



## AUBURN HILLS MEETING SCHEDULE

248-370-9402 | WWW.AUBURNHILLS.ORG

### MAY 2024

DAY	TITLE	TIME	LOCATION
6	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
8	Planning Commission	7:00 PM	Council Chamber 1827 N. Squirrel Road
9	<del>Zoning Board of Appeals</del>	<del>7:00 PM</del>	<b>CANCELLED</b>
13	City Council Goals & Objectives Workshop	5:30 PM	Public Safety Building 1899 N. Squirrel Rd
<del>13</del>	<del>Downtown Development Authority</del>	<del>5:30 PM</del>	Rescheduled to May 15 <sup>th</sup>
13	Library Board	7:00 PM	Auburn Hills Public Library 3400 Seyburn Drive
<del>14</del>	<del>Tax Increment Finance Authority</del>	<del>4:00 PM</del>	<b>CANCELLED</b>
15	Downtown Development Authority	5:30 PM	Administrative Conference Room 1827 N. Squirrel Road
20	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
21	Brownfield Redevelopment Authority	6:00 PM	Administrative Conference Room 1827 N. Squirrel Road
28	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 Americans 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 pleased 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 2024

DAY	TITLE	TIME	LOCATION
3	City Council Workshop	5:30 PM	Administrative Conference Room 1827 N. Squirrel Road
3	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
5	Planning Commission	7:00 PM	Council Chamber 1827 N. Squirrel Road
10	Library Board	7:00 PM	Auburn Hills Public Library 3400 Seyburn Drive
11	Tax Increment Finance Authority	4:00 PM	Administrative Conference Room 1827 N. Squirrel Road
12	Pension Board/Retiree HealthCare Board	3:00 PM	Administrative Conference Room 1827 N. Squirrel Road
13	Zoning Board of Appeals	7:00 PM	Council Chamber 1827 N. Squirrel Road
17	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
18	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 Americans 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 pleased 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 20, 2024**  
**Regular City Council Meeting ♦ 7:00 PM**

Council Chamber, 1827 N. Squirrel Road, Auburn Hills MI  
248-370-9402 ♦ [www.auburnhills.org](http://www.auburnhills.org)

**1. MEETING CALLED TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL OF COUNCIL**

**4. APPROVAL OF MINUTES**

4a. City Council Regular Meeting Minutes, May 6, 2024.

4b. City Council Goals and Objectives Workshop Minutes, May 13, 2024.

**5. APPOINTMENTS AND PRESENTATIONS**

5a. Motion – To confirm the appointment of Anthony Barash to the Tax Increment Finance Authority.

**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. Planning Commission, May 8, 2024

7b. Motion – To approve the 2024 Used Car Dealer Licenses.

7c. Motion – To approve the purchase of new voting booths.

7d. Motion – To designate the week of May 19<sup>th</sup> - 25<sup>th</sup> as National Public Works Week.

7e. Motion – To award a contract for utility relocation costs associated with the new parking deck extension.

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

**8. UNFINISHED BUSINESS**

**9. NEW BUSINESS**

9a. Motion – To approve the Special Land Use Permit, Revised Site Plan, and Revised Tree Removal Permit / Penske Vehicle Services.

9b. Motion – To approve the combined PUD Step One – Qualification / Step Two – Site Plan and Tree Removal Permit / Joslyn Road Fuel Station – Mobil.

9c. Public Hearing/Motion – To adopt Resolution No. 5 Confirming the Special Assessment Roll – Superior Court.

9d. Motion – To approve the Dexter Road and Simmons Curve Reconstruction.

9e. Motion - To extend the Revised PUD Step Two - Site Plan and Tree Removal Permit Approval / The Avant at Five Points.

9f. Public Hearing/Motion - To establish a Speculative Building Designation for Dembs Development Inc.

**10. COMMENTS AND MOTIONS FROM COUNCIL**

**11. CITY ATTORNEY REPORT**

**12. CITY MANAGER REPORT**

**13. CLOSED SESSION**

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.

- 13a. Motion – To meet in closed session to discuss labor negotiations pursuant to MCL 15.268(1)(c) of the Open Meetings Act.

**14. ADJOURNMENT**





# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: MAY 20, 2024

AGENDA ITEM NO 4A

CITY COUNCIL



## CITY OF AUBURN HILLS REGULAR CITY COUNCIL MEETING **DRAFT** MINUTES

MAY 6, 2024

**CALL TO ORDER &** Mayor Marzolf at 7:00 PM.

**PLEDGE OF ALLEGIANCE:**

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

**ROLL CALL:** Present: Council Members Ferguson, Fletcher, Hawkins, Knight, Marzolf, and Verbeke  
Absent: Council Member McDaniel

Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Beckerleg, City Clerk Pierce, Chief of Police Gagnon, Fire Chief Massingill, DPW Director Baldante, Manager of Fleet & Roads Hefner, Director of Recreation and Senior Services Adcock, Community Engagement Manager Passalacqua, Deputy Treasurer Vittone, Assistant to the Manager Hagge, Engineer Driesenga

13 Guests

### 4. APPROVAL OF MINUTES

4a. City Council Regular Meeting Minutes, April 15, 2024

**Moved by Knight, Seconded by Ferguson.**

**RESOLVED:** To approve the City Council Regular Meeting Minutes of April 15, 2024.

**VOTE:** Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, Verbeke

No: None

**Resolution No. 24.05.66**

**Motion Carried (6 - 0)**

### 5. APPOINTMENTS AND PRESENTATIONS

5a. Proclamation celebrating the 100<sup>th</sup> birthday of Kathleen Stachurski (Attachment A)

Mayor Marzolf presented a 100<sup>th</sup> Birthday Proclamation to Kathleen Stachurski.

### 6. PUBLIC COMMENT

Dave Sanders of 224 Juniper, Auburn Hills addressed City Council and stated the downtown area looks very nice.

Jay Boelter of 703 Nichols Rd, Auburn Hills presented concerns for pedestrians not wearing safety clothing or using flashlights at night.

## 7. CONSENT AGENDA

Council Member Knight removed Item 7d (Purchase of RAM Promaster Vans) from the Consent Agenda.

### 7a. Board and Commission Minutes

7a1. Tax Increment Finance Authority, April 9, 2024

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

### 7b. Motion – To receive and file the Mariner Consulting 1<sup>st</sup> Quarter Cash Management Investment Performance Review.

**RESOLVED: To receive and file the Mariner Consulting 1<sup>st</sup> quarter Cash Management Investment Performance Review for period ending March 31, 2024.**

### 7c. Motion – To reallocate seasonal staff funding from Grounds to Local Roads.

**RESOLVED: To remove seasonal staff funding from the grounds account (101-266-703.000) in the amount of \$7,800 and adding to the local roads account (203-453-703.000) in the amount of \$7,800 for the 2024 fiscal year.**

**Moved by Verbeke, Seconded by Ferguson.**

**RESOLVED: To approve the Consent Agenda.**

**VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, Verbeke**

**No: None**

**Resolution No. 24.05.67**

**Motion Carried (6 - 0)**

### 7d. Motion – To approve the purchase of three RAM Promaster Vans.

Mr. Knight requested this be removed to address his concerns with only purchasing from Stellantis and encouraged DPW to look at other brands to see if they offer better products. Mr. Tanghe shared that DPW is starting to look at other brands based on the actual need of the vehicle being purchased.

**Moved by Knight, Seconded by Hawkins.**

**RESOLVED: To amend the 2024 fleet vehicle budget (661-594-981.000) in the amount of \$158,389.00. Staff also recommends the approval to purchase the three (3) RAM Promaster vans listed above for \$158,389.00 from LaFontaine Chrysler Dodge Jeep Ram FIAT of Lansing, MI under the MiDEAL contract #071B7700183 and to authorize the City Manager to execute a purchase order on behalf of the city. (Attachment B)**

**VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, Verbeke**

**No: None**

**Resolution No. 24.05.68**

**Motion Carried (6 - 0)**

## 8. UNFINISHED BUSINESS

## 9. NEW BUSINESS

### 9a. Motion – To award a contract for website redesign services to Octane/Inside Out.

Ms. Passalacqua presented that the industry standards to redesign a city website is every three years. She shared that the current website was last updated in 2016. A Request for Proposal was completed with information coming from twenty-eight vendors. After reviewing the information, the vendors Octane and Inside Out will work together to present a new city website.

Bill Bowen and Ian Gray, representing Octane/Inside Out were present.

**Moved by Fletcher, Seconded by Ferguson.**

**RESOLVED:** To award a contract for website development services to Octane and Inside Out in an amount not to exceed \$54,000. Also, move to approve a budget amendment to increase General Fund appropriations by \$24,000 in account number 101-261-885.000. Furthermore, the City Manager is authorized to execute the Agreement on behalf of the City.

**VOTE:** Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, Verbeke

No: None

**Resolution No. 24.05.69**

**Motion Carried (6 - 0)**

9b. Motion – To accept the Special Assessment Roll and set the Public Hearing on the Roll (Resolution No. 4) SAD No. 9 Superior Court.

Mr. Hefner provided an overview of the SAD project for Superior Court. He shared that of the project costs, \$850,975.00, the city will pay \$425,487.50 and the remaining amount will be divided between the seven parcels on Superior Court costing them \$60,783.93 each.

**Moved by Ferguson, Seconded by Fletcher.**

**RESOLVED:** To approve Resolution No. 4, a Resolution accepting the Special Assessment Roll for the proposed Special Assessment District No. 9, regarding the repair of and improvements to Superior Court, and setting a Public Hearing on the Roll for May 20, 2024, at 7:00 p.m., in the City Hall at 1827 N. Squirrel Road, Auburn Hills, MI 48326. (Attachment C)

**VOTE:** Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, Verbeke

No: None

**Resolution No. 24.05.70**

**Motion Carried (6 - 0)**

9c. Motion – To approve the 2024 Paving Program Bid Award, Construction Engineering/ Observation and Contract Administration Services to OHM Advisors, and Material Testing Services to G2 Consulting.

Mr. Hefner provided information regarding three of the projects within the 2024 Paving Program. He provided details of the reconstruction projects for the Perry Walton and Hunt Club subdivision as well as Superior Court. He shared that the roads that have been constructed within the last 5-10 years will have minor repairs made if cracking has occurred.

He stated that the pathway connection project along Lapeer Road between Zelma and Hatton will not take place due to not being a fiscally responsible project. He clarified that MDOT would require the pathway to follow the ADA requirements at all the drive approaches. The cost estimate for this work would be roughly \$520,000.00. This project is on the Parks Master Plan and will be continually evaluated.

Mayor Marzolf shared that there is a posting of the streets that will be completed over the next few years.

**Moved by Hawkins, Seconded by Ferguson.**

**RESOLVED:** To award the 2024 Paving Program Divisions 2, 3, & 5 and conditional award of Division 1 for construction to Best Asphalt Inc., Construction Engineering/Observation and Contract Administration Services to OHM Advisors, and Material Testing Services to G2 Consulting for an estimated total cost of \$3,001,904 as well as the necessary budget amendments listed within the staff recommendation section of this memo. Ratification of the Special Assessment District Resolution Number 5 for Superior Court will signify full award of Division 1. (Attachment D)

**VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, Verbeke**  
**No: None**

**Resolution No. 24.05.71**

**Motion Carried (6 - 0)**

**10. COMMENTS AND MOTIONS FROM COUNCIL**

Mr. Knight provided a brief Brownfield update. He also shared that there will be Memorial Day festivities.

Ms. Verbeke shared that she is pleased to see Brown Road under construction.

Mr. Ferguson shared that the tulips in the downtown area look lovely. He also shared that pedestrians have a responsibility to make themselves be seen.

Mr. Hawkins thanked Mr. Boelter for bringing the situation that he had to the attention of City Council.

Mayor Marzolf thanked Mr. Steve Baldante and Mr. Tim Wisser for their work with the Arbor Day festivities.

**11. CITY ATTORNEY REPORT**

**12. CITY MANAGER REPORT**

Mr. Tanghe complimented the Community Center for the great work on the Volunteer Appreciation Dinner. He also commented on the Annual Goals and Objective Workshop that is coming up.

**13. ADJOURNMENT**

**Moved by Hawkins, Seconded by Verbeke.**

**RESOLVED: To adjourn the meeting.**

**VOTE: Yes: Ferguson, Fletcher, Hawkins, Knight, Marzolf, Verbeke**  
**No: None**

**Resolution No. 24.05.72**

**Motion Carried (6 - 0)**

The meeting was adjourned at 7:46 PM.

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Brain W. Marzolf, Mayor

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Laura M. Pierce, City Clerk



## ATTACHMENT A

# PROCLAMATION

### **PROCLAMATION IN RECOGNITION OF KATHLEEN STACHURSKI'S 100<sup>th</sup> BIRTHDAY**

**WHEREAS,** Kathleen Stachurski was born on April 28, 1924. She was raised in Bolton, England, where she lived with her parents, Mary Ellen, and James, as well as her six siblings, and

**WHEREAS,** in 1942, Kathleen married Vick Stachurski for whom she met in England during WW2, and

**WHEREAS,** the Stachurski's lived in Windsor, Ontario, for five years, where they had their only son, Anthony Stachurski, in 1942, and

**WHEREAS,** they eventually moved to Grosse Pointe, Michigan where Kathleen worked as a property manager for an apartment complex, and

**WHEREAS,** the couple settled in Auburn Hills in 1974, where she has resided for the past 50 years, and

**WHEREAS,** those who know Kathleen have the highest praise for her; saying "She is a very smart and talented woman with a great business sense, and despite a sparse upbringing, has always done well for herself," and

**WHEREAS,** Kathleen has been attending the Auburn Hills Community Center for over 15 years, enjoying the senior travel program, and participating in numerous senior functions.

**NOW, THEREFORE, BE IT KNOWN** that the Mayor and City Council for the City of Auburn Hills recognize Kathleen Stachurski on this, her 100<sup>th</sup> Birthday, for a life well lived and her many achievements, and extend their best wishes on this monumental occasion, and wish her continued health and happiness in the years to come.

Hereby presented on this 6<sup>th</sup> day of May 2024, on  
behalf of the Auburn Hills City Council.

Brian W. Marzolf, Mayor

ATTACHMENT B

New Vehicle			Budget Year	Price
Year	Make	Model		
2024/5	RAM	Promaster 3500 EXT	2025	\$55,637
2024/5	RAM	Promaster 3500	2026	\$52,991
2024/5	RAM	Promaster 1500	2029	\$49,761
			Total:	\$158,389

## **ATTACHMENT C**

### **CITY OF AUBURN HILLS RESOLUTION ACCEPTING THE SPECIAL ASSESSMENT ROLL AND SETTING PUBLIC HEARING ON THE ROLL (RESOLUTION NO. 4)**

At a regular meeting of the City Council of the City of Auburn Hills, Oakland County, Michigan, held in the Council Chambers at 1827 N. Squirrel Road, Auburn Hills, Michigan 48326, at 7:00 p.m. on the 6<sup>th</sup> day of May, 2024, the following resolution was offered by Councilperson Ferguson and seconded by Councilperson Fletcher:

WHEREAS, plans for the Project and an estimate of the cost of the Project in the amount of \$940,000 for the repair and improvement to Superior Court have been prepared and notice has been given, according to law to the owners of the property in the district with respect to a public hearing for the purpose of presenting any objections to the Project and to the special assessment district; and

WHEREAS, on April 1, 2024, the City Council adopted a Resolution Declaring Necessity and to Proceed with Project and to Defray a Portion of the Costs of the Project By Special Assessments Upon Specially Benefited Properties (Resolution No. 3); and

WHEREAS, the City Council has conducted a public hearing for construction of the proposed improvement described below (the Project) and establishing a special assessment to finance and defray a portion of the cost of the Project; and

WHEREAS, the proposed improvement (the Project) is the repair and improvements to Superior Court; and

WHEREAS, the Project is designed and intended to specially benefit the properties identified in the special assessment district attached to this Resolution, which will be designated as Special Assessment District No. 9 (the district); and

WHEREAS, plans for the Project, the estimated cost of the Project in the amount of \$940,000, of which amount it was estimated that approximately \$470,000 would be defrayed by special assessments against the properties in the special assessment district, and the special assessment district have been approved by the aforementioned resolution of the City Council following the required public hearing on April 1, 2024; and

WHEREAS, based on the City obtaining and accepting a firm bid from a company who will perform the work necessary to complete the Project, the final cost of the Project is \$850,975, of which amount \$425,487.50 will be defrayed by special assessments against the properties in the special assessment district.

WHEREAS, in accordance with the direction of the City Council, the Assessor has prepared a special assessment roll allocating the total final cost of the Project to the properties within the district according to law, and the Assessor has filed such roll with the City Clerk.

NOW, THEREFORE, it is hereby resolved as follows:

1. The City Council accepts the special assessment roll.
2. The special assessment roll shall be filed in the City Clerk's Office and be available for public examination and review.
3. A public hearing is hereby set for May 20, 2024, to be held at 7:00 p.m. in the City Hall at 1827 N. Squirrel Road, Auburn Hills, Michigan 48326, for consideration of confirming the special

assessment roll and for hearing objections by any interested person with respect to the special assessment roll. The City Council will review the roll and hear and consider any objections presented.

4. The City Clerk shall give notice that the City Council shall conduct a public hearing on May 20, 2024, at 7:00 p.m. in the City Hall at 1827 N. Squirrel Road, Auburn Hills, Michigan 48326, for the purpose of considering confirmation of the special assessment roll and for the purpose of hearing objections by any interested person with respect to the special assessment roll. Notice of the public hearing shall be published twice in a newspaper published and/or circulated in the City with the first publication being at least ten (10) days before the May 20, 2024, hearing, and notice shall also be sent by first class mail to each record owner or party-in-interest in whose name the land in the district is to be assessed as shown on the City’s last preceding tax assessment roll for ad valorem purposes, with said notices to be mailed at least ten (10) days before the May 20, 2024, hearing. The notice to be published and mailed by first class mail shall include the following:
- (a) The date, time and place of the public hearing;
  - (b) A statement that the special assessment roll is on file with the City Clerk for public examination and review.
  - (c) A statement that appearance and protest at the hearing is required in order to appeal the amount of the special assessment to the Michigan Tax Tribunal and that if the special assessment is protested properly, the owner or any party having an interest in the real property may file a written appeal of the special assessment with the Michigan Tax Tribunal within thirty (30) days after confirmation of the special assessment roll, and that any person deeming themselves aggrieved by the special assessment roll may file their objections thereto in writing with the City Clerk at or prior to the time of the public hearing, in which case appearance in person at the public hearing is not required.

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

STATE OF MICHIGAN    )  
  )ss  
COUNTY OF OAKLAND )

I, LAURA 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 6th day of May, 2024, the original of which is on file in my office.

In witness whereof, I have hereunto affixed my official signature on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Laura M. Pierce  
City Clerk



City of Auburn Hills  
County of Oakland  
State of Michigan

Superior Court Road Improvement Special Assessment District  
Schedule A-Special Assessment Roll

Property Address	Parcel Number	Owner/Name/	Mailing Address	City	State	Zip	Legal Description	Benefit	Assessment
2611 Superior Ct	02-14-02-201-001	Auburn Bus Park Unit 1 Investment	32 Journey	Aliso Viejo	CA	92656-5329	T3M, R10E, SEC 2 OAKLAND COUNTY CONDOMINIUM PLAN NO 1319 AUBURN BUSINESS PARK CONDO UNIT 1 L 22166 P 244 1.4-01 FR 200-018	1	\$ 60,783.93
2631 Superior Ct	02-14-02-201-002	Auburn Bus Park Unit 2 Investment	27750 Stanbury, Ste 222	Farmington Hills	MI	48334-3803	T3M, R10E, SEC 2 OAKLAND COUNTY CONDOMINIUM PLAN NO 1319 AUBURN BUSINESS PARK CONDO UNIT 2 L 22166 P 244 1.4-01 FR 200-018	1	\$ 60,783.93
2661 Superior Ct	02-14-02-201-003	Auburn Bus Park Unit 3 Investment	27750 Stanbury, Ste 222	Farmington Hills	MI	48334-3803	T3M, R10E, SEC 2 OAKLAND COUNTY CONDOMINIUM PLAN NO 1319 AUBURN BUSINESS PARK CONDO UNIT 3 L 22166 P 244 1.4-01 FR 200-018	1	\$ 60,783.93
2800 Superior Ct	02-14-02-201-004	Auburn Bus Park Unit 4 Investment	27750 Stanbury, Ste 222	Farmington Hills	MI	48334-3803	T3M, R10E, SEC 2 OAKLAND COUNTY CONDOMINIUM PLAN NO 1319 AUBURN BUSINESS PARK CONDO UNIT 4 L 22166 P 244 1.4-01 FR 200-018	1	\$ 60,783.93
2660 Superior Ct	02-14-02-201-005	Auburn Bus Park Unit 5 Investment	27750 Stanbury, Ste 222	Farmington Hills	MI	48334-3803	T3M, R10E, SEC 2 OAKLAND COUNTY CONDOMINIUM PLAN NO 1319 AUBURN BUSINESS PARK CONDO UNIT 5 L 22166 P 244 1.4-01 FR 200-018	1	\$ 60,783.93
2630 Superior Ct	02-14-02-201-006	Auburn Bus Park Unit 6 Investment	2630 Superior Ct	Auburn Hills	MI	48326	T3M, R10E, SEC 2 OAKLAND COUNTY CONDOMINIUM PLAN NO 1319 AUBURN BUSINESS PARK CONDO UNIT 6 L 22166 P 244 1.4-01 FR 200-018	1	\$ 60,783.93
2660 Superior Ct	02-14-02-201-007	Auburn Bus Park Unit 7 Investment	7680 Innovation Way	Mason	OH	45040-9695	T3M, R10E, SEC 2 OAKLAND COUNTY CONDOMINIUM PLAN NO 1319 AUBURN BUSINESS PARK CONDO UNIT 7 L 22166 P 244 1.4-01 FR 200-018	1	\$ 60,783.93
Grand Total									\$ 425,487.50

Certification of Assessor

I, William Griffin, City Assessor, do hereby certify that the roll has been prepared by the Assessor pursuant to the \_\_\_\_\_,  
Resolution of the City Council, and that in making the assessments contained in the assessment roll, the Assessor has, as near as may be,  
according to the Assessor's best judgment, conformed in all respects with the directions contained in the \_\_\_\_\_, 2024  
Resolution of the City Council and the Auburn Hills City Charter and the provisions of Chapter 58 of the Auburn Hills City Code.

Signed \_\_\_\_\_

Date \_\_\_\_\_

ATTACHMENT D

STAFF RECOMMENDATION

Staff recommends awarding the 2024 Paving Program Divisions 2, 3, & 5 and conditional award of Division 1 for construction to Best Asphalt, Inc., Construction Engineering/Observation and Contract Administration Services to OHM Advisors, and Material Testing Services to G2 Consulting for an estimated total cost of \$3,001,904 as well as amending the following budgets:

BUDGET LINE	AMENDMENT
203-453-973.000-SUPERIOR_SAD	+\$ 64,175.00
203-453-973.000-ZEL HAT GLEN	+\$314,722.00
203-453-973.000-HUNTCLUBXXXX	+\$ 48,507.00



# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: MAY 20, 2024

AGENDA ITEM NO 4B

CITY COUNCIL



## CITY OF AUBURN HILLS CITY COUNCIL WORKSHOP **DRAFT** MINUTES

MAY 13, 2024

**CALL TO ORDER &** Mayor Marzolf at 5:30 PM

**PLEDGE OF ALLEGIANCE:**

**LOCATION:** Public Safety Building, 1899 North Squirrel Road, Auburn Hills, MI 48326  
Present: Mayor Marzolf, Council Members Ferguson, Fletcher, Hawkins, Knight, Verbeke  
Absent: Council Member McDaniel  
Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Beckerleg, City Clerk Pierce, Director of Recreation and Senior Services Adcock, DPW Director Baldante, Community Development Director Cohen, Chief of Police Gagnon, Assessor Griffin, Assistant to the Manager Hagge, Mgr. of Fieldstone Golf Course Hierlihy, City Engineer Juidici, Fire Chief Massingill, Finance Director/Treasurer Schulz

1 Guest

Workshop Topic: 2025 Goals & Objectives

Mr. Skopek reviewed the existing 2024 Goals and presented the first quarter update from staff under each objective.

Dr. Douglas Carr facilitated the discussion on the City's Mission, Vision, and Values and the five existing goals. It was noted that the strengths of the community include the residents, the "small town" feel, the diversity of the community, the balance of parks and businesses, the outstanding city services and financial stability, and the focused investment on infrastructure. The consensus was to keep the existing five goals.

Discussion was held on the objectives related to each goal. It was noted that the City leverages its financial resources to pursue grants and bonding opportunities and overcomes challenges with creativity and perseverance. The City is nimble and meets the operational needs of each department while delivering excellent service. Priorities of the City include the safety of the City, aging population, roads and storm water. Development strategies include a review of the vacant land to determine what could be developed and what could be preserved and holding a comprehensive workshop on housing and land use. The discussion on community growth included keeping the City relevant for all ages related to transportation and mobility and enhancing the City's digital presence. The Clinton River was also discussed as a strength of the City. The employee retention and recruitment discussion noted the training investment, cross-training and succession planning of the City staff.

The meeting adjourned at 8:57 PM.

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Brian W. Marzolf, Mayor

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Laura M. Pierce, City Clerk

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## ATTACHMENT A

### MISSION

To be stewards for the community through a connected, transparent and efficient government

### VISION

Auburn Hills will be a community with the heart of a small town that operates with the excellence of a world class city

### VALUES

Excellence  
Diversity  
Fiscal Responsibility  
Attentive Service  
Safety  
Humility





# CITY OF AUBURN HILLS

## CITY COUNCIL AGENDA

**MEETING DATE: MAY 20, 2024**

**AGENDA ITEM NO 5A**

**MAYOR'S OFFICE**

**To:** City Council  
**From:** Brian W. Marzolf, Mayor; Brandon Skopek, Assistant City Manager  
**Submitted:** May 16, 2024  
**Subject:** Motion – To confirm the appointment of Anthony Barash to the Tax Increment Finance Authority

### **INTRODUCTION AND HISTORY**

Please consider confirming the following appointment to fulfill the remainder of a four-year term.

<b>Name</b>	<b>Board</b>	<b>Term Ending Date</b>
Anthony Barash	Tax Increment Finance Authority	February 28, 2025

### **MOTION**

Move to confirm the appointment of Anthony Barash to the Tax Increment Finance Authority for a term ending February 28, 2025.



**CITY OF AUBURN HILLS  
CITY CLERK'S OFFICE**

1827 N. Squirrel Rd., Auburn Hills MI 48326

Phone: 248.370.9402 Fax: 248.364.6719

[CityClerk@auburnhills.org](mailto:CityClerk@auburnhills.org)

[www.auburnhills.org/cityboards](http://www.auburnhills.org/cityboards)

**APPLICATION FOR APPOINTMENT TO  
BOARDS AND COMMISSIONS**

NAME: Barash Anthony S  
(Please Print) (Last) (First) (Middle Initial)

HOME ADDRESS: 290 Jotham Avenue Auburn Hills, 48326 248-914-3044  
(Number/Street) (City/Zip) (Phone)

EMAIL ADDRESS: barash.anthony@gmail.com

HOW LONG HAVE YOU LIVED IN AUBURN HILLS? 10 years ARE YOU A U.S. CITIZEN: ☒ YES ☐ NO

DO YOU WORK IN AUBURN HILLS? No LENGTH OF TIME EMPLOYED IN AUBURN HILLS: n/a

If you work in Auburn Hills, please list the name and address of the business:

\_\_\_\_\_  
(Business Name) (Number/Street) (Phone)

PLEASE LIST WHICH BOARD/COMMISSION YOU ARE INTERESTED IN: Tax Increment Finance Authority (TIFA)

WHAT SPECIALTIES/EXPERIENCE/EDUCATION DO YOU BRING TO THIS BOARD/COMMISSION:  
(Attach additional sheet if necessary)

Bachelor of Arts Degree in History from Michigan State University with Associate Degrees in Entrepreneurship and Urban Planning.

Former employee of the Michigan Department of Transportation.

LIST ANY CIVIC/COMMUNITY ACTIVITIES THAT ARE YOU INVOLVED IN:  
(Attach additional sheet if necessary)

Associated Students of Michigan State University (ASMSU) Elected Representative, Appointed Representative on the City of East Lansing's University Student Commission (USC), and Dean's Student Advisory Council (DSAC) Appointed Representative for the MSU College of Social Science.

Please return this form to the City Clerk's Office at the above address for processing. This information will be provided to the City Council, on a public agenda, for the use in making appointment to the various Boards and Commissions at the City Council Meeting.

☒ I UNDERSTAND THAT I MAY BE SUBJECT TO A BACKGROUND CHECK AND CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

(Signature)

4/14/24

(Date)



# Anthony Sabah Barash

290 Jotham Avenue, Auburn Hills, MI 48326 | (248) 914-3044 | [barash.anthony@gmail.com](mailto:barash.anthony@gmail.com)

## EDUCATION

**Michigan State University**- East Lansing, MI

August 2018 - May 2023

*Bachelor of Arts, History*

*Minor in Entrepreneurship and Innovation - Minor in Cities: Environment, Design, and Society*

## RELATED EXPERIENCE

**University Student Commission (USC)**, East Lansing, MI

September 2022 - May 2023

*At-Large Student Representative*

- Advocated for over 30,000 Michigan State University students to the City of East Lansing.
- Engaged in discussions on city policy, tackling issues surrounding student safety, transportation, and affordable housing.

**Associated Students of Michigan State University (ASMSU)**, East Lansing, MI

April 2022 - April 2023

*Elected General Assembly Representative*

- Planned and coordinated an election campaign encompassing the combined use of digital and in-person marketing.
- Brainstormed advocacy points that would encompass the diverse needs of the MSU student community through facilitating one-on-one interviews with individual students and adjusting policies to suit needs.
- Successfully authored, introduced, and defended a plethora of advocacy and finance bills by establishing strategic partnerships and seeking bill alterations to improve language while clarifying points of advocacy.
- Examined and critiqued bills presented by fellow representatives and offered dynamic solutions to meet objectives and problem-solve.

**Spartans Rebuilding Michigan (SRM)**, East Lansing, MI

January 2020 - May 2023

*President*

- Revised SRM's constitution to meet MSU RSO requirements and clarified its organizational structure.
- Delegated tasks to VPs and Directors to ensure proper planning plus coordination of events and activities.
- Oversaw the planning and completion of numerous volunteer and fundraiser events.
- Collaborated with NGOs to host and participate in blood drives and community engagement events.
- Fostered cooperation amongst the SRM leadership team to promote success and a sustainable work-life balance.
- Organized and directed leadership meetings, and planned courses of action with member input.

## ACHIEVEMENTS AND ADVOCACY

- Michigan State University's Dean's Honors List, 6 semesters
- Spartan Volunteer Service Award (100+ hours of volunteering)
- University Outreach and Engagement Award Recipient (550+ hours)

August 2018 = Spring 2022  
Spring 2022, 2023, and 2024  
Spring 2023

## LEADERSHIPS & VOLUNTEER ACTIVITY

- Social Science representative, Dean's Student Advisory Council

August 2021 - May 2023

## OTHER EXPERIENCE

**United Wholesale Mortgage** - Pontiac, MI

June 2023 - Present

*Mortgage Underwriter*

**City of East Lansing Parking Department** - East Lansing, MI

May 2022 - October 2022

*Parking Ambassador*

**Michigan Department of Transportation** - Southfield, MI

June 2018 - August 2018

*TRAC Internship*



# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: MAY 20, 2024

AGENDA ITEM NO 7A1  
PLANNING COMMISSION



## CITY OF AUBURN HILLS PLANNING COMMISSION MINUTES NOT YET APPROVED

May 8, 2024

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

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

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

### 3. PERSONS WISHING TO BE HEARD

### 4. APPROVAL OF MINUTES – April 3, 2024

Moved by Beidoun to approve the minutes of April 3, 2024.

Second by Ochs.

**VOTE:** Yes: Beidoun, Ferguson, Saelens, Ochs, Pavlich, Tringali, Hitchcock, Ouellette  
No: None Motion Carried (8-0)

### 5. PETITIONERS

#### 5a. Penske Vehicle Services (7:02 p.m.)

**Public Hearing/Motion – Recommendation to City Council for Special Land Use Permit (landbank parking, outside storage of vehicles, and light industrial use), Revised Site Plan, and Revised Tree Removal Permit approval.**

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

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

The development application for Penske Vehicle Services involves the following three Special Land Use Permits, which are outlined in the staff report:

1. Light industrial use in the T&R District;
2. Overnight storage of vehicles;
3. Landbank parking.

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

A Special Land Use Permit is requested to store up to 244 brand-new vehicles overnight in the parking lot. There are 320 parking spaces within the facility's parking lot. The remaining 76 parking spaces will be for employee and visitor parking. Staff requested that Penske Vehicle Services upgrade the tree and shrub plantings along the frontage of Executive Hills Boulevard and Executive Hills Court to improve the screening of the vehicle storage from the two roadways.

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

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

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

The Commission asked about the following:

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

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

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

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

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

Mr. Lewis explained that some of the advantages of the film paint are that repairs are less costly, impacts are

absorbed better, maintenance is easier, the film process can withstand car washes, colors can be changed easily, it takes less labor to apply than a traditional paint process, etc.

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

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

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

**Moved by Ochs to recommend to City Council approval of the Special Land Use Permit, Revised Site Plan, and Revised Tree Removal Permit for Penske Vehicle Services subject to the conditions of the City's Administrative Review Team.**

**Second by Beidoun.**

**VOTE: Yes: Ochs, Beidoun, Saelens, Hitchcock, Tringali, Ferguson, Pavlich, Ouellette**

**No: None**

**Motion Carried (8-0)**

**5b. Joslyn Road Fuel Station (Mobil) (7:29 p.m.)**

**Public Hearing/Motion – Recommendation to City Council for combined PUD Step One – Qualification/Step Two – Site Plan and Tree Removal Permit approval.**

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

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

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

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

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

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

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

Plans show an outdoor sales area located on the south side of the building. Items will be screened from the south,

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

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

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

The Commission asked about the following:

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

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

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

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

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

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

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

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

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

**Moved by Ochs to recommend to City Council approval of the combined PUD Step One – Concept Plan and PUD Step Two – Site Plan and Tree Removal Permit for the Joslyn Road Fuel Station subject to the conditions of the City's Administrative Review Team.**

**Second by Saelens.**

**VOTE: Yes: Ochs, Saelens, Hitchcock, Tringali, Ferguson, Pavlich, Ouellette**

**No: Beidoun**

**Motion Carried (7-1)**

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

**6. UNFINISHED BUSINESS – None.**

**7. NEW BUSINESS – None.**

**8. COMMUNICATIONS**

**9. NEXT SCHEDULED MEETING**

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

**10. ADJOURNMENT**

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

Submitted by:

Susan McCullough, MiPMC III, CMC

Recording Secretary



# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: MAY 20, 2024

AGENDA ITEM NO 7B

CITY CLERK'S OFFICE

**To:** Mayor and City Council  
**From:** Thomas A. Tanghe, City Manager; Laura M. Pierce, City Clerk  
**Submitted:** May 13, 2024  
**Subject:** Motion – To approve the 2024 Used Car Dealer Licenses

## INTRODUCTION AND HISTORY

Section 22, Article IV of the City Code regulates used car lots and requires each establishment to obtain approval from City Council in order to obtain a license from the City. Used car lot is defined as “any lot or parcel of land where used motor vehicles are displayed and offered for sale in the open.”

Four establishments are currently operating in the City. Inspections of the establishments have been completed by Code Enforcement and the Fire Department and are recommended for renewal.

## STAFF RECOMMENDATION

It is recommended that Used Car Lot Licenses be approved for all four establishments.

Blue Compass RV (formerly A & S RV Center)	2375 North Opdyke Road	Renewal
Newcomb's Auto Service	3123 Lapeer Road	Renewal
Oakland Truck and Equipment Sales, Inc	2645 Auburn Road	Renewal
Summit Place Kia	4200 Interpark Dr.	Renewal

## MOTION

Move to approve the Used Car Lot Licenses for the 2024 licensing period for Blue Compass RV, Newcomb's Auto Service, Oakland Truck and Equipment Sales, Inc., and Summit Place Kia.

I CONCUR:

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THOMAS A. TANGHE, CITY MANAGER



# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

**MEETING DATE: MAY 20, 2024**

**AGENDA ITEM NO 7C**

**CITY CLERK'S OFFICE**

**To: Mayor and City Council**  
**From: Thomas A. Tanghe, City Manager; Laura M. Pierce, City Clerk**  
**Submitted: May 15, 2024**  
**Subject: Motion – To approve the purchase of new voting booths.**

## **INTRODUCTION AND HISTORY**

Voting booths are an essential part of the voting process. The voting booth provides the voter privacy while voting their ballot at the precinct or early voting site.

The City's current voting booths are at the end of their lifecycle and are in need of replacement. The booths consist of a hard plastic case with metal legs that are inserted into the base. Because of the age of the booths, the legs no longer insert properly causing difficulties for our election inspectors during set up and cause the booths to be unstable. In addition, the plastic flap on multiple booths, which keeps the plastic case closed for transportation and storage, have broken off.

While there are many types of voting booths available, the ReadyVote voting booths are the most efficient and easiest to set up. It is sturdy and requires no lifting or carrying. The booths are just rolled into place and wheels locked. The base is metal and the "screen" is corrugated plastic. The design of the booths allow for a "nested" storage to maximize efficiency in storage as well.

On April 29, 2024, staff posted an Invitation to Bid on the Michigan Inter-Governmental Trade Network (MITN) for the purchase of ReadyVote voting booths or its equivalent. The deadline to submit proposals was on May 9, 2024.

Two bids were received, however one bidder did not meet the bid specifications. The bid submitted by ElectionSource met all the bid requirements. ElectionSource is headquartered in Grand Rapids and has vast experience in providing election supplies and services. Currently there is a four to six week lead time on the voting booths, which means we should receive the booths before the August election.

## **STAFF RECOMMENDATION**

Staff recommends 81 ReadyVote voting booths be purchased from ElectionSource to replace the existing stock. Staff had originally planned to purchase half of the voting booths in FY2024 and half in FY2025 and budgeted funds accordingly. With the purchase of all 81 voting booths in FY2024, a budget amendment is needed in the amount of \$20,512.20 to increase account number 101-215-977.000.

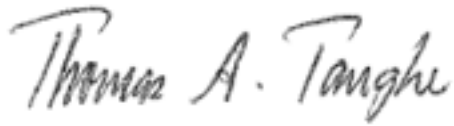
## **MOTION**

**Move to approve the purchase of 81 ReadyVote voting booths from ElectionSource in the amount of \$35,512.20 and to approve an increase of \$20,512.20 to the General Fund Clerks Department.**





I CONCUR:

A handwritten signature in dark ink, reading "Thomas A. Tanghe". The signature is written in a cursive, flowing style with a large initial 'T'.

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THOMAS A. TANGHE, CITY MANAGER



# CITY OF AUBURN HILLS

## CITY COUNCIL AGENDA

**MEETING DATE: MAY 20, 2024**

**AGENDA ITEM NO 7D**

**DEPARTMENT OF PUBLIC WORKS**

**To:** Mayor and City Council  
**From:** Thomas A. Tanghe, City Manager; Steve Baldante, Director of Public Works  
**Submitted:** April 30, 2024  
**Subject:** Motion – Proclamation Designating the Week of May 19th through May 25th National Public Works Week.

### INTRODUCTION AND HISTORY

Since 1960, the American Public Works Association (APWA) has sponsored National Public Works Week (NPWW). Across North America, more than 30,000 members in the U.S. and Canada use this week to energize and educate the public on the importance of public works in their daily lives and improving everyday quality of life. Public works services such as providing clean water, disposing of solid waste, building roads and bridges, planning, and implementing mass transit, removing snow on roadways, and devising emergency management strategies determine a society's quality of life.

In Auburn Hills, the Department of Public Works (DPW) is one team composed of seven divisions including Fleet & Roads, Municipal Properties (Facilities, Parks, & Grounds), and Public Utilities (Sewer & Water). The City's mission is to be stewards for the community through a connected, transparent, and efficient government - this is the purpose of the DPW. The City's values of Attentive Service, Diversity, Excellence, Fiscal Responsibility, Humility, and Safety guide how the DPW provides its services. The City's vision is for Auburn Hills to be a community with the heart of a small town that operates with the excellence of a world-class city - this is the driving force behind the work of the DPW.

Some highlights regarding the scope of services managed and maintained include:

- Facilities is responsible for the maintenance and management of 45 buildings, 22 additional structures, over 1,400 street and parking lot lights, and assists with Miss Dig electrical staking.
- Parks and Grounds are responsible for the maintenance of more than 460 acres of City lands including all City parks and rights-of-way, forestry, over 120,000 square feet of landscape beds, and 127 acres of turf maintenance at 62 different sites.
- Fleet is responsible for the maintenance and management of more than 125 fleet units and over 175 pieces of equipment.
- Roads is responsible for the maintenance and management of more than 90 miles of roadway, over 120 miles of pathway, nearly 225 miles of storm mains, more than 2,750 catch basins, and all City signage.
- Utilities is responsible for over 180 miles of water main, nearly 120 miles of sewer main, more than 2,600 water system valves, over 2,500 hydrants, over 2,900 sewer manholes, four sanitary sewer lift stations, 10 pressure reducing valves, a booster station, and a water tower. Additionally, Utilities is responsible for the City's Cross Connection Control Program, construction related inspections for water and sewer services, and metering water usage for utility billing.

### STAFF RECOMMENDATION

Staff recommends approval of the proposed Proclamation designating the Week of May 19th through May 25th National Public Works Week.

**CITY MANAGER’S NOTE:** Behind every great community are the employees who strive to make and keep it great each and every day. No one department stands out above another, considering that each department performs a role that supports the others. When it comes to the DPW, I would like to point out that no department touches the lives of the residents it serves each and every day like the DPW. Running your sink, flushing your toilet, driving on roads, walking or biking on a sidewalk or pathway, utilizing a park; these are all things that are supported by the DPW and perhaps the things we take most for granted in our daily lives. For many reasons, we say “thank you” for the great work that is performed by all the members of our DPW and we say “thank you” to the residents of Auburn Hills who allow us the privilege to serve this community.

**MOTION**

**Move to approve the proposed Proclamation designating the Week of May 19th through May 25th National Public Works Week.**

**I CONCUR:**

A handwritten signature in black ink, appearing to read "Brandon Skopek", written in a cursive style.

---

**BRANDON SKOPEK, ASSISTANT CITY MANAGER**



# PROCLAMATION

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## **NATIONAL PUBLIC WORKS WEEK MAY 19, 2024 - MAY 25, 2024**

**WHEREAS**, public works professionals support the infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life, and well-being of the people within the communities they serve; and

**WHEREAS**, in Auburn Hills, these infrastructure, facilities, and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, technicians, and employees at all levels of government and the private sector, who are responsible for building, improving, and protecting our nation's transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and

**WHEREAS**, it is in the public interest for our citizens, adults and children alike, and civic leaders in the City of Auburn Hills to gain knowledge of and to maintain a progressive interest and understanding of the importance of public works and its many responsibilities; and

**WHEREAS**, 2024 marks the 64th annual National Public Works Week sponsored by the American Public Works Association.

**NOW, THEREFORE BE IT RESOLVED**, that I, Brian Marzolf, Mayor of the City of Auburn Hills, do hereby designate the week of May 19 – 25, 2024 as National Public Works Week.

**BE IT FURTHER RESOLVED** that as Mayor, I urge all citizens to join with representatives of the American Public Works Association and government agencies in activities, events, and ceremonies designed to honor our public works professionals, engineers, managers, and employees, and to recognize the substantial contributions they make to protecting our health, safety, and quality of life.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Auburn Hills to be affixed on this, the 20<sup>th</sup> day of May 2024.

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Brian W. Marzolf  
Mayor



# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

**MEETING DATE: MAY 20, 2024**

**AGENDA ITEM NO 7E**

**DEPARTMENT OF PUBLIC WORKS**

**To: Mayor and City Council**  
**From: Thomas A. Tanghe, City Manager; Stephen Baldante, Public Works Director**  
**Submitted: May 10, 2024**  
**Subject: Motion – To Award a Contract for Utility Relocation Costs Associated with the New Parking Deck Extension**

## **INTRODUCTION AND HISTORY**

Over the past several years, the City of Auburn Hills downtown district has experienced significant growth. With the addition of new residential housing complexes and the plan for additional development, the city conducted a parking study to determine the long-term parking needs for the city and its residents. The study revealed that the addition of several new residential units and planned future growth would require additional parking options to support the growth in the downtown.

Currently in design is the addition of a new 178-space Parking Garage located to the West of our current Downtown Parking Garage planned to be built in 2026. In preparation for the construction of the new parking deck, several utilities will need to be relocated. The current design has some rather large footings to support the new parking deck and we will need to reroute both water and storm lines to accommodate for the new structure and to support the new development. One of those new developments currently under construction is the Webster development which will be a 6-story building with 88 residential units located to the northeast of the current Primary Street Parking Lot. A detailed plan is attached showing the extent of the utility work needed to support the project (Exhibit A). Approximately 330 linear feet of storm and 325 linear feet of water main will need to be installed along with some additional structures to support the newly relocated water and storm systems. The relocated water main will aim to support The Webster as well as some other local businesses and aid in fire protection for the area. In addition, the current storm system will need to be relocated and upgraded to support the development in the area. The current storm pipe runs along the west edge of the existing parking garage and the proposed design of the parking deck extension has the footings located where the current storm lines run.

Initially we received a quote from the contractor managing The Webster project. It was our intent to proceed with the contractor on-site currently due to economies of scale and lower mobilization costs related to the project. In addition, the goal is to keep the project moving along as quickly as possible to adhere to the updated construction timeline. Currently, The Webster is due to be completed in early 2026 with the expectation of the new parking deck extension starting shortly after completion. When the quote was received for the utility relocation work, it was considerably higher than our internal estimates (\$348,498.26 + oversight fees). The DPW then contacted 2 other qualified contractors to receive quotes to perform the work and were able to receive significantly lower pricing. Exhibit B shows the totals of the 3 quotes received to perform the utility work. Due to the timing issues related to the project, staff recommend awarding a contract to Superior Excavating in the amount of \$228,065 for the utility relocation work needed in preparation for the construction of the new parking garage.

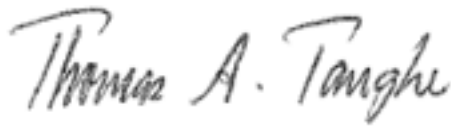
**STAFF RECOMMENDATION**

Staff recommend awarding a contract to Superior Excavating for the utility relocation costs associated with the new parking deck extension. We received 3 quotes for the project and had OHM review the costs associated with the project to verify their competitiveness with current market rates.

**MOTION**

Move to award a contract to Superior Excavating Inc. for the installation of water main and storm pipe to support the new parking deck expansion in the amount of \$228,065 coming from capital projects department in the General Fund.

I CONCUR:

A handwritten signature in dark ink, reading "Thomas A. Tanghe". The signature is written in a cursive style with a large, sweeping 'T' and a long, trailing 'h'.

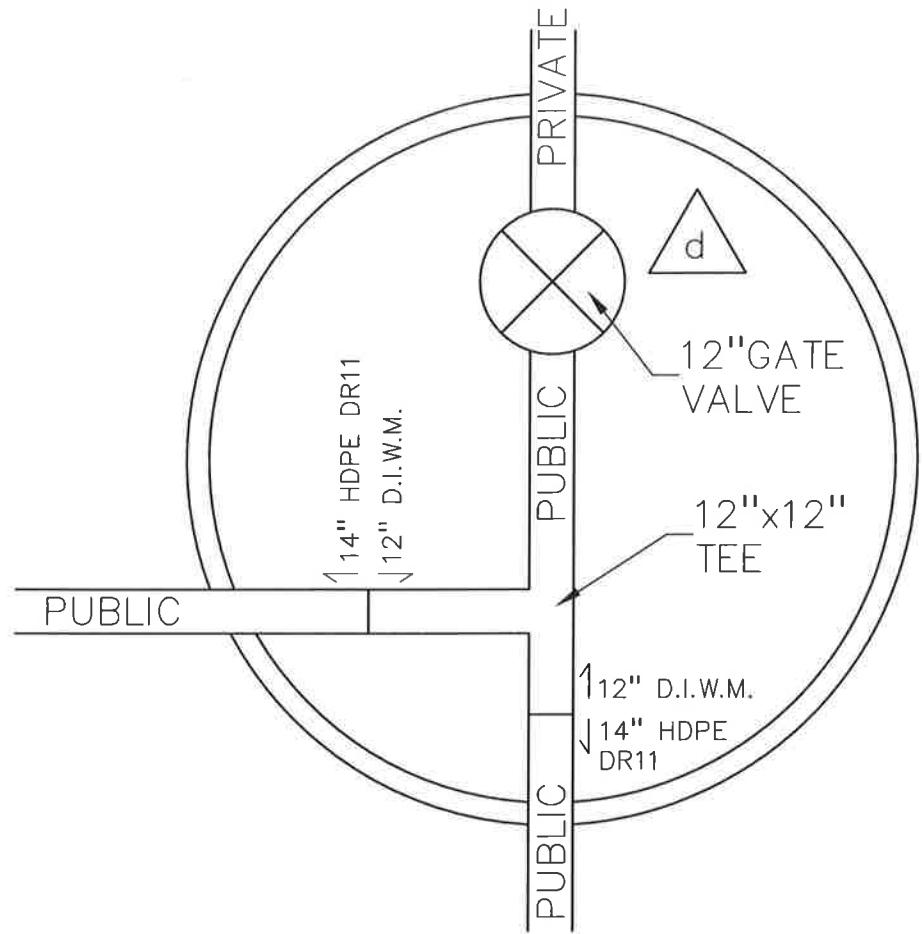
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THOMAS A. TANGHE, CITY MANAGER



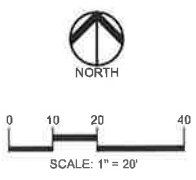
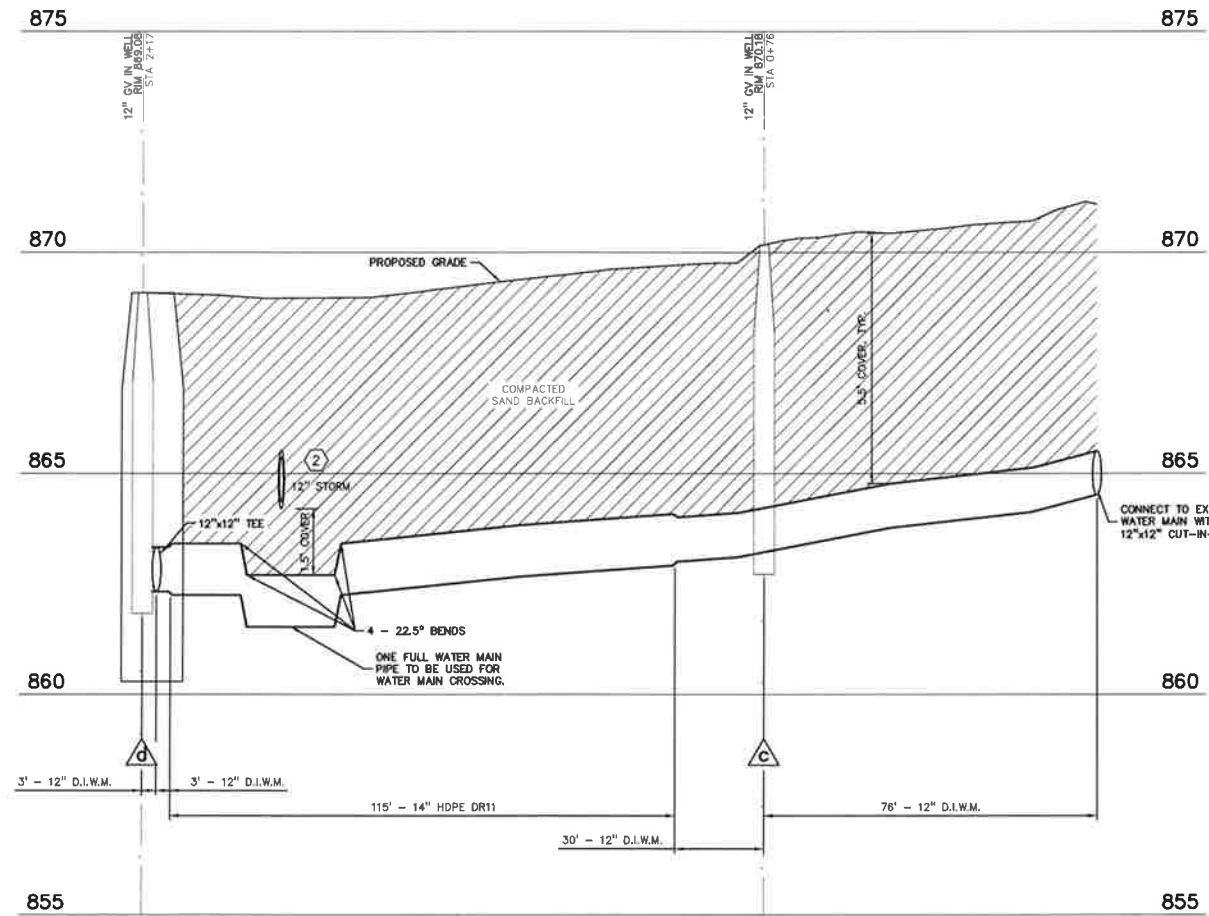
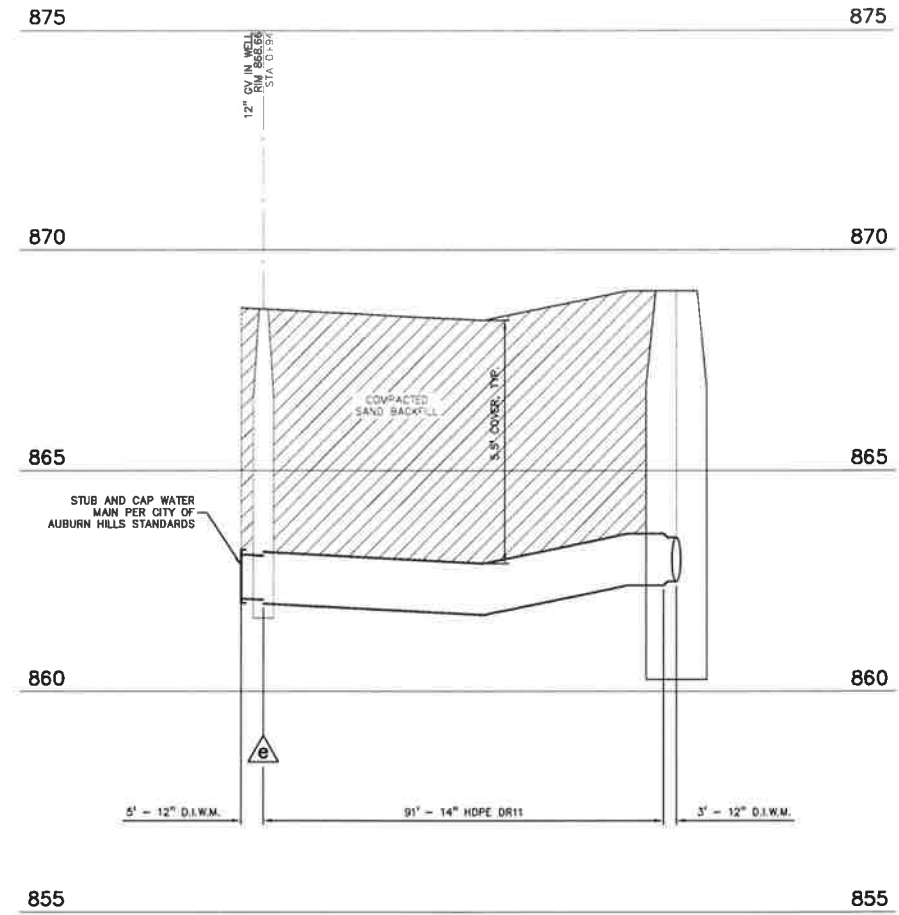


PROPOSED SITI IMPERVIOUS CHANGE BEING NEGLIGIBLE,  
NO ON-SITE STORM WATER DETENTION IS REQUIRED OR  
PROPOSED FOR THE SUBJECT DEVELOPMENT.



TEE AND GATE VALVE MANHOLE SKETCH  
NOT TO SCALE

**NOTE:**  
CONTRACTOR TO SUBMIT SHOP DRAWINGS OF  
"TEE AND GATE VALVE MANHOLE" TO THE CITY OF  
AUBURN HILLS PRIOR TO CONSTRUCTION



**CAUTION!**  
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. THE CONTRACTOR IS OTHER EXPENSES ON BEHALF OF THE CITY OF AUBURN HILLS. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



**CLIENT**  
**BACALL DEVELOPMENT, LLC**  
30407 WEST THIRTEEN MILE ROAD  
FARMINGTON HILLS, MICHIGAN 48334

**PROJECT TITLE**  
**THE WEBSTER APARTMENT HOMES**  
3342-3350 AUBURN ROAD  
CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS		
REV. PER CITY - 8/17/23	9/18/23	
REV. PER CITY - 8/16/23	8/25/23	
REV. PER CITY - 8/28/23	10/12/23	
REV. PER CITY - 10/18/23	10/24/23	
REV. PER CITY - 1/18/24	2/8/24	
STAMPING PLANS	2/18/24	

ORIGINAL ISSUE DATE:  
JULY 27, 2023

**DRAWING TITLE**  
**WATER MAIN PROFILE AND UTIL SKETCHES**

PEA JOB NO.	2022-0008
P.M.	JBT
D.N.	KMB
DES.	DSK

DRAWING NUMBER:  
**C-6.1**



### C3.1

- 330' 12" storm  
3 storm MH's  
1 Contech CSL



PRICING FROM SUPERIOR EXCAVATING, INC.

DATE: 04/30/2024

PRIMARY STREET PARKING LOT  
AUBURN HILLS, MI

PUBLIC WATER MAIN IMPROVEMENTS		QTY	Unit	Unit Price	Amount
	Mobilization	1	LSUM	\$750.00	\$750.00
	Pavement/Sidewalk Removal	1	LSUM	\$6,000.00	\$6,000.00
	Water Main, DI 12 inch	119	Ft	\$215.00	\$25,585.00
	Water Main, HDPE DR 11, 14 inch	206	Ft	\$205.00	\$42,230.00
	Gate Valve and Well, 12 inch	2	Ea	\$10,000.00	\$20,000.00
	Gate Valve and Well, 12 inch, Special	1	Ea	\$17,500.00	\$17,500.00
	Fire Hydrant	1	Ea	\$8,000.00	\$8,000.00
	Connect to Existing Water Main	1	Ea	\$4,000.00	\$4,000.00
	Water Main, Cut and Cap	1	Ea	\$500.00	\$500.00
	Maint Gravel, 21AA, Trench Backfill	1	LSUM	\$5,700.00	\$5,700.00
	Contractor Staking	1	LSUM	\$2,500.00	\$2,500.00
				SUB-TOTAL :	\$132,765.00
PUBLIC STORM SEWER IMPROVEMENTS					
	Mobilization	1	LSUM	\$750.00	\$750.00
	Pavement/Sidewalk Removal	1	LSUM	\$7,500.00	\$7,500.00
	Storm Sewer, CI IV, 12 inch	330	Ft	\$115.00	\$37,950.00
	Dr Structure, 48 in dia	3	Ea	\$4,800.00	\$14,400.00
	Dr Structure, Tap, 12 inch	5	Ea	\$1,500.00	\$7,500.00
	Dr Structure, Contech CS4	1	Ea	\$18,000.00	\$18,000.00
	Maint Gravel, 21AA, Trench Backfill	1	LSUM	\$6,700.00	\$6,700.00
	Contractor Staking	1	LSUM	\$2,500.00	\$2,500.00

SUB-TOTAL : \$ 95,300.00

NOTES:-

TOTAL AMOUNT → \$228,065.00

- PRICE INCLUDES, SAW CUTTING OF ASPHALT.
- ALL SPOILS TO BE HAULED OUT.
- TESTING.
- 21AA STONE SUB-BASE, 8".
- 21AA MAINTENANCE AGGREGATE.
- CLASS II SAND BACKFILL, 100%.



# CARNWATH EXCAVATING COMPANY

8457 ANDERSONVILLE RD., SUITE A, CLARKSTON, MI 48346 PHONE (248) 625-7711

		<b>Bid Number:</b>	6931
<b>Submitted To:</b>	OHM Advisors / ATTN: Tim Juidici	<b>Phone:</b>	(734) 522-6711
<b>Street:</b>	24935 Schoolcraft Road	<b>Date:</b>	5/7/2024
<b>City, State, Zip:</b>	Livonia, MI 48150	<b>Fax:</b>	
<b>Engineer:</b>		<b>Date of Plans:</b>	
		<b>Project Name:</b>	Auburn Hills Utility
		<b>Project Location:</b>	Primary Street, Auburn Hills, MI

**We hereby propose to furnish materials and labor necessary for the completion of the following work:**

General Conditions	1.00 LS
Sawcut Pavement	1,300.00 LF
Demo Existing Pavement For Utility Installation	7,000.00 SF
Misc Demo/Curb/Grate/Cap Lines	1.00 DY
Install 12" RCP Storm Sewer	336.00 LF
Install 4' Storm MH Or CB	3.00 EACH
Export Dirt For Storm Sewer (In Cut CY)	684.00 CY
Import Sand For Storm Sewer	1,000.00 TON
Bedding/Trench Cap Stone For Storm Sewer	232.00 TON
Connect To Existing MH	5.00 EACH
Install Water Treatment Structure	1.00 EACH
Install 6" DI Water	20.00 LF
Install 12" DI Water	140.00 LF
Install 12" HDPE Water	240.00 LF
Install 12" Valve In Well	3.00 EACH
Tie In Water After Testing	1.00 EACH
Install New Fire Hydrant With Valve And Box	1.00 EACH
Pressure Test And Chlorinate WL	1.00 EACH
Export Dirt For Waterline (in Cut Qty)	242.00 CY
Import Sand For Waterline	330.00 TON
Bedding/Trench Cap Stone For Waterline	140.00 TON
Pour Thrust Block	20.00 EACH

**Total Bid Price: \$289,992**

**Notes:**

- This price does not include permits, bonds, tap or inspection fees, dewatering (except surface), soils testing, metered water for testing, as-built drawings, staking or engineered lay-out, landscaping or pavement restoration, topsoil import/screening/amendment, retaining wall work, fencing, trench drains, foundation/gas/elec/mech excavation/backfill, engineered shoring or underpinning, spoil placement/removal for others, removal of buried or hidden objects, removal of contaminated material and tip fees, above or below grade structural demo, cost due to underground utilities/structures not shown on plans, barricades, relocation of any existing utilities unless specifically called out, winter conditions, utility sleeves in concrete walls, frost laws, stormwater operator, temporary seeding or erosion blankets, mud mat maintenance for others.
- NFPA flush of waterline is excluded.
- Availability of our crews and final bid pricing needs to be confirmed upon determination of the actual project start date. No contingency is included in our proposal for material increases.





# EAST EDGE

## EXCAVATING

5411 Jackson Road  
Ann Arbor, MI 48103  
734-210-1644 – Office  
Info@EastEdgeMI.com

<b>To:</b>	Ronnisch Construction Group, Inc.	<b>Contact:</b>	
<b>Address:</b>	4327 Delemere Court Royal Oak, MI 48073	<b>Phone:</b>	5174281520
		<b>Fax:</b>	
<b>Project Name:</b>	The Webster	<b>Bid Number:</b>	
<b>Project Location:</b>		<b>Bid Date:</b>	10/17/2023

Per Highlighted Plans Provided by Ronnisch On 4/12/24

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
<b>Public Water Main Improvements</b>					
1	Mobilization	1.00	LS	\$2,093.47	\$2,093.47
2	Pavement Demo	1.00	LS	\$4,402.19	\$4,402.19
3	Water Main, DI 12"	119.00	LF	\$326.18	\$38,815.42
4	Water Main, HDPE DR11 14"	115.00	LF	\$382.14	\$43,946.10
5	Gate Valve And Well 12"	2.00	EACH	\$11,746.02	\$23,492.04
6	Gate Valve And Well 12" Special	1.00	EACH	\$14,348.96	\$14,348.96
7	Fire Hydrant	1.00	EACH	\$11,539.11	\$11,539.11
8	Connect To Existing Water Main	1.00	EACH	\$8,053.96	\$8,053.96
9	Water Main Cut And Cap	1.00	EACH	\$2,884.25	\$2,884.25
10	Maintenance Gravel 21AA Trench Backfill	1.00	LS	\$6,476.28	\$6,476.28
11	Utility Surveying	1.00	LS	\$5,375.67	\$5,375.67

**Total Price for above Public Water Main Improvements Items: \$161,427.45**

### Public Storm Sewer

1	Mobilization	1.00	LS	\$2,093.47	\$2,093.47
2	Pavement Demo	1.00	LS	\$9,395.63	\$9,395.63
3	Storm Sewer , CL IV 12"	330.00	LF	\$135.54	\$44,728.20
4	Dr Structure 48" Dia	5.00	EACH	\$13,015.25	\$65,076.25
5	Dr Structure Tap 12"	2.00	EACH	\$2,927.86	\$5,855.72
6	Dr Structure Contech CS4	1.00	EACH	\$38,828.12	\$38,828.12
7	Maintenance Gravel 21AA Trench Backfill	1.00	LS	\$15,717.75	\$15,717.75
8	Contractor Surveying	1.00	LS	\$5,375.67	\$5,375.67

**Total Price for above Public Storm Sewer Items: \$187,070.81**

### Payment Terms:

Payment Terms and Conditions – NET 30

Upon the acceptance of the work, payment of the unpaid balance Contract Price when due together with such Value Added Taxes as may be applicable to such payment.

Should the Client fail to make payments as they become due under the terms of the Contract or in the event of any claim, interest at eighteen percent (18%) per annum above the prime rate on such unpaid amounts shall also become due and payable until payment.

The act of non-payment creates a lien in favor of the East Edge Excavating in any and all equipment and property of the Client in the possession of the Contractor, as well as in the Work in progress at the date of termination. East Edge Excavating shall be at liberty to retain possession of the same pending payment in full.

Notwithstanding anything contained herein to the contrary, the completion date of the Work shall be deemed to be extended by that number of days equal to any delay in payment to the East Edge Excavating. In the event on nonpayment, Client understands that any litigation fees that result on behalf of East Edge Excavating attempting to collect payment will be paid by Client.

General release and waiver of liability for damage to private driveways, pavement, and underground structures.

1. **Permission to Enter.** Customer Allows East Edge Excavating, LLC its assigns, employees, agents, and subcontractors to enter and/ or utilize the premises of the undersigned Customer for the purpose of providing landscaping services.
2. **Waiver of Liability.** Customer releases East Edge Excavating, LLC, from and assumes the risk of, and waives all liability caused by, and claims, demands, actions, and causes of action whatsoever against East Edge Excavating, LLC, for damages to customer's premises (such as easements, sidewalks, parking lot surfaces, street surfaces, driveways, lawns, shrubbery, gutters, and underground systems).
3. **Binding.** This acknowledgement, hold harmless, and release/assumption of risk shall be binding on all of Customer's successors and administrators.

In Signing this permission and release/assumption of risk/waiver, I hereby acknowledge and represent:

- a. That I have read this release, understand it and sign it voluntarily; and
- b. That I am the legal property/facility owner and/or authorized representative of Customer and the Customer premises at the address(es) provided on this document.

#### Exclusions

The Following matters are excluded from the Work, unless specified in writing to the contrary:

Double handling of soil from excavation, unforeseen bad ground conditions, all permits, all permit fees, bonding, winter conditions, digging for other trades, contaminated soils, utility conflicts, restoration, regrading due to construction traffic or other trades work, rain garden, snow removal, new curbing, landscape restoration, inspection fees, testing engineering, surveying, site layout, special insurance, de-watering or well pointing, replacement of concrete or asphalt, removal of contaminated soils, dump fees for spoils with debris, re-routing of utilities due to buried objects, removal of hidden objects, undercutting of grade below proposed sub-base elevations, importing topsoil, sprinkler sleeves, and securing site with fencing.

Only those items quoted herein are part of this proposal and the scope of work. All stated quantities are approximated; it is our intent to provide all necessary materials and labor to complete the work as per the specified plans.

<b>ACCEPTED:</b> The above prices, specifications and conditions are satisfactory and hereby accepted.  <b>Buyer:</b> _____ <b>Signature:</b> _____ <b>Date of Acceptance:</b> _____	<b>CONFIRMED:</b> <b>East Edge Excavating</b>  <b>Authorized Signature:</b> _____  <b>Estimator:</b> Jason Davis (734) 431-5602 jason@EastEdgeMI.com
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# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: MAY 20, 2024

AGENDA ITEM NO 7F

COMMUNITY DEVELOPMENT

**To:** Mayor and City Council  
**From:** Thomas A. Tanghe, City Manager; Stephen Baldante, Director of Public Works  
**Submitted:** May 14, 2024  
**Subject:** Motion – Authorizing the City Manager to request reimbursement of eligible mosquito control activity under Oakland County's West Nile Virus Fund Program

## INTRODUCTION AND HISTORY

Oakland County has approved the extension of the West Nile Virus Fund for Fiscal Year 2024 and will maintain the distribution formula and process for reimbursement for the past 20 years. In order to obtain reimbursement from the West Nile Virus Fund, for eligible expenses, the City will need to submit the following information to the Oakland County Fiscal Services Division:

1. Project expenses reimbursement request which states the project purpose and scope, estimated or actual costs, including any supporting detail, to ensure compliance with County approved policies for the West Nile Virus Fund and is otherwise authorized by law;
2. **A resolution authorizing the reimbursement request adopted by the City Council;** and
3. Documentation of actual cost borne by the City in conjunction with the project plan once work is complete

The enclosed West Nile Virus Report includes the City's plan to combat the West Nile Virus as well as an estimated cost for the program. The City began its West Nile Virus Control Program, which was presented to and endorsed by the Oakland County Health Department officials, in the year 2003 and continued each year through the year 2023. The City will again implement a plan to combat the West Nile Virus in the year 2024.

The City has submitted item 1, listed above, to the County and received their approval. The City can submit to the County items 2 and 3 once work is complete.

## STAFF RECOMMENDATION

Since the initiation of Oakland County's West Nile Virus Fund Program, the total number of cases has decreased significantly, including deaths, demonstrating the program's success. Therefore, staff recommends for the City Council to move forward with the Oakland County West Nile Virus program process by adopting the resolution Authorizing West Nile Virus Fund Expense Reimbursement Request.

## MOTION

**Move to adopt the resolution, AUTHORIZING WEST NILE VIRUS FUND EXPENSE REIMBURSEMENT REQUEST, and authorize and 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.**

I CONCUR:

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THOMAS A. TANGHE, CITY MANAGER

## 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 20<sup>th</sup> day of May, 2024.

The following resolution was offered by Council Member \_\_\_\_\_ and supported by Council Member \_\_\_\_\_ :

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:  
NAYS:  
ABSENT:  
ABSTENTIONS:

## RESOLUTION

STATE OF MICHIGAN) )SS  
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 20<sup>th</sup> day of May 2024.

IN WITNESS WHEREOF, I have hereunto affixed my official signature on this      day of May, 2024.

Laura Pierce, City Clerk





## West Nile Virus

May 6, 2024

Prepared by the City of Auburn Hills  
Department of Public Works

### Background

West Nile is a mosquito-borne virus that can cause mild flu-like symptoms, and in a few cases, results in encephalitis (inflammation of the brain) or meningitis (inflammation of the lining of the brain and spinal cord). It first appeared in the U.S. in 1999 in New York City and is spread to humans by the bite of an infected mosquito. A mosquito becomes infected by biting a bird that carries the virus. The *Culex pipiens* species of mosquito, which prefers to feed on birds, is believed to carry the virus in Oakland County.

In 2002, there were 644 confirmed human cases of WNV with 51 deaths reported throughout the state. That same year in Oakland County, there were 214 confirmed cases of people being infected and 20 deaths attributed to the disease.

In the year 2002, officials from the Centers for Disease Control and Prevention (CDC) had stated that WNV reached epidemic status in the state of Michigan. They also wanted to reassure the public that while this is cause for concern, it is **not** a cause for panic. They stress that individuals can protect themselves from this disease. They have provided the following statistics regarding the likelihood of being bitten by an infected mosquito and then whether or not someone will contract one of the two forms of the disease.

- Of all mosquito bites, only one in one hundred will be from an infected mosquito.
- Of all mosquito bites, only one in 500 will be a bite from an infected mosquito and will then result in a mild illness with “flu-like” symptoms.
- Of all mosquito bites, only one in 15,000 will be a bite from an infected mosquito which will then result in someone contracting the severe form of the disease.

The CDC is recommending that the public follow the three “Rs” for tackling the WNV problem:

**Repel**—wear long-sleeved shirts and long pants, use insect repellent with DEET, and avoid the outdoors during peak mosquito activity hours (i.e., dusk and dawn). See attached information on the proper use of DEET repellents.

**Reduce**—the mosquito population by eliminating stagnant standing water, such as in old tarps, old buckets, neglected birdbaths, etc. Attached is a poster regarding eliminating breeding areas in and around your home.

**Report**—dead birds to the Michigan Department of Community Health Emerging Diseases. Reporting forms can be found at the following MDCH website [www.michigan.gov/emergingdiseases](http://www.michigan.gov/emergingdiseases).

Even though there is no evidence to support that the disease can be spread from dead birds, they should never be handled with bare hands. Use disposable gloves to put the dead bird in a double plastic bag. If gloves are not available, turn a plastic shopping bag inside-out and scoop up the bird with the bag. If the dead bird has been reported and will not be tested, then place the bagged carcass in an outdoor garbage can for disposal. If the dead bird is tested, you will be instructed to transport the bird to an appropriate local agency, where it can be packaged appropriately and submitted for testing.



There has been concern over the effect of WNV on pets. In general, the disease does not affect *most* household pets, including cats and dogs; however, pet birds are just as apt to contract the illness as their wild counterparts. Studies in New York have shown that up to 11% of dogs tested showed exposure to the virus, but none showed signs of illness, and WNV is not passed to other animals from cats or dogs. Horses are perhaps a bit more susceptible than humans, but a vaccine has been approved for use on horses, and it appears to be effective, although no formal studies on this have been published yet.

The National Institutes for Health (NIH) are in charge of disease prevention, treatment, diagnostics, and basic research. They are working on a vaccine for humans, and they do have some promising research. Officials have stated that if all goes well, a vaccine is expected to be available in the next few years. The NIH is optimistic that one will be developed, but they are not able to confirm for certain that this will be the case.

City staff has researched the role that mosquito control has in the prevention of WNV. In general, spraying for adult mosquitoes is the *least* preferred method. The success of spraying programs is questionable at best and does not address the mobility factor of the adults. If all areas are not sprayed, and all communities are not spraying, then there is even less of a chance of significantly reducing the adult mosquito population.

#### 2004 through 2023 WNV Information

The great efforts made in 2003, by the State, County, local municipalities, businesses, and residents, to reduce the number of human cases of WNV were continued each year through 2023. This all-out effort resulted in a substantial reduction in the number of humans contracting the WNV, throughout the State of Michigan.

**West Nile Virus Case Total Comparison (Last 20 Years)**

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
<b>OC</b>	2	5	4	2	0	0	5	2	28	4	0	3	9	5	12	1	6	12	4	1
<b>MI</b>	16	62	55	16	17	0	29	34	249	36	1	18	43	40	104	11	31	46	12	21
<b>US</b>	2,539	2,949	4,256	3,598	1,338	663	1,021	690	5,387	2,469	2,122	2,060	2,038	2,002	2,544	872	557	2,695	1,007	2328

#### 2024 WNV Control Program

As part of a mosquito control plan for this season, the following information has been compiled:

By far the most effective management program involves a combination of education regarding how to avoid being bitten, eliminating breeding sites, and controlling the larval mosquitoes. The breed *Culex pipiens*, mentioned earlier, prefers stagnant water such as that found in catch basins and other nutrient-rich, even polluted, standing pools of water. **Please note that streams and healthy ponds and wetlands do not fall into this category.** The mosquito control industry has developed products that are safe for handling, are non-toxic to humans and most other animals, and specifically target mosquito larvae. Many are even available in pre-packaged amounts that are designed specifically for catch basins. A “certified applicator” is not needed to use these pre-mixed products.

First, the City would educate citizens and staff on bite avoidance, and how to eliminate breeding areas on their property through cable PSAs, newsletters, and website information.

Second, the City would treat all catch basins with larvicides. The estimated material cost for the initial catch basin larvacide treatment is \$8,426.

A breakdown of this cost estimate is attached. The County has indicated that the City will be eligible to receive a reimbursement in the amount of \$3,614.30 to help implement step two of the City's plan.

Products that would be used for catch basin treatment are described below:

- Altosid—a growth hormone inhibitor that targets mosquitoes and black flies. It is available in briquettes that can easily be dropped into a catch basin through the grating and last for 150 days. Its shelf life is approximately 18 months to 2 years.
- Vectolex—bacteria that dissolves the gut of the larvae, it is a granular product that is also very specific to mosquitoes and black flies. This product kills larvae within 1-2 hours and needs to be reapplied every 21 days during the breeding season. It is available in packets to treat catch basins, and as a loose product that can be broadcast over areas of open water. This would be the product used for areas of nutrient-rich stagnant water. The shelf life for this product is also 18 months to 2 years.

It **may** be prudent to “spot spray” City parks prior to events that will be occurring during peak hours of mosquito activity, especially when participants are expected to fall into the categories of most susceptible to WNV. City staff would develop a standard operating procedure to address these instances.

Some of the issues involved in creating and maintaining an effective program concern outside agencies, such as the Oakland County Road Commission, subdivisions, school districts, and commercial sites that own catch basins in the City. City staff will be working with these groups in order to ensure an effective program. During the winter following the initial WNV control program, staff will analyze the program to determine its effectiveness to map out future actions.

### **Recommendation**

The City should implement the program outlined above to address the WNV problem. In addition to the treatment of City catch basins with Altosid XR and other areas as necessary, the activities listed should be put into action starting with the mosquito season of 2022.

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### **Web Resources:**

Michigan Department of Agriculture - [www.michigan.gov/mda](http://www.michigan.gov/mda)  
Centers for Disease Control and Prevention - [www.cdc.gov](http://www.cdc.gov)  
National Institutes of Health - [www.nih.gov](http://www.nih.gov)  
Oakland County Health Division - [www.oakgov.com/health](http://www.oakgov.com/health)

HEALTH DIVISION

**Leigh-Anne Stafford, Health Officer**  
(248) 858-1280 | [health@oakgov.com](mailto:health@oakgov.com)

March 12, 2024

Dear Oakland County Municipality,

The 2024 West Nile Virus (WNV) Prevention Reimbursement amount for the City of Auburn Hills is \$3,614.30.

Requirements for reimbursement are as follows:

- Project Plan due **April 19, 2024**
- Resolution due **June 14, 2024**
- Invoices and Proof of Payment due **August 9, 2024**

Specifics regarding these requirements will be covered during the training event on March 19<sup>th</sup>, and any further questions can be answered by Genessa Doolittle at [doolittleg@oakgov.com](mailto:doolittleg@oakgov.com) or by phone at 248-496-4590.

Sincerely,

OAKLAND COUNTY HEALTH DIVISION  
Department of Health and Human Services



Leigh-Anne Stafford  
Health Officer

## 2024 West Nile Virus Prevention Reimbursement Program Project Plan

Municipality: City of Auburn Hills

Contact Name: Stephen Baldante

Contact Phone: 248-496-5271

Contact Email: sbaldante@auburnhills.org

### Previous Year Product Inventory:

(Include product name, quantity, and expiration date)

Altosid XR Briquet Slim Ingot 220/Case Agcy

quantity 10 price per unit = \$818.<sup>40</sup>

Product has 5 year expiration date from initial use and  
are a 150-day duration treatment.

### Previous Year Product Inventory Distribution Plan (if applicable):

We used 1,546 Altosid XR Briquettes for Auburn Hills  
catch basins and 654 in private road treatments - total 2,200

### 2024 Project Plan:

(Include product quotes)

The plan is to treat catch basins both city and private  
totaling 2,340. Plan Attached along with quote. The  
cost has increased slightly from the previous year. This year  
cost = \$842.60 per case of 220 briquettes.

### 2024 Project Distribution Plan:

We intend to perform catch basin treatment on all 1,546  
catch basins and 794 private road catch basins with  
Altosid XR Briquettes

**COST ESTIMATE**  
City of Auburn Hills  
2024 Mosquito Control Program  
West Nile Virus

Based on currently available information, the target locations for the City's mosquito control treatment would include catch basins. The attached cost estimate is based on a recommendation that the City use longer-lasting Altosid briquettes in the catch basins. These larvicide briquettes, with a 150-day duration, have a lower labor and equipment cost when compared to repeated treatments of 28-day duration Spheratax SPH packets. However, the estimate includes the possibility of at least one follow-up treatment using the Spheratax packets that may be necessary to cover the full spring, summer, and fall for most areas targeted for treatment, catch basins in particular.

Staff estimates that there are roughly 1,546 catch basins located in City right-of-ways and on City properties and 794 along private roads within the Auburn Hills City limits. These figures are estimates based on current GIS data and not based on a field inventory. The catch basins being treated include only those within residential neighborhoods and on City property.

