



## 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
<del>14</del>	<del>Zoning Board of Appeals</del>	<del>7:00 PM</del>	<b>CANCELED</b>
18	Downtown Development Authority	5:15 PM	Administrative Conference Room 1827 N. Squirrel Road
<del>19</del>	<del>Brownfield Redevelopment Authority</del>	<del>6:00 PM</del>	<b>Date Change</b>
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
<del>26</del>	<del>Brownfield Redevelopment Authority</del>	<del>6:00 PM</del>	<b>CANCELED</b>

**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

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### OCTOBER, 2023

DAY	TITLE	TIME	LOCATION
2	City Council Workshop	5:30 PM	Administrative Conference Room 1827 N. Squirrel Road
2	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
3	Planning Commission	7:00 PM	<b>CANCELED</b>
3	Brownfield Redevelopment Authority	6:00 PM	Administrative Conference Room 1827 N. Squirrel Road
9	Election Commission / Public Accuracy Test	5:30 PM	Council Chamber 1827 N. Squirrel Road
9	Library Board	7:00 PM	Auburn Hills Public Library 3400 Seyburn Drive
10	Tax Increment Finance Authority	4:00 PM	Administrative Conference Room 1827 N. Squirrel Road
12	Zoning Board of Appeals	3:30 PM <del>7:00 PM</del>	Council Chamber 1827 N. Squirrel Road
16	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
<del>17</del>	<del>Brownfield Redevelopment Authority</del>	<del>6:00 PM</del>	<b>CANCELED</b>

**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, SEPTEMBER 25, 2023**

**Workshop Session ♦ 5:30 PM**

Admin Conference Room, 1827 N. Squirrel Road, Auburn Hills MI

**Regular City Council Meeting ♦ 7:00 PM**

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

248-370-9402 ♦ [www.auburnhills.org](http://www.auburnhills.org)

**Workshop Topic:**

- Budget Workshop (2 of 2)

**1. MEETING CALLED TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL OF COUNCIL**

**4. APPROVAL OF MINUTES**

4a. City Council Workshop Minutes, September 11, 2023.

4b. City Council Regular Meeting Minutes, September 11, 2023.

**5. APPOINTMENTS AND PRESENTATIONS**

**6. PUBLIC COMMENT**

**7. CONSENT AGENDA**

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

7a. Board and Commission Minutes

7a1. Planning Commission, August 9, 2023

7a2. Election Commission, August 28, 2023

7a3. Brownfield Redevelopment Authority, August 29, 2023

7a4. Planning Commission, September 13, 2023

7b. Motion – To approve the 2023-2024 Winter Operations Agreement with the RCOC.

**8. UNFINISHED BUSINESS**

**9. NEW BUSINESS**

9a. PART ONE - Motion - Approval of Rezoning of portions of 3411 E. Walton Boulevard (14-12-376-010) from R-4, One Family Residential and RM-1, Multiple Family Residential (Low Rise) to B-2, General Business District / Five Points Community Church

PART TWO - Motion – Approval of Special Land Use Permit and Site Plan to construct a building addition / Five Points Community Church

9b. Motion – Approval of Site Plan and Tree Removal Permit / Pacific and Taylor - Light Industrial Speculative Building

**10. COMMENTS AND MOTIONS FROM COUNCIL**

**11. CITY ATTORNEY REPORT**

**12. CITY MANAGER REPORT**

**13. CLOSED SESSION**

13a. Motion - To meet in closed session to discuss property acquisition pursuant to MCL 15.268 (1)(d) of the Open Meetings Act.

**14. ADJOURNMENT**

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



# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: SEPTEMBER 25, 2023

AGENDA ITEM NO 4A

CITY COUNCIL



## CITY OF AUBURN HILLS

City Council Workshop

**DRAFT** Minutes

September 11, 2023

**CALL TO ORDER:**

Mayor McDaniel at 5:30 PM

**LOCATION:**

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

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

Absent: Council Member Cionka

Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Beckerleg, Clerk Pierce, Chief of Police Gagnon, Fire Chief Massingill, Community Development Director Cohen, City Planner Keenan, Economic Development Mgr Carroll, DPW Director Baldante, Mgr of Public Utilities Deman, Recreation and Senior Services Director Adcock, Asst Director of Recreation and Senior Services Director Beckett, Fieldstone Golf Club Mgr Hierlihy, Finance Director/Treasurer Schulz, Deputy Treasurer Vittone, Accountant Bommarito, Management Assistant Hagge, Engineer Juidici

2 Guests

The topic of the workshop was the presentation of the proposed 2024 budget (1 of 2).

Ms. Schulz presented the 2024-2028 projected budget. She explained the assumptions which include maintenance and improvements to roads, pathways, sidewalks, and bridges. She noted that it is anticipated that there will be TIFA contributions to support the roads and parking structure. There are no plans for additional contributions to pension, however there is one budgeted for retiree health care in 2024. She noted that the general fund is healthy through 2028.

Mr. Vittone explained the projected expenditures and revenues. He noted that the personal property tax assumptions are being phased out and are expiring in 2029. He presented a slide showing the projects approved by City Council and the status of each project.

Ms. Bommarito explained the full-time headcount increase and wage increase assumptions.

Ms. Schulz presented the General Fund expenditures and operating budget. She noted that the property tax revenue only makes up 37% of the revenue in 2024. State Shared Revenues, Licenses, and Permits, and Charges for Services make up another 35%. The increased revenue in 2025 is due to the recognition \$2.5 million in ARPA



funds received in 2022. She presented the police and fire expenditure plans. In discussing the road millage funding, she noted that the SAD revenue is now reflected in the street department as opposed to the general fund to more clearly reflect the non-road related revenue needed in addition to fund related road projects.

Mr. Vittone discussed the major and local road projects which is anticipated to cost \$16.6 million over five years and the local road projects which is anticipated to cost \$17.5 million over five years. Discussion ensued regarding pathways and sidewalks as it is a large system and needs replacement. It was noted that this needs to be more proactive. Mr. Baldante noted that they have been exploring purchasing equipment to grind down the concrete spots in need of repair. Mr. Tanghe noted that staff can bring this back at the next workshop.

Ms. Schulz discussed the water/sewer fund. She noted that in 2024, there is no proposed increase in the water rate and a 1% increase in the sewer rate. It is anticipated that there will be a 1% water rate increase in 2026 and 2028 and a 2% sewer rate increase in 2025 and 2026 and a 2.5% sewer rate increase in 2027 and 2028.

Ms. Schulz presented the capital project plan for Fieldstone Golf Club. She also presented a resident's guide to the budget pamphlet that will be available after the budget has been adopted. The guide is an easy-to-read summary of the budget.

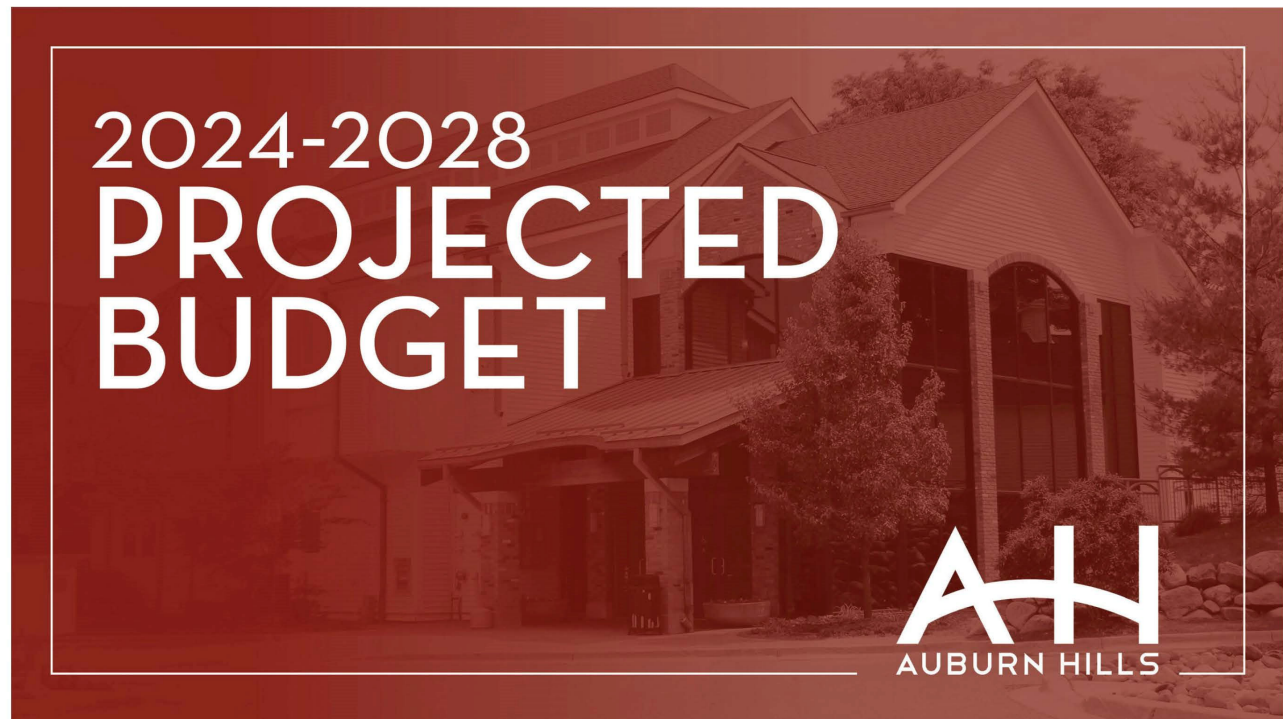
The meeting adjourned at 6:35 PM.

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Kevin R. McDaniel, Mayor

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Laura M. Pierce, City Clerk



## 2024-2028 ASSUMPTIONS

\$34.7M in road, pathway, sidewalk and bridge related maintenance and improvements	\$16.8M Road millage \$16.2M Act 51	\$4.2M in SAD revenue/interest 2024-2028	\$12.9M Land and Building \$2.2M Equipment 17.7M Water/Sewer \$4.5M Vehicles	TIFA Infrastructure Contributions to Roads and General Funds 2024-2028 \$6M
2024 wage reserve equivalent of 3% of current Admin wages 3% built into out years	Fire Wages and related wage benefits assume the expired contract with budgeted staff.	Additional Funding for RHC \$250K in 2024  No additional funding for Pension	Projecting 14.9% increase in General Fund property taxes in 2024 4.5% in 2025 2% each year following	\$7.8M General Fund Declining PPT Reimbursement
Utility Rate Increases Sewer: 1% 2024 2% 2025, 2026 2.5% 2027, 2028 Water: 0% 2024, 2025 1% 2026-2028		2024 Anticipated New Sewer Debt: COSDA Rehab \$8.1M OMID Debt 750K 2025: \$3.9 CRWRRF		ACRONYM KEY: <b>RHC</b> Retiree Health Care <b>PPT</b> Personal Property Tax <b>SAD</b> Special Assessment District



# CURRENT PROJECTIONS

<b>GENERAL FUND</b>								
<small>9.11.2023</small>	2022	2023	2023	2024	2025	2026	2027	2028
<u>Description</u>	<u>ACTUAL</u>	<u>ORIGINAL BUDGET</u>	<u>AMENDED</u>	<u>BUDGET</u>	<u>PROJECTED</u>	<u>PROJECTED</u>	<u>PROJECTED</u>	<u>PROJECTED</u>
Total General Fund Revenues	\$36,894,388	\$34,853,076	\$34,953,076	\$38,710,727	\$43,599,542	\$40,105,109	\$41,023,189	\$41,496,618
Total General Fund Expenditures	29,680,265	31,604,599	33,362,653	39,955,447	44,696,798	36,669,197	42,740,609	36,669,704
Revenue Over (Under) Expenditures	\$ 7,214,124	\$ 3,248,477	\$ 1,590,423	\$ (1,244,720)	\$ (1,097,256)	\$ 3,435,912	\$ (1,717,420)	\$ 4,826,914
Fund Balance <sup>1</sup>	\$ 39,323,922	\$ 42,572,399	\$ 40,914,345	\$ 39,669,625	\$ 38,572,369	\$ 42,008,281	\$ 40,290,861	\$ 45,117,775
as % of Expense	132.5%	134.7%	122.6%	99.3%	86.3%	114.6%	94.3%	123.0%
Unrestricted Fund Balance	\$38,043,122	\$42,218,963	\$40,562,284	\$39,316,314	\$38,213,249	\$41,650,786	\$39,934,991	\$44,761,905
as % of Expense	128.18%	133.58%	121.58%	98.40%	85.49%	113.59%	93.44%	122.07%

<sup>1</sup>Fund Balance includes *Nonspendable, Committed, Assigned, and Unassigned* balances. Unrestricted Fund Balance combines Unassigned and Assigned Fund Balance.

## TOTAL CITY 2024 BUDGET (NO COMPONENT UNITS)

REVENUES: **\$72,539,200**  
 EXPENDITURES: **\$76,743,169**  
**\$(4,203,969)**



2024 PROPOSED BUDGET	PROPOSED REVENUES	PROPOSED EXPENDITURES	APPROPRIATION OF FUND EQUITY
General	\$ 38,710,727	\$ 39,955,447	\$ (1,244,720)
Major Streets	3,495,244	3,496,296	(1,052)
Local Streets	4,192,106	4,212,719	(20,613)
Wayne Disposal-Oakland	114,076	102,170	11,906
Tree Ordinance	9,514	95,510	(85,996)
METRO Act	80,867	105,000	(24,133)
Police Drug Forfeiture	10,481	35,000	(24,519)
Economic Development	-	-	-
CDBG Grant	83,086	83,086	-
Capital Improvement Debt	1,858,525	1,858,525	-
Capital Projects Fund	-	-	-
Fieldstone Golf Club	1,810,800	2,248,459	(437,659)
Water/Sewer	18,823,253	21,658,322	(2,835,069)
Fleet Management	3,219,326	2,710,110	509,216
Special Assessment Debt	130,903	182,525	(51,622)
Total Before Component Units	\$ 72,538,908	\$ 76,743,169	\$ (4,204,261)
DDA	\$ 528,694	\$ 302,982	\$ 225,712
TIFA 85-A	1,578,618	1,463,666	114,952
TIFA 85-B	1,960,109	2,245,226	(285,117)
TIFA 86-D	1,094,547	532,869	561,678
Brownfield Authority	311,903	497,102	(185,199)
Grand Total	\$ 78,012,779	\$ 81,785,014	\$ (3,772,235)

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## PROPERTY TAXES & PERSONAL PROPERTY REIMBURSEMENT



### 2024 Real and Personal Property Taxes

REAL PROPERTY TAX AND RELATED REVENUE  
**\$26,305,399**

PERSONAL PROPERTY TAX REIMBURSEMENT  
**\$1,892,466**

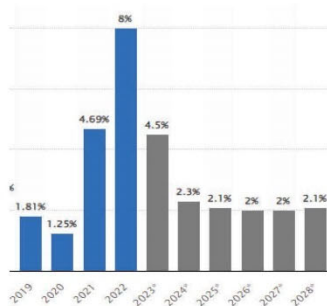
**TOTAL: \$28,197,865**

**73% OF TOTAL GENERAL FUND REVENUE**

## Property Tax Revenue Timeline/Assumptions

Assessment Year	2021	2022	2023	2024	2025	2026
CPI	4.69%	5.00%	4.50% e	2.30% e	2.10% e	2.00% e
Growth (used to estimate revenue only)			1.00% e	1.00% e	1.00% e	1.00% e
Taxable Value Levied	2022	2023	2024	2025	2026	2027
Taxable Value (000) - adjusted for lost PPT	1,930,958	2,044,597	2,137,050 e	2,187,572 e	2,235,387 e	2,282,449 e
% Change in Real and Personal Taxable Values	7.02%	5.89%	4.52%	2.36%	2.19%	2.11%
Budget Year	2023	2024	2025	2026	2027	2028
General Fund Tax Disbursements	\$ 21,917	\$ 25,269 e	\$ 26,389 e	\$ 26,991 e	\$ 27,558 e	\$ 28,115 e
City Tax Mills for Government Funds	12.0702	12.0702	12.0702 e	12.0702 e	12.0702 e	12.0702 e

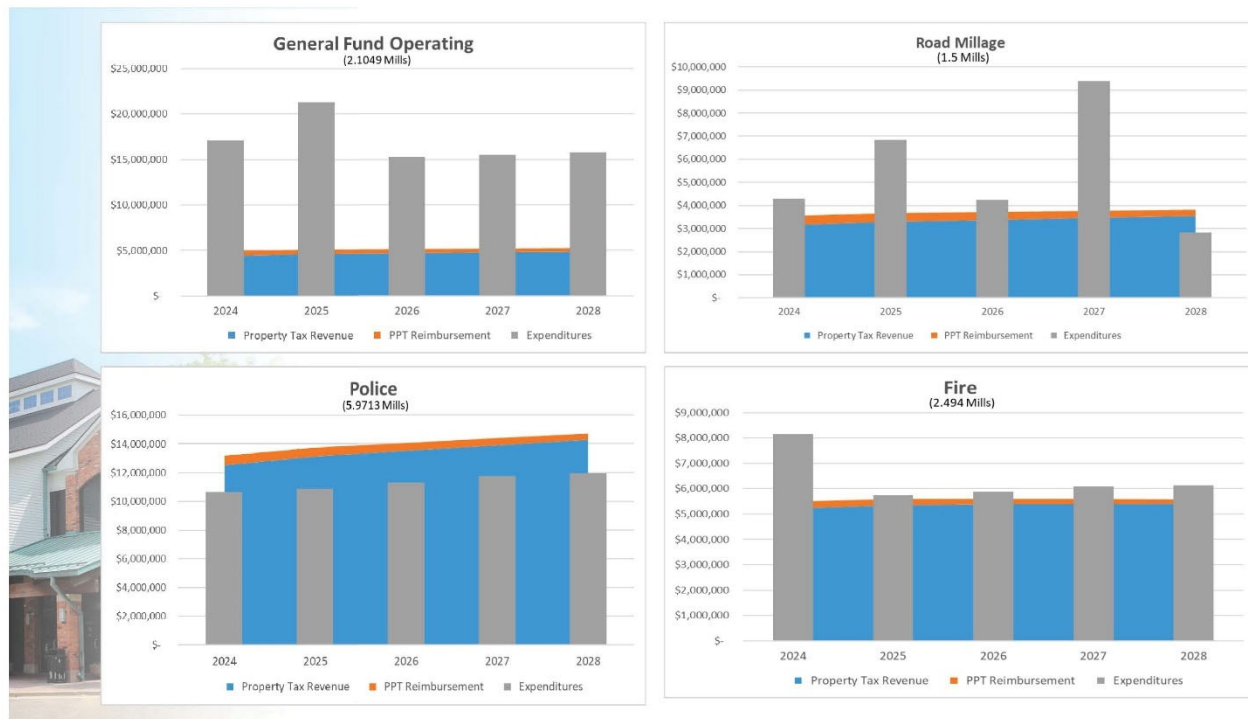
## CPI Projections



- Two-year lag in revenue recognition
- 1% growth projected

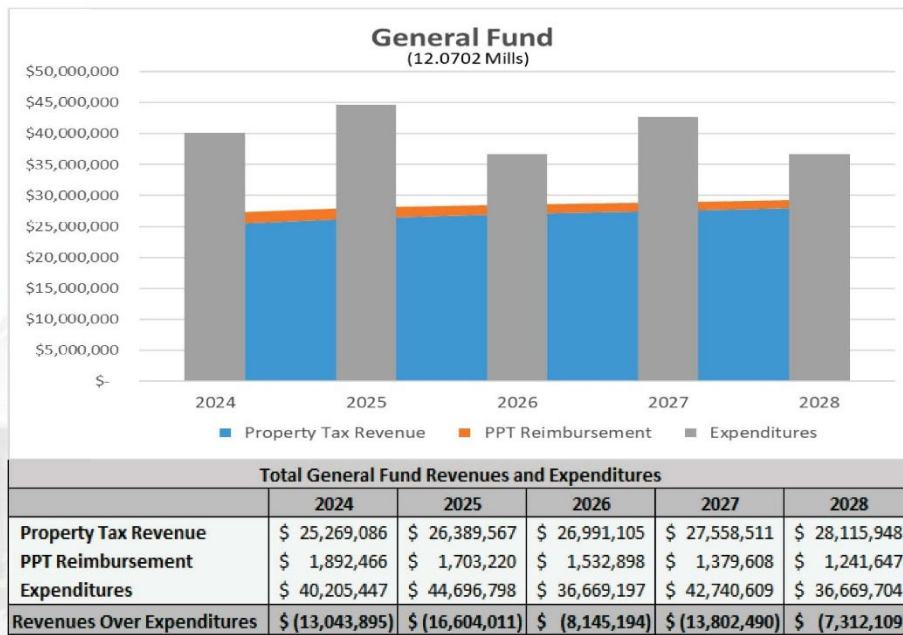
## 2023 COMPARISON OF ASSESSED AND TAXABLE VALUES

2022 ASSESSED	2023 ASSESSED	% CHANGE ASSESSED	2022 TAXABLE	2023 TAXABLE	% CHANGE TAXABLE
2,329,927,320	2,461,183,320	5.63%	1,930,958,500	2,044,597,840	5.89%





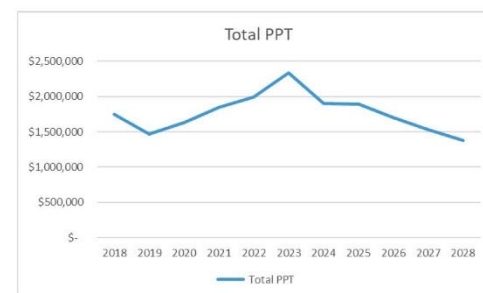
**Note:**  
The property tax revenue in this slide is not accounting for things like delinquent property tax, PILOT taxes etc.



## Personal Property Tax Assumptions

- Being phased out 10% each year starting in 2021 but in 2022 we received more than we did the previous year, so nothing is guaranteed
- Expiring 2029
- We received extra payments since 2019. The extra payment is not guaranteed however we did budget for an extra payment in the budget.

PPT Reimbursement History and Projections	
Year	Total PPT
2017	\$ 1,748,372
2018	\$ 1,470,414
2019	\$ 1,630,449
2020	\$ 1,852,006
2021	\$ 1,993,369
2022	\$ 2,336,378
2023	\$ 1,897,767
2024	\$ 1,892,467
2025	\$ 1,703,220
2026	\$ 1,532,898
2027	\$ 1,379,608
2028	\$ 1,241,647



## PROJECTS APPROVED BY THE AUBURN HILLS CITY COUNCIL

Not Started or Under Construction  
(AUGUST 31, 2023)

Number	Project Name	Council Approval	Invest. (\$ millions)	Project Description	Not Started	Under Construction
1 - 2014	Primary Place PUD	10-06-14	3	18 townhouse-style apartments in 3 buildings		1
2 - 2016	Reserves of Auburn Hills PUD	8-22-16	16	65 attached condominium units in 18 buildings		2
3 - 2019	Ridgewood Villas PUD	4-22-19	33	113 detached single-family homes with clubhouse and swimming pool (Note: 3-year extension expires on 4-22-25)	1	
4	Executive Hills North - Spec	4-22-19	10	138,200 sq. ft. speculative clean industrial building		3
5	Beacon Hill - Phase V	9-23-19	16	65 townhouse-style apartment units in 12 buildings		4
6	The Avant at Five Points PUD	11-18-19	15	3-story, 68-unit multi-family residential building		5
7	Barrington Luxury Apartments	11-18-19	6	45 apartment units in 3 buildings		6
8 - 2020	Trailway Commons PUD	6-15-20	12	2,500 sq. ft. restaurant w/drive-thru, 13,695 sq. ft. retail center w/office and 29 condos in 5 buildings		7
9 - 2021	The Brunswick PUD	3-15-21	5	4-story, 29,184 sq. ft. mixed-use building (18 apartment units)		8
10	Clover Senior Housing PUD	4-19-21	8	4-story, 135,572 sq. ft., 124-unit independent senior living apartment building		9
11	University Plaza	9-27-21	1	Covert BD's Mongolian Grill restaurant into an 8,550 sq. ft. retail center		10
12	Visioneering, Inc.	10-18-21	14	130,176 sq. ft. clean industrial building expansion		11
13 - 2022	HIROTEC AMERICA	1-17-22	18	128,290 sq. ft. clean industrial building expansion		12
14	The Parkways - Phase Three PUD	6-20-22	10	50 townhouse-style units (18 owner-occupied / 32 rental) in 8 buildings		13
15	The Webster PUD	7-25-22 (Rev. 11-28-22)	22	6-story 126, 271 sq. ft. mixed-use building (7,687 sq. ft. retail) with 88 apartment units	2	
16	FANUC America Corporation West	9-26-22	86	671,100 sq. ft. clean industrial building		14
17	Clean View Car Wash	11-28-22	4	16,307 sq. ft. car wash	3	
18	TI Fluid Systems	11-28-22	14.5	49,374 sq. ft. clean industrial building expansion for eMIC lab		15
19 - 2023	UL Solutions	2-20-23	35	83,061 sq. ft. clean industrial testing facility		16
20	Atlantic Boulevard Spec Building	4-17-23	5.5	55,422 sq. ft. clean industrial building	4	
21	Magna Seating	4-17-23	60	280,000 sq. ft. clean industrial building		17
22	Tommy's Boats PUD	6-19-23	6	21,483 sq. ft. boat dealership sales and service facility	5	
23	GM EV Parts Assembly PUD	8-21-23	130	715,012 sq. ft. light industrial building	6	
<b>Total Investment</b>			<b>\$530</b>			

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## WAGES AND BENEFITS



# Headcount/Wage Assumptions

# General Fund Wages



## General Fund Benefits

8/21/2023	2023	2024	PROJECTIONS			
	AMENDED	BUDGET	2025	2026	2027	2028
<b>BENEFITS</b>						
City Council	\$ 27,037	\$ 31,484	\$ 32,583	\$ 33,967	\$ 35,527	\$ 36,665
City Manager	\$ 165,036	169,505	173,558	177,786	182,373	186,719
Clerks	\$ 50,207	57,405	51,755	54,040	52,216	56,875
Human Resources	\$ 74,533	76,760	79,610	82,651	85,982	89,003
Finance/Treasurer (incl BOR)	\$ 146,994	154,480	158,515	162,370	166,484	170,284
DPW Admin	\$ 221,612	227,674	234,423	241,590	249,455	256,216
<b>Administration Total</b>	<b>\$ 685,419</b>	<b>\$ 717,308</b>	<b>\$ 730,444</b>	<b>\$ 752,404</b>	<b>\$ 772,037</b>	<b>\$ 795,762</b>
Facilities	225,307	231,082	239,183	248,377	258,140	266,325
Grounds	203,596	247,427	258,857	270,279	281,909	294,244
Storm Water	26,758	27,026	27,545	28,307	29,204	29,625
<b>General Support Total</b>	<b>\$ 455,661</b>	<b>\$ 505,535</b>	<b>\$ 525,585</b>	<b>\$ 546,963</b>	<b>\$ 569,253</b>	<b>\$ 590,194</b>
Building Services	285,654	296,463	308,799	321,663	335,188	347,931
Community Development	74,217	74,904	76,381	78,369	80,655	82,020
<b>Planning and Development Total</b>	<b>\$ 359,871</b>	<b>\$ 371,367</b>	<b>\$ 385,180</b>	<b>\$ 400,032</b>	<b>\$ 415,843</b>	<b>\$ 429,951</b>
Seniors	108,082	118,177	121,121	124,446	128,002	131,258
Recreation	100,422	95,166	97,840	100,667	103,648	105,898
Parks	77,271	97,475	101,116	104,867	108,053	111,436
<b>Community Program Total</b>	<b>\$ 285,775</b>	<b>\$ 310,818</b>	<b>\$ 320,077</b>	<b>\$ 329,980</b>	<b>\$ 339,703</b>	<b>\$ 348,592</b>
<b>NON-PUBLIC SAFETY GENERAL FUND</b>	<b>\$ 1,786,726</b>	<b>\$ 1,905,028</b>	<b>\$ 1,961,286</b>	<b>\$ 2,029,379</b>	<b>\$ 2,096,836</b>	<b>\$ 2,164,499</b>
POLICE	2,413,584	2,669,664	2,809,602	3,000,507	3,251,391	3,315,276
FIRE	1,058,962	1,070,936	1,107,669	1,153,363	1,201,844	1,244,219
<b>PUBLIC SAFETY GENERAL FUND</b>	<b>\$ 3,472,546</b>	<b>\$ 3,740,600</b>	<b>\$ 3,917,271</b>	<b>\$ 4,153,870</b>	<b>\$ 4,453,235</b>	<b>\$ 4,559,495</b>
<b>GENERAL FUND SUB-TOTAL</b>	<b>\$ 5,259,272</b>	<b>\$ 5,645,628</b>	<b>\$ 5,878,557</b>	<b>\$ 6,183,249</b>	<b>\$ 6,550,071</b>	<b>\$ 6,723,994</b>

