community Development Cohen, DPW Director Melchert, Deputy DPW Director Stahly, Finance Director/Treasurer Schulz, Deputy Finance Director/Deputy Treasurer Farmer, Police Lieutenant Gagnon, Assistant Fire Chief Macias, Director of Authorities Skopek, Engineer Cousino, Management Intern Hagge

19 Guests

4. NEW BUSINESS

9c. Motion – To approve the Combined PUD Step One – Concept Plan and PUD Step Two – Site Plan / Elite Detection K9

Mr. Cohen presented the request to allow the renovation of the industrial facility located at 2700 Auburn Court to a commercial kennel. This property will not meet the strict standards of the zoning ordinance for a commercial kennel, therefore Elite Detection will offer two contributions to the City to meet the net public benefit criteria for PUD qualification; participate in Summerfest and National Night Out Events and provide a certified dog for a period of ten years to the Auburn Hills Police Department if and when the City elects a K-9 Unit. There is a residential area nearby but there are no homes within 1000 feet of the site.

Mr. Gregory Guidice of Elite Detection K9 was present. He explained that this facility is more of a K9 development center and not a kennel in the normal sense of the word. This organization will breed, raise and train explosive and ammunition detection dogs. From a smell and waste perspective, the facility will turn the air over in the facility and have stations where the waste is put into the sewer system not bagged and into a dumpster.

Moved by Burmeister, Seconded by Knight.

RESOLVED: To accept the Planning Commission's recommendation and approve the combined PUD Step One – Qualification / Step Two – Site Plan for Elite Detection K9, subject to the conditions of the City's Administrative Review Team.

VOTE: Yes: Burmeister, Hammond, Kittle, Knight, McDaniel, Moniz, Verbeke

No: None

Resolution No. 19.06.85

Motion Carried (7 - 0)



CITY OF AUBURN HILLS
PLANNING COMMISSION
MINUTES - EXCERPT

June 12, 2019

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

ROLL CALL: Present: Beidoun, Mendieta, Moniz, Ouellette, Pierce, Shearer
Absent: Hitchcock, Ochs, Pederson
Also Present: City Planner Keenan
Guests: 9

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

5. PETITIONERS

5b. Elite Detection K9 (7:13 p.m.)
Public Hearing/Motion – Recommendation to City Council for approval of Combined PUD Step One – Concept Plan and PUD Step Two – Site Plan.

Mr. Keenan introduced the request from Elite Detection K9 (EDK9) for Planned Unit Development Option (PUD) approval to allow the renovation of the existing industrial building located at 2700 Auburn Court into a commercial kennel. The property is zoned I-2, General Industrial District.

EDK9 is a spin-off company of the Leader Dogs for the Blind organization. Currently, the dogs and the company's staff are housed in the Leader Dogs for the Blind facility in Rochester Hills. The 22,760 square foot facility will be similar to the Rochester Hills facility in terms of interior design but on a smaller scale. The site will remain relatively the same with the exception of adding the dumpster enclosure and dog run. The applicant plans on repaving the parking lot.

Mr. Keenan explained that the office area of the building will remain the same, but the back portion of the building will be renovated, adding the dog housing, training and breeding areas and the veterinarian area and office.

Further, after reviewing procedural options, it was determined by all parties that the PUD process would be the best way to facilitate this unique project.

Since the project will not meet the parcel size and the separation distance from a residential district requirements for a commercial kennel, the following contributions have been offered by EDK9 to the City to meet the net public benefit criteria requirement for PUD qualification:

1. EDK9 will participate in the City's Summerfest and National Night Out events.
2. EDK9 will provide an explosives and munitions certified German Shepherd or Labrador Retriever for a period of 10 years to the Auburn Hills Police Department if/when the City forms a K9 unit.

Gregory Guidice, President & CEO, Elite Detection K9, 1039 S. Rochester Road, Rochester Hills, MI and Mr. Steve Auger, Auger Klein Aller, Architects, Inc., 303 E. Third Street, Ste. 100, Rochester, MI were available to answer any questions of the Commission.

Mr. Guidice stated that they are excited to move into Auburn Hills.

Mr. Moniz thanked EDK9 for their willingness to participate in Summerfest and other activities in the community, as well as their commitment to provide a K9 for the Auburn Hills Police Department. He suggested that they may like to participate on Saturday, June 22, 2019 at 11:00 a.m. in the pet parade downtown at the new amphitheater. Mr. Keenan will send Mr. Guidice an email with the event details.

Mr. Moniz thanked Mr. Guidice for the tour of the facility in Rochester Hills. The facility there was a very clean and efficient operation. He asked when construction would begin and when EDK9 anticipates being moved into the facility.

Mr. Auger stated that they anticipate construction beginning towards the end of the summer, with occupancy taking place by the first of 2020. He further explained that the air exchange system will be completely re-done.

Ms. Shearer stated that EDK9 will be fulfilling such a large need, especially as TSA looks to add a lot more canines.

Mr. Beidoun stated that he was very impressed with the tour of the Rochester Hills facility and welcomed EDK9 to Auburn Hills.

Mr. Ouellette thanked EDK9 for their contribution to the community and to society as a whole.

Mr. Ouellette opened the public hearing at 7:22 p.m.

Hearing no comments, Mr. Ouellette closed the public hearing at 7:22 p.m.

Moved by Shearer to recommend to City Council approval of the combined PUD Step One – Qualification/Step Two – Site Plan approval for Elite Detection K9.

Second by Moniz.

VOTE: Yes: Shearer, Pierce, Moniz, Beidoun, Mendieta, Ouellette

No: None

Motion Carried (6-0)



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: MAY 15, 2023

AGENDA ITEM NO 9C

COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Steven J. Cohen, AICP, Director of Community Development
Submitted: May 5, 2023
Subject: Motion – To extend combined PUD Step One – Qualification / Step Two – Site Plan Approval / Primary Place

INTRODUCTION

Due to unforeseen construction delays related to utility service connections, Steuer & Associates, Inc. has requested an extension to complete their first building by August 1, 2023, and the overall project by March 1, 2024. The City Council approved an extension of the Planned Unit Development (PUD) approval for Primary Place on October 3, 2022, subject to the first building being complete with a Temporary Certificate of Occupancy (TCO) Permit issued by the Building Official by May 15, 2023. The overall project was required to be completed by November 1, 2023.



Photo of the site taken on May 3, 2023

As background, the City Council initially approved the PUD for this apartment project on October 26, 2014. The project includes three six-unit townhome buildings on 1.12 acres of vacant land at the southwest corner of Primary Street and Grey Road. All 18 units would have approximately 1,500 sq. ft. of living space. Each unit would have an attached two-car garage. The project received PUD approval extensions from the City Council on October 4, 2021, and October 3, 2022.