**COST ESTIMATE**

**Initial Catch Basin Treatment**

Item	Unit	Quantity	Unit Cost	Totals
Auburn Hills catch basin treatment with Altosid XR Briquettes	Each	1,546	\$3.85	\$5,952.10
Private Road catch basin treatment with Altosid XR Briquettes	Each	794	\$3.85	\$3,056.90
<b>TOTAL</b>		<b>2,340</b>		<b>\$9,009.00</b>

**Secondary Catch Basin Treatment if Warranted**

Item	Unit	Quantity	Unit Cost	Totals
Auburn Hills catch basin treatment with Spheratax SPH 28 day packets	Each	1,546	\$0.98	\$1,515.08
Private catch basin treatment with Spheratax SPH 28 day packets	Each	794	\$0.98	\$778.12
<b>TOTAL</b>		<b>2,340</b>		<b>\$2,293.20</b>

**2024 COST ESTIMATE**

Item	Totals
<b>Primary Costs</b>	
Initial Catch Basin Treatment (In-House)	\$9,0009.00
County Assistance	-\$3,614.30
<b>CITY TOTAL</b>	<b>\$5,394.70</b>
<b>Conditional Costs</b>	
Secondary Catch Basin Treatment if Warranted (In- House)	\$2,293.20

**The City's plan calls for the use of all existing Altosid XR 150 day Briquettes from the year 2023 before utilizing the Altosid XR 150 day Briquettes purchased in the year 2024.**

Oakland County has committed funding to assist communities in the implementation of their own mosquito control program, to thwart the West Nile Virus. Funding will be distributed using the Environmental Infrastructure Fund formula...75% based on the population of the community and 25% based on size (geographic) of the community. The County has indicated that the City will be entitled to receive a reimbursement in the amount of \$3,614.30 to help implement our plan. The funds provided by the County will be used to purchase the Altosid XR 150 day briquettes for the initial catch basin treatment.



## Baldante, Stephen

---

**From:** Dave Driver <david.driver@veseris.com>  
**Sent:** Monday, April 1, 2024 4:12 PM  
**To:** Baldante, Stephen  
**Subject:** (EXTERNAL)Altosid Mosquito Briquettes

You don't often get email from david.driver@veseris.com. [Learn why this is important](#)

Good afternoon, 2024 pricing is \$ 842.60 per case of 220 briquettes.

This is the "slim" version that you all normally get.

Please let me know if you need anything further.

Thanks! Dave

## David E. Driver

Technical Sales Specialist | Vesperis

M: 248.219.4093

P: 248.357.2230

[pestweb.com](http://pestweb.com) | [veseris.com](http://veseris.com)



# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: MAY 20, 2024

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 13, 2024  
**Subject:** Penske Vehicle Services – 2150 Executive Hills Court  
Motion – Approval of Special Land Use Permit, Revised Site Plan, and Revised Tree Removal Permit

## INTRODUCTION

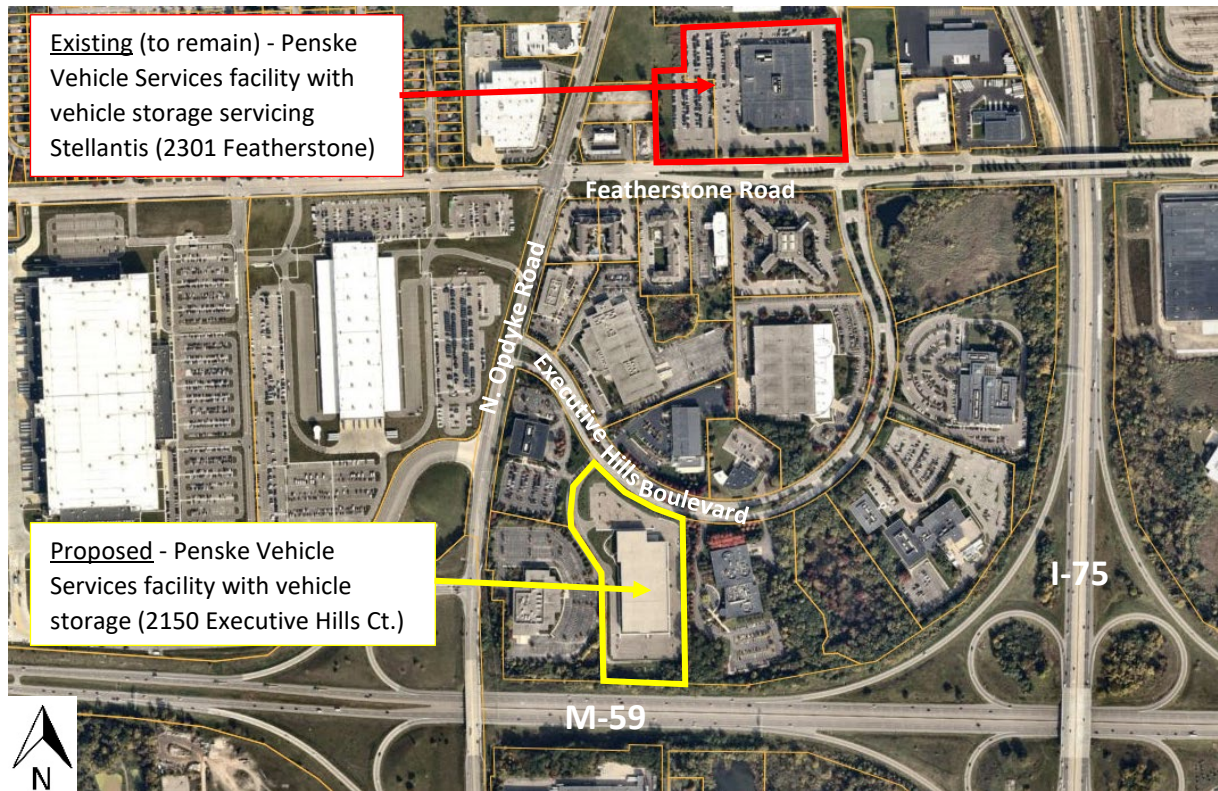
This is a request from Penske Vehicle Services for approval to complete construction and utilize the existing speculative 114,366-square-foot facility at 2150 Executive Hills Court. Penske Vehicle Services intends to operate a state-of-the-art vehicle painting facility with associated overnight vehicle storage on the property that will primarily provide custom paint enhancements for new vehicles directly from the assembly line. The 10.12-acre parcel is zoned T&R, Technology and Research District.



*Bird's-eye view of the building looking north from M-59*

Penske Vehicle Services is a wholly owned subsidiary of Penske Truck Leasing Co., LP., a leading global transportation services provider and part of the Penske Corporation collection of companies. Penske Vehicle Services operates in seven locations across the United States and Canada, with two other locations within the City of Auburn Hills - 4400 Purks Road (I-1 District) and 2301 Featherstone Road (T&R District).

## INTRODUCTION



*Aerial photo of site location*

## SITE HISTORY

The property's developers are Dembs Development Company and Schostak Brothers & Company, Inc. The site plan for the project, originally called *Executive Hills North—Unit 10—Speculative Building*, was approved by the City Council on April 22, 2019. Land balancing began in the Fall of 2019, and the shell of the building and site improvements were substantially complete one year later.

The facility was initially proposed to house a high-tech research and development company utilizing an equal mix of office and laboratory/shop space. However, Dembs/Schostak has been unable to secure a tenant with those specifications over the past four years due to changes in how many companies utilize office space since the COVID-19 pandemic. It is noted that the adjacent building to the west, located at 2110 Executive Hills Court, previously occupied by Cooper Standard, has also been vacant since late 2019.

Staff met with representatives of Penske Vehicle Services on March 21, 2024, and toured their facility in Troy. After observing their clean industrial operations, staff believe using 2150 Executive Hills Court for vehicle painting and assembly plant repairs would be appropriate for the site.

The development application for Penske Vehicle Services involves the following three Special Land Use Permits, which are outlined in this report:

1. Light industrial use in the T&R District
2. Overnight storage of vehicles
3. Landbank parking



## KEY ISSUES

**1. Light Industrial Use.** The 2150 Executive Hills Court building will be primarily dedicated to the low volume, high-end custom painting of newly finished vehicles before being sold by OEMs to individual consumers as unique special edition vehicles. **A Special Land Use Permit is requested to allow the building to be predominantly used for production painting and assembly plant repairs, which are light industrial uses.** A small office area with 5,896 square feet of space (5.2% of the building) will be provided for administrative purposes at the southwest corner of the building.

Penske Vehicle Services plans to invest approximately \$6 million in the facility and ramp up employment from 75 to 130 positions (80% skilled) over two shifts. The first shift will be from 6:00 a.m. to 2:30 p.m. (approximately 50 people), and the second shift will be from 9:00 p.m. to 5:30 a.m. (approximately 25 people). The facility will operate Monday through Friday, with occasional work on Saturday and, in rare instances, on Sunday.

The company anticipates processing around 32 vehicles per day upon start-up, with the goal of ramping up to 60 vehicles per day. Production will begin with its growing paint film program upon the facility's opening, with special edition "wet painting" added when capacity is needed. Trucks transporting the new vehicles to and from the OEMs are anticipated to be ten haulers, along with two to four box trucks or tractor/trailers, in and out daily between 6:00 a.m. and 4:30 p.m. A skeleton crew of employees will be on-site after the end of the first shift to facilitate deliveries and vehicle processing.

The bulk of the building's floor space will be dedicated to the company's paint film program, which has a "clean room" high-tech feel to its operation as the dirt and dust will ruin the application process. The new space in Auburn Hills is needed as the company has secured business contracts with Ford Motor Company to add paint film to upgraded Bronco and Mustang models, with anticipated business growth into two other Ford models and other OEM vehicles.

## Paint Film Program - Room Specifications

### Positive Pressure

- When bay door or pedestrian door is open, air-flow moves from inside the room to outside
- Prevents dust from entering the room when doors are open
- Closed circuit air flow with air make-up unit to pull in additional air as required

### Air Filtration

- All air enters room through overhead manifold
- Air filtered at 10-microns, same as paint booths (particles less than 10-microns are not visible to human eye)

### Tempered Environment

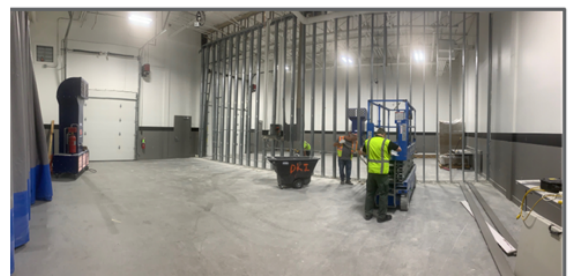
- Air unit provides both heat and air conditioning as required
- Acceptable installation temp range (65F – 80F), ideal range (70F - 75F)
- Drop ceiling reduces dust collection points and burden on HVAC unit

### Epoxy Coated Floor

- Prevents dirt and dust from being trapped within a porous floor
- Designed for ease of cleaning, floor also reflects light and increases lumens

### LED Lighting

- Lighting essential to spotting dirt defects in installation process
- Installed lighting adjustable based on technician trials and development



**KEY ISSUES (cont.)****Paint Film Programs***Paint film application on a Ford Mustang*

While the majority of the work will be paint film applications, the facility may also be used for their wet painting program, which involves disassembling parts of a vehicle, like a roof or hood, and painting the components with unique colors and designs, making it a special edition or “buzz” model of the vehicle. A few examples of this paint upgrade are the black stripe down the center of the Ford Mustang Shelby GT500, Dodge SRT Demon/Hellcat/Redeye with a black hood, roof, and tail, and Lincoln Navigator Black Label with a black roof.

*Dodge SRT Demon/Hellcat/Redeye 2015-Present**Lincoln Navigator Black Label 2021- Present****Wet paint application***



### KEY ISSUES (cont.)

Lastly, as outlined, the building's primary use will be for low-volume custom paint production services; however, depending on market demand and contracts, Penske Vehicle Services may utilize space at this facility in the future for specialized, low-volume mechanical and assembly services and fleet lifecycle management services for OEMs, similar to their operations at 4400 Purks Road and 2301 Featherstone Road. Examples of those services are the following:

- The custom creation of unique show cars of the highest quality for auto shows, product reveals, press events, advertising photoshoots, product placements, and ride-and-drive events.
- Modifications to electric vehicle products, addressing quality holds and end-of-line support.
- Vehicle retrofit assembly, such as return to standard and upfitting, along with internal combustion engine to electric vehicle conversion.
- Prototype vehicles and component assemblies, such as future model year conversion and specialized projects.



*Illustrated site plan*

**2. Outside Storage of Vehicles. A Special Land Use Permit is requested to store up to 244 brand-new vehicles overnight in the parking lot.** There are 320 parking spaces within the facility's parking lot. The remaining 76 parking spaces will be for employee and visitor parking. City staff requested that Penske Vehicle Services upgrade the tree and shrub plantings along the frontage of Executive Hills Boulevard and Executive Hills Court to improve the screening of the vehicle storage from the two roadways.

**3. Landbank Parking. A Special Land Use Permit is requested to landbank 111 parking spaces required by the Zoning Ordinance** (187 spaces are required based on the floor area – 76 spaces provided = 111 spaces deficient to be landbanked). Penske Vehicle Services has explained that its manufacturing operations are less labor-intensive than those of a conventional light industrial business due to the skilled nature of its processes. The 76 parking spaces provided outside the secured overnight vehicle storage area will provide enough employee and visitor parking for the company's existing and



**KEY ISSUES (cont.)**

future needs. The 320-space parking lot is large enough to accommodate additional employees, if needed in the future, via the reduction of space dedicated to vehicle storage.

**4. Upgraded Building Facade.** Staff commends the developers for following its recommendation and upgrading the north and west façades of the building with windows, awnings, and color bands to improve their appearance from the adjacent roadways. This is a nice improvement to the building, which currently has a blank wall.



*Current condition – view of the façade from Executive Hills Boulevard*



*Proposed condition – view of the façade from Executive Hills Boulevard*

### **STAFF RECOMMENDATION**

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

We recommend Approval of the Special Land Use Permit requests to allow for the light industrial use of the building, outside storage of vehicles, and landbank parking and offer the following discretionary findings of fact:

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

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

1. The Site Plan contains sufficient basic information required by the Zoning Ordinance for a recommendation.
2. The requirements of Section 1815, Items 7A-7E of the Zoning Ordinance can be met as follows:
  - a) All requirements and standards of the Zoning Ordinance and other City Ordinances can be met.
  - b) Safe, convenient vehicular and pedestrian ingress/egress has been depicted; primary access will be to Executive Hills Court.
  - 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, 187 parking spaces are required, and 76 parking spaces are depicted for employee/visitor parking. The site's parking lot has 320 total parking spaces. *A Special Land Use Permit is required for the landbank of 111 parking spaces (187 spaces required – 76 spaces provided = 111 spaces deficient).*
4. The parking layout meets minimum requirements subject to Special Land Use Permit approval of landbank parking, and barrier-free parking spaces are provided (four are required, and four are provided). One space is van accessible.
5. Building and parking setback requirements will be met.
6. Greenbelts will be provided.
7. Landscape requirements will be met, and calculations have been submitted.
8. A note indicates that exterior lighting shall meet the requirements of the Zoning Ordinance. Pole and wall-mounted lighting shall be shielded and directed downward. Lamp bulbs and lenses shall not extend below the light fixture shields. Light poles are designed to be 27 feet in height from the finished grade.
9. A note indicates that signs shall meet the requirements of the Zoning Ordinance.
10. A note indicates that parking spaces shall be double-striped.



**STAFF RECOMMENDATION (cont.)**

11. Ground-mounted and roof-mounted mechanical equipment will be screened.
12. A note indicates that outside storage, including pallet storage, overnight vehicles, and trailer storage, will not be permitted, except for the storage of up to 244 new vehicles allowed via the Special Land Use Permit.
13. Eight-foot pathways are not required on this site along the south side of Executive Hills Boulevard or the east side of Executive Hills Court, per the City's Non-Motorized Pathway Plan.
14. A Tree Removal Permit is required – 700 replacement trees are required (586 from a previous mass grading and 114 new trees), and 176 replacement trees are proposed. Due to site constraints, not all replacement trees can be planted on-site. The remaining 524 trees are to be paid into the City's Tree Fund for a total of \$199,120 (524 x \$380 = \$199,120).
15. The developer has agreed to prep the parking lot for eight electric vehicle charging stations. They will install electrical stubs at planned station locations and run a conduit from the power source to the stubs during construction to support the future installation of the charging stations when needed.

**Conditions:**

1. Dembs Development Company/Schostak Brothers & Company, Inc. shall pay \$199,120 to the City's Tree Fund before the City issues the new Building Permit for the interior finish.
2. Dembs Development Company/Schostak Brothers & Company, Inc. shall comply with the requirements of Section 2007. Performance Guarantees of the Zoning Ordinance.
3. The three-part Special Land Use Permit approved for Penske Vehicle Services (e.g., light industrial use in the T&R District, overnight storage of vehicles, and landbank parking) shall only apply to this development application and business operation. The permit shall expire if Penske Vehicle Services vacates the building.
4. Site Plan approval shall be based on the representations made by Penske Vehicle Services, Dembs Development Company, and Schostak Brothers & Company, Inc., as documented in this report, submittal materials, and the public meeting minutes.

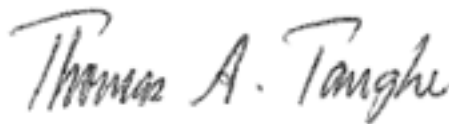
**PLANNING COMMISSION RECOMMENDATION**

Recommended Approval on May 8, 2024 (8-0 vote)

**MOTION**

Move to accept the Planning Commission's recommendation and approve the Special Land Use Permit, Revised Site Plan, and Revised Tree Removal Permit approval for Penske Vehicle Services subject to the conditions of the City's Administrative Review Team.

I CONCUR:



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THOMAS A. TANGHE, CITY MANAGER



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

May 8, 2024

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

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

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

## 5. PETITIONERS

### 5a. Penske Vehicle Services (7:02 p.m.)

**Public Hearing/Motion – Recommendation to City Council for Special Land Use Permit (landbank parking, outside storage of vehicles, and light industrial use), Revised Site Plan, and Revised Tree Removal Permit approval.**

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

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

The development application for Penske Vehicle Services involves the following three Special Land Use Permits, which are outlined in the staff report:

1. Light industrial use in the T&R District;
2. Overnight storage of vehicles;
3. Landbank parking.

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

A Special Land Use Permit is requested to store up to 244 brand-new vehicles overnight in the parking lot. There are 320 parking spaces within the facility's parking lot. The remaining 76 parking spaces will be for employee and visitor parking. Staff requested that Penske Vehicle Services upgrade the tree and shrub plantings along the frontage of Executive Hills Boulevard and Executive Hills Court to improve the screening of the vehicle storage from the two roadways.

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

of space dedicated to vehicle storage.

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

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

The Commission asked about the following:

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

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

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

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

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

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

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

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

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

**Moved by Ochs to recommend to City Council approval of the Special Land Use Permit, Revised Site Plan, and Revised Tree Removal Permit for Penske Vehicle Services subject to the conditions of the City's Administrative Review Team.**

**Second by Beidoun.**

**VOTE: Yes: Ochs, Beidoun, Saelens, Hitchcock, Tringali, Ferguson, Pavlich, Ouellette**

**No: None**

**Motion Carried (8-0)**







## memorandum

**Date:** May 1, 2024

**To:** Steven Cohen, Director of Community Development

**cc:** Tim Juidici, OHM

**From:** Hannah Driesenga, P.E.

**Re:** Penske (2150 Executive Hills Drive, Unit 10)

We have completed the site plan review for the above referenced project and the site plan appears to be in substantial compliance with City of Auburn Hills requirements. Therefore, we recommend approval of the plans conditioned on the addition of a grass paver atop the existing Detention Basin Maintenance Access Route Cross-Section. The site is located at 2150 Executive Hills Boulevard also known as Unit 10 of the Executive Hills North development. The site is zoned Technology & Research (T&R) and consists of an existing 117,819 sq. ft. building proposed to be composed of a two-story office area and vehicle modification facility that will be occupied by Penske Vehicle Services. No changes are proposed to the public utilities or existing storm water management system as part of this modification. Site access and circulation are also not proposed to be changed at this time. If you have any questions or are in need of any further information, please feel free to contact our office.

May 1, 2024

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 Unit 10 of Executive Hills North Condo., 2150  
Executive Hills Drive, Auburn Hills, MI

Dear Mr. Cohen,

The submittals regarding the above-mentioned project were reviewed and a site visit made to correlate information. This site was partially developed and landscaped in a previous development project that included mass grading. See the tree detail chart below regarding this proposed project.

**TREE REQUIREMENT TABLE**

DESCRIPTION	TOTAL TREES	Required/REPLACEMENT TREES
Regulated Trees lost to Mass grading on original site	700	700
Removed Landmark Trees	NA	---
Trees Planned for site	176	176
Trees paid into Tree Fund	524 trees @ \$380/tree	524
<b>TOTAL Required Replacement Trees</b>		700

Applicant is providing 176 trees as designed in the associated plan. While some of the trees were installed during the initial site development, their condition must meet industry quality standards as part of the current projects' approval. The soil condition is unfavorable for new plant material and must be amended, and graded to satisfy proper texture, structure and drainage. The remaining 524 required replacement trees will be accounted for by paying into the City's Tree Fund (524 x \$380 = \$199,120). The combination of planting 176 trees and contributing to the Tree Fund as stated satisfies the Woodlands Ordinance.

This project is approved based on the fulfillment and landscape strategy stated above, providing necessary soil condition improvements, 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



CITY OF AUBURN HILLS  
PLANNING COMMISSION  
MINUTES - **EXCERPT**

April 10, 2019

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

**ROLL CALL:** Present: Beidoun, Hitchcock, Mendieta, Moniz, Shearer, Ouellette, Pederson, Pierce,  
Absent: Ochs  
Also Present: Director of Community Development Cohen, City Planner Keenan, City Engineer  
Juidici  
Guests: 42

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

**5. PETITIONERS**

**5b. Executive Hills North – Unit 10 – Speculative Building (8:45 p.m.)**  
**Public Hearing/Motion – Recommendation to City Council for approval of Site Plan and Tree Removal Permit**

Mr. Keenan introduced the request from Dembs Development Company to construct a 138,200 square foot Technology and Research building at the southeast corner of Executive Hills Boulevard and Executive Hills Court. The 10-acre parcel is zoned Technology and Research District. Approximately 64,000 square feet of the building will be used for office space and the remaining 74,200 square feet is designated for laboratory purposes.

Dembs Development Company is well-known for redeveloping the former Showcase Cinema property on Opdyke Road into the GKN Automotive and Martinrea International facilities. The company, in partnership with Schostak Brothers and Company, intends to start construction on the building's shell while they seek a tenant whose business needs are compatible with the uses specified in the City's Zoning Ordinance Technology and Research District.

Mr. Keenan stated that 700 replacement trees are required and 135 replacement trees are proposed. All replacement trees cannot be planted on site due to site constraints so a payment into the City's Tree Fund will be required.

The City's consulting engineer determined that Executive Hills Court needs repair. The road is a private road and approximately 17-years old. The developer will work with Cooper Standard and Genisys Credit Union who have frontage on the road to make the necessary improvements to the level deemed acceptable by the City's engineer.

Total investment in the project is estimated at \$7 million. Dembs intends to begin construction in June 2019, with completion taking place in the first quarter of 2020.

**Ryan Dembs, Dembs Development Company, 27750 Stansbury, Suite 200, Farmington Hills, MI 48334**, was available to answer any questions of the Planning Commission.

Mr. Pierce stated that there appears to be a lot of square footage is dedicated to office space. Mr. Dembs explained that the 54,000 square feet is an estimate, and will be based on what the prospective tenant would require.

Mr. Moniz stated that he would like to see a tenant committed to the site as soon as possible. Mr. Dembs agreed, stating that his company builds them in such a way as to make them as flexible as possible. He will begin working with brokers once construction begins.

Mr. Mendieta asked about the total square footage of the project. Mr. Dembs explained that the total square footage is 138,200, including the 2<sup>nd</sup> floor. He further stated that it is possible that there would not be a second floor, depending on the needs of the tenant.

Mr. Hitchcock asked what the market studies show as far as the timetable for occupancy. Mr. Dembs stated that he anticipates having a tenant in place before the building is complete, based on current market activity for the size and type of building.

Mr. Ouellette opened the public hearing at 8:52 p.m.

**Michelle Matson, Genisys Credit Union, 2100 Executive Hills, Auburn Hills, MI 48326**, expressed concern with the condition of Executive Hills Drive. She stated some patching and pothole repair had been done, but construction traffic will cause more damage.

City Engineer Juidici stated that because this is a private road, it is not under the jurisdiction of the City. The road has deteriorated, and construction traffic will increase that. He recommends that improvements be made at the time of construction which is listed as a condition of approval of the project.

Ms. Matson asked about the possibility of a traffic light at Opdyke and Executive Hills. Mr. Juidici stated that because Opdyke is a County road, the County would have to be contacted to see if this has been considered recently.

Hearing no further comments, Mr. Ouellette closed the public hearing at 8:57 p.m.

**Moved by Mr. Hitchcock to recommend to City Council approval of the Site Plan and Tree Removal Permit for Executive Hills North – Unit 10 – Speculative Building subject to the conditions of the City’s administrative review team.**

**Second by Ms. Shearer.**

**VOTE: Yes: Mendieta, Hitchcock, Shearer, Pierce, Moniz, Beidoun, Pederson, Ouellette**

**No: None**

**Motion Carried (8-0)**



## CITY OF AUBURN HILLS

Regular City Council Meeting

MINUTES - **EXCERPT**

April 22, 2019

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**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, Fire Chief Taylor, Police Chief Baker, Director of Community Development Cohen, City Planner Keenan, City Engineer Juidici, Deputy DPW Director Stahly, Mgr of Roads & Fleet See, Mgr of Municipal Properties Torres, Director of Authorities Skopek, Finance Director/Treasurer Schulz, Deputy Finance Director/Deputy Treasurer Farmer

36 Guests

#### 4. NEW BUSINESS

9b. Motion – To approve the Site Plan and Tree Removal Permit / Executive Hills North - Unit 10 - Speculative Building.

Mr. Keenan presented a 10 acre T&R building to be located at Executive Hills Blvd and Executive Hills Court. The building will be used for office space and laboratory space. The plans require 700 replacement trees. 135 replacement trees will be placed on the site and the remaining amount will be paid into the City's tree fund. After construction is completed, Executive Hills Drive will be repaired but will still be classified as a private road.

Christopher Inch, Dembs Development was present.

**Moved by Kittle, Seconded by Knight.**

**RESOLVED: To accept the Planning Commission's recommendation and approve the Site Plan and Tree Removal Permit for Executive Hills North - Unit 10 - Speculative Building subject to the conditions of the City's Administrative Review Team.**

**VOTE: Yes: Burmeister, Hammond, Kittle, Knight, McDaniel, Moniz, Verbeke**

**No: None**

**Resolution No. 19.04.52**

**Motion Carried (7 - 0)**





Seal: \_\_\_\_\_

Title:  
**Site Plan**

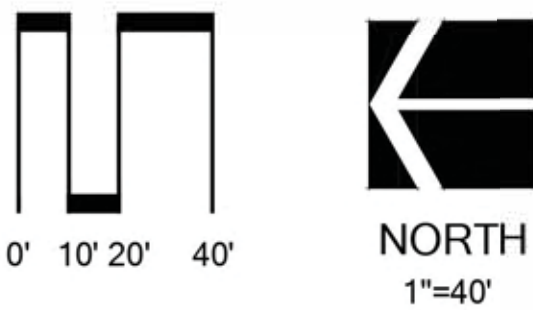
Project:  
**Unit 10**  
Auburn Hills, Michigan

Prepared for:  
Alpine Engineering, Inc.  
46892 West Road, Suite 109  
Novi, Michigan 48337  
248.926.3701

Revision:	Issued:
Review	April 11, 2024
Revised	April 16, 2024
Revised	April 30, 2024

Job Number:  
19-020

Drawn By:	Checked By:
jca	jca



Sheet No. \_\_\_\_\_





Proposed Exterior Renovation Renderings for:



**F.A.studio**  
design to inspire





Proposed Exterior Renovation Renderings for:





UNIT 10 - EXECUTIVE HILLS NORTH CONDOMINIUM  
2150 EXECUTIVE HILLS DRIVE  
CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN  
PRELIMINARY SITE PLAN



LOCATION MAP  
NOT TO SCALE

PROJECT DESCRIPTION:

THE PROJECT IS AN APPROX. 117,819 SQUARE FOOT STATE OF THE ART HI-TECH, SMALL TWO STORY OFFICE AREA AND VEHICLE MODIFICATION FACILITY TO BE OCCUPIED BY PENSKE VEHICLE SERVICES. THE BUILDING IS CONSTRUCTED OF LOAD BEARING SPLIT FACE MASONRY, ARCHITECTURAL METAL PANELS AND CURTAIN WALL GLASS & GLAZING.

NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

NOTE:

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

APPLICANT/DEVELOPER:

DEMBS DEVELOPMENT, INC  
27750 STANSBURY, SUITE 200  
FARMINGTON HILLS, MI 48334  
PHONE: (248) 380-7100  
CONTACT: GLENN JONES

ARCHITECT:

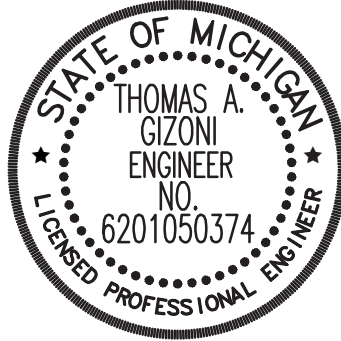
F.A. STUDIO  
26261 EVERGREEN ROAD, SUITE 123  
SOUTHFIELD, MI 48076  
PHONE: (248) 619-2354  
CONTACT: DAVID BRINKMEIER, AIA

CIVIL ENGINEER/SURVEYOR:

ALPINE ENGINEERING, INC  
46892 WEST RD., SUITE 109  
NOVI, MI 48377  
PHONE (248) 926-3701  
CONTACT: TOM GIZONI, PE

LANDSCAPE ARCHITECT:

ALLEN DESIGN  
557 CARPENTER RD.  
NORTHVILLE, MI 48167  
PHONE (248) 467-4668  
CONTACT: JIM ALLEN, LA



*Thomas A. Gizoni*

SHEET INDEX:

SP-1	COVER SHEET
SP-2	DIMENSIONAL SITE PLAN
SP-3	TRUCK CIRCULATION PLAN
SP-4	ENGINEERING PLAN
SP-5	SITE DETAILS
L-1	LANDSCAPING AS-BUILT
L-2	LANDSCAPE PLAN
L-3	LANDSCAPE DETAILS
PFP-4	PROPOSED FLOOR PLAN
PE-1	PROPOSED BUILDING ELEVATIONS

COMMERCIAL

SITE PLANNING  
SITE ENGINEERING  
INDUSTRIAL & MULTI-UNIT  
LAND SURVEYING  
CONSTRUCTION LAYOUT

SURVEYING

ALTA SURVEYS  
BOUNDARY SURVEYS  
TOPOGRAPHIC SURVEYS  
PARCEL SPLITS

RESIDENTIAL

SUBDIVISIONS  
SITE CONDOMINIUM  
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ALPINE

ENGINEERING, INC.

CIVIL ENGINEERS & LAND SURVEYORS

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SUITE 109  
NOVI, MICHIGAN 48377

(248) 926-3701 (BUS)  
(248) 926-3765 (FAX)  
WWW.ALPINE-INC.NET

811

Know what's below  
Call before you dig.

CLIENT:	DEMBS DEVELOPMENT, INC.
	COVER SHEET
	UNIT 10 OF EXECUTIVE HILLS NORTH CONDO. (2150 EXECUTIVE HILLS DR.)
	TOWNSHIP: 3N CITY OF AUBURN HILLS OAKLAND COUNTY MICHIGAN
	SECTION: 26 RANGE: 10E

REVISED

2019-03-22 REV. SITE PLAN  
2019-03-29 REV. SITE PLAN  
2024-04-22 TENANT MODIFICATIONS  
2024-04-30 PER CITY

DATE: 2019-03-06

DRAWN BY: TG

CHECKED BY: SD/TG

0

FBK:

CHF:

SCALE: HOR 1"= FT.  
VER 1"= FT.

SP-1  
18-345

NOT FOR CONSTRUCTION

SIDWELL # 14-26-126-032

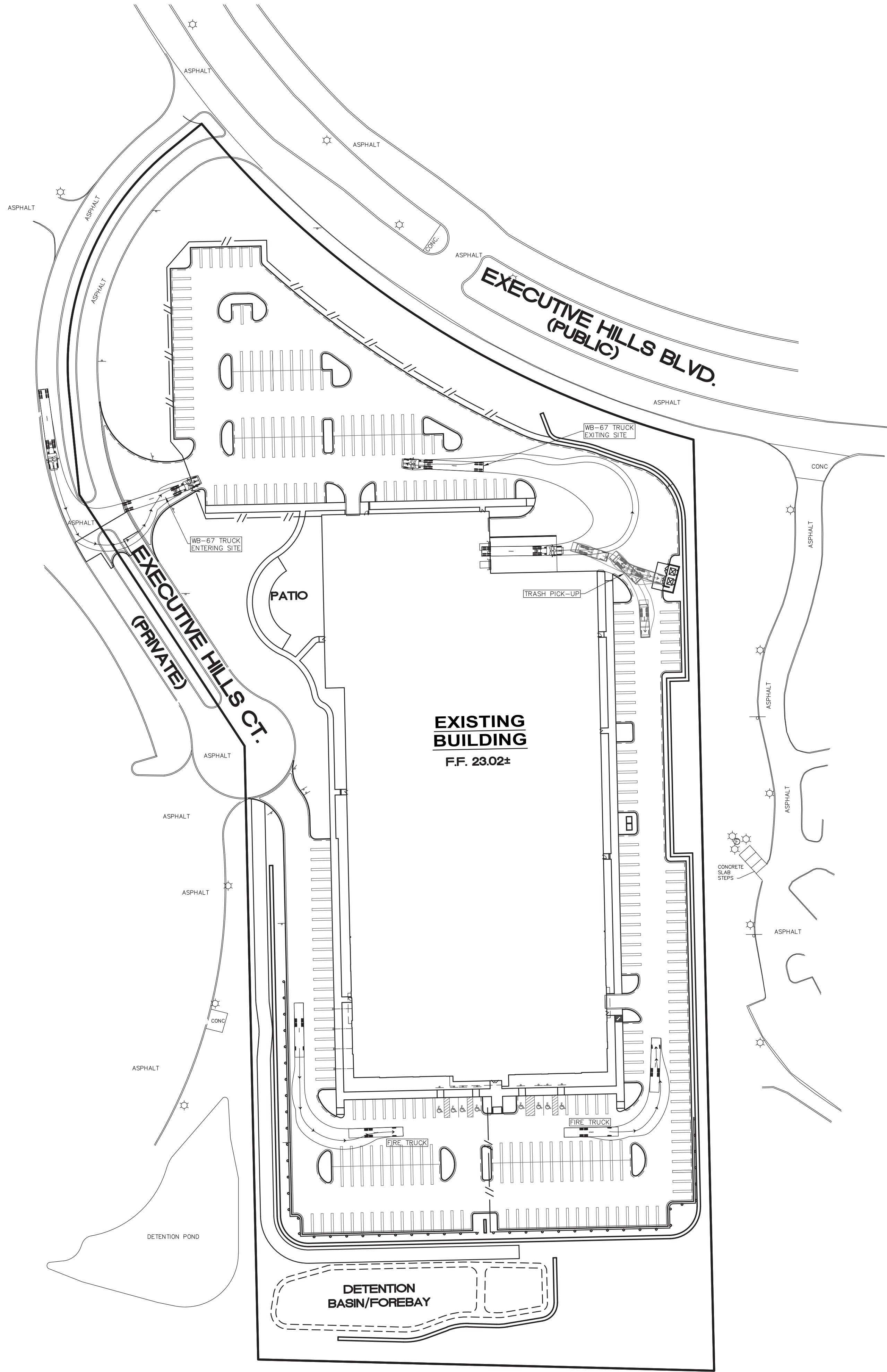




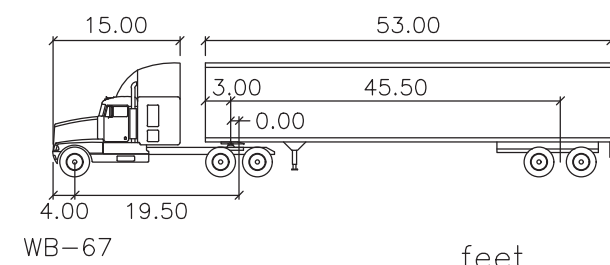


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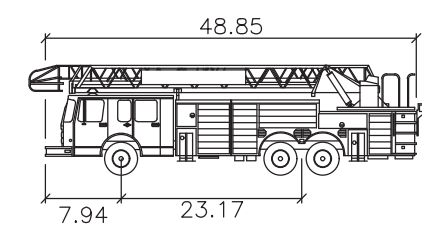
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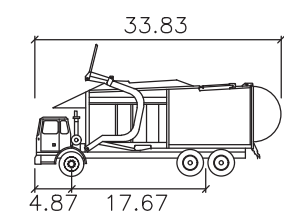
GRAPHIC SCALE  
0 30 60  
1" = 60'



	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		



	feet
Width	: 8.33
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.0



	feet
Width	: 8.46
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

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46892 WEST ROAD  
SUITE 109  
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**811**  
Know what's below  
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CLIENT: **DEMBS DEVELOPMENT, INC.**

**TRUCK CIRCULATION PLAN**

UNIT 10 OF EXECUTIVE HILLS NORTH CONDO. (2150 EXECUTIVE HILLS DR.)  
SECTION: 26  
TOWNSHIP: 3N  
CITY OF AUBURN HILLS  
OAKLAND COUNTY  
MICHIGAN  
RANGE: 10E

REVISED  
2019-03-22 REV. SITE PLAN  
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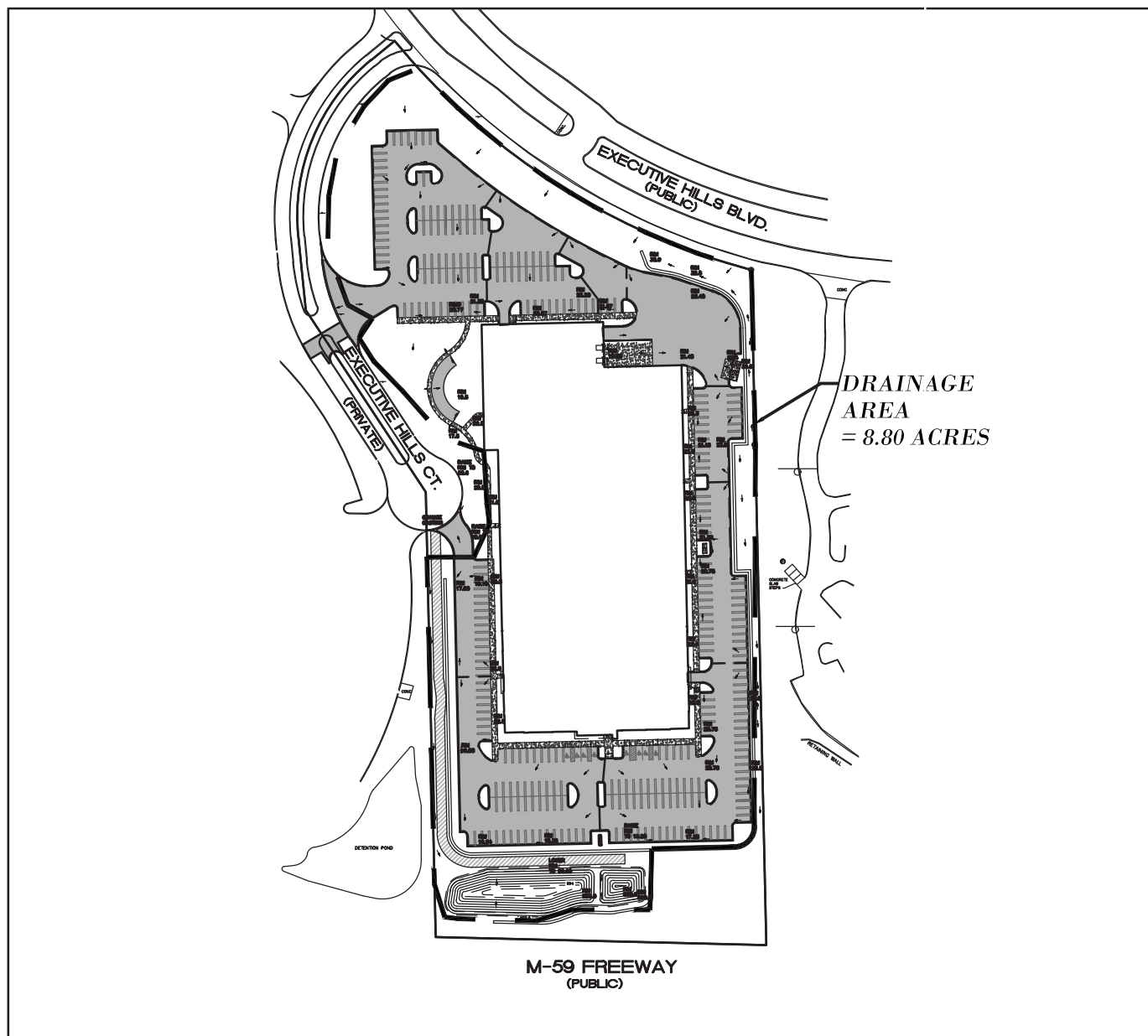
DATE: 2019-03-06  
DRAWN BY: TG  
CHECKED BY: SD/TG

FBK:  
CHF:

SCALE: HOR 1"=60 FT.  
VER 1"=

**SP-3**  
18-345





**DRAINAGE MAP**  
1"=200'

**DRAINAGE NARRATIVE:**

THE PROJECT SITE FALLS UNDER THE JOHNSON DRAINAGE DISTRICT. PER DISCUSSION WITH THE CITY ENGINEER, THE JOHNSON DRAIN WAS PLANNED TO TAKE THE RUNOFF FROM A 10 YEAR STORM WITH A RUNOFF COEFFICIENT OF 0.67. NEW DEVELOPMENTS NEED TO DETAIN THE DIFFERENCE BETWEEN WHAT THE SITE WAS PLANNED FOR AND THE 100 YEAR STORM. STORM WATER QUALITY IS ALSO REQUIRED EITHER THROUGH A FOREBAY OR A MECHANICAL UNIT.

**ESTIMATE THE ALLOWABLE DISCHARGE RATE PER THE JOHNSON DRAIN PLANS:**

ORIGINAL DESIGN	
Drainage Area (A)	8.80 acres
Coefficient of Runoff (C <sub>i</sub> )	0.67
Intensity (I)	2.37 in/hr
Allowable Discharge (Q <sub>a</sub> =C <sub>i</sub> A)	13.97 cfs
*Intensity per Johnson Drain plans	

PROPOSED DESIGN	
Contributing Area (A)	8.80 acres
Allowable Discharge (Q <sub>a</sub> )	13.97 cfs
Coefficient of Runoff (C <sub>i</sub> )	0.69

**10 YEAR STORM DETENTION DESIGN (OAKLAND COUNTY DESIGN METHOD)**

Calculation of Required Discharge/Acre

$$Q_o = ((Q_a)(A)/(C_i))$$

$$T = -25 + ((6562.5/Q_o))^{0.5}$$

Storage Volume Required:

$$V_s = ((10500(T)(T+25)) - 40Q_o(T))$$

$$V_t = (V_s)(A)/(C_i)$$

**100 YEAR STORM DETENTION DESIGN (OAKLAND COUNTY DESIGN METHOD)**

Calculation of Required Discharge/Acre

$$Q_o = ((Q_a)(A)/(C_i))$$

$$T = -25 + ((10312.5/Q_o))^{0.5}$$

Storage Volume Required:

$$V_s = ((16500(T)(T+25)) - 40Q_o(T))$$

$$V_t = (V_s)(A)/(C_i)$$

DIFFERENCE 10-YR vs. 100-YR

$$V_t = (V_s)(A)/(C_i)$$

**1 YEAR STORM DETENTION DESIGN (OAKLAND COUNTY DESIGN METHOD)**

Calculation of Required Discharge/Acre

$$Q_o = ((Q_a)(A)/(C_i))$$

$$V_t = ((4320 * C * A))$$

USE THE LARGER VOLUME REQUIRED

ORIFICE OUTLET SIZING

OUTLET SIZING FOR FOREBAY

RELEASE FOREBAY VOLUME WITHIN 48 HOURS

CALCULATE AVERAGE RELEASE RATE WHICH WILL SATISFY THIS REQUIREMENT:

$$Q_{avg} = V_{fb} / 172,800 \text{ sec}$$

$$h_{avg} = 0.667 * (Z_o - Z_b)$$

DETERMINE THE ORIFICE AREA NEEDED BASED ON THE ORIFICE EQUATION:

$$A = (Q_{avg} / (0.62 * \sqrt{2 * 32.2 * h_{avg}}))$$

DETERMINE # OF ORIF. REQUIRED BASED ON AN ORIFICE DIAMETER OF:

$$REQUIRED \# \text{ OF ORIF.} = 1 \text{ inch}$$

CALCULATE ACTUAL AVERAGE RELEASE RATE THROUGH THE ORIF.:

$$Q_{avg} = 0.62 * \# \text{ of orif.} * A * \sqrt{2 * 32.2 * h_{avg}}$$

CALCULATE ACTUAL HOLDING TIME:

$$T = V_{fb} / Q_{avg}$$

OUTLET SIZING FOR 100 YEAR FLOOD

PER THE DETENTION BASIN VOLUME CALCULATIONS, THE MAXIMUM ALLOWABLE RELEASE RATE AT THE DESIGN WATER LEVEL OF Z<sub>100</sub> IS:

$$Z_b = 894.0 \text{ ft}$$

$$Z_{100} = 898.70 \text{ ft}$$

$$h_{max} = (Z_{100} - Z_b)$$

DETERMINE OUTLET PIPE SIZE NEEDED BASED ON THE ORIFICE EQUATION:

$$A = Q / 0.62 * \sqrt{2 * g * h}$$

USE 15" DIAMETER OUTLET RESTRICTOR

**RUNOFF COEFFICIENT CALCULATION**

LAND USE	AREA (A) (acres)	RUNOFF COEFFICIENT (C <sub>i</sub> )
Building / Pavement	6.10	0.90
Permanent Water	0.10	0.95
Lawns	2.60	0.20
TOTAL AREA	8.80	

**WEIGHTED RUNOFF COEFFICIENT**

$$C = \text{SUM} (A_i \times C_i) / A = ((6.10 \times 0.90) + (0.10 \times 0.95) + (2.60 \times 0.20)) / 8.80$$

$$= 0.69$$

**BASIN VOLUME PROVIDED**

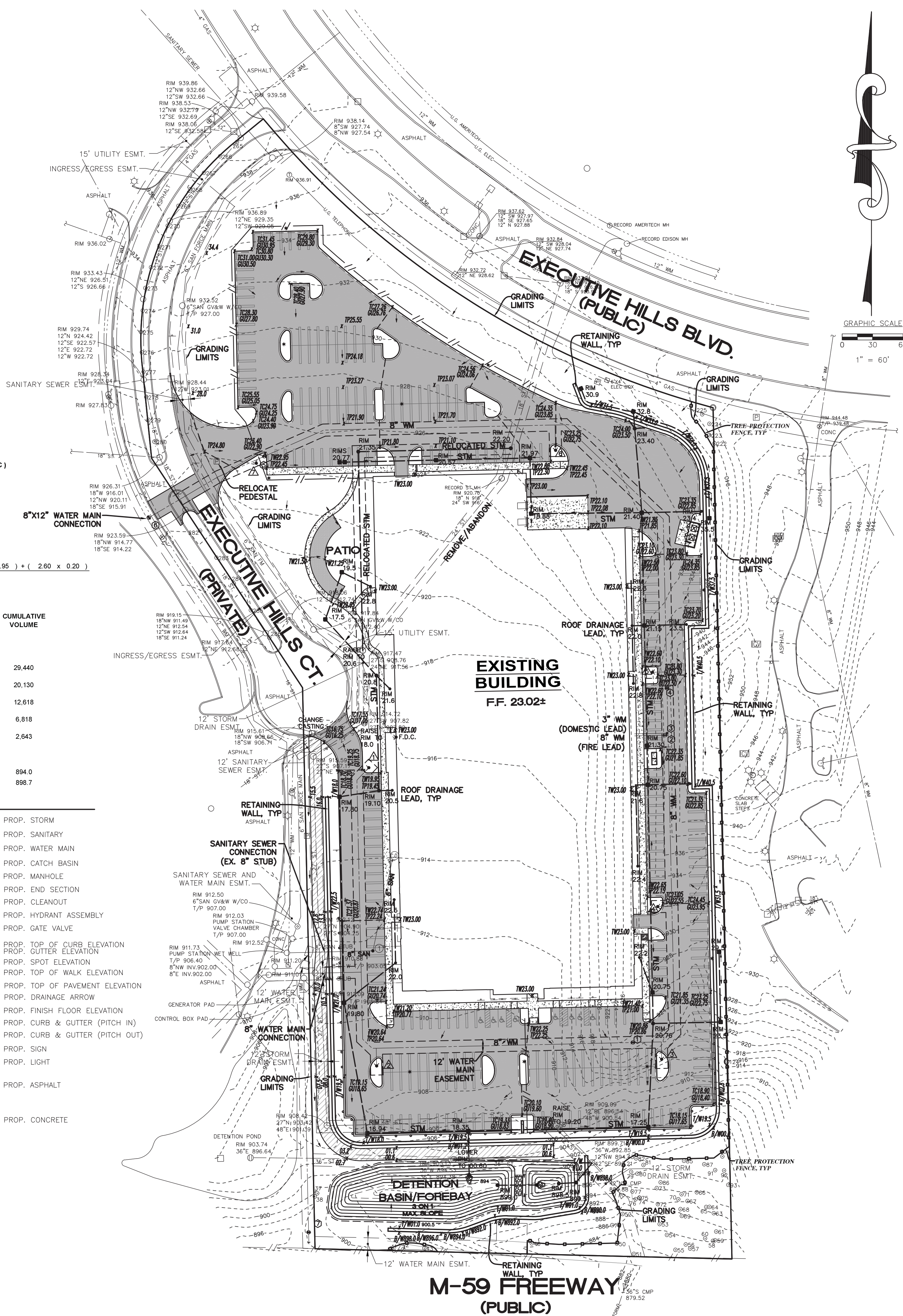
ELEVATION	AREA	AVG. AREA	HEIGHT	CUMULATIVE VOLUME
899.0	10,230	9,310	1.0	29,440
898.0	8,390	7,513	1.0	20,130
897.0	6,635	5,800	1.0	12,618
896.0	4,965	4,175	1.0	6,818
895.0	3,385	2,643	1.0	2,643
894.0	1,900			

**STORAGE ELEVATIONS**

$$V_{100} = 26,231 \text{ cf provided at}$$

**LEGEND**

---	PROP. STORM
---	PROP. SANITARY
---	PROP. WATER MAIN
---	PROP. CATCH BASIN
---	PROP. MANHOLE
---	PROP. END SECTION
---	PROP. CLEANOUT
---	PROP. HYDRANT ASSEMBLY
---	PROP. GATE VALVE
---	PROP. TOP OF CURB ELEVATION
---	PROP. GUTTER ELEVATION
---	PROP. SPOT ELEVATION
---	PROP. TOP OF WALK ELEVATION
---	PROP. TOP OF PAVEMENT ELEVATION
---	PROP. DRAINAGE ARROW
---	PROP. FINISH FLOOR ELEVATION
---	PROP. CURB & GUTTER (PITCH IN)
---	PROP. CURB & GUTTER (PITCH OUT)
---	PROP. SIGN
---	PROP. LIGHT
---	PROP. ASPHALT
---	PROP. CONCRETE



**FIRE DEPARTMENT NOTES:**

1) THE FOUR (4) INCH STEAMER CAPS ON ALL HYDRANTS WILL BE PAINTED ACCORDING TO THE FOLLOWING:  
WHITE-ON 4.0 INCH MAINS  
RED-ON 6.00 INCH MAINS  
ORANGE-ON 8.0 INCH MAINS  
GREEN-ON 12.00 INCH MAINS  
BLUE-ON 16.00 INCH OR LARGER MAINS

2) NO PARKING SHALL BE PERMITTED AND/OR NO OBSTRUCTIONS SHALL BE PLACED OR CONSTRUCTED WITHIN FIFTEEN (15) FEET OF ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION, PUBLIC OR PRIVATE.

3) THE FIRE DEPARTMENT CONNECTION MUST BE LOCATED WITHIN ONE HUNDRED (100) FEET OF A FIRE HYDRANT AND WITHIN FIFTY (50) FEET OF A MINIMUM TWENTY (20) FOOT WIDE PAVED DRIVEWAY OR STREET.

4) GAS METERS, PROPANE TANKS, OVERHEAD ELECTRICAL SERVICE, AND TRANSFORMERS MUST NOT BE LOCATED ON THE SAME SIDE OF THE BUILDING OR STRUCTURE AS THE FIRE DEPARTMENT CONNECTION UNLESS A CLEAR DISTANCE OF ONE HUNDRED FIFTY (150) FEET CAN BE MAINTAINED BETWEEN UTILITIES AND THE FIRE DEPARTMENT CONNECTION.

5) ALL DRIVE AREAS MUST BE POSTED AS FIRE LANES WITH UNIFORM SIGNS IN KEEPING WITH THE STANDARD ESTABLISHED IN THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS MUST BE ERCTED ON BOTH SIDES OF THE FIRE LANES WITH SPACING BETWEEN SIGNS NOT TO EXCEED ONE HUNDRED (100) FEET.

6) DESIGNATED EXIT DOORS ONTO DRIVES OR PARKING AREAS MUST BE PROTECTED WITH GUARD POSTS OR PARKING BLOCKS.

7) A WHITE HIGH VISIBILITY STRIP SHALL BE PAINTED ON THE UPPER FLANGE OF ALL FIRE HYDRANTS.

**CITY OF AUBURN HILLS STANDARD NOTES:**

1) CONSTRUCTION SHALL CONFORM TO CURRENT CITY OF AUBURN HILLS STANDARDS.

2) NO WORK SHALL BE PERFORMED WITHOUT INSPECTION.

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

4) 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.

5) WORKING HOURS (INCLUDING RUNNING OF ANY MACHINERY) SHALL BE RESTRICTED TO MONDAY THROUGH SATURDAY, 7:00 AM TO 7:00 PM; SUNDAY 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.

6) ALL MATERIALS AND MANUFACTURERS SHALL CONFORM TO THE STANDARD DETAILS.

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

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

9) 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.

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

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

12) 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.

13) 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 OR PERMANENT FACILITIES LOCATED WITHIN THE MUNICIPAL EASEMENT.

14) 3 WORKING DAYS PRIOR TO STARTING CONSTRUCTION, CONTACT THE CONSTRUCTION DEPARTMENT OF ORCHARD, HILTZ & MCCLIMENT, INC. AT (734) 466-4539 TO SCHEDULE INSPECTION. OHM SHALL INSPECT ALL SITE IMPROVEMENTS INCLUDING UNDERGROUND UTILITY INSTALLATION, EARTHWORK OPERATIONS, RETAINING WALLS, PAVEMENT IN CITY ROW, AND ANY ADDITIONAL ITEMS NOTED DURING REVIEW OR AT THE PRECONSTRUCTION MEETING. FINAL OCCUPANCY AMY BE AFFECTED IF PROCEDURES ARE NOT FOLLOWED FOR PROPER INSPECTION.

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

**NOTES:**

1) COVER OVER EXISTING AND PROPOSED WATER MAIN SHALL BE 5.5'.

2) WATER MAIN 6" OR LARGER SHALL BE DUCTILE IRON CLASS 54 PIPE. WATER SERVICES SHALL BE TYPE K SOFT, COPPER PIPE.

3) COVER OVER EXISTING AND PROPOSED SANITARY SEWER SHALL BE A MINIMUM OF 4'.

4) SANITARY SEWER LEADS SHALL BE 6", SDR 23.5 AT A MINIMUM 1.0% SLOPE.

5) COVER OVER EXISTING AND PROPOSED STORM SEWER SHALL BE A MINIMUM OF 2.5'.

6) CONTRACTOR TO FIELD VERIFY LOCATION, DEPTH, AND SIZE OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

7) ALL WORK AND MATERIALS TO CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF OAKLAND COUNTY, CITY OF AUBURN HILLS AND/OR STATE OF MICHIGAN.

8) PROVIDE POSITIVE DRAINAGE AT ALL LOCATIONS TO ENSURE NO STANDING WATER WITHIN PAVEMENT OR GREEN AREAS. PRIOR TO CONSTRUCTION, FIELD VERIFY EXISTING PAVEMENT AND CURB ELEVATIONS WHERE PROPOSED PAVEMENT AND CURB MEETS EXISTING PAVEMENT AND CURB. PAVING CONTRACTOR SHALL TAKE EXTRA CARE TO ENSURE 1% MINIMUM PAVEMENT SLOPE IS ACHIEVED AND SHALL CONTACT DESIGN ENGINEER PRIOR TO CONSTRUCTION IF A CONFLICT IS APPARENT.

9) FOR EXISTING UTILITIES TO BE ABANDONED WITHIN THE INFLUENCE OF THE FOUNDATION, THE FOLLOWING CRITERIA SHALL APPLY:

A. ABANDONED UTILITY LESS THAN 5' BELOW FOOTING---REMOVE EXISTING UTILITY.

B. ABANDONED UTILITY MORE THAN 5' BELOW FOOTING ---GROUT EXISTING UTILITY FULL AS DIRECTED, USING STANDPIPE TO PREVENT AIR VOIDS.

C. ABANDONED UTILITY NOT WITHIN INFLUENCE (ASSUME 1:1 TRENCH) OF FOOTING---BULKHEAD AS REQUIRED BY CITY, UNLESS UTILITY IS DETERMINED BY THE CITY TO BE A HAZARD, NUISANCE, OR POTENTIAL MAINTENANCE PROBLEM.

10) SEE LANDSCAPE PLAN FOR ADDITIONAL TREE PROTECTION DETAILS.

**BENCHMARKS:**

BM#1 - SANITARY MANHOLE RIM AT NORTHWEST CORNER OF PROPERTY.

ELEVATION 936.14 (ASSUMED DATUM)

BM#2 - STORM MANHOLE RIM ON WEST SIDE OF PROPERTY, EAST OF CUL-DE-SAC.

ELEVATION 917.47 (ASSUMED DATUM)

BM#3 - STORM MANHOLE RIM, ±122' NORTH OF SOUTHWEST PROPERTY CORNER, AND ±387' SOUTH OF CUL-DE-SAC.

ELEVATION 908.42 (ASSUMED DATUM)

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CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

**NOTE:**

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

**COMMERCIAL**  
ALTA PLANNING  
SITE ENGINEERING  
INDUSTRIAL & MULTI-UNIT  
LAND SURVEYING  
CONSTRUCTION LAYOUT

**SURVEYING**  
ALTA SURVEYS  
BOUNDARY SURVEYS  
TOPOGRAPHIC SURVEYS  
PARCEL SPLIT

**RESIDENTIAL**  
SUBDIVISIONS  
SITE CONDOMINIUM  
MULTI-FAMILY  
CONSTRUCTION LAYOUT

**ALPINE**  
ENGINEERING, INC.  
CIVIL ENGINEERS & LAND SURVEYORS

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

**DEMBS DEVELOPMENT, INC.**  
**ENGINEERING PLAN**  
UNIT 10 OF EXECUTIVE HILLS NORTH CONDO. (2150 EXECUTIVE HILLS DR.)  
TOWNSHIP: 3N  
RANGE: 10E  
SECTION: 26  
CITY OF AUBURN HILLS  
OAKLAND COUNTY  
MICHIGAN

CLIENT:

REVISED  
2019-03-22 REV. SITE PLAN  
2019-03-29 REV. SITE PLAN  
2024-04-22 TENANT MODIFICATIONS  
2024-04-30 PER CITY

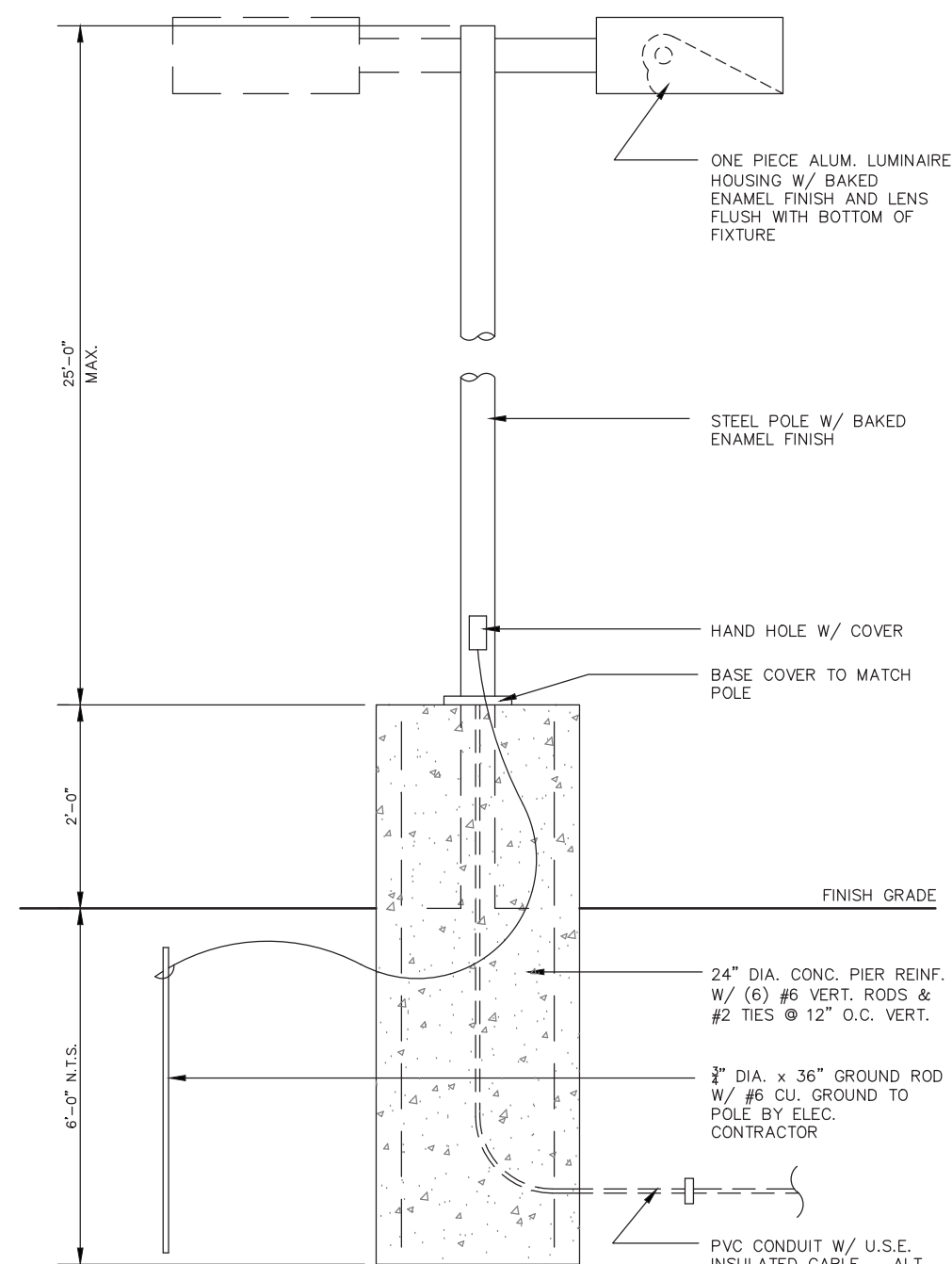
DATE: 2019-03-06  
DRAWN BY: TG  
CHECKED BY: SD/TG

FBK:  
CHF:  
SCALE: HOR 1"=60 FT.  
VER 1"=60 FT.

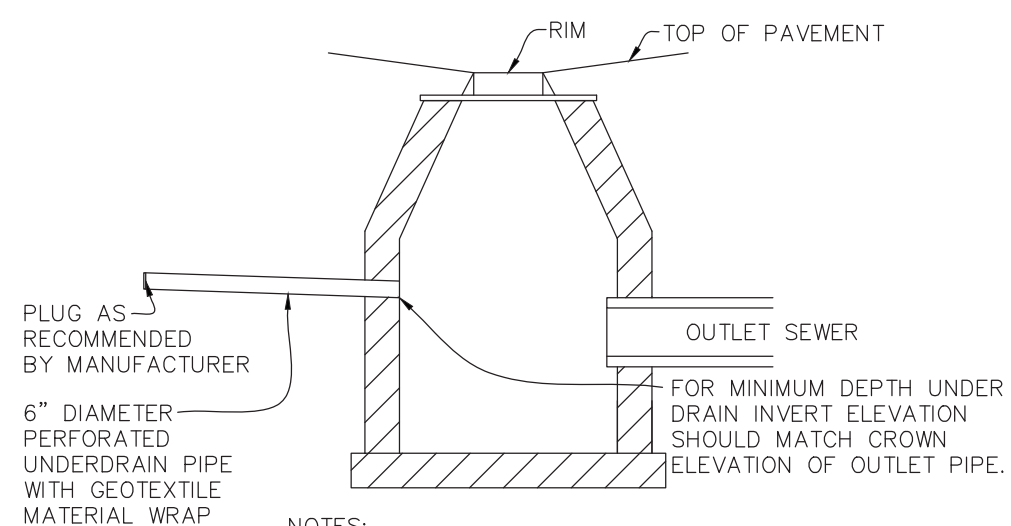
SP-4  
18-345

**NOT FOR CONSTRUCTION**  
SIDWELL # 14-26-126-032



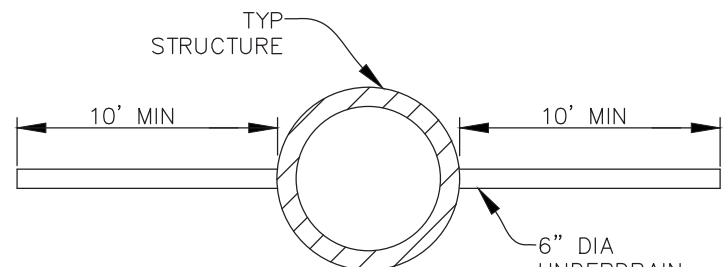


**TYPICAL POLE MTD. LIGHT DETAIL**  
NOT TO SCALE

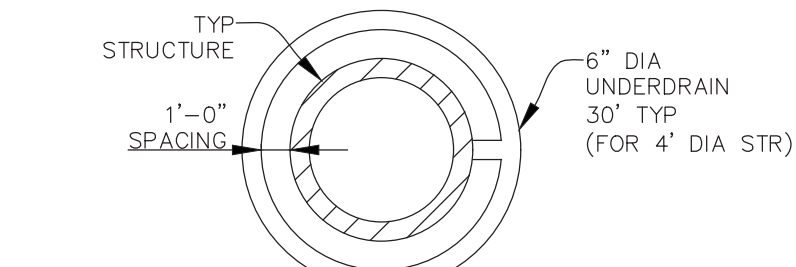


NOTES:  
1. BACKFILL SHALL MEET M.D.O.T. REQUIREMENTS FOR 34R OR 34G OPEN GRADED DRAINAGE COURSE AGGREGATES. THIS BACKFILL SHALL EXTEND 4\"/>

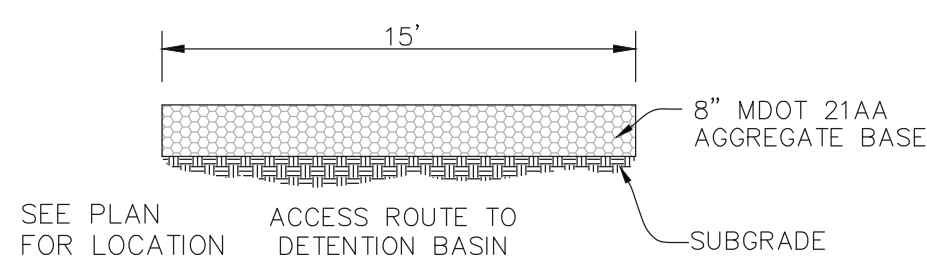
**TYPICAL UNDERDRAIN**



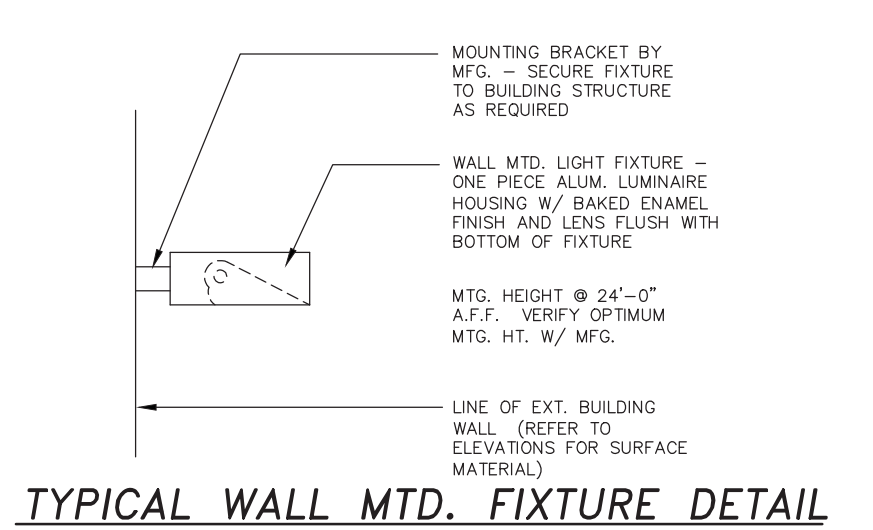
**TYPICAL UNDERDRAIN PARALLEL W/CURB**  
NOT TO SCALE



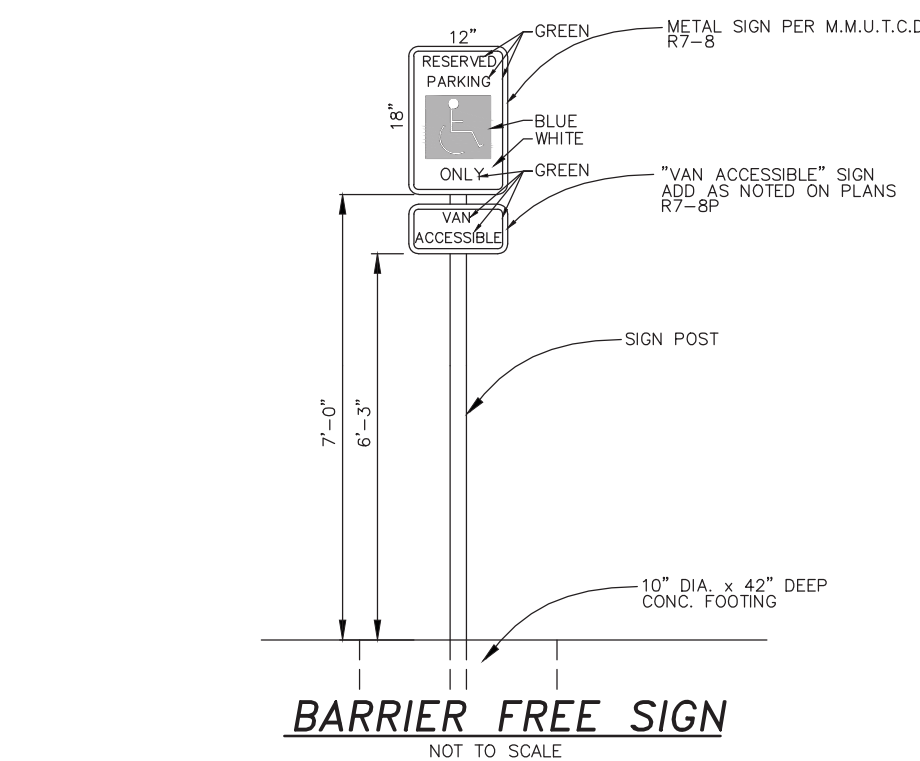
**TYPICAL UNDERDRAIN IN PARKING LOT**  
NOT TO SCALE



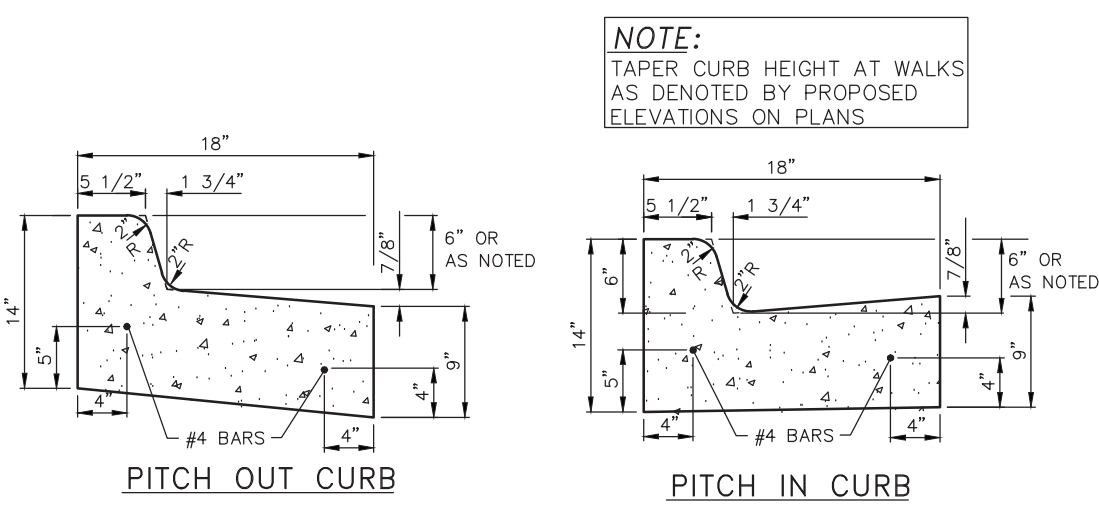
**DETENTION BASIN MAINTENANCE ACCESS ROUTE CROSS-SECTION**  
NOT TO SCALE



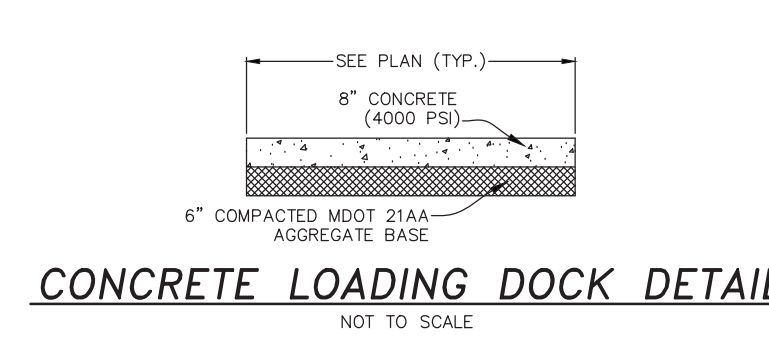
**TYPICAL WALL MTD. FIXTURE DETAIL**  
NOT TO SCALE



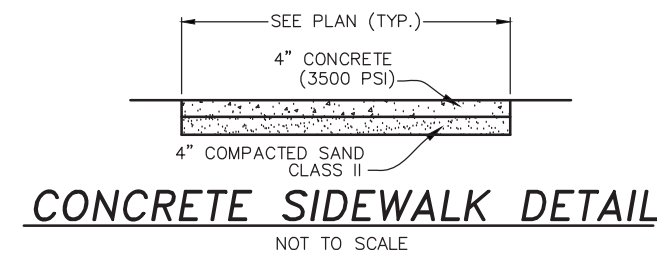
**BARRIER FREE SIGN**  
NOT TO SCALE



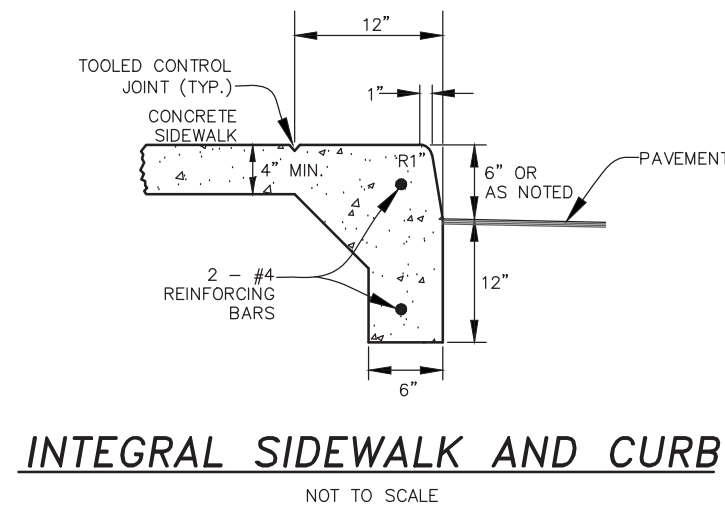
**CONCRETE CURB & GUTTER - ON-SITE**  
NOT TO SCALE



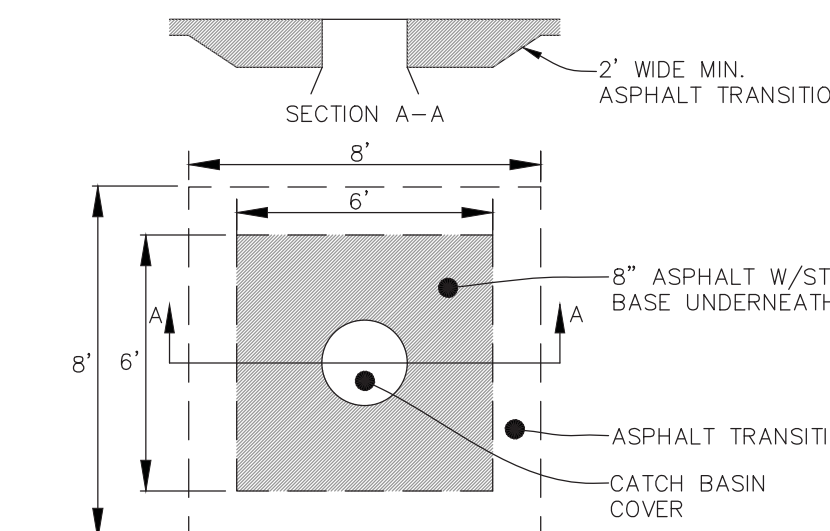
**CONCRETE LOADING DOCK DETAIL**  
NOT TO SCALE



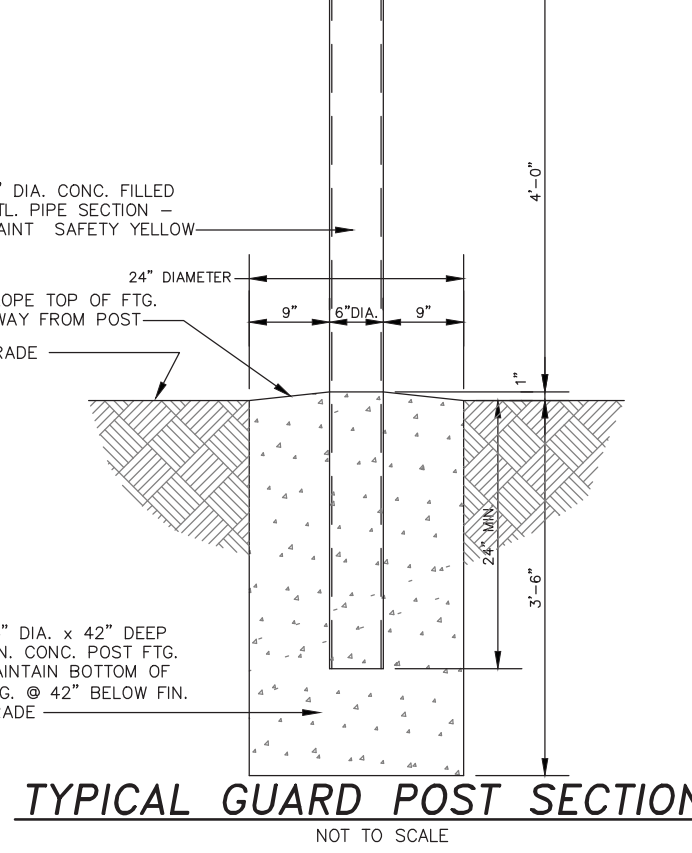
**CONCRETE SIDEWALK DETAIL**  
NOT TO SCALE



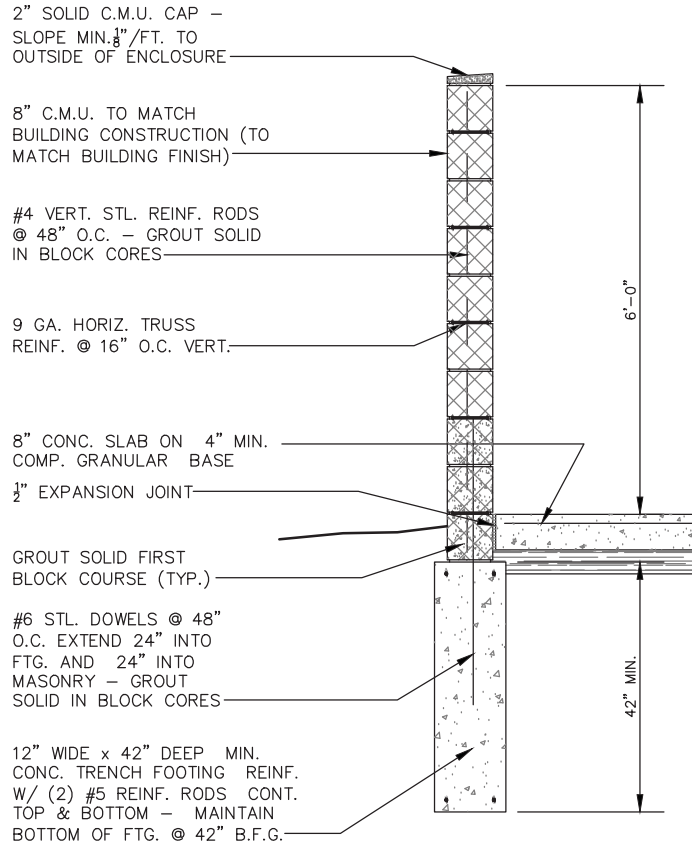
**INTEGRAL SIDEWALK AND CURB**  
NOT TO SCALE