## Wages – Other Funds

8.22.23	2023	2024	2025	2026	2027	2028
Description	Amended	REQUESTED	PROJECTION	PROJECTION	PROJECTION	PROJECTION
<b>GENERAL FUND - sub total</b>	<b>\$ 13,095,025</b>	<b>\$ 13,737,153</b>	<b>\$ 14,093,554</b>	<b>\$ 14,524,734</b>	<b>\$ 14,847,912</b>	<b>\$ 15,136,446</b>
ROADS	492,780	523,565	536,261	545,644	555,077	564,808
ROADS PT/SEASONAL	15,600	15,600	15,600	15,600	15,600	15,600
FLEET	200,784	208,843	216,715	222,473	226,795	231,246
FLEET PT/SEASONAL	7,800	7,800	7,800	7,800	7,800	7,800
WATER AND SEWER FUND	698,040	746,943	764,392	779,074	793,829	809,054
WATER AND SEWER PT/SEASONAL	23,400	23,400	23,400	23,400	23,400	23,400
GOLF	85,998	84,262	84,262	84,262	84,262	84,262
GOLF PT/SEASONAL	194,830	201,902	209,253	216,752	224,690	233,090
DDA	27,898	27,898	27,898	27,898	27,898	27,898
TIFA	55,640	66,209	67,704	69,056	70,428	71,837
<b>TOTAL WAGES</b>	<b>\$ 14,897,795</b>	<b>\$ 15,643,575</b>	<b>\$ 16,046,839</b>	<b>\$ 16,516,693</b>	<b>\$ 16,877,691</b>	<b>\$ 17,205,441</b>
<b>BENEFITS - OTHER FUNDS</b>						
<b>GENERAL FUND - sub total</b>	<b>\$ 5,259,272</b>	<b>\$ 5,645,628</b>	<b>\$ 5,878,557</b>	<b>\$ 6,183,249</b>	<b>\$ 6,550,071</b>	<b>\$ 6,723,994</b>
ROADS	436,151	449,253	475,369	517,774	581,916	584,751
FLEET	108,779	116,572	121,748	127,177	132,884	138,407
WATER AND SEWER FUND	464,317	484,397	508,417	541,880	587,673	600,434
GOLF	61,562	63,111	64,982	66,963	69,071	71,313
DDA	2,135	2,229	2,229	2,229	2,229	2,229
TIFA	25,586	36,723	38,388	40,112	41,934	43,864
<b>TOTAL BENEFITS</b>	<b>\$ 6,357,802</b>	<b>\$ 6,797,913</b>	<b>\$ 7,089,690</b>	<b>\$ 7,479,384</b>	<b>\$ 7,965,778</b>	<b>\$ 8,164,992</b>
<b>TOTAL WAGES AND BENEFITS</b>	<b>\$ 21,255,597</b>	<b>\$ 22,441,488</b>	<b>\$ 23,136,529</b>	<b>\$ 23,996,077</b>	<b>\$ 24,843,469</b>	<b>\$ 25,370,433</b>
<b>OTHER WAGE/BENEFIT RELATED FUNDS</b>						
Discretionary Funds for Admin Wage	-	\$163,857	\$185,079	\$268,738	\$354,907	\$443,661
Discretionary Funds for Admin Benefit	-	\$31,396	\$33,957	\$50,593	\$67,632	\$85,180

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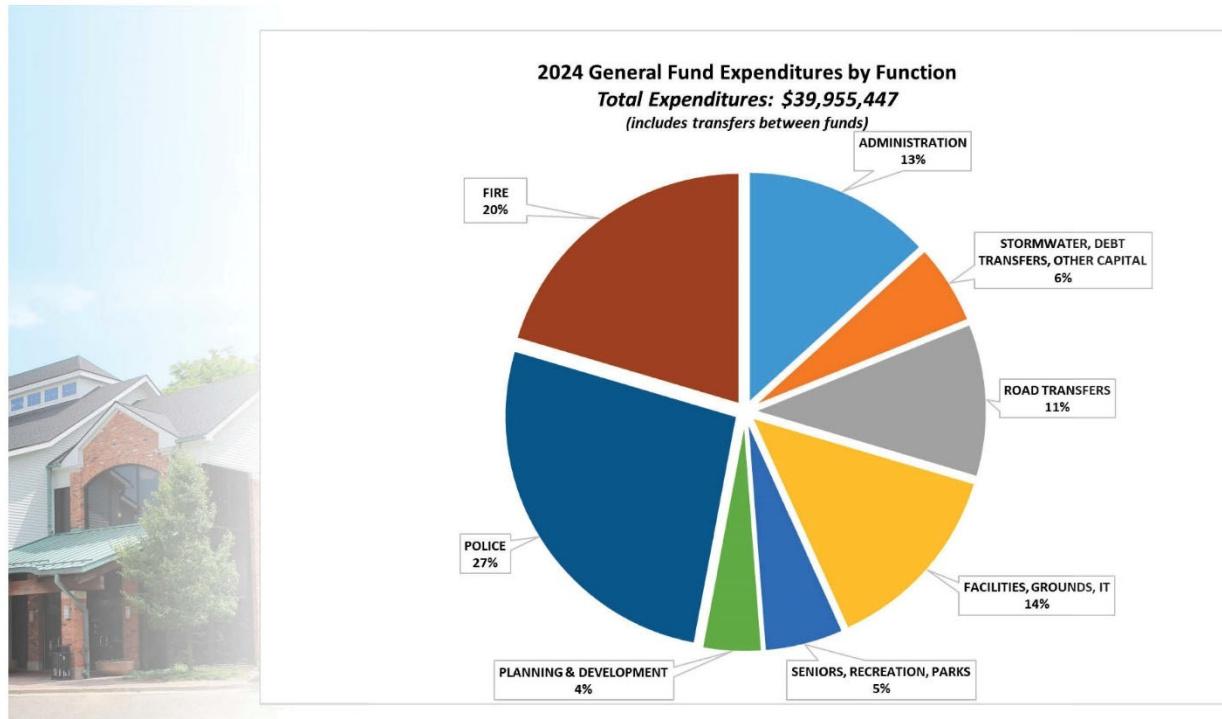
# THE GENERAL FUND



Expenditures by Function

GENERAL FUND EXPENDITURES BY FUNCTION				% of Total
FUNCTION	2022 ACTUAL	2023 AMENDED BUDGET	2024 BUDGET	Expense/ Support
ADMINISTRATION	\$ 5,657,744	\$ 5,518,527	\$ 5,533,672	
STORMWATER, DEBT & OTHER CAPITAL (ROADS TRANSFERS SHOWN BELOW)	2,099,980	2,431,439	2,253,131	
FACILITIES, GROUNDS, IT	2,631,691	3,923,524	5,454,567	
SENIORS, RECREATION, PARKS	2,197,564	2,559,072	2,212,934	
PLANNING & DEVELOPMENT	1,336,347	1,569,052	1,651,025	
	\$ 13,923,326	\$ 16,001,614	\$ 17,105,329	42.54%
TAX REVENUE SUPPORT PROVIDED BY 2.1049 MILLS =			\$ 4,407,120	26%
STREET DEPARTMENT	\$ 1,225,000.00	\$ 820,000	\$ 4,292,000	10.68%
TAX REVENUE SUPPORT PROVIDED BY 1.5 MILLS =			\$ 3,138,683	73%
POLICE DEPARTMENTS	9,217,207	10,238,590	\$ 10,655,000	26.50%
TAX REVENUE SUPPORT PROVIDED BY 5.9713 MILLS =			\$ 12,502,433	117%
FIRE DEPARTMENTS	5,314,387	6,302,449	\$ 8,153,118	20.28%
TAX REVENUE SUPPORT PROVIDED BY 2.4940 MILLS =			\$ 5,220,849	64%
TOTAL GENERAL FUND EXPENDITURES	\$ 29,679,920	\$ 33,362,653	\$ 40,205,447	63%
*The budget book provides further breakdown of the departments and detail under each function				

Property Tax Revenue = 63% of General Fund Expenditures

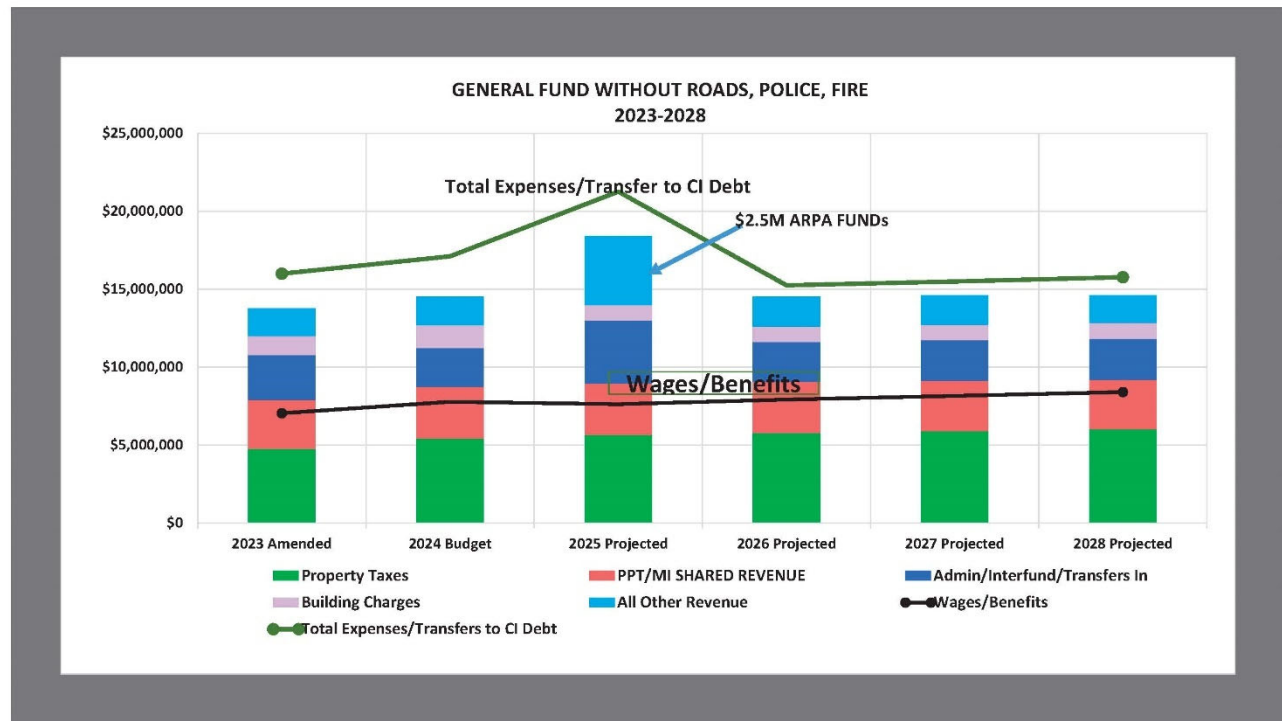


## General Fund Operating

*(does not include the General Fund Police, Fire or Road Departments)*

	2022	2023	2023	2024	2025	2026	2027	2028
	ACTUAL	ORIGINAL BUDGET	AMENDED BUDGET	BUDGET	PROJECTION	PROJECTION	PROJECTION	PROJECTION
OPERATING GENERAL FUND								
REVENUES	\$ 16,108,157	\$ 13,660,551	\$ 13,760,551	\$ 14,532,486	\$ 18,408,270	\$ 14,515,257	\$ 14,602,228	\$ 14,601,769
LESS RHC AND PENSION ADDITIONAL FUNDING	1,788,291	250,000	854,395	250,000	-	-	-	-
LESS TRANSFERS TO CAPITAL IMPROVEMENT DEBT	1,863,400	1,861,325	1,861,325	1,858,525	1,864,900	1,865,375	1,857,400	1,858,050
LESS ALL OTHER EXPENSES	10,271,975	12,352,382	13,285,894	14,746,804	19,397,126	13,382,357	13,642,312	13,913,616
IMPACT TO FUND BALANCE	\$ 2,184,491	\$ (803,156)	\$ (2,241,063)	\$ (2,322,843)	\$ (2,853,756)	\$ (732,475)	\$ (897,484)	\$ (1,169,897)

- There is no planned additional contributions to the Retirement Trusts after 2024
- The Capital Improvement debt includes payments for both the 2017 and 2021 bond issues
- Expenses reflected here include all the Administrative departments, IT, Grounds, Facilities, Seniors, Smart Grant, Recreation, Parks, DPW admin, Human Resources, Community Development/Building.
- Property Tax Revenues (\$5,413,963) only make up 37% of the Revenues over the in 2024. State Shared Revenues, Licenses, and Permits, and Charges for Services make up another 35%.
- The increased revenue in 2025 is due to the recognition \$2.5million in ARPA funds received in 2022.



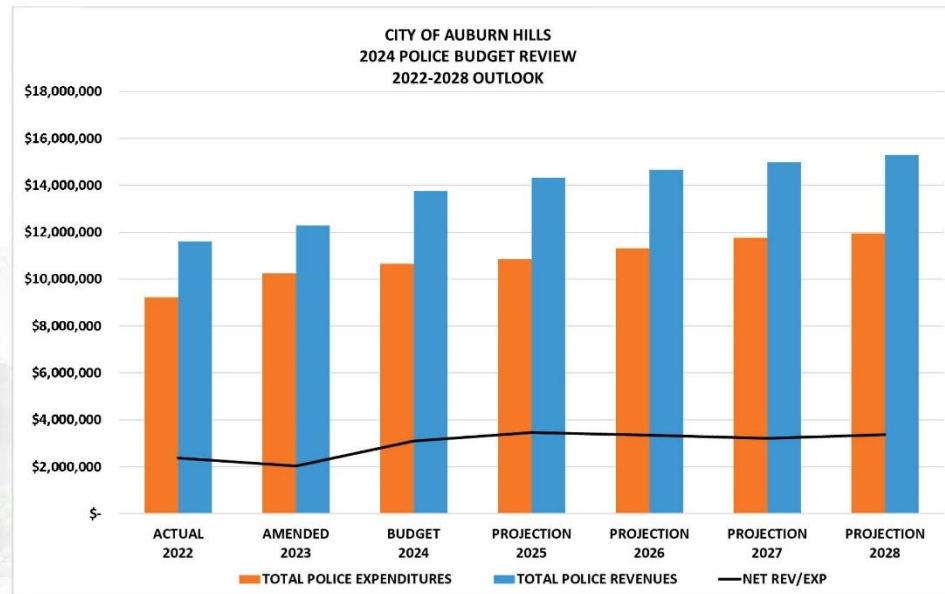
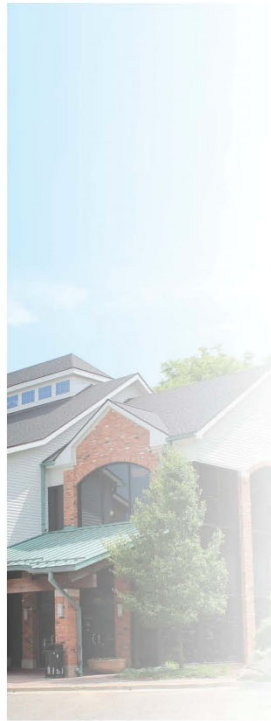
### Police 2023-2028 Budget

		2023	2023					
	2022	ORIGINAL	AMENDED	2024	2025	2026	2027	2028
POLICE GENERAL FUND	ACTUAL	BUDGET	BUDGET	BUDGET	PROJECTION	PROJECTION	PROJECTION	PROJECTION
REVENUES	\$ 11,594,135	\$ 12,278,637	\$ 12,278,637	\$ 13,752,683	\$ 14,320,470	\$ 14,650,607	\$ 14,974,735	\$ 15,296,156
LESS EXPENSES	9,217,207	10,030,384	10,238,590	10,655,000	10,859,834	11,310,132	11,762,837	11,935,007
IMPACT TO FUND BALANCE	\$ 2,376,928	\$ 2,248,253	\$ 2,040,047	\$ 3,097,683	\$ 3,460,636	\$ 3,340,475	\$ 3,211,898	\$ 3,361,149

### Police Capital Expenditure Plan

Project	Account Description	2023	2024	2025	2026	2027	2028
Copier	Machinery & Equipment	5,500					
Police In-Car HD Video Camera Replacements	Electronic Equipment	6,500					
Police Flock LPR Cameras (10)	Machinery & Equipment	25,000					
Cubical Updates	Furniture	88,000	30,000				
Mobile Vehicle Mitigation Barriers	Machinery & Equipment	157,663					
Police Shooting Range Upgrade	Bldg Additons/Improvements	200,000					
Radio Speaker Project	Bldg Additons/Improvements		42,000				
Axon In-car Video Cameras	Electronic Equipment		60,000	63,000	66,000	69,000	72,000
Public Safety Evidence Room Renovation	Bldg Additons/Improvements		65,000				
Axon Body Worn Cameras	Electronic Equipment		80,000	83,000	86,000	89,000	92,000
Police DB Copier	Machinery & Equipment			9,000			
VMS/Radar Trailer	Machinery & Equipment			22,000			
Copier for Police Records	Machinery & Equipment				6,000		
		482,663	277,000	177,000	158,000	158,000	164,000



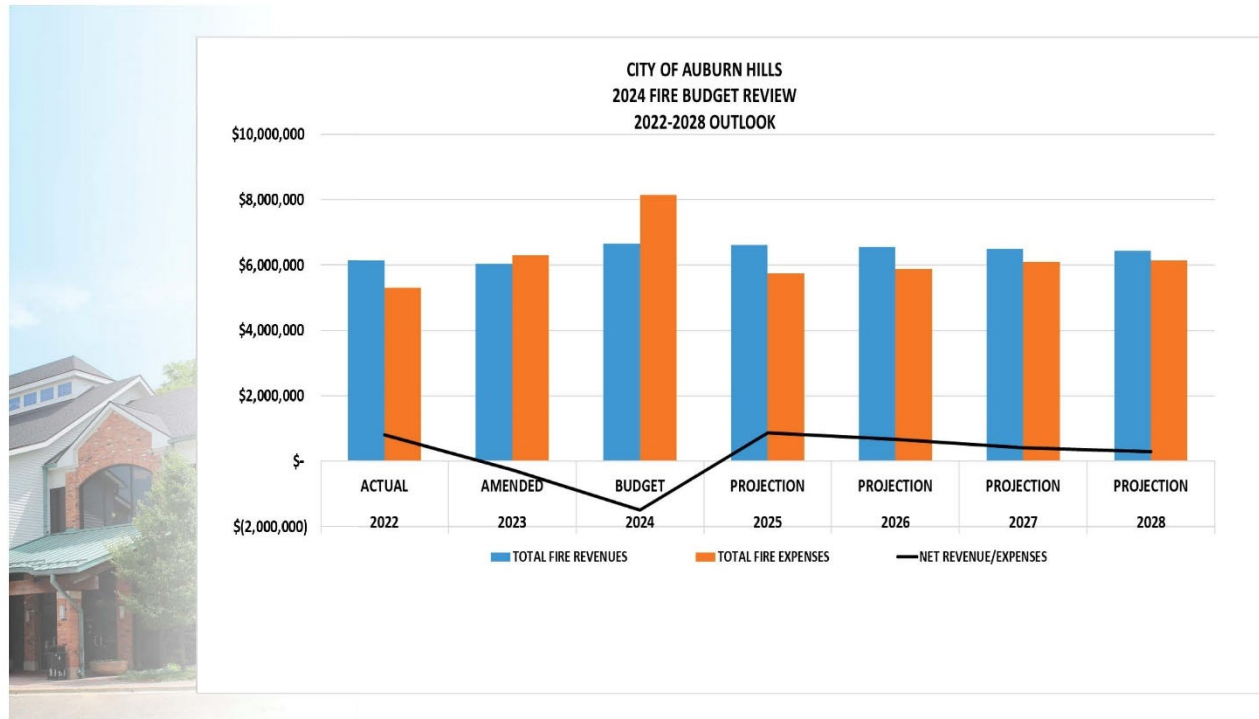


### Fire 2023-2028 Budget

	2022	2023 ORIGINAL	2023 AMENDED	2024	2025	2026	2027	2028
FIRE GENERAL FUND	ACTUAL	BUDGET	BUDGET	BUDGET	PROJECTION	PROJECTION	PROJECTION	PROJECTION
REVENUES	\$ 6,133,038	\$ 6,041,291	\$ 6,041,291	\$ 6,656,455	\$ 6,608,762	\$ 6,558,367	\$ 6,500,473	\$ 6,439,747
LESS EXPENSES	5,314,387	6,290,508	6,302,449	8,153,118	5,744,938	5,883,333	6,095,060	6,139,031
IMPACT TO FUND BALANCE	\$ 818,651	\$ (249,217)	\$ (261,158)	\$ (1,496,663)	\$ 863,824	\$ 675,034	\$ 405,413	\$ 300,716

### Fire Capital Expenditure Plan

Project	Account Description	2023	2024	2025	2026	2027	2028
AED	Fire Equipment	11,500	7,500				
HVAC Replacement FS 3	Bldg Additions & Improvements	15,000					
TBD Suppression Equipment	Fire Equipment	18,500	35,000	35,000	30,000	30,000	45,000
Cardic Monitor	Fire Equipment	45,000			45,000	45,000	
Generator FS 3	Bldg Additions & Improvements	150,000					
FS Parking Lot	Parking Lot Improvements	218,000					
F1 Parking Lot	Parking Lot Improvements	340,000					
Extrication Equipment	Fire Equipment		35,000	35,000			
Generator FS 1	Bldg Additions & Improvements		50,000				
FS 1 Modernization	Bldg Additions & Improvements		750,000				
FS 3 Modernization	Bldg Additions & Improvements		750,000				
FS 2 Modernization	Bldg Additions & Improvements		950,000				
		798,000	2,577,500	70,000	75,000	75,000	45,000



## Road Millage/Funding

	2022	2023 ORIGINAL	2023 AMENDED	2024	2025	2026	2027	2028
	ACTUAL	BUDGET	BUDGET	BUDGET	PROJECTION	PROJECTION	PROJECTION	PROJECTION
STREET IMPROVEMENT GENERAL FUND								
PROPERTY TAXES AND PPT REIMBURSEMENT	\$ 3,059,051	\$ 2,872,597	\$ 2,872,597	\$ 3,547,276	\$ 3,661,414	\$ 3,715,504	\$ 3,769,484	\$ 3,825,985
NON DEBT ROAD SAD INCOME	\$ -	\$ -	\$ -	\$ 221,827	\$ 600,626	\$ 665,374	\$ 1,176,269	\$ 1,332,961
LESS TRANSFERS TO ROADS	(1,225,000)	(820,000)	(820,000)	(4,292,000)	(6,830,000)	(4,228,000)	(9,383,000)	(2,824,000)
IMPACT TO FUND BALANCE	\$ 1,834,051	\$ 2,052,597	\$ 2,052,597	\$ (522,897)	\$ (2,567,960)	\$ 152,878	\$ (4,437,247)	\$ 2,334,946

In 2024, staff is including SAD revenue collected (not associated with debt payments) in the Street department as opposed to general revenue to more clearly reflect the non-road related revenue needed in addition to fund related road projects

Staff has no indication that Personal Property Tax Reimbursement (PPT) will continue beyond 2029

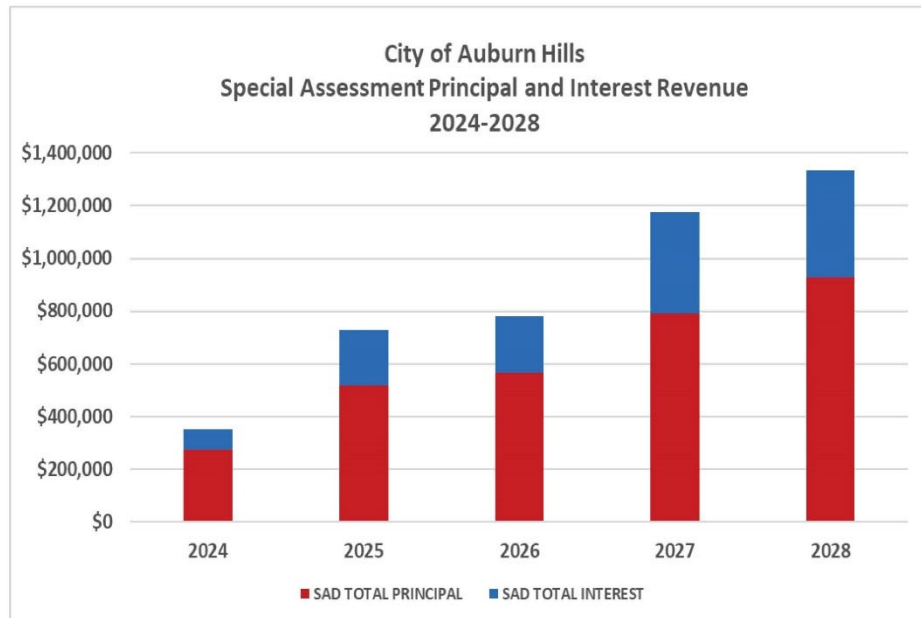
Between 2024 and 2028, Road related Property Tax, Personal Property Tax reimbursement, and Assessment Income is currently projected to total approximately \$22.5M. Transfers to Roads Fund from the General fund are expected to be \$27.6M

Additional revenue (in excess of the General fund) from Wayne Disposal, Tifa B and Tifa D will also support Major and Local Roads projects in the amount of \$4,560,000 from 2024-2028. Wayne Disposal is not projected to support roads past 2024 and we will not have the support of the TIFA funds for eligible roads past 2030.

The City may consider committing special assessment in the general fund to use only for road related transfers to the Major and Local Street funds and recognize this as a source of income only to be used for Road and related infrastructure.