Photo of the site taken on May 3, 2023

STAFF RECOMMENDATION

Staff recommends approval of the extension with the completion dates listed in the recommended action. The deadlines provide a reasonable completion period based on the Building Official's assessment of the construction.

RECOMMENDED ACTION

"Move to extend the Planned Unit Development approval for Primary Place subject to the following conditions:

- 1. Steuer & Associates, Inc. (applicant) shall complete construction on the first building with a Temporary Certificate of Occupancy Permit (TCO) issued by the Building Official by August 1, 2023. The applicant is advised that a condition of the TCO shall include all necessary site work and paving required to provide access to the building, along with landscaping adjacent to the first building, per the approved site plan.***
- 2. The applicant shall complete all site improvements and landscaping per the approved site plan by November 1, 2023.***
- 3. The applicant shall complete the entire project, and all buildings shall have obtained final Certificate of Occupancy Permits issued by the Building Official by March 1, 2024.***

I CONCUR:

THOMAS A. TANGHE, CITY MANAGER

LAW OFFICES
THOMAS J. RYAN, P.C.

2055 ORCHARD LAKE ROAD
SYLVAN LAKE, MICHIGAN 48320
248-334-9938
248-858-8508 FAX

THOMAS J. RYAN
sylvanlawtr@gmail.com

May 3, 2023

Via Email Only:

Mr. Steve Cohen
Director of Community Development
1827 N. Squirrel Road
Auburn Hills, Michigan 48326

Re: Primary Place PUD

Dear Mr. Cohen:

Pursuant to your request for me to communicate with the city on behalf of Mr. Steuer and the progress of his project, I would offer to the City the following:

1. Mr. Steuer acknowledges he will not meet the May 15th deadline to have a temporary C of O and landscaping for the first building in spite of his best efforts for the following reasons:
 - A. City Council can see the progress with the outside of the buildings bricked and complete at this time.
 - B. The drywall has not been placed in the buildings, which prevents us from obtaining the TCO, because of the inability of the public utility companies to meet months long requests for electric and gas service. There has been an issue with DTE because of the ice storms that occurred in the area this past winter and new electric installs are way behind schedule.

We have been advised by both Consumers and DTE they plan to start installing these utilities in the week of May 5th. Further, the city started installing the waterline to the project on April 21st.

I believe the City will agree my client has been moving through the process in a professional and timely manner and has done whatever has been requested by the City.

Because of these outside entities, which are not in the control of my client especially the utilities involved, my client is unable to meet the May 15th deadline.

Mr. Steve Cohen
May 3, 2023
Page 2

The first building should be done with a TCO, along with associated site improvements by August 1st. All the exterior site improvements for the site will be completed by November 1st. The interior/TCO of the final two buildings will be completed by March 1, 2024.

Further, my client and his team are committed to keeping this site in a clean and orderly fashion through the duration of the construction.

Thank you for considering this extension. We have made great progress and are looking forward, now that spring is here, to complete and make this project one of which the City can be very proud.

Respectfully submitted,

Thomas J. Ryan, P.C.



Thomas J. Ryan

TJR/lp

Cc: Mr. David Steuer



CITY OF AUBURN HILLS

REGULAR CITY COUNCIL MEETING - EXCERPT

OCTOBER 3, 2022

CALL TO ORDER:

Mayor McDaniel at 7:00 PM

LOCATION:

Council Chamber, 1827 N. Squirrel Road, Auburn Hills MI

Present: Mayor McDaniel, Council Members Carrier, Cionka, Hawkins, Knight, Marzolf, Verbeke

Absent: None

Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Beckerleg, City Clerk Pierce, Police Chief Gagnon, Fire Chief Massingill, Community Development Director Cohen, DPW Director Baldante, Finance Director Schulz, Property Tax and Cash Mgr Vittone, Mgmt Assistant Hagge, Engineer Cousino

5 Guests

4. NEW BUSINESS

9a. Public Hearing / Motion – Revocation of Planned Unit Development Approval / Primary Place

Mr. Cohen explained that this project was originally approved by City Council on Oct 26, 2014. He shared that City Council approved an extension of the PUD on October 4, 2021, subject to several conditions. He shared that while step one of the conditions was completed, no other work has been completed since the first week of August.

Mayor McDaniel opened the Public Hearing at 7:10 PM.

Mr. David Steuer of Steuer & Associates and his attorney Tom Ryan were present to provide an update on the project. Mr. Steuer stated that he has been working with a lender and they were not able to provide the funds he had hoped for. He shared that at this time, the completion of the project is weather dependent. Mr. Steuer stated he has all the trades lined up to move forward but was not wanting to move forward without the financing. He will provide a letter from the lender to the City Attorney providing a closing date by tomorrow.

It was stated that this project has been ongoing for the past eight years and there have been repetitive delays with this project.

Mr. Steuer explained that the dates in Option B of the motion were arrived at by City Staff. He shared his concern about the May 15, 2023, date due to the site being potentially wet from the Spring weather. He also shared his concerns with potential future supply shortage and or labor shortages. He stated that the needed materials were ordered or on standby and that everything was all set. His concerns were not with proceeding with the inside of the building but rather the asphalt, curb work and landscaping in the Spring. He did say that he is 98% confident that the financial backing will be there.

Mr. Marzolf and Mr. Carrier both shared their concerns with this project moving forward. Their concerns were that this project has been in progress for almost ten years. Their concerns were also that Mr. Steuer had concerns with the stipulations in Option B, and both of those dates would be problematic in meeting the terms

listed. There was concern that Mr. Steuer shared that the supplies were on standby and on order and that there is a difference between something being on standby or on order.

It was discussed that the City took responsibility to finish the pathway next to this project. Mr. Baldente commented that he spoke with Mr. Steuer about this portion of the project and that Mr. Steuer had some complications with labor and then covid. Mr. Baldente shared that DPW went to the site and took care of the work. There is a calculation of what was involved with that process, and he will follow up with Mr. Steuer about payment.

It was also discussed that there is over \$1 million dollars of infrastructure already into the project and if the PUD was to be revoked who would be responsible to clean the site up.

Mayor McDaniel shared that the dates in Option B were a good target date to work towards and if there are additional excuses then it will be addressed at that time. He encouraged Mr. Steuer to give a good effort to make the site look presentable. He also reminded Mr. Steuer that at any given time the City can bring him back in front of City Council to answer to the PUD.