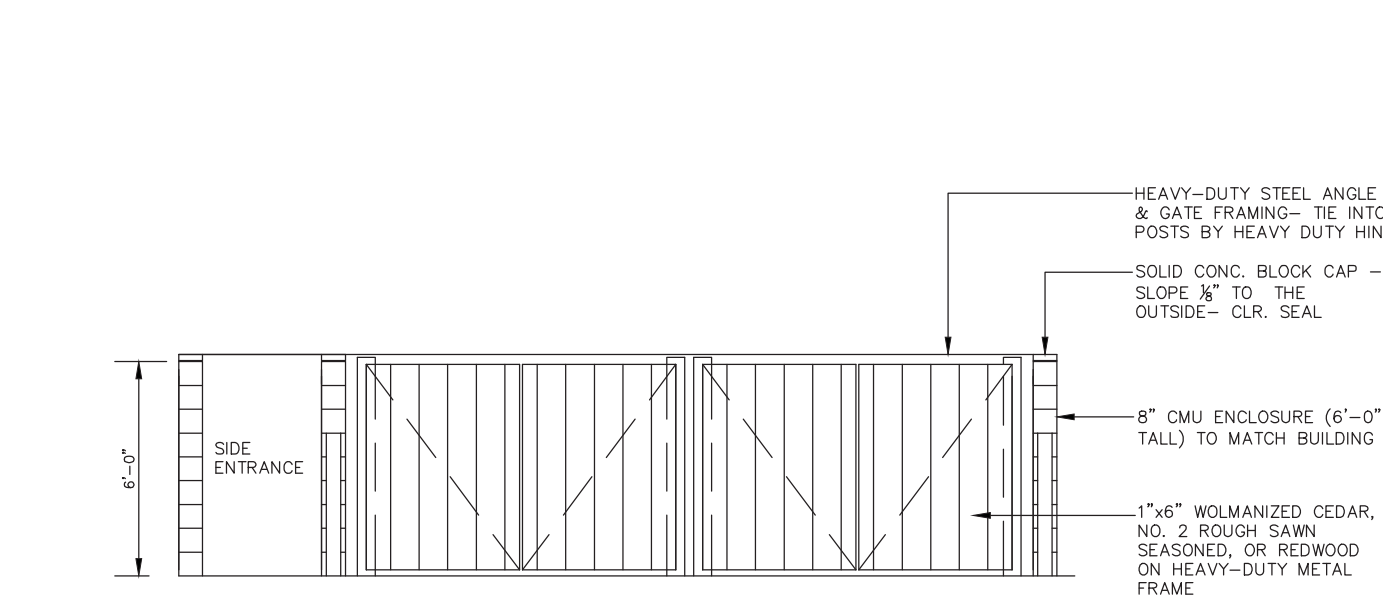
**ASPHALT APRON FOR CATCH BASIN IN PARKING LOT (OWNER OPTION)**  
NOT TO SCALE



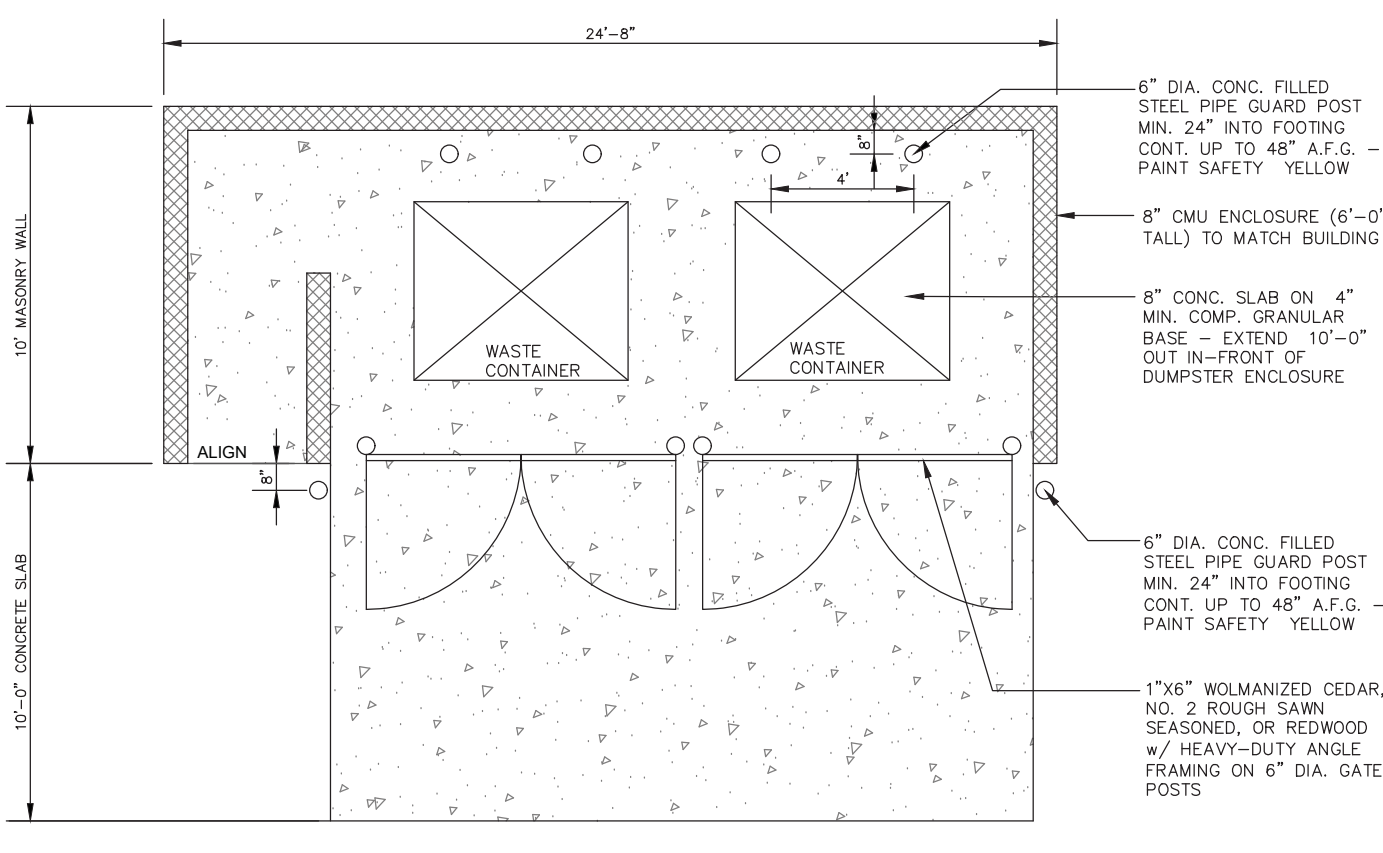
**TYPICAL GUARD POST SECTION**  
NOT TO SCALE



**DUMPSTER ENCLOSURE SECTION**  
NOT TO SCALE



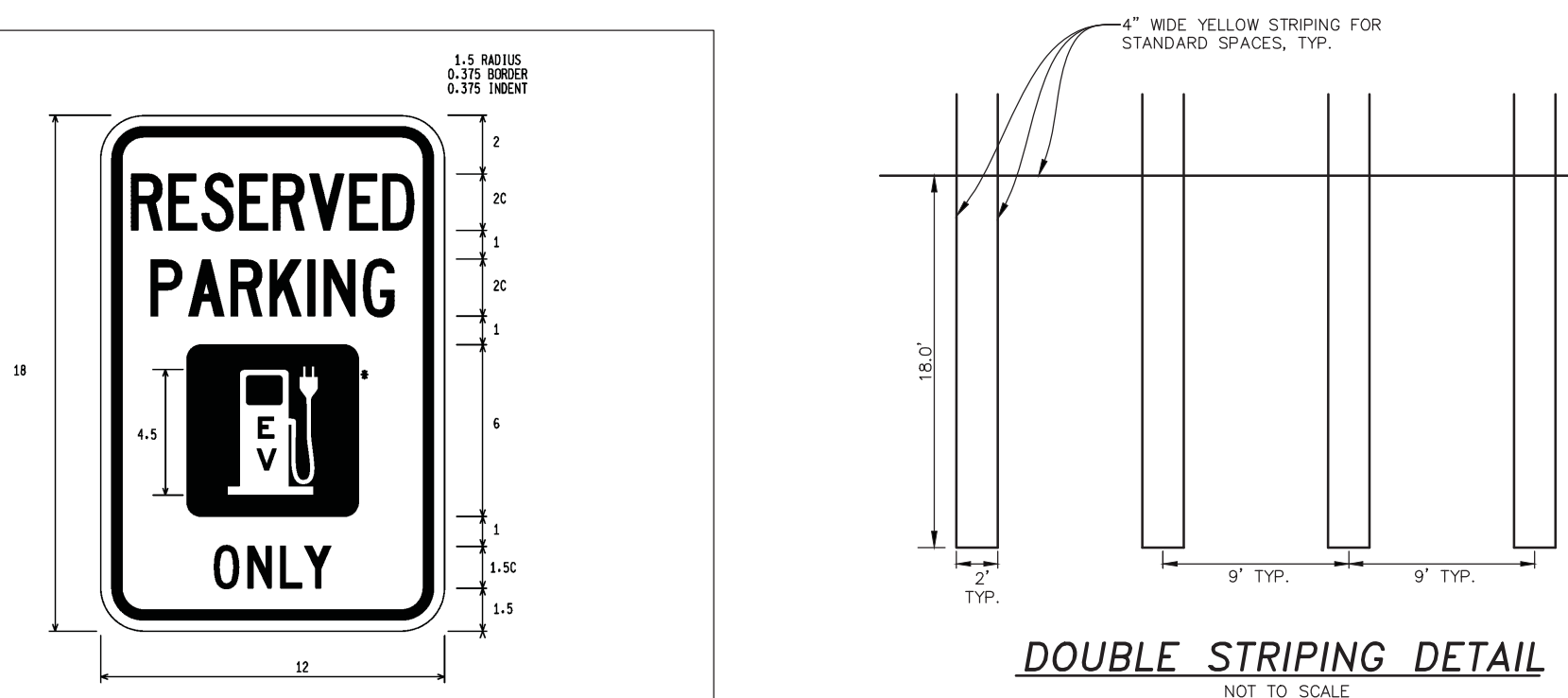
**DUMPSTER ENCLOSURE ELEVATION**  
NOT TO SCALE



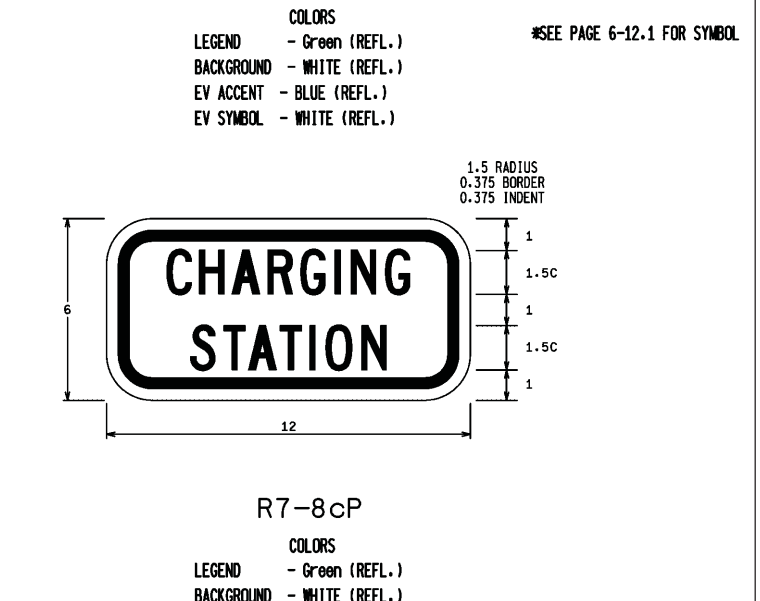
**DUMPSTER ENCLOSURE PLAN**  
NOT TO SCALE



**ILLUSTRATIVE GATE DETAIL**  
NOT TO SCALE



**DOUBLE STRIPING DETAIL**  
NOT TO SCALE



**CHARGING SIGN DETAIL**  
(PLACE IF/WHEN CHARGING STATIONS ARE INSTALLED)  
NOT TO SCALE

**VIPER S STRIKE** SMALL VIPER LUMINAIRE

**PRODUCT IMAGES**

**INSTALLATION**

**ORDERING INFORMATION**

**STOCK ORDERING INFORMATION**

**BEACON**

**LITEPAK SERIES LNS3**

**PRODUCT IMAGES**

**INSTALLATION**

**ORDERING INFORMATION**

**STOCK ORDERING INFORMATION**

**HUBBELL Outdoor Lighting**

**ALPINE ENGINEERING, INC.**  
ONE ENGINEERS & LAND SURVEYORS  
SUITE 109  
NOVI, MICHIGAN 48377  
(248) 926-3701 (BUS)  
(248) 926-3765 (FAX)  
WWW.ALPINE-INC.NET

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LAND SURVEYING  
CONSTRUCTION LAYOUT

**SURVEYING**  
ALTA SURVEYS  
BOUNDARY SURVEYS  
TOPOGRAPHIC SURVEYS  
MULTI-FAMILY  
PARCEL SPLITS  
CONSTRUCTION LAYOUT

**RESIDENTIAL**  
SUBDIVISIONS  
SITE CONDOMINIUM  
MULTI-FAMILY  
CONSTRUCTION LAYOUT

**811**  
Know what's below  
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**DEMBS DEVELOPMENT, INC.**  
CLIENT:

**SITE DETAILS**  
UNIT 10 OF EXECUTIVE HILLS NORTH CONDO. (2150 EXECUTIVE HILLS DR.)  
TOWNSHIP: 3N  
SECTION: 26  
CITY OF AUBURN HILLS  
OAKLAND COUNTY  
MICHIGAN  
RANGE: 10E

**REVISED**  
2019-03-22 REV. SITE PLAN  
2019-03-29 REV. SITE PLAN  
2024-04-22 TENANT MODIFICATIONS  
2024-04-30 PER CITY

**DATE:** 2019-03-06

**DRAWN BY:** TG

**CHECKED BY:** SD/TG

**FBK:**

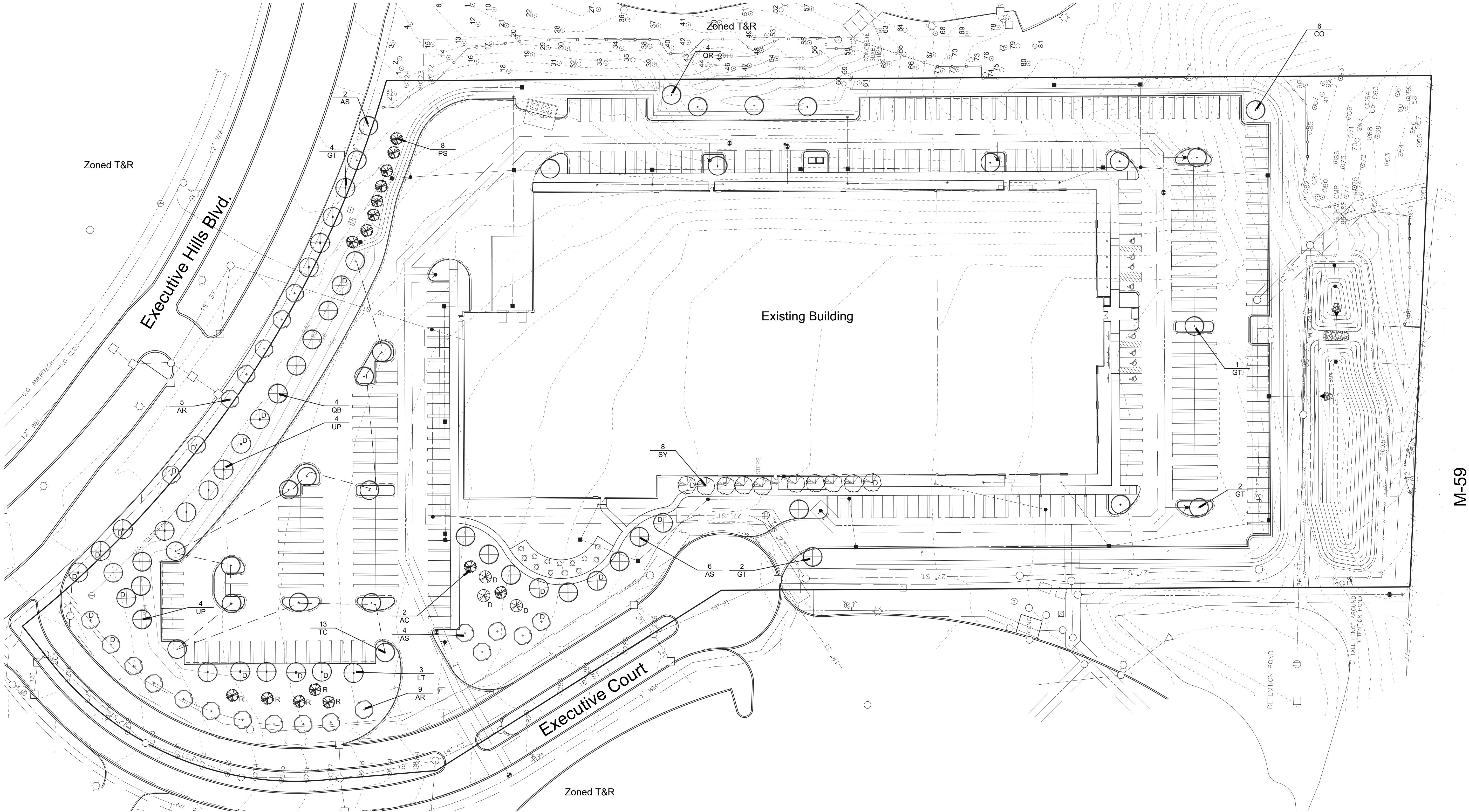
**CHF:**

**SCALE:** HOR 1" = 100 FT.  
VER 1" = 10 FT.

**SP-5**  
18-345

**NOT FOR CONSTRUCTION**  
SIDWELL # 14-26-126-032



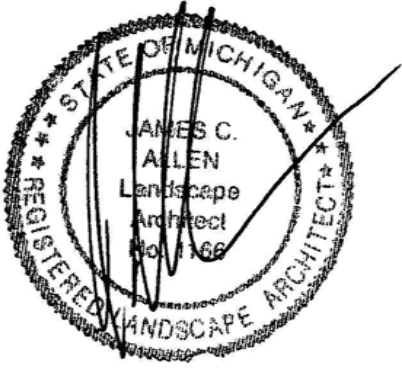


Plant List

sym.	qty.	botanical name	common name	caliper	spacing	root	height
AR	14	Acer rubrum 'October Glory'	October Glory Maple	2.5"	as shown	B&B	
AS	12	Acer saccharum	Sugar Maple	2.5"	as shown	B&B	
CO	6	Celtis occidentalis	Northern Hackberry	2.5"	as shown	B&B	
GT	9	Gleditsia triacanthos Var. Inermis	Honeylocust	2.5"	as shown	B&B	
LT	3	Liriodendron tulipifera	Tulip Tree	2.5"	as shown	B&B	
QB	4	Quercus bicolor	Swamp White Oak	2.5"	as shown	B&B	
QR	4	Quercus rubra	Red Oak	2.5"	as shown	B&B	
TC	13	Tilia cordata 'Greenspire'	Greenspire Linden	2.5"	as shown	B&B	
UP	8	Ulmus x. 'Pioneer'	Pioneer Elm	2.5"	as shown	B&B	
AC	2	Abies concolor	White Fir		as shown	B&B	8'
PS	8	Pinus strobus	White Pine		as shown	B&B	8'
83	Total Landscape Trees						

- Notes:
- Site Walk Conducted on March 26, 2024.
  - "D" Denotes Dead and to be Replaced. These Trees are not Counted in the As-built and Replacements are Shown on Sheet L-2.
  - "R" Denotes Tree to be Removed.

Seal:



Title:

As-Built

Project:

Unit 10  
Auburn Hills, Michigan

Prepared for:

Alpine Engineering, Inc.  
46892 West Road, Suite 109  
Novi, Michigan 48337  
248.926.3701

Revision:

Review  
Revised  
Revised

Issued:

April 16, 2024  
April 22, 2024  
April 30, 2024

Job Number:

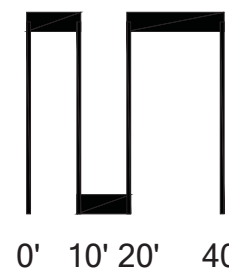
19-020

Drawn By:

jca

Checked By:

jca

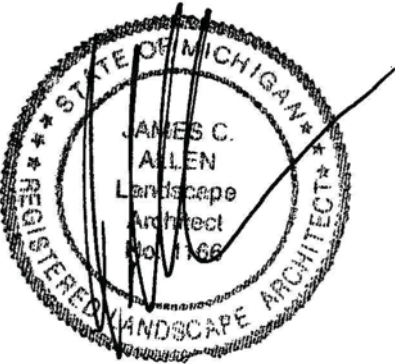


Sheet No.

L-1



Seal:



Title:

Landscape Plan

Project:

Unit 10

Auburn Hills, Michigan

Prepared for:

Alpine Engineering, Inc.  
46892 West Road, Suite 109  
Novi, Michigan 48337  
248.926.3701

Revision:

Review  
Revised  
Revised  
Revised

Issued:

April 11, 2024  
April 16, 2024  
April 22, 2024  
April 30, 2024

Job Number:

19-020

Drawn By:

jca

Checked By:

jca



NORTH  
1"=40'

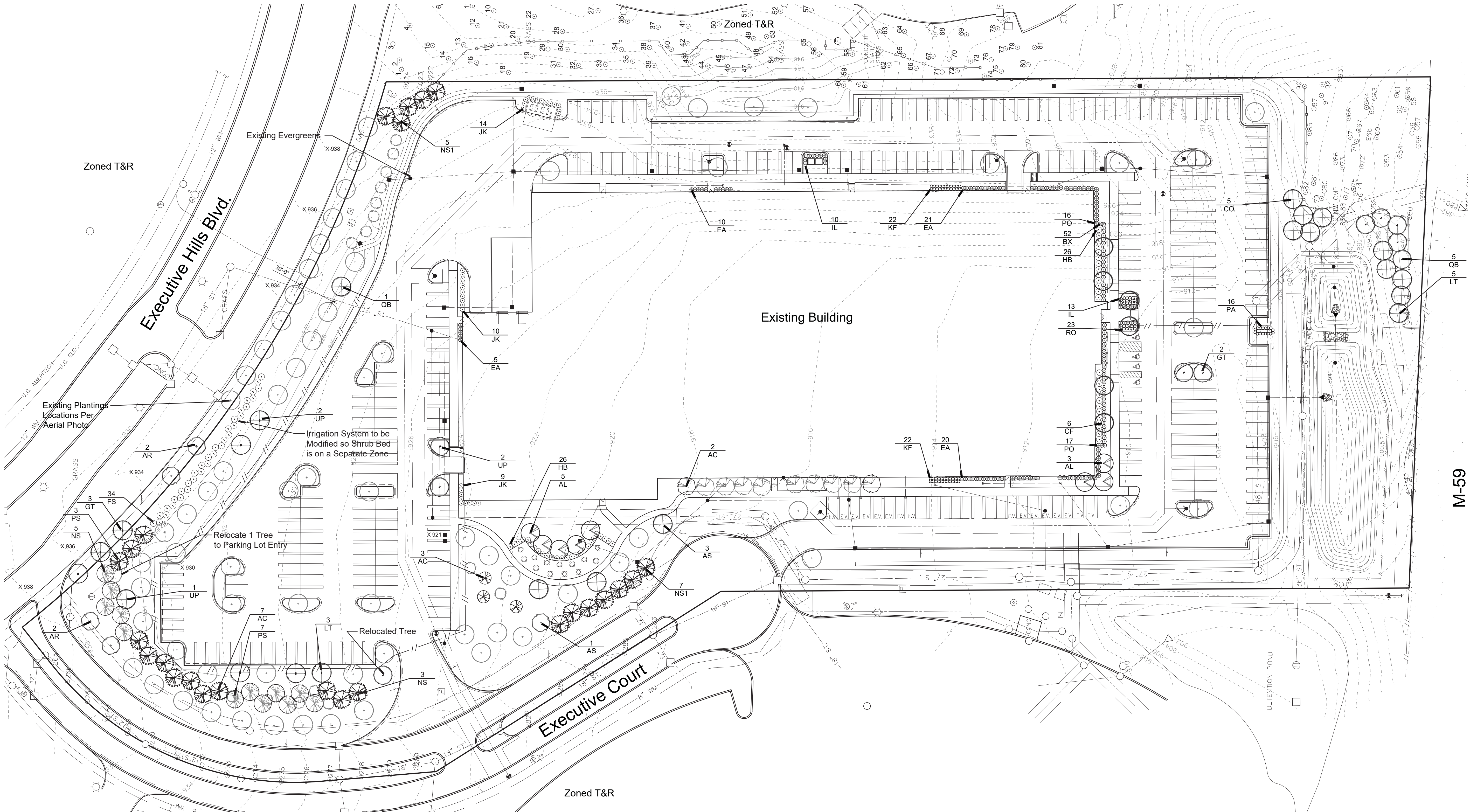
Sheet No.

L-2



Know what's below.  
Call before you dig.

Not for Construction



## Landscape Comparision

Total Site Area	10.1 acres Gross and Net
<b>Requirement</b>	<b>Required</b>
Net Landscape Area	10.1 acres x 20% = 2.52 ac or 109,771 s.f.
Site Area Landscaping	109,771 s.f. / 1,000 s.f. = 109 Trees
Frontage Landscaping	Executive Hills Blvd. - 526 / 30 = 18 Trees
	Executive Court - 707 / 30 = 24 Trees
	M-59-441 / 30 = 15 Trees
Parking Interior Landscaping	10 Islands = 10 Trees
Total Landscape Trees	176 Required
Total Replacement Trees	700 Trees Required

Note:

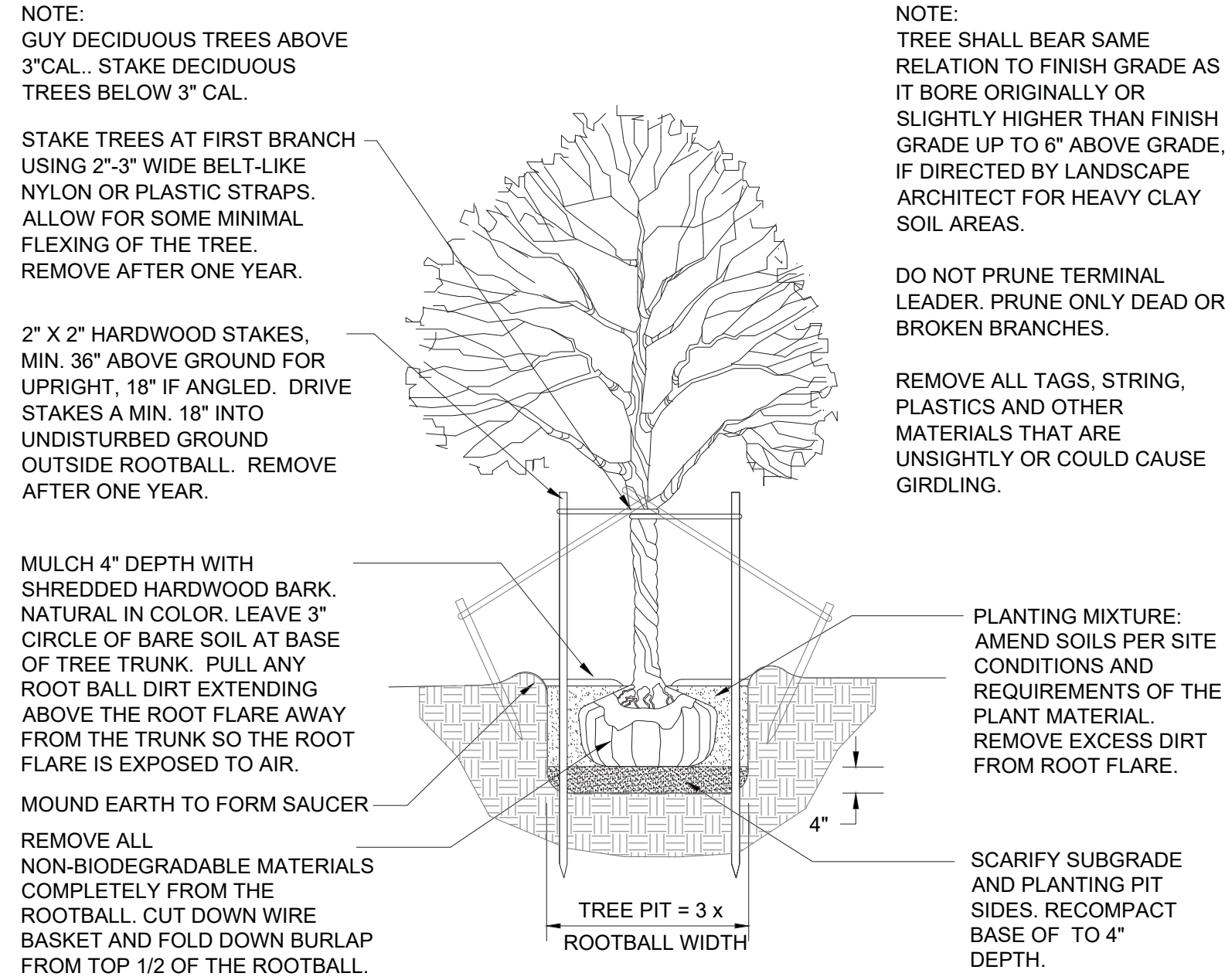
Owner is Responsible for Replacing Plant Material within Utility Easements that are Damaged or Removed as a Result of Maintenance.

## Plant List

Trees									
sym.	qty.	botanical name	common name	caliper	spacing	root	height	Percentage Species	Genus
AL	8	Amelanchier laevis	Shadblow	2.0"	as shown	B&B		5%	5%
AR	4	Acer rubrum 'October Glory'	October Glory Maple	2.5"	as shown	B&B		9%	19%
AS	4	Acer saccharum	Sugar Maple	2.5"	as shown	B&B		9%	19%
CF	6	Carpinus betulus 'Fastigiata'	Pyramidal European Hornbeam	2.5"	as shown	B&B		3%	3%
CO	5	Celtis occidentalis	Northern Hackberry	2.5"	as shown	B&B		6%	6%
LT	8	Liriodendron tulipifera	Tulip Tree	2.5"	as shown	B&B		6%	6%
QB	6	Quercus bicolor	Swamp White Oak	2.5"	as shown	B&B		6%	8%
OT	5	Gleditsia triacanthos Var. inermis	Honeylocust	2.5"	as shown	B&B		8%	8%
UP	5	Ulmus x 'Pioneer'	Pioneer Elm	2.5"	as shown	B&B		7%	7%
AC	12	Abies concolor	White Fir		as shown	B&B	12'-14'	8%	8%
NS1	12	Picea abies	Norway Spruce		as shown	B&B	8'	11%	11%
NS	8	Picea abies	Norway Spruce		as shown	B&B	12'-14'	11%	11%
PS	10	Pinus strobus	White Pine		as shown	B&B	12'-14'	10%	10%
As-Built Trees									
14		Acer rubrum 'October Glory'	October Glory Maple	2.5"	as shown	B&B		10%	
12		Acer saccharum	Sugar Maple	2.5"	as shown	B&B		7%	19%
6		Celtis occidentalis	Northern Hackberry	2.5"	as shown	B&B		6%	6%
9		Gleditsia triacanthos Var. inermis	Honeylocust	2.5"	as shown	B&B		8%	8%
3		Liriodendron tulipifera	Tulip Tree	2.5"	as shown	B&B		6%	6%
4		Quercus bicolor	Swamp White Oak	2.5"	as shown	B&B		6%	8%
4		Quercus rubra	Red Oak	2.5"	as shown	B&B		2%	8%
13		Tilia cordata 'Greenspire'	Greenspire Linden	2.5"	as shown	B&B		7%	7%
8		Ulmus x 'Pioneer'	Pioneer Elm	2.5"	as shown	B&B		7%	7%
2		Abies concolor	White Fir		as shown	B&B	8'	8%	8%
8		Pinus strobus	White Pine		as shown	B&B	8'	10%	10%
176		Total Landscape Trees							

Shrubs and Perennials									
sym.	qty.	botanical name	common name	caliper	spacing	root	height		
BX	52	Buxus x 'Green Velvet'	Green Velvet Boxwood		as shown		24"		
EA	56	Euonymus alata 'Compacta'	Burning Bush		as shown		24"		
FS	34	Forsythia x 'Show Off'	Show Off Forsythia		as shown	B&B	36"-42"		
HB	52	Hydrangea paniculata 'Ivobob'	Bobo Hydrangea		as shown	B&B	36"		
IL	23	Ilex glabra 'Nordic'	Nordic Inkberry		as shown		24"		
JK	33	Juniperus 'Keteleeri'	Keteleeri Juniper		as shown	B&B	5'		
KF	44	Calamagrostis x. a. 'Karl Forester'	Karl Forester Grass		as shown		2 gal		
PA	16	Pennisetum a 'Hameln'	Dwarf Fountain Grass		as shown		2 gal		
PO	33	Physocarpus opulifolius 'Coppertina'	Coppertina Ninebark		as shown	B&B	36"		
RO	23	Rosa 'Drift'	Drift Rose		as shown		3 gal		
366		Total Shrubs and Perennials							





## DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

NOTE:  
TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 6" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.

DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.

REMOVE ALL TAGS, STRING, PLASTICS AND OTHER MATERIALS THAT ARE UNSIGHTLY OR COULD CAUSE GIRDLING.

NOTE:  
GUY EVERGREEN TREES ABOVE 12' HEIGHT. STAKE EVERGREEN TREE BELOW 12' HEIGHT.

STAKE TREES AT FIRST BRANCH USING 2"-3" WIDE BELT-LIKE NYLON OR PLASTIC STRAPS. ALLOW FOR SOME MINIMAL FLEXING OF THE TREE. REMOVE AFTER ONE YEAR.

2" X 2" HARDWOOD STAKES. MIN. 36" ABOVE GROUND FOR UPRIGHT, 18" IF ANGLED. DRIVE STAKES A MIN. 18" INTO UNDISTURBED GROUND OUTSIDE ROOTBALL. REMOVE AFTER ONE YEAR.

MULCH 4" DEPTH WITH SHREDDED HARDWOOD BARK. NATURAL IN COLOR. LEAVE 3" CIRCLE OF BARE SOIL AT BASE OF TREE TRUNK. PULL ANY ROOT BALL DIRT EXTENDING ABOVE THE ROOT FLARE AWAY FROM THE TRUNK SO THE ROOT FLARE IS EXPOSED TO AIR.

MOUND EARTH TO FORM SAUCER

REMOVE ALL NON-BIODEGRADABLE MATERIALS COMPLETELY FROM THE ROOTBALL. CUT DOWN WIRE BASKET AND FOLD DOWN BURLAP FROM TOP 1/2 OF THE ROOTBALL.

## EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE

NOTE:  
TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 6" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.

DO NOT PRUNE TERMINAL LEADER. PRUNE ONLY DEAD OR BROKEN BRANCHES.

REMOVE ALL TAGS, STRING, PLASTICS AND OTHER MATERIALS THAT ARE UNSIGHTLY OR COULD CAUSE GIRDLING.

PLANTING MIXTURE: AMEND SOILS PER SITE CONDITIONS AND REQUIREMENTS OF THE PLANT MATERIAL. REMOVE EXCESS DIRT FROM ROOT FLARE.

SCARIFY SUBGRADE AND PLANTING PIT SIDES. RECOMPACT BASE OF TO 4" DEPTH.

MULCH 3" DEPTH WITH SHREDDED HARDWOOD BARK. NATURAL IN COLOR. PULL BACK 3" FROM TRUNK.

PLANTING MIXTURE: AMEND SOILS PER SITE CONDITIONS AND REQUIREMENTS OF THE PLANT MATERIAL. MOUND EARTH TO FORM SAUCER

REMOVE COLLAR OF ALL FIBER POTS. POTS SHALL BE CUT TO PROVIDE FOR ROOT GROWTH. REMOVE ALL NONORGANIC CONTAINERS COMPLETELY.

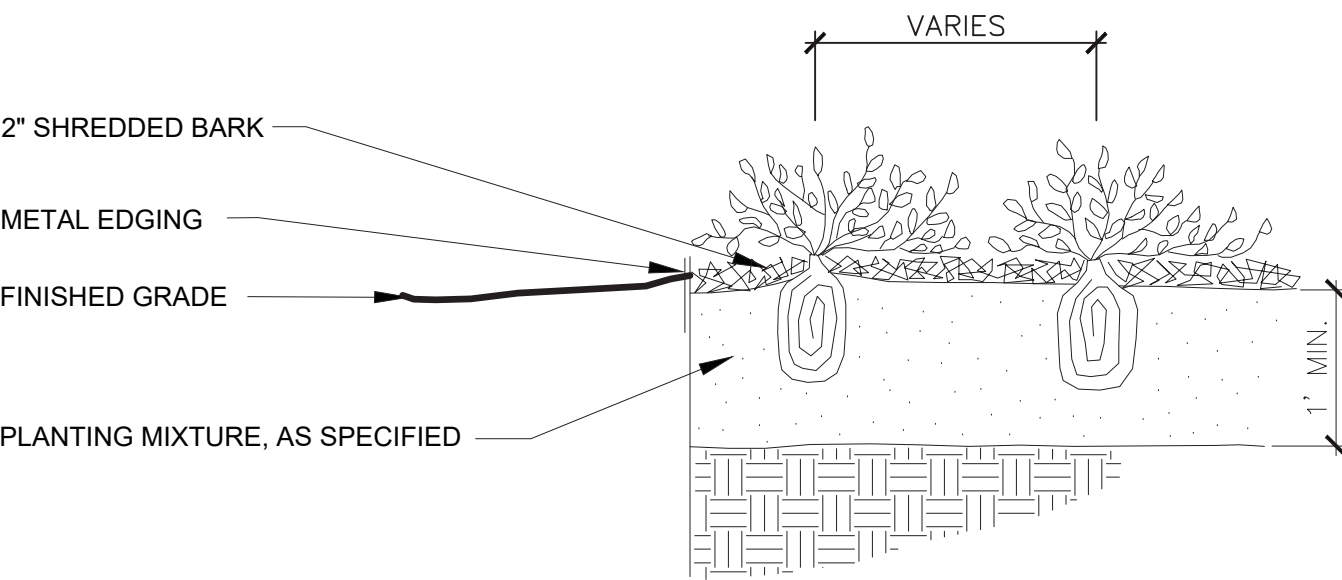
REMOVE ALL NON-BIODEGRADABLE MATERIALS COMPLETELY FROM THE ROOTBALL. FOLD DOWN BURLAP FROM TOP 1/3 OF THE ROOTBALL.

NOTE:  
TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE ORIGINALLY OR SLIGHTLY HIGHER THAN FINISH GRADE UP TO 4" ABOVE GRADE, IF DIRECTED BY LANDSCAPE ARCHITECT FOR HEAVY CLAY SOIL AREAS.

PRUNE ONLY DEAD OR BROKEN BRANCHES.

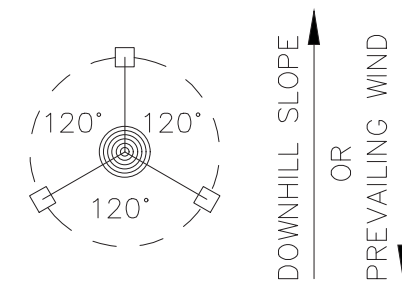
REMOVE ALL TAGS, STRING, PLASTICS AND OTHER MATERIALS THAT ARE UNSIGHTLY OR COULD CAUSE GIRDLING.

SCARIFY SUBGRADE AND PLANTING PIT SIDES. RECOMPACT BASE OF TO 4" DEPTH.

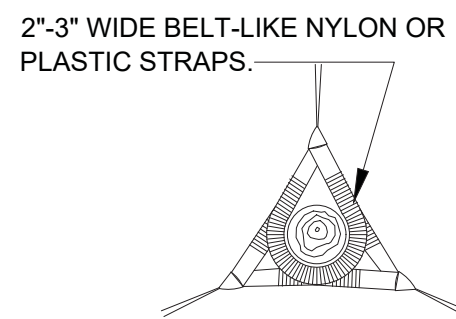


## PERENNIAL PLANTING DETAIL

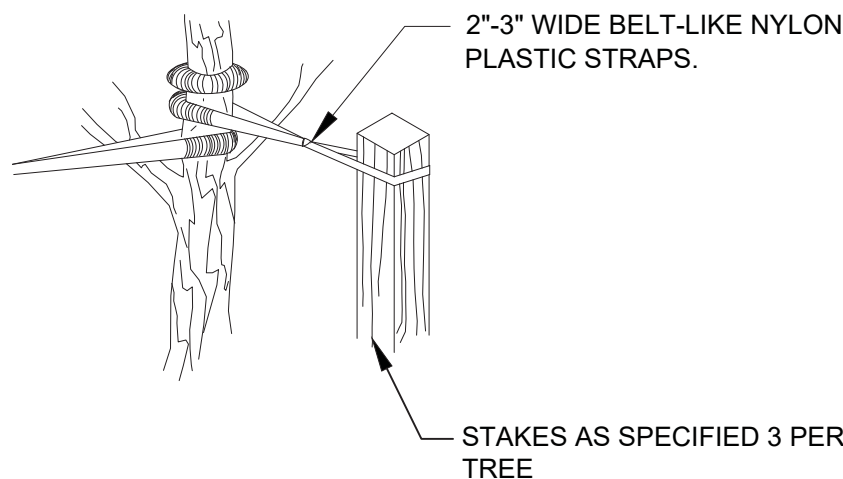
Not to scale



STAKING/GUYING LOCATION



GUYING DETAIL



STAKING DETAIL

## TREE STAKING DETAIL

Not to scale

## SHRUB PLANTING DETAIL

NOT TO SCALE

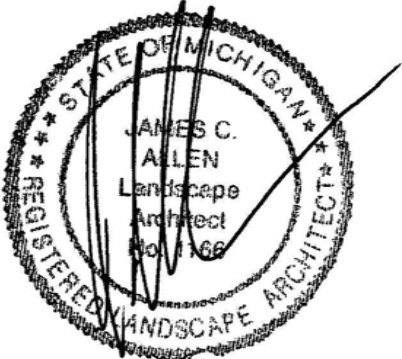
## LANDSCAPE NOTES

- All plants shall be north Midwest American region grown, No. 1 grade plant materials, and shall be true to name, free from physical damage and wind burn.
- Plants shall be full, well-branched, and in healthy vigorous growing condition.
- Plants shall be watered before and after planting is complete.
- All trees must be staked, fertilized and mulched and shall be guaranteed to exhibit a normal growth cycle for at least two (2) full years following City approval.
- All material shall conform to the guidelines established in the most recent edition of the American Standard for Nursery Stock.
- Provide clean backfill soil, using material stockpiled on site. Soil shall be screened and free of any debris, foreign material, and stone.
- "Agriform" tabs or similar slow-release fertilizer shall be added to the planting pits before being backfilled.
- Amended planting mix shall consist of 1/3 screened topsoil, 1/3 sand and 1/3 compost, mixed well and spread to the depth as indicated in planting details.
- All plantings shall be mulched per planting details located on this sheet.
- The Landscape Contractor shall be responsible for all work shown on the landscape drawings and specifications.
- No substitutions or changes of location, or plant types shall be made without the approval of the Landscape Architect.
- The Landscape Architect shall be notified in writing of any discrepancies between the plans and field conditions prior to installation.
- The Landscape Contractor shall be responsible for maintaining all plant material in a vertical condition throughout the guaranteed period.
- The Landscape Architect shall have the right, at any stage of the installation, to reject any work or material that does not meet the requirements of the plans and specifications, if requested by owner.
- Contractor shall be responsible for checking plant quantities to ensure quantities on drawings and plant list are the same. In the event of a discrepancy, the quantities on the plans shall prevail.
- The Landscape Contractor shall seed and mulch or sod (as indicated on plans) all areas disturbed during construction, throughout the contract limits.
- A pre-emergent weed control agent, "Preen" or equal, shall be applied uniformly on top of all mulching in all planting beds.
- Sod shall be two year old "Baron/Cheridaph" Kentucky Blue Grass grown in a sod nursery on loam soil.

## LANDSCAPE NOTES

- All Installed Trees Shall Have a Straight Trunk.
- All Installed Trees Shall be Northern Grown.
- All Installed Trees Shall be State Department of Agriculture 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 and Underground Irrigation Sprinkler System.

Seal:



Title:

Landscape Details

Project:

Unit 10

Auburn Hills, Michigan

Prepared for:

Alpine Engineering, Inc.  
46892 West Road, Suite 109  
Novi, Michigan 48337  
248.926.3701

Revision:

Review  
Revised  
Revised

Issued:

April 16, 2024  
April 22, 2024  
April 30, 2024

Job Number:

19-020

Drawn By:

jca

Checked By:

jca

Sheet No.





OCCUPANCY CALCULATIONS

APPLICABLE CODES:

- 2015 MICHIGAN BUILDING CODE (MBC)
- 2018 MICHIGAN PLUMBING CODE (MBP)
- 2015 MICHIGAN MECHANICAL CODE (MMC)
- 2014 NATIONAL ELECTRICAL CODE (NEC)
- 2015 MICHIGAN ENERGY CODE
- MICHIGAN BARRIER FREE DESIGN LAW (PA 1 OF 1966 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 GROUP 'B' (BUSINESS) / 'S-1' (STORAGE)
- NON SEPARATED MIXED USES - THE MOST RESTRICTIVE 'S-1' SHALL BE APPLIED TO ENTIRE BUILDING

CONSTRUCTION CLASSIFICATION:

- TYPE IIB

FIRE SUPPRESSION:

- BUILDING WILL BE COMPLETELY PROTECTED BY AN (ESFR) APPROVED AUTOMATIC FIRE SUPPRESSION SYSTEM

BUILDING AREA:

FIRST FLOOR

- OFFICE = 5,896 S.F.
- HIGH BAY (STORAGE) = 108,470 S.F. GROSS (89,464 SF USABLE)
- TOTAL FIRST FLOOR = 114,366 S.F. GROSS

ALLOWABLE BUILDING AREA: USE MORE RESTRICTIVE 'S-1' USE FOR ENTIRE BUILDING

- AREA ALLOWED = TABULAR AREA + FRONTAGE INCREASE  
= TABULAR AREA AT + (AT x IF)
- TABULAR AREA (AT) ALLOWED (MBC TABLE 506.2, 'S-1' USE, 'II' B' CONSTRUCTION = 62,000 S.F.
- FRONTAGE INCREASE (IF) ALLOWED (MBC 506.2)

$$\begin{aligned} &100' \text{ OPEN PERIMETER} - 0.25' \times W \\ &\text{TOTAL PERIMETER} = 30 \\ &100' \times 1,490' - 0' \text{ L.F.} - 0.25' \times 30 \\ &1,490' - 0' \text{ L.F.} = 30 \end{aligned}$$

$$= 100 [0.75] (1) = 75\% \text{ INCREASE ALLOWED}$$

-SPRINKLER INCREASE (IS) ALLOWED (MBC 506.3) : 200%

$$\text{TOTAL AREA ALLOWED} = 70,000 \text{ S.F.} + (17,500 \times 0.75)$$

$$\begin{aligned} &= 70,000 \text{ S.F.} + 13,125 = 83,125 \text{ S.F. PER FLOOR} \\ &= 83,125 \text{ S.F.} + 108,470 \text{ PROPOSED S.F.} - \text{BUILDING WILL BE} \\ &\text{CLASSIFIED AS UNLIMITED AREA BUILDING PER MBC} \\ &\text{SECTION 507} \end{aligned}$$

ALLOWABLE BUILDING HEIGHT:

- ALLOWABLE BUILDING HEIGHT = 75'-0", 3-STORIES
- PROPOSED BUILDING HEIGHT = 32'-0"

OCCUPANCY:

- PER MBC (MBC TABLE 1004.1.2)

FIRST FLOOR OFFICE OCCUPANCY:

- 5,896 S.F. GROSS MINUS 140 S.F. PERIMETER WALL THICKNESS = 5,756 S.F.
- GENERAL OFFICE AREA: 5,759 S.F. / 100 S.F. PER OCC.= 58 OCC.

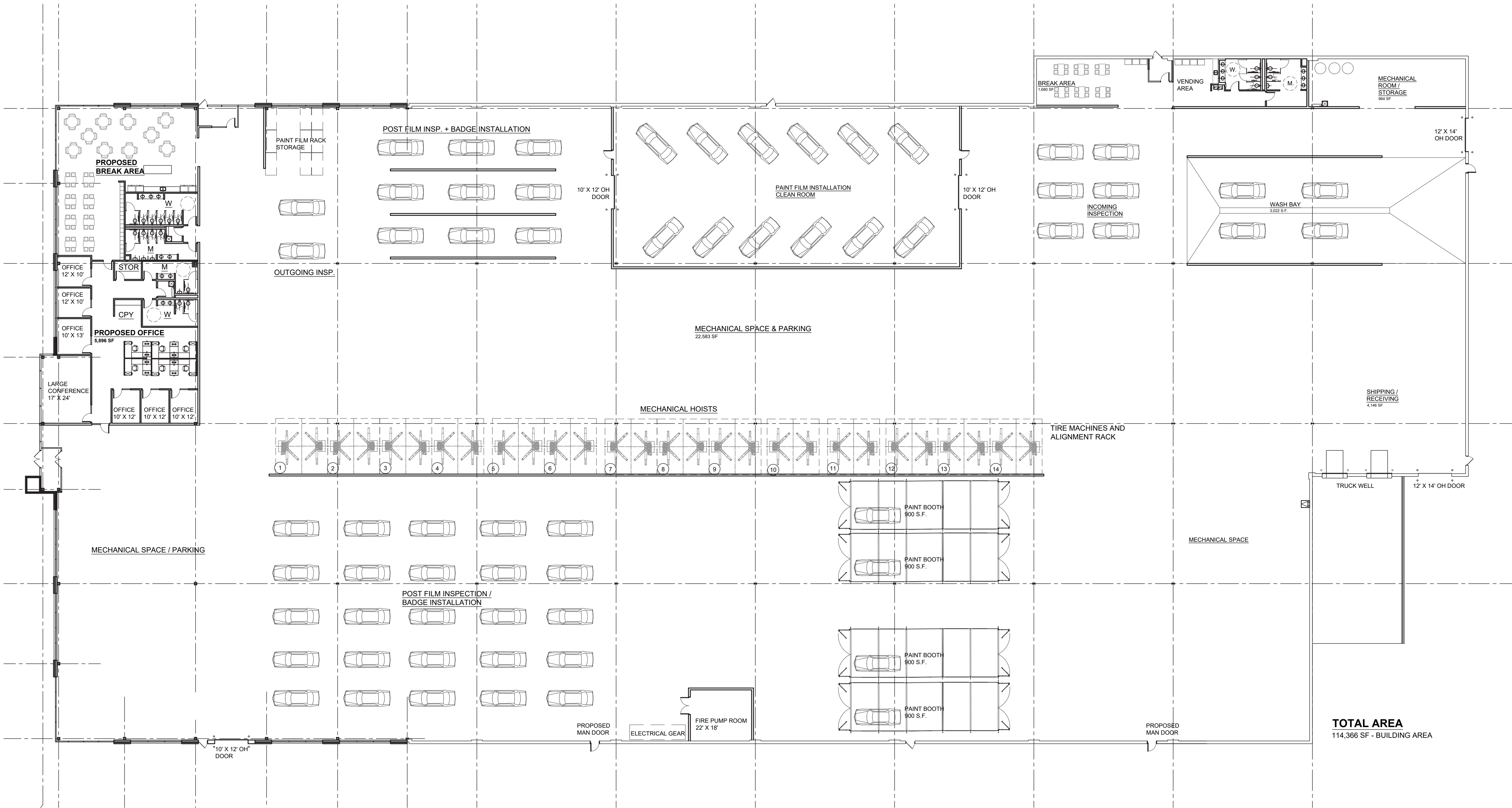
HIGH BAY AREA OCCUPANCY:

- 108,470 S.F. GROSS MINUS 1000 S.F. PERIMETER WALL THICKNESS = 107,470 S.F.
- STORAGE USE: 107,470 S.F. / 500 S.F. PER OCC. = 215 OCC.

$$\text{TOTAL BUILDING OCCUPANCY:} = 273 \text{ OCC.}$$

MINIMUM NUMBER OF EXITS:

- 273 OCCUPANTS = 2 EXITS REQUIRED (MBC TABLE 1006.3.1)
- 7 EXITS PROVIDED



PROPOSED FLOOR PLAN

SCALE: 1:20



1

PROJECT NAME:

**PENSKE VEHICLE SERVICE**  
EXECUTIVE HILLS BLVD, LOT 10  
AUBURN HILLS, MICHIGAN

DATE: ISSUED FOR:

4-30-24 PRELIMINARY SITE PLAN

DRAWING DATE:  
4-30-24

PROJECT NUMBER:

24034

SHEET NUMBER:

PFP-4



F.A.studio

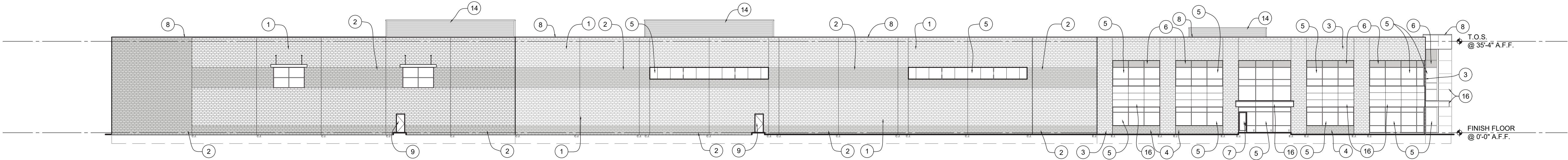
design to inspire

25261 Evergreen Road, Suite #123  
Southfield, MI 48076 | 248.619.2354



**DEMBS**  
Development Inc.





PROPOSED WEST ELEVATION

SCALE: 1:20

4

\*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

**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.

BASED ON FRONTAGE:  
535.16 L.F. EXECUTIVE HILLS BLVD FRONTAGE  
411.02 L.F. M-59 FREEWAY FRONTAGE  
+ 694.92 L.F. EXECUTIVE HILLS CT.  
**1,641.10 L.F. TOTAL FRONTAGE**

1641.1 L.F. x 8 S.F. = 1312.88 S.F. ALLOWABLE  
10

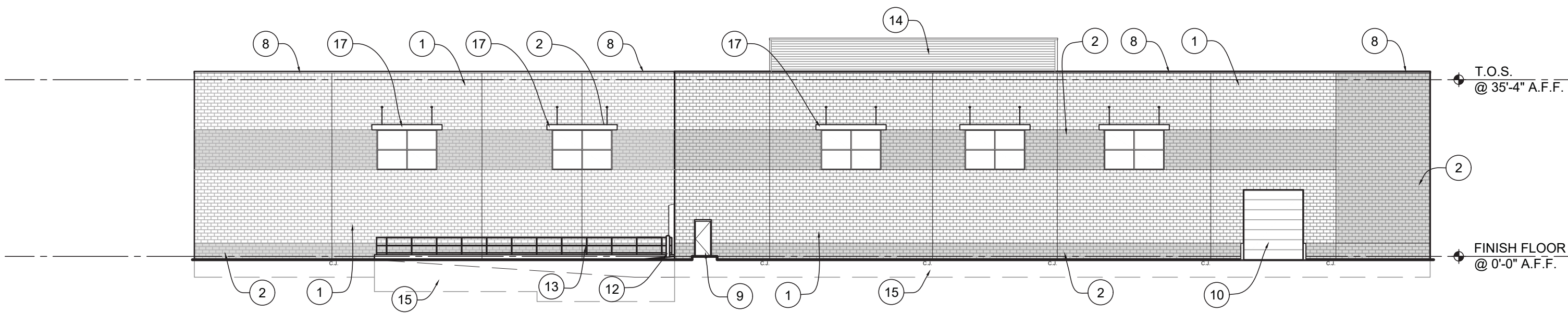
1312.88 S.F. TOTAL ALLOWABLE SIGNAGE AREA

PROPOSED SIGNAGE AREA:  
NO ONE SIGN CAN EXCEED 150 S.F. IN SIZE

144 S.F. EACH SIGN  
144 S.F. < 150 S.F.

(3) TOTAL SIGNS PROPOSED = 144S.F. x 3 = 432 S.F.

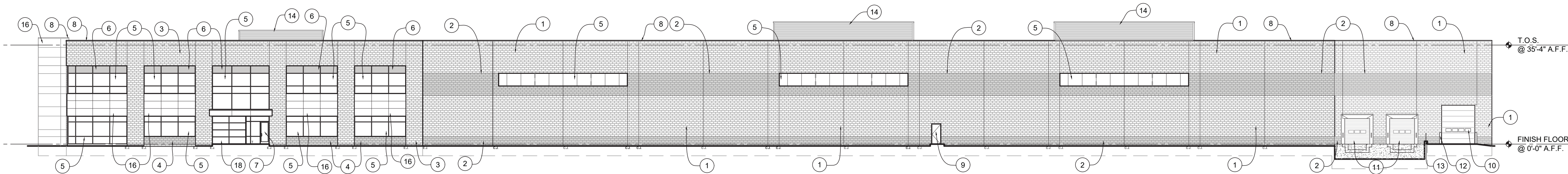
432 S.F. PROPOSED < 1312.88 S.F. ALLOWABLE



PROPOSED NORTH ELEVATION

SCALE: 1:20

3



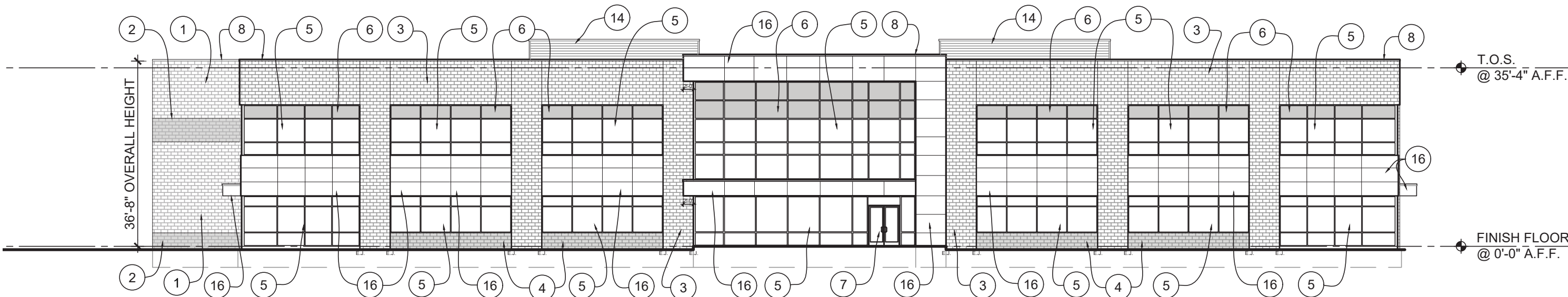
PROPOSED EAST ELEVATION

SCALE: 1:20

2

**EXTERIOR MATERIAL SCHEDULE**

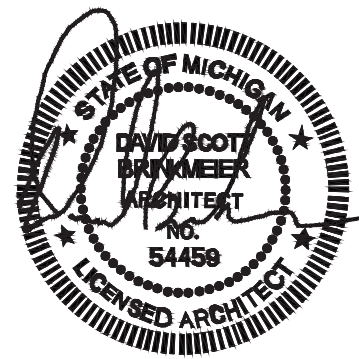
1	8" SPLIT CMU, COLOR: FIELD	10	12"x14" SECTIONAL INSULATED OVERHEAD GRADE DOOR w/ MOTOR OPERATED OPENER & INSULATED
2	12" SPLIT-FACE CMU, COLOR : ACCENT	11	9"x10' SECTIONAL INSULATED OVERHEAD TRUCK DOCK DOOR w/ DOCK LEVELER, & SHELTER/SEAL
3	8" SPLIT-FACE CMU ACCENT COLOR	12	6" DIA. CONC. FILLED STEEL GUARD POSTS
4	ALUMINUM COMPOSITE METAL PANEL SYSTEM (ACM)	13	1½" dia. PAINTED STEEL PIPE GUARDRAIL
5	1" LOW 'E' INSUL. GLAZING IN CLEAR ANOD. ALUM. THERMAL BREAK FRAMES	14	FLUSH METAL PANEL SIDING (ROOF SCREENING)
6	1" TINTED INSULATED SPANDREL GLAZING IN CLEAR ANOD. ALUM. THERMAL BREAK FRAMES	15	CONC. TRENCH FOOTING BELOW
7	CLEAR ANOD. ALUM. ENTRY DOOR W/ TEMPERED GLASS	16	DASHED LINE DENOTES EXTENT OF PROPOSED BUILDING SIGNAGE. SEE NOTES FOR MORE INFORMATION.
8	PREFINISHED METAL COPING	17	DECORATIVE CANOPY
9	H.M. DOOR AND FRAME PAINTED TO MATCH ADJACENT WALL COLOR	18	12"x10' GLASS O.H. DOOR



PROPOSED SOUTH ELEVATION

SCALE: 1:20

1



PROJECT NAME:

**PENSKE VEHICLE SERVICE**  
EXECUTIVE HILLS BLVD, LOT 10  
AUBURN HILLS, MICHIGAN

DATE: 4-30-24  
ISSUED FOR: PRELIMINARY SITE PLAN

DRAWING DATE:  
4-30-24

PROJECT NUMBER:  
**24034**

SHEET NUMBER:  
**PE-1**

# CHECKLIST

## PROJECT NAME

Penske Vehicle Services

(Check all that apply)

- ✓ SITE PLAN (Revised)
- ✓ SPECIAL LAND USE
- ✓ TREE REMOVAL PERMIT (Revised)
- 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  
Police Department Approval Letter  
Fire Department Approval Letter  
Citizen's Participation Letter and Report

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 20, 2024

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 13, 2024  
**Subject:** Joslyn Road Fuel Station - Mobil  
**Motion – To approve the combined PUD Step One – Qualification / Step Two – Site Plan and Tree Removal Permit**

## INTRODUCTION

This is a request from Bill Saad Properties, LLC, for Planned Unit Development Option (PUD) approval to construct a Mobil-branded passenger and commercial vehicle fueling station and convenience store on a 5.07-acre parcel, zoned B-2, General Business District. The site is generally located west of Joslyn Road, south of Great Lakes Crossing Drive.

The proposed development will consist of a passenger vehicle fueling area with 16 fueling positions in the front adjacent to Joslyn Road, a commercial vehicle area with three (3) fueling positions designed to accommodate semi-trucks in the rear adjacent to the landfill, and a 4,608-square-foot convenience store.



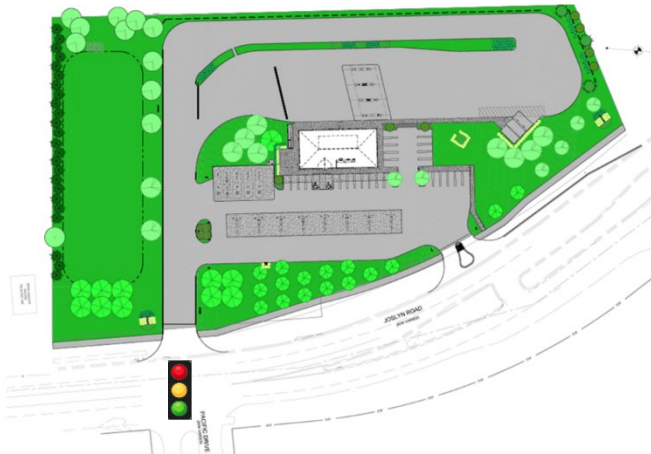
*Aerial photo of site location*

Construction on this project is expected to begin in Fall 2024 and be completed by Summer 2025. The overall investment is estimated at \$4 million.

### INTRODUCTION (cont.)

This Mobil project proposed by Bill Saad Properties, LLC mirrors the site design of the Speedway fueling station project, which the City Council previously approved for the property on January 14, 2019, but has since expired.

**2019 Speedway Project**



**2024 Mobil Project**



*Side by side comparison of the PUD proposals for the property*

The development of the property has been delayed for the past five years because Speedway elected not to proceed with construction after learning the costs associated with the environmental cleanup of the land. This property abuts a sanitary landfill to the west, historically called the Joslyn Road Landfill (3951 Joslyn Road). The landfill, which closed in 1983, is unlined and was utilized between 1966 and 1979 for the acceptance of industrial waste and general refuse from Pontiac Motors, Fisher Body, and the Cities of Detroit and Pontiac. The landfill has had negative environmental impacts on this property, as it was found to be contaminated by methane from the landfill and other chemicals. Bill Saad Properties, LLC obtained the property in early 2023. Mr. Saad came forward to the City with this proposal to construct a similar designed project to the one previously approved for Speedway under the Mobil brand.

On May 16, 2023, the Auburn Hills Brownfield Redevelopment Authority approved a Brownfield Plan to facilitate the Mobil project. Under the Brownfield Plan agreement, Bill Saad Properties, LLC will incur the costs for the cleanup and be reimbursed by the City/Authority when eligible tax revenues are available. The reimbursable costs are \$572,337, and the planned payback is 30 years long.

### PUD OPTION USED TO IMPLEMENT THE PROPOSED PROJECT

Like the previous Speedway proposal, staff recommends the PUD Option as the best mechanism for implementing the proposed Mobil project. **Two deviations from the Zoning Ordinance are required for this project:**

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

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



**PUD OPTION USED TO IMPLEMENT THE PROPOSED PROJECT (cont.)**

This project benefits the City by facilitating the construction of a tax-producing business within this transitional commercial strip of land between the Joslyn Road Landfill and Joslyn Road. It is noted that the development will help implement the vision of the City's Non-Motorized Pathway Plan by providing an eight-foot-wide pathway along Joslyn Road. The semi-truck/commercial vehicle fueling component will also benefit several of the businesses within the City by providing a close and convenient location to fuel their fleet vehicles and delivery trucks. Lastly, the proposed project will include installing three (3) dual dispenser electric vehicle charging stations for six (6) fueling spaces.

Below are renderings of the proposed Mobil fueling station from a motorist's perspective as viewed from Joslyn Road.



*Rendering of the proposed project looking south from Joslyn Road*



*Rendering of the proposed project looking north from Joslyn Road*



## KEY ISSUES

### 1. Traffic Safety Review – Joslyn Road

**The driveways for this project will outlet to Joslyn Road. Joslyn Road is under the jurisdiction of the Road Commission for Oakland County (RCOC).** A traffic study was conducted as part of the development process in 2018/2019 and submitted to the RCOC, Police Department, and OHM Advisors for review. At the request of RCOC, a directional island was added to the northernmost drive to help ensure vehicles exiting the site at this drive turn right only. The same conditions will apply to this updated project. Bill Saad Properties, LLC will be required to work with the RCOC to ensure all access points meet their design requirements, including potential upgrades to the traffic signal at the intersection of Joslyn Road and Pacific Boulevard.

It is noted that during the November 2018 review of the Speedway project by the Planning Commission, concerns were raised about the location of the proposed gas station and the safety of vehicles entering and leaving the site. At that time, the Police Department and OHM Advisors took an additional look at these concerns. They physically surveyed the area on-site and found the project's design was acceptable from a traffic safety standpoint. The City Council accepted their findings and approved the project in January 2019. **With this updated Mobil project, the Police Department and the traffic engineers at OHM Advisors continue to find that the proposed site design is acceptable from a traffic safety standpoint.**

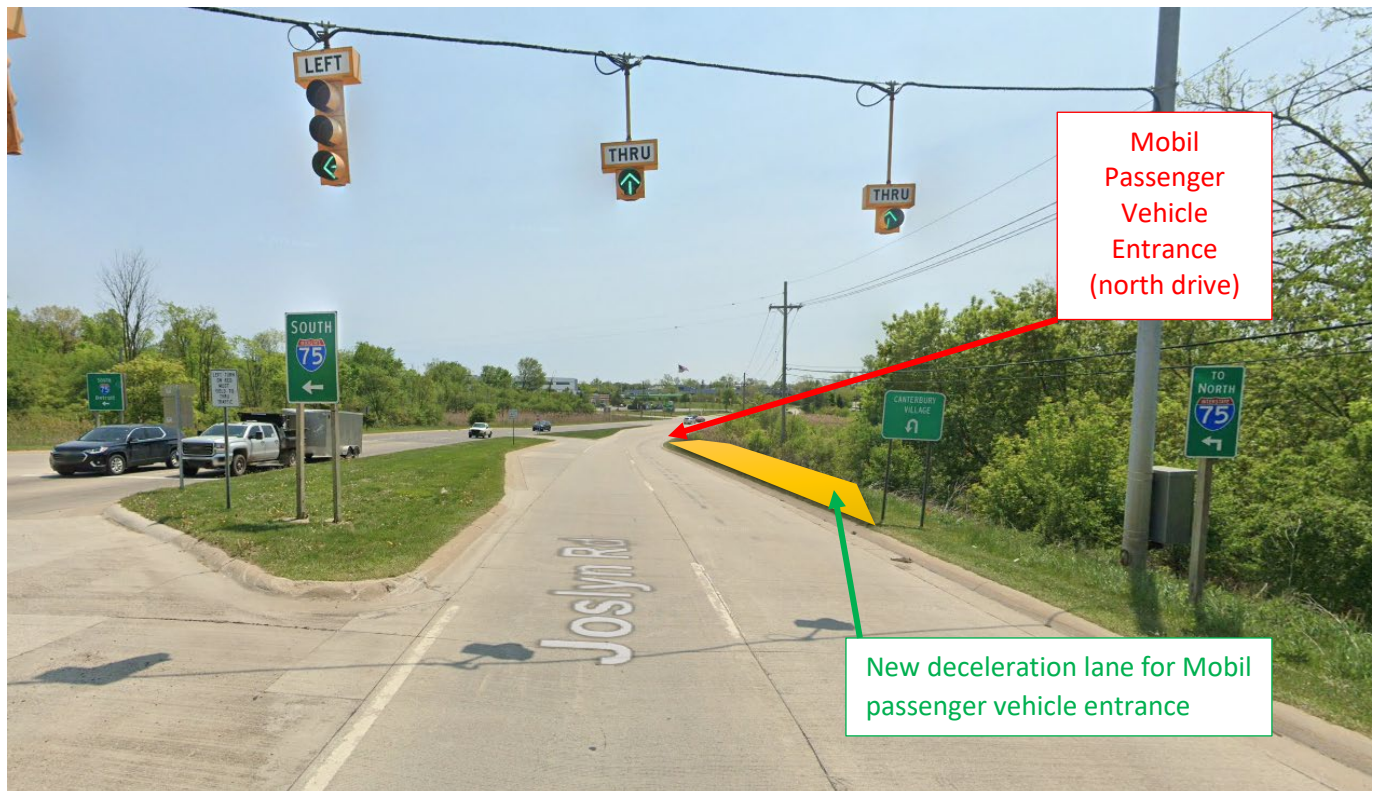


*Diagram showing vehicle movements at the proposed fueling station*

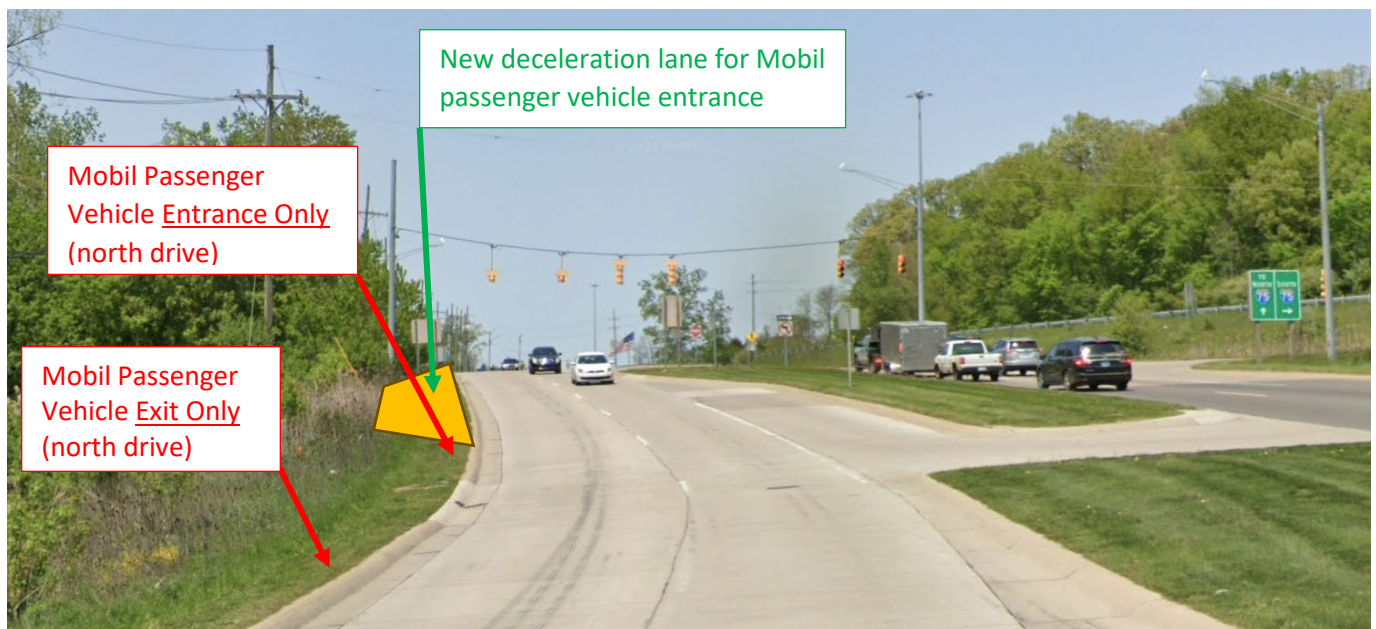


**KEY ISSUES (cont.)****1. Traffic Safety Review – Joslyn Road (cont.)**

**The RCOC, Police Department, and OHM Advisors have determined that adequate site distance will be provided along Joslyn Road after tree clearing and the addition of a new deceleration lane.** These improvements will allow motorists to safely enter and exit the fuel station at the restricted Mobil North Drive (the design only allows a right turn at the site's north drive exit to minimize conflicts) and the traffic-controlled intersection at Pacific Boulevard and Mobil South Drive.



***Google street view of the southbound approach into the Mobil passenger vehicle North Drive***



***Google street view looking north at southbound traffic approaching the Mobil passenger vehicle North Drive***

### **KEY ISSUES (cont.)**

#### **2. Commercial Vehicle Fueling Station (accommodates semi-trucks)**

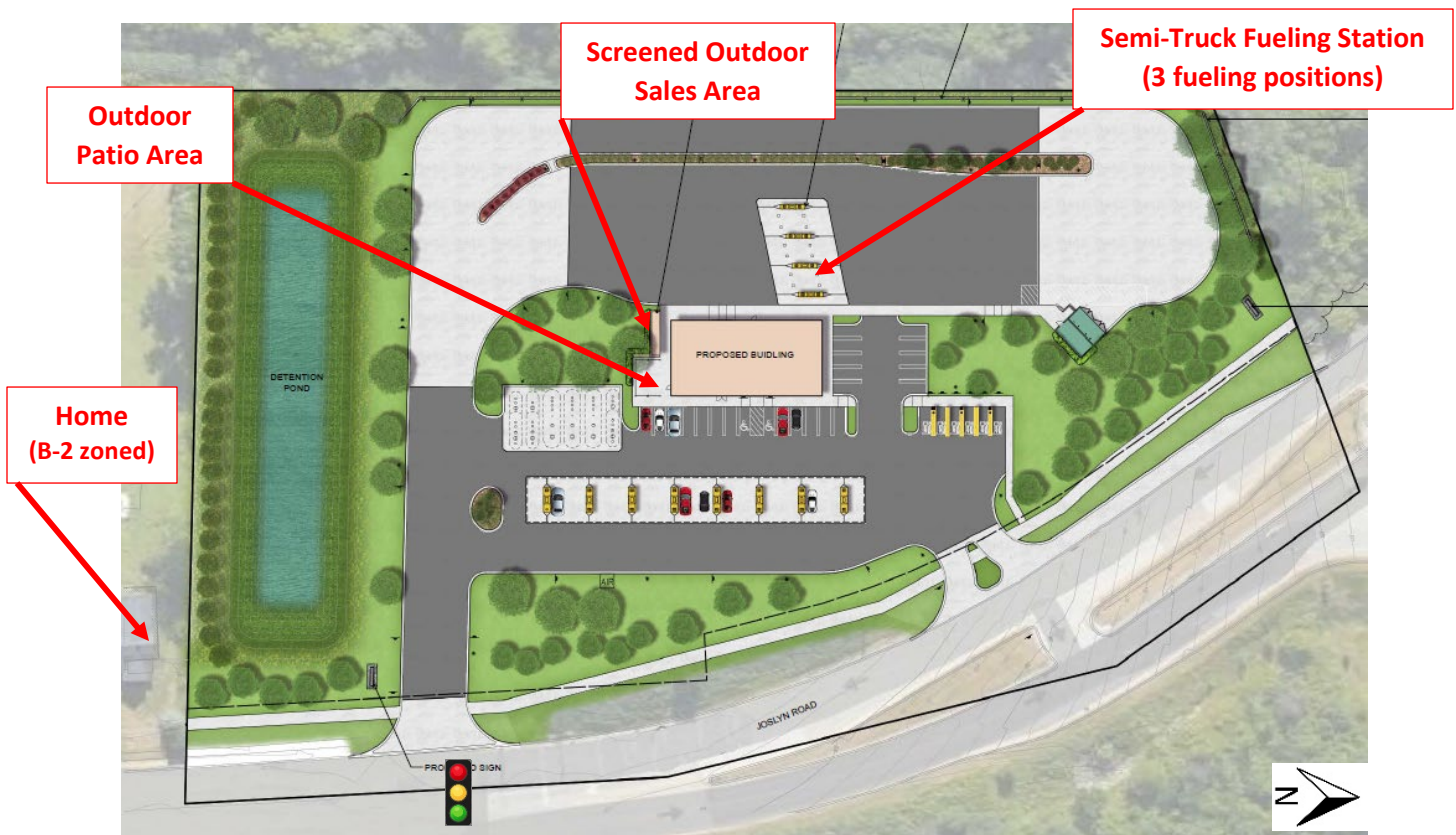
As discussed previously, the Zoning Ordinance prohibits combining passenger vehicle fueling and truck fueling operations on the same site in the B-2 District, and PUD approval is sought to allow the proposal. The site has been designed to separate the passenger vehicle fueling area from the commercial vehicle fueling area. The site is also designed to limit truck traffic to the southernmost drive. Staff find the proposed joint passenger and commercial fueling operation to be acceptable since the two fueling areas are separated by the proposed convenience store, which will help reduce conflicts between passenger vehicles and trucks. Overnight parking will be prohibited at the site.

#### **3. Outdoor Sales Area and Patio**

The plans identify an outdoor sales area located on the south side of the building. Items stored in the area will be screened from the south, east, and west by an enclosure and north by the convenience store. The walls of the enclosure are designed to match the building facade. Items stored within the enclosure are limited to ice chests and propane tanks. A small patio area is adjacent to the sales area.

#### **4. Buffer for Adjacent Home**

To help ensure the current residential home to the south, which is also zoned B-2 District, is not negatively impacted by the proposed development, the detention pond and a row of evergreen trees are proposed along the south property. The vehicle/truck access drive is located 135 feet from the south property line, which, in addition to the screening, should help reduce impacts on the home. After speaking with the adjacent property owner to the south, a four-foot-tall black chain link fence will be added to along the south property line of the development to deter trespass.



*Illustrated site plan*



### **STAFF RECOMMENDATION**

**Please be advised that the City's Administrative Site Plan Review Team has reviewed this project and recommended 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 employment and shopping opportunities 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 are 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 Joslyn 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 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 convenience store's square footage, 30 parking spaces are required, and 30 parking spaces are depicted. In addition, one space is provided for each fuel pump per the Zoning Ordinance.
4. The parking layout meets minimum requirements, and barrier-free parking spaces are provided (two are required, and two are provided). One space is van accessible.
5. Building, canopy, and parking setback requirements will be met.
6. Greenbelts will be provided.
7. Landscape requirements will be met, and calculations have been submitted.
8. A note indicates that exterior lighting shall meet the requirements of the Zoning Ordinance. Pole and wall-mounted lighting shall be shielded and directed downward. Lamp bulbs and lenses shall not extend below the light fixture shields. Light poles shall not be taller than the proposed height of 22 feet from grade.

**STAFF RECOMMENDATION (cont.)**

9. A note indicates the canopy light fixtures will be recessed with the bottom of the canopy. A note indicates the fascia of the canopy will not be illuminated per the Zoning Ordinance.
10. A note indicates that signs shall meet the requirements of the Zoning Ordinance.
11. A note indicates that parking spaces shall be double-striped.
12. Ground-mounted and roof-mounted mechanical equipment will be screened.
13. A note indicates that no outside storage, including pallet storage, overnight vehicles, or trailer storage, will be allowed except as outlined in Item 14.
14. A note indicates that all material, merchandise, and equipment shall be stored within the building, except merchandise stored outside within the designated merchandise enclosure area. Bill Saad Properties, LLC shall be responsible for ensuring that the items stored within the outside sales area shall not extend above or beyond the walls of the merchandise enclosure and in a manner to properly screen the contents from view from the road. Items stored within the enclosure are limited to ice chests and propane tanks unless otherwise approved by the Community Development Department and documented in the project file.
15. A note indicates that the sale or rental of new cars or used cars, trucks, trailers, and any other vehicles on the premises shall be prohibited.
16. Guard rails and pedestrian fall protection adjacent to the retaining walls shall be installed as determined necessary by the Building Official and OHM Advisors and shall meet City standards and aesthetic expectations.
17. A note indicates an underground grease containment/trap and internal oil/grease management system (closed loop) will be utilized for the convenience store kitchen. Above-ground grease containment systems shall be prohibited on the site.
18. An eight-foot-wide pathway will be installed along Joslyn Road. Complete Streets considerations were made as part of the site design, and the development will provide a sidewalk connection between the pathway and the convenience store.
19. A Tree Removal Permit is required - 14 replacement trees are required, and 95 replacement trees are proposed.
20. Six (6) electric vehicle charging station spaces (served by three dual units) will be installed during construction. Bill Saad Properties, LLC shall obtain appropriate permits from the City and comply with City electric vehicle station signage and pavement marking standards.