**New Assessments**

**2024: Superior**  
**2025: Centre, Executive, Innovation**  
**2026: Automation, Luella, Pinnacle**  
**2027: Cross Creek, High Meadow, Pond Run, Valley View**  
**2028: Chrysler, Glenmeade**



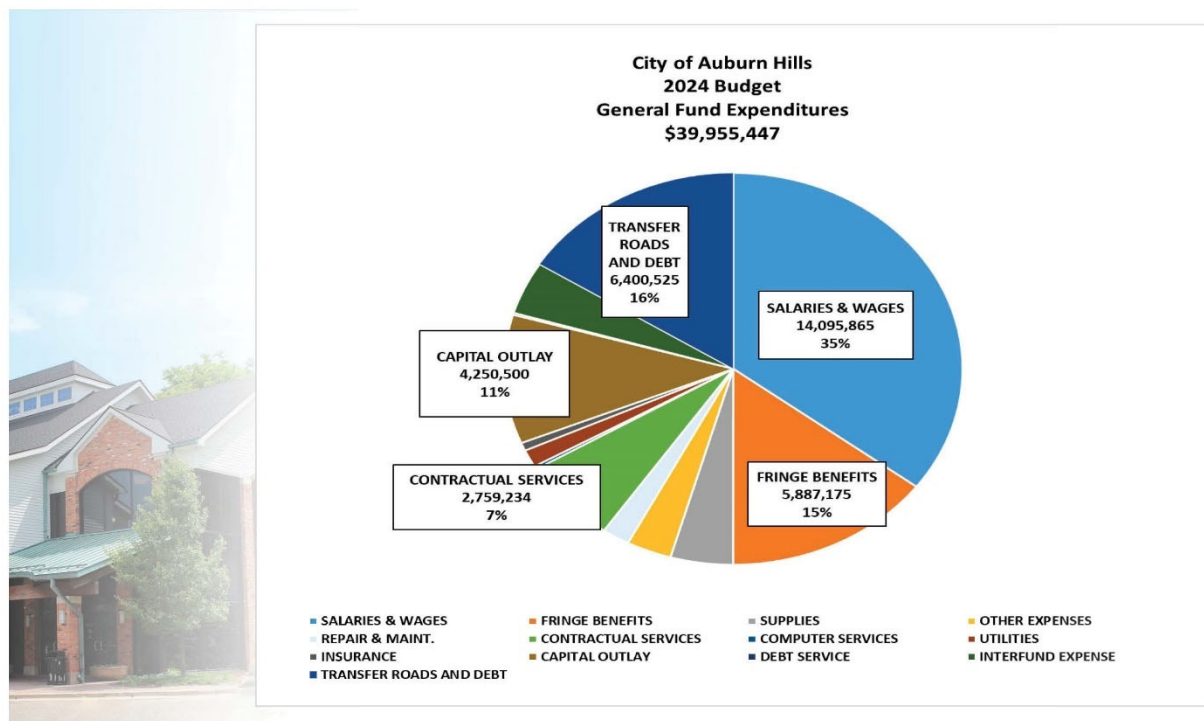
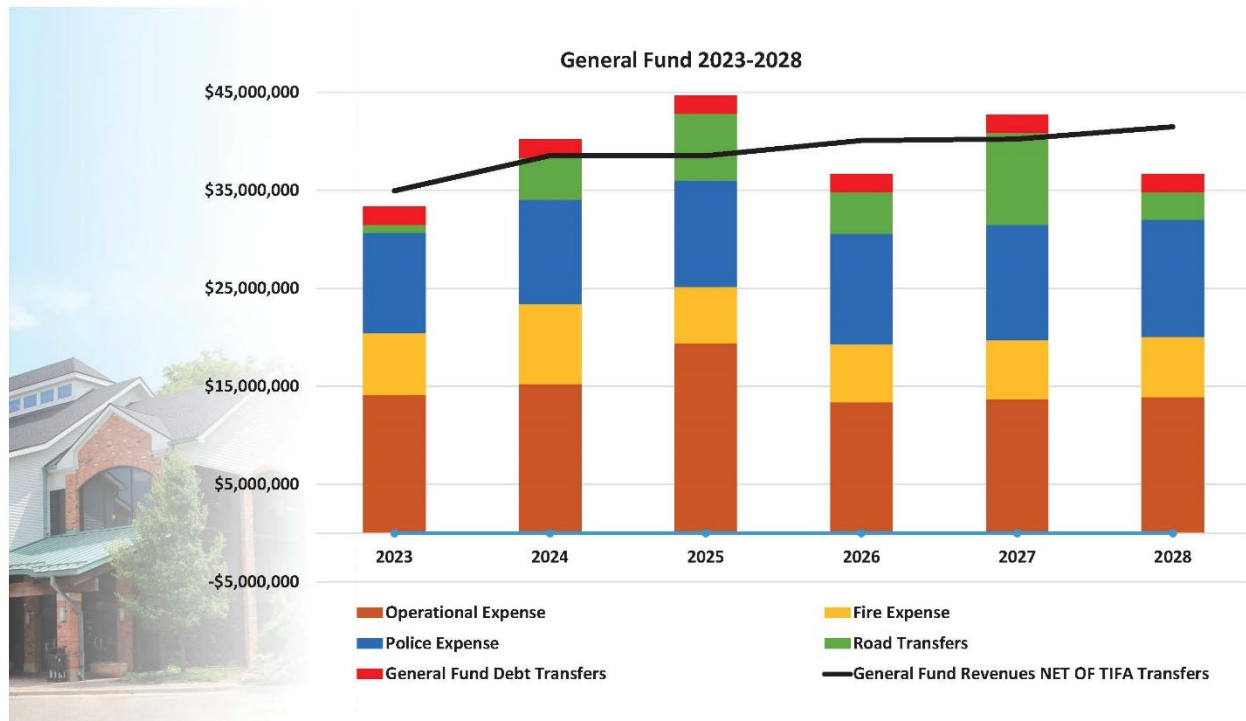
New SAD's in 2024-2028 have a total expected principal revenue of \$8,950,000

## Combined General Fund Components

	2022 ACTUAL	2023 ORIGINAL BUDGET	2023 AMENDED BUDGET	2024 BUDGET	2025 PROJECTION	2026 PROJECTION	2027 PROJECTION	2028 PROJECTION
<b>IMPACT TO FUND BALANCE</b>								
OPERATING GENERAL FUND	\$ 2,184,491	\$ (803,156)	\$ (2,241,063)	\$ (2,322,843)	\$ (2,853,756)	\$ (732,475)	\$ (897,484)	\$ (1,169,897)
STREET IMPROVEMENT GENERAL FUND	\$ 1,834,051	\$ 2,052,597	\$ 2,052,597	\$ (522,897)	\$ (2,567,960)	\$ 152,878	\$ (4,437,247)	\$ 2,334,946
POLICE GENERAL FUND	\$ 2,376,928	\$ 2,248,253	\$ 2,040,047	\$ 3,097,683	\$ 3,460,636	\$ 3,340,475	\$ 3,211,898	\$ 3,361,149
FIRE GENERAL FUND	\$ 818,651	\$ (249,217)	\$ (261,158)	\$ (1,496,663)	\$ 863,824	\$ 675,034	\$ 405,413	\$ 300,716
<b>TOTAL IMPACT TO FUND BALANCE</b>	<b>\$ 7,214,124</b>	<b>\$ 3,248,477</b>	<b>\$ 1,590,423</b>	<b>\$ (1,244,720)</b>	<b>\$ (1,097,256)</b>	<b>\$ 3,435,912</b>	<b>\$ (1,717,420)</b>	<b>\$ 4,826,914</b>
<b>PROJECTED ENDING FUND BALANCE</b>	<b>\$ 39,323,922</b>	<b>\$ 42,572,399</b>	<b>\$ 40,914,345</b>	<b>\$ 39,669,625</b>	<b>\$ 38,572,369</b>	<b>\$ 42,008,281</b>	<b>\$ 40,290,861</b>	<b>\$ 45,117,775</b>

<b>GENERAL FUND</b>								
	2022 ACTUAL	2023 ORIGINAL BUDGET	2023 AMENDED BUDGET	2024 BUDGET	2025 PROJECTED	2026 PROJECTED	2027 PROJECTED	2028 PROJECTED
<b>Total General Fund Revenues</b>	<b>\$36,894,388</b>	<b>\$34,853,076</b>	<b>\$34,953,076</b>	<b>\$38,710,727</b>	<b>\$43,599,542</b>	<b>\$40,105,109</b>	<b>\$41,023,189</b>	<b>\$41,496,618</b>
<b>Total General Fund Expenditures</b>	<b>29,680,265</b>	<b>31,604,599</b>	<b>33,362,653</b>	<b>39,955,447</b>	<b>44,696,798</b>	<b>36,669,197</b>	<b>42,740,609</b>	<b>36,669,704</b>
<b>Revenue Over (Under) Expenditures</b>	<b>\$ 7,214,124</b>	<b>\$ 3,248,477</b>	<b>\$ 1,590,423</b>	<b>\$ (1,244,720)</b>	<b>\$ (1,097,256)</b>	<b>\$ 3,435,912</b>	<b>\$ (1,717,420)</b>	<b>\$ 4,826,914</b>
<b>Fund Balance <sup>1</sup></b>	<b>\$ 39,323,922</b>	<b>\$ 42,572,399</b>	<b>\$ 40,914,345</b>	<b>\$ 39,669,625</b>	<b>\$ 38,572,369</b>	<b>\$ 42,008,281</b>	<b>\$ 40,290,861</b>	<b>\$ 45,117,775</b>
<b>as % of Expense</b>	<b>132.5%</b>	<b>134.7%</b>	<b>122.6%</b>	<b>99.3%</b>	<b>86.3%</b>	<b>114.6%</b>	<b>94.3%</b>	<b>123.0%</b>

9.11.2023



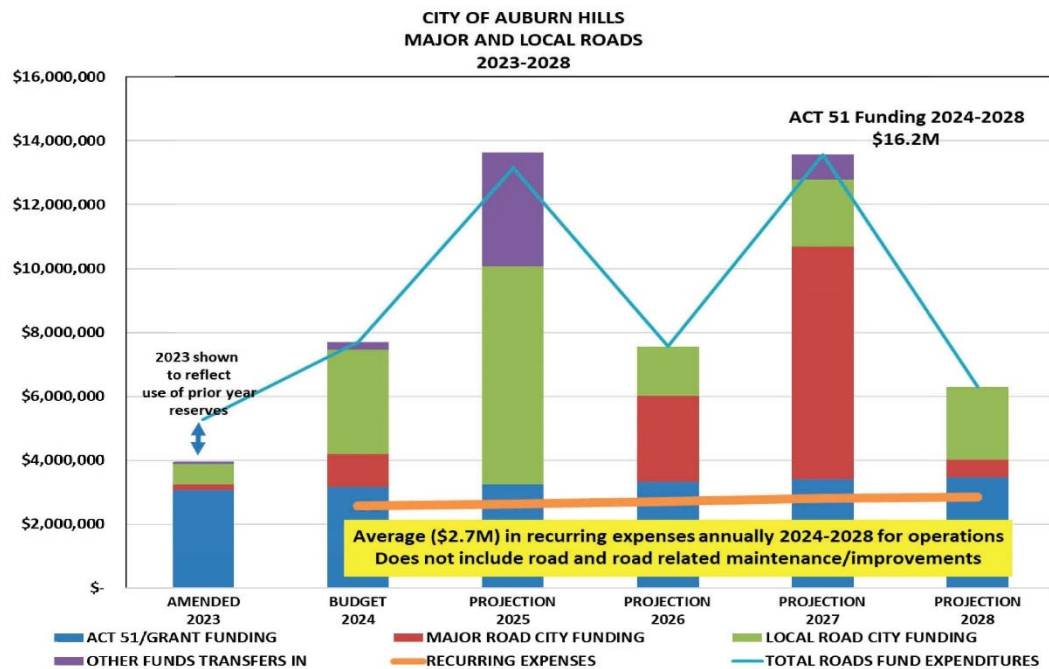


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# MAJOR AND LOCAL ROADS



## Major and Local Roads Fund




## Major Road Projects 2024 – 2028 | \$16,602,798



Project	Description	2024	2025	2026	2027	2028
General Maintenance	Road Maintenance	15,000	15,000	15,000	15,000	15,000
Great Lakes Crossing( \$2.41M -81.6% State Funds)	Asphalt Mill & Resurface			160,000	450,000	
Guardrail Maintenance	Road Maintenance	110,000	110,000	110,000	110,000	110,000
Shimmons/Dexter Curve Realignment	Asphalt Reconstruction	1,100,000				
Miscellaneous Repairs	Sidewalk Maintenance	3,500	3,500	3,500	3,500	3,500
Miscellaneous Repairs	Pathway Maintenance	4,500	4,500	4,500	4,500	4,500
Lone Line and Intersection Markings	Pavement Markings	60,000	60,000	60,000	60,000	60,000
TriParty Agreement Costs	Road Maintenance	192,798	50,000	50,000	50,000	50,000
North Squirrel (Walton to Chrysler) Concrete	Concrete Maintenance	450,000			500,000	
University Drive (Cross Cr to Squirrel)	Concrete Maintenance		200,000	3,000,000		
Cross Creek (SAD)	Asphalt Reconstruction			125,000	3,500,000	
High Meadow (SAD)	Asphalt Reconstruction			125,000	3,500,000	
Chrysler (SAD)	Road and Traffic Improvements				60,000	1,200,000
High Meadow	Non Motorized Pathways				300,000	
Cross Creek	Non Motorized Pathways				475,000	
Grey Road	Asphalt Pulverize/Overlay					100,000
		1,935,798	443,000	3,653,000	9,028,000	1,543,000

## Local Road Projects 2024 – 2028 \$17,557,500



Project	Description	2024	2025	2026	2027	2028
Guardrail Maintenance	Road Maintenance	4,500	4,500	4,500	4,500	4,500
Sidewalk Maintenance	Sidewalk Maintenance	5,000	5,000	5,000	5,000	5,000
Pavement Markings	Pavement Markings	20,000	20,000	20,000	20,000	20,000
Corporate (SAD)	Asphalt Reconstruction					
General Maintenance	Road Maintenance	35,000	35,000	35,000	35,000	35,000
Hunt Club	Asphalt Mill & Resurface	900,000				
Thornwood Sub	Asphalt Mill & Resurface	35,000	575,000			
Shimmons Circle	Asphalt Pulverize/Overlay	50,000	850,000			
Innovation Dr (SAD)-TIFA support	Asphalt Reconstruction	75,000	1,125,000			
Birchfield/Patrick Henry	Asphalt Reconstruction	75,000	2,100,000			
Executive Hills (SAD)	Asphalt Mill & Resurface	125,000	2,000,000			
Centre (SAD) -TIFA support	Asphalt Reconstruction	125,000	2,400,000			
Superior Ct (SAD)	Asphalt Reconstruction	740,000				
Zelma/Glenrose/Hatton	Asphalt Pulverize/Overlay	905,000				
Luella Lane (SAD)	Asphalt Mill & Resurface		10,000	200,000		
Pinnacle Road (SAD)	Asphalt Mill & Resurface		15,000	250,000		
Automation (SAD)	Asphalt Mill & Resurface		25,000	500,000		
Executive Hills	Non Motorized Pathway		800,000			
Valley View (SAD)	Asphalt Mill & Resurface			15,000	225,000	
Pond Run (SAD)	Asphalt Mill & Resurface			25,000	375,000	
Collier Road	Asphalt Mill & Resurface			40,000	860,000	
St Lawrence Sub	Asphalt Pulverize/Overlay				30,000	475,000
Glenmeade (SAD)	Asphalt Reconstruction				60,000	1,100,000
Hillfield	Asphalt Pulverize/Overlay					50,000
Nichols/Couchlin/Slocum	Asphalt Pulverize/Overlay					100,000
		3,094,500	9,964,500	1,094,500	1,614,500	1,789,500

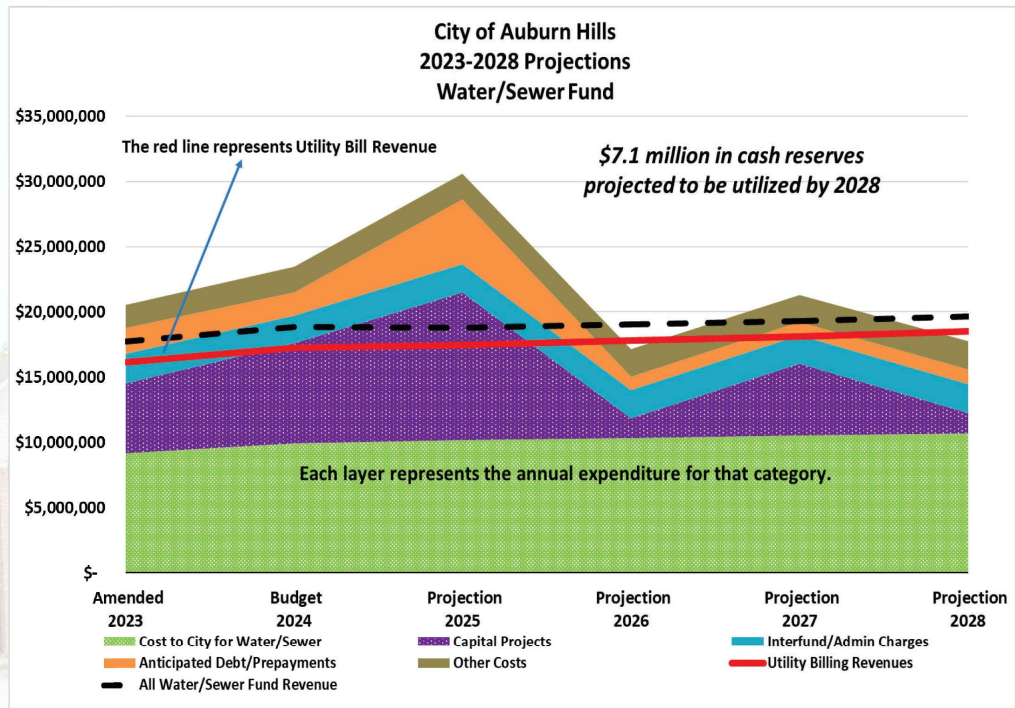


# WATER/SEWER FUND

0% Water Rate Increase  
1% Sewer Rate Increase  
2024 Assumption



## Water & Sewer Projections

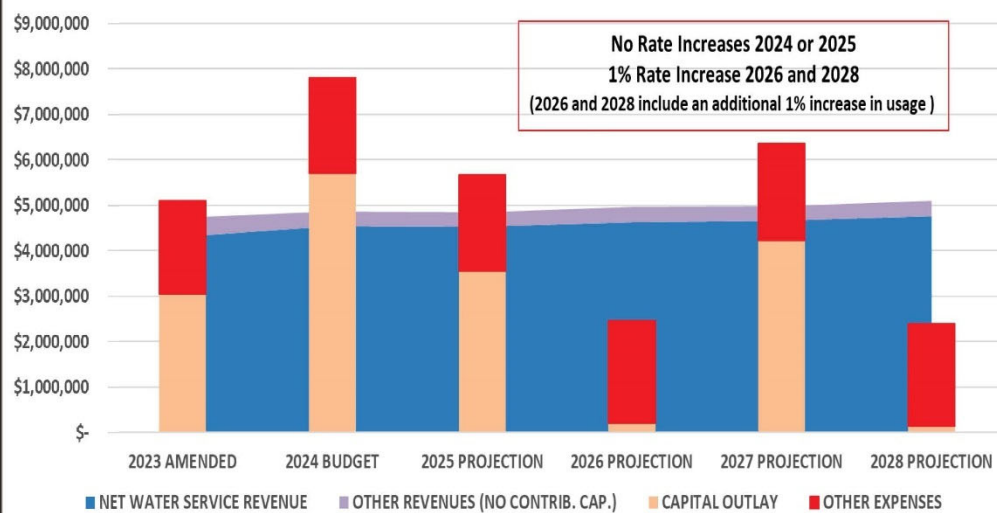


## Water Capital Plan 2024 - 2028 \$13,810,000

2024-2028 Capital Project Budget Plan						
Water Department - 536						
Project	Description	2024	2025	2026	2027	2028
FEATHERSTONE (AH04) - REPLACE PRV	Water/Sewer System Imp & Ext					
SE District WM Replacement	Water/Sewer System Imp & Ext					125,000
AH05 Cone Control Valve	Water/Sewer System Imp & Ext		1,750,000			
Baldwin Commons PRV	Water/Sewer System Improvement		17,000			
Dutton Road WM Extension	12" Water Main					
Auburn Road WM	Water/Sewer System Imp & Ext					
Dexter AC WM Replacement	Water/Sewer System Imp & Ext	1,000,000				
Water Main Loop at OU West Campus	Water/Sewer System Imp & Ext	100,000				
Old Adams Road	Water/Sewer System Imp & Ext					
PRV	Water/Sewer System Imp & Ext				15,000	
Hilfield PRV	Water/Sewer System Imp & Ext					
Palace PRV 15 Year Rebuild	Water/Sewer System Imp & Ext	17,000				
Squirrel PRV 15 Year Rebuild	Water/Sewer System Imp & Ext		17,000			
South Boulevard WM	16" Water Main Replacement	4,500,000				
Birchfield/Patrick Henry WM Replace	AC Water Main Replacement	85,000	1,750,000			
Tower Interior Coating	Tower Coating & other misc items from 2021 inspection				400,000	
Southeast District WM Replacement	AC Water Main Replacement					
Commonwealth WM	AC Water Main Replacement					
SCADA RTU Upgrade and Improvement	Water/Sewer System Imp & Ext					
VFD Repair/Replacement	Water/Sewer System Imp & Ext		11,000	11,000		12,000
Walton Heights	Water/Sewer System Imp & Ext			200,000	3,800,000	
		5,702,000	3,545,000	211,000	4,215,000	137,000

## Water Department Projections

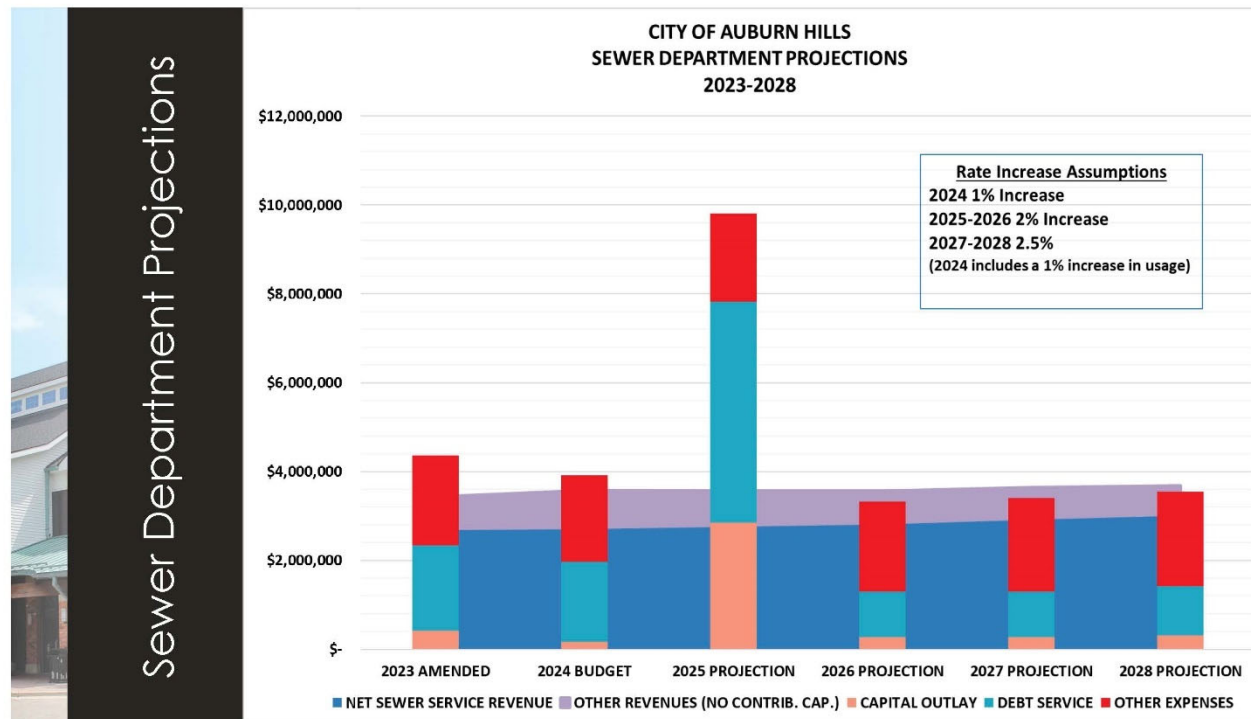
### CITY OF AUBURN HILLS WATER DEPARTMENT PROJECTIONS 2023-2028





## Sewer Capital Plan 2024 – 2028 \$3,879,000

2024-2028 Capital Project Budget Plan						
Sewer Department - 535						
Project	Description	2024	2025	2026	2027	2028
Taylor Rd Sewer Lining	Water/Sewer System Imp & Ext					
Birchfield Sewer Replacement	12" Sewer Replacement	15,000	2,500,000			
2 Gather Repair	Water/Sewer System Imp & Ext		100,000			
Noah's Repair	Water/Sewer System Imp & Ext					
Joslyn Repair (Taylor and Joslyn)	Water/Sewer System Imp & Ext		100,000			
Sanitary System Rehab	Sewer Lining & MH Rehab					
SAW Grant/Sewer Lining and Man Hole Restore	Sewer Lining & MH Rehab	150,000	150,000	275,000	275,000	300,000
Lift Station Pumps	Water/Sewer System Imp & Ext					14,000
SCADA RTU Upgrade and Improvement	Water/Sewer System Imp & Ext					
		165,000	2,850,000	275,000	275,000	314,000

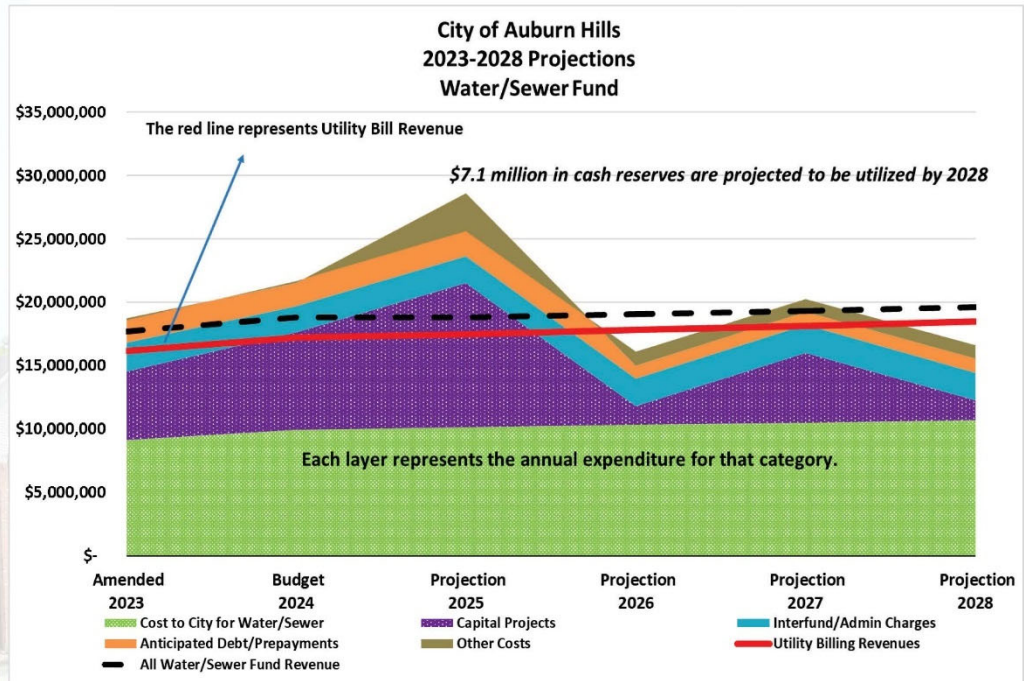


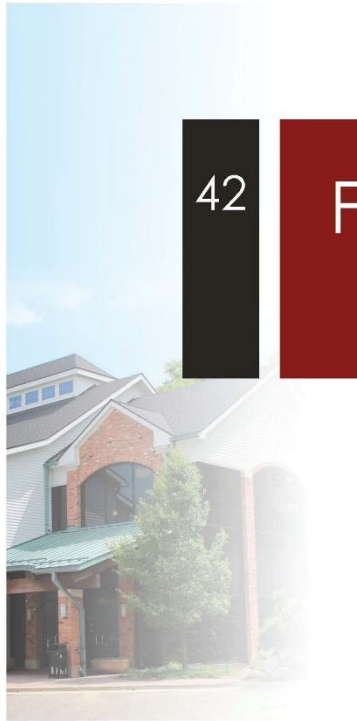
## Water/Sewer Fund

### WATER/SEWER FUND 2024-2028 Budget Projections

	2022 ACTUAL	2023 AMENDED	2024 BUDGET	2025 PROJECTION	2026 PROJECTION	2027 PROJECTION	2028 PROJECTION
<b>ESTIMATED CASH POSITION</b>							
Beginning Cash and Investments	\$ 30,773,943	\$ 34,353,332	\$ 33,063,980	\$ 29,878,911	\$ 22,805,567	\$ 25,535,987	\$ 24,391,623
Projected Change in Cash	3,579,389	(1,289,352)	(3,185,069)	(7,073,344)	2,730,420	(1,144,364)	2,831,587
<b>ENDING CASH AND INVESTMENTS</b>	<b>\$ 34,353,332</b>	<b>\$ 33,063,980</b>	<b>\$ 29,878,911</b>	<b>\$ 22,805,567</b>	<b>\$ 25,535,987</b>	<b>\$ 24,391,623</b>	<b>\$ 27,223,210</b>
Increase(Decrease) from Prior Year		-3.75%	-9.63%	-23.67%	11.97%	-4.48%	11.61%
% Of Expense of Cash and Investment			95%	100%	66%	74%	0%
Includes the following sewer new debt plan over and above established debt obligations:							
Prepayment for OMID debt			\$ 750,000	\$ 450,000			
New COSDS Rehab 8.1M debt (estimated principal payments)			\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
Prepayment for CRWRRF debt				\$ 3,900,000			

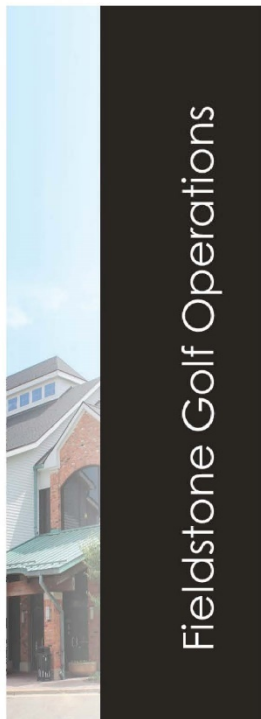
## Water & Sewer Projections





42

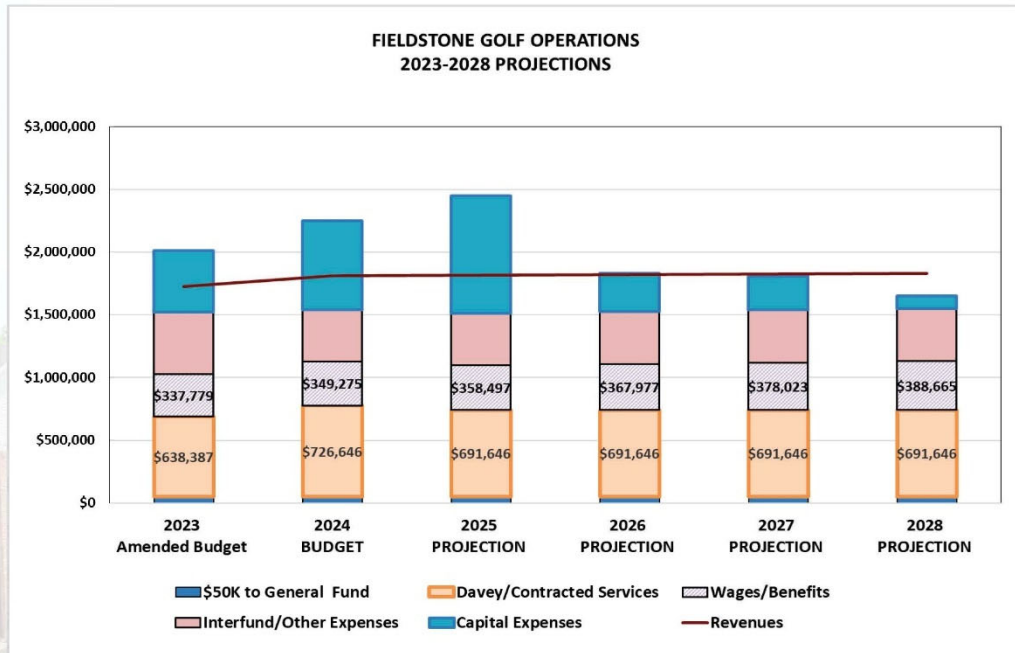
## FIELDSTONE GOLF CLUB



### 2024 CAPITAL PROJECT PLAN

Project	2024	2025	2026	2027	2028
Golf Restrooms (Front 9)					
Golf Restrooms (Back 9)					
Walk in Cooler	10,000				
Golf Bridge Repair	35,000				
Golf Sod for Cart Path Replacement					
Golf Practice Tee and Chipping Green					
Golf Range Ball Dispenser					
Golf IT Infrastructure Hardware	2,100				
Golf Parking Lot					
Golf Ball Washing Unit for Practice Facility	7,500				
Fieldstone Golf Course					
Pond Dredging	125,000				
Bunker Reconstruction		836,122			
Golf Cart Barn/Maintenance Building	325,000		205,000	165,000	
Clubhouse Flatroof	105,000				
Cart Path	100,000	100,000	100,000	100,000	100,000
	<b>709,600</b>	<b>936,122</b>	<b>305,000</b>	<b>265,000</b>	<b>100,000</b>

Fieldstone Golf Operations



Fieldstone Golf Operations

City of Auburn Hills  
GOLF FUND  
2024-2028 Budget Projections

**ESTIMATED CASH POSITION**

Beginning Cash and Investments

Projected Change in Cash

**ENDING CASH AND INVESTMENTS**

Increase(Decrease) from Prior Year

	2022 ACTUAL	2023 AMENDED	2024 BUDGET	2025 PROJECTION	2026 PROJECTION	2027 PROJECTION	2028 PROJECTION
Beginning Cash and Investments	\$ 1,255,621	\$ 1,697,624	\$ 1,409,496	\$ 971,837	\$ 340,012	\$ 328,636	\$ 344,619
Projected Change in Cash	442,003	(288,128)	(437,659)	(631,825)	(11,376)	15,983	180,168
<b>ENDING CASH AND INVESTMENTS</b>	<b>\$ 1,697,624</b>	<b>\$ 1,409,496</b>	<b>\$ 971,837</b>	<b>\$ 340,012</b>	<b>\$ 328,636</b>	<b>\$ 344,619</b>	<b>\$ 524,787</b>
Increase(Decrease) from Prior Year		-16.97%	-31.05%	-65.01%	-3.35%	4.86%	52.28%





# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: SEPTEMBER 25, 2023

AGENDA ITEM NO 4B

CITY COUNCIL



## CITY OF AUBURN HILLS REGULAR CITY COUNCIL MEETING

**DRAFT MINUTES**

SEPTEMBER 11, 2023

**CALL TO ORDER:**

Mayor McDaniel at 7:00 PM.