Mr. Tom Ryan, Attorney for Mr. Steuer stated that he will work with Mr. Beckerleg and give him the financial information needed. If any issues arise, he will work with Mr. Beckerleg to see this project completed.

The Mayor closed the Public Hearing at 7:38 PM.

Mr. Steuer apologized and thanked City Council. He stated that going forward he is happy to give Mr. Cohen monthly updates. He also stated there will be an increase in the attendance at the site to make sure the grounds are kept in as good of condition.

Moved by Verbeke, Seconded by Cionka.

RESOLVED: To extend the Planned Unit Development approval for Primary Place until November 1, 2023 subject to the following conditions:

- 1. Steuer & Associates, Inc. (applicant) will voluntarily terminate the Planned Unit Development approval if construction on the first building is not complete with a Temporary Certificate of Occupancy (TCO) Permit issued by the Building Official by May 15, 2023. The applicant is advised that a condition of the TCO shall include all necessary site work and paving required to provide access to the building, along with landscaping adjacent to the first building, in accordance with the approved site plan.**
- 2. If the applicant meets the completion deadline for the first building but fails to complete the entire project, including all site improvements and landscaping per the approved site plan, by November 1, 2023, the applicant will voluntarily terminate the Planned Unit Development approval.**
- 3. If the Planned Unit Development approval is terminated, 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 and/or his 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 such costs incurred by the City are not paid by the applicant.

VOTE: Yes: Cionka, Hawkins, Knight, McDaniel, Verbeke

No: Carrier, Marzolf

Resolution No. 22.10.148

Motion Carried (5 - 2)



CITY OF AUBURN HILLS
REGULAR CITY COUNCIL MEETING
EXCERPT

OCTOBER 4, 2021

CALL TO ORDER: Mayor McDaniel at 7:00 p.m.

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

Present: Mayor McDaniel, Council Members Burmeister, Hawkins, Knight, and Marzolf

Absent: Council Members Kittle and Verbeke

Also Present: City Manager Tanghe, Assistant City Manager Grice, City Attorney Beckerleg, City Clerk Pierce, Assistant to the City Manager Skopek, Police Chief Baker, Community Development Director Cohen, Finance Director/Treasurer Schulz, Mgr. of Public Utilities Deman, Engineer Cousino

1 Guest

4. NEW BUSINESS

9a. Public Hearing / Motion – Revocation of Planned Unit Development Approval for Primary Place.

Mr. Cohen presented that this revocation is being considered for the PUD at Primary Place due to the appearance of stagnation and the unsightly condition of the property. He provided an overview of the project.

Mr. David Steuer of Steuer & Associates, Inc. was present in the meeting.

Mayor McDaniel opened the Public Hearing at 7:06 PM.

Mr. David Steuer, President of Steuer & Associates, Inc. explained that the goal is to see the buildings up and occupied sooner rather than later but there have been several unfortunate circumstances he has had to endure. He shared that the spike in lumber prices have caused difficulty. He shared that the underground work has been completed to satisfaction in the Spring of 2020, but upon digging for the footings, the contractor found old building materials that were buried eight feet deep. Due to these findings the contractor walked away from the project causing him to find another contractor, causing a delay in the project. He is committed to being a good citizen within the City and that these delays are not from a lack of wanting to complete this project. He is hopeful for a Spring 2022 deadline to complete this project rather than a Winter 2021 deadline.

Mayor McDaniel shared that this is the most complained about property within the City. He pointed out that Mr. Steuer has had this property since 2014 and there has not been a lot of progression. There is a need have this property more presentable. He shared that the challenges are understandable but there needs to be action taken to see an effort made. It was noted that the Brownfield Redevelopment Authority has invested \$261,036.30 for the cleanup that has taken place on the property. Mayor McDaniel commented that there are several things that could be done now to help with this huge blight in the center of the downtown. He suggested that something be done with the fence, move it or remove it. He also suggested that the weeds be trimmed and maintained and that the porta potty be removed. Mayor

McDaniel also asked that if Mr. Steuer is not able to get construction started that the fence be taken down and complete a rough grade to make the property look presentable so there are no hazards in the area. Mayor McDaniel would like to see one story completed by May 15, 2022.

Mr. Knight shared his frustrations with the trail. He commented that the pathway belongs to the City therefore this needs to be number one for improvement, something needs to happen to make it look good.

Mr. Steuer commented that would like to go back out to the property and look at the fence. He stated that there is a rental contract on the fence. He will look at the fence and work to get the proper trimming completed. He does not want to take the fence down to turn around in three weeks to bring it back. The porta potty can be removed. He will work with the underground contractor and discuss having the grading done. He will also walk the path to see what can be done. It was discussed that the suggested motion proposes a \$30,000 bond and Mr. Steuer would like it to be \$10,000 because he knows that he can have the site graded and seeded for less than \$10,000.

Mayor McDaniel commented that he wants to be assured that this site is going to be taken care of and it is not going to cost the tax payers money to do it, so he would like to see the bond stay at \$30,000. He commented that he would like to see a substantial amount of construction, underground utilities, completion of footings and at least one story completed by May. With regards to the fence, it needs to look presentable. The Mayor is not in favor of leaving the fence as it currently is.

Mr. Cohen shared that the Community Development Department would like to see the marketing sign removed, porta potty removed, the pallets and debris removed, the current piles spread out and the footing holes need to be filled, or have a protective barrier installed if the fence were to be removed. These things should be done before November 1, 2021.

Mr. Marzolf commented that everyone has been extremely patient with this project and asked if Mr. Steuer was confident with the new contractor he hopes to be working with. Mr. Steuer shared that this new contractor was recommended to him.

Mr. Burmeister shared that he is skeptical that there could be a contractor on board with this amount of work accomplished in three months and would support a May 2022 timeframe.

Hearing no further comments, Mayor McDaniel closed the Public Hearing at 7:38 PM.

It was suggested that once City Council votes on the proposed deadlines, that a written copy of the details be sent to Mr. Steuer so that he has a copy of the information. Staff will address any of the hazards and concerns within the requirements.

Mr. Steuer shared that he is concerned with the process. He is not sure how quick he can get the orders completed. Attorney Beckerleg stated that the suggested motion, as presented, gives leeway with Mr. Cohen to work with him to make the situation presentable.

Moved by Knight, Seconded by Burmeister.