**Conditions**

1. Bill Saad Properties, LLC agrees to enter into a Development Agreement with the City as the project's Developer, which will outline the conditions of PUD approval. Within seven days from the date that all parties have executed and signed the Development Agreement, Bill Saad Properties, LLC shall pay the Auburn Hills Community Foundation a one-time lump sum payment of \$100,000 to be used for public purposes at the sole discretion and decision of the Auburn Hills Community Foundation Board of Directors.
2. Bill Saad Properties, LLC understands that the City does not permit the facility to operate as a truck stop or rest area, nor shall it be permitted to accommodate the prolonged standing/idling/parking of commercial or passenger vehicles. Bill Saad Properties, LLC shall ensure that overnight vehicle parking, including semi-truck and trailer storage, does not occur at the site. In addition, signs approved by the Community Development Department shall be posted and maintained on the site by Bill Saad Properties, LLC, outlining this condition of approval.

**STAFF RECOMMENDATION (cont.)**

3. Bill Saad Properties, LLC shall comply with the requirements of Section 2007. Performance Guarantees of the Zoning Ordinance.
4. Bill Saad Properties, LLC shall apply to the Assessing Department for a land combination to create the site.
5. Bill Saad Properties, LLC has agreed to install a four-foot-tall black chain-link fence along the development's south property line.
6. Site plan approval shall be based on Bill Saad Properties, LLC's representations, as documented in this report, submittal materials, and the public meeting minutes.
7. Bill Saad Properties, LLC agrees to complete the construction and development of the Joslyn Road Fuel Station by November 1, 2025.

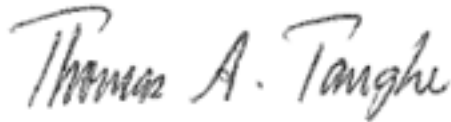
**PLANNING COMMISSION RECOMMENDATION**

Recommended Approval on May 8, 2024 (7-1 vote)

**MOTION**

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 Joslyn Road Fuel Station - Mobil subject to the conditions of the City's Administrative Review Team.

I CONCUR:



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THOMAS A. TANGHE, CITY MANAGER





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

May 8, 2024

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

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

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

## **5. PETITIONERS**

### **5b. Joslyn Road Fuel Station (Mobil) (7:29 p.m.)**

**Public Hearing/Motion – Recommendation to City Council for combined PUD Step One – Qualification/Step Two – Site Plan and Tree Removal Permit approval.**

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

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

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

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

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

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

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

Plans show an outdoor sales area located on the south side of the building. Items will be screened from the south, east, and west by an enclosure and from the north by the convenience store. The walls of the enclosure will match

the building façade, and items stored will be limited to ice chests and propane tanks. A small patio area is adjacent to the sales area.

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

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

The Commission asked about the following:

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

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

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

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

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

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

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

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

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

**Moved by Ochs to recommend to City Council approval of the combined PUD Step One – Concept Plan and PUD Step Two – Site Plan and Tree Removal Permit for the Joslyn Road Fuel Station subject to the conditions of the City's Administrative Review Team.**

**Second by Saelens.**

**VOTE: Yes: Ochs, Saelens, Hitchcock, Tringali, Ferguson, Pavlich, Ouellette**

**No: Beidoun**

**Motion Carried (7-1)**

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





# Development Application

**Project Name:** Joslyn Road Fuel Station

**General Project Location:** NW corner of Joslyn Road and Pacific Drive

**Parcel Size:** 5.07 Acres **Zoning:** B-2  
14-04-451-023, -024, -025

**Sidwell Number(s):** & -026

**Project Description:** Construction of C-Store with 8 auto + 3 commercial fuel lanes

**Building Size (sq. ft.):** 4608

## City Use Only

**Address:**

4 parcels

**Date Received:** 2/9/24

**Fees Paid:** 6818.50

**SP #:** \_\_\_\_\_

**SLU #(s):** \_\_\_\_\_

**LD/LE/SUB #:** \_\_\_\_\_

**RZ #:** \_\_\_\_\_

**PUD #:** 240001

**ZBA #:** \_\_\_\_\_

PTR240001

## Check requested review(s)

- |   |   |
|---|---|
| <input type="checkbox"/> Site Plan                        | <input type="checkbox"/> Subdivision  |
| <input checked="" type="checkbox"/> Tree Removal Permit   | <input checked="" type="checkbox"/> Planned Unit Development - Step 1/Step 2/Combined     |
| <input type="checkbox"/> Special Land Use Permit(s) _____ | <input type="checkbox"/> Rezoning _____ to _____  |
| _____   | <input type="checkbox"/> ZBA Variance or Interpretation<br>(see supplemental application) |
| <input type="checkbox"/> Land Division                    | <input type="checkbox"/> Other _____  |
| <input type="checkbox"/> Land Exchange                    |   |

Applicant

Name: Bill Saad Signature: [Signature]

Business Name and Address: Bill Saad Properties, LLC 1 West Jefferson

City: Trenton State: MI Zip Code: 48183 Phone Number: 734-692-2700

Fax Number: \_\_\_\_\_ Alt. Phone Number(s): 313-350-0777

Property Owner(s)

Name: Same As Applicant Signature: \_\_\_\_\_

Business Name and Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Phone Number: \_\_\_\_\_

(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](http://www.auburnhills.org)



April 26, 2024

Planning Commission  
City of Auburn Hills  
1827 North Squirrel Road  
Auburn Hills, MI 48326

Dear Planning Commission:

The new build project at the intersection of Joslynn Rd. & Pacific Dr. consists of constructing a Speedway gas station with a 4608-sf convenience store with eight auto dispensers and three commercial fueling lanes (CFL). The commercial fueling lanes are intended to service local trucks. The scope of work doesn't include the installation of trucker facilities (showers) within the building and the scope of work will not include truck parking spaces. There is a location for a truck to pull forward after fueling to briefly run into Speedway to get a coffee and/or use the restroom. It is not intended for any long-term parking of commercial vehicles.

The public benefit of this project will be the increase of revenue in the city and the addition of approximately 34 new jobs to the area. We are also beautifying underdeveloped property that currently has challenges with the existing grading and with existing soil conditions.

Sincerely,

Bill Saad  
President/CEO  
Michigan Fuels, Inc.

BS:ldh



May 1, 2024

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

RE: Joslyn Road Fuel Station (3681 Joslyn Road)  
Site Plan 1<sup>st</sup> 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 30, 2024 was prepared by PEA Group. The review comments are noted below.

PERMITS:

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

- Soil erosion permit from O.C.W.R.C.
- N.P.D.E.S. permit from E.G.L.E.
- Water main extension permit from E.G.L.E.
- Right-of-way construction and signing permit from R.C.O.C.
- Permit or waiver from O.C.W.R.C. for discharge into a county controlled drain

GENERAL:

The site is located west of the Joslyn Road and Pacific Drive intersection at 3681 Joslyn Road in Section 4 of the City of Auburn Hills. The applicant is proposing to construct a gas station with eight (8) standard fuel pumps, four (4) truck fueling stations and an approximately 4,600 square-foot convenience store. The proposed facility will span four parcels, currently zoned P.U.D Overlay (P). The adjacent parcel to the west is zoned Landfill Recreational (LF-11), the adjacent parcel to the north is zoned One Family Residential (R-1), and the adjacent parcel to the south is zoned General Business (B-2). A complete legal description of the parcel is shown on the plans. 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 City of Auburn Hills Standard Details were not included in the plan set and will need to be included in the engineering review submittal. Furthermore, a soil erosion and sedimentation control plan is needed for engineering review.

MUNICIPAL UTILITIES:

There is an existing 12-inch water main located along the west side of Joslyn Road, on the east side of the site. The applicant is proposing to tap the existing 12-inch and extend 8-inch public main on to the site in two locations. Two (2) fire hydrant assemblies are proposed to provide adequate coverage for the site. It appears the building service leads are proposed to extend from the north side of the building and connect to the proposed 8-inch on-site public water main on the north side of the site. The size and material type of the proposed water main shall be labeled for engineering review. A 12-foot-wide easement shall be shown centered on all public water main not located within the right-of-way (including hydrant leads).



A 10-inch sanitary sewer extends along the west side of Joslyn Road, on the east side of the site. The applicant is proposing a 6-inch sanitary lead to serve the building, connecting on the north side. The sanitary lead is proposed to tap the existing sanitary structure to the north of the northern drive approach. The material type and slope of the proposed sanitary sewer lead shall be labeled for engineering review.

#### STORM SEWER AND DETENTION:

The storm sewer system is comprised of a series of catch basins and manholes located around the parking area and drive aisles that surround the building. Storm water runoff will be collected through this system and routed to a water quality unit before discharging into the detention pond on the south side of the site. The detention pond will then ultimately outlet into the Sinking Bridge Drain. Preliminary detention calculations were provided on the plan and appear to meet City requirements. Additional details of the stormwater management system will be needed for the engineering review including the site C-factor, storm sewer sizing calculations, profiles, hydraulic grade lines, orifice/restricted outlet sizing, etc. A water quality unit has been provided on the plans prior to the storm water entering the underground detention system. The water quality unit shall conform to City standards and additional details and calculations for the water quality unit will be needed for the engineering review.

#### PAVING:

The plans indicate concrete curb and gutter throughout the site and pavement cross-sections were included on the plans meeting City standards. Pavement sections include standard duty asphalt (4 inches of asphalt on 8 inches of aggregate), heavy duty asphalt (4.5 inches of asphalt on 10 inches of aggregate), standard duty concrete (6 inches of concrete on 6 inches of aggregate), heavy duty concrete (8 inches of concrete on 6 inches of aggregate), concrete sidewalk (4 inches of concrete on 4 inches of sand), and asphalt pathway (3 inches of asphalt on 4 inches of aggregate). A pavement cross-section for the Road Commission for Oakland County (RCOC) right-of-way approaches shall be included at engineering review.

The applicant is proposing 30 parking spaces including 2 handicap parking spaces and 6 future electric vehicle parking spaces. A loading area and dumpster enclosure are proposed in the northwest corner of the site. A 7-foot-wide concrete sidewalk has been provided around the proposed building and connects to the 8-foot-wide asphalt pathway proposed along Joslyn Road on the east side of the site. An easement will be required for the portion of pathway that is located outside the Joslyn Road right-of-way.

#### GRADING:

Existing and proposed grades are shown with contours and spot elevations. The site generally slopes from Joslyn Road on the east side of the site towards the County drain located on the west edge of the site. The proposed improvements do not substantially alter the drainage pattern. Any slopes exceeding the City maximum of 1:4 shall be revised to remain at or below 1:4 at engineering review. Perimeter site slopes appear to 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 pathway slopes shall comply with ADA standards.

There are two segmented retaining walls proposed as part of this project on the north and west side of the site. Design details and computations (sealed by a licensed engineer) will need to be submitted and approved during the engineering review for all walls greater than one (1) foot in height. Any retaining walls over 2.5 feet in height are required to be fenced. A generic segmented retaining wall detail with a fence has been included on the plan.

#### TRAFFIC:

Currently, there are no existing drive approaches located on site. The applicant is proposing two new approaches onto Joslyn Road. The south approach will be directly in line with the intersection of Joslyn Road and Pacific Drive. There is a traffic signal at the intersection and the applicant will need a permit from the RCOC in order to add their proposed driveway as a fourth leg to the intersection. A second approach is proposed approximately 300 feet further





north. This approach is proposed with a 4-inch mountable median (required by the County) to direct drivers exiting the site into a right turn only and dissuade them from directly entering a cross over near the approach. Consideration should be given to widening the approach so that incoming trucks (fuel trucks, fire trucks, etc.) will not need to traverse the median to enter the site.

It is our understanding that a traffic concern was raised during a previous development proposed for this site related to southbound traffic on Joslyn Road being able to see vehicles entering/exiting the site. The proposed site is located on a curve in Joslyn Road and existing vegetation within the right-of-way and on the site currently reduce sight distance approaching the existing signal at Pacific Drive. Based on our field review, the existing sight distance is approximately 350 feet. The minimum required sight distance based on the design speed of the roadway is 446 feet. As part of the development, the existing vegetation will be removed and sight distance along the curve will be improved. It appears that the sight distance to the signal after the development is complete will be approximately 640 feet.

The proposed north driveway to the development has been designed with a deceleration lane for southbound traffic entering the site at this location. This driveway also only allows right turn on exit of the site to minimize conflicts. The south driveway to the development will be located at the existing signal at Pacific Drive. With the vegetation clearing, there will be adequate sight distance for all approaches to this intersection.

It should be noted that Joslyn Road is under the jurisdiction of the RCOC. The applicant will need to obtain a permit approval from the RCOC and ensure all access points meet the County requirements, including potential upgrades to the signal at Joslyn and Pacific. A traffic study was prepared for the previous gas station development proposed for this site in 2018, which was reviewed by the City and the RCOC. An updated study has not been completed.

#### 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

Hannah Driesenga, P.E.

Transmitted via e-mail to Steven Cohen: May 1, 2024  
cc: File



**POLICE DEPARTMENT**  
1899 North Squirrel Road  
Auburn Hills, MI 48326

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## MEMORANDUM

TO: Mr. Steve Cohen  
FROM: Lieutenant Brandon Hollenbeck  
DATE: April 26, 2024  
SUBJECT: **Site Plan Review for Joslyn Fuel Station - Mobil (Joslyn/Pacific)**

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I have reviewed the site plans for the proposed Mobil gas station development, located on the northwest corner of Joslyn Road and Pacific Drive. Due to the location of this proposed development and traffic concerns that were raised, I have also physically surveyed the area at the site.

The development has two driveways (north and south) to provide access from Joslyn Road. The north entrance/exit has a deceleration lane on southbound Joslyn Road, which allows ample notice and turn lane distance/sight distance for vehicles to safely turn into the business. Any cars exiting the property utilizing the north exit will only be allowed to turn right, thus turning into the flow of traffic onto southbound Joslyn Road. The exit structure does not allow for vehicles to cut across the median to the turnaround on Joslyn Road. The south entrance/exit will be utilized for truck traffic as well as cars. This entrance/exit will be placed at the traffic signal at Pacific Drive and has adequate stopping/sight distance. Trucks and cars will be able to utilize this exit to turn left onto northbound Joslyn Road with the reconfiguration of the traffic signal.

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





CITY OF AUBURN HILLS  
PLANNING COMMISSION  
MINUTES  
EXCERPT

November 14, 2018

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

**ROLL CALL:** Present: Beidoun, Hitchcock, Mendieta, Moniz, Ouellette, Pederson and Pierce  
Absent: Ochs, Shearer  
Also Present: City Planner Keenan and Recreation Director Marzolf  
Guests: 15

**LOCATION:** City Council Chamber, 1827 N. Squirrel Roads, Auburn Hills, MI 48326

## 5. PETITIONERS

### 5b. Speedway Vehicle Fueling Station and Convenience Store (7:16 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 passenger vehicle and truck fueling station and convenience store.**

Mr. Keenan introduced the request from Speedway, LLC for approval to construct a passenger and commercial vehicle fueling station and convenience store on a 5.07-acre parcel, zoned B-2, General Business District. The site is generally located on the west side of Joslyn Road between Great Lakes Crossing Drive and Pacific Boulevard. He explained the current condition and challenges associated with developing the former landfill site to the west make the subject site well suited for the proposed vehicle and truck fueling station and convenience store.

Mr. Keenan explained the proposed Planned Unit Development (PUD) will consist of an automobile fueling area with 16 fueling positions and canopy in the front; a commercial vehicle area with three fueling positions and canopy in the back, and a 4,608 square foot convenience store. The development is providing an eight-foot-wide pathway along Joslyn Road in accordance with the City's pathway plan. A donation in the amount of \$100,000 will be made to the Auburn Hills Community Foundation to be used for public purposes.

Mr. Keenan noted two of the four key issues, the first related to combining the automobile and truck fueling stations on the site. The Zoning Ordinance prohibits combining passenger vehicle fueling and tractor-trailer truck fueling operations on the same site. He explained the site design separates the passenger vehicle fueling area from the commercial vehicle fueling area. The site is also designed to limit truck traffic to the southernmost drive. Mr. Keenan noted that staff finds the proposed joint passenger and commercial fueling operation to be acceptable since the two fueling areas are separated by the proposed convenience store, which will help reduce conflicts between passenger vehicles and trucks.

Mr. Keenan explained the second issue relates to the outdoor sales area located on the south side of the building. The sales space has a 6'-4" high wall to screen items from the south, east and west and the building should screen the items from the north by the convenience store. The walls of the enclosure are designed to match the building facade. Items stored within the enclosure include ice chests and propane tanks.

Mr. Keenan stated construction for this project is expected to begin in August 2019 with completion taking place in April 2020. The overall investment is estimated at \$3,057,000.

**Mr. Al Chakonas with Speedway LLC, 730 Joliet Street, Dyer, IN and Mandy Gauss with CESO, Inc., 13060 Old US 27, Dewitt, MI 48220 introduced themselves.** Ms. Gauss stated although it is a difficult site to work with in regards to grading, they are excited about making it work. They will be installing multiple retaining walls to deal with the issues. There will be eight pumps allowing for sixteen fueling positions for autos with a dive-in configuration as opposed to a stacked configuration which allows for better traffic flow. As for the commercial fueling, the trucks will travel in a one-way pattern to the west side of the property with a master dispenser and a satellite dispenser which allows for fueling on either side of the vehicle and maintain one-way traffic. There are three fueling positions. They can pull up to the stop bar after fueling to run into the

convenience store, but this is not a typical truck stop. No long-term parking or showers are provided. The facility is intended for local day-to-day drivers, not long haul drivers. The autos and trucks will have clearly marked separate entrances, and there will be a new traffic control signal installed. The Speedy Café will offer a variety of quickly made foods. There will be an 8-foot wide pathway constructed along Joslyn Road.

Mr. Chakonas thanked Mr. Keenan for being very detail oriented and easy to work with. He wanted to reiterate that this location will not be considered a typical truck stop. Mr. Chakonas stated he conducted a car and truck count on I-75 and Joslyn for the location and the counts make this location ideal for what is being proposed. He stated they would not consider this \$4 million investment if they didn't believe they would get a return on their investment. He believes the addition of the traffic control light will alleviate any traffic concerns. Environmentally, there have been great improvements over the years with the use of double wall fiberglass tanks as opposed to the old steel tanks. There will be automatic shutoffs that detect any breach in the system. Mr. Chakonas noted that methane is coming from the adjacent property to the west. He hopes the owner will be willing to clean up the property with the incentive of Brownfield funds, if possible.

Ms. Gauss stated that the whole site would be marked with directional signage, so there are no traffic issues.

Mr. Hitchcock asked if there would be any signage stating that there is no overnight parking.

Ms. Gauss stated there are no parking fire lanes signs positions throughout the site along the drive lanes and that if it ever became a problem, they would look into it. There is not any room for trucks to park onsite if they are not getting fuel or just running into the café for a quick visit.

Mr. Hitchcock then asked what steps are taken to remedy fuel spillage.

Ms. Gauss stated the canopies are designed so water flows away from the fueling areas and that the catch basin is positioned a good distance away from every fueling position.

Mr. Beidoun questioned the site next to the location that needs to be cleaned-up. He thought they were asking for the City's help in cleaning up the property.

Mr. Chakonas clarified that he would ask the City to help the current owner of the former landfill site in obtaining whatever funds may be available to them through certain programs. He is not asking for the City's help in paying for anything.

Mr. Beidoun asked if the current property owner had been contacted yet regarding any clean-up possibilities.

Mr. Chakonas stated there has been no contact and stated his confidence the issue will get resolved.

Mr. Moniz is very concerned with the location of the site, which is at the curve on Joslyn Road. He mentioned people drive fast through that area. He is also wary that the City will receive complaints from residences about trucks parking on the site at night.

Mr. Chakonas stated that all their managers are trained to be aware of anyone taking too long in the lot whether it is a truck or a car. There will be a PA system in use for the staff that will enable them to communicate with drivers who may be having any kind of an issue.

Mr. Mendieta asked a sign will be located along I-75.

Mr. Chakonas stated their location would be on the blue service signs before the exit, that identify the restaurants and gas stations located off the exit. He also stated no towering sign would be placed along I-75.

Mr. Mendieta asked if the pathway along Joslyn Road will be connected to anything

Mr. Keenan answered yes and explained it would connect to the existing pathway to the south along Joslyn Road.

Mr. Ouellette opened the public hearing at 7:49 p.m.



**Ms. Sheryl Stubblefield, 1461 Vinewood, Auburn Hills, MI 48326** stated her concerns about the dangers of driving that stretch of Joslyn Road where the curve and the hill located in front of this location. She thinks the added traffic light will create more delays during busy commute times. She mentioned her home is still connected to a well and she is very concerned about a gas station causing environmental problems.

Mr. Ouellette closed the public hearing at 7:53 p.m.

**Mr. Hitchcock moved 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 Speedway Passenger and Commercial Vehicle Fueling Station and Convenience Store subject to the conditions of the administrative review team**

**Supported by Mr. Pierce.**

**VOTE: Yes: Beidoun, Hitchcock, Ouellette, Pederson, Pierce**  
**No: Moniz, Mendieta**

**Motion Carried (5-2)**

**EXCERPT**  
**CITY OF AUBURN HILLS**  
**BROWNFIELD REDEVELOPMENT AUTHORITY MEETING**

**December 18, 2018**

**CALL TO ORDER:** Chairman Capen called the meeting to order at 6:10 p.m.

<b>ROLL CALL:</b>	Present:	Capen, Douglas, Hawley, Slocum
	Absent:	Knight
	Also Present:	Brandon Skopek, Director of Authorities; Kirstie Hardy, AKT Peerless; Mary Hoeh, AKT Peerless
	Guests:	1

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

**DIRECTOR UPDATES**

Mr. Skopek updated the Board on a proposed Speedway gas station on property adjacent to 3951 Joslyn Road. The development has received a recommendation of approval from the Planning Commission to City Council and the development team has reached out to staff inquiring about brownfield funding assistance.

He informed the development team for Speedway that there is funding available, but that the Board has not historically participated in redevelopment projects for gas stations and that the Board would need to approve funding. He requested that Speedway send him a letter of intent to seek brownfield assistance and that he would gauge the interest of the Board.

Staff does not know the full extent of current issues on the site, but staff has received a Phase II Environment Site Assessment conducted by Speedway.

Ms. Hoeh stated that she reviewed the Phase II Environment Site Assessment that was conducted on the site and that there had been traces of methane identified in the soil.

Mr. Skopek asked if the Board would be interested in exploring funding assistance for the proposed development.

Chairman Capen stated the developer is welcome to put a brownfield plan together and make a presentation and request to the Board. He requested that the developer supply to staff all environmental reports they have on the property.

Mr. Skopek stated he will convey the information to the development team at Speedway.





## CITY OF AUBURN HILLS

Regular City Council Meeting

Minutes - **EXCERPT**

January 14, 2019

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**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, Knight, Moniz, and Verbeke

Absent: Council Member Kittle

Also Present: City Manager Tanghe, City Attorney Beckerleg, Assistant City Manager Grice, City Clerk Pierce, Police Chief Baker, Fire Chief Taylor, Director of Community Development Cohen, Senior Services Director Adcock, City Assessor Griffin, DPW Director Melchert, Deputy DPW Director Stahly, Director of Authorities Skopek

11 Guests

#### **4. NEW BUSINESS**

**9a. Motion – Approval of Combined PUD Step One – Concept Plan and PUD Step Two – Site Plan and Tree Removal Permit / Speedway Passenger and Commercial Vehicle Fueling Station and Convenience Store**

Mr. Cohen presented the requested PUD permit from Speedway for a passenger and commercial vehicle fueling station, located west of Joslyn road. The permit would be specifically for semi-truck fueling purposes. The projected construction time frame will extend from August 2019 – April 2020. A donation of \$100,000 was made to the Auburn Hills Community Foundation by Speedway for public purposes. Attorney Beckerleg clarified that the donation is being given to the Auburn Hills Community Foundation and their board will decide where the money is distributed.

Mr. Cohen explained that at the November 14, 2018 Planning Commission meeting, the members shared their concerns with this development. Their concerns were regarding traffic safety and sight distance, the finding of methane gas from the property located next to this development at the address of 3951 Joslyn road, as well as the concern that this establishment could become a truck stop. After review by the Police Department and OHM these issues were negated and it was stated that no long term parking would be allowed at this location.

Mr. Al Chakonas of Speedway LLC, 730 Lincoln Highway, Dyer, In and Mandy Gauss with CESO, Inc, 13060 Old US 27, DeWitt, Mi were present.

There was discussion regarding the ability for large trucks to make the necessary turns, the survival of this business at this location and the known methane gas leak on the adjacent property, 3951 Joslyn road. It was stated that the City does not want any responsibility for the clean-up of the methane gas located at the property next to the property in question. Mr. Skopek, Director of Authorities, stated that the Brownfield Redevelopment Authority conducted phase one of the property and does not want to continue with any additional research or testing at 3951 Joslyn beyond the Phase I because it is not a City owned property. It was stated that the MDEQ is looking through their files to determine who the liable party would be, there was no indication of who the liable party would be from the information gathered from Phase I.

Ms. Verbeke stated that she was not opposed to this company joining our community, but had concerns with the location due to traffic, entering and exiting of the property, the close proximity of other gas stations, and the methane gas issue.

**Moved by Burmeister, Seconded by Hammond.**

**RESOLVED: 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 Speedway Passenger and Commercial Vehicle Fueling Station and Convenience Store subject to the conditions of the administrative review team.**

**VOTE: Yes: Burmeister, Hammond, Knight, McDaniel**

**No: Moniz, Verbeke**

**Resolution No. 19.01.06**

**Motion Carried (4 - 2)**





**CITY OF AUBURN HILLS**  
**BROWNFIELD REDEVELOPMENT AUTHORITY MEETING**  
**EXCERPT**

**May 16, 2023**

**CALL TO ORDER:** Mr. Knight called the meeting to order at 6:19 p.m.

<b>ROLL CALL:</b>	Present:	Knight, Hopper, Schaar and Slocum (arrived at 6:28 p.m.)
	Absent:	Douglas
	Also Present:	Stephanie Carroll, Economic Development Manager
	Guests:	Brian Westhoff and Samantha Seimer, AKT Peerless Neil Silver, Dawda, Mann, Mulcahy & Sadler, PLC

**LOCATION:** Auburn Hills City Hall, Administrative Conference Room-1827 North Squirrel Road, Auburn Hills, MI 48326

**NEW BUSINESS**

**Item 7a. Brownfield Plan-Bill Saad Properties, LLC; Four Parcels at Joslyn and Pacific Roads**

Ms. Carroll provided an introduction and history of the site. She outlined the proposed development of the vacant parcels and the eligible activities cost summary.

Ms. Carroll reminded the group that what is being proposed is a traditional brownfield plan. The developer will incur the costs for the work and be reimbursed when eligible tax revenues are available. The developer is not asking for any up-front incentives for this project. She noted that the plan does include the last five years of capture for the Local Site Remediation Revolving Fund (LSRRF) in an estimated amount of \$207,718.

**Moved by Mr. Knight to approve the Brownfield Plan for Bill Saad Properties, LLC. That includes four parcels at Joslyn Road and Pacific (Parcels 02-14-04-451-023, 02-14-04-451-024, 02-14-04-451-025 and 02-14-04-451-026) as presented and forward the plan to City Council for review and approval. Furthermore, authorize the executive director to execute the reimbursement agreement on behalf of the Brownfield Redevelopment Authority.**

**Seconded by Mr. Schaar.**

<b>Yes:</b>	<b>Knight, Slocum, Hopper and Schaar</b>
<b>No:</b>	<b>None</b>

**Motion Carried**

March 14, 2023  
Ms. Stephanie Carroll  
Economic Development Manager

Subject: Environmental Summary  
3681 Joslyn Road,  
Auburn Hills, Michigan

The subject property, which is proposed to be developed with a new gasoline filling station and convenience store, consists of four contiguous parcels at Joslyn Road (Parcels 02-14-04-451-023, 02-14-04-451-024, 02-14-04-451-025, and 02-14-04-451-026), Auburn Hills, Oakland County, Michigan, and totals approximately 4.67-acres of land.

Previous environmental investigation activities have been conducted at the subject property that include the following:

***2003 Baseline Environmental Assessment (BEA) prepared by 21<sup>st</sup> Century Resources Group, LLC (21<sup>st</sup> Century)***

In October 2003, 21<sup>st</sup> Century completed a BEA for the subject property, identified as 3681 Joslyn Road, that was submitted to the State in January 2004. At the time of the BEA, the subject property was noted to be vacant with the exception of an empty residential garage; however, formerly contained a residential dwelling.

According to the BEA, Michigan Department of Transportation (MDOT) completed environmental work in November 1991 and 21<sup>st</sup> Century completed a Phase I Environmental Site Assessment (ESA) and Phase II ESA in September 2003, all conducted as a response to a reported heating oil above ground storage tank (AST) spill. It was reported that a heating oil AST was found to be leaking at the site associated with a former residential dwelling in 1991. According to 21<sup>st</sup> Century, in November 1991, MDOT conducted excavation activities for contaminated soil and collected confirmation samples for laboratory analysis. Reportedly, one water sample identified benzene, ethylbenzene, and xylenes above criteria established at that time.

Although specific information pertaining to 21<sup>st</sup> Century's Phase I ESA were not provided, in September 2003, 21<sup>st</sup> Century completed two soil borings at the subject property to address the former leaking heating oil AST and a noted western adjoining landfill. One soil sample and one groundwater sample were submitted for laboratory analysis. Metals were reportedly detected in soil below the Statewide Default Background Levels (SDBLs) for soil and below the residential drinking water standard for groundwater.

21<sup>st</sup> Century's BEA, utilizing MDOT's 1991 data, identified benzene, ethylbenzene, xylenes, arsenic, barium, cadmium, total chromium, and lead as *facility* level contamination at the subject property, despite metals being noted to be below SDBLs and established drinking water criteria. However, AKT Peerless notes that the November 1991 MDOT excavation appears to have been associated with an abandoned underground storage tank (UST) discovered beneath a utility trench box in the area of the Joslyn Road and I-75 South Bound Exit Ramp, and area considered a northern adjoining property. Further, AKT Peerless notes that 21<sup>st</sup> Century appended the four legal descriptions of the four subject property parcels to their 2003 BEA report as identifiers for



their property area, indicating that all four parcels were included in the classification of the subject property as a *facility* at that time.

### ***2018 Phase II ESA prepared by ATC Group Services LLC (ATC)***

In August 2018, ATC completed a Phase II ESA of the subject property. According to ATC's Phase II ESA Report, a Phase I ESA was completed in June 2018 that identified recognized environmental conditions (RECs) associated with (1) a former BEA filed in 2004, (2) buried concrete, odor, and discolored soils noted during a geotechnical investigation, and (3) the historical operation of the western adjoining property as a landfill.

ATC completed a geophysical survey that did not identify anomalous areas at the subject property. ATC reportedly identified volatile organic compounds (VOCs), semi-VOCs (SVOCs), polynuclear aromatic hydrocarbons (PNAs), metals, and/or methane in soil, groundwater, and/or soil gas at concentrations exceeding the Michigan department of Environment, Great Lakes, and Energy (EGLE) Part 201 Criteria and/or the Vapor Intrusion Interim Action Screening Levels (established at that time). ATC Concluded that the subject property met the definition of a *facility* as defined in Part 201 of the Natural Resources and Environmental Protection Act (NREPA).

### ***2022 Phase I ESA prepared by AKT Peerless***

AKT Peerless completed a Phase I ESA of the subject property in September 2022. At the time of the assessment, the subject property consisted of vacant vegetated (grassy and shrub) land. AKT Peerless' Phase I ESA identified the following RECs in connection with the subject property:

- In April 1991, an AST containing heating oil was found to be leaking adjacent to a former on-site residential structure located on the southeastern portion of the subject property. Heating oil was reported to have leaked within the crawl space of the former residential structure and on to off-site properties. The AST was removed from the property in 1991; however, confirmation sampling was not conducted subsequent to its removal.
- In 2003, a subsurface investigation was conducted on the subject property that identified concentrations of arsenic, barium, and chromium within on-site groundwater exceeding the EGLE Part 201 Residential Cleanup Criteria (RCC). A BEA was subsequently prepared and submitted to EGLE.
- In 2018, a subsurface investigation conducted on the subject property identified soil, groundwater, and soil gas contamination at the subject property. Concentrations of select PNAs and metals were detected within on-site soil and/or groundwater exceeding the EGLE Part 201 RCC. Further, concentrations of methane were detected within soil gas samples exceeding the EGLE Action Level.
- In November 1991, during road construction activities, a UST was found beneath a utility trench box adjacent to Joslyn Road on the northern adjoining property. Upon its removal, groundwater verification samples collected identified concentrations of petroleum compounds exceeding the EGLE Part 201 RCC.
- The western adjoining property (3951 Joslyn Road) historically operated as a landfill from at least 1966 to 1979. The landfill was reported to have been unlined and utilized for the acceptance of industrial waste and general refuse from Pontiac Motors, Fisher

Body, and the City of Detroit. By 1987, the site was reported to be contaminated and presented the potential for offsite contamination.

***2023 Supplemental Phase II ESA prepared by AKT Peerless***

To further evaluate the RECs identified in AKT Peerless' September 2022 Phase I ESA and to assist with evaluation of due care obligations associated with potential future redevelopment activities, AKT Peerless completed a supplemental subsurface investigation of the subject property in February 2023.

The results of the investigation identified metals, VOCs, and PNAs in soil at concentrations exceeding EGLE Part 201 Criteria. Additionally, VOCs and PNAs were detected in soil at concentrations exceeding the EGLE September 2020 Non-Residential Volatilization to Indoor Air Pathway (VIAP) Screening Levels, and methane screening identified concentrations of methane gas above the EGLE Action Level, representing a potential vapor intrusion concern (VIC).

Based on laboratory analytical results, all four parcels of the subject property meet the definition of a *facility*, as defined in Part 201 of NREPA. AKT Peerless recommended future owner(s)/operator(s) prepare a BEA report for liability protection and comply with due care obligations.

***Proposed Redevelopment***

The proposed redevelopment of the site will be similar to the Speedway reviewed by Auburn Hills Planning Commission in November 2018. At that time, the Planning Commission recommended Auburn Hills City Council approved the PUD Step One – Concept Plan and PUD Step Two – Side Plan and Tree Removal Permit...subject to the conditions of the administrative review team.

The environmental conditions as described above cause a barrier to the redevelopment of this site. Due to the known contamination, the redevelopment of this property has extenuating costs that exceed the cost to redevelop a greenfield site. The Developer is seeking support of the Auburn Hills Brownfield Redevelopment Authority (AHBRA) for a Brownfield Plan to assist in the repayment of brownfield eligible activities. This Brownfield Plan and associated costs will be presented to the AHBRA at their April meeting for review and consideration of the Plan.

Should you have any questions concerning this project, please feel free to contact me at (248) 506-6216.

Sincerely,



**AKT Peerless**  
Kyle Sayyae  
Project Manager



**JOSLYN ROAD FUEL STATION (MOBIL)****PUD DEVELOPMENT AGREEMENT**

This Development Agreement (the “Agreement”) dated \_\_\_\_\_, 2024 by and between the City of Auburn Hills, a Michigan Municipal Corporation (“City”), and Bill Saad Properties, LLC, a Michigan limited liability company (“Developer”), is entered into to confirm certain rights and obligations relating to the development and use of an approximately 5.07 acre parcel of property located in the City of 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 approximately 5.07 acre parcel of property located on the west side of Joslyn Road between Pacific Boulevard and Great Lakes Crossing Drive in Auburn Hills, Michigan, as legally described and depicted on Exhibit A which is attached hereto and incorporated herein by reference.

B. Pursuant to Section 1830 of the Auburn Hills Zoning Ordinance, the Developer has applied for approval of the Site Plan on file with the Auburn Hills Community Development Department (the “Site Plan”), which is part of the PUD process for the development to be known as the Joslyn Fuel Station, which development will include, among other things, a passenger and commercial vehicle fueling station, a convenience store, sixteen fuel dispensers and canopy for

passenger vehicle fueling, and three lane commercial vehicle fueling area with three commercial vehicle fuel dispensers and canopy (“Joslyn Fuel Station”) and on \_\_\_\_\_, 2024 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 Joslyn Fuel Station subject to several conditions including, but not limited to, the condition that the Developer 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 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, drainage, setbacks, building elevation and design, building footprint, building height, building size and density, water course buffer, open space, greenbelt, parking lot, landscape, utilities, pathways, parking and parking spaces number, size and location, traffic lanes, driveways and drive isle requirements and location and curb cuts, and location, number and size of fuel dispensers and canopies for both passenger vehicle fueling and commercial vehicle fueling. 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 Joslyn

Fuel Station. The 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, utility, 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, density and height of the building, wetlands, woodlands, tree preservation, storm water management, parking, walkway, drive, drive isle and roadway configuration 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 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/driveways and curb cuts, public sanitary sewer service, public water service, storm water drainage, detention and retention facilities, gas and electric utilities, parking facilities



and parking spaces, open space area, sidewalks, pathways, retaining walls, greenbelts, landscaping and trees shall be completely constructed, installed and provided by and at the sole expense of Developer to service the Joslyn Fuel Station in accordance with the Approval Requirements. The Developer shall be responsible and obligated for the perpetual maintenance, repair and replacement of the roads/driveways, drive isles, parking areas and spaces, sidewalks, pathways, retaining walls, fuel dispensers and fuel dispenser canopies, drainage facilities, greenbelts, landscaping, irrigation, trees and open space areas and all other improvements shown on the City approved Site Plan.

3. The Developer in accordance with the Approval Requirements shall at its own cost, develop, install and construct on the Property a Joslyn Fuel Station consisting of one building containing a 4,608 square foot convenience store, as well as sixteen fuel dispensers and a canopy for passenger vehicle fueling and a three lane commercial vehicle fueling area with three commercial vehicle fuel positions and a canopy, as well as the drive isle, driveway, curb cuts and parking and other improvements on the Subject Property as shown on the City approved Site Plan. The building to be constructed on the Property shall be one story tall and shall have a height not exceeding that shown on the City approved Site Plan. The Developer shall, at its own cost, install, maintain and locate parking on the Property in accordance with the City approved Site Plan. There shall be no overnight parking of commercial vehicles and/or passenger vehicles and/or other vehicles on the Subject Property and the sale or rental of vehicles and/or trailers and the advertising thereof shall be prohibited. There shall be no outside storage on the Subject Property including, but not limited to, no outside pallet storage and no outside vehicle and/or trailer storage on the Subject Property. The Developer shall utilize an underground grease containment/trap and internal oil/grease management system (closed-loop) for the kitchen. Above-ground grease containment

systems shall be prohibited on the site. The Developer shall be allowed to construct, install, maintain and locate on the Subject Property a small propane/ice storage structure to be surrounded by a screening enclosure, in accordance with and subject to the City approved Site Plan. Pole and wall mounted lighting shall be shielded and directed downward and lamp bulbs and lens shall not extend below the light Fixture Shields and said pole and wall mounted lighting shall be constructed and installed by Developer, at its own cost, with the location, dimensions, height and specifications of said lighting to be in accordance with City approved Site Plan and Approval Requirements. All ground mounted and roof mounted mechanical equipment will be constructed, installed and screened from view by Developer, at its own cost, in accordance with the Approval Requirements. The Developer shall locate, construct and install at Developer's own cost an eight foot wide paved recreational pathway for use by the City and the general public, with said pathway to be located along Joslyn Road and to be in accordance with and as shown on the City approved Site Plan. The pathway once constructed shall be maintained by Developer, at its own cost. The Developer will complete the construction and development of the Joslyn Fuel Station no later than November 1, 2025.

4. The architecture, design and façade of the Joslyn Fuel Station shall be as set forth in the City approved Site Plan, PUD approval and this Agreement.

5. Developer shall be obligated to design, completely construct, finance and provide financial assurances in accordance with the Approval Requirements for the completion of all the improvements and landscaping shown on the City approved Site Plan and PUD approval of the Joslyn Fuel Station. Financial assurances required by the City shall be in the form and in the amounts required in the City's Ordinances; provided, however, that the City agrees that the Developer may satisfy all financial assurances required for the Joslyn Fuel Station by escrowing

funds with a title company satisfactory to the City, pursuant to an escrow arrangement that is satisfactory to the City. In all instances in which the City utilizes the proceeds and the financial assurances given to ensure completion of the improvements pursuant to City Ordinances and the City approved Site Plan and PUD approval, the City and its contractors and agents shall be permitted, and are hereby granted authority, to enter upon the Property for the purpose of completing said respective improvements.

6. The foundation permits will be available upon the City approval of the grading to serve the Joslyn Fuel Station building. Building permits for the Joslyn Fuel Station building and other improvements shall be issued when water mains, sewer lines and other utilities are installed to service the Joslyn Fuel Station building and have been accepted by the City and/or the appropriate utility companies and paved road/driveway access is available. The Developer shall, at its own cost, install, construct and locate the curb cuts and paved road/driveway access, which curb cuts and paved road/driveway access shall be constructed, installed and located in accordance with the Approval Requirements.

7. The City approved Site Plan and PUD approval include a final landscaping plan and landscaping details and the Developer shall, at its own cost, install, plant and locate all of said landscaping, including trees, shrubs and bushes, in accordance with the final landscaping plan and shall, at Developer's own cost, maintain said landscaping including trees, shrubs and bushes and shall replace any landscaping, including trees, shrubs and bushes that die.

8. The City and Developer agree that all matters related to the use of signage on the Joslyn Fuel Station property shall be governed by the City Zoning Ordinance and that under no circumstances shall there be any high rise signs or signs that have a height taller than twenty feet located on the Property.



9. Based on the development and the use of the Subject Property by the Developer, and the Developer's construction of the Joslyn Fuel Station on the Subject Property, pursuant to the Auburn Hills Woodlands Preservation Ordinance, the Subject Property requires 14 replacement trees and the Developer agrees to and shall, at its own cost, plant 95 replacement trees on the subject Property at the locations shown on the City approved Site Plan and City approved landscaping plan, with said replacement trees to be of the height, diameter, breast height, kind and species shown on the City approved Site Plan and City approved landscaping plan, with the Developer planting all of the 95 replacement trees on the Subject Property prior to a Certificate of Occupancy being issued for the Joslyn Fuel Station on the Subject Property. The Developer, at its own cost, shall be responsible for the perpetual maintenance and if necessary, replacement, of the 95 replacement trees planted on the Subject Property. The Developer shall, at its own cost, pay all applicable fees necessary and required with respect to obtaining the tree removal permit from the City.

10. The Developer shall within seven days from the date that all parties have executed and signed this Agreement, pay to the Auburn Hills Community Foundation a one-time lump sum payment of One Hundred Thousand Dollars (\$100,000.00) to be used for public purposes at the sole discretion and decision of the Auburn Hills Community Foundation Board of Directors.

11. The Developer's rights to complete the Joslyn Fuel Station as described herein are fully vested on the execution of this Agreement by all parties. This Development Agreement shall run with the land constituting the Subject Property, and shall be binding upon and inure to the benefit of the Developer and the City, and their respective heirs, successors, assigns and transferees, and immediately upon execution of this Development Agreement by all of the parties, a Memorandum of this Development Agreement, or the Development Agreement itself, shall be

recorded with the Oakland County Register of Deeds. This Development 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 Development Agreement is consistent with the intent and provisions of the Michigan and U.S. Constitutions and all applicable law.

12. The Developer has negotiated the terms of this Development Agreement with the City, and such documentation represents the product of the joint efforts and agreement of the Developer and the City. The Developer fully accepts and agrees to the final terms, conditions, requirements and obligations of this Development Agreement. The Developer understands that this Agreement is authorized by applicable local, state and federal laws, ordinances and constitutions and the Developer 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 that are inconsistent with the terms and provisions of this Agreement.

13. The Developer 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 or density of the proposed buildings.

(b) Modifications proposed by the Developer pursuant to this Agreement 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;

(c) Modifications to the City approved Site Plan that the Community Development Department in its sole discretion deems material shall be reviewed for approval by the City Council.

14. This Agreement constitutes the entire Agreement between the parties and may not be modified, amended or terminated except in writing executed by all of the parties hereto.

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

BILL SAAD PROPERTIES, LLC,  
a Michigan limited liability company

By: \_\_\_\_\_

Its: \_\_\_\_\_

CITY OF AUBURN HILLS,  
a Michigan Municipal corporation

By: \_\_\_\_\_  
Brian Marzolf

Its: Mayor

and

By: \_\_\_\_\_  
Laura Pierce

Its: Clerk



STATE OF MICHIGAN     )  
  )  
COUNTY OF OAKLAND    )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2018, by \_\_\_\_\_, the \_\_\_\_\_ of Bill Saad Properties, 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 \_\_\_\_\_, 2018, by Brian Marzolf 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: \_\_\_\_\_

DRAFTED BY AND 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](mailto:dbeckerleg@secrestwardle.com)

## EXHIBIT A

### LEGAL DESCRIPTION

#3681 JOSLYN ROAD, AUBURN HILLS, MI, 48326 (VACANT)

PARCEL 1: PART OF THE SE 1/4 OF SECTION 4, TOWN 3 NORTH, RANGE 10 EAST, CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: 1 CORNER OF SECTION 4; THENCE N04°46'29"W 986.74 FEET, COMMENCING AT THE SOUTH 4 1 LINE OF SAID SECTION 4; THENCE N84°58'43"E 51.38 FEET; THENCE ALONG THE NORTH-SOUTH 4 , N06°24'17"W 509.16 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING N06°24'17"W 130.00 FEET (CALCULATED), (129.67 FEET, RECORD); THENCE N62°48'48"E 273.16 FEET; THENCE S41°56'57"E 190.00 FEET; THENCE S20°18'47"E 14.75 FEET; THENCE S74°40'13"W 373.91 FEET (CALCULATED), (373.92 FEET RECORD), TO THE POINT OF BEGINNING. CONTAINING: 51,621 SQUARE FEET---1.185 ACRES, MORE OR LESS. PARCEL IDENTIFICATION NUMBER:# 02-14-04-451-023. SUBJECT TO THE RIGHTS OF A PUBLIC AND ANY EASEMENTS AND/OR RESTRICTIONS OF RECORD OR OTHERWISE.

PARCEL 2: PART OF THE SE 1/4 OF SECTION 4, TOWN 3 NORTH, RANGE 10 EAST, CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: 1 CORNER OF SECTION 4; THENCE N04°46'29"W 986.74 FEET, COMMENCING AT THE SOUTH 4 1 LINE OF SAID SECTION 4; THENCE N84°58'43"E 51.38 FEET; THENCE ALONG THE NORTH-SOUTH 4 , N06°24'17"W 199.43 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING N06°24'17"W 309.73 FEET, CALCULATED, (309.72 FEET, RECORD); THENCE N74°40'13"E 373.92 FEET; THENCE S20°18'47"E 279.52 FEET; THENCE S09°32'27"E 107.26 FEET; THENCE S84°58'43"W 442.58 FEET (CALCULATED), (442.50 FEET RECORD), TO THE POINT OF BEGINNING. CONTAINING: 143,334 SQUARE FEET---3.290 ACRES, MORE OR LESS. PARCEL IDENTIFICATION NUMBER:# 02-14-04-451-024. SUBJECT TO THE RIGHTS OF A PUBLIC AND ANY EASEMENTS AND/OR RESTRICTIONS OF RECORD OR OTHERWISE.

PARCEL 3: PART OF THE SE 1/4 OF SECTION 4, TOWN 3 NORTH, RANGE 10 EAST, CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: 1 CORNER OF SECTION 4; THENCE N04°46'29"W 986.74 FEET, COMMENCING AT THE SOUTH 4 1 LINE OF SAID SECTION 4; THENCE N84°58'43"E 51.38 FEET; THENCE ALONG THE NORTH-SOUTH 4 , N06°24'17"W 99.72 FEET, TO THE POINT OF BEGINNING; THENCE N84°58'43"E 447.97 FEET, CALCULATED, (448.06 FEET, RECORD); THENCE N09°32'27"W 100.00 FEET; THENCE S84°58'43"W 442.50 FEET; THENCE S06°24'17"E 99.72 FEET, TO THE POINT OF BEGINNING. CONTAINING: 44,385 SQUARE FEET---1.019 ACRES, MORE OR LESS. PARCEL IDENTIFICATION NUMBER:# 02-14-04-451-025. SUBJECT TO THE RIGHTS OF A PUBLIC AND ANY EASEMENTS AND/OR RESTRICTIONS OF RECORD OR OTHERWISE.

PARCEL 4: PART OF THE SE 1/4 OF SECTION 4, TOWN 3 NORTH, RANGE 10 EAST, CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: 1 CORNER OF SECTION 4; THENCE N04°46'29"W 986.74 FEET, COMMENCING AT THE SOUTH 4 1 LINE OF SAID SECTION 4; THENCE N84°58'43"E 51.38 FEET, TO THE ALONG THE NORTH-SOUTH 4 POINT OF BEGINNING; THENCE CONTINUING N84°58'43"E 453.53 FEET; THENCE N09°32'27"W 100.00 FEET; THENCE S84°58'43"W 448.06 FEET; THENCE S06°24'17"E 99.72 FEET, TO THE POINT OF BEGINNING. CONTAINING: 44,939 SQUARE FEET---1.032 ACRES, MORE OR LESS. PARCEL IDENTIFICATION NUMBER:# 02-14-04-451-026. SUBJECT TO THE RIGHTS OF A PUBLIC AND ANY EASEMENTS AND/OR RESTRICTIONS OF RECORD OR OTHERWISE.





# SITE PLAN











STEP ONE & TWO PUD/SITE PLANS

JOSLYN ROAD FUEL STATION

(MOBIL)  
3681 JOSLYN ROAD  
AUBURN HILLS, MI

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL
2/12/2024		SITE PLAN APPROVAL

<b>LEGAL DESCRIPTION</b> #3681 JOSLYN ROAD, AUBURN HILLS, MI, 48326 (VACANT) PARCEL 1: PART OF THE SE 1/4 OF SECTION 4, TOWN 3 NORTH, RANGE 10 EAST, CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: 1. CORNER OF SECTION 4; THENCE N04°46'29"W 986.74 FEET, COMMENCING AT THE SOUTH 4 1 LINE OF SAID SECTION 4; THENCE N04°58'43"E 51.38 FEET; THENCE ALONG THE NORTH-SOUTH 4, N06°24'17"W 500.16 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING N06°24'17"W 130.00 FEET (CALCULATED), (129.67 FEET, RECORD); THENCE N62°48'48"E 273.16 FEET; THENCE S41°56'57"E 190.00 FEET; THENCE S20°18'47"E 14.75 FEET; THENCE S74°40'13"W 373.91 FEET (CALCULATED), (373.92 FEET RECORD), TO THE POINT OF BEGINNING. CONTAINING: 51,621 SQUARE FEET--1.185 ACRES, MORE OR LESS. PARCEL IDENTIFICATION NUMBER:# 02-14-04-451-023. SUBJECT TO THE RIGHTS OF A PUBLIC AND ANY EASEMENTS AND/OR RESTRICTIONS OF RECORD OR OTHERWISE.  PARCEL 2: PART OF THE SE 1/4 OF SECTION 4, TOWN 3 NORTH, RANGE 10 EAST, CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: 1. CORNER OF SECTION 4; THENCE N04°46'29"W 986.74 FEET, COMMENCING AT THE SOUTH 4 1 LINE OF SAID SECTION 4; THENCE N04°58'43"E 51.38 FEET; THENCE ALONG THE NORTH-SOUTH 4, N06°24'17"W 199.43 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING N06°24'17"W 309.73 FEET, CALCULATED, (309.72 FEET, RECORD); THENCE N74°40'13"E 373.92 FEET; THENCE S20°18'47"E 279.52 FEET; THENCE S09°32'27"E 107.26 FEET; THENCE S84°58'43"W 442.58 FEET (CALCULATED), (442.50 FEET RECORD), TO THE POINT OF BEGINNING. CONTAINING: 143,334 SQUARE FEET--3.290 ACRES, MORE OR LESS. PARCEL IDENTIFICATION NUMBER:# 02-14-04-451-024. SUBJECT TO THE RIGHTS OF A PUBLIC AND ANY EASEMENTS AND/OR RESTRICTIONS OF RECORD OR OTHERWISE.  PARCEL 3: PART OF THE SE 1/4 OF SECTION 4, TOWN 3 NORTH, RANGE 10 EAST, CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: 1. CORNER OF SECTION 4; THENCE N04°46'29"W 986.74 FEET, COMMENCING AT THE SOUTH 4 1 LINE OF SAID SECTION 4; THENCE N04°58'43"E 51.38 FEET; THENCE ALONG THE NORTH-SOUTH 4, N06°24'17"W 99.72 FEET, TO THE POINT OF BEGINNING; THENCE N04°58'43"E 447.97 FEET, CALCULATED, (448.06 FEET, RECORD); THENCE N09°32'27"W 100.00 FEET; THENCE S84°58'43"W 442.50 FEET; THENCE S06°24'17"E 99.72 FEET, TO THE POINT OF BEGINNING. CONTAINING: 44,395 SQUARE FEET--1.019 ACRES, MORE OR LESS. PARCEL IDENTIFICATION NUMBER:# 02-14-04-451-025. SUBJECT TO THE RIGHTS OF A PUBLIC AND ANY EASEMENTS AND/OR RESTRICTIONS OF RECORD OR OTHERWISE.  PARCEL 4: PART OF THE SE 1/4 OF SECTION 4, TOWN 3 NORTH, RANGE 10 EAST, CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: 1. CORNER OF SECTION 4; THENCE N04°46'29"W 986.74 FEET, COMMENCING AT THE SOUTH 4 1 LINE OF SAID SECTION 4; THENCE N04°58'43"E 51.38 FEET, TO THE ALONG THE NORTH-SOUTH 4 POINT OF BEGINNING; THENCE CONTINUING N04°58'43"E 453.53 FEET; THENCE N09°32'27"W 100.00 FEET; THENCE S84°58'43"W 448.06 FEET; THENCE S06°24'17"E 99.72 FEET, TO THE POINT OF BEGINNING. CONTAINING: 44,339 SQUARE FEET--1.032 ACRES, MORE OR LESS. PARCEL IDENTIFICATION NUMBER:# 02-14-04-451-026. SUBJECT TO THE RIGHTS OF A PUBLIC AND ANY EASEMENTS AND/OR RESTRICTIONS OF RECORD OR OTHERWISE.
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INDEX OF DRAWINGS	
NUMBER	TITLE
	CIVIL PLANS
	COVER SHEET
C-1.0	EXISTING CONDITIONS
C-3.0	DIMENSIONAL SITE PLAN
C-4.0	PRELIMINARY GRADING PLAN
C-6.0	ENGINEERING SITE PLAN
C-6.1	DETENTION BASIN CALCULATIONS
C-9.0	NOTES AND DETAILS
C-9.1	DETAILS
C-9.2	DETAILS
C-10.0	FIRE TURNING MOVEMENT
	LANDSCAPE PLANS
L-1.0	LANDSCAPE PLAN
L-1.1	LANDSCAPE DETAILS
T-1.0	TREE SURVEY PLAN
	ARCHITECTURAL PLANS
A-1	FLOOR PLAN
A-2	BUILDING ELEVATIONS
A-3	BUILDING ELEVATIONS
CN-1	CANOPY ELEVATIONS
CN-2	CANOPY ELEVATIONS
PROJECT DESCRIPTION:	
THE PROPOSED PROJECT CONSIST OF CONSTRUCTING A MOBIL GAS STATION WITH A 4608 SF CONVENIENCE STORE, EIGHT AUTO FUELING DISPENSERS, AND THREE COMMERCIAL FUELING LANES (CFL). THE CFL LANES ARE INTENDED TO SERVICE LOCAL TRUCKS. THERE ARE NOT TRUCK FACILITIES (SHOWERS) WITHIN THE BUILDING AND THERE ARE NO TRUCK PARKING SPACES. THERE IS A LOCATION FOR A TRUCK TO PULL FORWARD AFTER FUELING IN ORDER TO RUN INTO MOBIL TO GET A COFFEE AND USE THE RESTROOM. IT IS NOT INTENDED FOR ANY LONG TERM PARKING OF COMMERCIAL VEHICLES.	

DESIGN TEAM

OWNER/APPLICANT/DEVELOPER	CIVIL ENGINEER
BILL SAAD PROPOERTIES, LLC 1 WEST JEFFERSON TRENTON, MICHIGAN 48183 CONTACT: BILL SAAD PHONE: (734)-692-0777 EMAIL: BILLSAAD@MICHIGANFUELS.COM	PEA GROUP 1849 POND RUN AUBURN HILLS, MI 48326 CONTACT: JAMES P. BUTLER, PE PHONE: 844.813.2949 EMAIL: JBUTLER@PEAGROUP.COM
ARCHITECT	LANDSCAPE ARCHITECT
G SQUARED DESIGN BUILD, INC 5119 HIGHLAND ROAD - SUITE 197 WATERFORD, MICHIGAN 48327 CONTACT: JOSEPH DEMSKI PHONE: (248)-703-5075 EMAIL: JDEMSKI@G2SQUARED.COM	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	2/12/2024
REVISED SITE PLAN LAYOUT	4/30/2024





NOTES

UTILITY INFORMATION AS SHOWN HEREIN ARE COMPILATION OF FIELD OBSERVATION AND CITY'S RECORDS. THEREFORE NO GUARANTEE COULD BE GIVEN AS TO THEIR EXACT LOCATION AND DEPTH. AN EXCAVATION MIGHT BE NEEDED IN ORDER TO DETERMINE UTILITY POSITION. ALL MEASUREMENTS AS SHOWN HEREIN ARE EXISTING.  
-ALL SYMBOLS AS SHOWN HEREIN ARE NOT TO SCALE.  
-CLIENT/CONTRACTOR SHALL OBTAIN ALL PERTINENT PERMITS WHEN CONNECTING TO PUBLIC UTILITIES AND COMPLY TO CITY'S REQUIREMENTS.  
-ALL MEASURED ELEVATIONS ARE EXPRESSED IN NORTH AMERICAN VERTICAL DATUM AS OF 1988. (NAVD88)  
-WETLANDS AS SHOWN HEREON ARE DELINEATED TO THE BEST OF OUR KNOWLEDGE.  
-CLIENT/CONTRACTOR MUST HIRE A WETLAND SPECIALISTS IN ORDER TO DETERMINE THEIR EXACT LOCATION.  
LEGAL DESCRIPTION AS CONTAINED WITHIN TITLE COMMITMENTNO.: VT-2022-11583, ISSUED ON JUNE 24, 2022, DOES NOT DESCRIBE THE EXCEPTED ROAD AREAS FROM ALL 4 PARCELS, THEREFORE, SAME R-O-W WIDTH CANNOT BE DEPICTED AS THIS MOMENT. AN ALTA SURVEY BY COMMUNITY ENGINEERING, NO. E-07-097, DATED ON 09-09-2016, DOES CALL FOR 'ADDITIONAL DOCUMENTS', PROVIDED TO THEM IN REGARDS OF THE MORT RIGHT-OF-WAY THAT MAY CONTAIN INFORMATION OF SAID RIGHT-OF-WAY LOCATIONS AND SAID DOCUMENTS ARE RECORDED IN: L8140, P.735; L8140, P.741 AND L8140, P.753.  
-TITLE COMMITMENT AS CITED HEREON DOES NOT DISCLOSE ANY:  
-SANITARY SEWER EASEMENT  
-WATER MAIN EASEMENT NOR  
-OVERHEAD WIRE AND CABLE TV EASEMENT, AS ALL BEING SHOWN HEREON.  
-AB-SB LAND SURVEY, P.C. RETAINS THE SOLE OWNERSHIP OF THIS DOCUMENT AS AN INSTRUMENT OF SERVICE AND IT CAN NOT BE REUSED NOR REPRODUCED WITHOUT WRITTEN PERMISSION AND ADDITIONAL COMPENSATION.  
COPYRIGHT © 2023 AB-SB LAND SURVEY, P.C.

FLOOD NOTE:

SUBJECT PROPERTY AS DEPICTED HEREIN, DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA (SFHA), ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) NO. 260093, PANEL NO. 0359, SURFV. 7, BEING EFFECTIVE AS OF SEPTEMBER 29, 2006.

LEGAL DESCRIPTION

#3681 JOSLYN ROAD, AUBURN HILLS, MI, 48326 (VACANT)  
PARCEL 1: PART OF THE SE 1/4 OF SECTION 4, TOWN 3 NORTH, RANGE 10 EAST, CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: 1. CORNER OF SECTION 4; THENCE N04°46'29"W 886.74 FEET, COMMENCING AT THE SOUTH 4 1/4 LINE OF SAID SECTION 4; THENCE N84°58'43"E 51.38 FEET; THENCE ALONG THE NORTH-SOUTH 4, N06°24'17"W 159.43 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING N06°24'17"W 130.00 FEET (CALCULATED), (128.67 FEET, RECORD); THENCE N62°48'48"E 273.16 FEET; THENCE S20°18'47"E 14.75 FEET; THENCE S74°40'13"W 373.91 FEET (CALCULATED), (373.92 FEET RECORD), TO THE POINT OF BEGINNING. CONTAINING: 51.621 SQUARE FEET—1.185 ACRES, MORE OR LESS. PARCEL IDENTIFICATION NUMBER# 02-14-04-451-023. SUBJECT TO THE RIGHTS OF A PUBLIC AND ANY EASEMENTS AND/OR RESTRICTIONS OF RECORD OR OTHERWISE.  
PARCEL 2: PART OF THE SE 1/4 OF SECTION 4, TOWN 3 NORTH, RANGE 10 EAST, CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: 1. CORNER OF SECTION 4; THENCE N04°46'29"W 886.74 FEET, COMMENCING AT THE SOUTH 4 1/4 LINE OF SAID SECTION 4; THENCE N84°58'43"E 51.38 FEET; THENCE ALONG THE NORTH-SOUTH 4, N06°24'17"W 159.43 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING N06°24'17"W 309.73 FEET, CALCULATED, (309.72 FEET, RECORD); THENCE N74°40'13"E 373.92 FEET; THENCE S20°18'47"E 279.52 FEET; THENCE S09°32'27"E 107.26 FEET; THENCE S84°58'43"W 442.58 FEET (CALCULATED), (442.50 FEET RECORD), TO THE POINT OF BEGINNING. CONTAINING: 143.334 SQUARE FEET—3.290 ACRES, MORE OR LESS. PARCEL IDENTIFICATION NUMBER# 02-14-04-451-024. SUBJECT TO THE RIGHTS OF A PUBLIC AND ANY EASEMENTS AND/OR RESTRICTIONS OF RECORD OR OTHERWISE.  
PARCEL 3: PART OF THE SE 1/4 OF SECTION 4, TOWN 3 NORTH, RANGE 10 EAST, CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: 1. CORNER OF SECTION 4; THENCE N04°46'29"W 886.74 FEET, COMMENCING AT THE SOUTH 4 1/4 LINE OF SAID SECTION 4; THENCE N84°58'43"E 51.38 FEET; THENCE ALONG THE NORTH-SOUTH 4, N06°24'17"W 99.72 FEET, TO THE POINT OF BEGINNING. THENCE N84°58'43"E 447.97 FEET, CALCULATED, (448.06 FEET, RECORD); THENCE N09°32'27"W 100.00 FEET; THENCE S84°58'43"W 442.50 FEET; THENCE S06°24'17"E 99.72 FEET, TO THE POINT OF BEGINNING. CONTAINING: 44.385 SQUARE FEET—1.019 ACRES, MORE OR LESS. PARCEL IDENTIFICATION NUMBER# 02-14-04-451-025. SUBJECT TO THE RIGHTS OF A PUBLIC AND ANY EASEMENTS AND/OR RESTRICTIONS OF RECORD OR OTHERWISE.  
PARCEL 4: PART OF THE SE 1/4 OF SECTION 4, TOWN 3 NORTH, RANGE 10 EAST, CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: 1. CORNER OF SECTION 4; THENCE N04°46'29"W 886.74 FEET, COMMENCING AT THE SOUTH 4 1/4 LINE OF SAID SECTION 4; THENCE N84°58'43"E 51.38 FEET, TO THE ALONG THE NORTH-SOUTH 4 POINT OF BEGINNING; THENCE CONTINUING N84°58'43"E 453.53 FEET; THENCE N09°32'27"W 100.00 FEET, THENCE S84°58'43"W 448.06 FEET; THENCE S06°24'17"E 99.72 FEET, TO THE POINT OF BEGINNING. CONTAINING: 44.939 SQUARE FEET—1.032 ACRES, MORE OR LESS. PARCEL IDENTIFICATION NUMBER# 02-14-04-451-026. SUBJECT TO THE RIGHTS OF A PUBLIC AND ANY EASEMENTS AND/OR RESTRICTIONS OF RECORD OR OTHERWISE.

BENCHMARKS:

Site Bench Mark No. 1:  
NW RIM OF A PAVEMENT CATCH BASIN WITHIN THE WEST SIDE OF JOSLYN ROAD AND IN FRONT OF THE PARCEL 4.  
EL=951.87 (NAVD88).  
SITE BENCH MARK NO. 2:  
TOP OF NUT OF FIRE HYDRANT IN FRONT OF THE PARCEL 2.  
EL=951.68 (NAVD88).  
SITE BENCH MARK NO. 3:  
NE RIM OF A PAVEMENT CATCH BASIN, BEING 27.7' NWLY FROM BM#2 (FIRE HYDRANT) AND IN FRONT OF THE PARCEL 2.  
EL=951.24' (NAVD88).  
SITE BENCH MARK NO. 4:  
NE RIM OF A PAVEMENT CATCH BASIN, BEING NEAR THE NE CORNER OF PARCEL 4.  
EL=957.14' (NAVD88).

LEGEND:

- OH-ELEC-W-W- EX. OH. ELEC. POLE & GUY WIRE
- UC-CATV- EX. U.G. CABLE TV & PEDESTAL
- UC-COMM- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- UC-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. DEC. TREE, CONIFEROUS TREE & SHRUB
- EX. TREE TAG & TREE LINE
- EX. SPOT ELEVATION
- - - - - EX. CONTOUR
- - - - - EX. WETLAND
- IRON FOUND / SET
- NAIL FOUND / NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND / SET
- SECTION CORNER FOUND
- RECORDED / MEASURED / CALCULATED

PEA GROUP

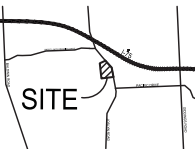
t: 844.813.2949  
www.peagroup.com



0 15 30 60  
SCALE: 1" = 30'



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



CLIENT  
**BILL SAAD PROPERTIES, LLC**  
1 WEST JEFFERSON AVE.  
TRENTON, MI 48103

PROJECT TITLE  
**JOSLYN ROAD FUEL STATION**  
3681 JOSLYN ROAD  
AUBURN HILLS, MI

REVISIONS  
REVISED SITE PLAN LAYOUT 04/30/24

ORIGINAL ISSUE DATE:  
FEBRUARY 12, 2024

DRAWING TITLE  
**EXISTING CONDITIONS**

PEA JOB NO. 22-1561  
P.M. JMB  
DN. BV  
DES. BV  
DRAWING NUMBER:

C-1.0

NOT FOR CONSTRUCTION  
SIDWELL # 14-04-451-023, 14-04-451-024, 14-04-451-025, 14-04-451-026



SITE BENCH MARK NO. 1:  
NW RIM OF A PAVEMENT CATCH BASIN WITHIN THE WEST SIDE  
OF JOSLYN ROAD AND IN FRONT OF THE PARCEL 4.  
EL=951.87' (NAVD88).

SITE BENCH MARK NO. 2:  
TOP OF NUT OF FIRE HYDRANT IN FRONT OF THE PARCEL 2.  
EL=951.66' (NAVD88).

SITE BENCH MARK NO. 3:  
NE RIM OF A PAVEMENT CATCH BASIN, BEING 27.7' NWLY FROM  
BM#2 (FIRE HYDRANT) AND IN FRONT OF THE PARCEL 2.  
EL=951.24' (NAVD88).

SITE BENCH MARK NO. 4:  
NE RIM OF A PAVEMENT CATCH BASIN, BEING NEAR THE NE  
CORNER OF PARCEL 4.  
EL=957.14' (NAVD88).

SUBJECT PROPERTY AS DEPICTED HEREIN, DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA (SFHA) ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) NO. 260263, PANEL NO. 0359, SUFFIX "F", BEING EFFECTIVE AS OF SEPTEMBER 29, 2006.

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.

2. REFER TO SHEET C-9.0 FOR ON-SITE PAVING DETAILS.

3. 'NO PARKING-FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.

4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF AUBURN HILLS CURRENT STANDARDS AND REGULATIONS.

5. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.

6. 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.

7. 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.

1. ALL LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES. THE FACIA OF THE CANOPY WILL NOT BE ILLUMINATED. LIGHTING SHALL MEET THE REQUIREMENTS OF THE ZONING ORDINANCE NO. 372
2. ALL TRUCKS AND TRAILERS SHALL BE STORED WITHIN THE ENCLOSURE NO. 375
3. ALL MATERIAL, MERCHANDISE, AND EQUIPMENT SHALL BE STORED WITHIN THE BUILDING, EXCEPT FOR MERCHANDISE STORED OUTSIDE IN THE DESIGNATED ENCLOSURE AREA, SUBJECT TO THE FOLLOWING CONDITIONS: THE DEVELOPER SHALL ENSURE THAT ALL MERCHANDISE OUTSIDE THE AREA SHALL BE STORED ABOVE AND BEYOND THE WALLS OF THE MERCHANDISE ENCLOSURE IN A MANNER TO PROPERLY SCREEN THE CONTENTS FROM VIEW FROM THE ROAD. ITEMS STORED WITHIN THE ENCLOSURE ARE LIMITED TO ICE CHEST AND PROPANE TANKS.
4. THE SITE IS UNDER 20 ACRES, AN ENVIRONMENTAL IMPACT STATEMENT IS NOT REQUIRED. THE SITE IS UNDER 20 ACRES, AN ENVIRONMENTAL IMPACT STATEMENT IS NOT REQUIRED. PARCEL #S 14-04-451-025, 14-04-451-024, 14-04-451-023, AND 14-04-451-026 WILL NEED TO BE COMBINED INTO A SINGLE PARCEL.
5. THE SALE OR RENTAL OF MOTOR CARS, TRUCKS, TRAILERS, AND OTHER VEHICLES ON THE PREMISES SHALL BE PROHIBITED.
6. THE DEVELOPER SHALL ENSURE THAT OVERNIGHT PARKING OF VEHICLES SHALL NOT OCCUR AT THE SITE.
7. THE DEVELOPER SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 207, PERFORMANCE GUARANTEES OF THE ZONING ORDINANCE.
8. THE DEVELOPER SHALL UTILIZE AN UNDERGROUND GREASE CONTAINMENT/PURGE AND INTERNAL DIOLEUM MANAGEMENT SYSTEM (CLOSED LOOP) FOR THE KITCHEN.
9. ALL GREASE COLLECTION AND STORAGE SHALL BE PROHIBITED ON THE SITE.
10. PUD APPROVAL IS REQUIRED. ITEMS THAT NEED TO BE APPROVED WITH THE PUD THAT DEVIATE FROM THE ZONING CODE ARE:

- \* FUELING FOR COMMERCIAL (SEMI TRUCK / VEHICLES)  
\* ALLOW OUTSIDE SALES WITHIN THE SCREENED AREA SOUTH OF THE BUILDING

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.

2. 'NO PARKING-FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.

3. REFER TO NOTES & DETAILS SHEET FOR ON-SITE PAVING DETAILS

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

- 'STOP' SIGN  
 'NO PARKING FIRE LANE' SIGN  
 'BARRIER FREE PARKING' SIGN  
 'VAN ACCESSIBLE' SIGN  
 'ONE WAY' SIGN  
 'NO OVERNIGHT PARKING' SIGN  
 REFER TO SHEET C-9.0 FOR DETAILS

- |                        |     |
|------------------------|-----|
| SIDEWALK RAMP 'TYPE R' | (R) |
| SIDEWALK RAMP 'TYPE P' | (P) |
| CURB DROP ONLY         | (X) |
- REFER TO LATEST MDOT R-28  
STANDARD RAMP AND DETECTABLE  
WARNING DETAILS

- |  |                          |
|--|--------------------------|
|  | CONCRETE PAVEMENT        |
|  | ASPHALT PAVEMENT         |
|  | CONCRETE CURB AND GUTTER |
|  | REVERSE GUTTER PAN       |
|  | SETBACK LINE             |
|  | SIGN<br>LIGHTPOLE        |

LOADING CALCULATIONS:  
LOADING REQUIRED = 960 SF. PER L.F. OF BUILDING FRONTAGE OR  
960 SF. PER BUILDING  
LOADING PROVIDED = 960 SF. AT BACK OF BUILDING

PERMITTED: 605 SF TOTAL ((780 LF FRONTAGE / 10) \* 8 SF)  
PROPOSED: 594.50 SF TOTAL (SEE ARCH PLANS FOR  
DETAILED BREAKDOWN OF SIGNAGE)

BILL SAAD PROPERTIES, LLC  
1 WEST JEFFERSON  
TRENTON, MICHIGAN 48183  
CONTACT: BILL SAAD  
PHONE: (734)-692-0777  
EMAIL: [BILLSAAD@MICHIGANFUELS.COM](mailto:BILLSAAD@MICHIGANFUELS.COM)

PEA  
GROUP

t: 844.813.2949  
www.peagroup.com

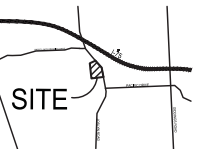


0 15 30 60

SCALE: 1" = 30'



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**BILL SAAD**  
**PROPERTIES, LLC**  
WEST JEFFERSON AVE.  
BENTON, MI 48183

**JOSLYN ROAD  
FUEL STATION**  
181 JOSLYN ROAD  
BURN HILLS, MI

REVISED SITE PLAN LAYOUT 04/30/24

[illegible]

ORIGINAL ISSUE DATE:  
FEBRUARY 12, 2024

DRAWING TITLE  
**DIMENSIONAL  
SITE PLAN**

EA JOB NO.	22-1561
M.	JMB
N.	BV
ES.	BV

DRAWING NUMBER:

C-3.0

**NOT FOR CONSTRUCTION**

SIDWELL # 14-04-451-023, 14-04-451-024, 14-04-451-025, 14-04-451-026



**BENCHMARKS:**  
SITE BENCH MARK NO. 1:  
NW RIM OF A PAVEMENT CATCH BASIN WITHIN THE WEST SIDE OF JOSLYN ROAD AND IN FRONT OF THE PARCEL 4.  
E.L.=951.87' (NAVD88).  
SITE BENCH MARK NO. 2:  
TOP OF NUT OF FIRE HYDRANT IN FRONT OF THE PARCEL 2.  
E.L.=951.66' (NAVD88).  
SITE BENCH MARK NO. 3:  
NE RIM OF A PAVEMENT CATCH BASIN, BEING 27.7' NWLY FROM BM#2 (FIRE HYDRANT) AND IN FRONT OF THE PARCEL 2.  
E.L.=951.24' (NAVD88).  
SITE BENCH MARK NO. 4:  
NE RIM OF A PAVEMENT CATCH BASIN, BEING NEAR THE NE CORNER OF PARCEL 4.  
E.L.=957.14' (NAVD88).  
**FLOOD NOTE:**  
SUBJECT PROPERTY AS DEPICTED HEREIN, DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA (SFHA), ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) NO. 260263, PANEL NO. 0369, SUFFIX "F", BEING EFFECTIVE AS OF SEPTEMBER 29, 2006.

**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.

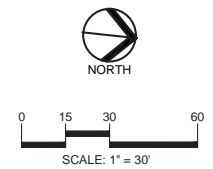
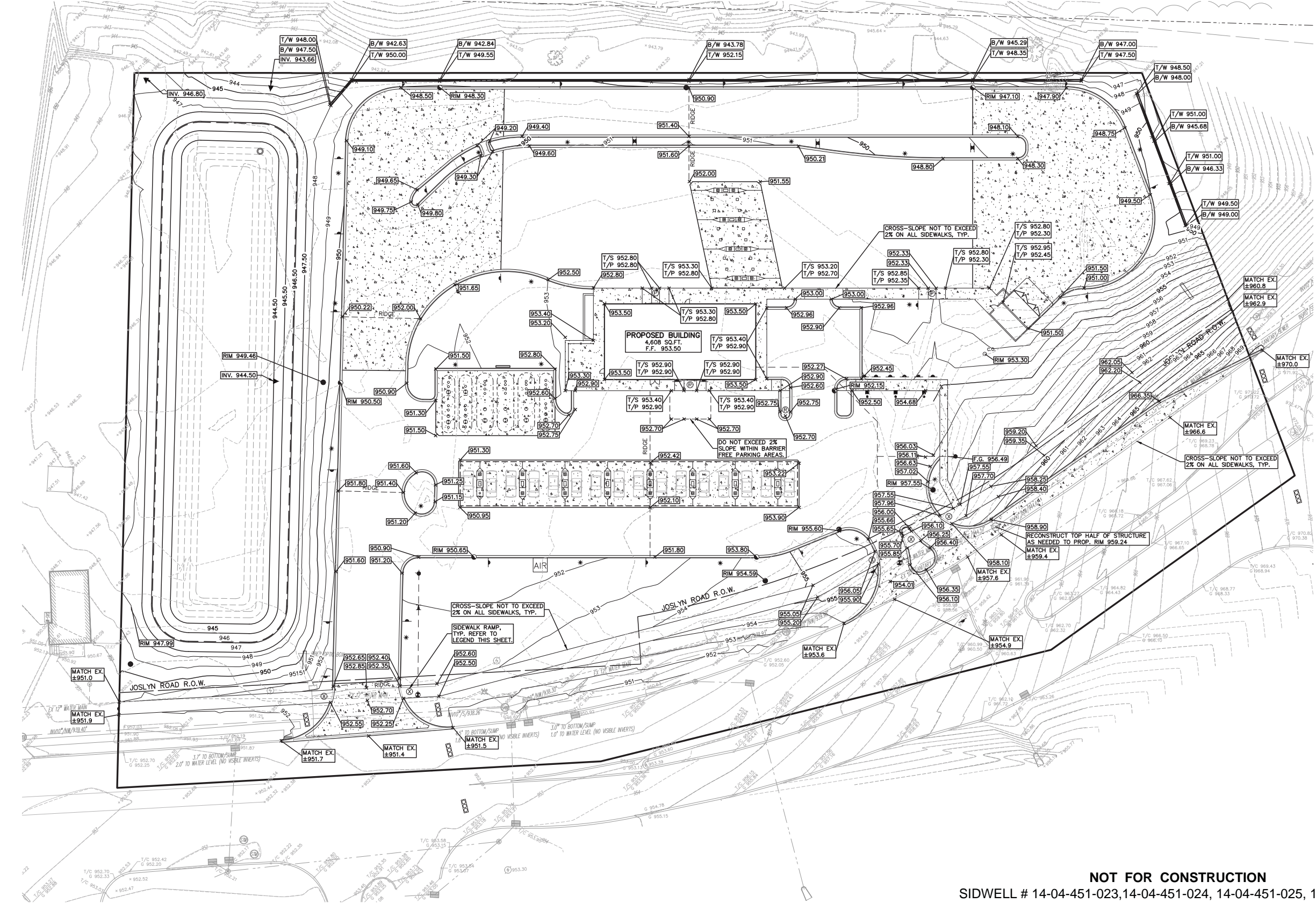
**GRADING LEGEND:**

EXISTING SPOT ELEVATION  
PROPOSED SPOT ELEVATION:  
TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES.

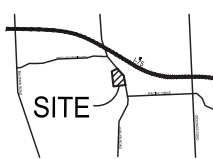
EXISTING CONTOUR  
PROPOSED CONTOUR  
PROPOSED REVERSE GUTTER PAN  
PROPOSED RIDGE LINE  
PROPOSED SWALE/DITCH

**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  
RIM = RIM ELEVATION  
B/W = BOTTOM OF WALL



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**CLIENT**  
**BILL SAAD PROPERTIES, LLC**  
1 WEST JEFFERSON AVE.  
TRENTON, NJ 08618

**PROJECT TITLE**  
**JOSLYN ROAD FUEL STATION**  
3681 JOSLYN ROAD  
AUBURN HILLS, MI

REVISIONS		
REVISED SITE PLAN LAYOUT	04/30/24	


ORIGINAL ISSUE DATE:  
FEBRUARY 12, 2024

**DRAWING TITLE**  
**PRELIMINARY GRADING PLAN**

PEA JOB NO.	22-1561
P.I.M.	JMB
DN.	BV
DES.	BV
DRAWING NUMBER:	

**C-4.0**

S:\PROJECTS\2022\2022-1561 JOSLYN ROAD FUEL STATION\MS\SITE PLAN (C-4)DWG-22-1561.dwg PLOT DATE: 4/29/2024 8:15:00am Shg



**BENCHMARKS:**  
**SITE BENCH MARK NO. 1:**  
NW RIM OF A PAVEMENT CATCH BASIN WITHIN THE WEST SIDE OF JOSLYN ROAD AND IN FRONT OF THE PARCEL 4.  
EL=951.87 (NAVD88).  
**SITE BENCH MARK NO. 2:**  
TOP OF NUT OF FIRE HYDRANT IN FRONT OF THE PARCEL 2.  
EL=951.66 (NAVD88).  
**SITE BENCH MARK NO. 3:**  
NE RIM OF A PAVEMENT CATCH BASIN, BEING 27.7' NWLY FROM BM#2 (FIRE HYDRANT) AND IN FRONT OF THE PARCEL 2.  
EL=951.24 (NAVD88).  
**SITE BENCH MARK NO. 4:**  
NE RIM OF A PAVEMENT CATCH BASIN, BEING NEAR THE NE CORNER OF PARCEL 4.  
EL=957.14 (NAVD88).

