AUBURN HILLS MEETING SCHEDULE

248-370-9402 | WWW.AUBURNHILLS.ORG

AUGUST, 2023

DAY	TITLE	TIME	LOCATION
7	City Council Workshop	5:30 PM	Administrative Conference Room 1827 N. Squirrel Road
7	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
8	Tax Increment Finance Authority	4:00 PM	Fieldstone Golf Club 1984 Taylor Road **NEW LOCATION**
9	Public Safety Advisory Committee	5:00 PM	Public Safety Building 1899 N. Squirrel Road
9	Planning Commission	6:30 PM	Hawk Woods Lodge 3799 Bald Mountain Road **TIME CHANGE & NEW LOCATION**
~~10~~	~~Zoning Board of Appeals~~	7:00 PM	**CANCELED**
14	Library Board	7:00 PM	Auburn Hills Public Library 3400 Seyburn Drive
~~15~~	~~Brownfield Redevelopment Authority~~	~~6:00 PM~~	**RESCHEDULED TO THE 29th**
15	Elected Officials Compensation Commission	6:00 PM	Council Conference Room 1827 N. Squirrel Road
21	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
~~22~~	~~Public Safety Advisory Committee~~	~~5:00 PM~~	**RESCHEDULED TO THE 9th**
28	Election Commission	5:30 PM	Front Lobby at City Hall 1827 N. Squirrel Road
29	Brownfield Redevelopment Authority	5:00 PM	Administrative Conference Room 1827 N. Squirrel Road

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

AUBURN HILLS MEETING SCHEDULE

248-370-9402 | WWW.AUBURNHILLS.ORG

SEPTEMBER, 2023

DAY	TITLE	TIME	LOCATION
11	City Council Workshop	5:30 PM	Administrative Conference Room 1827 N. Squirrel Road
11	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
11	Library Board	7:00 PM	Auburn Hills Public Library 3400 Seyburn Drive
12	Tax Increment Finance Authority Informational Meeting	4:00 PM	Administrative Conference Room 1827 N. Squirrel Road
13	Pension Board/Retiree HealthCare	3:00 PM	Administrative Conference Room 1827 N. Squirrel Road
13	Planning Commission	7:00 PM	Council Chamber 1827 N. Squirrel Road
14	Zoning Board of Appeals	7:00 PM	Council Chamber 1827 N. Squirrel Road
18	Downtown Development Authority	5:30 PM	Administrative Conference Room 1827 N. Squirrel Road
19	Brownfield Redevelopment Authority	6:00 PM	Administrative Conference Room 1827 N. Squirrel Road
25	City Council Workshop	5:30 PM	Administrative Conference Room 1827 N. Squirrel Road
25	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road

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

CITY OF AUBURN HILLS
MONDAY, AUGUST 21, 2023
Regular City Council Meeting ♦ 7:00 PM

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

248-370-9402 ♦ www.auburnhills.org

1. MEETING CALLED TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL OF COUNCIL

4. APPROVAL OF MINUTES

4a. City Council Workshop Minutes, August 7, 2023.

4b. City Council Regular Meeting Minutes, August 7, 2023.

5. APPOINTMENTS AND PRESENTATIONS

5a. Administration of Oath to Firefighter Dianne Knapp

6. PUBLIC COMMENT

7. CONSENT AGENDA

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

7a. Board and Commission Minutes

7a1. Tax Increment Finance Authority, August 8, 2023

7b. Motion – To approve the Resolution of Support for Transportation Economic Development Fund (TEDF) Category A Funding for Lapeer Road Improvements, along with the associated Reimbursement Agreement with Schostak Brothers & Company Inc.

7c. Motion – To approve the regional nozzle grant purchase.

7d. Motion – To approve the Crisis Intervention Team Training Reimbursement Program.

7e. Motion – To reallocate funding for the DPW HVAC Renovation Project.

7f. Motion - To receive and file the Salary Resolution and Benefits Resolution as recommended by the Elected Officials Compensation Commission.

8. UNFINISHED BUSINESS

8a. Motion – To consider non-renewal of the hotel license for Comfort Suites.

8b. Motion – To consider the hotel license for Extended Stay America.

9. NEW BUSINESS

9a. Public Hearing/Motion – To approve new UL LLC Industrial Development District.
Public Hearing/Motion – To approve request for six (6) year IFEC for UL LLC.

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

10. COMMENTS AND MOTIONS FROM COUNCIL

11. CITY ATTORNEY REPORT

12. CITY MANAGER REPORT

13. ADJOURNMENT

City Council meeting minutes are on file in the City Clerk's Office. NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248.370.9402 or the City Manager's Office at 248.370.9440 48 hours prior to the meeting. Staff will be pleased to make the necessary arrangements.

CITY OF AUBURN HILLS

City Council Workshop

DRAFT Minutes

August 7, 2023

CALL TO ORDER: Mayor McDaniel at 5:22 PM

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

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

Absent: None

Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Beckerleg, Clerk Pierce, Fire Chief Massingill, City Planner Keenan, Construction Coord Lang, DPW Director Baldante, Mgr of Public Utilities Deman, Mgr of Roads & Fleet Hefner, Management Assistant Hagge, Engineers Juidici & Russell

0 Guests

The workshop was held to discuss stormwater issues & stormwater utility.

Mr. Baldante explained the basics of the stormwater system. He explained that the stormwater infrastructure collects and safely conveys the stormwater. The stormwater infrastructure has an approximate lifespan of 50-80 years. It is regulated by the Clean Water Act. There is no dedicated funding source for the stormwater infrastructure system. The infrastructure consists of pipes, manholes, catch basins, detention ponds, green infrastructure, culverts, streams, rivers, and drains.

Mr. Baldante listed the value of the infrastructure system. He stated that storm water from one home travels through $7.7 million worth of infrastructure before leaving the City. He compared the budget of the sanitary system, the water system, and the stormwater system. The stormwater system budget does not include the rehabilitation and repair of aging pipes, sewer jetting/cleaning and inspections, and the replacement of undersized sewers. He presented a long-term outlook of the stormwater system with investment into preventative maintenance and noted that currently 12% of the system is in need of repair.

Mr. Juidici discussed the costs of maintaining the stormwater infrastructure. He explained that the City is starting to have age-related issues that need to be addressed. He explained what is involved in maintaining the system, which would have an annual cost of $3.16 million.

Ms. Russell explained that there are currently 12 communities in Michigan with a stormwater utility. She noted that there is proposed legislation that would provide a framework for setting up a stormwater utility. Discussion ensued regarding funding. Mr. Baldante explained the options for funding a stormwater system such as a stormwater utility (user fee), a tax millage, or through the general fund. Mr. Baldante confirmed that approximately $300K is spent on the stormwater infrastructure annually.

Mr. Baldante stated that the next steps would be to research the stormwater utility program. Discussion ensued on what the program may look like and what would be considered.

The meeting adjourned at 6:55 PM.

Kevin R. McDaniel, Mayor

Laura M. Pierce, City Clerk





- Introductions
- Basics of Stormwater
- Auburn Hills Infrastructure and Budget
- Stormwater Issues in Auburn Hills
- Funding Stormwater Infrastructure Options

AUBURN HILLS OHM



- Basics of Stormwater (Stormwater 101)
- Budget Realities
- Costs of maintaining our infrastructure
- Funding Options

AUBURN HILLS OHM

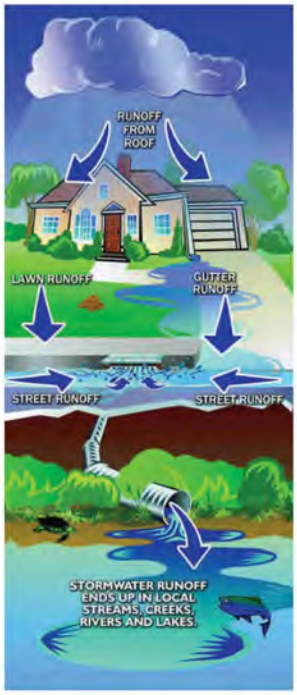


BASICS
STORMWATER 101

AUBURN HILLS OHM

AUBURN HILLS

STORMWATER 101



Stormwater Infrastructure Addresses *Quality of Life:*

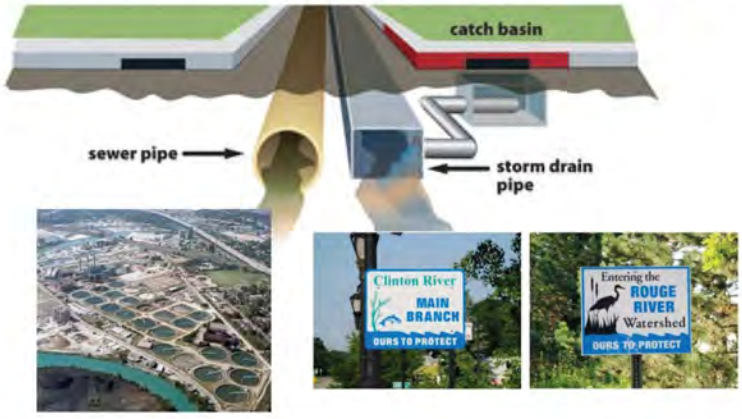
- Public safety
- Public health
- Flood control
- Economic health
- Environmental concerns

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STORMWATER 101

Stormwater Collection and Discharge



Detroit Treatment Facility

AUBURN HILLS OHM



Stormwater Infrastructure



- Collects and safely conveys stormwater
- Limited lifetime (50-80 years)
- No dedicated funding source
- Regulated by *Clean Water Act*

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Infrastructure Components







www.centrygrp.com

- Pipes
- Manholes
- Catch Basins

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STORMWATER 101

Infrastructure Components







- Detention Ponds
- Green Infrastructure

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STORMWATER 101

Infrastructure Components





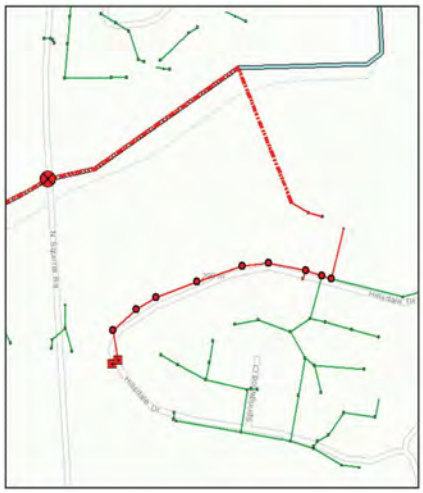
- Culverts
- Streams, Rivers, Drains

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STORMWATER 101

How We Depend on Stormwater Infrastructure



Water from a residence flows through:

- 4 catch basin inlets
- 13 manholes
- ½ mile of storm sewer

Then into Galloway Drain…

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BUDGET REALITIES

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BUDGET REALITIES

Infrastructure Value

Asset	Value
½ mile of storm sewer	$140,000
9 manholes	$22,500
2 catch basins – inlets	$2,500
6 culverts	$3,000,000
5.5 miles open channel*	$4,500,000
Total	**$7,665,000**

*Assume ~$150/ft for open channel

Storm water from one home, travels through $7.7 million worth of infrastructure before leaving the City!

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BUDGET REALITIES



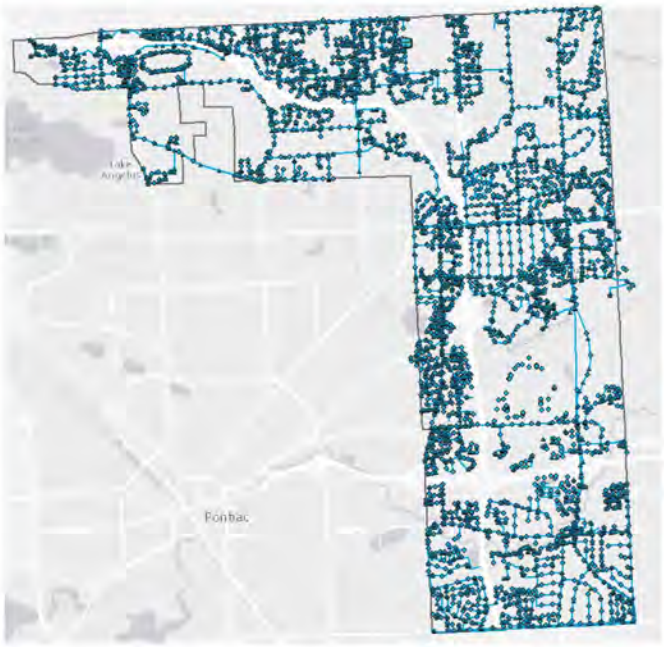
Sanitary System

- 136 miles sewer
- 3,200 manholes
- 4 lift stations

Annual budget: $9.1 million

AUBURN HILLS OHM

BUDGET REALITIES



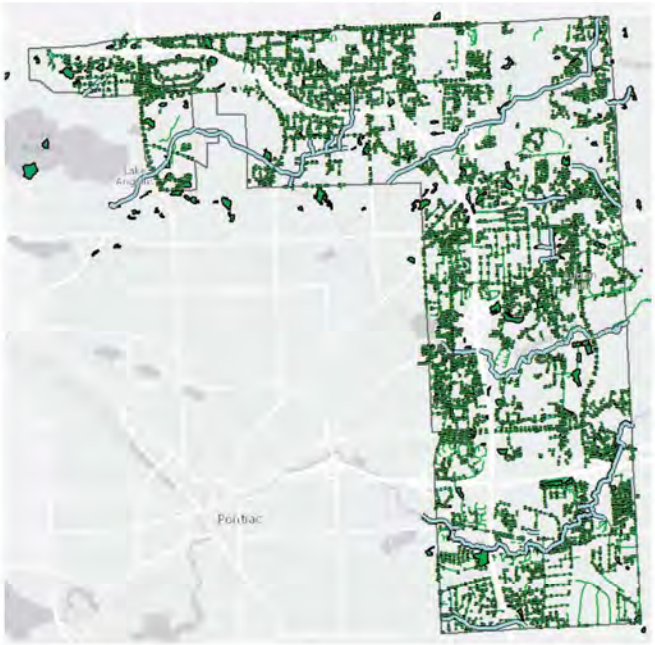
Drinking Water System

- 182 miles pipeline
- 2,620 hydrants
- 2,905 valves
- water tower

Annual budget: $9.5 million

AUBURN HILLS OHM

BUDGET REALITIES



Storm Water System

- 225 miles sewer
- 22 miles open channel
- 3,000 manholes
- 2,754 catch basins
- 30 major culverts

Annual budget: $310,000

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BUDGET REALITIES

What's NOT Included...

- Rehabilitation and repair of aging pipes
- Sewer jetting/cleaning and inspections
- Replacement of undersized sewers



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BUDGET REALITIES

Stormwater Assets

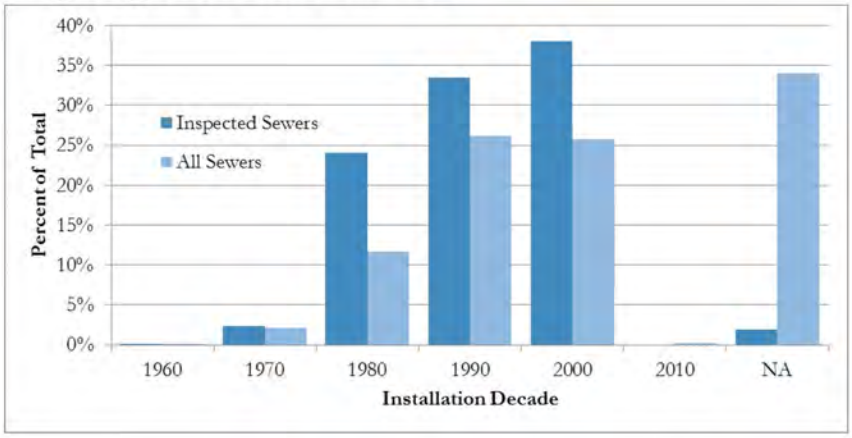
Asset	Value
Storm sewer (225 miles)	$85,000,000
Manholes	$8,000,000
Catch basins - inlets	$9,000,000
Culverts	$12,000,000
Total	**$114,000,000**

This does *not* include the 22 miles of rivers, creeks, drains that run through Auburn Hills!

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BUDGET REALITIES

Aging Infrastructure



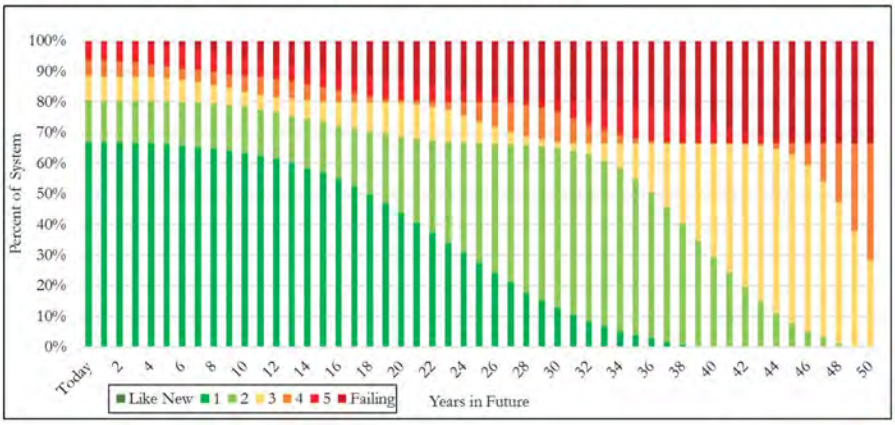
The average system is about 30 years.

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BUDGET REALITIES

System Will Degrade if We Don't Invest

Current funding level → **System Deterioration**

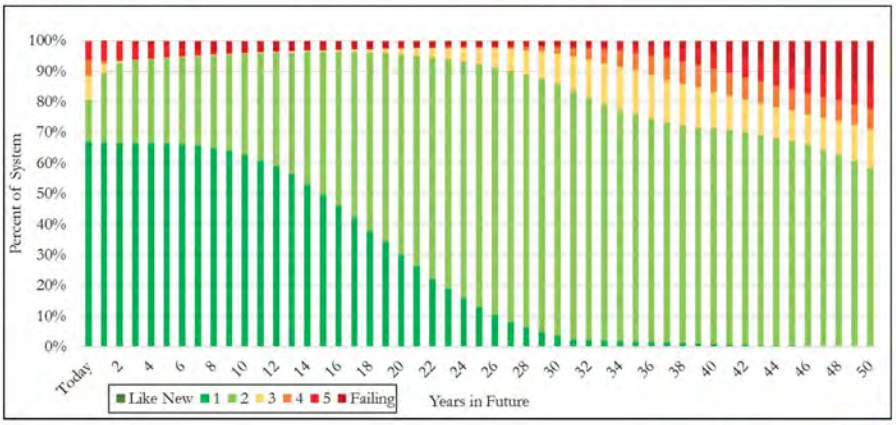


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BUDGET REALITIES

Long-term Outlook *with* Investment

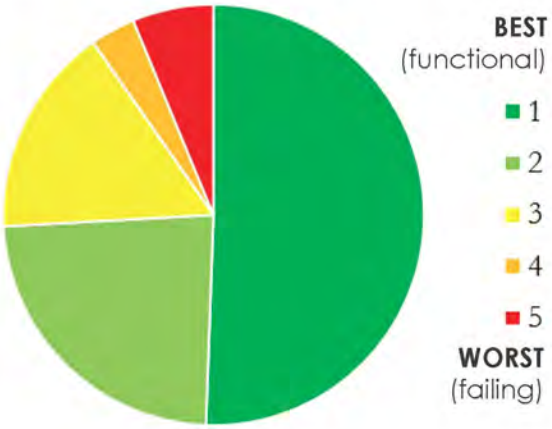
Preventative Maintenance - $600,000 per year



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BUDGET REALITIES

Structural Condition of Manholes



10% of system (~320 MHs) in need of repair

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BUDGET REALITIES



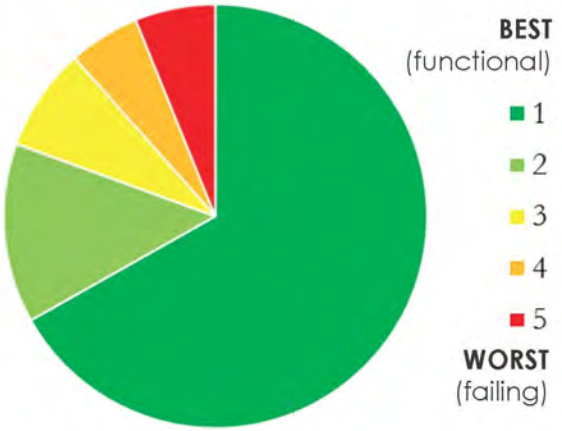
Failing manholes = roadway collapse (sinkholes)



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BUDGET REALITIES

Structural Condition of Manholes



12% of system (~28 miles) in need of repair

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COSTS OF MAINTAINING OUR INFRASTRUCTURE

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MAINTENANCE COSTS

AUBURN HILLS

- **Manhole Cleaning, Inspection, Maintenance**
  - $105,000
- **Manhole Rehab & Replacement**
  - $95,000
- **Catch Basin Cleaning, Inspection, Replacement**
  - $160,000
- **Treatment BMP Cleaning**
  - $50,000/yr
- **New BMPs & Depreciation**
  - $35,000/yr
- **Detention Pond Inspection**
  - $25,000/yr
- **City Follow Up (0.1 FTE)**
  - $10,000





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MAINTENANCE COSTS

Sewer Pipes

Cleaning/Inspection (20yr / 5yr cycle)
- $280,000/yr

Stormwater Component of Road Projects
- $200,000/yr

Known Problems, Repair & Replace (10-year CIP)
- $500,000/yr

System wide rehabilitation
- $600,000/yr

Address Undersized Pipes (20-year plan)
- $240,000/yr



Total: $1.82 million per year

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MAINTENANCE COSTS

Open Channels

Streambank Stabilization (~850 feet/year)
- $210,000/yr

Streambank and Culvert Inspection (10-year cycle)
- $15,000/yr

Illicit Discharge Elimination (5 yr cycle for MS4 permit)
- $10,000/yr

Woody Debris Management
- $15,000/yr

Bridge and Culvert Projects
- $150,000/yr





Total: $400,000 per year

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MAINTENANCE COSTS

Additional Costs

Street Sweeping
- $70,000/yr

Personnel (assume 2.0 FTE)
- $200,000/yr

Information Services / GIS / hardware
- $20,000/yr

Community Education and Outreach
- $15,000/yr

Debt Service
- $150,000/yr

Total: $455,000 per year





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MAINTENANCE COSTS

Proposed Program

Item	Annual Cost
Manholes	$200,000
Sewer pipes	$1.82 million
Catch basins	$160,000
Treatment & BMPs	$85,000
Open channel	$400,000
Detention ponds	$35,000
Additional services	$455,000
Total Annual Cost	**$3.16 million**

AUBURN HILLS OHM



RECAP: Stormwater 101
City Budgets for Infrastructure



120 miles of sewer
3,200 manholes
6 pump stations
5 employees

Budget: ~$9 million/year
Revenue source: User Fee



180 miles of water main
2,800 hydrants
Water tower
6 employees

Budget: ~$10 million/year
Revenue source: User Fee



225 miles of storm sewer
22 miles open channel
3,000 manholes
2,754 catch basins
30 major culverts
½ employee

Budget: ~$310,000/year
Revenue source:
General Fund



Infrastructure Deterioration

Average infrastructure life is 75 years:

Annual asset recovery is **~$1,520,000**

Annual rehab budget should be targeted at around $1.5 million







AUBURN HILLS OHM





National Trends

- Cities Across the country continue to adopt stormwater utilities (2,500 cities as of 2022*)
- Stormwater utilities exist for cities ranging from 88 people to 10 million people*
- Nine states have more than 100 cities* with stormwater utilities (Minnesota, Ohio, Wisconsin, Indiana included)
- Average residential bill: $6.01/month*

** Data Source: Western Kentucky University Stormwater Utility Survey 2022*

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Stormwater Utilities

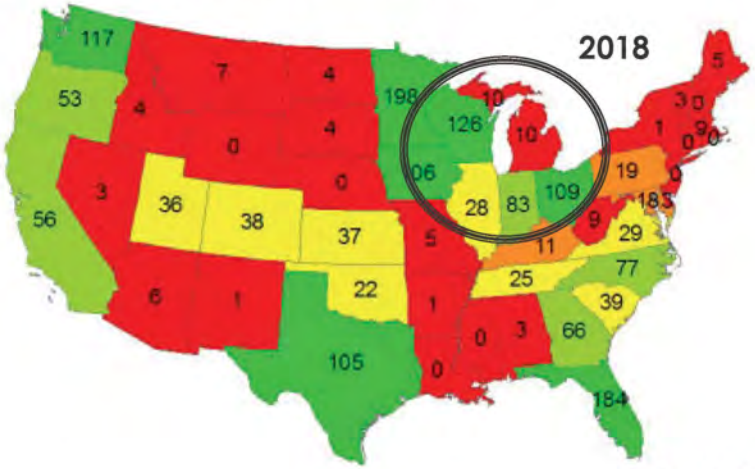


Image Source: Western Kentucky University Stormwater Utility Survey 2018

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Stormwater Utilities

SWUs 2022 by State



Image Source: Western Kentucky University Stormwater Utility Survey 2022

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Michigan Caselaw

- Binns and DAART v City of Detroit
- Platt Convenience Inc. v City of Ann Arbor
- Other post-Bolt cases have supported similar fees
- Key question: fee or tax? Recent caselaw supports the stormwater utility billing concept

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Legislative Update

Last time Stormwater Utility Bill was introduced

Senate Bill 593
"Stormwater Utility Act"

1. Introduced by Senator Bayer in July 2021
2. Sets a framework for Stormwater Utilities
3. Undergoing changes to simplify language; aiming to reintroduce during next legislative session (early 2023)

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Trends and Best Practices

- Proposed Legislation
- Stormwater Management Plan
- Funding – Fee vs Tax, SRF
- Best Practices

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Stormwater Utility "Tests"

1. The fee serves a regulatory purpose rather than revenue-raising purpose
2. The fee is proportional to system rendered
3. The fee is voluntary to property owners can refuse or limit their use of the stormwater system

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Credit Program

- Provides an opportunity for property owners to reduce stormwater charge for MANAGING stormwater onsite
- Based on reducing peak flows AND volume
- Two separate programs for Commercial and Single Family Residential
- Provides incentive to maintain stormwater controls on their property



Image Source: City of Royal Oak



Image Source: City of Palo Stormwater



Image Source: DWSD Stormwater Management Design Manual

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Conclusions

Stormwater utilities are legal in Michigan

A well-planned stormwater utility can be resistant to political and legal challenges

The proposed legislation provides a useful framework for setting up a stormwater utility

AUBURN HILLS OHM



City of Auburn Hills

- Population: 26,000
- 85% Commercial
- Proposed Stormwater Budget: $3.2 Million; Monthly Charge of $6-$7 per ERU



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Fee vs. Tax

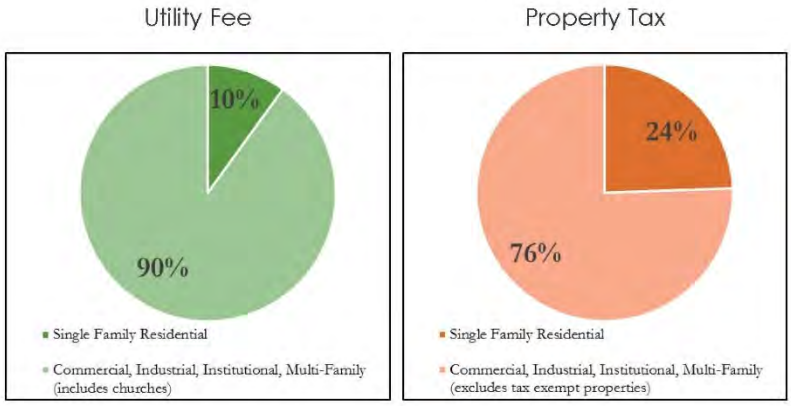
- Approximate cost of Storm Water control = $3,160,000
- Current Dedicated Revenue = $310,000
- **Shortfall in approximate cost addressing Storm Water = $2,850,000**

Typical Monthly Fee	Stormwater Utility	Property Tax (Millage ~1.37 Mils)
Residential (typical property)	$6 - $7	$9 - $10
Residential (larger property)	$12 - $14	$13 - $15
Median Taxable Income Property	$6 - $7	$9 - $10
Newly-purchased Median Home ($220k)	$6 - $7	$14 - $16

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Comparison



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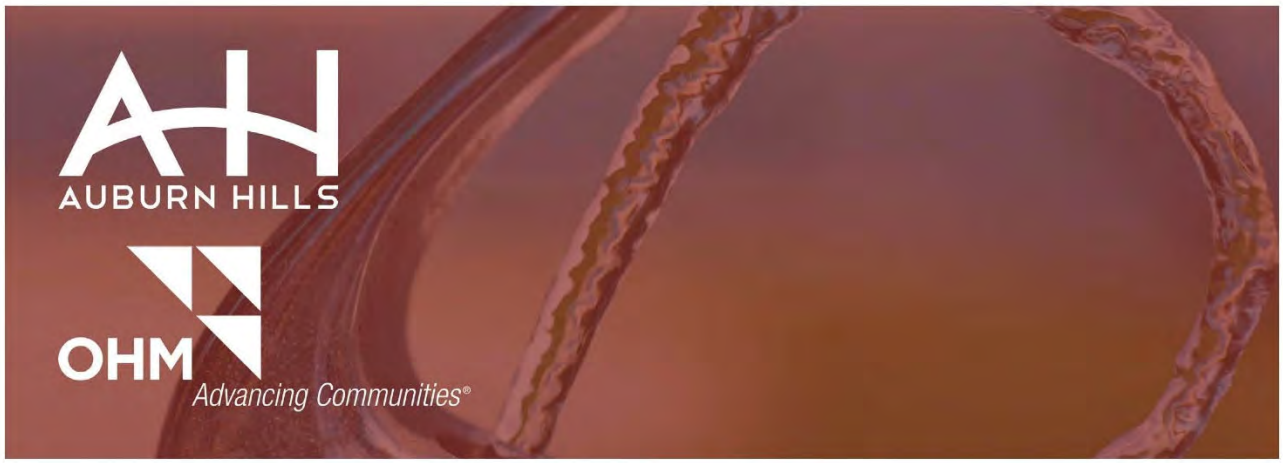


Funding Auburn Hills Stormwater System

Options:

- No change
- Stormwater Utility (user fee)
- Tax Millage
- General Fund

AUBURN HILLS OHM



THANK YOU

CITY OF AUBURN HILLS

REGULAR CITY COUNCIL MEETING

DRAFT

AUGUST 7, 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, Hawkins, Knight, Marzolf, and Verbeke

Absent: None

Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Beckerleg, City Clerk Pierce, Chief of Police Gagnon, Fire Chief Massingill, Construction Coordinator Lang, DPW Director Baldante, Mgr of Fleet & Roads Hefner, Mgr of Municipal Properties Wisser, Deputy Treasurer Vittone, Management Assistant Hagge, Engineers Juidici & Driesenga

36 Guests

A workshop session was held prior to the regular City Council meeting at 5:30 PM.
Workshop Topic: Stormwater Issues / Stormwater Utility

4. APPROVAL OF MINUTES

4a. City Council Regular Meeting Minutes, July 24, 2023.

Moved by Knight, Seconded by Hawkins.

RESOLVED: To approve the City Council Regular Meeting Minutes of July 24, 2023.

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

No: None

Resolution No. 23.08.082 **Motion Carried (7 - 0)**

5. APPOINTMENTS AND PRESENTATIONS

5a. Promotion of Officer Chad Taylor to the rank of Detective

Chief Gagnon provided accolades of Detective Chad Taylor and shared that not only has he taken on additional duties and responsibilities, he has been successful in solving violent crimes.

6. PUBLIC COMMENT

There was no public comment.

7. CONSENT AGENDA

7a. Board and Commission Minutes

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

7a2. Tax Increment Finance Authority Special Meeting, July 25, 2023

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

7b. Motion – To receive the AndCo Consulting 2nd Quarter Cash Management Investment Performance Review.

RESOLVED: To receive and file the AndCo Consulting 2nd quarter Cash Management Investment Performance Review.

7c. Motion – To approve the purchase of seven replacement vehicles.

RESOLVED: To amend the 2023 fleet vehicle budget and approve the purchase of the seven vehicles listed above for $224,755.00 from LaFontaine Ford of Lansing, MI. (Attachment A)

7d. Motion – To approve a change order for asphalt path repairs and budget amendments for the Veterans Memorial project.

RESOLVED: To approve a change order to Best Asphalt in the amount of $83,033.50 for asphalt resurfacing. Further, to approve budget amendments increasing General Fund appropriations $344,591.49 in the Capital Projects department and increasing Tree Fund appropriations $27,273.01.

7e. Motion – To approve carpet replacement at the Police Department.

RESOLVED: To approve a contract with Solar Carpet of Redford, Michigan for the replacement of carpeting at the Police Department for $34,834.20.

7f. Motion – To approve design work for Fire Station 2 Modernization Project.

RESOLVED: To approve design work for the Modernization of Fire Station 2 by Spicer Group utilizing funding approved by the Tax Increment Finance Authority in the meeting on July 25, 2023.

Moved by Verbeke, Seconded by Cionka.

RESOLVED: To approve the Consent Agenda.

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

No: None

Resolution No. 23.08.083 **Motion Carried (7 - 0)**

8. UNFINISHED BUSINESS

8a. Motion – To consider non-renewal of Comfort Suites hotel license.

Ms. Pierce provided an update on the progress being made at Comfort Suites. Chief Massingill shared that while there are a few lingering issues at this location, Comfort Suites did provide inspection reports which satisfy the alarm and sprinkler issues. The current area of concern is that the panel is still listing a number of trouble areas. While the alarm system does work, the panel as a component of the system, indicating where there is trouble and one of those areas of trouble is the backup line, which a cellular radio should alleviate those concerns.

Mr. Lang shared that at the last meeting there were three outstanding violations that were considered immediate life-safety concerns. However, to date, the open electrical has been resolved and the railings are 98% repaired. Mr. Harwood is in the process of finishing up those repairs, however the weather was a factor in completion. The open building permits due still exist however the electrical issues have been resolved and

the area of the building that has immediate life and safety concerns are not open to the public. Mr. Lang shared that to his knowledge the areas that were closed but still being utilized are now closed and not being utilized.

Mr. Stoychoff, attorney, and Mr. Harwood, representing Comfort Suites, were present. Mr. Harwood stated that the remaining issues with the alarm panel is due to the phone line.

Mayor McDaniel asked for further clarification with regards to the trouble as it relates to the fire alarm. Mr. Harwood explained that one of the indications of the trouble was in the common area where the sprinkler heads were painted over. To remedy this, the control valves were shut down. He stated that the painted sprinkler heads in the rooms were remedied today and are now operational.
He further explained that the other trouble was with the phone line. A new panel had been purchased and that they are at the discretion of the fire alarm people for installation but that the primary line was still operating but that the second phone line is precautionary.

It was clarified that the fire watch program is no longer in operation due to the Fire Department finding approval with the alarm system.

Mr. Stoychoff reported that once all the violations are corrected, the sale of the property will take place.

Moved by Carrier, Seconded by Cionka.

RESOLVED: To grant Comfort Suites an extension to allow the hotel additional time to address each violation as stated in the staff reports. Further, if the violations have not been fully addressed, the hotel representative is required to report back to City Council at the August 21, 2023 City Council Meeting.

VOTE: Yes: Carrier, Cionka, Hawkins, Knight, Marzolf, McDaniel, Verbeke
No: None

Resolution No. 23.08.084 **Motion Carried (7 - 0)**

9. NEW BUSINESS

9a. Public Hearing / Motion – To approve the resolution for the Proposed Street Name Change of Phillips Road to Bald Mountain Road, North of Walton Boulevard with an effective date of October 1, 2023.

Mr. Lang presented the proposed name change of Phillips Road to Bald Mountain Road. This change is to benefit public health and safety concerns and to enhance wayfinding for motorists and delivery services. The City will send a notice to property owners, so they are able to make changes to their property addresses. The post office has already been contacted for a smooth transition for the residents. Road signage changes will take place after the approval of the name change.

Mayor McDaniel opened the Public Hearing at 7:35 PM
Hearing no comment, Mayor McDaniel closed the Public Hearing at 7:35 PM.

Moved by Hawkins, Seconded by Carrier.

RESOLVED: To approve the resolution for the proposed street name change of Phillips Road to Bald Mountain Road, north of Walton Boulevard, effective October 1, 2023.

VOTE: Yes: Carrier, Cionka, Hawkins, Knight, Marzolf, McDaniel, Verbeke
No: None

Resolution No. 23.08.085 **Motion Carried (7 - 0)**

10. COMMENTS AND MOTIONS FROM COUNCIL

Mr. Marzolf – He thanked staff for working on the hotel concerns. He commented on the excellent summer activities in the city.

Mr. Knight – He is interested in getting a report on the success of the Feed Your Soul event. He provided a report from the Brownfield Redevelopment Authority.

Mr. Cionka – He congratulated Mr. Taylor on his promotion.

Mr. Hawkins – He also congratulated Detective Taylor. He shared that he appreciated the work completed to purchase the city vehicles from Stellantis but understands the need to change companies at this time. He thanked DPW and staff for the work on Feed Your Soul.

Mr. Carrier – He also congratulated Detective Taylor. He encouraged people to attend the Concerts in the Park series.

11. CITY ATTORNEY REPORT

12. CITY MANAGER REPORT

Mr. Tanghe – He commented that budget talks are taking place at this time and the report will be coming o City Council in September. He announced that there is an extra concert that has been added and this is to celebrate the City's 40th Anniversary. The concert will be held on August 17th.

13. ADJOURNMENT

Hearing no objections, the Mayor adjourned the meeting at 7:44 PM.

Kevin R. McDaniel, Mayor

Laura M. Pierce, City Clerk

ATTACHMENT A

Budgeted within the 2023 and 2024 Fleet Operating Budgets is the replacement of 5 vehicles and addition of 2 vehicles included within the chart below.

Current Vehicle						New Vehicle				Budget Year	Price
Asset ID	Year	Make	Model	Mileage		Year	Make	Model			
AB904	2012	RAM	1500	96,418		2024	Ford	Maverick		2023	$ 31,921
AB905	2014	RAM	1500	99,371		2024	Ford	Maverick		2023	$ 31,921
NEW CODE ENFORCEMENT OFFICER						2024	Ford	Maverick		2023	$ 31,921
AF1507	2015	RAM	1500 Quad	55,317		2024	Ford	Maverick		2024	$ 32,357
AF1902	2019	Dodge	Durango	97,583		2024	Ford	Maverick		2024	$ 32,357
NEW FIRE INSPECTOR						2024	Ford	Maverick		2024	$ 32,357
AD1612	2016	Jeep	Cherokee	72,841		2024	Ford	Maverick		2024	$ 31,921
										Total:	$224,755

ATTACHMENT B

CITY OF AUBURN HILLS
RESOLUTION APPROVING THE PROPOSED STREET NAME CHANGE
OF PHILLIPS ROAD FROM BALD MOUNTAIN ROAD,
NORTH OF WALTON BOULEVARD

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 7th day of August 2023, the following resolution was offered by Councilperson Hawkins and seconded by Councilperson Carrier:

WHEREAS, the City of Auburn Hills has initiated action to rename the public road from Phillips Road to Bald Mountain Road, north of Walton Boulevard;

WHEREAS, a roundabout was constructed at the previous intersection of Phillips Road and Shimmons Road, connecting this intersection to Lapeer Road;

WHEREAS, the previous vehicle access from Bald Mountain Road to Lapeer Road has been permanently closed;

WHEREAS, the City Council held a public hearing on August 7, 2023, to receive comments and consider the proposed street name change per the City's Code of Ordinances;

WHEREAS, the City Council has determined that renaming the entire length of Phillips Road, north of Walton Boulevard, is in the best interest of public health and safety as it would create a clear and continual street name for the entire public roadway once complete. The new street name would assist in rapid property identification by emergency first responders and improve traffic navigation for the general population.

NOW, THEREFORE, it is hereby resolved that the City Council of the City of Auburn Hills approves and authorizes the renaming of Phillips Road, north of Walton Boulevard. Said portion of the roadway is shown on Exhibit A. The street name change will officially be implemented on October 1, 2023.

AYES:	7
NAYES:	None
ABSENT:	None
ABSTENTIONS:	None

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

I, Laura M. Pierce, the duly qualified and appointed City Clerk of the City of Auburn Hills, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted at a regular meeting of the Auburn Hills City Council held on the 7th day of August 2023, the original of which is on file in my office.

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

Laura M. Pierce, City Clerk

"Not Yet Approved"

CITY OF AUBURN HILLS
TAX INCREMENT FINANCE AUTHORITY MEETING

August 8, 2023

CALL TO ORDER: Chairman Kneffel called the meeting to order at 4:12 PM.

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

LOCATION: Fieldstone Golf Club, 1984 Taylor Road, Auburn Hills, MI 48326

PERSONS WISHING TO BE HEARD

None.

APPROVAL OF MINUTES

A. TIFA Regular Meeting Minutes – July 11, 2023

There was no discussion on the approval of the minutes.

Moved by Mr. Goodhall to approve the TIFA Board of Directors Meeting Minutes from July 11, 2023 as presented.
Seconded by Mr. Moniz

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

Motion carried

B. TIFA Special Meeting Minutes – July 25, 2023

There was no discussion on the approval of the minutes.

Moved by Mr. Goodhall to approve the TIFA Board of Directors Special Meeting Minutes from July 25, 2023 as presented.
Seconded by Mr. Carrier

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

Motion carried

C. TIFA Executive Session Meeting Minutes – July 25, 2023

There was no discussion on the approval of the minutes.

Moved by Mr. Goodhall to approve the TIFA Board of Directors Executive Session Meeting Minutes from July 25, 2023 as presented.
Seconded by Mr. Gudmundsen

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

Motion carried

CONSENT AGENDA

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

RESOLVED: To receive and file the financial report for the period ending July 31, 2023

Moved by Mr. Goodhall to approve the Consent Agenda.
Seconded by Mr. Waltenspiel

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

Motion carried

UNFINISHED BUSINESS

None.

NEW BUSINESS

A. Parking Structure Nondestructive Evaluation Scope of Work

Mr. Wisser presented the agenda item related to the parking structure located on Primary Street to the TIFA Board. Included in that presentation, Mr. Wisser advised the TIFA Board of why this evaluation work was necessary and what was involved in this evaluation process. The TIFA Board asked questions about the evaluation process to gain a better understanding of its importance. Mr. Wisser advised that this is a necessary step in order to provide the most appropriate maintenance work on the parking structure.

Moved by Mr. Carrier to approve the Primary Street Parking Structure Nondestructive Evaluation scope of work submitted by OHM Advisors. Furthermore, authorize a budget amendment to the 2023 TIF-A budget, increasing appropriations by $15,500 in support of this evaluation.
Seconded by Mr. Moniz

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

Motion Carried

B. Bid Award for a New Artificial Christmas Tree in Downtown Auburn Hills

Mr. Wisser presented the agenda item regarding a new artificial Christmas tree. Mr. Wisser explained why the purchase was necessary and why the current artificial Christmas tree needs to be replaced. The TIFA Board inquired about the bid process of the agenda item, and discussed what size the new Christmas tree ought to be. Ultimately, the TIFA Board agreed to purchase the 34-foot tree, instead of the originally proposed 30-foot tree, so that it best approximates the size of the current,

35-foot artificial Christmas tree and so that the Christmas tree does not shrink while the surrounding downtown developments grow.

Moved by Mr. Moniz to authorize the purchase of the S-4 34' Sequoia artificial Christmas Tree from Bronner's Christmas Wonderland in an amount not to exceed $60,915.00. Furthermore, authorize a budget amendment to increase appropriations in the 2023 TIF-A budget by $60,915.00 in support of this purchase.
Seconded by Mr. Carrier

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

Motion Carried

CORRESPONDENCE & PRESENTATIONS

A. 2024 – 2028 Budget Presentation

Mr. Skopek presented the TIFA budget for each of the districts within the TIFA. The presentation included information and budget differences from the 2023 budget to the 2024 budget. The presentation also covered the TIFA budget projection, going as far out into the future as 2028.

Additionally, the budget presentation concluded with Mr. Skopek providing the TIFA Board with the latest updates regarding the budget that have changed as the City goes through its normal budget creation process. Some of those changes and updates to the TIFA budget included the Riverwoods Streambank Stabilization project and both road design and road construction costs for Centre Road, Innovation Drive, and Executive Hills.

The TIFA Board asked various clarifying questions throughout the TIFA budget presentation.

EXECUTIVE DIRECTOR UPDATE

Mr. Skopek informed the Board on the latest updates regarding development and construction timeline of the new downtown development, The Webster. Additionally, Mr. Skopek provided the TIFA Board an update on the restaurant, Cantina El Dorado, and where they are at in their journey to open within Auburn Hills' downtown.

BOARD MEMBER COMMENTS

None.

Executive Session

A. Discussion of the Acquisition of Real Estate

Moved by Mr. Carrier to adjourn the regular session and enter into Executive Session to discuss the acquisition of real estate at 5:39 p.m.
Seconded by Mr. Goodhall

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

Motion carried

Minutes filed under a separate cover.

Moved by Mr. Moniz to adjourn the Executive Session regarding the discussion of the acquisition of real estate and return to regular session at 5:44 p.m.
Seconded by Mr. Goodhall

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

Motion carried

Moved by Mr. Carrier to authorize the Executive Director to prepare an offer to purchase the property located at 3257 Auburn Road, property ID number 14-25-378-006, in accordance with the purchase agreement presented. Offer is subject to a due diligence period of 45 days and the receipt of an inspection report solely acceptable to the Tax Increment Finance Authority. Furthermore, authorize the Executive Director to execute all documents related to the purchase up to and including those required at closing.
Seconded by Mr. Moniz

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

Motion carried

ANNOUNCEMENT OF NEXT MEETING

The next regularly scheduled TIFA Board of Directors meeting is scheduled for Tuesday, September 12, 2023 at 4:00 p.m. in the Administrative Conference Room in City Hall at, 1827 N. Squirrel Road, Auburn Hills, Michigan 48326.

ADJOURNMENT

Moved by Mr. Goodhall to adjourn the TIFA Board meeting.
Seconded by Mr. Waltenspiel

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

Motion carried

The TIFA Board of Directors meeting adjourned at 5:45 p.m.

Steve Goodhall
Secretary of the Board

Andrew Hagge
Management Assistant

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: AUGUST 21, 2023 **AGENDA ITEM NO 7B**

COMMUNITY DEVELOPMENT

To: **Mayor and City Council**

From: **Thomas A. Tanghe, City Manager; Steven J. Cohen, AICP, Director of Community Development; Stephanie Carroll, Economic Development Manager**

Submitted: **August 14, 2023**

Subject: **Motion – Move to Approve the Resolution of Support for Transportation Economic Development Fund (TEDF) Category-A Funding for Lapeer Road Improvements, along with the associated Reimbursement Agreement with Schostak Brothers & Company Inc.**

INTRODUCTION AND HISTORY

We wish to advise the City Council that City staff and OHM Advisors have partnered with Schostak Brothers & Company Inc. (Schostak) to prepare a Transportation Economic Development Fund (TEDF) Category-A grant application in support of the reconstruction of areas along Lapeer Road (M-24) that will facilitate truck traffic at the GM facility proposed at the former Palace of Auburn Hills property. The grant application is due to the State by September 6, 2023, to be considered for funding.

Resolution of Support Required for Submittal. The proposed grant application requires extensive documentation, including a resolution of support from the local governing partner (City Council). The resolution must indicate the support for the development and include a commitment to provide at least 20% of the total as match funding. Schostak has committed to enter into the attached agreement with the City to reimburse the City the 20% match required ($1.2 million) to apply for the $4.8 million TEDF grant and all other costs associated with implementing the estimated $6 million project.

Purpose of the TEDF grant program The mission of the TEDF grant program is to enhance the ability of the State to compete in an international economy, to serve as a catalyst for economic growth of the State, and to improve the quality of life in the State. The funds are available to State, County, and City road agencies for immediate highway needs relating to various economic development issues. The grant funding is intended to support transportation projects in areas where new economic development is taking place that will create new jobs in Michigan; therefore, the proposed Lapeer Road improvements qualify for grant consideration.

The City has applied for and received two rounds of TEDF grant funding in the past. This supplemental grant funding has provided economic competitiveness to several economic development projects, most recently for the reconstruction of West Entrance Drive in support of the new FANUC facility in late 2018.

STAFF RECOMMENDATION

Staff recommends that the City Council approve the attached resolution and reimbursement agreement.

MOTION

Move to approve the Resolution of Support for Transportation Economic Development Fund (TEDF) Category A Funding for the LAPEER ROAD IMPROVEMENT & ECONOMIC DEVELOPMENT PROJECT, along with the attached AGREEMENT REGARDING TRANSPORTATION IMPROVEMENT PROJECT.

I CONCUR: Thomas A. Tanghe

THOMAS A. TANGHE, CITY MANAGER

CITY OF AUBURN HILLS

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

RESOLUTION OF SUPPORT
LAPEER ROAD IMPROVEMENT
& ECONOMIC DEVELOPMENT PROJECT

At a regular meeting of the City Council of the City of Auburn Hills, County of Oakland, State of Michigan, held in the Council Chambers at 1827 N. Squirrel Road, Auburn Hills, Michigan 48326, at 7:00 PM, on the 21st day of August 2023.

The following resolution was offered by Councilperson _____and supported by Councilperson _____:

WHEREAS, the Michigan Department of Transportation is accepting applications for grants from the Transportation Economic Development Fund Category A Program; and

WHEREAS, Schostak Brothers & Company Inc. intends to construct a new facility for General Motors on the former Palace of Auburn Hills site, investing $200,000,000 and creating 1,050 jobs, which will directly support the expanded General Motors Orion Assembly Facility in Orion Township; and

WHEREAS, the City acknowledges and supports the new business developments in the area that will bring new jobs to Michigan, including General Motors and surrounding businesses; and

WHEREAS, the Michigan Department of Transportation has determined that Lapeer Road crossovers will need to be reconstructed to accommodate heavy truck traffic at the new facility, and

WHEREAS, the City and Schostak Brothers & Company Inc. have partnered together to apply for the grant funding through the Michigan Transportation Economic Development Fund to aid in funding the Lapeer Road Improvement & Economic Development Project; and

NOW, THEREFORE BE IT RESOLVED, the City Council of the City of Auburn Hills hereby authorizes an application for a Transportation Economic Development Funds Category A grant for the Lapeer Road project, wherein the City of Auburn Hills will commit to providing a local 20% match of $1,200,000 with the Michigan Transportation Economic Development Fund Grant consideration of $4,800,000. The Michigan Department of Transportation will continue to maintain the improved roadway; and

BE IT FURTHER RESOLVED, by the City Council of the City of Auburn Hills that in an ongoing effort to manage traffic patterns efficiently and effectively in Auburn Hills, and in support of economic development and bringing new jobs to Michigan, the City Council of the City of

Auburn Hills supports the construction of the LAPEER ROAD IMPROVEMENT & ECONOMIC DEVELOPMENT PROJECT described in this document.

BE IT FURTHER RESOLVED NOW that the City Council of the City of Auburn Hills authorizes Thomas A. Tanghe, City Manager, to prepare and submit the application for the above-named project and to be designated as the authorized agent for all activities associated with securing and accepting any funding.

AYES:
NAYS:
ABSENT:
ABSTENTIONS:

THE RESOLUTION WAS DECLARED _____

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

I, the undersigned, the duly qualified and acting City Clerk of the City of Auburn Hills, County of Oakland, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Auburn Hills at a regular meeting held on the 21st day of August 2023, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature this 21ST day of August 2023.

_____
Laura M. Pierce, City Clerk

Letter of Interest Details - TEDA 1457

Applicant Information

Lead Applicant Agency: City/Village

Lead Agency Name: City of Auburn Hills

Project Location

County: Oakland

Region: Metro

Prosperity Region: Detroit Metro Prosperity Region

City/Village or Township: City/Village of Auburn Hills

Zip Code:

Route No./Street Name/Facility Name: Lapeer Road (M-24)

Project Limits (use nearest cross streets): Harmon Road and the I-75 Connector

Project Description

Description of Transportation Improvement Project:

PAH Real Estate LLC and its engineering consultant Fishbeck have been working on a traffic study of the impacts that the redevelopment of The Palace of Auburn Hills site will have on M-24 traffic flow. The traffic study was conducted in coordination with MDOT, who has jurisdiction of M-24, the Road Commission for Oakland County and the City of Auburn Hills. The facility is proposed to have three shifts with up to 350 employees per shift and is projected to have truck traffic volumes of 720 vehicles per day. The proposed project is to reconstruct the crossovers on M-24 to accommodate the heavy truck traffic at the new facility. The project will also include intersection improvements at M-24 and Harmon Road and the possible extension of an existing culvert underneath the I-75 ramp. Auburn Hills plans on constructing this project under an MDOT permit. It is not expected that any ROW will be needed for this project.

Projected Timeline for Completion

Design Completion Date: 10/01/2023

Acquire ROW Completion Date:

Construction Completion Date: 10/31/2024

Grant Funding

Potential Grant Request:	$4,800,000.00	80.00%
Potential Match:	$1,200,000.00	20.00%
Total:	**$6,000,000.00**	

Source of Match:

PAH Real Estate LLC will be providing the local match needed for this project to Auburn Hills.

Development Information

Firm Name(s): General Motors LLC

Target Industry: Manufacturing

Description of Economic Development(s):

Letter of Interest Details - TEDA 1457

PAH Real Estate LLC is constructing an approximately $200 million dollar light industrial/value-added assembly facility on the former site of The Palace of Auburn Hills. PAH Real Estate LLC is in negotiations with General Motors on a potential long-term lease of the facility. GM is currently expanding its Orion Assembly Plant to accommodate the manufacturing of electric vehicles. With this expansion in Orion Township, GM will have built out the entire property, and is in search of additional facilities to accommodate the needs of the Orion Township expansion. GM is interested in the PAH Real Estate property for use as a just-in-time, value-added assembly plant to provide the parts needed to manufacture electric trucks at the Orion Assembly Plant. The site is development ready, adjacent to Class A road and close to the Orion Assembly Plant. Approximately $13,500,000 will be invested in the equipment that will be needed to perform the value-added assembly (VAA) within the facility. GM plans to maintain three shifts in the new VAA facility and will be hiring 1,050 new employees. It is imperative that the proposed road work on M-24 occur during 2024 to have the VAA facility operational in time to meet GM's projected timeline to begin manufacturing vehicles at the Orion by the spring of 2025.

Private Investment amount for all of the planned development(s): $200,000,000.00

Employment Related to Expansion/Retention Decision

New:	1,050
Transfer into State:	0
At Risk:	0
Total:	**1,050**

Proposed Economic Development Timeline

Start Date:	10/01/2023
Finish Date:	04/01/2025

Contacts

Prefix Contact Type	Name Title	Phone Organization	Cell	Email
Mr Contact Person	Vince Ranger Sr. Technical Specialist	(586) 713-7726 OHM Advisors		vince.ranger@ohm-advisors.com
Mr Chief Administrative Official	Thomas Tanghe City Manager	(248) 370-9400 City of Auburn Hills		ttanghe@auburnhills.org
Mr Application Preparer	Vince Ranger Sr. Technical Specialist	(586) 713-7726 OHM Advisors		vince.ranger@ohm-advisors.com

Documents

#	Type	Description	User	Date
1	Map	Location Map	rangerv2627	08/01/2023

DRAFT
8-14-23

AGREEMENT REGARDING TRANSPORTATION IMPROVEMENT PROJECT

This Agreement Regarding Transportation Improvement Project (this "Agreement") dated _____, 2023 by and between the City of Auburn Hills, a Michigan Municipal Corporation (the "City"), and PAH Real Estate LLC, a Michigan limited liability company (the "Developer") is entered into to confirm certain rights and obligations relating to the MDOT road improvements contiguous to an approximately 108-acre parcel of property located west of M-24, between Harmon Road and the I-75 Connector, Auburn Hills, Michigan (the "Property").

BACKGROUND

A. The Developer is the owner of the Property in Auburn Hills, Michigan. Developer proposes to construct a facility (the "GM Facility") for General Motors LLC, a Delaware limited liability company (the "Tenant"), which will be constructed on approximately ___ acres of the Property (the "GM Facility Site"). The GM Facility Site on the Property is legally described and depicted on the approved site plan (the "Site Plan") on file with the Auburn Hills Community Development Department.

B. The Developer and its engineering consultant Fishbeck have been working on a traffic study with respect to the impacts of the development of the GM Facility on the GM Facility Site on M-24 traffic flow. The traffic study was conducted in coordination with the Michigan Department of Transportation ("MDOT"), who has jurisdiction over M-24, the Road Commission for Oakland County, and the City.

C. MDOT, the Developer, and the City have determined that in connection with the development of the GM Facility certain road improvements are needed, including the reconstruction of the crossovers on M-24 to accommodate the heavy truck traffic at the new GM Facility, intersection improvements at M-24 and Harmon Road, and the possible extension of an existing culvert underneath the I-75 ramp along with any and all other improvements that may be required by MDOT that may not yet have been identified (collectively, the "Road Improvement Project").

D. The Developer has applied for a TED FUNDS grant (the "Grant") with respect to the Road Improvement Project from MDOT's Office of Economic Development, Transportation Economic Development Fund, which grant the City will be matching on a 20% basis (the "Match").

E. It is the purpose of this Agreement to confirm the rights and obligations of the Developer and the City with respect to the Match.

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 shall: (a) cooperate with the Developer with respect to all applications and other submittals needed by the Developer to obtain the Grant; and (b) enter into a Contract with MDOT with respect to the Road Improvement Project in a form similar to the Contract dated February 27, 2020 with respect to the reconstruction of West Entrance Drive from Hamlin Road.

2. The Developer shall cover/reimburse the City all of the City's costs associated with the implementation of the Road Improvement Project sought under the Grant, including, but not limited to, the Match, engineering and design, project management, and any other associated costs above and beyond the grant funding obtained from MDOT that exceeds the Match.

3. The Developer's obligations as described herein are conditioned upon Developer receiving the Grant. This Agreement 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 Agreement by all of the parties. This Agreement shall be interpreted and construed in accordance with Michigan law, and shall be subject to enforcement only in Michigan courts. The parties understand and agree that this Agreement is consistent with the intent and provisions of the Michigan and U.S. Constitutions and all applicable law.

4. This Agreement constitutes the entire agreement between the parties and may not be modified, amended or terminated except in writing executed by the parties with said amendments to this Agreement having to be mutually agreed to by all of the parties hereto.

THIS AGREEMENT is executed by the respective parties on the date set forth above.

DEVELOPER

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

By: _____
Its:_____

CITY

CITY OF AUBURN HILLS,
a Michigan Municipal Corporation

By: _____
Kevin McDaniel, its Mayor
and
By: _____
Laura Pierce, its Clerk

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: AUGUST 21, 2023 | **AGENDA ITEM NO 7C**

FIRE DEPARTMENT

To: **Mayor and City Council**
From: **Thomas A. Tanghe, City Manager; Adam Massingill, Fire Chief**
Submitted: **August 13, 2023**
Subject: **Motion – Approve Regional Nozzle Grant Purchase**

INTRODUCTION AND HISTORY

In September 2022 Auburn Hills Fire Department was awarded a regional grant through FEMA's Assistance for Firefighters Grant program for the purchase of fire suppression nozzles. The regional grant request was submitted in early 2022 on behalf of The City of Auburn Hills Fire Department (AHFD), The Village of Holly Fire Department (HVFD), The Brandon Township Fire Department (BTFD), and The Farmington Hills Public Safety Department (FHPS).

The grant request was for 131 nozzles combined among the four agencies that submitted information as part of the regional grant application. The high quality, reliable nozzles would replace AHFD's cache of 25 to 30-year-old Elkhart Brass nozzles currently in use and will ensure efficiency and effectiveness in fire operations for decades. The grant amount awarded was for federal funds in the amount of $87,025.45. The grant award addressed the 131 nozzles requested by all four participating agencies.

Representatives from AHFD, HVFD, BTFD, and FHPS evaluated multiple nozzle manufacturers designs in late 2022 and early 2023 to determine the best fit for each agency. The consensus following the evaluation period being that the Elkhart Brass nozzle brand would best meet the needs of all four agencies.

Project specifications were developed intent on meeting the needs of each grantee. A request for proposal was published according to City purchasing policy. The RFP included two alternate specifications, one alternate (A) incorporated upgraded Elkhart Brass nozzle specifications and another alternate (B) specified a second manufacturer, Task Force Tips nozzles. While Task Force Tips were not identified as best fitting grantee agency needs, the alternate was included to evaluate cost effectiveness between brands. Below are results from the bid opening conducted on May 30, 2023:

COMPANY NAME	ADDRESS		Total Bid Amt	Alternate A Amt	Alternate B Amt
Municipal Emergency Services	1183 W. Chippewa River Rd., Midland 48640		$107,900.13	$107,900.13	n/a
Dan Enterprises Team, LLC	18501 Pines Blvd., Pembroke Pines, FL 33029		$162,316.09	$162,316.09	n/a
Conway Shield, Steve Florian	586-899-9773		$120,868.23	$135,823.60	$179,437.56
no information on the outside	(Dinges Fire)		$133,807.85	$150,992.16	$115,027.91
McQueen Emergency			$107,182.00	$117,837.00	$114,624.00
CSI	Grayling/Greenville		$99,998.00	$118,992.00	$124,956.00

Results of the bids identified the Elkhart Brass models to be most cost effective as well as being best meeting the needs of AHFD and our regional partners in the grant. CSI Emergency Apparatus, LLC located in Grayling, Michigan was the low bidder with a total bid amount of $99,998.00.

On July 25, 2023, representatives from all four regional grantees met with CSI's General Manager as well as a product specialist from Elkhart Brass. Each agency submitted a final list of nozzles each believed would best meet their agency expectations while maintaining fiscal responsibility. Three of the four agencies modified their nozzle order to take advantage of the lower price point offered through the collaborative bid, resulting in a total of 136 nozzles.

Auburn Hills Fire Department was approved for 51 nozzles at a cost of $49,957.44. Of this amount, grant funding will cover $37,300, leaving a balance of $12,657.44 to be paid from Fire Department GL 101-399-978.000.

The final cost for 136 nozzles amounted to $122,515.54 with federal grant funding to cover $87,025.45 leaving a balance of $35,490.09 to be split among the four agencies as follows:

- Auburn Hills Fire Department $49,957.44 for 51 nozzles. The grant provided AHFD $37,300, leaving a balance of $12,657.44 to be paid from the department budget.

- Village of Holly Fire Department $28,925.54 for 31 nozzles. The grant provided Holly FD $20,140, leaving a balance of $8785.54 to be paid by HFD.

- Brandon Township Fire Department $24,780.89 for 32 nozzles. The grant provided BTFD $22,972, leaving a balance of $1808.89 to be paid by BTFD.

- Farmington Hills Public Safety $18,851.67 for 22 nozzles. The grant provided $15,316, leaving a balance of $3,535.67 to be paid by FHPS.

The Public Safety Advisory Committee met on August 9th, 2023, and unanimously supported the nozzle grant purchase via a motion to recommend the City Council approve the purchase.

STAFF RECOMMENDATION

To approve the purchase of 136 Elkhart Brass fire suppression nozzles from CSI Emergency Apparatus, LLC. and amend the General fund Fire Suppression account number 101-339-978.00-FFIGHTERASST with an increase of $37,300 to cover the full cost of 51 nozzles for Auburn Hills totaling $49,957.44 and amend 101-339-953.900-FFIGHTERASST (Contributions to Other Governments) with an increase of $72,558.10 to reflect the full costs of the remaining 85 nozzles. Further, staff recommends increasing account 101-339-507-FFIGHTERASST $87,025.45 to reflect the full federal award. Also, increasing 101-339-676.001 $14,130.10 to reflect the reimbursement revenue from the other agencies. The net impact of this transaction to the General Fund is zero as the Auburn Hills out of packet cost of $12,657.44 is available in the current 2023 appropriated funds.

MOTION

Move to approve the purchase of 136 Elkhart Brass fire suppression nozzles form CSI Emergency Apparatus, LLC in the amount of $122,515.54 which are to be distributed among participating agencies and accept reimbursement of federal funding as well as from The Village of Holly Fire Department, Brandon Township Fire

Department, and Farmington Hills Public Safety. Move to approve budget amendments as detailed in this memo increasing both the General fund Fire Suppression appropriations $109,858.10 and increasing revenues $109,858.10.

I CONCUR:

Thomas A. Tanghe

_____

THOMAS A. TANGHE, CITY MANAGER

INVITATION TO BID

BID ID: **2023-0501**

BID NAME: **Regional Nozzle Purchase**

ITEM: **Firefighting Nozzles**

DEADLINE: **May 30, 2023 at 4 pm**

The City of Auburn Hills is seeking bids from qualified suppliers for the purchase of firefighting nozzles and associated equipment.

Bids to receive consideration shall be received prior to the specified time of opening as designated on the bid form. **NO LATE BIDS WILL BE ACCEPTED.** Bids are considered received when received and date stamped by the office of the City Clerk.

Any questions regarding this bid should be directed to Adam Massingill, Fire Chief.

Bid Submission Instructions:

1. **Envelope SEALED, clearly marked: FIREFIGHTING NOZZLES AND ASSOCIATED EQUIPMENT SEALED BID along with BID NUMBER- 2023-0501, on the sealed envelope.**
2. **Must be received by City Clerk's Office 1827 N. Squirrel Rd., Auburn Hills, MI 48326 no later than bid deadline of May 30, 2023 at 4 pm.**
3. **Include one copy of page 5 (Bid Submission) of the bid document.**

The City reserves the right to reject any or all bids or waive any irregularities which it deems in the best interest of the City.

Pricing shall be stated in units of quantity specified in the Bid Document. In case of a discrepancy in computing the amount of the bid, the unit price bid will govern.

All quantities stated, unless indicated otherwise are estimates and the City reserves the right to increase or decrease the quantity at the unit price bid as best fits its needs.

The bidding contractor is responsible for all costs associated with the research and preparation of their bidding document.

Insurance requirement for work on or within city property/facilities

1. Liability Insurance

An ACORD certificate of insurance, or its equivalent, shall be furnished to the City of Auburn Hills at 1827 North Squirrel Road, Auburn Hills, Michigan 48326 evidencing insurance in force for the duration of and applicable to this contract with an insurance company acceptable to the City of Auburn Hills with a minimum A.M. BEST rating of "A", and the following minimum requirements:

a. General Liability (affording coverage not less than ISO Commercial General Liability coverage form):

I. Check mark indicating occurrence as opposed to claims made form
II. Limits of Liability:
$2,000,000 each occurrence
$4,000,000 general and products-completed operations aggregates
III. Personal Injury
$2,000,000 aggregate

b. Automobile Liability:

I. Check mark indicating coverage as to any automobile
II. Certificate must reflect Michigan "No Fault" PIP and PPI statutory coverages are also afforded
III. Limits of Liability: $2,000,000 combined single limit

c. Acceptable alternate limits are combinations of primary and excess or umbrella limits to equal not less than those shown in (a) and (b) above.

d. Description section of ACORD form is to read: *It is understood and agreed that the following shall be additional insured: The City of Auburn Hills, including all elected and appointed officials, all employees and volunteers, all boards, commissions, and/or authorities, including but not limited to the Tax Increment Finance Authority, Brownfield Redevelopment Authority and the Building Authority, and their employees, representatives and volunteers. The coverage shall be primary to the additional insured and not contributing with any other insurance or similar protection available to the additional insured. This shall not apply to the contractor's required worker's compensation/employer's liability.*

e. The Description of Operation section of the Certificate shall also name or describe the project and/or event for which coverage is provided.

2. Owner's and Contractor's Protective Liability

The Contractor shall procure and maintain during the life of the contract Owner's and Contractor's Protective Liability and Insurance in the name of the City of Auburn Hills, in an amount not less than $2,000,000 per occurrence, and $4,000,000 aggregate for injuries, including death, to persons and property damage including loss of use thereof. This insurance shall be in an insurance company acceptable to the City of Auburn Hills.