RESOLVED: To extend the Planned Unit Development approval for Primary Place until May 15, 2022, subject to the following conditions:

1. Subject to the earlier termination dates contained in conditions 2-4 of this motion, Steuer & Associates, Inc. (the applicant) will voluntarily terminate the Planned Unit Development approval on May 16, 2022, if construction is not substantially underway by May 15, 2022. Substantially underway shall be defined as the installation of underground utilities, completion of the building's footings and foundations, and the completion of a minimum of one story of vertical construction of the first building.
2. The applicant will voluntarily terminate the Planned Unit Development approval on October 9, 2021, if it fails to remove the porta-a-john from the site by October 8, 2021.
3. The applicant will voluntarily terminate the Planned Unit Development approval on November 16, 2021, if it fails to remove the construction fencing or move the construction fencing at City Staff's sole discretion and remove the marketing sign, and all the weeds and debris from the site, along with rough grading the site by November 15, 2021, and also repair/improve the pathway to the satisfaction of the City's Engineer by November 15, 2021.
4. The applicant will submit a cash bond in the amount of \$30,000 to the Community Development Department for the cost of regrading and revegetation of the site. The cash bond will be provided as surety for the City that the site will be restored if the Planned Unit Development approval is terminated. The applicant will voluntarily terminate the Planned Unit Development approval on October 19, 2021, if it fails to submit the required cash bond by 5:00 p.m. on October 18, 2021.
5. If the Planned Unit Development approval is terminated, then the City shall have the right to utilize the cash bond of \$30,000 to regrade and revegetate the site. If the applicant fails to submit the \$30,000 cash bond and/or restore the site as directed, then the City Manager and/or his 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 such costs incurred by the City are not paid by the applicant.

VOTE: Yes: Burmeister, Hawkins, Knight, Marzolf, McDaniel

No: None

Resolution No. 21.10.134

Motion Carried (5 - 0)

Mr. Barnes explained the pre-pay is the amount of the first two contractors that are locked in. The third contractor is still out to bid and is not part of this amount.

Responding to Mr. Kittle, Mr. Barnes noted the October 14 due date was amended, because of the price increase, but will still be due this year. The first amount was included in the 2014 budget, but will now be approximately \$65,000 short.

Mr. Knight noted paying up front saves a significant amount of money, more than could be earned in interest from a bank.

Moved by Knight; Seconded by Verbeke.

RESOLVED: To approve a resolution to prepay the OMID Bond Series 2014A Segment 4 Contract 5 in the amount of \$330,590 and to authorize the City Manager to satisfy the prepay filing requirements set forth by the Water Resource Commission.

VOTE: Yes: Burmeister, Hammond, Kittle, Knight, McDaniel, Mitchell, Verbeke

No: None

Motion Carried (7-0)

Resolution No. 14.10.196

9. NEW BUSINESS

9a. Motion – Approval of Combined PUD Step One - Qualification / Step Two – Site Plan Approval, Along with Tree Removal Permit / Primary Place

Mr. Cohen explained this is a request from Steuer & Associates, Inc., to build an 18 unit residential community on 1.1 acre parcel of land currently owned by the City of Auburn Hills; the buildings will be townhouse style rental properties. As part of the project, the City will retain a small portion of the land for the Clinton River Trail. To the north of this site is the City parking structure and Auburn Square Apartments, to the west is Rushmore Printing, to the south is Church's Lumber, and to the east is residential. The site is within the Downtown district zoning, so the PUD option was suggested to obtain residential units which will help support the downtown businesses.

This site is awkward - it is located between the ITC transmission lines and local power lines, is triangular in shape, the parking structure façade is to the north, and outside storage at Church's Lumber to the south. The buildings will be brick with two-car garages, and 1,500 sq. ft. of living space per unit.

Ms. Mitchell asked if the Clinton River Trail will be accessible and useable during construction.

Mr. Cohen will talk with Mr. Grice, and it may be necessary to close that portion of the Trail and reroute pedestrians to Primary Street. As part of the construction, Mr. Steuer will relocate that portion of the Trail as necessary to support the construction.

Mr. Knight noted six of the garages face Primary Street, which already has an increased amount of traffic and asked if it would be possible to move the buildings back a bit to increase the driveway aprons. This would result in more parking in the driveway without blocking the sidewalk. He is very pleased with the plan, the driveways are his only concern.

Mr. Cohen explained ITC has an easement and the buildings have been pushed back as far as they can without being in the easement. The driveway apron is 17 feet to the property line, and an additional foot to the pathway, the 18 foot parking space meets the intent. City staff thought with only six units, it would be acceptable.

Mr. Kittle would prefer to see a masonite siding as opposed to a vinyl siding. He believes many cars are longer than 18 feet, and questioned the City's policy on cars blocking sidewalks.

Mr. Cohen stated the City generally requires parking spaces to be 18 feet, with the typical car being 16 feet long, though some may be longer. If cars block the sidewalks, then the issue will be addressed.

David Steuer, thanked the City and noted what a great team he worked with.

Moved by Mitchell; Seconded by Hammond.

RESOLVED: To accept the Planning Commission's recommendation and approve the combined PUD Step One – Qualification / Step Two – Site Plan and Tree Removal Permit for the Primary Place PUD, subject to staff and consultants' conditions.

VOTE: Yes: Burmeister, Hammond, Kittle, Knight, McDaniel, Mitchell, Verbeke

No: None

Motion Carried (7-0)

Resolution No. 14.10.197

9b. Motion – Approve Parkways Boulevard Construction Bid

Mr. Melchert explained the Parkways Boulevard will be constructed, south of Forester Square and north of the existing rail trail, and extend west from Adams Road, close to the southeast corner of College Heights Mobile Home Park. This portion of the project does not include street lights, irrigation, or tree planting; these items will require separate Council approval.

Mr. Melchert noted there is a typographical error in the OHM Scope of Construction Services Letter; it states \$140,000, but the revised amount is \$129,500.

Mr. Knight asked where the road will end.

Mr. Juidici explained the road will extend beyond the curve, with signage alerting drivers the road ends.



CITY OF AUBURN HILLS
PLANNING COMMISSION
MINUTES - EXCERPT

September 18, 2014

1. **CALL TO ORDER:** Chairperson Ouellette called the meeting to order at 7:01 p.m.

2. **ROLL CALL:** Present: Beidoun, Hitchcock, Justice, Mendieta, Mitchell, Ouellette, Pierce, Shearer

Absent: None

Also Present: Director of Community Development Cohen, City Manager Tanghe, Senior Director Adcock

Guests: 12

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

5. PETITIONERS

5a. **Primary Place – PUD**

Mr. Ouellette explained this is a Combined PUD, which is a two-step Planned Unit Development; Qualification, step one and Site Plan & Tree Removal Permit, step two. Continuing, Mr. Ouellette explained because this is a Public Hearing, Mr. Cohen, Community Development Director will present the project, the developer will offer any additional information, then the Planning Commission will ask questions, and finally the discussion will be opened to the public. Once all questions are answered, the Planning Commission will make a recommendation to the City Council for action. This item will be on the October 6, 2014 City Council meeting.