**LOCATION:**

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

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

Absent: Council Member Cionka

Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Beckerleg, City Clerk Pierce, Chief of Police Gagnon, Fire Chief Massingill, DPW Director Baldante, Municipal Properties Mgr Wissner, Fieldstone Golf Club Mgr Hierlihy, Community Development Director Cohen, Construction Coordinator Lang, Economic Development Mgr Carroll, Finance Director/Treasurer Schulz, Engineer Juidici & Driesenga

10 Guests

A workshop session was held prior to the regular City Council meeting at 5:30 PM. Workshop Topic: Budget Workshop (1 of 2).

**4. APPROVAL OF MINUTES**

4a. City Council Regular Meeting Minutes, August 21, 2023.

**Moved by Knight, Seconded by Verbeke.**

**RESOLVED: To approve the City Council Regular Meeting Minutes of August 21, 2023.**

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

**No: None**

**Resolution No. 23.09.094**

**Motion Carried (6 - 0)**

**5. APPOINTMENTS AND PRESENTATIONS**

**6. PUBLIC COMMENT**

Loura Roulier of 11032 Melrose, Livonia spoke regarding the property owned by Oakland Land Development, LLC. The property is vacant and due to the size is limited for only certain developments. She specified that the owners are working with the cannabis organization with the hope that the area can become an asset to

the city rather than remain vacant. She referenced an application that was provided but shared it was denied without explanation. She concluded that the owners are requesting that the city give fair consideration to the property and the related application. All parties involved feel that requirements have been met and are seeking clarification regarding the application and the approval process.

Kevin Blair, attorney for LUME cannabis company, spoke on their behalf. He urged that there be a fair and transparent application process for the cannabis establishments. He shared his disappointment with the application process and his concerns regarding the circumstances surrounding the process that are referenced in a Crain's article from June 2023. He stated that one of the groups is actively trying to flip their licenses and sell to the highest bidder. He expressed his opinion that LUME is the only application that satisfies all the criteria to the various ordinances. He also shared his frustration over the initial refusal of the cannabis application from the Clerk's Office and that upon acceptance a letter was received stating the application was incomplete but no further explanation.

The City Attorney went on record to state that he has had numerous conversations with Mr. Blair, since the Fall of 2022 and several times since, explaining where this application was in the process. He stated that the comments are disingenuous because there have been discussions as to where the process was currently at and where it was going. He refuted the allegation regarding the Clerk's Office, not specifying the defect of the application. Mr. Blair sent the City Attorney a copy of the letter and it specified what the defect was with the application.

Mr. David Steuer, architect for Primary Place, presented an update on the process of this development. Mayor McDaniel added Item 8A Primary Place Update to the agenda, under Unfinished Business for further discussion.

## **7. CONSENT AGENDA**

### **7a. Board and Commission Minutes**

**7a1. Public Safety Advisory Committee, August 9, 2023**

**7a2. Elected Officials Compensation Commission, August 15, 2023**

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

### **7b. Motion – To amend the Golf Course Parking Lot Improvement Account and to approve a change order for the Fieldstone Golf Course parking lot additional scope of work.**

**RESOLVED: To amend the Golf Club Parking Lot Improvement Account in the amount of \$500,000 and to approve a change order for the Fieldstone Golf Course parking lot additional scope of work in the amount of \$494,378.00 based on the table above. (Appendix A)**

### **7c. Motion – To approve the cart pathway resurfacing at Fieldstone Golf Course.**

**RESOLVED: To approve a change order in an amount not to exceed \$100,000 for the pathway resurfacing at Fieldstone Golf Course.**

### **7d. Motion – To amend appropriate wage and benefit lines within General Fund Departments and other Funds.**

**RESOLVED: To amend General Fund departments 2023 Wages and Benefits Budget by increasing or decreasing appropriations as stated above. (Appendix B)**

**To amend Major and Local Roads 2023 Budget by increasing or decreasing appropriations as stated above. (Appendix B)**

**To amend Water and Sewer 2023 Budget by increasing appropriations as stated above. (Appendix B)**

**To amend Fleet 2023 Budget by increasing appropriations as stated above. (Appendix B)**

**To amend Golf 2023 Budget by increasing appropriations as stated above. (Appendix B)**

**To amend TIFA/DDA 2023 Budget by decreasing appropriations as stated above. (Appendix B)**

**Moved by Carrier, Seconded by Knight.**

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

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

**No: None**

**Resolution No. 23.09.095**

**Motion Carried (6 - 0)**

**8. UNFINISHED BUSINESS**

**8a. Primary Place Update**

Mr. Steuer, architect for Primary Place provided a detailed update on the progress of this development. If it all goes as planned, weather permitting, the outside of the development will be completed by the first week in October. The siding cannot be mounted until the drywall and garage doors are installed. The interior is still being completed but there should be occupancy in the first building by mid-October. It was clarified that the exterior was to be completed by November 1<sup>st</sup> with the entire project being completed by March 2024. Mr. Steuer shared that once the garage doors are installed, the site will look cleaner and the debris will be kept on the inside of the building. Mayor McDaniel urged Mr. Steuer to keep the surrounding area clean as well. Mr. Steuer was not aware that food wrappers were making it off site and stated he would make sure the area was cleaned up. He reported that a pavilion will be built on the corner, once the concrete is laid, and that the framers will be able to get this structure up quickly. He shared his disappointment with the progress of this development and shared that one of the delays has been with DTE.

**9. NEW BUSINESS**

**10. COMMENTS AND MOTIONS FROM COUNCIL**

Mr. Knight – He suggested that there be a trash can placed in the parking garage. He paid tribute to former Council Person, Kay Sendegras and commented that she paved the way for ladies to participate.

Mr. Carrier – He expressed condolences to the friends and family of Kay Sendegras, long-term City Council Member. He also provided congratulations to this year's 70 winners of the Auburn Hills Beautification awards. He also thanked our first responders for all they do.

Ms. Verbeke – She expressed her thanks to all that helped behind the scenes to facilitate the Beautification awards. She also asked Chief Gagnon how the speed could be controlled better on Bald Mountain Road. He shared that by law a traffic study must be completed but that would not guarantee that the speed would be reduced due to the factors that are involved in the process. He commented that the Police Department would enforce speed violations.

Mayor McDaniel reminded everyone about the 40<sup>th</sup> Anniversary concert.

**11. CITY ATTORNEY REPORT**

**12. CITY MANAGER REPORT**

Mr. Tanghe – He shared that Ms. Sendegras listened to and kept an eye on everything. She kept the staff in line and there was great respect shown towards her.

**13. CLOSED SESSION**

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

**Moved by Carrier, Seconded by Verbeke.**

**RESOLVED:** To meet in closed session to discuss labor negotiations pursuant to MCL 15.268(1)(c) of the Open Meetings Act.

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

No: None

**Resolution No. 23.09.096**

**Motion Carried (6 - 0)**

City Council recessed to Closed Session at 7:35 PM.

City Council reconvened in Open Session at 8:30 PM.

**Moved by Marzolf, Seconded by Hawkins.**

**RESOLVED:** To approve the collective bargaining agreement for the period of 1/1/2024 through 12/31/2027 by and between the City of Auburn Hills and AFSCME Chapter D of Local 2720, as presented; and authorize the Mayor, City Clerk, and City Manager to execute the Agreement on behalf of the City.

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

No: None

**Resolution No. 23.09.097**

**Motion Carried (6 - 0)**

**14. ADJOURNMENT**

Hearing no objections, the Mayor adjourned the meeting at 8:31 PM.

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Kevin R. McDaniel, Mayor

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Laura M. Pierce, City Clerk

## APPENDIX A

	Best Asphalt	OHM-Advisors	G2 Services	Total
Lot Rehabilitation	\$250,387.00	\$16,240.00	\$4,000.00	\$270,627.00
Lot Reconstruction	\$719,405.00	\$37,600.00	\$8,000.00	\$765,005.00
Additional Cost	\$469,018.00	\$21,360.00	\$4,000.00	\$494,378.00

## APPENDIX B

Department	Net Amendment	Primary Reason
101-City Council	(11,691.44)	Remove Kittle Medical
172-City Manager	36,271.46	Wage increase
215-Clerk	8,040.26	Wage increase
253-Treasurer/Finance	23,895.62	Wage increase
261-General Administration	(156,824.00)	Remove reserve for increases
265-Facilities	(5,680.00)	Remove excess Medical
266-Grounds	(8,435.58)	Remove excess Medical
270-Human Resources	8,669.90	Wage increase
301-Police	40,380.88	Pension Required Contribution increase
305-Police Admin	47,513.92	Wage and Pension Required Contribution increase
336-Fire Admin	9,881.74	Wage increase
339-Fire Suppression	(15,110.00)	Remove excess Medical
341-Fire Prevention	3,934.44	RHC Required Contribution increase
371-Building	(18,364.94)	Remove excess Medical
441-DPW Admin	18,626.12	Wage increase
537-Storm Water	2,805.64	Wage increase
685-Seniors	69,803.00	Wage increase
703-Community Development	7,947.56	Wage increase
755-Recreation	(124,376.96)	Adjust for change in staffing
770-Parks	893.66	Wage increase
<b>Total General Fund</b>	<b>(61,818.72)</b>	

Department	Net Amendment	Primary Reason
452-Major Roads	(83,544.68)	Split personnel
453-Local Roads	115,339.31	Split personnel and Pension Contr increase
<b>Total Roads</b>	<b>31,794.63</b>	
535-Sewer	2,327.46	Pension Required Contribution increase
536-Water	16,262.41	Pension Required Contribution increase
<b>Total Water/Sewer</b>	<b>18,589.87</b>	
594-Fleet	811.00	RHC Required Contribution increase
753-Golf	4,610.50	Wage increase
TIFA/DDA	(8,192.28)	Remove excess Medical
	<b>(14,205.00)</b>	<b>Total Net Amendment</b>



# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: SEPTEMBER 25, 2023

AGENDA ITEM NO 7A1  
PLANNING COMMISSION



## CITY OF AUBURN HILLS PLANNING COMMISSION MINUTES

August 9, 2023

**CALL TO ORDER:** Chairperson Ouellette called the meeting to order at 6:30 p.m.

**ROLL CALL:** Present: **Carolyn Shearer, Dominick Tringali, Cynthia Pavlich, Brian Marzolf, Sam Beidoun, Laura Ochs, Chauncey Hitchcock, Greg Ouellette**  
Absent: Ray Saelens  
Also Present: City Planner Shawn Keenan, Director of Recreation and Senior Services, Karen Adcock  
Guests: None

**LOCATION:** The Lodge at Hawk Woods Park & Campground, 3799 Bald Mountain Road, Auburn Hills, MI

### 3. PERSONS WISHING TO BE HEARD

### 4. APPROVAL OF MINUTES – June 7, 2023

Moved by Beidoun to approve the minutes of June 7, 2023.

Second by Shearer.

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

### 5. PETITIONERS - None

### 6. UNFINISHED BUSINESS – None.

### 7. NEW BUSINESS

#### 7a. Adopt Y2022-2023 Planning Commission Annual Report

Mr. Keenan highlighted the following from the Y2022-2023 Planning Commission Annual Report:

The Commission held nine meetings and recommendations were made to the City Council on 31 development-related items.

Notable projects included:

- The Parkways (Phase 3);
- TA Systems;
- 2111 North Squirrel Road;
- FANUC America;
- Clear View Car Wash;
- The Webster;
- TI Fluid Systems;

- UL Solutions;
- Atlantic Boulevard Light Industrial Speculative Building;
- Magna Seating;
- GM Electric Vehicle Parts Assembly, Distribution, and Office Facility.

Text Amendment to the Zoning Ordinance

- Article VIII, B-1, Limited Business Districts, and Article IX, B-2, General Business Districts.

Support Staff Training – Mr. Cohen and Mr. Keenan attended the APA's *National Planning Conference* held in Philadelphia in April 2023. Mr. Cohen also attended the *Michigan APA Conference* held on Mackinac Island in October 2022, and Mr. Keenan attended the conference virtually. They also participated in several other virtual planning webinars in 2022 and 2023.

Commission Training – Member Beidoun attended the *Michigan APA Conference* on Mackinac Island in October 2022. Many of the Commission members also attended the Robert's Rules training offered by the City.

Woodlands Preservation Ordinance – City's Tree Fund

- FANUC America Corporation, West Campus – The applicant made a payment of \$217,360 into the City's Tree Fund to account for the 572 replacement trees that could not be planted on-site or at alternate locations.

**Moved by Tringali to adopt the Y2022-2023 Planning Commission Annual Report and submit it to City Council, respectfully recommending that the City Council ensure that the Y2023 City of Auburn Hills Budget allows for the following items:**

1. Continued staff support from Mr. Cohen, Mr. Keenan, and the City's Administrative Development Review Team;
2. Funding planning activities (e.g., citizen participation, maps, printing, technical research, Master Plan and Zoning Ordinance updates, etc.);
3. Funding for educational materials and technical training for Commission members.

**Second by Shearer.**

**VOTE: Yes: Pavlich, Shearer, Beidoun, Tringali, Ochs, Hitchcock, Marzolf, Ouellette**

**No: None**

**Motion Carried (8-0)**

**7b. Discussion about the Auburn Hills Master Land Use Plan**

The Commission discussed the Master Land Use Plan. Mr. Keenan stated that the Downtown Neighborhood Master Plan will need to be updated in 2024, and suggested that any additional updates to the Master Land Use Plan be considered at that time.

The Commission discussed the importance of maintaining existing green space in the city. Mr. Marzolf mentioned a green space plan that had been done years ago. Mr. Keenan will locate a copy of that plan and include it in a future meeting packet. Mr. Keenan will also print a vacant land map and provide it to the Commission.

**7c. Discussion on the Architectural Design Policy**

The office has been working on the Architectural Design Policy, as it has not been updated in approximately twenty years. Mr. Tringali and Mr. Cohen have been working on it. All changes and items that have been updated are in red on the draft included for the Commission. Staff will continue to update and improve the policy.

**7d. Updates on Developments**

Mr. Keenan provided an update on the following developments:

- |                               |                          |
|-------------------------------|--------------------------|
| • Kenwood Suites              | • Speedway               |
| • Ridgewood Villas            | • Evolution Sports Plex  |
| • Executive Hills North       | • Trailway Commons       |
| • K9 Detection                | • Morrell Group addition |
| • The Church of God in Christ | • Brunswick              |
| • Barrington Square           | • Nino's Italian House   |



- Taylor Crossing Senior Apartments
- University Plaza
- TUV SUD
- Jiffy Lube
- Parkways Residence
- TA Systems
- FANUC America
- University Market
- The Webster
- UL Solutions
- The Avant
- Magna Seating
- GM Electric Vehicle Parts Assembly, Distribution and Office Facility
- Tommy's Boats

## **8. COMMUNICATIONS**

The Michigan Association of Planners (MAP) annual conference will be held October 4-6, 2023, in Traverse City if Commissioners are interested in attending.

Mr. Keenan shared information regarding some upcoming developments that the Planning Commission will be asked to consider.

## **9. NEXT SCHEDULED MEETING**

The July 12, 2023, meeting has been canceled due to the lack of applications. The next scheduled meeting is on Wednesday, August 9, 2023 at 7:00 p.m. in the City Council Chambers.

## **10. ADJOURNMENT**

There being no further business, Chairperson Ouellette adjourned the meeting at 8:00 p.m.

Submitted by:

Susan McCullough, CMC, CMMC

Recording Secretary



# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: SEPTEMBER 25, 2023

AGENDA ITEM NO 7A2

ELECTION COMMISSION



## ELECTION COMMISSION MEETING

August 28, 2023, 5:30 PM

City Hall, Front Lobby

1827 N. Squirrel Road, Auburn Hills MI 48326

### **DRAFT** MINUTES

#### 1. CALL TO ORDER

The Clerk called the meeting to order at 5:40 PM.

#### 2. ROLL CALL

Present: Rolanda Peet

Laura Pierce

Absent: Jack Brocklebank

0 Guests

#### 3. APPROVAL OF THE MINUTES

3a. Minutes of April 13, 2023

**MOTION by Peet, seconded by Pierce:**

To approve the minutes of April 13, 2023 as presented.

**VOTE: Yes: All**

**No: None**

**MOTION CARRIED (2 - 0)**

#### 4. NEW BUSINESS

4a. Review List of Precincts

**MOTION by Pierce, seconded by Peet:**

To approve the list of precincts, including the temporary consolidation of Precincts 1 & 9, Precincts 2 & 5, and Precincts 6 & 8, for the November 7, 2023 City Election.

**VOTE: Yes: All**

**No: None**

**MOTION CARRIED (2 - 0)**

4b. Approval of Ballot Styles

**MOTION by Peet, seconded by Pierce:**

**To approve the ballot styles for Precincts 1&9, 2&5, 3, 4, 6&8, and 7 for the November 7, 2023 City Election.**

**VOTE: Yes: All**

**No: None**

**MOTION CARRIED (2 - 0)**

**4c. Selection of Precinct for Public Accuracy Test**

**MOTION by Peet, seconded by Pierce:**

**To test the following precinct tabulators at the Public Accuracy Test held at 5:30 PM on October 9, 2023: Precinct 2&5, Precinct 4, AV 1 (6&8).**

**VOTE: Yes: All**

**No: None**

**MOTION CARRIED (2 - 0)**

**4d. Early Voting Site Recommendation**

Ms. Pierce explained that in November, 2022, the voters approved Proposal 22-02 which required a minimum of nine consecutive days of early voting be conducted prior to every state and federal election. The early voting site must be located in a publicly owned or controlled building. Several sites were considered: Public Safety Building, Community Center, City Hall, and the Library. While each site has advantages and disadvantages, the Public Safety Building is being recommended as it offers the greatest security for the election equipment and the ballots during the early voting period and a large room to accommodate a significant number of voters.

Ms. Pierce noted that per MCL 168.662 the City Council is responsible for designating the permanent polling locations. If the Election Commission agrees with the polling location change, staff will then present the recommendation to City Council.

**MOTION by Peet, seconded by Pierce:**

**To recommend that the polling location for early voting be held in the Community Room at the Public Safety Building, 1899 N. Squirrel Rd starting in 2024.**

**VOTE: Yes: All**

**No: None**

**MOTION CARRIED (2 - 0)**

**5. OTHER ITEMS**

**5a. Next meeting: October 9, 2023 at 5:30 PM for the purpose of conducting the Public Accuracy Test and approving the list of Election Inspectors.**

**6. PUBLIC COMMENT**

None

**7. ADJOURNMENT**

The meeting adjourned at 5:58 PM.



# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

**MEETING DATE: SEPTEMBER 25, 2023**

**AGENDA ITEM NO 7A3**

**BROWNFIELD REDEVELOPMENT AUTHORITY**

“Not Yet Approved”

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

**August 29, 2023**

**CALL TO ORDER:** Mr. Knight called the meeting to order at 6:04 p.m.

**ROLL CALL:**

Present:	Knight, Hopper, Schaar and Slocum (arrived at 6:12 p.m.)
Absent:	Douglas
Also Present:	Stephanie Carroll, Economic Development Manager
Guests:	Brian Westhoff and Samantha Seimer, AKT Peerless

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

### **PERSONS WISHING TO BE HEARD**

None.

### **APPROVAL OF MINUTES**

**Item 3a. Brownfield Redevelopment Authority Regular Meeting Minutes – May 16, 2023.**

**Moved by Mr. Schaar to approve the May 16, 2023, minutes as presented.**

**Seconded by Mr. Hopper.**

**Yes: Knight, Hopper and Schaar**  
**No: None**

**Motion Carried**

### **4. CORRESPONDENCE AND PRESENTATIONS**

Ms. Carroll presented the 2024-2028 budget to the board. Ms. Carroll stated she worked with AKT to provide budget numbers for current projects including Galloway Creek Evaluation and 2041 Auburn Road.

Mr. Knight asked Ms. Carroll about available revenue for future projects. She stated that additional revenue could be secured through grants, loans or perhaps with assistance from the city, depending on the project. She also noted that the fund balance is healthy and reminded the board that they are doing exactly what they are charged with doing in terms of cleaning up and monitoring environmental challenges in the city.

**Moved by Mr Knight to approve the Brownfield Redevelopment Authority 2023 Amended Budget and 2024 Proposed Budget as presented. Furthermore, recommend to the City Council the inclusion of these budgets for adoption in the City’s overall budget documents.**

**Seconded by Mr. Schaar.**

**Yes: Hopper, Shaar, Slocum and Knight**

**No: None**

**Motion Carried**

#### **FINANCIAL REPORT**

##### **Item 5a. FY 2023 Adopted Budget and YTD Summary -July 31, 2023, 2023.**

Ms. Carroll presented the financial report for the period ending July 31, 2023. She stated that the 90% of the budgeted tax increment revenue has been received and the AHBRA has spent approximately 45% of its budget for FY2023.

Mr. Knight asked if it was possible to create a projection on the investment on 3180 Auburn Road and what that might look like for the Brownfield. Ms. Carroll will ask Finance if they are able to create a projection for that property.

**Moved by Mr. Hopper to receive and file the Brownfield Redevelopment Authority financial report for period ending July 31, 2023.**

**Seconded by Mr. Schaar.**

**Yes: Knight, Hopper and Schaar**

**No: None**

**Motion Carried**

**Mr. Slocum arrived at the meeting at 6:12 p.m. and Mr. Knight relinquished the meeting to him.**

#### **UNFINISHED BUSINESS**

**None**

#### **NEW BUSINESS**

##### **Item 7a. Embankment and Stream Sampling Proposal-2041 Auburn Road**

Mr. Westhoff reviewed meetings with both the EPA and with EGLE regarding 2041. He indicated that both agencies have mentioned that testing and collecting more data related to the sediments may help make this site more of a priority.

Mr. Slocum asked if it would be appropriate to test this site on a quarterly basis, similar to the Galloway Creek Evaluation project. Mr. Westhoff stated that he can prepare a proposal for the next meeting for the Board's review.

**Moved by Mr. Hopper to approve work order PF-32869 in the amount of \$14,375.00, for embankment and stream sampling for 2041 Auburn Road and authorize the Executive Director to execute the work order on behalf of the Authority.**

**Seconded by Mr. Schaar**

**Yes: Knight, Slocum, Hopper and Schaar**

**No: None**

**Motion Carried**

#### **DIRECTOR UPDATES**

The next regular meeting is scheduled for September 19, 2023, at 6:00 p.m.

**BOARD MEMBER COMMENTS**

Mr. Knight asked about the wells on 3180 Auburn Road. Mr. Westhoff reported that the wells were tested and that the ground water concentrations came back at non-detect, which is what we want to continue to see on the site.

Mr. Knight asked if we were still looking for an additional member. Ms. Carroll indicated she would welcome a new member.

**ADJOURNMENT**

There being no objections, the Brownfield Redevelopment Authority Board of Directors meeting adjourned at 7:09 p.m.

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Stephanie Carroll  
Executive Director



# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: SEPTEMBER 25, 2023

AGENDA ITEM NO 7A4  
PLANNING COMMISSION



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

September 13, 2023

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

**ROLL CALL:** Present: **Carolyn Shearer, Dominick Tringali, Cynthia Pavlich, Brian Marzolf, Chauncey Hitchcock, Greg Ouellette**  
Absent: Sam Beidoun, Ray Saelens, Laura Ochs  
Also Present: Director of Community Development Steve Cohen, City Planner Shawn Keenan  
Guests: 7

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

### 3. PERSONS WISHING TO BE HEARD

### 4. APPROVAL OF MINUTES – August 9, 2023

Moved by Hitchcock to approve the minutes of August 9, 2023.

Second by Tringali.

**VOTE:** Yes: Pavlich, Shearer, Tringali, Hitchcock, Marzolf, Ouellette

No: None

Motion Carried (6-0)

### 5. PETITIONERS

#### 5a. Five Points Community Church (7:01 p.m.)

**PART ONE - Public Hearing/Motion – Recommendation to City Council for approval of rezoning from R-4, One Family Residential and RM-1, Multiple Family Residential (Low Rise) to B-2, General Business District, or any other appropriate zoning district.**

**PART TWO - Public Hearing/Motion – Recommendation to City Council for Special Land Use Permit, Site Plan, and Tree Removal Permit approvals to construct a building addition.**

Mr. Keenan explained that this is a request from Cunningham-Limp Company on behalf of Five Points Community Church, located at 3411 E. Walton Boulevard, requesting the rezoning of the portions of their property and for the construction of a 10,220 sq. ft. building addition.

#### **PART ONE - REZONING REQUEST**

Five Points Community Church is requesting approval to rezone the northwest corner of their parcel zoned RM-1, Multiple Family Residential (Low Rise) District, and the eastern portion of their parcel zoned R-4, One Family Residential District to B-2, General Business District. The rezoning would result in the entire parcel having the same zoning designation of B-2, General Business District, bringing the corner site more in line with the City Master Land Use Plan's Non-Residential Land Use Classification.

The adopted City of Auburn Hills *Master Land Use Plan* depicts the northeast corner as “Non-Residential land use.” Therefore, we recommend approval of the rezoning from R-4, One Family Residential District, and RM-1, Multiple Family Residential (Low Rise) District to B-2, General Business District, based on the Master Land Use Plan.

## **PART TWO - SITE PLAN APPROVAL**

This is a request from Five Points Community Church to construct a 10,220 sq. ft. building expansion to their existing building located at 3411 E. Walton Boulevard. The site is 8.36 acres in size and zoned R-4, One-Family Residential, RM-1, Multiple-Family Residential, and B-2, General Business District.

The plans call for the demolition of the existing multi-purpose wing of the building to make room for the expansion that includes a new nave, sanctuary, commons area, green room, usher room, restroom, cry room, and hallway. Once the proposed project is complete, the overall building size will equal 45,780 sq. ft.