3. Workers Compensation

The Contractor shall procure and maintain during the life of the contract, statutory Michigan Workers Compensation and Employers Liability Insurance for all employees employed at or in the vicinity of the Contractor's property, or any property used in connection with the Contractor's operation or in carrying out any work related to this contract.

Michigan Workers Compensation and Employers Liability Insurance shall be procured and maintained with the following limits of liability:

- $100,000 E.L. each accident
- $100,000 E.L. each disease – each employee
- $500,000 E.L. Disease – Policy Limit

This insurance shall comply with all applicable rules and regulations of the State of Michigan, and shall be in an insurance company acceptable to the City of Auburn Hills.

4. Certificate of Insurance

The Contractor agrees that he/she will file all required Certificates of Insurance satisfactory to the City of Auburn Hills with the City of Auburn Hills simultaneously with or prior to the execution of this contract indicating that the insurance required herein has been issued and is in full force and effect.

Further, the Contractor will provide updated certificates annually prior to the policies expiration dates, to indicate that the policies and conditions required hereunder are in full force and effect during the life of this contract.

5. Bid Bond

A bid bond is not required for this project. Product and services charges will be paid upon completion and acceptance of project by the City of Auburn Hills.

6. Project Specifications

A. Elkhart Select-O-Matic XD 60-200 gpm @ 75psi 1.5" NHF. (Quantity 69).
B. Elkhart Chief XD 2.5" 250 gpm @ 50psi with pistol grip. DET STD Female. (Quantity 16).
C. Elkhart Chief XD 2.5" 250 gpm @ 50psi with pistol grip. NHF (Quantity 16).
D. Elkhart Chief XD Shutoff with integrated 15/16, 1.5" NHF, 1.5" NHM Out (Quantity 18).
E. Elkhart Chief XD Tip, 175gpm @ 75 psi, 1.5" NHF. (Quantity 11).
F. Elkhart 7/8 smoothbore tip short barrel. (Quantity 7).
G. Elkhart Chief XD Shutoff 2.5" NHF, 1.5" NHM. (Quantity 9).
H. Elkhart FDNY Stacked Tip. (Quantity 9).
I. Elkhart XD Playpipe 2.5" NHF, 1.5" NHM, with or without ladder hook. (Quantity 3).

Alternate A Specifications

A. Elkhart Select-O-Matic XD Automatic Mid-Range Combination Nozzle with pistol grip 60-200 gpm @75 psi, 1.5" NHF. (Quantity 69).
B. Elkhart Select-O-Matic XD Automatic High-Range Combination Nozzle with pistol grip 75-325 gpm @ 75 psi, DET STD Female. (Quantity 16).
C. Elkhart Select-O-Matic SD Automatic High-Range Combination Nozzle with pistol grip 75-325 gpm @ 75psi, NHF. (Quantity 16).
D. Elkhart Chief XD Shutoff with integrated 15/16, 1.5" NHF, 1.5" NHM Out (Quantity 18).
E. Elkhart Select-O-Matic 60-200 gpm @ 75psi 1.5" NHF **TIP ONLY**. (Quantity 18).
F. Elkhart Chief XD Shutoff 2.5" NHF, 1.5" NHM. (Quantity 9).
G. Elkhart FDNY Stacked Tip. (Quantity 9).
H. Elkhart XD Playpipe 2.5"NHF, 1.5" NHM, with or without ladder hook. (Quantity 3).

Alternate B Specifications

A. TFT Mid-Matic 70-200 gpm @ 75psi 1.5"NHF (Quantity 69).
B. TFT Handline 2.5" DET STD (Quantity 16).
C. TFT Handline 2.5" NHF (Quantity 16).
D. TFT Shutoff with integrated 15/16, 1.5" NHF, 1.5" NHM Out (Quantity 18).
E. TFT Mid-Matic 60-200 gpm @ 75psi 1.5" NHF **TIP ONLY**. (Quantity 18).
F. TFT Shutoff 2.5" NHF, 1.5" NHM. (Quantity 9).
G. TFT FDNY Stacked Tip. (Quantity 9).
H. TFT Playpipe 2.5" NHF, 1.5" NHM, with or without ladder hook. (Quantity 3).

BID SUBMISSION

The undersigned does hereby submit a bid to the City of Auburn Hills for the above stated project. The following costs shall include all labor, materials, delivery, and equipment needed to accomplish this work.

TOTAL BID AMOUNT: $99,998.00

ALTERNATE A BID AMOUNT: $118,992.00

ALTERNATE B BID AMOUNT: $124,956.00

- **CONTRACT SHALL BE PAID IN FULL UPON THE COMPLETION AND ACCEPTANCE OF PROJECT BY THE CITY OF AUBURN HILLS.**

Company: CSI EMERGENCY APPARATUS, LLC

Address: 2332 DUPONT STREET, GRAYLING, MI 49738

Telephone: 989-348-2877 Fax: 989-348-8233

Email: mholzhei@csiea.com

Authorized Signature

GENERAL MANAGER
Title

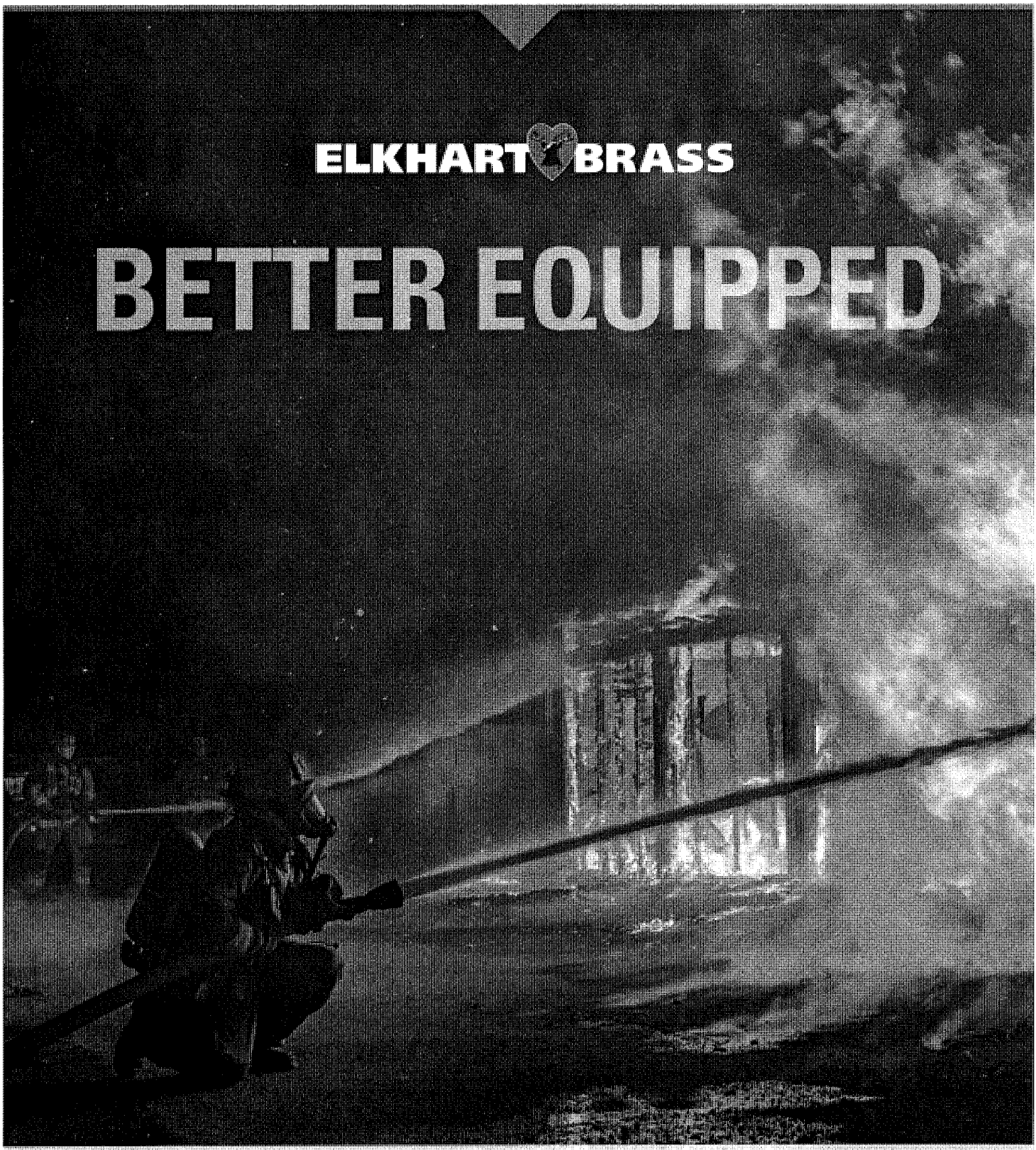
MATTHEW HOLZHEI
Printed Name

MAY 30, 2023
Date

Approval of Contract

City Representative

Title



MUNICIPAL FIREFIGHTING EQUIPMENT

HANDLINE NOZZLES / PORTABLE MONITORS / APPLIANCES / ACCESSORIES

SAFE FLEET

Driving Safety Forward™



HANDLINE NOZZLES	**06-24**
Smooth Bore XD	09
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WHO WE ARE

WE'VE BEEN AROUND

Well known for its commitment to quality, value and customer service, Elkhart Brass celebrated its 100th anniversary in 2002. In 2015, Elkhart Brass was acquired by Safe Fleet creating the leading global provider of safety solutions for fleet vehicles. The combination of Elkhart Brass with FRC, FoamPro, and ROM enables the company to develop integrated systems of monitors, valves, foam proportioning, and electronic controls for the global emergency market. Elkhart Brass still operates at its original site in Elkhart, Indiana, utilizing the in-house foundry where aluminum and brass are poured daily. In addition to manufacturing, Elkhart Brass also specializes in product research and development, engineering, and product testing thanks to 3D rapid prototyping capabilities, a dedicated flow test facility, and a complete product machine shop.

CERTIFICATIONS AND QUALITY

Elkhart Brass is committed to quality, as demonstrated by its ISO-9001 Registered Quality System. Striving for ways to streamline processes while maintaining the quality craftsmanship customers expect, the company has excelled. An on-site foundry assures accurate documentation and quality of materials. On-site testing facilities are also a benefit. Because firefighting is a dangerous occupation the company exhibits a serious commitment to you by doing everything in its power to assure that when you use Elkhart Brass products, you have the highest quality and safest equipment available in the industry. As part of that commitment to quality, it continually serves to evaluate and innovate products, including upgrading certification credentials. Contact Elkhart Brass for further details or questions about a specific certification.

WARRANTY

Products are warranted in accordance with and subject to terms and conditions of Seller's standard Warranty Statement in effect on the date the applicable order is submitted. See Warranty Statement on website at www.safefleet.net/documents/ and download Elkhart Brass warranty document or use mobile phone to view here:

BRASS TACKS HARD FACTS

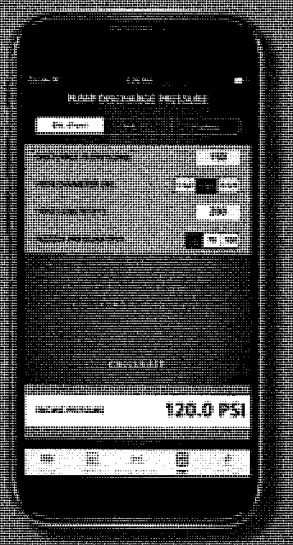
EST. 1902

ENGINE COMPANY EDUCATION AND FACT-BASED EQUIPMENT SELECTION

Utilizing some of the country's top engine company instructors, we are checking our emotions at the door and presenting the pros and cons of the relevant engine company topics in the fire service. Part Art. Part Science. This educational video series will be sure to leave you better informed about nozzles, flows, your fire flow system, and engine company operations as a discipline.

Watch the entire series at : *BrassTacksHardFacts.com*

ELKHART BRASS KNOWLEDGE BOND



MOBILE APP

EVERYTHING NEEDED FOR FLOW TESTING NOW AT YOUR FINGERTIPS

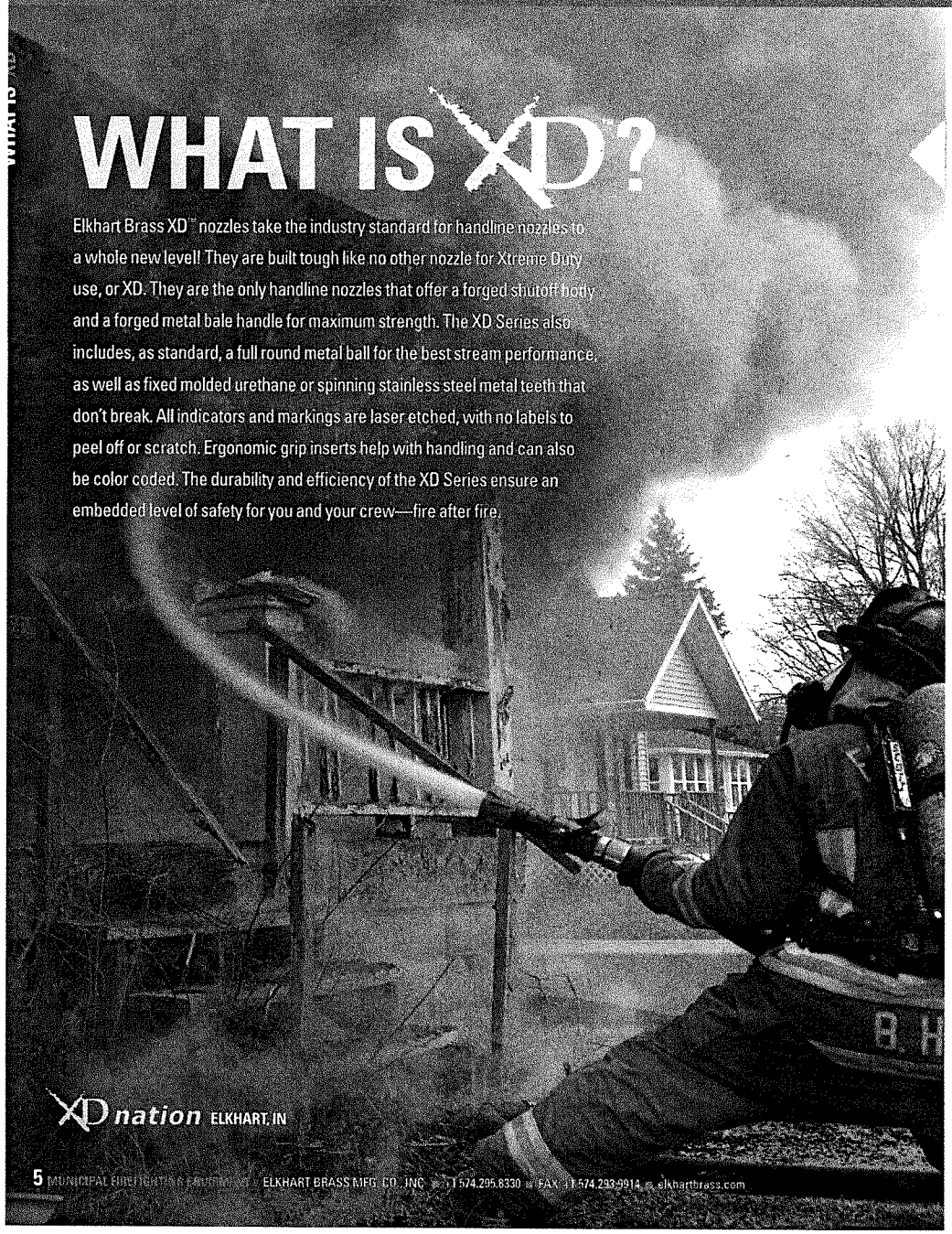
AVAILABLE FOR FREE DOWNLOAD

Download on the App Store

GET IT ON Google Play

WHAT IS XD?

Elkhart Brass XD™ nozzles take the industry standard for handline nozzles to a whole new level! They are built tough like no other nozzle for Xtreme Duty use, or XD. They are the only handline nozzles that offer a forged shutoff body and a forged metal bale handle for maximum strength. The XD Series also includes, as standard, a full round metal ball for the best stream performance, as well as fixed molded urethane or spinning stainless steel metal teeth that don't break. All indicators and markings are laser etched, with no labels to peel off or scratch. Ergonomic grip inserts help with handling and can also be color coded. The durability and efficiency of the XD Series ensure an embedded level of safety for you and your crew—fire after fire.



XD nation ELKHART.IN



XD SMOOTH BORES

Taking the classic smooth bore tip to the next level with easy to read markings, added knurling for increased grip, and a durable neoprene bumper.

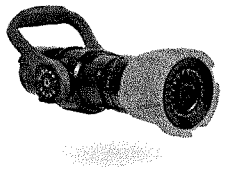
- Short Barrels, Long Barrels, and Stacks available
- Guaranteed to have a size to match up with any hose type
- Twelve different bumper colors to choose from on select models



XD SHUTOFFS

Built for Xtreme Duty use with a forged metal bale handle, full round metal ball, and laser etched markings. Customize these shutoffs with your logo and twelve different handle insert colors.

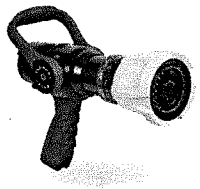
- 1.0", 1.5" and 2.5" models for any application
- Integrated smooth bores available to build the ultimate break-apart
- Perfectly aligned waterway for unmatched stream quality



CHIEF XD

The choice for fixed flow fog nozzles, the Chief XD is an absolute workhorse. Available in a variety of flow rates and pressures down to 50 psi (3.5 BAR).

- Forged metal bale handle
- No stickers to peel off or scratch
- You choose: Spinning metal teeth or fixed molded urethane teeth



SELECT-O-MATIC XD

Maximizing reach and stream quality based on available water supply the Select-O-Matic XD nozzle line of automatic nozzles will flow reliably until their last day in service.

- Unique outside of the waterway spring design requires ZERO lubrication
- Go high flow / low pressure with a 75 psi (5 BAR) version
- Pick with a one-piece model or tip only version and pair it with an XD Shutoff



PHANTOM XD

If selectable flow is your choice, then choose the Phantom XD. Positive interlocking, robust tactile selection grips ensure that choosing the desired flow rate won't be a problem even in the harshest conditions.

- The most durable selectable flow nozzle on the market
- Wide range of models to have your target flow covered
- Choose from 75 psi (5 BAR) and 100 psi (7 BAR) versions



WATCH AND LEARN

At these QR Codes throughout this catalog you will find our popular Elkhart Brass Knowledge Drop assets. Find quick access and mobile viewing of educational and training videos, links to web pages, industry tips and more information.



SMOOTH BORE XD™

Elkhart Brass took the classic smooth bore tip to the next level. The XD's smooth bore tips feature durable urethane bumpers and laser etching. You'll also find extra knurling added for increased control and grip.

KEY FEATURES:

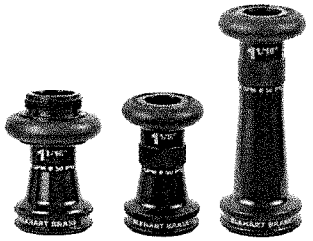
- Lightweight aluminum construction
- Laser etched flow rates
- Durable urethane molded bumper
- Customize the model 187-XD and 188-XD with 12 different bumper colors

SMOOTH BORE SINGLE TIPS

185-XD – Exposed Extending Threads
1.5" Inlet / 1.5" Outlet / 4.5" (114 mm) Length
Available discharge sizes: 7/8", 15/16", 1", 1-1/16", 1-1/8", 1-3/16", 1-1/4"

187-XD – Short Barrel
1.5" Inlet / 4.5" (114 mm) Length
Available discharge sizes: 1/2", 7/8", 15/16", 1", 1-1/16", 1-1/8", 1-3/16", 1-1/4"

188-XD – Long Barrel
1.5" Inlet / 7.0" (177 mm) Length
Available discharge sizes: 7/8", 15/16", 1", 1-1/16", 1-1/8", 1-3/16", 1-1/4"


185-XD 187-XD 188-XD

SMOOTH BORE STACKED TIPS

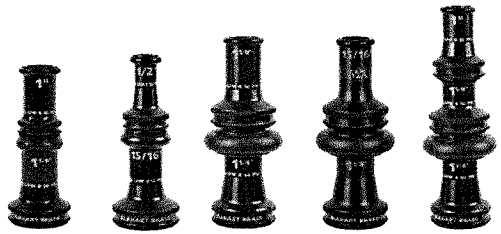
ST-184-XD – High Rise Stack
1.5" Inlet / 6.625" (168 mm) Length
Available discharge sizes: 1" & 1-1/8"

ST-185-XD – FDNY Stack
1.5" Inlet / 6.625" (168 mm) Length
Available discharge sizes: 1/2" & 7/8", 15/16", 1-1/8", or 1-3/16"

ST-185-XD-IFD – Indy Stack
1.5" Inlet / 7.625" (193 mm) Length
Available discharge sizes: 1-1/8" & 1-1/4"

ST-185-XD-CAFS – CAFS Stack
1.5" Inlet / 7.625" (193 mm) Length
Available discharge sizes: 15/16" & 1-1/8"

ST-190-XD – Triple Stack
1.5" Inlet / 9.0" (228 mm) Length
Available discharge sizes: 1", 1-1/8" & 1-1/4"

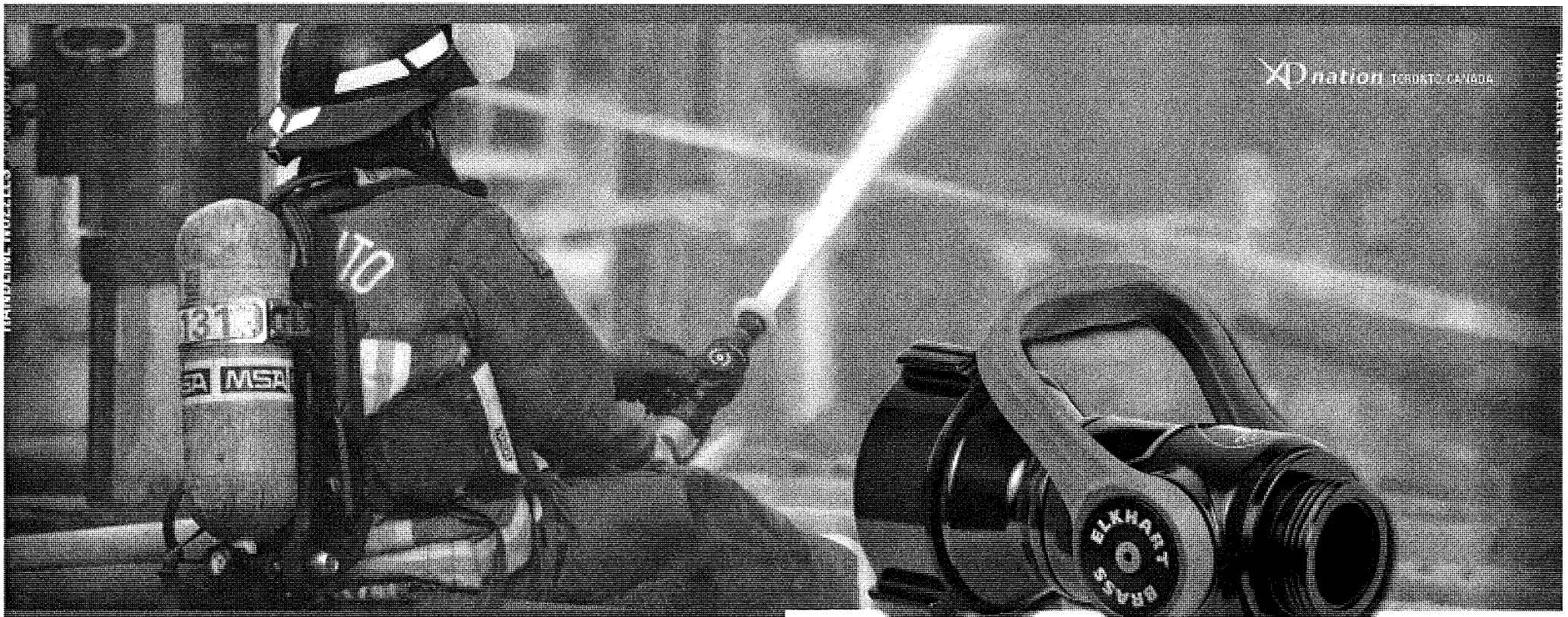

ST-184-XD ST-185-XD ST-185-XD-IFD ST-185-XD-CAFS ST-190-XD

SPECIFY WHEN ORDERING:

- Smooth Bore discharge size (if applicable)
- Bumper color (if applicable) (black standard)
- Inlet threads

SEE CUSTOMIZATION OPTIONS ON PAGES 21-22
CONFIGURE YOURS AT XDCONFIGURATOR.COM

ELKHART BRASS KNOWLEDGE DROP



XD SHUTOFFS

BALL SHUTOFFS AND PLAYPIPES
Built for Xtreme Duty use with a forged metal ball handle, full round metal ball, and laser etched markings. Customize these shutoffs with your logo and twelve different handle insert colors.

KEY FEATURES

- 1.0", 1.5" and 2.5" models for any application
- Integrated smooth bores available to build the ultimate break-apart
- Perfectly aligned waterway for unmatched stream quality

BUILDING A BREAK APART NOZZLE

XD SHUTOFFS Available with Optional Pistol Grip

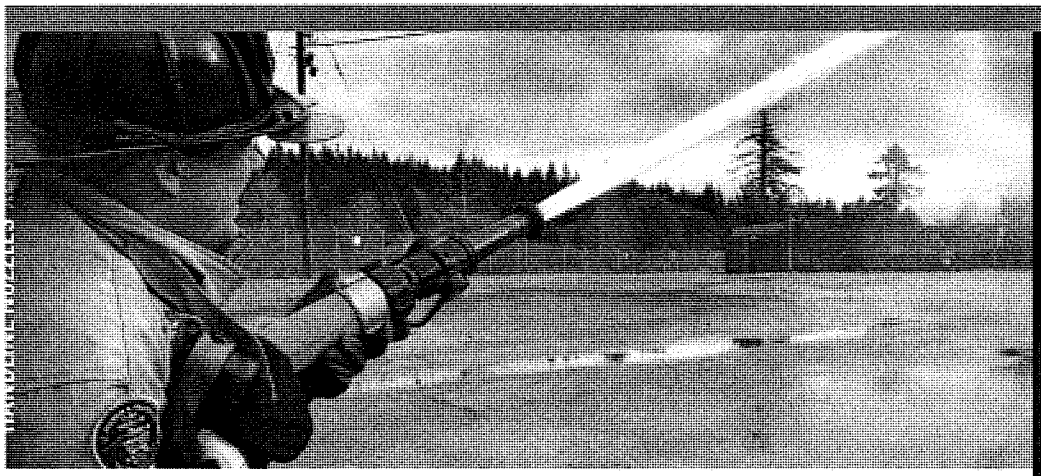
1" XD Shutoff
1.0" Free Swivel Inlet / 1.0" Outlet
1.0" Waterway



Shown with optional Pistol Grip

1.5" XD Mid/Low Shutoff
1.5" Free Swivel Inlet / 1.5" Outlet
1.0" Waterway





XD SHUTOFFS Available with Optional Pistol Grip

1.5" XD Shutoff
1.5" Free Swivel Inlet/1.5" Outlet
1-3/8" Waterway



Shown with optional Pistol Grip

2.5" XD Shutoff
2.5" Free Swivel Inlet/1.5" Outlet
1-3/8" Waterway



XD SHUTOFFS WITH INTEGRAL SMOOTH BORE Available with Optional Pistol Grip

Available discharge sizes:
7/8", 15/16", 1", 1-1/16", 1-1/8", 1-3/16", 1-1/4"

1.5" XD Shutoff
1.5" Free Swivel Inlet/1.5" Outlet
1-3/8" Waterway



2.5" XD Shutoff
2.5" Free Swivel Inlet/1.5" Outlet
1-3/8" Waterway



Shown with optional Pistol Grip



XD PLAYPIPES

2.5" XD Playpipe
2.5" Free Swivel Inlet/1.5" Outlet
1-3/8" Waterway
Available with Ladder Hook



2.5" XD Playpipe

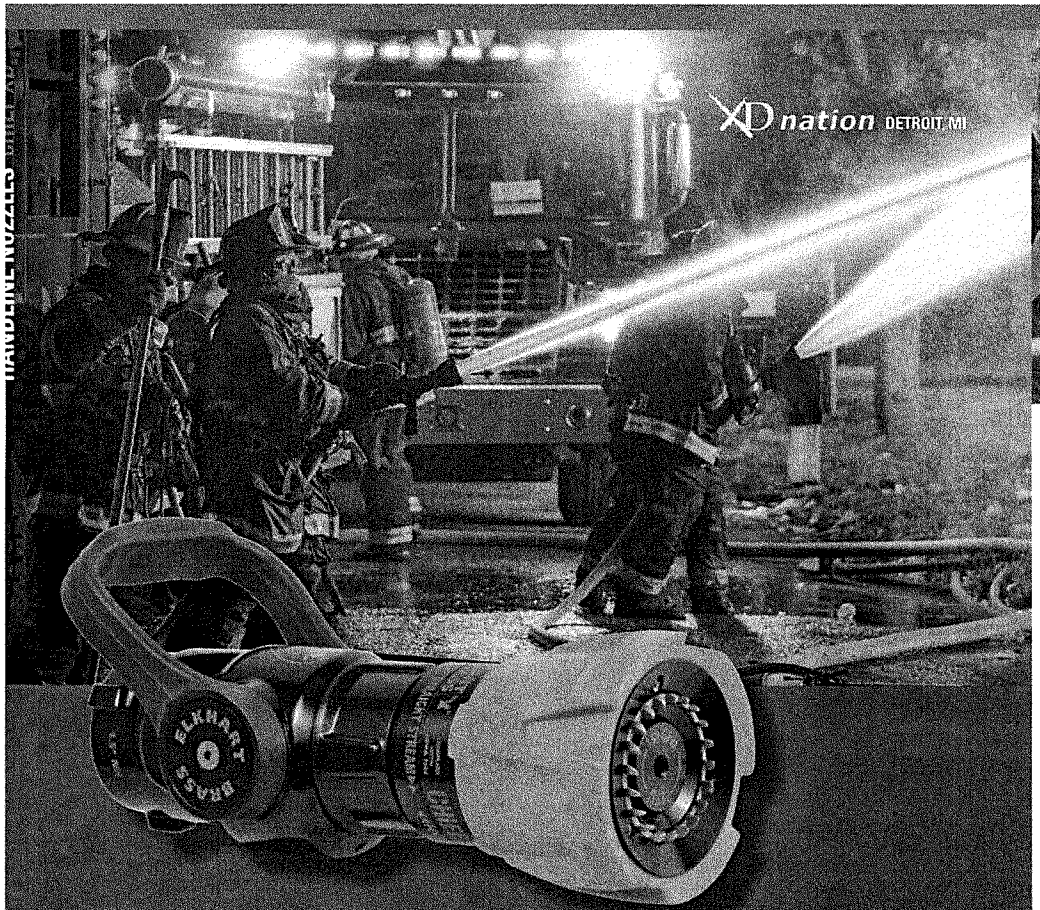


2.5" Playpipe
with Ladder Hook

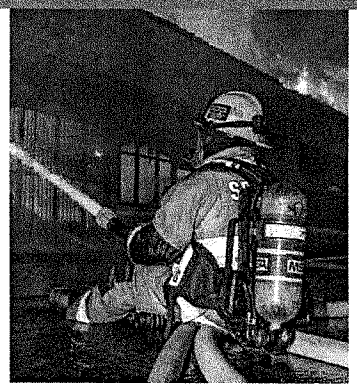
SPECIFY WHEN ORDERING:

- Bale and Pistol Grip insert colors (black standard)
- Inlet/Outlet threads
- Integral Smooth Bore discharge size (if applicable)

SEE CUSTOMIZATION OPTIONS ON PAGES 21-22
CONFIGURE YOURS AT XDCONFIGURATOR.COM









CHIEF XD™

FIXED FLOW HANDLINE NOZZLES: The choice for fixed flow fog nozzles, the Chief XD® is an absolute workhorse designed for a lifetime of service. Available in a variety of flow rates and pressures down to 50 psi (3.5 BAR).

KEY FEATURES:

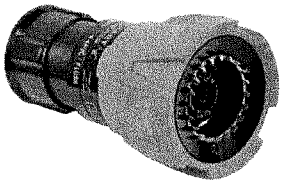
- Forged metal bale handle
- No stickers to peel off or scratch
- You choose: Spinning metal teeth or fixed molded urethane teeth

CHIEF XD TIPS

Mid-Range 1.5" Rigid Inlet

Flow Rates:

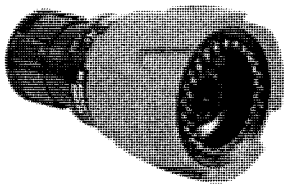
150 gpm @ 50 psi (570 LPM @ 3.5 BAR)	125 gpm @ 75 psi (475 LPM @ 5 BAR)	95 gpm @ 100 psi (360 LPM @ 7 BAR)
160 gpm @ 50 psi (600 LPM @ 3.5 BAR)	150 gpm @ 75 psi (570 LPM @ 5 BAR)	125 gpm @ 100 psi (475 LPM @ 7 BAR)
175 gpm @ 50 psi (660 LPM @ 3.5 BAR)	175 gpm @ 75 psi (660 LPM @ 5 BAR)	150 gpm @ 100 psi (570 LPM @ 7 BAR)
	185 gpm @ 75 psi (700 LPM @ 5 BAR)	175 gpm @ 100 psi (660 LPM @ 7 BAR)
	200 gpm @ 75 psi (750 LPM @ 5 BAR)	



High-Range 1.5" Rigid Inlet

Flow Rates:

185 gpm @ 50 psi (700 LPM @ 3.5 BAR)	250 gpm @ 75 psi (950 LPM @ 5 BAR)	250 gpm @ 100 psi (950 LPM @ 7 BAR)
210 gpm @ 50 psi (795 LPM @ 3.5 BAR)	300 gpm @ 75 psi (1140 LPM @ 5 BAR)	
250 gpm @ 50 psi (950 LPM @ 3.5 BAR)		
265 gpm @ 50 psi (1000 LPM @ 3.5 BAR)		



CHIEF XD NOZZLES

Low-Range 1.0" Free Swivel Inlet/1.0" Waterway

Available with Optional Pistol Grip

Flow Rates:

15 gpm @ 100 psi
(60 LPM @ 7 BAR)

30 gpm @ 100 psi
(115 LPM @ 7 BAR)

45 gpm @ 100 psi
(170 LPM @ 7 BAR)

60 gpm @ 100 psi
(230 LPM @ 7 BAR)



Shown with optional Pistol Grip

Mid/Low-Range 1.5" Free Swivel Inlet/1.0" Waterway

Available with Optional Pistol Grip

Flow Rates:

125 gpm @ 75 psi
(475 LPM @ 5 BAR)

60 gpm @ 100 psi
(230 LPM @ 7 BAR)

75 gpm @ 100 psi
(300 LPM @ 7 BAR)

95 gpm @ 100 psi
(360 LPM @ 7 BAR)

125 gpm @ 100 psi
(475 LPM @ 7 BAR)

150 gpm @ 100 psi
(570 LPM @ 7 BAR)



Mid-Range 1.5" Free Swivel Inlet/1-3/8" Waterway

Available with Optional Pistol Grip

Flow Rates:

150 gpm @ 50 psi
(570 LPM @ 3.5 BAR)

125 gpm @ 75 psi
(475 LPM @ 5 BAR)

95 gpm @ 100 psi
(360 LPM @ 7 BAR)

160 gpm @ 50 psi
(600 LPM @ 3.5 BAR)

150 gpm @ 75 psi
(570 LPM @ 5 BAR)

125 gpm @ 100 psi
(475 LPM @ 7 BAR)

175 gpm @ 50 psi
(660 LPM @ 3.5 BAR)

175 gpm @ 75 psi
(660 LPM @ 5 BAR)

150 gpm @ 100 psi
(570 LPM @ 7 BAR)

185 gpm @ 75 psi
(700 LPM @ 5 BAR)

175 gpm @ 100 psi
(660 LPM @ 7 BAR)

200 gpm @ 75 psi
(750 LPM @ 5 BAR)



Shown with optional Pistol Grip

High-Range 1.5" Free Swivel Inlet/1-3/8" Waterway

Available with Optional Pistol Grip

Flow Rates:

185 gpm @ 50 psi
(700 LPM @ 3.5 BAR)

250 gpm @ 75 psi
(950 LPM @ 5 BAR)

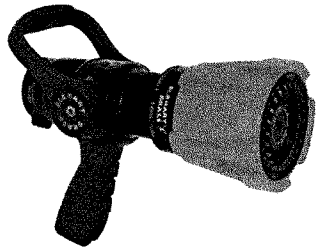
250 gpm @ 100 psi
(950 LPM @ 7 BAR)

210 gpm @ 50 psi
(795 LPM @ 3.5 BAR)

300 gpm @ 75 psi
(1140 LPM @ 5 BAR)

250 gpm @ 50 psi
(950 LPM @ 3.5 BAR)

265 gpm @ 50 psi
(1000 LPM @ 3.5 BAR)



Shown with optional Pistol Grip

High-Range 2.5" Free Swivel Inlet/1-3/8" Waterway

Available with Optional Pistol Grip

Flow Rates:

185 gpm @ 50 psi
(700 LPM @ 3.5 BAR)

250 gpm @ 75 psi
(950 LPM @ 5 BAR)

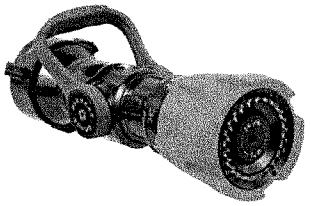
250 gpm @ 100 psi
(950 LPM @ 7 BAR)

210 gpm @ 50 psi
(795 LPM @ 3.5 BAR)

300 gpm @ 75 psi
(1140 LPM @ 5 BAR)

250 gpm @ 50 psi
(950 LPM @ 3.5 BAR)

265 gpm @ 50 psi
(1000 LPM @ 3.5 BAR)



SPECIFY WHEN ORDERING:

- Flow rate and pressure
- Bumper, bale handle, and pistol grip insert color (orange standard)
- Spinning stainless steel metal teeth (standard) or fixed molded urethane teeth
- Inlet threads

SEE CUSTOMIZATION OPTIONS ON PAGES 21-22
CONFIGURE YOURS AT XDCONFIGURATOR.COM



SELECT-O-MATIC® XD™

AUTOMATIC FLOW HANDLINE NOZZLES: The Select-O-Matic® XD automatic handline nozzle adjusts to fluctuating water supply conditions to maintain effective pressure and a consistent fire stream in all flow ranges. It does so by generating back pressure by using a patented internal spring design that leaves the waterway unobstructed. This mechanism ensures a quality fire stream regardless of flow, and requires zero maintenance. Maximizing reach and stream quality based on available water supply, the Select-O-Matic XD nozzle line of automatic nozzles will flow reliably until their last day in service.

KEY FEATURES:

- Unique outside of the waterway spring design requires ZERO lubrication
- Go high flow / low pressure with a 75 psi (5 BAR) version
- Pick with a one-piece model or tip-only version and pair it with an XD Shutoff

SEE CUSTOMIZATION OPTIONS ON PAGES 21-22
CONFIGURE YOURS AT XDCONFIGURATOR.COM

SPECIFY WHEN ORDERING:

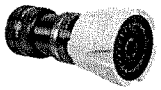
- Flow rate and pressure
- Bumper, hale handle, and pistol grip insert color (yellow standard)
- Spinning stainless steel metal teeth (standard) or fixed molded urethane teeth
- Inlet threads

SELECT-O-MATIC XD TIPS

Mid-Range 1.5" Rigid Inlet

75 psi (5 BAR)
Flow range: 60-200 gpm (230-750 LPM)

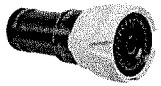
100 psi (7 BAR)
Flow range: 60-200 gpm (230-750 LPM)



High-Range 1.5" Rigid Inlet

75 psi (5 BAR)
Flow range: 75-325 gpm (300-1230 LPM)

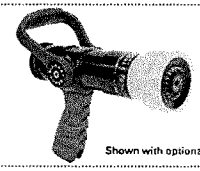
100 psi (7 BAR)
Flow range: 75-325 gpm (300-1230 LPM)



SELECT-O-MATIC XD NOZZLES Available with Optional Pistol Grip

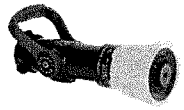
Low-Range 1.0" Free Swivel Inlet/1.0" Waterway

100 psi (7 BAR)
Flow range: 10-75 gpm (40-300 LPM)


Shown with optional Pistol Grip

Mid/Low-Range 1.5" Free Swivel Inlet/1.0" Waterway

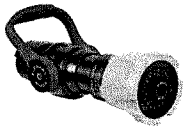
100 psi (7 BAR)
Flow range: 60-125 gpm (230-475 LPM)



Mid-Range 1.5" Free Swivel Inlet/1-3/8" Waterway

Flow Rates:
75 psi (5 BAR)
Flow range: 60-200 gpm (230-750 LPM)

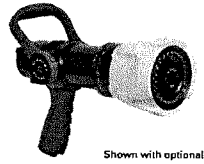
100 psi (7 BAR)
Flow range: 60-200 gpm (230-750 LPM)



High-Range 1.5" Free Swivel Inlet/1-3/8" Waterway

Flow Rates:
75 psi (5 BAR)
Flow range: 75-325 gpm (300-1230 LPM)

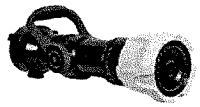
100 psi (7 BAR)
Flow range: 75-325 gpm (300-1230 LPM)


Shown with optional Pistol Grip

High-Range 2.5" Free Swivel Inlet/1-3/8" Waterway

Flow Rates:
75 psi (5 BAR)
Flow range: 75-325 gpm (300-1230 LPM)

100 psi (7 BAR)
Flow range: 75-325 gpm (300-1230 LPM)

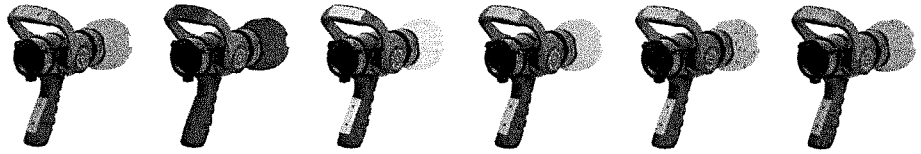




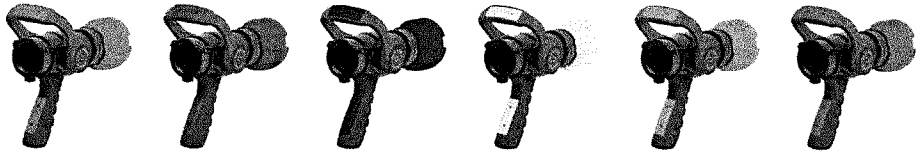
NOZZLE OPTIONS

FOG NOZZLE XD™ COLORS

Choose bumper color, bale insert, and pistol grip insert color (orange is standard on Chief XD, yellow is standard on Select-O-Matic XD, and red is standard on Phantom XD)



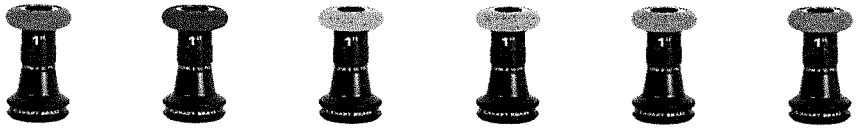
Orange | Red | Yellow | Glow | Tan | Pink



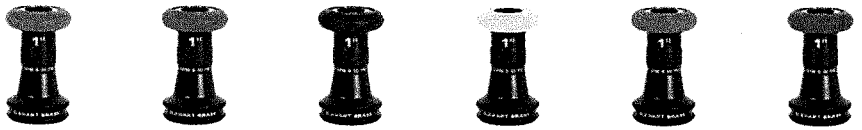
Green | Blue | Black | White | Gray | Purple

SMOOTH BORE XD COLORS

Choose bumper color (black is standard on XD Smooth Bores)



Orange | Red | Yellow | Glow | Tan | Pink



Green | Blue | Black | White | Gray | Purple

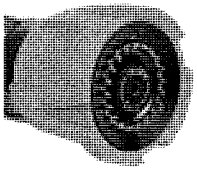
CUSTOM LASER ETCHING



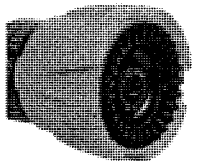
No upcharge for custom laser etching

TEETH

Choose from spinning stainless steel metal or fixed molded urethane teeth.



Spinning Stainless Steel (Standard)



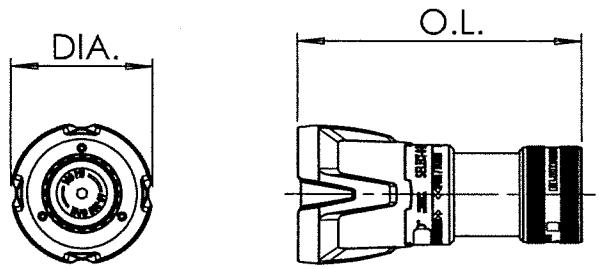
Fixed Molded Urethane

INLET THREADS

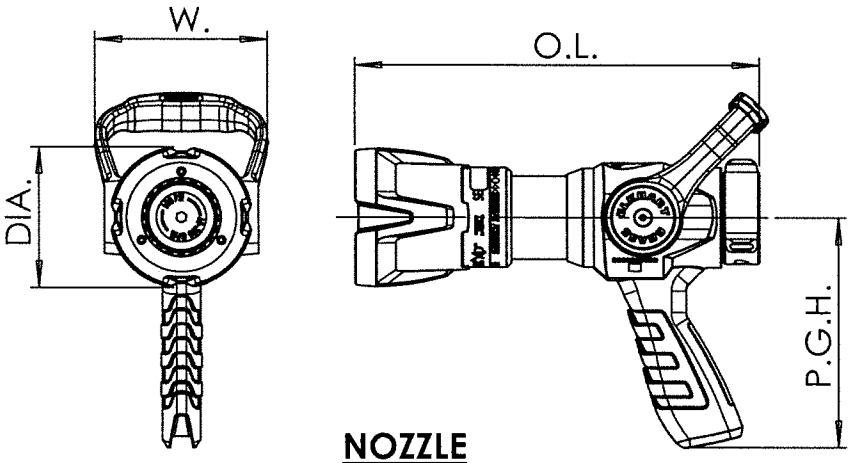
No upcharge for customer specific inlet threads

- NHT (Standard)
- NPSH
- BSPP
- Others available. Please provide thread spec: ODM (Outside Diameter Male), TPI (Threads Per Inch), and Province/City. (Ex. 3.030 x 8 NYFDThread)

CONFIGURE YOURS AT
XDconfigurator.com



TIP



NOZZLE

SELECT-O-MATIC XD DIMENSIONAL TABLE

FLOW RATE (GPM @ PSI)	TYPE	BASE	(IN INCHES)						WEIGHT (LBS.)	
			BASE SIZE	OVERALL LENGTH (O.L.)		BUMPER DIA. (DIA.)	BALE HANDLE WIDTH (W.)	PISTOL GRIP HEIGHT (P. G. H.)	NO PISTOL GRIP	PISTOL GRIP
				MAX (S.S.)	MIN (FLUSH)					
60-200 @ 100 60-200 @ 75	TIP	RIGID	1.5	7.410	6.740	3.70	N/A	N/A	2.5	N/A
	NOZZLE	FREE SWIVEL	1.5	11.020	10.350	3.70	4.5	6.00	4.6	5.1
75-325 @ 100 75-325 @ 75	TIP	RIGID	1.5	9.50	8.44	3.70	N/A	N/A	4.5	N/A
	NOZZLE	FREE SWIVEL	1.5	12.76	11.70	4.22	4.5	6.00	6.5	7.0
	NOZZLE	FREE SWIVEL	2.5	14.61	13.57	4.22	4.5	6.00	7.5	8.0

ELKHART BRASS
Fire Fighting Equipment

THIS DRAWING CONTAINS INFORMATION THAT IS PROPRIETARY TO ELKHART BRASS MFG CO., INC. AND MAY NOT BE USED TO PRODUCE ANY PARTS, ASSEMBLIES OR PRODUCTS DESCRIBED HEREIN WITHOUT EXPRESS WRITTEN PERMISSION

CSI Emergency Apparatus, LLC
Grayling, MI 49738

Estimate

Date	Estimate #
7/24/2023	835

Name / Address	Ship To
CITY OF AUBURN HILLS FIRE DEPT 1827 NORTH SQUIRREL ROAD AUBURN HILLS, MI 48326	

Terms	Due Date	Project
	5/30/2023	

Item	Item Description	Qty	Unit Price	Total Price
DIRECT	XD Shutoff Part Number0033XD0F-010103030A DescriptionWaterway: 1 3/8" 01 - Outlet: NONE, 1.5" MNH 01 - Inlet: 1.5" FNH 03 - Pistol Grip: YELLOW 03 - Bale Insert: YELLOW 0A - Custom Laser Etch: YES	24	394.39	9,465.36
DIRECT	Select-O-Matic XD Tip Stock Part Number02XD2051 DescriptionFlow: 60-200 GPM @ 75 PSI Waterway: 1 3/8" Inlet: 1.5" FNH Bumper: YELLOW Teeth: SPINNING	24	633.10	15,194.40
DIRECT	XD Shutoff Part Number0069XD0F-010505050A DescriptionWaterway: 1 3/8" 01 - Outlet: NONE, 1.5" MNH 05 - Inlet: 2.5" Customer Specific (3.125"-3.340") Spec: DETROIT THREAD 05 - Pistol Grip: ORANGE 05 - Bale Insert: ORANGE 0A - Custom Laser Etch: YES	16	502.55	8,040.80

	Subtotal
	Sales Tax (0.0%)
	Total

CSI Emergency Apparatus, LLC
Grayling, MI 49738

Estimate

Date	Estimate #
7/24/2023	835

Name / Address	Ship To
CITY OF AUBURN HILLS FIRE DEPT 1827 NORTH SQUIRREL ROAD AUBURN HILLS, MI 48326	

Terms	Due Date	Project
	5/30/2023	

Item	Item Description	Qty	Unit Price	Total Price
DIRECT	Chief XD Tip Stock Part Number04XD0251 DescriptionWaterway: 1 3/8" Stem: 250 GPM @ 50 PSI Inlet: 1.5" FNH Bumper: ORANGE Teeth: SPINNING	16	550.07	8,801.12
DIRECT	XD Shutoff Part Number0033XD0F-030104040A DescriptionWaterway: 1 3/8" 03 - Outlet: 15/16", 1.5" MNH 01 - Inlet: 1.5" FNH 04 - Pistol Grip: BLUE 04 - Bale Insert: BLUE 0A - Custom Laser Etch: YES	11	437.55	4,813.05
DIRECT	Chief XD Tip Part Number 04XD010F-0401040A Description Waterway: 1 3/8" 04 - Stem: 175 GPM @ 75 PSI 01 - Inlet: 1.5" FNH 04 - Bumper: BLUE 0A - Teeth: SPINNING	11	445.19	4,897.09
DIRECT	DISCOUNT FOR COMPLETE ORDER	1	-1,254.38	-1,254.38

Subtotal	$49,957.44
Sales Tax (0.0%)	$0.00
Total	$49,957.44

CSI Emergency Apparatus, LLC
Grayling, MI 49738

Estimate

Date	Estimate #
7/24/2023	836

Name / Address	Ship To
CITY OF AUBURN HILLS FIRE DEPT 1827 NORTH SQUIRREL ROAD AUBURN HILLS, MI 48326	

Terms	Due Date	Project
	5/30/2023	

Item	Item Description	Qty	Unit Price	Total Price
DIRECT	XD Shutoff Part Number0033XD0F-010103030A DescriptionWaterway: 1 3/8" 01 - Outlet: NONE, 1.5" MNH 01 - Inlet: 1.5" FNH 03 - Pistol Grip: YELLOW 03 - Bale Insert: YELLOW 0A - Custom Laser Etch: YES	15	394.39	5,915.85
DIRECT	Select-O-Matic XD Tip Stock Part Number02XD2051 DescriptionFlow: 60-200 GPM @ 75 PSI Waterway: 1 3/8" Inlet: 1.5" FNH Bumper: YELLOW Teeth: SPINNING	15	633.10	9,496.50
DIRECT	XD Shutoff Part Number0069XD0F-010108080A DescriptionWaterway: 1 3/8" 01 - Outlet: NONE, 1.5" MNH 01 - Inlet: 2.5" FNH 08 - Pistol Grip: PURPLE 08 - Bale Insert: PURPLE 0A - Custom Laser Etch: YES	5	502.55	2,512.75
DIRECT	Chief XD Tip Part Number04XD025F-0201080A DescriptionWaterway: 1 3/8" 02 - Stem: 265 GPM @ 50 PSI 01 - Inlet: 1.5" FNH 08 - Bumper: PURPLE 0A - Teeth: SPINNING	5	550.07	2,750.35

	Subtotal
	Sales Tax (0.0%)
	Total

CSI Emergency Apparatus, LLC
Grayling, MI 49738

Estimate

Date	Estimate #
7/24/2023	836

Name / Address	Ship To
CITY OF AUBURN HILLS FIRE DEPT 1827 NORTH SQUIRREL ROAD AUBURN HILLS, MI 48326	

Terms	Due Date	Project
	5/30/2023	

Item	Item Description	Qty	Unit Price	Total Price
DIRECT	Chief XD Nozzle Part Number04XD020F-0201080808AA DescriptionWaterway: 1 3/8" 02 - Stem: 265 GPM @ 50 PSI 01 - Inlet: 2.5" FNH 08 - Pistol Grip: PURPLE 08 - Bale Insert: PURPLE 08 - Bumper: PURPLE A - Teeth: SPINNING A - Custom Laser Etch: YES	5	782.23	3,911.15
DIRECT	XD Shutoff Part Number0069XD0F-010111110A DescriptionWaterway: 1 3/8" 01 - Outlet: NONE, 1.5" MNH 01 - Inlet: 2.5" FNH 11 - Pistol Grip: TAN 11 - Bale Insert: TAN 0A - Custom Laser Etch: YES	3	502.55	1,507.65
DIRECT	XD Smooth Bore Tip Part Number000187XD-0509 DescriptionModel: 187-XD Configuration: Short Barrel 05 - Inlet & Discharge: 1.5" FNH, 1 1/8" 09 - Bumper: TAN	3	109.25	327.75

	Subtotal
	Sales Tax (0.0%)
	Total

CSI Emergency Apparatus, LLC
Grayling, MI 49738

Estimate

Date	Estimate #
7/24/2023	836

Name / Address	Ship To
CITY OF AUBURN HILLS FIRE DEPT 1827 NORTH SQUIRREL ROAD AUBURN HILLS, MI 48326	

Terms	Due Date	Project
	5/30/2023	

Item	Item Description	Qty	Unit Price	Total Price
DIRECT	XD Playpipe Shutoff Stock Part Number 0034XD02 Description Waterway: 1 3/8" Outlet: 1.5" MNH Inlet: 2.5" FNH Ladder Hook: NO Bale Insert: BLACK	3	770.21	2,310.63
DIRECT	XD Stacked Smooth Bore Tip Stock Part Number02551007 DescriptionModel: ST-190-XD Configuration: Triple Stack Inlet: 1.5" FNH First Discharge: 1 1/4" Second Discharge: 1 1/8" Third Discharge: 1"	3	278.59	835.77
DIRECT	DISCOUNT FOR COMPLETE ORDER	1	-642.86	-642.86

Subtotal	$28,925.54
Sales Tax (0.0%)	$0.00
Total	$28,925.54

CSI Emergency Apparatus, LLC
Grayling, MI 49738

Estimate

Date	Estimate #
7/24/2023	837

Name / Address	Ship To
CITY OF AUBURN HILLS FIRE DEPT 1827 NORTH SQUIRREL ROAD AUBURN HILLS, MI 48326	

Terms	Due Date	Project
	5/30/2023	

Item	Item Description	Qty	Unit Price	Total Price
DIRECT	XD Shutoff Part Number0033XD0F-010103030A DescriptionWaterway: 1 3/8" 01 - Outlet: NONE, 1.5" MNH 01 - Inlet: 1.5" FNH 03 - Pistol Grip: YELLOW 03 - Bale Insert: YELLOW 0A - Custom Laser Etch: YES	12	394.39	4,732.68
DIRECT	Select-O-Matic XD Tip Stock Part Number02XD2051 DescriptionFlow: 60-200 GPM @ 75 PSI Waterway: 1 3/8" Inlet: 1.5" FNH Bumper: YELLOW Teeth: SPINNING	12	633.10	7,597.20
DIRECT	XD Shutoff Part Number0069XD0F-010105050A DescriptionWaterway: 1 3/8" 01 - Outlet: NONE, 1.5" MNH 01 - Inlet: 2.5" FNH 05 - Pistol Grip: ORANGE 05 - Bale Insert: ORANGE 0A - Custom Laser Etch: YES	3	502.55	1,507.65
DIRECT	Chief XD Tip Stock Part Number04XD0251 DescriptionWaterway: 1 3/8" Stem: 250 GPM @ 50 PSI Inlet: 1.5" FNH Bumper: ORANGE Teeth: SPINNING	3	550.07	1,650.21

	Subtotal
	Sales Tax (0.0%)
	Total

CSI Emergency Apparatus, LLC
Grayling, MI 49738

Estimate

Date	Estimate #
7/24/2023	837

Name / Address	Ship To
CITY OF AUBURN HILLS FIRE DEPT 1827 NORTH SQUIRREL ROAD AUBURN HILLS, MI 48326	

Terms	Due Date	Project
	5/30/2023	

Item	Item Description	Qty	Unit Price	Total Price
DIRECT	XD Shutoff Part Number0033XD0F-010102020A DescriptionWaterway: 1 3/8" 01 - Outlet: NONE, 1.5" MNH 01 - Inlet: 1.5" FNH 02 - Pistol Grip: RED 02 - Bale Insert: RED 0A - Custom Laser Etch: YES	4	394.40	1,577.60
DIRECT	XXD Smooth Bore Tip Part Number000187XD-0103 DescriptionModel: 187-XD Configuration: Short Barrel 01 - Inlet & Discharge: 1.5" FNH, 7/8" 03 - Bumper: RED	4	109.25	437.00
DIRECT	XD Shutoff Part Number0069XD0F-010106060A DescriptionWaterway: 1 3/8" 01 - Outlet: NONE, 1.5" MNH 01 - Inlet: 2.5" FNH 06 - Pistol Grip: GREEN 06 - Bale Insert: GREEN 0A - Custom Laser Etch: YES	3	502.55	1,507.65
DIRECT	XD Smooth Bore Tip Part Number000187XD-0510 DescriptionModel: 187-XD Configuration: Short Barrel 05 - Inlet & Discharge: 1.5" FNH, 1 1/8" 10 - Bumper: GREEN	3	109.25	327.75
DIRECT	DISCOUNT FOR COMPLETE ORDER	1	-486.07	-486.07

Subtotal	$18,851.67
Sales Tax (0.0%)	$0.00
Total	$18,851.67

CSI Emergency Apparatus, LLC
Grayling, MI 49738

Estimate

Date	Estimate #
7/24/2023	832

Name / Address	Ship To
CITY OF AUBURN HILLS FIRE DEPT 1827 NORTH SQUIRREL ROAD AUBURN HILLS, MI 48326	

Terms	Due Date	Project
	5/30/2023	

Item	Item Description	Qty	Unit Price	Total Price
DIRECT	XD Shutoff Part Number0033XD0F-010100070A DescriptionWaterway: 1 3/8" 01 - Outlet: NONE, 1.5" MNH 01 - Inlet: 1.5" FNH 00 - Pistol Grip: NO PISTOL GRIP 07 - Bale Insert: LUMINESCENT 0A - Custom Laser Etch: YES	18	347.96	6,263.28
DIRECT	Chief XD Tip Part Number04XD010F-0201070A DescriptionWaterway: 1 3/8" 02 - Stem: 150 GPM @ 75 PSI 01 - Inlet: 1.5" FNH 07 - Bumper: LUMINESCENT 0A - Teeth: SPINNING	18	445.20	8,013.60
DIRECT	XD Shutoff Part Number 0069XD0F-010100120A Description Waterway: 1 3/8" 01 - Outlet: NONE, 1.5" MNH 01 - Inlet: 2.5" FNH 00 - Pistol Grip: NO PISTOL GRIP 12 - Bale Insert: GRAY 0A - Custom Laser Etch: YES	11	456.12	5,017.32

	Subtotal
	Sales Tax (0.0%)
	Total

CSI Emergency Apparatus, LLC
Grayling, MI 49738

Estimate

Date	Estimate #
7/24/2023	832

Name / Address	Ship To
CITY OF AUBURN HILLS FIRE DEPT 1827 NORTH SQUIRREL ROAD AUBURN HILLS, MI 48326	

Terms	Due Date	Project
	5/30/2023	

Item	Item Description	Qty	Unit Price	Total Price
DIRECT	Chief XD Tip Part Number04XD025F-0501120A DescriptionWaterway: 1 3/8" 05 - Stem: 250 GPM @ 50 PSI 01 - Inlet: 1.5" FNH 12 - Bumper: GRAY 0A - Teeth: SPINNING	8	550.08	4,400.64
DIRECT	XD Smooth Bore Tip Part Number000187XD-0506 DescriptionModel: 187-XD Configuration: Short Barrel 05 - Inlet & Discharge: 1.5" FNH, 1 1/8" 06 - Bumper: WHITE	3	109.25	327.75
DIRECT	XD Shutoff Part Number0033XD0F-010100090A DescriptionWaterway: 1 3/8" 01 - Outlet: NONE, 1.5" MNH 01 - Inlet: 1.5" FNH 00 - Pistol Grip: NO PISTOL GRIP 09 - Bale Insert: WHITE 0A - Custom Laser Etch: YES	3	394.39	1,183.17
DIRECT	XD Smooth Bore Tip Part Number000187XD-0106 DescriptionModel: 187-XD Configuration: Short Barrel 01 - Inlet & Discharge: 1.5" FNH, 7/8" 06 - Bumper: WHITE	3	109.25	327.75
DIRECT	DISCOUNT FOR COMPLETE ORDER	1	-752.62	-752.62

Subtotal	$24,780.89
Sales Tax (0.0%)	$0.00
Total	$24,780.89

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: AUGUST 21, 2023 | **AGENDA ITEM NO 7D**

POLICE DEPARTMENT

To: **Mayor and City Council**
From: **Thomas A. Tanghe, City Manager; Ryan Gagnon, Chief of Police**
Submitted: **August 16, 2023**
Subject: **Motion – To Approve the Crisis Intervention Team Training Reimbursement Program**

INTRODUCTION AND HISTORY

The Police Department has been working collaboratively with the Oakland Community Health Network (OCHN) over the last 10+ years to improve the training our staff receives and enhance our response to people in crisis. The city currently partners with OCHN and three other communities, by contracting two full-time mental health clinicians to co-respond with law enforcement to calls for service in the community.

Another large component of our partnership has been delivering a 40-hour Crisis Intervention Team (CIT) training curriculum to our police officers. OCHN has received American Rescue Plan Act (ARPA) funding to deliver CIT training to police departments in Oakland County. Reimbursement funding will be provided to police departments who enter a Memorandum of Understanding (MOU) with OCHN. The city will be reimbursed $1,000 for each officer who attends the training and $2,000 for each instructor who delivers the training. This reimbursement will cover the wages of staff to participate in the 40-hour training program. Additionally, reimbursement will also be made available to staff who attend the CIT Coordinator Certification program, to become instructors for the program.

The Police Department has a set a goal to train 100% of our staff in the CIT program. By participating in this program, the city will be reimbursed the expense of the training, which had otherwise been paid for in the past with Police Department funds.

This agreement has been reviewed by the city attorney, who approves of the language in the MOU from a legal standpoint.

STAFF RECOMMENDATION

Staff recommends approval of the OCHN Memorandum of Understanding and for the Police Department to participate in the reimbursement program.

MOTION

Move to approve the Memorandum of Understanding with the Oakland Community Health Network and authorize the Chief of Police to sign the agreement on behalf of the city.

I CONCUR: Thomas A. Tanghe

_____

THOMAS A. TANGHE, CITY MANAGER

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Oakland Community Health Network

Developmental Disabilities • Mental Health • Substance Recovery

MEMORANDUM OF UNDERSTANDING
Number 2023-0448-JUSMOU
Between
OAKLAND COMMUNITY HEALTH NETWORK
And
EACH PARTICIPATING AGENCY

This Memorandum of Understanding ("MOU") is entered into between Oakland Community Health Network ("OCHN"), created pursuant to the Michigan Mental Health Code (P.A. 1974. No.258, MCL 330.1100, et seq., hereafter "Mental Health Code"),whose address is 5505 Corporate Drive, Troy, MI 48098-2614 and each of the following Oakland County law enforcement agencies Auburn Hills Police Department, Bloomfield Township Police Department, Clawson Police Department, Ferndale Police Department, Madison Heights Police Department; Novi Police Department, Oakland County Sheriff's Department, Rochester Police Department, Royal Oak Police Department, Southfield Police Department, Troy Police Department, West Bloomfield Police Department, and While Lake Township Police Department hereafter referred to as "each as a Participating Agency."

§1 BACKGROUND

In 2023, OCHN was awarded American Rescue Plan Act ("ARPA") funding under Section 21.027 of the Compliance Supplement to provide Crisis Intervention Team ("CIT") Training and program development assistance to local law enforcement agencies throughout Oakland County.

§2 PURPOSE

The purpose of this MOU is to establish a partnership that will reimburse the Participating Agency for its staff for attendance at the OCHN CIT Trainings and Participating Agency staff working towards CIT certification programs through OCHN:

- **OCHN agrees to allocate $100,000.00 of the ARPA funds to be reimbursed up to:**
    - $1,000.00 per officer/deputy attending and completing the 40-hour CIT training program through OCHN and the CIT Oakland Collaborative.
    - $2,000.00 per week for CIT Oakland Instructors.
- **OCHN agrees to allocate $80,000.00 of the ARPA funds to be reimbursed for:**
    - CIT International - CIT Coordinator Certification ($450) Virtual training.

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- CIT Curriculum Train the Trainer: CIT International - CIT 40-hour Curriculum Train-the-Trainer ($2,450).
  - Travel expenses not included (responsibility of agency) – training located in Salt Lake City, Utah.
- CIT Program Certification: $1,000.00 for agency certification or $1,500.00 for regional certification.

§3 TERM

This MOU shall become effective July 1, 2023 through January 31, 2024, or until all funds allocated under this MOU are dispersed, whichever occurs first.

§4 RESPONSIBILITIES

4.1 Law Enforcement Agency.

4.1.1 Assign eligible law enforcement staff to the training

4.1.2 Complete and submit the necessary OCHN forms for reimbursement, including, but not limited to, the OCHN Vendor Packet.

4.1.3 Review and approve OCHN-generated invoices detailing the Participating Agency staff in the program activities.

4.1.4 Accept reimbursement funds from OCHN.

4.1.5 Pay all travel expenses for each officer/deputy participating in the training.

4.2 OCHN

4.2.1 Assist in the development, implementation, and maintenance of the CIT Oakland program.

4.2.2 Provide 40-hour CIT training to local law enforcement.

4.2.3 Communicate regularly with the Law Enforcement Agency to ensure alignment and coordination of program.

4.2.4 Provide invoices of reimbursement amount, detailing individuals that attended and completed the training.

§5 CONFIDENTIAL INFORMATION

5.1 If OCHN discloses confidential information to the Participating Agency's employees, agents, and other parties pertaining to OCHN's past, present and future activities, the Participating Agency must instruct its employees to regard all information gained by each person as a result of the Services to be performed as information which is confidential and not to be disclosed to any organization or individual without the prior written consent of OCHN. The Participating Agency

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shall fully protect the confidentiality of any documents or information containing medical or other personal information concerning an individual served or employee and, in that regard, the Participating Agency agrees to follow all applicable confidentiality laws including HIPAA, the HITECH revisions and the Michigan Mental Health Code. If a Business Associate Agreement is required, it has been executed and attached hereto as an Attachment.

5.2 The Participating Agency agrees to take appropriate action with respect to its employees to ensure that the obligations of nonuse and non-disclosure of confidential information concerning this MOU can be fully satisfied. This includes proper training and agreements as necessary.