**ADDITIONAL UTILITY NOTES:**

- ALL UTILITY LINES, STRUCTURES AND TRENCHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE CITY OF AUBURN HILLS.
- 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.
- ALL WATER MAIN AND FITTINGS (3" DIAMETER AND LARGER) SHALL BE DUCTILE IRON CL-54, PVC C309 OR HDPE C308 DR11 PER CITY STANDARDS.
- ALL FIRE HYDRANTS SHALL BE EJIW "WATERMASTER" #58R MODEL #250 PER CITY STANDARDS.
- ALL HYDRANTS TO BE A MINIMUM OF 5' FROM BACK OF CURB, TYP.
- 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.
- THE WATER MAIN CONTRACTOR SHALL NOTIFY THE CONSTRUCTION DEPARTMENT OF OHM AT (734) 466-4539 AT LEAST THREE WORKING DAYS IN ADVANCE OF STARTING CONSTRUCTION.
- ALL SANITARY SEWER 10" OR LARGER SHALL BE P.V.C. TRUSS PIPE (ASTM D2680) AND FITTINGS, WITH ELASTOMERIC GASKET JOINTS PER ASTM D3212 UNLESS OTHERWISE NOTED.
- 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.
- 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.
- 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).
- ALL STORM SEWER 10" OR LESS AND/OR LEADS SHALL BE SDR 26.
- PIPE LENGTHS ARE GIVEN FROM CENTER OF STRUCTURE AND TO END OF FLARED END SECTION UNLESS NOTED OTHERWISE.
- THE CITY OF AUBURN HILLS STANDARD DETAIL SHEETS WILL BE INCORPORATED INTO AND MADE A PART OF THESE PLANS DURING THE ENGINEERING DRAWINGS PHASE. CONTRACTOR TO REFER TO THE CITY OF AUBURN HILLS STANDARD DETAIL SHEETS FOR ALL STRUCTURE, PIPE MATERIALS, BEDDING, TESTING, ETC. NOTES AND DETAILS.

**UTILITY NOTES:**

- 12" WIDE PUBLIC EASEMENT SHALL BE PROVIDED FOR THE PUBLIC SECTION OF WATER MAIN ON AND OFF SITE.
- ALL PROPOSED GRADE ELEVATIONS INDICATED ARE TOP OF PAVEMENT OR GUTTER UNLESS NOTED OTHERWISE. ADD 0.50' TO ALL PROPOSED ELEVATIONS TO OBTAIN TOP OF CURB GRADES.
- PERMANENT STRUCTURES OF ANY TYPE, INCLUDING BUT NOT LIMITED TO, TREES, LIGHT POLES, DRAINAGE STRUCTURES, BENCHES, TRASH RECEPTACLES, ETC., WILL NOT BE ALLOWED WITHIN THE INFLUENCE OF THE PUBLIC WATER MAIN EASEMENT.
- 5.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATER MAINS.
- 2.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL STORM SEWER.
- 4.0 FEET OF COVER SHALL BE MAINTAINED OVER ALL SANITARY SEWER.
- 18" (MINIMUM) OF VERTICAL CLEARANCE IS REQUIRED BETWEEN UTILITIES.

**FIRE DEPARTMENT NOTES:**

- THE FOUR (4) INCH STEAMER CAPS ON ALL HYDRANTS SHALL 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.

**UTILITY LEGEND:**

- OH-ELEC-W-O- 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  
- - - - - 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

**CITY OF AUBURN HILLS STANDARD NOTES:**

- CONSTRUCTION SHALL CONFORM TO CURRENT CITY OF AUBURN HILLS' STANDARDS.
- NO WORK SHALL BE PERFORMED WITHOUT INSPECTION.
- A PERMIT FROM THE DPW IS REQUIRED FOR ALL CONSTRUCTION WITHIN CITY ROW.
- ALL CITY STREET MUST BE MAINTAINED DURING CONSTRUCTION. STREET 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; SUNDAY TO SUNDOWN, WHICHEVER IS LESS. CONSTRUCTION OPERATIONS BEYOND THE PERIODS MENTIONED ABOVE SHALL BE PERMITTED ONLY AFTER WRITTEN APPROVAL OF THE CITY MANAGER OR HIS DESIGNEE.
- ALL MATERIALS AND MANUFACTURERS SHALL CONFORM TO THE STANDARD DETAILS.
- UTILITY STRUCTURES SHALL NOT BE LOCATED IN DRIVEWAYS, AND WHERE POSSIBLE, SHALL NOT BE LOCATED IN PAVED AREAS.
- THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH ACT 53 OF P.A. OF 1974 AND ALSO CONTACT OAKLAND COUNTY UTILITY AND PROTECTION SERVICE (MISS DIG 1-800-482-7171) THREE (3) WORKING DAYS BEFORE THE START OF ANY CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE NECESSARY SIGNS, BARRICADES AND LIGHTS TO PROTECT TRAFFIC AND THE WORK AS DIRECTED BY THE ENGINEER. SUCH DEVICES SHALL BE PLACED PRIOR TO STARTING WORK IN AFFECTED AREAS.
- ALL SOIL EROSION AND SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE OAKLAND COUNTY STANDARDS AND DETAILS. THE CONTRACTOR SHALL FOLLOW LOCAL RULES AND REGULATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL FOR ALL MATERIALS THAT ARE DISPOSED OF OFF OF THE PROJECT SITE.
- ALL SOIL EROSION MEASURES MUST BE PROPERLY PLACED PRIOR TO GRADING OR OTHER CONSTRUCTION ACTIVITIES.
- FIELD CHANGES TO THE APPROVED PLAN SHALL BE BROUGHT TO THE ATTENTION OFF THE INSPECTOR ON SITE, WHO WILL DETERMINE WHETHER THE CHANGE IS CONSIDERED "SIGNIFICANT". "SIGNIFICANT" FIELD CHANGES SHALL BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER. THE CITY SHALL NOT BE HELD RESPONSIBLE FOR DELAYS IN APPROVAL OF CHANGES TO THE APPROVED SITE IMPROVEMENT (ENGINEERING) PLAN.
- WHERE POSSIBLE, PUBLIC UTILITIES SHALL NOT BE PLACED UNDER PAVEMENT. THE CITY OF AUBURN HILLS SHALL NOT BE RESPONSIBLE FOR PAVEMENT, CURB, OR OTHER RESTORATION OF PERMANENT FACILITIES LOCATED WITHIN THE MUNICIPAL EASEMENT.
- 3 WORKING DAYS PRIOR TO STARTING CONSTRUCTION, CONTACT THE CONSTRUCTION DEPARTMENT OF ORCHARD, HILTZ & McCLIMENT, INC. AT (734) 466-4539 TO SCHEDULE INSPECTION. OHM SHALL INSPECT ALL SITE IMPROVEMENTS INCLUDING UNDERGROUND UTILITY INSTALLATION, EARTHWORK OPERATIONS, 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 NOT BE ALLOWED WITHIN THE INFLUENCE OF THE PUBLIC WATER MAIN OR SANITARY SEWER EASEMENTS.

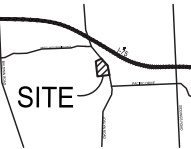
**PEA GROUP**  
t: 844.813.2949  
www.peagroup.com



0 15 30 60  
SCALE: 1" = 30'



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CLIENT  
**BILL SAAD PROPERTIES, LLC**  
1 WEST JEFFERSON AVE.  
TRENTON, MI 48103

PROJECT TITLE  
**JOSLYN ROAD FUEL STATION**  
3681 JOSLYN ROAD  
AUBURN HILLS, MI

REVISIONS  
REVISED SITE PLAN LAYOUT 04/30/24

ORIGINAL ISSUE DATE:  
FEBRUARY 12, 2024

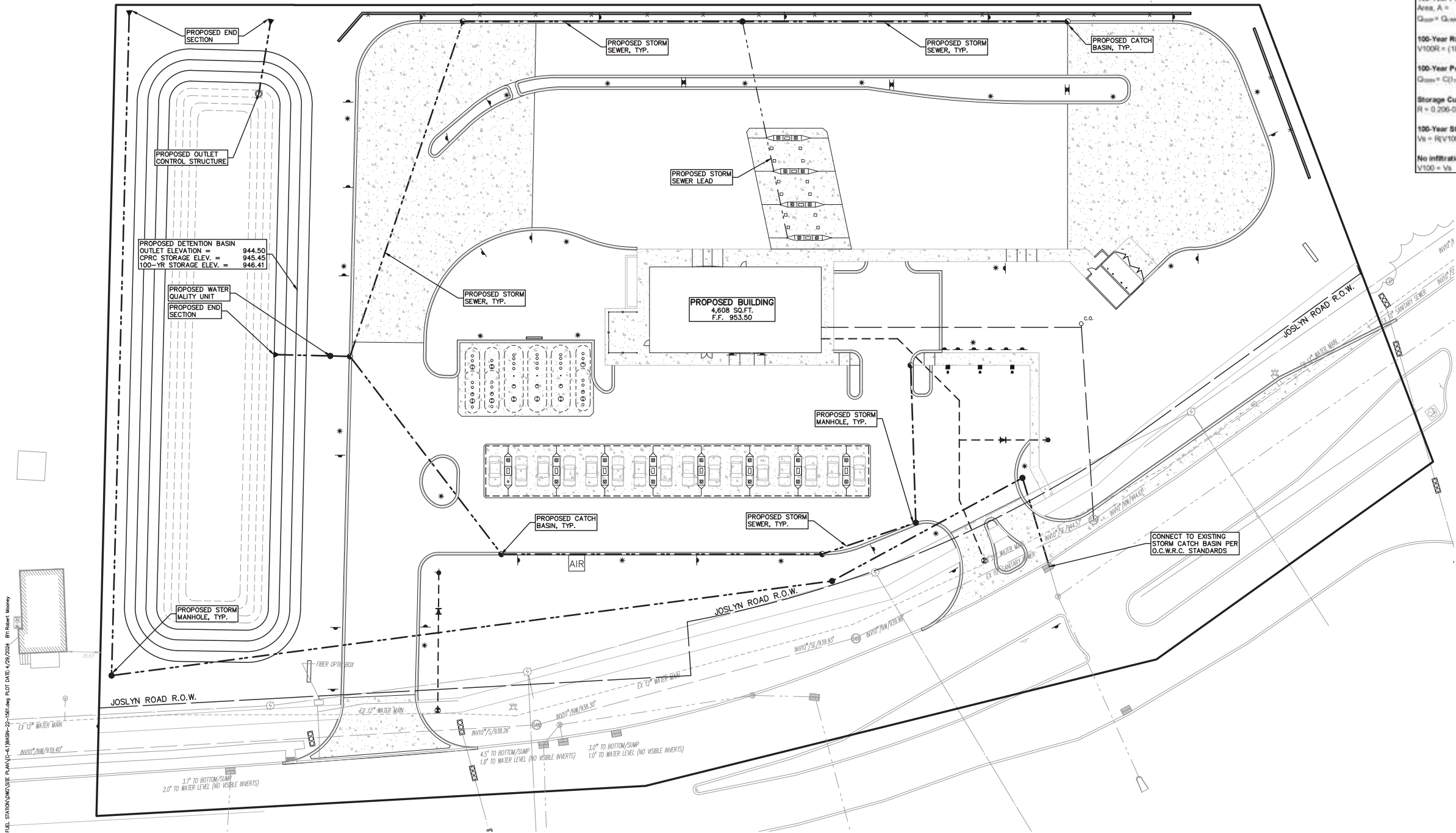
DRAWING TITLE  
**ENGINEERING SITE PLAN**

PEA JOB NO. 22-1561  
P.M. JMB  
DN. BV  
DES. BV  
DRAWING NUMBER:

**C-6.0**

**NOT FOR CONSTRUCTION**  
SIDWELL # 14-04-451-023, 14-04-451-024, 14-04-451-025, 14-04-451-026

S:\PROJECTS\2022\2022-1561 JOSLYN ROAD FUEL STATION\SITE PLAN (C-6) (BASIN)-22-1561.dwg PLOT DATE: 4/25/2024 BT:Robert Murray



Detention Basin			
CPVC Storage Elevation:	945.45	19,932	cf
100-yr Storage Elevation:	946.41	44,440	cf
Elev. (ft)	Area (sf)	Vol. (cf)	Total Vol. (cf)
944.50	18,875	0	0
945.50	22,283	21,079	21,079
946.50	27,917	20,600	46,679
947.50	32,778	30,348	77,027
Bottom Elevation of Pond:		944.50	

Rainfall Intensity	
Time of Concentration (Tc)	10.00 min
Since Tc <= 15 min, I = 2.0 in/hr	
I = 30.2 * [(T + 9.17)^-0.81]	2.00 in/hr
I(10) = 50.12 / [(T + 9.17)^-0.81]	4.58 in/hr
I(100) = 83.3 / [(T + 9.17)^-0.81]	7.62 in/hr
CPVC: Channel Protection Volume Control Volume	
Yespe = (4719)CA	13,637 cf
CPVC: Channel Protection Rate Control Volume: Extended Detention	
VED= (6887)CA	18,932 cf
CPVC Allowable Outlet Rate	
Q <sub>out</sub> = V <sub>ED</sub> / (48*60*60)	0.12 cfs
Water Quality Control	
Forebay Volume = (545)CA	1,575 cf
Forebay Release Rate: Q <sub>VF</sub> = VF/(48*60*60)	0.01 cfs
100-Year Allowable Outlet Rate	
Q <sub>out</sub> = Q <sub>a</sub>	
Q <sub>out</sub> =	0.77 cfs/ac
Receiving System Restricted Flow Rate Q <sub>VR</sub> =	0.06 cfs/ac
100-Year Peak Allowable Discharge	
Area, A =	5.07 ac
Q <sub>max</sub> = Q <sub>out</sub> (A)	0.39 cfs
100-Year Runoff Volume	
V <sub>100R</sub> = (18,985)CA	54,865 cf
100-Year Peak Inflow	
Q <sub>max</sub> = C(100)A	22.02 cfs
Storage Curve Factor (Vs/Vi)	
R = 0.206-0.15 * ln(Q100R/Q100IN)	0.810
100-Year Storage Volume	
V <sub>s</sub> = R(V <sub>100R</sub> )	44,440 cf
No infiltration feasible, so no CPVC deduction is taken.	
V <sub>100</sub> = V <sub>s</sub>	44,440 cf

PEA  
GROUP

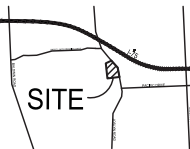
t: 844.813.2949  
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SCALE: 1" = 30'



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CLIENT  
**BILL SAAD PROPERTIES, LLC**  
1 WEST JEFFERSON AVE.  
TRENTON, MI 48103

PROJECT TITLE  
**JOSLYN ROAD FUEL STATION**  
3681 JOSLYN ROAD  
AUBURN HILLS, MI

REVISIONS  
REVISED SITE PLAN LAYOUT 04/30/24

ORIGINAL ISSUE DATE:  
FEBRUARY 12, 2024

DRAWING TITLE  
**DETENTION BASIN CALCULATIONS**

PEA JOB NO. 22-1561  
P.I.M. JMB  
DN. BV  
DES. BV

DRAWING NUMBER:

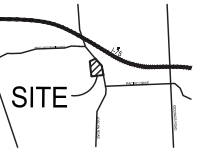
C-6.1

NOT FOR CONSTRUCTION  
SIDWELL # 14-04-451-023,14-04-451-024, 14-04-451-025, 14-04-451-026





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**BILL SAAD**  
**PROPERTIES, LLC**  
WEST JEFFERSON AVE.  
TENTON, MI 48183

PROJECT TITLE  
**JOSLYN ROAD  
FUEL STATION**  
181 JOSLYN ROAD  
BURN HILLS, MI

[illegible]

ORIGINAL ISSUE DATE:  
FEBRUARY 12, 2024

DRAWING TITLE

**NOTES AND  
DETAILS**

EA JOB NO.	22-1561
M.	JMB
N.	BV
ES.	BV

DRAWING NUMBER:

## C-9.0

**D-Series Size 1 LED Area Luminaire**

TYPE "SA", "SA1", "SB"

**Specifications**

Length: 18.25" (463mm)  
Width: 12.25" (311mm)  
Height H1: 7.87" (200mm)  
Height H2: 3.72" (94mm)  
Weight: 21 lbs (9.5kg)

**Introduction**

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

**Ordering Information**

EXAMPLE: DSK1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 P9PH DOBX2

Item	Qty	Part Number	Part Name	Part Description	Part Price	Part Weight	Part Volume
DSK1 LED	1	DSK1 LED	DSK1 LED	DSK1 LED	100.00	21.00	100.00
DSK1 LED	1	DSK1 LED	DSK1 LED	DSK1 LED	100.00	21.00	100.00
DSK1 LED	1	DSK1 LED	DSK1 LED	DSK1 LED	100.00	21.00	100.00

**Ordering Information**

EXAMPLE: DSK1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 P9PH DOBX2

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DSK1 LED	1	DSK1 LED	DSK1 LED	DSK1 LED	100.00	21.00	100.00
DSK1 LED	1	DSK1 LED	DSK1 LED	DSK1 LED	100.00	21.00	100.00

**Accessories**

DSK1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 P9PH DOBX2

**Should Accessories**

External Glare Shield (EGS)  
House Side Shield (HSS)

**Drilling**

HARDHOLE ORIENTATION

DSK1 Area Luminaire - EPA

**Photometric Diagrams**

DSK1 Area Luminaire - EPA

**Power Block and Power Link 1000**

Express Plus DC Fast Charging Platform

**Site Design Guide**

EV PARKING SYMBOL

NOT TO SCALE

**RESERVED PARKING ONLY**

**ELECTRIC VEHICLE PARKING SIGN DETAIL**

NOT TO SCALE

**CONCRETE BASE DETAIL**

NOT TO SCALE

**HEAVY DUTY CONCRETE PAD DETAIL**

NOT TO SCALE

**FRONT ELEVATION**

NOT TO SCALE

**DOUBLE TRASH ENCLOSURE DETAILS**

NOT TO SCALE

**DOUBLE DUMPSTER ENCLOSURE DETAIL**

NOT TO SCALE

**DUMPSTER ENCLOSURE WALL CROSS SECTION**

NOT TO SCALE

**6" DIA. GUARD POST DETAIL**

NOT TO SCALE

**6" DIA. GUARD POST DETAIL**

NOT TO SCALE

**6" DIA. GUARD POST DETAIL**

NOT TO SCALE

**PEA GROUP**

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**CLIENT**

**BILL SAAD PROPERTIES, LLC**  
1 WEST JEFFERSON AVE.  
TRENTON, NJ 08618

**PROJECT TITLE**

**JOSLYN ROAD FUEL STATION**  
3681 JOSLYN ROAD  
AUBURN HILLS, MI

**REVISIONS**

NO.	DESCRIPTION	DATE
1	REVISED SITE PLAN LAYOUT	04/30/24

**ORIGINAL ISSUE DATE:**  
FEBRUARY 12, 2024

**DRAWING TITLE**

**DETAILS**

**PEA JOB NO.** 22-1561  
**P.M.** JMB  
**DN.** BV  
**DES.** BV

**DRAWING NUMBER:**

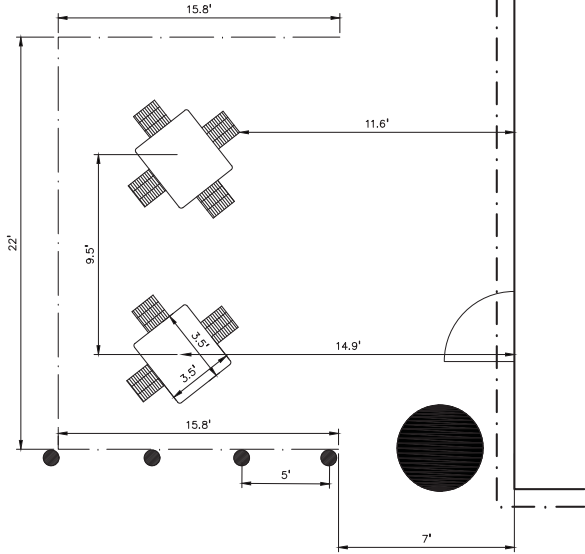
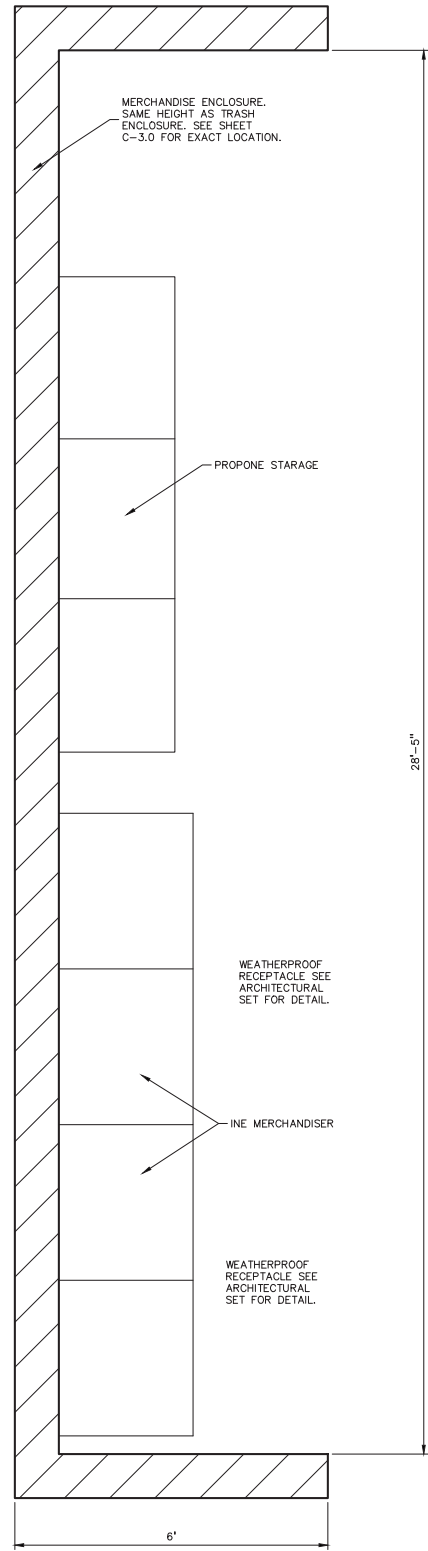
**NOT FOR CONSTRUCTION**

**SIDWELL # 14-04-451-023, 14-04-451-024, 14-04-451-025, 14-04-451-026**

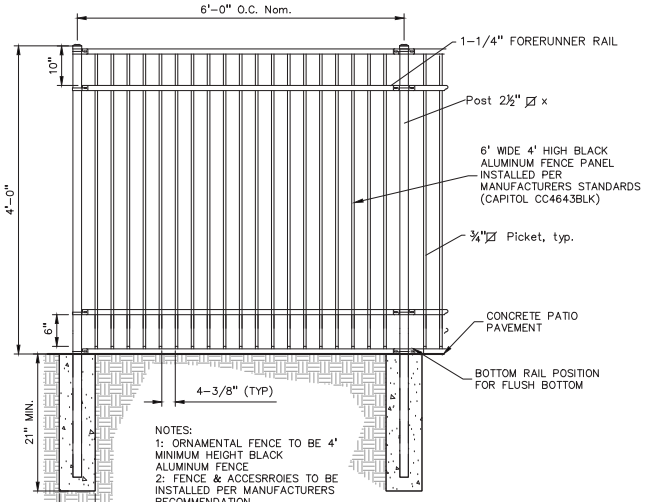
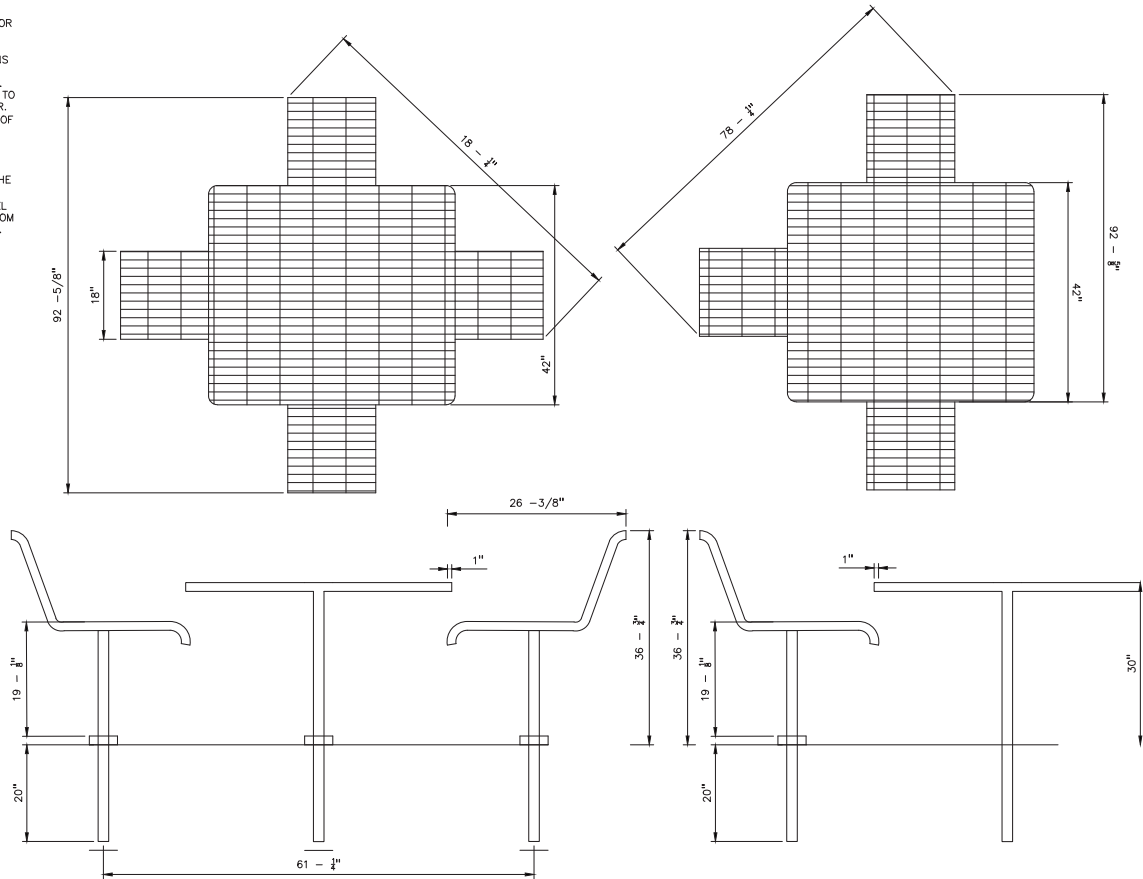
**C-9.1**



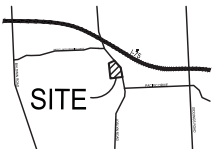
S:\PROJECTS\2022-2023\22-1561 JOSLYN ROAD FUEL STATION\MID SITE PLAN (C-9)\NOTES-22-1561.dwg PLOT DATE: 4/29/2024 BY: Scott Sey



- OUTDOOR SEATING AREA NOTES:
1. PROVIDE STANDARD 6" (NON-ILLUMINATED) BOLLARD PROTECTION FOR THE OUTDOOR SEATING AREA WHERE ADJACENT TO TRAFFIC AISLE UNLESS A 7' SIDEWALK IS PRESENT.
  2. MINIMUM TWO OUTDOOR TABLES AT 3900 AND 4600 CAFE LOCATIONS
  3. IF IT IS DECIDED THAT THE LOCATION IS NOT TO BE A CAFE, THE OUTDOOR SEATING AREA SHALL BECOME GREEN SPACE OR PARKING.
  4. THE PREFERRED EXTERIOR SEATING AREA SHALL BE LOCATED NEXT TO THE SIDE EXIT DOOR CLOSEST TO THE POINT OF THE SALE COUNTER.
  5. A 48" HIGH DECORATIVE FENCE SHALL BE ERECTED ON A MINIMUM OF THREE SIDES OF THE EXTERIOR SEATING AREA. USE CAPITAL CC4643BLK AS PREFERRED FACE MANUFACTURER OR EQUIVALENT.
  6. NO PASS-THRU PEDESTRIAN TRAFFIC SHALL BE DESIGNED IN THE OUTDOOR SEATING AREA..
  7. DUMPSTER ENCLOSURE AREA SHALL BE NO CLOSER TO 50' FROM THE OUTDOOR SEATING AREA. (PREF. ON OPPOSITE SIDE OF BUILDING).
  8. CAFE SEATING FURNITURE (TABLES, UMBRELLAS AND CHAIRS). MODEL NUMBERS :POK1561 AND POK1665. SHALL BE OWNERS SUPPLIED FROM WABASH VALLEY MANUFACTURING, INC AND CONTRACTOR INSTALLED.



**CAUTION!!**  
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CLIENT  
**BILL SAAD PROPERTIES, LLC**  
1 WEST JEFFERSON AVE.  
TRENTON, MI 48103

PROJECT TITLE  
**JOSLYN ROAD FUEL STATION**  
3681 JOSLYN ROAD  
AUBURN HILLS, MI

REVISIONS	
REVISED SITE PLAN LAYOUT	04/30/24

ORIGINAL ISSUE DATE:  
FEBRUARY 12, 2024

DRAWING TITLE  
**DETAILS**

PEA JOB NO.	22-1561
P.I.M.	JMB
DN.	BV
DES.	BV

DRAWING NUMBER:

FIRE DEPARTMENT NOTES:

- THE FOUR (4) INCH STEAMER CAPS ON ALL HYDRANTS SHALL 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 ERCTED 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.

GENERAL NOTES:

- NO PARKING-FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.

SIGN LEGEND:

NO PARKING FIRE LANE' SIGN  
REFER TO SHEET C-9.0 FOR DETAILS

LEGEND:

CONCRETE PAVEMENT  
ASPHALT PAVEMENT  
CONCRETE CURB AND GUTTER  
REVERSE GUTTER PAN  
SETBACK LINE  
SIGN  
LIGHTPOLE

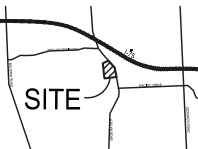
PEA GROUP  
t: 844.813.2949  
www.peagroup.com



0 15 30 60  
SCALE: 1" = 30'



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CLIENT

BILL SAAD PROPERTIES, LLC  
1 WEST JEFFERSON AVE.  
TRENTON, MI 48183

PROJECT TITLE

JOSLYN ROAD FUEL STATION  
3681 JOSLYN ROAD  
AUBURN HILLS, MI

REVISIONS

REVISED SITE PLAN LAYOUT 04/30/24

ORIGINAL ISSUE DATE:  
FEBRUARY 12, 2024

DRAWING TITLE

FIRE TRUCK MOVEMENT

PEA JOB NO. 22-1561

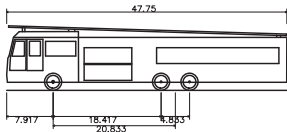
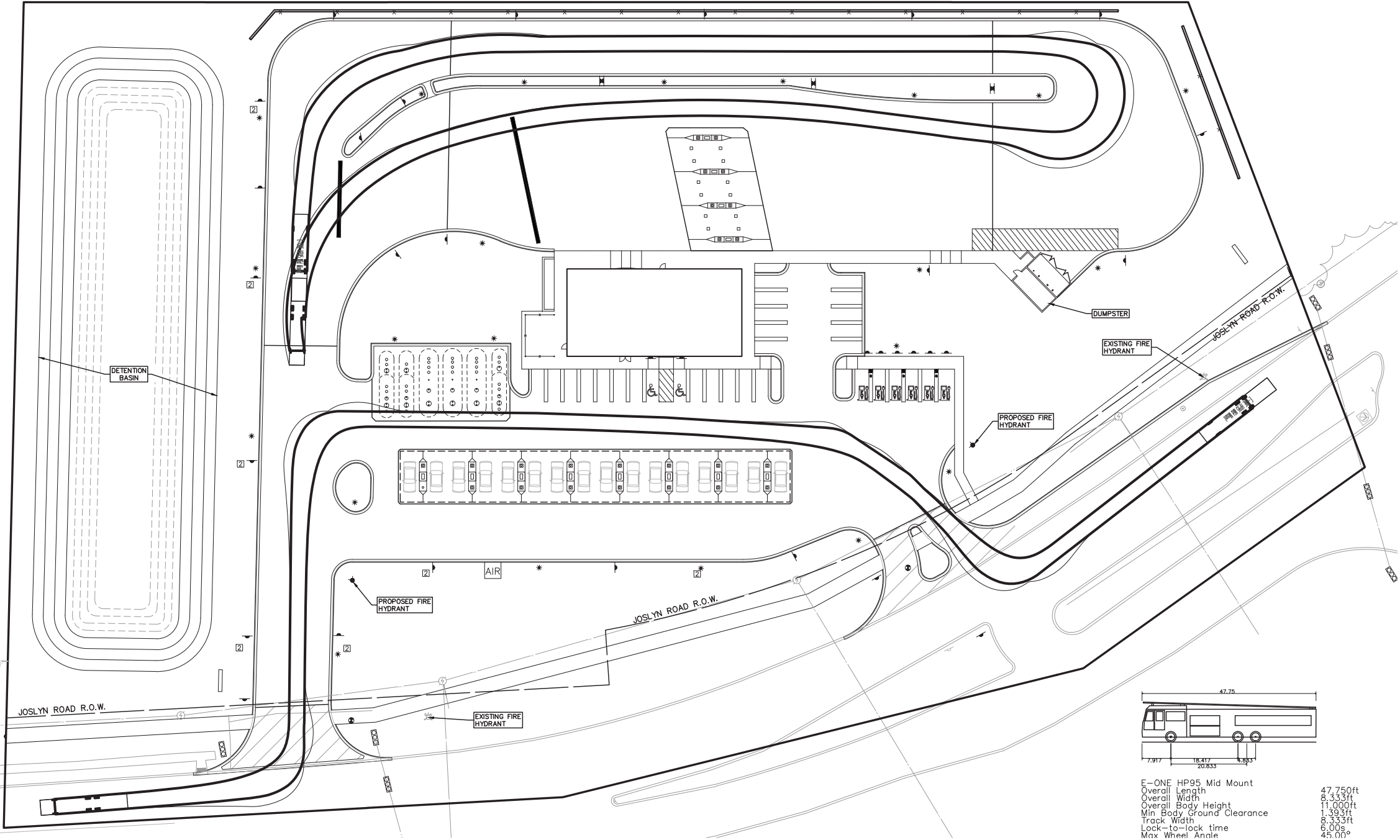
P.M. JMB

DN. BV

DES. BV

DRAWING NUMBER:

C-10.0



E-ONE HP95 Mid Mount  
Overall Length 47.750ft  
Overall Width 8.333ft  
Overall Body Height 11.000ft  
Min Body Ground Clearance 1.393ft  
Track Width 8.333ft  
Lock-to-lock time 6.00s  
Max Wheel Angle 45.00°

NOT FOR CONSTRUCTION

SIDWELL # 14-04-451-023,14-04-451-024, 14-04-451-025, 14-04-451-026



CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
<b>DECIDUOUS TREES</b>						
ARAZ2.5	3	ACER RUBRUM 'ARMSTRONG' / ARMSTRONG RED MAPLE	2.5' CAL.	BAB	PER PLAN	3% SPECIES; 3% GENUS
		BETULA NIGRA / RIVER BIRCH SINGLE STEM	2.5' CAL.	BAB	PER PLAN	3% SPECIES; 3% GENUS
CA2.5	3	CARPINUS CAROLINIANA / AMERICAN HORNBANE	2.5' CAL.	BAB	PER PLAN	3% SPECIES; 3% GENUS
CAO2.5	1	CARYA OVATA / SHAGBARK HICKORY	2.5' CAL.	BAB	PER PLAN	1% SPECIES; 1% GENUS
GT2S2.5	3	GLEDITSIA TRIACANTHOS NERMIS 'SUNBURST' / SUNBURST HONEY LOCUST	2.5' CAL.	BAB	PER PLAN	3% SPECIES; 3% GENUS
LQ2.5	6	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE' / SLENDER SILHOUETTE SWEET GUM	2.5' CAL.	BAB	PER PLAN	2% SPECIES; 2% GENUS
MS2.5	8	NYSSA SYLVESTICA / TUPELO	2.5' CAL.	BAB	PER PLAN	8% SPECIES; 8% GENUS
PO2.5	4	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	2.5' CAL.	BAB	PER PLAN	4% SPECIES; 4% GENUS
QB2.5	6	QUERCUS BICOLOR / SWAMP WHITE OAK	2.5' CAL.	BAB	PER PLAN	6% SPECIES; 6% GENUS
Q2.5	6	QUERCUS RUBRA / RED OAK	2.5' CAL.	BAB	PER PLAN	3% SPECIES; 3% GENUS
TB2.5	6	TILIA AMERICANA 'BOULEVARD' / BOULEVARD AMERICAN LINDEN	2.5' CAL.	BAB	PER PLAN	5% SPECIES; 5% GENUS
	41	SUBTOTAL:				

ORNAMENTAL TREES							
AG2.5	3	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY	2.5' CAL.	B&B	PER PLAN	3% SPECIES: 3% GENUS	
CCF2.5	5	CERCIS CANADENSIS 'FOREST PANSY' / FOREST PANSY EASTERN REDBUD	2.5' CAL.	B&B	PER PLAN	5% SPECIES: 5% GENUS	
IV2.5	3	MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA	2.5' CAL.	B&B	PER PLAN	3% SPECIES: 3% GENUS	
MP2.5	2	MALLUS X 'PRAIRIFIRE' / PRAIRIFIRE CRABAPPLE	2.5' CAL.	B&B	PER PLAN	2% SPECIES: 2% GENUS	
PK2.5	6	PRUNUS SERRULATA 'KWANZAN' / KWANZAN JAPANESE FLOWERING CHERRY	2.5' CAL.	B&B	PER PLAN	6% SPECIES: 6% GENUS	
SR2.5	5	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	2.5' CAL.	B&B	PER PLAN	5% SPECIES: 5% GENUS	
	24	SUBTOTAL:					

<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>	<u>SPACING</u>
<b>SHRUBS</b>					
JH6	14	JUNIPERUS CHINENSIS 'HETZII COLUMNARIS' / HETZII COLUMN JUNIPER	6' HT.	B&B	36"O.C.
PF24	41	POTENTILLA FRUTICOSA 'ABBOTSWOOD' / ABBOTSWOOD BUSH CINQUEFOIL	24" HT.	CONT.	36"O.C.
RG24	19	RHUS ARNICA 'GRG-LGW' / GRG-LGW FRAGRANT SUMAC	24" SPFD	CONT.	4" O.C.
SP30	22	SYRINGA PATULA 'MISS KIM' / MISS KIM KOREAN LLAC	2.5' HT.	CONT.	3" O.C.
TS08	18	THUJA OCCIDENTALIS 'SMARAGD' / EMERALD GREEN ARBORVITAE	6' HT.	B&B	36"O.C.
	114	SUBTOTAL:			

SEGMENTED RETAINING WALL. REFER TO DETAIL

ZONED LF-11  
"LANDFILL RECREATIONAL"

TOTAL SITE AREA		5.07 ACRES (221,067 SF) NET AND GROSS
REQUIREMENT	REQUIRED	PROVIDED
NET LANDSCAPE AREA	221,067 SQ FT. X 0.20 = 44,214 SQ FT. REQ.	104,900 SQ FT. LANDSCAPE AREA (47.5%)
SITE AREA LANDSCAPE (COUNT TOWARDS REPLACEMENT TREES)	44,214/ 1,000 = 45 TREES REQ.	<u>45 TOTAL TREES PROVIDED</u>  (14 SITE TREES COUNTED TOWARDS REPLACEMENT TREES)
FRONTAGE LANDSCAPE (COUNT TOWARDS REPLACEMENT TREES)	JOSLYN RD: 791.5/30 = 27 TREES	<u>27 TREES PROVIDED</u>
PARKING INTERIOR LANDSCAPE	1 TREE PER 20 SPACES IN A ROW NOT IMMEDIATELY ADJACENT TO LANDSCAPE GREENBELT OR BUFFER, 1 PER ISLAND	12 TREES PROVIDED 3 ADDITIONAL TREES AND SHRUBS ADDED TO WEST MEDIAN ISLAND PER CITY REQUEST <u>15 TOTAL TREES PROVIDED</u>
BUFFER AREA LANDSCAPE ADJ. TO R-3 (NORTH)	MIN. 15FT WIDE BUFFER WITH 1 TREE PER 20 LF  154 LF NORTH P/L /20 = 8 TREES	<u>8 PROPOSED TREES TO THE NORTH</u>
TOTAL LANDSCAPE TREES	91 TREES REQUIRED PER PREVIOUS SUBMITTED PLANS/ CALCULATIONS	<u>95 TOTAL NEW TREES</u>
TOTAL REPLACEMENT TREES	14 REPLACEMENT TREES REQUIRED PER PREVIOUSLY SUBMITTED TREE INVENTORY AND REMOVAL CALCULATIONS	<u>14 REPLACEMENT TREES ARE ACCOUNTED FOR BY USING SITE AREA</u>

DESCRIPTION	ACTUAL TREES	REPLACEMENT TREES
TOTAL TREES	36 SURVEYED	
REGULATED - REMOVED	4	4
LANDMARK REMOVED	2 (97")	10
NON-REGULATED REMOVED	29	0
SAVED TREES	1	0
TOTAL REQUIRED REPLACEMENT TREES		14

GENERAL PLANTING NOTES:

- 

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PROJECT TITLE  
**JOSLYN ROAD  
FUEL STATION**  
3681 JOSLYN ROAD  
AUBURN HILLS, MI

REVISIONS	
REVISED SITE PLAN LAYOUT	04/30

ORIGINAL ISSUE DATE:  
FEBRUARY 12, 2024

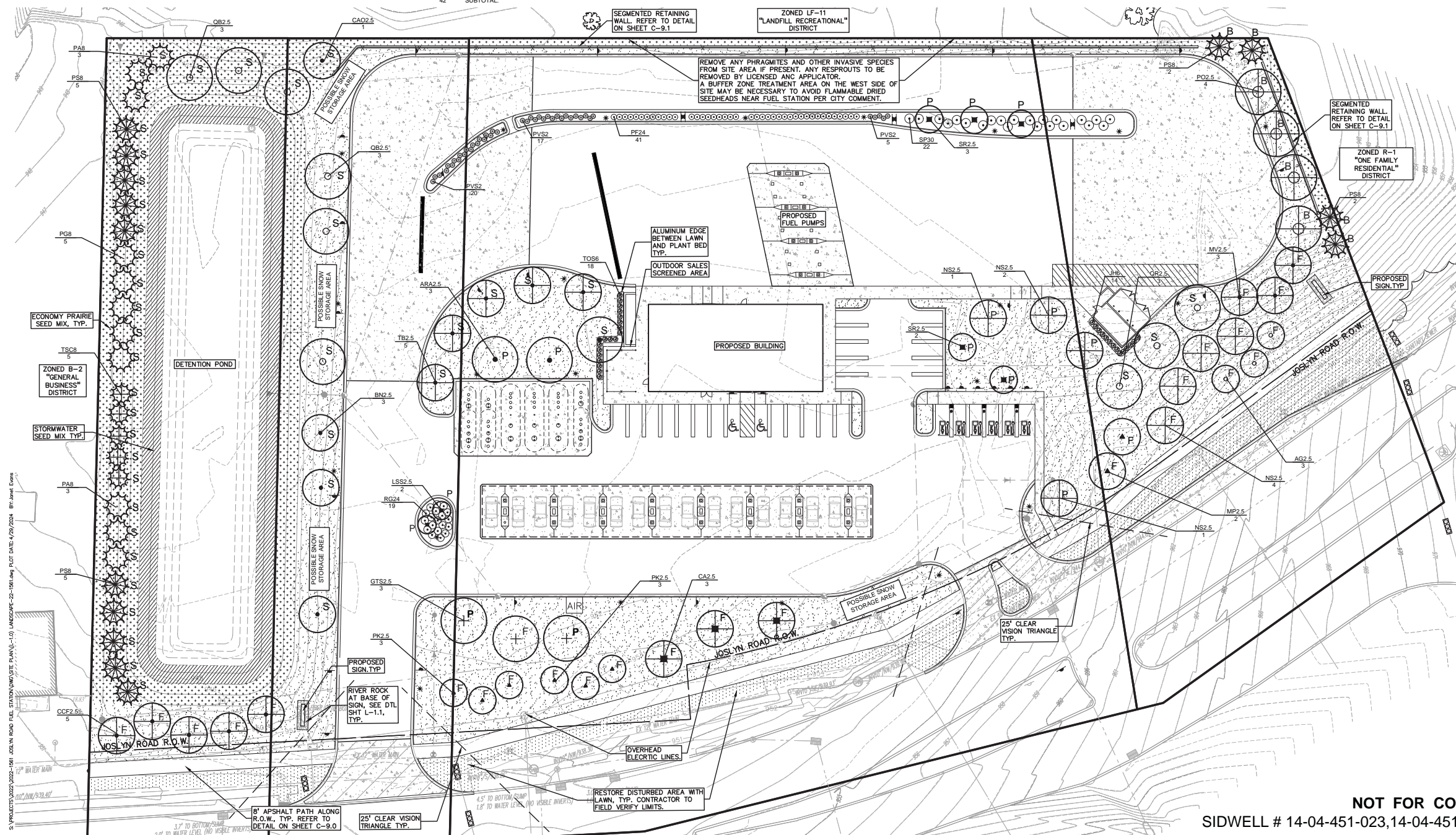
DRAWING TITLE

**PRELIMINARY  
LANDSCAPE  
PLAN**

PEA JOB NO.	22-156
P.M.	JM
DN.	C
DES.	JL
DRAWING NUMBER:	

L-1.0

**NOT FOR CONSTRUCTION**  
SIDWELL # 14-04-451-023, 14-04-451-024, 14-04-451-025, 14-04-451-026





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

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

**Swale Seed Mix**

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

Botanical Name	Common Name
<b>Permanent Grasses/Sedges:</b>	
<i>Andropogon gerardi</i>	Big Bluestem
<i>Carex comosa</i>	Brittly Sedge
<i>Carex cristata</i>	Crested Oval Sedge
<i>Carex lurida</i>	Bottlebrush Sedge
<i>Carex spp.</i>	Prairie Sedge Mix
<i>Carex vulpinoidea</i>	Brown Fox Sedge
<i>Elymus virginicus</i>	Virginia Wild Rye
<i>Glycena striata</i>	Fowl Manna Grass
<i>Panicum virgatum</i>	Switch Grass
<i>Scirpus atrovirens</i>	Dark Green Rush
<i>Scirpus cyperinus</i>	Wool Grass
<i>Spartina pectinata</i>	Prairie Cord Grass

**Temporary Cover:**  
*Avena sativa* Common Oat  
*Lolium multiflorum* Annual Rye

<b>Forbs:</b>	
<i>Atisma spp.</i>	Water Plantain (Various Mix)
<i>Asclepias incarnata</i>	Swamp Milkweed
<i>Coreopsis triptens</i>	Tall Coreopsis
<i>Eutrochium maculatum</i>	Spotted Joe-Pye Weed
<i>Helus virginica</i>	Blue Flag
<i>Liatris spicata</i>	Marsh Blazing Star
<i>Lobelia cardinalis</i>	Cardinal Flower
<i>Lobelia siphilitica</i>	Great Blue Lobelia
<i>Lycopus americanus</i>	Common Water Horehound
<i>Pycnanthemum virginianum</i>	Common Mountain Mint
<i>Rudbeckia hirta</i>	Brown-Eyed Susan
<i>Sagittaria latifolia</i>	Common Arrowhead
<i>Senna hebecarpa</i>	Wild Senna
<i>Stiphium terebinthinaceum</i>	Prairie Dock
<i>Symphoricarum novae-angliae</i>	New England Aster
<i>Verbena hastata</i>	Blue Vervain
<i>Zizia aurea</i>	Golden Alexanders

**Stormwater Seed Mix**

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

Botanical Name	Common Name
<b>Permanent Grasses/Sedges/Rushes:</b>	
<i>Boboschoenus fluviatilis</i>	River Bulrush
<i>Carex cristata</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>Glycena 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:**  
*Avena sativa* Common Oat  
*Lolium multiflorum* Annual Rye

<b>Forbs &amp; Shrubs:</b>	
<i>Atisma spp.</i>	Water Plantain (Various Mix)
<i>Asclepias incarnata</i>	Swamp Milkweed
<i>Bidens spp.</i>	Bidens (Various Mix)
<i>Helianthus autumnale</i>	Sneezeweed
<i>Iris virginica</i>	Blue Flag
<i>Lycopus americanus</i>	Common Water Horehound
<i>Mimulus ringens</i>	Monkey Flower
<i>Oligoneuron rickdallii</i>	Riddell's Goldenrod
<i>Penthorum sedoides</i>	Ditch Stonewort
<i>Polygonum spp.</i>	Pinkweed (Various Mix)
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan
<i>Rudbeckia hirta</i>	Brown-Eyed Susan
<i>Sagittaria latifolia</i>	Common Arrowhead
<i>Senna hebecarpa</i>	Wild Senna
<i>Symphoricarum novae-angliae</i>	New England Aster
<i>Thalictrum dasycarpum</i>	Purple Meadow Rue

**Economy Prairie Seed Mix**

CARDNO 574-586-2412  
cardnonativeplantnursery.com

Botanical Name	Common Name
<b>Permanent Grasses/Sedges/Rushes:</b>	
<i>Andropogon gerardi</i>	Big Bluestem
<i>Bouteloua curtipendula</i>	Side Oats Grama
<i>Carex spp.</i>	Prairie Sedge Mix
<i>Elymus canadensis</i>	Canada Wild Rye
<i>Panicum virgatum</i>	Switch Grass
<i>Schizachyrium scoparium</i>	Little Bluestem
<i>Sorghastrum nutans</i>	Indian Grass

**Temporary Cover:**  
*Avena sativa* Common Oat  
*Lolium multiflorum* Annual Rye

<b>Forbs &amp; Shrubs:</b>	
<i>Asclepias syriaca</i>	Common Milkweed
<i>Asclepias tuberosa</i>	Butterfly Weed
<i>Chamaecrista fasciculata</i>	Partridge Pea
<i>Coreopsis lanceolata</i>	Sand Coreopsis
<i>Echinacea purpurea</i>	Broad-leaved Purple Coneflower
<i>Helianthus scaberrimus</i>	False Sunflower
<i>Lupinus perennis</i>	Wild Lupine
<i>Monarda fistulosa</i>	Wild Bergamot
<i>Penstemon digitalis</i>	Forward Beard Tongue
<i>Pycnanthemum virginianum</i>	Common Mountain Mint
<i>Ratibida pinnata</i>	Yellow Coneflower
<i>Rudbeckia hirta</i>	Black-Eyed Susan
<i>Solidago speciosa</i>	Snowy Goldenrod
<i>Symphoricarum laeve</i>	Smooth Blue Aster
<i>Symphoricarum novae-angliae</i>	New England Aster

**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.

**9 AUBURN HILLS LANDSCAPE NOTES**

NOT TO SCALE

**PER CITY OF AUBURN HILLS:**

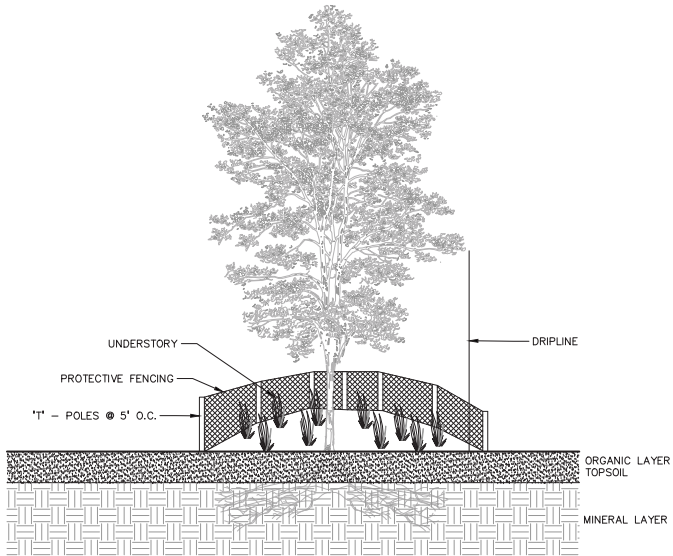
- IDENTIFY ON SITE ALL TREES OR AREAS OF TREES WHICH ARE BEING PROPOSED TO BE PRESERVED WITH FLUORESCENT ORANGE SPRAY PAINT (CHALK BASE) OR BY RED FLAGGING TAPE.
- ERECT BARRIERS OF FOUR (4) FOOT HIGH FENCING STAKED WITH METAL "T-POSTS" FIVE (5) FEET ON CENTER OF ALL SUCH TREES OR GROUPS OF TREES PROPOSED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

**6 AUBURN HILLS TREE PROTECTION NOTE**

NOT TO SCALE

**3 TREE PROTECTION DETAIL**

SCALE: 1" = 3'-0"



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

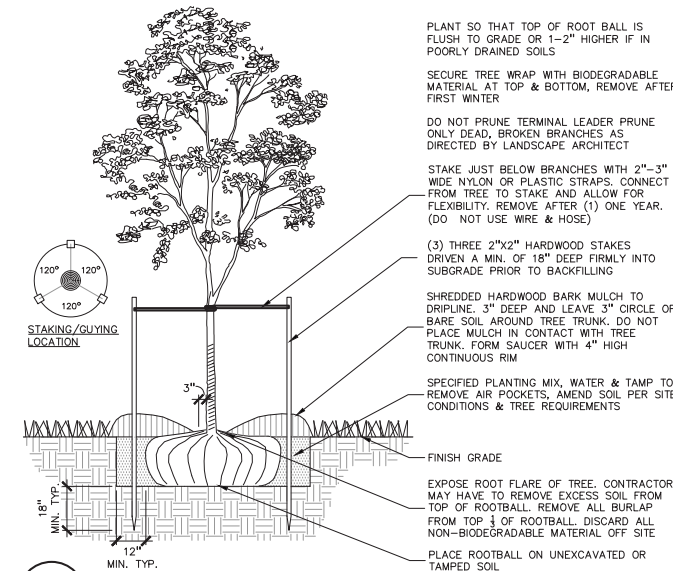
- THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF SITE LANDSCAPING AS FOLLOWS:
- LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM DEBRIS AND REFUSE.
  - PRUNING SHALL BE MINIMAL AT THE TIME OF INSTALLATION, ONLY TO REMOVED DEAD OR DISEASED BRANCHES. 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 DECIDUOUS 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 PLAN MATERIALS, OR NON-COMPLIANCE WITH THE MAINTENANCE REQUIREMENTS OF THIS SECTION 138-12.109 WILL PLACE THE PARCEL IN NON CONFORMITY WITH THE APPROVED LANDSCAPE PLAN AND BE A VIOLATION OF THIS ORDINANCE.
  - IF PROTECTED TREES ARE DAMAGED, A FINE SHALL BE ISSUED ON AN INCH-BY-INCH BASIS AT A MONETARY RATE AS DEFINED BY THE FORESTRY DEPARTMENT.

**5 AUBURN HILLS MAINTENANCE NOTES**

NOT TO SCALE

**2 EVERGREEN TREE PLANTING DETAIL**

SCALE: 1" = 3'-0"



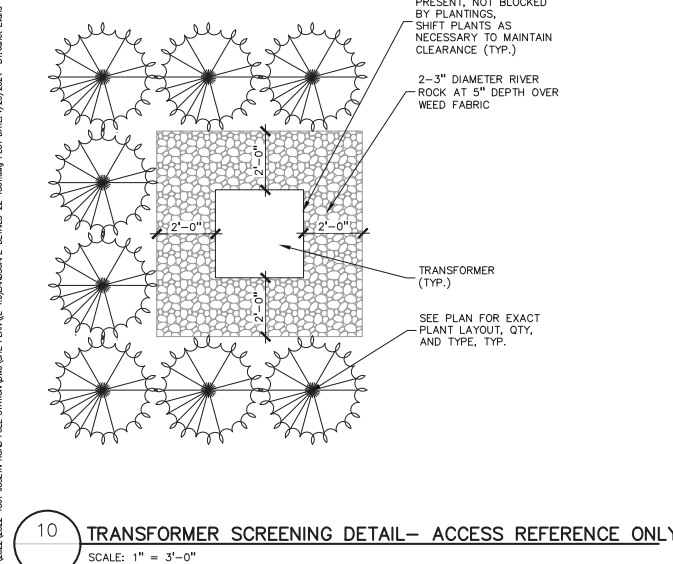
REVISIONS	
REVISED SITE PLAN LAYOUT	04/30/24

ORIGINAL ISSUE DATE:  
FEBRUARY 12, 2024

**DRAWING TITLE  
LANDSCAPE  
DETAILS**

PEA JOB NO.	22-1561
P.M.	JMB
DN.	JLE
DES.	JLE

DRAWING NUMBER:



**10 TRANSFORMER SCREENING DETAIL- ACCESS REFERENCE ONLY**

SCALE: 1" = 3'-0"

**7 ALUMINUM EDGE DETAIL**

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

**4 SHRUB PLANTING DETAIL**

SCALE: 1" = 2'-0"

**1 DECIDUOUS TREE PLANTING DETAIL**

SCALE: 1" = 3'-0"

**NOT FOR CONSTRUCTION**

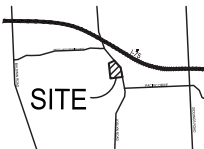
SIDWELL # 14-04-451-023,14-04-451-024, 14-04-451-025, 14-04-451-026

**L-1.1**





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.



CLIENT

**BILL SAAD  
PROPERTIES, LLC**  
1 WEST JEFFERSON AVE.  
TRENTON, NJ 08610

PROJECT TITLE

**JOSLYN ROAD  
FUEL STATION**  
3681 JOSLYN ROAD  
AUBURN HILLS, MI

REVISIONS

REVISED SITE PLAN LAYOUT 04/30/24

ORIGINAL ISSUE DATE:  
FEBRUARY 12, 2024

DRAWING TITLE

**TREE SURVEY  
PLAN**

PEA JOB NO. 22-1561

P.M. JMB

DN. BV

DES. BV

DRAWING NUMBER:

**T-1.0**

#### DEFINITION OF RATINGS:

- \* GOOD:** The tree appears to be in a healthy and satisfactory condition with an overall sound stem structure and with a full and balanced crown; the growth habit appears normal; there is no indication of pests or diseases present; and the life expectancy is judged to be greater than twenty-five (25) years.
- \* FAIR:** The tree appears to be in a healthy and satisfactory condition with a minimum of structural problems and with minor crown imbalance or thin crown; the growth habit appears normal; there is no indication of pests or diseases present; and the life expectancy is judged to be greater than twenty (20) years.
- \* POOR:** The tree appears to be in an unhealthy condition with structural problems and with major crown imbalance, dead or dying limbs, or growth only in the top quarter of the tree; the growth habit is misshapen and askew; there is evidence of pests or diseases present; and the life expectancy is judged to be less than ten (10) years.
- \* VERY POOR (V. Poor):** The tree appears to be in an unhealthy condition with major structural problems and with major crown imbalance or several dead limbs and/or peeling bark; the growth habit is severely misshapen and askew; there is evidence of pests or diseases present; and the life expectancy is judged to be less than five (5) years.
- \* DEAD:** The tree has no live branches, is topped, or has fallen.

NOTE: PREVIOUSLY SUBMITTED TREE INVENTORY AND TREE LIST (THIS SHEET) BY OTHERS

#### TREE INVENTORY LIST

No.	Size	Botanical Name	Common Name	Condition	Comments	Regulation	Landmark
1	26"	Ulmus americana	American Elm	Fair	DL	NR (Specimen)	
2	18"	Populus deltoides	Cottonwood	Fair		NR (Specimen)	
3	12", 22"	Acer saccharinum	Silver Maple	Fair		NR (Specimen)	
4	30"	Populus deltoides	Cottonwood	Fair		NR (Specimen)	
5	28"	Populus deltoides	Cottonwood	Fair		NR (Specimen)	
6	42"	Betula sp.	White Birch	Poor	DL	NR (Specimen)	
7	21"	Ulmus parviflorus	Chinese Elm	V. Poor	DL	NR (Specimen)	
8	25", 30"	Quercus rubra	Red Oak	Fair		R	LM
9	42"	Acer rubrum	Red Maple	Fair		R	LM
10	7"	Acer negundo	Box Elder	Poor	DL	NR (Specimen)	
11	7", 12"	Acer negundo	Box Elder	Poor	DL, W	NR (Specimen)	
12	7"	Acer negundo	Box Elder	Poor	DL	NR (Specimen)	
13	7", 8", 11"	Acer negundo	Box Elder	Poor	DL, W	NR (Specimen)	
14	13"	Acer negundo	Box Elder	V. Poor	DL, M	NR (Specimen)	
15	35"	Populus deltoides	Cottonwood	Poor	VC, DL, NC	NR (Specimen)	
16	11"	Populus deltoides	Cottonwood	Poor	VC, DL, NC	NR (Specimen)	
17	18"	Ulmus americana	American Elm	Poor	DL, TD	NR (Specimen)	
18	30"	Populus deltoides	Cottonwood	V. Poor	VC, DL, NC	NR (Specimen)	
19	21"	Populus deltoides	Cottonwood	Fair		NR (Specimen)	
20	21"	Populus deltoides	Cottonwood	Fair		NR (Specimen)	
21	22"	Populus deltoides	Cottonwood	Fair		NR (Specimen)	
22	30"	Populus deltoides	Cottonwood	Fair		NR (Specimen)	
23	18"	Populus deltoides	Cottonwood	Poor	DL, NC	NR (Specimen)	
24	17"	Populus deltoides	Cottonwood	Fair		NR (Specimen)	
25	20"	Populus deltoides	Cottonwood	Fair		NR (Specimen)	
26	18"	Populus deltoides	Cottonwood	Fair		NR (Specimen)	
27	18"	Populus deltoides	Cottonwood	Fair		NR (Specimen)	
28	21"	Populus deltoides	Cottonwood	Fair		NR (Specimen)	
29	1"	Abies balsamea	Millberry	Poor	DL, M, W	NR (Specimen)	
30	17"	Populus deltoides	Cottonwood	Fair		NR (Specimen)	
31	13", 21"	Populus deltoides	Cottonwood	V. Poor	DL, NC, W	NR (Specimen)	
32	14", 17", 20"	Populus deltoides	Cottonwood	Poor	DL, NC	NR (Specimen)	
33	7", 8", 10"	Acer negundo	Box Elder	V. Poor	DL, NC, W	NR (Specimen)	
13	8"	Gladiolus bicolor	Hotchkiss	Fair		R	
13	8"	Pinus strobus	Blue Spruce	Fair		R	
12"	12"	Pinus nigra	Pinus nigra	Fair		R	

Total No. of Trees: 38  
Comments abbreviations: DL - Dead limbs; M - Misshapen; NC - Narrow stem; VC - Vine covered; W - Weeping stem

**NOT FOR CONSTRUCTION**

SIDWELL # 14-04-451-023, 14-04-451-024, 14-04-451-025, 14-04-451-026

GOVERNING CODES	
<b>BUILDING:</b> COMMERCIAL:	MBC 2015 (MICHIGAN BUILDING CODE 2015) EFFECTIVE APRIL 20, 2017 ACCESSIBILITY – ICC ANSI A117.1–2009
<b>PLUMBING:</b> COMMERCIAL:	MPC 2018 (MICHIGAN PLUMBING CODE 2018) EFFECTIVE SEPTEMBER 15, 2021
<b>MECHANICAL:</b> COMMERCIAL:	MMC 2015 (MICHIGAN MECHANICAL CODE 2015) EFFECTIVE APRIL 12, 2017
<b>FUEL GAS:</b>	IFGC 2015 (INTERNATIONAL FUEL GAS CODE 2015) EFFECTIVE APRIL 20, 2017
<b>ELECTRICAL:</b> COMMERCIAL:	NEC 2017 (STATE OF MICHIGAN ELECTRICAL CODE) 2017 NATIONAL ELECTRICAL CODE WITH PART 8 AMENDMENTS EFFECTIVE JANUARY 4, 2019
<b>REHAB:</b>	MRCEB 2015 (MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS 2015) EFFECTIVE DECEMBER 13, 2016
<b>FIRE CODE:</b>	IFC 2015 (INTERNATIONAL FIRE CODE 2015), AS REFERENCED IN THE 2015 MICHIGAN BUILDING CODE.
<b>FIRE SUPPRESSION:</b> COMMERCIAL:	NFPA 13 (2010)
<b>FIRE ALARM:</b> COMMERCIAL:	NFPA 72 (2013)
<b>ENERGY CODE:</b> COMMERCIAL:	MBC 2015 (MICHIGAN BUILDING CODE 2015) – CHAPTER 13 & MEC 2015 (MICHIGAN ENERGY CODE 2015) – CHAPTER 1 THROUGH 6 & MICHIGAN ENERGY CODE, PART 10a, RULES (ANSI/ASHREA/IES STANDARD 90.1–2013 EFFECTIVE FEBRUARY 8, 2016

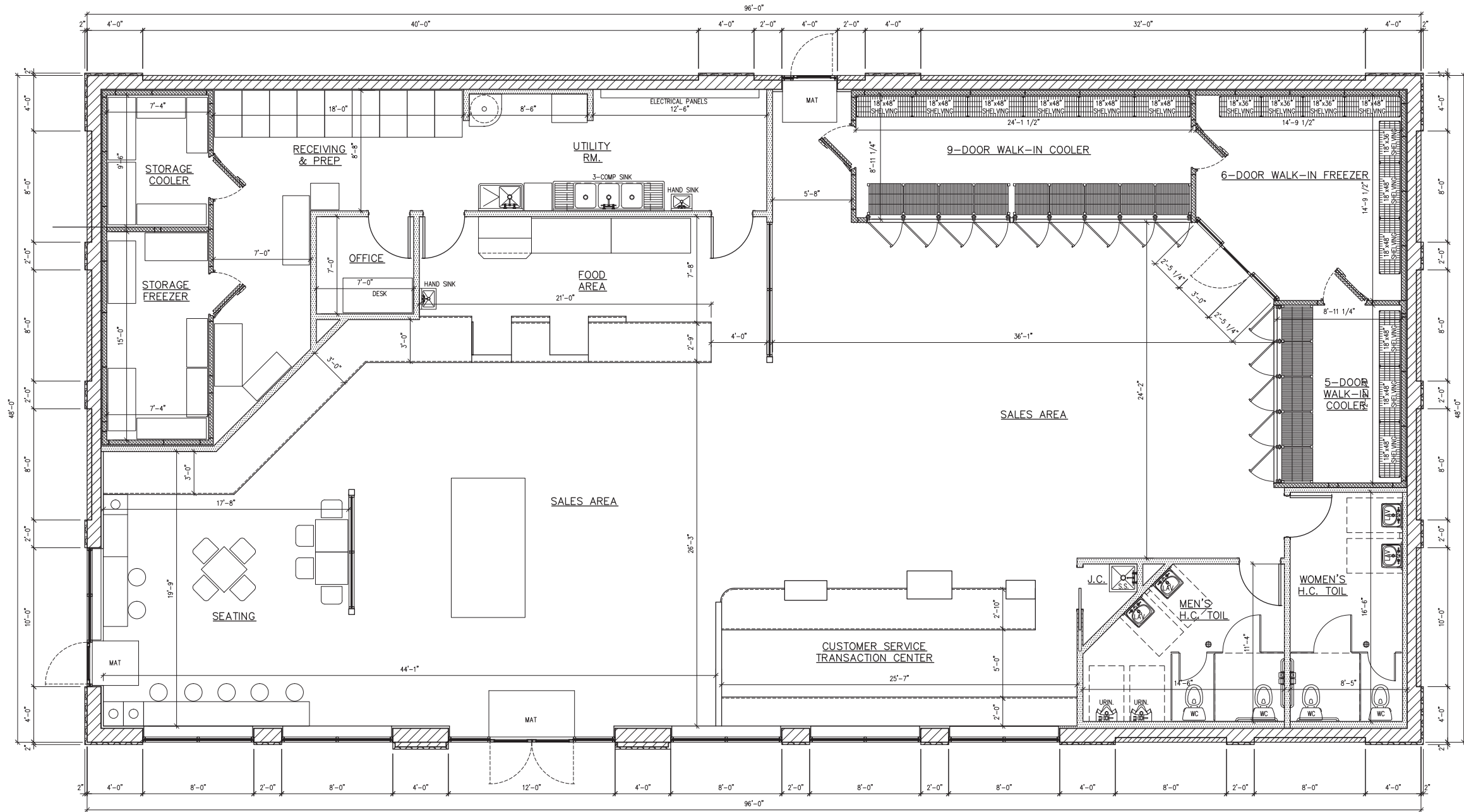
INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS MINIMUM CRITICAL RADIANT FLUX REQUIREMENTS, NON-SPRINKLED SECTION 804.4.1			
ENCLOSURE FOR STAIRWAYS AND RAMPS, EXIT PASSAGEWAYS, CORRIDORS AND ROOMS OR SPACES NOT SEPARATED FROM CORRIDORS BY PARTITIONS EXTENDING TO THE UNDERSIDE OF THE CEILING			
USE GROUPS	MINIMUM CLASS II		
M MERCANTILE			

FIRE SPREAD RATING INTERIOR WALL AND CEILING FINISH REQUIREMENTS NON-SPRINKLED TABLE 803.9			
	INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS AND EXIT PASSAGEWAYS	CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS	ROOMS OR ENCLOSED SPACES
USE GROUP			
M MERCANTILE	WALLS CLASS B CEILING CLASS B	WALLS CLASS B CEILING CLASS B	WALLS CLASS C CEILING CLASS C

EGRESS WIDTH REQUIRED		TABLE 1005.3.2
CODE: MICHIGAN BUILDING CODE 2015 EDITION		
USE GROUP: M MERCANTILE		
EGRESS REQUIRED: 0.20 LINEAL INCHES PER OCCUPANT		
61 OCCUPANTS x 0.20 LINEAL INCHES PER OCCUPANT =		12.2 INCHES MERCANTILE AREA
TOTAL REQUIRED EGRESS WIDTH:		12.2 INCHES
TOTAL PROVIDED EGRESS WIDTH:		136.0 INCHES SALES AREA
MINIMUM NUMBER OF EXITS, TABLE 1006.3.1:		2 REQUIRED, 3 PROVIDED

BUILDING CODE COMPLIANCE	
CODE: MICHIGAN BUILDING CODE 2015 EDITION	
USE GROUP CLASSIFICATION BUILDING USE: M – MERCANTILE, (PER SECTION 309.1) NON SEPARATED USES TYPE OF CONSTRUCTION: III B (3B) (SEC. 602.3, TABLE 601)	
BUILDING FLOOR AREA	4,608 S.F. Not Sprinkled
INTERIOR USABLE FLOOR AREA	3,049 S.F.
BUILDING HEIGHT	1 STORY
LENGTH OF TRAVEL	200 FT. MAX. (TABLE 1017.2) WITHOUT SPRINKLER SYSTEM

OCCUPANT LOAD		TABLE 1004.1.2
CODE: MICHIGAN BUILDING CODE 2015 EDITION		
USE GROUP: M MERCANTILE		
GRADE FLOOR AREAS (SALES AREA)		
1 OCCUPANT PER 60 SQ.FT. GROSS (2,407 SQ.FT./60 SQ. FT.)	= 41 PEOPLE	
UNCONCENTRATED (TABLE AND CHAIRS)		
1 OCCUPANT PER 15 SQ.FT. GROSS (214 SQ.FT./15 SQ. FT.)	= 14 PEOPLE	
KITCHEN COMMERCIAL		
1 OCCUPANT PER 200 SQ.FT. GROSS (343 SQ.FT./200 SQ. FT.)	= 2 PEOPLE	
STOCK ROOM (INVENTORY STAGING)		
1 OCCUPANT PER 300 SQ.FT. GROSS (1,008 SQ.FT. /300 SQ. FT.)	= 4 PEOPLE	
TOTAL REQUIRED OCCUPANT LOAD		= 61 PEOPLE



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



DESIGN

SQUARED BUILD INC.

G Squared Design Build Inc.  
5119 Highland Rd.  
Suite 197  
Waterford, MI 48327  
JOSEPH V. DEMSKI  
Architect

CONTACT: RONALD M. KACHMAN  
248-703-5076

Date	Revision
08/21/23	PRELIMINARY FLOOR PLAN TO OWNER FOR REVIEW
09/21/23	PRELIMINARY ELEVATIONS TO OWNER FOR REVIEW
10/02/23	REVISE FLOOR PLAN AND ELEVATIONS PER OWNER
10/24/23	REVISE ELEVATIONS PER OWNER NEW SCHEME
02/05/24	ADD CODES AND SCREENING DETAIL
02/05/24	SUBMIT FOR SITE PLAN APPROVAL

Sheet Title

FLOOR PLAN

Job Description

PROPOSED  
CONVENIENCE STORE  
AND GAS STATION  
RENOVATION  
for  
MICHIGAN FUELS, INC.  
1 WEST JEFFERSON  
TRENTON MI 48183

PROPERTY LOCATION  
JOSLYN RD. & PACIFIC DR.  
OAKLAND COUNTY  
AUBURN HILLS, MI 48326



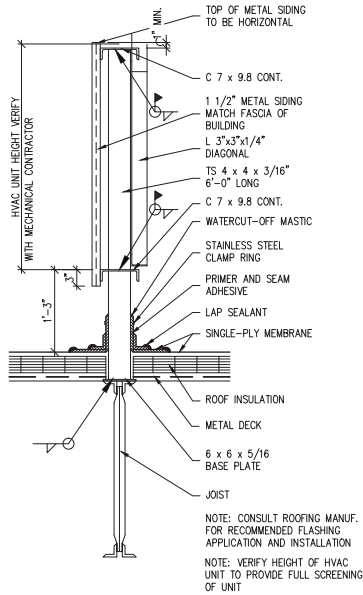
Job Number

23-0510

Sheet Number

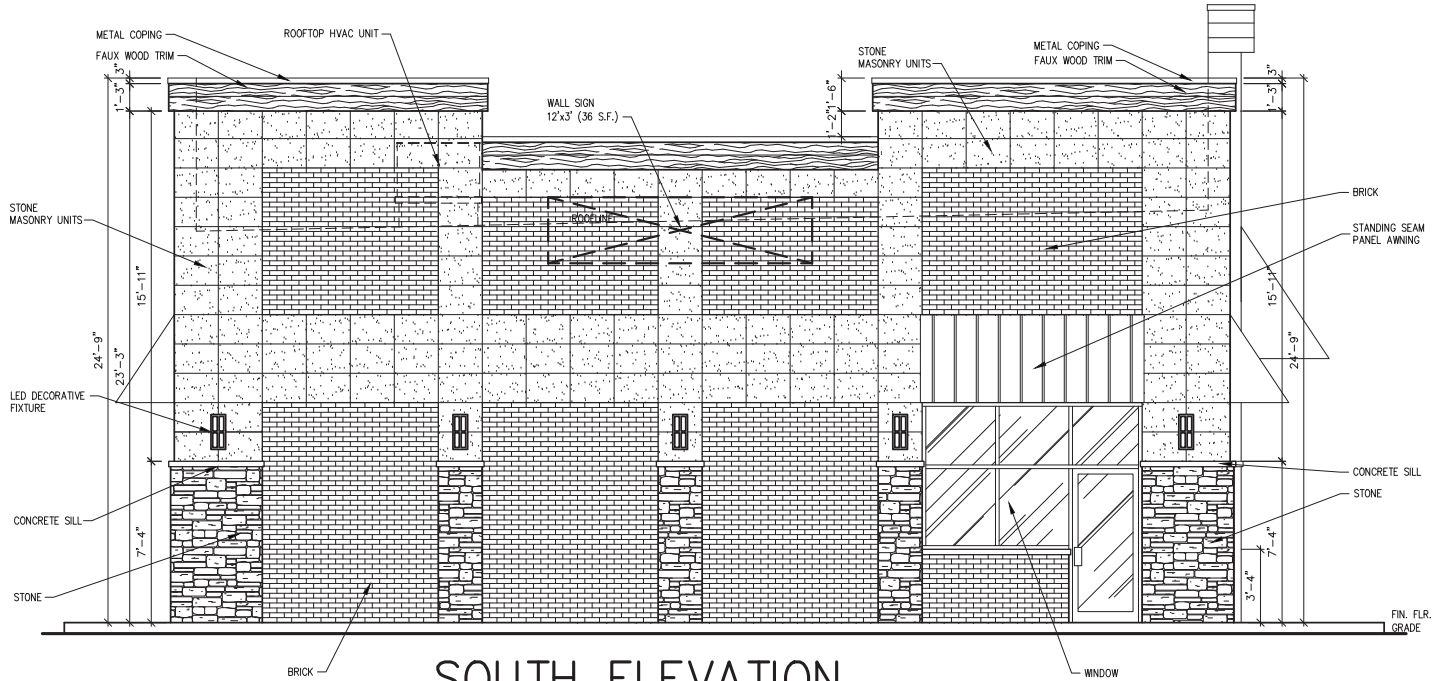
A-1



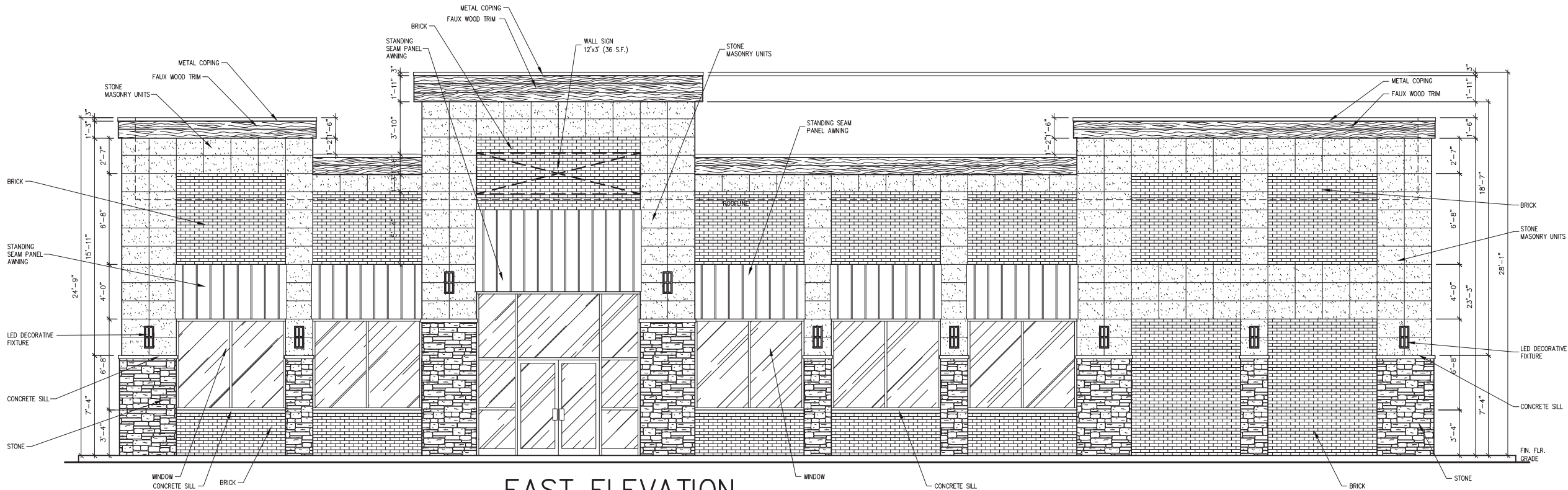


ROOF SCREENING DETAIL  
NO SCALE

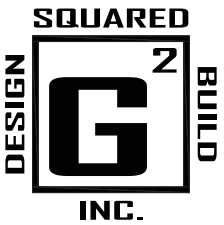
SCHEDULE OF MATERIALS					
MATERIAL	DESCRIPTION	COLOR	MATERIAL	DESCRIPTION	COLOR
COMPOSIT CLADDING	"FIBERON" COMPOSITE CLADDING, EDEN COLLECTION 1x6	MERANTI	BRICK	"BELDEN BRICK", MODULAR STANDARD COLOR MORTAR	BLACK DIAMOND VELOUR
STONE MASONRY UNITS	"SHOULDERICE DESIGNER DIMENSION STONE" TAPESTRY	PEARL WHITE #55	STANDING SEAM PANEL	"PAC-GLAD" SNAP ON STANDING SEAM PANEL AWNING	CITYSCAPE
CONCRETE SILL	"SHOULDERICE STONE SILL" 224 ROCK	LIMESTONE	WINDOW	1" INSULATED GLASS IN ALUMINUM FRAME	BLACK
SINULATED STONE	"PROVA" MANUFACTURED STONE TERRA CUT	NIAGARA			



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



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



G Squared Design Build Inc.  
5119 Highland Rd.  
Suite 197  
Waterford, MI 48327  
JOSEPH V. DEMSKI  
Architect

CONTACT: RONALD M. KACHMAN  
248-703-5076

Date	Revision
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02/05/24	SUBMIT FOR SITE PLAN APPROVAL

Sheet Title

ELEVATIONS

Job Description

PROPOSED  
CONVENIENCE STORE  
AND GAS STATION  
RENOVATION  
for  
MICHIGAN FUELS, INC.  
1 WEST JEFFERSON  
TRENTON MI 48183

PROPERTY LOCATION  
JOSLYN RD. & PACIFIC DR.  
OAKLAND COUNTY  
AUBURN HILLS, MI 48326



Job Number

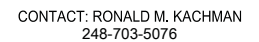
23-0510

Sheet Number

A-2

[illegible][illegible]

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



Date	Revision
08/21/23	PRELIMINARY FLOOR PLAN TO OWNER FOR REVIEW
09/21/23	PRELIMINARY ELEVATIONS TO OWNER FOR REVIEW
10/02/23	REVISE FLOOR PLAN AND ELEVATIONS PER OWNER
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Sheet Title  
ELEVATIONS

### Job Description

PROPOSED  
CONVENIENCE STORE  
AND GAS STATION  
RENOVATION  
for  
MICHIGAN FUELS, INC.  
1 WEST JEFFERSON  
TRENTON MI 48183

PROPERTY LOCATION  
JOSLYN RD. & PACIFIC DR.  
OAKLAND COUNTY  
AUBURN HILLS, MI 48326



Job Number  
23-0510

Sheet Number  
A-3









# CHECKLIST

## PROJECT NAME

Joslyn Road Fuel Center (Mobil)
---------------------------------

(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

Woodlands Consultant Approval Letter

Citizen's Participation Letter and Report

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 20, 2024**

**AGENDA ITEM NO 9C**

**DEPARTMENT OF PUBLIC WORKS**

**To: Mayor and City Council**  
**From: Thomas A. Tanghe, City Manager; Jason Hefner, Manager of Fleet & Roads**  
**Submitted: May 9, 2024**  
**Subject: Public Hearing/Motion – To adopt Resolution No. 5 Confirming the Special Assessment Roll – Superior Court**

## **INTRODUCTION AND HISTORY**

On May 6, 2024, the Auburn Hills City Council adopted Resolution No. 4, accepting the special assessment roll for the proposed Special Assessment District (SAD) No. 9 concerning the repair of and improvements to Superior Court. As a result of adopting the resolution, a Public Hearing was set for Monday, May 20, 2024, at 7:00 p.m., for the purpose of hearing objections with respect to the special assessment roll regarding SAD No. 9 Superior Court. A written notice was sent to the benefitting property owners to inform them of the public hearing via certified mail. The notice included the day, time, and place of the public hearing, a copy of the approved Resolution No. 4, an updated cost estimate based on construction bids received, and the special assessment roll that was accepted by City Council by approving Resolution No. 4. The Superior Court road improvements will be constructed according to the plans and specifications prepared by the City's Engineer, OHM Advisors, and are on file in the City Clerk's Office.