Mr. Cohen noted his department received one letter from a resident dated September 15, 2014 and asked Secretary Justice to read it for the record:

Dear Mr. Cohen,

I don't often write letters to members of the city government, but am compelled to do so regarding the pending development on Primary St between Squirrel Rd and Grey Rd.

I have lived in my home on Grey Rd since 1982 and have seen many changes to the city, which most people see as improvements. Unfortunately I do not share their opinion. I grew up in Ferndale, a suburb of Detroit. When I moved to Auburn Hills I was ecstatic because I moved to "the country". Little by little, my "country" has disappeared, making way for industrial parks, automotive giants and mega malls. Once again, I know that to many this is progress, and I have grinned and bared it for a very long time.

Not long ago I was dismayed to find an apartment building going up on Auburn Rd, with the back/side of it practically on Grey Rd. Next to come is a new business development at Auburn Rd and Squirrel. I guess I can live with that because that is part of the downtown business district. But now, in one of the small remaining green spaces nearest my home, I understand that more townhomes will be popping up soon. I feel that the "suburban sprawl" is now practically in my backyard.

A couple months ago I received a survey (from which city department I do not remember) which had pages of questions regarding services needed by aging residents; did I plan to move, would I remain in Auburn Hills, etc. I started completing the survey, but then realized I really do not want to stay in Auburn Hills. I love my home and all

of the work I've put into it in the last 30+ years, but I no longer like the area. If my job did not keep me here, I WOULD move, and it would be out of Auburn Hills.

I will be unable to attend the meeting to be held on the 18th, but wanted my voice to be heard. If there is another meeting to be held on this topic I would like to be notified.

I appreciate your attention.

Thank you,

Christine and Ronald Roddy

599 S. Grey Rd.

Mr. Cohen presented a PowerPoint presentation, noting the development is on the edge of downtown. It is surrounded by Church's Lumber to the south, as well as a printing business and strip mall to the west; to the north is student housing and the parking garage. Light industrial zoning is to the south and the west of this property, and a residential neighborhood to the east and to the south. This parcel is in the Downtown zoning district.

The project is proposing 18 apartment units that resemble townhomes and will all have garages. This is a very difficult parcel to work with, there are high transmission lines to the south and to the north are big DTE lines.

The units are just under 35 feet at the peak, the mid-point of how buildings are measured, with the highest tip of the roof at 41 feet.

David Steuer, Steuer & Associates, Inc., builder and developer, thanked the City team for being very helpful. His company is a smaller scale builder and developer, who has won many awards for their projects. Being so small, they must carefully choose where they build, and Auburn Hills was chosen as one of those sites. This site will be for rent housing.

The location is great, with shopping and plenty of outdoor activities, with close proximity to the Clinton River Trail.

The units have an attached two car garage, each has their own entrance, two and one-half bathrooms, two bedrooms, and a loft area that could be used as a third bedroom.

Responding to Ms. Shearer, Mr. Steuer believed the rental rates will be in the neighborhood of \$1,800 per month; utilities are not included in the rent. The units are approximately 1,500 sq. ft., not including the garage level.

Ms. Mitchell asked for clarification of the perspective tenants as business professions.

Mr. Steuer explained the Chamber of Commerce conducted a study with the local businesses and about 20% were seeking long-term corporate housing. With all the international companies in Auburn Hills, many companies bring employees in for a number of years to work. This type of housing is similar to much of the housing in other countries.

Mr. Ouellette asked about the pavilion and seating area.

Mr. Steuer stated at the northeast corner of the site, at the corner of Grey and Primary, the land is quite narrow. A 10 foot by 14 foot structure will be erected to simulate the old train depot; four posts with a roof and cement floor with a picnic table. Lighting has been discussed, and solar lighting is being investigated. The roofing of the structure will match that of the Primary Place apartment buildings.

Mr. Ouellette asked if the trail will be moved over a bit.

Mr. Cohen explained the City would like to retain ownership of the land the trail occupies, as opposed to an easement. The trail will be redesigned and rerouted, with the City's property line along the edge of the pathway and then head north.

Mr. Hitchcock asked if there may be any marketability concerns with the proximity of the buildings to each other.

Mr. Steuer explained there are two buildings parallel to each other, with the balconies on the back sides; these are more of an urban style. He is comfortable with the space between buildings.

Mr. Beidoun asked if the trail is being moved to the right, then why not move the building to the right.

Mr. Cohen explained there is a 100 foot easement for ITC, the high transmission lines, so the edge of the building must be outside of that easement. There is not an option of moving the easement because of the safety factor involved with such powerful electric lines.

Mr. Ouellette noted these building look similar to the buildings in Forester Square.

Mr. Steuer explained his project is less dense than Forester Square and the buildings will have a lesser profile.

Mr. Ouellette opened the public hearing at 7:29 p.m.

Brian Aderholdt, 217 S. Grey Road, four houses from this proposed project, asked who will maintain the premises and will sheds and similar outside buildings be allowed.

Mr. Ouellette explained the condo association will be responsible for maintaining the lawn as well as snow removal. Also, there will not be any outside structures allowed, beyond what is on the site plan.

Mr. Aderholdt questioned where the snow will be piled and what the distance is from the road to the garage, the area is quite small.

Mr. Steuer stated that had been taken into consideration, and there is ample space to pile the snow. The distance from the road to the garage is 33 feet.

Mr. Aderholdt noted with the growth, including the 96 unit apartment building, and morning and evening school traffic, Primary Street has become a thoroughfare with fast moving traffic.

Mr. Cohen stated Mr. Steuer will be building the pavilion and gifting it to the City, so the City will maintain the pavilion.

Mr. Aderholdt was pleased to hear the City will maintain the pavilion, noting what a good maintenance job the City currently does.

Karen Wood, 85 S. Grey Road, asked if these building will be taller than the parking structure.

Mr. Cohen explained the midpoint of the roof will be a foot taller than the parking structure.

Ms. Wood stated building sizes are expected to decrease in size when entering a neighborhood, not increase in height. She isn't sure who will use the pavilion or the purpose of it; and asking if a gathering of people there a good thing or a bad thing. It seems the number of the buildings is excessive for such a small site. She also questioned the need for more rental space; she understood this proposed project was going to be owner occupied.