§6 TERMINATION

Either Party, upon a minimum of thirty (30) days written notice to the other Party, may cancel and/or completely terminate this MOU for any reason, including convenience, without incurring any penalty, expense, or liability to the Institute beyond fees for service already rendered under this MOU. The effective date for any such termination is to be clearly stated in the notice.

§7 [RESERVED]

§8 COMMITMENT OF RESOURCES

OCHN shall provide both the training location as well as staff, and any needed materials related to the training.

§9 IN-KIND SERVICES

Unless expressly provided herein, this MOU does not authorize any in-kind services by either party.

§10 GOVERNING LAW

This MOU shall be governed by the laws of the State of Michigan and any dispute arising from or relating to this MOU shall be heard in a competent court located in Oakland County, Michigan.

§11 AMENDMENTS

This MOU may be amended only with the mutual consent of OCHN and all of the Participating Agencies.

§12 DISPUTE RESOLUTION

All disputes arising under or relating to the execution, interpretation, performance, or nonperformance of this MOU involving or affecting the Parties may first be submitted to the respective project manager (if applicable) and administrators for possible resolution.

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§13 RELATIONSHIP OF PARTIES

Nothing in this MOU is intended to establish an employer-employee relationship between OCHN and the Participating Agencies. In no event, shall Participating Agency employees be deemed employees, agents, volunteers, or subcontractors of the OCHN.

§14 REPRESENTATIONS

Each Party represents and warrants as follows: (i) the individual executing this MOU on behalf of such Party is duly authorized to execute and deliver this MOU on behalf of said Party; (ii) it has the power and authority to execute, deliver and perform its obligations under this MOU; (iii) this MOU has been duly and validly authorized by all necessary corporate action on the part of such Party; and (iv) this MOU is not in violation of or inconsistent or contrary to the provisions of any other agreement to which such Party is a party.

§15 WARRANTIES AND ASSURANCES

15.1 The Participating Agency warrants that before submitting its Proposal and/or entering into this MOU, it had a full opportunity to review all OCHN requirements and/or expectations for this MOU. The Participating Agency is responsible for being adequately and properly prepared to execute this MOU. The Participating Agency has satisfied itself in all material respects that it will be able to perform the MOU as specified herein.

15.2 The Participating Agency certifies that all statements, assurances, records, and materials submitted to the OCHN in connection with seeking and obtaining this MOU have been truthful, complete, and accurate.

15.3 If the Parties agree to this MOU to follow any of the Participating Agency policies, such as acceptable use or privacy policies, then the Participating Agency shall retain each version of such policy with the effective dates and shall promptly provide such to the OCHN, if requested.

15.4 If any part of this MOU is supported or paid for with any State, federal, or other third-party funds granted to the OCHN, then the Participating Agency shall comply with all applicable grant requirements. Upon request of the Participating Agency, the OCHN shall provide the Participating Agency with a copy of the applicable grant requirements.

15.5 Except as otherwise expressly provided in this MOU, the Participating Agency shall be solely responsible and liable for all costs and expenses associated or needed to perform this MOU, including, but not limited to, any professional dues, association fees, license fees, fines, taxes, and penalties. Unless any of the foregoing are levied solely due to the actions or inactions of OCHN.

15.6 The Participating Agency is responsible for providing all equipment and supplies to perform this MOU, which are not expressly required to be provided by the OCHN. Notwithstanding the foregoing, OCHN acknowledges that certain deliverables will require OCHN have access to certain equipment to make use of such deliverables.

The remainder of this page is blank. Signature page follows.

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IN WITNESS WHEREOF, the parties have hereunto signed this Agreement in their official capacities of the day and year listed below.

For Oakland Community Health Network:

BY: _____
Adam Jenovai
Chief Operations Officer

DATE:_____

BY: _____
Patrick Franklin
Interim Chief Financial Officer

DATE: _____

For Contractor:

BY: _____
Chief Ryan Gagnon
Auburn Hills Police Department

DATE:_____

BY: DocuSigned by: Chief James Gallagher 1745B2E022EC4ED...
Chief James Gallagher
Bloomfield Township Police Dept.

DATE: 8/15/2023

BY: DocuSigned by: Scott Grewe F8580CADD3014AA...
Chief Scott Grewe
Birmingham Police Department

DATE: 8/9/2023

BY: DocuSigned by: Kellie Bauss 43696B6373CE451...
Kellie Bauss
Clawson Police Department

DATE: 8/1/2023

BY: _____

Ferndale Police Department

DATE:_____

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BY: _____

Madison Heights Police Department

DATE: _____

BY: DocuSigned by: Chief Erick Zinser BDB033814C43498...

Chief Erick Zinser
Novi Police Department

DATE: 8/4/2023

BY: DocuSigned by: 8B4D9C8322D4497...

David T. Woodward
Oakland Co. Board of Commissioners
Oakland County Sheriff's Office

DATE: 8/1/2023

BY: DocuSigned by: 0D14D9B59CEA478...

Lieutenant Keith Harper
Rochester Police Department

DATE: 8/1/2023

BY: DocuSigned by: Chief Michael Moore 149F5BBB89CF40C...

Chief Michael Moore
Royal Oak Police Department

DATE: 8/2/2023

BY: DocuSigned by: Chief Elvin V. Barren 0EA9770B522442F...

Chief Elvin V. Barren
Southfield Police Department

DATE: 8/4/2023

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BY: DocuSigned by: A476334D467B446...
Troy Police Department

Troy Police Department

DATE: 8/7/2023

BY: DocuSigned by: Lt. Dale Young D159B436551D405...
Lt. Dale Young

West Bloomfield Police Department

DATE: 8/9/2023

BY: DocuSigned by: Lt. Jeffrey S. Way BB157EDA2C484B1...
Lt. Jeffrey S. Way

White Lake Police Department

DATE: 8/1/2023

DocuSign

Certificate Of Completion

Envelope Id: D678D212E06C494292FCF426C922767D
Status: Sent
Subject: Complete with DocuSign: 2023-0448-JUS ARPA multi-agency.pdf
Source Envelope:
Document Pages: 7
Signatures: 11
Certificate Pages: 4
Initials: 0
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-05:00) Eastern Time (US & Canada)

Envelope Originator:
June A Lewis
5505 Corporate Drive
Troy, MI 48098
lewisj@oaklandchn.org
IP Address: 68.55.24.4

Record Tracking

Status: Original
8/1/2023 10:49:22 AM
Holder: June A Lewis
lewisj@oaklandchn.org
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Security Appliance Status: Connected
Pool: StateLocal
Storage Appliance Status: Connected
Pool: Oakland Community Health Network
Location: DocuSign

Signer Events	Signature	Timestamp
Chief Elvin V. Barren ebarren@cityofsouthfield.com Security Level: Email, Account Authentication (None)	DocuSigned by: Chief Elvin V. Barren 0EA9776B522442F... Signature Adoption: Pre-selected Style Using IP Address: 207.91.212.3	Sent: 8/1/2023 11:56:08 AM Viewed: 8/4/2023 9:05:10 AM Signed: 8/4/2023 9:06:45 AM
Electronic Record and Signature Disclosure: Not Offered via DocuSign		
Chief Erick Zinser ezinser@cityofnovi.org Security Level: Email, Account Authentication (None)	DocuSigned by: Chief Erick Zinser BDB033814C43498... Signature Adoption: Pre-selected Style Using IP Address: 204.232.89.82	Sent: 8/1/2023 11:56:06 AM Viewed: 8/1/2023 12:03:14 PM Signed: 8/4/2023 10:26:36 AM
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Chief James Gallagher JGallagher@bloomfieldtwp.org Chief of Police Security Level: Email, Account Authentication (None)	DocuSigned by: Chief James Gallagher 1745B2E022EC4ED... Signature Adoption: Pre-selected Style Using IP Address: 68.56.231.104 Signed using mobile	Sent: 8/1/2023 11:56:06 AM Resent: 8/9/2023 10:24:23 AM Viewed: 8/15/2023 7:02:54 AM Signed: 8/15/2023 7:03:43 AM
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Chief Michael Moore buckleyb@romi.gov Security Level: Email, Account Authentication (None)	DocuSigned by: Chief Michael Moore 149F5BBB89CF40C... Signature Adoption: Pre-selected Style Using IP Address: 209.124.40.44	Sent: 8/1/2023 11:56:11 AM Viewed: 8/2/2023 9:09:20 AM Signed: 8/2/2023 9:12:27 AM
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Signer Events	Signature	Timestamp
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David Woodward stringfellowj@oakgov.com Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via DocuSign	DocuSigned by: 8B4D9C8322D4497...	Sent: 8/1/2023 11:56:07 AM Viewed: 8/1/2023 12:01:22 PM Signed: 8/1/2023 3:45:40 PM
	Signature Adoption: Uploaded Signature Image Using IP Address: 12.43.11.53	
Ferndale Police Department sptak@ferndalepolice.org Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via DocuSign		Sent: 8/1/2023 11:56:10 AM Resent: 8/9/2023 10:24:26 AM
Kellie Bauss kbauss@cityofclawson.com Chief of Police Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via DocuSign	DocuSigned by: Kellie Bauss 43696B6373CE451...	Sent: 8/1/2023 11:56:09 AM Viewed: 8/1/2023 11:59:46 AM Signed: 8/1/2023 12:31:30 PM
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Lt. Dale Young stratechaud@wbpolice.org Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via DocuSign	DocuSigned by: Lt. Dale Young D1598136551D405...	Sent: 8/1/2023 11:56:11 AM Viewed: 8/9/2023 10:08:15 AM Signed: 8/9/2023 10:09:57 AM
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Lt. Jeffrey S. Way jway@whitelakepolice.com Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via DocuSign	DocuSigned by: Lt. Jeffrey S. Way BB157FDA2C484B1...	Sent: 8/1/2023 11:56:12 AM Viewed: 8/1/2023 1:53:02 PM Signed: 8/1/2023 1:55:45 PM
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Lt. Keith Harper kharper@rochestermi.org Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via DocuSign	DocuSigned by: 0D14D9B59CEA478...	Sent: 8/1/2023 11:56:08 AM Viewed: 8/1/2023 11:57:55 AM Signed: 8/1/2023 11:59:13 AM
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Electronic Record and Signature Disclosure: Not Offered via DocuSign		
Patrick Franklin franklinp@oaklandchn.org Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via DocuSign		
Adam Jenovai jenovaia@oaklandchn.org Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via DocuSign		

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp
Auburn Hills Police Department mhesse@auburnhills.org Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via DocuSign	COPIED	Sent: 8/1/2023 11:56:09 AM

Carbon Copy Events	Status	Timestamp
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Bloomfield Township Police Department aswitala@bloomfieldtwp.org Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via DocuSign	COPIED	Sent: 8/1/2023 11:56:09 AM
Novi Police Department mboody@cityofnovi.org Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via DocuSign	COPIED	Sent: 8/1/2023 11:56:12 AM
Oakland County Sheriff's Office hillt@oakgov.com Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via DocuSign	COPIED	Sent: 8/1/2023 11:56:13 AM Viewed: 8/2/2023 3:56:18 PM
Rochester Police Department kharper@rochestermi.org Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via DocuSign	COPIED	Sent: 8/1/2023 11:56:13 AM Viewed: 8/1/2023 11:59:31 AM
Southfield Police Department ahuguley@cityofsouthfield.com Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via DocuSign	COPIED	Sent: 8/1/2023 11:56:13 AM Viewed: 8/1/2023 2:16:12 PM
Trisha Zizumbo zizumbot@oaklandchn.org Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via DocuSign	COPIED	Sent: 8/1/2023 11:56:14 AM Viewed: 8/1/2023 12:46:55 PM

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
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Payment Events	Status	Timestamps

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: AUGUST 21, 2023 **AGENDA ITEM NO 7E**

DEPARTMENT OF PUBLIC WORKS

To: **Mayor and City Council**
From: **Thomas A. Tanghe, City Manager; Tim Wisser, Municipal Properties Manager**
Submitted: **August 16, 2023**
Subject: **Motion – To Reallocate Funding for the DPW HVAC Renovation Project**

INTRODUCTION AND HISTORY

The renovation of the Department of Public Works HVAC system was approved at the October 17th, 2022 City Council meeting. Because of long lead times for the required HVAC equipment, staff decided to postpone the project until after the winter months so not to expose the buildings plumbing and fire suppression systems to below freezing temperatures. In addition, staff also learned that the manufacturer of the HVAC equipment were changing model specifications to comply with new federal guidelines relating to efficiencies. This change resulted in an additional expense of $20,000.00 more than the original scope of work. On May 22nd of this year A/C Building Systems began the construction project and are on schedule to successfully complete the project this month. The project was originally approved and budgeted for $295,500.00 to be paid from the Facilities Building Additions & Improvements, however staff now recommends moving these funds to the capital improvement account.

STAFF RECOMMENDATION

Staff recommends reallocating $295,500 for the DPW HVAC Renovation Project from the facilities fund (101-265-975.000) to the capital fund (401-901-975.000-21BDDPWHVAC) including a budget amendment increasing appropriations by an additional $20,000.00 bringing the total cost to $315,500.

MOTION

Move to reallocate $295,500 for the DPW HVAC Renovation Project to the capital fund and amend the 2023 budget with an increase in appropriations of $20,000.00.

I CONCUR: Thomas A. Tanghe

_____

THOMAS A. TANGHE, CITY MANAGER

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: AUGUST 21, 2023 | **AGENDA ITEM NO 7F**

CITY CLERK'S OFFICE

To: **Mayor and City Council**
From: **Thomas A. Tanghe, City Manager; Laura M. Pierce, City Clerk**
Submitted: **August 16, 2023**
Subject: **Elected Officials Compensation Commission Resolutions**

INTRODUCTION AND HISTORY

The Elected Officials Compensation Commission (EOCC) meets every two years to set the salary and benefits for the Mayor and City Council Members, effective with the election in the odd year November.

Section 2-162 of the City Code states "The elected officials compensation commission shall determine the salary and benefits of each elected official. The determination shall be the salary and benefits unless the city council, by resolution adopted by two-thirds of the members elected to and serving on the city council, rejects it. The determination of the commission shall be effective 30 days following its filing with the city clerk unless rejected by the city council. If the determination is rejected, the existing salary and benefits shall prevail. The expense allowance or reimbursement paid to elected officials, in addition to salary and benefits, shall be for expenses incurred in the course of city business and accounted for to the city."

After reviewing data from other municipalities in Oakland County, the EOCC determined that the salary for the years 2023 – 2025 should be increased based on the average percentage wage adjustment of the City's full-time labor groups. This will increase the salary of the Mayor from $10,300 to $10,800 and Council Members from $7,730 to $8,105. The Compensation Commission also determined that the benefit provisions should remain the same for those eligible to receive them.

If Council takes no action on the resolutions, they are approved going forward or you may do so with a motion to receive and file. If 2/3 of Council (5 members) adopt a motion to reject the resolutions, then the current salary and benefit provisions would remain in place.

STAFF RECOMMENDATION

The recommendation is to receive and file the Salary Resolution and the Benefits Resolution as passed by the Elected Officials Compensation Commission.

MOTION

Move to receive and file the Salary Resolution and Benefits Resolution as recommended by the Elected Officials Compensation Commission on August 15, 2023.

I CONCUR: Thomas A. Tanghe

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THOMAS A. TANGHE, CITY MANAGER

AUBURN HILLS

ELECTED OFFICIAL COMPENSATION COMMISSION

2023 SALARY RESOLUTION FOR ELECTED OFFICIALS
Auburn Hills Elected Officials Compensation Commission

At a duly called meeting of the Elected Officials Compensation Commission of the City of Auburn Hills, Oakland County, Michigan, held in the Council Conference Room at 1827 North Squirrel Road, Auburn Hills, Michigan 48326 on August 15, 2023 at 6:00 PM,

The following resolution was offered by Commission Member Klemanski and seconded by Commission Member Casey:

WHEREAS, the Auburn Hills Elected Officials Compensation Commission has reviewed the salary of the Mayor, the Mayor Pro Tem and the City Council Members of the City of Auburn Hills as established by this Commission in 2005 and continued in 2007, 2009, 2011, 2013, 2015, 2017, 2019 and 2021;

WHEREAS, upon said review of the existing salaries and comparable data for local elected officials in Oakland County, the Auburn Hills Elected Officials Compensation Commission hereby determines that the salaries of officials elected to, re-elected to or continuing to serve in office following the November 2021 Election, shall be changed, effective following that date:

THEREFORE, IT IS HEREBY RESOLVED, that:

- The Mayor of the City of Auburn Hills, so sworn following the November 2023 Election, shall receive an annual salary of $10,800.
- The Mayor Pro Tem and City Council Members of the City of Auburn Hills, so sworn following the November 2023 Election, shall receive an annual salary of $8,105.

The Commission's determination of salary for Elected Officials of the City of Auburn Hills shall be effective as stated herein, unless rejected by a two-thirds vote of City Council within thirty (30) days from the date this resolution is filed with the City Clerk.

THEREFORE, IT IS HEREBY RESOLVED, that the Commission's determination of benefits for Elected Officials of the City of Auburn Hills shall be as stated above.

AYES: 4 (Casey, Klemanski, Moniz, Walker)

NAYES: None

ABSENT: 1 (Westover)

COMPENSATION COMMISSION MEMBERS

Patrick Casey

Jeffrey Walker

John Klemanski

Ron Moniz

ABSENT

Clinton Westover

AUBURN HILLS

ELECTED OFFICIALS COMPENSATION COMMISSION

2023 BENEFITS RESOLUTION FOR ELECTED OFFICIALS
Auburn Hills Elected Officials Compensation Commission

At a duly called meeting of the Elected Officials Compensation Commission of the City of Auburn Hills, Oakland County, Michigan, held in the Council Conference Room at 1827 North Squirrel Road, Auburn Hills, Michigan 48326 on August 15, 2023 at 6:00 PM, the Auburn Hills Elected Officials Compensation Commission reviewed the benefits of the Mayor, Mayor Pro Tem and the City Council Members of the City of Auburn Hills.

The following resolution was offered by Commission Member Walker and seconded by Commission Member Casey:

WHEREAS, the Auburn Hills Elected Officials Compensation Commission has discussed the existing benefits of the Elected Officials of Auburn Hills, and upon completion of such discussion, the Commission has hereby determined that benefits of prior elected officials, officials elected, re-elected or continuing to serve in office following the November, 2023 Election shall continue to be modified per the resolution in July, 2015.

- Effective November 3, 2015, for Officials elected on or after November 2, 1999 and who elect to purchase health care, such benefits shall be equal to those levels of the Non-Union employees of the City and shall be modified at the same time as they are modified for Non-Union employees without action by the Compensation Commission.
- Effective November 3, 2015, any current serving Official not receiving medical benefits for which they are eligible and who wishes to elect them may do so at current benefit levels of the Non-Union employees and shall continue to receive them equal to those levels of the Non-Union employees of the City and shall be modified at the same time as they are modified for Non-Union employees without action by the Compensation Commission.
- Effective November 3, 2015, retired Officials elected prior to November 2,1999 and receiving medical benefits for which they are eligible, shall continue to receive them equal to those levels of the Non-Union employees of the City and shall be modified at the same time as they are modified for Non-Union employees without action by the Compensation Commission.
- Effective November 5, 2019, Elected Officials elected prior to November 3, 2015 and who continue to serve and are eligible for the employee 401K contribution, may elect to have that contribution redirected to a 457 deferred compensation plan.

THEREFORE, IT IS HEREBY RESOLVED, that the Commission's determination of benefits for Elected Officials of the City of Auburn Hills shall be as stated above.

AYES: 4 (Casey, Klemanski, Moniz, Walker)

NAYES: None

ABSENT: 1 (Westover)

COMPENSATION COMMISSION MEMBERS

Patrick Casey

Jeffrey Walker

John Klemanski

Ron Moniz

ABSENT

Clinton Westover

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: AUGUST 21, 2023 | **AGENDA ITEM NO 8A**

CITY CLERK'S OFFICE

To: **Mayor and City Council**
From: **Thomas A. Tanghe, City Manager; Laura M. Pierce, City Clerk**
Submitted: **August 16, 2023**
Subject: **Motion – To consider non-renewal of the hotel license for Comfort Suites.**

INTRODUCTION AND HISTORY

At the June 19, 2023 City Council meeting, City Council held a Public Hearing to consider non-renewal of the hotel license for Comfort Suites, 1565 N. Opdyke, due to multiple violations from the Community Development and Fire Departments, failure to pay their taxes, and failure to submit the renewal application and application fee. The hotel was granted a 30 day extension to allow for additional time to address each violation. Within those thirty days, the hotel had 14 days to address violations specific to the smoke detectors and pool area.

Comfort Suites returned to City Council on July 24th with remaining violations. The hotel was required to have a fully operational fire alarm panel and sprinkler system, provide proof that a backup radio system was purchased, and provide proof that their personal property taxes were paid by 3:00 PM the following day. If those conditions were met, the hotel was granted a two week extension to address the remaining violations.

At the August 7th City Council meeting, Comfort Suites appeared before City Council with several violations still remaining. The hotel was given additional time to address each violation. If the violations were not fully addressed, the hotel representative was required to report back to City Council at the August 21, 2023 meeting.

City inspectors reinspected Comfort Suites on August 16th. Below is an updated from each department:

Community Development Department (Attachment A)	• Required guard rail repairs were verified. • Fire panel remains in trouble mode. • Fire doors do not seal tightly when closed. • Open building permits must receive passing final inspections. • Parking lot signage is faded. • Carpet stained and ripped, Wooden doors throughout the pool enclosure show significant water damage and poor integrity, Room furnishings are in disrepair, Paint throughout the interior is worn, chipped, and peeling.
Fire Department (Attachment B)	Two items remain outstanding: • Continued work on the fire doors for which progress continues to be made • The ongoing alarm panel issue which now indicates 8 troubles in the system.

STAFF RECOMMENDATION

Because Comfort Suites has remaining violations, City Council has several options when considering the next step:

1. Grant the hotel another extension to allow the hotel additional time to address each violation as stated in the reports. Staff would monitor the progress and present an update at the September 11th City Council meeting.
2. Not renew the license due to the outstanding violations. The hotel would be permitted to operate until the City's decision to not renew was mailed to the hotel. The hotel would then be required to cease operation.
3. Issue a conditional license to the hotel. In 2022, the hotel licensing period was changed to a two-year license, by which half of the hotels would be licensed every other year to alleviate the volume of inspections required by staff each year. Because there are several remaining violations, a conditional license could be issued through the end of this year. The hotel would have to go through the renewal process and be reinspected in 2024. At that time, if it passes the City inspections, a two-year license would be granted.

MOTION

Below are the three options based on how City Council would like to proceed:

OPTION A

Move to grant Comfort Suites an extension to allow the hotel additional time to address each violation as stated in the staff reports. Further, if the violations have not been fully addressed, the hotel representative is required to report back to City Council at the September 11, 2023 City Council Meeting.

OPTION B

Move to not renew the hotel license for Comfort Suites due to the outstanding violations as stated in the staff reports. Further, to direct staff to notify the hotel by mail of these findings as required by Sec. 22-178 (b) & (c).

OPTION C

Move to issue a conditional license to Comfort Suites to expire on December 31, 2023.

I CONCUR: Thomas A. Tanghe

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THOMAS A. TANGHE, CITY MANAGER

ATTACHMENTS

Attachment A – Community Development Violation Report, updated August 16, 2023
Attachment B – Fire Department Violation Report, updated August 16, 2023
Attachment C – City Council Minutes, August 7, 2023
Attachment D – City Council Minutes, July 24, 2023
Attachment E – City Council Minutes, June 19, 2023

Code Enforcement
City of Auburn Hills
1827 N Squirrel Rd
Auburn Hills, MI 48326

August 16, 2023

REVTI HOSPITALITY, LLC
ATTN: PARASHAR N SHUKLA
1565 N OPDYKE RD
AUBURN HILLS, MI 48326-2654

Hotel Inspection Report

RE: COMFORT SUITES (1565 N OPDYKE RD. AUBURN HILLS)

Date: 08/16/2023 Time: 14:00

Inspectors: Devin Lang (Construction Coordinator / Assistant to the Director)
Justin Tomei (Code Enforcement Officer)

Inspection Type: Re-Inspection

As of the date of this report, the following violations were noted as outstanding.

SECTION 1822. USE OF, AND MAINTENANCE OF, PROPERTY AS APPROVED:

(2) The owner, tenant, occupant or person in charge of any property which was the subject of an approved site plan shall maintain the property and the improvements thereon in accordance with the approved site plan, or an approved amendment thereof. The duty to maintain shall include the duty to maintain in a condition substantially similar as approved, including the duty to replace, if necessary, all improvements such as, but not by way of limitation, all greenbelts, plantings, walls, fences, paving, trash receptacles, handicapped parking areas, and the like.

- Parking lot signage is faded.

Sec. 22-180. - Hotel rules and regulations.

(1) Hotels shall not have the condition for cause as set forth in Subsections (1)—(7) of section 22-176 herein, existing at the hotels.

Sec. 22-176. - Refusal, suspension, revocation or nonrenewal of.

(5) Conducting the business in an unlawful manner or in such manner as to constitute a maintenance of a nuisance upon or in connection with the licensed hotel. For purposes of this chapter, "nuisance" shall be given the formal and customary meaning, and shall include, but not be limited to, the following:

(a) Existing violations of building, electrical, mechanical, plumbing, zoning, health, property maintenance, fire or other applicable regulatory codes.

- Fire panel remains in trouble mode.
- Fire doors do not seal tightly when closed.

- Open building permits must receive passing final inspections.

Sec. 22-180. (12) - Hotel rules and regulations. (continued)

- Carpet stained and ripped.
- Wooden doors throughout the pool enclosure show significant water damage and poor integrity.
- Room furnishings are in disrepair.
- Paint throughout the interior is worn, chipped, and peeling.

Additional Notes:

Required guard rail repairs were verified. It appears that there has been no additional progress made on the property since the last inspection on 08/07/2023. Some of the concrete forms that were in place on the 7th have not been removed.

AUBURN HILLS

Devin Lang
Construction Coordinator | Assistant to the Director of Community Development
1827 N. Squirrel Road | Auburn Hills, MI 48326
248-364-6946 Direct
dlang@auburnhills.org

AUBURN HILLS FIRE DEPARTMENT

Follow-up Inspection Inspection Result

Inspection Type	Inspected by	Current Date	Completed at
Follow-up Inspection	Jon Toss	08/17/2023	08/17/2023 08:27:13

Business Name	Business Address	Suite	Status
Comfort Suites	1565 N OPDYKE RD	--	Completed with fail

Item	Result	Remarks
Maintenance of Rated Construction	Fail	

Code

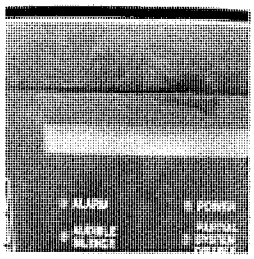
IFC - 703.1 - Maintenance . - The required fire-resistance rating of fire-resistance-rated construction, including, but not limited to, walls, firestops, shaft enclosures, partitions, smoke barriers , floors, fire-resistive coatings and sprayed fire-resistant materials applied to structural members and fire-resistant joint systems, shall be maintained. Such elements shall be visually inspected by the owner annually and properly repaired, restored or replaced where damaged, altered, breached or penetrated. Records of inspections and repairs shall be maintained. Where concealed, such elements shall not be required to be visually inspected by the owner unless the concealed space is accessible by the removal or movement of a panel, access door, ceiling tile or similar movable entry to the space. Openings made therein for the passage of pipes, electrical conduit, wires, ducts, air transfer openings and holes made for any reason shall be protected with approved methods capable of resisting the passage of smoke and fire. Openings through fire-resistance-rated assemblies shall be protected by self- or automatic-closing doors of approved construction meeting the fire protection requirements for the assembly.

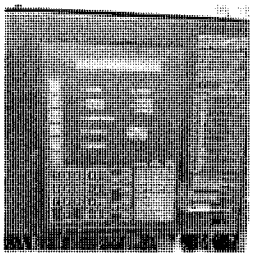
Item	Result	Remarks
Fire Alarm System Inspection, Testing and Maintenance	Fail	There are 8 trouble signals on the Fire Alarm panel.

Code

IFC - 907.8.1 - Maintenance required . - Where required for compliance with the provisions of this code, devices, equipment, systems, conditions, arrangements, levels of protection or other features shall thereafter be continuously maintained in accordance with applicable NFPA requirements or as directed by the fire code official .

IFC - 907.8.5 - Inspection, testing and maintenance . - The building owner shall be responsible to maintain the fire and life safety systems in an operable condition at all times. Service personnel shall meet the qualification requirements of NFPA 72 for inspection, testing and maintenance of such systems. Records of inspection, testing and maintenance shall be maintained.





8 troubles on panel

Re-Inspection to be conducted on or after08/17/2023 at 08:19:00.

Inspection Signatures

Occupancy Contact Signature

Unable to sign:

Not present.

Rob Harwood
RandRfire@gmail.com

Inspector Signature



Jon Toss
--
Inspector
248-431-2364
jtoss@auburnhills.org

8a. Motion – To consider non-renewal of Comfort Suites hotel license.

Ms. Pierce provided an update on the progress being made at Comfort Suites. Chief Massingill shared that while there are a few lingering issues at this location, Comfort Suites did provide inspection reports which satisfy the alarm and sprinkler issues. The current area of concern is that the panel is still listing a number of trouble areas. While the alarm system does work, the panel as a component of the system, indicating where there is trouble and one of those areas of trouble is the backup line, which a cellular radio should alleviate those concerns.

Mr. Lang shared that at the last meeting there were three outstanding violations that were considered immediate life-safety concerns. However, to date, the open electrical has been resolved and the railings are 98% repaired. Mr. Harwood is in the process of finishing up those repairs, however the weather was a factor in completion. The open building permits due still exist however the electrical issues have been resolved and the area of the building that has immediate life and safety concerns are not open to the public. Mr. Lang shared that to his knowledge the areas that were closed but still being utilized are now closed and not being utilized.

Mr. Stoychoff, attorney, and Mr. Harwood, representing Comfort Suites, were present. Mr. Harwood stated that the remaining issues with the alarm panel is due to the phone line.

Mayor McDaniel asked for further clarification with regards to the trouble as it relates to the fire alarm. Mr. Harwood explained that one of the indications of the trouble was in the common area where the sprinkler heads were painted over. To remedy this, the control valves were shut down. He stated that the painted sprinkler heads in the rooms were remedied today and are now operational.

He further explained that the other trouble was with the phone line. A new panel had been purchased and that they are at the discretion of the fire alarm people for installation but that the primary line was still operating but that the second phone line is precautionary.

It was clarified that the fire watch program is no longer in operation due to the Fire Department finding approval with the alarm system.

Mr. Stoychoff reported that once all the violations are corrected, the sale of the property will take place.

Moved by Carrier, Seconded by Cionka.

RESOLVED: To grant Comfort Suites an extension to allow the hotel additional time to address each violation as stated in the staff reports. Further, if the violations have not been fully addressed, the hotel representative is required to report back to City Council at the August 21, 2023 City Council Meeting.

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

No: None

Resolution No. 23.08.084 **Motion Carried (7 – 0)**

8a. Motion – To consider non-renewal of Comfort Suites hotel license.

Ms. Pierce reviewed the conditions in which Comfort Suites has been operating since the last City Council meeting. Comfort Suites was to have fully operating smoke detectors in place, the pool area was to remain closed until the violations in that area were corrected and the fire watch had to continue. It was shared that upon a follow up inspection, the smoke detectors had been installed however, the sprinkler heads had been painted over making them non-compliant. The violations in the pool area were addressed and the fire watch has continued. It was also reported that Oakland County Treasury was contacted to confirm all taxes were paid for this property, and it was reported that there is a balance of just over $3,500 due.

Chief Massingill confirmed that an inspection was completed this morning and confirmed that there had been some work completed however there are still around sixteen items that need to be addressed, one being the fire alarm panel. Some of the sprinkler heads have been replaced however, they have been painted over and now need to be repaired. Chief Massingill shared the main concern is that the fire alarm system is not alerting Oakland County Dispatch which would in turn alert the Auburn Hills Fire Department if there was an issue.

Mr. Lang, Community Development, reported that the open building permits and the electrical issues that were identified at the last meeting have not been corrected. The facility has missing electrical covers, making the junction boxes open and accessible.

Mr. Lyle Russell, attorney for Comfort Suites, Mr. Robert Haywood and Mr. Dinesh Chaundhary, Representing Comfort Suites were present in the meeting. Mr. Russell stated that Mr. Janantik Pandya (John) is the current owner, and he was not present due to an accident.

Mr. Haywood explained that the detectors that were defective have now been replaced and that the notification system does work. He clarified that the only error on the panel was because the fire sprinkler had been turned off so he could replace the sprinkler heads. He explained that the fire panel requires two phone lines and one of the lines got crossed. The phone company has been notified that this needs to be fixed. He stated that he is at their mercy for repairing the issue. Mr. Haywood stated that he is looking into a cell line as a backup. He also shared that the fire watch is still going on and that no guest is staying in an area that is unprotected. He stated that there are one or two fire doors that are not closing properly. Based on fire code, they are able to repair the doors instead of replacing them which will save money but is an issue that will take time to resolve.

It was stated that while progress has been made over the past thirty days, the concern continues to be the health, safety and welfare of anyone staying there and making sure if there is an issue that the building is notified, and people can get out safely.

Mr. Russell commented that the prospective buyers will purchase this location if the compliance issues are corrected. If not, the sale is off.

Mr. Hawkins asked if any lives were at risk due to the violations that still exist at Comfort Suites, and why do we continue to kick this issue down the road. He expressed his frustration and stated that this is unacceptable in Auburn Hills and that this is not the type of facility we want in our City.

Mr. Marzolf shared his concerns as well. He asked if the guests are informed that there is not a properly working alarm system and that they are on a fire watch. Mr. Haywood confirmed that they are not.

Mayor McDaniel stated that there needs to be a definitive timeframe for the phone line so this problem can be solved. There are issues here that are life threatening. He instructed that the delinquent tax payments be paid directly to Oakland County with the receipt being delivered to the City Clerk's Office.

Moved by Verbeke, Seconded by Carrier.

RESOLVED: To grant a two week extension to the applicant to complete all of the items set forth on Mr. Lang's report as well as the Fire Department's report, except that the fire alarm panel has to be fully operational by tomorrow at 3:00 PM, the sprinkler system has to be fully operational working by tomorrow at 3:00 PM, a backup radio to serve as a backup system has to be paid for with proof of an invoice by 3:00 PM tomorrow, the personal property taxes due and owing in the amount of approximately $3,500 have to be paid tomorrow. If those four items are not done tomorrow by 3:00 PM then the request for renewal will be denied. If those items are done tomorrow by 3:00 PM, then they will have the remainder of the two weeks to complete the other items on Mr. Lang, Mr. Toss, and Chief Massingill's reports.

VOTE: Yes: Carrier, Cionka, Knight, McDaniel, Verbeke
No: Hawkins, Marzolf

Resolution No. 23.07.080 **Motion Carried (5 - 2)**

Attachment B

CITY OF AUBURN HILLS

REGULAR CITY COUNCIL MEETING

EXCERPT

JUNE 19, 2023

9b. Public Hearing/Motion - To consider non-renewal of certain hotel licenses.

Ms. Pierce presented the two hotels that are not in compliance with the ordnance and the procedures that were followed. Knowing that Comfort Suites was in the process of a real estate transaction, the new owners were also notified of the current violations and the Public Hearing.

Mr. Toss from the Fire Department and Mr. Lang from the Community Development department presented the violations for Comfort Suites. Mr. Toss shared that the violations he saw on June 19, 2023, are the same as what he saw in March 2023. He reported that there has been no attempt to make repairs. While he shared the list of violations, the most concerning is the fire alarm system which has been out of service since June 2022 and that it needs to be brought up to the current Fire Safety Standards. Due to the issues with the alarm panel, this facility has been on a Fire Watch for over a year. It was reported that there are a number of fire doors that do not function properly and are useless. The full report of violations is in the packet.

Mr. Lang presented that there are open building permits from building alterations and demolition work that have never been finalized as well as electrical code violations. The full report of violations is in the packet.

COMFORT SUITES PUBLIC HEARING

Mayor McDaniel opened the Public Hearing for Comfort Suites at 7:56 PM

Mr. Paul Stoychoff and Lyle Russell attorneys for Comfort Suites were present along with Mr. Rob Harwood, the general contractor. Mr. Stoychoff asked for an extension until December 2024. It was shared that this facility is in the process of a real estate transaction and closing should take place in fifteen days. It was discussed that there is an understand to the severity of the violations and stated that there is progress towards alleviating these violations and that the building is safe. It was stated that the fire system works well, but it is not to the satisfaction of the Fire Inspector. Mr. Harwood stated that the current panel and parts are obsolete, and they are working to rectify the situation. He said the panel does work and it does report to a third-party monitoring company. He shared that there are 15 - 20 room smoke detectors that do not sound yet still dispatch to the monitoring desk. It was stated that this building is not a fire trap, and they are not ignoring the violations, but they need additional time to remedy the issues that have been presented. Regarding the taxes, it was stated that this oversight was noticed at the last moment but both the real and personal property taxes have been paid by mail to Oakland County.

Mayor McDaniel questioned why these gentlemen would wait until the last moment to rectify these issues, and that the owner should be more proactive about the safety of the those that are sleeping in the rooms. He said that he is not comfortable waiting until December 2024 to act on this item knowing that there are fire safety issues that have not been addressed. He commented that there has been plenty of time to rectify these concerns.

City Council discussed that the list of violations is extremely long and dangerous and should have been addressed sooner than today. Concern was shared regarding the transition to new ownership and what would transpire if this permit was revoked. Discussion took place regarding the fire alarm system and the deficiency of either the audible or visual portion of the system.

Hearing no further comment, Mayor McDaniel closed the Public Hearing at 8:19 PM

Mayor McDaniel shared that he understands there has to be due process however, he is not comfortable with allowing another 60 days until another review takes place. He stated that the 15 rooms that do not have functioning smoke detectors are to be taken out of service and that working smoke alarms will be installed within 14 days.

City Attorney Beckerleg advised that a 30-day extension be given to allow for the potential closing and recommend that the smoke detectors be fully operational within fourteen days.

Chief Massingill helped to clarify that the alarm panel is in trouble mode but does function. He also clarified that the Fire Watch has been in process for a few months and will continue until the alarm panel is functioning properly. The Fire Department would like to see all the issues addressed and would recommend that the Fire Watch remain in place until such time as the issue is reviewed.

Moved by Knight, Seconded by Verbeke.

RESOLVED: To grant Comfort Suites, 1565 N. Opdyke, a 30-day extension to allow the hotel additional time to address each violation that was stated in all of the staff reports that we heard tonight and are part of the record. Further as an additional condition, that within 14 days from today's date, all rooms shall have smoke detectors that are fully operational, the pool shall remain closed until any violations that are in the pool area are corrected, and the fire watch shall continue during the entire 30-day period.

VOTE: Yes: Carrier, Cionka, Hawkins, Knight, Marzolf, McDaniel, Verbeke
No: None

Resolution No. 23.06.069 **Motion Carried (7 - 0)**

EXTENDED STAY PUBLIC HEARING

Mr. Toss shared that the violations for this facility had been addressed. Mr. Lang shared that there are no glaring health and safety violations just maintenance concerns that need to be addressed. Mr. Lang commented that as a condition of approval, the plan stated there is to be a gate at the emergency access point that must remain closed. That gate is gone and must be replaced.

Mayor McDaniel opened the Public Hearing for Extended Stay at 8:43 PM
Hearing no comment, Mayor McDaniel closed the Public Hearing at 8:43 PM

Moved by Hawkins, Seconded by Carrier.

RESOLVED: To grant Extend Stay America, 3315 University, a sixty-day extension to allow the hotel additional time to address each violation as stated in the staff reports. Further, if the violations have not been fully addressed, the hotel representative is required to report back to City Council at the August 21, 2023 City Council Meeting.

VOTE: Yes: Carrier, Cionka, Hawkins, Knight, Marzolf, McDaniel, Verbeke
No: None

Resolution No. 23.06.070 **Motion Carried (7 - 0)**

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: AUGUST 21, 2023 | **AGENDA ITEM NO 8B**

CITY CLERK'S OFFICE

To: **Mayor and City Council**
From: **Thomas A. Tanghe, City Manager; Laura M. Pierce, City Clerk**
Submitted: **August 15, 2023**
Subject: **Motion – To consider whether to renew the hotel license for Extended Stay America.**

INTRODUCTION AND HISTORY

At the June 19, 2023 City Council meeting, City Council held a Public Hearing to consider non-renewal of the hotel license for Extended Stay America, 3315 University, due to multiple violations from the Community Development and failure to submit the renewal application.

The following motion was made by City Council at the June 19th meeting:

> *To grant Extend Stay America, 3315 University, a sixty-day extension to allow the hotel additional time to address each violation as stated in the staff reports. Further, if the violations have not been fully addressed, the hotel representative is required to report back to City Council at the August 21, 2023 City Council Meeting.*

A follow up letter was mailed to Extended Stay on June 21, 2023 listing the violations and deadline that had to be met. In addition, the letter was hand-delivered to the hotel by a police officer on June 22, 2023.

Extended Stay submitted its hotel application in July. On August 14th, the Community Development Department reinspected the hotel. The inspectors determined that the hotel interior is in a condition that complies with City ordinance. There are some deferred maintenance issues on the exterior of the building; however, it appears that progress is being made. (Attachment A)

STAFF RECOMMENDATION

In 2022, the hotel licensing period was changed to a two-year license, by which half of the hotels would be licensed every other year to alleviate the volume of inspections required by staff each year. Because there are several exterior maintenance issues remaining, staff recommends a conditional license be issued through the end of this year. The hotel would have to go through the renewal process and be reinspected in 2024. At that time, if it passes the City inspections, a two-year license would be granted.

MOTION

Move to issue a conditional license to Extended Stay America, 3315 University to expire on December 31, 2023.

I CONCUR: Thomas A. Tanghe

_____

THOMAS A. TANGHE, CITY MANAGER

ATTACHMENTS

Attachment A – Community Development Violation Report, August 14, 2023
Attachment B – City Council Minutes, June 19, 2023
Attachment C – Memo to City Council, June 19, 2023

Attachment A

Pierce, Laura

From: Lang, Devin
Sent: Tuesday, August 15, 2023 9:13 AM
To: Pierce, Laura
Cc: Klassen, Kris
Subject: ESA University (3315 University Drive)
Attachments: ESA University Inspection Report 08.14.23.pdf

Good Morning, Laura,

Attached please find the inspection report for ESA on University. They have made significant progress on the interior of the building and have a solid plan for its exterior.

David Carroll, the Regional Manager, contacted me yesterday, and I met him at the property yesterday afternoon. I have updated the inspection report to reflect our conversation. However, some additional notes that may be helpful for your presentation,

David advised that they have undergone recent changes in the property's GM and building engineer. The renewal paperwork hand-delivered to the GM was never opened and, therefore, never responded to. When the management changed hands, this oversight was discovered, and the paperwork was submitted.

Please let me know if you have any questions or if I can provide any further information!

Devin Lang
Construction Coordinator | Assistant to the Director of Community Development
1827 N. Squirrel Road | Auburn Hills, MI 48326
248-364-6946 (Direct)
dlang@auburnhills.org

Code Enforcement
City of Auburn Hills
1827 N Squirrel Rd
Auburn Hills, MI 48326

August 14, 2023

BRE HV PROPERTIES LLC EXTENDED STAY PROP TAX 9668
PO BOX 49550
CHARLOTTE, NC 28277-9550

Hotel Inspection Report

RE: Extended Stay America (University) (3315 University Dr. AUBURN HILLS)

Date: 08/14/2023

Inspectors: Devin Lang (Construction Coordinator / Assistant to the Director)
Justin Tomei (Code Enforcement Officer)

Inspection Type: Re-Inspection

Rooms Inspected: 109, 110, 116, 234, 238, 350.

SECTION 1822. USE OF, AND MAINTENANCE OF, PROPERTY AS APPROVED:

(2) The owner, tenant, occupant or person in charge of any property which was the subject of an approved site plan shall maintain the property and the improvements thereon in accordance with the approved site plan, or an approved amendment thereof. The duty to maintain shall include the duty to maintain in a condition substantially similar as approved, including the duty to replace, if necessary, all improvements such as, but not by way of limitation, all greenbelts, plantings, walls, fences, paving, trash receptacles, handicapped parking areas, and the like.

- ~~Required parking lot signage (Handicap, fire lane, corporate exterior signage) must be replaced as necessary where faded or missing~~. **-Partially Resolved** (Corporate signage and handicap signage have not been replaced) (See Notes)
- Dumpster enclosure gates must be kept closed.
- Emergency access drive to Five Points Dr. must be closed. (See Notes)
- Pathway adjacent to University Dr. must be repaired or replaced. (See Notes)

SECTION 1808. LANDSCAPING AND SCREENING REQUIREMENTS:

(8) Maintenance Provisions: All landscaping shall be maintained in a healthy and orderly state free from refuse, weeds, and debris. Any dead or diseased plants shall be removed and replaced.

- Landscaping must be maintained according to approved landscape plan. All missing, dead, or diseased landscaping items must be replaced. (See Notes)

Sec. 22-180. - Hotel rules and regulations. **- Resolved**

(3) Rooms must be kept clean and free from dirt, vermin, garbage and rubbish.

- ~~Rooms must be deep cleaned under the mattress, corners, and kitchenette.~~

(12) All hotels, including their exteriors, premises and parking lots, shall be properly maintained and kept in good repair at all times and all swimming pools shall be clean and functioning, all doors and locks operational, all carpet unripped and clean and all rooms free from bed bugs.

- ~~Ripped/worn furniture and appliances must be repaired or replaced in guest rooms and common areas.~~
- ~~All dryers are marked out of service; dryers must be repaired and operable.~~
- ~~Laundry room door is broken and must be repaired or replaced.~~
- ~~Paint and caulk have failed around windows. Windows must be re-caulked and paint repaired as appropriate.~~
- ~~Caulk around tubs and sinks has failed and must be repaired or replaced.~~
- ~~Water damage was noted on walls in bathrooms and on kitchenette furnishings. Water-damaged areas must be repaired or replaced.~~
- ~~Tub glazing has failed, is flaking, or missing; tubs must be re-glazed or replaced.~~
- ~~Broken light switch. (Rm 148)~~
- ~~Privacy latch is loose and missing screws (Rm 223)~~

Additional Notes:

The hotel interior is in a condition that complies with City ordinance. There are some deferred maintenance issues on the exterior of the building; however, it appears that progress is being made.

The city Clerk's office received and processed the hotel license application, as confirmed on 08/14/2023.

Spoke with David Carroll, Regional Manager of Extended Stay America, on 08/14/20203, who advised the following:

- Landscapers will remove all dead or unhealthy landscaping this year, redressing beds with mulch, and planting new landscaping next year.
- A work order has been submitted to acquire and install the parking lot gate to Five Points Drive. Carroll is checking the status of this work order.
- Signs will be updated and replaced.
- The parking lot is due to be re-paved next year (2024), and the pathway will be included in this repair.

Community Development recommends that the City Council adopt a motion to approve a conditional license to allow the facility to continue bringing the site into compliance with City ordinances for the remainder of the year. Ordinance officers will re-inspect the property to ensure continued progress toward compliance.

AUBURN HILLS

Devin Lang
Code Enforcement Officer | Community Development
1827 N. Squirrel Road | Auburn Hills, MI 48326
248-364-6946 (Direct)
dlang@auburnhills.org

Attachment B

CITY OF AUBURN HILLS

REGULAR CITY COUNCIL MEETING

EXCERPT

JUNE 19, 2023

9b. Public Hearing/Motion - To consider non-renewal of certain hotel licenses.

Ms. Pierce presented the two hotels that are not in compliance with the ordnance and the procedures that were followed. Knowing that Comfort Suites was in the process of a real estate transaction, the new owners were also notified of the current violations and the Public Hearing.

Mr. Toss from the Fire Department and Mr. Lang from the Community Development department presented the violations for Comfort Suites. Mr. Toss shared that the violations he saw on June 19, 2023, are the same as what he saw in March 2023. He reported that there has been no attempt to make repairs. While he shared the list of violations, the most concerning is the fire alarm system which has been out of service since June 2022 and that it needs to be brought up to the current Fire Safety Standards. Due to the issues with the alarm panel, this facility has been on a Fire Watch for over a year. It was reported that there are a number of fire doors that do not function properly and are useless. The full report of violations is in the packet.

Mr. Lang presented that there are open building permits from building alterations and demolition work that have never been finalized as well as electrical code violations. The full report of violations is in the packet.

COMFORT SUITES PUBLIC HEARING

Mayor McDaniel opened the Public Hearing for Comfort Suites at 7:56 PM

Mr. Paul Stoychoff and Lyle Russell attorneys for Comfort Suites were present along with Mr. Rob Harwood, the general contractor. Mr. Stoychoff asked for an extension until December 2024. It was shared that this facility is in the process of a real estate transaction and closing should take place in fifteen days. It was discussed that there is an understand to the severity of the violations and stated that there is progress towards alleviating these violations and that the building is safe. It was stated that the fire system works well, but it is not to the satisfaction of the Fire Inspector. Mr. Harwood stated that the current panel and parts are obsolete, and they are working to rectify the situation. He said the panel does work and it does report to a third-party monitoring company. He shared that there are 15 - 20 room smoke detectors that do not sound yet still dispatch to the monitoring desk. It was stated that this building is not a fire trap, and they are not ignoring the violations, but they need additional time to remedy the issues that have been presented. Regarding the taxes, it was stated that this oversight was noticed at the last moment but both the real and personal property taxes have been paid by mail to Oakland County.

Mayor McDaniel questioned why these gentlemen would wait until the last moment to rectify these issues, and that the owner should be more proactive about the safety of the those that are sleeping in the rooms. He said that he is not comfortable waiting until December 2024 to act on this item knowing that there are fire safety issues that have not been addressed. He commented that there has been plenty of time to rectify these concerns.

City Council discussed that the list of violations is extremely long and dangerous and should have been addressed sooner than today. Concern was shared regarding the transition to new ownership and what would transpire if this permit was revoked. Discussion took place regarding the fire alarm system and the deficiency of either the audible or visual portion of the system.

Hearing no further comment, Mayor McDaniel closed the Public Hearing at 8:19 PM

Mayor McDaniel shared that he understands there has to be due process however, he is not comfortable with allowing another 60 days until another review takes place. He stated that the 15 rooms that do not have functioning smoke detectors are to be taken out of service and that working smoke alarms will be installed within 14 days.

City Attorney Beckerleg advised that a 30-day extension be given to allow for the potential closing and recommend that the smoke detectors be fully operational within fourteen days.

Chief Massingill helped to clarify that the alarm panel is in trouble mode but does function. He also clarified that the Fire Watch has been in process for a few months and will continue until the alarm panel is functioning properly. The Fire Department would like to see all the issues addressed and would recommend that the Fire Watch remain in place until such time as the issue is reviewed.

Moved by Knight, Seconded by Verbeke.

RESOLVED: To grant Comfort Suites, 1565 N. Opdyke, a 30-day extension to allow the hotel additional time to address each violation that was stated in all of the staff reports that we heard tonight and are part of the record. Further as an additional condition, that within 14 days from today's date, all rooms shall have smoke detectors that are fully operational, the pool shall remain closed until any violations that are in the pool area are corrected, and the fire watch shall continue during the entire 30-day period.

VOTE: Yes: Carrier, Cionka, Hawkins, Knight, Marzolf, McDaniel, Verbeke
No: None

Resolution No. 23.06.069 **Motion Carried (7 - 0)**

EXTENDED STAY PUBLIC HEARING

Mr. Toss shared that the violations for this facility had been addressed. Mr. Lang shared that there are no glaring health and safety violations just maintenance concerns that need to be addressed. Mr. Lang commented that as a condition of approval, the plan stated there is to be a gate at the emergency access point that must remain closed. That gate is gone and must be replaced.

Mayor McDaniel opened the Public Hearing for Extended Stay at 8:43 PM
Hearing no comment, Mayor McDaniel closed the Public Hearing at 8:43 PM

Moved by Hawkins, Seconded by Carrier.

RESOLVED: To grant Extend Stay America, 3315 University, a sixty-day extension to allow the hotel additional time to address each violation as stated in the staff reports. Further, if the violations have not been fully addressed, the hotel representative is required to report back to City Council at the August 21, 2023 City Council Meeting.

VOTE: Yes: Carrier, Cionka, Hawkins, Knight, Marzolf, McDaniel, Verbeke
No: None

Resolution No. 23.06.070 **Motion Carried (7 - 0)**

Attachment C

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: JUNE 19, 2023 | **AGENDA ITEM NO 9B**

CITY CLERK'S OFFICE

To: **Mayor and City Council**
From: **Thomas A. Tanghe, City Manager; Laura M. Pierce, City Clerk**
Submitted: **June 14, 2023**
Subject: **Public Hearing/Motion – To consider non-renewal of certain hotel licenses.**

INTRODUCTION AND HISTORY

In 2020, City Council adopted an ordinance amendment regulating the hotels operating in the City. The ordinance established a licensing process and included rules and regulations that hotels must abide by in order to continue to operate. In 2022, the licensing period was changed to a two-year license, by which half of the hotels would be licensed every other year to alleviate the volume of inspections required by staff each year.

Staff has determined that two hotels have failed to comply with the ordinance during the renewal process this year. Section 22-178 established procedures for hotels that have failed to comply with the ordinance. The procedure is as follows:

(a) Notice of the Public Hearing was hand-delivered to each hotel by Officer Miller on April 26, 2023. The Notice was also mailed to each establishment on April 25, 2023. Each notice included the Inspection Reports of the items in violation and outlined the responsibilities of the hotel in regards to the Public Hearing.

(b) At the Public Hearing, City Staff will be present to testify to the ordinance violations. The hotel may be represented by legal counsel, present evidence, testimony and confront and cross-examine adverse witnesses. The hotel is required to notify the City of Auburn Hills Attorney's Office at least three days prior to the hearing date if it intends to contest the proposed action, and to provide the names of witnesses known at the time who will testify on his, her or its behalf. At the time this report was submitted, the City Attorney has not been contacted by either hotel.

(c) Upon completion of the hearing, the City Council shall submit to the hotel a written statement of its findings and determination within 60 days from the date of the hearing. During the procedure for nonrenewal, the hotel will be permitted to continue to operate until such time as the City's findings and determination is served upon the hotel by mail. **If City Council determines that the hotel is in violation of the ordinance, they will be required to cease operations until the violations have been corrected and a City license has been issued.** If the violations are corrected before the date of the Public Hearing, the Public Hearing will be cancelled.

Extended Stay America – 3315 University

Extended Stay America, 3315 University, has failed to submit the required application and has multiple outstanding violations from the Community Development.

These are violations of Section 22-176 of the ordinance, specifically:

- "(3) Any material violation of this article or of the rules and regulations set forth in this article."
- "(4) Any violation of federal or state law or the Auburn Hills Code of Ordinances which creates a risk to the health, safety or welfare of the transient guests or to the community, or to the public health, safety and welfare of the city, or brings into question whether the licensee is of suitable character to operate the business."

- "(5) Conducting the business in an unlawful manner or in such manner as to constitute a maintenance of a nuisance upon or in connection with the licensed hotel. For purposes of this chapter, "nuisance" shall be given the formal and customary meaning, and shall include, but not be limited to, the following:
    a. Existing violations of building, electrical, mechanical, plumbing, zoning, health, property maintenance, fire or other applicable regulatory codes.
    c. Failure to maintain the grounds and exterior of the licensed hotel and its premises, including litter, debris or refuse blowing or being deposited upon adjoining properties."

City Clerk's Office	Has not submitted the required application.
Community Development Department	Violations have **not** been addressed. (Attachment A)
Fire Department	All violations have been addressed. (Attachment B)

Comfort Suites, 1565 N. Opdyke

Comfort Suites, 1565 N. Opdyke, has multiple outstanding violations from the Community Development and Fire Departments, has failed to pay their taxes, and has failed to submit the renewal application and application fee.

These are violations of Section 22-176 of the ordinance, specifically:

- "(3) Any material violation of this article or of the rules and regulations set forth in this article."
- "(4) Any violation of federal or state law or the Auburn Hills Code of Ordinances which creates a risk to the health, safety or welfare of the transient guests or to the community, or to the public health, safety and welfare of the city, or brings into question whether the licensee is of suitable character to operate the business."
- "(5) Conducting the business in an unlawful manner or in such manner as to constitute a maintenance of a nuisance upon or in connection with the licensed hotel. For purposes of this chapter, "nuisance" shall be given the formal and customary meaning, and shall include, but not be limited to, the following:
    a. Existing violations of building, electrical, mechanical, plumbing, zoning, health, property maintenance, fire or other applicable regulatory codes.
    c. Failure to maintain the grounds and exterior of the licensed hotel and its premises, including litter, debris or refuse blowing or being deposited upon adjoining properties."
- "(7) Failure of the licensee to timely pay personal property taxes, other city obligations, including water and sewer charges, and real property taxes from their use and occupancy of the property.

City Clerk's Office	Has not submitted the required application and application fee ($250.00 + $100 late fee).
Community Development Department	Violations have **not** been addressed. (Attachment C)
Fire Department	Violations have **not** been addressed. (Attachment D)
Treasury	Taxes due to Oakland County in the amount of $62,854.03

STAFF RECOMMENDATION

Because both hotels have remaining violations, City Council has several options when considering the next step for each hotel license:

1. Grant the hotel a sixty-day extension to allow the hotel additional time to address each violation as stated in the reports. Staff would monitor the progress and present an update at the August 21st City Council meeting.
2. Not renew the license due to the outstanding violations. The hotel would be permitted to operate until the City's decision to not renew was mailed to the hotel. The hotel would then be required to cease operation.
3. Issue a conditional license to the hotel. This would allow the hotel to continue to operate "as is" until the license expiration in December, 2024.

MOTION

A separate motion is required for each hotel. Below are the three options to choose from for each hotel.

OPTION A

Move to grant _____ a sixty-day extension to allow the hotel additional time to address each violation as stated in the staff reports. Further, if the violations have not been fully addressed, the hotel representative is required to report back to City Council at the August 21, 2023 City Council Meeting.

OPTION B

Move to not renew the hotel license for _____ due to the outstanding violations as stated in the staff reports. Further, to direct staff to notify the hotel by mail of these findings as required by Sec. 22-178 (b) & (c).

OPTION C

Move to issue a conditional license to _____ to expire on December 31, 2024.

I CONCUR:

Thomas A. Tanghe

_____

THOMAS A. TANGHE, CITY MANAGER

ATTACHMENTS

Attachment A – Extended Stay, Community Development Violation Report
Attachment B - Extended Stay, Fire Department Violation Report
Attachment C – Comfort Suites, Community Development Violation Report
Attachment D – Comfort Suites, Fire Department Violation Report

Code Enforcement
City of Auburn Hills
1827 N Squirrel Rd
Auburn Hills, MI 48326

05/24/2023

Hotel Inspection Report

RE: COMFORT SUITES (1565 N OPDYKE RD. AUBURN HILLS)

Mr. Sandiha, per your request, please find the below-outlined violations on the property at 1565 N Opdyke. Please note that bulleted items under each section denote corrective action.

SECTION 1822. USE OF, AND MAINTENANCE OF, PROPERTY AS APPROVED:

(2) The owner, tenant, occupant or person in charge of any property which was the subject of an approved site plan shall maintain the property and the improvements thereon in accordance with the approved site plan, or an approved amendment thereof. The duty to maintain shall include the duty to maintain in a condition substantially similar as approved, including the duty to replace, if necessary, all improvements such as, but not by way of limitation, all greenbelts, plantings, walls, fences, paving, trash receptacles, handicapped parking areas, and the like.

- Parking lot signage is faded.

Sec. 34-178 - Cause of blight or blighting factors.

(3) The storage or accumulation of junk, trash, rubbish, or refuse of any kind, except domestic refuse stored in approved sealed containers as not to create a nuisance, for a period exceeding ten days.

- Excessive amounts of trash and debris were observed outside the building.

Sec. 22-180. - Hotel rules and regulations.

(1) Hotels shall not have the condition for cause as set forth in Subsections (1)—(7) of section 22-176 herein, existing at the hotels.

Sec. 22-176. - Refusal, suspension, revocation or nonrenewal of.

(5) Conducting the business in an unlawful manner or in such manner as to constitute a maintenance of a nuisance upon or in connection with the licensed hotel. For purposes of this chapter, "nuisance" shall be given the formal and customary meaning, and shall include, but not be limited to, the following:

(a) Existing violations of building, electrical, mechanical, plumbing, zoning, health, property maintenance, fire or other applicable regulatory codes.

- Pool area fire extinguisher is covered by plexiglass that has been permanently attached.
- Fire alarm system is not functional.
- Excessive storage in mechanical rooms preventing access to electrical panels.

- Open building and mechanical permits must receive passing final inspections.

(3) Rooms must be kept clean and free from dirt, vermin, garbage and rubbish.

- Rooms are lacking general cleanliness.

(12) All hotels, including their exteriors, premises and parking lots, shall be properly maintained and kept in good repair at all times and all swimming pools shall be clean and functioning, all doors and locks operational, all carpet unripped and clean and all rooms free from bed bugs.

Sec. 22-180. (12) - Hotel rules and regulations. (continued)

- Privacy latches missing or not properly installed.
- Carpet stained and ripped.
- Room HVAC units are unclean and missing temperature control knobs.
- Metal surface throughout the pool area have rusted due to the excess moisture.
- Wooden doors throughout the pool enclosure show significant water damage and poor integrity.
- Exterior doors do not close freely and do not seal tightly.
- Fire doors are not self-closing.
- Passage door from pool to hotel is not fully operational.
- Windows are in disrepair and not adequately sealed.
- Room furnishings are in disrepair.
- Linens are torn and stained. (Rm 120)
- Tub / shower enclosures show excessive wear.
- Sink / tub stoppers are missing.
- Restroom fixtures leaking. (Rm 120)
- Paint throughout interior is worn, chipped, and peeling.

AUBURN HILLS

Devin Lang
Construction Coordinator | Assistant to the Director of Community Development
1827 N. Squirrel Road | Auburn Hills, MI 48326
248-364-6946 Office | 248-431-2384 Cell
dlang@auburnhills.org

Auburn Hills Fire Department

1899 N. Squirrel Road
Auburn Hills, MI 48326
Office 248-367-6768 Fax 248 370 9358

Inspection Report

Occupant Name:	Comfort Suites	**Inspection Date:**	06/12/2023
Address:	1565 N Opdyke	**Inspection Type:**	Followup Inspection
Apt/Suite:		**Inspected By:**	Toss, Jon
			JTOSS@AUBURNHILLS.ORG
			2483646753

VIOLATIONS

Code	Code Set
General - 315.1	IFC 2015

Code Text:
Storage shall be in accordance with Sections 315.2 through 315.5.

Comment:
First floor stair b closet, laundry storage room.

Code	Code Set
Illumination required - [BE] 1008.2	IFC 2015

Code Text:
The means of egress serving a room or space shall be illuminated at all times that the room or space is occupied.

Exceptions:

Occupancies in Group U.

Aisle accessways in Group A.

Dwelling units and sleeping units in Groups R-1, R-2 and R-3.

Sleeping units of Group I occupancies.

Comment:
Repair emergency lights near stairway b first floor.

Maintenance required - 907.8.1 IFC 2015

Code Text:
Where required for compliance with the provisions of this code, devices, equipment, systems, conditions, arrangements, levels of protection or other features shall thereafter be continuously maintained in accordance with applicable NFPA requirements or as directed by the fire code official.

Comment:
System in alarm and silenced, fire watch required until repaired. Fire watch log shall be submitted to fire dept. upon termination of fire watch

---

Violation: - VIOLATION Local

Violation

Code Text:

Comment:
Emergency egress plans not on doors of guest rooms. Fire extinguisher cabinet glass broken on first floor. Fire doors do not close and latch, second floor stair a, third floor stair b. Fire door from breakfast area to pool area is missing hardware and does not latch. Fire door to pool area has improper hardware, replace with listed hardware. Fire doors missing caps on crash bars.

Electrical Service-Clearance - 3.1 Local

Electrical Service Clearance

Code Text:
A working space of not less than 30 inches in width, 36 inches in depth and 78 inches (1981 mm) in height shall be provided in front of electrical service equipment. No storage of any materials shall be located within the designated working space. F605.3

Comment:
Electrical rooms, second and third floors.

Emergency Egress Lighting Required - 2.4 B Local

Code Text:
The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied. F1006.1

Comment:
Emergency lights are out in following areas.Near room 127In pool area

---

Fire Extinguishers-Distribution - 4.1 Local

Fire Extinguishers - Distribution

Code Text:
Minimal size of extinguishers for light or ordinary hazard occupancies shall be not less than 2A. Maximum travel distance to an extinguisher shall not exceed 75 feet. For further coverage requirements, refer to NFPA 10, tables 3-2.1 and 3-3.1 and IFC table 906.3. F906.3

Comment:
Fire extinguisher in pool area is behind a plexiglas door and is not accessible.

Door operation - 703.2.3 IFC 2015

Code Text:
Swinging fire doors shall close from the full-open position and latch automatically. The door closer shall exert enough force to close and latch the door from any partially open position.

Comment:
Fire door in pool area needs panic hardware replaced or fixed.

Exit Signs-Required - 2.3 C Local

Code Text:
Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. Access to exits shall be marked by readily visible exit signs in cases where the exit or the path of egress travel is not immediately visible to the occupants. Exit sign placement shall be such that no point in an exit access corridor is more than 100 feet (30 480 mm) from the nearest visible exit sign. F1011.1

Comment:
Exit sign leading into pool is there but it is loose and barely attached to wall.

Testing and Inspection - 72-10 Local

Code Text:
The inspection, testing, and maintenance of fire alarm systems shall comply with the requirements of NFPA 72, Chapter 10.

Comment:

Testing-Detection System - 4.5 Local
Testing - Detection System

Code Text:
Fire alarm equipment, including control equipment, batteries, detectors and notification equipment shall be inspected and tested according to NFPA 72, Chapter 14. System components shall be inspected monthly, quarterly, semi-annually, or annually in accordance with table 14.3.1.

Comment:
Fire Alarm system is out of service and the hotel has been on a fire watchg since June 2022. Initial plans were denied by FSCI. Waiting on re submittal.

INSPECTION NOTES

Nothing has been done for any violations.

Thank you for your cooperation in keeping your business and our community safe!

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: AUGUST 21, 2023 **AGENDA ITEM NO 9A**

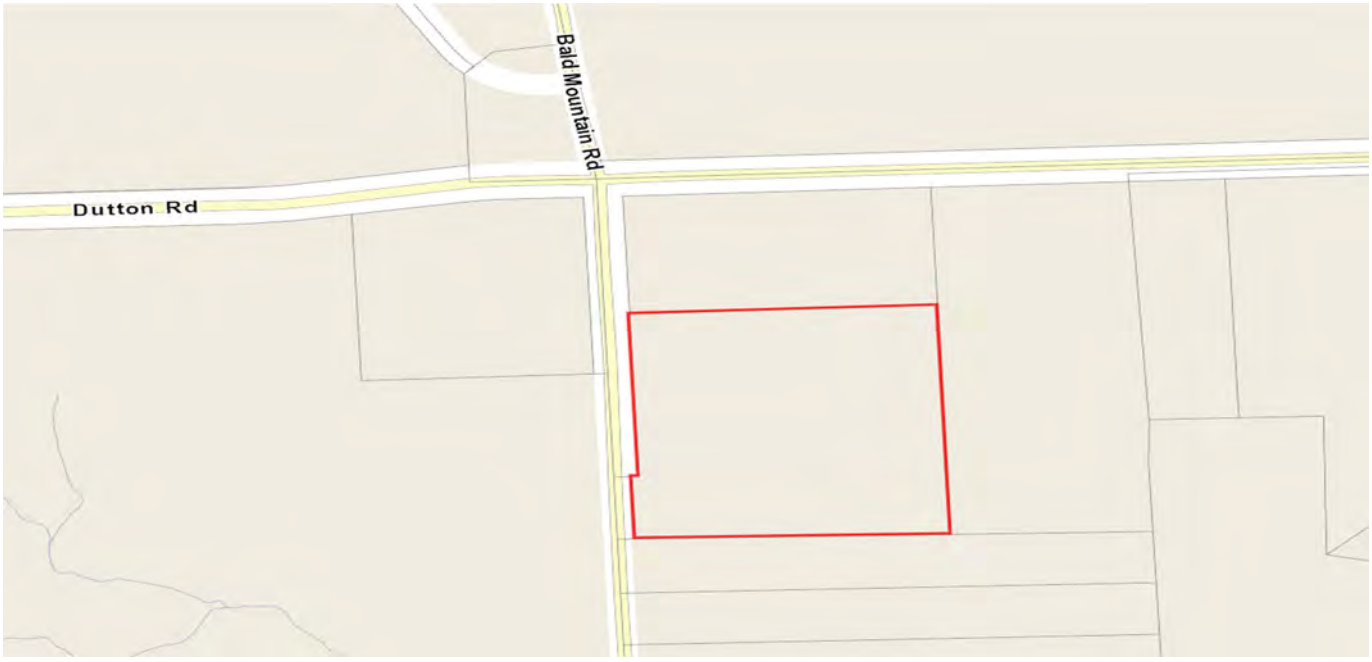
ASSESSING

To: **Mayor and City Council**
From: **Thomas A. Tanghe, City Manager; Ben Griffin, Assessing Appraiser**
Submitted: **August 16, 2023**
Subject: **Public Hearing/Motion – To approve new UL LLC Industrial Development District.**
Public Hearing/Motion – To approve request for six (6) year IFEC for UL LLC.