On March 19, 2018, Five Points Community Church completed its first expansion, which the City Council approved on March 27, 2017. That plan accommodated this proposed addition’s anticipated parking and stormwater management needs. Construction for this project is expected to begin in the spring of 2024, with completion taking place sometime in the winter of 2024.

**Nick Devlin and Sam Ashley, Cunningham Limp, 28970 Cabot Drive, Suite 100, Novi, MI 48377, and Tony Antone from Five Points Community Church** were available to answer any questions of the Commission and presented the proposal.

The Commission asked about the following:

1. Is this the final expansion of the church;
2. Does the design allow for flexibility of use in the future if necessary;
3. Seating capacity;
4. The location of the three parcels.

Mr. Ashley explained that this is the last part of the church’s master plan that was designed years ago. He also stated that the design could easily be adapted to any use that is compatible with the rezoning. The facility has a seating capacity of 362 total.

Mr. Keenan explained that the three parcels have been combined into a single parcel. That single parcel has three different zoning designations. Approval of the rezoning request would give the single parcel one zoning designation.

Mr. Ouellette opened the public hearing for PART ONE at 7:13 p.m.

There being no public comments, Mr. Ouellette closed the public hearing at 7:13 p.m.

### **PART ONE:**

**Moved by Hitchcock to recommend to City Council approval of the rezoning of the portions of parcel 14-12-376-010 from R-4, One Family Residential District and RM-1, Multiple Family Residential (Low Rise) District to B-2, General Business District.**

**Second by Tringali.**

**VOTE: Yes: Hitchcock, Tringali, Shearer, Marzolf, Pavlich, Ouellette**

**No: None**

**Motion Carried (6-0)**

Mr. Ouellette opened the public hearing for PART TWO at 7:16 p.m.

There being no public comments, Mr. Ouellette closed the public hearing at 7:16 p.m.



**PART TWO:**

**Moved by Hitchcock to recommend to City Council approval of the Special Land Use Permit, Site Plan and Tree Removal Permit for Five Points Community Church subject to the conditions of the City's Administrative Review Team.**

**Second by Tringali.**

**VOTE: Yes: Hitchcock, Tringali, Shearer, Marzolf, Pavlich, Ouellette**

**No: None**

**Motion Carried (6-0)**

**5b. Pacific and Taylor – Light Industrial Speculative Building (aka Pacific Drive Industrial (7:19 p.m.)**

**Public Hearing/Motion – Recommendation to City Council for Site Plan and Tree Removal Permit approvals to construct a light industrial building**

Mr. Keenan explained that this is a request from Pacific Drive Ventures, LLC, to construct a 47,728 sq. ft. Light Industrial building at the northeast corner of Pacific Drive and Taylor Road. The 3.7-acre parcel is within the Metro North Technology Park and zoned I-1, Light Industrial. Approximately 4,880 sq. ft. of the building will be used as office space, and the remaining 42,848 sq. ft. will be utilized as manufacturing space.

City Council approved plans for a 50,000 sq. ft. light industrial building back on February 27, 2017; however, that project never moved forward because the previous land owner could not secure a tenant.

Once completed, Pacific Drive Ventures intends to lease the building to an industrial business compatible with the uses specified in the City's Zoning Ordinance Light Industrial district.

Construction is expected to begin in the spring of 2024, with completion in the summer of 2025.

**Christopher Cousino, Pacific Drive Ventures, LLC, 12955 23 Mile Road, Shelby Township, MI 48315 and Dave Hunter, PEA Group, 1849 Pond Run, Auburn Hills, MI 48326** were available to answer any questions of the Commission and presented the proposal.

The Commission asked about the following:

1. The type of tenant anticipated;
2. Features of the building;
3. Commitment to construction of the project;
4. How the city can be more attractive to industrial developers;
5. Adequacy of the water detention basin.

Mr. Cousino stated that they anticipate the building to attract a light tech industrial user – possibly an automotive supplier, but will be flexible. He also explained that the type of windows included in the design allow a lot of natural light. They have also added a truck well, as well as two overhead bays with a door at grade.

Mr. Cousino assured the Commission that they are committed to the project and expect it to attract a good tenant. PEA has already begun the process of securing permits, in order to begin construction as soon as possible. He also explained that the detention basin was initially designed to handle the full development of the site. They are also proposing a pre-treatment water filtration system.

Mr. Cousino stated that tax incentives would increase the attractiveness of Auburn Hills to industrial developers.

Mr. Ouellette opened the public hearing at 7:25 p.m.

There being no public comments, Mr. Ouellette closed the public hearing at 7:25 p.m.

**Moved by Pavlich to recommend to City Council approval of the Site Plan and Tree Removal Permit for Pacific Drive Industrial Speculative Building subject to the conditions of the City's Administrative Review Team.**

**Second by Shearer.**

**VOTE: Yes: Pavlich, Shearer, Tringali, Marzolf, Hitchcock, Ouellette**

**No: None**

**Motion Carried (6-0)**

**6. UNFINISHED BUSINESS – None.**

**7. NEW BUSINESS**

The October 3, 2023 Planning Commission meeting has been cancelled.

**8. COMMUNICATIONS**

**8a. Age Friendly Community Conversation Meetings**

- Meeting 1 will be held on Thursday, September 28, 2023, from 6:00 p.m. to 8:00 p.m. in the Auburn Hills Community Center.
- Meeting 2 will be held on Wednesday, October 11, 2023, from 6:00 p.m. to 8:00 p.m. at Avondale High School.

**8b. Notice from the City of Troy regarding Master Plan Update**

The City of Troy has provided notice that they have prepared an update to their existing Master Plan. This second notice initiates a 63-day comment period, which will conclude with a public hearing at an upcoming Planning Commission meeting.

Mr. Marzolf thanked the Planning Commission for all their hard work on these complicated reviews. He also stated that he would like to see the annual report of the Planning Commission provided to the City Council. Mr. Keenan stated that the report will be on the next City Council agenda.

Mr. Tringali asked if there would be any follow-up information from the previous study meeting. Mr. Keenan explained that follow-up information will be provided at the December 6<sup>th</sup> study meeting of the Planning Commission.

**9. NEXT SCHEDULED MEETING**

The next scheduled meeting is on Wednesday, November 8, 2023 at 7:00 p.m. in the City Council Chambers.

**10. ADJOURNMENT**

There being no further business, Chairperson Ouellette adjourned the meeting at 7:34 p.m.

Submitted by:

Susan McCullough, CMC, CMMC

Recording Secretary



# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: SEPTEMBER 25, 2023

AGENDA ITEM NO 7B

DEPARTMENT OF PUBLIC WORKS

**To:** Mayor and City Council  
**From:** Thomas A. Tanghe, City Manager; Jason Hefner, Manager of Fleet & Roads  
**Submitted:** September 18, 2023  
**Subject:** Motion – Approve The 2023-2024 Winter Operations Agreement Between the City of Auburn Hills and the Road Commission for Oakland County.

## INTRODUCTION AND HISTORY

Since 2012, the City of Auburn Hills has participated in an agreement with the Road Commission for Oakland County (RCOC) to provide winter maintenance on South Boulevard and Adams Road. In 2019, RCOC and the City agreed to add Brown Road from Giddings Road to Squirrel Road and Walton Boulevard from Perry Street to Squirrel Road to our winter maintenance agreement for a total of 7.12 miles. Winter maintenance consists of snowplowing and salting in accordance with RCOC standard practices and guidelines. Other road maintenance functions such as the filling of potholes remains the responsibility of RCOC.

The 2023-2024 agreement has an increase of 3% which increases the compensation from \$46,868.15 to \$48,274.17. Included in this packet is the RCOC cover letter (Exhibit 1), the winter operations agreement (Exhibit 2) that includes the cost breakdown and the insurance provision as Exhibits A and B respectively.

## STAFF RECOMMENDATION

Staff recommends approval of the 2023-2024 Winter Operations Agreement between the City of Auburn Hills and the Road Commission for Oakland County.

## MOTION

Move to approve the 2023-2024 Winter Operations Agreement between the City of Auburn Hills and the Road Commission for Oakland County. Services to be reimbursed from the Road Commission for Oakland County to the City of Auburn Hills are in the amount of \$48,274.17.

## EXHIBITS

Exhibit 1 – RCOC Cover Letter

Exhibit 2 – 2023-2024 Winter Operations Agreement

I CONCUR:

---

THOMAS A. TANGHE, CITY MANAGER



QUALITY LIFE THROUGH GOOD ROADS:  
ROAD COMMISSION FOR OAKLAND COUNTY  
"WE CARE."

**Board of Road Commissioners**

**Ronald J. Fowkes**  
Commissioner

**Andrea LaLonde**  
Commissioner

**Nancy Quarles**  
Commissioner

**Dennis G. Kolar, P.E.**  
Managing Director

**Gary Piotrowicz, P.E., P.T.O.E.**  
Deputy Managing Director  
County Highway Engineer

Highway Maintenance  
Department

2420 Pontiac Lake Road  
Waterford, MI 48328

248-858-4881

FAX  
248-858-7607

[www.rcocweb.org](http://www.rcocweb.org)

September 7, 2023

Mr. Jason Hefner  
Manager of Fleet & Roads  
Department of Public Works  
1500 Brown Road  
Auburn Hills, MI 48326

RE: 2023-2024 Winter Maintenance Agreement

Dear Mr. Hefner:

Attached are two copies of a Winter Maintenance Agreement between the Road Commission for Oakland County and the City of Auburn Hills.

This 2023-2024 agreement has an increase of 3%, which increases the amount from \$46,868.15 to \$48,274.17.

If this agreement is satisfactory, please electronically send one signed copy of the agreement and the resolution of approval by your Board to my account assistant Lema Sabbagh, email, [lsabbagh@rcoc.org](mailto:lsabbagh@rcoc.org). One fully signed copy will be returned to you upon approval by the Board of Road Commissioners.

Please furnish proof that your liability insurance covers this agreement, and particularly covers your personnel and equipment working on county roads under the jurisdiction of the Board of Road Commissioners. If there are any changes in this coverage during the term of this agreement, we must be notified of these changes. We will also need a current certificate of membership in the Michigan Municipal Workers Compensation Fund.

The Board of Road Commissioners and I extend our appreciation to you, the City Council, and your personnel for the fine work that has been done. We will continue to cooperate in any way to provide our citizens with the best road system possible.

We request that your signed agreement be returned to us no later than the end of November, so that we may present the agreement to our Board prior to the end of the year, which will allow RCOC to make payments per the agreement.

Sincerely,

Darryl M. Heid, P.E.  
Director of Highway Maintenance



2023-2024 WINTER MAINTENANCE AGREEMENT  
CITY OF AUBURN HILLS

Under 1951 PA 51, As Amended

This Winter Maintenance Agreement ("Agreement") is made this \_\_\_\_ day of \_\_\_\_\_, 2023, between the Board of County Road Commissioners of the County of Oakland, State of Michigan, a public body corporate, hereinafter referred to as the "Board," and the City of Auburn Hills, Oakland County Michigan, a Michigan municipal corporation hereinafter referred to as the "City."

WHEREAS, certain county primary and local roads more specifically set forth in Exhibit A, attached hereto, are under the jurisdiction and control of the Board and are located within or adjacent to the City; and

WHEREAS, The City desires to be responsible for certain winter maintenance of said roads under the terms of this Agreement, and the Board is willing to participate in the cost thereof as provided in Section III of this Agreement;

NOW, THEREFORE, in consideration of the mutual covenants set forth herein as provided, it is hereby agreed as follows:

I

The City will perform Winter Maintenance of certain roads under the terms of this Agreement, and the Board will participate in the cost thereof as provided in Section III of this Agreement. "Winter Maintenance," herein required to be performed by the City, shall mean snow removal and ice control, on all roads listed in Exhibit A, as follows: Snow removal by blading, plowing and other methods necessary to make the roads reasonably safe for public travel, and ice control by salting, sanding, scraping and other methods necessary to make the roads reasonably safe for public travel, together with such other work and services, such as recordkeeping and insurance, required by this Agreement. All Winter Maintenance work and services performed by the City shall be in accordance with the Board's maintenance guidelines, including the Board adopted Winter Maintenance Guidelines, the Board's standard practices and this Agreement.

II

The City shall keep accurate and uniform records of all Winter Maintenance work performed pursuant to this Agreement. The Board shall have the right to audit City accounts and records insofar as such documents concern this Agreement and the work and services performed and to be performed hereunder.

III

In consideration of the assumption of Winter Maintenance by the City, the Board hereby agrees to pay to the City the sum of \$48,274.17, as set forth in Exhibit A, attached hereto and made a part hereof. Such amounts are to be used by the City for Winter Maintenance. Payments are to be made by the Board to the City as follows:

50% in December 2023  
50% in March 2024

The making of said payments shall constitute the Board's entire obligation in reference to Winter Maintenance.



#### IV

The City hereby agrees to hold harmless, represent, defend and indemnify the Board, the Road Commission for Oakland County, its officers, and employees; the County of Oakland; the Office of the Oakland County Water Resources Commissioner and applicable drainage districts(s); the Michigan State Department of Transportation and the Transportation Commission; and any and all local units(s) of government within which the roads subject to this Agreement are located, against any and all claims, charges, complaints, damages, or causes of action for (a) public or private property damage, (b) injuries to persons (including death), or (c) other claims, charges, complaints, damages or causes of action arising out of the performance or non-performance of the activities which are the subject matter of this Agreement, specifically those activities set out in Section I, both known and unknown, whether during the progress or after the completion thereof. However, this hold harmless provision does not apply in so far as any claim or suit is alleged to be, or demonstrated to be, the result of a defect in highway design or condition and not related to the Winter Maintenance activities set out in Section I. Further, since the Board has the statutory responsibility for maintenance of the roads under this Agreement, it is the intent of the parties that the delegation by this Agreement of those maintenance responsibilities to the City provide immunity to the City as an agent of the Board. Therefore, the City falls within the governmental immunity protection of the Board.

During that part of the year that the City is providing Winter Maintenance under Section I, the City agrees to promptly notify the Board as soon as possible, but not longer than 5 days, should it become aware of defects or maintenance requirements in the roads set forth in Exhibit A, if said defects or maintenance requirements are not Winter Maintenance subject to this Agreement.

#### V

The City shall acquire and maintain, during the term of the Agreement, statutory worker's compensation insurance, employer's liability insurance, automobile and comprehensive general liability insurance coverages, as more fully described in Exhibit B attached hereto, covering the Board's liability for any and all claims arising out of the City's performance or non-performance of the activities which are the subject matter of this Agreement.

#### VI

The City further agrees to comply with all applicable laws and regulations, including without limitation, laws and regulations of the State of Michigan for safeguarding the air and waters of the State. In particular, City facilities and operations must meet the provisions of Part 5 (Spillage of Oil and Polluting Materials) rules promulgated pursuant to Part 31, Water Resources Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended. (Rules R324.2001 through R324.2009 address release prevention planning, secondary containment, surveillance, and release reporting requirements).

#### VII

In accordance with Michigan 1976 Public Acts No. 220 and 453, being MCLA §§37.1209 and 37.2209, as the same may be amended, the City and its subcontractors shall not discriminate against an employee or applicant for employment with respect to hire, tenure, terms, conditions, or privileges of employment, or matter directly or indirectly related to employment, because of race, color, religion, national origin, age, sex, height, weight, or marital status; or because of a disability that is unrelated to the individual's ability to perform the duties of a particular job or position. A breach of this covenant may be regarded as a material breach of this Agreement.

VIII

It is the intention of the parties hereto that this Agreement is not made for the benefit of any third party.

It is anticipated that subsequent agreements regarding Winter Maintenance activities will be executed annually by the Parties hereto.

The terms and conditions of this Agreement shall become effective on October 1, 2023, and shall continue in full force and effect until a subsequent Winter Maintenance agreement has been executed by the parties hereto or until this Agreement is terminated, as set forth below.

In the event that a subsequent Winter Maintenance agreement has not been executed by the parties hereto on or before September 1, 2024, either party may terminate this Agreement by providing the other party hereto with written notice of intent to terminate, at least thirty (30) days prior to the date of termination.

This Agreement is executed by the Board at its meeting of \_\_\_\_\_,  
and by the City by authority of a resolution of its governing body, adopted \_\_\_\_\_,  
(copy attached as Exhibit C).

Witnesses:

CITY OF AUBURN HILLS  
A Municipal Corporation

\_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

\_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

Witnesses:

BOARD OF COUNTY ROAD COMMISSIONERS  
OF THE COUNTY OF OAKLAND,  
A Public Body Corporate

\_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

\_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

PROPOSED WINTER MAINTENANCE 2023-  
2023-2024

CITY OF AUBURN HILLS

EXHIBIT A

Adams

Extending from S. Boulevard to Forester

<u>Miles</u>	<u>Cost Per Mile</u>	
0.19	\$4,316.89	\$ 820.21
0.59	\$6,124.90	\$ 3,613.69
0.12	\$7,554.57	\$ 906.55
<u>0.38</u>	<u>\$9,317.77</u>	<u>\$ 3,540.75</u>
1.28		\$ 8,881.20

Brown Rd.

Extending from Giddings to Squirrel

<u>Miles</u>	<u>Cost Per Mile</u>	
0.41	\$4,316.89	\$ 1,769.92
0.42	\$6,124.90	\$ 2,572.46
1.25	\$7,554.57	\$ 9,443.21
<u>0.24</u>	<u>\$9,317.77</u>	<u>\$ 2,236.26</u>
2.32		\$ 16,021.86

South Boulevard

Extending from Opdyke to Adams

<u>Miles</u>	<u>Cost Per Mile</u>	
1.18	\$4,316.89	\$ 5,093.93
0.75	\$7,554.57	\$ 5,665.93
<u>0.07</u>	<u>\$9,317.77</u>	<u>\$ 652.24</u>
2.00		\$ 11,412.10

Walton

Extending from E. Pontiac City Limit to Squirrel

<u>Miles</u>	<u>Cost Per Mile</u>	
1.25	\$7,554.57	\$ 9,443.21
<u>0.27</u>	<u>\$9,317.77</u>	<u>\$ 2,515.80</u>
1.52		\$ 11,959.01

Total Miles

7.12

TOTAL

\$ 48,274.17



## CITY OF AUBURN HILLS

## EXHIBIT A

(cont.)

TWO LANES (\$4,191.15 per mile)

<u>Miles</u>	<u>Cost Per Mile</u>	
0.19	\$4,316.89	\$ 820.21
1.18	\$4,316.89	\$ 5,093.93
<u>0.41</u>	\$4,316.89	<u>\$ 1,769.92</u>
1.78		\$ 7,684.06

THREE LANES (\$5,946.51 per mile)

<u>Miles</u>	<u>Cost Per Mile</u>	
0.59	\$6,124.90	\$ 3,613.69
<u>0.42</u>	\$6,124.90	<u>\$ 2,572.46</u>
1.01		\$ 6,186.15

FOUR OR FIVE LANES (\$7,334.54 per mile)

<u>Miles</u>	<u>Cost Per Mile</u>	
0.12	\$7,554.57	\$ 906.55
0.75	\$7,554.57	\$ 5,665.93
1.25	\$7,554.57	\$ 9,443.21
<u>1.25</u>	\$7,554.57	<u>\$ 9,443.21</u>
3.37		\$ 25,458.90

SIX OR MORE LANES (\$9,046.38 per mile)

<u>Miles</u>	<u>Cost Per Mile</u>	
0.38	\$9,317.77	\$ 3,540.75
0.24	\$9,317.77	\$ 2,236.26
0.27	\$9,317.77	\$ 2,515.80
<u>0.07</u>	\$9,317.77	<u>\$ 652.24</u>
0.96		\$ 8,945.06

Total Miles

7.12	TOTAL	<u>\$ 48,274.17</u>
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50% in December, 2023

\$ 24,137.09

50% in March, 2024

\$ 24,137.08

\$ 48,274.17

## EXHIBIT B

### 2023-2024 WINTER MAINTENANCE AGREEMENT

#### ROAD COMMISSION FOR OAKLAND COUNTY

#### INSURANCE PROVISION (CITY)

##### Insurance Coverage:

The City, prior to execution of the maintenance agreement, shall file with the Road Commission for Oakland County, copies of completed certificates of insurance as evidence that he carries adequate insurance satisfactory to the Board. Insurance coverage shall be provided in accordance with the following:

- a. Worker's Compensation and Employer's Liability Insurance: The insurance shall provide worker's compensation protection for the City's employees, to the statutory limits of the State of Michigan, and provide Part B Employers Liability as follows:

Each Accident	\$1,000,000
Disease – Each Employee	\$1,000,000
Disease – Policy Limit	\$1,000,000

The indemnification obligation under this section shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the City under worker's disability compensation coverage established by law.

- b. Bodily Injury and Property Damage: The insurance shall provide protection against all claims for damages to public or private property, and injuries to persons arising out of and during the progress and to the completion of the work, and with respect to product and completed operation for one year, after completion of the work.
1. Bodily Injury and Property Damage Other Than Automobile: The minimum limits of property damage and bodily injury liability covering each contract shall be:

Bodily Injury and Property Damage Liability:	or: Combined Single Limit:
Each Person \$1,000,000	Aggregate \$2,000,000
Each Occurrence \$1,000,000	
Aggregate \$2,000,000	

Such insurance shall include: 1) explosion, collapse, and underground damage hazards (x,c,u), which shall include, but not be limited to coverage for (a) underground damage to facilities due to drilling and excavating with mechanical equipment; and (b) collapse or structural injury to structures due to blasting or explosion, excavation, tunneling, pile driving, cofferdam work, or building moving or demolition; (2) products and completed operations; (3) contractual liability; and (4) independent contractors coverages.



2. Bodily Injury Liability and Property Damage Automobiles: The minimum limits of bodily injury liability and property damage liability shall be:

Bodily Injury and Property Damage Liability:		or: Combined Single Limit:
Each Person	\$1,000,000	Each Occurrence: \$1,000,000
Each Occurrence	\$1,000,000	

Such insurance shall include coverage for all owned, hired, and non-owned vehicles.

- c. Excess and Umbrellas Insurance – The City may substitute corresponding excess and/or umbrella liability insurance for a portion of the above listed requirements in order to meet the specified minimum limits of liability.
- d. Notice – The City shall not cancel, renew, or non-renew the coverage of any insurance required by this Section without providing 30 day prior written notice to the Road Commission for Oakland County. All such insurance shall include an endorsement whereby the insurer shall agree to notify the Road Commission for Oakland County immediately of any reduction by the City. The City shall cease operations on the occurrence of any such cancellation or reduction, and shall not resume operations until new insurance is in force. If the City cannot secure the required insurance within 30 days, the Board reserves the right to terminate the Contract.
- e. Reports: The City or its insurance carrier shall promptly report to the Road Commission all of the following events each time as they occur: Claims received, claims investigations made, and disposition of claims.

See provisions of the maintenance agreement to which this Exhibit B is attached.



# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: SEPTEMBER 25, 2023

AGENDA ITEM NO 9A

## COMMUNITY DEVELOPMENT

**To:** Mayor and City Council

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

**Submitted:** September 20, 2023

**Subject:** **PART ONE** - Motion - Approval of Rezoning of portions of 3411 E. Walton Boulevard (14-12-376-010) from R-4, One Family Residential District and RM-1, Multiple Family Residential (Low Rise) District to B-2, General Business District / Five Points Community Church

**PART TWO** - Motion – Approval of Special Land Use Permit and Site Plan to construct a building addition / Five Points Community Church

### **INTRODUCTION**

An application has been submitted by Cunningham-Limp Company on behalf of Five Points Community Church, located at 3411 E. Walton Boulevard, requesting the rezoning of the portions of their property and for the construction of a 10,220 sq. ft. building addition.

### **(PART ONE) REZONING REQUEST**

Five Points Community Church requests approval to rezone the northwest corner of their parcel zoned RM-1, Multiple Family Residential (Low Rise) District, and the eastern portion of their parcel zoned R-4, One Family Residential District to B-2, General Business District. The rezoning would result in the entire parcel having the same zoning designation of B-2, General Business District, bringing the whole site in line with the City's Master Land Use Plan's Non-Residential Land Use Classification.

### **EXISTING CONDITIONS**

Adjacent Properties	Existing Land Uses	Master Plan Designation	Existing Zoning
<b>North</b>	Vacant Parsonage/House	Non-Residential	B-2
<b>East – across Squirrel</b>	Auburn Square Shopping Plaza, St. John Fisher Chapel	Non-Residential	B-2 and R-4
<b>Southeast – across intersection</b>	Oakland University	Public	SP
<b>South – across Walton</b>	Quality Lube, McDonald's, Points Plaza, BluePearl Pet Hospital	Non-Residential	B-2
<b>West</b>	The Avalon of Auburn Hills Retirement Home	Non-Residential	PUD Overlay (B-2 and RM-1)
<b>Northwest</b>	Countryside Townhomes	Residential	RM-1

**EXISTING CONDITIONS – cont.**

***Aerial Photo of the Site and Surrounding Conditions***

**STAFF RECOMMENDATION**

The adopted City of Auburn Hills *Master Land Use Plan* depicts the subject parcel as "Non-Residential" land use, and the adopted *Northeast Corner Neighborhood Master Plan* identifies the parcel as "Non-Residential." Therefore, we recommend Approval of the rezoning from R-4, One Family Residential District, and RM-1, Multiple Family Residential (Low Rise) District to B-2, General Business District, based on the Master Land Use Plan.

**(PART TWO) SITE PLAN APPROVAL**

This is a request from Five Points Community Church to construct a 10,220 sq. ft. building expansion to their existing building located at 3411 E. Walton Boulevard. The site is 8.36 acres in size and zoned R-4, One-Family Residential, RM-1, Multiple-Family Residential, and B-2, General Business District.

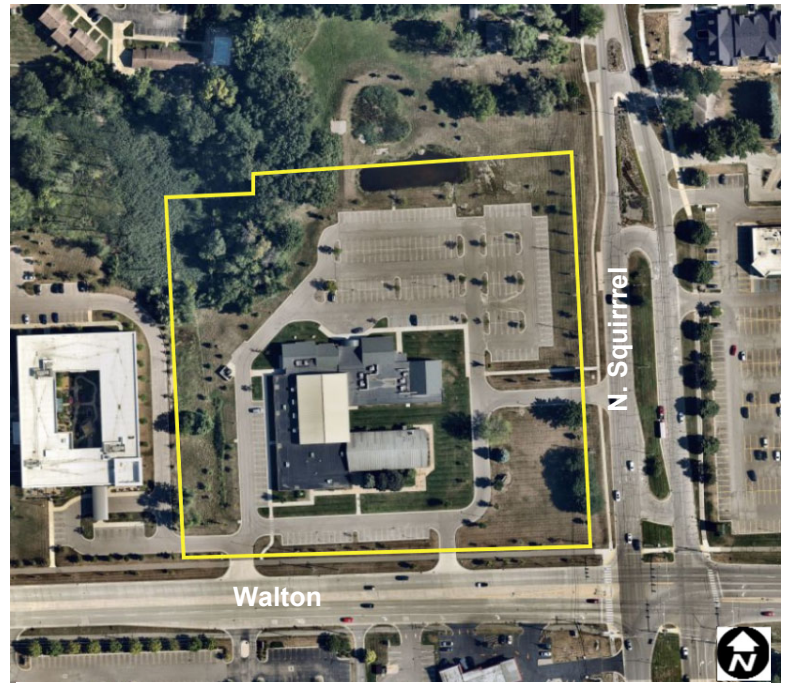


**(PART TWO) SITE PLAN APPROVAL (cont.)**

The plans call for the demolition of the existing multi-purpose wing of the building to make room for the expansion that includes a new nave, sanctuary, commons area, green room, usher room, restroom, cry room, and hallway. Once the proposed project is complete, the overall building size will equal 45,780 sq. ft.

On March 19, 2018, Five Points Community Church completed its first expansion, which the City Council approved on March 27, 2017. That plan accommodated this proposed addition's anticipated parking and stormwater management needs.

Construction for this project is expected to begin in the Spring 2024, with completion taking place sometime in the Winter 2024. The overall investment is estimated at \$3 million.



*Aerial Photo*



*Illustrated Site Plan*

**(PART TWO) SITE PLAN APPROVAL cont.**

*Color Rendering of the Proposed Building Looking West from the East Entrance Drive*



*Color Rendering of the Proposed Building Looking North from the South Parking*

**STAFF RECOMMENDATION**

This project has been reviewed by the City's Administrative Review Team and has received a recommendation for approval.

We recommend approval of the Special Land Use Permit request for the church addition and offer the following discretionary findings of fact:

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

We recommend Conditional Approval of the Site Plan and 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 both Walton Boulevard and N. Squirrel Road.
  - c) Traffic circulation features within the site and the location of parking areas avoid common traffic problems and can promote safety.
  - d) A satisfactory and harmonious relationship will exist between the proposed development and the surrounding area.
  - e) The proposed use will not have an unreasonable, detrimental, or injurious effect upon the natural characteristics of the subject parcel or the adjacent area.
3. The parking layout meets minimum requirements, and barrier-free parking spaces are provided (seven are required and seven are provided). Two spaces are van accessible.
4. Building and parking setback requirements will be met.