There have been many changes over the years, and she is okay with that; however, there has also been an increase in traffic in the neighborhood.

Sue Gore, 370 Slocum, she too, is concerned for the neighborhood. She isn't concerned with the appearance of the buildings, but their location, encroaching into her neighborhood. She recalls a neighborhood of homes that was demolished to make way for Forester Square; a project that hasn't been finished. She asked with all the Forester Square area that has yet to be developed, why this project has to be constructed on such a small piece of land, and is yet again in another neighborhood.

Mr. Ouellette stated Forester Square is in the process of building out and should be completed within the next two to three years.

Paul McHugh, 242 Grey Road, is concerned with the safety of the children in the area and the traffic situation. The additional traffic from the 96 unit apartment building, and an addition 18 units will certainly increase traffic on Grey Road. There are no stop signs on Grey Road, and is curious if there will be additional police patrolling of the street. He is also concerned with the trees that must be removed for the buildings.

Mr. Steuer stated there is a tree replacement plan that has been submitted to the City, which exceeds the requirements.

Mr. Cohen explained it is a tree-for-tree requirement, but Mr. Steuer will be planting two trees for every one removed; 25 trees as opposed to the required 13 trees. The City planted eight or so trees along the trail, which will be relocated to another site. Mr. Cohen explained though there may be more than 13 trees currently on the site, the City has an ordinance that regulates trees, and the regulated trees will be replaced. Many of the trees on the site are considered junk trees, as determined by arborists, and do not require replacement.

Mr. McHugh asked the time frame of complete occupancy of the new construction, noting the current 96 unit building appears to be 80% empty.

Mr. Tanghe explained with Forester Square, there were 48 single family lots the City acquired along with 6.3 acres, which is planned to have 27 single family homes constructed; an additional 23 acres that will include 148 stacked flats and townhouses; and 160 units of congregate care, independent living for seniors. Some of the infrastructure will begin this fall, with construction beginning in the spring.

The 97 unit downtown apartment building, is 95% occupied. In July there were only six units vacant, and those were in the process of being rented.

Mr. McHugh's was curious if this new apartment building will increase or decrease the residential home values.

Mr. Ouellette noted the homeowners will do well.

Mr. McHugh's also mentioned the construction of the retail/lofts project, noting downtown needs more businesses, but there is a commercial building that has been vacant for a number of years.

Mr. Ouellette agreed with the frustration of vacant buildings. He explained Mr. Tanghe has been very involved in the evolution of the downtown, and there will be a number of changes over the next few years.

Mr. Tanghe explained people must come before businesses; businesses will not come to the downtown with hopes of people coming someday, the businesses wouldn't be able to survive. The City's focus is on residential density to support what is currently downtown and what is yet to come.

The development at the southwest corner of Auburn and Squirrel Roads had a greater amount of retail space in the early planning stages, but that has been pared down to 1700 sq. ft. of retail, 31 rental units were originally planned, the approved plan has 45 units. The retail space size was reduced so there won't be a lot of vacant store fronts.

The vacant two story building became a victim of the economy, but at one time was 80% to 85% occupied. The owner of the building is an investor from New York, who purchased the building, sight unseen; Pepsi had occupied the building and had a long-term lease. Pepsi moved out of the building, but because they had a lease, they had to continue paying the rent. The owner had no reason to try to lease the building, because he was continuing to receive rent money from Pepsi. That lease has since run out and as recently as this week, a lease has is currently be negotiated for the entire upper floor.

Mr. Tanghe stated it will be a professional office use.

Mr. McHugh asked what the future intentions are downtown, once all the building are occupied, both residential and commercial. Will the development continue to expand further down the street?

Mr. Tanghe explained there are plans for future opportunities along Auburn Road and develop a larger downtown; there is not any intent of going into the neighborhoods for expansion and becoming a larger city like Rochester. This is a very long term process. Future development is focused on expanding north and east, the old Mound Steel and Superior Concrete, which the City acquired. The City is seeking redevelopment opportunities, which will continue east and connect with a new boulevard that will extend to Adams Road.

Sheila Fleishans, 56 Rosetta Court, calculated approximately 322 cars will be generated through the downtown rental units, and believes is too large of increase of vehicles for such a small area. All of the side roads in the neighborhoods will be used to by-pass all the congestion on Auburn Road. She noted there is a large area of land near Forester Square that could be developed and those vehicles would have easy access to the expressways and Adams Road. She asked what will happen when the new apartments aren't being occupied because of the price, will the rent drop until there are tenants.

With the additional people there will also be additional crime and more violence, she believes the downtown should remain as is.

Tammy Williams, 106 Cherryland, she concurs with the traffic statements made by others, noting the street size will not accommodate the additional traffic. She isn't happy having two tall building on either side, she doesn't believe there will be many people willing to live under the power lines, the rent price is high, and the mature trees that will be removed will be replaced with saplings.

Mr. Ouellette stated the trees will be two to three inch diameter replacement trees.

Ms. Williams doesn't believe that is reasonable.

Mr. Cohen stated City ordinances must be and will be followed; including the required size replacement trees. The evergreen trees will be eight feet tall and two and one-half inch diameter deciduous trees will be planted; the common standard in the State.

Ms. Williams is concerned, noting the City has declared the site is odd, small and a difficult space, and yet a three or four structures can be constructed on such a site.

Mr. Aderholdt noted all the promises made to the area residents when the parking garage and large apartment complex was being discussed of all the retail space coming. As of now, the only new business is a hookah lounge; and the promise of more retail is unfulfilled. He understands the high-end apartment space for professionals, and commended the City for having so many great businesses in the City. He asked where the rental office will be for the units, assuming the office will be off-site.

Mr. Steuer noted that is correct, the Farmington Hills location will handle the rental. With a total of 18 residences, there isn't a need to have an onsite manager. These will be more like private residences, no pool or clubhouse.

Mr. Aderholdt noted Grey Road used to go through, but was closed to keep traffic out of the residential area, but now, the City is changing course and encouraging traffic back into the neighborhood.

Addressing Mr. Aderholdt's concern, Mr. Tanghe reiterated, it is tough to attract retail because there is not enough population density. Some of the proposed retail space has been used as office space, and probably will continue until a time when retail space makes more sense.

Hearing no more comments, Mr. Ouellette closed the public hearing at 8:05 p.m.

Mr. Beidoun noted there was quite a bit of time spent holding town hall meetings and meeting with residents on how to proceed developing downtown.