INTRODUCTION AND HISTORY

A request to establish an Industrial Development District (IDD) has been submitted March 10, 2023, by UL LLC (the "applicant") for the vacant property that consists of 12.95 acres identified as parcel number 02-14-01-100-031. The parcel is zoned T&R – Technology and Research. The new IDD will cover the exact dimensions of the parcel stated above and described in the legal description below…

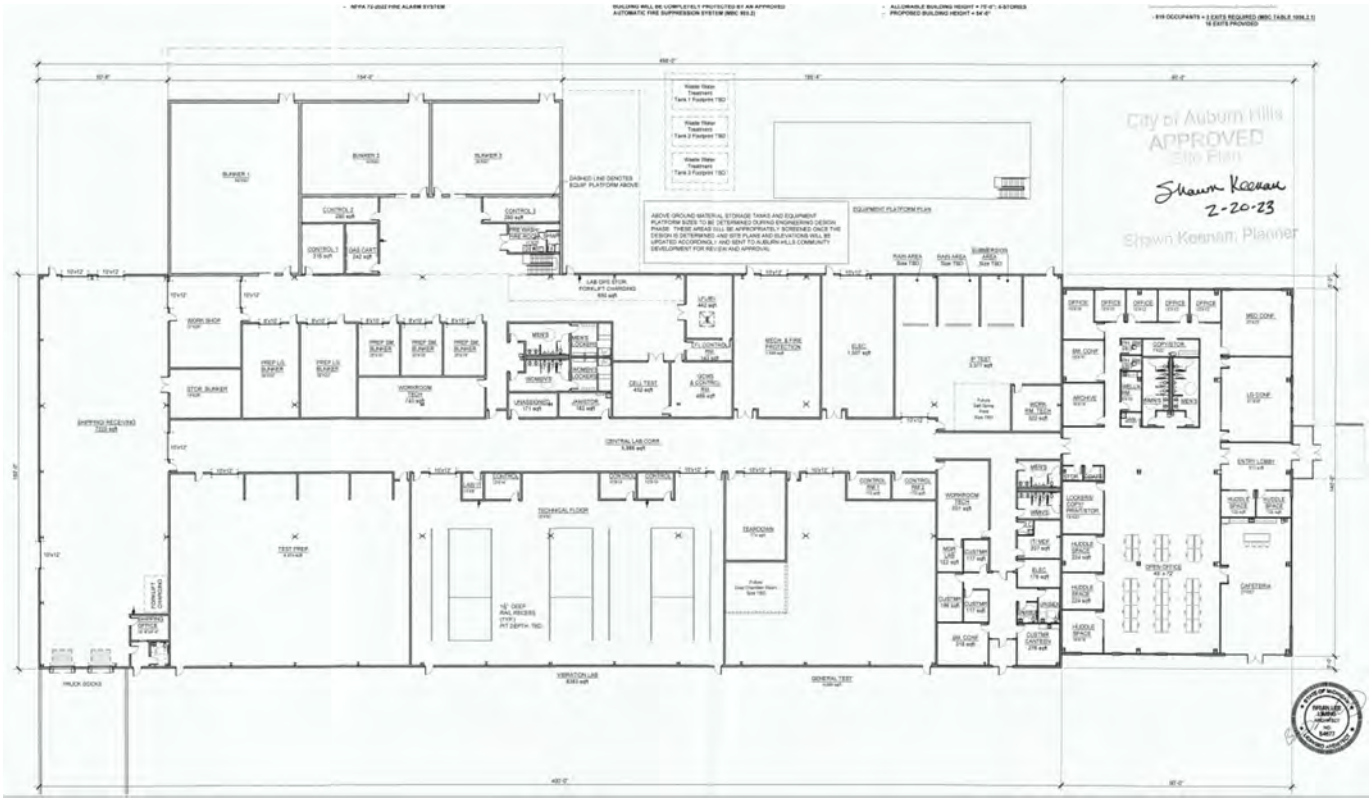
T3N, R10E, SEC 1 PART OF NW 1/4 BEG AT PT DIST S 01-16-35 E 60 FT & N 88-46-37 E 60 FT & S 01-16-35 E 392 FT FROM NW SEC COR, TH N 88-46-37 E 728.68 FT, TH S 01-16-35 E 764.01 FT, TH S 89-55-32 W 745.84 FT, TH N 01-16-35 W 207.42 FT, TH N 89-16-03 E 17 FT, TH N 01-16-35 W 541.79 FT TO BEG 12.75 A 12-8-21 FR 028



The application for the real property IFEC was submitted on June 6, 2023, for a new building IFEC. The IFEC construction will be approximately 88,900 square feet of building consisting of office space, laboratories, and warehousing. UL LLC will be applying for a six (6) year IFEC. UL LLC will be investing $44,404,000 into the construction of the new building. This qualifies them for a 6-year abatement under the current abatement policy.

Real Property is defined by the City's Property Tax Incentive Policy to include:

> H. "land, buildings, parking lots, utilities and similar items as defined in the General Property Tax Act and as assessed for property tax purposes."



UL LLC, headquartered in Northbrook Illinois is now expanding to Auburn Hills. UL LLC is a global leader in applied safety science. The UL Enterprise delivers testing, inspection and certification services with software products, and advisory offerings. This will help customers innovate, launch new products and services, navigate global markets, complex supply chains, and grow sustainably and responsibly into the future.

Founded in 1894, the parent entity is composed of three organizations, UL Research Institutes, UL Standards & Engagement and UL Solutions. These entities make up the UL Enterprise. The facility being constructed in Auburn Hills will be a part of the Company's long-term strategy to secure future state and federal testing contracts for batteries. The property will have considerable expenses associated with constructing an 88,900 square foot facility. The unique services provided by the Company require specific intelligence-building digital tools and databases, laboratory and storage space, and major development to the property to accommodate testing. This will result in 61 new high paying jobs being brought to the City of Auburn Hills.

The project proposed in this application would be eligible for consideration of an IFEC under the provision of the City's Property Tax Incentive Policy:

A new facility (IFEC) – industrial real property and land improvements, a new business, as provided in PA 198, 1974 as amended may be granted a 50% tax incentive for up to six (6) years based upon the criteria included in this policy. The minimum investment by a business in a new facility has met the requirements below.

- The parcel that this building will be located on has been situated within an established Industrial Development District.
- UL LLC will own the property and agrees to uphold the policy requirement to continue operations at the facility for six (6) years beyond the term of the six (6) year certificate agreement.

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 are no outstanding and/or pending appeal(s) involving the applicant filing for this tax incentive/request within the City of Auburn Hills.

STAFF RECOMMENDATION- Two Public Hearings and Separate Motions are Required.

Two separate public hearings and motions are required. One for approving the new UL LLC Industrial Development District and one for approving the request for the six (6) year IFEC for UL LLC, with the agreement that the company will continue to operate at the facility six (6) years beyond the six (6) year term.

MOTION

Move to approve the UL LLC Industrial Development District, by adopting the attached resolution.

Move to approve the request for a 6-year IFEC for UL LLC, by adopting the attached resolution.

I CONCUR:

Thomas A. Tanghe

_____

THOMAS A. TANGHE, CITY MANAGER

CITY OF AUBURN HILLS
RESOLUTION
ESTABLISHING A INDUSTRIAL DEVELOPMENT DISTRICT
FOR FANUC AMERICA CORPORATION

At a meeting of the City Council held on the **21st day of August 2023** at the City Council Chambers at 1827 N. Squirrel Rd., Auburn Hills MI 48326

It was moved by Council Member _____ and supported by Council Member _____

WHEREAS, Act 198 of the Public Acts of 1974, as amended, authorizes the City Council of Auburn Hills to establish an Industrial Development District; and

WHEREAS **UL LLC** has petitioned this City Council to establish an Industrial Development District on the property herein described; and

WHEREAS, construction, acquisition, alteration, or installation of a proposed facility within the district has not commenced as of this date of the filing of the request to establish the district; and

WHEREAS, the City Council of the City of Auburn Hills, has given written notice by certified mail to the owners of real property within the proposed Industrial Development District; and

WHEREAS a public hearing was held on **21th day of August, 2023** at which all of the owners of real property within the proposed Industrial Development District and all residents and taxpayers of Auburn Hills were afforded an opportunity to be heard; and

WHEREAS, the City Council deems it to be in the best interest of the City of Auburn Hills to establish the Industrial Development District as proposed;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Auburn Hills that the following described parcels of land situated in the City of Auburn Hills, County of Oakland, State of Michigan, to wit:

Parcel identification: 02-14-01-100-031

T3N, R10E, SEC 1 PART OF NW 1/4 BEG AT PT DIST S 01-16-35 E 60 FT & N 88-46-37 E 60 FT & S 01-16-35 E 392 FT FROM NW SEC COR, TH N 88-46-37 E 728.68 FT, TH S 01-16-35 E 764.01 FT, TH S 89-55-32 W 745.84 FT, TH N 01-16-35 W 207.42 FT, TH N 89-16-03 E 17 FT, TH N 01-16-35 W 541.79 FT TO BEG 12.75 A 12-8-21 FR 028

be and here is established as an Industrial Development District pursuant to the provisions of Act 198 of the Public Acts of 1974 to be known as the **UL LLC Industrial Development District. The district will be sunset on 31st day of December 2029.**

AYES:
NAYS:
ABSENT:
ABSTENTIONS: None

RESOLUTION ADOPTED

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

I, the undersigned, 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 City Council held on the **21st day of August 2023**, the original of which is on file in my office.

IN WITNESS WHEREOF, I have hereunto affixed my official signature on **this 21st day of August 2023**.

_____
Laura Pierce, City Clerk

CITY OF AUBURN HILLS
RESOLUTION
APPROVING AN INDUSTRIAL FACILITIES EXEMPTION CERTIFICATE
FOR UL LLC

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 **21st day of August, 2023**.

The following resolution was offered by Councilperson_____ and supported by Councilperson_____

WHEREAS, pursuant to P.A. 198, 1974, M.C.L. 207.551 et seq., after a duly noticed public hearing held on the **21st day of August 2023**, the City of Auburn Hills, established an Industrial Development District, commonly referred to as the **UL LLC Industrial Development District;** and

WHEREAS **UL LLC** has filed an application for an Industrial Facility Exemption Certificate with the Clerk of the City of Auburn Hills with respect to proposed new **real property** within the **UL LLC Industrial Development District;** and

WHEREAS, before acting on said application, the City Council of Auburn Hills held a hearing on the **21st day of August 2023** at a regularly scheduled meeting, at which time the applicant, the assessor, and a representative of the affected taxing units were given written notice and were afforded an opportunity to be heard on said application; and

WHEREAS, construction of the facility has not begun earlier than six (6) months before **6th day of June, 2023**, the date of the acceptance of the application for the Industrial Facility Exemption Certificate; and

WHEREAS, completion of the **real property** is calculated to and will at the time of issuance of the certificate have the reasonable likelihood to retain, create or prevent the loss of employment in Auburn Hills; and

WHEREAS, the aggregate SEV of real property exempt from ad valorem taxes within the City of Auburn Hills after granting this certificate **will exceed 5%** of an amount equal to the sum of the SEV of the unit, plus the SEV of real property thus exempted.

NOW, THEREFORE, BE IT RESOLVED BY the City Council of Auburn Hills that:

1. The City Council of Auburn Hills finds and determines that the granting of this Industrial Facilities Exemption Certificate, together with the aggregate amount of the certificates previously granted and currently in force, under PA 198 of 1974, and PA 225 of 1978, **shall not** have the effect of substantially impeding the operation of the City of Auburn Hills, or of impairing the financial soundness of a taxing unit which levies ad valorem property taxes in the City of Auburn Hills.

2. The application from **UL LLC** for an Industrial Facilities Exemption Certificate with respect to the **New Construction of Real Property** on the following described parcel of real property situated within the **UL LLC Industrial Development District**; to which;

The real property parcel the facility is located on is identified as tax parcel **02-14-01-100-031**, having an address **4322 New Energy Way**, City of Auburn Hills, MI 48326, including:

T3N, R10E, SEC 1 PART OF NW 1/4 BEG AT PT DIST S 01-16-35 E 60 FT & N 88-46-37 E 60 FT & S 01-16-35 E 392 FT FROM NW SEC COR, TH N 88-46-37 E 728.68 FT, TH S 01-16-35 E 764.01 FT, TH S 89-55-32 W 745.84 FT, TH N 01-16-35 W 207.42 FT, TH N 89-16-03 E 17 FT, TH N 01-16-35 W 541.79 FT TO BEG 12.75 A 12-8-21 FR 028

is hereby approved for **real property improvements**.

3. The Industrial Facilities Exemption Certificate when issued shall be and remain in force and effect for a period of **six (6) years**, and the starting date for the certificate is **December 31, 2023,** and the ending date is **December 30, 2029**.

4. The total project investment approved is **$40,404,000.**

5. UL LLC agrees to operate the facility for which the Industrial Facilities Exemption Certificate is granted for the term of the certificate, plus an additional **six (6) years** after the date of the certificate's expiration.

AYES:
NAYS:
ABSENT:
ABSTENTIONS:

RESOLUTION ADOPTED

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 **21st day of August 2023.**

IN WITNESS WHEREOF, I have hereunto affixed my official signature on **this 21st day of August 2023**.

_____

Kristine Klassen, Deputy City Clerk

TAX INCENTIVE AGREEMENT

Industrial Facility Exemption Certificate

(Revised October 24, 2016)

UL LLC, hereinafter referred to as the "Company" has submitted an application to City Council for the granting of an Industrial Facility Exemption Certificate (IFEC) pursuant to Michigan Public Acts 198, 0f 1974, as amended.

In recognition of the granting of the IFEC by City Council and the benefit of the tax savings for the Company, and the economic growth of the City, I hereby agree on behalf of the Company to the following;

1. The Company will furnish notification of the completion of the facility to the City Assessor and the State Tax Commission, within 30 days of the date of completion. If there is no construction progress for a facility under construction for more than 180 days, the Company will notify the City Assessor.

2. Within 90 days of the date of completion of the facility, the Company will report;

    A. The final cost of the facility to the City Assessor and the State Tax Commission.

    B. The number of jobs created by completion of the facility, not including jobs transferred from other locations.

If the actual project costs are more than 10% less than the estimated costs given in the application, or if the number of jobs created are less than the number estimated in the application, the Company will provide an explanation.

3. As a condition of receiving an IFEC, pursuant to this policy, a company agrees to operate the facility for which the IFEC is granted for the term of the IFEC, plus an additional term after the date of expiration of the IFEC equal to one year of business residency per abated year.

4. The Company further understands that if it vacates or fails to operate the facility for which the IFEC is granted for the period of time as outlined above, that the company is liable for repayment of any property tax savings benefiting the Company due to the existence of the IFEC, beginning with the initial effective year of the IFEC. In addition, the Company will be liable for repayment of future tax savings if there are any remaining years in the term of the IFEC, under the provisions of Section 21(2) of Public Act 198, 1974 as amended. These

provisions may be waived by the City Council at the request of the Company for justifiable cause.

5. The Company further agrees to pay it's abated real property taxes timely and without penalty. In addition, the Company agrees to inform the City Assessor and the City Treasurer of any plans to relocate the company from any location within the City, 30 days prior to the relocation.

6. The Company agrees to notify the City Assessor and City Treasurer of any change in the ownership of the Company's real property assets or a majority share of the Company's stocks. For the purposes of this agreement, a new owner or lessee shall be defined as follows:

    i. For those industrial facilities exemption certificates that pertain to real property improvements, the term "new owner or lessee" shall be defined as follows:

        1.) A new entity that acquires, owns and occupies or leases and occupies the facility after the existing certificate holder has physically moved from or vacated the facility.

            Or

        2.) An entity that acquires an ownership interest of more than 50% in the existing certificate holder entity that owns and occupies or leases and occupies that facility.

7. Whenever there is a new owner or lessee, as defined above, of any real property for which an industrial facilities exemption certificate has been granted, the new owner or lessee shall make application for a transfer of the certificate to the new owner or lessee immediately, but no longer than six (6) months after a change in ownership occurs. The City Council may grant requests to transfer existing certificates, after review and recommendation by the Tax Abatement Review Committee, provided requests are consistent with the City's adopted Tax Abatement Policy, or any amendments made to the policy, that is in effect at the time a request for a transfer is made. An updated tax abatement development agreement shall accompany any request for a transfer of a certificate to a new owner or lessee.

8. The Company further agrees to abide by all other city ordinances, building and zoning codes during the operation of the facility.

By the signatures of representatives of both the Company and the City below, it is understood that both the Company's investment in the project and the City's investment through the granting of the IFEC is to encourage the economic growth of all.

WITNESS:

Kathryn A. Swanson
SIGNATURE

Kathryn A. Swanson
PRINT NAME

UL LLC

BY: _____

ITS: CFO

DATED: 4/12/2023

ACKNOWLEDGED BY THE CITY OF AUBURN HILLS

WITNESS:

_____
SIGNATURE

_____
PRINT NAME

BY: _____
KEVIN McDANIEL

ITS: MAYOR
TITLE

DATED: _____

WITNESS:

_____
SIGNATURE

_____
PRINT NAME

BY: _____
LAURA PIERCE

ITS: CITY CLERK
TITLE

DATED: _____

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: AUGUST 21, 2023 | **AGENDA ITEM NO 9B**

COMMUNITY DEVELOPMENT

To: **Mayor and City Council**

From: **Thomas A. Tanghe, City Manager; Steven J. Cohen, AICP, Director of Community Development**

Submitted: **August 16, 2023**

Subject: **Motion – Approval of combined PUD Step One – Concept Plan and PUD Step Two – Site Plan and Tree Removal Permit / GM Electric Vehicle Parts Assembly, Distribution, and Office Facility**

INTRODUCTION

This is a request from PAH Real Estate LLC (Schostak Brothers & Company / Schostak) for Planned Unit Development Option (PUD) approval to construct a 715,012-square-foot light industrial building on a 73.5 net acre site located west of Lapeer Road, between Harmon Road and the I-75 Connector. The property is zoned T&R, Technology and Research District.



Rendering of the Proposed Building

The proposed industrial facility is being constructed for General Motors (GM), which is anticipated to execute a long-term lease with Schostak. The building will operate as a "Value-Added Assembly" (VAA) facility since it will manufacture various automotive components for the assembly lines at the company's Orion Assembly Plant at this location. The GM VAA facility investment is estimated at $130 million, but it is noted that development and construction costs associated with preparing the overall site (e.g., site grading, roadways, utilities, traffic improvements, etc.) are estimated to bring the total investment in the site to $200 million. Construction is anticipated to start in Fall 2023, with targeted completion by December 2024.

The project site will utilize approximately 67.4% of the 109-acre property that The Palace of Auburn Hills arena previously occupied. *It is noted that the building was reduced from 1,100,764 to 715,012 square feet in size (35% reduction) since the Planning Commission's review on May 3, 3023.*

BACKGROUND AND HISTORY

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



The former Palace of Auburn Hills arena

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

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

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

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

In July 2022, draft plans for this proposed GM VAA facility serving the Orion Assembly Plant were first introduced to City staff. Now, 17 months after the March 2022 informal discussion, this mammoth project has been finalized and is ready for potential City Council approvals and implementation.

IMPETUS FOR THIS PROPOSED GM VAA FACILITY

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



Proximity of the Two Properties
Shuttle Truck Routes

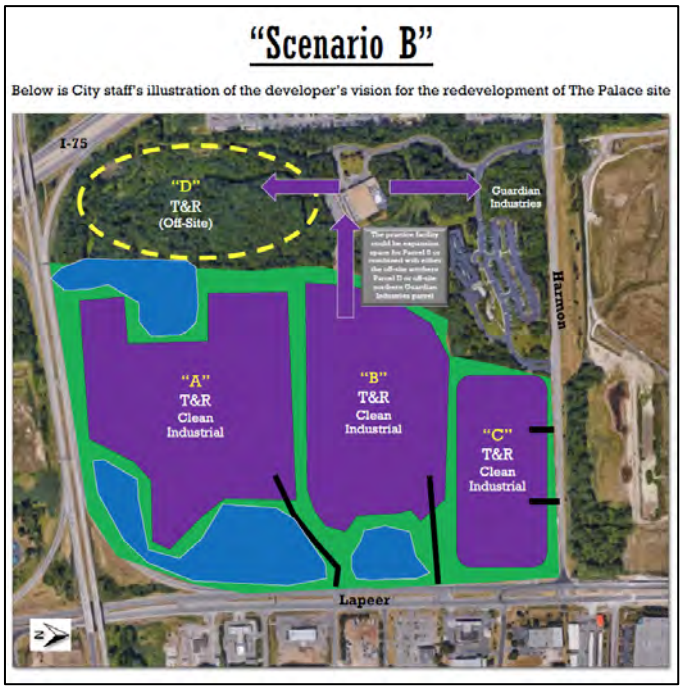
Since the Orion Assembly Plant property is limited in size, GM determined that a separate, 715,012 square foot, VAA facility would be needed to perform pre-assemblies required by the new Orion Assembly Plant. Schostak was tapped to develop the project at the Palace of Auburn Hills site. They will lease the facility to GM, with licensing agreements to GM third-party supplier(s) for daily operations. Approximately 1,000 jobs are expected to be created at this 24-hour/three-shift operation, with estimated development and construction costs totaling roughly $130 million. To implement the GM business/operational model for the site in combination with the Orion Assembly Plant, the timing and completion of the project are critical. Any delays in the development and delivery of the completed VAA facility would adversely affect the start of electric truck production at Orion Assembly Plant, which the facility will solely service.

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

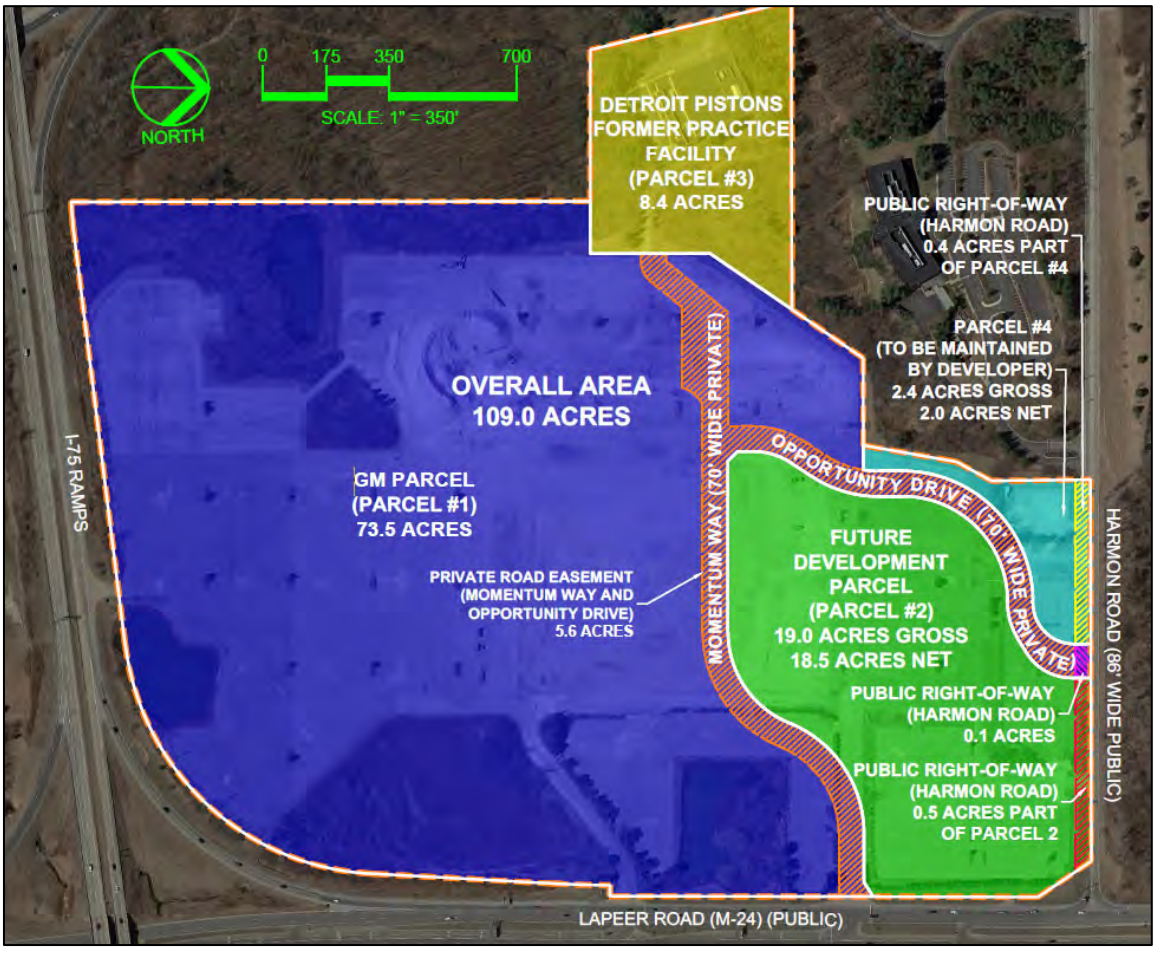
The large site size, direct access to Class A roads and State highways for efficient logistics, existing utility infrastructure, the proven ability of Auburn Hills and Schostak to deliver the project efficiently and cost-effectively, and, most importantly, proximity to the Orion Assembly Plant, were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

PUD OPTION USED TO IMPLEMENT THE PROPOSED GM VAA FACILITY

Although the site plan design will function well and the building will be architecturally attractive, the project will not meet all Zoning Ordinance requirements. For example, the proposed facility will have 186 trailers stored on the site, while the T&R District prohibits such outside storage. A reduction of parking spaces is requested since the number of employees is less than typical for a building of its size. Loading and unloading areas are provided in the front yard facing Lapeer Road due to the cross-dock logistical setup of the building, which requires approval from the City Council. **Lastly, the City desired in *The Palace of Auburn Hills Arena Site Redevelopment Study* that R&D and corporate HQ facilities be built on the land. This GM VAA facility on Parcel #1 will be a light industrial manufacturing facility producing significantly more truck traffic than originally envisioned.**



Envisioned Redevelopment Scenario from The Palace of Auburn Hills Arena Site Redevelopment Study



Schostak Redevelopment Plan for the Site

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

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

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

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



Rendering of the Proposed Building

Schostak also agreed that GM Facility Site (including any future facility additions, expansions, or other investment on GM Facility Site to the GM Facility and associated site) would not be granted tax incentives allowed under the City's Property Tax Incentive Policy, provided, however, if after fifteen (15) years there is a substantial change to the GM Facility Site, then the owner and/or tenant of the GM Facility Site may apply for the City's incentive program. Additional conditions related to the prohibition of trucks from using roadways under the City's jurisdiction, high-quality landscape screening of the loading areas and trailer storage, restrictions on the use of the loading areas, building and site signage restrictions, long-term stormwater maintenance, etc., are also addressed in the project's site plan design and Development Agreement. **As a result, City staff believes using the PUD option for the proposed facility will create a "win-win" scenario for all parties and make the City fiscally stronger.**

FISCAL ANALYSIS / TAX BENEFITS OF THE PROPOSED GM VAA FACILITY

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

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

The Palace of Auburn Hills – Hypothetical Tax Estimations

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

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

Based on construction estimates submitted by Schostak, the GM VAA facility has been conservatively projected to produce at least 2.5 times the City tax revenue that The Palace of Auburn Hills arena would have generated if it still existed and operated today. As discussed previously, a tax abatement for the GM VAA facility project will not be offered by the City. *Note: This estimate does not include additional City taxes that will be collected once the 19.0-acre T&R pad site and 8.4-acre former practice facility parcels are created via the land division and ultimately redeveloped as anticipated.*

KEY POINTS OF INTEREST

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

KEY POINTS OF INTEREST (cont.)

2. Outside Storage of Trailers.

As part of the PUD request, GM has requested permission to store up to 186 semi-trailers outside on the property due to the facility's just-in-time (JIT) nature. This JIT management strategy aligns the VAA product assembly and delivery timing directly with GM's Orion Assembly Plant's production schedule. The storage area will be located on the site's west side, at City staff's direction, to best screen the trailers from public view. The screening will be provided by the mass of the building, existing vegetation, and newly landscaped areas. The facility will have 77 loading docks and four overhead doors distributed on the west and east sides of the building.



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

KEY POINTS OF INTEREST (cont.)

3. Mitigating Potential Nuisance Concerns Associated with Loading Docks.

Schostak has agreed to the following site improvements and conditions relating to the screening and operation of the facility's 77 loading docks (30 docks on the west side and 47 docks on the east side):

a) Schostak shall install and maintain high-quality landscaping above and beyond City requirements, along with berms, as shown on the landscape plan, to best screen the loading docks and trailers from Lapeer Road, Momentum Way, and the I-75 Connector. *It is important to highlight that the site has a complicated topography. The existing grade falls from west to east and north to south, with approximately 90 feet of fall from the site's northwest corner (Harmon Road) to the southeast corner (I-75 Connector ramp). Thus, extensive mass grading and retaining walls will be required to create a level pad site for the manufacturing portion of the facility.*

b) Schostak shall require the building's loading bay doors to be kept shut by GM to mitigate any potential nuisances related to excessive noise emanating from the building, except such doors may remain open when loading and unloading.

c) Schostak shall require GM to use reasonable efforts to control and prohibit semi-trucks parked in the loading and unloading areas from idling to protect the quality of life of nearby property owners and residents from undue noise, odor, and air pollution.

d) Loading dock light signals provided for communication between truck drivers and loading dock personnel shall remain static and shall not be permitted to flash or blink at any time.

e) The use of outdoor alarm systems and outdoor loudspeakers shall be prohibited on the property.

f) Trash, recycling, and other similar containers shall only be permitted in City approved locations on the west side of the building.

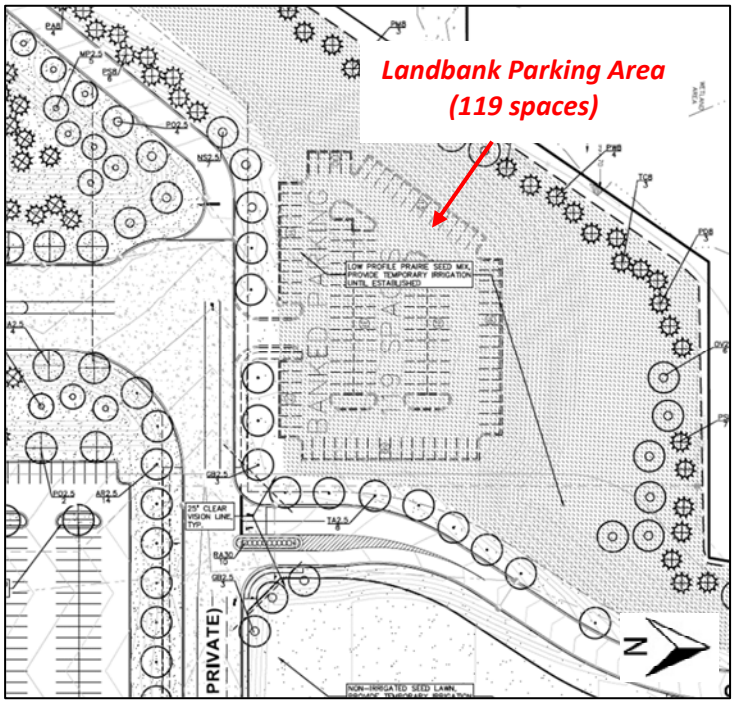
g) Schostak shall require informational/educational signage, approved by the City, shall be placed inside and outside the building by GM outlining these loading dock use restrictions.

h) Schostak shall require GM to advise employees, contractors, and suppliers of these restrictions imposed by the City in a reasonable method to facilitate compliance.

4. Landbank Parking.

As part of the PUD request, the property will install 727 parking spaces based on GM's actual operational use of the building and employee count, while the Zoning Ordinance requires 839 parking spaces based on the building's size. The amount of parking provided allows incoming and outgoing shifts to overlap.

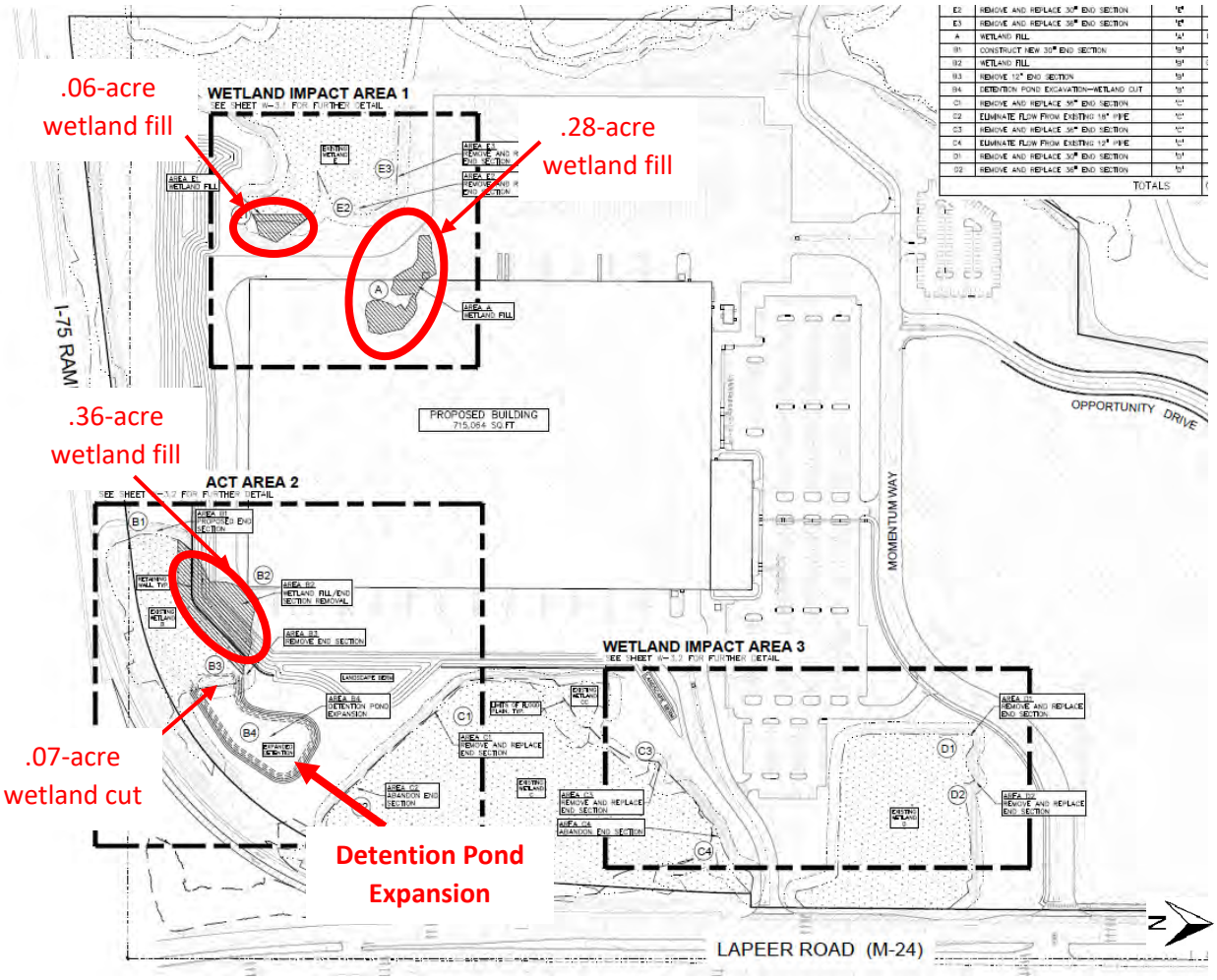
A landbank parking area has been provided at the northwest corner of the intersection of Momentum Way and Opportunity Drive, showing how 119 parking spaces could be constructed on-site if needed, bringing the total potential parking count up to 846 parking spaces.



KEY POINTS OF INTEREST (cont.)

5. Wetland Fill and Mitigation (EGLE Permit).

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



Wetland Impact – Regulated via EGLE Permit

Under EGLE rules, Schostak proposes to acquire 1.16 acres of wetland mitigation credits from an EGLE-approved wetland mitigation bank, preferably within the Clinton River Watershed. Schostak will also maintain the on-site watershed areas for the existing wetlands and provide on-site watershed improvements. Those improvements will include the installation of water treatment structures at all stormwater outfalls. **The final development of the entire site is anticipated to result in at least 14 acres of additional greenspace than existed when the Palace of Auburn Hills was operational.**

KEY POINTS OF INTEREST (cont.)

6. **Building Size Comparison.**

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

	INDUSTRIAL BUILDING	LOCATION	SIZE (SQ. FT.)	YEAR BUILT
1.	STELLANTIS NA HQ	800 Chrysler Drive	5,400,000	1992/1996
2.	GM VAA (PROPOSED)	2400 Momentum Way	715,012	---
3	FANUC – WEST CAMPUS (UC)	2630 Featherstone Drive	671,100	---
4.	ABB ROBOTICS	1250 Brown Road	526,500	1985
5.	3000 UNIVERSITY - MULTI-TENANT	3000 University Drive	487,797	1988
6.	FANUC – EAST CAMPUS	1100 West Entrance	461,525	2019
7.	GARDNER WHITE FURNITURE	4445 Atlantic Blvd	455,045	1999
8.	DANA THERMAL SYSTEMS	3600 Giddings Road	430,338	1995
9.	COMERICA DATA CENTER	3701 Hamlin	404,427	1984
10.	HIROTEC AMERICA	3000 High Meadow Circle	342,269	2015/2023
11.	VOLKSWAGEN	3800 Hamlin	337,922	1991
12.	VISIONEERING (W/ADDITION-UC)	2055 Taylor Road	310,577	2015/2024
13.	MAGNA SEATING (UC)	1700 Brown Road	280,000	---
14.	FORVIA	2800 High Meadow Circle	278,387	2013
15.	US FARATHANE	2700 High Meadow Circle	238,755	2010

UC – UNDER CONSTRUCTION

7. **Truck Traffic and Proposed Improvements to Lapeer Road.**

Schostak's traffic consultant Fishbeck conducted a comprehensive traffic study addressing the anticipated traffic impact of the proposed facility. The study was completed under the advisement of the City, RCOC, and MDOT based on the anticipated full build-out of the property. The traffic study report is on file with the Community Development Department. OHM Advisors provided a technical review of the traffic study, included in the packet, as part of their engineering letter. Site traffic will include up to 350 employees per shift, approximately 720 trucks per day delivering components to and from the GM Orion Assembly Plant, and about 175 trucks per day delivering various materials and equipment to the site. The proposed GM VAA facility will produce less employee traffic at peak hours (e.g., fewer people working at the site at one time) than the traditional R&D use envisioned in 2017. However, significantly more trucks will enter and leave the site, with the majority shuttling back and forth to the GM Orion Assembly Plant.

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

KEY POINTS OF INTEREST (cont.)

8. New Private Road Street Names.

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

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

STAFF RECOMMENDATION

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

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

1. The project is eligible for the PUD option because it provides a recognizable net public benefit to the health, safety, and welfare of the residents of the City of Auburn Hills and accomplishes the following:
   a) Permits flexibility in the regulation of land development.
   b) Encourages innovation in land use and variety in design, layout, and type of structures constructed.
   c) Achieves economy and efficiency in the use of land, natural resources, energy, and the provision of public services and utilities.
   d) Encourages useful open space.
   e) Provides better employment opportunities particularly suited to the needs of the residents of the City of Auburn Hills.
2. The concept plan contains sufficient basic information required for a recommendation.
3. The PUD Concept Plan promotes the land use goals and objectives of the City of Auburn Hills.
4. There is an adequate means of disposing of sanitary sewage and of supplying the development with water.
5. The road system and stormwater drainage system are adequate.

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

1. The Site Plan contains sufficient basic information required by the Zoning Ordinance for a recommendation.
2. The requirements of Section 1815, Items 7A-7E of the Zoning Ordinance can be met as follows:
   a) All requirements and standards of the Zoning Ordinance, and other City Ordinances, can be met.
   b) Safe, convenient vehicular and pedestrian ingress/egress has been depicted; primary access will be to Lapeer Road and Harmon Road.

STAFF RECOMMENDATION (cont.)

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, 839 parking spaces are required, and 727 parking spaces are depicted. *A landbank parking plan was submitted with the site plan as a PUD deviation showing how 846 parking spaces could be constructed if needed.*
4. The parking layout meets minimum requirements, and barrier-free parking spaces are provided (15 are required, and 15 are provided). Four spaces are van accessible.
5. Building and parking setback requirements will be met.
6. Greenbelts will be provided.
7. Landscape requirements will be met, and calculations have been submitted.
8. A note indicates that exterior lighting shall meet the requirements of the Zoning Ordinance. Pole and wall-mounted lighting shall be shielded and directed downward. Lamp bulbs and lenses shall not extend below the light fixture shields. Light poles shall not be taller than the proposed height of 30 feet from grade.
9. A note indicates that signs shall meet the requirements of the Zoning Ordinance. The site plan and Development Agreement address restrictions on the amount and location of signs.
10. A note indicates that parking spaces shall be double-striped.
11. A note indicates that ground-mounted mechanical equipment will be screened.
12. An Environmental Impact Statement is required and has been provided.
13. A note indicates that there will be no pallet storage and overnight vehicles. *A deviation has been requested per the PUD to store up to 186 semi-trailers on the site.*
14. An eight-foot pathway is required and provided along the site's Harmon Road frontage and along Lapeer Road frontage between Harmon Road and Momentum Way. Complete Streets considerations were made as part of the site design with dedicated sidewalks from the Lapeer Road pathway, along Momentum Way, to the entrance of the GM VAA building.
15. Schostak has agreed to install 10 EV charging stations (five dual units serving 10 EV charging spaces) during construction. Schostak shall obtain appropriate permits from the City and comply with City EV signage and pavement marking standards.
16. A Tree Removal Permit is required: 492 replacement trees are required, and 906 trees are proposed.

Conditions:

1. Schostak agrees to enter into a Development Agreement with the City outlining the conditions of approval.
2. A land division shall be required to create the property's three parcels and private roads. The new east-west private road being developed, which outlets to Lapeer Road, shall be named Momentum Way. The new north-south private road being developed, which outlets to Harmon Road, shall be called Opportunity Drive.
3. The number of vehicles stored on the site overnight shall be limited to 186 semi-trailers and stored in the designated area on the west side of the building. No other outside and overnight storage of materials or vehicles shall be permitted on the site.

STAFF RECOMMENDATION (cont.)

4. Schostak agrees to restrict GM's semi-truck deliveries, along with future developments on the entire 109-acre property, from utilizing roads under City jurisdiction, including Harmon Road and Giddings Road. Semi-truck traffic shall only enter and exit at the Lapeer Road vehicular access points. Opportunity Drive, which outlets to Harmon Road, shall only be utilized by passenger vehicles and emergency response vehicles.
5. Schostak shall pay to the Auburn Hills Community Foundation a one-time lump sum payment of $250,000 to be used for public purposes at the sole discretion of the Auburn Hills Community Foundation Board of Directors and pay to the City of Auburn Hills a one-time lump sum payment of $750,000 to be used for public purposes at the sole discretion of the Auburn Hills City Council. The timing of the payment will be addressed in the Development Agreement.
6. Schostak agrees that GM Facility Site (including any future facility additions, expansions, or other investment on GM Facility Site to the GM Facility and associated site) shall not be granted tax incentives allowed under the City of Auburn Hills Property Tax Incentive Policy by the Auburn Hills City Council; provided, however, if after fifteen (15) years there is a substantial change to the GM Facility Site, then the owner and/or tenant of the GM Facility Site may apply for the City's tax incentive program.
7. Schostak agrees to permanently remove the existing Palace LED marque sign from the property. The timing of the sign removal will be addressed in the Development Agreement.
8. Schostak shall install one shared multi-tenant monument sign, 20 feet in height, at the southwest corner of Lapeer Road and Momentum Way, as shown on the site plan. Three building signs, each not exceeding 150 square feet in size, will be permitted on the GM VAA building facing Harmon Road, Lapeer Road, and the I-75 Connector.
9. Schostak agrees that digital and static billboard signs, automatic and manual changeable copy signs, roof-mounted signs, mural signs, outline tubing on buildings or on signs, annual signs, temporary signs, window signs, portable signs, sandwich signs, projecting signs, and large format temporary wall mural signs shall be strictly prohibited to be placed on the entire 109-acre property and all buildings located on the property.
10. Loading dock use restrictions shall be enforced as outlined in this report and the Development Agreement. The trash compactors and recycling bins for the facility shall only be placed in the loading dock areas as shown on the approved site plan on the west side of the building and shall meet the requirements of Section 1825. Waste Receptacles and Compactor Enclosures of the Zoning Ordinance.
11. Guard rails and pedestrian fall protection adjacent to the retaining walls shall be installed as determined necessary by the Building Official and City engineering consultant and shall meet City standards and aesthetic expectations.
12. Schostak shall comply with the requirements of Section 2007. Performance Guarantees of the Zoning Ordinance
13. Site plan approval shall be based on the representations made by Schostak and GM representatives as documented in this report, submittal materials, and the public meeting minutes.

PLANNING COMMISSION RECOMMENDATION

Recommended Approval on May 3, 2023 (8-0 vote). *It is noted that the GM facility building was reduced from 1,100,764 to 715,012 square feet in size (35% reduction) since the Planning Commission's review.*

RECOMMENDED ACTION

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

I CONCUR:

Thomas A. Tanghe

_____

THOMAS A. TANGHE, CITY MANAGER

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

May 3, 2023

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

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

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

5. PETITIONERS

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

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

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

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

The large site size, direct access to Class A roads and state highways for efficient logistics, existing utility infrastructure, the proven ability of Auburn Hills and Schostak to deliver the project efficiently and cost-effectively, and, most importantly, proximity to the Orion Assembly Plant, were differentiators that caused GM to select the Palace of Auburn Hills property for their new VAA facility.
Although the site plan design will function well and the building will be architecturally attractive, the project will not meet all Zoning Ordinance requirements. For example, the proposed facility will have 185 trailers stored on the site, while the T&R District prohibits such outside storage. A reduction of parking spaces is requested since the number of employees is less than typical for a building of its size. Loading and unloading areas are provided in the front yard facing Lapeer Road due to the cross-dock logistical setup of the building, which requires approval from the City Council. Lastly, the city desired in The Palace of Auburn Hills Arena Site Redevelopment Study that R&D and corporate HQ facilities be built on the land. This project will be a light industrial manufacturing facility producing significantly more truck traffic than envisioned in 2017.

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

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

KEY POINTS OF INTEREST

1. Overlap Shift Parking / 24-Hour Facility Operation. The facility will operate with three shifts, and employees on each shift will overlap arrival and departure times to maintain continuous operations similar to the previously approved Magna Seating facility at 1700 Brown Road. The largest shift is the "first shift," which will operate from 7:00 a.m. to 3:00 p.m. and includes approximately 300-350 employees.

2. Landbank Parking. As part of the PUD request, the property will have 680 parking spaces based on GM's actual operational use of the building and employee count, while the Zoning Ordinance requires 1,211 parking spaces based on the building's size. The amount of parking provided allows incoming and outgoing shifts to overlap. A landbank parking plan within the site plan package has been provided, showing how 1,221 parking spaces could be constructed on-site if needed.

3. Outside Storage of Trailers. As part of the PUD request, GM has requested permission to store up to 185 semi-trailers outside on the property due to the facility's just-in-time (JIT) nature. This JIT management strategy aligns the VAA product assembly and delivery timing directly with GM's Orion Assembly Plant's production schedule. The storage area will be located on the site's west side, at City staff's direction, to best screen the trailers from public view utilizing the mass of the building, existing vegetation, and newly landscaped areas. The facility will have 111 loading docks and four overhead doors distributed on the west and east sides of the building.

4. Mitigating Potential Nuisance Concerns Associated with Loading Docks. Schostak and GM have agreed to site improvements and conditions relating to the screening and operation of the facility's 111 loading docks (59 docks on the west side and 52 docks on the east side).

5. Truck Traffic and Proposed Improvements to Lapeer Road. Schostak's traffic consultant, Fishbeck, conducted a comprehensive traffic study addressing the anticipated traffic impact of the proposed facility. The study was completed under the advisement of the City, RCOC, and MDOT based on the anticipated full build-out of the property.

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

7. New Private Road Street Names. As part of the project, two new private roads will be created - Opportunity Drive and Momentum Way. The north-south road that outlets to Harmon Road will be named Opportunity Drive. Truck traffic will be prohibited from utilizing Opportunity Drive. Momentum Way will be the east-west road that outlets to Lapeer Road and provides legal access to all three parcels to be created within the site.

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

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

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

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

The Commission asked about the following:

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

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

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

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

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

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

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

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

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

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

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

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

Moved by Hitchcock to recommend to City Council approval of the combined PUD Step One – Concept Plan and PUD Step Two – Site Plan and Tree Removal Permit for the GM Electric Vehicle Parts Assembly, Distribution, and Office Facility subject to the conditions of the City's Administrative Review Team. Second by Shearer.
VOTE: Yes: Tringali, Ochs, Marzolf, Shearer, Hitchcock, Saelens, Pavlich, Ouellette
No: None **Motion Carried (8-0)**

AUBURN HILLS

APR 10 2023

COMMUNITY DEVELOPMENT

Development Application

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

General Project Location: Former Palace of Auburn Hills Site

Parcel Size: 73.5 acres **Zoning:** T&R

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

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

Building Size (sq. ft.): ~~1,100,764 S.F.~~ Reduced to 715,064 S.F since PC review on 5-03-23 S.C.

City Use Only

Address: 6 Championship Dr

Date Received: 4-10-23

Fees Paid: $13,131.50

SP #:

SLU #(s):

LD/LE/SUB #:

RZ #:

PUD #: 230001

ZBA #:

Tree Removal PTR230008

Check requested review(s)

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

Applicant

Name: Angela Mader, Authorized Representative Signature:

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

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

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

Property Owner(s)

Name: Angela Mader, Authorized Representative Signature:

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

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

(Provide additional sheet if necessary for multiple property owners)

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

INV 65895 + 65896

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August 16, 2023

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

RE: GM Electric Vehicle Parts Assembly, Distribution & Office Facility
Site Plan 2nd 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 August 14, 2023 was prepared by PEA Group. The review comments are noted below.

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

- Soil erosion permit from O.C.W.R.C.
- N.P.D.E.S. permit from E.G.L.E.
- Right-of-way construction and signing permit from M.D.O.T.
- Water main extension permit from E.G.L.E.
- Joint permit application (JPA)/wetland permit from E.G.L.E. and U.S.A.C.E.

GENERAL:
The site is located in the southwest corner of Harmon Road and Lapeer Road (M-24) in Sections 2 and 11 of the City of Auburn Hills. This site is the previous home of the Palace of Auburn Hills, which has since been demolished. The applicant is proposing to divide the existing site into three separate sites: the subject site, the former Pistons practice facility site, and a future development site. The site is currently in the Technology and Research (T&R) zoning district; however, the applicant is proposing to rezone the site as a Planned Unit Development (PUD). Adjacent properties to the west will remain zoned Technology & Research (T&R). The applicant is proposing to construct a 715,012 sq. ft. building that will consist of 49,936 sq. ft. of office space and 665,076 sq. ft. of electric vehicle parts assembly and distribution facility. The new facility will span the 81.6-acre site and be used to assemble and distribute electric vehicle parts. A complete legal description of the parcel is shown on the plan. The City of Auburn Hills Standard Notes and Fire Department Notes are included on the plans. A landscape plan was included in the plan set and appears to be acceptable. The Auburn Hills Standard Details were not included in the plan set and will need to be in the engineering review submittal. Furthermore, a soil erosion and sedimentation control plan and a demolition plan is needed for the engineering review.

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

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(PRV) located on the south side of Harmon Road near the existing north driveway that feeds water from the 20-inch water main on Harmon to a 12-inch water main that traverses the site and connects to the existing 12-inch water main on Lapeer Road near Championship. This system creates a lower pressure district to serve water to properties along Lapeer Road south of Harmon Road. There is an additional 12-inch water main that extends south from Harmon Road along the west side of the property that loops around the adjacent property to the northwest and the former Pistons practice facility. The applicant is proposing to connect to this existing 12-inch water main near the practice facility entrance and loop a new 12-inch ductile iron water main along the parcel to connect back into the existing 12-inch water main on the northwest side of the site. Two 12-inch fire suppression leads are proposed to extend from this new water main through a fire pump house as well as the fire department connection. The pump house leads will feed a proposed 12-inch fire suppression main that loops around the building, which will be designated as private water main operated by the property owner. Domestic service is proposed to extend from this main to the building at multiple locations. 12-inch ductile iron water main is also proposed to extend from the existing 12-inch water main at the southwest corner of Harmon and Lapeer Road, west along the south side of Harmon Road and connect back into the existing 12-inch water main located just south of the PRV to provide service to the lower pressure district along Lapeer Road. Additionally, 12-inch ductile iron water main is proposed to extend west from the existing 12-inch water main along Lapeer Road to a fire hydrant located northeast of the proposed building, then connect to the proposed 12-inch water main near Championship. Eighteen (18) fire hydrant assemblies are proposed to provide adequate coverage for the site including four (4) public fire hydrants and fourteen (14) private fire hydrants. The proposed public water main shall be shown centered within a 12-foot-wide public water main easement. Post indicator valves have been shown on the private main looping the building. Proposed gate well locations have been shown on the public main.

There is an existing 10-inch sanitary sewer that extends along Harmon Road and south along Lapeer Road where it crosses under the Lapeer Road Connector. The sewer increases to 12-inch and then 21-inch as it extends south along Lapeer Road. Additionally, an existing 10-inch sanitary sewer extends west onto the site from the existing sanitary sewer along Lapeer Road. An 8-inch PVC Truss sanitary sewer lead at a minimum slope of 1.0% is proposed to extend from the existing 10-inch sanitary sewer on site to the southeast side of the proposed building. From this 8-inch sanitary sewer, two (2) 6-inch PVC leads are proposed to extend west to the east side of the proposed electrical vehicle parts assembly and distribution facility and one (1) 6-inch SDR 23.5 lead is proposed to extend northwest to the southeast side of the proposed office building. The applicant is also proposing 10-inch PVC Truss sanitary sewer from the existing sanitary sewer on Lapeer Road to serve the future development site. The slope of the 6-inch PVC sanitary sewer lead shall be provided at engineering review.

STORM WATER MANAGEMENT/WETLANDS:

The site is located in the Galloway Drainage District, which has a maximum discharge rate of 0.097 cfs/acre. The site contains a number of wetland areas that currently provide storm water management for the site as well as regionally for areas of the Lapeer Road ROW and adjacent properties north of the site. When the Palace of Auburn Hills was constructed in the 1980s, these wetland areas were designated for storm water management and detention for the site. The applicant has applied for permitting through EGLE to continue the use of the existing wetland areas for storm water management and detention for the redeveloped site. The amount of impervious area for the site will be less than existing therefore no additional detention will be required on site. The existing drainage area of 83.76 acres was increased to 85.19 acres, however the existing 'C' factor fell from 0.85 to 0.71 due to the reduction in impervious area. The existing wetland areas outlet to the existing drainage course (waters of the state) in the southeast corner of the site, which ultimately flows under the Lapeer Connector ramp to the Galloway Drain.

Storm water runoff for the site will be collected via catch basins and inlets and routed to the existing wetlands. The applicant has designed the new drainage areas to match the previous drainage areas as closely as possible. Storm water treatment units are provided prior to each outlet into the wetlands to address water quality requirements. Treatment units were not provided for runs strictly collecting roof drainage. Additional details of the treatment

units will be needed for the engineering review. Additional details of the stormwater management system shall be provided for engineering review including water conveyance calculations and profiles with hydraulic grade lines. The proposed slope of the storm sewer shall also be provided at engineering review.

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

PAVING/GRADING:

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

The plans indicate concrete curb and gutter throughout the parking lot with standard duty asphalt pavement for the employee parking lot and heavy-duty concrete for the drive aisles and truck trailer parking spaces. Heavy duty concrete pavement is proposed to wrap around the south side of the building, providing access between Lapeer Road and the truck trailer parking spaces located at the west side of the building. Standard duty asphalt is proposed for the private drive to the parcel to the west, while Opportunity Drive will be heavy duty asphalt pavement. 4-inch asphalt on a 10-inch aggregate base is proposed for the employee parking areas. 8-inch concrete on an 8-inch aggregate base is proposed for drive aisles and truck trailer parking spaces. A cross-section for the approach off Harmon Road shall be included at engineering review. Three (3) trash compactors are proposed on the west side of the building near the truck docks.

Existing and proposed grades are shown with 1-foot contours and spot elevations. The site is sloped towards the wetlands on the southeast and southwest ends of the parcel, with steep perimeter slopes. Perimeter slopes shall meet the requirements of 1:4 max and match into existing contours prior to all abutting property lines. Pavement slopes are mostly consistent with City standards and are to remain between 1% and 6% for drive areas and between 1% and 4% for parking areas. Sidewalk and pedestrian pathway grades shall meet ADA requirements. Additional spot elevations shall be provided for engineering review.

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

TRAFFIC:

A traffic impact study (TIS) has been completed by the applicant for the proposed development. This TIS was prepared in coordination with City of Auburn Hills/OHM, MDOT, and RCOC to evaluate traffic impacts of the proposed facility on the adjacent roadway network. This TIS was also coordinated with the TIS that has been prepared for the larger overall expansion of the GM Orion Assembly plant. This site TIS took into account traffic trips from the current proposed GM VAA facility, the future T&R development, and re-use of the practice facility. The facility will operate 3 shifts, with up to 350 employees per shift. A significant number of trucks (approximately 350 trips/day) will bring deliveries/materials to the site, primarily from I-75. In addition, there will be significant "shuttle truck" interaction between the proposed facility and the GM Orion Assembly plant. The study has indicated 30 shuttle trucks per hour (one truck every two minutes) will complete a round trip between the facility and the Orion Assembly plant. It should be noted that the anticipated traffic generated from the proposed facility is significantly less than if the site were developed as a T&R corporate park as the City had previously envisioned. As indicated in the TIS dated August 4th, 2023, the anticipated weekday trip generation for the site is approximately 6,120 trips/day (2,600 GM VAA site and 3,520 future T&R site). By comparison, the anticipated weekday trip generation for the T&R use of the entire site is approximately 11,500 trips/day.

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

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

The applicant is requesting modifications from the PUD Zoning Ordinances including a reduction in parking spaces required, allowance of an outdoor truck and trailer storage, and an allowance of loading area space in the front yard. Per the zoning ordinance, parking calculations require 839 parking spaces. Based on the proposed building use, employee work shift scheduling, and experience with similar facilities, the applicant is proposing 727 parking spaces. Of the 727 parking spaces, 15 parking spaces will be handicapped accessible spaces and 10 will be dedicated electric vehicle parking spaces. The applicant is also proposing 119 banked parking spaces at the northwest corner of the site for a total of 846 parking spaces. Truck docks are proposed along the east and west sides of the building. Employee parking is proposed on the north side of the building. Additional parking on the west side of the site will be for truck trailer parking. A 7-foot-wide concrete sidewalk has been provided along the north side of the proposed building providing access from the building to the employee parking lot. A 5-foot-wide concrete sidewalk has been proposed along Momentum Way from Lapeer Road to the building. An 8-foot-wide

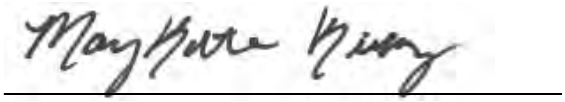
asphalt pedestrian pathway is proposed along Harmon Road and continues south along Lapeer Road to the Momentum Way approach. The applicant should consider installing a sidewalk along Opportunity Drive to provide a pedestrian connection to the site from Harmon Road.

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

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

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

Sincerely,
OHM Advisors



MaryKate Kirksey for Hannah Driesenga, P.E.

Transmitted via e-mail to Steven Cohen: August 16, 2023
cc: File

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August 14, 2023

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

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

Dear Mr. Cohen,

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

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

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

Applicant is removing and replacing 492 regulated trees. No trees being removed are Landmark trees. The landscape plans provide 492 deciduous trees plus 366 evergreen trees totaling 906 new trees for installation, which satisfies the Woodlands Ordinance.

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

Best regards,

Julie Stachecki

City of Auburn Hills Woodland Consultant

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

PEA GROUP

844.813.2949
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GM Electric Vehicle Parts Assembly, Distribution & Office Facility
Former Palace of Auburn Hills Site
PEA Group Project No. 22-0863
August 11, 2021

Environmental Impact Statement

A. Existing Conditions

The site currently consists of approximately 81.1 acres (81.6 acre gross including Harmon Road right-of-way). The site elevation falls from west to east and north to south, with approximately 90' of fall from the northwest corner of site to southeast corner of site. The site currently serves as temporary car storage. The majority of the site area is asphalt surface, previously serving as parking lots for the former Palace of Auburn Hills. Several wetland areas are located at the perimeter of the site and extend off site. The site had vehicular access at four locations on Harmon Road, two locations on Lapeer Road, and one located on the I-75 ramp at the south end of the site. All access points have been barricaded except for the southerly entrance from Lapeer Road, which is controlled by a gate and security booth.

The site is part of a larger overall property including the former Pistons training facility on 8.4 acres of land west of the subject parcel, and additional asphalt parking areas on 19.0 acres northeast of the subject parcel at the corner of Harmon Road and Lapeer Road.

B. Site Plan

A 715,012 sf facility is proposed for the site, including a 49,936 SF office area and 665,076 SF electric vehicle parts assembly and distribution facility. The proposed facility will be used by suppliers to process electric vehicle components for delivery and final assembly at the General Motors Orion Assembly facility in Orion Township. The site plan meets all building setback and landscape buffer requirements.

C. Land Use Environmental Impacts / Traffic Impact

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

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

The project requires the removal of 492 regulated trees from the site. None of the trees to be removed are landmark trees. A total of 906 new trees are proposed to be planted on the site.

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

D. Public Utility Impact

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

E. Drainage

The existing wetland areas along the east and south sides of the site are currently utilized for storm water management on the site, as they were intended for the original Palace of Auburn Hills development. The proposed site will continue to utilize the wetlands for storm water management in this same manner, as they have for the past 35 years. The total impervious surface area of the overall site will be reduced by at least 14 acres with the redevelopment of the site, and the overall imperviousness 'c' factor of the will be reduced from 0.85 to 0.71. Storm water pre-treatment structures meeting the requirements of the City of Auburn Hills, Oakland County Water Resources (OCWRC) and EGLE will be installed upstream of stormwater discharge to the wetlands. The site ultimately drains to the Galloway Drain, located several hundred feet south of the site.

F. Hazardous Materials

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

DRAFT
8-15-23

REDEVELOPMENT OF THE FORMER
PALACE OF AUBURN HILLS PROPERTY

DEVELOPMENT AGREEMENT

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

BACKGROUND

A. The Developer is the owner of the Property in Auburn Hills, Michigan. The overall parcel is approximately 109 acres in size. The Developer proposes to construct a facility (the "GM Facility") for General Motors LLC, a Delaware limited liability company (the "Tenant"), which will be constructed on approximately 73.5 net acres of the Property ("Parcel 1" and/or the "GM Facility Site"), with the remaining land consisting of approximately 18.5 net acres for a future development parcel ("Parcel 2"), approximately 8.4 net acres for the former Detroit Pistons Practice Facility ("Parcel 3"), and approximately 2.0 acres of undevelopable land ("Parcel 4"). The GM Facility Site on the Subject Property is legally described and depicted on the approved site plan (the "Site Plan") on file with the Auburn Hills Community Development Department. Parcels 1, 2, 3, and 4 do not include new private road easements and/or public road ROWs, which total approximately 6.6 acres, and are shown on Exhibit B and the Site Plan.

B. The Developer intends to enter into a lease (the "Lease") with the Tenant, pursuant to which the Tenant will lease the GM Facility Site and the GM Facility from the Developer.

C. Pursuant to Section 1830 of the Auburn Hills Zoning Ordinance, the Developer has applied for approval of the Site Plan, which is part of the PUD process to construct an approximate 715,012 square foot facility for warehouse, light manufacturing, assembly, sequencing of vehicle sub-assemblies and components and any other uses permitted (collectively, the "Permitted Uses") under the Site Plan and PUD Approval (as defined below), and on _____ the Auburn Hills City Council approved combined PUD Step 1 – Qualification and PUD Step 2 – Site Plan Approval ("Site Plan and PUD Approval"), which approval was amended by the Auburn Hills City

Council on August 21, 2023, along with the associated tree removal permit, for the Subject Property, subject to several conditions, including, but not limited to, the condition that the Developer 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.

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

2. Roads and curb cuts, driveways, public sanitary sewer service, public water service, storm water drainage, detention and retention facilities, gas and electric utilities, parking facilities,

including double striped parking spaces, open space area and landscaping shall be completely constructed, installed and provided pursuant to the approved Site Plan and engineering drawings, by and at the sole expense of the Developer (or at the Tenant's cost as provided in the Lease) in accordance with the Approval Requirements. The Developer, and thereafter its successors and assigns, shall at their own cost (or at the Tenant's cost as provided in the Lease) be responsible and obligated for the perpetual maintenance, repair and replacement of the roads, curb cuts, parking areas, drainage facilities, open space and landscaping shown on the City approved Site Plan with respect to the Subject Property. For purposes of clarity, and notwithstanding anything to the contrary contained in this Agreement, upon the sale or transfer of any of Parcels 1, 2, and/or 3 by the Developer, the Developer shall be released of its obligations under this Agreement with respect to such sold or transferred Parcel, and the Developer's successor or assign shall assume such obligations and be considered the "Developer" with respect to such sold or transferred Parcel. The Developer shall pay to the City by the dates required by the Auburn Hills Department of Public Works, the water and sewer fees required per Ordinance and/or resolution of the City Council (so long as just resolution does not increase such fees per Ordinance) for the Subject Property. Parcel 4 (undevelopable land), as shown in Exhibit B, shall be maintained at all times by the Developer, and the Developer shall timely pay all property taxes associated with Parcel 4. Parcel 4 may not be sold or transferred independently of Parcels 1, 2, and/or 3, nor shall the Developer sell or transfer Parcels 1, 2, and 3 so as to leave Parcel 4 as the only Parcel owned by it.