**STAFF RECOMMENDATION (cont.)**

5. Greenbelts are provided.
6. A 25-foot-wide natural buffer is provided along the edge of the existing wetland.
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. The existing light poles are 25 feet in height from the finished grade. No new light poles are proposed.
9. A note indicates that signs shall meet the requirements of the Zoning Ordinance.
10. A note indicates that parking spaces shall be double-striped.
11. Ground-mounted and roof-mounted mechanical equipment will be screened.
12. A note indicates that no outside storage will be allowed, which includes pallet storage, overnight vehicles, or trailer storage.
13. The existing eight-foot wide pathway along Walton Boulevard and the five-foot wide concrete sidewalk along N. Squirrel Road will remain. Complete Streets considerations were made as part of the past site plan approval. The site includes a sidewalk from the building to the pathways along Walton Boulevard and N. Squirrel Road.
14. An Administrative Tree Removal Permit is required – three replacement trees are required, and three replacement trees are proposed.
17. The Church has agreed to prep the parking lot with four electric vehicle charging stations. They will install electrical stubs at planned station locations and will run conduit from the power source to the stubs at the time of construction to support the future installation of the charging stations when needed.

**Conditions:**

1. The Church agrees to meet the requirements of Article XX Administration and Enforcement, Section 2007. Performance Guarantees.

**PLANNING COMMISSION RECOMMENDATION****(PART ONE - REZONING)**

Recommended Approval on September 13, 2023 (6-0 vote)

**(PART TWO – SPECIAL LAND USE AND SITE PLAN)**

Recommended Approval on September 13, 2023 (6-0 vote)

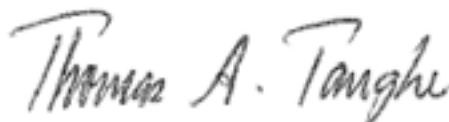
**RECOMMENDED ACTIONS****(PART ONE - REZONING)**

*"Move to accept the Planning Commission's recommendation and approve the rezoning of the portions of parcel 14-12-376-010 from R-4, One Family Residential District and RM-1, Multiple Family Residential (Low Rise) District to B-2, General Business District."*

**(PART TWO – SPECIAL LAND USE AND SITE PLAN)**

*"Move to accept the Planning Commission's recommendation and approve Special Land Use Permit and Site Plan for Five Points Community Church subject to the conditions of the City's Administrative Review Team."*

I CONCUR:




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THOMAS A. TANGHE, CITY MANAGER



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

September 13, 2023

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

**ROLL CALL:** Present: **Carolyn Shearer, Dominick Tringali, Cynthia Pavlich, Brian Marzolf, Chauncey Hitchcock, Greg Ouellette**  
Absent: Sam Beidoun, Ray Saelens, Laura Ochs  
Also Present: Director of Community Development Steve Cohen, City Planner Shawn Keenan  
Guests: 7

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

**5. PETITIONERS**

**5a. Five Points Community Church (7:01 p.m.)**

**PART ONE - Public Hearing/Motion – Recommendation to City Council for approval of rezoning from R-4, One Family Residential and RM-1, Multiple Family Residential (Low Rise) to B-2, General Business District, or any other appropriate zoning district.**

**PART TWO - Public Hearing/Motion – Recommendation to City Council for Special Land Use Permit, Site Plan, and Tree Removal Permit approvals to construct a building addition.**

Mr. Keenan explained that this is a request from Cunningham-Limp Company on behalf of Five Points Community Church, located at 3411 E. Walton Boulevard, requesting the rezoning of the portions of their property and for the construction of a 10,220 sq. ft. building addition.

**PART ONE - REZONING REQUEST**

Five Points Community Church is requesting approval to rezone the northwest corner of their parcel zoned RM-1, Multiple Family Residential (Low Rise) District, and the eastern portion of their parcel zoned R-4, One Family Residential District to B-2, General Business District. The rezoning would result in the entire parcel having the same zoning designation of B-2, General Business District, bringing the corner site more in line with the City Master Land Use Plan's Non-Residential Land Use Classification.

The adopted City of Auburn Hills *Master Land Use Plan* depicts the northeast corner as "Non-Residential land use." Therefore, we recommend approval of the rezoning from R-4, One Family Residential District, and RM-1, Multiple Family Residential (Low Rise) District to B-2, General Business District, based on the Master Land Use Plan.

**PART TWO - SITE PLAN APPROVAL**

This is a request from Five Points Community Church to construct a 10,220 sq. ft. building expansion to their existing building located at 3411 E. Walton Boulevard. The site is 8.36 acres in size and zoned R-4, One-Family Residential, RM-1, Multiple-Family Residential, and B-2, General Business District.

The plans call for the demolition of the existing multi-purpose wing of the building to make room for the expansion that includes a new nave, sanctuary, commons area, green room, usher room, restroom, cry room, and hallway. Once the proposed project is complete, the overall building size will equal 45,780 sq. ft.

On March 19, 2018, Five Points Community Church completed its first expansion, which the City Council approved on March 27, 2017. That plan accommodated this proposed addition's anticipated parking and stormwater management needs. Construction for this project is expected to begin in the spring of 2024, with completion taking place sometime in the winter of 2024.

**Sam Ashley, Cunningham Limp, 28970 Cabot Drive, Suite 100, Novi, MI 48377, and Tony Antone, from Five Point Community Church,** were available to answer any questions of the Commission and presented the proposal.

The Commission asked about the following:

1. Is this the final expansion of the church;
2. Does the design allow for flexibility of use in the future if necessary;
3. Seating capacity;
4. The location of the three parcels.

Mr. Ashley explained that this is the last part of the church's master plan that was designed years ago. He also stated that the design could easily be adapted to any use that is compatible with the rezoning. The facility has a seating capacity of 362 total.

Mr. Keenan explained that the three parcels have been combined into a single parcel. That single parcel has three different zoning designations. Approval of the rezoning request would give the single parcel one zoning designation.

Mr. Ouellette opened the public hearing for PART ONE at 7:13 p.m.

There being no public comments, Mr. Ouellette closed the public hearing at 7:13 p.m.

**PART ONE:**

**Moved by Hitchcock to recommend to City Council approval of the rezoning of the portions of parcel 14-12-376-010 from R-4, One Family Residential District and RM-1, Multiple Family Residential (Low Rise) District to B-2, General Business District.**

**Second by Tringali.**

**VOTE: Yes: Hitchcock, Tringali, Shearer, Marzolf, Pavlich, Ouellette**

**No: None**

**Motion Carried (6-0)**

Mr. Ouellette opened the public hearing for PART TWO at 7:16 p.m.

There being no public comments, Mr. Ouellette closed the public hearing at 7:16 p.m.

**PART TWO:**

**Moved by Hitchcock to recommend to City Council approval of the Special Land Use Permit, Site Plan and Tree Removal Permit for Five Points Community Church subject to the conditions of the City's Administrative Review Team.**

**Second by Tringali.**

**VOTE: Yes: Hitchcock, Tringali, Shearer, Marzolf, Pavlich, Ouellette**

**No: None**

**Motion Carried (6-0)**



AUBURN HILLS

JUL 26 2023

COMMUNITY DEVELOPMENT

# Development Application

Project Name: Five Points Community Church - Phase II

General Project Location: \_\_\_\_\_

NW Corner of Walton and Squirrel RdParcel Size: 8.61 Zoning: R-4Sidwell Number(s): 14-12-376-006, & -009Project Description: Building ExpansionBuilding Size (sq. ft.): 10,238 SF**City Use Only**Address: 3411 E WaltonDate Received: 7-26-23Fees Paid: \$4,450.00SP #: 230009SLU #(s): 230002

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

RZ #: 230001

PUD #: \_\_\_\_\_

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

**Check requested review(s)**☒ Site Plan☒ Tree Removal Permit☒ Special Land Use Permit(s) Church andplaces of worship in B-2 district (also R-4)☐ Land Division☐ Land Exchange☐ Subdivision☐ Planned Unit Development - Step 1/Step 2/Combined☒ Rezoning R-4 RM-1 to B-2 1250.00☐ ZBA Variance or Interpretation

(see supplemental application)

☐ Other \_\_\_\_\_**Applicant**Name: Nicholas Devlin, C-L Signature: [Signature]Business Name and Address: Cunningham-Limp Company, 28970 Cabot Dr, Suite 100City: Novi State: MI Zip Code: 48377 Phone Number: 248-489-2300Fax Number: 248-489-2310 Alt. Phone Number(s): 248-318-7438**Property Owner(s)**Name: Mike Martoia Signature: [Signature]Business Name and Address: Five Points Community Church, 3411 East Walton BlvdCity: Auburn Hills State: MI Zip Code: 48326 Phone Number: 248-373-1381

(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

2-14-18 Version

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a cook@clc.build



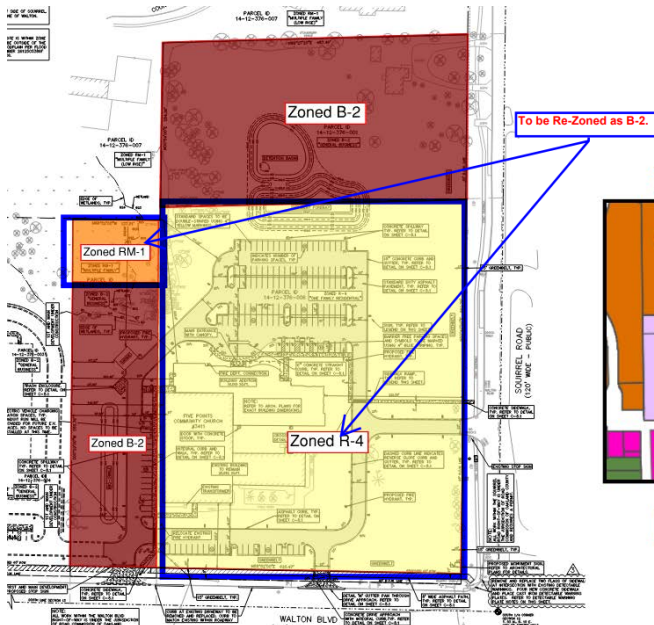
August 14, 2023

**RE: Re-Zoning of Adjacent Parcels  
Five Points Community Church  
3411 E Walton Blvd, Auburn Hills, 48326**

Dear Mr. Keenan:

In accordance with the City of Auburn Hills' master plan, we are notifying you on behalf of our client, Five Points Community Church, that the re-zoning of two existing (2) parcels from their existing designations to B-2 is to occur. See below:

- NW Parcel currently zoned RM-1: To be B-2.
- Church Parcel currently zoned R-4: To be B-2.



Sincerely,

Nick Devlin  
Estimator  
Cunningham-Limp



September 5, 2023

Mr. Shawn Keenan, AICP  
City Planner  
CITY OF AUBURN HILLS  
1827 North Squirrel Road  
Auburn Hills, Michigan 48326

RE: Five Points Church Expansion  
Site Plan 1<sup>st</sup> Review

Dear Mr. Keenan:

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 10, 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.

GENERAL:

The site is located north of Walton Boulevard and west of Squirrel Road at 3411 Walton Boulevard in Section 12 of the City of Auburn Hills. The site currently consists of the existing Five Points Community Church building and associated parking lot. The applicant is proposing to remove the southeast wing of the existing building and construct a new 9,990 sq. ft. addition. The site is currently zoned One Family Residential (R-4); however, the applicant is proposing to rezone the site as General Business (B-2). The adjacent property to the west is zoned P.U.D. Overlay (P) and the adjacent properties to the north are zoned Multiple Family (Low Rise) (RM-1) and General Business (B-2). A complete legal description of the parcel is shown on the plan. The City of Auburn Hills Standard Notes and Fire Department notes are included on the plans. A landscape plan was included in the plan set and appears to be acceptable. A demolition plan has also been included in the plan set.

MUNICIPAL UTILITIES:

There is an existing 8-inch water main that extends from the 12-inch water main along Squirrel Road and loops around the existing building connecting to the existing 16-inch water main on Walton Blvd. The applicant is not proposing any changes to the existing water main as part of this project.

There is an existing 10-inch sanitary sewer that extends along Walton Blvd. Two existing sanitary sewer leads extend north from the main to the south and east side of the building. The applicant is not proposing any changes to the existing sanitary sewer as part of this project.





#### STORM SEWER AND DETENTION:

It appears that the site is located in the McPherson Drainage District, which has a maximum discharge rate of 0.20 cfs/acre. Storm water runoff for the site is currently collected via a series of catch basins and routed to a detention pond that ultimately outlets to the wetlands northwest of the site. The applicant is proposing to install a roof drain connection on the northeast side of the building addition which will connect to the existing 8-inch storm sewer on east side of the building. The applicant is also proposing to install a roof drain connection on the southwest side of the building addition which will connect to the existing 12-inch storm sewer on the south side of the building. No changes to the existing detention basin are proposed. The following storm water management narrative was included on the plans, "Since the storm water management system, designed and constructed in 2017, was built to accommodate future development conditions for the entire property, no additional storage has been provided for this addition." The existing detention basin was designed for a 'C' factor of 0.548 while the proposed 'C' factor is 0.546. No calculations or additional details, including storm sewer calculations, were included in the plan set.

#### TRAFFIC/PAVING:

Access to the site consists of one (1) existing approach off Squirrel Road and two (2) existing approaches off Walton Boulevard. Parking is located to the north, south, and west of the building. The applicant is not proposing any changes to the existing approaches or the number or location of parking spaces. A small portion of asphalt pavement south of the proposed addition is to be repaired after the storm sewer installation. A 5-foot-wide concrete sidewalk and 7-foot-wide concrete sidewalk is proposed on the east side of the proposed addition to provide access to the northern parking lot. Pavement cross-sections for the site have been provided on the plans and appear to meet City standards.

#### GRADING:

Existing and proposed grades are shown with spot elevations. The site is sloped towards the northern end of the parcel. The proposed improvements do not appear to substantially alter the existing drainage pattern. 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. Sidewalks shall comply with ADA standards. There are no retaining walls proposed as part of this project.

#### 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

A handwritten signature in black ink that reads "MaryKate Kirksey". The signature is written in a cursive, flowing style.

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MaryKate Kirksey for Hannah Driesenga, P.E.

Transmitted via e-mail to Shawn Keenan: September 5, 2023  
cc: File

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EXPANSION\_SITE REV#1\_APP.DOCX



## *The City of Auburn Hills*

### City Council Meeting

#### Minutes - Excerpt

March 27, 2017

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**CALL TO ORDER:** Mayor McDaniel at 7:00 p.m.

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

Present: Mayor McDaniel, Council Members Burmeister, Hammond, Kittle, Knight, Mitchell and Verbeke

Absent: None

Also Present: City Manager Tanghe, Assistant City Manager Grice, City Attorney Beckerleg, Police Chief Olko, Fire Chief Manning, Community Development Director Cohen, Assessor Bill Griffin, City Clerk Kowal, DPW Director Melchert, Finance Director/Treasurer Schulz, Director of Authorities Mariuz, Mgr. of Public Utilities Michling, and Golf Manager/Pro Marmion.

15 Guests

### **9. NEW BUSINESS**

#### 9a. Motion - Approve a Special Land Use Permit, Site Plan and Tree Removal Permit / Five Points Community Church

Mr. Cohen explained the request to construction a 16,000 square foot addition on the north side of the existing building. The addition will include new offices, a commons room, youth group rooms, nursery rooms and a large gathering area. The plans call for the demolition of the southern wing, which was the original church, as well as the removal of a garage and existing one story concrete block building. The total investment in the project is \$3.2 million. Construction is anticipated to begin in May and be complete by December. The Planning Commission and staff both recommend approval of the project.

Mr. Cohen confirmed for Mr. Knight that only Phase One was being considered tonight and Phase Two would be considered at another time.

Ms. Hammond pointed out that the parking lot will be near the new senior development and will be nicely buffered. Chris Allard, AKA Architects representing Five Points Community Church, confirmed that it is appropriately landscaped with the landscape buffers.

**Moved by Verbeke, Seconded by Knight.**

**RESOLVED: To accept the Planning Commission's recommendation and approve the Special Land Use Permit, Site Plan and Tree Removal Permit for Five Points Community Church subject to the conditions of the administrative review team."**

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

**No: None**

**Resolution No. 17.03.047**

**Motion Carried (7 - 0)**



CITY OF AUBURN HILLS  
PLANNING COMMISSION  
MINUTES - EXCERPT

March 15, 2017

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

2. **ROLL CALL:** Present: Beidoun, Burmeister, Ochs, Ouellette, Pierce, Hitchcock, Mendieta (7:02 p.m.),  
Pederson

Absent: Shearer

Also Present: Assistant City Planner Keenan

Guests: 10

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

5. **PETITIONERS**

5c. **Five Points Community Church (7:49 p.m.)**

Recommendation to City Council for approval of Special Land Use Permit, Site Plan and Tree Removal Permit

Mr. Keenan introduced the request from Five Points Community Church to construct a 16,019 sq. ft. building addition onto their existing building located at 3411 Walton Boulevard. The site is 11.3 acres in size and zoned R-4, One-Family Residential, RM-1, Multiple-Family Residential and B-2, General Business District.

Mr. Keenan explained the proposed building addition is located on the north side of the existing building and that the addition includes offices, a commons room, youth group rooms, nursery rooms, and a large gathering area.

Mr. Keenan noted the plans also call for the demolition of the southern wing of the existing church as well as the garage and existing one-story concrete block building located on the southwest portion of the property. Once the proposed project is complete, the overall building size will equal 41,601 sq. ft.

Mr. Keenan indicated that construction will begin May 2017 with completion taking place in December 2017. The overall investment is estimated at \$3.2 million.

**Mr. Steve Auger 214 S. Broadway Suite 220, Lake Orion, MI 48362** explained that since this church is a permanent site in the community and serves the community with its sledding hill, food pantry, sports activities and mentoring program, the goal is to clean up the property and take down the older sections that are falling apart and add new ones to continue the activities for the community.

Ms. Ochs stated that she noticed there are a number of trees that will need to be replaced due to others being taken down.

Mr. Keenan clarified that dead trees are not counted as replacement trees unless they were part of the original landscape plan for the property. He stated that all regulated trees being removed are being replaced in accordance to the City's Woodland Preservation Ordinance.

Mr. Burmeister asked if the food pantry operations will be continued.

**Mr. Mike Houston, Five Points Community Church member of the church building committee member** indicated that the food pantry operations will continue.

Mr. Ouellette opened the meeting for Public Hearing at 8:05 p.m.

Hearing not comments Mr. Ouellette closed the Public Hearing at 8:05 p.m.

**Motion made by Mr. Hitchcock to Move to recommend to City Council approval of the Special Land Use Permit, Site Plan and Tree Removal Permit for Five Points Community Church, subject to the conditions of the administrative review team.**

**Second by Mr. Beidoun**

**VOTE: YES: Beidoun, Burmeister, Ochs, Ouellette, Pierce, Hitchcock, Mendieta, Pederson**

**NO: None**

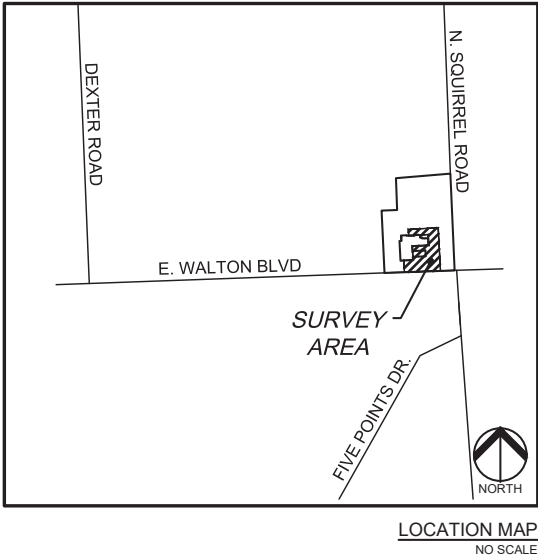
**Motion Carried (8-0)**

PRELIMINARY SITE PLANS

FIVE POINT CHURCH EXPANSION

3411 WALTON BLVD

AUBURN HILLS, OAKLAND CO., MICHIGAN



INDEX OF DRAWINGS	
NUMBER	TITLE
C-0.0	COVER SHEET
C-1.0	TOPOGRAPHIC SURVEY
C-2.0	DEMOLITION PLAN
C-3.0	DIMENSIONAL SITE PLAN
C-4.0	ENGINEERING PLAN - GRADING
C-4.1	ENGINEERING PLAN - STORM
C-5.0	NOTES AND DETAILS
L-1.0	PRELIMINARY LANDSCAPE PLAN
L-1.1	LANDSCAPE DETAILS
T-1.0	TREE PRESERVATION PLAN AND TREE LIST
	SITE PLAN - COLOR RENDERING
A000	CODE COMPLIANCE PLAN
D.101	1ST FLOOR DEMOLITION PLAN
A.101	PHASE II FLOOR PLAN
A.201	BUILDING ELEVATIONS
PROJECT DESCRIPTION:	
PROJECT CONSISTS OF REMOVAL OF THE SOUTHEASTERN WING AND PROVIDE A NEW 9,990 SF. ADDITION TO THE EXISTING CHURCH FACILITY, THE INTERIOR OF THE EXISTING BUILDING WILL BE RENOVATED TO ACCOMMODATE THE PROPOSED ADDITION. THE PARKING AREA WILL REMAIN THE SAME AND PROVIDE 212 PARKING SPACES WITH NEW LANDSCAPING.	

DESIGN TEAM

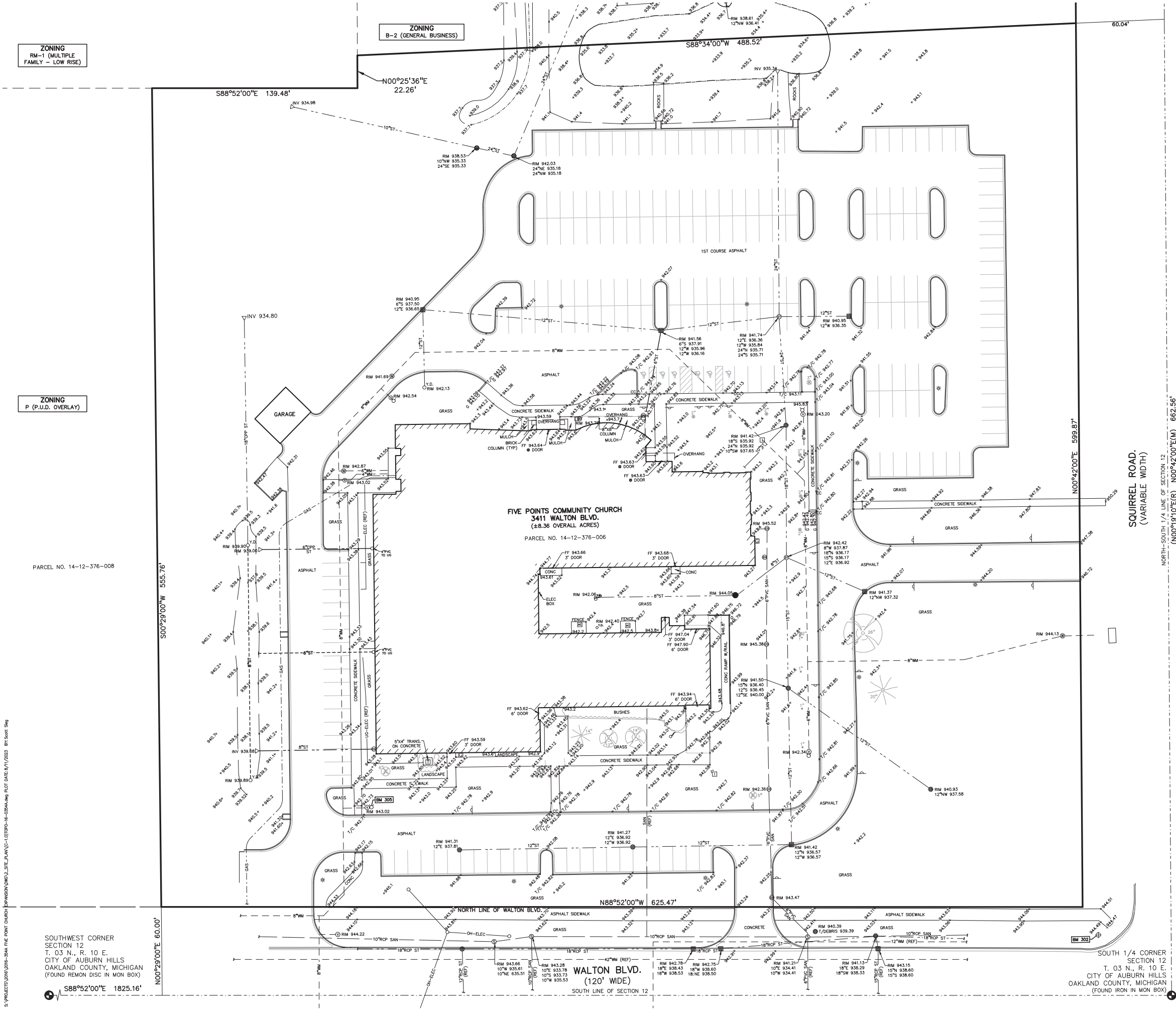
OWNER/APPLICANT/DEVELOPER	CIVIL ENGINEER
CUNNINGHAM - LIMP 28970 CABOT DRIVE, STE 100 NOVI, MI 48377 CONTACT: NICK DEVLIN PHONE: 248-318-7438 EMAIL: NDEVLIN@CLC.BUILD	PEA GROUP 1849 POND RUN AUBURN HILLS, MI 48326 CONTACT: JAMES P. BUTLER, PE PHONE: 844.813.2949 EMAIL: JBUTLER@PEAGROUP.COM
ARCHITECT	LANDSCAPE ARCHITECT
AUGER KLEIN ALLER 303 E. THIRD STREET, STE 100 ROCHESTER, MI 48307 CONTACT: MICAH WIERSMA PHONE: 248-287-7268 EMAIL: M.WIERSMA@AKA-ARCHITECTS.NET	PEA GROUP 7927 NEMCO WAY, STE. 115 BRIGHTON, MI 48116 CONTACT: JANET EVANS, PLA PHONE: 844.813.2949 EMAIL: JEVANS@PEAGROUP.COM



REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	7/26/2023
CITY COMMENTS	8/10/2023
CITY COMMENTS	9/6/2023







- LEGEND:**
- OH-ELEC-W-O- EX. OH, ELEC. POLE & GUY WIRE
  - UG-CATV- EX. U.G. CABLE TV & PEDESTAL
  - UG-COM- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
  - UG-ELEC- EX. U.G. ELEC. MANHOLE, METER & HANDHOLE
  - EX. GAS LINE
  - EX. GAS VALVE & GAS LINE MARKER
  - EX. TRANSFORMER & IRRIGATION VALVE
  - EX. WATER MAIN
  - EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
  - EX. WATER VALVE BOX & SHUTOFF
  - EX. SANITARY SEWER
  - EX. SANITARY CLEANOUT & MANHOLE
  - EX. COMBINED SEWER MANHOLE
  - EX. STORM SEWER
  - EX. CLEANOUT & MANHOLE
  - EX. SQUARE, ROUND & BEEHIVE CATCH BASIN
  - EX. YARD DRAIN & ROOF DRAIN
  - EX. UNIDENTIFIED STRUCTURE
  - EX. MAILBOX, SIGN & LIGHTPOLE
  - EX. FENCE
  - EX. GUARD RAIL
  - EX. DEC. TREE, CONIFEROUS TREE & SHRUB
  - EX. TREE TAG, & TREE LINE
  - EX. SPOT ELEVATION
  - EX. CONTOUR
  - IRON FOUND / SET
  - NAIL FOUND / NAIL & CAP SET
  - BRASS PLUG SET
  - MONUMENT FOUND / SET
  - SECTION CORNER FOUND
  - RECORDED / MEASURED / CALCULATED

**REFERENCE DRAWINGS:**

TOPOGRAPHIC SURVEY, PEA JOB NO. 2016-354, DATED 01/09/2017

AS-BUILT STORM & SANITARY SEWER PLAN, PEA JOB NO. 2016-354, SHEET C-6.1, DATED 10/31/2017, REVISED 11/10/2018

AS-BUILT WATERMAIN PLAN, PEA JOB NO. 2016-354, SHEET C-6.2, DATED 10/31/2017, REVISED 11/10/2018

AS-BUILT GRADING PLAN - SOUTH, PEA JOB NO. 2016-354, SHEET C-4.1, DATED 10/31/2017, REVISED 11/10/2018

**LEGAL DESCRIPTION:**

LAND IN A PART OF THE SOUTHWEST 1/4 OF SECTION 12, TOWN 03 NORTH, RANGE 10 EAST, CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12, THENCE ALONG THE SOUTH LINE OF SECTION 12, SOUTH 88 DEGREES 52 MINUTES 00 SECONDS EAST 1825.16 FEET; THENCE NORTH 00 DEGREES 29 MINUTES 00 SECONDS EAST 60.00 FEET TO THE NORTH 60-FOOT RIGHT-OF-WAY LINE OF WALTON BLVD. AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 29 MINUTES 00 SECONDS EAST 555.76 FEET; THENCE SOUTH 88 DEGREES 52 MINUTES 00 SECONDS EAST 139.48 FEET; THENCE NORTH 00 DEGREES 25 MINUTES 36 SECONDS EAST 488.52 FEET TO THE WEST RIGHT-OF-WAY LINE OF SQUIRREL ROAD; THENCE ALONG SAID WEST LINE SOUTH 00 DEGREES 42 MINUTES 00 SECONDS WEST 599.87 FEET TO THE NORTH 60-FOOT RIGHT-OF-WAY LINE OF WALTON BLVD.; THENCE ALONG SAID NORTH LINE NORTH 88 DEGREES 52 MINUTES 00 SECONDS WEST 625.47 FEET TO THE POINT OF BEGINNING, CONTAINING 364.371 SQUARE FEET OR 8.36+ ACRES.