The City received firm bids on Friday, April 26, 2024 from companies interested in performing the road work. The updated cost estimate for the project, based on construction bids and design costs is \$850,975.00, of which a 50% portion will be defrayed by special assessments upon specially benefited properties identified in the SAD. The City's estimated share in the cost will be \$425,487.50 and the remaining balance will be divided equally among the benefitting properties and estimated at \$60,783.93 each. The special assessment roll was prepared by the City Assessor and filed with the City Clerk. The updated cost estimate based on the bids received was prepared by the City's Engineer, OHM Advisors. Several documents pertaining to the SAD No. 9 Superior Court have been made available in the packet for your review.

The resolution as reviewed and found to be satisfactory from a legal standpoint by City Attorney, Derk Beckerleg, if adopted, confirms the special assessment roll prepared by the City Assessor and filed with the City Clerk. Upon adoption of Resolution No. 5, construction for the SAD No. 9 Superior Court road improvement project will be completed during the 2024 construction season barring any unforeseen obstacles that would postpone the project.

## **STAFF RECOMMENDATION**

The Auburn Hills City Council has approved Resolutions No. 1, 2, 3, and 4 for SAD No.9. Resolution No. 5 is the final resolution that requires City Council approval to satisfy the SAD proceedings prescribed by City Ordinance. Therefore, staff recommends approval of the resolution provided regarding the proposed SAD No. 9 for road improvements to Superior Court.

## **MOTION**

**Move to approve Resolution No. 5, Confirming the Special Assessment Roll for the proposed Special Assessment District No. 9, regarding the repair of and improvements to Superior Court.**



**EXHIBITS**

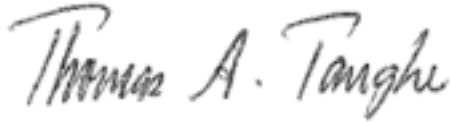
Exhibit 1 – Special Assessment Roll

Exhibit 2 – Design Scope

Exhibit 3 – Cost Estimate

Exhibit 4 – Resolution No. 5

**I CONCUR:**

A handwritten signature in dark ink, reading "Thomas A. Tanghe". The signature is written in a cursive, flowing style. The first name "Thomas" is written with a large, prominent 'T'. The middle initial "A." is smaller and follows the first name. The last name "Tanghe" is written with a large, prominent 'T' and a long, sweeping tail that extends to the right.

---

**THOMAS A. TANGHE, CITY MANAGER**

Superior Court Road Improvement Special Assessment District  
Schedule A-Special Assessment Roll

Property Address	Parcel Number	OwnerName1	Mailing Address	City	State	Zip	LegalDescription	Benefit	Assessment
2611 Superior Ct	02-14-02-201-001	Auburn Bus Park Unit 1 Investment	32 Journey	Aliso Viejo	CA	92656-5329	T3N, R10E, SEC 2 OAKLAND COUNTY CONDOMINIUM PLAN NO 1319 AUBURN BUSINESS PARK CONDO UNIT 1 L 22166 P 244 1-4-01 FR 200-018	1	\$ 60,783.93
2631 Superior Ct	02-14-02-201-002	Auburn Bus Park Unit 2 Investment	27750 Stansbury, Ste 222	Famington Hills	MI	48334-3803	T3N, R10E, SEC 2 OAKLAND COUNTY CONDOMINIUM PLAN NO 1319 AUBURN BUSINESS PARK CONDO UNIT 2 L 22166 P 244 1-4-01 FR 200-018	1	\$ 60,783.93
2661 Superior Ct	02-14-02-201-003	Auburn Bus Park Unit 3 Investment	27750 Stansbury, Ste 222	Farmington Hills	MI	48334-3803	T3N, R10E, SEC 2 OAKLAND COUNTY CONDOMINIUM PLAN NO 1319 AUBURN BUSINESS PARK CONDO UNIT 3 L 22166 P 244 1-4-01 FR 200-018	1	\$ 60,783.93
2800 Superior Ct	02-14-02-201-004	Auburn Bus Park Unit 4 Investment	27750 Stansbury, Ste 222	Farmington Hills	MI	48334-3803	T3N, R10E, SEC 2 OAKLAND COUNTY CONDOMINIUM PLAN NO 1319 AUBURN BUSINESS PARK CONDO UNIT 4 L 22166 P 244 1-4-01 FR 200-018	1	\$ 60,783.93
2660 Superior Ct	02-14-02-201-005	Auburn Bus Park Unit 5 Investment	27750 Stansbury, Ste 222	Farmington Hills	MI	48334-3803	T3N, R10E, SEC 2 OAKLAND COUNTY CONDOMINIUM PLAN NO 1319 AUBURN BUSINESS PARK CONDO UNIT 5 L 22166 P 244 1-4-01 FR 200-018	1	\$ 60,783.93
2630 Superior Ct	02-14-02-201-006	Auburn Bus Park Unit 6 Investment	2630 Superior Ct	Auburn Hills	MI	48326	T3N, R10E, SEC 2 OAKLAND COUNTY CONDOMINIUM PLAN NO 1319 AUBURN BUSINESS PARK CONDO UNIT 6 L 22166 P 244 1-4-01 FR 200-018	1	\$ 60,783.93
2600 Superior Ct	02-14-02-201-007	Auburn Bus Park Unit 7 Investment	7680 Innovation Way	Mason	OH	45040-9695	T3N, R10E, SEC 2 OAKLAND COUNTY CONDOMINIUM PLAN NO 1319 AUBURN BUSINESS PARK CONDO UNIT 7 L 22166 P 244 1-4-01 FR 200-018	1	\$ 60,783.93

Total Parcels Assessed	7	Grand Total							\$ 425,487.50
------------------------	---	-------------	--	--	--	--	--	--	---------------

Certification of Assessor

I, William Griffin, City Assessor, do hereby certify that the roll has been prepared by the Assessor pursuant to the \_\_\_\_\_, Resolution of City Council, and that in making the assessments contained in the assessment roll, the Assessor has, as near as may be, according to the Assessor's best judgment, conformed in all respects with the directions contained in the \_\_\_\_\_, 2024 Resolution of the City Council and the Auburn Hills City Charter and the provisions of Chapter 58 of the Auburn Hills City Code.

Signed \_\_\_\_\_

Date \_\_\_\_\_





October 31, 2023

City of Auburn Hills  
1500 Brown Road  
Auburn Hills, MI 48326

Attention: **Mr. Stephen Baldante**  
Director of Public Works

Regarding: **2024 Asphalt Road Program**  
**Perry Walton Sub, Hunt Club, & Superior Court**  
Scope of Engineering Services

Dear Mr. Baldante:

Thank you for this opportunity to provide professional engineering services for the above referenced project. We have prepared the following project understanding and scope of services to be provided by OHM Advisors based on our previous discussions.

## **PROJECT UNDERSTANDING**

The project consists of rehabilitation and reconstruction of various local roads within the City, including the Perry Walton Subdivision (Zelma, Hatton, & Glenrose), the Hunt Club Subdivision (Hunt Club, Polo, Canter, & Horseshoe) and Superior Court. The anticipated construction cost for the overall project is approximately \$2.5 million.

The work within the Perry Walton subdivision will include pulverization of the existing asphalt pavement and installation of new asphalt pavement and edge drain as needed. Localized areas of base repair and subgrade undercutting will be completed as required. Since the pulverize/overlay process will result in a higher pavement elevation, it is anticipated that existing drive approaches will be replaced to meet new elevations. In addition, existing driveway culverts and roadside ditches will be evaluated and improved as necessary.

The work in the Hunt Club subdivision will include removal of the existing asphalt pavement, spot curb repairs, drainage structure repairs, and installation of new asphalt and edge drain as needed. It is anticipated that the existing aggregate base can remain, with a small amount of additional aggregate being placed. If the existing asphalt pavement thickness allows, once confirmed by the geotechnical investigation, milling of the existing pavement and installation of new asphalt pavement overlay may be considered.

The work on Superior Court will include removal of the existing concrete pavement/curb and installation of new asphalt pavement with concrete curb. It is anticipated that the existing aggregate base can remain, although localized areas of base repair and subgrade undercutting will be completed, as well as drainage structure repairs as needed. It is our understanding that the City wishes to implement a special assessment district for this reconstruction of Superior Court.

## **SCOPE OF SERVICES**

### **Task 1 – Project Initiation and Obtain Information**

Under this task, we will initiate the project and obtain necessary information to proceed with the design. Specific work efforts include:

- Organize and attend a kickoff meeting with City staff to review project objectives, prepare design criteria, and establish a specific delivery schedule.



- Review existing utility information and record drawings for the project area.
- Perform a site review to identify elements that are sensitive to project, i.e. driveway locations and other access issues, utility facilities in the area, geometric deficiencies, landscape/aesthetic features and drainage items.
- Obtain specific topographic survey information for the project.
- Notify known utility agencies of the proposed work and verify locations of existing known utilities, including both public and private, within the project limits for conflicts and coordinate relocations if necessary.
- Coordinate with a Geotechnical Engineer to obtain soil borings and pavement cores along the project route.
- Arrange and attend a meeting with City staff and other stakeholders to review project concepts, alternatives, and constraints.

### **Task 2 – Preliminary Plan Development**

Under this task, we will undertake the preparation of plans and specifications for the project and apply for the necessary permits. Specific work efforts include:

- Review field information collected to identify any deficient areas in the existing conditions.
- Prepare typical roadway cross-sections for the project.
- Determine preliminary geometrics for road reconstruction of Superior Ct.
- Coordinate with the Geotechnical Engineer and assist in developing pavement cross-sections for the proposed reconstruction and rehabilitation areas.
- Evaluate sidewalk ramps to be upgraded to current ADA requirements within the Hunt Club project area.
- Develop road plans in accordance with current AASHTO standards based on comments received from the City on base plans. Plans will be prepared using a scale of 1"=40' (profile scale 1"=4').
- Develop proposed drainage and storm sewer plans in accordance with City standards.
- Prepare technical specifications and method of payment entailing materials, equipment, and labor necessary to perform the work.
- Compute preliminary quantities and prepare a preliminary Engineer's Opinion of Probable Construction Cost.
- Prepare a Maintenance of Traffic (MOT) plan.
- Develop pavement marking and signing plans within the affected influence of the project in accordance with MMUTCD requirements.
- Evaluate grading and ROW impacts associated with the proposed work and determine construction limits
- Prepare proposed preliminary schedule for work including the construction start, substantial completion, and final completion dates.
- Prepare documents to obtain an Oakland County Water Resources Commission (OCWRC) soil erosion permit, Michigan Department of Transportation (MDOT) work in right-of-way permit, Road Commission for Oakland County (RCOC) work in right-of-way permit, and other permits deemed necessary to complete the project as described.
- Conduct up to two (2) public meetings with City staff and project stakeholders to review the project and identify concerns.
- Arrange and attend a meeting with City staff to review the preliminary plans and specifications.
- Attend/conduct additional public meetings as needed (up to 5) for the purpose of assisting in the SAD processes and ensuring the requirements for Resolutions 1-5 are met in the plan preparation and bidding process.

### **Task 3 – Final Design and Contract Documents**

Based on comments received on the preliminary plans, final construction documents will be created and advertised for bidding. Specific work efforts include:

- Finalize design plans based on comments obtained.
- Complete construction details.
- Finalize detailed grading.
- Finalize grading easement limits and locations (if required), and prepare up to four grading easements.
- Prepare a bid sheet entailing all items of work and associated quantities.





- Prepare a final engineer's opinion of probable cost.
- Prepare and place an advertisement for bid. It is anticipated that the job will be advertised for at least three (3) weeks through BidNet, MITA & CAM.
- Prepare schedule for proposed work, including construction start, substantial completion, and final completion dates.
- Produce two (2) copies of contract documents for the DPW, if requested.
- Attend and plan one (1) meeting with the City to review contract documents prior to distribution for bid, if requested.
- Attend the bid opening.
- Prepare and evaluate a project bid tab. The bid tab shall include bidding contractors' total project bid and unit price breakdown.
- Check references for the three lowest bidding contractors.
- Provide a recommendation of award.
- OHM will assist in executing the Contract books including the following
  - i. Create and mail out a Notice of Award letter to the awarded Contractor.
  - ii. Coordinate the execution of six (6) copies of contract book.
  - iii. Produce two (2) executed copies of contract documents for the City. One copy will be delivered to the City Clerk and one copy will be delivered to the DPW.
- If the City Council does not award the contract, then OHM will communicate that information to the appropriate Contractors.

## SCHEDULE

The project will commence upon authorization to proceed. It is anticipated that the field work for the design would take place in the fall of 2023, with design, permitting and bidding following. We anticipate that the project could be bid for a presentation to City Council in spring of 2024. If the project is approved, construction could commence in May/June of 2024. This schedule is based upon an authorization to proceed given by November 6, 2023 and successful completion of required special assessment milestones.

## COMPENSATION

The services outlined above will be performed on an hourly basis for the not-to-exceed amount of one hundred thirty-five thousand dollars (\$135,000.00). This amount is based on the assumptions listed below. The City will be invoiced for services on a monthly basis. The estimated budget breakdown is as follows:

Perry Walton Subdivision	\$ 35,000
Hunt Club Subdivision	\$ 55,000
Superior Court	<u>\$ 45,000</u>
Total	\$135,000
Geotechnical Services Estimate – Road Portion (G2)	\$ 15,000

## FURTHER CLARIFICATIONS AND ASSUMPTIONS

The above-listed scope of services was prepared with the following assumptions.

- The City will be responsible for all permit application fees and permit fees.
- Geotechnical Services will be provided by G2 under a separate contract and are not included in this scope of services. The estimated amount for this service is indicated above.
- No permanent right-of-way is anticipated. City will obtain temporary grading easements, if required.
- OHM will be pleased to provide any additional services for this project on an hourly basis. Services not included in this proposal:
  - a. Construction phase services such as, but not limited to, construction management, construction



- engineering, construction administration, construction observation and/or construction layout.
- b. Relocation design services for water main and/or sanitary sewer, if required.
  - c. Wetland delineation and survey, mitigation, and permitting.
  - d. Environmental assessments or reports, drainage studies, or other environmental evaluations associated with potential contaminated soils.
  - e. Traffic signalization design.
  - f. Preparation of plans for landscaping and ornamental features.
  - g. Location of private utilities, other than requesting as-built information from private utility owners.

Should you find this agreement acceptable, please sign the authorization below and return a copy to us for our files. We look forward to providing professional services on this project. If you have any questions, please contact us.

Sincerely,

**OHM Advisors**

Timothy J. Juidici, P.E.

Principal-in-Charge

cc: Jason Hefner, Manager of Roads & Fleet  
Alex Parent, OHM  
File

**City of Auburn Hills  
2024 Asphalt Road Program**

Accepted By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_





## memorandum

**Date:** April 30, 2024

**To:** Jason Hefner, Manager of Fleet and Roads  
Stephen Baldante, Director of Public Works  
**cc:** Alex Parent, OHM  
**From:** Tim Juidici

**Re:** 2024 Paving Program Budget Breakdown

As you are aware, bids were received for the 2024 Paving Program project on April 26, 2024. The project is being funded via City Local Road funds & Special Assessment District (Superior Ct). The following table summarizes the anticipated project cost breakdown:

	Construction Contract	CE/CA Services	Crew Days (Observation)	Testing Services	Total
Superior Court	\$734,555	\$35,000	\$22,620	\$12,000	<b>\$804,175</b>
Perry Walton Sub	\$1,126,102	\$53,500	\$22,620	\$17,500	<b>\$1,219,722</b>
Hunt Club	\$881,027	\$42,000	\$12,480	\$13,000	<b>\$948,507</b>
Total	\$2,741,684	\$130,500	\$57,720	\$42,500	<b>\$2,972,404</b>

Feel free to contact me if you have any questions or need additional information regarding this project.

**CITY OF AUBURN HILLS**

**RESOLUTION CONFIRMING THE SPECIAL ASSESSMENT ROLL  
(RESOLUTION NO. 5)**

At a regular meeting of the City Council of the City of Auburn Hills, Oakland County, Michigan, held in the Council Chambers at 1827 N. Squirrel Road, Auburn Hills, Michigan 48326, at 7:00 p.m. on the 20<sup>th</sup> day of May, 2024, the following resolution was offered by Councilperson \_\_\_\_\_ and supported by Councilperson \_\_\_\_\_:

WHEREAS, the City has considered construction of the proposed improvement described below and has requested the establishment of a special assessment district to finance and defray a portion of the costs of the Project; and

WHEREAS, the proposed improvement (the Project) is the repair and improvements to Superior Court; and

WHEREAS, the Project is intended to specially benefit properties identified in the special assessment district attached to this Resolution, which will be designated as Special Assessment District No. 9 (the district); and

WHEREAS, the City Council, after a public hearing, approved the final total cost of the Project in the amount of \$850,975 and approved the district as a special assessment district against which fifty percent (50%) of the final total cost of the Project, being the amount of \$425,487.50 will be defrayed by special assessments against the properties in the special assessment district; and

WHEREAS, in accordance with the direction of the City Council, the City Assessor has prepared a special assessment roll allocating fifty percent (50%) of the final total cost of the Project to the properties within the district according to law and the directions of the City Council, and the Assessor has filed such roll with the City Clerk; and

WHEREAS, a public hearing on the special assessment roll was set and duly noticed according to law for the purpose of hearing objections with respect to the special assessment roll; and

WHEREAS, on May 20, 2024, the public hearing was conducted by the City Council in accordance with the notice.

NOW, THEREFORE, it is hereby resolved as follows:

1. The City Council has determined that it is satisfied with the special assessment roll, that the proposed assessments are in proportion to the benefits received or to be received as a result of the Project and that it would be appropriate to approve and confirm the special assessment roll and proceed with the Project.

2. The special assessment roll for Special Assessment District No. 9 in the amount of \$425,487.50 shall be and is hereby adopted and confirmed.

3. The City Clerk is directed to endorse and certify on the special assessment roll the date of this confirmation, which shall be final and conclusive for the purpose of the Project unless the



special assessment is contested in the Michigan Tax Tribunal within the time and manner provided for by ordinance and state law.

4. The special assessment against any property as made on the roll, or any part of such special assessment, may be paid in full on or before November 1, 2024 (the cash payment date).

5. All amounts of a special assessment not paid on or before the cash payment date shall be assessed against each property in the district in ten (10) approximately equal annual installments of principal and interest, the first of which will be due and payable on December 1, 2024, the second of which will be due and payable on December 1, 2025, and all subsequent installments shall be due and payable successively in intervals of twelve (12) months from the due date of the second installment.

6. Any portion of an assessment that has not been paid on or before the cash payment date (November 1, 2024) shall bear interest until paid as of December 1, 2024, at a rate equal to five percent (5%) per annum. Interest shall be due on the due date of the assessment installment payments, as noted above, commencing on the date the first assessment payment is due, as stated above. If any installment is not paid when due, the installment shall be deemed to be delinquent and a penalty shall be charged and collected as provided for in Section 58-19 of the Auburn Hills Code of Ordinances.

7. The City Clerk is directed to attach her warrant as required by law to the roll and to direct the roll, with her warrant attached, to the City Treasurer. The City Treasurer shall collect the special assessments in accordance with the terms of this Resolution, the City's ordinances, the warrant and the applicable statutes of the State of Michigan. The City Treasurer shall mail statements of the special assessments to the respective owners or parties-in-interest as indicated on the last local tax assessment records for those properties included in the special assessment district, stating the amount of the assessment and the manner in which the special assessment may be paid. The notice of special assessment mailed by the Treasurer shall contain a statement that the owner or any person having an interest in the real property may file a written appeal of the special assessment with the Michigan Tax Tribunal within thirty (30) days from the date of confirmation of the special assessment roll if that special assessment was protested at the hearing held for the purpose of confirming the special assessment roll.

8. All or any part of the unpaid special assessment may be paid at any time with interest accrued to the month in which the payment is made.

9. All special assessments contained in the special assessment roll, including accrued interest and any penalties, shall from the date of confirmation of such roll constitute a lien upon the respective lots or parcels of land specially assessed in the special assessment district until such time as the special assessment, accrued interest and penalties, if any, are paid. In the event that any of the properties in the special assessment district are sold, the special assessment, accrued interest and penalties, if any, must be paid in their entirety to the City as the time of the sale.

AYES:

NAYES:

ABSENT:

ABSTENTIONS:

STATE OF MICHIGAN    )  
  )ss  
COUNTY OF OAKLAND )

I, LAURA 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 20<sup>th</sup> day of May, 2024, the original of which is on file in my office.

In witness whereof, I have hereunto affixed my official signature on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

---

LAURA PIERCE  
City Clerk



# CITY OF AUBURN HILLS

## CITY COUNCIL AGENDA

MEETING DATE: MAY 20, 2024

AGENDA ITEM NO 9D

DEPARTMENT OF PUBLIC WORKS

**To:** Mayor and City Council  
**From:** Thomas A. Tanghe, City Manager; Jason Hefner, Manager of Fleet & Roads  
**Submitted:** May 14, 2024  
**Subject:** Motion – To approve the Dexter Road and Shimmons Curve Reconstruction, Construction Engineering/ Observation and Contract Administration Services to OHM Advisors, and Material Testing Services to G2 Consulting

### INTRODUCTION AND HISTORY

#### BID AWARD

Included in the Auburn Hills Capital Improvement Plan is the Dexter Road and Shimmons Curve Reconstruction Project. The Shimmons Road portion of the project includes road reconstruction between Dexter Road and Grove Lane. This portion is projected to address a long-standing concern with the tight radius curve that is in the center of this section of roadway through a land swap with the Oakland Christian School (OCS). Through a Memorandum of Understanding (MOU) between the City and OCS, both parties agreed to move forward in good faith for the land swap. While the land has not officially changed hands, this portion of the project is contingent upon Right of Way acquisition, which staff anticipates being presented at the next council meeting. The new projected road footprint will improve sight lines and allow for a center turn lane, added pathway, and storm improvements (including the addition of curb and gutter), creating a safer environment. After 2022 PASER ratings were acquired, it was discovered that this section of Shimmons was rated as a 3 (out of 10, 10 being perfect). Additionally, the portion Dexter Road from Shimmons Road to Walton Boulevard was brought forward to the 2024 Capital Improvement Plan. This advancement was because of the economy of scale and lower mobility costs with the adjacency of Dexter to Shimmons and the average rating of 3 for this section of Dexter Rd. Reconstruction of this portion will include replacement of the current water main, new curb and gutter, storm upgrades (including underdrain), sidewalk connections and upgrades. New base and asphalt roadway will be included for the whole project.

On Friday, April 26, 2024, bids were received for the Dexter Road and Shimmons Curve Reconstruction. The table below provides a summary of the three lowest bids received:

Contractor	Total Bid
F.H. Paschen, S.N. Nielsen & Associates, LLC	\$4,138,776.64
Springline Excavating, LLC	\$4,199,102.11
Best Asphalt, Inc.	\$4,405,248.99

F.H. Paschen, S.N. Nielsen & Associates, LLC. out of Detroit, Michigan is the low bidder for this project. They have been in operation for 21 years and have significant experience as a general contractor for infrastructure projects across the country. They have completed several similar road and utility projects for other agencies in the area over the past few years and have received positive reviews for their work on those projects. In addition, a meeting was held with representatives from F.H. Paschen, City DPW, and OHM to discuss their experience and approach to the project. Based on their qualifications, previous references, and meeting on the project, we recommend award of this contract to F.H. Paschen in the amount of \$4,052,976.64, per the unit prices listed on the bid. The amount entered in the bid for Crew Days (\$85,800) are not included in the recommended award amount as these are not



part of payments made to the Contractor, but these amounts are included in the total for determining the lowest bid.

#### CONSTRUCTION ENGINEERING/OBSERVATION AND CONTRACT ADMINISTRATION SERVICES

OHM Advisors serves as the City Engineer and provides engineering, observation, and contract administration for all of the City's infrastructure capital projects. Their Scope of Services is attached as Exhibit 2.

#### COSTS

The total project costs including construction, engineering, and materials testing is estimated to be \$4,401,777 and reflected in the table below.

	Construction Contract	CE/CA Services	Crew Days (Observation)	Testing Services	Total
Shimmons Road	\$1,370,095	\$68,500	\$31,200	\$20,500	\$1,490,295
Dexter Road	\$1,521,750	\$76,000	\$25,740	\$22,000	\$1,645,490
Dexter Water Main	\$1,161,132	\$58,500	\$28,860	\$17,500	\$1,265,992
Total	\$4,052,977	\$203,000	\$85,800	\$60,000	\$4,401,777

Currently budgeted is \$1,100,000.00 for the Shimmons Curve Realignment/Reconstruction (202-452-973.000-SHIMDEXCURVE) and \$1,000,000.00 for the Dexter Road Water Main (Walton to Shimmons) (592-536-971.002-DEXTR\_N\_WLTN). With the reception of the 2022 PASAR ratings, the 20-year capital plan was reshuffled with concern to the ratings as well as considering traffic patterns that would be affected by the construction scheduled each year. Through this process, the Dexter Road portion planned for in the capital plan and in the monetary forecast but was overlooked in the actual budget. This project was estimated at \$1,700,000. While the Shimmons Road and Dexter Water Main divisions are over budget, the Dexter Road portion came in below the construction estimate that should have been included within the budget. It is important to note as well that this project will be partially paid for with monies collected through the road millage.

Budget amendments will be necessary for all three budget lines: Shimmons Road in the amount of \$390,295.00 to 202-452-973.000-SHIMDEXCURVE, Dexter water main in the amount of \$265,992.00 to 592-536-971.002-DEXTR\_N\_WLTN, and Dexter Road in the amount of \$1,645,490.00 to 203-453-973.000-DEXTR\_N\_WLTN.

#### **STAFF RECOMMENDATION**

Staff recommends awarding the construction contract to F.H. Paschen, S.N. Nielsen & Associates, LLC, Construction Engineering/ Observation and Contract Administration Services to OHM Advisors, and Material Testing Services to G2 Consulting for the Dexter Road and Shimmons Curve Reconstruction in the amount of \$4,401,777. Staff also recommends the following budget amendments: \$390,295.00 to 202-452-973.000-SHIMDEXCURVE, \$265,992.00 to 592-536-971.002-DEXTR\_N\_WLTN, and \$1,645,490.00 to 203-453-973.000-DEXTR\_N\_WLTN.

#### **MOTION**

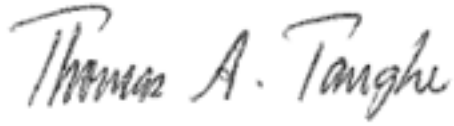
**Move to award the construction contract to F.H. Paschen, S.N. Nielsen & Associates, LLC, Construction Engineering/ Observation and Contract Administration Services to OHM Advisors, and Material Testing Services to G2 Consulting for the Dexter Road and Shimmons Curve Reconstruction in the amount of \$4,401,777. Also, move to amend the City 2024 budget as indicated in the staff recommendation section of the memo.**

#### **EXHIBITS**

Exhibit 1 – Rendering of Projected Shimmons Road Curve Realignment

Exhibit 2 – OHM Scope of Services

I CONCUR:

A handwritten signature in dark ink, reading "Thomas A. Tanghe". The signature is written in a cursive style with a large, stylized 'T' and 'A'.

---

THOMAS A. TANGHE, CITY MANAGER







May 9, 2024

Mr. Stephen Baldante  
Director of Public Works  
City of Auburn Hills  
1500 Brown Road  
Auburn Hills, Michigan 48326

RE: **Dexter Road/Water Main Improvements & Shimmons Curve Reconstruction**  
Scope of Construction Services

Dear Mr. Baldante:

Outlined below is a Scope of Work for construction services to be provided by OHM Advisors for the above referenced project.

## **PROJECT UNDERSTANDING**

It is our understanding that the City of Auburn Hills plans to move forward with the construction phase of the Dexter Road/Water Main Improvements and Shimmons Curve Reconstruction project for which bids were received on Friday, April 26, 2024. The proposed project consists of reconstruction of Dexter Road from Walton Boulevard to Shimmons Road and reconstruction/realignment of Shimmons Road between Dexter Road & Grove Lane. In conjunction with the roadway work, the project also includes water main replacement along Dexter Road.

## **SCOPE OF SERVICE**

### **Construction Engineering / Observation**

Under this task the project team will observe the construction efforts on the project and assist with any necessary field changes to successfully complete the work. Specific work efforts include:

- ▶ Provide daily observation of the project when construction work is occurring to verify that materials, installation, and construction methods used are in conformance with the project plans and specifications as well as applicable standards. Full-time observation will be provided for all roadway and utility construction.
- ▶ Produce daily field reports to document construction activities and record quantities of contract pay items.
- ▶ Prepare and provide the Contractor with a list of required submittals and review shop drawings, construction schedules, materials certifications, and other submittals.
- ▶ Address Contractor's construction concerns and resolve conflicts with the executed contract specifications.
- ▶ Arrange and attend regularly scheduled progress meetings during the construction phase. It is anticipated that meetings will be held weekly during the active construction period.
- ▶ Coordinate with the materials testing consultant on material related items.
- ▶ Coordinate with the property owners and other stakeholders in the construction area regarding access, traffic staging, schedule, and other pertinent items for the duration of the project.
- ▶ Prepare and deliver record (As-Built) plans that include the constructed location of all installed underground utilities. Record plans will be delivered electronically in PDF format.



### **Contract Administration**

Under this task, the project team will complete services necessary to administer the contract. Specific work efforts include:

- Coordination with the Contractor and City to execute the contract documents.
- Arrange and attend one (1) pre-construction meeting prior to the start of the project.
- Provide two (2) signed copies of the contract documents to the City, one (1) to the Clerk's office and one (1) to the DPW.
- Review Contractor's progress on the project to ensure that the work is in compliance with the proposed schedule.
- Prepare monthly construction pay estimates and process contract change orders (if required).
- Request and review information from the Contractor to verify compliance with wage rates, Buy America, and other funding requirements.
- Review construction claims and coordinate claim resolution with Contractor and City.
- Request and collect Contractor's declaration, contractor's affidavit, waivers from major suppliers and subcontractors, release of surety, and release from other public agencies for which permits have been obtained under this contract.

### **Crew Days (Construction Observation)**

This project contract includes a line item for Crew Days in Contractor's bid. This item is for construction observation required for the Contractor's operations. OHM will provide daily observation of work under this Crew Day item. Full-time inspection will be provided for all construction operations as indicated in the contract specifications for Crew Days. The Contractor has included the Crew Day amount in their bid based on their anticipated schedule for the project.

### **SCHEDULE**

Based on the Council meeting schedule, we anticipate that the project award would be approved at the May 20<sup>th</sup> Council meeting. Construction on the project is anticipated to begin in early June. The project is expected to be substantially completed by November of this year.

### **COMPENSATION**

The construction engineering and contract administration outlined above will be performed on an hourly basis for the not-to-exceed amount of two hundred three thousand dollars (\$203,000.00). The construction observation as Crew Days will be performed on a per day basis for the amount of eighty-five thousand eight hundred dollars (\$85,800.00), which is based on the amount bid by the Contractor for this item. The City will be invoiced for services on a monthly basis. The estimated budget breakdown is as follows:

	Construction Engineering	Contract Administration	Crew Days (Observation)	<b>Total</b>
Shimmons Road	\$35,500	\$33,000	\$31,200	<b>\$99,700</b>
Dexter Road	\$39,000	\$37,000	\$25,740	<b>\$101,740</b>
Dexter Water	\$30,250	\$28,250	\$28,860	<b>\$87,360</b>
<b>Total</b>	<b>\$104,750</b>	<b>\$98,250</b>	<b>\$85,800</b>	<b>\$288,800</b>



<b>Construction Services Total</b>	<b>\$288,800</b>
Materials Testing Services (G2)	\$60,000

#### **FURTHER CLARIFICATIONS AND ASSUMPTIONS**

The above-listed scope of services was prepared with the following assumptions:

- Materials testing services will be provided by G2 Consulting Group under a separate contract and are not included in this scope of services. The estimated amount for this service is indicated above.
- The City will be responsible for all permit fees.

Should you find this agreement acceptable, please execute both copies and return one copy to us for our files. We look forward to providing professional services on this project. If you have any questions, please contact us.

Sincerely,

**OHM ADVISORS**

Timothy J. Juidici, P.E.  
Principal

cc: Jason Hefner, Manager of Fleet & Roads  
Jason Deman, Manager of Public Utilities  
Alex Parent, OHM  
Jerry Ashburn, OHM  
File

**City of Auburn Hills**  
**Dexter Road/Water Main Improvements & Shimmons Curve Reconstruction**  
**Construction Services**

Accepted By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_





# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: MAY 20, 2024

AGENDA ITEM NO 9E

COMMUNITY DEVELOPMENT

**To:** Mayor and City Council  
**From:** Thomas A. Tanghe, City Manager; Steven J. Cohen, AICP, Director of Community Development  
**Submitted:** May 14, 2024  
**Subject:** The Avant at Five Points  
**Motion – To extend the Revised PUD Step Two - Site Plan and Tree Removal Permit Approval**

## **INTRODUCTION**

This is a request from OYK Engineering and Construction (OYK) to extend the revised PUD Step Two - Site Plan and Tree Removal Permit for The Avant at Five Points from July 1, 2024 to September 30, 2025, based on an 18-month construction schedule from the building foundation stage to full completion that OYK provided the City on May 10, 2024. OYK has indicated that the primary reason for its delay in building construction has been due to its need to resolve the improper installation of the project's underground stormwater detention system by its original contractor.

Since the project is approximately two months behind the construction schedule that OYK provided the City, staff believes a more realistic completion date for the project, provided OYK begins to install the building foundation by June 25, 2024, should be December 30, 2025. *Note: As of the date of this report, the Building Official has not yet issued a Building Permit for the revised project as he is awaiting the resubmittal of updated construction drawings from OYK's architect for review.*



*Photo of the site taken on April 29, 2024*

### **INTRODUCTION (cont.)**

As background, OYK originally received approval from the City Council on November 18, 2019, to construct a three-story, 61-unit, low-rise multi-family residential development. On March 20, 2023, OYK received revised approval from the City Council to amend their site plan to increase the number of housing units from 61 to 68 (35 one-bedroom and 33 two-bedroom units), make minor alterations to the building façade, and amend the parking lot design. **A condition of the City Council's March 20, 2023 approval of the revised project required the development, including all site improvements, to be complete by July 1, 2024.** The 2.66-acre site is located at 3355 Five Points Drive and is zoned B-2, General Business district. The total investment is estimated at \$10 million.



*Bird's eye view of the proposed building from Five Points Drive*

### **STAFF RECOMMENDATION**

Staff recommends extending the PUD approval with the completion dates listed in the recommended action. The deadlines proposed in the recommended action provide a reasonable completion period for the development based on the Building Official's assessment of the construction. OYK's construction schedule indicates they will need 18 months to complete the development from the building foundation pour stage.

### **RECOMMENDED ACTION**

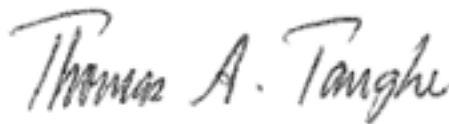
**Move to extend the Revised PUD Step Two – Site Plan and Tree Removal Permit approval for The Avant at Five Points from July 1, 2024 to December 30, 2025, subject to the following conditions:**

- 1. The First Amendment to the Development Agreement previously drafted by the City Attorney after the revised project's March 20, 2023 approval has yet to be signed by all parties and recorded with the Oakland County Register of Deeds. The City Attorney shall update the First Amendment to the Development Agreement by adding the conditions of this extension approval. If OYK Engineering and Construction (the applicant) fails to sign and return the updated agreement to the City by June 7, 2024, then the applicant will voluntarily terminate the Planned Unit Development approval.**

**RECOMMENDED ACTION (cont.)**

2. If the applicant meets the completion deadline for Item #1 but fails to begin pouring the foundations of the building by June 25, 2024, in accordance with the City-approved Building Permit, then the applicant will voluntarily terminate the Planned Unit Development approval. The applicant shall obtain Building Permit approval from the Building Official and pay the Building Permit and Building Plan review fees totaling \$149,672 to the City before the commencement of this work.
3. If the applicant meets the completion deadline for Item #2 but fails to begin the vertical construction of the first floor in accordance with the City-approved Building Permit by September 9, 2024, then the applicant will voluntarily terminate the Planned Unit Development approval.
4. If the applicant meets the completion deadline for Item #3 but fails to completely erect and enclose the entire building (including roof, windows, and doors) in accordance with the City-approved Building Permit by March 1, 2025, then the applicant will voluntarily terminate the Planned Unit Development approval.
5. The applicant shall complete all site improvements and landscaping per the approved Site Plan by October 15, 2025.
6. The applicant shall complete the development and obtain a final Certificate of Occupancy Permit from the City by December 30, 2025.
7. 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 the applicant does not pay such costs incurred by the City.

I CONCUR:



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THOMAS A. TANGHE, CITY MANAGER





Thursday, May 9<sup>th</sup>, 2024

RE: The Avant at Five Points PUD Extension

Dear Mr. Cohen,

I hope this message finds you well. I'm writing to provide an update on the current status of the project and to address the setbacks we've encountered along the way.

Regrettably, we faced a significant setback with the project due to the improper installation of the underground detention system by our original contractor. This oversight raised concerns from OHM regarding potential floating, stemming from inadequate backfill material. To rectify the situation, we devised a strategic plan last year, opting for internal repairs utilizing gasket seals. However, OHM's requests for pipe removal and changes in backfill material significantly impacted the construction budget. In response, we conducted a comprehensive evaluation of the project, resulting in structural foundation design changes that are currently underway.

The corrections required for the detention system exceeded our initial expectations, necessitating thorough remediation efforts beyond what we initially anticipated. Furthermore, upon receiving approval on the revised Planned Unit Development (PUD), we encountered another obstacle. The building department requested a comprehensive update to all project drawings, leading to the cancellation of the foundation permit. The PUD approval aimed at adjusting the unit mix, decreasing three-bedroom units while increasing one-bedroom units. Notably, the elevation and structure of the building remain unchanged. Although our team was on schedule to simultaneously complete the detention system and begin foundation preparations, progress has been halted until the updated drawings receive approval, after which the foundation permit will be issued.

To facilitate our team's progress, we have completed the first phase of foundation materials procurement, securing steel and all essential equipment necessary for the project. The second phase materials are poised for shipment, with additional resources arranged for subsequent use. With operations now in full swing, we remain optimistic about project completion by September 2025.

We appreciate your continued support and understanding as we navigate these challenges.

Sincerely,

Fred Hadid, PE

ID	Task Name	Duration	Start	Finish	Qtr 1, 2023			Qtr 2, 2023			Qtr 3, 2023			Qtr 4, 2023			Qtr 1, 2024			Qtr 2, 2024			Qtr 3, 2024			Qtr 4, 2024			Qtr 1, 2025			Qtr 2, 2025			Qtr 3, 2025		
					Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
1	City Review and Compliance	360 days	Tue 1/3/23	Mon 5/20/24																																	
2	Site Grading and Infrastructure	360 days	Tue 1/3/23	Mon 5/20/24																																	
3	Underground, Utilites & Detention Sys.	360 days	Tue 1/3/23	Mon 5/20/24																																	
4	Foundation Excavation	90 days	Thu 3/28/24	Wed 7/31/24																																	
5	Foundations	105 days	Mon 3/25/24	Fri 8/16/24																																	
6	Concrete Columns	45 days	Mon 6/17/24	Fri 8/16/24																																	
7	Garage Slab Prep	45 days	Mon 6/17/24	Fri 8/16/24																																	
8	Retaining Wall Parking Ramp	45 days	Mon 6/24/24	Fri 8/23/24																																	
9	Garage Level Structural Steel	45 days	Mon 6/24/24	Fri 8/23/24																																	
10	Elevator and Stair Tower	45 days	Mon 6/24/24	Fri 8/23/24																																	
11	First Floor Slab	45 days	Mon 7/1/24	Fri 8/30/24																																	
12	First floor steel & CFS wall panels	21 days	Fri 8/30/24	Fri 9/27/24																																	
13	Second Floor Joist and Decking	7 days	Fri 9/27/24	Mon 10/7/24																																	
14	Second floor steel & CFS wall panels	21 days	Mon 10/7/24	Mon 11/4/24																																	
15	3rd Floor Joist and Decking	4 days	Mon 11/4/24	Thu 11/7/24																																	
16	3rd floor steel & CFS wall panels	14 days	Thu 11/7/24	Tue 11/26/24																																	
17	Roof Framing	21 days	Thu 11/14/24	Thu 12/12/24																																	
18	Roof Mansard Shingles	28 days	Tue 11/19/24	Thu 12/26/24																																	
19	Window & Store front Install	45 days	Mon 10/7/24	Fri 12/6/24																																	
20	Masonry & Siding	120 days	Mon 10/7/24	Fri 3/21/25																																	
21	Electrical Rough In	60 days	Mon 10/7/24	Fri 12/27/24																																	
22	Fire supresion	60 days	Mon 10/7/24	Fri 12/27/24																																	
23	Plumbing Rough In	60 days	Mon 10/7/24	Fri 12/27/24																																	
24	HVAC Rough In	60 days	Mon 10/7/24	Fri 12/27/24																																	
25	Drywall Installation and Taping	90 days	Thu 11/7/24	Wed 3/12/25																																	
26	Painting	60 days	Wed 1/1/25	Tue 3/25/25																																	
27	HVAC final	90 days	Sat 2/1/25	Thu 6/5/25																																	
28	Electrical & Lighting finals	90 days	Sat 2/1/25	Thu 6/5/25																																	
29	Bathroom fixtures & accessories	90 days	Sat 2/1/25	Thu 6/5/25																																	
30	Kitchens & appliances	90 days	Sat 2/1/25	Thu 6/5/25																																	
31	Flooring	90 days	Sat 2/1/25	Thu 6/5/25																																	
32	Interior Doors & hardware	90 days	Sat 2/1/25	Thu 6/5/25																																	
33	IT and security Systems	90 days	Sat 2/1/25	Thu 6/5/25																																	
34	Punch List	60 days	Fri 5/2/25	Thu 7/24/25																																	
35	Curb & Entries concrete	60 days	Sat 3/1/25	Thu 5/22/25																																	
36	Light pole base	60 days	Sat 3/1/25	Thu 5/22/25																																	
37	Landscape	60 days	Tue 4/1/25	Mon 6/23/25																																	
38	Garage Finishing & Doors	15 days	Thu 5/1/25	Wed 5/21/25																																	
39	Clean-Up	43 days	Fri 8/1/25	Tue 9/30/25																																	
40	Final Inspections/punch list/final walkthrough	43 days	Fri 8/1/25	Tue 9/30/25																																	
41	Certificate of Occupancy	43 days	Fri 8/1/25	Tue 9/30/25																																	

## Avant at Five Points

Auburn Hills



## The Avant at Five Points PUD

### **Project History**

*(Before January 2023)*

The Auburn Hills City Council approved the PUD for this project on November 18, 2019. Following City Council approval, engineering and construction plans were submitted. The engineering plans were approved on May 21, 2020. After four revisions, the building permit was approved on May 6, 2020. Although the Building Permit was approved on May 6, 2020, it was never pulled/issued to OYK, as the building permit fee and the water/sewer tap fees were never paid by OYK.

OYK began work on the underground stormwater detention system and site utilities in late 2020 with Strata Construction as the contractor. During that time, concerns were raised regarding the masonry screen wall construction along Joswick, which Strata ultimately removed and replaced.

After installing the underground stormwater detention system, the project was halted due to issues between OYK Construction and Strata Construction and COVID-19-related stoppages.

Third-party reports from Professional Engineering Associates (PEA) dated November 5, 8, and 9, 2021, indicate that the underground stormwater detention system installed was backfilled with sand, and the sand was not compacted correctly. This ongoing issue has caused significant delays in the project's construction and has recently been resolved.

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### **Recent Construction Activity Timeline**

(January 2023 to Present)

**The following timeline is color-coded to the below subsections.**

Site Plan/PUD approval – GREEN

Underground detention and site work– BLUE

Building permit – ORANGE

Ordinance enforcement – PURPLE

Meetings – HIGHLIGHTED

## **2023**

**January 4, 2023**

OHM hosted a pre-construction meeting at the City with the OYK team to discuss outstanding site issues. East Edge, OYK's new underground contractor, was present.

The following notes were provided.

- Oakland County Water Resources Commission requires the storm sewer to be cleaned and videotaped to verify it is free of debris before removing the bulkhead.



- The underground stormwater detention system will be opened with Advanced Drainage Systems (ADS), OHM, and City Representatives to determine whether it can be repaired or if it needs to be removed and replaced.
  - Detention system appears to have multiple leaking joints—density reports from PEA note improper compaction between cells.
    - Required to clean out and diagnose the system for repair and/or removal and replacement.
    - ADS to submit recommendations to OHM for review and approval.

#### January 10, 2023

OHM was on site with East Edge. East Edge was uncovering the end caps of the underground stormwater detention system. Each run of pipe was inspected for ADS repair recommendations.

#### January 16, 2023

Revised PUD plans were received for review by the City and approval for PUD modification by the City Council. It is noted that the previously approved Building Permit from May 6, 2020 had not yet been issued, and fees had not been paid.

#### January 26, 2023

Jerry Ashburn, OHM, advised Henry Chang (East Edge), Jim Tack, and Fred Hadid (OYK) that the City was still awaiting submittals, including an assessment by ADS for the proposed joint repairs of the underground stormwater detention system. A schedule was also required to estimate additional engineering escrow needed.

#### February 7, 2023

Ashburn (OHM) sends an additional email to Hadid, Tack, and Christie Nazal (OYK), indicating that submittals have not been received since the January 4, 2023 agreement.

#### March 7, 2023

OHM receives some underground stormwater detention repair specifications from Hadid (OYK). However, these documents do not encompass all necessary certifications / hold harmless forms since they are written by the distributor of the ADS system, not ADS.

#### February 8, 2023- March 23, 2023

East Edge installs the remaining water main and sanitary sewer.

#### March 9, 2023

Hannah Driesenga (OHM) requests a site meeting to review the proposed repair. Representatives from the City, OHM, OYK, and ADS must attend to ensure the repair is acceptable to all parties.

#### March 13, 2023

Tim Juidici (OHM) again requests a site meeting to review the proposed repair.

#### March 20, 2023

The City Council approves the PUD revision, allowing an increased density within the building, with the condition that the project and all site improvements shall be completed by July 1, 2024. Following the approved site plan/PUD revision, changes were required to the building construction drawings approved in May 2020. The previously approved Building Permit was canceled/withdrawn due to the project change, the corresponding invoice was voided as the Building Permit fee, and OYK never paid water/sewer fees.

### March 23, 2023

Nazal (OYK) called Ashburn (OHM), requesting that OHM be onsite to monitor the installation and repair of the underground stormwater detention system. Ashburn denied the inspection request since no site meeting had been held. In a follow-up email, Ashburn again requests a site meeting. Hadid (OYK) responds that everyone from OYK, East Edge, and ADS will be on-site on March 24 if the City and OHM want to attend.

### March 24, 2023

On this date, OHM, City staff, OYK, East Edge, and ADS held a site meeting. A summary of the meeting is below.

- Current repair work has not been reviewed or approved by the City or OHM.
  - The work conducted is outside the scope of the original engineering approval and, therefore, requires appropriate submittals and approvals.
- On-site Verbal agreement from OYK to close the existing gap in the detention system to prevent further deterioration or erosion.
- City explains submittals needed, including the following:
  - ADS' recommendation for repairs to be made to the system.
  - Means and methods for repair approved by ADS.
  - Any warranty information available.
  - Previous photos which were taken of the detention system.
  - Comprehensive scope of repair work.

Hadid (OYK) advised DPW Director Steve Baldante (AH) via phone that submittals will be received no later than March 27, 2023.

### March 28, 2023

Lang (AH) emailed Hadid and Tack (OYK) requesting submittals agreed to on March 24. Hadid (OYK) responded with a portion of the required submittals and advised,

*"I've been actively involved in further discussions with both our subcontractor and supplier to ensure that moving forward, we are utilizing the most effective, efficient, and acceptable method for the detention system. Once the finalized method is determined on our end, both OHM and City of Auburn Hills will receive the update."*

### April 10, 2023

Email from Hadid (OYK) to Auburn Hills and OHM:

*"I am writing to provide you with the finalized method on the installation for the detention system at Avant. As a part of our commitment to ensuring that the detention system is installed to the manufacturer standards, OYK has conducted a thorough review of possible procedures in consultation with ADS Engineers and our site contractor. After careful consideration, we have determined that the proper approach is to remove and reinstall pipe sections as originally planned, following the manufacturer's instructions and standards. To commence the process, our contractor will first remove the end caps and then proceed to remove the pipe sections from east to west, working their way towards the header pipe. Each section of pipe will be cleaned and inspected as they proceed. This process will continue towards the header section until they find pipe sections that are properly installed and sealed. Our contractor will then begin to reinstall the removed pipes with proper installation and with proper backfill of stone at the appropriate elevation to secure the pipe. Additionally, the contractor will place and compact the correct amount of fill on top of the*

*system to ensure that it is properly secured from any movement. It is important to note that all of these steps will be carried out in compliance with ADS regulations and standard. We will ensure to keep the City and OHM, informed and updated on the progress schedule, and please advise if you have any questions.”*

#### **April 27, 2023**

East Edge begins removing sand from the underground stormwater detention system to facilitate the removal of the system.

#### **April 27, 2023 – May 6, 2023**

Several emails between OYK and OHM discuss appropriate backfill for the underground stormwater detention system. OYK would like to use Class II backfill (sand) instead of the approved Class I (stone) backfill. On May 6, OYK requests a site meeting to review and approve the backfill material and discuss the project's progress.

#### **May 9, 2023**

Site meeting to discuss pipe reinstallation and backfill material with City staff, OHM, OYK, East Edge, and ADS representatives. Determined that the pipe needed to be removed from the header, and Class II backfill will be used.

#### **July 11, 2023**

No restart date has been determined as OYK is negotiating pricing with East Edge for the removal and reinstallation of the pipe. City staff have requested a start date via email and phone so OHM can prepare for inspections.

#### **August 15, 2023**

Tack (OYK) advised they intend to begin foundation excavation before the underground stormwater detention reinstallation. OYK and East Edge are still negotiating a price for the reinstallation. **OYK was advised that they could not begin excavating or pouring foundations until the City issued the foundation/shell permit for the building.**

#### **August 17, 2023**

Nazal, Hadid, and Tack (OYK) were advised via email that revised Building Permit plans and applications must be submitted before foundation work begins. OYK was advised that the previously assessed plan review fee will be credited toward the current permit.

#### **September 19, 2023**

Tack (OYK) states that OYK is still negotiating a price with East Edge to reinstall the underground stormwater detention system.

#### **September 25, 2023**

The City issued OYK a violation notice for hazardous site conditions and repeated failure to maintain the growth of grass and weeds. The notice was sent via USPS mail.

#### **October 2, 2023**

The City received no response from OYK to the violation notices; an email was sent to OYK to follow up on on-site issues.

#### **October 3, 2023**

OYK will be fencing the property and will maintain the weeds.



### **October 20, 2023**

OYK submits revised foundation permits to the City. OYK advised that complete sets of plans will need to be submitted for plan review.

### **October 25, 2023**

The property has been fenced, and the weeds have been cut. The site complies with City ordinances.

### **October 27, 2023**

Lang (AH) emails Tack and Nazal (OYK) to remind them that the water/sewer fees (\$192,228) are due in addition to the Building Permit fees when the plan review is completed.

### **December 7, 2023**

**The City received full construction drawings (the first submittal reflecting the revised project) from OYK and Designhaus.** These include revisions to the architectural, structural, mechanical, electrical, and plumbing plans, which were updated to reflect the City Council's revised PUD approval on March 20, 2023.

### **December 12, 2023**

City staff, OHM, OYK, East Edge, and ADS met to discuss the underground stormwater detention on site. OYK was given the following action items.

- ADS will inspect the underground stormwater detention system, with the City and OHM present, to determine whether an existing pipe can be reused.
  - If re-use is approved, ADS must provide written documentation to the City / OHM
- Underground stormwater detention system to be installed per approved submissions.
  - Any revised submittals must be reviewed and approved by OHM.
- Additional escrow must be paid.
- Water/sewer tap fees (\$192,228) have not been paid and are outstanding.

## **2024**

### **January 18, 2024**

The City completed the Building Plan review of the construction drawings. Based on the ICC cost of construction, a total plan review fee of \$41,061 was calculated. Crediting OYK \$25,528 for the previously paid plan review fee, the outstanding plan review balance is \$15,533.

### **February 8, 2024**

City staff and OHM received notice that East Edge has withdrawn from the project due to OYK's failure to meet the construction requirements.

### **February 12, 2024**

Water/sewer fees (\$192,228) paid to DPW.

### **February 26, 2024**

Site meeting with City staff, OHM, OYK, and ADS. ADS inspected the pipe and determined that most of it should be able to be reinstalled. However, the removal process significantly damaged some sections of the pipe. These sections should be discarded or cut to remove the damaged section and coupled back together. OYK will be reinstalling the detention system and backfilling it to ADS-approved specifications.

### **March 5, 2024**

**The City received the updated/revised full construction drawings (second submittal) from OYK and Designhaus.** The \$15,533 plan review fee has not been paid.

### **March 21, 2024**

The plan review is completed on the March 5, 2024 submittals. Building Official Jeff Spencer, other City staff, Sal Lorenzo (Designhaus Architecture), Nazal, and Tack (OYK) met at the City offices to discuss revisions to construction documents that must be made before they can be approved. The plan review fee has not been paid.

### **March 22, 2024**

Spencer (AH) sent a follow-up email to Nazal (OYK) and Lorenzo (Designhaus), listing the changes that need to be made to the construction drawings for approval.

### **April 4, 2024**

Lang (AH) emailed Hadid and Nazal (OYK) to request that revisions be submitted. A fee schedule with an explanation of fee calculation was also provided.

### **April 29, 2024**

Director of Community Development Steve Cohen sent Hadid (OYK) a PUD expiration notice via mail and email regarding the Avant PUD's City Council approval. Mr. Cohen explains that a response must be received to request an extension from the City Council, as the project expires on July 1, 2024.

### **May 2, 2024**

No response was received from OYK regarding an extension request; Cohen (AH) sent a second notice via email to Hadid (OYK)

### **May 10, 2024**

Hadid (OYK) responds to the request for a formal explanation of delays with the letter and construction schedule included in the packet.

## **CURRENT STATUS**

- Underground Stormwater Detention System re-installation has been completed.
- Water/sewer fees (\$192,228) have been paid to DPW.
- **The City has not issued the Building Permit. Revisions requested by the City on March 21/22, 2024 for the third submittal have not been received by the City from OYK and architect Designhaus.**
- OYK has not paid the City the Building Permit plan review fee (\$15,222) and Building Permit fee (\$134,450).



**CITY OF AUBURN HILLS**  
**REGULAR CITY COUNCIL MEETING**  
**MINUTES - EXCERPT**

MARCH 20, 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, Cionka, Knight, Marzolf, Verbeke

Absent: Council Member Hawkins

Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Ballantyne, City Clerk Pierce, Police Chief Gagnon, Fire Chief Massingill, DPW Director Baldante, Mgr of Fleet & Roads Hefner, Mgr of Municipal Properties Wisser, Mgr. of Public Utilities Deman, Community Development Director Cohen, City Planner Keenan, Construction Coord Lang, Management Assistant Hagge, Engineers Juidici & Driesenga

13 Guests

**9. NEW BUSINESS**

**9a. Motion – To approve the Revised PUD Step Two – Site Plan and Tree Removal Permit / The Avant at Five Points.**

Mr. Cohen presented the revisions for The Avant at Five Points PUD project and shared that this project was originally approved by City Council on November 18, 2019. He stated that the developer is wanting to change the interior units from 61 units to 68 units, removing the option for three-bedroom dwellings. These will be rental units per the original agreement. He stated that the physical structure will not be changing, only the interior designs. These changes will require seventeen additional parking spaces. He explained that there have been two main issues causing concerns from residents in the area: landscaping and excess water.

Mr. Hadid, owner of OYK Engineering and Construction was present.

Mr. Juidici explained that the existing water issues are due to the high-water table. He stated that swales will be installed to manage the different elevations allowing water to exit into the Hobart Drain and the storm water system, which at this time is only partially installed. It was also explained that there will be trees installed on the property to help with landscaping issues.

Patty Hassett, 2471 Joswick, addressed her concerns regarding the excess water and the workmanship of the project.

Mario DiBartolomeo, 2401 Joswick, spoke to the concerns regarding the craftsmanship and the elevation of the building.

Mayor McDaniel shared that he understands the concerns of the residents. However, he believes the engineering firm will make sure the developer follows the Development Agreement, or they do not get an occupancy permit. He also stated that the engineers have confirmed that what has been proposed will help the current water situation. Staff will handle any concerns with the wall through Code Enforcement. He reminded City Council that this area is zoned for B-2, which could allow for another type of establishment to be developed here.



Mr. Cohen reported that this land is zoned as B-2 but with a PUD overlay. He stated the PUD will address concerns with the wall. He stated that the wall, that was being referenced, did not display proper workmanship, so it was torn down and rebuilt and now displays a high level of workmanship.

Mr. Marzolf stated that he appreciates all the efforts that have been made. He stated that he has a fundamental problem with developing a wetland area. He also questioned the harmonious relationship with the development and the neighborhood, and this may have a detrimental effect on the natural characteristics of the parcel. He feels that there is too much of a development for too small of an area and expressed concern with water issues in the future that will be difficult to remedy.

Ms. Verbeke also shared her concerns regarding this development and is not in favor of developments where there are wetlands. She stated that Council has a responsibility to make sure the PUD is in the best interest of the community. She commented that if she lived in this area, she would have problems with the excess water as well. However, she stated she also understands the situation from the developer's point of view and his struggles with trying to complete a project through difficulties which have delayed the project.

**Moved by Cionka, Seconded by Knight.**

**RESOLVED: To accept the Planning Commission's recommendation and approve the Revised PUD Step Two – Site Plan and Tree Removal Permit for The Avant at Five Points to construct a multiple-family residential development, subject to the conditions of the City's Administrative Review Team. The revised project, including all site improvements, shall be completed by July 1, 2024.**

**VOTE: Yes: Carrier, Cionka, Knight, McDaniel, Verbeke**

**No: Marzolf**

**Resolution No. 23.03.032**

**Motion Carried (5- 1)**



CITY OF AUBURN HILLS  
PLANNING COMMISSION  
MINUTES - **EXCERPT**

March 8, 2023

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

**ROLL CALL:** Present: **Sam Beidoun, Dominick Tringali, Laura Ochs, Cynthia Pavlich, Brian Marzolf, Greg Ouellette**  
Absent: Carolyn Shearer, Chauncey Hitchcock, Ray Saelens  
Also Present: Director of Community Development Steve Cohen, City Planner Shawn Keenan  
Guests: 10

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

**5. PETITIONERS**

**5a. The Avant at Five Points (7:02 p.m.)**  
**Public Hearing/Motion – Recommendation to City Council for approval of the Revised PUD Step Two – Site Plan and Tree Removal Permit to construct a multiple-family residential development.**

Mr. Keenan explained that this is a request from OYK Engineering and Construction (OYK) for approval to revise the site plan, previously approved by City Council on November 18, 2019. The revised plans call for a 68-unit, low-rise multi-family residential development on the 2.66-acre parcel located at 3355 Five Points Drive that is zoned B-2, General Business district.

The applicant provided a letter from his attorney explaining the reason for the delay and the changes in the plan. The general appearance and function of the proposed building will remain the same as previously approved by the City Council with the following revisions to the site plan:

1. Seven apartment units were added to the building, increasing the total number from 61 to 68 units. The unit makeup is now closer to a 50/50 mix of one and two-bedroom units.
2. The building façade has fewer windows and balconies than the previously approved building.
3. Seventeen parking spaces were added to the outdoor parking lot, with the parallel parking spaces being converted to 90-degree parking spaces.
4. The drainage swale was extended along the north, west, and south property lines.
5. The number of landscape trees was increased from 65 to 75 trees with the extra trees to be planted in the west buffer.

All seven design elements from the previous plan are carried over to this plan. The applicant also agreed to further enhance the buffer by adding ten more trees to help address residents' concerns about vehicle headlights. Staff would like to note that the site design exceeds City standards for buffer area and screening requirements designed for developments that immediately abut a one-family zoning district.

Construction is anticipated to begin in spring 2023, with completion by spring 2024. The total investment is estimated at \$10 million.

**Peter Stuhlreyer, Designhaus Architecture, 3300 Auburn Road, Suite 300, Auburn Hills, MI 48326 and Fred Hadid, OYK Engineering & Construction, 30700 Telegraph Road, Franklin, MI 48025** and the rest of their team were available to answer any questions of the Commission.

Mr. Beidoun asked what precipitated the re-design to smaller units. Mr. Stuhlreyer explained that market analysis revealed that it would be prudent to modify the design given current conditions. The three-bedroom units were changed to one-bedroom units.

Mr. Marzolf stated he was concerned with the wetland area in 2019, and is still concerned. He asked the applicant how the standing water on the site is being handled. Mr. Stuhlreyer stated that drainage and excavation will be part of the engineering process. He explained that they will be installing two sump pumps to redirect the surface water.

Jim Tack, OYK Engineering, explained that around the holidays' OHM requested that a bulkhead be installed at the exit point. Prior to that, the water had been removed down to 2'. The applicant discovered that clay tiles had been installed years ago and the water was draining from the AT&T site. This was mostly surface water. The clay tiles have been removed, and repairs will be done to fix the detention area.

Mr. Marzolf asked if it could be spring fed. Mr. Tack stated that there was no underground spring. PEA and OHM have both been to the site. Mr. Stuhlreyer stated that they would not pursue the project if there was a concern with the engineering.

Ms. Ochs asked where the water was redirected to once those clay tiles were removed. Mr. Tack stated that the water was stopped from entering this property by removing those clay tiles draining water from the AT&T property.

Mr. Tringali asked if the elevation and height of the development would be staying the same as originally approved in 2019. Mr. Stuhlreyer confirmed that elevation and height have not changed.

Mr. Ouellette asked if the lighting on the property would stay on all night. Mr. Stuhlreyer explained that the lighting will be shielded in such a way as to shine down and will not leave the site. It is the minimum lighting required for safety. He stated that they would follow the code and provide calculations in the permitting process.

Mr. Cohen stated that the police department will require lighting to be on all night for safety and security purposes. It will be at a minimum level and directed downward.

Mr. Ouellette asked if the wall, berm and screening will be sufficient to protect neighboring properties from headlights. Mr. Stuhlreyer explained that the light will be completely shielded from Joswick. The applicant has measured the height of headlights on a number of larger vehicles. The 6' screening wall and 4' berm with trees on top will be more than sufficient to screen neighboring properties. He further explained that the proposal exceeds the City's standards.

Mr. Marzolf asked about the building permit that the applicant had referenced. Mr. Cohen explained that a building permit had been issued for construction under the original approved project. The applicant has chosen to modify their plan and will need to apply for a new permit if site plan amendments are approved.

Mr. Ouellette opened the public hearing at 7:26 p.m.

Patricia Hassett, 2471 Joswick, stated that she appreciated the work the applicant did to measure the headlights. She expressed concern with the water in the pond, concern with the underground parking and the noise from two constantly running sump pumps. She also stated that by changing the 3-bedroom units to 1-bedroom units there will be a lot more cars on the site, increasing traffic in the area.

Mario DiBartolomeo, 2401 Joswick, stated that he is concerned with the headlights. He feels the headlights will shine onto his property and requested that the applicant plant arbor vitae to help screen the area. He is also concerned with the water. Additionally, he questioned the applicant's hardship.

Mr. Ouellette asked the applicant to describe the noise from the sump pumps. Mr. Stuhlreyer explained that the sump pumps are submersible pumps in the parking structure, below the slab. The parking structure is enclosed and has a door. He confirmed that there will be no noise pollution from the sump pumps. Mr. Ouellette asked if the sump pump drains into the storm sewer. Mr. Stuhlreyer confirmed that it does drain into the storm sewer.

Mr. Beidoun asked if the applicant was open to adding arbor vitae to provide further screening for Mr. DiBartolomeo's property. Mike Pizzola, Designhaus, explained that 6'-8' evergreen trees are being planted. These trees will provide much more screening than arbor vitae. There will also be deciduous trees, and more evergreens adjacent to the parking area. Ornamental trees will be planted, as well as oak trees. There will be more screening designed to block headlights than is required by the City.

Mr. Tringali asked if engineering had reviewed the plan. Mr. Keenan stated that the swale has been extended and engineering has reviewed the storm management plan.

Ms. Ochs asked Ms. Hassett when she observed standing water. Ms. Hassett stated that there has not been a



time that water was not on the site. Mr. Stuhlreyer explained that the clay tiles were removed in the fall of 2021, following record rainfalls. A sump pump was used to pump out the water and it was reduced to a level of approximately 1'-2'. The current water table is below the proposed basement elevation.

Ms. Ochs stated that she is sensitive to preserving trees and asked whether it would be possible to include some arbor vitae to provide additional screening. Mr. Tack explained that it is possible; however, he cautioned that arbor vitae grow to be approximately 3' wide at maturity. An 8' tall evergreen will provide 5'-6' of screening. He explained that the tiered approach that is being proposed will provide a solid mass of screening.

Mr. Keenan explained that the city's woodland consultant has looked at the plan. The future growth of the trees is taken into consideration. The applicant's proposal exceeds what is required for developments built immediately adjacent to a one-family residential district. The distance from the closest parking spot to the closest house is 191'. He also reminded the Commission that headlights are designed to shine out and down and do not stay on indefinitely.

There being no further public comments, Mr. Ouellette closed the public hearing at 7:37 p.m.

**Moved by Beidoun to recommend to City Council approval of the Revised PUD Step Two – Site Plan and Tree Removal Permit for The Avant at Five Points to construct a multiple-family residential development, subject to the conditions of the City's Administrative Review Team. The revised project, including all site improvements, shall be completed by July 1, 2024.**

**Second by Tringali.**

**VOTE: Yes: Ochs, Tringali, Beidoun, Pavlich, Ouellette**

**No: Marzolf**

**Motion Carried (5-1)**



## CITY OF AUBURN HILLS

### Regular City Council Meeting

### Minutes - Excerpt

November 18, 2019

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**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, Assistant City Manager Grice, City Attorney Beckerleg, City Clerk Pierce, Fire Chief Taylor, Police Lieutenant Gagnon, Community Development Director Cohen, Recreation Director Hegdal, Senior Services Director Adcock, Finance Director/Treasurer Schulz, DPW Director Melchert, Deputy DPW Director Stahly, Director of Authorities Skopek, Deputy Clerk Klassen, Mgr of Business Development Carroll, City Engineer Juidici, Management Intern Hagge

30 Guests

## 15. NEW BUSINESS

### 15f. Motion – To approve the Combined PUD Step One – Concept Plan and PUD Step Two – Site Plan / The Avant at Five Points.

Mr. Cohen presented the new development of a 61 unit, low-rise multi-family residential district through the PUD option. He stated that this is the best use of the land for this area and has less of an impact on the surrounding residential areas than the current zoning for a B-2 district.

Mr. Peter Stuhleyer, of Designhaus and Mr. Fred Hadid and Mr. Motaz Kaakarli of OYK Engineering, LLC were present to answer any questions. Mr. Stuhleyer shared that this area is ideal for this project. He shared that the designers have worked hard to meet all the recommendations that have been asked of them by staff. This site will have underground parking and surface parking which makes this property unique. When designing the property all the setbacks have been followed to make this property fall into full compliance with the ordinance. The storm water will be maintained in an underground detention facility, eliminating standing water. Mr. Stuhleyer shared that there will be interior trash and mail rooms, small gym and the building will have high security with key fobs, cameras and onsite management. The site will also have four electronic charging stations. Mr. Kaakarli stated that City Staff expected high standards thought out the process and they have worked diligently to obtain that.

Mr. Knight shared that the Joswick street residents are concerned about the wetlands being taken away. Mr. Juidici clarified that the wetland area on this site is only 1.05 acre. He stated that this is a "pocket" wetland and there is an outlet from this wetland that runs to the existing Hobart drain which is owned by the County and runs close to Joswick road. This wetland area is not regulated under the DEQ since it is less than 5 acres in size and is not near an inland lake or stream. It is also not regulated by the City wetland ordinance because it is under two acres and is not within 500 feet of a lake or stream nor is it critical to the protection of State resources. Mr. Juidici shared that the developer's proposal is to fill the wetland area that is on the site. He stated that the wetlands to the north of this site are not contiguous with this site and that it is isolated as its own pocket which outlets to the drain to the west. He stated that the intent is to drain towards the drain and then have the water carried away so that there is no standing water. Mr. Juidici stated that any issues with standing water for the residents on Joswick is a different matter. Mr. Moniz shared the concern regarding draining the detention pond by the YMCA. Mr. Juidici shared that there is possible wetland area nearby and that there is an existing detention pond that is part of the storm water management system for the YMCA.

Mr. Kittle questioned the need for pumps for the underground storm water storage. Mr. Stuhleyer stated that the underground storage, which collects from property to property, does not require pumps. He did share that the basement parking may require some type of sump pump to lift water to the storage area and then allow it to gravity drain into the storm sewer main. It was stated that the water on the site is standing water and not spring fed.

Mr. Burmeister shared his concerns regarding the traffic flow in the area, that there is no access to Joswick from the back of the development. He is concerned with traffic flow on Squirrel Road during rush hour and having backups on the surrounding streets. Lieutenant Gagnon stated that vehicles cannot be prohibited from utilizing city streets but he will look at prohibited turns onto Five Points Drive.

Mr. Knight and Mr. Kittle shared their thoughts regarding converting these apartments to condominiums. Mr. Knight wondered if this was a trend anymore with construction companies. Mr. Stuhleyer stated that it was an option that was presented to them but they do not intend to construct condominiums at this time. Mr. Kittle stated that he would love to see units that were for sale due to the City needing more home ownership. Mr. Stuhleyer stated that the provision of underground parking, could make these apartments convert to condominiums.

Mayor McDaniel provided time for residents to speak on the topic but clarified that this was not a public hearing.

Ms. Antonia Flores, 2379 Joswick Rd was present to share her opposition with this project. She spoke on the water pressure issues she has with her property. She is concerned that she could have sinkholes that might develop on her property due to this construction.

Mr. Mario DiBartolomeo, 2401 Joswick was present to share his opposition with this project. He stated that he is concerned that the thinking is the two wetlands are not connected. He stated that the wetlands are important and does feel that they are covered under the wetland articles in the City Ordinance.

Mr. Patrick Hassett, 2471 Joswick was present to share his opposition with this project. He stated that his concern is for the high density of people in this area.

Mr. Marzolf questioned the possibility of an open retention pond. Mr. Stuhleyer stated that it was discussed but not opted for because of the trees it would effect. The retention pond would not allow for the berm. If the retention pond were to be placed to the front of the property it would push the building too far back onto the property. It was discussed that the berm would be roughly five feet in height with plantings on top of that. The design was created to avoid headlights from being a nuisance to the residents on Joswick. Mr. Burmeister stated that he is hoping the trees that are on the property will continue to be a shield to the nearby residents.

Mr. Moniz stated that he originally voted no on this project at the Planning Commission meeting because he wanted to take a closer look at the issues and concerns of the residents. He stated that after taking time to review and walk the property that he is hoping this project will be good neighbors to the residents on Joswick.

Mr. Knight stated that he was not in support of this project until he saw that the PUD would bring about the best use of the property.

Mayor McDaniel stated that he wouldn't want the property to stay vacant or have something else built that would not be pleasant to the surrounding residents.



**Moved by Knight, Seconded by Kittle.**

**RESOLVED: To accept the Planning Commission's recommendation and to approve the combined PUD Step One – Qualification / Step Two – Site Plan for The Avant at Five Points subject to the conditions of the City's Administrative Review Team.**

**VOTE: Yes: Burmeister, Kittle, Knight, McDaniel, Moniz**

**No: Marzolf**

**Resolution No. 19.11.189**

**Motion Carried (5 - 1)**



## CITY OF AUBURN HILLS PLANNING COMMISSION MINUTES

October 16, 2019

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

**ROLL CALL:** Present: Moniz, Hitchcock, Ochs, Beidoun, Mendieta, Pederson, Ouellette  
Absent: Shearer, Pierce  
Also Present: Director of Community Development Cohen, City Planner Keenan, City Engineer Juidici  
Guests: 21

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

### 5. PETITIONERS

**5b. The Avant at Five Points (f.k.a. Residences of Five Points (7:24 p.m.)**  
**Public Hearing/Motion – Recommendation to City Council for combined PUD Step One – Qualification/Step Two – Site Plan approval.**

Mr. Cohen introduced the request from OYK Engineering and Construction to build a 61-unit, low-rise multi-family residential development on 2.66 acres of land located north of University Drive, between Joswick Road and Five Points Drive. The parcel is zoned B-2, General Business district. The City's Master Land Use Plan allows the City Council, after Planning Commission recommendation, to approve this type of land use deviation via the PUD process. Mr. Cohen further explained that from a planning and zoning standpoint, multi-family residential land use is traditionally utilized on parcels like this to buffer commercial uses from nearby lower density single-family residential areas.

Mr. Cohen stated that, based on input from both the adjacent property owners and staff, the applicant worked to mitigate potential land-use conflicts in the following ways:

1. Lowering the building height from three stories to two stories on the Joswick Road side;
2. Positioning the building to be over 100' away from the west property line near Joswick Road;
3. Proposing a new concrete masonry screen along Joswick Road that connects to and is consistent with the existing adjacent masonry screen wall located along the roadway.
4. Preserving the existing tree stand and underbrush adjacent to Joswick Road in its natural state, with the addition of a 4-foot tall landscaped berm to create a buffer separation between the development and the roadway.
5. Significantly reducing the size of the surface parking lot by creating a secured underground parking garage with controlled access.
6. There will be no exterior trash receptacle. A trash storage area has been incorporated into the north side of the building.
7. Light poles will be shorter than required by City ordinance with LED cut-off fixtures specifically designed to direct light downward and to not allow light trespass.
8. There will be no pedestrian or vehicular access to Joswick Road.

Mr. Cohen stated that construction is expected to begin in September 2020, with completion by May 2021. The total investment is estimated at \$15 million.

**Peter Stuhlreyer, DesignHaus Architecture, 301 Walnut Blvd., Rochester, MI** was available to answer any questions of the Commission. Mr. Stuhlreyer stated that they have met with the neighbors on Joswick Road a number of times, and have designed the project so as to minimize the impact to the neighbors. The proposed berm and setback on the Joswick Road side is designed with the adjoining owners in mind. There will be no balconies on that side and the height of the building has been reduced to two stories on the Joswick Road side. He explained that most of the parking will be underground, providing major security for the tenants.

Ms. Pederson asked if the screening on the Joswick Road side could be higher. Mr. Stuhlreyer explained that it is

the perspective of the photograph that makes the vehicles look like they are above the screening.

Ms. Pederson asked if there is a concern that the three-bedroom apartments will be used by students, increasing the number of tenants that can be in each apartment. Mr. Stuhlreyer explained that the price point for the apartments would not support student housing. He also confirmed that there will be a manager on-site.

Mr. Moniz asked where the water from the site will flow. Mr. Juidici explained that the stormwater drainage will be contained on-site with an underground detention system that will run to the County drain. He further explained that while the Hobart drain is clear, some of the yards on Joswick Road have obstructions. The drain was constructed in the late 60s/early 70s.

Mr. Moniz asked if there were any assurances to the residents on Joswick Road that they will be protected if issues arise. Mr. Juidici stated that he does not believe there will be adverse impacts, which would cause the pre-existing water issues on Joswick Road to be increased. Mr. Stuhlreyer stated that because they will be handling all water on-site, he does not foresee any increased impact. They have discussed the possibility of a west edge catch basin, if necessary. If the water were to ever crest the road on the west side, a catch basin could be installed. Mr. Juidici confirmed that Joswick Road was built with ditches on either side, and the Hobart drain was designed to deal with both sides.

Mr. Moniz asked if the underground garage would have security cameras. Mr. Stuhlreyer stated that there would be cameras and full fire suppression. It is anticipated that all residents will utilize the underground parking with any visitor parking utilizing the spaces on the south side.

Mr. Moniz expressed concern that this development will open up the possibility of additional PUD developments on Five Points Drive. Mr. Cohen reminded the Commission that the City has full control over the granting of PUD developments.

Mr. Ouellette asked whether these will be apartments or condominiums. Mr. Stuhlreyer stated that they are being developed as apartments. That may change in the future, but not anytime soon.

Mr. Beidoun asked whether there will be electric charging stations. Mr. Stuhlreyer confirmed that there will be four spaces.

Mr. Ouellette opened the public hearing at 7:47 p.m.

**Mario Di Bartolomeo, 2401 Joswick, Auburn Hills, MI** stated that he represents most of the property owners on Joswick Road, who are adamantly opposed to this proposal and have signed a petition to this effect. He noted several issues as follows:

- Joswick Road already experiences water issues. Filling in the wetlands could possibly redirect the excess water to their already saturated properties;
- The additional traffic will cut through Joswick Road to get to Walton, increasing traffic through their neighborhood;
- This is a high-density development that is not in keeping with their half-acre lots;
- This high-density development opens the door for other high traffic generating developments;
- The 24-hour unwanted noise and constant traffic impacting the quiet neighborhood;
- A commercial building with a retention pond on-site would be better suited.

**Patrick Hassett, 2471 Joswick, Auburn Hills, MI** stated that he has a major concern putting an excess of 120 people on this small parcel of land. He feels that it is too high a density for the area. He further expressed concern with the water issues and thanked the Planning Commission and DesignHaus for attempting to work with the property owners.

**Antonia Flores, 2379 Joswick, Auburn Hills, MI** expressed concern with the water issues on Joswick Road. She is also concerned that cut-through traffic, which is already a problem, will become an even greater issue. She asked if it would be possible to have speed bumps installed.



**Kay Reinke, 2359 Dexter Road, Auburn Hills, MI** stated that traffic cuts through Joswick Road in excess of 60 mph. She stated that while the police monitor it, they are not there during peak times.

**Robert Kittle, 4027 Hillsdale Drive, Auburn Hills, MI** does not feel that this development is a good use of the property. He does not feel that additional apartment buildings are needed in the area. He believes that young people are looking for affordable houses, and another apartment building would encourage a transient population. He stated that apartment buildings do not serve the residents and taxpayers of Auburn Hills.

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

Mr. Beidoun asked for further explanations regarding the water issue. Mr. Juidici explained that the water issues on Joswick Road are not related to the development of this site. The homes on Joswick Road were built in an area with a high water table. The groundwater flows to the south and east toward Galloway Creek, not backward toward Joswick Road. The water levels in the pond on the proposed site fluctuate seasonally.

Mr. Ouellette asked how this site was chosen for this development. Mr. Stuhlreyer explained that the applicant looked at properties along Five Points Drive. This site has been vacant for a number of years.

Mr. Ouellette asked whether Joswick Road could be posted "No Through Traffic." Mr. Juidici stated that he does not believe it could be designated this way because it is a public road. In order to change the designation, it would have to be changed to a private road. He further explained that traffic on Joswick Road has increased over the last couple of years due to a number of large construction projects that are now nearing completion. This may alleviate some of the cut-through traffic.

Mr. Moniz stated that he is very concerned with the water flow and the cut-through traffic on Joswick Road.

Mr. Stuhlreyer stated that this proposal offers much less density than could be proposed according to the zoning. The applicant began meeting immediately with the neighbors in order to bring the best proposal forward, offering the least impact to the neighbors.

Mr. Hitchcock stated that he is impressed with the efforts of both the residents and the developer. He stated that he felt the developer made every effort to lessen the impact on the neighbors and work with them.