3. The Developer in accordance with the Approval Requirements shall at its own cost (or the cost of the Tenant as provided in the Lease), develop, install and construct on the GM Facility Site (with the Developer or its contractors being the party making such installations) a light industrial building having an area of approximately 715,012 square feet, of which total area, approximately 665,076 square feet will be utilized for warehouse, light manufacturing, assembly, and sequencing of vehicle sub-assemblies and components, with the remaining approximately 49,936 square feet of area to be used for general office purposes; provided, however, the City acknowledges that the Tenant under the Lease and the Developer's construction lender under its loan documents have the right to take over such construction and in such a case, the Tenant and/or the construction lender may complete construction. The Developer shall, at Developer's (or the Tenant's as provided in the Lease) own cost, have constructed and installed parking on the GM Facility Site in accordance with the Approval Requirements, with the Developer to have constructed 727 double striped parking spaces on the Subject Property and the Developer being allowed to land bank 119 parking spaces (846 parking spaces are depicted on the land banked parking plan). The Lease shall provide that the land banked parking spaces will have to be constructed, installed and located on the GM Facility Site at cost of the Tenant if the City advises the Developer and the Tenant that in the City's reasonable discretion, based on a change of use or increased intensity of use of the GM Facility Site, said additional parking spaces are necessary due to there being insufficient parking on the GM Facility Site based on the Tenant's changed use or increased intensity of use of the GM Facility Site. The Developer shall cause the Lease to provide that both the Developer and the City shall have the right to enforce the Lease to obtain compliance with the land banked parking requirements of this Section.

4. The Tenant shall not lease or sublease any portion of the GM Facility Building and/or the GM Facility site to any other party, unless the Tenant's leasing and/or subleasing to another party has been approved by the City, which approval shall be in the sole discretion of the

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

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

6. The Developer shall cause the Lease to provide that: (a) the Tenant shall keep the GM Facility building's loading bay doors shut to mitigate any potential nuisances, except such doors may remain open when loading and unloading, due to concerns about excessive noise emanating from the building; (b) the Tenant shall use reasonable efforts to control and prohibit semi-trucks parked in the loading/unloading areas from idling to protect the quality of life of nearby property owners and residents from undue noise, odor, and air pollution; (c) loading dock light signals provided for communication between truck drivers and loading dock personnel shall remain static and shall not be permitted to flash or blink at any time; (d) the use of outdoor alarm systems and outdoor loudspeakers shall be prohibited; (e) trash, recycling, and other similar containers shall only be permitted in City approved locations on the west side of the GM Facility building; (f) signage approved by the City shall be placed inside and outside the GM Facility building outlining these restrictions; and (g) employees, contractors, and suppliers shall be advised by the Tenant of these restrictions imposed by the City in a reasonable method to facilitate compliance. The Developer shall cause the Lease to provide that both the Developer and the City shall have the right to enforce the terms of the Lease to obtain compliance with this Section.

7. There shall be no outside storage on Subject Property, including but not limited to, no outside pallet storage and no overnight vehicle storage at the GM Facility Site, except that no more than 186 trailers may be stored outside at the GM Facility Site. The approved area for trailer storage at the GM Facility Site is shown on the City approved Site Plan. Pole and wall mounted lighting shall be shielded and directed downward and shall be constructed and installed by the Developer, at Developer's own cost (or at the Tenant's cost as provided in the Lease), in

accordance with the City approved Site Plan and Approval Requirements, with lamp bulbs and lenses to not extend below the light fixture shields and the light poles to be no taller than a height of 30 feet measured from grade. All ground mounted and roof mounted mechanical equipment will be screened from view by the Developer, at the Developer's own cost (or the Tenant's cost as provided in the Lease), in accordance with the Approval Requirements. The Developer shall, at the Developer's own cost (or the Tenant's cost as provided in the Lease), prepare the GM Facility Site's parking lots with electrical vehicle charging stations (to be constructed in the future at the Developer's discretion as to the location) and the Developer at the Developer's own cost (or the Tenant's cost as provided in the Lease) shall install conduit from the power source to the stubs (as shown on the Approved Site Plan) at the time of construction to support the future installation of the electric vehicle charging stations.

8. Based on the development and the use of the GM Facility Site, and the Developer's construction of the light industrial building thereon at the GM Facility Site, pursuant to the Auburn Hills Woodlands Preservation Ordinance, the GM Facility Site requires 492 existing trees to be removed, and the Developer shall at its own cost (or the cost of the Tenant as provided in the Lease) plant 906 replacement trees on the GM Facility Site at the locations shown on the City approved Site Plan and City approved Landscape Plan, with said replacement trees to be of the height, size, and species shown on the City approved Site Plan and City approved Landscape Plan.

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

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

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

12. The Developer agrees that the GM Facility Site (including any future facility additions, expansions, or other investment on the GM Facility Site to the GM Facility and associated site) shall not be granted tax incentives allowed under the City of Auburn Hills Property Tax Incentive Policy by the Auburn Hills City Council; provided, however, if after fifteen (15) years there is a substantial change to the GM Facility Site, then the owner and/or tenant of the GM Facility Site may apply for the City's tax abatement program. The Developer may seek tax incentives for the future development of the remaining land provided it is developed for a facility (or facilities) that is a principal permitted use by right within the T&R Technology and Research Zoning District, and the said investment is eligible for tax incentives allowed under the City of Auburn Hills Property Tax Incentive Policy.

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

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

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

16. The Developer has negotiated the terms of this 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 Agreement. The Developer understands and agrees that this Agreement is authorized by applicable local, state and federal laws, ordinances and constitutions, and the City shall be entitled to injunctive relief to prohibit any actions by the Developer or Tenant that are inconsistent with the terms and provisions of this Agreement, provided that the City first sends written notice to the Developer and provides Developer with not less than thirty (30) days within which to cure such violation.

17. 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 and/or density of the proposed building; and modifications proposed by the Developer pursuant to this paragraph shall be consistent with the City approved Site Plan and Approval Requirements and shall not adversely affect the character or quality of the development; and (b) modifications to the City approved Site Plan that the Community Development Department deems material shall be reviewed for approval by the City Council.

18. This Agreement constitutes the entire agreement between the parties and may not be modified, amended or terminated except in writing executed by the parties with said amendments to this Agreement having to be mutually agreed to by all of the parties hereto. This Section shall not give the Tenant the power and/or authority to decide and/or have input into how the remaining land consisting of approximately 18.3 acres and the approximately 8.4 acres of land containing the former Detroit Pistons Practice Facility are developed and/or redeveloped, except for Tenant's rights under applicable law. All such decisions shall be made by the Developer and the City and it is not required that the Tenant agrees to the development and/or redevelopment of the remaining approximately 18.3 acres of land and the approximately 8.4 acres of land containing the former Detroit Pistons Practice Facility.

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

DEVELOPER

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

By: _____
Its:_____

CITY

CITY OF AUBURN HILLS,
a Michigan Municipal Corporation

By: _____
Kevin McDaniel, its Mayor
and
By: _____
Laura Pierce, its Clerk

[notaries on next page]

STATE OF MICHIGAN)
)
COUNTY OF OAKLAND)

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

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

STATE OF MICHIGAN)
)
COUNTY OF OAKLAND)

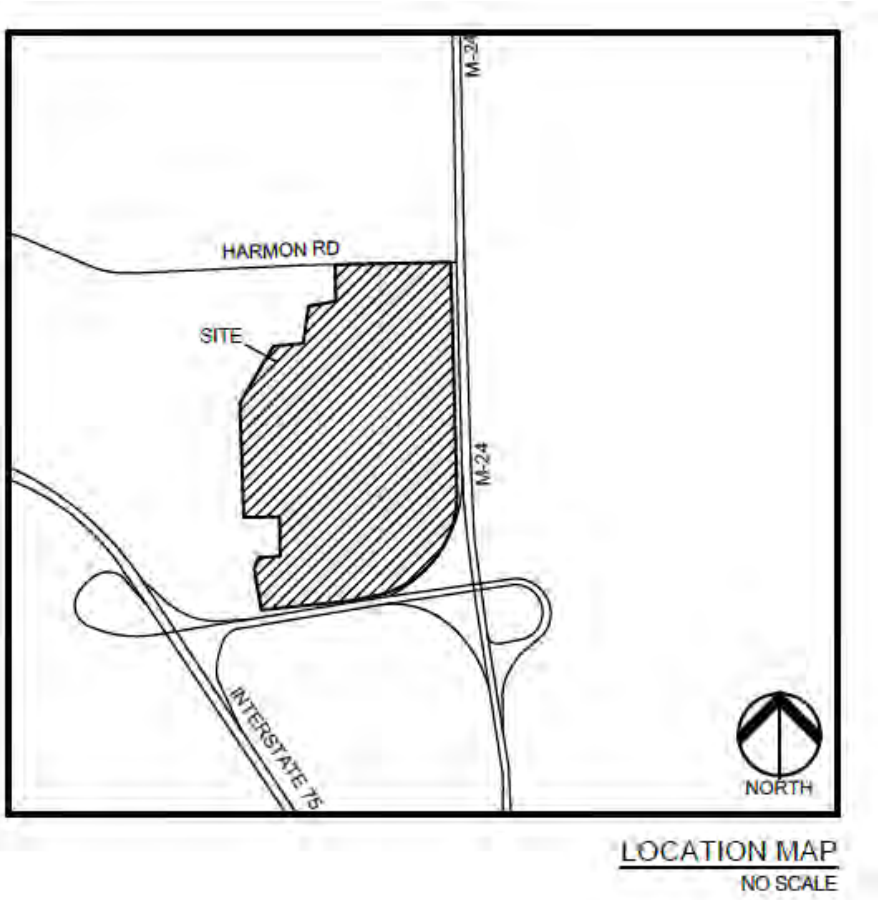
The foregoing instrument was acknowledged before me this ____ day of _____, 2023, by Kevin McDaniel, as Mayor, and Laura Pierce, as Clerk, on behalf of the City of Auburn Hills, a Michigan Municipal Corporation, on behalf of the corporation.

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

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
dbeckerleg@secrestwardle.com

Exhibit A



LOCATION MAP
NO SCALE

LEGAL DESCRIPTION
(PER TITLE COMMITMENT)

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

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

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

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

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



EXHIBIT B

OVERALL SITE PLAN PARCELS
PALACE OF AUBURN HILLS SITE
AUBURN HILLS, MICHIGAN

AUGUST 15, 2023

Schostak BROTHERS & COMPANY

715,012 SF
(50,064 SF Office)
81.6± Acres
727 Parking Spaces
119 Banked Parking Spaces
186 Trailer Spaces

Office

Opportunity Drive

Momentum Way

Harmon Road

I-75 Ramps

19.0± Acres
Future R&D Site

Lapeer Road (M-24)

0 50 100 200
1 inch = 100 ft.

N

Electric Vehicle Parts Assembly Distribution and Office Facility

Auburn Hills, MI | August 2023

Schostak Brothers & Company

PEA Group

Visitor Entry/Office View

7-11-23



Proposed Exterior Rendering for:

gm

Schostak BROTHERS & COMPANY

F.A.studio
design to inspire

Employee Entry/Office View

7-11-23



Proposed Exterior Rendering for:

gm

Schostak BROTHERS & COMPANY

F.A.studio
design to inspire

Northeast Overview

7-11-23



Proposed Exterior Rendering for:

gm

Schostak BROTHERS & COMPANY

F.A.studio design to inspire

Southeast Overview

7-11-23



Proposed Exterior Rendering for:

gm

Schostak Brothers & Company

F.A.studio
design to inspire

Southwest Overview

7-11-23



Proposed Exterior Rendering for:

gm

Schostak BROTHERS & COMPANY

F.A.studio
design to inspire

Northwest Overview

8-10-23



Proposed Exterior Rendering for:

Schostak Brothers & Company

F.A.studio design to inspire

Harmon Rd View

8-4-23



Proposed Exterior Rendering for:

Schostak Brothers & Company

F.A.studio design to inspire

Lapeer Rd View

8-4-23



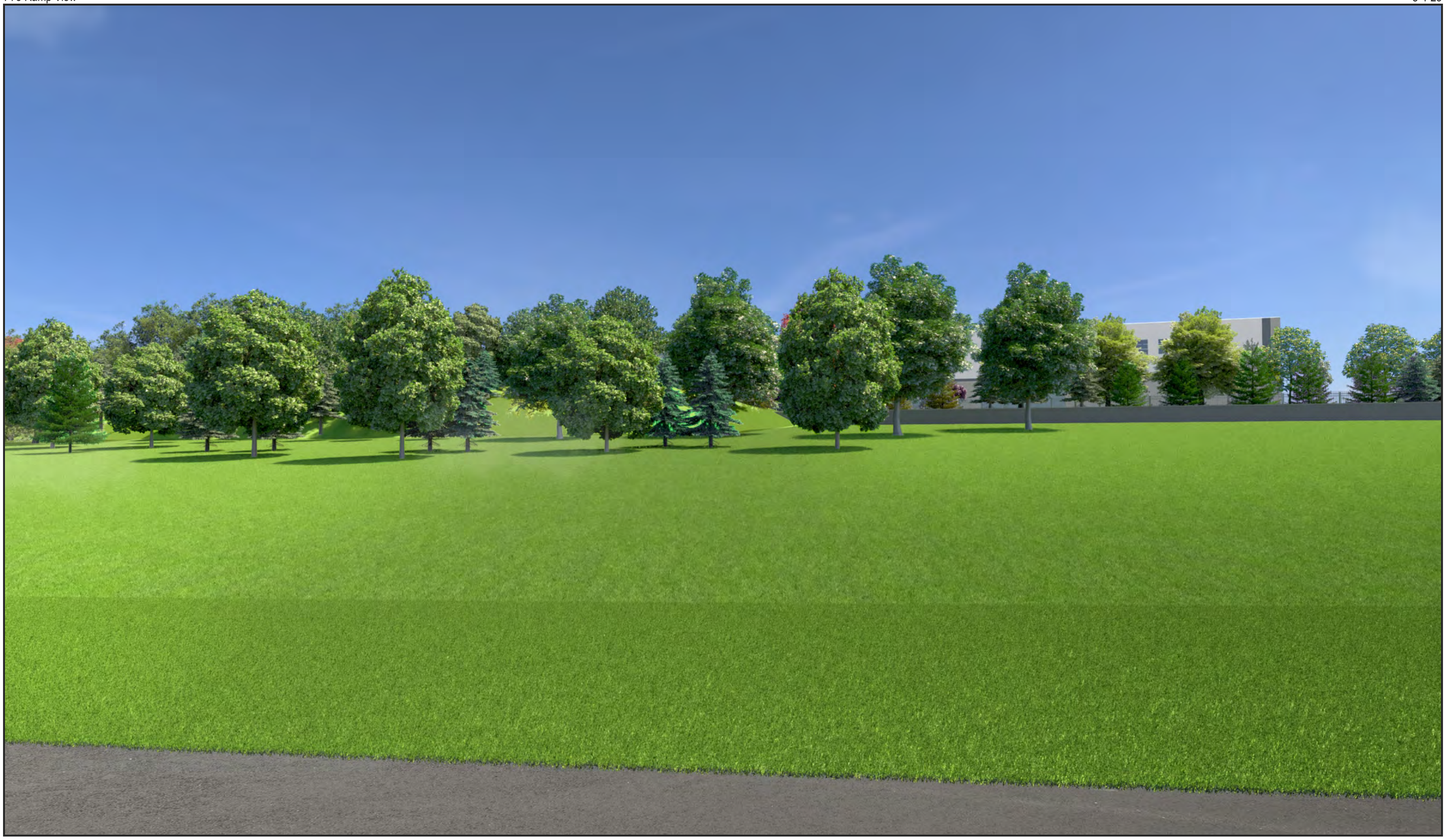
Proposed Exterior Rendering for:

Schostak Brothers & Company

F.A.studio design to inspire

I-75 Ramp View

8-4-23



Proposed Exterior Rendering for:

gm

Schostak BROTHERS & COMPANY

F.A.studio
design to inspire

P.U.D. - PRELIMINARY SITE PLANS

ELECTRIC VEHICLE PARTS ASSEMBLY, DISTRIBUTION & OFFICE FACILITY

CITY OF AUBURN HILLS, OAKLAND COUNTY, MI

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL
4/28/2023	5/3/2023	AUBURN HILLS PLANNING COMMISSION

LEGAL DESCRIPTION
(PER TITLE COMMITMENT)

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

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

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

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

PROJECT DESCRIPTION

THE PROPOSED SITE IS LOCATED AT THE SOUTH WEST CORNER OF HARMON ROAD AND LAPEER ROAD (M-24) AT THE FORMER PALACE OF AUBURN HILLS. THE EXISTING OVERALL PROPERTY IS APPROXIMATELY 109 ACRES (INCLUDING PUBLIC RIGHTS-OF-WAY, 108 ACRES EXCLUDING PUBLIC RIGHTS-OF-WAY) AND WILL BE DIVIDED INTO THREE (3) SITES: THE SUBJECT SITE (APPROXIMATELY 81.6 ACRES OR 81.1 ACRES EXCLUDING PUBLIC RIGHTS-OF-WAY), THE FORMER PISTONS PRACTICE FACILITY SITE (APPROXIMATELY 8.4 ACRES), AND A FUTURE DEVELOPMENT SITE (APPROXIMATELY 19.0 ACRES OR 18.5 ACRES EXCLUDING PUBLIC RIGHTS-OF-WAY).

THE SUBJECT SITE CONSISTS OF A 715,012 S.F. BUILDING THAT WILL CONSIST OF 49,936 S.F. TWO-FLOOR OFFICE FACILITY AND 665,076 S.F. ELECTRIC VEHICLE PARTS ASSEMBLY AND DISTRIBUTION FACILITY. TRAFFIC PRODUCED BY THE SITE WILL BE EMPLOYEE AND SEMI TRAFFIC.

DESIGN TEAM

OWNER/APPLICANT

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

CIVIL ENGINEER

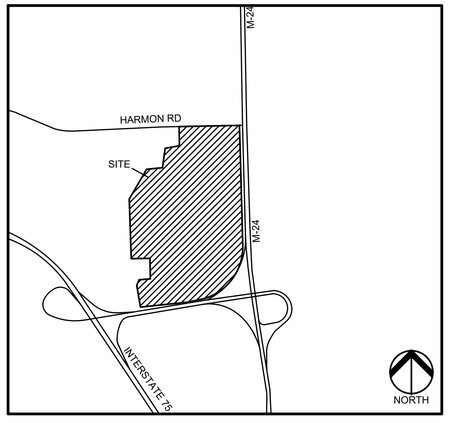
PEA GROUP
7927 NEMCO WAY, STE. 115
BRIGHTON, MI 48116
CONTACT: JONATHAN E. CURRY, PE
PHONE: 844.813.2949
EMAIL: JCURRY@PEAGROUP.COM

ARCHITECT

F.A. STUDIO
26261 EVERGREEN ROAD, SUITE #123
SOUTHFIELD, MI 48076
CONTACT: BRIAN LIMING
PHONE: 248.619.2354
EMAIL: BLIMING@FA.STUDIO

LANDSCAPE ARCHITECT

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



LOCATION MAP
NO SCALE

Schostak BROTHERS & COMPANY

PEA GROUP

INDEX OF DRAWINGS

NUMBER	TITLE
	COVER SHEET
C-1.0	EXISTING CONDITIONS PLAN
C-3.0	OVERALL SITE PLAN
C-3.1	PRELIMINARY SITE PLAN
C-3.2	PRELIMINARY SITE PLAN
C-3.3	PRELIMINARY SITE PLAN
C-3.4	PRELIMINARY SITE PLAN
C-3.5	PRELIMINARY SITE PLAN
C-4.0	PRELIMINARY GRADING PLAN
C-6.0	PRELIMINARY UTILITY PLAN
C-9.0	NOTES AND DETAILS
C-9.1	DETAILS
C-9.2	DETAILS
C-10.0	PRELIMINARY WETLAND IMPACT PLAN
L-1.0	OVERALL PRELIMINARY LANDSCAPE PLAN
L-1.1	PRELIMINARY LANDSCAPE PLAN
L-1.2	PRELIMINARY LANDSCAPE PLAN
L-1.3	PRELIMINARY LANDSCAPE PLAN
L-1.4	PRELIMINARY LANDSCAPE PLAN
L-1.5	LANDSCAPE DETAILS
T-1.0	TREE PRESERVATION PLAN
T-1.1	TREE LIST
PFP-11A	PRELIMINARY OVERALL FLOOR PLAN
PFP-112	PRELIMINARY FLOOR PLANS - OFFICE AND FIRE PUMPHOUSE
PE-6A	BUILDING ELEVATIONS - WEST
PE-6B	BUILDING ELEVATIONS - EAST
PE-6C	BUILDING ELEVATIONS - NORTH AND SOUTH

OWNER SIGNATURE	TENANT SIGNATURE
PAH REAL ESTATE LLC	GENERAL MOTORS LLC
PRINT NAME & TITLE	PRINT NAME & TITLE
SIGNATURE	SIGNATURE
DATE	DATE

REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE - SITE PLAN REVIEW	4/10/2023
AUBURN HILLS REVIEW COMMENTS	4/25/2023
AUBURN HILLS REVIEW COMMENTS	4/28/2023
OWNER/TENANT REVIEW COMMENTS	7/10/2023
REVISED SITE PLAN SUBMITTAL	7/14/2023
AUBURN HILLS REVIEW COMMENTS	8/9/2023

STATE OF MICHIGAN
BRETT STURGEON HOLLANDSWORTH
License No. 6201064940
LICENSED PROFESSIONAL ENGINEER

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

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

LEGAL DESCRIPTION
(PER TITLE COMMITMENT)

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

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

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

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

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

LEGEND:

- EX. OH, ELEC, POLE & GUY WIRE
- EX. U.G. CABLE TV & PEDESTAL
- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- EX. U.G. ELEC,MANHOLE, METER & HANDHOLE
- EX. GAS LINE
- EX. GAS VALVE & GAS LINE MARKER
- EX. TRANSFORMER & IRRIGATION VALVE
- EX. WATER MAIN
- EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
- EX. WATER VALVE BOX & SHUTOFF
- EX. SANITARY SEWER
- EX. SANITARY CLEANOUT & MANHOLE
- EX. COMBINED SEWER MANHOLE
- EX. STORM SEWER
- EX. CLEANOUT & MANHOLE
- EX. SQUARE, ROUND, & BEEHIVE CATCH BASIN
- EX. YARD DRAIN & ROOF DRAIN
- EX. UNIDENTIFIED STRUCTURE
- EX. MAILBOX, SIGN & LIGHTPOLE
- EX. FENCE
- EX. GUARD RAIL
- EX. SPOT ELEVATION
- EX. CONTOUR
- EX. WETLAND
- IRON FOUND / SET
- NAIL FOUND / NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND / SET
- SECTION CORNER FOUND
- RECORDED / MEASURED / CALCULATED

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

HARMON ROAD 86 FT. WD.

LAPEER ROAD (M-24)

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

S:\PROJECTS\2022\2022-0863 SCHOSTAK INDUSTRIAL RFP\CIVIL\SITE_PLAN\[JC-1.0]TOPO-22-0863.dwg PLOT DATE:8/31/2023

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
BRETT STURGEON HOLLANDSWORTH
License No. 6201064940
LICENSED PROFESSIONAL ENGINEER

NORTH

0 50 100 200
SCALE: 1" = 100'

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

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



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

Schostak Brothers & Company

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

REVISIONS	
AH REVIEW COMMENTS	4/25/2023
AH REVIEW COMMENTS	4/28/2023
OWNER/TENANT COMMENTS	7/10/2023
REVISED SITE PLAN SUBMITTAL	7/14/2023
AH REVIEW COMMENTS	8/9/2023

ORIGINAL ISSUE DATE:
APRIL 10, 2023

DRAWING TITLE
EXISTING CONDITIONS PLAN

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

DRAWING NUMBER:
C-1.0

LEGEND:

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

OWNER/APPLICANT

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

GENERAL NOTES

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

SITE DATA TABLE:

SITE AREA: 81.1 ACRES NET AND 81.6 ACRES GROSS

EXISTING ZONING: T&R - TECHNOLOGY & RESEARCH
PROPOSED ZONING: PUD

BUILDING INFORMATION:
MAXIMUM ALLOWABLE BUILDING HEIGHT = 4 STORIES (T&R DISTRICT)
PROPOSED BUILDING HEIGHT = 2 STORIES (52.67' MAX, AT STAIR TOWER)

TOTAL BUILDING FLOOR AREA = 715,012 SF
USABLE BUILDING FLOOR AREA = 572,009 SF
BUILDING FOOTPRINT AREA = 690,200 SF

OFFICE AREAS = 49,936 SF GROSS (39,949 USABLE)
ASSEMBLY (INDUSTRIAL) AREA = 332,538 SF (266,030 USABLE)
WAREHOUSING AREA= 332,538 SF (266,030 USABLE)

BUILDING LOT COVERAGE = 19.5% (OF NET AREA)

LOT IMPERVIOUS COVERAGE = 1,659,337 SF = 47.0% (OF NET AREA)

SETBACK REQUIREMENTS:	T&R ZONING	PROPOSED:
FRONT (NORTH)	50'	327'
FRONT (EAST)	50'	654'
REAR (WEST)	15'	566'
FRONT (SOUTH)	50'	241'

PARKING CALCULATIONS:
REQUIRED CAR PARKING PER ZONING ORDINANCE:
PROFESSIONAL OFFICE = 39,949 / 200 = 200 SPACES
INDUSTRIAL = GREATER OF:
5 + 1/1.5 X (140 EMPLOYEES) = 98 SPACES
266,030/550 = 483 SPACES
WAREHOUSING = GREATER OF:
5 + 1 X (140 EMPLOYEES) = 145 SPACES
266,030/1,700 = 156 SPACES
TOTAL REQUIRED BASED ON HIGHEST VALUE CALCULATION = 839 SPACES

TOTAL PROPOSED PARKING SPACES = 727 SPACES INCLUDING 15 H/C SPACES & 10 EV SPACES
TOTAL PROPOSED BANKED PARKING SPACES = 119 SPACES
TOTAL PROPOSED PARKING WITH BANKED PARKING SPACES = 846 SPACES

BASED ON THE END USERS OWN NEEDS AND EXPERIENCE WITH THE PROPOSED OPERATIONS AT SIMILAR FACILITIES, 727 SPACES PROVIDES THEM WITH ALL PARKING THAT WILL BE REQUIRED FOR THE SITE TO PROVIDE PARKING FOR ALL VISITORS, VENDORS, AND EMPLOYEES, INCLUDING OVERLAP BETWEEN WORK SHIFTS (APPROXIMATELY 325 MAX EMPLOYEES PER SHIFT).

LOADING SPACE CALCULATIONS
REQUIRED LOADING SPACE PER ORDINANCE:
WAREHOUSE/ASSEMBLY: 10 SF PER LF OF BLDG FRONTAGE = 1,000 (LAPEER) X 10 = 10,000 SF
OFFICE : 5 SF PER LF OF BLDG FRONTAGE = 90 (LAPEER) X 5 = 450 SF
TOTAL LOADING SPACE REQUIRED = 10,450 SF

LOADING SPACE IS PROVIDED AT 77 LOADING DOCKS AND 4 GRADE LEVEL DOORS
USING 10'X50' LOADING SPACE AT EACH DOCK AND DOOR = 10X50X81 = 40,500 SF LOADING

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

ELECTRIC VEHICLE PARTS ASSEMBLY, DISTRIBUTION AND OFFICE FACILITY

715,012 SF
(49,936 SF OFFICE)
81.6± ACRES
727 PARKING SPACES
119 BANKED PARKING SPACES
846 TOTAL PARKING SPACES
186 TRAILER SPACES

ADDITIONAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
2. 'NO PARKING-FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
3. REFER TO NOTES & DETAILS SHEET FOR ON-SITE PAVING DETAILS.
4. REFER TO NOTES & DETAILS SHEET FOR ON-SITE SIDEWALK RAMP DETAILS

CAUTION!!
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NORTH
0 50 100 200
SCALE: 1" = 100'

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

INTERSTATE 75 (I-75 RAMPS) — SITE — HARMON RD — M-24 LAPEER RD M-24
NORTH

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

schostak BROTHERS & COMPANY

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

REVISIONS

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AH REVIEW COMMENTS	8/9/2023

ORIGINAL ISSUE DATE:
APRIL 10, 2023

DRAWING TITLE
OVERALL SITE PLAN

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

DRAWING NUMBER:
C-3.0

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

S:\PROJECTS\2022\2022-0863 SCHOSTAK INDUSTRIAL #6\PDWG\SITE_PLAN\(C-3.0)SM-22-0863.dwg PLOT DATE: 8/11/2023

GENERAL NOTES

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FIRE DEPARTMENT NOTES:

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

   WHITE ON 4" MAINS
   RED ON 6" MAINS
   ORANGE ON 8" MAINS
   GREEN ON 12" MAINS
   BLUE ON 16" MAINS OR LARGER
2. 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.
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 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.
5. ALL DRIVE AREAS MUST BE POSTED AS FIRE LANES WITH UNIFORM SIGNS IN KEEPING WITH THE STANDARD ESTABLISHED IN THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS MUST BE ERECTED ON BOTH SIDES OF THE FIRE LANES WITH SPACING BETWEEN SIGNS NOT EXCEEDING 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 STRIPE SHALL BE PAINTED ON THE UPPER FLANGE OF ALL FIRE HYDRANTS.
8. PRIVATE HYDRANTS TO BE PAINTED YELLOW.

CITY OF AUBURN HILLS STANDARD NOTES:

1. ALL 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 R.O.W. NO EQUIPMENT OR MATERIAL STORAGE WILL BE PERMITTED IN THE R.O.W.
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; SUNUP TO SUNDOWN; WHICHEVER IS LESS. CONSTRUCTION OPERATIONS BEYOND THE PERIODS MENTIONED ABOVE SHALL BE PERMITTED ONLY AFTER WRITTEN APPROVAL OF THE CITY MANAGER OR HIS DESIGNEE.
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 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 OF PERMANENT FACILITIES LOCATED WITHIN THE MUNICIPAL EASEMENT.
14. THREE (3) WORKING DAYS PRIOR TO STARTING CONSTRUCTION, CONTACT THE CONSTRUCTION DEPARTMENT OF ORCHARD, HILTZ, & McCLIMENT AT (734) 466-4539 TO SCHEDULE INSPECTION. OHM SHALL INSPECT ALL SITE IMPROVEMENTS INCLUDING UNDERGROUND UTILITY INSTALLATION, RETAINING WALLS, PAVEMENT IN CITY R.O.W., ALL SIDEWALKS OR SAFETY PATHS IN ANY PUBLIC R.O.W., AND ANY ADDITIONAL ITEMS NOTED DURING REVIEW OR AT THE PRE-CONSTRUCTION MEETING. FINAL OCCUPANCY MAY BE AFFECTED IF PROCEDURES ARE NOT FOLLOWED FOR PROPER INSPECTION.
15. PERMANENT STRUCTURES OF ANY TYPE, INCLUDING BUT NOT LIMITED TO TREES, LIGHT POLES, DRAINAGE STRUCTURES, SANITARY STRUCTURES, BENCHES, TRASH RECEPTACLES, ETC., WILL BE NOT ALLOWED WITHIN THE INFLUENCE OF THE PUBLIC WATER MAIN OR SANITARY SEWER EASEMENTS.

ADDITIONAL NOTES:

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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

SIDEWALK RAMP LEGEND:

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

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

SIGN LEGEND:

'NO PARKING FIRE LANE' SIGN	1
'STOP' SIGN	2
'BARRIER FREE PARKING' SIGN	3
'VAN ACCESSIBLE' SIGN	4
'CROSSWALK' SIGN	5
'DO NOT ENTER' SIGN	6
'SIDEWALK ENDS' SIGN	7
'NO PARKING LOADING ZONE' SIGN	8
'KEEP RIGHT' SIGN	9
'EMERGENCY VEHICLES ONLY' SIGN	10
'ELECTRIC VEHICLE PARKING' SIGN	11
'ROAD NAME' SIGN	12

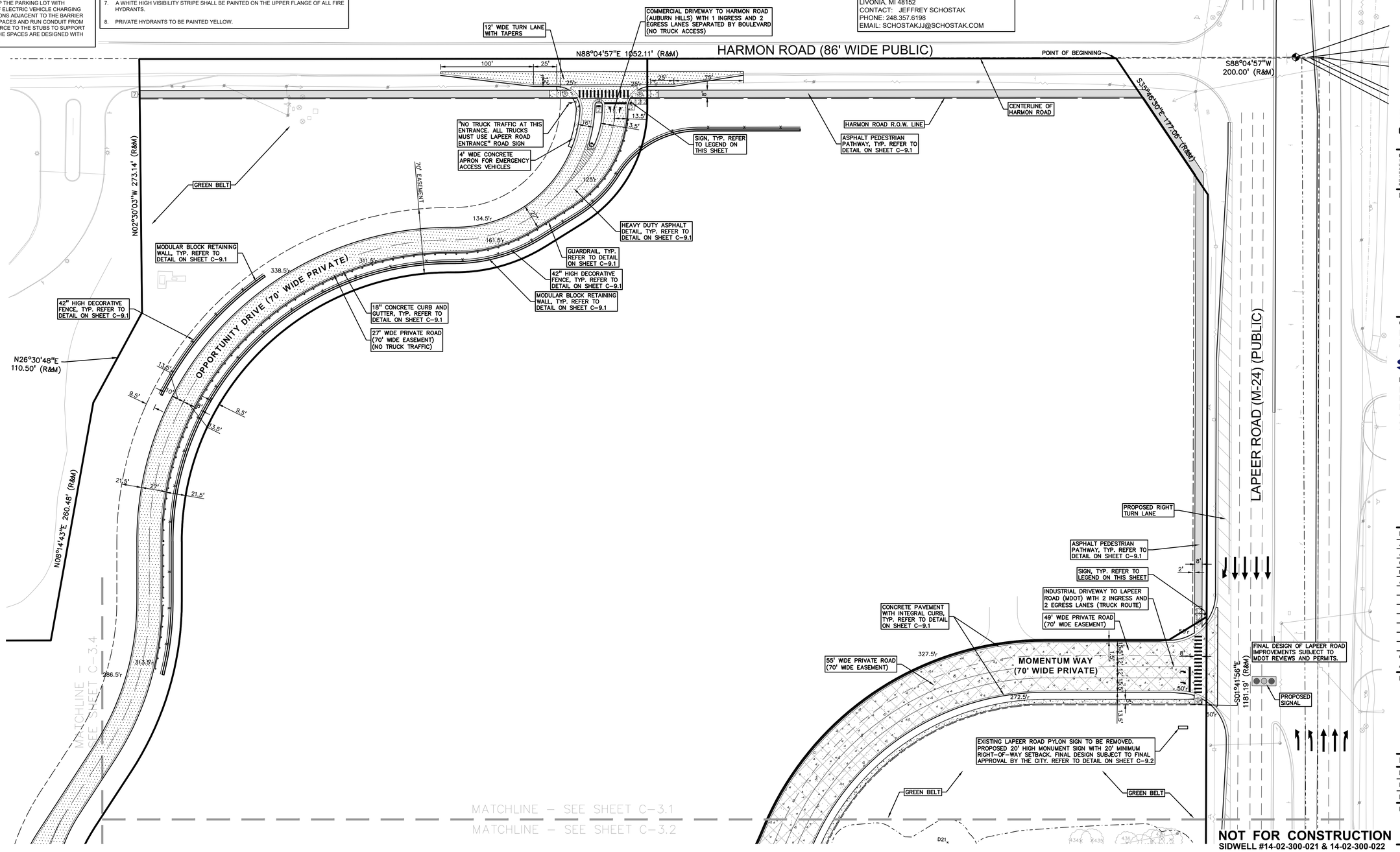
REFER TO DETAIL SHEET FOR SIGN DETAILS

LEGEND:

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

OWNER/APPLICANT

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



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SIDWELL #14-02-300-021 & 14-02-300-022

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BRETT STURGEON HOLLANDSWORTH
License No. 6201064949
LICENSED PROFESSIONAL ENGINEER
Brett Sturgeon Hollandsworth

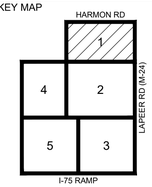
NORTH

0 25 50 100
SCALE: 1" = 50'

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KEY MAP



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

Schostak BROTHERS & COMPANY

PROJECT TITLE
ELECTRIC VEHICLE PARTS ASSEMBLY, DISTRIBUTION & OFFICE FACILITY
6 CHAMPIONSHIP DR
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DRAWING TITLE
PRELIMINARY SITE PLAN

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

DRAWING NUMBER:
C-3.1

S:\PROJECTS\2022\2022-0863 SCHOSTAK INDUSTRIAL RFP\DWG\SITE_PLAN\[C-3.1]SM-22-0863.dwg PLOT DATE: 8/7/2023

MATCHLINE – SEE SHEET C-3.1
MATCHLINE – SEE SHEET C-3.2

MOMENTUM WAY (70' WIDE PRIVATE)

49' WIDE PRIVATE ROAD (70' WIDE EASEMENT)

FUTURE DRIVE CONNECTIONS, TYP.

DASHED LINES SIGNIFY FUTURE SIDEWALK FOR BANKED PARKING, TYP.

THICKENED EDGE ASPHALT, TYP. REFER TO DETAIL ON SHEET C-9.1

55' WIDE PRIVATE ROAD (70' WIDE EASEMENT)

CONCRETE PAVEMENT WITH INTEGRAL CURB, TYP. REFER TO DETAIL ON SHEET C-9.1

STANDARD DUTY ASPHALT DETAIL, TYP. REFER TO DETAIL ON SHEET C-9.1

ADA PARKING SPACES TO BE MARKED USING 4" BLUE STRIPING, TYP.

DOOR, TYP.

SIGN AND DESIGN TBD TO BE SUBMITTED FOR APPROVAL IN THE FUTURE

INTEGRAL CURB AND SIDEWALK, TYP. REFER TO DETAIL ON SHEET C-9.1

SIGN AND DESIGN TBD TO BE SUBMITTED FOR APPROVAL IN THE FUTURE

CONCRETE SIDEWALK, TYP. REFER TO DETAIL ON SHEET C-9.1

TRANSFORMER

ELECTRIC VEHICLE PARKING, TYP.

5 DUAL CHARGING STATIONS WITH 10 PARKING SPACES TO BE INSTALLED DURING CONSTRUCTION. CHARGING STATIONS TO BE SUPPLIED BY GM AND INSTALLED BY OWNER.

SIGN, TYP. REFER TO LEGEND ON THIS SHEET

PROPOSED OFFICE 49,936 SF 2 FLOORS 727 PARKING SPACES

ELECTRIC VEHICLE PARTS ASSEMBLY AND DISTRIBUTION BUILDING 665,076 SF 186 TRAILER SPACES

NOTE: REFER TO ARCH PLANS FOR EXACT BUILDING DIMENSIONS

6' TALL BLACK VINYL COATED FENCE, TYP. REFER TO DETAIL ON SHEET C-9.1

AT GRADE TRUCK DOCK DOORS

HEAVY DUTY CONCRETE DETAIL, TYP. REFER TO DETAIL ON SHEET C-9.1

STEPS, TYP. REFER TO ARCH PLANS FOR DETAILS

PROVIDE 4" YELLOW STRIPING AND DIAGONAL STRIPING AT 48" ON CENTER FOR NO PARKING ZONES, TYP.

48" TRUCK DOCK DOOR, TYP.

9' HIGH GUARD SHACK WITH GATE AND KNOX BOX FOR FIRE DEPARTMENT ACCESS. REFER TO GUARD SHACK PICTURE ON SHEET C-9.1

RAISED CONCRETE ISLAND, TYP. REFER TO DETAIL ON SHEET C-9.1

BERM, TYP.

GREEN BELT

6' TALL BLACK VINYL COATED FENCE, TYP. REFER TO DETAIL ON SHEET C-9.1

WETLAND 'CC' 14,789 SQ. FT. OR 0.32 ACRES

GREEN BELT

GREEN BELT

LAPEER ROAD R.O.W. LINE

WETLAND 'D' 108,054 SQ. FT. OR 2.46 ACRES

25' WETLAND SETBACK

NOTE: THIS AREA TO REMAIN WITH EXISTING TREES AND WETLANDS

INDICATES NUMBER OF PARKING SPACES, TYP.

18" CONCRETE CURB AND GUTTER, TYP. REFER TO DETAIL ON SHEET C-9.1

PROVIDE 4" YELLOW DOUBLE-STRIPING FOR STANDARD PARKING SPACES, TYP. REFER TO DETAIL ON SHEET C-9.1

PROPOSED RIGHT TURN LANE

PROPOSED LEFT TURN LANE

LAPEER ROAD (M-24) (PUBLIC)

INDUSTRIAL DRIVEWAY TO LAPEER ROAD (MDOT) WITH 1 INGRESS AND 1 EGRESS LANES (TRUCK ROUTE)

CONCRETE PAVEMENT WITH INTEGRAL CURB, TYP. REFER TO DETAIL ON SHEET C-9.1

24' WIDE EMERGENCY SERVICES ACCESS ROUTE WITH GATE WITH KNOX BOX FOR FIRE DEPARTMENT ACCESS. REFER TO DETAIL ON SHEET C-9.1

41'-71' WIDE INTERIOR SITE DRIVE

FINAL DESIGN OF LAPEER ROAD IMPROVEMENTS SUBJECT TO MDOT REVIEWS AND PERMITS.

PROPOSED TRUCK LOON

MATCHLINE – SEE SHEET C-3.4
MATCHLINE – SEE SHEET C-3.2
MATCHLINE – SEE SHEET C-3.2
MATCHLINE – SEE SHEET C-3.5
MATCHLINE – SEE SHEET C-3.2
MATCHLINE – SEE SHEET C-3.3

S:\PROJECTS\2022\2022-0863 SCHOSTAK INDUSTRIAL #2\PLOWCS\SITE_PLAN\[C-3.1]DIM-22-0863.dwg PLOT DATE: 8/31/2023

LEGEND:

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

SIGN LEGEND:

'NO PARKING FIRE LANE' SIGN	1
'STOP' SIGN	2
'BARRIER FREE PARKING' SIGN	3
'VAN ACCESSIBLE' SIGN	4
'CROSSWALK' SIGN	5
'DO NOT ENTER' SIGN	6
'SIDEWALK ENDS' SIGN	7
'NO PARKING LOADING ZONE' SIGN	8
'KEEP RIGHT' SIGN	9
'EMERGENCY VEHICLES ONLY' SIGN	10
'ELECTRIC VEHICLE PARKING' SIGN	11
'ROAD NAME' SIGN	12

REFER TO DETAIL SHEET FOR SIGN DETAILS

SIDEWALK RAMP LEGEND:

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

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

OWNER/APPLICANT

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

GENERAL NOTES

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

ADDITIONAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
2. 'NO PARKING-FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
3. REFER TO NOTES & DETAILS SHEET FOR ON-SITE PAVING DETAILS.
4. REFER TO NOTES & DETAILS SHEET FOR ON-SITE SIDEWALK RAMP DETAILS

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BRETT STURGEON HOLLANDSWORTH
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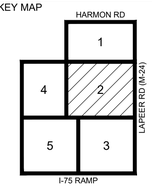
NORTH

0 25 50 100
SCALE: 1" = 50'

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

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KEY MAP



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

schostak BROTHERS & COMPANY

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

REVISIONS

AH REVIEW COMMENTS	4/25/2023
AH REVIEW COMMENTS	4/28/2023
OWNER/TENANT COMMENTS	7/10/2023
REVISED SITE PLAN SUBMITTAL	7/14/2023
AH REVIEW COMMENTS	8/9/2023

ORIGINAL ISSUE DATE:
APRIL 10, 2023

DRAWING TITLE
PRELIMINARY SITE PLAN

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

DRAWING NUMBER:
C-3.2

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

MATCHLINE – SEE SHEET C-3.2

MATCHLINE – SEE SHEET C-3.3

MATCHLINE – SEE SHEET C-3.5

MATCHLINE – SEE SHEET C-3.3

ELECTRIC VEHICLE PARTS ASSEMBLY AND DISTRIBUTION BUILDING
665,076 SF
186 TRAILER SPACES

NOTE: REFER TO ARCH PLANS FOR EXACT BUILDING DIMENSIONS

DOOR, TYP.

48" TRUCK DOCK DOOR, TYP.

STEPS, TYP. REFER TO ARCH PLANS FOR DETAILS

HEAVY DUTY CONCRETE DETAIL, TYP. REFER TO DETAIL ON SHEET C-9.1

PROVIDE 4" YELLOW STRIPING AND DIAGONAL STRIPING AT 48" ON CENTER FOR NO PARKING ZONES, TYP.

CONCRETE PAVEMENT WITH INTEGRAL CURB, TYP. REFER TO DETAIL ON SHEET C-9.1

6' TALL BLACK VINYL COATED FENCE, TYP. REFER TO DETAIL ON SHEET C-9.1

CURB CUT AND GATE FOR MAINTENANCE ACCESS

CONCRETE PAVEMENT WITH INTEGRAL CURB, TYP. REFER TO DETAIL ON SHEET C-9.1

140.5'

129'

60'

80.5'

10'

100'r

24.5'

46'

380.28'

185.33'

247.12'

MODULAR BLOCK RETAINING WALL, TYP. REFER TO DETAIL ON SHEET C-9.1

MODULAR BLOCK RETAINING WALL, TYP. REFER TO DETAIL ON SHEET C-9.1

WETLAND 'CC' 13,889 SQ. FT. OR 0.32 ACRES

WETLAND 'C' 251,274 SQ. FT. OR 5.77 ACRES

25' WETLAND SETBACK

25' WETLAND SETBACK

'WETLAND 'B' 65,565 SQ. FT. OR 1.51 ACRES

3,010 sq. ft. 0.069 acres

NOTE: THIS AREA TO REMAIN WITH EXISTING TREES AND WETLAND

NOTE: THIS AREA TO REMAIN WITH EXISTING TREES AND WETLAND

T/WATER 947.30

GREEN BELT

GREEN BELT

BERM, TYP.

POND VOLUME REPLACEMENT AREA

42" HIGH DECORATIVE FENCE, TYP. REFER TO DETAIL ON SHEET C-9.1

PROPOSED RAMP WIDENING

FINAL DESIGN OF I-75 RAMP IMPROVEMENTS SUBJECT TO MDOT REVIEWS AND PERMITS.

FINAL DESIGN OF LAPEER ROAD IMPROVEMENTS SUBJECT TO MDOT REVIEWS AND PERMITS.

S01°18'12"W 516.73' (R&M)

LAPEER ROAD (M-24) (PUBLIC)

L = 1003.46'(R&M)
R = 720.48'(R&M)
Δ = 79°48'00"(M)
CHD. BRG = S41°12'12"W
924.30'(R&M)

S. 1/4 CORNER SECTION 2 T.3N., R.10E. (AS WITNESSED)

I-75 RAMPS

S:\PROJECTS\2022\2022-0863 SCHOSTAK INDUSTRIAL RFP\OWNSITE_PLAN\[C-3.1]DWG-22-0863.dwg PLOT DATE: 8/31/2023

LEGEND:

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- SIGN
- LIGHTPOLE
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- GUARD RAIL

SIGN LEGEND:

'NO PARKING FIRE LANE' SIGN	1
'STOP' SIGN	2
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'KEEP RIGHT' SIGN	9
'EMERGENCY VEHICLES ONLY' SIGN	10
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'ROAD NAME' SIGN	12

REFER TO DETAIL SHEET FOR SIGN DETAILS

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP 'TYPE R'	(R)
SIDEWALK RAMP 'TYPE F'	(F)
SIDEWALK RAMP 'TYPE P'	(P)
SIDEWALK RAMP 'TYPE C'	(C)
SIDEWALK RAMP 'TYPE D'	(D)
CURB DROP ONLY	(X)

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

OWNER/APPLICANT

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LIVONIA, MI 48152
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EMAIL: SCHOSTAKJJ@SCHOSTAK.COM

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

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License No. 6201064949
LICENSED PROFESSIONAL ENGINEER

NORTH

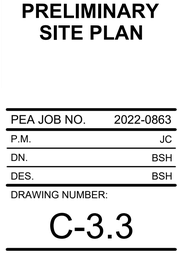
0 25 50 100

SCALE: 1" = 50'

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

schostak BROTHERS & COMPANY

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6 CHAMPIONSHIP DR
AUBURN HILLS, MI 48326

REVISIONS

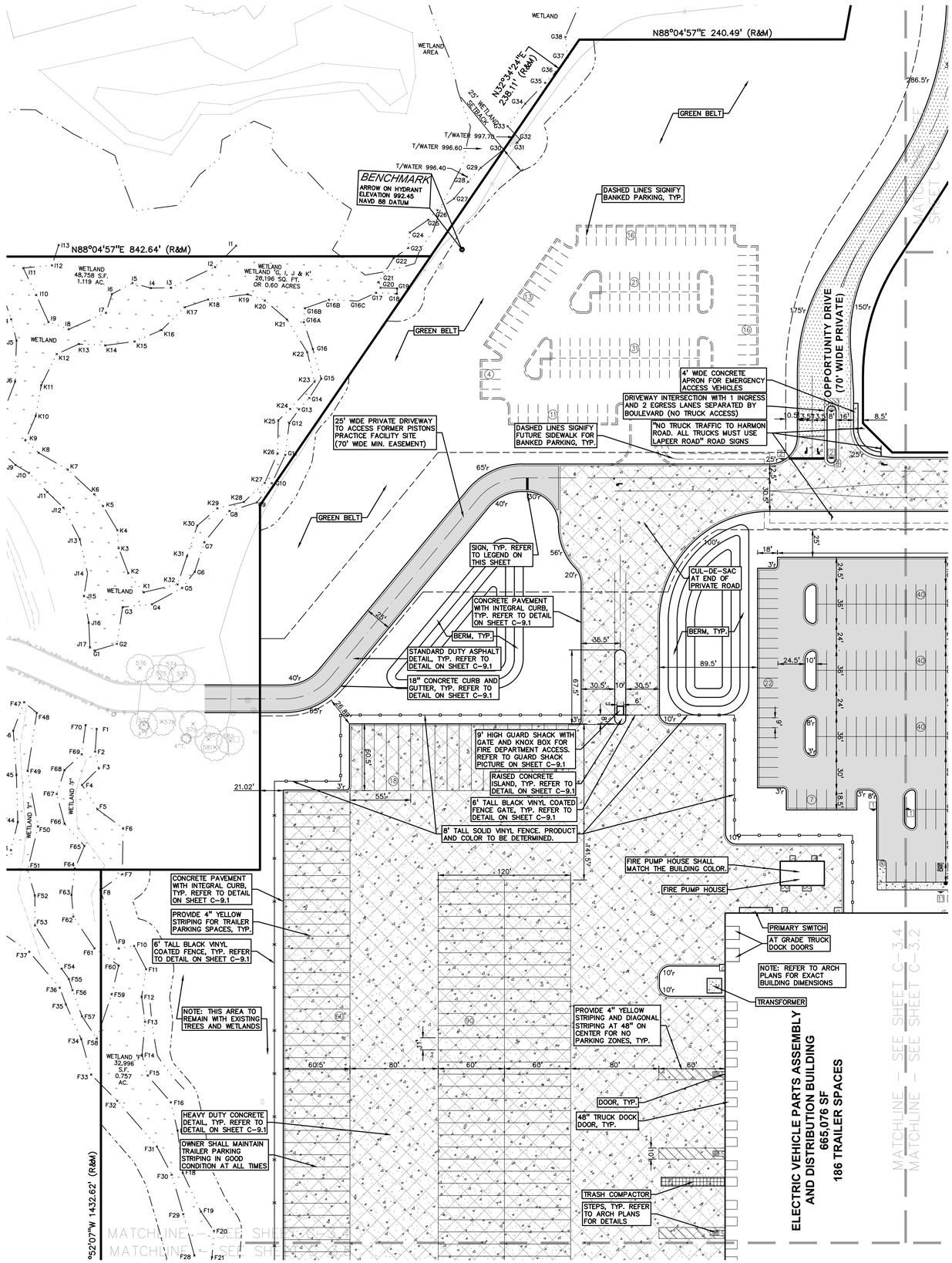
AH REVIEW COMMENTS	4/25/2023
AH REVIEW COMMENTS	4/28/2023
OWNER/TENANT COMMENTS	7/10/2023
REVISED SITE PLAN SUBMITTAL	7/14/2023
AH REVIEW COMMENTS	8/9/2023

ORIGINAL ISSUE DATE:
APRIL 10, 2023

DRAWING TITLE
PRELIMINARY SITE PLAN

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

DRAWING NUMBER:
C-3.3



LEGEND:

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

SIGN LEGEND:

'NO PARKING FIRE LANE' SIGN	1
'STOP' SIGN	2
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'ROAD NAME' SIGN	12

REFER TO DETAIL SHEET FOR SIGN DETAILS

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP 'TYPE R'	(R)
SIDEWALK RAMP 'TYPE F'	(F)
SIDEWALK RAMP 'TYPE P'	(P)
SIDEWALK RAMP 'TYPE C'	(C)
SIDEWALK RAMP 'TYPE D'	(D)
CURB DROP ONLY	(X)

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

OWNER/APPLICANT

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SIDWELL #14-02-300-021 & 14-02-300-022

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STATE OF MICHIGAN
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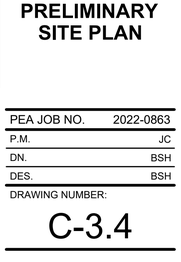
NORTH

0 25 50 100
SCALE: 1" = 50'

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KEY MAP



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

schostak BROTHERS & COMPANY

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

REVISIONS

AH REVIEW COMMENTS	4/25/2023
AH REVIEW COMMENTS	4/28/2023
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REVISED SITE PLAN SUBMITTAL	7/14/2023
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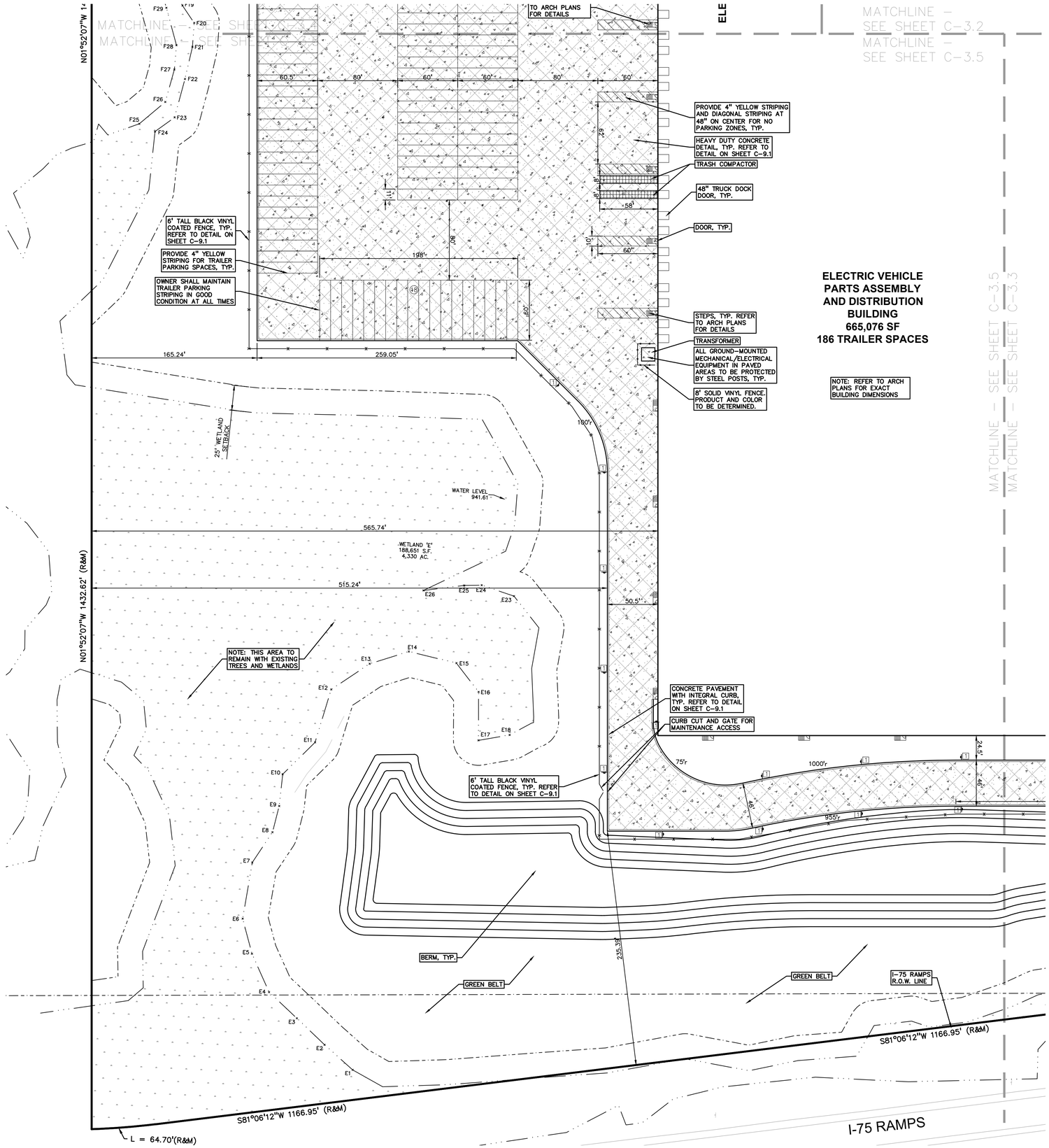
ORIGINAL ISSUE DATE:
APRIL 10, 2023

DRAWING TITLE
PRELIMINARY SITE PLAN

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

DRAWING NUMBER:
C-3.4

S:\PROJECTS\2022\2022-0863 SCHOSTAK INDUSTRIAL RFP\DWG\SITE_PLAN\C-3.1DIM-22-0863.dwg PLOT DATE: 8/7/2023



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LEGEND:

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- SETBACK LINE
- SIGN
- LIGHTPOLE
- FENCE
- GUARD RAIL

SIGN LEGEND:

'NO PARKING FIRE LANE' SIGN	1
'STOP' SIGN	2
'BARRIER FREE PARKING' SIGN	3
'VAN ACCESSIBLE' SIGN	4
'CROSSWALK' SIGN	5
'DO NOT ENTER' SIGN	6
'SIDEWALK ENDS' SIGN	7
'NO PARKING LOADING ZONE' SIGN	8
'KEEP RIGHT' SIGN	9
'EMERGENCY VEHICLES ONLY' SIGN	10
'ELECTRIC VEHICLE PARKING' SIGN	11
'ROAD NAME' SIGN	12

REFER TO DETAIL SHEET FOR SIGN DETAILS

SIDEWALK RAMP LEGEND:

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

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

NORTH

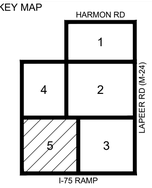
0 25 50 100

SCALE: 1" = 50'

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

CAUTION!!
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KEY MAP



OWNER/APPLICANT

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

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

schostak BROTHERS & COMPANY

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

GENERAL NOTES

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

ADDITIONAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
2. 'NO PARKING-FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
3. REFER TO NOTES & DETAILS SHEET FOR ON-SITE PAVING DETAILS.
4. REFER TO NOTES & DETAILS SHEET FOR ON-SITE SIDEWALK RAMP DETAILS

REVISIONS

AH REVIEW COMMENTS	4/25/2023
AH REVIEW COMMENTS	4/28/2023
OWNER/TENANT COMMENTS	7/10/2023
REVISED SITE PLAN SUBMITTAL	7/14/2023
AH REVIEW COMMENTS	8/9/2023

ORIGINAL ISSUE DATE:
APRIL 10, 2023

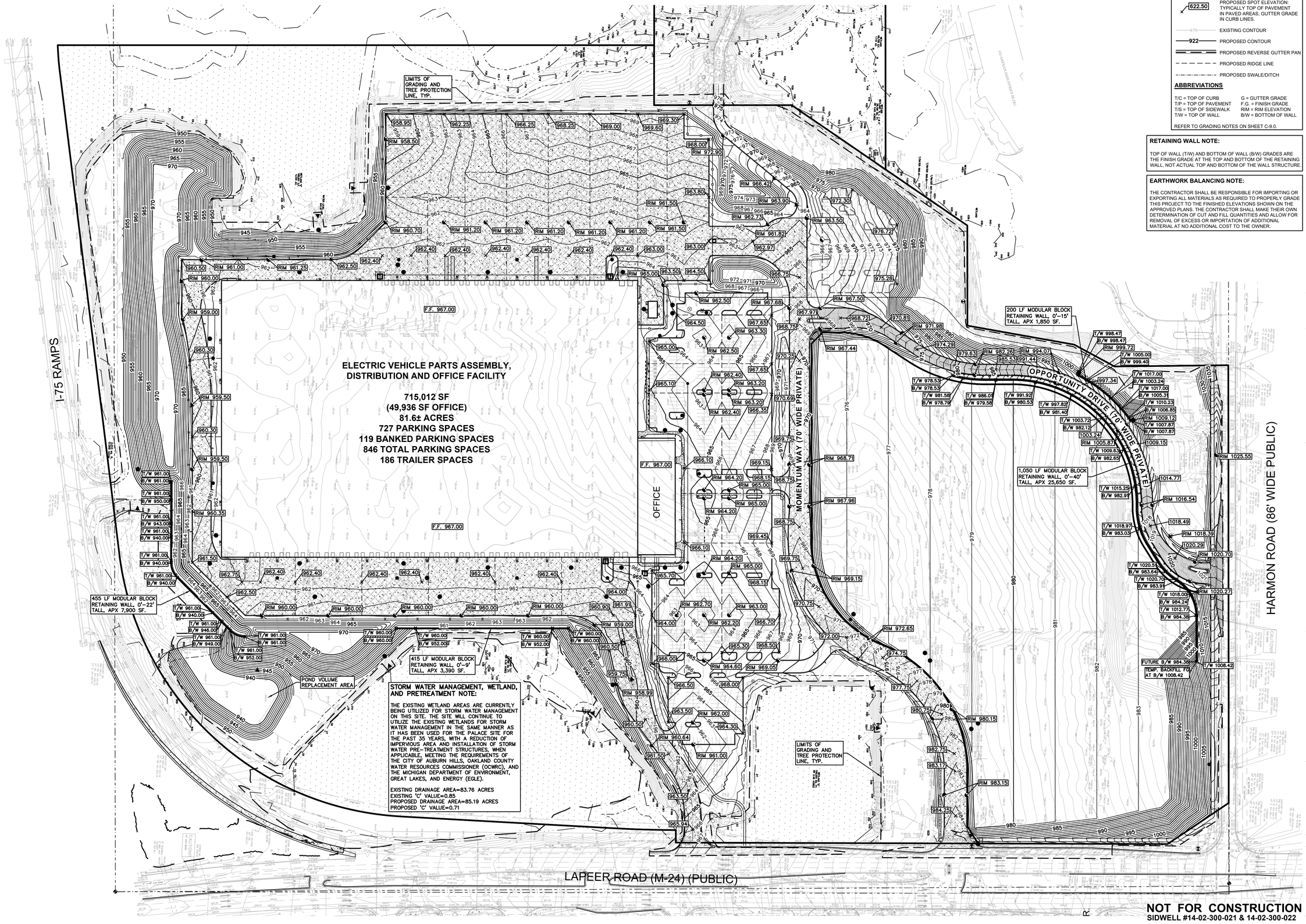
DRAWING TITLE
PRELIMINARY SITE PLAN

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

DRAWING NUMBER:
C-3.5

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

S:\PROJECTS\2022\2022-0863 SCHOSTAK INDUSTRIAL RFP\DWG\SITE_PLAN\[C-3.1]SNA-22-0863.dwg PLOT DATE: 8/31/2023



GRADING LEGEND:

- +699.91 / 622.50 — EXISTING SPOT ELEVATION; PROPOSED SPOT ELEVATION: TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES.
- 670 — EXISTING CONTOUR
- 922 — PROPOSED CONTOUR
- PROPOSED REVERSE GUTTER PAN
- PROPOSED RIDGE LINE
- PROPOSED SWALE/DITCH

ABBREVIATIONS

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

REFER TO GRADING NOTES ON SHEET C-9.0.

RETAINING WALL NOTE:

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

EARTHWORK BALANCING NOTE:

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

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

PEA GROUP
t: 844.813.2949
www.peagroup.com

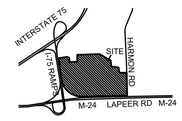
STATE OF MICHIGAN
BRETT STURGEON HOLLANDSWORTH
License No. 6201064949
LICENSED PROFESSIONAL ENGINEER

NORTH

0 50 100 200
SCALE: 1" = 100'

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schostak BROTHERS & COMPANY

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

gm

REVISIONS	
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AH REVIEW COMMENTS	8/9/2023

ORIGINAL ISSUE DATE:
APRIL 10, 2023

DRAWING TITLE
PRELIMINARY GRADING PLAN

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

DRAWING NUMBER:
C-4.0

S:\PROJECTS\2022\2022-0863 SCHOSTAK INDUSTRIAL REP\CIVIL\SITE_PLAN\JC-4.0\GRADE-22-0863.dwg PLOT DATE: 8/7/2023

LIGHTING AND PHOTOMETRIC NOTE:
30' MAXIMUM FIXTURE HEIGHT ABOVE GROUND. REFER TO STANDARD LIGHT POLE DETAIL AND FIXTURE CUT SHEET ON SHEET C-9.2

CITY OF AUBURN HILLS STORM SEWER FRAME AND COVER NOTES

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

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

CATCH BASIN/INLET - YARD
FRAME: EJ 1040
COVER: TYPE "02"
COVER: TYPE "N" WITHIN 8' OF ROAD

MANHOLE
FRAME: EJ 1040
COVER: TYPE "C"

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

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

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

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

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

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

I-75 RAMPS

CONNECT TO EXISTING WATER MAIN.

STORM SEWER PRETREATMENT DEVICE, TYP. NUMBER AND SIZE TO BE DETERMINED BASED ON NJDEP CERTIFIED FLOW RATES AND THE CURRENT OCWRC STANDARDS

ELECTRIC VEHICLE PARTS ASSEMBLY, DISTRIBUTION AND OFFICE FACILITY

715,012 SF
(49,936 SF OFFICE)
81.6± ACRES
727 PARKING SPACES
119 BANKED PARKING SPACES
846 TOTAL PARKING SPACES
186 TRAILER SPACES

ELECTRIC EQUIPMENT

ALL GROUND-MOUNTED MECHANICAL/ELECTRICAL EQUIPMENT IN PAVED AREAS TO BE PROTECTED BY STEEL POSTS, TYP.

ALL HYDRANTS IN PAVED AREAS TO BE PROTECTED BY STEEL POSTS WITH 36" CLEAR SPACE. REFER TO DETAIL ON SHEET C-9.1

12" DIWM (PRIVATE), TYP.

FIRE DEPARTMENT CONNECTION

ELECTRIC EQUIPMENT

FIRE HOUSE PUMP

12" DIWM (PUBLIC), TYP.

CONNECT TO EXISTING WATER MAIN.

STORM SEWER PRETREATMENT DEVICE, TYP. NUMBER AND SIZE TO BE DETERMINED BASED ON NJDEP CERTIFIED FLOW RATES AND THE CURRENT OCWRC STANDARDS

FIRE HYDRANT, TYP.

12" DIWM STUB (PRIVATE), TYP.

ALL HYDRANTS IN PAVED AREAS TO BE PROTECTED BY STEEL POSTS WITH 36" CLEAR SPACE. REFER TO DETAIL ON SHEET C-9.1

12" DIWM (PRIVATE), TYP.

CLEAN OUT, TYP.

6" SDR 23.5 SANITARY SEWER LEAD @ 1.0% MIN, TYP.

8" PVC TRUSS SANITARY SEWER LEAD @ 1.0% MIN, TYP.

90°-10" PVC TRUSS

STORM SEWER PRETREATMENT DEVICE, TYP. NUMBER AND SIZE TO BE DETERMINED BASED ON NJDEP CERTIFIED FLOW RATES AND THE CURRENT OCWRC STANDARDS

6" DIWM. (DOMESTIC SERVICE)

POND VOLUME REPLACEMENT AREA

STORM WATER MANAGEMENT, WETLAND, AND PRETREATMENT NOTE:

THE EXISTING WETLAND AREAS ARE CURRENTLY BEING UTILIZED FOR STORM WATER MANAGEMENT ON THIS SITE. THE SITE WILL CONTINUE TO UTILIZE THE EXISTING WETLANDS FOR STORM WATER MANAGEMENT IN THE SAME MANNER AS IT HAS BEEN USED FOR THE PALACE SITE FOR THE PAST 35 YEARS, WITH A REDUCTION OF IMPERVIOUS AREA AND INSTALLATION OF STORM WATER PRE-TREATMENT STRUCTURES, WHEN APPLICABLE, MEETING THE REQUIREMENTS OF THE CITY OF AUBURN HILLS, OAKLAND COUNTY WATER RESOURCES COMMISSIONER (OCWRC), AND THE MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY (EGLE).