Mr. Cohen stated it is the goal of the City to maintain the core area and grow the residential out, heading eastward. There was a study conducted a few years ago, helping to determine how to proceed with the downtown. With traffic counts being very low, national retail businesses will not invest themselves downtown; there will be mom & pop type businesses and with increased population density other retailers may choose to locate downtown.

Mr. Cohen agrees people will continue to shop at Great Lakes Crossing, Wal-Mart, Meijer, and Kroger. People like a sense of belonging, a traditional downtown within walking distance of a coffee shop or an ice cream shop.

There are 50,000 people that work in the Squirrel Road corridor; 14,000 at Chrysler as well as students from Oakland University and Oakland Community College that are looking for someplace to go to lunch. The hope is residents will sustain the downtown businesses, but there will also be a great number of daytime users. This has been the vision for a downtown for 30 years; it is a very slow process.

Moved by Mr. Pierce to recommend to City Council approval of combine PUD Step One – Qualification/Step Two – Site Plan and Tree Removal Permit for the Primary Place PUD, subject to staff and consultants' conditions.

Mr. Pierce is appreciative of the green building items that are anticipated for this project.

Supported by Mr. Beidoun.

Ms. Mitchell thanked the residents for their input. She noted smart growth is wanted for Auburn Hills and agrees to maintain the integrity of the current neighborhoods. Downtowns are very high density areas, and with continued growth, traffic studies will need to be conducted on how to move vehicles as well as pedestrians safely. She hopes the residents will continue to come and speak about issues and concerns.

Mr. Hitchcock thanked the residents for attending the meeting and voicing their concerns, noting how well the process works.

Ms. Shearer stated this is her neighborhood and her street, and though she has some reservations, she trusts the City will take action if problems arise. She agrees with the other Commissioner that the City must be progressive and will vote to approve the recommendation to City Council.

VOTE: Yes: Beidoun, Hitchcock, Justice, Mendieta, Mitchell, Ouellette, Pierce, Shearer

No: None

Motion Carried (8-0)

00 MAY 1 23 PM 2:09

CITY CLERK
CITY OF AUBURN HILLS
1827 N.SQUIRREL ROAD
AUBURN HILLS, MI 48326

**STATE OF MICHIGAN
BEFORE THE MICHIGAN PUBLIC SERVICE COMMISSION NOTICE OF
HEARING
FOR THE ELECTRIC CUSTOMERS OF
DTE ELECTRIC COMPANY
CASE NO. U-21051**

- DTE Electric Company requests Michigan Public Service Commission's approval for reconciliation of its power supply cost recovery plan (Case No. U-21050) for the twelve months ending December 31, 2022.
- The information below describes how a person may participate in this case.
- You may call or write DTE Electric Company, One Energy Plaza, Detroit, MI 48226, (800) 477-4747, for a free copy of its application. Any person may review the documents at the offices of DTE Electric Company or on the Commission's website at: michigan.gov/mpscedockets.
- A pre-hearing will be held:

DATE/TIME: Tuesday, May 16, 2023 at 10:00 AM

BEFORE: Administrative Law Judge Sally Wallace

LOCATION: Video/Teleconferencing

PARTICIPATION: Any interested person may participate. Persons needing any assistance to participate should contact the Commission's Executive Secretary at (517) 284-8096, or by email at mpscedockets@michigan.gov in advance of the hearing.

The Michigan Public Service Commission (Commission) will hold a pre-hearing to consider DTE Electric Company's (DTE Electric) March 31, 2023 application requesting the Commission to: 1) approve DTE Electric's 2022 Power Supply Cost Recovery (PSCR) reconciliation as proposed; 2) authorize DTE Electric to collect its total PSCR under-recovery at year-end 2022 of \$420,616,238 including interest, from all PSCR customers via a roll-over of such under-recovery as the January 2023 starting balance for the 2023 PSCR Reconciliation; and 3) grant DTE Electric further additional relief and authority as the Commission may deem necessary.

All documents filed in this case shall be submitted electronically through the Commission's E-Dockets website at: michigan.gov/mpscedockets. Requirements and instructions for filing can be found in the User Manual on the E-Dockets help page. Documents may also be submitted, in Word or PDF format, as an attachment to an email sent to: mpscedockets@michigan.gov. If you require assistance prior to e-filing, contact Commission staff at (517) 284-8090 or by email at: mpscedockets@michigan.gov.

Any person wishing to intervene and become a party to the case shall electronically file a petition to intervene with this Commission by May 9, 2023. (Interested persons may elect to file using the traditional paper format.) The proof of service shall indicate service upon DTE Electric Company's attorney, Jon P. Christinidis, One Energy Plaza, Detroit, MI 48226.

The prehearing is scheduled to be held remotely by video conference or teleconference. Persons filing a petition to intervene will be advised of the process to participate in the hearing.

Any person wishing to participate without intervention under Mich Admin Code, R 792.10413 (Rule 413), or file a public comment, may do so by filing a written statement in this docket. The written statement may be mailed or emailed and should reference Case No. **U-21051**. Statements may be emailed to: mpscedockets@michigan.gov. Statements may be mailed to: Executive Secretary, Michigan Public Service Commission, 7109 West Saginaw Hwy., Lansing, MI 48917. All information submitted to the Commission in this matter becomes public information, thus available on the Michigan Public Service Commission's website, and subject to disclosure. Please do not include information you wish to remain private. For more information on how to participate in a case, you may contact the Commission at the above address or by telephone at (517) 284-8090.

Requests for adjournment must be made pursuant to Michigan Office of Administrative Hearings and Rules R 792.10422 and R 792.10432. Requests for further information on adjournment should be directed to (517) 284-8130.

For more information on how to participate in a case, you may contact the Commission at the above address or by telephone at (517) 284-8090.

The Utility Consumer Representation Fund has been created for the purpose of aiding in the representation of residential utility customers in various Commission proceedings. Contact the Chairperson, Utility Consumer Participation Board, Department of Licensing and Regulatory Affairs, P.O. Box 30004, Lansing, Michigan 48909, for more information.

Jurisdiction is pursuant to 1909 PA 106, as amended, MCL 460.551 et seq.; 1919 PA 419, as amended, MCL 460.54 et seq.; 1939 PA 3, as amended, MCL 460.1 et seq.; 1969 PA 306, as amended, MCL 24.201 et seq.; 1982 PA 304, as amended, MCL 460.6j et seq.; and Parts 1 & 4 of the Michigan Office of Administrative Hearings and Rules, Mich. Admin Code, and R 792.10401 through R 792.10448.