Ms. Pederson asked what would make the project work better for the neighbors. Mr. Di Bartolomeo stated that because the property is zoned B-2, some type of commercial project would be more fitting for the area.

Mr. Moniz asked if there has been any interest in a commercial project for the site. Mr. Cohen stated that over his 20-year career at the City, he has not seen any commercial development interest in the property. He further stated that the question would be best addressed by the property owner, Tom Vestevich. Mr. Cohen explained that there is no guarantee that a future developer with a commercial project would be as willing to mitigate any potential nuisances/land use conflict with the adjacent residential area as this developer has been willing to do via the PUD negotiation process.

Mr. Ouellette stated that while the Commission needs to remain cognizant of the objections of the neighbors, they also have to consider what is best for the City as a whole.

Mr. Mendieta asked whether it would be possible to install speed bumps on Joswick Road. Mr. Juidici explained that traffic calming studies have shown that overall, speed bumps on a straight stretch of road actually cause significant speed increases. People tend to accelerate at a higher rate between the speed bumps. They would also create an issue with road maintenance and emergency vehicles.

Ms. Ochs asked if there was anything that could make this project more acceptable to the Joswick Road residents. Mr. Di Bartolomeo stated that the water issues would need to be addressed in writing that any issues would be corrected for them, and they would like Joswick Road to be designated as a dead-end road.

Ms. Ochs stated that Joswick Road experiences water issues without the site being developed because of the wetlands. The developer will be doing a lot to mitigate the problems and it is possible that issues would resolve to some extent. Mr. Juidici explained that the development would have an on-site water management system. That underground management system is the same whether the property is developed with this proposal or with a commercial proposal. There will be a sophisticated water system to keep water out of the area. The developer will manage the water to protect his investment. Further, traffic in a commercial development would be significantly higher than a residential use.

Ms. Ochs asked whether there was a way for residents to document their current water situation to show any change if the property is developed. Mr. Juidici explained that a baseline study would have to be done over a number of years, taking into account a number of variables.

Chairman Ouellette allowed additional public comment.

Mr. Di Bartolomeo stated that he has a petition signed by 13 property owners along Joswick Road. A copy of the petition was given to Mr. Keenan (attached).

**Moved by Hitchcock to recommend to City Council approval of the combined PUD Step One – Qualification/Step Two-Site Plan for The Avant at Five Points subject to the conditions of the City’s Administrative Review Team.  
Second by Beidoun.**


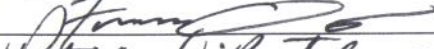
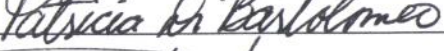


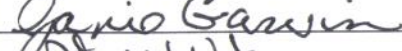


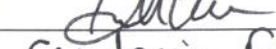
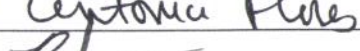




**VOTE: Yes: Pederson, Mendieta, Ochs, Hitchcock, Beidoun, Ouellette  
No: Moniz**

**Motion Carried (6-1)**

# **Petition in relation in to the new development proposal at 3555 Five points Drive**

Petition promoter- M. Di Bartolomeo 2401 Joswick Road - 586-212-6857 Initiated 9/28/2019

**We the undersigned do not want changes made to the area's zoning or implementation of a Planned Unit Development**

Printed name	Address	Signature	Date
MARIO D. BARTOLOMEO	2401 JOSWICK		9-28-2019
FRANCO DI BARTOLOMEO	2391 JOSWICK		9-28-19
Patricia Di Bartolomeo	2401 Joswick		9/28/2019
PATRICK W. HASSETT	2471 JOSWICK		9/28/2019
KATRICA A HASSETT	2471 Joswick		9/28/2019
JARVIS M. GARVIN	2335 JOSWICK		9/28/2019
PETER WINTER	2359 Joswick		9/28/2019
Amanda Hollen	2429 Joswick		9/28/2019
Dale Coats	undeveloped lot Joswick		9/30/2019
Antonia Flores	2379 JOSWICK Rd		9/30/2019
BRETT JOHNSON	2275 JOSWICK		10/3/2019
Craig Hurst	2321 Joswick		10/3/2019
Glenn Nelson	2459 Joswick		10/4/2019
Nicholas Demattin	2303 Joswick Rd.		10/20/19
THE SIGNATURES ABOVE REPRESENT VIRTUALLY 100% OF THE HOMEOWNERS ON JOSWICK			



Dear Members of the Auburn Hills Planning Commission,

The citizen property owners on Joswick road have reviewed the Five Points proposal documentation you sent. We have reviewed and discussed your proposal prior to this October 16, 2019 Planning Commission meeting. In the paragraphs below we have compiled and brought you the reasons we are unified and against this proposal.

We have been informed the proposed building site will be filled in and the water that currently flows in to that natural basin will be displaced or redirected. Filling in that large body of water that resides there poses the risk that residents might experience additional water on their properties. The city and the engineering firm have clearly stated they cannot and will not accept any liability risk. We feel none of the residents should be asked to accept that risk either.

We know from firsthand experience that there will be additional traffic if sixty-one additional rentals are built across the street. The easiest way to access Walton is to cut through Joswick. An increase in traffic occurred when the apartment buildings went up on the other side of Five Points. Increasing traffic on our residential street will hurt property values, increases the noise level, and presents an increased danger due to reckless speeding. Here too there is no reason to support such a construction project as there is only downside to the residents.

The MSU credit union located next to the proposed property development is moving. If the Five Points project is approved, it could open the door for further multiunit projects which would further drive an increase in traffic. Visitors to commercial buildings generally stay on the main roads and do not learn the quick short cuts. There is no reason the Joswick home owners would want to accept the possibility of even more traffic and road noise.

A sixty-one unit complex across the street will certainly add seven day a week noise to a relatively quiet neighborhood. The density of our neighborhood is one household per ½ acre. Your high density proposal is not what the citizens that purchased homes on Joswick expected, your proposal would definitely change the character of the neighborhood. The home owners knew the types of buildings they would be living next to before buying. Commercial buildings are generally busy during weekdays but in the evenings and weekends it really quiets down.

The original city planners assigned the proposed building site as B2. With the growing University and recent medical school addition there will be a need for supporting businesses requiring commercial buildings. A commercial building with an engineered retention pond would be well suited for that site. There is no reason to deviate from their well laid out plan. The Joswick citizens stand with the original planners zoning assignment (B2) in conformance and without deviation just as the parcels adjacent to it.

Accompanying this letter is a petition signed by virtually all of the Joswick citizens stating we do not want a change in zoning or a PUD implemented. We are missing just two signatures because we are still trying to make contact with them. Should this petition have to be presented at the city council meeting we anticipate it to be at a 100% proposal rejection.

The Joswick road citizens recommend rejecting this proposal prior to the November City Council meeting.

Your point of contact should you have any questions is-

Mario Di Bartolomeo

2401 Joswick, [mario@comcast.net](mailto:mario@comcast.net), 586-212-6857

October, 16, 2019

## **AVANT AT FIVE POINTS FIRST AMENDED PUD DEVELOPMENT AGREEMENT**

This First Amended Development Agreement (“Amendment”) dated May 12, 2023 by and between the City of Auburn Hills, a Michigan municipal corporation (“City”) and OYK Engineering and Construction, a Michigan corporation (“Developer”) is entered into to confirm certain rights and obligations relating to the development and use of an approximately 2.66 acre parcel of property located in the City of 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 approximately 2.66-acre parcel of property located north of University Drive between and on Joswick Road and Five Points Drive in Auburn Hills, Michigan, as legally described and depicted on **Exhibit A** which is attached hereto and incorporated herein by reference.
- B. Pursuant to Section 1830 of the Auburn Hills Zoning Ordinance, the Developer applied for approval of the Site Plan on file with the Auburn Hills Community Development Department (the “Site Plan”) which is part of the PUD process for the apartment development being known as Avant at Five Points (“Avant at Five Points”) and on November 18, 2019 the Auburn Hills City Council approved combined PUD Step One – Qualification and PUD Step Two – Site Plan Approval (“Site Plan and PUD Approval”), for the Avant at Five Points, subject to several conditions including, but not limited to, the condition that the Developer and the City enter into a Development Agreement. The Developer and the City did enter into such a Development Agreement in 2019.
- C. Due to the 2020 COVID 19 Pandemic and the economic shutdown appurtenant to that global event, the Developer was unable to timely develop the site pursuant to the original Development Agreement.
- D. Now, in 2023, the Developer applied to the City for approval to revise the PUD Step Two Site Plan and Tree Removal Permit previously approved by the City Council on November 18, 2019. The revised development will consist of 35 one-bedroom and 33 two-bedroom units ranging from 475 square feet to 1,060 square feet in size, with the general appearance and function of the proposed building remains the same as previously approved by the City Council.



- E. The Planning Commission met to consider the application to revise the PUD Step Two Site Plan on March 8, 2023.
- F. On March 20, 2023, the City Council met to consider the application to revise the PUD Step Two Site Plan. The Council considered tree coverage, drainage concerns, and concerns about inspections and the quality of the construction. Ultimately, the Council recommended approval subject to the conditions of the Administrative Review Team outlined in this Development Agreement Amendment.
- G. It is the purpose of this Amendment to confirm the rights and obligations of the Developer 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. **Amended Site Plan.** The Developer shall develop the Project in accordance with the Revised PUD Step Two Site Plan and Tree Removal Permit approved by the City Council on March 20, 2023. The final development shall consist of 35 one-bedroom units and 33 two bedroom units for a total of 68 units contained in a three story building. Said building shall adhere to the façade, dimensions, setbacks, height requirements, and all other dimensional requirements as shown in the approved Revised Site Plan on file with the Auburn Hills Community Development Department.
2. **Sufficient Parking Spaces.** The Developer shall, at its own cost, provide for an additional 17 parking spaces in the outdoor parking lot for a total of 100 outdoor parking spaces in addition to the 70 underground parking spaces located in the garage.
3. **Completion Date.** The Project shall be completed by July 1, 2024.
4. **Trees.** Twenty-one additional trees shall be planted at the Developer's own expense for a total of eighty-six replacement trees. The Development shall have eighty-six replacement trees as shown in the updated site and landscape plan.
5. **Incorporation.** Except as specifically amended in this First Amended Development agreement, Revised PUD Step Two Site Plan and Tree Removal Permit, all other terms, conditions, and requirements of the Development Agreement remain in full force and effect.

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

OYK Engineering and Construction,  
a Michigan corporation

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

STATE OF MICHIGAN     )  
  )ss  
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_, the \_\_\_\_\_ of OYK Engineering and Construction, a Michigan corporation, on behalf of said corporation.

\_\_\_\_\_  
Notary Public  
\_\_\_\_\_ County, Michigan  
My Commission Expires: \_\_\_\_\_  
Acting in \_\_\_\_\_ County

CITY OF AUBURN HILLS,  
a Michigan municipal corporation

By: \_\_\_\_\_  
Kevin McDaniel, Mayor

By: \_\_\_\_\_  
Laura Pierce, City Clerk

[illegible]

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

Notary Public  
\_\_\_\_\_ County, Michigan  
My Commission Expires: \_\_\_\_\_  
Acting in \_\_\_\_\_ County

Drafted by and when recorded return to:

Derk W. Beckerleg  
2600 Troy Center Drive  
P.O. Box 5025  
Troy, MI 48007-5025



RECEIVED  
OAKLAND COUNTY  
REGISTER OF DEEDS

2020 FEB -6 PM 1:06

26823  
LIBER 53805 PAGE 787  
\$26.00 MISC RECORDING  
\$4.00 REMONUMENTATION  
02/06/2020 01:26:38 P.M. RECEIPT# 21193  
PAID RECORDED - OAKLAND COUNTY  
LISA BROWN, CLERK/REGISTER OF DEEDS

**AVANT AT FIVE POINTS PUD**

**CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN**

**DEVELOPMENT AGREEMENT**

This Development Agreement ("Agreement") dated January 20, 2020 by and between the City of Auburn Hills, a Michigan municipal corporation ("City") and OYK Five Points LLC, a Michigan corporation ("Developer") is entered into to confirm certain rights and obligations relating to the development and use of an approximately 2.66 acre parcel of property located in the City of 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 approximately 2.66 acre parcel of property located north of University Drive between and on Joswick Road and Five Points Drive in Auburn Hills, Michigan, as legally described and depicted on Exhibit A which is attached hereto and incorporated herein by reference.

B. Pursuant to Section 1830 of the Auburn Hills Zoning Ordinance, the Developer has applied for approval of the Site Plan on file with the Auburn Hills Community Development Department (the "Site Plan") which is part of the PUD process for the apartment development being known as Avant at Five Points ("Avant at Five Points") and on November 18, 2019 the Auburn Hills City Council approved combined PUD Step One – Qualification and PUD Step Two – Site Plan Approval ("Site Plan and PUD Approval"), for the Avant at Five Points, subject to several conditions including, but not limited to, the condition that the Developer 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 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 (administratively approved) 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, drainage, setbacks, building elevations and design, building footprint, building height, building size and density, water course buffer, open space, greenbelt, parking lot, landscape, screening, fences, utilities, dumpster, sidewalks, pathway connections, parking and parking spaces number, size and location including, both the surface parking lot and the underground parking garage, and drive isle requirements and location. 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 Avant at Five Points. The 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 for the City, including without limitation, the City's requirements and impositions, if any, under Ordinances relating to size, setbacks, density and heights of buildings, wetlands, woodlands, tree preservation, storm water management, parking, walkway, pathway connections, 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 with 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, 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 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/Driveways and curb cuts, pathway connections, public sanitary sewer service, public water service, storm water drainage, detention and retention facilities, gas and electric utilities, parking facilities and parking spaces, including both the surface parking lot and underground parking garage, open space area, sidewalks, pathways, retaining walls, screening, fences, greenbelts, berms, landscaping and trees should be completely constructed, installed and provided by and at the sole expense of Developer to service the building at the Avant at Five Points in accordance with the Approval Requirements. The Developer or all successors in title as to the Property (as well as any and all portions thereof), including but not limited to, successor developer(s) and the purchasers and owners of any individual lot, parcel, or unit within the property, shall be responsible and obligated for the perpetual maintenance, repair and replacement of the roads/driveways, parking areas and spaces, including, but not limited to, the surface parking area and underground parking garage, sidewalks, pathways, retaining walls, drainage facilities, greenbelts, landscaping, trees and open space areas shown on the City approved Site Plan.

3. The Developer in accordance with the Approval Requirements shall at its own cost develop, install and construct on the Property an apartment building having a height of two stories near Joswick Road and three stories near Five Points Drive (resulting in heights for the building as shown on the City approved Site Plan) as depicted on the City approved Site Plan, containing 61 apartment dwelling units, with one bedroom, two bedroom and three bedroom apartment dwelling units ranging from areas of 520 square feet to 1,300 square feet. The Developer shall not construct any balconies on the building on the Subject Property within the western two story portion of the building, as detailed in the City approved Site Plan. The Developer shall, at its own cost, construct, install, maintain, and locate 53 parking spaces on a surface parking lot on the Subject Property and 100 parking spaces in an underground parking garage located on the Subject Property, with both the surface parking lot and underground parking garage to be constructed, installed and located by Developer, at its own cost, in accordance with the City approved Site Plan. The Developer shall, at its own cost, construct, install, locate and maintain sidewalks from the Avant at Five Points building to the existing eight foot pathway along Five Points Drive. At the time construction commences on the Avant at Five Points development, the Developer shall, at its own cost, construct, install, and locate a concrete masonry screening wall along the Subject Property's boundary with Joswick Road, which wall will also connect to and be consistent with the existing adjacent masonry screening wall along Joswick Road. At the time construction commences on the Avant at Five Points development, the Developer shall, at its own cost, install, locate and maintain a four foot tall landscape berm and other landscaping in accordance with the City approved Site Plan and landscaping plan to create a substantial buffer between the Subject Property and Joswick Road and the existing tree stand and underbrush on the Subject Property adjacent to Joswick Road shall be preserved by Developer in its natural state. The Developer shall, at its own cost, and in accordance with the City approved Site Plan, construct, install, locate and maintain the access drives to Five Points Drive as shown on the City approved Site Plan, with there being no pedestrian or vehicular access from the Avant at Five Points development to Joswick Road. The Developer shall, at its own cost, install, maintain and locate light poles on the Subject Property in accordance with the City approved Site Plan, said light poles not to exceed 17 feet in height and to contain LED cutoff fixtures designed to direct light downward on the Subject Property. The Developer shall, at its own cost, prepare and install at the locations shown on the City approved Site Plan, two vertical electric vehicle charging stations that will serve up to four electric vehicles with one electric charging station to be located on the south side of the building in the surface parking lot and the other electric charging stations to be located in the underground parking garage. The Developer shall, at its own cost, obtain from the City by November 18, 2020, the building permits for the Avant at Five Points. In the event that the Developer has not obtained from the City the building permits for the Avant at Five Points by November 18, 2020, then the parties agree and acknowledge that the PUD Approval for the Avant at Five Points shall be automatically revoked on November 19, 2020 without any additional hearings and/or actions by either party being necessary to effectuate the revocation of the PUD Approval. In the event that by November 18, 2020 the Developer has obtained from the City the building permits for the Avant at Five Points, then the Developer shall have construction on the Avant at Five Points project "substantially underway" by June 30, 2021, with "substantially underway" being defined for purposes of this Development Agreement as the Developer having, at its own cost, installed the underground utilities and completed the construction and installation of the Avant at Five Points building's footings and foundations. In the event that the construction on the Avant at Five Points project is not substantially underway by June 30, 2021, then the parties agree and acknowledge



that the PUD Approval for the Avant at Five Points project shall be automatically revoked on July 1, 2021 without any additional hearings and/or actions by either party being necessary to effectuate the revocation of the PUD Approval, with the Developer being required, at its own cost, to immediately remove any improvements that the Developer and/or its contractors and/or its subcontractors made on the Property and the Developer shall, at its own cost, revegetate and restore the Property so that the Property is safe and is restored to a grassy and/or vegetative state as the Property existed prior to the Developer purchasing the Property.

4. The architecture of the Avant at Five Points building shall be as set forth in the City approved Site Plan, PUD Approval and this Agreement.

5. Developer shall, at its own cost, be obligated to design, completely construct, finance and provide financial assurances in accordance with the Approval Requirements for the completion of all the improvements shown on the City approved Site Plan and PUD Approval for the Avant at Five Points project. Financial assurances required by the City shall be in the form and in the amounts required in the City Ordinances; provided, however, that the City agrees that the Developer may satisfy all financial assurances required for Avant at Five Points by escrowing funds with a title company satisfactory to the City, pursuant to an escrow agreement that is satisfactory to the City. In all instances in which the City utilizes the proceeds and financial assurances given to insure completion of the improvements pursuant to the City Ordinances, and the City approved Site Plan and PUD Approval, the City and its contractors and agents shall be permitted, and are hereby granted authority, to enter upon the property for the purpose of completing said respective improvements.

6. The foundation permits will be available upon the City approval of the grading to serve the building site. Building permits for the apartment building at Avant at Five Points shall be issued when water mains, sewer lines and other utilities are installed to service the building and have been accepted by the City and/or the appropriate utility companies and paved road access is available. The Developer shall, at its own cost, install, construct and locate all curb cuts and paved access streets/driveways, which curb cuts and paved access streets/driveways shall be constructed, installed and located in accordance with the Approval Requirements.

7. The City approved Site Plan and PUD Approval include a final landscaping plan and landscaping details and Developer shall, at its own cost, install, plant and locate all of said landscaping including berms, trees, shrubs and bushes in accordance with the final landscape plan and shall, at Developer's own cost, maintain said landscaping including berms, trees, shrubs and bushes and shall replace any landscaping including trees, shrubs and bushes that die. The Developer shall preserve the existing tree stand and underbrush on the Property adjacent to Joswick Road in its current natural state.

8. The City and Developer agree that all matters related to the use of signage on the Avant at Five Points property shall be governed by and comply with the City's Zoning Ordinance.

9. Based on the development and use of the Subject Property by the Developer and the Developer's construction of the Avant at Five Points on the Subject Property, pursuant to the Auburn Hills Woodlands Preservation Ordinance, the Subject Property requires 20 replacement

trees and the Developer shall, at its own cost, plant 65 replacement trees on the Subject Property at the locations shown on the City approved Site Plan and City approved landscape plan, with said replacement trees to be of the height, diameter, breast height, kind and species shown on the City approved Site Plan and City approved landscape plan, with the Developer planting all of the 65 replacement trees on the Subject Property prior to a Certificate of Occupancy being issued for the apartment building on the Subject Property. The Developer or all successors in title as to the Property (as well as any and all portions thereof), including but not limited to, successor developer(s) and the purchasers and owners of any individual lot, parcel, or unit within the Property, shall, at its own cost, be responsible for the perpetual maintenance and if necessary, replacement, of the 65 replacement trees planted on the Subject Property. The Developer shall, at its own cost, pay all applicable fees necessary and required with respect to obtaining the administratively approved tree removal permit from the City.

10. The Developer's rights to complete Avant at Five Points as described herein are fully vested on the execution of this Agreement by all parties, subject to the terms and conditions of this Agreement. This Agreement shall run with the land constituting the Subject Property and shall be binding upon and inure to the benefit of Developer and the City and their respective heirs, successors, assigns and transferees and immediately upon execution of this Development Agreement by all of the parties, a memorandum of this Agreement, or the Development Agreement itself, shall be recorded with the Oakland County Register of Deeds. The Development 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 Development Agreement is consistent with the intent and provisions of the Michigan and U.S. Constitutions and all applicable law.

11. The Developer has negotiated the terms of this Development Agreement with the City and such documentation represents the product of the joint efforts and agreements of the Developer and the City. The Developer fully accepts and agrees to the final terms, conditions, requirements and obligations in this Development Agreement. The Developer understands that this Agreement is authorized by applicable local, state and federal laws, ordinances and constitutions, and the Developer 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 that are inconsistent with the terms and provisions in this Agreement.

12. The Developer 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 or density of the proposed buildings.
- (b) 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

- (c) Modifications to the City approved Site Plan that the Community Development Department in its sole discretion deems material shall be reviewed for approval by the City Council.

13. This Agreement constitutes the entire Agreement between the parties and may not be modified, amended or terminated except in writing executed by all of the parties hereto and this Agreement may be executed in counterparts.

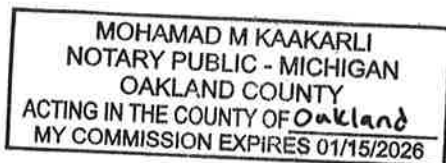
THIS AGREEMENT is executed by the respective parties on the date specified with the notarization with their names.

OYK Five Points LLC,  
a Michigan corporation

By: F. Hadid  
Name: [Signature]  
Its: Member

STATE OF MICHIGAN    )  
                                  )ss  
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me this 3 day of January, 2020, by Fred Hadid, the member of OYK Five Points LLC, a Michigan corporation, on behalf of said corporation.



Mohamad M Kaakarli  
Notary Public  
Oakland County, Michigan  
My Commission Expires: 01/15/2026  
Acting in Oakland County

CITY OF AUBURN HILLS,  
a Michigan municipal corporation

By: [Signature]  
Kevin McDaniel, Mayor

By: Laura M Pierce  
Laura Pierce, City Clerk



STATE OF MICHIGAN     )  
  )ss  
COUNTY OF OAKLAND    )

The foregoing instrument was acknowledged before me this 20 day of January, 2020, by Kevin McDaniel, as Mayor, and Laura Pierce, as City Clerk, on behalf of the City of Auburn Hills, a Michigan municipal corporation, on behalf of the corporation.

KRISTINE M. KLASSEN  
Notary Public, State of Michigan  
County of Oakland  
My Commission Expires 11-24-2023  
Acting in the County of Oakland

  
Notary Public  
Oakland County, Michigan  
My Commission Expires: 11-24-2023  
Acting in Oakland County

Drafted by and when recorded return to:

Derk W. Beckerleg  
2600 Troy Center Drive  
P.O. Box 5025  
Troy, MI 48007-5025

5798802\_1.docx

# The Avant at Five Points

## Five Points Drive

## LEGAL DESCRIPTION

Page 8 of 8

# The Avant at Five Points

# Five Points Drive

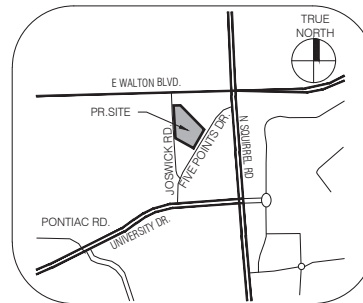
City of Auburn Hills, MI 48326

OYK ENGINEERING & CONSTRUCTION  
30700 TELEGRAPH RD.  
SUITE 2665  
BINGHAM FARMS, MI 48025  
T: 248.656.7695  
CONTACT: FRED HADID

DESIGN HAUS ARCHITECTURE  
3300 AUBURN ROAD  
SUITE 300  
AUBURN HILLS, MI 48326  
T: 248.601.4422  
PROJECT MANAGER: SAL LORENZANO  
PROJECT ARCHITECT: PETER STUHLREYER, A.I.A.  
LANDSCAPE ARCHITECT: MIKE PIZZOLA, L.A.I.A.

SM ENGINEERING  
1939 LINCOLNSHIRE DRIVE  
ROCHESTER HILLS, MI 48309  
T: 810.712.8849  
CONTACT: GREG EZZO

LOT 2, WESSON ESTATES SUB NO. 1, CITY OF AUBURN HILLS, OAKLAND  
COUNTY, MICHIGAN, AS RECORDED IN LIBER 35, PAGE 38, OAKLAND COUNTY  
RECORDS



## LOCATION MAP

THIS 2.66 ACRE VACANT PARCEL IS LOCATED NORTH OF UNIVERSITY DRIVE, EAST OF JOSWICK ROAD AND WEST OF SQUIRREL ROAD. THE CURRENT ZONING OF THIS PROPERTY IS B-2.

PROPOSED IS A MULTI-FAMILY BUILDING THAT STEPS DOWN IN HEIGHT TOWARDS THE WEST PROPERTY LINE ALONG JOSWICK ROAD. THE 79,334 SQUARE FOOT BUILDING FOOTPRINT (118,530 GROSS SQ. FT. W/BASEMENT) ACCOMMODATES 68 UNITS, AMENITY SPACE, AS WELL AS AN UNDERGROUND PARKING GARAGE. PROPOSED PARKING SPACES FOR THE PROJECT INCLUDE 70 SURFACE SPACES AND 100 UNDERGROUND SPACES FOR A TOTAL OF 170 TOTAL PARKING SPACES.

G000	Title Sheet and Index
Sheet 1 of 1	Topographic Survey
CS2.0	Tree Removal Plan
S100	Dimensional Site Plan
C2.0	Demolition Site Plan
C3.0	Engineering Site Plan
C3.1	Fire Truck Access Plan
C4.0	Grading Plan
C5.0	Water and Sanitary Plan
C6.0	Storm Water Management Plan
L100	Landscape Plan and Details
L200	Headlight Offset Site Section
L300	Lighting Plan
A100	Garage and First Floor Plans
A101	Second and Third Floor Plans
A102	Roof Plan
A200	Elevations
A201	Elevations
A202	Architectural Facade Renderings

PUD Resubmission	23.02.28
PUD Resubmission	23.02.15
PUD Resubmission	23.01.11
PUD Resubmission	22.08.09
Revision/Issue	Date



**The Avant at Five Points**  
Proposed Revised PUD  
Five Points Drive  
City of Auburn Hills, MI 48326

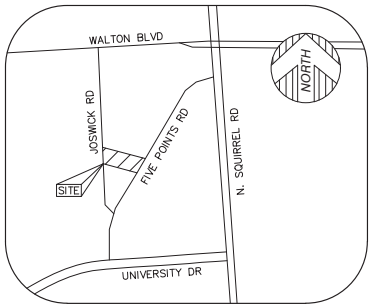
## Title Sheet and Index

018230

**GOOD**

NOT FOR CONSTRUCTION DRAWINGS  
SIDWELL # 14-13-126-008





VICINITY MAP  
(NOT TO SCALE)

PARCEL AREA

115,734± SQUARE FEET = 2.66± ACRES

BENCHMARK

SITE BENCHMARK #1  
STORM MANHOLE RIM,  
ELEVATION = 941.58' (NAVD 88)

SITE BENCHMARK #2  
ARROW ON HYDRANT,  
ELEVATION = 945.08' (NAVD 88)

SURVEYOR'S NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

2. A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY, THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.

LEGEND

	FOUND MONUMENT (AS NOTED)
	GROUND ELEVATION
	UTILITY POLE
	SANITARY MANHOLE
	SQUARE CATCH BASIN
	STORM DRAIN MANHOLE
	FIRE HYDRANT
	SINGLE POST SIGN
	PARCEL BOUNDARY LINE
	ADJOINTER PARCEL LINE
	ASPHALT CURB
	CONCRETE CURB
	EDGE OF CONCRETE (CONC.)
	EDGE OF ASPHALT (ASPH.)
	EDGE OF GRAVEL
	FENCE (AS NOTED)
	WALL (AS NOTED)
	OVERHEAD UTILITY LINE
	ELECTRIC LINE
	GAS LINE
	SANITARY LINE
	STORM LINE
	WATER LINE
	MINOR CONTOUR LINE
	MAJOR CONTOUR LINE
	BUILDING AREA
	ASPHALT
	CONCRETE



GRAPHIC SCALE

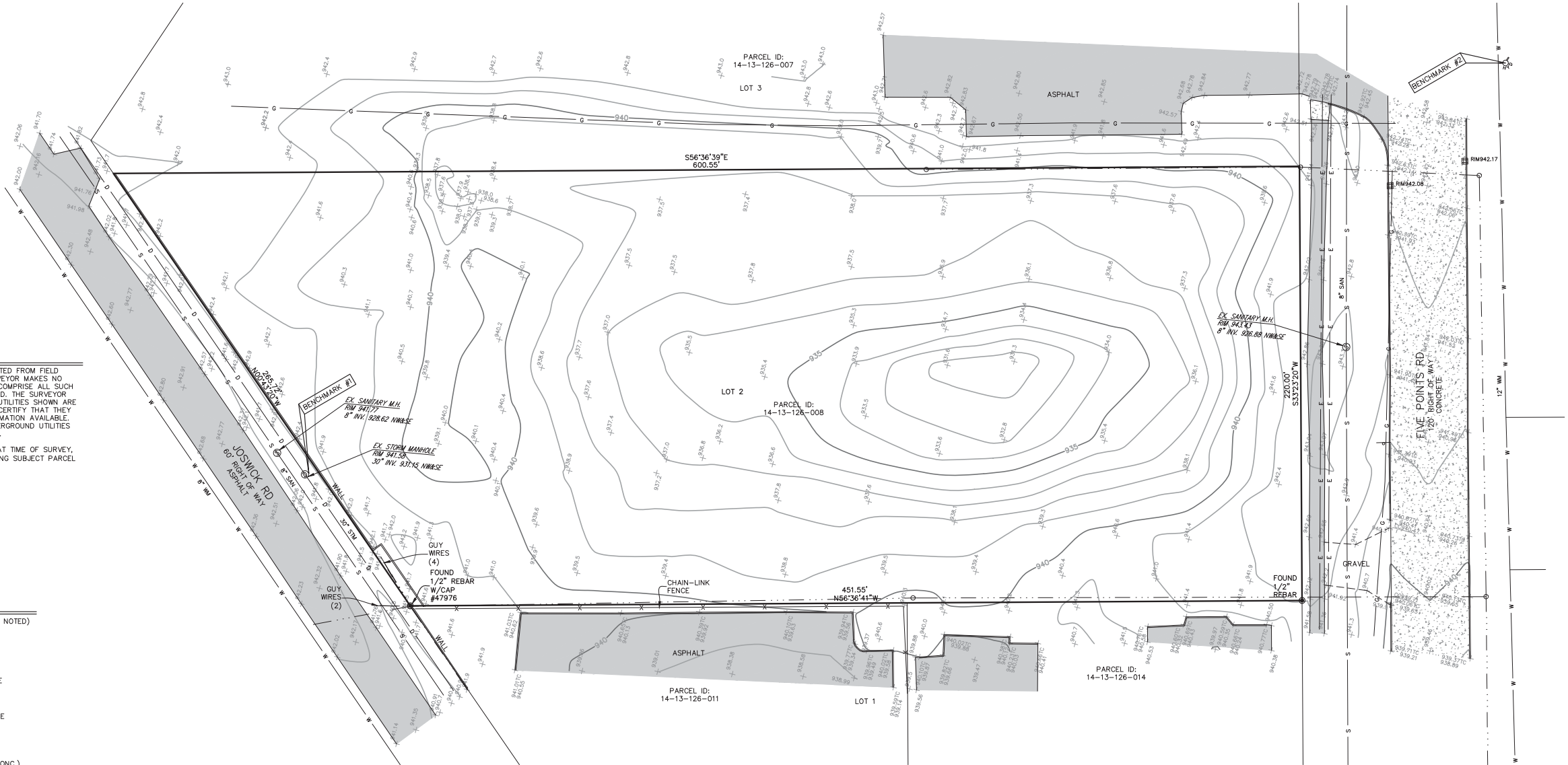


( IN FEET )  
1 inch = 30 ft.

PROPERTY DESCRIPTION

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

LOT 2, WESSON ESTATES SUB. NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 35, PAGE 58, OAKLAND COUNTY RECORDS.



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED. THE ELEVATIONS SHOWN HEREON ARE BASED ON A FIELD SURVEY AND THE DRAWING HEREON DELINEATED IS A CORRECT REPRESENTATION OF THE SAME.

DRAFT

ANTHONY T. SYCKO, JR., P.S.  
PROFESSIONAL SURVEYOR  
MICHIGAN LICENSE NO. 47976  
22556 GRATIOT AVE., EASTPOINTE, MI 48021  
TSycko@kemttec-survey.com

TOPOGRAPHIC SURVEY

PREPARED FOR: OYK CONSTRUCTION  
3355 FIVE POINTS RD, AUBURN HILLS, MICHIGAN

PROFESSIONAL ENGINEERING  
SURVEYING & ENVIRONMENTAL  
SERVICES  
KEM-TEC  
A GROUP OF COMPANIES  
Eastpointe  
800.262.7222  
Ann Arbor  
(734) 944.0888  
Grand Blanc  
(888) 654.0001  
www.kemttecgroupofcompanies.com

DATE	BY	REVISION	DATE	DESCRIPTION
12/27/22	MFJ			
12/27/22	ATS			
DECEMBER 27, 2022				
20-02200				

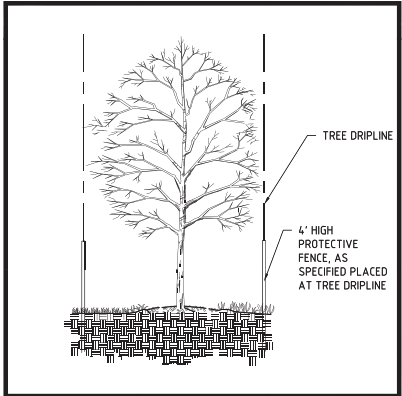
TREE SURVEY TABLE

Tree #	DBH	Botanical Name	Common Name	Condition	Comments	Regulated (R) / Not Regulated (n)	Landmark (L)	Save (S) / Remove (x)
1	6.1	Populus grandidentata	Big-tooth Aspen	Fair		n		x
2	8.7	Populus grandidentata	Big-tooth Aspen	Fair		n		x
3	9.4 / 7.2	Populus grandidentata	Big-tooth Aspen	Fair		n		x
4	8.5	Populus grandidentata	Big-tooth Aspen	Fair		n		x
5	8.5	Populus grandidentata	Big-tooth Aspen	Fair		n		x
6	6.4	Populus grandidentata	Big-tooth Aspen	Fair		n		x
7	6.5	Populus grandidentata	Big-tooth Aspen	Fair	Multiple Trunks	n		x
8	7.2	Populus grandidentata	Big-tooth Aspen	Fair		n		x
9	10.9	Populus grandidentata	Big-tooth Aspen	Fair		n		x
10	8.0	Populus grandidentata	Big-tooth Aspen	Fair		n		x
11	9.0	Populus grandidentata	Big-tooth Aspen	Fair		n		x
12	6.2	Populus grandidentata	Big-tooth Aspen	Fair		n		x
13	9.3 / 6.4	Populus grandidentata	Big-tooth Aspen	Fair	Multiple Trunks (3)	n		x
14	7.2 / 6.1 / 5.4	Populus grandidentata	Big-tooth Aspen	Fair		n		x
15	8.5 / 8.1	Populus deltoides	Cottonwood	Fair		n		s
16	8.4 / 10.0	Populus deltoides	Cottonwood	Fair	Multiple Trunks (2)	n		s
17	8.2 / 7.7 / 9.0 / 9.6	Prunus serotina	Black Cherry	Fair		R		s
18	6.1	Populus grandidentata	Big-tooth Aspen	Good		n		s
19	6.9 / 7.6	Populus grandidentata	Big-tooth Aspen	Good		n		s
20	7.3	Populus grandidentata	Big-tooth Aspen	Poor		n		s
21	6.5	Populus grandidentata	Big-tooth Aspen	Fair		n		s
22	7.0	Populus grandidentata	Big-tooth Aspen	Fair		n		s
23	6.9	Populus grandidentata	Big-tooth Aspen	Fair		n		s
24	6.6	Populus grandidentata	Big-tooth Aspen	Fair		n		s
25	8.4	Populus grandidentata	Big-tooth Aspen	Fair		n		s
26	7.2	Populus grandidentata	Big-tooth Aspen	Fair		n		s
27	7.2	Populus grandidentata	Big-tooth Aspen	Fair		n		s
28	9.2	Populus grandidentata	Big-tooth Aspen	Fair		n		s
29	9.6	Populus deltoides	Cottonwood	Fair		n		s
30	10.5	Acer rubrum	Red Maple	Fair		R		s
31	7.1 / 7.5 / 2.6 / 4.0	Populus deltoides	Cottonwood	Fair	Multiple Trunks (4)	n		s
32	6.7 / 6.1 / 3.7 / 4.2 / 6.9	Salix nigra	Black Willow	Good	Multiple Trunks (5)	n		s
33	6.8	Ulmus americana	American Elm	Poor		n		s
34	10.6	Prunus serotina	Black Cherry	Fair		R		s
35	13.3	Populus deltoides	Cottonwood	Good		n		s
36	7.4 / 2.3 / 4.2	Acer rubrum	Red Maple	Good	Multiple Trunks (3)	R		s
37	7.6 / 4.2 / 3.4 / 2.5	Acer rubrum	Red Maple	Fair	Multiple Trunks (4)	R		s
38	6.3	Prunus serotina	Black Cherry	Fair		R		s
39	6.1 / 2.6 / 4.6 / 4.5	Malus pumila	Apple	Fair		R		s
40	8.6 / 4.1 / 5.8	Ulmus americana	American Elm	Fair		n		s
41	4.7 / 5.5 / 4.8 / 4.0	Salix nigra	Black Willow	Fair	Multiple Trunks (4)	R - wetland		x
42	4.8 / 5.2 / 4.0 / 3.5 / 5.9 / 4.0	Salix nigra	Black Willow	Fair	Multiple Trunks (6)	R - wetland		s
43	5.1 / 5.0 / 4.3 / 4.0	Salix nigra	Black Willow	Good	Multiple Trunks (4)	R - wetland		x
44	7.4 / 5.5 / 3.8 / 8.1	Salix nigra	Black Willow	Fair	Multiple Trunks (4)	n		s
45	6.4 / 5.5 / 7.5	Quercus palustris	Pin Oak	Good		R		x

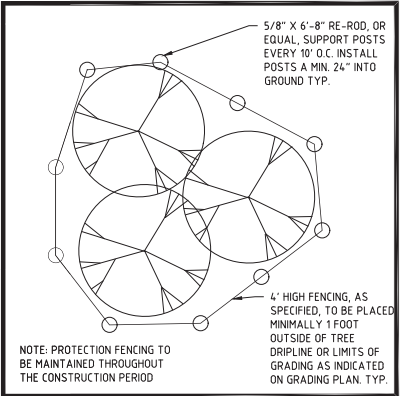
TREE SURVEY TABLE

Tree #	DBH	Botanical Name	Common Name	Condition	Comments	Regulated (R) / Not Regulated (n)	Landmark (L)	Save (S) / Remove (x)
46	6.5	Populus deltoides	Cottonwood	Good		n		s
47	7.0 / 7.0 / 8.1	Populus deltoides	Cottonwood	Fair	Multiple Trunks (3)	n		s
48	6.9 / 6.5 / 6.9 / 7.7 / 7.6	Salix nigra	Black Willow	Fair	Multiple Trunks (5)	R - wetland		x
49	5.7 / 5.3	Salix nigra	Black Willow	Fair	Multiple Trunks (2)	R - wetland		x
50	4.9 / 3.9 / 5.7 / 3.0	Salix nigra	Black Willow	Fair	Multiple Trunks (4)	R - wetland		x
51	5.1 / 3.2 / 4.0	Salix nigra	Black Willow	Poor	Multiple Trunks (3)	R - wetland		x
52	6.8	Populus grandidentata	Big-tooth Aspen	Good		n		x
53	16.7	Pinus sylvestris	Scotch Pine	Good		R		x
54	6.3	Picea pungens	Blue Spruce	Good		R		s
55	6.1	Picea pungens	Blue Spruce	Good		R		s
56	23.6	Populus deltoides	Cottonwood	Fair		n		s
57	22.1	Quercus alba	White Oak	Good		R		x
58	5.6 / 4.0	Salix nigra	Black Willow	Fair	Multiple Trunks (2)	R - wetland		x
59	7.4 / 9.0 / 4.0 / 7.0 / 7.4	Salix nigra	Black Willow	Good	Multiple Trunks (5)	R - wetland		x
60	12.2	Salix nigra	Black Willow	Fair		n		s
61	11.5 / 15.4 / 17.3	Salix nigra	Black Willow	Fair	Multiple Trunks (3)	n		s
62	14.5	Salix nigra	Black Willow	Fair		n		s
63	6.8	Populus tremuloides	Quaking Aspen	Good		n		x
64	16.8	Salix nigra	Black Willow	Fair		R - wetland		x
65	12.8 / 13.2 / 12.0 / 9.2	Salix nigra	Black Willow	Fair	Multiple Trunks (4)	R - wetland		x
		Quercus palustris	Pin Oak	Dead		R		x
		Quercus palustris	Pin Oak	Dead		R		x
		Quercus palustris	Pin Oak	Dead		R		x
		Picea pungens	Blue Spruce			n		s
	8"	Ulmus americana	American Elm		off site	n		s
		Salix nigra	Black Willow			R - wetland		x
		Salix nigra	Black Willow			R - wetland		x
		Salix nigra	Black Willow			n		x
		Gleditsia tricanthos	Honey Locust		off site	n		s
		Gleditsia tricanthos	Honey Locust		off site	n		s
		Gleditsia tricanthos	Honey Locust		off site	n		s
		Gleditsia tricanthos	Honey Locust		off site	n		s
	6"	Populus	Poplar			n		x
	6"	Populus	Poplar			n		x
	6"	Populus	Poplar			n		x
	6"	Populus	Poplar			n		x
	6"	Populus	Poplar			n		x
		Quercus rubra	Red Oak		off site	R		s
		Pinus nigra	Austrian Pine		off site	R		s
		Pinus nigra	Austrian Pine		off site	R		s
		Pinus nigra	Austrian Pine		off site	R		s
		Prunus serotina	Black Cherry			R		x

TREE PROTECTION DETAIL

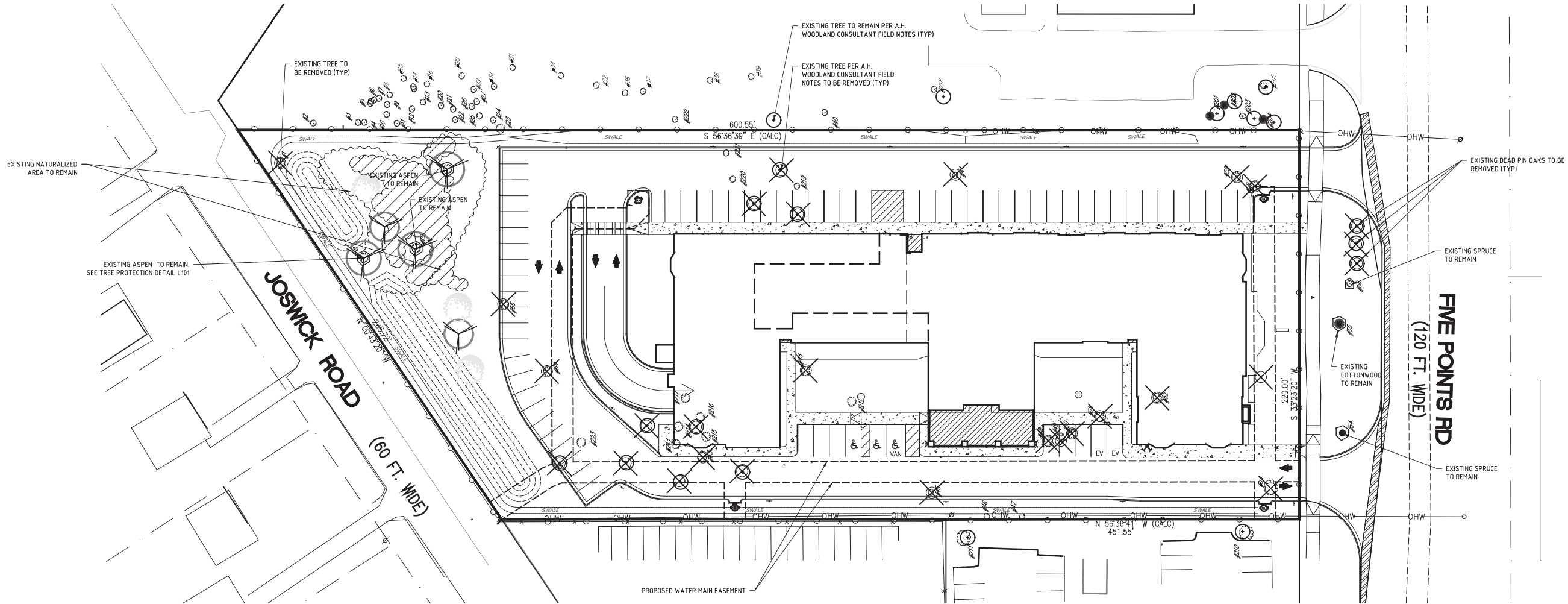


TREE PROTECTION DETAIL



TREE PROTECTION NOTES

- 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 or all such trees or groups of trees proposed to remain
- Protective barriers are to be erected prior to any clearing or grubbing on the site, and barriers are to remain in tact until approved by the City to be removed, or when a Certificate of Occupancy is issued
- Keep clear all debris of 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 groups of trees including, but not limited to, the storage of equipment, dumpsters, boulders, dirt, and excavated material, building or waste material, or any other material harmful to the life of a tree
- No damaging attachment, wires (other than cable wires for trees), signs, or permits may be fastened to any tree protected by this Ordinance



1 Tree Removal Plan

SCALE: 1" = 30'



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SIDWELL # 14-13-126-008

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PUD Resubmission	23.02.28
PUD Resubmission	23.02.15
PUD Resubmission	23.01.11
PUD Resubmission	22.08.05
Revision/Issue	Date



The Avant at Five Points  
Proposed Revised PUD  
Five Points Drive  
City of Auburn Hills, MI 48326

Tree Removal Plan

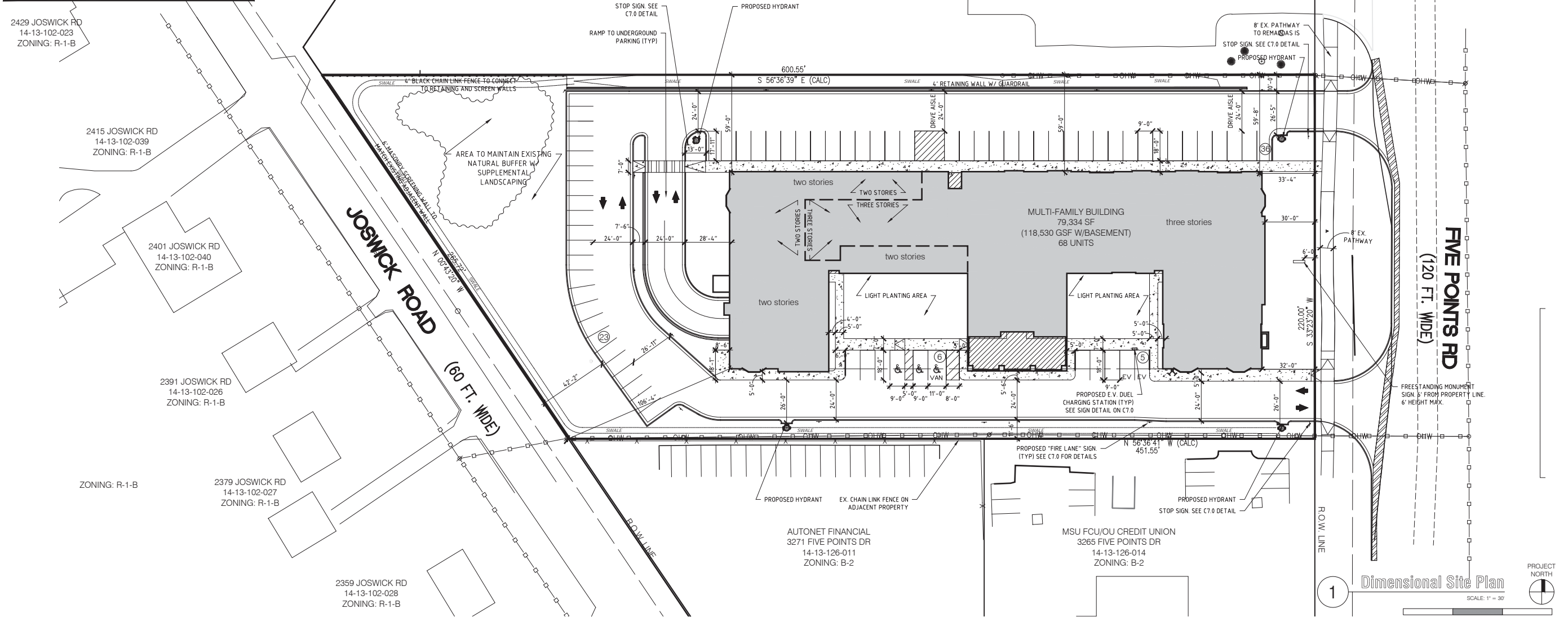
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CS2.0



## LOCATION MAP

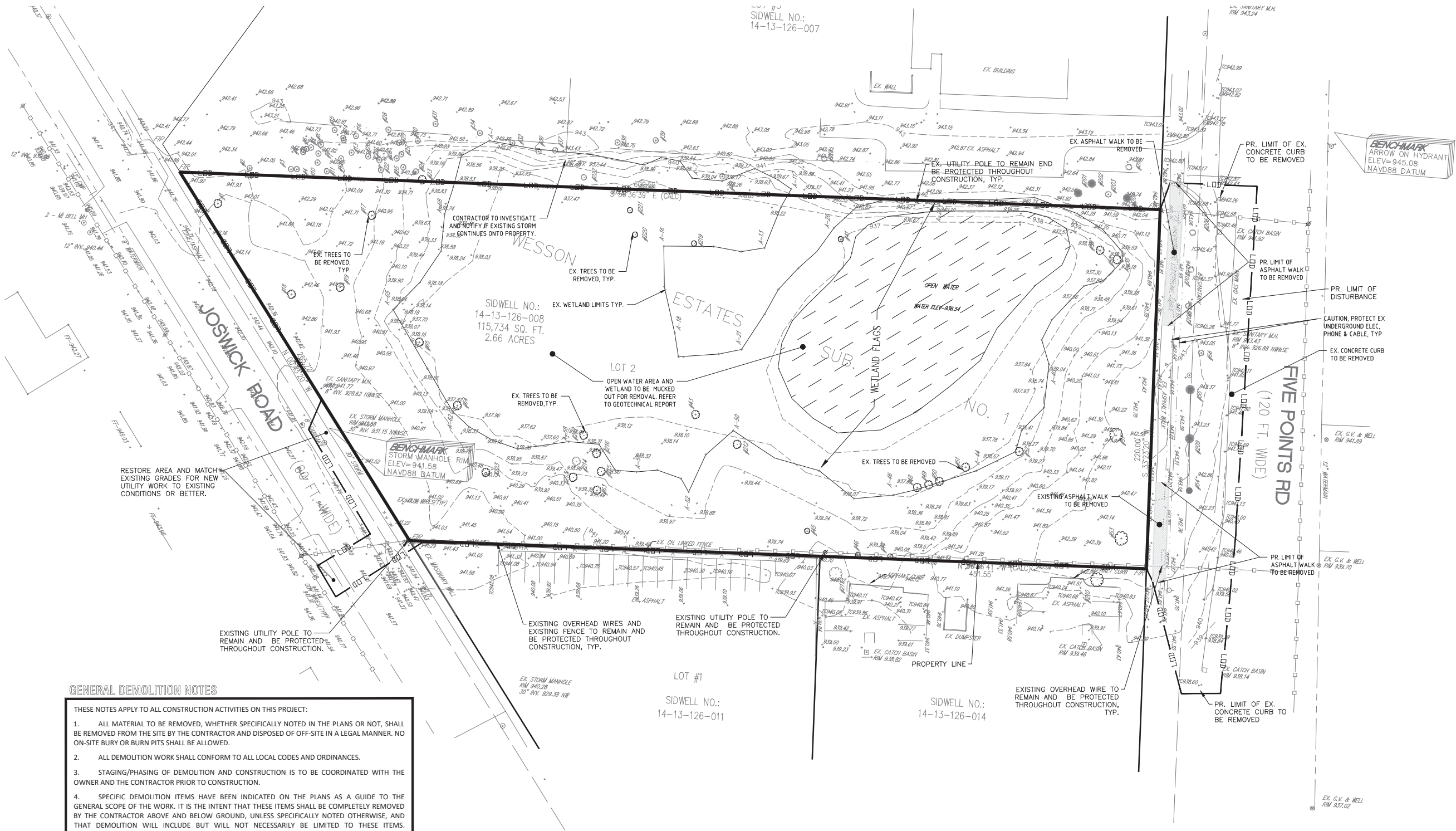
LOT 2, WESSON ESTATES SUB. NO. 1, CITY OF AUBURN HILLS,  
OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 35, PAGE  
58, OAKLAND COUNTY RECORDS



NOT FOR CONSTRUCTION DRAWINGS  
SIDWELL # 14-13-126-008

018230
<b>S100</b>





### GENERAL DEMOLITION NOTES

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT:

- ALL MATERIAL TO BE REMOVED, WHETHER SPECIFICALLY NOTED IN THE PLANS OR NOT, SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR AND DISPOSED OF OFF-SITE IN A LEGAL MANNER. NO ON-SITE BURY OR BURN PITS SHALL BE ALLOWED.
- ALL DEMOLITION WORK SHALL CONFORM TO ALL LOCAL CODES AND ORDINANCES.
- STAGING/PHASING OF DEMOLITION AND CONSTRUCTION IS TO BE COORDINATED WITH THE OWNER AND THE CONTRACTOR PRIOR TO CONSTRUCTION.
- SPECIFIC DEMOLITION ITEMS HAVE BEEN INDICATED ON THE PLANS AS A GUIDE TO THE GENERAL SCOPE OF THE WORK. IT IS THE INTENT THAT THESE ITEMS SHALL BE COMPLETELY REMOVED BY THE CONTRACTOR ABOVE AND BELOW GROUND, UNLESS SPECIFICALLY NOTED OTHERWISE, AND THAT DEMOLITION WILL INCLUDE BUT WILL NOT NECESSARILY BE LIMITED TO THESE ITEMS. CONTRACTOR SHALL VISIT SITE TO VERIFY EXISTING CONDITIONS AND EXTENTS OF THE DEMOLITION THAT WILL BE REQUIRED PRIOR TO SUBMITTING A BID.
- REMOVE ALL STRUCTURES DESIGNATED FOR REMOVAL ACCORDING TO THE DEMOLITION PLAN. THIS INCLUDES CONCRETE SIDEWALKS, BRICK AND CURBED AREAS, ASPHALT, TRESS, ETC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN UP, NOISE, DUST CONTROL, STREET SWEEPING AND HOURS OF OPERATION IN ACCORDANCE WITH THE LOCAL CODES.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES, SIGNAGE, MARKINGS, LIGHTS AND OTHER TRAFFIC CONTROL DEVICES TO PROTECT THE WORK ZONE AND SAFELY MAINTAIN TRAFFIC PER AGENCY REQUIREMENTS AND IN ACCORDANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) LATEST EDITION.
- THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES TO CONFIRM THAT UTILITY LEADS HAVE BEEN TAKEN OUT OF SERVICE PRIOR TO DEMOLITION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OF SIGNS AND SUPPORTS WITHIN THE WORK AREA, AS NECESSARY TO FACILITATE CONSTRUCTION. SIGNS SHALL BE PROTECTED OR STOCKPILED FOR REUSE AS SPECIFIED IN THE PLANS OR AS REQUIRED BY THE AGENCY OF JURISDICTION. THE CONTRACTOR SHALL REPLACE ANY DAMAGED SIGNS AND SUPPORTS AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL NOTIFY MISS DIG, THE CITY OF AUBURN HILLS ENGINEER AND /OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE BASED ON RECORDS PROVIDED BY THE UTILITY OWNERS AND VISIBLE EVIDENCE OBTAINED IN THE FIELD. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED TO THE COMPLETENESS OR ACCURACY THEREOF.

ALL SITE FEATURES WITHIN THE LIMIT OF DISTURBANCE INDICATED ON THIS PLAN ARE TO BE REMOVED/DEMOLISHED UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL NOTIFY DESIGNHAUS ARCHITECTURE IF SIGNIFICANT DISCREPANCIES ARE DISCERNED BETWEEN THIS PLAN & FIELD CONDITIONS.



Know what's below.  
Call before you dig.

	OPEN WATER TO BE PUMP OUT AND WETLAND TO BE MUCKED OUT
	PROPOSED LIMIT OF DISTURBANCE
	PROPERTY LINE
	ASPHALT WALK TO BE REMOVED
	CONCRETE ROADWAY AND CURB TO BE REMOVED

THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE BASED ON RECORDS PROVIDED BY THE UTILITY OWNERS AND VISIBLE EVIDENCE OBTAINED IN THE FIELD. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED TO THE COMPLETENESS OR ACCURACY THEREOF.

## S.M. ENGINEERS

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LAND PLANNER /  
LANDSCAPE ARCHITECT

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1 Demolition Plan  
SCALE: 1" = 30'



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Eng Rev	01.11.23
Eng. Sub # 3	03.12.20
Eng. Sub # 2	02.14.20
Eng. Sub # 1	12.16.19
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Progress	7.13.20
50% Progress	4.14.20
Owner Review	3.25.20
Revision/Issue	Date


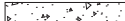

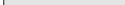

The Avant at Five Points  
PID: 14-13-126-008  
Five Points Drive  
City of Auburn Hills, MI 48326

Demolition Plan

018230

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- \* CONSTRUCTION SHALL CONFORM TO CITY OF AUBURN HILLS STANDARDS.
- \* NO WORK SHALL BE PERFORMED WITHOUT INSPECTION.
- \* A PERMIT FROM THE DPW IS REQUIRED FOR ALL CONSTRUCTION WITHIN THE CITY ROW, NO EQUIPMENT OR MATERIAL STORAGE WILL BE PERMITTED IN THE PUBLIC ROW.
- \* ALL CITY STREETS MUST BE MAINTAINED DURING CONSTRUCTION. STREETS SHALL BE KEPT FREE OF MUD, DIRT, CONSTRUCTION DEBRIS, AND THE LIKE. IF CLEAN UP IS NOT PERFORMED WITHIN 24 HOURS OF NOTIFICATION, THE CITY RESERVES THE RIGHT TO PERFORM SUCH WORK AND CHARGE THE DEVELOPER ACCORDINGLY.
- \* WORKING HOURS (INCLUDING RUNNING OF ANY MACHINERY) SHALL BE RESTRICTED TO MONDAY THRU SATURDAY, 7AM TO 7PM; SUN UP TO SUNDOWN, WHICHEVER IS LESS. CONSTRUCTION OPERATIONS DURING THE PERIODS ABOVE SHALL BE PERMITTED ONLY AFTER WRITTEN APPROVAL OF THE CITY MANAGER OR HIS DESIGNEE.
- \* ALL MATERIALS AND MANUFACTURES 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 CONTRACTORS SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH ACT 53 OF P.A. OF 1974 AND ALSO CONTACT OAKLAND COUNTY UTILITY PROTECTION SERVICES (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 THE AFFECTED AREAS.
- \* ALL SOIL EROSION AND SEDIMENT CONTROLS SHALL BE IN ACCORDANCE WITH THE OAKLAND COUNTY STANDARDS AND DETAILS. THE CONTRACTOR SHALL FOLLOW LOCAL RULES FOR SOIL EROSION AND SEDIMENT CONTROL FOR ALL MATERIALS THAT ARE DISPOSED OF OFF OF THE PROJECT SITE.
- \* ALL SOIL EROSION AND SEDIMENT CONTROL 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 IF THE CHANGE IS SIGNIFICANT. SIGNIFICANT FIELD CHANGES SHALL BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER. THE CITY SHALL NOT BE RESPONSIBLE FOR DELAYS IN THE APPROVED OF CHANGES TO THE APPROVED SITE IMPROVEMENT (ENGINEERING) PLAN.
- \* WHERE POSSIBLE, PUBLIC UTILITIES SHALL NOT BE PLACED UNDER PAVEMENT. THE CITY OF AUBURN HILLS SHALL NOT BE RESPONSIBLE FOR PAVEMENT, CURB, OR OTHER RESTORATION OF PERMANENT FACILITIES LOCATED WITHIN THE MUNICIPAL EASEMENT.
- \* 3 WORKING DAYS PRIOR TO STARTING CONSTRUCTION, CONTACT THE CONSTRUCTION DEPARTMENT OF OHM @ (734) 466-4539 TO SCHEDULE INSPECTION. OHM SHALL INSPECT ALL \* SITE IMPROVEMENTS INCLUDING UNDERGROUND UTILITY INSTALLATION, EARTHWORK OPERATIONS, RETAINING WALLS, PAVEMENT IN THE CITY ROW, ALL SIDEWALKS OF SAFETY PATHS I ANY PUBLIC ROW, AND ANY ADDITIONAL ITEMS NOTED DURING REVIEW OR AT THE PRE-CONSTRUCTION MEETING. FINAL OCCUPANCY MAY BE AFFECTED IF PROCEDURES ARE NOT FOLLOWED FOR PROPER INSPECTION.
- \* PERMANENT STRUCTURES OF ANY TYPE, INCLUDING BUT NOT LIMITED TO, TREES, LIGHT POLES, DRAINAGE STRUCTURES, SANITARY STRUCTURES, BENCHES, TRASH RECEPTACLES, ETC. WILL NOT BE ALLOWED WITHIN THE INFLUENCE OF THE PUBLIC WATER MAIN OR SANITARY SEWER EASEMENTS.

LEGEND	
	PROPERTY LINE
	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PARKING LOT PAVEMENT
	PROPOSED 6" CONCRETE CURB AND GUTTER
	PROPOSED PAVING



<b>Engineering Site Plan</b>		<b>The Avant at Five Points</b> PID-14-13-126-008 Five Points Drive City of Auburn Hills, MI 48326	
018230		<b>C3.0</b>	

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**ARCHITECTURE**

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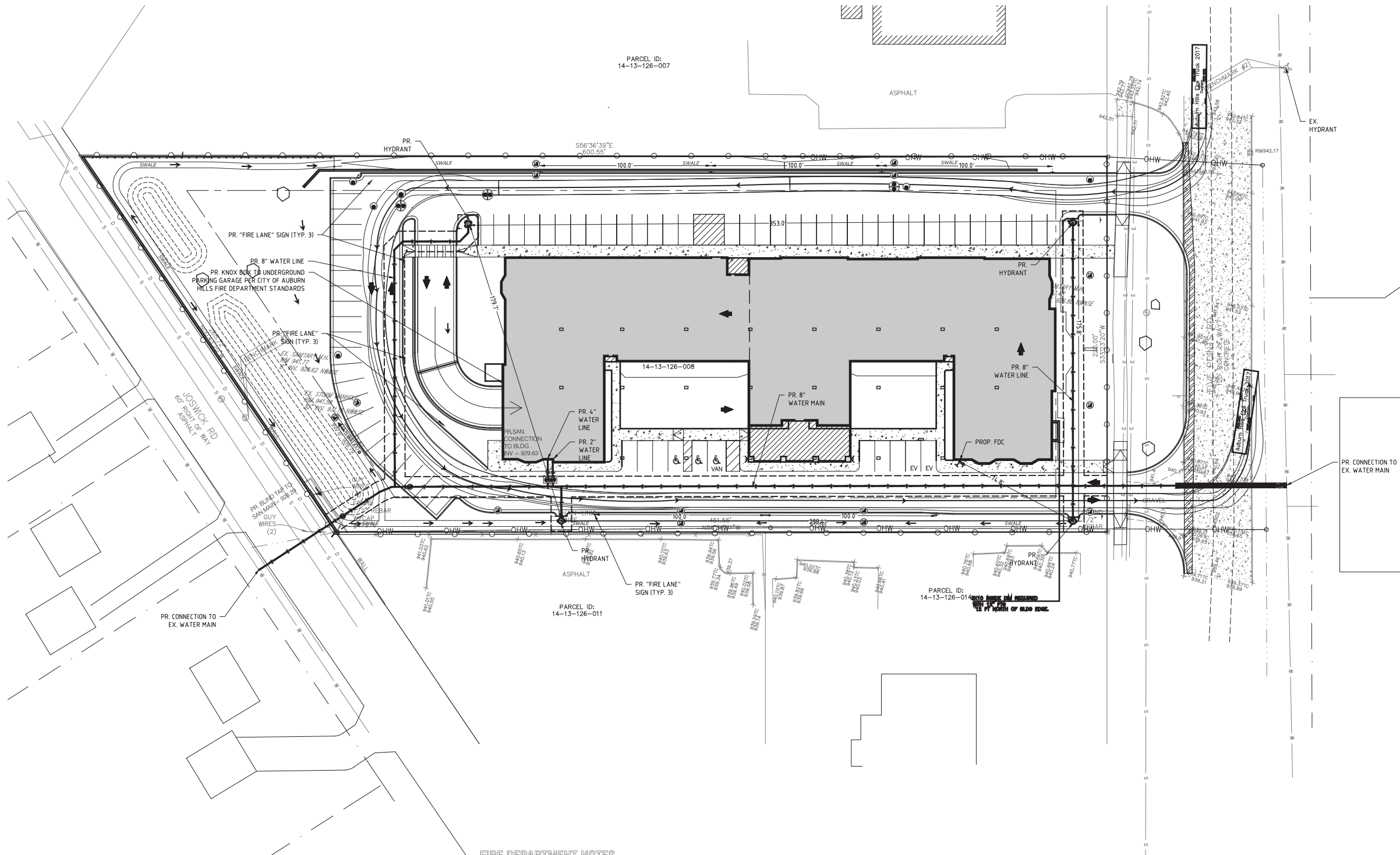
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Eng Rev	01.11.23
Eng. Sub # 3	03.12.20
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Eng. Sub # 1	2.16.15
SPA/PUD Sub.#3	9.09.19
SPA/PUD Sub.#2	8.13.19
SPA/PUD Submittal	7.31.19
P.C. Discussion	4.08.19
Revision/Issue	Date







FIRE DEPARTMENT NOTES

- \* THE FOUR (4) INCH STEAMER CAPS ON ALL HYDRANTS WILL BE PAINTED ACCORDING TO THE FOLLOWING:  
WHITE - 4" MAINS  
RED - 6" MAINS  
ORANGE - 8" MAINS  
GREEN ON 12" MAINS  
BLUE ON 16" OR LARGER MAINS.
- \* NO PARKING SHALL BE PERMITTED AND/OR NO OBSTRUCTIONS SHALL BE PLACED OR CONSTRUCTED WITHIN (15) FEET OF ANY FIRE HYDRANT OR FDC PUBLIC OR PRIVATE.
- \* THE FIRE DEPARTMENT CONNECTION MUST BE LOCATED WITHIN (100) FEET OF A FIRE HYDRANT AND WITHIN (50) FEET OF A MINIMUM (20) FOOT WIDE PAVED DRIVEWAY OR STREET.
- \* GAS METERS, PROPANE TANKS, OVERHEAD ELECTRICAL SERVICE, AND TRANSFORMERS MUST NOT BE LOCATED ON THE SAME SIDE OF THE BUILDING OR STRUCTURE UNLESS A CLEAR DISTANCE OF (150) CAN BE MAINTAINED BETWEEN THE UTILITIES AND THE FDC.
- \* ALL DRIVE AREAS MUST BE POSTED AS FIRE LANES WITH UNIFORM SIGNS IN KEEPING WITH THE STANDARD ESTABLISHED IN THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS MUST BE ERECTED ON BOTH SIDES OF THE FIRE LANES WITH SPACING BETWEEN SIGNS NOT TO EXCEED (100) FEET.
- \* DESIGNATED EXIT DOORS ONTO DRIVES OR PARKING AREAS MUST BE PROTECTED WITH GUARD POSTS OR PARKING BLOCKS.
- \* A WHITE HIGH VISIBILITY STRIP SHALL BE PAINTED ON THE UPPER FLANGE OF ALL FIRE HYDRANTS.

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1 Fire Truck Access Plan  
SCALE: 1" = 30'

NOT FOR CONSTRUCTION DRAWINGS  
SIDWELL # 14-13-126-008

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50% Progress	4.14.20
Owner Review	3.25.20
Revision/Issue	Date



The Avant at Five Points  
PID: 14-13-126-008  
Five Points Drive  
City of Auburn Hills, MI 48326

Fire Truck Access Plan

018230  
C3.1

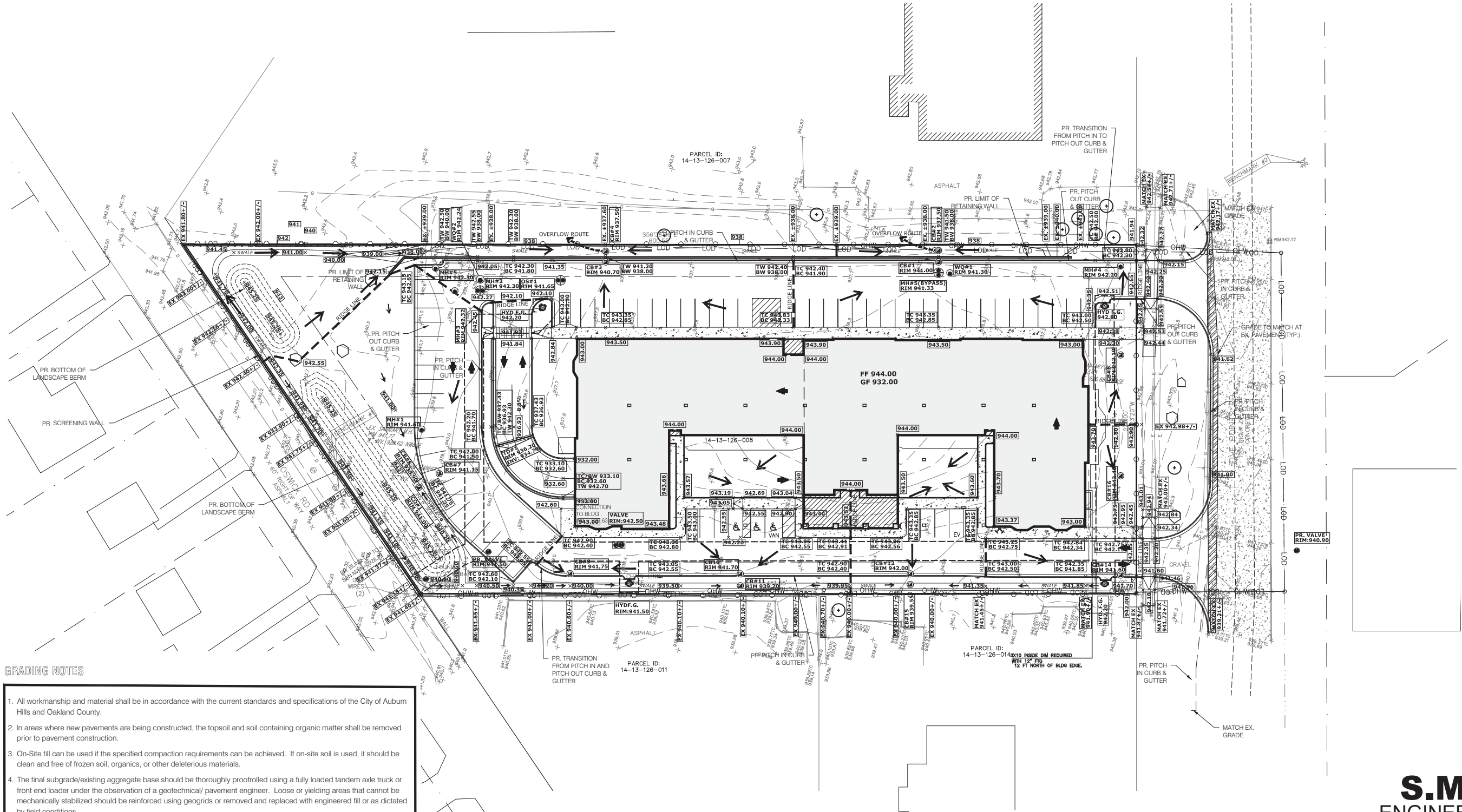


GRADING NOTES

1. All workmanship and material shall be in accordance with the current standards and specifications of the City of Auburn Hills and Oakland County.
2. In areas where new pavements are being constructed, the topsoil and soil containing organic matter shall be removed prior to pavement construction.
3. 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.
4. 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.
5. 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 sections or below subgrade in cut sections, will be classified as subgrade undercutting.
6. Subgrade undercutting, including backfilling shall be performed where necessary and the excavated material shall become the property of the contractor. Any subgrade undercutting shall be backfilled with sand or other similar approved material. Backfill shall be compacted to 95% of the maximum unit weight (per astm D-1557) Unless otherwise specified.
7. Backfill under paved areas shall be as specified on details.
8. Any sub-grade watering required to achieve required density shall be considered incidental to the job.
9. Final pavement elevations should be so designed to provide positive surface drainage. A minimum surface slope of 1.0 percent is recommended.
10. 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.
11. Pavement slopes shall be between 1% and 4% for parking areas and 1% and 6% for drives. Slopes to adjacent property shall not exceed 1:4.
12. Existing grading is to be matched at the property line unless otherwise shown on the Grading Plan.

LEGEND

—	PROPERTY LINE
x 900.00	EXISTING GRADES
x 100.00	PROPOSED GRADES
- - -	PROPOSED RIDGELINE
■ ○	PROPOSED CATCH BASIN AND MANHOLE



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1 Grading Plan  
SCALE: 1" = 30'

NOT FOR CONSTRUCTION DRAWINGS  
SIDWELL # 14-13-126-008

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Owner Review	3.25.20
Revision/Issue	Date

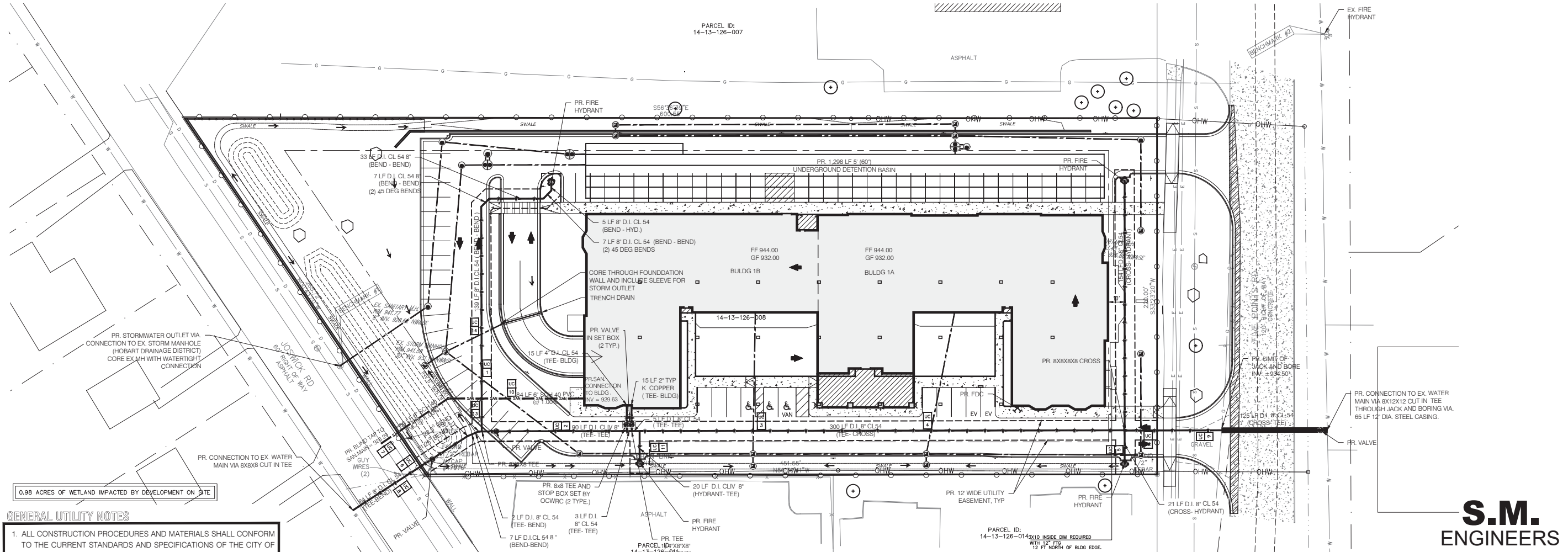


The Avant at Five Points  
PID: 14-13-126-008  
Five Points Drive  
City of Auburn Hills, MI 48326

GradingPlan

018230

C4.0



0.98 ACRES OF WETLAND IMPACTED BY DEVELOPMENT ON SITE

GENERAL UTILITY NOTES

1. ALL CONSTRUCTION PROCEDURES AND MATERIALS SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF AUBURN HILLS.
2. A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED BY THE CITY OF AUBURN HILLS AND HELD PRIOR TO THE START OF CONSTRUCTION.
3. CONTRACTOR MUST CONTACT MISS DIG (811) AT LEAST THREE WORKING DAYS PRIOR TO THE START OF CONSTRUCTION FOR UNDERGROUND UTILITY LOCATIONS. ALL UTILITIES SHALL BE STAKED BEFORE CONSTRUCTION BEGINS.
4. ALL WATER MAIN EASEMENTS SHALL BE PROVIDED PRIOR TO CONSTRUCTION AND ACCEPTANCE OF THE WATER DISTRIBUTION SYSTEM.
5. WATER MAINS SHALL BE CONSTRUCTED WITH A MINIMUM COVER OF 6 FEET BELOW FINISHED GRADES, INCLUDING OPEN DRAINAGE COURSES.
6. ALL TRENCHES UNDER OR WITHIN A 1:1 RATIO OF EXISTING OR PROPOSED PAVEMENT OR DRIVEWAYS, SHALL BE BACKFILLED WITH COMPACTED CLASS II SAND TO GRADE (95% MAXIMUM UNIT DENSITY).
7. WHERE TWO UTILITIES CROSS, PROVIDE CLASS II BACKFILL MATERIAL IN SIX (6) INCH COMPACTED LAYERS TO TOP HIGHEST UTILITY.
8. WHERE WATER MAINS DIP UNDER OTHER UTILITIES, THE SECTIONS WHICH ARE DEEPER THAN NORMAL SHALL BE CONSTRUCTED WITH 11-1/4" VERTICAL BENDS, 22 1/2° OR 45° BENDS MUST BE RODDED AND PROPERLY ANCHORED.
9. ALL PRECAST CONCRETE GATE WELL SECTIONS SHALL BE IN ACCORDANCE WITH A.S.T.M. C478, STANDARD SPECIFICATIONS FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS. WALL THICKNESS SHALL BE AS SHOWN ON THESE DETAILS. ALL JOINTS FOR PRECAST CONCRETE GATE WELL SECTIONS SHALL BE "MODIFIED GROOVE TONGUE" WITH GASKET MANUFACTURED TO CONFORM WITH A.S.T.M. C443, STANDARD SPECIFICATION FOR JOINTS FOR CIRCULAR CONCRETE SEWER AND CULVERT PIPE USING RUBBER GASKETS.
10. CONTRACTOR SHALL INSTALL VALVES, TAPPING SLEEVES, AND GATE WELL STRUCTURES IN STRICT COMPLIANCE WITH MEASUREMENTS PROVIDED ON SHEET 1 (2'-0" BETWEEN GATE WELL WELL AND CENTERLINE OF OPERATING NUT) TO ALLOW PROPER OPERATION OF VALVE THROUGH GATE WELL OPENING.
11. ALL CROSS-CONNECTION CONTROL DEVICES SHALL BE INSTALLED AS REQUIRED BY THE CITY OF AUBURN HILLS PLUMBING INSPECTOR AND IN ACCORDANCE WITH THE STANDARDS OF THE OAKLAND COUNTY DRAIN COMMISSIONER OPERATION AND MAINTENANCE DIVISION AND THE MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY, DIVISION OF DRINKING WATER AND RADIOLOGICAL PROTECTION.