**BENCHMARKS:**

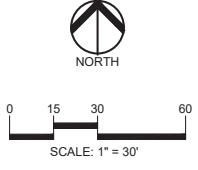
(GPS DERIVED - NAVD88)

BM #305  
ARROW ON A HYDRANT LOCATED APPROX. 36' SOUTH FROM THE SOUTHWEST BUILDING CORNER OF 3411 WALTON BLVD.  
ELEV. - 944.94

BM #302  
TOP OF NORTHWEST BOLT OF A TRAFFIC SIGNAL POLE LOCATED AT THE NORTHWEST CORNER OF WALTON BLVD & SQUIRREL ROAD.  
(TAKEN FROM PEA JOB NO. 2016-0554, NOT SHOWN IN SURVEY AREA)  
ELEV. - 945.98

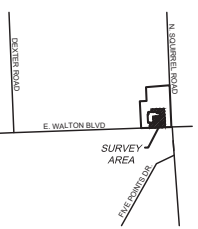
**PEA GROUP**

t: 844.813.2949  
www.peagroup.com



**CAUTION!!**

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**CLIENT**

**CUNNINGHAM LIMP COMPANY**  
28970 CABOT DRIVE, SUITE 100  
NOVI, MICHIGAN 48377

**PROJECT TITLE**

**FIVE POINT CHURCH EXPANSION**  
3411 WALTON BLVD  
AUBURN HILLS, OAKLAND CO., MICHIGAN

REVISIONS	
CITY COMMENTS	8-10-23

ORIGINAL ISSUE DATE:  
JULY 26, 2023

DRAWING TITLE  
**TOPOGRAPHIC SURVEY**

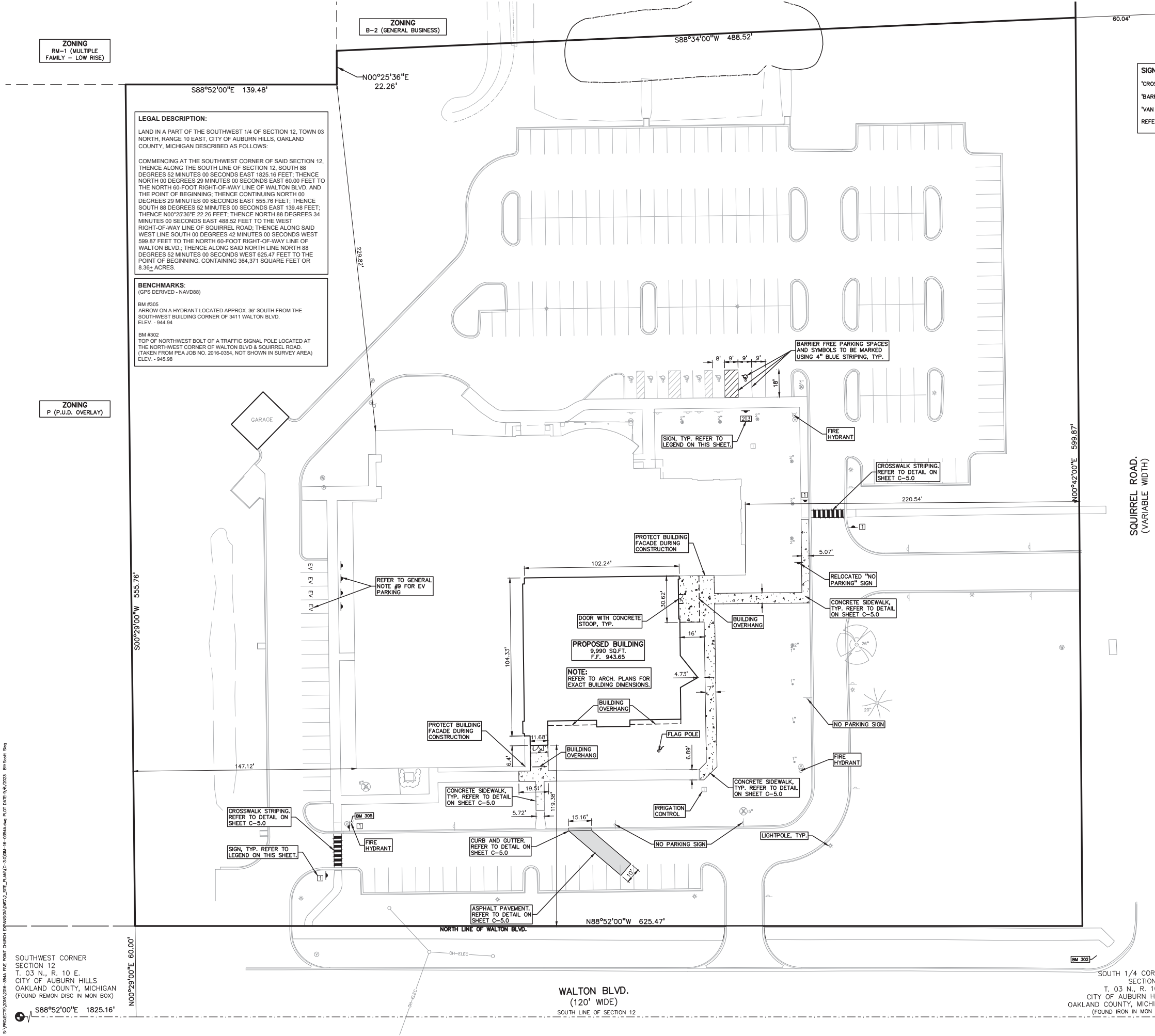
PEA JOB NO.	16-0354A
P.M.	JAH
DN.	SWS
DES.	SWS
DRAWING NUMBER:	

NOT FOR CONSTRUCTION

**C-1.0**







ZONING  
RM-1 (MULTIPLE  
FAMILY - LOW RISE)

ZONING  
B-2 (GENERAL BUSINESS)

ZONING  
P (P.U.D. OVERLAY)

**LEGAL DESCRIPTION:**  
LAND IN A PART OF THE SOUTHWEST 1/4 OF SECTION 12, TOWN 03 NORTH, RANGE 10 EAST, CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN DESCRIBED AS FOLLOWS:  
  
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 12, THENCE ALONG THE SOUTH LINE OF SECTION 12, SOUTH 88 DEGREES 52 MINUTES 00 SECONDS EAST 1825.16 FEET; THENCE NORTH 00 DEGREES 29 MINUTES 00 SECONDS EAST 60.00 FEET TO THE NORTH 60-FOOT RIGHT-OF-WAY LINE OF WALTON BLVD. AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 29 MINUTES 00 SECONDS EAST 555.76 FEET; THENCE SOUTH 88 DEGREES 52 MINUTES 00 SECONDS EAST 139.48 FEET; THENCE NORTH 00 DEGREES 29 MINUTES 00 SECONDS EAST 34 MINUTES 00 SECONDS EAST 488.52 FEET TO THE WEST RIGHT-OF-WAY LINE OF SQUIRREL ROAD, THENCE ALONG SAID WEST LINE SOUTH 00 DEGREES 42 MINUTES 00 SECONDS WEST 599.97 FEET TO THE NORTH 60-FOOT RIGHT-OF-WAY LINE OF WALTON BLVD.; THENCE ALONG SAID NORTH LINE NORTH 88 DEGREES 52 MINUTES 00 SECONDS WEST 625.47 FEET TO THE POINT OF BEGINNING, CONTAINING 364,371 SQUARE FEET OR 8.36± ACRES.

**BENCHMARKS:**  
(GPS DERIVED - NAVD88)  
  
BM #305  
ARROW ON A HYDRANT LOCATED APPROX. 36' SOUTH FROM THE SOUTHWEST BUILDING CORNER OF 3411 WALTON BLVD.  
ELEV. - 944.94  
  
BM #302  
TOP OF NORTHWEST BOLT OF A TRAFFIC SIGNAL POLE LOCATED AT THE NORTHWEST CORNER OF WALTON BLVD & SQUIRREL ROAD.  
(TAKEN FROM PEA JOB NO. 2016-0354, NOT SHOWN IN SURVEY AREA)  
ELEV. - 945.98

**SIGN LEGEND:**  
'CROSSWALK' SIGN 1  
'BARRIER FREE PARKING' SIGN 2  
'VAN ACCESSIBLE' SIGN 3  
REFER TO DETAIL SHEET FOR SIGN DETAILS

**LEGEND:**

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

**SITE DATA TABLE:**

SITE AREA: 8.36 ACRES (364,162 SF.) NET AND GROSS  
ZONING: CURRENT (R-4) - PROPOSED (B-2)  
PROPOSED USE: CHURCH

**BUILDING INFORMATION:**  
MAXIMUM ALLOWABLE BUILDING HEIGHT = 25 FT (2 STORIES)  
PROPOSED BUILDING HEIGHT = 1 STORY

EXISTING BUILDING = 47,490 SF  
EXISTING BUILDING TO BE DEMOLISHED = 11,700  
EXISTING BUILDING AFTER DEMOLITION = 35,790

PROPOSED ADDITION = 9,990 SF  
TOTAL BUILDING AREA = 45,780 SF  
BUILDING LOT COVERAGE = 12.57%

**SETBACK REQUIREMENTS:**

	REQUIRED	PROPOSED
FRONT (SOUTH)	25'	119.4'
FRONT (EAST)	25'	220.5'
SIDE (WEST)	10'	147.1'
REAR (NORTH)	35'	229.8'

**PARKING CALCULATIONS:**  
CHURCH = 1 SPACES FOR 3 SEATS INDOOR OR 6 FT OF PEWS,  
TOTAL PARKING REQUIRED = 362 SEATS / 3 = 121 SPACES  
TOTAL PROPOSED PARKING SPACES = 222 SPACES INC. TH/C SPACES

**OPEN SPACE:**  
MINIMUM OPEN SPACE REQUIRED = 20%  
PROVIDED OPEN SPACE = 44.33%

- GENERAL NOTES (CITY OF AUBURN HILLS):**
- ALL LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES. LIGHTING SHALL MEET THE REQUIREMENTS OF ZONING ORDINANCE NO. 372.
  - SIGNS SHALL MEET THE REQUIREMENTS OF ZONING ORDINANCE NO. 372.
  - NO OUTSIDE STORAGE WILL BE ALLOWED, WHICH INCLUDES PALLET STORAGE, OVERNIGHT VEHICLES, OR TRAILER STORAGE.
  - GROUND MOUNTED TRANSFORMERS AND ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED PER ZONING ORDINANCE NO. 372.
  - PARKING SPACES SHALL BE DOUBLE STRIPED PER ZONING ORDINANCE NO. 372.
  - ENVIRONMENTAL IMPACT STATEMENT IS NOT REQUIRED AS PROPOSED DISTURBANCE FOR THIS WORK IS LESS THAN 20 ACRES.
  - LAND DIVISION OR COMBINATION IS NOT REQUIRED.
  - SPECIAL LAND USE PERMIT IS REQUIRED.
  - IN 2019 THE DEVELOPER PREPARED THE PARKING LOT WITH THE INSTALLATION OF ELECTRIC STUBS FOR FUTURE ELECTRIC VEHICLE CHARGING STATIONS. THE SPACES ARE DESIGNATED WITH 'EV' ON THE PLAN AND WILL BE ACTIVATED IF AND WHEN CHARGING STATIONS ARE INSTALLED.

- ADDITIONAL NOTES:**
- THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.
- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
  - 'NO PARKING-FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
  - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF AUBURN HILLS CURRENT STANDARDS AND REGULATIONS.
  - THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
  - 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.
  - 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.

- FIRE DEPARTMENT NOTES:**
- THE FOUR (4) INCH STEAMER CAPS ON ALL HYDRANTS WILL BE PAINTED ACCORDING TO THE FOLLOWING:  
  
WHITE ON 4" MAINS  
RED ON 6" MAINS  
ORANGE ON 8" MAINS  
GREEN ON 12" MAINS  
BLUE ON 16" MAINS OR LARGER
  - NO PARKING SHALL BE PERMITTED AND/OR NO OBSTRUCTIONS SHALL BE PLACED OR CONSTRUCTED WITHIN FIFTEEN (15) FEET OF ANY HYDRANT OR FIRE DEPARTMENT CONNECTION, PUBLIC OR PRIVATE.
  - THE FIRE DEPARTMENT CONNECTION MUST BE LOCATED WITHIN ONE HUNDRED (100) FEET OF A FIRE HYDRANT AND WITHIN FIFTY (50) FEET OF A MINIMUM TWENTY (20) FOOT WIDE PAVED DRIVEWAY OR STREET.
  - GAS METERS, PROPANE TANKS, OVERHEAD ELECTRICAL SERVICES, AND TRANSFORMERS MUST NOT BE LOCATED ON THE SAME SIDE OF THE BUILDING OR STRUCTURE AS THE FIRE DEPARTMENT CONNECTION UNLESS A CLEAR DISTANCE OF ONE HUNDRED FIFTY (150) FEET CAN BE MAINTAINED BETWEEN UTILITIES AND THE FIRE DEPARTMENT CONNECTION.
  - ALL DRIVE AREAS MUST BE POSTED AS FIRE LANES WITH UNIFORM SIGNS IN KEEPING WITH THE STANDARD ESTABLISHED IN THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS MUST BE ERECTED ON BOTH SIDES OF THE FIRE LANES WITH SPACING BETWEEN SIGNS NOT EXCEEDING ONE HUNDRED (100) FEET.
  - DESIGNATED EXIT DOORS ONTO DRIVES OR PARKING AREAS MUST BE PROTECTED WITH GUARD POSTS OR PARKING BLOCKS.
  - A WHITE HIGH VISIBILITY STRIPE SHALL BE PAINTED ON THE UPPER FLANGE OF ALL FIRE HYDRANTS.

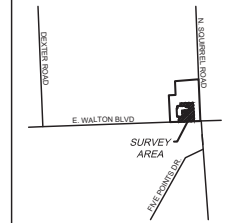
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www.peagroup.com



0 15 30 60  
SCALE: 1" = 30'



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CLIENT  
**CUNNINGHAM LIMP COMPANY**  
28970 CABOT DRIVE, SUITE 100  
NORV, MICHIGAN 48377

PROJECT TITLE  
**FIVE POINT CHURCH EXPANSION**  
3411 WALTON BLVD  
AUBURN HILLS, OAKLAND CO., MICHIGAN

**REVISIONS**

REVISIONS	DATE
CITY COMMENTS	8-10-23
CITY COMMENTS	9-6-23

ORIGINAL ISSUE DATE:  
JULY 26, 2023

DRAWING TITLE  
**DIMENSIONAL SITE PLAN**

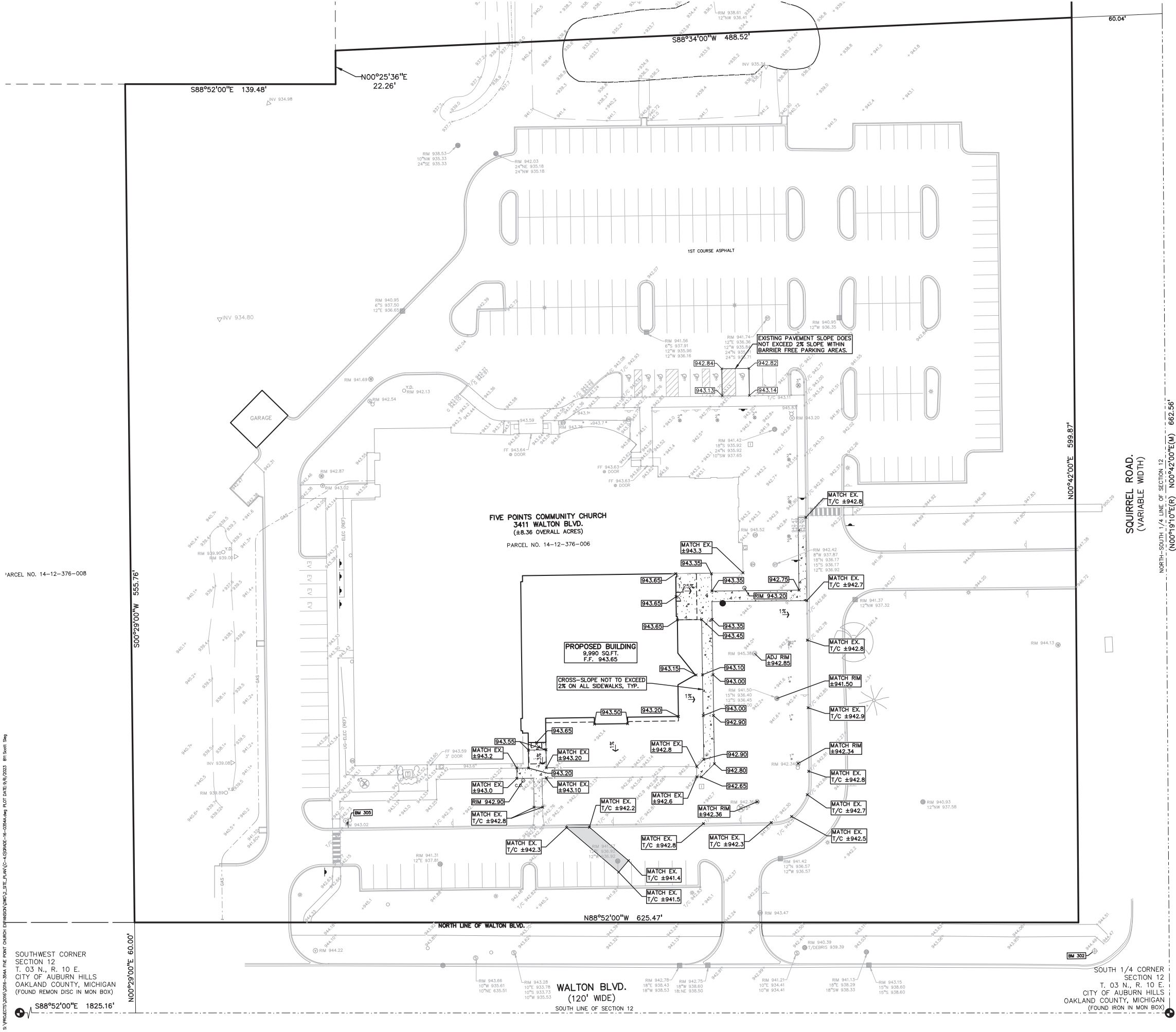
PEA JOB NO.	16-0354A
P.M.	JAH
DN.	SWS
DES.	SWS

DRAWING NUMBER:

NOT FOR CONSTRUCTION

C-3.0

S:\PROJECTS\2023\16-0354A\16-0354A.dwg PLOT DATE: 9/6/2023 8/1/2023 8/1/2023 8/1/2023



**GRADING LEGEND:**

EXISTING SPOT ELEVATION  
PROPOSED SPOT ELEVATION: TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES.  
EXISTING CONTOUR  
PROPOSED CONTOUR  
PROPOSED REVERSE GUTTER PAN  
PROPOSED RIDGE LINE  
PROPOSED SWALE/DITCH

**ABBREVIATIONS**

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

REFER TO GRADING NOTES ON SHEET C-9.0

- CITY OF AUBURN HILLS STANDARD NOTES:**
- CONSTRUCTION SHALL CONFORM TO CURRENT CITY OF AUBURN HILLS' STANDARDS.
  - NO WORK SHALL BE PERFORMED WITHOUT INSPECTION.
  - A PERMIT FROM THE DPW IS REQUIRED FOR ALL CONSTRUCTION WITHIN CITY ROW.
  - ALL CITY STREET MUST BE MAINTAINED DURING CONSTRUCTION. STREET SHALL BE KEPT FREE OF MUD, DIRT, CONSTRUCTION DEBRIS, DUST AND THE LIKE. IF CLEANUP IS NOT PERFORMED WITHIN 24 HOURS OF NOTIFICATION, THE CITY RESERVES THE RIGHT TO PERFORM THE WORK AND CHARGE THE DEVELOPER ACCORDINGLY.
  - WORKING HOURS (INCLUDING RUNNING OF ANY MACHINERY) SHALL BE RESTRICTED TO MONDAY THROUGH SATURDAY, 7:00 AM TO 7:00 PM. SUNUP TO SUNDOWN, WHICHEVER IS LESS. CONSTRUCTION OPERATIONS BEYOND THE PERIODS MENTIONED ABOVE SHALL BE PERMITTED ONLY AFTER WRITTEN APPROVAL OF THE CITY MANAGER OR HIS DESIGNEE.
  - ALL MATERIALS AND MANUFACTURERS SHALL CONFORM TO THE STANDARD DETAILS.
  - UTILITY STRUCTURES SHALL NOT BE LOCATED IN DRIVEWAYS, AND WHERE POSSIBLE, SHALL NOT BE LOCATED IN PAVED AREAS.
  - THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH ACT 55 OF P.A. OF 1974 AND ALSO CONTACT OAKLAND COUNTY UTILITY AND PROTECTION SERVICE (MISS DIG 1-800-482-7171) THREE (3) WORKING DAYS BEFORE THE START OF ANY CONSTRUCTION.
  - THE CONTRACTOR SHALL PROVIDE NECESSARY SIGNS, BARRICADES AND LIGHTS TO PROTECT TRAFFIC AND THE WORK AS DIRECTED BY THE ENGINEER. SUCH DEVICES SHALL BE PLACED PRIOR TO STARTING WORK IN AFFECTED AREAS.
  - ALL SOIL EROSION AND SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE OAKLAND COUNTY STANDARDS AND DETAILS. THE CONTRACTOR SHALL FOLLOW LOCAL RULES AND REGULATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL FOR ALL MATERIALS THAT ARE DISPOSED OFF OF THE PROJECT SITE.
  - ALL SOIL EROSION MEASURES MUST BE PROPERLY PLACED PRIOR TO GRADING OR OTHER CONSTRUCTION ACTIVITIES.
  - FIELD CHANGES TO THE APPROVED PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE INSPECTOR ON SITE, WHO WILL DETERMINE WHETHER THE CHANGE IS CONSIDERED "SIGNIFICANT". "SIGNIFICANT" FIELD CHANGES SHALL BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER. THE CITY SHALL NOT BE HELD RESPONSIBLE FOR DELAYS IN APPROVAL OF CHANGES TO THE APPROVED SITE IMPROVEMENT (ENGINEERING) PLAN.
  - WHERE POSSIBLE, PUBLIC UTILITIES SHALL NOT BE PLACED UNDER PAVEMENT. THE CITY OF AUBURN HILLS SHALL NOT BE RESPONSIBLE FOR PAVEMENT, CURB, OR OTHER RESTORATION OF PERMANENT FACILITIES LOCATED WITHIN THE MUNICIPAL EASEMENT.
  - 3 WORKING DAYS PRIOR TO STARTING CONSTRUCTION, CONTACT THE CONSTRUCTION DEPARTMENT OF ORCHARD, HILTZ & McCUMMENT, INC. AT (734) 468-4539 TO SCHEDULE INSPECTION. OHM SHALL INSPECT ALL SITE IMPROVEMENTS INCLUDING UNDERGROUND UTILITY INSTALLATION, EARTHWORK OPERATIONS, RETAINING WALLS, PAVEMENT IN CITY R.O.W., ALL SIDEWALKS OR SAFETY PATHS IN ANY PUBLIC R.O.W., AND ANY ADDITIONAL ITEMS NOTED DURING REVIEW OR AT THE PRE-CONSTRUCTION MEETING. FINAL OCCUPANCY MAY BE AFFECTED IF PROCEDURES ARE NOT FOLLOWED FOR PROPER INSPECTION.
  - PERMANENT STRUCTURES OF ANY TYPE, INCLUDING BUT NOT LIMITED TO, TREES, LIGHT POLES, DRAINAGE STRUCTURES, SANITARY STRUCTURES, BENCHES, TRASH RECEPTACLES, ETC., WILL NOT BE ALLOWED WITHIN THE INFLUENCE OF THE PUBLIC WATER MAIN OR SANITARY SEWER EASEMENTS.

**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.

REFER TO GRADING NOTES ON SHEET C-5.0.

**BENCHMARKS:**  
(GPS DERIVED - NAVD88)

BM #305  
ARROW ON A HYDRANT LOCATED APPROX. 36' SOUTH FROM THE SOUTHWEST BUILDING CORNER OF 3411 WALTON BLVD.  
ELEV. - 944.94

BM #302  
TOP OF NORTHWEST BOLT OF A TRAFFIC SIGNAL POLE LOCATED AT THE NORTHWEST CORNER OF WALTON BLVD & SQUIRREL ROAD.  
(TAKEN FROM PEA JOB NO. 2016-0354, NOT SHOWN IN SURVEY AREA)  
ELEV. - 945.98

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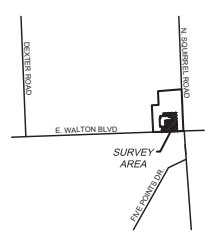
STATE OF MICHIGAN  
JAMES T. PEA  
Professional Engineer  
No. 033860

NORTH

0 15 30 60  
SCALE: 1" = 30'

**811** *Before you dig, call 811*

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CLIENT  
**CUNNINGHAM LIMP COMPANY**  
28970 CABOT DRIVE, SUITE 100  
NOVI, MICHIGAN 48277

PROJECT TITLE  
**FIVE POINT CHURCH EXPANSION**  
3411 WALTON BLVD  
AUBURN HILLS, OAKLAND CO., MICHIGAN

REVISIONS	
CITY COMMENTS	8-10-23
CITY COMMENTS	9-6-23

ORIGINAL ISSUE DATE:  
JULY 26, 2023

DRAWING TITLE  
**ENGINEERING PLAN - GRADING**

PEA JOB NO.	16-0354A
P.M.	JAH
DN.	SWS
DES.	SWS
DRAWING NUMBER:	

NOT FOR CONSTRUCTION

**C-4.0**

S:\PROJECTS\2023\16-0354\16-0354A.dwg PLOT DATE: 8/1/2022 8/1/2022 8/1/2022

SOUTHWEST CORNER  
SECTION 12  
T. 03 N., R. 10 E.  
CITY OF AUBURN HILLS  
OAKLAND COUNTY, MICHIGAN  
(FOUND REMON DISC IN MON BOX)

S88°52'00"E 1825.16'

N00°29'00"E 60.00'

S00°29'00"W 555.76'

S88°52'00"E 139.48'

N00°25'36"E 22.26'

FIVE POINTS COMMUNITY CHURCH  
3411 WALTON BLVD.  
(±8.36 OVERALL ACRES)  
PARCEL NO. 14-12-376-006

WALTON BLVD.  
(120' WIDE)  
SOUTH LINE OF SECTION 12

N88°52'00"W 625.47'

SQUIRREL ROAD.  
(VARIABLE WIDTH)

NORTH-SOUTH 1/4 LINE OF SECTION 12  
(N00°19'10"E(R) N00°42'00"E(W) 662.56')

60.04'

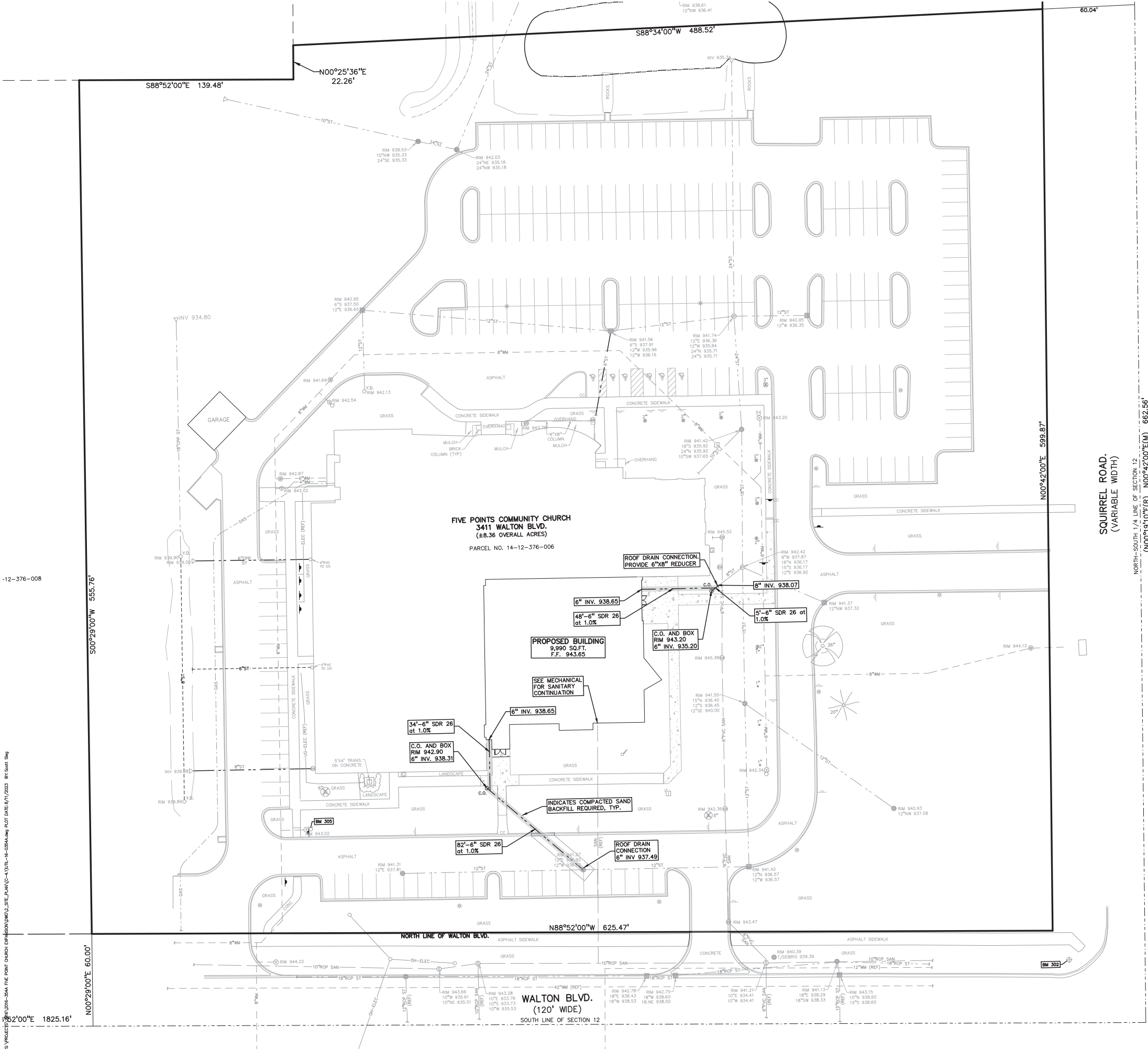
N00°42'00"E 599.87'

SOUTH 1/4 CORNER  
SECTION 12  
T. 03 N., R. 10 E.  
CITY OF AUBURN HILLS  
OAKLAND COUNTY, MICHIGAN  
(FOUND IRON IN MON BOX)

S88°52'00"E 1825.16'



S:\PROJECTS\16-0354\DWG\16-0354-001-PEA-PLAN(C-4).DWG (C-4) DATE: 8/1/2023 BY: Scott, SWS



**UTILITY LEGEND:**

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

**STORM SEWER QUANTITIES:**

6" SDR 26	169 LF
6" X 8" REDUCER	1 EA.
6" CLEAN OUT AND BOX	2 EA.