EXISTING DRAINAGE AREA=83.76 ACRES
EXISTING 'C' VALUE=0.85
PROPOSED DRAINAGE AREA=85.19 ACRES
PROPOSED 'C' VALUE=0.71

OFFICE

MOMENTUM WAY (70' WIDE PRIVATE)

OPPORTUNITY DRIVE (70' WIDE PRIVATE)

HARMON ROAD (86' WIDE PUBLIC)

LAPEER ROAD (M-24) (PUBLIC)

FIRE DEPARTMENT NOTES:

1. THE FOUR (4) INCH STEAMER CAPS ON ALL HYDRANTS WILL BE PAINTED ACCORDING TO THE FOLLOWING:
   WHITE ON 4" MAINS
   RED ON 6" MAINS
   ORANGE ON 8" MAINS
   GREEN ON 12" MAINS
   BLUE ON 16" MAINS OR LARGER
2. 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.
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 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.
5. ALL DRIVE AREAS MUST BE POSTED AS FIRE LANES WITH UNIFORM SIGNS IN KEEPING WITH THE STANDARD ESTABLISHED IN THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS MUST BE ERECTED ON BOTH SIDES OF THE FIRE LANES WITH SPACING BETWEEN SIGNS NOT EXCEEDING 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 STRIPE SHALL BE PAINTED ON THE UPPER FLANGE OF ALL FIRE HYDRANTS.
8. PRIVATE HYDRANTS TO BE PAINTED YELLOW.

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

S:\PROJECTS\2022\2022-0863 SCHOSTAK INDUSTRIAL REP\DWG\SITE_PLAN\C-6.0UTIL-22-0863.dwg PLOT DATE: 6/11/2023

PEA GROUP
t: 844.813.2949
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STATE OF MICHIGAN
BRETT STURGEON HOLLANDSWORTH
License No. 6201064949
LICENSED PROFESSIONAL ENGINEER

NORTH

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LIVONIA, MI 48152

Schostak Brothers & Company

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

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AH REVIEW COMMENTS	8/9/2023

ORIGINAL ISSUE DATE:
APRIL 10, 2023

DRAWING TITLE
PRELIMINARY UTILITY PLAN

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

DRAWING NUMBER:
C-6.0

GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

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

PAVING NOTES:

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

GENERAL GRADING AND EARTHWORK NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT

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

GENERAL UTILITY NOTES:

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

STORM SEWER NOTES:

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

WATER MAIN NOTES:

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

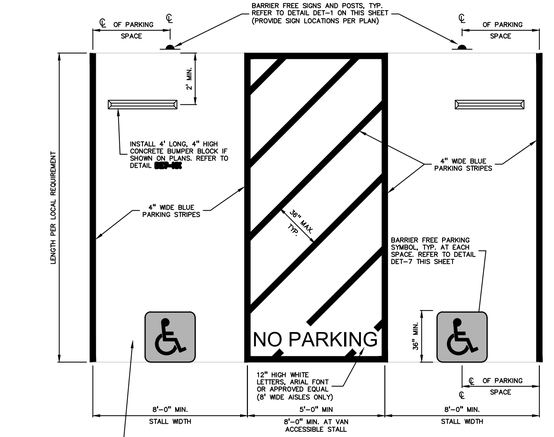
SANITARY SEWER NOTES:

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

CONSTRUCTION MATERIAL SUBMITTALS

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

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

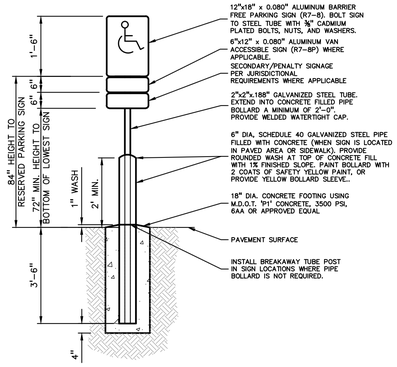


NOTE: VAN ACCESSIBLE SPACES MUST BE LOCATED TO THE LEFT OF THE 8' STRIPED ACCESS AISLE

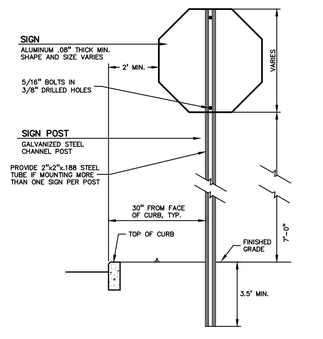
DET 6 — ALTERNATE BARRIER FREE PARKING STALL DETAIL
NOT TO SCALE

BARRIER FREE SIGN NOTES:

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



BARRIER FREE SIGN AND POST DETAIL
NOT TO SCALE



SIGN AND POST INSTALLATION IN LANDSCAPED AREAS
NOT TO SCALE



24" x 30"
RED ON WHITE REFLECTORIZED
7'-0" MOUNTING HEIGHT

EMERGENCY VEHICLES ONLY SIGN DETAIL
NOT TO SCALE



VARIABLE x 8"
GREEN ON WHITE REFLECTORIZED
6'-8" MOUNTING HEIGHT
(D3-1)

ROAD NAME SIGN DETAIL
NOT TO SCALE



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

DET 2 — BARRIER FREE PARKING SIGN DETAIL
NOT TO SCALE



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

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

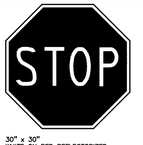
6" x 12" (R7-8P)
GREEN BORDER AND LEGEND
REFLECTORIZED

DET 3 — VAN ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE



12" x 18"
RED ON WHITE REFLECTORIZED
7'-0" MOUNTING HEIGHT
(LR7-22)

NO PARKING SIGN DETAIL
NOT TO SCALE



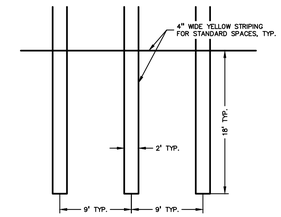
30" x 30"
WHITE ON RED REFLECTORIZED
7'-0" MOUNTING HEIGHT
(R1-1)

STOP SIGN DETAIL
NOT TO SCALE



24"x30"
BLACK ON WHITE REFLECTORIZED
7' – 0" MOUNTING HEIGHT
(R4-7)

KEEP RIGHT SIGN DETAIL
NOT TO SCALE



DOUBLE STRIPING DETAIL
NOT TO SCALE

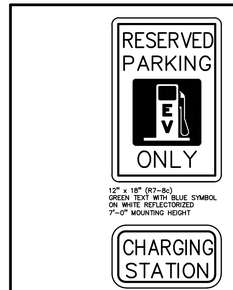
NOT FOR CONSTRUCTION
SIDWELL #14-02-300-021 & 14-02-300-022

PEA GROUP
t: 844.813.2949
www.peagroup.com

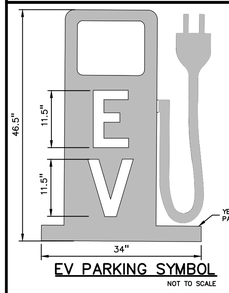
STATE OF MICHIGAN — BRETT STURGEON HOLLANDSWORTH — License No. 6201064949 — LICENSED PROFESSIONAL ENGINEER

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

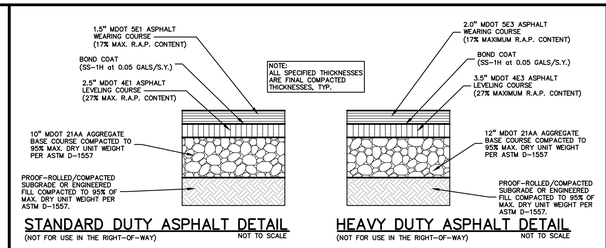
CAUTION!!
THE



ELECTRIC VEHICLE PARKING SIGN DETAIL
NOT TO SCALE



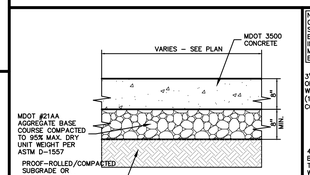
EV PARKING SYMBOL
NOT TO SCALE



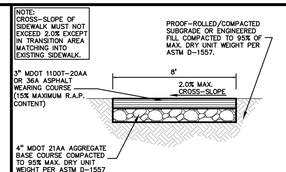
STANDARD DUTY ASPHALT DETAIL
(NOT FOR USE IN THE RIGHT-OF-WAY) NOT TO SCALE

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

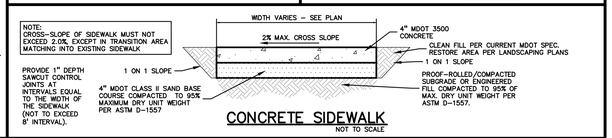
ASPHALT MATERIAL NOTES:
HOT-MIX ASPHALT MIXTURES UTILIZING RECYCLED ASPHALT PAVEMENT (RAP) MUST MEET MDOT SPECIAL PROVISION 12SP501(E). THE BINDER GRADE FOR THIS WORK IS PG64-28. IF ASPHALT MIXES CONTAINING RAP ARE TO BE SUPPLIED FOR THIS PROJECT, THE ASPHALT BINDER MUST BE REVISED PER MDOT "TIER 1" OR "TIER 2" REQUIREMENTS (RAP CONTENT UP TO 27% MAXIMUM). TIER 3 MIXES ARE NOT ACCEPTABLE ON THIS PROJECT. AN ASPHALT MIX DESIGN FOR ALL SPECIFIED MIXES SHOULD BE FORWARDED TO PEA GROUP FOR REVIEW PRIOR TO CONSTRUCTION



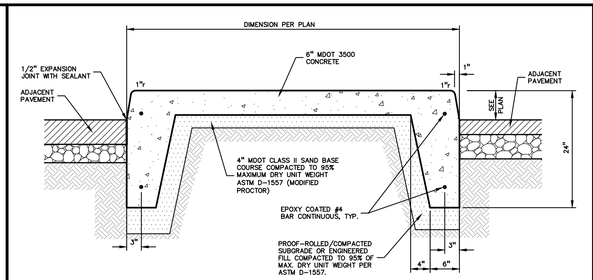
HEAVY DUTY CONCRETE DETAIL
NOT TO SCALE



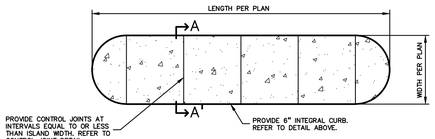
ASPHALT PEDESTRIAN PATHWAY DETAIL
NOT TO SCALE



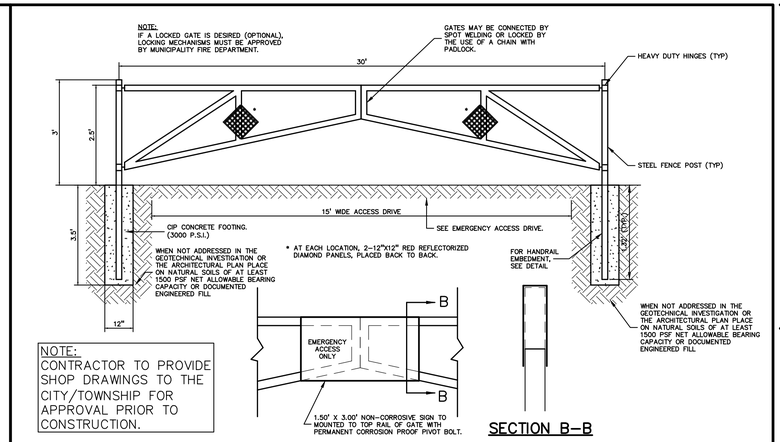
CONCRETE SIDEWALK
NOT TO SCALE



SECTION A–A'



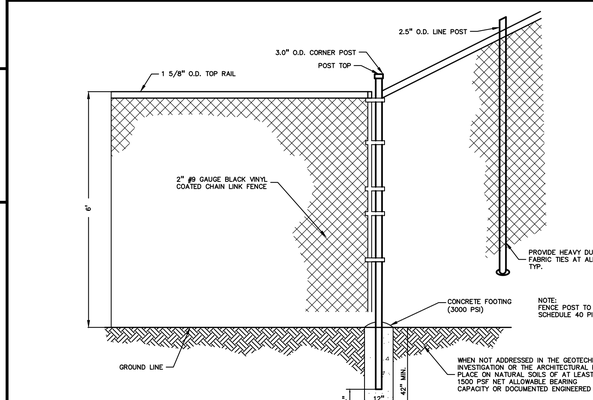
RAISED CONCRETE ISLAND DETAIL
NOT TO SCALE



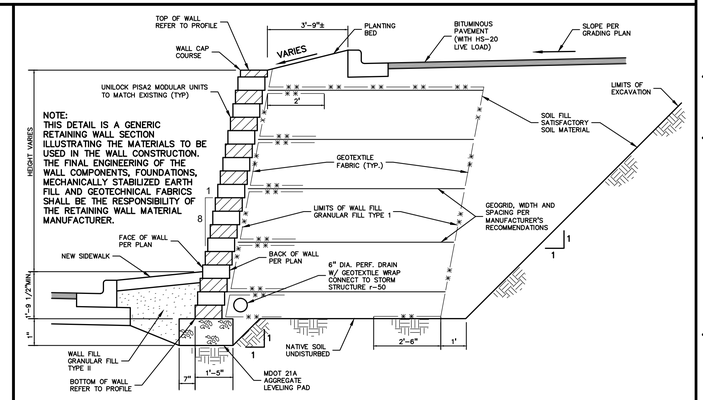
NOTE:
CONTRACTOR TO PROVIDE SHOP DRAWINGS TO THE CITY/TOWNSHIP FOR APPROVAL PRIOR TO CONSTRUCTION.

SECTION B–B

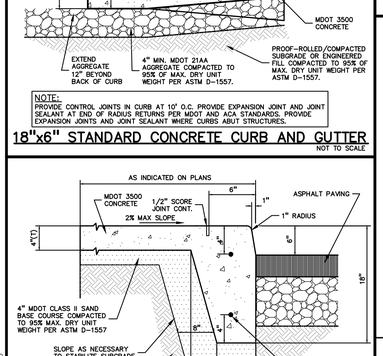
EMERGENCY ACCESS GATE DETAIL
NOT TO SCALE



BLACK VINYL COATED CHAIN LINK FENCE DETAIL
NOT TO SCALE



SEGMENTED RETAINING WALL
NOT TO SCALE

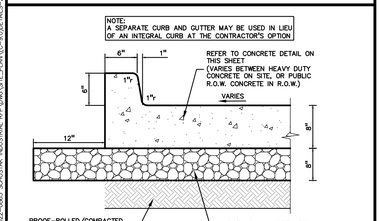


NOTE:
PROVIDE CONTROL JOINTS IN CURB AT 10' O.C. PROVIDE EXPANSION JOINT AND JOINT SEALANT AT END OF RADIUS RETURNS PER MDOT AND ACA STANDARDS. PROVIDE EXPANSION JOINTS AND JOINT SEALANT WHERE CURBS ABUT STRUCTURES.

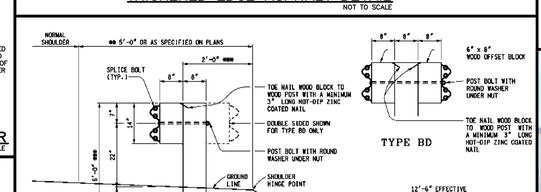
18"x6" STANDARD CONCRETE CURB AND GUTTER
NOT TO SCALE

CONTRACTION JOINTS TO BE 1/4 DEEP, SPACED AT INTERVALS TO MATCH SIDEWALK WIDTH (SAWCUT). 1/2–INCH PRE–MOLDED FILLER EXPANSION JOINTS WITH JOINT SEALANT SHALL BE PLACED ONLY WHERE SIDEWALK ABUTS A STRUCTURE.

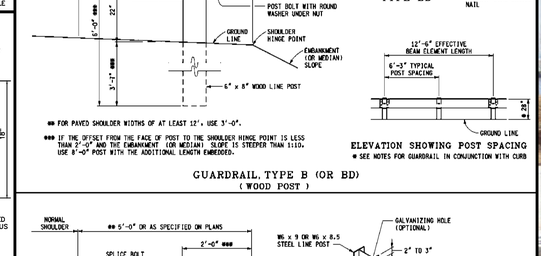
INTEGRAL CURB AND SIDEWALK
NOT TO SCALE



CONCRETE PAVEMENT WITH INTEGRAL CURB
NOT TO SCALE



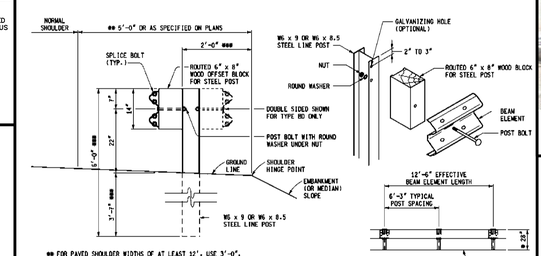
THICKENED EDGE ASPHALT DETAIL
NOT TO SCALE



GUARDRAIL, TYPE B (OR BD)
(WOOD POST)

TYPE BD

ELEVATION SHOWING POST SPACING
* SEE NOTES FOR GUARDRAIL IN CONJUNCTION WITH CURB



GUARDRAIL, TYPE B (OR BD)
(STEEL POST)

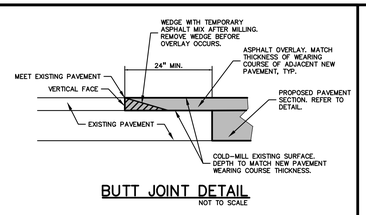
ELEVATION SHOWING POST SPACING
* SEE NOTES FOR GUARDRAIL IN CONJUNCTION WITH CURB

MICHIGAN DEPARTMENT OF TRANSPORTATION
BUREAU OF DEVELOPMENT STANDARD PLAN FOR
GUARDRAIL,
TYPES A, B, BD, T, TD,
MGS-8, & MGS-8D

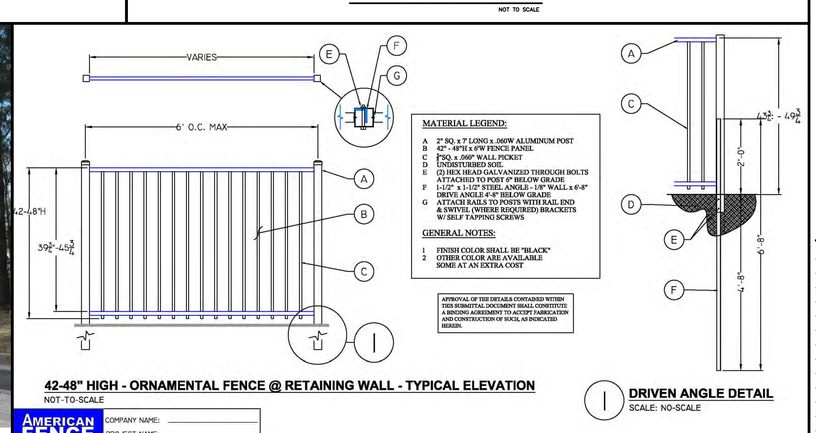
F.H.W.A. APPROVAL	12-3-2021 PLAN DATE	R-60-J	SHEET 2 OF 16



GUARD SHACK
PICTURE FOR DEMONSTRATION ONLY



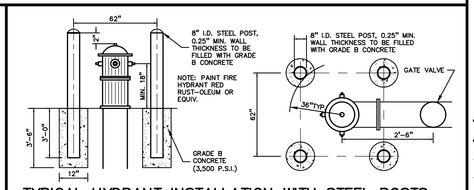
BUTT JOINT DETAIL
NOT TO SCALE



42-48" HIGH - ORNAMENTAL FENCE @ RETAINING WALL - TYPICAL ELEVATION
NOT-TO-SCALE

DRIVEN ANGLE DETAIL
SCALE: NO-SCALE

AMERICAN FENCE & SUPPLY CO., INC.
COMPANY NAME:
PROJECT NAME:
CUSTOMER:
DATE: 04-13-23



TYPICAL HYDRANT INSTALLATION WITH STEEL POSTS
NOT TO SCALE

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

PEA GROUP
t: 844.813.2949
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STATE OF MICHIGAN
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CLIENT
PAH REAL ESTATE, LLC
17800 LAUREL PARK DRIVE NORTH, 200C
LIVONIA, MI 48152

Schostak Brothers & Company

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

gm

REVISIONS

AH REVIEW COMMENTS	4/25/2023
AH REVIEW COMMENTS	4/28/2023
OWNER/TENANT COMMENTS	7/10/2023
REVISED SITE PLAN SUBMITTAL	7/14/2023
AH REVIEW COMMENTS	8/9/2023

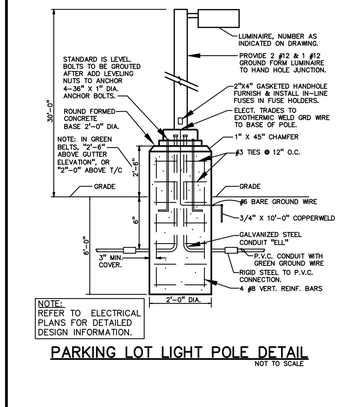
ORIGINAL ISSUE DATE:
APRIL 10, 2023

DRAWING TITLE
DETAILS

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

DRAWING NUMBER:
C-9.1

S:\PROJECTS\2022\2022-0863 SCHOSTAK INDUSTRIAL RFP\CIVIL\SITE PLAN\[C-9.0]DETAILS-22-0863.dwg PLOT DATE: 8/9/2023



NOTE:
REFER TO ELECTRICAL PLANS FOR DETAILED DESIGN INFORMATION.

PARKING LOT LIGHT POLE DETAIL

NOT TO SCALE



D-Series Size 1

Legacy LED Area Luminaire

Catalog Number

Notes

Type

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

Specifications

EPA: 1.01 ft² (0.09 m²)

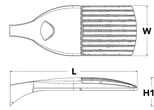
Length: 33" (83.8 cm)

Width: 13" (33.0 cm)

Height H1: 7-1/2" (19.0 cm)

Height H2: 3-1/2"

Weight (max): 27 lbs (12.2 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD G1

DSX1 LED						
Series	**LEDs**	**Color temperature**	**Distribution**		**Voltage**	**Mounting**
DSX1 LED	**Forward optics** P1 P4[1] P7[1] P2 P5[1] P8 P3 P6[1] P9[1] **Rotated optics** P10[2] P12[2] P11[2] P13[2,3]	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium	T5VS Type V very short[1] T5S Type V short[1] T5M Type V medium[1] T5W Type V wide[1] BLC Backlight control[4] LCCO Left corner cutoff[4] RCCO Right corner cutoff[4]	MVOLT[5] XVOLT (277V-480V)[5,6,28] 120[9] 208[9] 240[9] 277[9] 347[9] 480[9]	**Shipped included** SPA Square pole mounting RPA Round pole mounting[10] WBA Wall bracket[1] SPUMBA Square pole universal mounting adaptor[11] RPUMBA Round pole universal mounting adaptor[9] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[12]

Control options		Other options	Finish (required)	Generation (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled[13] PIRHN Network, high/low motion/ambient sensor[14] PER NEMA twist-lock receptacle only (controls ordered separate)[15] PER5 Five-pin receptacle only (controls ordered separate)[15,16] PER7 Seven-pin receptacle only (controls ordered separate)[15,16] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17] DS Dual switching[18,19,20]	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[19,21] PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[19,21] PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[19,21] PIR1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[19,21] FAO Field adjustable output[19,22]	**Shipped installed** HS House-side shield[23] SF Single fuse (120, 277, 347V)[9] DF Double fuse (208, 240, 480V)[9] L90 Left-rotated optics[3] R90 Right rotated optics[3] HA 50°C ambient operations[1] BAA Buy America(n) Act Compliant **Shipped separately** BS Bird spikes[24] EGS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white	G1 Generation 1

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Ordering Information

Accessories

Ordered and shipped separately.

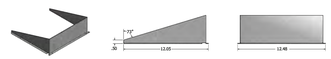
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V)[8]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V)[8]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V)[8]
DSHSKT SBK U	Shorting cap[8]
DSX1HS 30C U	House-side shield for P1, P2, P3, P4 and P5[23]
DSX1HS 40C GY U	House-side shield for P6 and P7[23]
DSX1HS 60C GY U	House-side shield for P8, P9, P10, P11 and P12[23]
PUMBA DDBXD G1 U[29]	Square pod round pole universal mounting bracket (specify finish)[9]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish)[9]
DSX1EGS (FINISH) U[29]	External glare shield

For more control options, visit DTL and ROAM online.

NOTES
1 HA not available with P4, P5, P6, P7, P9 and P13.
2 P10, P11, P12 or P13 and rotated optics (L90, R90) only available together.
3 Any Type 5 distribution with photocell, is not available with WBA.
4 Not available with HS.
5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
6 XVOLT only suitable for use with P3, P5, P6, P7, P9 and P13.
7 XVOLT works with any voltage between 277V and 480V.
8 XVOLT not available with fusing (SF or DF) and not available with PIR, PIRH, PIR1FC3V, PIR1FC3V.
9 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF.
10 Suitable for mounting to round poles between 3.5" and 12" diameter.
11 Universal mounting bracket intended for retrofit on existing, pre-drilled poles only. 1.5 G vibration load rating per ANSI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8
12 Must order fixture with SPA option. KMA8 must be ordered as a separate accessory. See Accessories information. For use with 2-3/8" diameter mast arm (not included).
13 Must be ordered with NLTAIR2 nLight AIR generation 2 enabled.
14 Must be ordered with NLTAIR2 PIRHN. Sensor cover available only in dark bronze, black, white and natural aluminum colors.
15 Photocell ordered and shipped as a separate line item from Acuity Brands Controls.
16 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. Shorting cap included.
17 DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
18 Provides 50/50 fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5.
19 Requires (2) separately switched circuits.
20 Reference Controls Options table on page 4.
21 Reference Motion Sensor default settings table on page 4 to see functionality.
22 Not available with other dimming controls options.
23 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories Information.
24 Must be ordered with fixture for factory pre-drilling.
25 Requires luminaire to be specified with PER, PER5 or PER7 option. See Control Option Table on page 4.
26 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8.

Options

EGS - External Glare Shield



Drilling

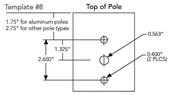
HANDHOLE ORIENTATION



Template #8

1.75" for aluminum poles
2.75" for other pole types

Top of Pole



Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
2-3/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B & D	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM332AS	DM49AS

DSX1 Area Luminaire - EPA

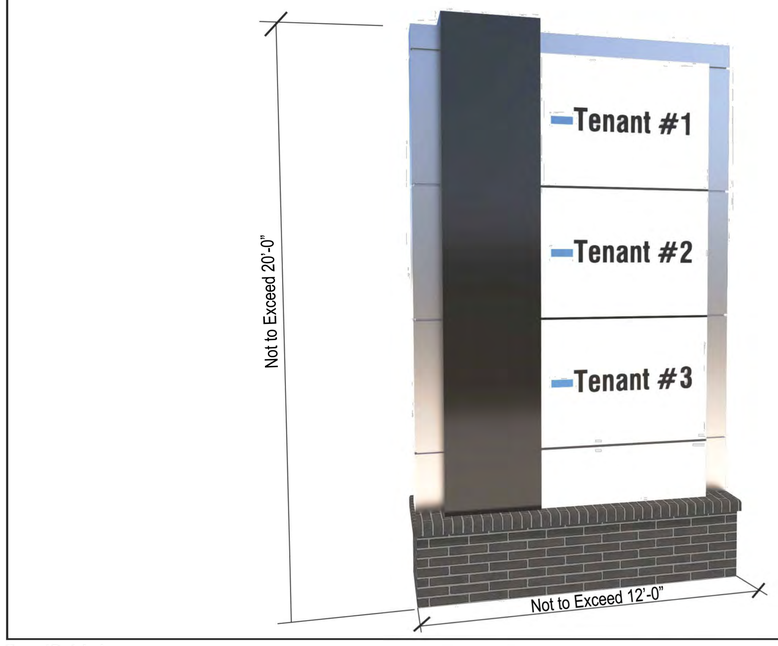
*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single D@1/0	2 @ 180 D@2/0	2 @ 90 D@2/0	3 @ 90 D@3/0	3 @ 120 D@3/2	4 @ 90 D@4/0
Mounting Type						
DSX1 LED	1.013	2.025	1.945	3.038	2.850	3.749

	Drilling Template	Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	5"	3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	5"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"	3.5"	4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

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4-25-23



Proposed Rendering for:

Ground Monument Sign

schostak BROTHERS & COMPANY F.A.studio design to inspire

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
BRETT STURGEON HOLLANDSWORTH
License No. 6201064940
LICENSED PROFESSIONAL ENGINEER

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

schostak BROTHERS & COMPANY

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

gm

REVISIONS

AH REVIEW COMMENTS	4/25/2023
AH REVIEW COMMENTS	4/28/2023
OWNER/TENANT COMMENTS	7/10/2023
REVISED SITE PLAN SUBMITTAL	7/14/2023
AH REVIEW COMMENTS	8/9/2023

ORIGINAL ISSUE DATE:
APRIL 10, 2023

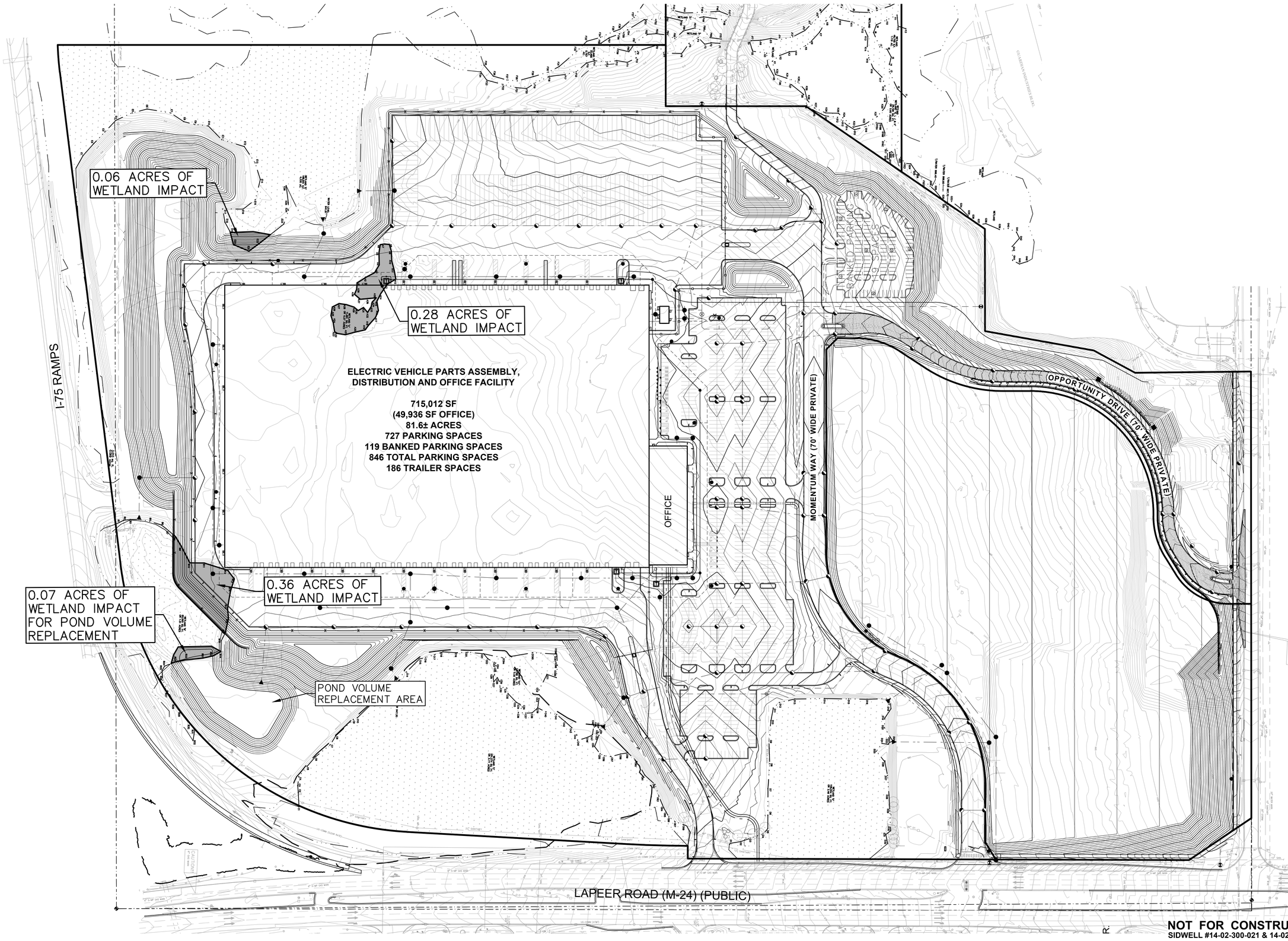
DRAWING TITLE
DETAILS

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

DRAWING NUMBER:
C-9.2

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

S:\PROJECTS\2022\2022-0863 SCHOSTAK INDUSTRIAL RFP\DWG\SITE_PLAN\{C-9.0}DETAILS-22-0863.dwg PLOT DATE: 8/17/2023



S:\PROJECTS\2022\2022-0863 SCHOSTAK INDUSTRIAL RP\DWG\SITE_PLAN\[C-10.0]WETL-22-0863.dwg PLOT DATE: 8/31/2023

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SIDWELL #14-02-300-021 & 14-02-300-022

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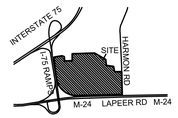
STATE OF MICHIGAN
BRETT STURGEON HOLLANDSWORTH
License No. 6201064949
LICENSED PROFESSIONAL ENGINEER

NORTH

0 50 100 200
SCALE: 1" = 100'

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Schostak Brothers & Company

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REVISIONS

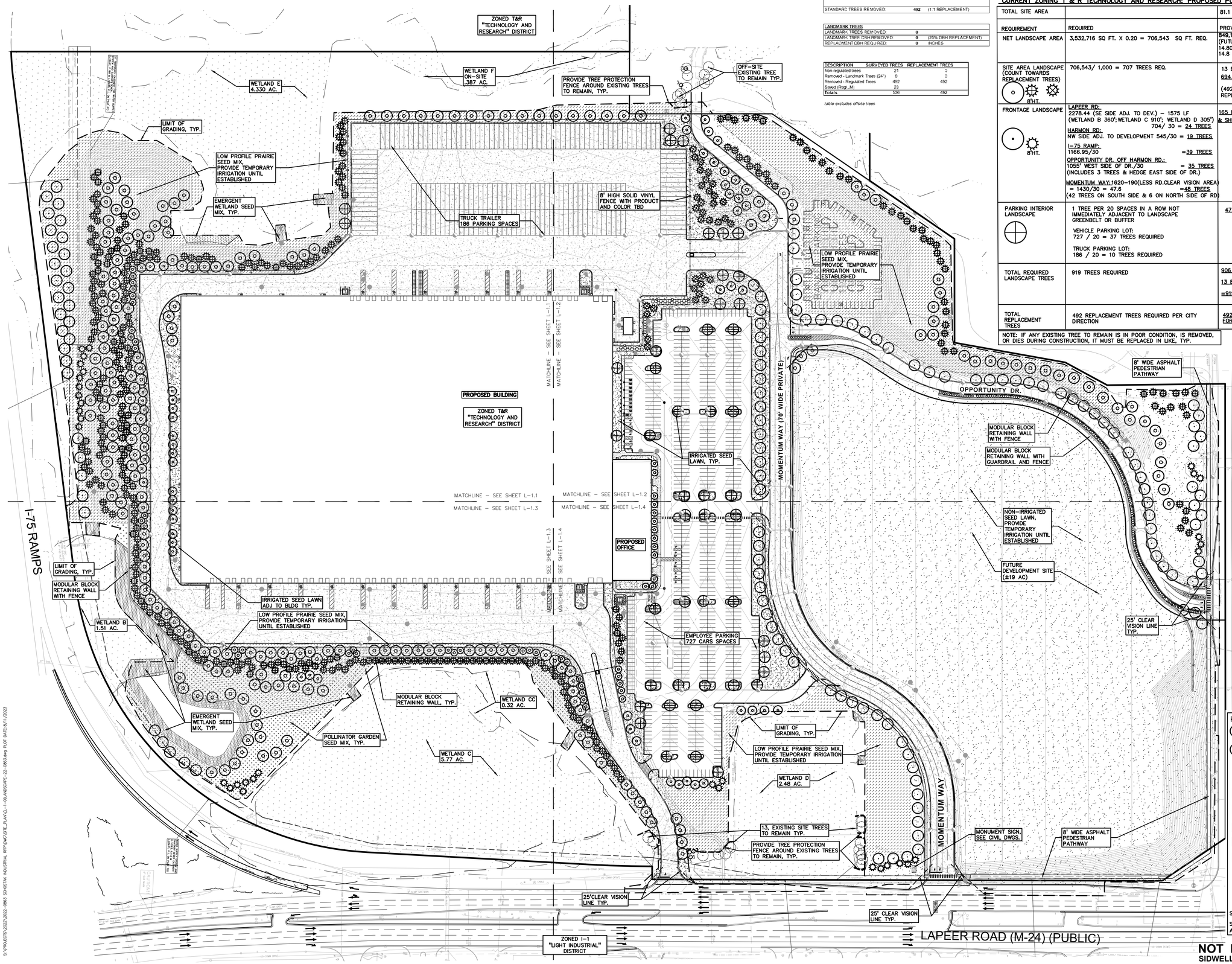
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REVISED SITE PLAN SUBMITTAL	7/14/2023
AH REVIEW COMMENTS	8/9/2023

ORIGINAL ISSUE DATE:
APRIL 10, 2023

DRAWING TITLE
PRELIMINARY WETLAND IMPACT PLAN

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

DRAWING NUMBER:
C-10.0



COMBINED SURVEYS STANDARD TREES

STANDARD TREES REMOVED	492	(1:1 REPLACEMENT)

LANDMARK TREES		
LANDMARK TREES REMOVED	0	
LANDMARK TREE DBH REMOVED	0	(25% DBH REPLACEMENT)
REPLACMENT DBH REQ.D RED	0	INCHES

DESCRIPTION	SURVEYED TREES	REPLACEMENT TREES
Non-regulated trees	21	0
Removed - Landmark Trees (24")	0	0
Removed - Regulated Trees	492	492
Saved (Reg/LM)	23	
Totals	536	492

table excludes offsite trees

LANDSCAPE CALCULATIONS PER CITY OF AUBURN HILLS:
CURRENT ZONING T & R TECHNOLOGY AND RESEARCH: PROPOSED PUD

TOTAL SITE AREA		81.1 ACRES (3,532,716 SF) NET
REQUIREMENT	REQUIRED	PROVIDED
NET LANDSCAPE AREA	3,532,716 SQ FT. X 0.20 = 706,543 SQ FT. REQ.	849,183 SF LANDSCAPE AREA = 24.0% (FUTURE DEVELOPMENT AREA OF 19 AC. NIC) 14.80 AC.= WETLANDS B, C ,CC, D, E, F(ONSITE) 14.8 * 50% =7.4 AC OR 322,344 SF = 8.5% (DETENTION NIC) TOTAL = 32.5%
SITE AREA LANDSCAPE (COUNT TOWARDS REPLACEMENT TREES) 8'HT.	706,543/ 1,000 = 707 TREES REQ.	13 EXISTING SITE TREES, EAST, NEAR LAPEER RD. 694 NEW TREES PROVIDED (492 SITE TREES COUNTED TOWARDS REPLACEMENT TREES)
FRONTAGE LANDSCAPE 8'HT.	LAPEER RD: 2278.44 (SE SIDE ADJ. TO DEV.) – 1575 LF (WETLAND B 360';WETLAND C 910'; WETLAND D 305') 704/ 30 = 24 TREES HARMON RD: NW SIDE ADJ. TO DEVELOPMENT 545/30 = 19 TREES I-75 RAMP: 1166.95/30 =39 TREES OPPORTUNITY DR. OFF HARMON RD.: 1055' WEST SIDE OF DR./30 = 35 TREES (INCLUDES 3 TREES & HEDGE EAST SIDE OF DR.) MOMENTUM WAY: 1620–190(LESS RD.CLEAR VISION AREA) = 1430/30 = 47.6 =48 TREES (42 TREES ON SOUTH SIDE & 6 ON NORTH SIDE OF RD)	165 NEW TREES PROVIDED & SHRUB HEDGE EAST SIDE OF OPPORTUNITY DR.
PARKING INTERIOR LANDSCAPE	1 TREE PER 20 SPACES IN A ROW NOT IMMEDIATELY ADJACENT TO LANDSCAPE GREENBELT OR BUFFER VEHICLE PARKING LOT: 727 / 20 = 37 TREES REQUIRED TRUCK PARKING LOT: 186 / 20 = 10 TREES REQUIRED	47 NEW TREES PROVIDED
TOTAL REQUIRED LANDSCAPE TREES	919 TREES REQUIRED	906 NEW TREES PROVIDED 13 EXISTING SITE TREES, NEAR LAPEER RD. =919 TOTAL TREES
TOTAL REPLACEMENT TREES	492 REPLACEMENT TREES REQUIRED PER CITY DIRECTION	492 REPLACEMENT TREES ARE ACCOUNTED FOR BY USING SITE AREA TREES

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

COMBINED LANDSCAPE TREES SHALL BE NO MORE THAN 10% SAME SPECIES AND 20% SAME GENUS (FOR MORE THAN 101 PROPOSED TREES)
SEE SHEET L-1.1 FOR TREE SPECIES AND QTY.

IRRIGATION NOTE:
PROVIDE TEMPORARY SPRINKLER SYSTEM IN AREAS NOTED AS NON IRRIGATED SEED OR LOW PROFILE PRAIRIE SEED, UNTIL LAWN AND TREES LOCATED IN THESE AREAS, ARE ESTABLISHED.

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

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

WARRANTY NOTE PER CLIENT REQUIREMENTS:
ALL PLANT MATERIAL, LAWN AREAS AND IRRIGATION, FOR THE ENTIRE SITE, SHALL HAVE A 2 YEAR WARRANTY.

WARRANTY TO BEGIN AFTER OWNER/TENANT SIGN OFF THAT ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH DRAWINGS AND SPECIFICATIONS.
DURING THE 2 YEAR WARRANTY PERIOD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING, PLANT CARE, WINTER PROTECTION, LAWN/ SEED ESTABLISHMENT AND IRRIGATION SPRINKLER ADJUSTMENTS AND CARE.
IF PLANT DIES WITHIN THE 2 YEAR PERIOD, CONTRACTOR MUST REPLACE THE PLANT IN A TIMELY MANNER.
AFTER 2 YEAR WARRANTY ENDS, THE OWNER SHALL ASSUME FULL RESPONSIBILITY OF PLANT MATERIAL CARE AND IRRIGATION.

KEY:
- = SITE AREA TREES
- = LANDSCAPING ADJ. TO ROAD
- = PARKING LOT TREES
- = SHRUBS
- = IRRIGATED SEED LAWN
- = NON-IRRIGATED SEED LAWN (PROVIDE TEMPORARY IRRIGATION UNTIL ESTABLISHED)
- =EMERGENT WETLAND SEED MIX
- = POLLINATOR GARDEN SEED MIX
- = LOW PROFILE PRAIRIE SEED MIX (PROVIDE TEMPORARY IRRIGATION UNTIL ESTABLISHED)
- = ROCK, SEE DETAIL SHT. L-1.5
- = EXISTING TREES TO REMAIN WITH TREE PROTECTION FENCE
- = LIMIT OF GRADING

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

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

PEA GROUP
t: 844.813.2949
www.peagroup.com

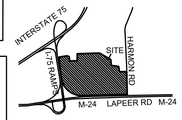
STATE OF MICHIGAN — JANET L. EVANS — LANDSCAPE ARCHITECT — NO. 1390 — REGISTERED LANDSCAPE ARCHITECT

NORTH

0 50 100 200
SCALE: 1" = 100'

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

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

Schostak BROTHERS & COMPANY

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

gm

REVISIONS

AH REVIEW COMMENTS	4/25/2023
AH REVIEW COMMENTS	4/28/2023
OWNER/TENANT COMMENTS	7/10/2023
REVISED SITE PLAN SUBMITTAL	7/14/2023
AH REVIEW COMMENTS	8/9/2023

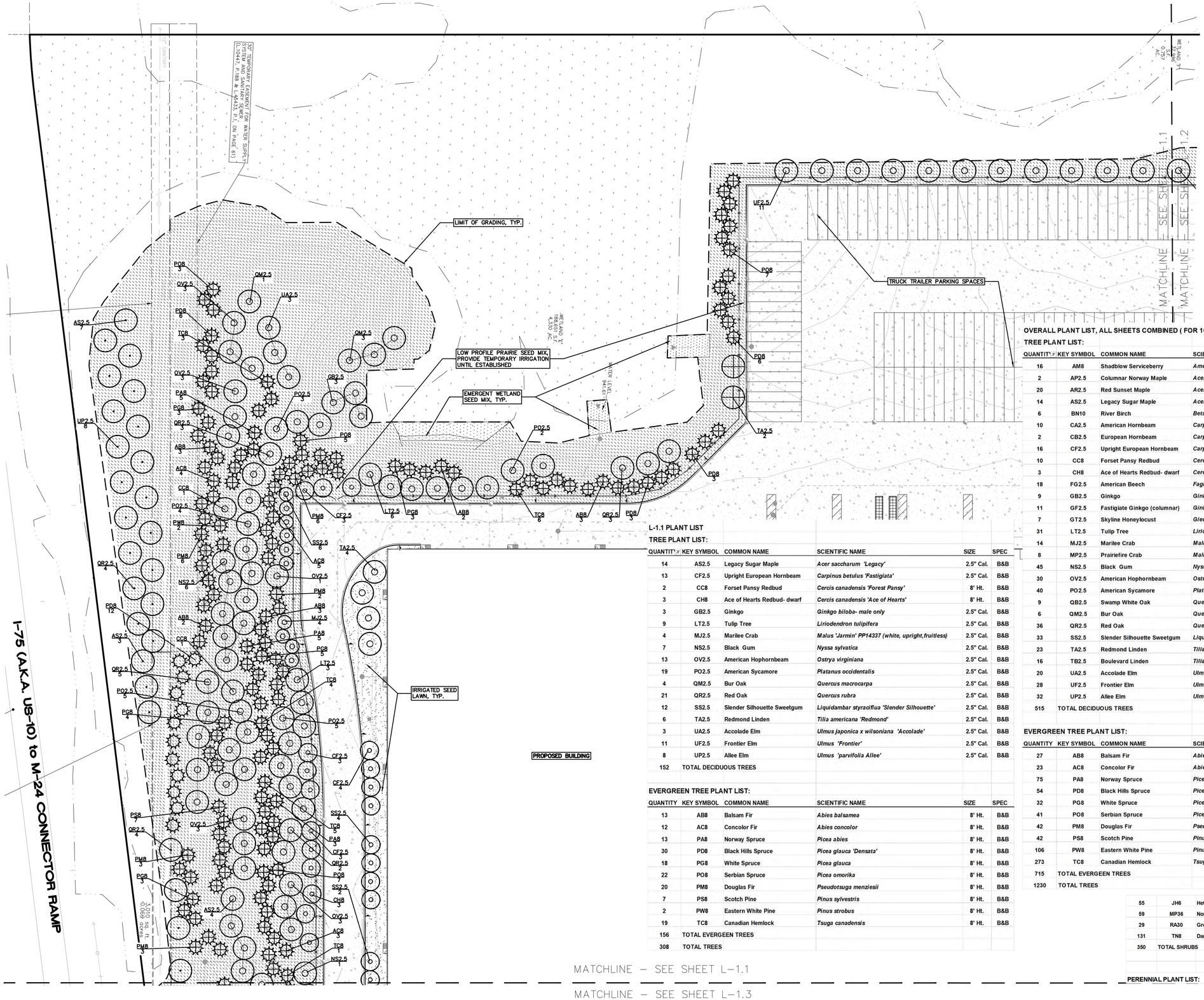
ORIGINAL ISSUE DATE:
APRIL 10, 2023

DRAWING TITLE
OVERALL PRELIMINARY LANDSCAPE PLAN

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

DRAWING NUMBER:
L-1.0

S:\PROJECTS\2022\2022-0863 SCHOSTAK INDUSTRIAL RFP\CIVIL\SITE_PLAN\JL-1-0LANDSCAPE_22-0863.dwg PLOT DATE: 8/11/2023



KEY:

- = GENERAL SITE TREES
- = LANDSCAPING ADJ. TO ROAD
- = PARKING LOT TREES
- = SHRUBS
- = IRRIGATED SEED LAWN
- = EMERGENT WETLAND SEED MIX
- = POLLINATOR GARDEN SEED MIX
- = LOW PROFILE PRAIRIE SEED MIX (PROVIDE TEMPORARY IRRIGATION UNTIL ESTABLISHED)
- = ROCK, SEE DETAIL SHT. L-1.5
- = EXISTING TREES TO REMAIN WITH TREE PROTECTION FENCE
- = LIMIT OF GRADING

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

L-1.1 PLANT LIST

TREE PLANT LIST:

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

EVERGREEN TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
13	AB8	Balsam Fir	*Abies balsamea*	8' Ht.	B&B
12	AC8	Concolor Fir	*Abies concolor*	8' Ht.	B&B
13	PA8	Norway Spruce	*Picea abies*	8' Ht.	B&B
30	PD8	Black Hills Spruce	*Picea glauca 'Densata'*	8' Ht.	B&B
18	PG8	White Spruce	*Picea glauca*	8' Ht.	B&B
22	PO8	Serbian Spruce	*Picea omorika*	8' Ht.	B&B
20	PM8	Douglas Fir	*Pseudotsuga menziesii*	8' Ht.	B&B
7	PS8	Scotch Pine	*Pinus sylvestris*	8' Ht.	B&B
2	PW8	Eastern White Pine	*Pinus strobus*	8' Ht.	B&B
19	TC8	Canadian Hemlock	*Tsuga canadensis*	8' Ht.	B&B
156	TOTAL EVERGEEN TREES				
308	TOTAL TREES				

OVERALL PLANT LIST, ALL SHEETS COMBINED (FOR 101 OR MORE TREES)

TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SPECIES %	GENUS %
16	AM8	Shadblow Serviceberry	*Amelanchier canadensis*	1%	1%
2	AP2.5	Columnar Norway Maple	*Acer platanoides 'Columnare'*	0%	
20	AR2.5	Red Sunset Maple	*Acer rubrum 'Red Sunset'*	2%	
14	AS2.5	Legacy Sugar Maple	*Acer saccharum 'Legacy'*	1%	
6	BN10	River Birch	*Betula nigra*	0%	0%
10	CA2.5	American Hornbeam	*Carpinus caroliniana*	1%	2%
2	CB2.5	European Hornbeam	*Carpinus betulus*	0%	
16	CF2.5	Upright European Hornbeam	*Carpinus betulus 'Fastigiata'*	1%	
10	CC8	Forset Pansy Redbud	*Cercis canadensis 'Forest Pansy'*	1%	1%
3	CH8	Ace of Hearts Redbud- dwarf	*Cercis canadensis 'Ace of Hearts'*	0%	
18	FG2.5	American Beech	*Fagus grandifolia*	1%	1%
9	GB2.5	Ginkgo	*Ginkgo biloba- male only*	1%	2%
11	GF2.5	Fastigiate Ginkgo (columnar)	*Ginkgo biloba 'Fastigiata'*	1%	
7	GT2.5	Skyline Honeylocust	*Gleditsia triacanthos f. inermis 'Skycole'*	1%	1%
31	LT2.5	Tulip Tree	*Liriodendron tulipifera*	3%	3%
14	MJ2.5	Marilee Crab	*Malus 'Jarmin' PP14337 (white, upright,fruitless)*	1%	1%
8	MP2.5	Prairiefire Crab	*Malus 'Prairiefire'*	1%	1%
45	NS2.5	Black Gum	*Nyssa sylvatica*	4%	4%
30	OV2.5	American Hophornbeam	*Ostrya virginiana*	2%	2%
40	PO2.5	American Sycamore	*Platanus occidentalis*	3%	3%
9	QB2.5	Swamp White Oak	*Quercus bicolor*	1%	4%
6	QM2.5	Bur Oak	*Quercus macrocarpa*	0%	
36	QR2.5	Red Oak	*Quercus rubra*	3%	
33	SS2.5	Slender Silhouette Sweetgum	*Liquidambar styraciflua 'Slender Silhouette'*	3%	3%
23	TA2.5	Redmond Linden	*Tilia americana 'Redmond'*	2%	3%
16	TB2.5	Boulevard Linden	*Tilia americana 'Boulevard'*	1%	
20	UA2.5	Accolade Elm	*Ulmus japonica x wilsoniana 'Accolade'*	2%	7%
28	UF2.5	Frontier Elm	*Ulmus 'Frontier'*	2%	
32	UP2.5	Allee Elm	*Ulmus 'parvifolia Allee'*	3%	
515	TOTAL DECIDUOUS TREES				

EVERGREEN TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SPECIES %	GENUS %
27	AB8	Balsam Fir	*Abies balsamea*	2%	4%
23	AC8	Concolor Fir	*Abies concolor*	2%	
75	PA8	Norway Spruce	*Picea abies*	6%	16%
54	PD8	Black Hills Spruce	*Picea glauca 'Densata'*	4%	
32	PG8	White Spruce	*Picea glauca*	3%	
41	PO8	Serbian Spruce	*Picea omorika*	3%	
42	PM8	Douglas Fir	*Pseudotsuga menziesii*	3%	3%
42	PS8	Scotch Pine	*Pinus sylvestris*	3%	12%
106	PW8	Eastern White Pine	*Pinus strobus*	9%	
273	TC8	Canadian Hemlock	*Tsuga canadensis*	22%	22%
715	TOTAL EVERGEEN TREES				
1230	TOTAL TREES				

55	JH6	Hetz Columnar Juniper	*Juniperus chinensis 'Hetzii Columnaris'*
59	MP36	Northern Bayberry	*Myrica pensylvanica*
29	RA30	Gro Low Sumac	*Rhus aromatica 'Gro-Low'*
131	TN8	Dark Green Arborvitae	*Thuja occidentalis 'Nigra'*
350	TOTAL SHRUBS		

PERENNIAL PLANT LIST:

PEA GROUP
t: 844.813.2949
www.peagroup.com

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

NORTH

0 25 50 100

SCALE: 1" = 50'

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I-75 SERVICE DR | HARVARD RD | L-1.1 | L-1.2 | L-1.3 | L-1.4 | LAPEER RD

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

schostak BROTHERS & COMPANY

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

REVISIONS

AH REVIEW COMMENTS	4/25/2023
AH REVIEW COMMENTS	4/28/2023
OWNER/TENANT COMMENTS	7/10/2023
REVISED SITE PLAN SUBMITTAL	7/14/2023
AH REVIEW COMMENTS	8/9/2023

ORIGINAL ISSUE DATE:
APRIL 10, 2023

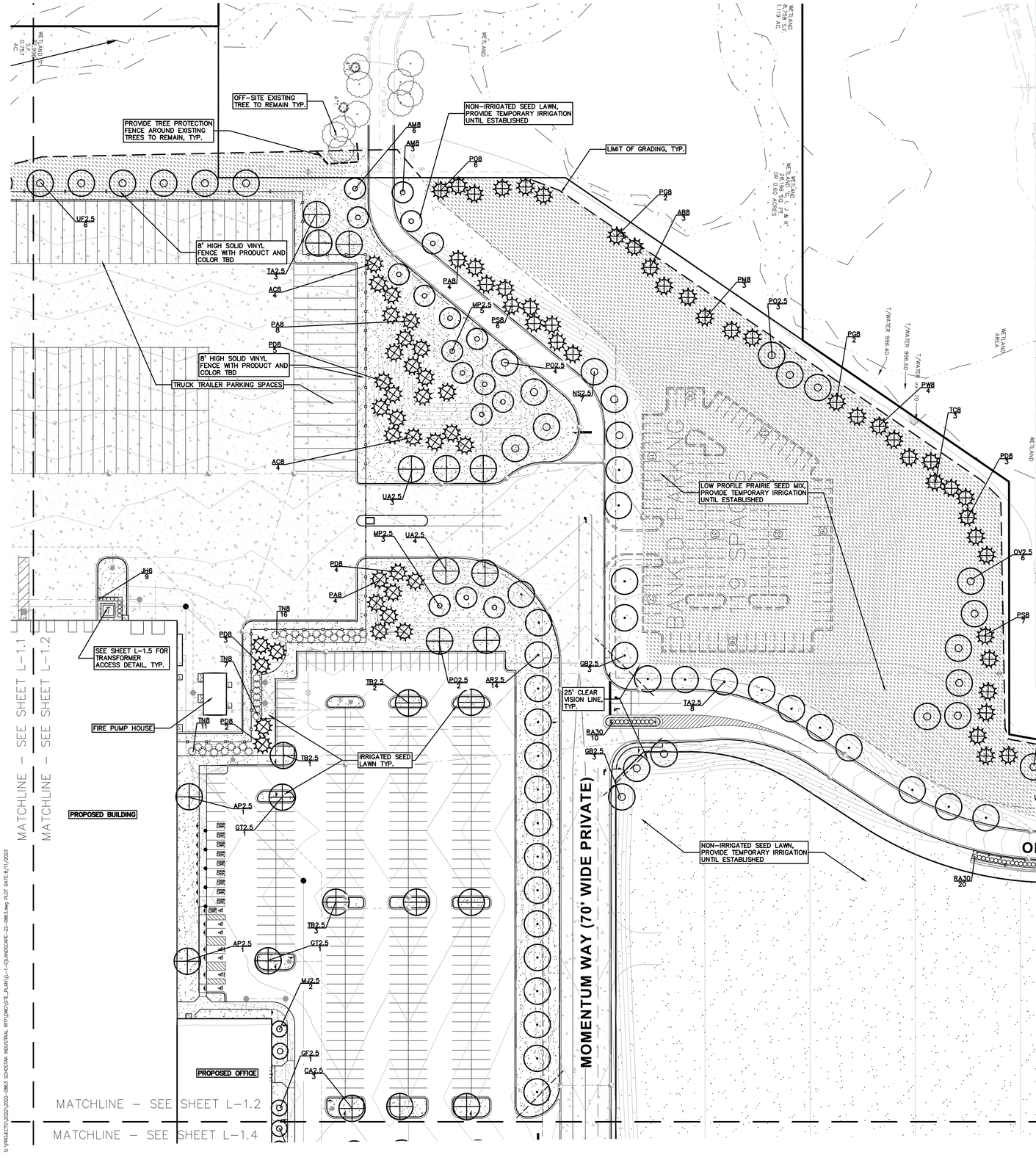
DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN

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

DRAWING NUMBER:
L-1.1

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

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L-1.2 PLANT LIST

TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
9	AM8	Shadblow Serviceberry	*Amelanchier canadensis*	8-10' Ht.	B&B
2	AP2.5	Columnar Norway Maple	*Acer platanoides 'Columnare'*	2.5" Cal.	B&B
14	AR2.5	Red Sunset Maple	*Acer rubrum 'Red Sunset'*	2.5" Cal.	B&B
3	CA2.5	American Hornbeam	*Carpinus caroliniana*	2.5" Cal.	B&B
4	FG2.5	American Beech	*Fagus grandifolia*	2.5" Cal.	B&B
6	GB2.5	Ginkgo	*Ginkgo biloba- male only*	2.5" Cal.	B&B
1	GF2.5	Fastigiate Ginkgo (columnar)	*Ginkgo biloba 'Fastigiata'*	2.5" Cal.	B&B
2	GT2.5	Skyline Honeylocust	*Gleditsia triacanthos f. inermis 'Skycole'*	2.5" Cal.	B&B
6	LT2.5	Tulip Tree	*Liriodendron tulipifera*	2.5" Cal.	B&B
2	MJ2.5	Marilee Crab	*Malus 'Jarmin' PP14337 (white, upright,fruitless)*	2.5" Cal.	B&B
8	MP2.5	Prairiefire Crab	*Malus 'Prairiefire'*		
21	NS2.5	Black Gum	*Nyssa sylvatica*	2.5" Cal.	B&B
6	OV2.5	American Hophornbeam	*Ostrya virginiana*	2.5" Cal.	B&B
9	PO2.5	American Sycamore	*Platanus occidentalis*	2.5" Cal.	B&B
11	TA2.5	Redmond Linden	*Tilia americana 'Redmond'*	2.5" Cal.	B&B
6	TB2.5	Boulevard Linden	*Tilia americana 'Boulevard'*	2.5" Cal.	B&B
14	UA2.5	Accolade Elm	*Ulmus japonica x wilsoniana 'Accolade'*	2.5" Cal.	B&B
6	UF2.5	Frontier Elm	*Ulmus 'Frontier'*	2.5" Cal.	B&B
12	UP2.5	Allee Elm	*Ulmus 'parvifolia Allee'*	2.5" Cal.	B&B
142	TOTAL DECIDUOUS TREES				

EVERGREEN TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
6	AB8	Balsam Fir	*Abies balsamea*	8' Ht.	B&B
8	AC8	Concolor Fir	*Abies concolor*	8' Ht.	B&B
21	PA8	Norway Spruce	*Picea abies*	8' Ht.	B&B
17	PD8	Black Hills Spruce	*Picea glauca 'Densata'*	8' Ht.	B&B
4	PG8	White Spruce	*Picea glauca*	8' Ht.	B&B
6	PO8	Serbian Spruce	*Picea omorika*	8' Ht.	B&B
3	PM8	Douglas Fir	*Pseudotsuga menziesii*	8' Ht.	B&B
16	PS8	Scotch Pine	*Pinus sylvestris*	8' Ht.	B&B
4	PW8	Eastern White Pine	*Pinus strobus*	8' Ht.	B&B
6	TC8	Canadian Hemlock	*Tsuga canadensis*	8' Ht.	B&B
91	TOTAL EVERGEEN TREES				
233	TOTAL TREES				

SHRUB PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
47	FS36	Sunrise Forsythia-compact	*Forsythia x intermedia 'Sunrise'(compact cultivar)*	36" Ht.	Cont.
9	JH6	Hetz Columnar Juniper	*Juniperus chinensis 'Hetzii Columnaris'*	6' Ht.	B&B
45	MP36	Northern Bayberry	*Myrica pensylvanica*	36" Ht.	Cont.
30	RA30	Gro Low Sumac	*Rhus aromatica 'Gro-Low'*	30" Ht.	Cont.
34	TN8	Dark Green Arborvitae	*Thuja occidentalis 'Nigra'*	8' Ht.	B&B
131	TOTAL SHRUBS				

KEY:

- = GENERAL SITE TREES
- = LANDSCAPING ADJ. TO ROAD
- = PARKING LOT TREES
- = SHRUBS
- = IRRIGATED SEED LAWN
- = NON-IRRIGATED SEED LAWN (PROVIDE TEMPORARY IRRIGATION UNTIL ESTABLISHED)
- =EMERGENT WETLAND SEED MIX
- = POLLINATOR GARDEN SEED MIX
- = LOW PROFILE PRAIRIE MIX (PROVIDE TEMPORARY IRRIGATION UNTIL ESTABLISHED)
- = ROCK, SEE DETAIL SHT. L-1.5
- = EXISTING TREES TO REMAIN WITH TREE PROTECTION FENCE
- = LIMIT OF GRADING

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

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

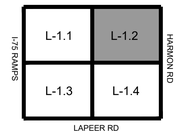
PEA GROUP
t: 844.813.2949
www.peagroup.com
STATE OF MICHIGAN
JANET L. EVANS
LANDSCAPE ARCHITECT
NO. 1301
REGISTERED
LANDSCAPE ARCHITECT

NORTH

0 25 50 100
SCALE: 1" = 50'

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LIVONIA, MI 48152

schostak BROTHERS & COMPANY

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

gm

REVISIONS

AH REVIEW COMMENTS	4/25/2023
AH REVIEW COMMENTS	4/28/2023
OWNER/TENANT COMMENTS	7/10/2023
REVISED SITE PLAN SUBMITTAL	7/14/2023
AH REVIEW COMMENTS	8/9/2023

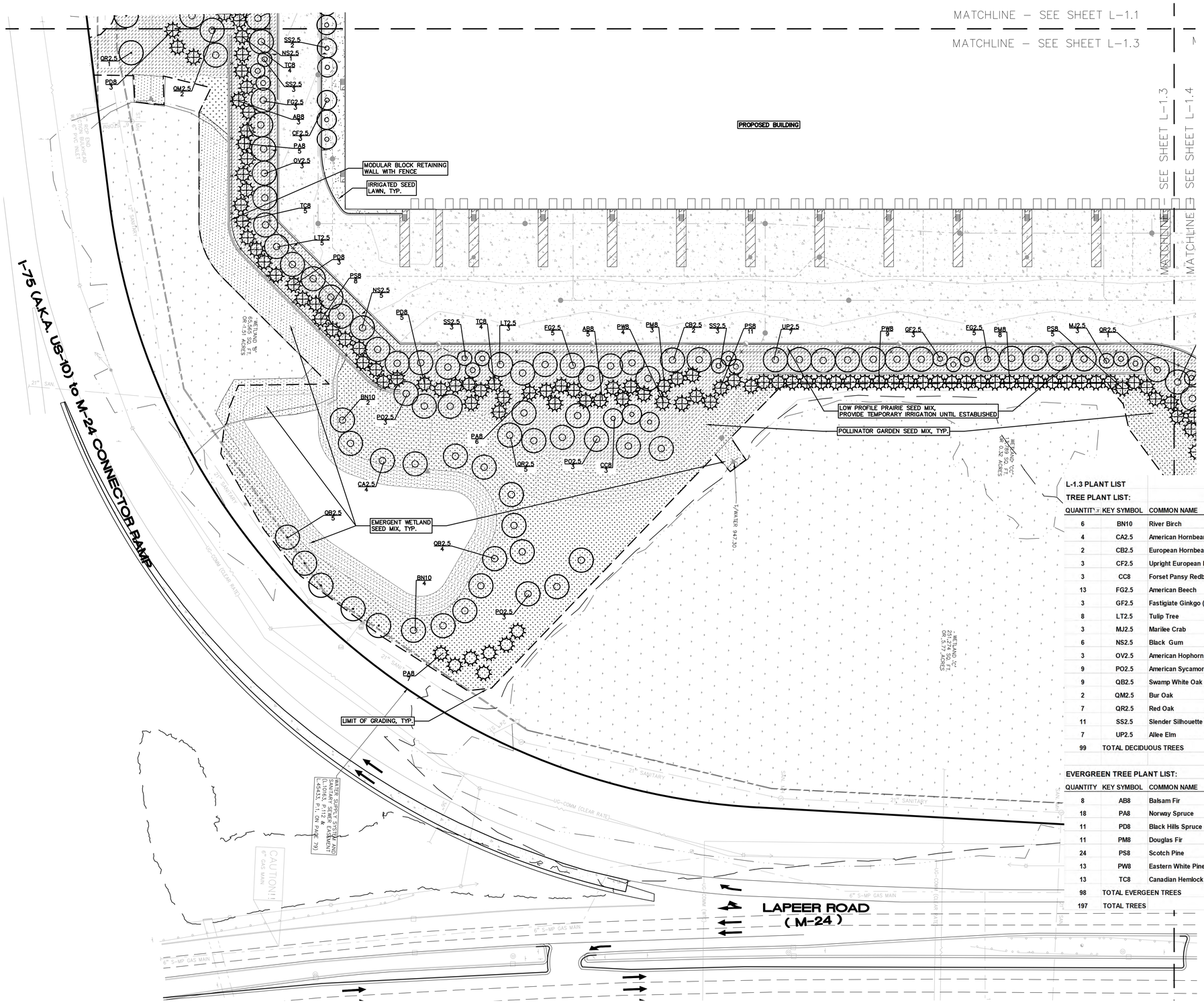
ORIGINAL ISSUE DATE:
APRIL 10, 2023

DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN

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

DRAWING NUMBER:
L-1.2

S:\PROJECTS\2022\2022-0863 SCHOSTAK INDUSTRIAL RFP\DWG\SITE\LPLAN\L-1.1-DLANDSCAPE-22-0863.dwg PLOT DATE: 8/7/2023



KEY:

- = GENERAL SITE TREES
- = LANDSCAPING ADJ. TO ROAD
- = PARKING LOT TREES
- = SHRUBS
- = IRRIGATED SEED LAWN
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- = POLLINATOR GARDEN SEED MIX
- = LOW PROFILE PRAIRIE MIX (PROVIDE TEMPORARY IRRIGATION UNTIL ESTABLISHED)
- = ROCK, SEE DETAIL SHT. L-1.5
- = EXISTING TREES TO REMAIN WITH TREE PROTECTION FENCE
- = LIMIT OF GRADING

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

L-1.3 PLANT LIST

TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
6	BN10	River Birch	*Betula nigra*	10' Ht.	B&B
4	CA2.5	American Hornbeam	*Carpinus caroliniana*	2.5" Cal.	B&B
2	CB2.5	European Hornbeam	*Carpinus betulus*	2.5" Cal.	B&B
3	CF2.5	Upright European Hornbeam	*Carpinus betulus 'Fastigiata'*	2.5" Cal.	B&B
3	CC8	Forset Pansy Redbud	*Cercis canadensis 'Forest Pansy'*	8' Ht.	B&B
13	FG2.5	American Beech	*Fagus grandifolia*	2.5" Cal.	B&B
3	GF2.5	Fastigiate Ginkgo (columnar)	*Ginkgo biloba 'Fastigiata'*	2.5" Cal.	B&B
8	LT2.5	Tulip Tree	*Liriodendron tulipifera*	2.5" Cal.	B&B
3	MJ2.5	Marilee Crab	*Malus 'Jarmin' PP14337 (white, upright,fruitless)*	2.5" Cal.	B&B
6	NS2.5	Black Gum	*Nyssa sylvatica*	2.5" Cal.	B&B
3	OV2.5	American Hophornbeam	*Ostrya virginiana*	2.5" Cal.	B&B
9	PO2.5	American Sycamore	*Platanus occidentalis*	2.5" Cal.	B&B
9	QB2.5	Swamp White Oak	*Quercus bicolor*	2.5" Cal.	B&B
2	QM2.5	Bur Oak	*Quercus macrocarpa*	2.5" Cal.	B&B
7	QR2.5	Red Oak	*Quercus rubra*	2.5" Cal.	B&B
11	SS2.5	Slender Silhouette Sweetgum	*Liquidambar styraciflua 'Slender Silhouette'*	2.5" Cal.	B&B
7	UP2.5	Allee Elm	*Ulmus 'parvifolia Allee'*	2.5" Cal.	B&B
99	TOTAL DECIDUOUS TREES				

EVERGREEN TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
8	AB8	Balsam Fir	*Abies balsamea*	8' Ht.	B&B
18	PA8	Norway Spruce	*Picea abies*	8' Ht.	B&B
11	PD8	Black Hills Spruce	*Picea glauca 'Densata'*	8' Ht.	B&B
11	PM8	Douglas Fir	*Pseudotsuga menziesii*	8' Ht.	B&B
24	PS8	Scotch Pine	*Pinus sylvestris*	8' Ht.	B&B
13	PW8	Eastern White Pine	*Pinus strobus*	8' Ht.	B&B
13	TC8	Canadian Hemlock	*Tsuga canadensis*	8' Ht.	B&B
98	TOTAL EVERGEEN TREES				
197	TOTAL TREES				

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

PEA GROUP
t: 844.813.2949
www.peagroup.com

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

NORTH

0 25 50 100
SCALE: 1" = 50'

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

CAUTION!!
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I-75 RAMPS | HARMON RD
L-1.1 | L-1.2
L-1.3 | L-1.4
LAPEER RD

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

Schostak BROTHERS & COMPANY

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

REVISIONS

AH REVIEW COMMENTS	4/25/2023
AH REVIEW COMMENTS	4/28/2023
OWNER/TENANT COMMENTS	7/10/2023
REVISED SITE PLAN SUBMITTAL	7/14/2023
AH REVIEW COMMENTS	8/9/2023

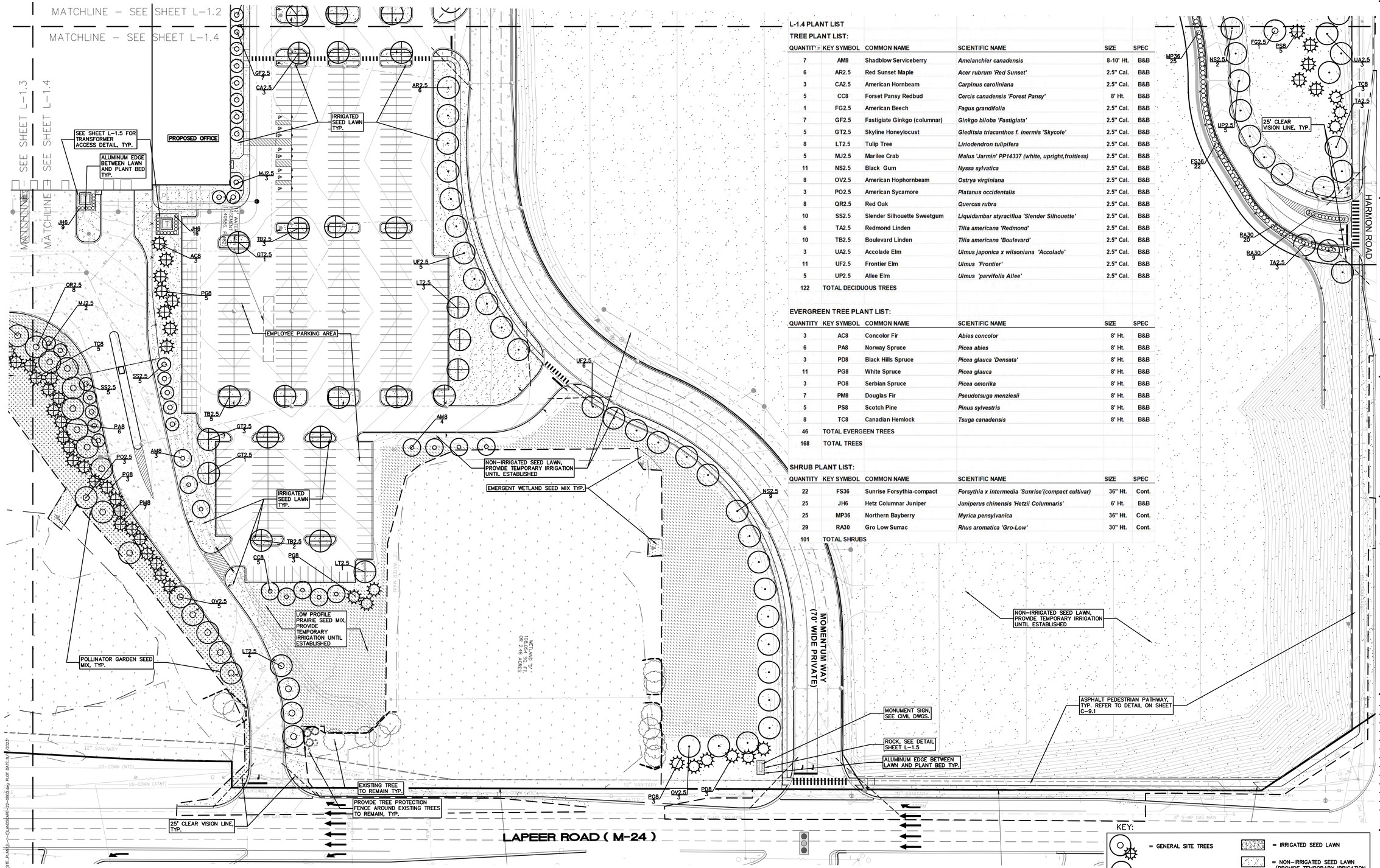
ORIGINAL ISSUE DATE:
APRIL 10, 2023

DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN

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

DRAWING NUMBER:
L-1.3

S:\PROJECTS\2022\2022-0863 SCHOSTAK INDUSTRIAL REP\DWG\SITE_PLAN\(L-1-01)LANDSCAPE--22-0863.dwg PLOT DATE: 8/11/2023



L-1.4 PLANT LIST

TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
7	AM8	Shadblow Serviceberry	*Amelanchier canadensis*	8-10' Ht.	B&B
6	AR2.5	Red Sunset Maple	*Acer rubrum 'Red Sunset'*	2.5" Cal.	B&B
3	CA2.5	American Hornbeam	*Carpinus caroliniana*	2.5" Cal.	B&B
5	CC8	Forset Pansy Redbud	*Cercis canadensis 'Forest Pansy'*	8' Ht.	B&B
1	FG2.5	American Beech	*Fagus grandifolia*	2.5" Cal.	B&B
7	GF2.5	Fastigiate Ginkgo (columnar)	*Ginkgo biloba 'Fastigiata'*	2.5" Cal.	B&B
5	GT2.5	Skyline Honeylocust	*Gleditsia triacanthos f. inermis 'Skycole'*	2.5" Cal.	B&B
8	LT2.5	Tulip Tree	*Liriodendron tulipifera*	2.5" Cal.	B&B
5	MJ2.5	Marilee Crab	*Malus 'Jarmin' PP14337 (white, upright,fruitless)*	2.5" Cal.	B&B
11	NS2.5	Black Gum	*Nyssa sylvatica*	2.5" Cal.	B&B
8	OV2.5	American Hophornbeam	*Ostrya virginiana*	2.5" Cal.	B&B
3	PO2.5	American Sycamore	*Platanus occidentalis*	2.5" Cal.	B&B
8	QR2.5	Red Oak	*Quercus rubra*	2.5" Cal.	B&B
10	SS2.5	Slender Silhouette Sweetgum	*Liquidambar styraciflua 'Slender Silhouette'*	2.5" Cal.	B&B
6	TA2.5	Redmond Linden	*Tilia americana 'Redmond'*	2.5" Cal.	B&B
10	TB2.5	Boulevard Linden	*Tilia americana 'Boulevard'*	2.5" Cal.	B&B
3	UA2.5	Accolade Elm	*Ulmus japonica x wilsoniana 'Accolade'*	2.5" Cal.	B&B
11	UF2.5	Frontier Elm	*Ulmus 'Frontier'*	2.5" Cal.	B&B
5	UP2.5	Allee Elm	*Ulmus 'parvifolia Allee'*	2.5" Cal.	B&B
122	TOTAL DECIDUOUS TREES				

EVERGREEN TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
3	AC8	Concolor Fir	*Abies concolor*	8' Ht.	B&B
6	PA8	Norway Spruce	*Picea abies*	8' Ht.	B&B
3	PD8	Black Hills Spruce	*Picea glauca 'Densata'*	8' Ht.	B&B
11	PG8	White Spruce	*Picea glauca*	8' Ht.	B&B
3	PO8	Serbian Spruce	*Picea omorika*	8' Ht.	B&B
7	PM8	Douglas Fir	*Pseudotsuga menziesii*	8' Ht.	B&B
5	PS8	Scotch Pine	*Pinus sylvestris*	8' Ht.	B&B
8	TC8	Canadian Hemlock	*Tsuga canadensis*	8' Ht.	B&B
46	TOTAL EVERGEEN TREES				
168	TOTAL TREES				

SHRUB PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
22	FS36	Sunrise Forsythia-compact	*Forsythia x intermedia 'Sunrise'(compact cultivar)*	36" Ht.	Cont.
25	JH6	Hetz Columnar Juniper	*Juniperus chinensis 'Hetzii Columnaris'*	6' Ht.	B&B
25	MP36	Northern Bayberry	*Myrica pensylvanica*	36" Ht.	Cont.
29	RA30	Gro Low Sumac	*Rhus aromatica 'Gro-Low'*	30" Ht.	Cont.
101	TOTAL SHRUBS				

KEY:

- = GENERAL SITE TREES
- = LANDSCAPING ADJ. TO ROAD
- = PARKING LOT TREES
- = EXISTING TREES TO REMAIN WITH TREE PROTECTION FENCE
- = LIMIT OF GRADING
- = IRRIGATED SEED LAWN
- = NON-IRRIGATED SEED LAWN (PROVIDE TEMPORARY IRRIGATION UNTIL ESTABLISHED)
- =EMERGENT WETLAND SEED MIX
- = POLLINATOR GARDEN SEED MIX
- = LOW PROFILE PRAIRIE MIX (PROVIDE TEMPORARY IRRIGATION UNTIL ESTABLISHED)
- = ROCK, SEE DETAIL SHT. L-1.5
- = SHRUBS

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

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

PEA GROUP
t: 844.813.2949
www.peagroup.com

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

NORTH

0 25 50 100
SCALE: 1" = 50'

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

Schostak Brothers & Company

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

gm

REVISIONS

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AH REVIEW COMMENTS	8/9/2023

ORIGINAL ISSUE DATE:
APRIL 10, 2023

DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN

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

DRAWING NUMBER:
L-1.4

S:\PROJECTS\2022\2022-0863 SCHOSTAK INDUSTRIAL RP\DWG\SITE_PLAN\L-1.4(LANDSCAPE-22-0863).dwg PLOT DATE: 8/9/2023

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

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

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

Botanical Name	Common Name
Permanent Grasses:	
Bouteloua curtipendula	Side Oats Grama
Carex spp.	Prairie Carex Mix
Elymus canadensis	Canada Wild Rye
Koeleria pyramidata	June Grass
Panicum virgatum	Switch Grass
Schizachyrium scoparium	Little Bluestem
Temporary Cover:	
Avena sativa	Common Oat
Lolium multiflorum	Annual Rye
Forbs:	
Amorpha canescens	Lead Plant
Anemone cylindrica	ThimbleWeed
Asclepias syriaca	Common Milkweed
Asclepias tuberosa	Butterfly MilkWeed
Baptisia alba	White Wild Indigo
Chamaecrista fasciculata	Partridge Pea
Coreopsis lanceolata	Sand Coreopsis
Coreopsis palmata	Prairie Coreopsis
Dalea candida	White Prairie Clover
Dalea purpurea	Purple Prairie Clover
Desmanthus illinoensis	Illinois Sensitive Plant
Echinacea purpurea	Broad-Leaved Purple Coneflower
Eryngium yuccifolium	Rattlesnake Master
Lespedeza capitata	Round-Head Bush Clover
Liatris aspera	Rough Blazing Star
Lupinus perennis	Wild Lupine
Monarda fistulosa	Wild Bergamot
Oligoneuron rigidum	Stff Goldenrod
Parthenium integrifolium	Wild Quinine
Penstemon digitalis	Foxglove Beard Tongue
Penstemon hirsutus	Hairy Beard Tongue
Pycnanthemum virginianum	Common Mountain Mint
Ratibida pinnata	Yellow Coneflower
Rudbeckia hirta	Black-Eyed Susan
Rudbeckia subtomentosa	Sweet Black-Eyed Susan
Silphium terebinthinaceum	Prairie Dock
Solidago speciosa	Showy Goldenrod
Symphyotrichum ericoides	Heath Aster
Symphyotrichum laeve	Smooth Blue Aster
Symphyotrichum novae-angliae	New England Aster
Tradescantia ohiensis	Common Spiderwort
Verbena stricta	Hoary Vervain
Vernonia spp.	Ironweed (Various Mix)
Veronicastrum virginicum	Culvers Root

POLLINATOR GARDEN SEED MIX

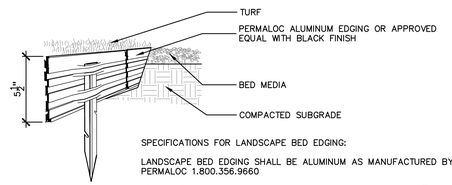
Botanical Name	Common Name
Permanent Grasses/Sedges:	
Schizachyrium scoparium	Little Bluestem
Sorghastrum nutans	Indian Grass
Sporobolus heterolepis	Prairie Dropseed
	5lb/ac
Temporary Cover:	
Avena sativa	Common Oat
	10 lb/ac
Forbs	
Allium cernuum	Nodding Onion
Amorpha canescens	Lead Plant
Asclepias syriaca	Common Milkweed
Asclepias tuberosa	Butterfly Weed
Baptisia bracteata	Cream Wild Indigo
Chamaecrista fasciculata	Partridge Pea
Dalea candida	White Prairie Clover
Echinacea pallida	Pale Coneflower
Echinacea purpurea	Broad-Leaved Purple Coneflower
Eryngium yuccifolium	Rattlesnake Master
Liatris pycnostachya	Prairie Blazing Star
Lupinus perennis v. occidentalis	Wild Lupine
Monarda fistulosa	Wild Bergamot
Penstemon digitalis	Foxglove Beard Tongue
Penstemon hirsutus	Hairy Beard Tongue
Pycnanthemum virginianum	Common Mountain Mint
Senna hebecarpa	Wild Senna
Solidago speciosa	Showy Goldenrod
Symphyotrichum laeve	Smooth Blue Aster
Symphyotrichum novae-angliae	New England Aster
Tradescantia ohiensis	Common Spiderwort
Verbena stricta	Hoary Vervain
Vernonia altissima	Wingstem
Veronia gigantea	Smooth Tall Ironweed
	1lb/ac

EMERGENT WETLAND SEED MIX
BY NATIVE CONNECTIONS 269-459- 6900 WWW.NATIVECONNECTIONS.NET

Grasses, Sedges & Rushes		PLS Oz/acre
Carex comosa	Bristly Sedge	3.00
Carex crinita	Fringed Sedge	3.00
Carex hystericina	Porcupine Sedge	4.50
Carex stipata	Awl-fruited Sedge	1.50
Carex vulpinoidea	Fox Sedge	4.00
Eleocharis palustris	Great Spike Rush	0.25
Glyceria canadensis	Canada Manna Grass	2.00
Glyceria grandis	Reed Manna Grass	4.00
Juncus effusus	Soft Rush	0.25
Juncus torreyi	Torrey's Rush	0.25
Leersia oryzoides	Rice Cut Grass	2.00
Scirpus acutus (Schoenoplectus a.)	Hard-stem Bulrush	1.00
Scirpus atrovirens	Dark Green Bulrush	2.00
Scirpus cyperinus	Wool Grass	0.25
Scirpus fluviatilis (Bolboschoenus f.)	River Bulrush	4.00
Scirpus validus (S. tabernaemontani)	Soft-stem Bulrush	4.00
	Total Grasses	36.00

Forbs		PLS Oz/acre
Acorus americanus	Sweet Flag	3.50
Alisma subcordatum	Common Water Plantain	4.00
Asclepias incarnata	Swamp Milkweed	2.50
Aster puniceus	Swamp Aster	0.50
Bidens cernua	Nodding Bur Marigold	1.00
Cicuta maculata	Water Hemlock	0.75
Eupatorium maculatum	Joe Pye Weed	0.50
Eupatorium perfoliatum	Boneset	0.25
Iris virginica	Southern Blue Flag Iris	2.00
Lobelia cardinalis	Cardinal Flower	0.15
Lobelia siphilitica	Great Blue Lobelia	0.15
Mimulus ringens	Monkey Flower	0.25
Peltandra virginica	Arrow Arum	8.00
Penthorum sedoides	Ditch Stonecrop	0.50
Polygonum pensylvanicum (Persicaria p.)	Pennsylvania Smartweed	3.00
Pontederia cordata	Pickerel Weed	8.00
Rumex orbiculatus	Great Water Dock	0.25
Sagittaria latifolia	Common Arrowhead/Duck Potato	0.25
Sparganium eurycarpum	Common Bur Reed	7.00
Verbena hastata	Blue Vervain	1.45
	Total Forbs	44.00

Temporary Grass Cover		Oz/acre
Lolium multiflorum	Annual Ryegrass	100.00
Avena sativa	Seed Oats	320.00
	Total Temp Grasses	420.00



SPECIFICATIONS FOR LANDSCAPE BED EDGING:

LANDSCAPE BED EDGING SHALL BE ALUMINUM AS MANUFACTURED BY PERMALOC 1.800.356.9660

8' OR 16' SECTIONS SHALL BE USED WITH ONE STAKE PER 36" OF EDGING

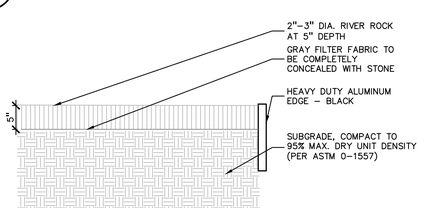
EDGING SHALL BE 3/16" THICK X 4" DEPTH WHEN ADJ. TO MULCH AND 3/16" THICK X 5 1/2" DEPTH WHEN ADJ. TO ROCK, FINISH: BLACK DURAFLEX MEETING AAMA 2603

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

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

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

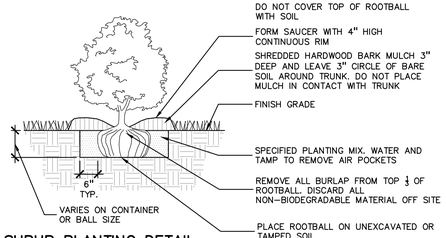
11 ALUMINUM EDGE DETAIL
SCALE: 1/2" = 1'–0"



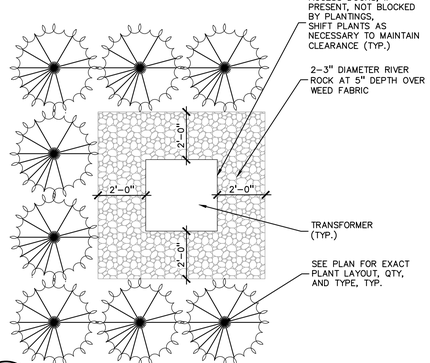
10 RIVER ROCK EDGE DETAIL
SCALE: 1 1/2" = 1'–0"

GENERAL PLANTING NOTES:

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



9 SHRUB PLANTING DETAIL
SCALE: 1" = 2'–0"



8 TRANSFORMER SCREENING DETAIL– ACCESS REFERENCE ONLY
SCALE: 1" = 3'–0"

PER CITY OF AUBURN HILLS:

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

7 AUBURN HILLS LANDSCAPE NOTES
SCALE: 1" = 1'–0"

PER CITY OF AUBURN HILLS:

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

6 AUBURN HILLS TREE PROTECTION NOTE
NOT TO SCALE

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

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

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

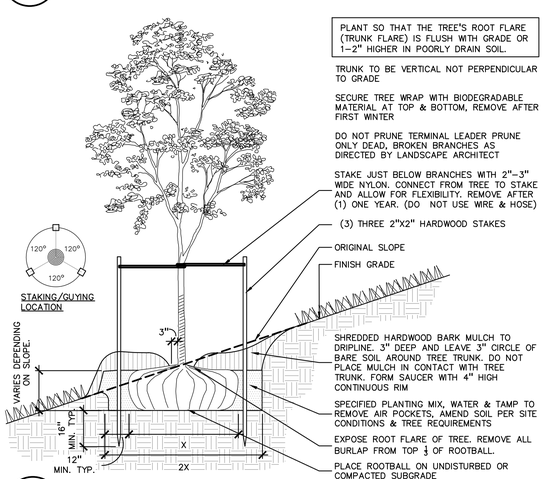
B. PRUNING SHALL BE MINIMAL AT THE TIME OF INSTALLATION, ONLY TO REMOVED DEAD OR DISEASED BRANCHES. SUBSEQUENT PRUNING SHALL ASSURE PROPER MATURATION OF PLANTS TO ACHIEVE THEIR APPROVED PURPOSE.

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

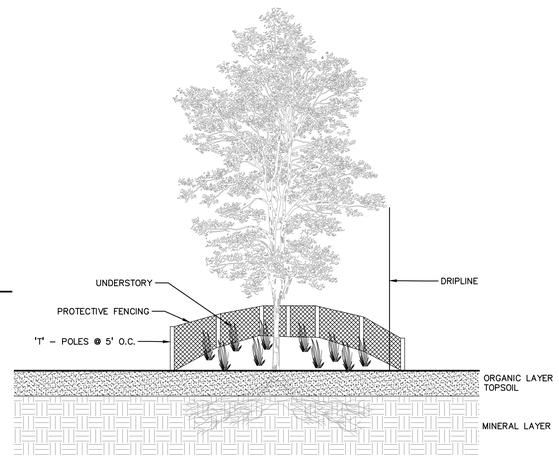
D. THE APPROVED LANDSCAPE PLAN SHALL BE CONSIDERED A PERMANENT RECORD AND INTEGRAL PART OF THE SITE PLAN APPROVAL. UNLESS OTHERWISE APPROVED IN ACCORDANCE WITH THE AFOREMENTIONED PROCEDURES, ANY REVISIONS TO OR REMOVAL OF PLAN MATERIALS, OR NON–COMPLIANCE WITH THE MAINTENANCE REQUIREMENTS OF THIS SECTION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

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

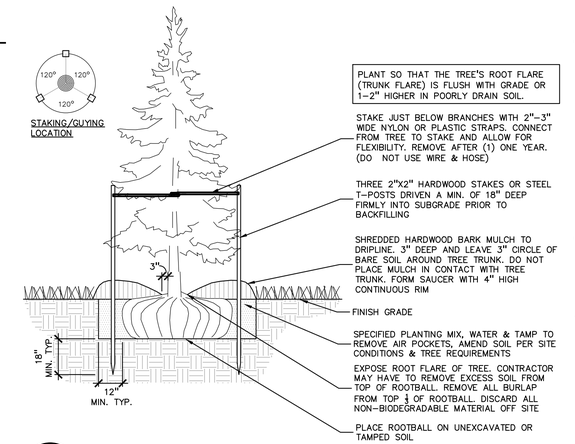
5 AUBURN HILLS MAINTENANCE NOTES
SCALE: 1" = 1'–0"



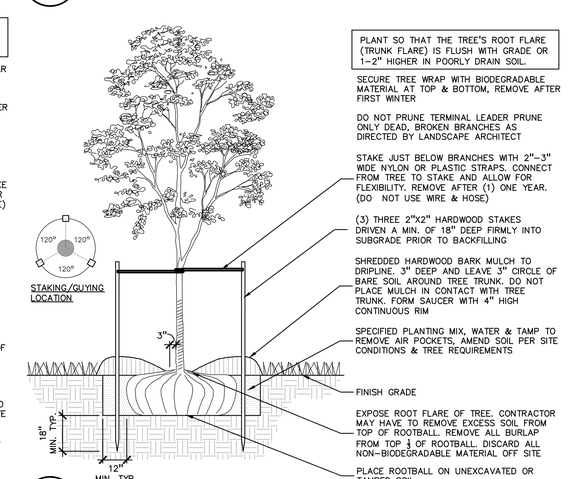
4 TREE PLANTING ON A BERM DETAIL
SCALE: 1" = 3'–0"



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



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



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

NOT FOR CONSTRUCTION

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN — JANET L. EVANS — LANDSCAPE ARCHITECT — No. 1301 — REGISTERED LANDSCAPE ARCHITECT

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

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

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

schostak BROTHERS & COMPANY

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

REVISIONS	
AH REVIEW COMMENTS	4/25/2023
AH REVIEW COMMENTS	4/28/2023
OWNER/TENANT COMMENTS	7/10/2023
REVISED SITE PLAN SUBMITTAL	7/14/2023
AH REVIEW COMMENTS	8/9/2023

ORIGINAL ISSUE DATE:
APRIL 10, 2023

DRAWING TITLE
LANDSCAPE DETAILS

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

DRAWING NUMBER:
L-1.5

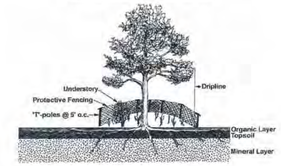
KEY:

= EXISTING TREE TO REMAIN

= EXISTING TREE TO BE REMOVED

= TREE PROTECTION FENCE

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 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.

TREE PROTECTION DETAIL

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

HARMON ROAD 86 FT. WD.

LAPEER ROAD (M-24)

OFF-SITE EXISTING TREE TO REMAIN TYP.

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

LIMIT OF GRADING, TYP.

EXISTING TREE TO BE REMOVED TYP.

EXISTING TREE TO BE REMOVED TYP.

EXISTING TREE TO BE REMOVED TYP.

GRADING LIMIT

EXISTING TREE TO BE REMOVED TYP.

EXISTING TREE TO BE REMOVED TYP.

LIMIT OF GRADING TYP

EXISTING TREE TO BE REMOVED TYP.

TREES TO BE REMOVED WHICH ARE NOT TAGGED ARE UNDER 6" AND SURVEYED BY ISA CERTIFIED ARBORIST 4-12-23, TYP.

EXISTING TREE TO BE REMOVED TYP.

LIMIT OF GRADING TYP.

EXISTING TREE TO BE REMOVED TYP.

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

EXISTING TREE TO REMAIN TYP.

EXISTING TREE TO REMAIN TYP.

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

NOT FOR CONSTRUCTION

SIDWELL #14-02-300-021 & 14-02-300-022

PEA GROUP
t: 844.813.2949
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STATE OF MICHIGAN
JANET L. EVANS
LANDSCAPE ARCHITECT
NO. 3302
REGISTERED LANDSCAPE ARCHITECT

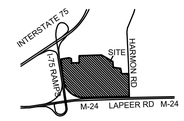
NORTH

0 50 100 200

SCALE: 1" = 100'

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ORIGINAL ISSUE DATE:
APRIL 10, 2023

DRAWING TITLE
TREE PRESERVATION PLAN

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

DRAWING NUMBER:
T-1.0

\\peainc\proj\PROJECTS\2022\2022-0863 SCHOSTAK INDUSTRIAL RFP\DWG\SITE_PLAN\T-1-0 TREE PLAN-22-0863.dwg PLOT DATE: 8/9/2023

TAG NO.	DBH	LATIN NAME	COMMON NAME	COND	COMMENT	REGULATED (REG.) / NOT REGULATED (N)	LANDMARK (L)	SAVE (S) / REMOVE (X)
326	9	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
327	7	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
328	7	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
329	7	Pyrus calleryana	Bradford Pear	fair	some die back	REG./REPLACE	-	X
330	6	Pyrus calleryana	Bradford Pear	fair	suckers	REG./REPLACE	-	X
331	7	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
332	7	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
333	6	Pyrus calleryana	Bradford Pear	fair	suckers	REG./REPLACE	-	X
334	6	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
335	7	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
336	7	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
337	6	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
338	6	Pyrus calleryana	Bradford Pear	fair	crown die off	REG./REPLACE	-	X
339	6	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
340	6	Pyrus calleryana	Bradford Pear	fair	crown die off	REG./REPLACE	-	X
341	6	Pyrus calleryana	Bradford Pear	poor	major canker, heavy leaf die off	REG./REPLACE	-	X
342	9	Pyrus calleryana	Bradford Pear	poor	large seam, crown die off	REG./REPLACE	-	X
343	6	Pyrus calleryana	Bradford Pear	fair	crown die off, suckers	REG./REPLACE	-	X
344	7	Pyrus calleryana	Bradford Pear	fair	large canker, leaf die back	REG./REPLACE	-	X
345	7	Pyrus calleryana	Bradford Pear	fair	crown die off	REG./REPLACE	-	X
346	6	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
347	6	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
348	6	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
349	6	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
350	8	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
351	8	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
352	6	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
353	7	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
354	6	Pyrus calleryana	Bradford Pear	fair	large canker	REG./REPLACE	-	X
355	6	Pyrus calleryana	Bradford Pear	poor	large canker and rot	REG./REPLACE	-	X
356	6	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
357	6	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
358	6	Pyrus calleryana	Bradford Pear	fair	crown die off, mechanical damage, suckers	REG./REPLACE	-	X
359	6	Pyrus calleryana	Bradford Pear	fair	crown die off, suckers	REG./REPLACE	-	X
360	8	Pyrus calleryana	Bradford Pear	fair	suckers	REG./REPLACE	-	X
361	7	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
362	7	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
363	9	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
364	7	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
365	7	Pyrus calleryana	Bradford Pear	fair	crown die off	REG./REPLACE	-	X
366	7	Pyrus calleryana	Bradford Pear	fair	crown die off	REG./REPLACE	-	X
367	6	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
368	6	Pyrus calleryana	Bradford Pear	fair	crown die off	REG./REPLACE	-	X
369	6	Pyrus calleryana	Bradford Pear	poor	heavy die back	REG./REPLACE	-	X
370	7	Pyrus calleryana	Bradford Pear	fair	crown die off	REG./REPLACE	-	X
371	6	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
372	8	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
373	7	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
374	6	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
375	6	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
376	7	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
377	7	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
378	6	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
379	6	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
380	7	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
381	7	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
382	7	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
383	7	Pyrus calleryana	Bradford Pear	fair	large canker	REG./REPLACE	-	X
384	7	Pyrus calleryana	Bradford Pear	fair	large mechanical scar	REG./REPLACE	-	X
385	6	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
386	6	Pyrus calleryana	Bradford Pear	fair	suckers	REG./REPLACE	-	X
387	6	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
388	7	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
389	12	Pinus nigra	Austrian Pine	good		REG./REPLACE	-	X
390	12	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
391	11	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
392	9	Acer rubrum	Red Maple	fair	strangling roots, competition	REG./REPLACE	-	X
393	16	Pinus nigra	Austrian Pine	good		REG./REPLACE	-	X
394	9	Pinus nigra	Austrian Pine	fair	competition	REG./REPLACE	-	X
395	16	Pinus nigra	Austrian Pine	fair	branching lead, competition	REG./REPLACE	-	X
396	13	Pinus nigra	Austrian Pine	good		REG./REPLACE	-	X
397	10	Pinus nigra	Austrian Pine	good		REG./REPLACE	-	X
398	12	Pinus nigra	Austrian Pine	fair	competition	REG./REPLACE	-	X
399	14	Pinus nigra	Austrian Pine	fair	competition	REG./REPLACE	-	X
400	14	Pinus nigra	Austrian Pine	fair	competition	REG./REPLACE	-	X
401	16	Pinus nigra	Austrian Pine	good		REG./REPLACE	-	X
402	13	Pinus nigra	Austrian Pine	good		REG./REPLACE	-	X
403	10	Pinus nigra	Austrian Pine	fair	canker, competition	REG./REPLACE	-	X
404	13	Pinus nigra	Austrian Pine	fair	wave lead, competition	REG./REPLACE	-	X
405	11	Pinus nigra	Austrian Pine	good		REG./REPLACE	-	X
406	15	Pinus nigra	Austrian Pine	good		REG./REPLACE	-	X
407	11	Pinus nigra	Austrian Pine	poor	nearly dead	REG./REPLACE	-	X
408	16	Pinus nigra	Austrian Pine	good		REG./REPLACE	-	X
409	14	Pinus nigra	Austrian Pine	good		REG./REPLACE	-	X
410	13	Pinus nigra	Austrian Pine	poor	bent lead, competition	REG./REPLACE	-	X
411	13	Pinus nigra	Austrian Pine	good		REG./REPLACE	-	X
412	13	Pinus nigra	Austrian Pine	fair	rust blight, competition	REG./REPLACE	-	X
413	13	Pinus nigra	Austrian Pine	good		REG./REPLACE	-	X
414	9	Picea pungens	Colorado Blue Spruce	fair	competition	REG./REPLACE	-	X
415	9	Picea pungens	Colorado Blue Spruce	fair	competition	REG./REPLACE	-	X
416	14	Picea pungens	Colorado Blue Spruce	poor	lacking 50% of foliage	REG./REPLACE	-	X
417	11	Pinus nigra	Austrian Pine	fair	competition	REG./REPLACE	-	X
418	12	Pinus nigra	Austrian Pine	fair	competition	REG./REPLACE	-	X
419	10	Pinus nigra	Austrian Pine	poor	heavy lean, competition	REG./REPLACE	-	X
420	10	Pinus nigra	Austrian Pine	fair	competition	REG./REPLACE	-	X
421	11	Pinus nigra	Austrian Pine	fair	competition	REG./REPLACE	-	X
422	13	Pinus nigra	Austrian Pine	fair	moderate lean, competition	REG./REPLACE	-	X
423	13	Pinus nigra	Austrian Pine	fair	split lead	REG./REPLACE	-	X
424	14	Pinus nigra	Austrian Pine	fair	split lead, competition	REG./REPLACE	-	X
425	12	Pinus nigra	Austrian Pine	fair	missing main lead, competition	REG./REPLACE	-	X
426	12	Pinus nigra	Austrian Pine	good		REG./REPLACE	-	X
427	**9**	**Picea pungens**	**Colorado Blue Spruce**	**good**		**REG**	**-**	**S**
428	**13**	**Pinus nigra**	**Austrian Pine**	**good**		**REG**	**-**	**S**
429	**10**	**Pinus nigra**	**Austrian Pine**	**fair**	**competition**	**REG**	**-**	**S**
430	**13, 11**	**Pinus nigra**	**Austrian Pine**	**fair**	**twin, seamed and leaning**	**REG**	**-**	**S**
431	7	Populus deltoides	Eastern Cottonwood	good		N (SPECIES)	-	X
432	6	Pyrus calleryana	Bradford Pear	good		REG./REPLACE	-	X
433	7	Acer negundo	Box Elder	good		N (SPECIES)	-	X
434	**12**	**Pinus nigra**	**Austrian Pine**	**fair**	**competition**	**REG**	**-**	**S**
435	**16**	**Pinus nigra**	**Austrian Pine**	**good**		**REG**	**-**	**S**
436	**12, 10**	**Pinus nigra**	**Austrian Pine**	**fair**	**twin, split leads**	**REG**	**-**	**S**
437	**12**	**Pinus nigra**	**Austrian Pine**	**fair**	**wavey lead**	**REG**	**-**	**S**
438	**17**	**Pinus nigra**	**Austrian Pine**	**fair**	**competition**	**REG**	**-**	**S**
439	**14**	**Pinus nigra**	**Austrian Pine**	**fair**	**competition**	**REG**	**-**	**S**
440	**9**	**Pinus nigra**	**Austrian Pine**	**poor**	**(broken, missing, lead), competition**	**REG**	**-**	**S**
441	6,6,6,5	Salix amygdaloides	Peachleaf Willow	good	multiple	N (SPECIES)	-	X
442	9	Populus deltoides	Eastern Cottonwood	good	multiple	N (SPECIES)	-	X
443	6,9,8,7	Populus deltoides	Eastern Cottonwood	good	multiple	N (SPECIES)	-	X
444	10	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
445	10	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
446	8	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
447	10	Picea pungens	Colorado Blue Spruce	poor	split leads, one of which is dead	REG./REPLACE	-	X
448	9	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
449	10	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
450	10	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
451	10	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
452	11	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
453	10	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
454	9	Picea pungens	Colorado Blue Spruce	fair	competition/strangulation due to climbing vines	REG./REPLACE	-	X
455	10	Picea pungens	Colorado Blue Spruce	fair	climbing vines	REG./REPLACE	-	X
456	11	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
457	9	Picea pungens	Colorado Blue Spruce	fair	crown die off, missing lead	REG./REPLACE	-	X
458	10	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
459	9	Picea pungens	Colorado Blue Spruce	fair	competition and climbing vines	REG./REPLACE	-	X
460	10	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
461	9	Picea pungens	Colorado Blue Spruce	fair	lower boughs are dead	REG./REPLACE	-	X
462	9	Picea pungens	Colorado Blue Spruce	fair	lower boughs are dead	REG./REPLACE	-	X
463	11	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
464	11	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
465	11	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
466	9	Picea pungens	Colorado Blue Spruce	fair	lower boughs are dead	REG./REPLACE	-	X
467	10	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
468	9	Picea pungens	Colorado Blue Spruce	fair	dead crown	REG./REPLACE	-	X
469	8	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
470	11	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
471	8	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
472	8	Picea pungens	Colorado Blue Spruce	poor	lower boughs are dead, dead crown	REG./REPLACE	-	X
473	11	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
474	9	Picea pungens	Colorado Blue Spruce	fair	split leads	REG./REPLACE	-	X
475	11	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
476	10	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
477	10	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
478	10	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
479	9	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
480	9	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
481	9	Picea pungens	Colorado Blue Spruce	fair	dead crown	REG./REPLACE	-	X
482	10	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
483	9	Picea pungens	Colorado Blue Spruce	poor	missing main lead	REG./REPLACE	-	X
484	9	Picea pungens	Colorado Blue Spruce	fair	dead crown	REG./REPLACE	-	X
485	11	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
486	9	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
487	10	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
488	9	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
489	10	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
490	10	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
491	10	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
492	11	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
493	9	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
494	11	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
495	10	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
496	11	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
497	11	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
498	11	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
499	11	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
500	11	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
501	10	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
502	11	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
503	11	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
504	9	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
505	9	Picea pungens	Colorado Blue Spruce	poor	dead crown, lots of weeping on trunk	REG./REPLACE	-	X
506	9	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
507	9	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
508	9	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
509	14	Pinus nigra	Austrian Pine	good		REG./REPLACE	-	X
510	16	Pinus nigra	Austrian Pine	good		REG./REPLACE	-	X
511	7	Picea pungens	Colorado Blue Spruce	poor	significant foliage dieback throughout tree	REG./REPLACE	-	X
512	8	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
513	10	Picea pungens	Colorado Blue Spruce	fair	crown die off	REG./REPLACE	-	X
514	7	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
515	8	Picea pungens	Colorado Blue Spruce	poor	weak, leaning crown	REG./REPLACE	-	X
516	9	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
517	7	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
518	8	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
519	9.5	Picea pungens	Colorado Blue Spruce	good	twin	REG./REPLACE	-	X
520	17	Pinus nigra	Austrian Pine	good		REG./REPLACE	-	X
521	16	Pinus nigra	Austrian Pine	poor	nearly dead	REG./REPLACE	-	X
522	14	Pinus nigra	Austrian Pine	good		REG./REPLACE	-	X
523	12	Pinus nigra	Austrian Pine	good		REG./REPLACE	-	X
524	12	Pinus nigra	Austrian Pine	good		REG./REPLACE	-	X
525	13	Pinus nigra	Austrian Pine	fair	moderate lean	REG./REPLACE	-	X
526	13	Pinus nigra	Austrian Pine	good		REG./REPLACE	-	X
527	6,5,4,3	Malus species	Crab Apple	good	multiple stems	REG./REPLACE	-	X
528	9, 5	Malus species	Crab Apple	good		REG./REPLACE	-	X
529	7,6,6,6	Acer negundo	Box Elder	good	multiple stems	N (SPECIES)	-	X
530	9,7,6,6,6	Acer negundo	Box Elder	good	multiple stems	N (SPECIES)	-	X
531	9	Acer negundo	Box Elder	good		N (SPECIES)	-	X
533	7,6,6,6	Acer negundo	Box Elder	good	multiple stems	N (SPECIES)	-	X
534	7,6	Ulmus americana	American Elm	fair	twin, leaning, competition	REG./REPLACE	-	X
535	6,6,5	Ulmus americana	American Elm	poor	heavy lean, competition, multiple stems	REG./REPLACE	-	X
536	8	Populus deltoides	Eastern Cottonwood	fair	heavy lean, competition, multiple stems	N (SPECIES)	-	X
537	9	Populus deltoides	Eastern Cottonwood	good		N (SPECIES)	-	X
538	8	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
539	7	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
540	8	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
541	9	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
542	7	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
543	7	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
544	9,7,7,6,5	Populus deltoides	Eastern Cottonwood	fair	multiple stems, leaning, loss of foliage	N (SPECIES)	-	X
545	9,6	Acer negundo	Box Elder	fair	twin, heavy lean, seam	N (SPECIES)	-	X
546	6	Pyrus calleryana	Bradford Pear	fair	suckers	REG./REPLACE	-	X
547	6	Pyrus calleryana	Bradford Pear	poor	crown die off, suckering	REG./REPLACE	-	X
548	14	Pinus nigra	Austrian Pine	good		REG./REPLACE	-	X
549	12	Pinus nigra	Austrian Pine	good		REG./REPLACE	-	X
550	9	Pinus nigra	Austrian Pine	good		REG./REPLACE	-	X
551	10	Pinus nigra	Austrian Pine	fair	lower bough die off	REG./REPLACE	-	X
552	13	Pinus nigra	Austrian Pine	good		REG./REPLACE	-	X
553	12	Pinus nigra	Austrian Pine	fair	competition	REG./REPLACE	-	X
554	12	Pinus nigra	Austrian Pine	good		REG./REPLACE	-	X
555	9	Pinus nigra	Austrian Pine	good		REG./REPLACE	-	X
556	9	Pinus nigra	Austrian Pine	poor	large canker, barely any foliage left, nearly dead	REG./REPLACE	-	X
557	11	Picea abies	Norway Spruce	good		REG./REPLACE	-	X
558	6	Pyrus calleryana	Bradford Pear	poor	foliage loss, suckering	REG./REPLACE	-	X
559	6	Pyrus calleryana	Bradford Pear	fair	foliage loss, suckering	REG./REPLACE	-	X
560	14	Pinus nigra	Austrian Pine	good		REG./REPLACE	-	X
561	6	Pyrus calleryana	Bradford Pear	poor	foliage loss, exposed roots tangeled	REG./REPLACE	-	X
562	7	Pyrus calleryana	Bradford Pear	fair	suckers	REG./REPLACE	-	X
563	6	Pyrus calleryana	Bradford Pear	poor	split seam, mechanical damage, suckers	REG./REPLACE	-	X
564	6	Pyrus calleryana	Bradford Pear	fair	suckers	REG./REPLACE	-	X
565	7	Pyrus calleryana	Bradford Pear	fair	suckers, crown die off	REG./REPLACE	-	X
566	7	Pyrus calleryana	Bradford Pear	poor	heavy lean, suckers	REG./REPLACE	-	X
567	7	Pyrus calleryana	Bradford Pear	fair	suckers	REG./REPLACE	-	X
568	7	Pyrus calleryana	Bradford Pear	fair	suckers	REG./REPLACE	-	X
569	6	Pyrus calleryana	Bradford Pear	fair	suckers	REG./REPLACE	-	X
570	6	Pyrus calleryana	Bradford Pear	poor	suckers, heavy lean	REG./REPLACE	-	X
571	11	Pinus nigra	Austrian Pine	good		REG./REPLACE	-	X
572	10	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
573	**10**	**Picea pungens**	**Colorado Blue Spruce**	**good**		**REG**	**-**	**S**
574	**10**	**Picea pungens**	**Colorado Blue Spruce**	**fair**	**lower bough die off**	**REG**	**-**	**S**
575	**10**	**Picea pungens**	**Colorado Blue Spruce**	**good**		**REG**	**-**	**S**
576	**10**	**Picea pungens**	**Colorado Blue Spruce**	**good**		**REG**	**-**	**S**
577	**9**	**Abies concolor**	**White Fir**	**good**		**REG**	**-**	**S**
578	**10**	**Picea pungens**	**Colorado Blue Spruce**	**good**		**REG**	**-**	**S**
579	**9**	**Picea pungens**	**Colorado Blue Spruce**	**good**		**REG**	**-**	**S**
580	**8**	**Picea pungens**	**Colorado Blue Spruce**	**fair**	**foliage loss**	**REG**	**-**	**S**
581	**11**	**Picea abies**	**Norway Spruce**	**good**		**REG**	**-**	**S**
582	**11**	**Picea abies**	**Norway Spruce**	**good**		**REG**	**-**	**S**
583	10	Pinus nigra	Austrian Pine	fair	lower bough die off	REG./REPLACE	-	X
584	10	Pinus nigra	Austrian Pine	good		REG./REPLACE	-	X
585	10	Pinus nigra	Austrian Pine	good		REG./REPLACE	-	X
586	15	Pinus nigra	Austrian Pine	good		REG./REPLACE	-	X
587	13	Pinus nigra	Austrian Pine	good		REG./REPLACE	-	X
588	9	Picea pungens	Colorado Blue Spruce	good		REG./REPLACE	-	X
589	9,7,5,4	Tilia americana	American Basswood	good	multiple stems	REG./REPLACE	-	X
590	7	Tilia americana	American Basswood	fair	competition	REG./REPLACE	-	X
591	6,4,3	Tilia americana	American Basswood	poor	heavy lean, competition, multiple stems	REG./REPLACE	-	X
592	9	Pinus nigra	Austrian Pine	good		REG./REPLACE	-	X
593	7	Pinus nigra	Austrian Pine	good		REG./REPLACE	-	X
594	10	Ulmus americana	American Elm	good		REG./REPLACE	-	X
595	13	Pinus nigra	Austrian Pine	good		REG./REPLACE	-	X
596	10	Pinus nigra	Austrian Pine	good		REG./REPLACE	-	X
597	7	Picea pungens	Colorado Blue Spruce	fair	half the crown missing	REG./REPLACE	-	X
598	10	Pinus nigra	Austrian Pine	good		REG./REPLACE	-	X
599	14	Pinus nigra	Austrian Pine	good		REG./REPLACE	-	X
600	14	Pinus nigra	Austrian Pine	good		REG./REPLACE	-	X
601	10,9	Tilia americana	American Basswood	good		REG./REPLACE	-	X
602	11	Pinus nigra	Austrian Pine	fair	rust blight	REG./REPLACE	-	X
603	10	Pinus nigra	Austrian Pine	fair	moderate lean	REG./REPLACE	-	X
604	7	Picea pungens	Colorado Blue Spruce	poor	lower bough die off	REG./REPLACE	-	X
605	15	Salix amygdaloides	Peachleaf Willow	good		N (SPECIES)	-	X
606	10	Pinus nigra	Austrian Pine	good		REG./REPLACE	-	X
607	9	Pinus nigra	Austrian Pine	good		REG./REPLACE	-	X
608	**12**	**Pinus nigra**	**Austrian Pine**	**poor**	**utility line crew cut back**	**REG**	**-**	**S**
609	**11**	**Pinus nigra**	**Austrian Pine**	**fair**	**utility line crew cut back, competition**	**REG**	**-**	**S**

STANDARD TREES

STANDARD TREES REMOVED:	**246**	(1:1 REPLACEMENT)

LANDMARK TREES

LANDMARK TREES REMOVED:	**0**	
LANDMARK TREE DBH REMOVED:	**0**	(25% DBH REPLACEMENT)
REPLACMENT DBH REQUIRED:	**0**	INCHES

DESCRIPTION	SURVEYED TREES	REPLACEMENT TREES
Non-regulated trees	14	0
Removed - Landmark Trees (24")	0	0
Removed - Regulated Trees	246	246
Saved (Reg/LM)	23	
Totals	283	246

QUANTITY	COMMON NAME	LATIN NAME	REGULATED (REG)/ NOT REGULATED (N)	LANDMARK (L)	SAVE (S) / REMOVE (X)	Field Count 4-12-23 by ISA Certified Arborist
14	Callery Pear	*Pyrus calleryana*	REG./REPLACE	-	X	
13	Crab Apple	*Malus spp.*	REG./REPLACE	-	X	
12	Austrian Pine	*Pinus nigra*	REG./REPLACE	-	X	
2	Norway Spruce	*Picea abies*	REG./REPLACE	-	X	
13	Blue Spruce	*Picea pungens glauca*	REG./REPLACE	-	X	
30	Concolor Fir	*Abies concolor*	REG./REPLACE	-	X	
4	Red Maple	*Acer rubrum*	REG./REPLACE	-	X	
1	Hawthorne	*Crataegus spp.*	REG./REPLACE	-	X	
3	Basswood	*Tilia americana*	REG./REPLACE	-	X	
3	Red oak	*Quercus rubra*	REG./REPLACE	-	X	
11	Swamp White Oak	*Quercus bicolor*	REG./REPLACE	-	X	
3	Black Walnut	*Juglans nigra*	REG./REPLACE	-	X	
8	American Elm	*Ulmus americana*	REG./REPLACE	-	X	
5	Redbud	*Cercis canadensis*	REG./REPLACE	-	X	
2	Cottonwood	*Populus deltoides*	N	-	X	
2	Hickory	*Carya spp.*	REG./REPLACE	-	X	
2	Box Elder	*Acer negundo*	N	-	X	
3	Siberian Elm	*Ulmus pumila*	N	-	X	
122	Upright Junipers	*Juniperus spp.*	REG./REPLACE	-	X	
253	TOTAL TREES SURVEYED					

STANDARD TREES

			Field Count 4-12-23 by ISA Certified Arborist
STANDARD TREES REMOVED:	**0**	(1:1 REPLACEMENT)	

LANDMARK TREES

LANDMARK TREES REMOVED:	**0**	
LANDMARK TREE DBH REMOVED:	**0**	(25% DBH REPLACEMENT)
REPLACMENT DBH REQUIRED:	**0**	INCHES

DESCRIPTION	SURVEYED TREES	REPLACEMENT TREES
Non-regulated trees	7	0
Removed - Landmark Trees (24")	0	0
Removed - Regulated Trees	246	246
Saved (Reg/LM)	0	
Totals	253	246

table excludes offsite trees

COMBINED SURVEYS STANDARD TREES

STANDARD TREES REMOVED:	**492**	(1:1 REPLACEMENT)

LANDMARK TREES

LANDMARK TREES REMOVED:	**0**	
LANDMARK TREE DBH REMOVED:	**0**	(25% DBH REPLACEMENT)
REPLACMENT DBH REQUIRED:	**0**	INCHES

DESCRIPTION	SURVEYED TREES	REPLACEMENT TREES
Non-regulated trees	21	0
Removed - Landmark Trees (24")	0	0
Removed - Regulated Trees	492	492
Saved (Reg/LM)	23	
Totals	536	492

table excludes offsite trees

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

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN · JANET L. EVANS · LANDSCAPE ARCHITECT · NO. 1302 · REGISTERED LANDSCAPE ARCHITECT

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

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

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

schostak BROTHERS & COMPANY

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

REVISIONS

AH REVIEW COMMENTS	4/25/2023
AH REVIEW COMMENTS	4/28/2023
OWNER/TENANT COMMENTS	7/10/2023
REVISED SITE

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APPLICABLE CODES:

- 2015 MICHIGAN BUILDING CODE (MBC)
- 2018 MICHIGAN PLUMBING CODE (MPC)
- 2015 MICHIGAN MECHANICAL CODE (MMC)
- 2017 NATIONAL ELECTRIC CODE WITH PART 8 AMENDMENTS (NEC)
- MICHIGAN ENERGY CODE PART 10A RULES (ANSI /ASHRAE 90.1-2013)
- MICHIGAN BARRIER FREE DESIGN LAW (PA 1 OF 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 GROUPS 'B' (BUSINESS) , 'F-1' (FACTORY), 'S-1' (STORAGE)
ACCESSORY USE GROUPS A-2 (BREAK ROOMS) & A-3 (CONFERENCE ROOMS)

CONSTRUCTION CLASSIFICATION:

TYPE IIB (MBC 602.2)

FIRE SUPPRESSION:

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

BUILDING AREA:

FIRST FLOOR	= 690,044 S.F.
SECOND FLOOR	= 24,968 S.F.
TOTAL AREA	= 715,012 S.F.

ALLOWABLE BUILDING AREA:

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

ALLOWABLE BUILDING HEIGHT:

- ALLOWABLE BUILDING HEIGHT = 75'-0"; 2-STORIES
- PROPOSED BUILDING HEIGHT = 42-0" HIGHBAY PARAPET (43'-0" FOR ROOF ACCESS STRUCTURE)

OCCUPANCY:

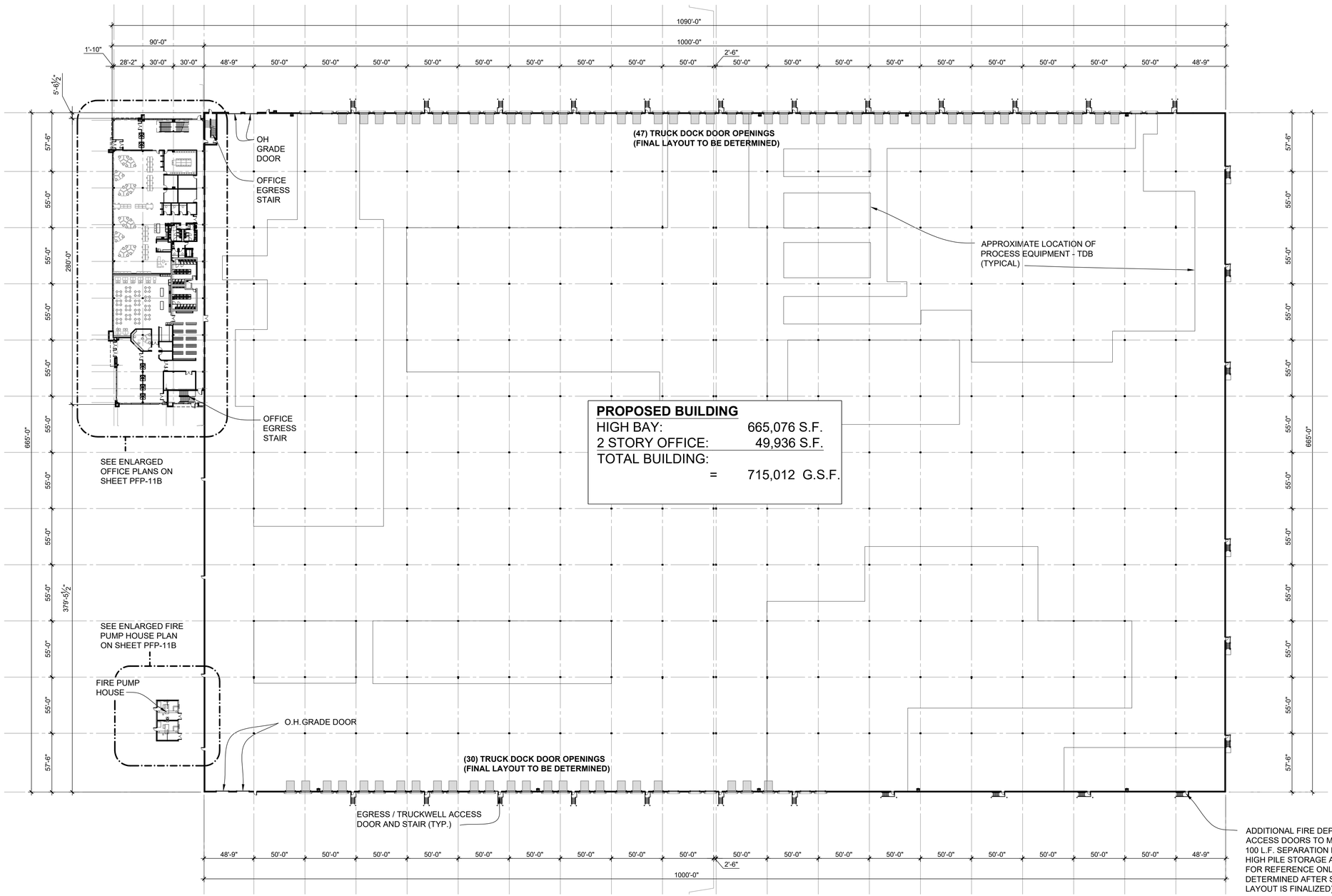
- PER MBC (MBC TABLE 1004.1.2)
  FIRST FLOOR: 690,044 S.F. GROSS

- HIGHBAY AREA :	= 5,302 OCC.
- FIRST FLOOR OFFICE :	= 451 OCC.
- SECOND FLOOR OFFICE :	= 576 OCC.
TOTAL BUILDING OCCUPANCY:	= 6,329 OCC.

MINIMUM NUMBER OF EXITS:

- 5,753 OCCUPANTS = 4 EXITS REQUIRED (MBC TABLE 1006.2.1)
  40 EXITS PROVIDED

CODE COMPLIANCE



PROPOSED BUILDING

HIGH BAY:	665,076 S.F.
2 STORY OFFICE:	49,936 S.F.
TOTAL BUILDING:	
=	715,012 G.S.F.

PRELIMINARY OVERALL FLOOR PLAN
SCALE: 1" = 50'-0"

NORTH

1

F.A.studio
design to inspire
26261 Evergreen Road, Suite #123
Southfield, MI 48076 | 248.619.2354

Schostak BROTHERS & COMPANY

PROJECT NAME:
GM ELECTRIC VEHICLE PARTS ASSEMBLY, DISTRIBUTION & OFFICE FACILITY
AUBURN HILLS, MI 48326

ISSUED FOR:	DATE:
REVISED SITE PLAN SUBMITTAL	7-14-23
AH REVIEW COMMENTS	8-9-23

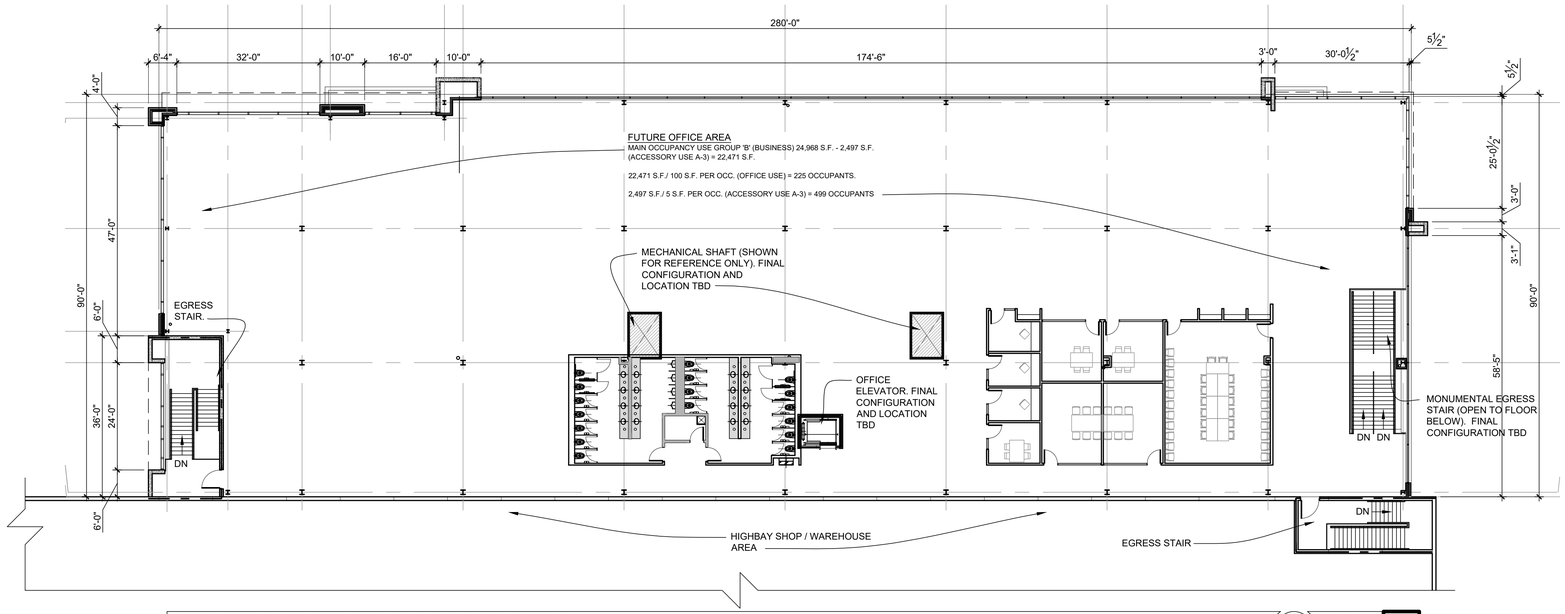
STATE OF MICHIGAN
BRIAN LEE LAMING
ARCHITECT
No. 54077
LICENSED ARCHITECT

DRAWING DATE: 8-9-23

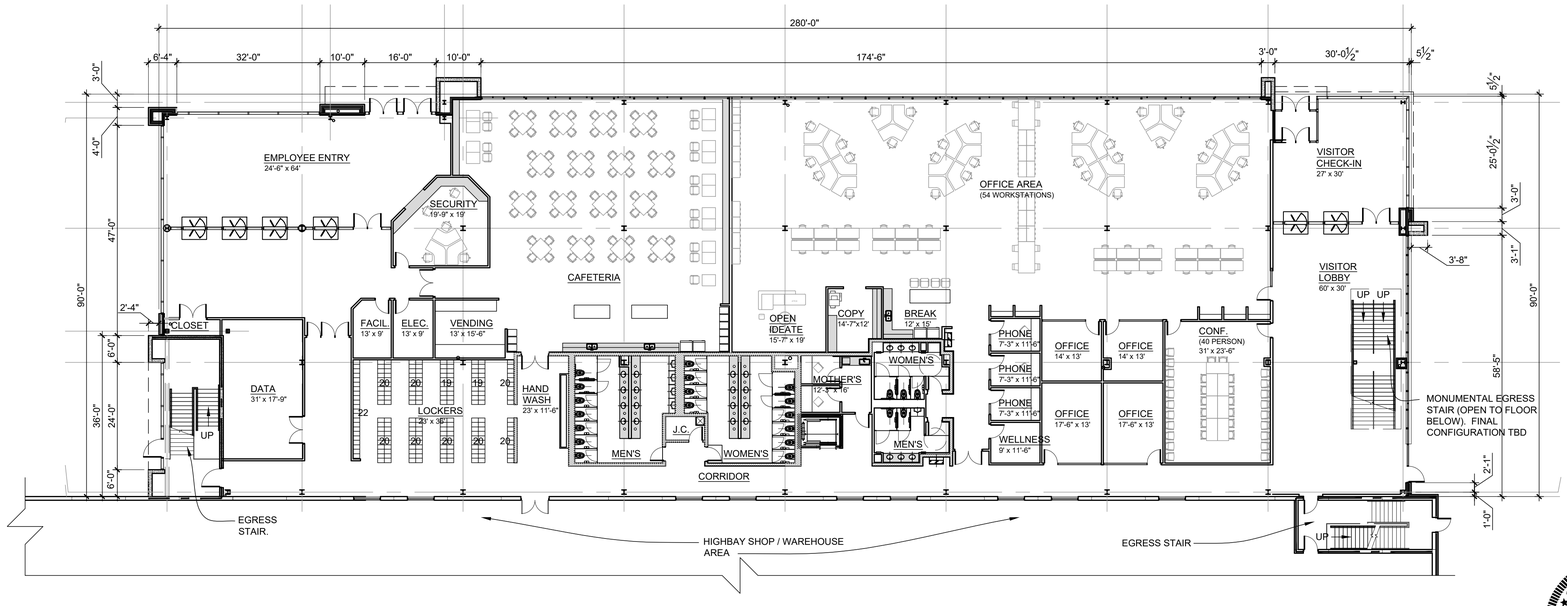
PROJECT NUMBER: 22073

SHEET NUMBER: PFP-11A

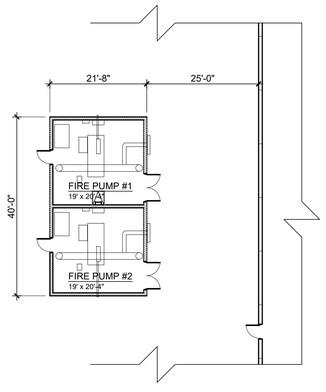
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PRELIMINARY SECOND FLOOR OFFICE PLAN
SCALE: 1/16" = 1'-0"
NORTH
2



PRELIMINARY FIRST FLOOR OFFICE PLAN
SCALE: 1/16" = 1'-0"
NORTH
1



PRELIMINARY FIRE PUMPHOUSE PLAN
SCALE: 1/16" = 1'-0"
NORTH
3

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26261 Evergreen Road, Suite #123
Southfield, MI 48076 | 248.619.2354

Schostak BROTHERS & COMPANY

PROJECT NAME:
PALACE RESEARCH AND TECHNOLOGY PARK
AUBURN HILLS, MI 48326

DATE:	ISSUED FOR:
7-14-23	REVISED SITE PLAN SUBMITTAL
8-9-23	AH REVIEW COMMENTS

DRAWING DATE:
8-9-23

PROJECT NUMBER:
22073

SHEET NUMBER:
PFP-11B

STATE OF MICHIGAN
BRUCE LEE JAMES
ARCHITECT
NO. 54677
LICENSED ARCHITECT

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EXTERIOR MATERIAL SCHEDULE

1	INSULATED CONC. PANELS. COLOR: SEE EXTERIOR CONCRETE COLOR LEGEND
2	PRE-FINISHED METAL COPING
3	ALUMINUM COMPOSITE METAL PANEL SYSTEM (A.C.M.) COLOR:
4	PROFILED INSULATED METAL PANEL: DESIGNWALL 2000R (4" SPACING) MANUFACTURER: KINGSPAN COLOR: TBD
5	UTILITY BRICK: FIELD COLOR MANUFACTURER: BELDEN BRICK COMPANY COLOR: BLACK DIAMOND 19-45
6	UTILITY BRICK: ACCENT COURSE MANUFACTURER: BELDEN BRICK COMPANY COLOR: BLACK DIAMOND 19-45
7	14' (H) x12' (W) SECTIONAL INSULATED OVERHEAD GRADE DOOR w/ MOTOR OPERATED OPENER
8A	9'x10' INSULATED SECTIONAL O.H. TRUCK DOCK DOOR w/ VISION PANEL. EACH DOOR TO BE EQUIPPED w/ SHELTER/SEAL, #35,000 DOCK LEVELER, DOCK LOCK, BUMPERS, & SWING ARM LED LIGHTS.
8B	9'x10' INSULATED SECTIONAL O.H. TRUCK DOCK DOOR w/ VISION PANEL. EACH DOOR TO BE EQUIPPED w/ SHELTER/SEAL, & SWING ARM LED LIGHTS.
9	H.M. DOOR AND FRAME PAINT TO MATCH ADJACENT WALL COLOR.
10	1" LOW 'E' INSUL. VISION GLAZING IN CLEAR ANOD. ALUM. THERMAL BREAK FRAMES
11	1" LOW 'E' INSUL. VISION GLAZING w/ EXTERIOR FRIT FINISH IN CLEAR ANOD. ALUM. THERMAL BREAK FRAMES
12	1" INSULATED SPANDREL GLAZING IN CLEAR ANOD. ALUM. THERMAL BREAK FRAMES
13	1" INSULATED SPANDREL GLAZING w/ EXTERIOR FRIT FINISH IN CLEAR ANOD. ALUM. THERMAL BREAK FRAMES
14	FLUSH METAL PANEL SIDING (ROOF SCREENING)
15	EMERGENCY WALL PACK LIGHT. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
16	6" DIA. CONC. FILLED STEEL GUARD POST
17	1 1/2" dia. PAINTED STEEL PIPE GUARDRAIL
18	CONC. TRENCH FOOTING BELOW
19	STEEL STAIR - SEE STRUCTURAL FOR ADDITIONAL INFO.
20	WALL MOUNTED LIGHTING - SEE ELECTRICAL
21	TOP OF STEEL (VARIES - SEE STRUCTURAL)
22	KNOCKOUT FOR FUTURE OPENING (SEE PRECAST CONCRETE PANEL SHOP DRAWINGS)
23	BUILDING EXPANSION JOINT
24	OVERFLOW OUTLET - SEE MECHANICAL
25	AIR INTAKE LOUVER - SEE MECHANICAL FINISH: CLEAR ANODIZED ALUMINUM
26	PRECAST CONC. REVEALS. REFER TO DETAILS 16, 17, & 18 ON A-501 FOR ADDITIONAL INFO.