12. ALL WATER SERVICE CONNECTIONS TWO (2) INCHES AND SMALLER SHALL BE MADE BY THE CITY OF AUBURN HILLS, DEPARTMENT OF PUBLIC SERVICES AFTER WATER MAIN ACCEPTANCE AND APPLICABLE PERMITS ARE OBTAINED.
13. ALL FITTINGS AND BENDS SHOULD BE BLOCKED IN ACCORDANCE WITH THRUST BLOCK DETAILS, UNLESS ALTERNATE THRUST RESTRAINT SYSTEM, AS INDICATED PLANS AND SPECIFICATIONS, IS APPROVED BY THE CITY OF AUBURN HILLS DEPARTMENT OF PUBLIC SERVICES.
14. MAINTAIN 10' - FOOT HORIZONTAL SEPARATION BETWEEN ALL UNDERGROUND UTILITIES THROUGHOUT.
15. WATERMAIN, SANITARY, STORM EASEMENTS AND STORM MAINTENANCE AGREEMENT WILL BE PROVIDED WITH ENGINEERING APPROVAL PLANS.
16. EXISTING AND PROPOSED WATER MAIN COVER MUST BE MAINTAINED AT 5.5'.
17. EXISTING AND PROPOSED SANITARY SEWER MUST BE MAINTAINED AT 4'.
18. EXISTING AND PROPOSED STORM SEWER MUST BE MAINTAINED AT 2.5'.
19. PROPOSED MINIMUM SANITARY LEAD IS TO BE A 6" DIAMETER SDR 23.5 @ 1.00% SLOPE.



Know what's below.  
Call before you dig.

UTILITY CROSSING SCHEDULE

UC 1	GRADE 941.50± 18" STORM INV 934.43 TOP OF 8" WTR: 932.70 (WATERMAIN DIPPED WITH MIN. CLEARANCE 1.5 FT, DIPPING/DEFLECTING OF THE WATERMAIN SHALL FOLLOW APPLICABLE AGENCY STANDARDS)	UC 5	GRADE 941.70± 12" STORM INVERT 937.47 TOP OF 8" WTR 935.77 (WATERMAIN DIPPED WITH MIN. CLEARANCE 1.5 FT, DIPPING/DEFLECTING OF THE WATERMAIN SHALL FOLLOW APPLICABLE AGENCY STANDARDS)	UC 10	6" SAN INV: 929.16 18" STORM INVERT 934.46 TOP OF 6" SAN 929.66 (CLEARANCE 4.8 FT)
UC 2	GRADE 942.15± 18" STORM INVERT 934.52 TOP OF 8" WTR 932.50 (WATERMAIN DIPPED WITH MIN. CLEARANCE 1.5 FT, DIPPING/DEFLECTING OF THE WATERMAIN SHALL FOLLOW APPLICABLE AGENCY STANDARDS)	UC 6	GRADE 940.95± EX 30" STORM INVERT 930.46± TOP OF 8" WTR 935.45 BOTTOM OF 8" WTR: 934.78 TOP OF EX 30" STORM: 932.96± (CLEARANCE 1.82 FT.)	UC 11	GRADE 942.17± 15" STORM INVERT 934.78 TOP OF 8" WTR 933.08 (WATERMAIN DIPPED WITH MIN. CLEARANCE 1.5 FT, DIPPING/DEFLECTING OF THE WATERMAIN SHALL FOLLOW APPLICABLE AGENCY STANDARDS)
UC 3	GRADE 942.00± 12" STORM INVERT 937.76 TOP OF 8" WTR 936.06 (WATERMAIN DIPPED WITH MIN. CLEARANCE 1.5 FT, DIPPING/DEFLECTING OF THE WATERMAIN SHALL FOLLOW APPLICABLE AGENCY STANDARDS)	UC 7	6" SAN INV: 928.35 TOP OF 6" SAN 928.85 EX 30" STORM INVERT 930.68 (CLEARANCE 1.83 FT)	UC 12	GRADE 941.95± 12" STORM INVERT 937.65 TOP OF 8" WTR 935.95 (WATERMAIN DIPPED WITH MIN. CLEARANCE 1.5 FT, DIPPING/DEFLECTING OF THE WATERMAIN SHALL FOLLOW APPLICABLE AGENCY STANDARDS)
UC 4	GRADE 942.30± 12" STORM INVERT 938.05 TOP OF 8" WTR 936.35 (WATERMAIN DIPPED WITH MIN. CLEARANCE 1.5 FT, DIPPING/DEFLECTING OF THE WATERMAIN SHALL FOLLOW APPLICABLE AGENCY STANDARDS)	UC 8	GRADE 941.05± TOP OF 8" WTR : 935.55 BOTTOM OF 8" WTR : 934.88 TOP OF EX 8" SAN : 928.20 EX 8" SAN INV: 927.54 (TOTAL CLEARANCE 6.68 FT)	UC 13	GRADE 941.53± 6" SAN INVERT 929.00 TOP OF 6" SAN 929.50 TOP OF 8" WTR 936.03 BOTTOM OF 8" WTR 935.36 (TOTAL CLEARANCE 5.86 FT)
		UC 9	GRADE 941.80± EX 8" SAN INV: 926.18 TOP OF EX 8" SAN: 926.85 TOP OF 8" WTR : 936.30 BOTTOM OF 8" WTR: 935.98 (TOTAL CLEARANCE 9.13 FT)	UC 14	GRADE 941.42± TOP OF 8" WTR 933.05 12" STIM INVERT 935.93 (TOTAL CLEARANCE 2.88 FT)

SANITARY BASIS OF DESIGN CALCULATION

PROPOSED USAGE	
TOTAL NUMBER OF UNITS	= 61 UNITS
R.E.U FOR HOTELS	= 0.60 PER RESIDENCE
TOTAL NUMBER OF R.E.U'S	= 36.6 R.E.U
ASSUMED R.E.U	= 37.0 R.E.U
POPULATION EQUIVALENT	
POPULATION	= 3.5 Persons per R.E.U.
AVERAGE FLOW RATE	= 130.0 Persons
AVERAGE FLOW RATE	= 100 Gallons per capita per day
AVERAGE FLOW RATE	= 12950 GPD
PEAK FACTOR	= 0.01295 MGD
PEAK FLOW	= 2.0 ( Per city of Auburn Hills Standard)
PEAK FLOW	
= (2.0)*(12950 GPD)	
= 25900 = 0.0259 MGD	

NOT FOR CONSTRUCTION DRAWINGS  
SIDWELL # 14-13-126-008

THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE BASED ON RECORDS PROVIDED BY THE UTILITY OWNERS AND VISIBLE EVIDENCE OBTAINED IN THE FIELD. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED TO THE COMPLETENESS OR ACCURACY THEREOF.

LEGEND

---	PROPOSED EASEMENT
---	PROPERTY LINE
---	PROPOSED SANITARY LATERAL
---	PROPOSED WATER LINE
---	PROPOSED STORMWATER PIPING
---	PROPOSED WATER STRUCTURES
---	PROPOSED MANHOLES AND CATCH BASIN
---	PROPOSED SANITARY CLEANOUT

1

Water and Sanitary Plan

SCALE: 1" = 30'



**S.M. ENGINEERS**

CIVIL ENGINEER/ SURVEY /  
LAND PLANNER /  
LANDSCAPE ARCHITECT

4071 KEATS DRIVE,  
TROY, MI 48085  
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INFO@DESIGNHAUS.COM

Eng Rev	01.11.23
Eng. Sub # 3	03.12.20
Eng. Sub # 2	02.14.20
Eng. Sub # 1	2.16.19
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Progress	7.13.20
50% Progress	4.14.20
Owner Review	3.25.20
Revision/Issue	Date



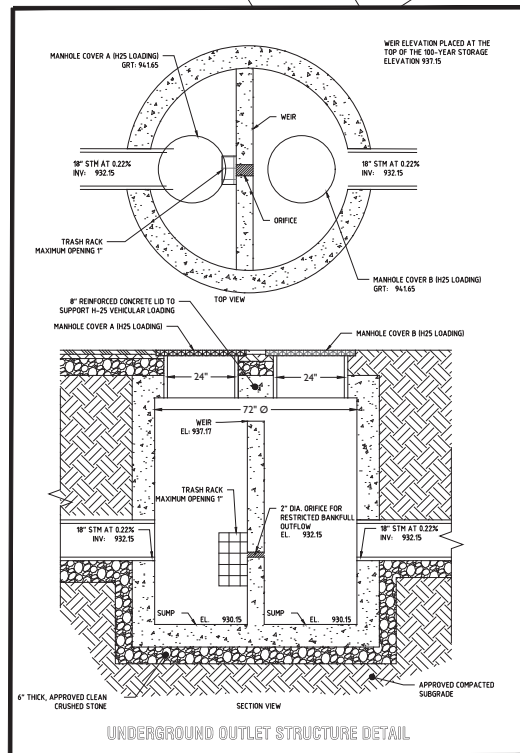
The Avant at Five Points  
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Five Points Drive  
City of Auburn Hills, MI 48326

Water and  
Sanitary Plan

018230

C5.0





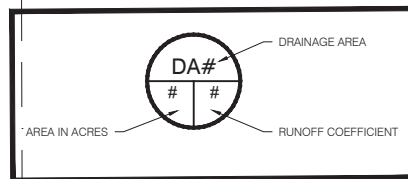
The Avant		01.10.23		STORM SEWER CALCULATIONS																									

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### DRAINAGE AREA KEY



### DRAINAGE QUANTITIES

18" RCP CLIV STORM PIPE	554 LF
15" RCP CLIV STORM PIPE	118 LF
12" RCP CLIV STORM PIPE	797 LF
8" SCH 40 PVC STORM LEAD	175 LF
STORM MANHOLE	4
STORM MANHOLE (BYPASS)	2
CATCH BASIN	14
WATER QUALITY STRUCTURE	2
OUTLET STRUCTURE	1

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### OUTLET CONTROL STRUCTURE CALCULATIONS

Area of Site (A) = 3.49 Acres,  
Qa = 3.49 x 0.09 = 0.31 CFS  
C<sub>AVG</sub> = 0.54  
Lowest FG at Underground Detention = 941.54  
Underground 60" Invert elevation = 932.17  
100 Year Elevation = 937.17  
Invert at Outlet Control Structure = 932.15  
Outlet Orifice Elevation = 932.15  
A = Q / (0.62 x (2 x g x Havg) ^ (0.5))  
Havg = ELEV100 - ELEVorifice = 5.0 ft  
D = 2" at 932.15



Know what's below.  
Call before you dig.

### DETENTION CALCULATIONS

Area of Site (A) = 3.49 Acres, Qa = 3.49 x 0.09 = 0.31 CFS  
C<sub>PAVED</sub> = 0.90 C<sub>GRASS</sub> = 0.20  
Weighted Value C<sub>PAVED</sub> = (73,452 SF) \* (0.90) = 66,107 SF  
Weighted Value C<sub>GRASS</sub> = (78,388 SF) \* (0.20) = 15,678 SF  
C<sub>AVG</sub> = (66,107 SF + 15,678 SF) / (78,388 SF + 73,452 SF) = 0.54  
Qo = 0.31 CFS / (3.49 x 0.54) = 0.17  
T100 = -25 + Sq.Rt. (10,312.5/Qo) = 223.43 min.  
Vs = (16,500 T / (T + 25)) - 40 Qo T = 13,346 CF  
Vt = Vs x A x 0.54 = 25,089 CF  
Total Detention Storage Required = 25,089 CF  
Proposed pipe size = 5' dia. = 60"  
Pipe area = 19.63 SF  
Provided length of pipe = 1,340 LF  
Total Detention Storage Provided = 26,304 CF

1

Stormwater Management Plan

SCALE: 1" = 30'

NORTH

EST 1998  
**DESIGNHAUS**  
ARCHITECTURE

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Eng Rev	11.11.23
Eng. Sub # 3	3.12.20
Eng. Sub # 2	02.14.20
Eng. Sub # 1	2.16.19
Progress	7.13.20
50% Progress	4.14.20
Owner Review	3.25.20
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The Avant at Five Points  
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Five Points Drive  
City of Auburn Hills, MI 48326

Stormwater  
Management Plan

018230

C6.0



**DECIDUOUS TREES**

DO NOT CUT LEADER

NOTE: STAKE TREES OVER 2" CALIPER GUY TREES OVER 3" CALIPER TREE SHALL HAVE SAME RELATIONSHIP TO FINISHED GRADE AS IT HAD AT PLACE OF ORIGIN.

(3) 2"x2"x8" HARDWOOD STAKE SET 18" INTO UNDISTURBED SOIL

3'-4" SHREDDED BARK MULCH EXCEPT AT TREE BASE

REMOVE BURLAP FROM TOP 1/3 OF BALL, SLASH BURLAP AND CUT WIRE ON ROOTBALL AT 18" INTERVALS (BOTH HORIZONTAL AND VERTICAL)

UNDISTURBED SOIL

ABORTIVE

TREE WRAP

### EVERGREEN TREES

NOTE: REMOVE ALL TAGS, STRINGS, PLASTICS, AND ANY OTHER MATERIALS WHICH ARE UNSIGHTLY OR COULD CAUSE GIRDLING.

The diagram shows a top-down view of an evergreen tree in a container. The tree is a conical evergreen with many branches. The container is a rectangular box with a mesh or burlap-like material on the sides. The tree is positioned in the center of the container. The diagram is used to illustrate the components of a tree and the materials used in its container, with labels pointing to specific parts.

Labels and their corresponding parts:

- ABORTIVE
- COVER PLANTING WITH 4" SHREDDED HARDWOOD BARK MULCH TO 6" BEYOND OUTERMOST BRANCHES. LEAVE 3" BARE SOIL AROUND TREE
- FINISH GRADE
- (3) 2"x2" HARDWOOD STAKES OR EQUIVALENT DRIVEN 6"-8" OUTSIDE OF ROOTBALL. REMOVE AFTER ONE YEAR.
- TOPSOIL
- SET PLANT MATERIAL AT SAME RELATION TO FINISH GRADE AS WAS IN NURSERY CUT ALL BINDING AND REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL.
- AMEND SOIL PER SITE CONDITIONS AND REQUIREMENTS OF THE TREE

PERENNIALS—SIZE AND SPACING AS SHOWN ON PLAN

3" SHREDDED BARK MULCH

PLANTING MIXTURE: 50% TOPSOIL, 50% SPHAGNUM PEAT MIXTURE

UNDISTURBED SOIL

10 cm

1. 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.
2. Erect barriers of four (4) foot high fencing staked with metal "T-posts" five (5) feet on center or all such trees or groups of trees proposed to remain
3. Protective barriers are to be erected prior to any clearing or grubbing on the site, and barriers are to remain in tact until approved by the City to be removed, or when a Certificate of Occupancy is issued
4. Keep clear all debris or fill, equipment, and material from within the required protective barrier
5. 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, dumpster, boulders, dirt, and excavated material, building or waste material, or any other material harmful to the life of a tree
6. No damaging attachment, wires (other than cable wires for trees), signs or permits may be fastened to any tree protected by this Ordinance

Description	Surveyed Trees	Replacement Trees
Non-Regulated Trees	56 Trees	0 Required/Provided
Removed Landmark Trees (0")	0 Trees	0 Required/Provided
Removed Regulated Trees	20 Trees	28 Provided
Previous Mass-Grading	N/A	N/A
Saved Trees	59	N/A

Parcel Area: 2.66 Acres Gross (2.22 Acres Net)		
Requirement	Required	Provided
Net Landscape Area	20% of net area: 19,340 SF	41.07% (39,719 SF)
Site Area Landscaping	50/50 approx. mix of evergreen & deciduous trees per 1,000 SF of required landscape area 19,340 SF Required = 20 trees	70 Trees Total (40 Deciduous + 30 Evergreen)
Frontage Landscaping	1 tree per 30' along road 220' frontage/30 = 7 Trees (Five Points) 265' frontage/30 = 9 trees (Joswick)	7 Trees (Five Points) 20 Trees (Joswick) 27 Frontage Trees
Parking Interior Landscaping	N/A	N/A
Total Replacement Trees	20 Regulated Trees to be replaced	20 Trees Provided
Total Landscape Trees	36 Trees Required	86 Total Trees Provided

1. All installed trees are to have a straight trunk
2. All installed trees are to be northern grown
3. All installed trees are to be state department of agriculture nursery grade no. 1 or better
4. All replacement trees are considered protected regardless of size
5. All trees shall be guaranteed for a minimum of two years
6. All landscaped areas shall be irrigated with an underground sprinkler system

Diversity Requirements:					
One genus to contribute no more than 40% of trees (86 trees x 0.40 = 34 trees max per genus)					
One species to contribute to no more than 20% of the trees (86 trees x 0.20 = 17 trees max per species)					
QTY	KEY	BOTANICAL NAME/COMMON NAME	SIZE/ROOT (min)	SPECIES	GENUS
12	Al	ACER x freemanii 'ARMSTRONG'/FREEMAN MAPLE	3' CAL	19%	14%
8	Ap	Pinus nigra AUSTRIAN PINE	8' B&B	17%	9%
4	As	ACER rubrum 'RED SUNSET'/RED SUNSET MAPLE	3' CAL	19%	5%
6	Al	AMELANCHIER leavis/SERVICEBERRY	8-10' B&B	7%	7%
4	Gt	GLEDITSIA triacanthos f. inermis 'SKYCOLE'/ THORNSLESS HONEYLOCUST	3' CAL	5%	5%
6	Pg	PICEA glauca 'DENSATA/BLACK HILLS SPRUCE	8' B&B	23%	7%
7	Rc	Juniperus virginiana EASTERN RED CEDAR	8' B&B	8%	8%
16	Tp	THUJA (standish x plicata) 'GREEN GIANT'/GREEN GIANT ARBORVITAE	8' B&B	19%	19%
2	Sw	Quercus bicolor SWAMP WHITE OAK	3' CAL	2%	2%
7	Wp	Pinus strobus WHITE PINE	8' B&B	17%	8%
14	Ws	Picea glauca WHITE SPRUCE	8' B&B	23%	16%
TOTAL TREES: 86			100%		

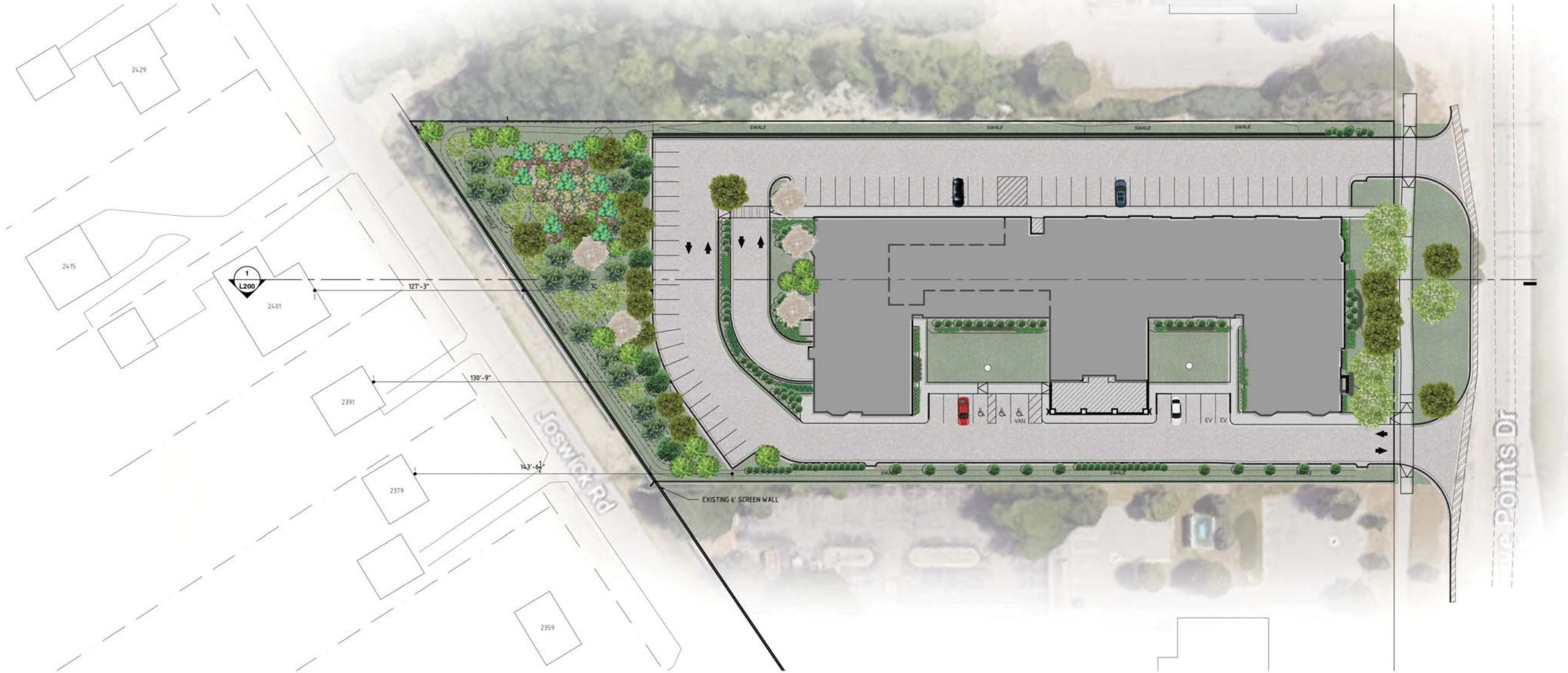
QTY	KEY	BOTANICAL NAME/COMMON NAME	SIZE/ROOT (min)
54	Bg	BUXUS x 'GREEN VELVET'/GREEN VELVET BOXWOOD	3 GAL
35	Ca	CALAMAGROSTIS x acutiflora/KARL FOERSTER GRASS	3 GAL
26	Hp	HYDRANGEA paniculata 'JANE'/LITTLE LIME HARDY HYDRANGEA	3 GAL
31	Hs	HEMEROCALLIS/STELLA D'ORO DAYLILY	1 GAL (12" O.C.)
39	Pa	PENNISETUM alopecuroides 'HAMELN'/DWARF FOUNTAIN GRASS	1 GAL
43	Js	JUNIPEROUS scopulorum 'WITCHITA BLUE'/WICHITA BLUE JUNIPER	5 GAL
34	Ss	SEDUM spectabile 'AUTUMN JOY'/AUTUMN JOY STONECROP	1 GAL
48	Th	TAXUS x media 'HICKSII'/HICKSII YEW	15-18" B&B
25	Vm	VIBURNUM plicatum tomentosum 'MARIESII'/DOUBLEFILE VIBURNUM	30-32" B&B
TOTAL SHRUBS/PERENNIALS/ORNAMENTAL GRASSES: 325			



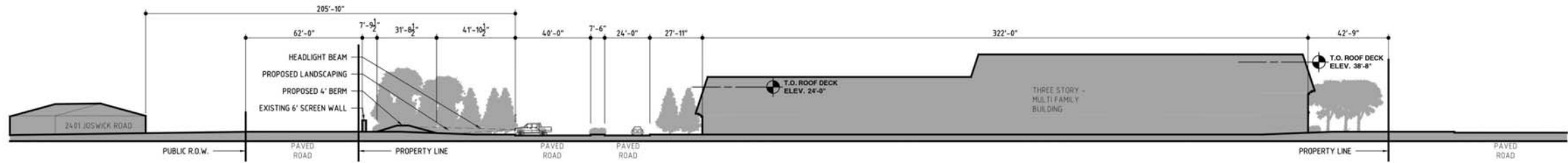
PUD Resubmission	----
PUD Resubmission	23.02.20
PUD Resubmission	23.02.1
PUD Resubmission	23.01.1
PUD Resubmission	22.08.0
Revision/Issue	Date







2 Headlight Site Section Plan  
SCALE: 1/32" = 1'



1 Headlight Site Section  
SCALE: 1/8" = 1'

DESIGNHAUS  
ARCHITECTURE

EST  
1998

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PUD Resubmission	
PUD Resubmission	23.02.20
PUD Resubmission	23.02.15
PUD Resubmission	23.01.11
PUD Resubmission	22.08.05
Revision/Issue	Date
PUD Resubmission	22.08.05
Revision/Issue	Date

Headlight Offset  
Site Section

018230

L200

The Avant at Five Points  
Proposed Revised PUD  
Five Points Drive  
City of Auburn Hills, MI 48326

PROJECT NORTH



General Note  
1. SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.  
2. SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.  
3. CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: GRADE

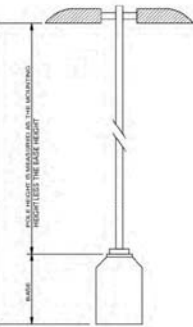
THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

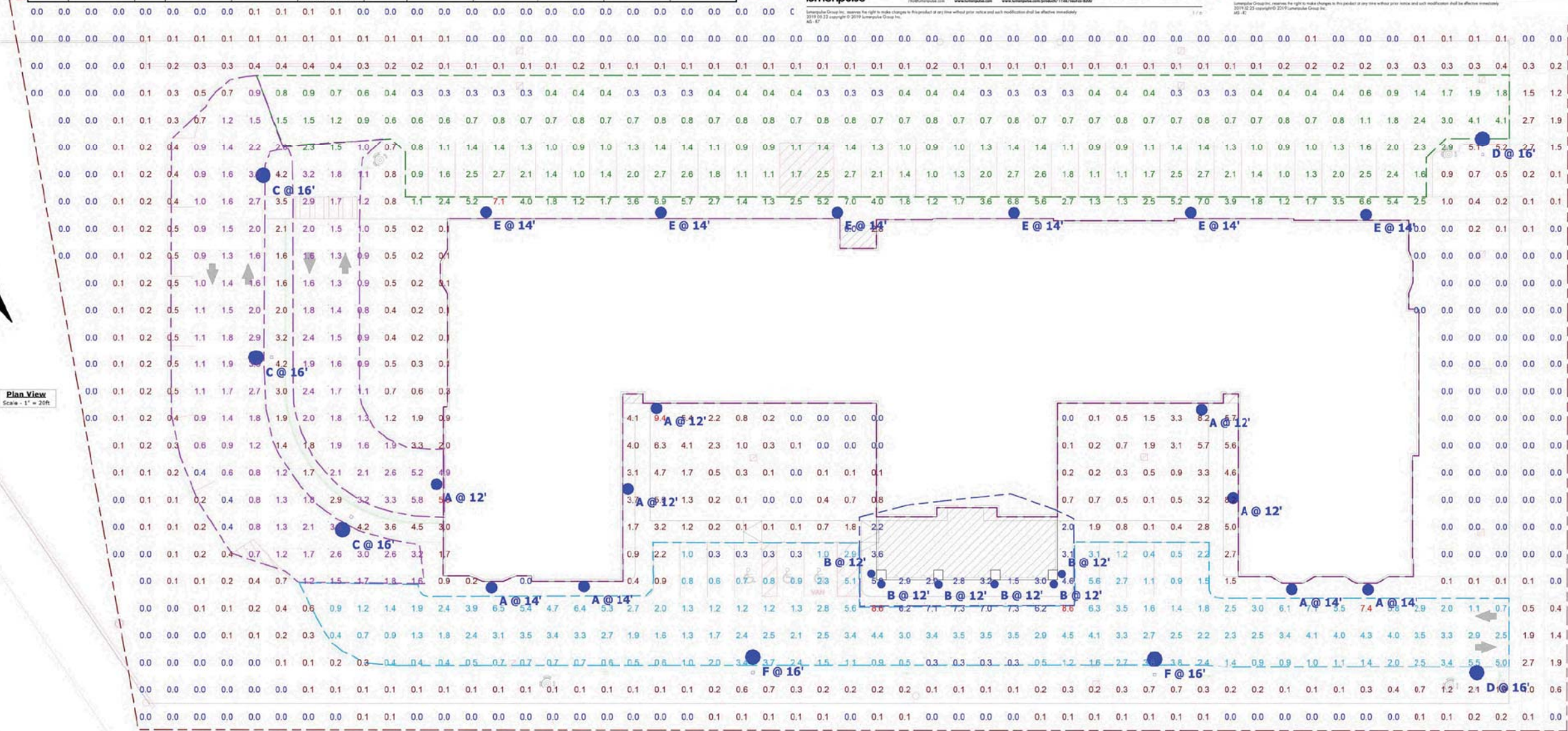
UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIRMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Grade	+	1.1 fc	9.4 fc	0.0 fc	N/A	N/A	0.1:1
Main Entrance	✕	4.8 fc	8.6 fc	1.5 fc	5.7:1	3.2:1	0.6:1
North Lot	✕	1.6 fc	7.1 fc	0.3 fc	23.7:1	5.3:1	0.2:1
South Lot	✕	2.3 fc	7.4 fc	0.3 fc	24.7:1	7.7:1	0.3:1
West Drive	✕	1.8 fc	5.9 fc	0.4 fc	14.8:1	4.5:1	0.3:1

Schedule										
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage
○	A	9	Lumenpulse	LIAM-120-277-CSL-M110-40K-CRI 80-3 BLS	Lumenpulse Medium CLEARSITE LENS 11000LM 40K CRI 80 TYPE 3 DISTRIBUTION WITH BACK LIGHT CONTROL	1	LIAM-120-277-CSL-M110-40K-CRI 80-3 BLS.ies	4467	0.9	64
○	B	6	Lumenpulse Inc.	NAU8200 XX CPL L50 40K 3	NAUTICA 53W 4000K TYPE III DECORATIVE CHABOUD	1	X7100-0LE3-056L-CW.ies	4423	0.9	60.75
○	C	3	Lumenpulse	LIAM-120-277-CSL-M110-40K-CRI 80-55	Lumenpulse Medium CLEARSITE LENS 11000LM 40K CRI 80 TYPE 5 SQUARE DISTRIBUTION	1	LIAM-120-277-CSL-M110-40K-CRI 80-55.ies	10133	0.9	92
○	D	2	Lumenpulse	LIAM-120-277-CSL-M110-40K-CRI 80-3 BLS	Lumenpulse Medium CLEARSITE LENS 11000LM 40K CRI 80 TYPE 3 DISTRIBUTION BACK LIGHT SHIELD	1	LIAM-120-277-CSL-M110-40K-CRI 80-3 BLS.ies	5940	0.9	92
○	E	6	Lumenpulse	LIAM-120-277-CSL-M110-40K-CRI 80-4	Lumenpulse Medium CLEARSITE LENS 11000LM 40K CRI 80 TYPE 4 DISTRIBUTION BACK LIGHT SHIELD	1	LIAM-120-277-CSL-M110-40K-CRI 80-4.ies	9366	0.9	92
○	F	2	Lumenpulse	LIAM-120-277-CSL-M110-40K-CRI 80-4 BLS	Lumenpulse Medium CLEARSITE LENS 11000LM 40K CRI 80 TYPE 4 DISTRIBUTION BACK LIGHT SHIELD	1	LIAM-120-277-CSL-M110-40K-CRI 80-4 BLS.ies	4870	0.9	92



Plan View  
Scale - 1" = 20ft



Specification Sheet

Allegra Medium  
7200



Colors and Color Temperatures



Description

The Allegra 7200 is a durable, high-performance LED luminaire for outdoor and marine environments, including boardwalks, piers, docks, lakeside promenades and seaside parks. Featuring a modern design and a small form factor, the luminaire is endlessly adaptable, with a choice of outputs, color temperatures, mounting arms (pole, side or decorative), finishes, and colors.

Features

Output (module lumens)	2540lm (30W, 1 LED module), 5090lm (35W, 1 LED module)
Color and Color Temperature	3000K, 4000K, 5000K
Distributions	Type R, Type W, Type VS
Optical Option	Decorative shield
Options	Photoelectric cell button type, Surge protector
Mounting Options	Top mounted
Warranty	5-year limited warranty
Performance	
Color Rendering	70+
Lumen Maintenance	>70,000 hrs (fc 35 °C)

NOTE:

- 1) The light poles with fixtures shall be no taller than 16.53 feet, measured from the grade to the top of the light fixture.
- 2) Full cut-off fixtures shall be used to prevent glare and direct illumination away from adjacent properties and streets.
- 3) The lens shall be flat and flush with the bottom of the shielded light fixture casing.

Specification Sheet

lumenicon  
Area Medium  
1000



Distributions



Description

The lumenicon Area Medium creates a consistent aesthetic while illuminating city streets, local roads, residential streets, parking lots and overpasses. An innovative, toolless opening system makes the photometric component easy to access. IP66-rated with phenomenal heat dissipation, the lumenicon Area Medium is ready to take it to the streets (or parking lots, or building sites, or overpasses, or...).

Features

Color and Color Temperature	2200K, 2700K, 3000K, 3500K, 4000K, 5700K
Distributions	Type R, Type W or Type VS (with or without backlight shield), Type VS square and Type VS circle
3D Vibration Rated	Meets 3G ANSI C136.31 vibration standard for bridge applications
Options	Surge protector, 5 pins receptacle, 5 pins receptacle with shoring cap, 7 pins receptacle, 7 pins receptacle with shoring cap
Warranty	5-year limited warranty
Performance	
Output (nominal lumens)	Minimum 3000lm / Maximum 20000lm
Color Rendering	3 SEDCM at CRI 70+ and 2 SEDCM at CRI 80+
Lumen Maintenance	(lm21) L70 L27,000 hrs (projected, to 77 °F), 36,000 hrs (projected, to 77 °F)
Dark sky	Dark sky compliant (2200K, 2700K, 3000K and 3500K Color temperatures, BUG rating of 0)

lumenpulse

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www.lumenpulse.com  
1-877-907-3700  
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PUD Resubmission	23.02.15
PUD Resubmission	23.01.11
PUD Resubmission	22.08.05
Revision/Issue	Date

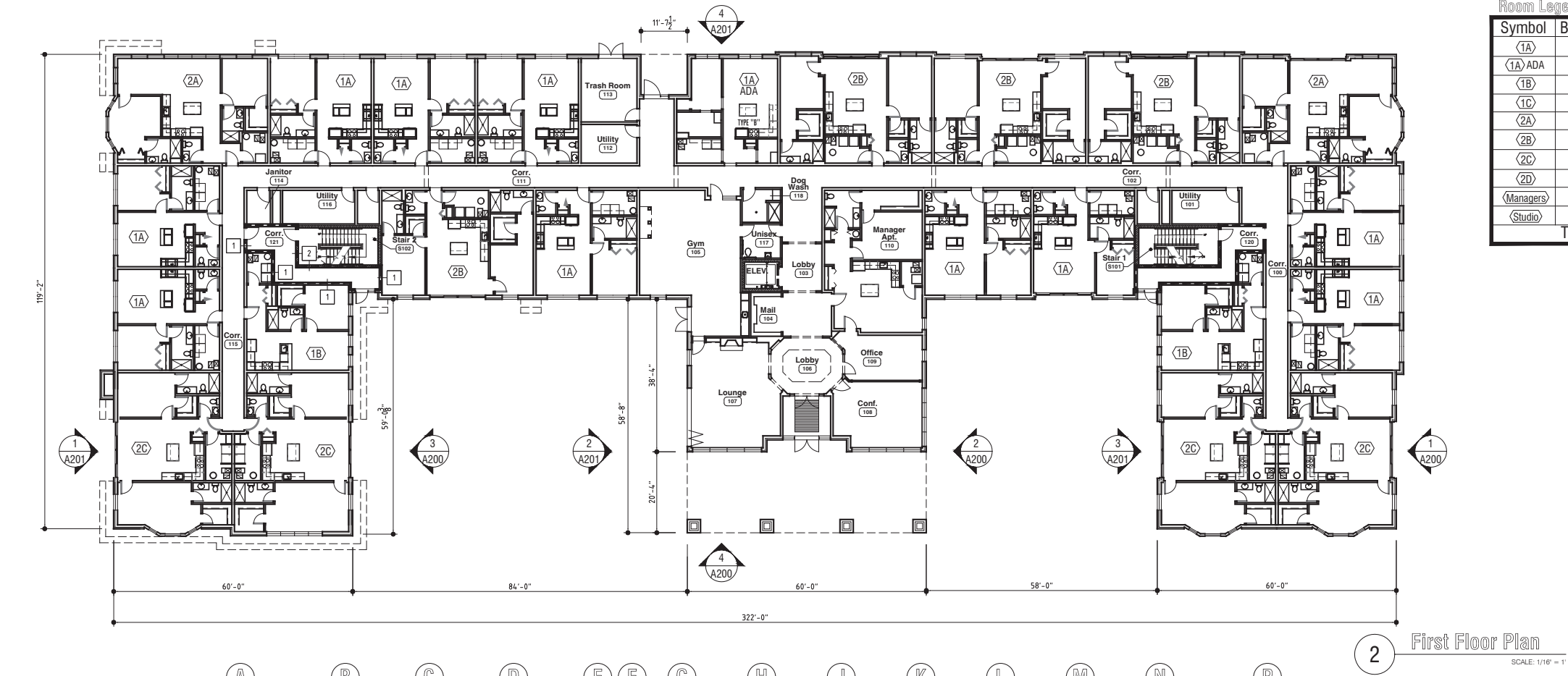
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Proposed Revised PUD  
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Lighting Plan

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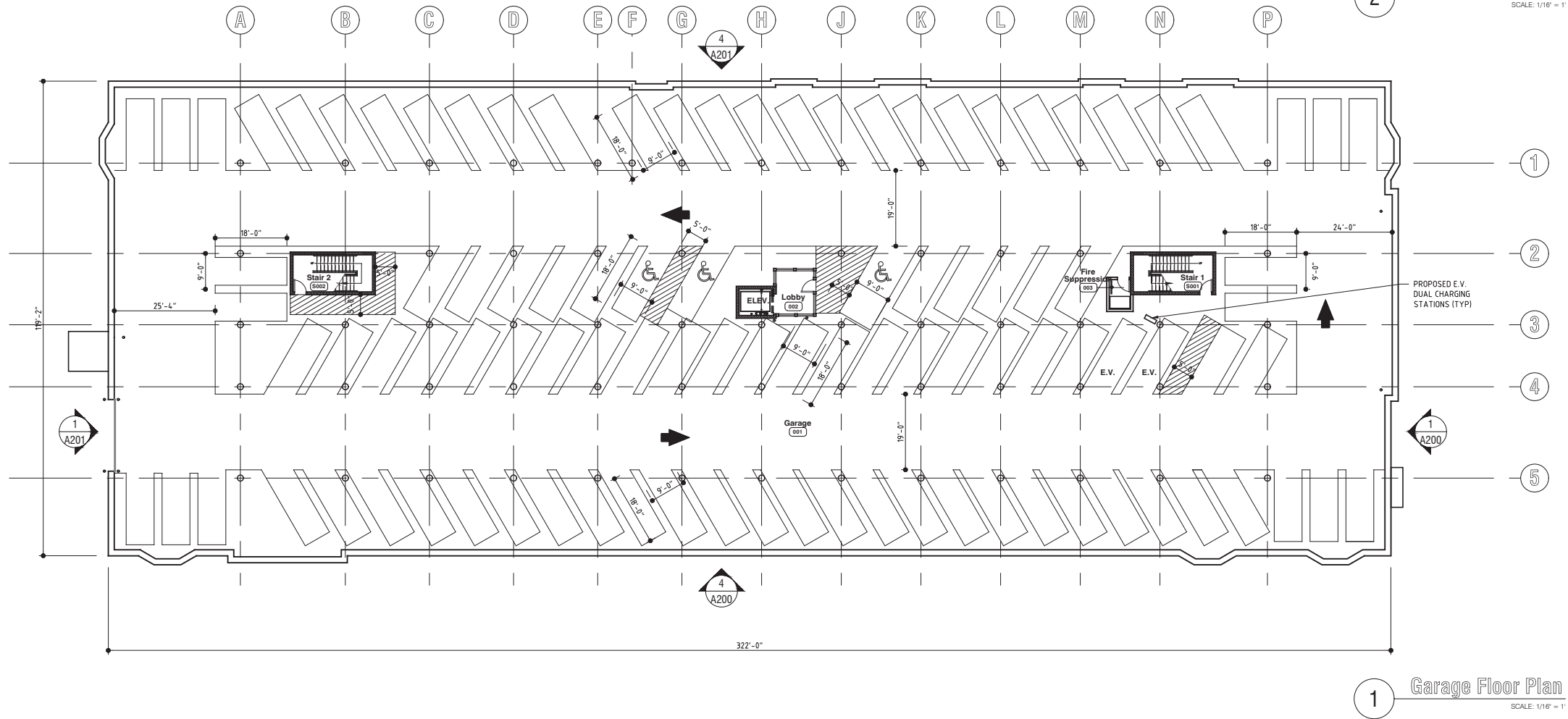
L300





First Floor Plan

SCALE: 1/16" = 1'



Garage Floor Plan

SCALE: 1/16" = 1'

Room Legend

Symbol	Bedrooms	Area	1st Floor	2nd Floor	3rd Floor	Total
(1A)	1	649 nsf	10	10	2	22
(1A) ADA	1	668 nsf	1	1	1	3
(1B)	1	599 nsf	2	2	1	5
(1C)	1	941 nsf	0	1	1	2
(2A)	2	1,015 nsf	2	2	1	5
(2B)	2	1,013 nsf	4	4	4	12
(2C)	2	1,060 nsf	4	6	4	14
(2D)	2	970 nsf	0	1	1	2
(Managers)	1	845 nsf	1	0	0	1
(Studio)	1	475 nsf	0	1	1	2
Total			24	28	16	68

CODE DATA

CODES OF JURISDICTION

- 2015 BUILDING CODE.
  - 2015 MICHIGAN PLUMBING CODE.
  - 2015 MICHIGAN MECHANICAL CODE.
  - MICHIGAN UNIFORM ENERGY CODE RULES PART 120-2015 WITH ANSI/ASHRAE/IESNA STANDARD 90.0-2009.
  - 2017 MICHIGAN ELECTRICAL CODE INCORPORATING THE 2017 NATIONAL ELECTRICAL CODE (NEC).
  - AMERICANS WITH DISABILITY ACT - ACCESSIBILITY GUIDELINES (ADAAG).
- BUILDING DATA**
- 3 LEVELS ABOVE GRADE - 1 LEVEL BELOW GRADE.
- TOTAL GROSS SQUARE FOOTAGE: 77,180 SQ.FT ABOVE GRADE - 38,634 SQ.FT. BELOW GRADE
- USE GROUP: R-2 RESIDENTIAL ABOVE GRADE.  
S-2 PARKING BELOW GRADE.
- CONSTRUCTION TYPE: V-B ABOVE GRADE, I-B BELOW GRADE
- FIRE SUPPRESSION TYPE: FULLY SPRINKLERED PER N.F.P.A. 13
- MIXED OCCUPANCIES: R-2 USE GROUP, S-2 PARKING FIRE RESISTANCE RATING: 3 HOUR SEPARATION BETWEEN GROUPS.



GROSS AND USABLE FLOOR AREA ANALYSIS

LEVEL	GROSS AREA	USABLE AREA
LOWER LEVEL - PARKING GARAGE	38,665 SF	
FIRST FLOOR	29,022 SF	27,957 SF
		OMIT:
		TRASH ROOM 224 SF
		JANITOR 50 SF
		ELEV./STAIRS 431 SF
		MECH./ELEC./DATA 442 SF
		CORRIDORS 3,592 SF
		TOTAL: 4,739 SF
SECOND FLOOR	30,172 SF	29,136 SF
		OMIT:
		TRASH ROOM 224 SF
		JANITOR 83 SF
		ELEV./STAIRS 431 SF
		MECH./ELEC./DATA 442 SF
		CORRIDORS 3,076 SF
		TOTAL: 4,256 SF
THIRD FLOOR	20,671 SF	20,078 SF
		OMIT:
		TRASH ROOM 224 SF
		JANITOR 83 SF
		ELEV./STAIRS 431 SF
		MECH./ELEC./DATA 137 SF
		STORAGE 1,730 SF
		CORRIDORS 2,400 SF
		TOTAL: 5,005 SF
TOTAL	118,530 SF	77,171 SF



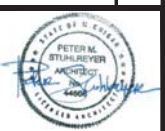
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PUD Resubmission	---
PUD Resubmission	23.02.28
PUD Resubmission	23.02.19
PUD Resubmission	23.01.11
PUD Resubmission	22.08.09
Revision/Issue	Date

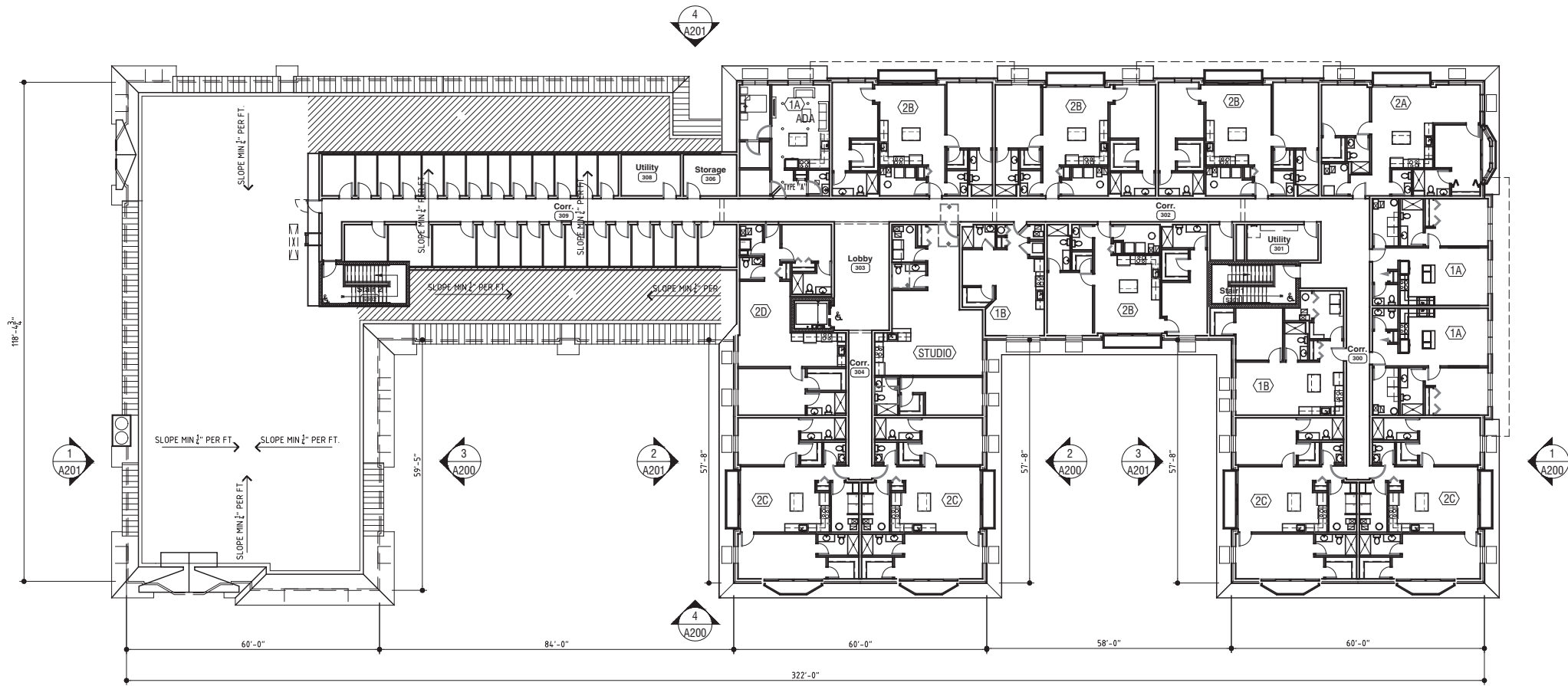


The Avant at Five Points  
Proposed Revised PUD  
Five Points Drive  
City of Auburn Hills, MI 48326

Garage & First  
Floor Plans

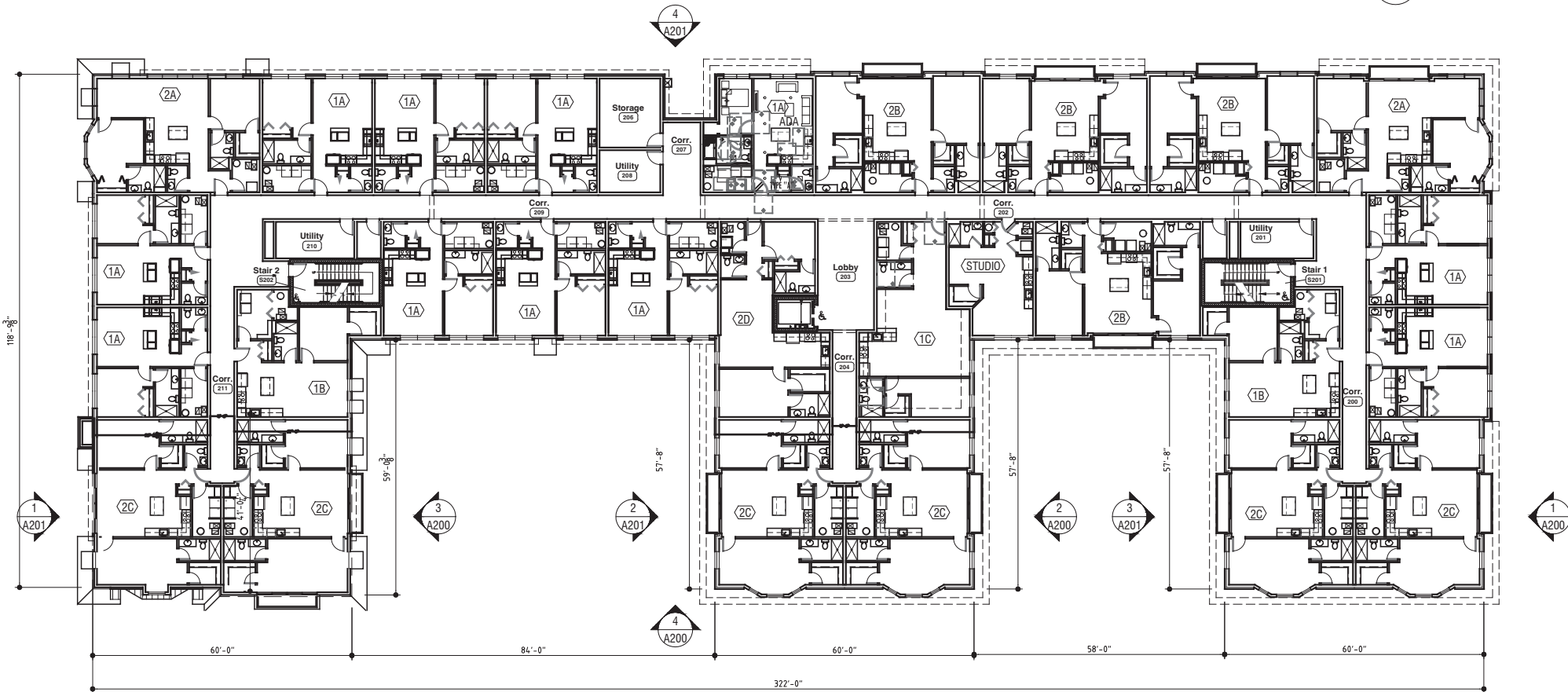
018230

A100



2 Third Floor Plan

SCALE: 1/16" = 1'



1 Second Floor Plan

SCALE: 1/16" = 1'



### Room Legend

Symbol	Bedrooms	Area	1st Floor	2nd Floor	3rd Floor	Total
(1A)	1	649 nsf	10	10	2	22
(1A) ADA	1	668 nsf	1	1	1	3
(1B)	1	599 nsf	2	2	1	5
(1C)	1	941 nsf	0	1	1	2
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(2C)	2	1,060 nsf	4	6	4	14
(2D)	2	970 nsf	0	1	1	2
(Managers)	1	845 nsf	1	0	0	1
(Studio)	1	475 nsf	0	1	1	2
Total			24	28	16	68

### CODE DATA

#### CODES OF JURISDICTION

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- 2015 MICHIGAN MECHANICAL CODE.
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- AMERICANS WITH DISABILITY ACT - ACCESSIBILITY GUIDELINES (ADAAG).

#### BUILDING DATA

3 LEVELS ABOVE GRADE - 1 LEVEL BELOW GRADE.  
TOTAL GROSS SQUARE FOOTAGE: 77,180 SQ.FT. ABOVE GRADE - 38,634 SQ.FT. BELOW GRADE  
USE GROUP: R-2 RESIDENTIAL ABOVE GRADE, S-2 PARKING BELOW GRADE.  
CONSTRUCTION TYPE: V-B ABOVE GRADE, I-B BELOW GRADE  
FIRE SUPPRESSION TYPE: FULLY SPRINKLERED PER N.F.P.A. 13  
MIXED OCCUPANCIES: R-2 USE GROUP, S-2 PARKING FIRE RESISTANCE RATING: 3 HOUR SEPARATION BETWEEN GROUPS.

### GROSS AND USABLE FLOOR AREA ANALYSIS

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		TOTAL: 4,256 SF
THIRD FLOOR	20,671 SF	20,078 SF
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		TRASH ROOM 224 SF
		JANITOR 83 SF
		ELEV./STAIRS 431 SF
		MECH/ELEC./DATA 137 SF
		STORAGE 1,730 SF
		CORRIDORS 2,400 SF
		TOTAL: 5,005 SF
TOTAL	118,530 SF	77,171 SF

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PUD Resubmission	23.02.28
PUD Resubmission	23.02.15
PUD Resubmission	23.01.11
PUD Resubmission	22.08.09
Revision/Issue	Date

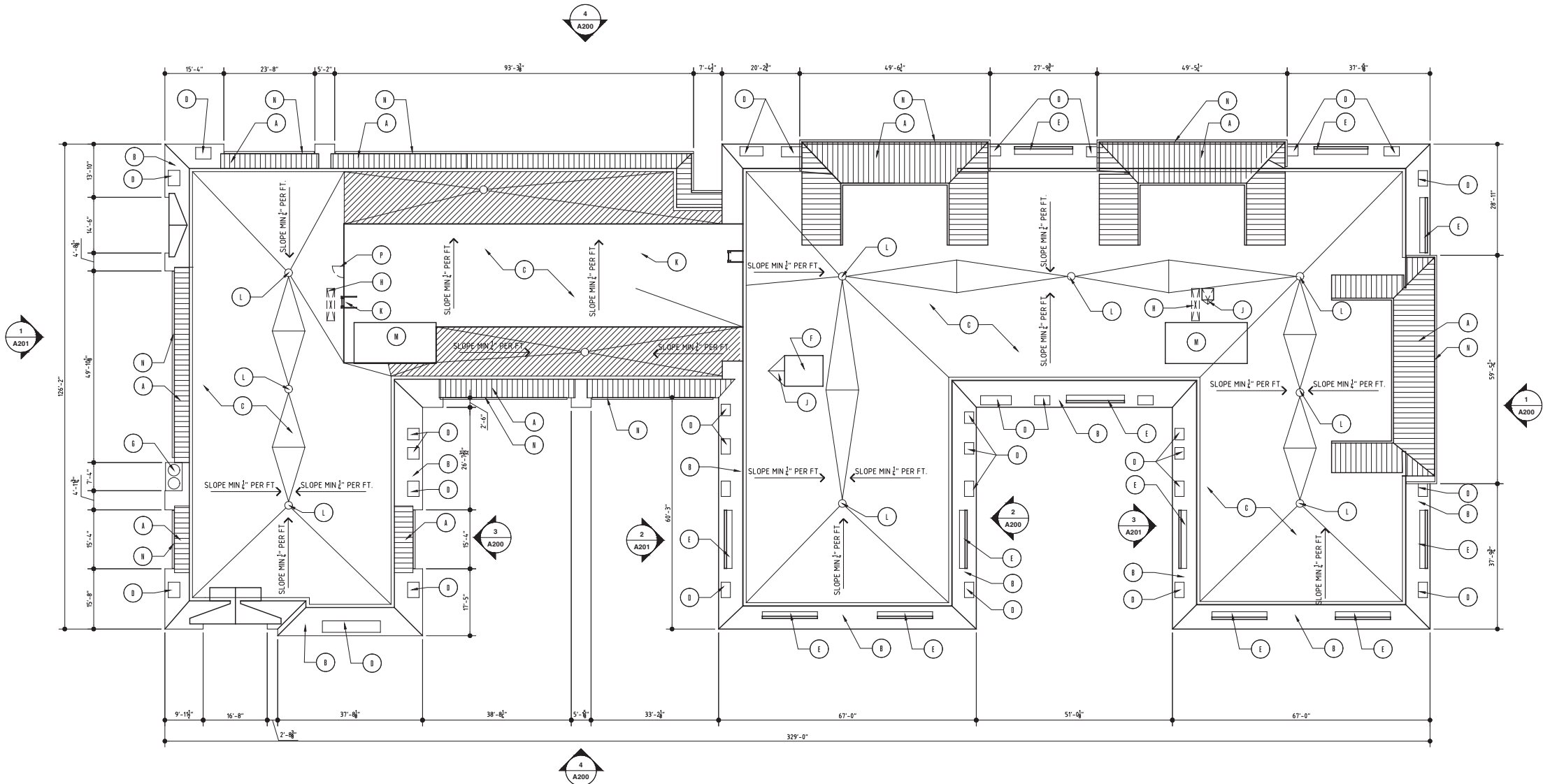


**The Avant at Five Points**  
Proposed Revised PUD  
Five Points Drive  
City of Auburn Hills, MI 48326

**Second & Third  
Floor Plans**

018230

**A101**



1 Roof Plan  
SCALE: 1/16" = 1'



Roof Legend	
A	METAL ROOF
B	ASPHALT SHINGLES
C	ROOF MEMBRANE
D	WINDOW WELL
E	BALCONY
F	ELEVATOR
G	CHIMNEY
H	MECHANICAL SHAFT BELOW
J	ROOF SADDLE
K	PERMANENT ROOF LADDER WITH RAILS
L	ROOF DRAIN AND OVERFLOW
M	STAIR TOWER
N	GUTTER
P	ROOF ACCESS DOOR (SEE 3RD FLOOR PLAN)

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THE AVANT  
AT FIVE POINTS

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PUD Resubmission	23.02.15
PUD Resubmission	23.01.11
PUD Resubmission	22.08.09
Revision/Issue	Date

PETER M. STAHLMEYER  
ARCHITECT  
44000  
REGISTERED ARCHITECT

Roof Plan

The Avant at Five Points  
Proposed Revised PUD  
Five Points Drive  
City of Auburn Hills, MI 48326

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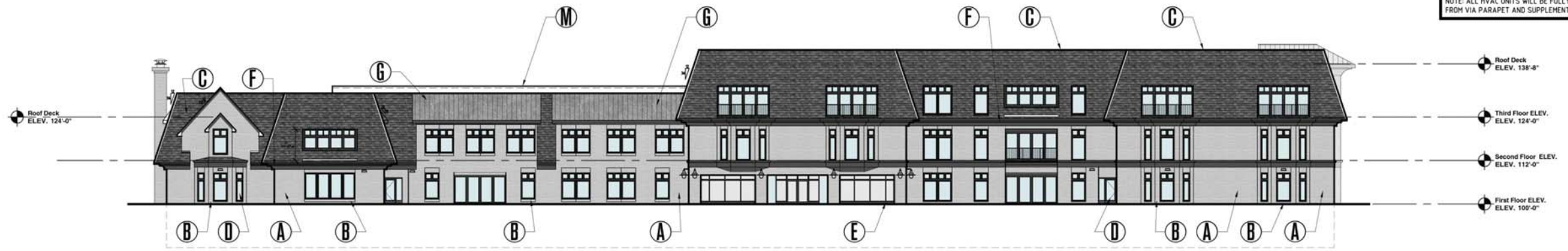
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A200 Elevations.dwg

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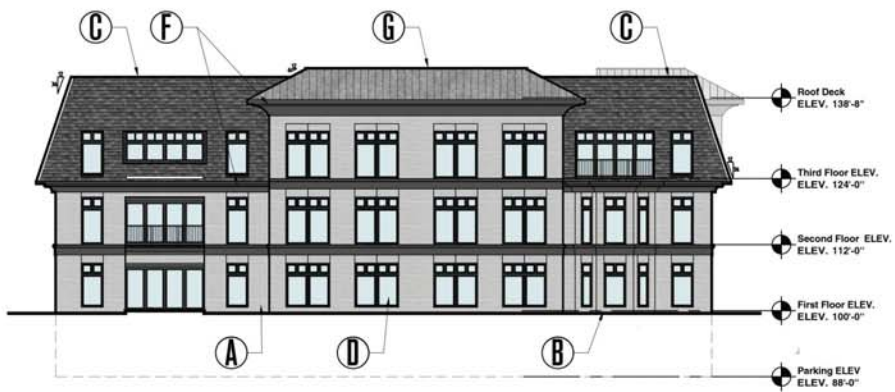
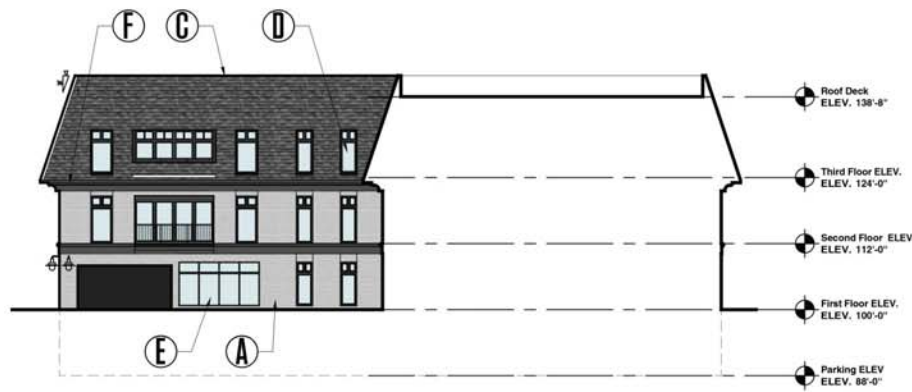


Material Legend	
A	BRICK
B	LIMESTONE
C	SHINGLE ROOF
D	GLAZING
E	ALUMINUM FRAMED WINDOW
F	FASCIA TRIM
G	STANDING SEAM METAL ROOF
H	EFS TRIM
J	METAL WRAP
K	ALUM. GLASS & DOOR W/ TRANSOM
L	ALUM. GLASS & ACCORDION DOOR
M	FLAT ROOF BEYOND - STORAGE AREA

NOTE: 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.

AVERAGE HEIGHT CALCULATION:	
3 STORY - 38'-6"	58% OF TOTAL BUILDING
2 STORY - 22'-4"	42% OF TOTAL BUILDING
AVERAGE HEIGHT	31'-8 1/4"

NOTE: ALL HVAC UNITS WILL BE FULLY SCREENED FROM VIA PARAPET AND SUPPLEMENTAL PANELS.



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The Avant at Five Points  
Proposed Revised PUD  
Five Points Drive  
City of Auburn Hills, MI 48326

Elevations

018230  
A200

A201 Elevations.dwg

3/13/2023

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Material Legend	
A	BRICK
B	LIMESTONE
C	SHINGLE ROOF
D	GLAZING
E	ALUMINUM FRAMED WINDOW
F	FASCIA TRIM
G	STANDING SEAM METAL ROOF
H	EIPS TRIM
J	METAL WRAP
K	ALUM. GLASS & DOOR W/ TRANSOM
L	ALUM. GLASS & ACCORDION DOOR
M	FLAT ROOF BEYOND - STORAGE AREA

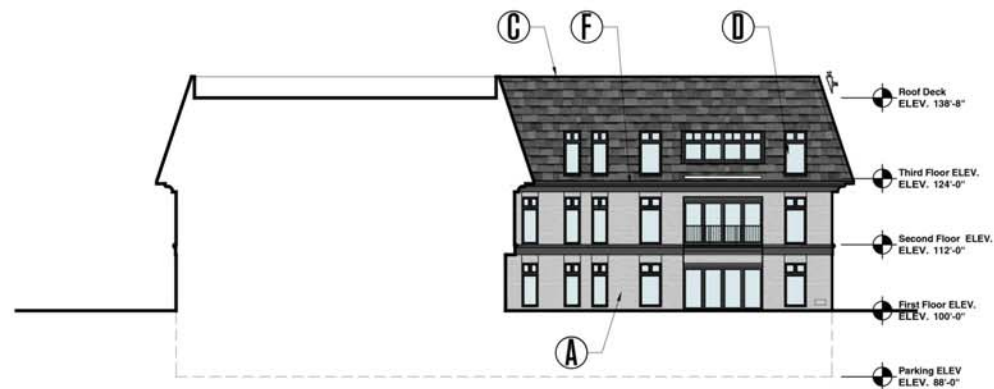
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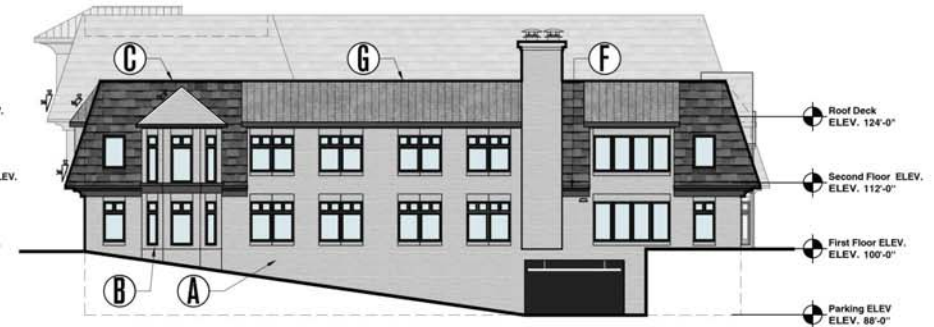
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SCALE: 1/16" = 1'



3 West Elevation  
SCALE: 1/16" = 1'



2 West Elevation  
SCALE: 1/16" = 1'



1 West Elevation  
SCALE: 1/16" = 1'

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Revision/Issue	Date



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Elevations

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4 Rendering 4



3 Rendering 3



2 Rendering 2



1 Rendering 1

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**The Avant at Five Points**  
Proposed Revised PUD  
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City of Auburn Hills, MI 48326

Architectural  
Facade Renderings

018230

A202





# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: MAY 20, 2024

AGENDA ITEM NO 9F

ASSESSING DEPARTMENT

**To:** Mayor and City Council  
**From:** Thomas A. Tanghe, City Manager; Marie Collias, Deputy Assessor  
**Submitted:** May 15, 2024  
**Subject:** Public Hearing and Request to Establish a Speculative Building Designation for Dembs Development Inc.

## INTRODUCTION AND HISTORY

A request to establish a Speculative Building Designation has been submitted on May 9, 2024, by Dembs Development Inc for the property identified as 2150 Executive Hills Ct. The property is also identified as parcel number 02-14-26-126-032, consisting of a total of 10.11 acres. This parcel is located inside of the Samelson Development Company Industrial Development District that was established December 1, 1986.

The legal description for the parcel is:

T3N, R10E, SEC 26 OAKLAND COUNTY CONDOMINIUM PLAN NO 1025 EXECUTIVE HILLS NORTH CONDOMINIUM UNIT 10 L 16844 P 639 5-31-00 FR 030



### **Speculative Building Designation**

Generally, an application for tax abatement must be filed within six months of the date construction work commences for a development. PA 198 provides for an exception to this rule in the case of a *speculative building*. A speculative building is defined in PA 198 MCL 207.553(3) as

...a new building that meets all the following criteria and the machinery, equipment, furniture, and fixtures located in the new building:

- (a) The building is owned by, or approved as a speculative building by resolution of a local governmental unit in which the building is located or the building is owned by a development organization and located in the district of the development organization.
- (b) The building is constructed for the purpose of providing a manufacturing facility before the identification of a specific user of that building.
- (c) The building does not qualify as a replacement facility. MCLA 207.553(8).

As a speculative building, the Act provides for a qualified user to take occupancy of the building and obtain both real and personal property abatement. The speculative building designation is only allowed for new buildings constructed for or adapted to use as a manufacturing facility. Facilities designated as speculative buildings are exempt under the Act for the application to be filed within six months of the date the physical work commences.

Designation of a building as a speculative building does not constitute approval of an IFEC. Application for an IFEC must be submitted and approved by the City Council for any future tenants of the speculative building.

Establishing the parcel with a Speculative Building Designation will serve to enable the owner's tenants the ability to apply for respective industrial facility exemption certificates.

### **PENDING APPEALS**

To the best of staff's knowledge:

- There are no outstanding and/or pending appeal(s) involving the property that is the subject of this application/request.
- There is no outstanding and/or pending appeal(s) involving the applicant filing for this tax incentive/request within the City of Auburn Hills.

### **ABATEMENT ELIGIBILITY**

Establishment of a Speculative Building Designation is a prerequisite to consideration of improvements made more than six months prior to filing an application for an Industrial Facility Exemption Certificate for any new real and personal property improvements.

### **STAFF RECOMMENDATION**

Based on reviewing the property records and the applicant's request, staff recommends approval of the request from Dembs Development Inc. to establish a Speculative Building Designation for the property located at 2150 Executive Hills Ct on parcel 02-14-26-126-032, consisting of a total of 10.11 acres.

**MOTION**

Move to approve the request to establish a Speculative Building Designation for Dembs Development Inc. by adopting the attached resolution.

I CONCUR:

A handwritten signature in dark ink, reading "Thomas A. Tanghe". The signature is written in a cursive, flowing style. The first name "Thomas" is written with a large, sweeping capital 'T'. The middle initial 'A.' is smaller and more compact. The last name "Tanghe" is written with a large, sweeping capital 'T' and a trailing flourish.

---

THOMAS A. TANGHE, CITY MANAGER



# Executive Hills Drive, LLC

27750 Stansbury, Ste. 200  
Farmington Hills, MI 48334  
(248) 380-7100

May 8, 2024

Honorable Brian Marzolf,  
Mayor Members of the City  
Council City of Auburn Hills  
1827 Squirrel Road  
Auburn Hills, Michigan 48326

On April 22nd of 2019, Dembs Development, Inc. applied for and received Site Plan Approval on a 10.12-acre parcel of land located at 2150 Executive Hills Blvd East of N. Opdyke Rd. - Parcel – 02-14-26-126-032. Further described as Executive Hills North – Unit 10 – Speculative Building. The property was developed and is being constructed as speculative facility.

The Dembs family has been developing and constructing industrial space for over 60 years and has produced a number of successful projects within the City of Auburn Hills. The proposed construction is a 114,335 Speculative Building which would be built by Dembs Development, Inc. I respectfully request that the City Council consider designating the property as a speculative building for the purposes of the Industrial Development District.

Sincerely,  
Executive Hills, LLC



Jeffrey Pitt, Member

**RESOLUTION APPROVING SPECULATIVE BUILDING DESIGNATION  
FOR DEMBS DEVELOPMENT INC.**

At a regular meeting of the City Council of the City of Auburn Hills, Oakland County, Michigan, held in the Council Chambers at 1827 N. Squirrel Road, Auburn Hills MI, 48326 on the 20<sup>th</sup> day of May 2024. The following resolution was offered by Councilperson \_\_\_\_\_ and seconded by Councilperson \_\_\_\_\_.

Whereas, Dembs Development Inc has requested a Speculative Building designation located at 2150 Executive Hills Ct under the provisions of Public Act 198 of 1974, as amended; and

Whereas the building is being constructed as a manufacturing facility before the identification of a specific user of the building; and

Whereas the building has not been occupied; and

Whereas the designation of the building as a Speculative Building would allow future tenants to apply for Industrial Facility Exemption Certificate for real property to be located at 2150 Executive Hills Ct; and

Whereas the availability of tax abatement may serve as an inducement for attracting tenants to occupy the building and increase the tax revenues to the city of Auburn Hills,

NOW, THEREFORE, BE IT RESOLVED that the request for Speculative Building Designation for 2150 Executive Hills Ct is hereby approved with the following conditions,

That the Speculative Building Designation does not constitute approval of an Industrial Facility Exemption Certificate but serves to give notice that the City Council will consider future applications.

AYES:  
NAYS:  
ABSENT:  
ABSTENTIONS:

RESOLUTION ADOPTED

STATE OF MICHIGAN)  
COUNTY OF OAKLAND)

I, the undersigned, the duly qualified and appointed 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 City Council held on the 20<sup>th</sup> day of May 2024, the original of which is on file in my office.

IN WITNESS WHEREOF, I have hereunto affixed my official signature on this 20<sup>th</sup> day of May 2024

\_\_\_\_\_  
Laura M. Pierce, City Clerk



# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: MAY 20, 2024

AGENDA ITEM NO 13A

## 13. CLOSED SESSION

No Electronic Information Available

### MOTION

Move to meet in closed session to discuss labor negotiations pursuant to MCL 15.268(1)(c) of the Open Meetings Act.



## Stellantis hires engineers in Brazil and India to save money



An Evbox electric automobile charge point in a Peugeot showroom, operated by Stellantis NV, in Paris, France, on Aug. 2, 2021. MUST CREDIT: Nathan Laine/Bloomberg

By **THE WASHINGTON POST**

PUBLISHED: May 2, 2024 at 11:30 a.m. | UPDATED: May 2, 2024 at 4:24 p.m.

By Albertina Torsoli and Gabrielle Coppola  
Bloomberg

Stellantis NV has moved to recruiting a majority of its engineering workforce in countries like Morocco, India and Brazil, as carmakers contend with lower-cost competition and slowing demand.

The maker of Jeep SUVs, Opel Corsas and Chrysler minivans is hiring engineers where the cost per employee amounts to roughly €50,000 (\$53,000) or less per year, according to people familiar with the matter. The cost of labor in hubs like Paris and Detroit can be as much as five times that amount.

Western carmakers are feeling the strain from slowing EV demand while they fight to build more affordable vehicles. Manufacturers including Tesla Inc. and Volkswagen AG are cutting jobs and moving some production to cheaper venues. While the pressure is greatest among mass-market brands, premium automakers like BMW AG also are adding white-collar jobs in India and elsewhere to tap local talent.

Stellantis is currently among the more aggressive and now aims to have roughly two-thirds of the company's engineers in lower-cost countries over the longer term, said the people, who spoke on condition of anonymity.

The driver behind Stellantis' cuts are vehicles including the €23,300 electric Citroen ë-C3 that's set to start deliveries during the second quarter. Making affordable vehicles means the company must seek more savings with Chief Executive Officer Carlos Tavares issuing a stark warning in January on "disregarding the reality of your cost situation." In total, Stellantis is introducing 25 new models this year.

Following this week's first-quarter revenue presentation, Stellantis shares slumped 10.5%, their biggest drop in four years, after Chief Financial Officer Natalie Knight said returns in Europe are suffering from declining demand.

"There is always more potential when it comes to cost discipline," Knight said. "We're going to continue to optimize our labor costs – this is something that has been important both on the white-collar and, to a lesser extent, on the blue-collar side."

### Adding Expertise

The annual compensation of engineers in the US or France tends to be in the range of \$150,000 to \$200,000, including benefits, several people said. Engineers in countries such as Mexico, Brazil or India can cost as little as 20% or 30% of that, they said. In addition to seeking savings, Stellantis is looking to add expertise in areas such as software, artificial intelligence and battery-cell chemistries, a spokesperson said.

The industry is a global playing field in "deep transformation with new Chinese players arising," the spokesperson said.

At its US headquarters in Auburn Hills, Michigan, Stellantis last month cut about 400 salaried engineering jobs, including people working on vehicle calibration and electronics and controls. The company is meanwhile seeking to hire electronics engineers to work in Mexico.

Stellantis also plans to hire about 500 engineers to add to the almost 4,000 it already has in Brazil, South America Chief Operating Officer Emanuele Cappellano said in an interview. The engineers, many of whom are based in Betim, focus on global projects, he said.

The push has in some instances caused problems during development, for example in the steering system of the “Smart Car” platform originally developed by India’s Tata Consulting Services, according to the people. Dozens of French and Italian engineers had to be flown in to work on fixes, the people said.

A lack of engineering resources also is creating production launch problems at the company’s truck plant in Sterling Heights, Michigan, according to Mike Spencer, president of United Auto Workers Local 1700. More cuts are planned in the coming months.

Stellantis is joined by competitors including Renault SA in looking for engineering and software talent in emerging markets. Its archrival eliminated some 1,500 engineering positions in France in recent years and has been building out hubs in Romania, Brazil and South Korea. Renault CEO Luca de Meo praised India’s “high level of competence” in areas such as cloud engineering, artificial intelligence and autonomous driving during a recent press event.

The moves are fueling political tensions. Stellantis is under growing pressure in Italy, where the government is pushing back on plans to eliminate thousands of jobs. Meanwhile, his workers in Italy and France have complained that Tavares’ cost-cutting measures have led to an increased work load, unsanitary conditions in certain plants, a lack of work gear and insufficient heating.

Several proxy advisers criticized Tavares receiving a €36.5 million compensation package – the highest among CEOs of traditional manufacturers – while preaching frugality to the Stellantis workforce amid plans to eliminate thousands of additional jobs. Glass Lewis warned of potential “reputational risk” to the company over the difference between top management compensation and pressure on the rest of the staff.

–With assistance from Leonardo Lara.

## Possible exposure to narcotics at traffic stop sends 2 cops to hospital



file photo

By **AILEEN WINGBLAD** | [awingblad@medianewsgroup.com](mailto:awingblad@medianewsgroup.com) | The Oakland Press  
PUBLISHED: May 7, 2024 at 3:23 p.m. | UPDATED: May 8, 2024 at 8:48 a.m.

Two Auburn Hills police officers underwent medical treatment Monday night for physical reactions from possible exposure to narcotics during an arrest, an official said.

Lt. Brandon Hollenbeck told The Oakland Press on Tuesday that the incident started out as a traffic stop on Pontiac Road near Commonwealth Avenue, shortly before 8 p.m. on May 6.

But then it took an unexpected turn.

"During the process, two officers began to feel dizzy and ill," and were subsequently transported to an area hospital to be checked out, Hollenbeck said. They were eventually cleared by medical personnel and discharged from the hospital, he said.

Though further information won't be released until at least Wednesday, Hollenbeck said the officers' reactions could have been "the consequences of potential exposure to a controlled substance or narcotic during the arrest and subsequent investigation."

Information on the arrestee hasn't yet been released, and it's not clear if the person was the driver or a passenger of the vehicle.

Due to the officers' concerning symptoms on the scene, the incident developed into much more than a typical traffic stop — drawing a large police presence and emergency medical personnel from the Auburn Hills Fire Department, Hollenbeck said.

The Oakland Press will report further on the incident when additional details become available.



## Man dead after hit-and-run in Auburn Hills



Auburn Hills Police Department patrol car (MediaNews Group file photo)

By **AILEEN WINGBLAD** | [awingblad@medianewsgroup.com](mailto:awingblad@medianewsgroup.com) | The Oakland Press  
PUBLISHED: May 8, 2024 at 1:30 p.m. | UPDATED: May 8, 2024 at 2:07 p.m.

Police are investigating the death of a Lansing man who was reportedly hit by a vehicle on South Boulevard near Sheffield Road in Auburn Hills early Tuesday morning.

He was pronounced dead at the scene, and the vehicle that hit him didn't stop, police said.

The area where the man was found is between Opdyke and Squirrel roads, just west of I-75.

Police have not yet released the victim's name.

According to Auburn Hills Lt. Brandon Hollenbeck, so far police have learned that at approximately 3:30 a.m. a driver traveling westbound on South Boulevard saw the man lying in the roadway, then witnessed another vehicle heading westbound hit the man and continue along the roadway.

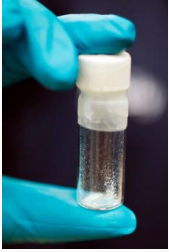
Police are on the lookout for that vehicle, described as possibly a small SUV or crossover, dark in color.

The incident is under investigation by Auburn Hills police and the Southeast Oakland County Crash Investigations Team.

Anyone who may have witnessed the incident or has additional information is asked to contact the Auburn Hills Police Department at 248-370-9460.

## Police: 'We don't expect to use Narcan on each other'

More info released on cops becoming sick after possible exposure to fentanyl, cocaine



Vial of fentanyl (AP file photo/Cliff Owen)

By **AILEEN WINGBLAD** | [awingblad@medianewsgroup.com](mailto:awingblad@medianewsgroup.com) | The Oakland Press  
PUBLISHED: May 10, 2024 at 9:54 a.m. | UPDATED: May 10, 2024 at 4:26 p.m.

More information has been released about the suspected narcotics exposure at a traffic stop which may have caused two Auburn Hills police officers to become ill and transported to a local hospital for treatment earlier this week.

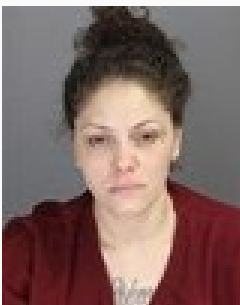
Lt. Brandon Hollenbeck with the Auburn Hills Police Department told The Oakland Press that a passenger in the vehicle pulled over Monday evening on Pontiac Road had fentanyl and cocaine on her person, and that it's believed the officers somehow came into contact with it on the scene. After showing adverse reactions, the officers were transported to a local hospital for treatment. They were released that night and back to work the next day.

Hollenbeck said the first officer became dizzy and felt ill after finding narcotics on the passenger, identified as 34-year-old Deontra Smith of Pontiac. Moments earlier, the officer had arrested Smith on outstanding warrants and searched her. Once the officer started feeling sick, her partner administered Narcan — used to treat narcotics overdose — and called for backup, drawing response from a number of law enforcement and fire department personnel. While the first officer was en route to the hospital, the second officer began to show the same symptoms, was administered Narcan and then also taken to the hospital, Hollenbeck said.

Details on the two officers' medical treatment weren't released, though Hollenbeck said it's assumed it was for exposure to narcotics, as suspected.

It's not clear how such an exposure may have occurred to cause the symptoms since the officers had been wearing protective gloves, he said. But had it not been for Narcan being available on the scene, the officers may have suffered dire consequences, Hollenbeck added.

"It was a very fortunate outcome. We were prepared for the situation that presented itself, Hollenbeck said. "The situation could have been much, much worse but thankfully, our officers were prepared. Narcan is carried (by officers) to save people's lives, but we don't expect to use it on each other."



Deontra Smith booking photo

Meanwhile, Smith is in the Oakland County Jail, charged with two counts of possession of a controlled substance—narcotics/cocaine/ heroin—less than 25 grams. At arraignment Thursday, Judge Lisa Asadoorian set bond at \$50,000 cash or surety. Smith is due back in court on May 23 for a probable cause conference, and a preliminary exam is scheduled for a week later.

Hollenbeck said no charges were filed for the possible drug exposure to the police officers.