U-21051

Education touted as key to Oakland County's economic future

Economic forecast factors include mild recession, low unemployment



County Executive David Coulter talks at Oakland University during the 2023 economic forecast on May 8 2023. Bethany James translates. (Peg McNichol/MediaNews Group)

By [PEG MCNICHOL](#) | pmcnichol@medianewsgroup.com |

PUBLISHED: May 8, 2023 at 4:53 p.m. | UPDATED: May 8, 2023 at 4:56 p.m.

Southeast Michigan may feel the effects of a mild national recession in the next year, but low unemployment and a heightened emphasis on education will soften the blow, according to economist Gabriel Ehrlich, director of University of Michigan's Research Seminar in Quantitative Economics.

He gave his annual economic forecast for the county at Oakland University on Monday, along with County Executive Dave Coulter, Susan Corbin, Michigan Department of Labor and Economic Opportunity director, and county education leaders.

Overall, they said, there's a "solidly positive outlook" over the next few years, but growth hinges on education.



Peter Provenzano, Jr., Chancellor of Oakland Community College, speaking at Oakland University on May 8, 2023. Bethany James is the translator. (Peg McNichol/MediaNews Group)

Ehrlich predicted the county's economy would grow at about 1.2% annually by the end of this year. The county has recovered about 80% of the jobs lost during the pandemic and should reach pre-pandemic levels by 2025, he said.

By the middle of next year, the county and all of Southeast Michigan will be feeling the effects of a mild recession, he said. Low unemployment as well as a backlog in the demand for cars will buoy the county, he said.

The end of government stimulus checks during the height of the COVID-19 pandemic soured some people on the economy, Ehrlich said. But those checks were part of the reason the country had such a rapid economic recovery from the pandemic, he said.

Ehrlich said it's not a rule that economic expansions die of old age. One sign to watch, he said, is interest rates. Those rates were raised by the Federal Reserve for the 10th time last week in an effort to stem rising inflation.



Oakland Schools Superintendent Wanda Cook-Robinson speaks at Oakland University on May 8, 2023. Bethany James is the translator. (Peg McNichol/MediaNews Group)

He said wages have gone up, but paychecks aren't keeping up with inflation.

Wider educational opportunities, however, are one way to increase those paychecks, Coulter said.

He and others emphasized the [Oakland 80](#) initiative, which helped raise the number of residents with college degrees from 61% to 69% over the last two years. That increase isn't consistent across all of the county's communities. The goal is to see 80% of the country's residents obtain degrees by 2030.

Both Oakland University and Oakland Community College are recruiting more residents to enroll in programs to obtain healthcare degrees or certificates, even as a Detroit-based healthcare system is recruiting nurses from the Philippines to fill vacancies. Coulter said it's important to make the county welcoming for people from all over the world. Immigrants, he said, often have advanced education and specialized skills needed for the county's economy to move forward.



Susan Corbin, Michigan Department of Labor and Economic Opportunity director, speaking at Oakland University on Monday, May 8, 2023. (Peg McNichol/MediaNews Group)

Coulter acknowledged the trend breaks along racial and economic lines, adding that the county is working on strategies to even out opportunities. Just 38% of the residents in the Pontiac-Waterford area have continued their education after high school compared to those in Rochester, where 76% percent have gone on to get certificates or degrees after graduating high school. As a consequence, people living in the Pontiac-Waterford area earn, on average, about half of what residents in Birmingham, Bloomfield Hills and Bloomfield Township do.

Coulter emphasized the difference post-high school education can make. Educated people are more likely to get and keep jobs, with the county's rate at 82%, while employment for those without a degree is at 70%, according to a Corporation for a Skilled Workforce study.

A college education puts people in line to earn an average of \$62,000 a year, which those without higher education are making closer to \$25,000 a year, Coulter said.

Susan Corbin, Michigan Department of Labor and Economic Opportunity director, said a person with a high school diploma typically earns about \$20,000 five years after graduation, while someone with a two-year college degree is earning \$40,000 a year.

New state programs, such as the one-time Futures for Frontliners and the ongoing Michigan Reconnect program expanded the opportunities for people in the workforce to get degrees.

More than 119,000 applied to those programs and so far 27,000 scholarship recipients have graduated from programs, she said.

Corbin would like to see more counties follow Oakland County's example of providing outreach and wraparound services for residents to support higher-education dreams.

Wanda Cook-Robinson, Oakland Schools superintendent, said outreach to students is starting earlier, when they're in middle school. Tours of OU and OCC familiarize students with each campus and help them think of college as an option.

She said whether or not a student goes on to attend college or a trade school, the collaboration with OU and OCC helps prepare students for their future careers.

OU President Ora Pescovitz said the partnership includes the OU-based Math Corps, which helps middle school, high school and college students improve their math skills.

One of the biggest misconceptions about college education is that most degrees cost hundreds of thousands of dollars, said Joe Petrosky, OCC's associate provost of academics and workforce.

What many don't realize, Petrosky said, is that a certificate in basic robotics costs about \$6,000 – and jobs for those with robotics' skills are plenty. He said one strategy to help people raise their pay through education is by stacking certificates – using each certificate to get a better job or paycheck as they work toward a college degree.

School officials are working with employers to educate workers about the opportunities, he said.

I-75 ramp removal ruled out



The entrance to I-75 via Square Lake Road in Bloomfield Township. Stephen Frye/MediaNews Group.
By **ANNE RUNKLE** | arunkle@medianewsgroup.com | The Oakland Press
May 11, 2023 at 6:06 a.m.

The Michigan Department of Transportation will not remove a ramp from Square Lake Road to the I-75 business loop in Bloomfield Township.

Hundreds of township residents, as well as elected officials, expressed their opposition to the plan at a public meeting last February.

MDOT officials said they wanted to remove the ramp to improve safety. They have scrapped the plan to remove the ramp, but may consider relocating it, said Rob Morosi, MDOT spokesman.

He said the details of a possible relocation have not been worked out.

Township Supervisor Dani Walsh said the township's police and fire chiefs attended a meeting in late February to express concerns about first responders being locked in traffic if the ramp, which leads to I-75, was closed.

MDOT officials say the ramp has the potential to cause crashes because of the "weave" that could be necessary to change lanes at a high speed over a short distance if motorists are not in the correct lane, depending on whether they want to go north or south on I-75.

There were 28 crashes on the ramp from 2015-2019. Of those, three were potentially related to the "weave," said Lia Michaels, engineer with Hubbell, Roth & Clark, an engineering firm that contracts with MDOT.

While the number of crashes is not excessive, the potential exists for more, she said..

Many township residents opposed the removal because they bought homes in the area to have easy access to I-75.

Others said they feared backups as motorists will have a harder time getting onto the freeway.