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

SIGNAGE CALCULATIONS

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

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

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

BASED ON ACREAGE:
87.5/68.5/62.8 ACRES X 80 S.F. = 7000, 5480, 5024

5,024 S.F. TOTAL ALLOWABLE SIGNAGE AREA

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

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

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

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

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TEMPERED GLAZING NOTES

'T' DENOTES AREAS ON ELEVATIONS

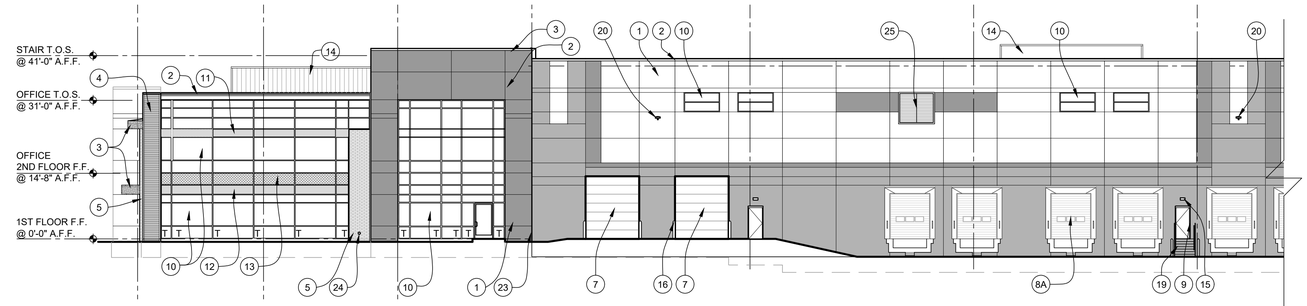
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3. ALL GLAZING IN SWINGING DOORS IS TO BE TEMPERED.

EXTERIOR PRECAST CONCRETE COLOR SCHEDULE

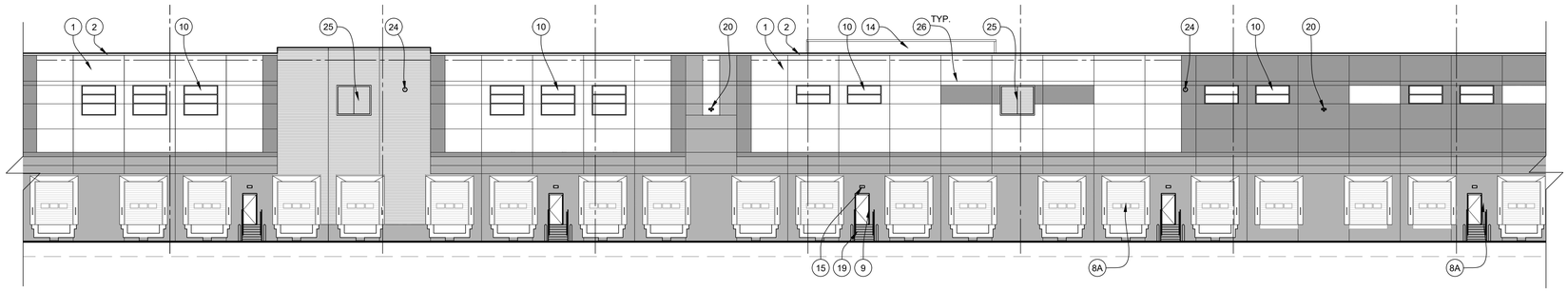
COLOR GRAPHIC	DESCRIPTION	MATERIAL REF. I.D.
PT-1	INSULATED CONC. PANELS. - FIELD COLOR COLOR: TBD	1
PT-2	INSULATED CONC. PANELS. - MEDIUM ACCENT COLOR COLOR: TBD	1
PT-3	INSULATED CONC. PANELS. - ACCENT COLOR COLOR: TBD	1
TX-A	INSULATED CONC. PANELS. - FIELD TEXTURE: STEEL FORMED COLOR: TBD	1
TX-B	INSULATED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

EXTERIOR GLASS SCHEDULE

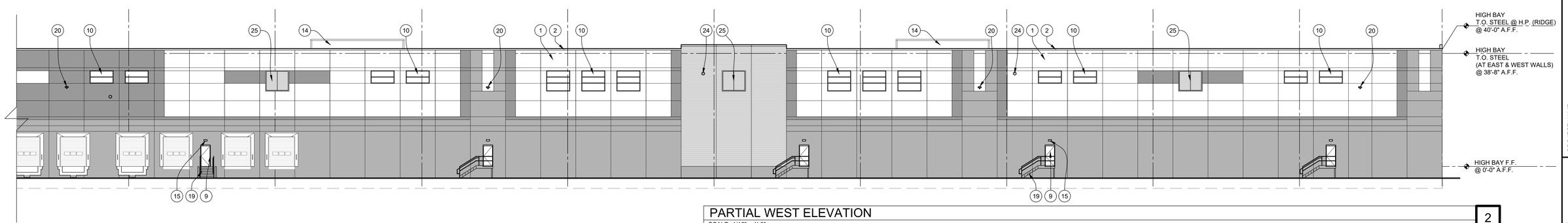
COLOR GRAPHIC	BASIS OF DESIGN PERFORMANCE CRITERIA: SHGC: 0.29, U-VALUE: 0.292	MATERIAL REF. I.D.
	EXTERIOR: ¼" GREY TINTED AIR SPACE: ½" AIR INTERIOR ¼" CLEAR	10
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	EXTERIOR: ¼" GREY TINTED AIR SPACE: ½" AIR INTERIOR ¼" CLEAR w/ SPANDREL COATING	12
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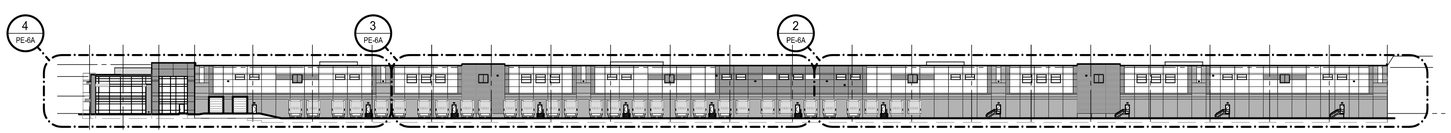
PARTIAL WEST ELEVATION
SCALE: 1/16" = 1'-0" — 4



PARTIAL WEST ELEVATION
SCALE: 1/16" = 1'-0" — 3



PARTIAL WEST ELEVATION
SCALE: 1/16" = 1'-0" — 2



OVERALL WEST ELEVATION
SCALE: 1" = 60" — 1

F.A.studio
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26261 Evergreen Road, Suite #123
Southfield, MI 48076 | 248.619.2354

Schostak BROTHERS & COMPANY

PROJECT NAME:
ELECTRIC VEHICLE PARTS ASSEMBLY, DISTRIBUTION & OFFICE FACILITY
6 CHAMPIONSHIP DRIVE
AUBURN HILLS, MI 48326

ISSUED FOR: REVISED SITE PLAN SUBMITTAL
DATE: 7-14-23

STATE OF MICHIGAN — BRIAN LEE ZAMIS — ARCHITECT — NO. 54677 — REGISTERED ARCHITECT

DRAWING DATE: 7-14-23
PROJECT NUMBER: 22073
SHEET NUMBER: PE-6A

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EXTERIOR MATERIAL SCHEDULE

1	INSULATED CONC. PANELS. COLOR: SEE EXTERIOR CONCRETE COLOR LEGEND
2	PRE-FINISHED METAL COPING
3	ALUMINUM COMPOSITE METAL PANEL SYSTEM (A.C.M.) COLOR:
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7	14' (H) x12' (W) SECTIONAL INSULATED OVERHEAD GRADE DOOR w/ MOTOR OPERATED OPENER
8A	9'x10' INSULATED SECTIONAL O.H. TRUCK DOCK DOOR w/ VISION PANEL. EACH DOOR TO BE EQUIPPED w/ SHELTER/SEAL, #35,000 DOCK LEVELER, DOCK LOCK, BUMPERS, & SWING ARM LED LIGHTS.
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AUBURN HILLS ZONING ORDINANCE
SECTION 1811. SIGNS: SECTION 3D, ITEM e-2

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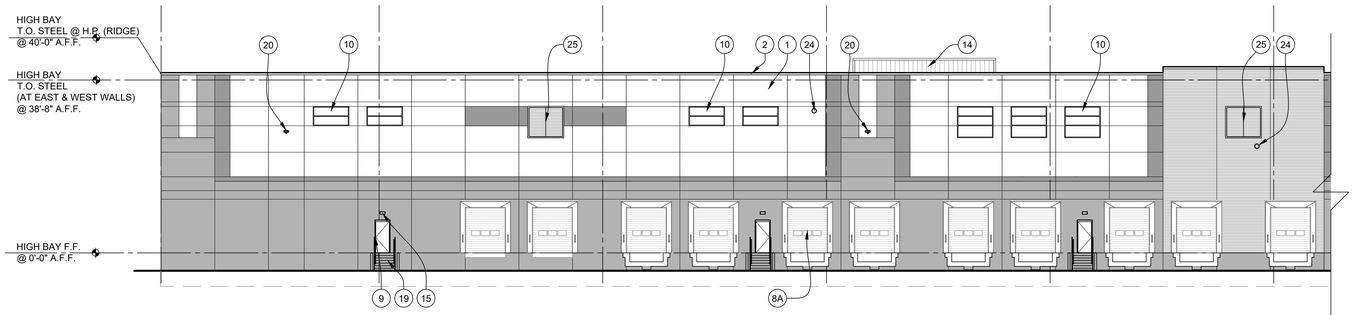
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EXTERIOR PRECAST CONCRETE COLOR SCHEDULE

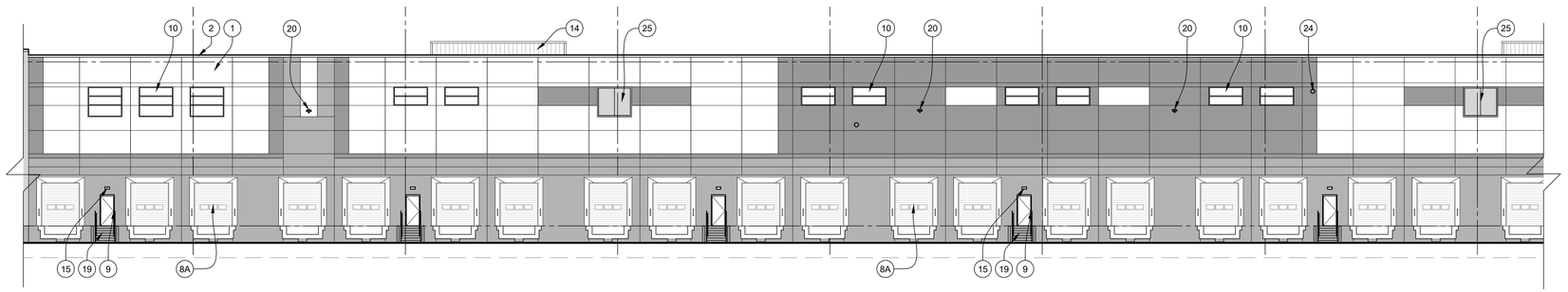
COLOR GRAPHIC	DESCRIPTION	MATERIAL REF. I.D.
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EXTERIOR GLASS SCHEDULE

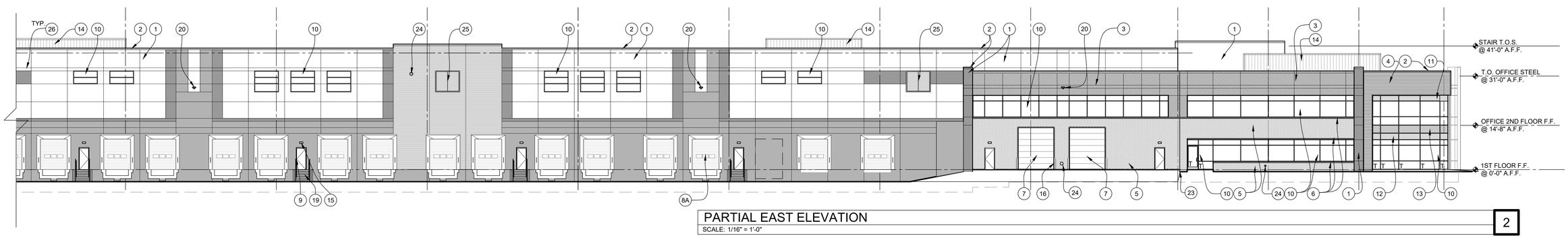
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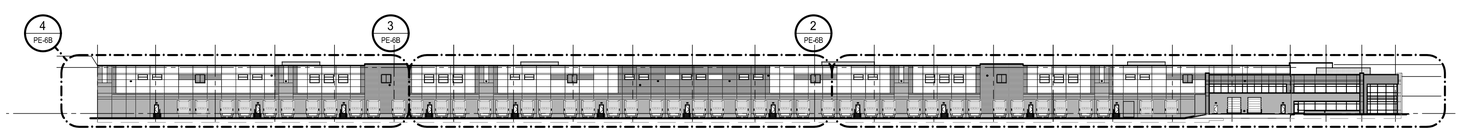
PARTIAL EAST ELEVATION
SCALE: 1/16" = 1'-0" — 4



PARTIAL EAST ELEVATION
SCALE: 1/16" = 1'-0" — 3



PARTIAL EAST ELEVATION
SCALE: 1/16" = 1'-0" — 2



OVERALL EAST ELEVATION
SCALE: 1" = 60' — 1

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26261 Evergreen Road, Suite #123
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Schostak BROTHERS & COMPANY

PROJECT NAME:
ELECTRIC VEHICLE PARTS ASSEMBLY, DISTRIBUTION & OFFICE FACILITY
6 CHAMPIONSHIP DRIVE
AUBURN HILLS, MI 48326

ISSUED FOR:	DATE:
REVISED SITE PLAN SUBMITTAL	7-14-23

STATE OF MICHIGAN — BRIAN LEE ZAMIS — ARCHITECT — NO. 54677 — REGISTERED ARCHITECT

DRAWING DATE: 7-14-23
PROJECT NUMBER: 22073
SHEET NUMBER: PE-6B

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EXTERIOR MATERIAL SCHEDULE

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AUBURN HILLS ZONING ORDINANCE

SECTION 1811. SIGNS: SECTION 3D, ITEM e-2

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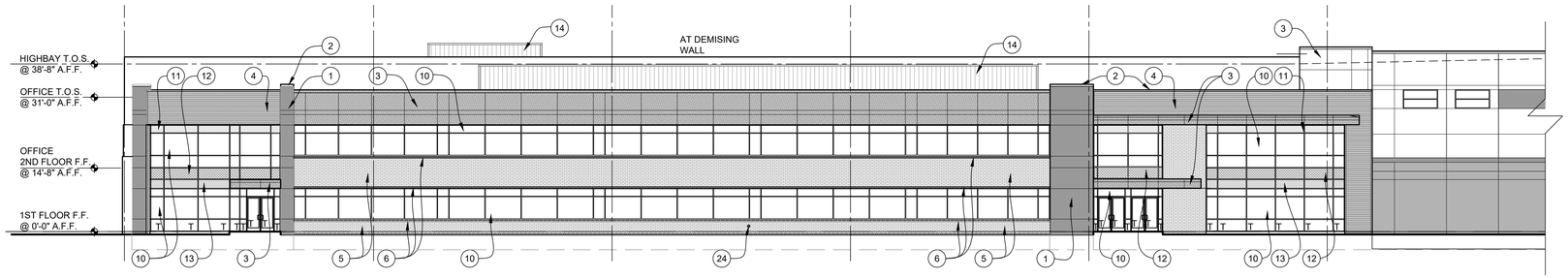
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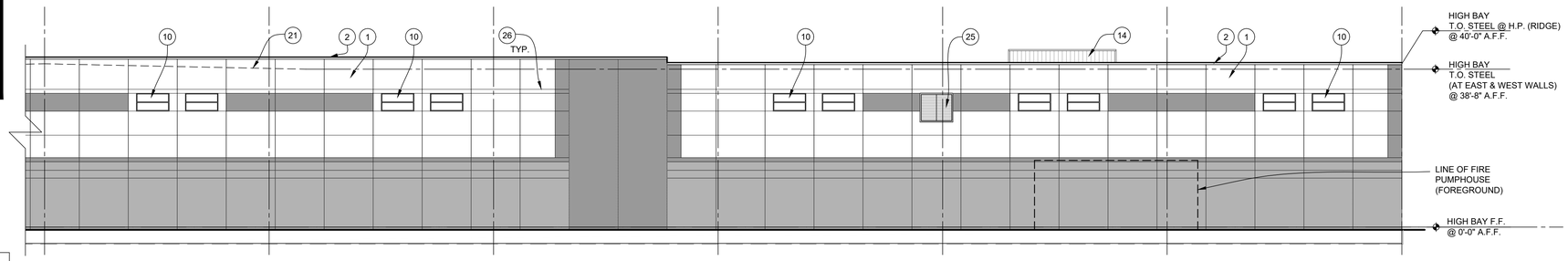
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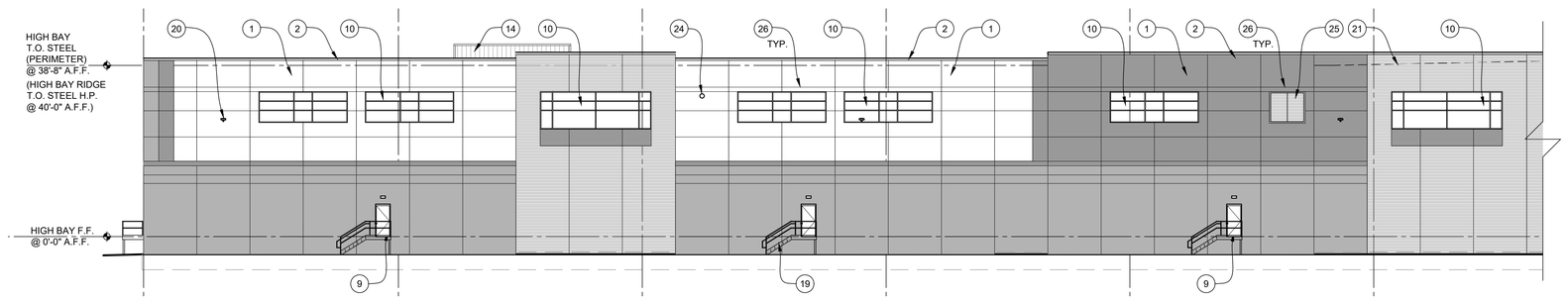
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	EXTERIOR: ¼" GREY TINTED AIR SPACE: ½" AIR INTERIOR ¼" CLEAR w/ SPANDREL COATING	12
	EXTERIOR: ¼" GREY TINTED w/ FRIT AIR SPACE: ½" AIR INTERIOR ¼" CLEAR w/ SPANDREL COATING	13



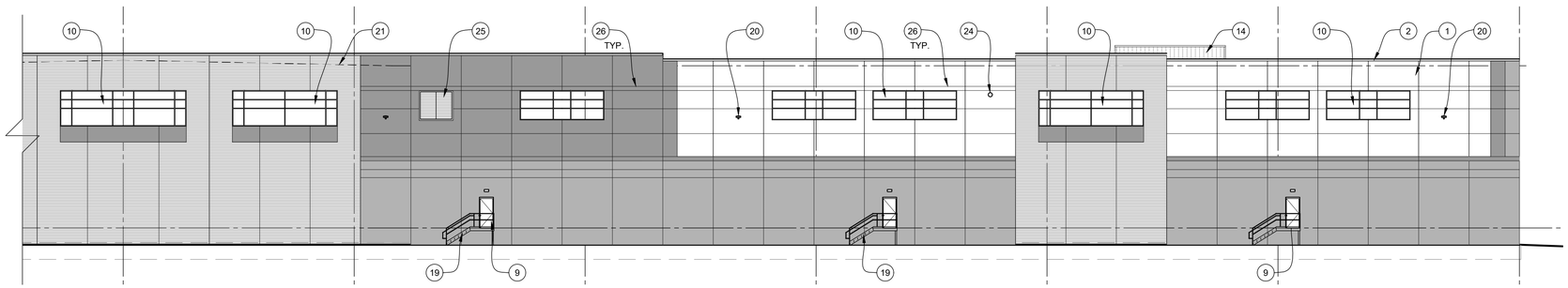
PARTIAL NORTH ELEVATION 6
SCALE: 1/16" = 1'-0"



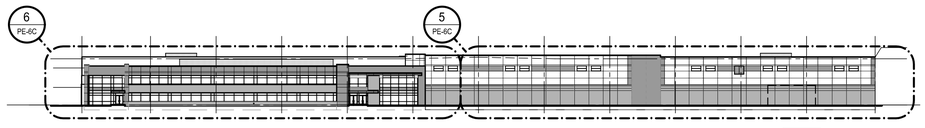
PARTIAL NORTH ELEVATION 5
SCALE: 1/16" = 1'-0"



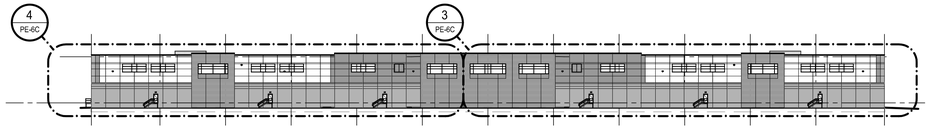
PARTIAL SOUTH ELEVATION 4
SCALE: 1/16" = 1'-0"



PARTIAL SOUTH ELEVATION 3
SCALE: 1/16" = 1'-0"



OVERALL NORTH ELEVATION 2
SCALE: 1" = 60'



OVERALL SOUTH ELEVATION 1
SCALE: 1" = 60'

F.A.studio
design to inspire
26261 Evergreen Road, Suite #123
Southfield, MI 48076 | 248.619.2354

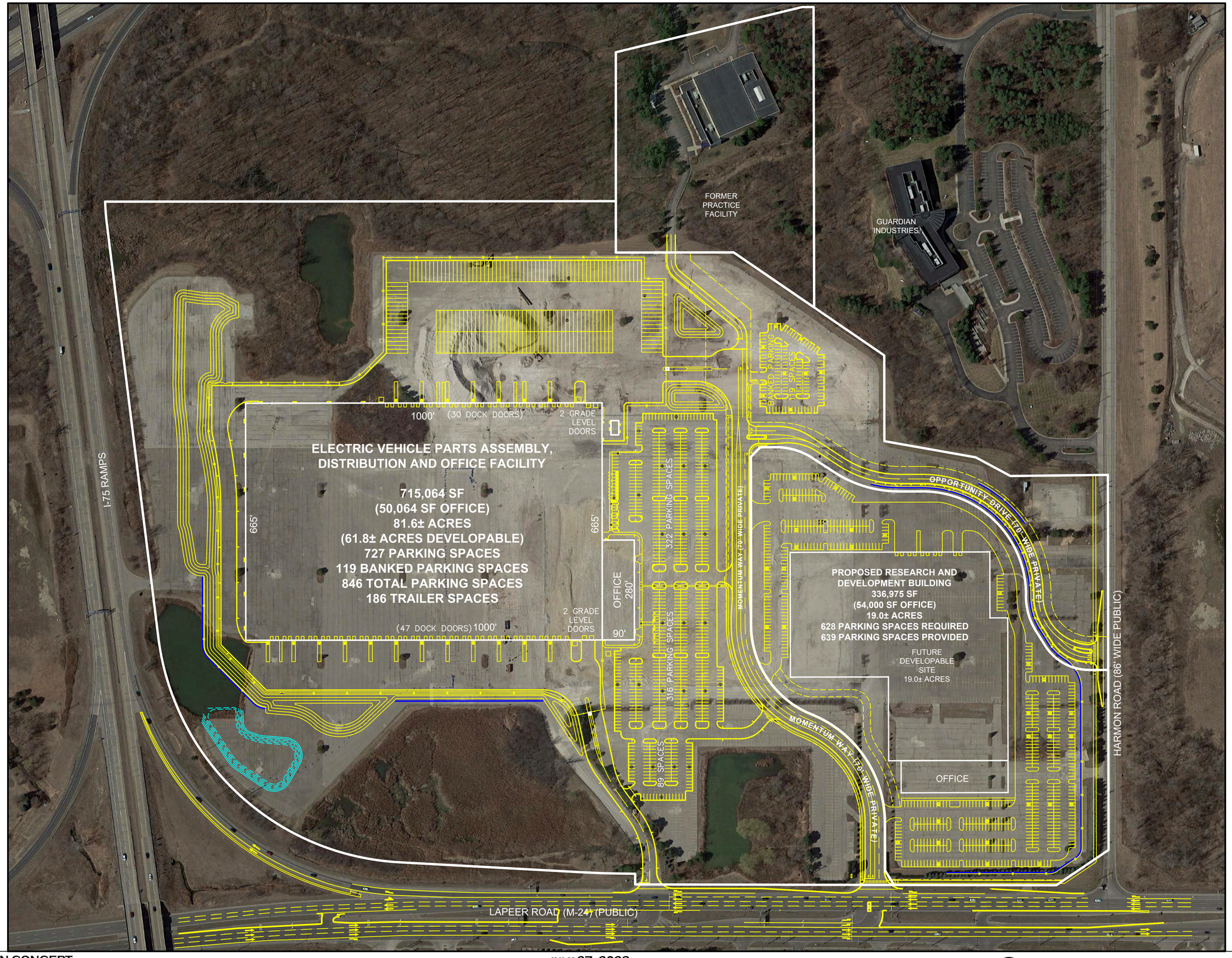
Schostak BROTHERS & COMPANY

PROJECT NAME:
ELECTRIC VEHICLE PARTS ASSEMBLY, DISTRIBUTION & OFFICE FACILITY
6 CHAMPIONSHIP DRIVE
AUBURN HILLS, MI 48326

ISSUED FOR:	DATE:
REVISED SITE PLAN SUBMITTAL	7-14-23

DRAWING DATE: 7-14-23
PROJECT NUMBER: 22073
SHEET NUMBER: PE-6C

STATE OF MICHIGAN
BRIAN LEE JANKS
ARCHITECT
NO. 54677
LICENSED ARCHITECT



OVERALL SITE PLAN CONCEPT
PALACE OF AUBURN HILLS SITE
AUBURN HILLS, MICHIGAN

JULY 27, 2023

NORTH

0 60 120 240
SCALE: 1" = 120'

Schostak BROTHERS & COMPANY

THE PALACE OF AUBURN HILLS

ARENA SITE REDEVELOPMENT STUDY



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

AUTHORED BY:
Steven J. Cohen, AICP, Director of Community Development

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

April 24, 2017

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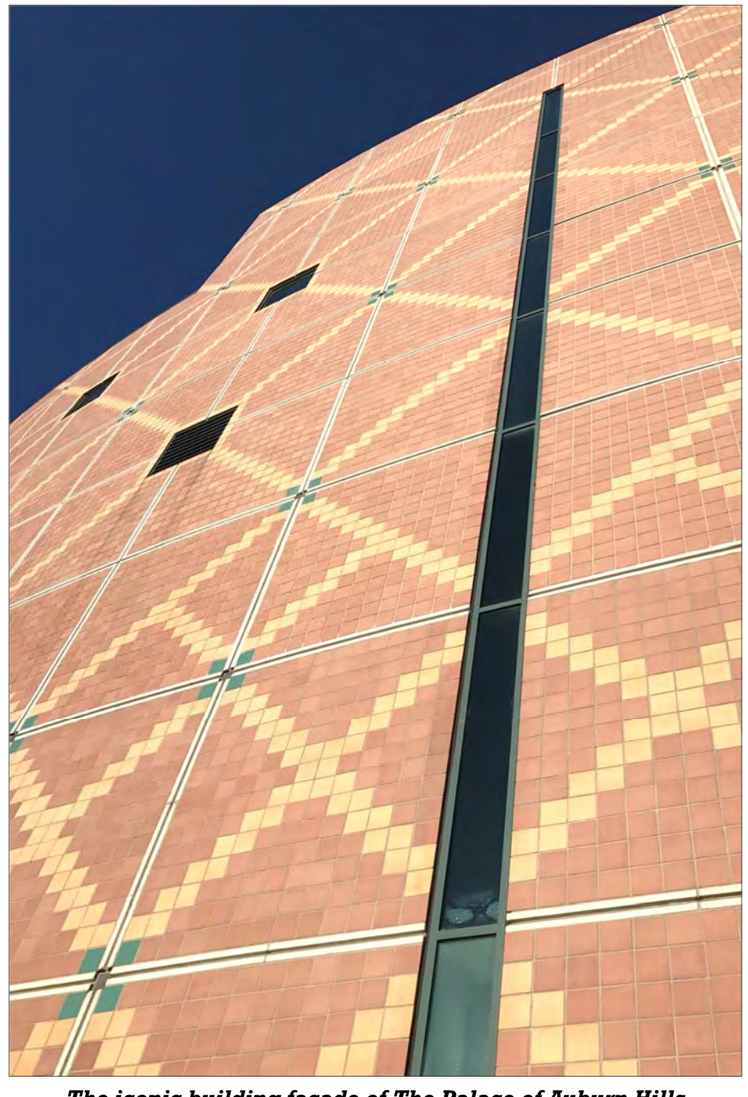
"To us, this is disappointing but it also provides us with new opportunities. My colleagues on City Council and I have the utmost confidence in our leadership team to work with Palace ownership should they discontinue use of the Arena or elect to redevelop the site."

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



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The iconic building facade of The Palace of Auburn Hills

Background and Purpose

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

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

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



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

Existing Conditions and Influences

Existing Zoning

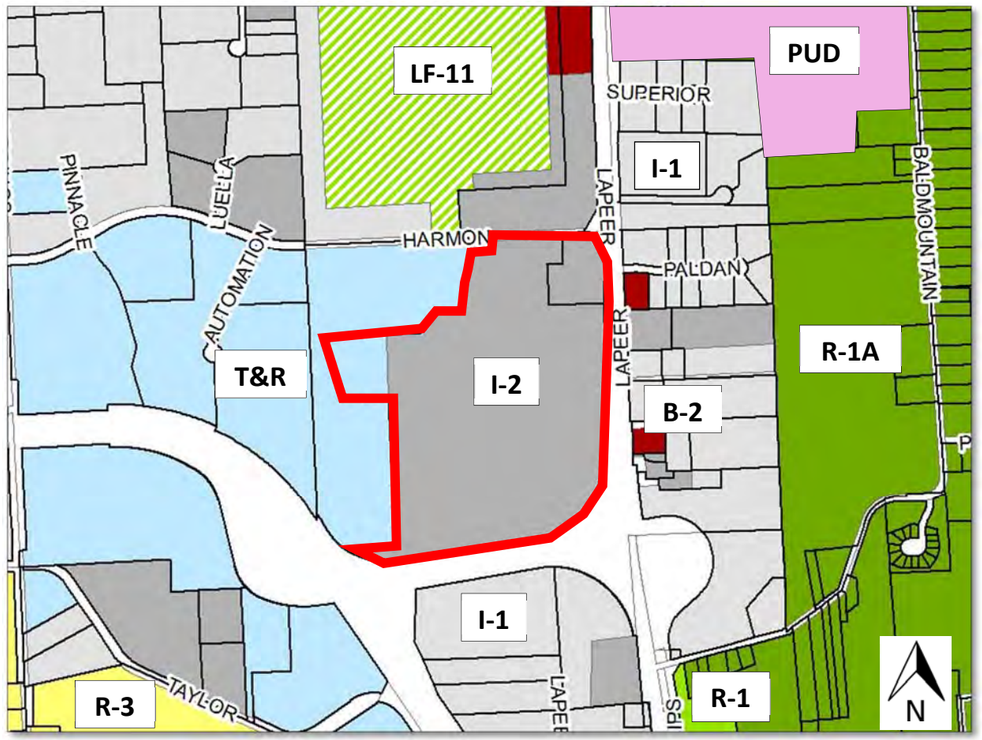
The majority of The Palace site, which includes the arena, is zoned I-2, General Industrial District. The practice facility is zoned T&R, Technology and Research District.

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

I-2 Zoning – Not Ideal

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

- Self-storage facilities
- Large warehouse storage and distribution facilities
- Sheet metal stamping operations
- Metal plating, buffing, and polishing operations
- Building material storage and sales
- Lumber and planning mills
- Fleet fueling facilities
- Heating and electric power generating plants
- Commercial kennels
- Outdoor theaters
- Sales and rental of construction equipment and other types of large machinery with outside storage
- Vehicle sales space (car or RV dealership)
- Truck tractor depot and trucking facilities



Zoning Map Excerpt

Existing Conditions and Influences

Wetlands

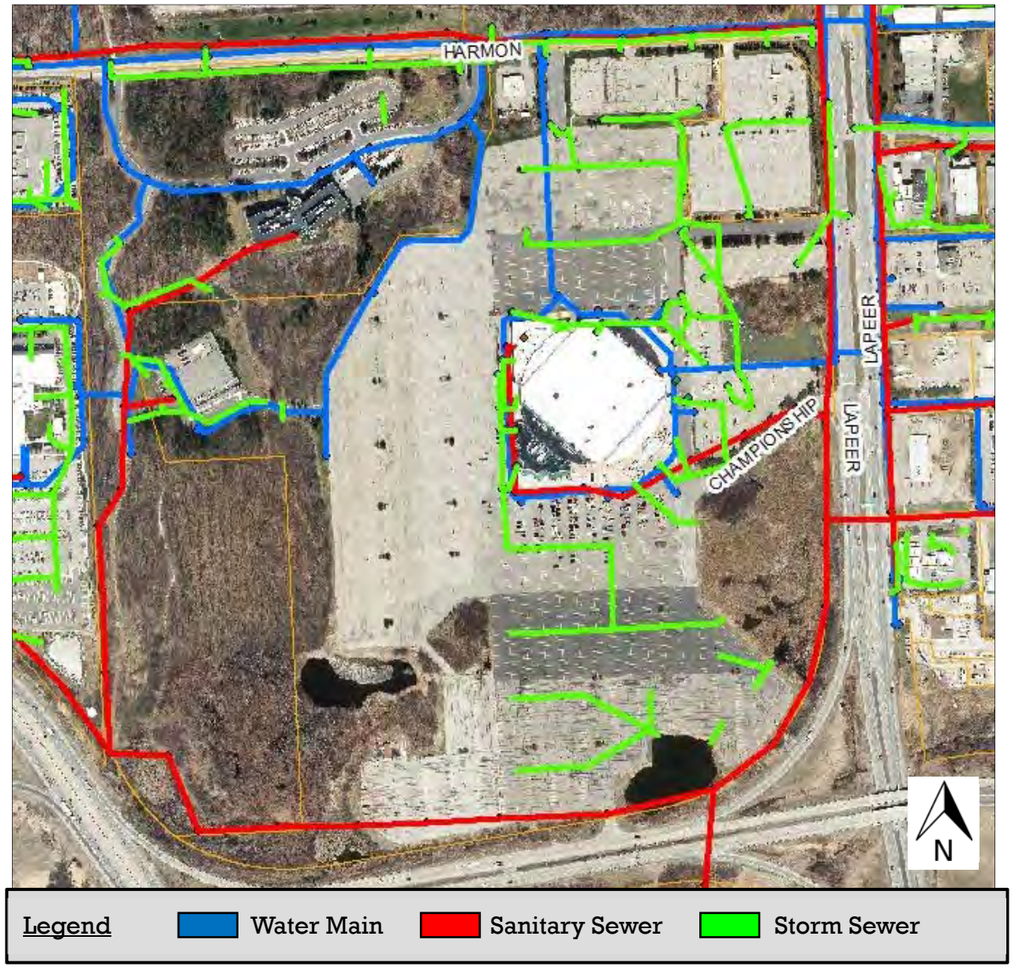
Our records show that The Palace site is 109.33 acres, which includes an estimated 18 acres of wetlands (16% of the site). The wetland areas are outlined in green on the map below. Approximately, 91.33 acres appear to be buildable. **The existing wetlands are not being used to their aesthetic potential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



Wetlands

Roads, Utilities, and Impervious Surfaces

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



Primary Utilities

Existing Conditions and Influences

Oakland Heights Development Sanitary Landfill

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

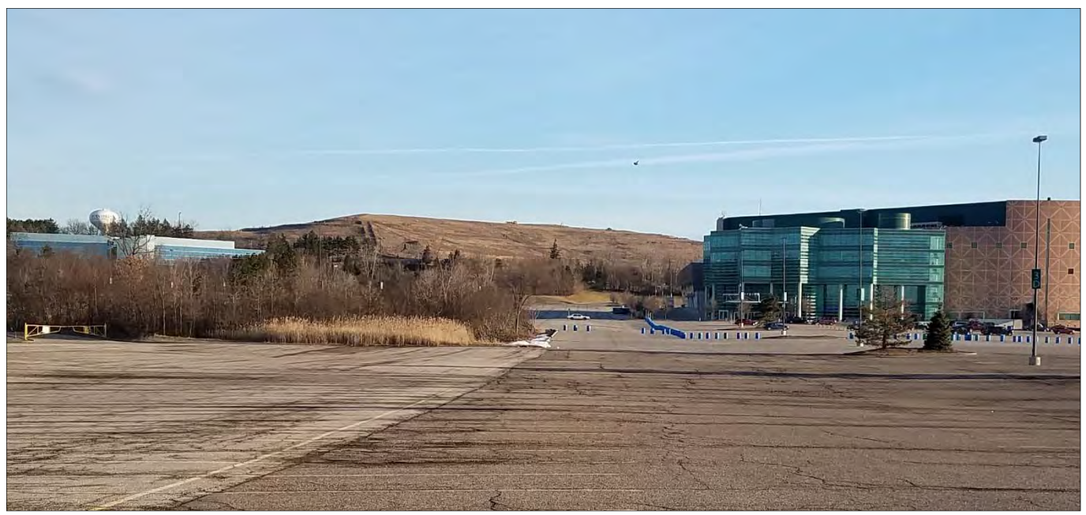
The landfill is near capacity. The southern slope of the landfill was closed in 2010. The final vertical and lateral expansion of the landfill is now occurring on 31 acres located near Brown Road. It will be capped at a height of 1,270 feet above sea level, which is 288 feet above the base elevation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

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

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



Aerial view of The Palace site and the OHD Sanitary Landfill



View of the landfill looking north from The Palace site



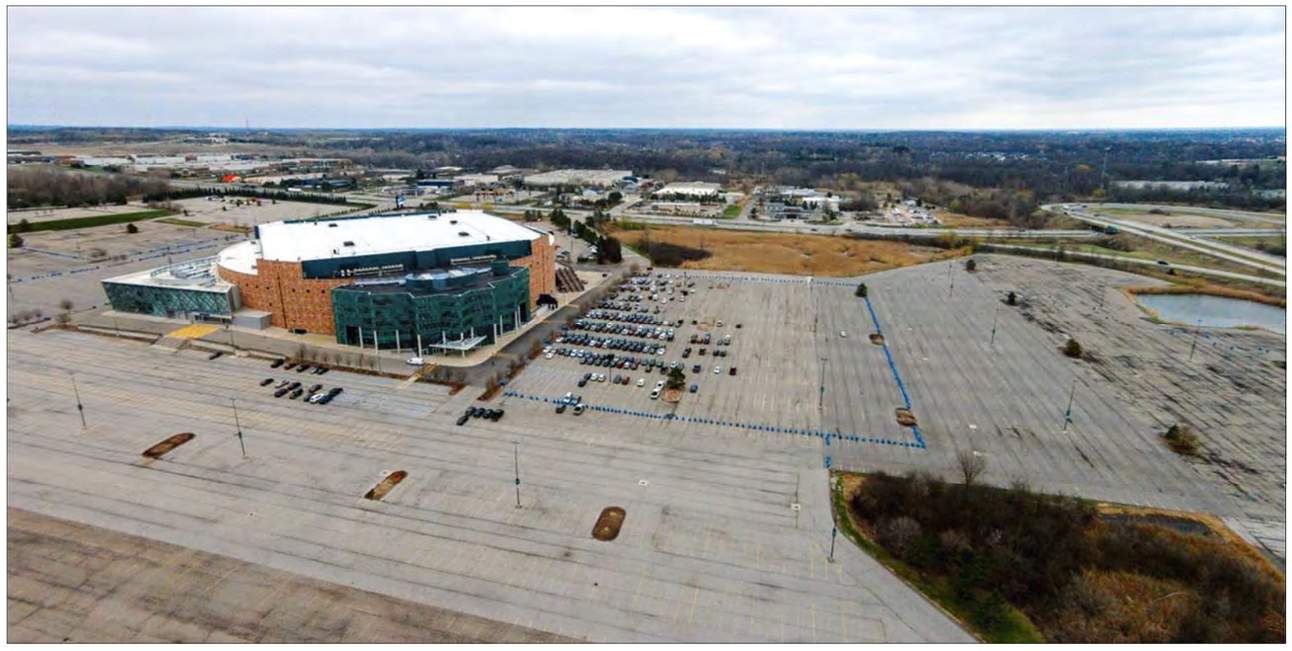
View of The Palace site looking south from the top of the landfill











Quadcopter photos taken by Kyle Scislowicz, Media Communications Specialist

Visioning Process

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

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

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

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

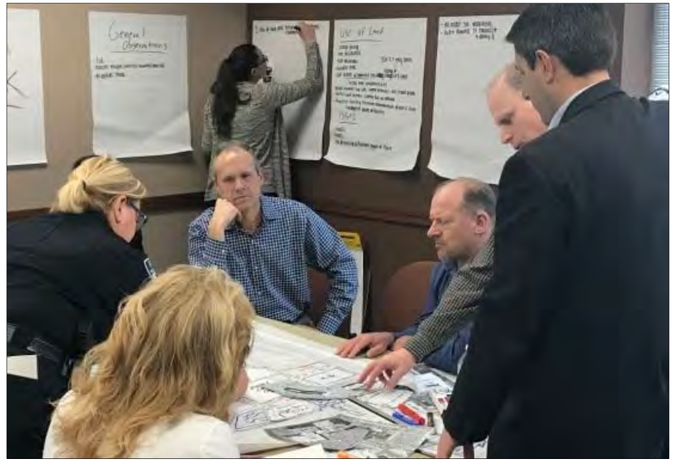
Team Viper	**Team Shock**
The Eye Steve Cohen, Director of Community Development	The Eye Shawn Keenan, Assistant City Planner
Stephanie Carroll, Manager of Business Development and Community Relations (Communicator) Don Grice, Assistant City Manager Doreen Olko, Police Chief Tim Juidici, City Engineering Consultant James Manning, Fire Chief Bill Griffin, City Assessor Jeff Herczeg, Deputy Director of Public Works Brian Marzolf, Recreation Director Elizabeth Brennan, CD Executive Assistant	Samantha Mariuz, Director of Authorities (Communicator) Tom Tanghe, City Manager Jill McDonnell, Police Lieutenant Jim Stevens, City Engineer Consultant Jeff Spencer, Building Official Michelle Schulz , Finance Director Ron Melchert, Director of Public Works Derk Beckerleg, City Attorney Kyle Scislowicz, Media Communications Specialist



















Photos taken during the staff visioning session

Joint Staff Recommendations – "Scenario A"

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

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

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

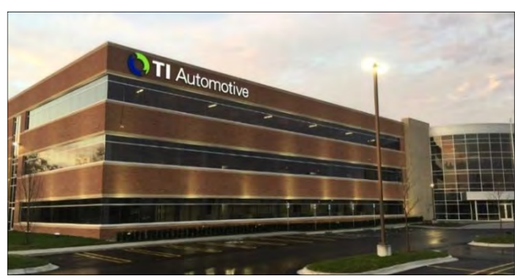
   The Zoning Ordinance states T&R Districts are to be located and designed to:

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

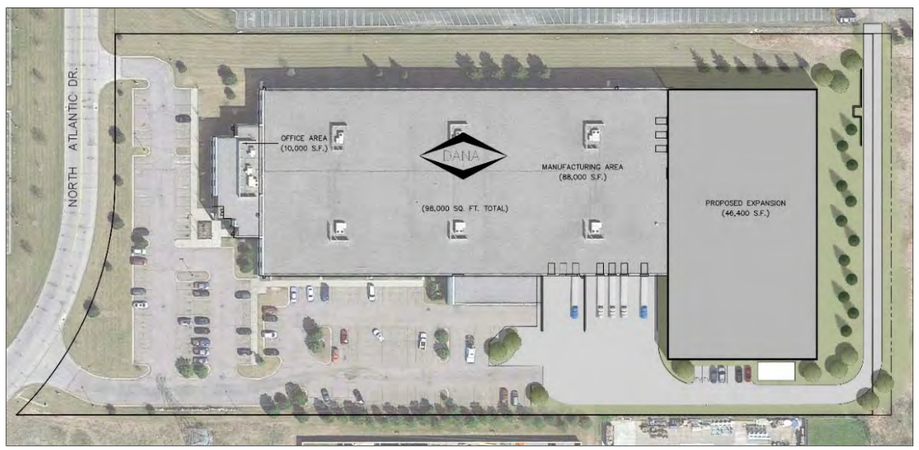
Staff unanimously agreed that the above T&R District description would be an ideal fit for The Palace site.

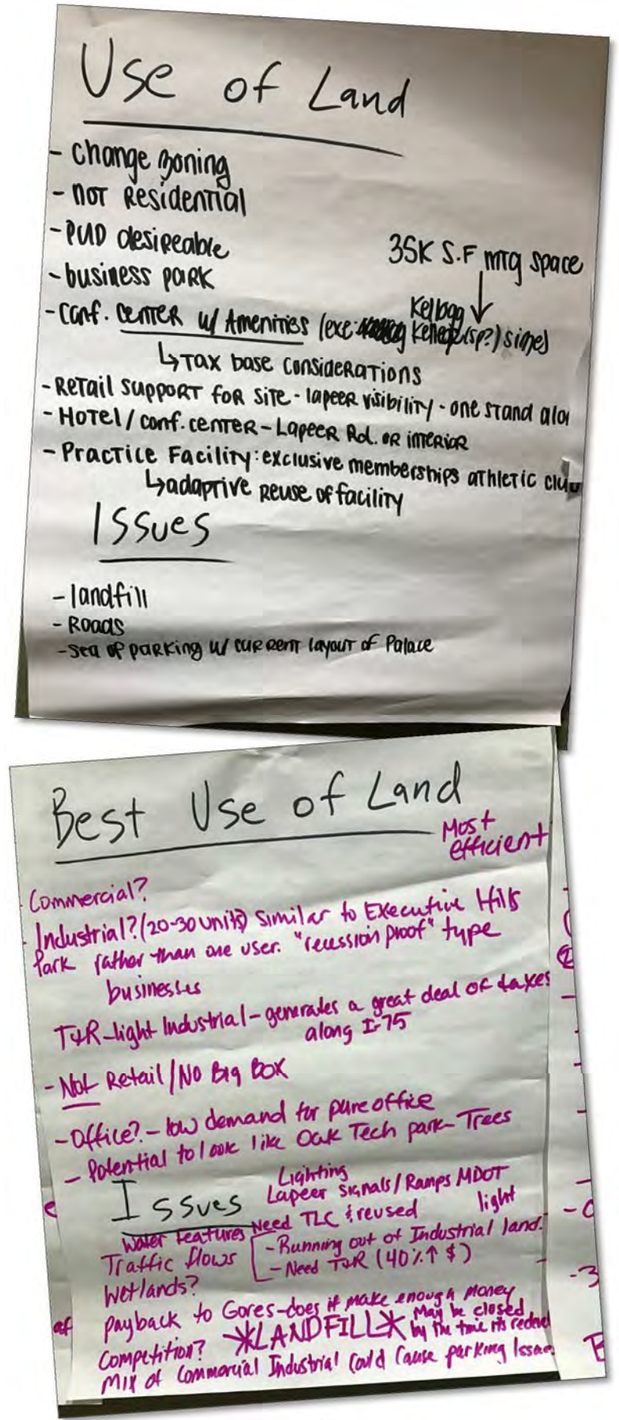
DESIRED OFFICE AS PRIMARY USE





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





Team Notes

Joint Staff Recommendations – "Scenario A"

2. Hotel And Conference Center

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

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

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



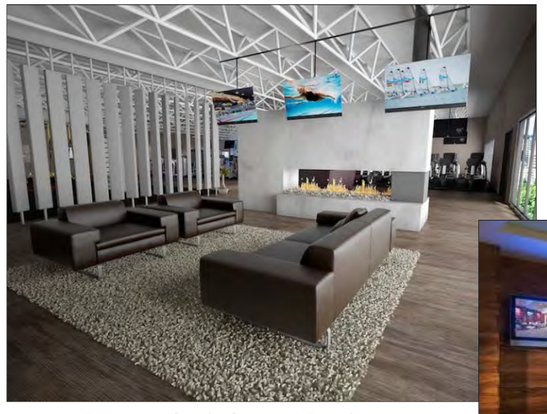
Radisson Plaza Hotel in Kalamazoo

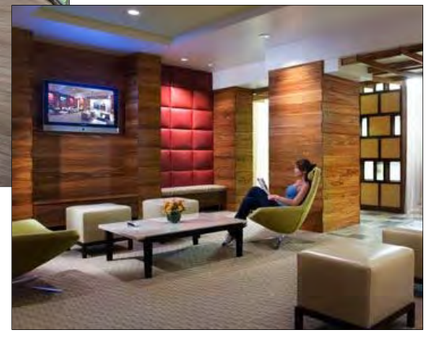
3. Reuse Of Practice Facility As Executive Fitness Center

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

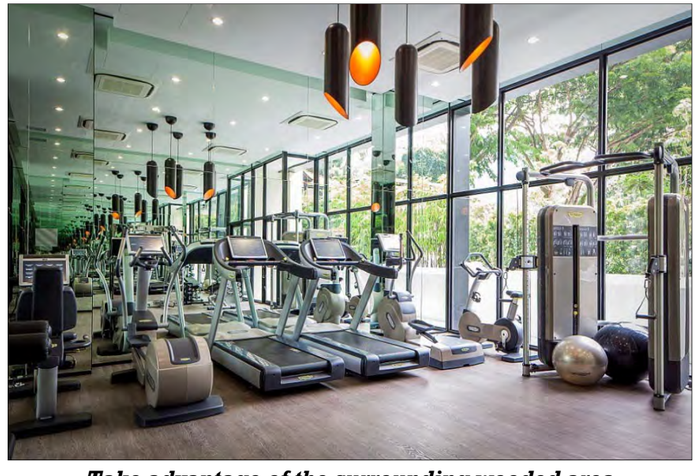


Practice Facility – West of the Arena





Lounge for informal business meetings and socializing



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

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

Joint Staff Recommendations

4. Architecture Is Important

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

5. Restore Environmental Features to Create Focal Points and Assets

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

6. Include On-Site Retail

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

7. Create Walkable Park-Like Setting

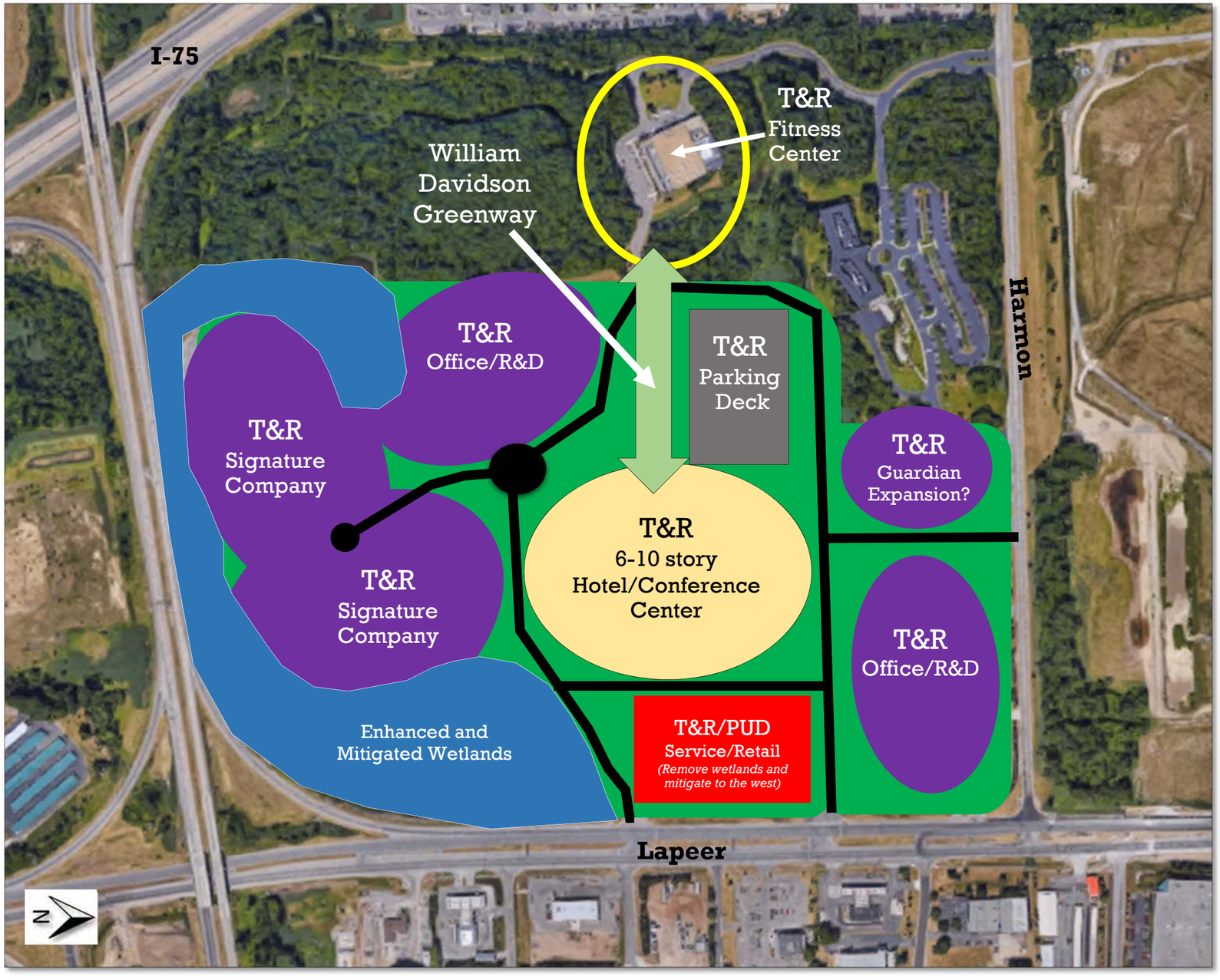
Add trails that connect to the internal street sidewalks to allow workers to exercise. "Complete Streets" best practices will be considered. **Staff recommended that a prominent greenway be added between the Fitness Center and Hotel.**

8. Provide Historical Reference To The Arena and William Davidson

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

"Scenario A"

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



Developer's Perspective - "Scenario B"

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

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

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

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

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

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

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



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



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

Developer's Perspective - "Scenario B"

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



240,689 square feet - World HQ
US Farathane Corporation



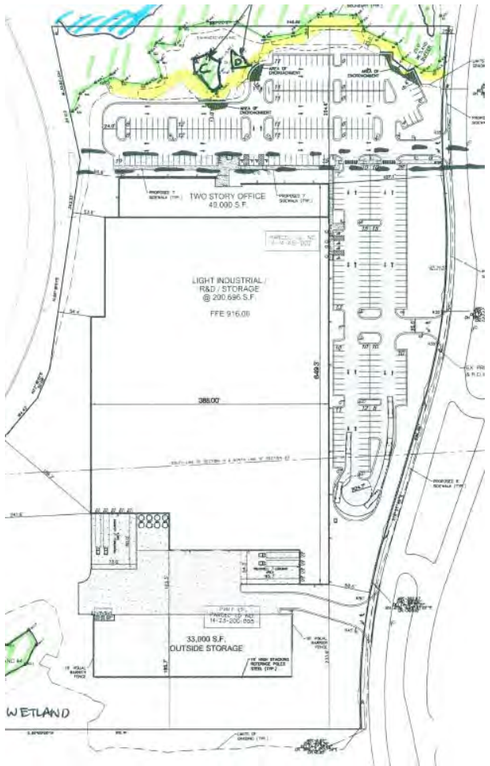
278,000 square feet - North American HQ
Faurecia



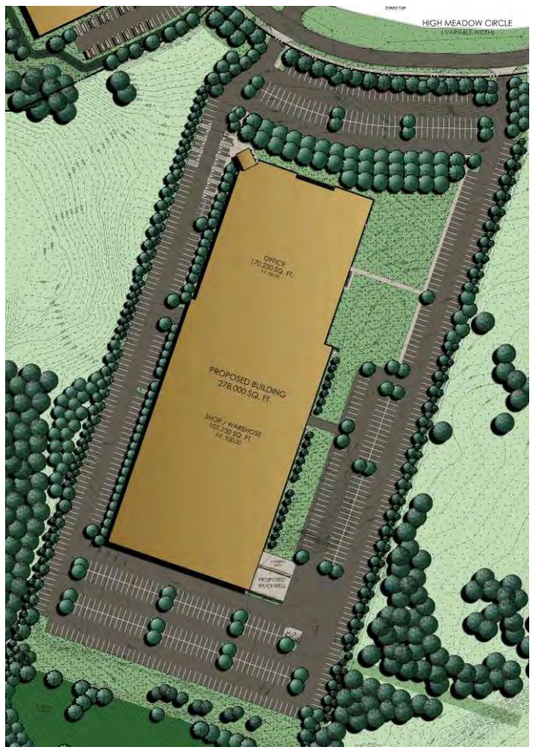
168,056 square feet - HQ for the Americas
GKN Automotive



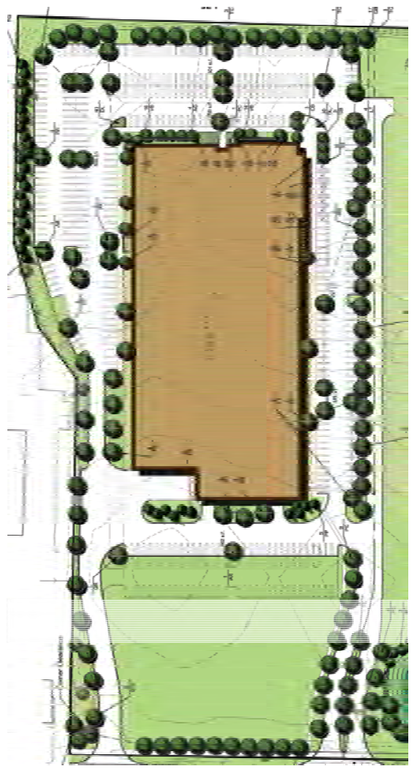
181,122 square feet - United States HQ
Visioneering



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



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



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



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

"Scenario B"

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







Building Mass Analysis / Tax Revenue Estimation

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

Next Steps

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

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

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

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



CHECK LIST

PROJECT NAME

GM EV PARTS FACILITY - PUD

(Check all that apply)

- [ ] SITE PLAN
- [ ] SPECIAL LAND USE
- [x] TREE REMOVAL PERMIT
- [ ] REZONING
- [x] PUD

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

Public Notice
Fire Department Approval Letter
Police Department Approval Letter
Citizen's Participation Letter and Report (N/A)

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

Expanded age range for Michigan Reconnect could see more get degrees

Path to free degree now open to more residents



Kelly Thalmann returned to OCC three times will helping to raise her family, but with the help of Michigan Reconnect earned associate degrees in general studies and arts in 2022. (Photo courtesy Kelly Thalmann)

By **MATTHEW FAHR** | mfahr@medianewsgroup.com | The Oakland Press
August 7, 2023 at 6:15 a.m.

The state is expanding age limitations for one of their most popular education initiatives that will open the door to thousands to go back to college and get a degree.

The new state education budget expands the Michigan Reconnect scholarship program to residents 21 and older. When the program was initiated in 2021, applicants were required to be 25 and older.

Michigan Reconnect provides free in-district tuition and mandatory fees for people without postsecondary degrees or certifications to attend an in-district community college or tribal college tuition-free or cover the in-district rate for students attending a school outside of their resident district.

The expansion is a temporary one, for now, with an additional $70 million earmarked for the Reconnect program, but the funds are a one-time allocation.

The program has drawn a wide variety of people back to school at Oakland Community College (OCC) to earn their degree. Sarah Gutierrez is one of them.

The Ann Arbor native moved to Chicago in 2005 and opened the Nicole Beck Hair Boutique with her partner Jana Hutmacher in 2014 in Lincoln Park, just north of downtown.

Gutierrez, 43 years old, taught herself web design, marketing and social media to help build their successful business. She said they “went out on top” and closed their doors in 2021, and she moved back to Michigan.

When she moved back, Gutierrez wanted to start a second career in web design, and after doing some research, she found out how Michigan Reconnect could help her go back to school and formally learn and improve upon the skills she had learned on her own.

“At first I thought it was too good to be true,” she said of the program. “I found out it was real and it has been an incredible asset to me and my family.”

She started classes at OCC last winter with the goal of earning an associate’s degree in web design and then starting her own web design and marketing company.

Michigan Reconnect will pay for tuition fees for all her classes until she graduates.

“I feel fortunate to be able to work one or two days a week and focus on my classes, knowing my tuition is taken care of,” she said. “I am grateful to be able to go back to school at this point in my life knowing exactly what path I can take for my second career.”

Gutierrez, who now lives in Huntington Woods, thinks lowering the age limit on the program will draw more students back to school.

“Dropping the age is great because kids still take a gap year; plus, the repercussions from COVID-19 have kept kids out of classes who want to go back,” said Gutierrez. “Now they can sign up and at least start back with community college classes and start back toward getting a degree.”

According to the Michigan Department of Education, 123,000 people have been accepted into the program since its inception, with 27,000 of them enrolling at one of the state’s 27 community colleges, including more than 3,100 at OCC and 3,225 at Macomb Community College.

“Reconnect has significantly grown the number of adult learners in our state,” Michigan Community College Association President Brandy Johnson said in a press release. “We continue to work with the state and other stakeholders to overcome barriers by adding or expanding services like transportation and childcare to meet the needs of our students and potential students.”

By expanding eligibility to a younger population, the goal is to connect more residents to educational opportunities, which is a key tool in the administration’s “Sixty by 30” goal — having 60% of Michigan residents obtain a college degree or skills certification by 2030.

“Many students who may have started college but had to stop because of life issues are using this Michigan Reconnect program to return to finish a degree or certificate while getting free tuition at OCC,” said OCC Chancellor Peter Provenzano. “We had more than 160 Reconnect students graduate this year, and many indicated that this program was the incentive they needed to start or go back to college and complete their academic journey.”

Kelly Thalmann graduated with two associate degrees from OCC, after starting classes 18 years ago.

She quickly left school after less than a year in 2005 to start a family and came back in 2017 for a summer class, but again left to take care of her family.

She began taking online classes in 2020 during the pandemic and earned associate degrees in general studies and Arts in 2022.

Thalmann, 38, learned about Michigan Reconnect while working for OCC in 2021. She signed up and the program paid for the final 26 credits of her arts degree.

“Michigan Reconnect was just the push I needed to help me finish,” she said. “I was going to finish anyway, but being able to save money and have my tuition paid for was the motivation I needed to help me finish my degrees.”

She now works in the admissions department at OCC and wants to get the word out to students looking to go back to school without the burden of financing it.

“The interest is out there, it is just a matter of getting the knowledge out to people looking for help,” she said. “I was a speaker at an OCC event last month letting people know about the new age limit and 163 students registered for it. So now it is just a matter of helping them navigate what is a pretty easy system and have them come back to class.”

Thalmann will start at Oakland University in the fall looking to earn a bachelor’s degree in interdisciplinary studies and a masters in high school counseling. She wants to remain in education, working with alternative education high schools.

“There is a really big stigma around those kids; that they are unsuccessful or not going to do anything with their lives,” she said. “I just want to be a supportive person with those kids and show them what they can be in this world.”

Both Gutierrez and Thalmann admit that being “adult learners” and juggling family, work and financial responsibilities has been challenging, but it is never too late to go back to school.

“More than half the people that were at my commencement had gray hair,” Thalmann said. “It was nice to see all these adults come back and want to get a degree for themselves. This program can help bring even more back this fall.”

To qualify for the free tuition through the Michigan Reconnect program, residents must meet all the following criteria:

- At least 25 years of age
- U.S. citizen or eligible non-citizen
- Hold a high school diploma or GED
- Do not currently hold a college or university degree
- Students are required to earn a minimum of 12 credit hours in a 12-month period.

Nonprofit makerspace set to open in Auburn Hills



Open Workshops in Auburn Hills. (Photo courtesy of Open Workshops)

By **KATHY BLAKE** | kblake@medianewsgroup.com | The Oakland Press
August 3, 2023 at 6:00 a.m.

A new makerspace is opening to the public, featuring a variety of tools and components to create things.

Open Workshops, a nonprofit makerspace, is hosting its grand opening, 2-10 p.m. on Saturday, Aug. 5.

It is located at 1532 N. Opdyke Road Suite 400, Auburn Hills, just off I-75 and M-59, near Oakland University and Oakland Community College.

The facility houses multiple 3D printers (FDM and resin), a CNC laser router, drill press, scroll saw, band saw, belt and disk sander, soldering irons, a variety of hand and power tools and more.

Open Workshops is equipped for a variety of mechanical, electrical, and programming projects.

“We think it’s important for people to have the ability to express themselves through making, learn how to use in-demand tools like these, and build a community with other makers,” Lance Menard, Open Workshops president, said in a press release.

“Our goal with Open Workshops is to make that as accessible as possible, since space and tools like these are out of reach for many people in Metro Detroit.”

The grand opening is free to attend. Memberships are available at $25 per month to use the space, and training is required to use select tools. They plan to offer classes and workshops.

Open Workshops is a 501(c)(3) nonprofit. For more information, visit www.open-workshops.com.