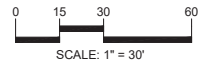
**PREMIUM TRENCH BACKFILL NOTE:**  
ALL UTILITIES UNDER PAVEMENT OR WITHIN 3' OF THE EDGE OF PAVEMENT (OR WITHIN THE 48" LINE OF INFLUENCE OF PAVEMENT) SHALL HAVE M.D.O.T. CLASS II GRANULAR BACKFILL COMPACTED TO 95% MAX. DRY DENSITY (ASTM D-1557).

**STORM WATER MANAGEMENT NARRATIVE:**  
SINCE THE STORM WATER MANAGEMENT SYSTEM, DESIGNED AND CONSTRUCTED IN 2017, WAS BUILT TO ACCOMMODATE FUTURE DEVELOPMENT CONDITIONS FOR THE ENTIRE PROPERTY, NO ADDITIONAL STORAGE HAS BEEN PROVIDED FOR THIS ADDITION. THE EXISTING SITE DETENTION BASIN "C" VALUE WAS DESIGNED AT 0.548 AND THE PROPOSED DETENTION BASIN "C" VALUE IS DESIGNED AT 0.546. REFER TO PREVIOUSLY APPROVED DESIGN DRAWINGS, REFERENCE PEA GROUP JOB NUMBER 2016-354 AND CHM JOB NUMBER 0120-15-1110

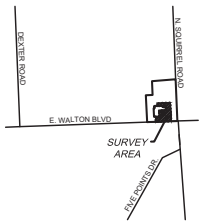
- NOTE:**
- CONTRACTOR SHALL VERIFY ALL QUANTITIES. ANY DEVIATIONS TO THE PLAN QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF PEA GROUP FOR VERIFICATION, PRIOR TO BIDDING.
  - 2.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL STORM SEWERS.
  - ROOF DRAIN SHALL BE CONNECTED AT A STRUCTURE. NO DIRECT TAP CONNECTIONS ARE ALLOWED.
  - REFER TO UTILITY NOTES ON SHEET C-5.0

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

**PEA GROUP**  
t: 844.813.2949  
www.peagroup.com



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



**CUNNINGHAM LIMP COMPANY**  
28970 CABOT DRIVE, SUITE 100  
NOVI, MICHIGAN 48247

**PROJECT TITLE**  
**FIVE POINT CHURCH EXPANSION**  
3411 WALTON BLVD  
AUBURN HILLS, MICHIGAN

**REVISIONS**

CITY COMMENTS	8-10-23
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ORIGINAL ISSUE DATE:  
JULY 26, 2023

**DRAWING TITLE**  
**ENGINEERING PLAN-STORM**

PEA JOB NO.	16-0354A
P.M.	JAH
DN.	SWS
DES.	SWS

DRAWING NUMBER:



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, 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 BARRICAADING, 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. THE DETENTION BASIN SIDE SLOPES AND ALL SLOPE EXCEEDING 1:4 MUST BE STABILIZED BY SODDING OR BY PLACING A MULCH BLANKET PEGGED IN PLACE OVER SEED.
8. 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.
9. 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.
10. 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.
11. 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 GEORIGIDS OR REMOVED AND REPLACED WITH ENGINEERED FILL OR AS DICTATED BY FIELD CONDITIONS.
12. 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 PROPOSED SUBGRADE IN CUT AREAS WILL BE CLASSIFIED AS SUBGRADE UNDERCUTTING.
13. 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.
14. ANY SUBGRADE 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 6.0' 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.
7. WATER MAIN SERVICE LEADS SHALL BE TYPE 'K' ANNEALED SEAMLESS COPPER WITH FLARED FITTINGS, UNLESS OTHERWISE NOTED.
8. ALL FIRE HYDRANTS SHALL BE E.I.W. #58R 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 DEPARTMENT AT LEAST THREE WORKING DAYS IN ADVANCE OF STARTING CONSTRUCTION.

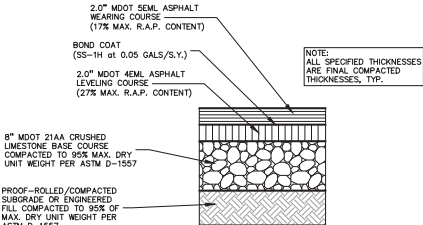
SANITARY SEWER NOTES:

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.I.L.W. #1565 BOX OR EQUAL.

CONSTRUCTION MATERIAL SUBMITTALS

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

1. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES
2. UTILITY TRENCH BACKFILL MATERIAL WITH ALL MATERIAL DATA INCLUDED IN THE SUBMITTAL BEING DATED WITHIN 60 DAYS OF THE SUBMITTAL UNLESS APPROVED OTHERWISE BY THE ENGINEER
3. RIP RAP MATERIAL WITH ALL MATERIAL DATA INCLUDED IN THE SUBMITTAL BEING DATED WITHIN 60 DAYS OF THE SUBMITTAL UNLESS APPROVED OTHERWISE BY THE ENGINEER
4. STORM AND SANITARY SEWER PIPING INCLUDING JOINTS
5. STORM AND SANITARY SEWER STRUCTURES
6. STORM AND SANITARY SEWER STRUCTURE FRAME AND COVERS INCLUDING CLEAN OUTS
7. WATER DISTRIBUTION SYSTEM PIPING INCLUDING JOINTS
8. WATER DISTRIBUTION SYSTEM STRUCTURES
9. WATER DISTRIBUTION SYSTEM STRUCTURE FRAME AND COVERS
10. WATER DISTRIBUTION SYSTEM SHUT OFF BOXES
11. WATER DISTRIBUTION SYSTEM FIRE HYDRANTS
12. WATER DISTRIBUTION SYSTEM GATE VALVES
13. STORM WATER MANAGEMENT OUTLET CONTROL STRUCTURES INCLUDING COVERS OR GRATES
14. STORM WATER MANAGEMENT OUTLET SEDIMENTATION BASIN RISERS INCLUDING GRATES
15. STORM WATER MANAGEMENT MECHANICAL PRE-TREATMENT UNITS INCLUDING COVERS
16. STORM WATER MANAGEMENT OIL/GREASE SEPARATORS
17. STORM WATER MANAGEMENT UNDERGROUND DETENTION SYSTEM MATERIAL AND SHOP DRAWINGS DEPICTING THE LAYOUT OF THE SYSTEM
18. PAVEMENT AGGREGATE BASE MATERIAL WITH ALL MATERIAL DATA INCLUDED IN THE SUBMITTAL BEING DATED WITHIN 60 DAYS OF THE SUBMITTAL UNLESS APPROVED OTHERWISE BY THE ENGINEER
19. PAVEMENT UNDERDRAIN MATERIAL AND BACKFILL WITH ALL BACKFILL MATERIAL DATA INCLUDED IN THE SUBMITTAL BEING DATED WITHIN 60 DAYS OF THE SUBMITTAL UNLESS APPROVED OTHERWISE BY THE ENGINEER
  - 8.1. CONCRETE MIX DESIGN REVIEW CHECKLIST (FORM 2000)
  - 8.2. SUPERPAVE MIX DESIGN CHECKLIST (FORM 1862)
  - 8.3. MARSHALL MIX DESIGN CHECKLIST (FORM 1849)
21. SITE FENCING AND GATES INCLUDING FOOTINGS
22. SITE RAILINGS INCLUDING FOOTING OR EMBEDMENTS
23. ANY ITEMS SHOWN IN THE PLANS OR DETAIL SHEETS THAT SPECIFICALLY STATE 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.

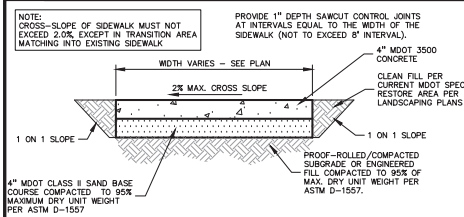


STANDARD DUTY ASPHALT DETAIL  
(NOT FOR USE IN THE RIGHT-OF-WAY)

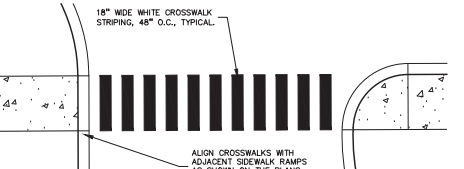
AGGREGATE BASE NOTE:  
THIS PAVEMENT SECTION DESIGN ASSUMES THE USE OF MDOT 21AA CRUSHED LIMESTONE BASE MATERIAL THAT MEETS THE REQUIREMENTS OF MDOT STANDARD SPECIFICATION SECTION 902 FOR AGGREGATE. IF CRUSHED CONCRETE AGGREGATE BASE IS PROPOSED IN LIEU OF THE SPECIFIED CRUSHED LIMESTONE MATERIAL, PEA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

ASPHALT MATERIAL NOTES:  
HOT-MIX ASPHALT MIXTURES UTILIZING RECYCLED ASPHALT PAVEMENT (RAP) MUST MEET MDOT SPECIAL PROVISION 12SP50(E). THE BINDER GRADE FOR THIS WORK IS PG64-28. IF ASPHALT MIXES CONTAINING RAP ARE TO BE SUPPLIED FOR THIS PROJECT, THE ASPHALT BINDER MUST BE REVISED PER MDOT TIER 1' OR TIER 2' REQUIREMENTS (RAP CONTENT UP TO 27% MAXIMUM). TIER 3 MIXES ARE NOT ACCEPTABLE ON THIS PROJECT. AN ASPHALT MIX DESIGN FOR ALL SPECIFIED MIXES SHOULD BE FORWARDED TO PEA GROUP FOR REVIEW PRIOR TO CONSTRUCTION

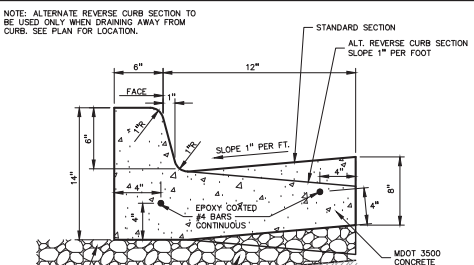
ASPHALT MIX DESIGN CHART				
COMMERCIAL ADT 0-300	COMMERCIAL ADT 301-1000	COMMERCIAL ADT 1001-3400	COMMERCIAL ADT 3401	APPLICATION RATE (LB/YD <sup>3</sup> ) MINIMUM - MAXIMUM
4EL	4EML	4EMH	4EMH	220-275
5EL	5EML	5EMH	5MA OR 5EMH	165-220
PG 58-28	PG 64-28	PG 64-28	PG 70-28P	



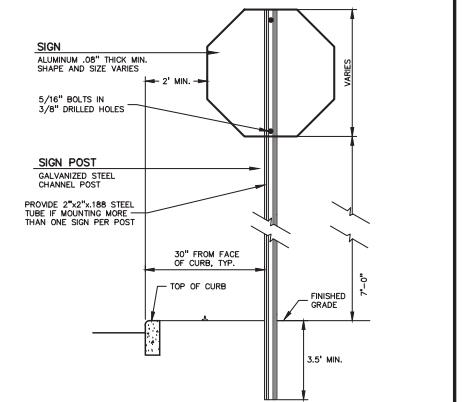
CONCRETE SIDEWALK



STRIPED CROSSWALK DETAIL  
(NOT TO SCALE)



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



SIGN AND POST INSTALLATION  
IN LANDSCAPED AREAS  
(NOT TO SCALE)

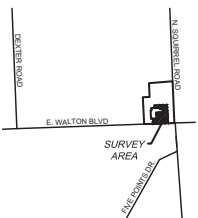
PEA GROUP  
t: 844.813.2949  
www.peagroup.com



0 15 30 60  
SCALE: 1" = 30'



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



CLIENT  
**CUNNINGHAM LIMP COMPANY**  
28970 CABOT DRIVE, SUITE 100  
NORV, MICHIGAN 48877

PROJECT TITLE  
**FIVE POINT CHURCH EXPANSION**  
3411 WALTON BLVD  
AUBURN HILLS, OAKLAND CO., MICHIGAN

REVISIONS  
CITY COMMENTS 8-10-23

ORIGINAL ISSUE DATE:  
JULY 26, 2023

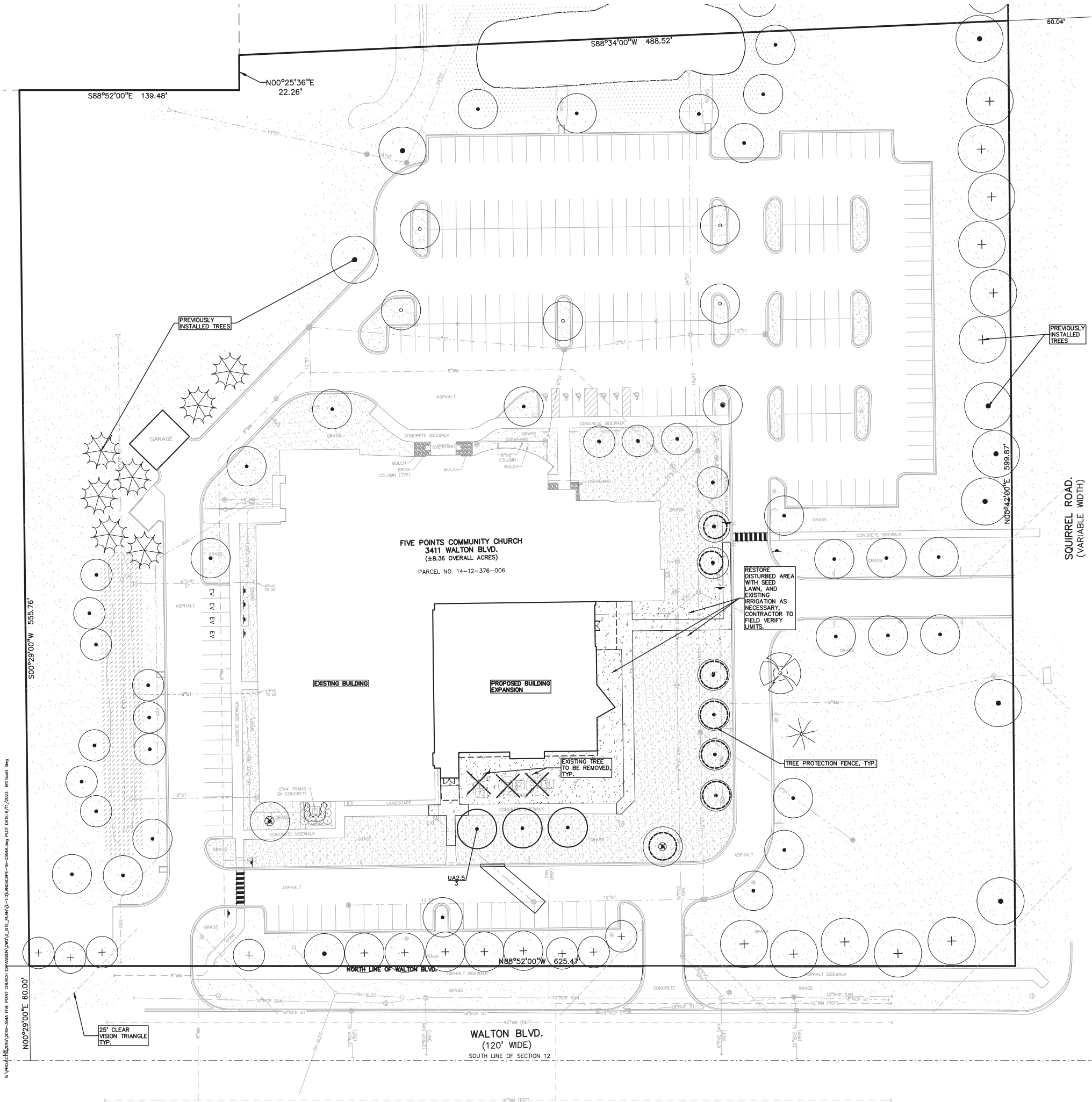
DRAWING TITLE  
**NOTES AND DETAILS**

PEA JOB NO. 16-0354A  
P.M. JAH  
DN. SWS  
DES. SWS  
DRAWING NUMBER:

NOT FOR CONSTRUCTION

C-5.0





KEY:

- = PREVIOUSLY INSTALLED TREES
- = REPLACEMENT TREE
- = EXISTING TREE TO BE REMOVED
- = TREE PROTECTION FENCE
- = RESTORE LAWN AND EXISTING IRRIGATION AS NECESSARY
- = SEE L-1.1 FOR TREE PROTECTION FENCE AND LANDSCAPE DETAILS

**PEA GROUP**  
t: 844.813.2949  
www.peagroup.com

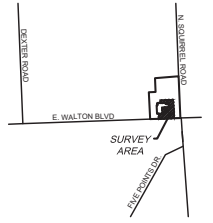


NORTH

0 15 30 60  
SCALE: 1" = 30'



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



CLIENT  
**CUNNINGHAM LIMP COMPANY**  
28970 CABOT DRIVE, SUITE 100  
NORV, MICHIGAN 48877

PROJECT TITLE  
**FIVE POINT CHURCH EXPANSION**  
3411 WALTON BLVD  
AUBURN HILLS, MICHIGAN 48306

REVISIONS  
CITY COMMENTS 8-10-23

ORIGINAL ISSUE DATE:  
JULY 26, 2023

DRAWING TITLE  
**PRELIMINARY LANDSCAPE PLAN**

PEA JOB NO. 16-0354A  
P.M. JAH  
DN. BZ  
DES. JLE  
DRAWING NUMBER:

2023 REQUIREMENT	NET LANDSCAPE AREA	492,473 SQ FT. X 0.20 = 98,494.6 SF	PROVIDED (341,670 SF PROVIDED PREVIOUSLY 2017(69.4%)) 341,670 SF PROVIDED PREVIOUSLY 2017 - 9,990 SF NEW BLDG EXP. - 2338 SF NEW WALKS = 329,342 SF PROVIDED 2023 (66.9%)
REPLACEMENT TREE	3 TREES REQUIRED		3

2017, PREVIOUSLY APPROVED LANDSCAPE CALCULATION TABLE BELOW		
ALL LANDSCAPE HAS BEEN INSTALLED		
LANDSCAPE CALCULATIONS PER CITY OF AUBURN HILLS: ZONED R-4, B-1, RM-1		
REQUIREMENT	REQUIRED	PROVIDED
TOTAL SITE AREA	11,306 ACRES NET AND GROSS	
NET LANDSCAPE AREA	492,473 SQ FT. X 0.20 = 98,494.6 SF REQ.	341,670 SF PROVIDED (69.4%)
SITE AREA LANDSCAPE	98,497.9 SQ FT. / 1,000 = 99 TREES REQ.	31 EX. REGULATED TREES TO REMAIN (West Wooded area to remain-not included) 68 PROVIDED TREES
FRONTAGE LANDSCAPE	WALTON BLVD: 487.32 LF / 30 = 17 TREES SQUIRREL RD.: 616.87 LF / 30 = 21 TREES	17 TREES PROVIDED 9 EX. REGULATED TREES TO REMAIN (NO CREDITS PER CITY COMMENT 3.317.) 12 PROVIDED TREES
PARKING INTERIOR LANDSCAPE	1 TREE PER ISLAND (5 REQUIRED)	5 PROVIDED
TOTAL LANDSCAPE TREES	142 TREES REQUIRED (31 Ex. Trees to Remain)	102 TREES PROVIDED + 40 EXISTING TREES TO REMAIN (31 EX. REGULATED SITE AREA TREES + 9 EX. REGULATED FRONTAGE TREES, SEE ABOVE)
TOTAL REPLACEMENT TREES	20 TREES REQUIRED (REPLACEMENT TREES REQUIRED MAY BE USED AS LANDSCAPE TREES)	20
102 TOTAL TREES PREVIOUSLY PROVIDED, 2017		

ADDITIONAL NOTES PER CITY OF AUBURN HILLS

- TREES PROPOSED TO BE SAVED WILL BE IDENTIFIED WITH CHALK BASE FLUORESCENT ORANGE PAINT, OR RED FLAGGING TAPE.
- TREES TO BE PRESERVED WILL BE PROTECTED WITH 4' HIGH SNOW FENCE WITH METAL "T"-POSTS EVERY 5'.
- PROTECTIVE BARRIERS ARE TO BE ERRECTED PRIOR TO 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.
- NO FILL OR DEBRIS IS ALLOWED WITHIN THE PROTECTED AREA.
- DURING CONSTRUCTION, THE OWNER, DEVELOPER, OR AGENT SHALL NOT CAUSE OR PERMIT ANY ACTIVITY WITHIN THE DRIP 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.
- ALL INSTALLED TREES ARE TO BE NORTHERN GROWN.
- ALL INSTALLED TREES ARE TO HAVE A STRAIGHT TRUNK.
- 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.
- IF EVERGREEN TREES ARE IN MULCHED BEDS, PROVIDE SEPARATE ZONE FROM LAWN, AVOID OVERHEAD SPRAY.

SEED LAWN NOTE:  
LAWN SEED SHOULD BE A VARIETY NORMALLY FOUND GROWING IN OAKLAND COUNTY.

IRRIGATION NOTE:  
ALL LANDSCAPED AREAS NOTED SHALL BE IRRIGATED WITH AN UNDERGROUND SPRINKLER SYSTEM.

TAG NO.	DBH	LATIN NAME	COMMON NAME	COND	COMMENT	REGULATED (REG.) / NOT REGULATED (N)	LANDMARK (L)	SAVE (S) / REMOVE (X)
11	12	Acer platanoides	Norway Maple	good		REG./REPLACE	-	X
12	11	Acer platanoides	Norway Maple	good		REG./REPLACE	-	X
13	14	Acer platanoides	Norway Maple	good		REG./REPLACE	-	X

DESCRIPTION	SURVEYED TREES	REPLACEMENT TREE
Non-regulated trees	0	0
Removed - Landmark Trees (24")	0	0
Removed - Regulated Trees	3	3
Saved (Reg/LM)	0	
Totals	3	3

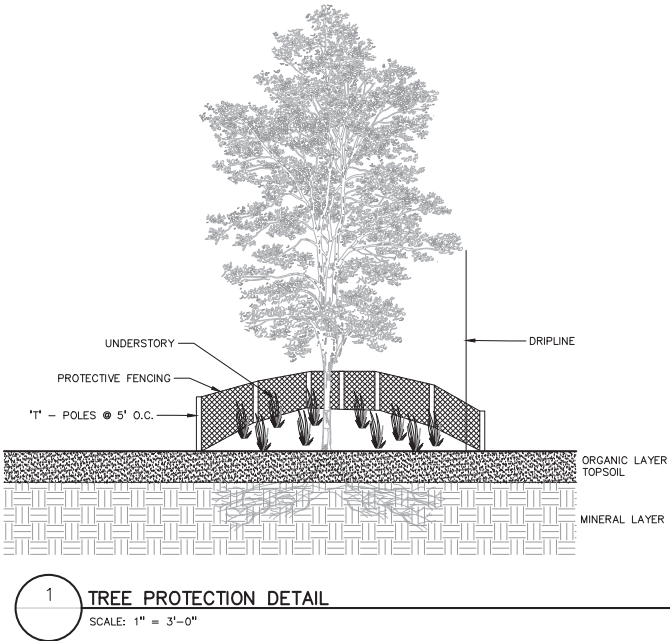
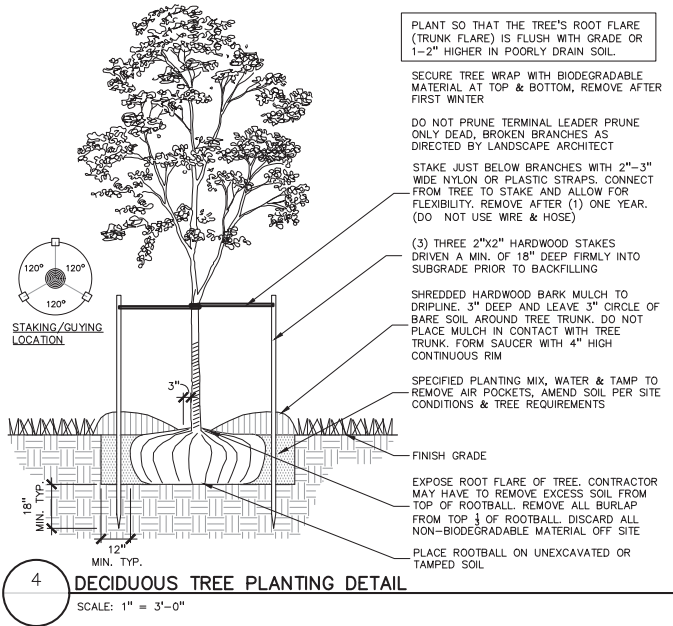
REPLACEMENT TREE PLANT LIST

QTY.	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
3	UA2.5	Princeton elm	Ulmus americana 'Princeton'	2.5" Cal.	B&B
3		TOTAL DECIDUOUS TREES			

NOT FOR CONSTRUCTION

L-1.0

S:\PROJECTS\2016-2017\PEA\PEA\_FIVE\_POINT\_CHURCH\_EXPANSION\DWG\3\_SITE\_PLAN\03-11\_LANDSCAPE\_DETAILS-16-0354A.dwg PLOT DATE: 8/17/2023 BY: SWH: 204



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.

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.

3 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 PLANT MATERIALS, OR NON-COMPLIANCE WITH THE MAINTENANCE REQUIREMENTS OF THIS SECTION 138-12.109 WILL PLACE THE PARCEL IN NON CONFORMITY WITH THE APPROVED LANDSCAPE PLAN AND BE A VIOLATION OF THIS ORDINANCE.
  - 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.

2 AUBURN HILLS MAINTENANCE NOTES

SCALE: 1" = 1'-0"

PEA GROUP

t: 844.813.2949  
www.peagroup.com



CAUTION!!  
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CLIENT

CUNNINGHAM LIMP COMPANY  
28970 CABOT DRIVE, SUITE 100  
NOVI, MICHIGAN 48377

PROJECT TITLE

FIVE POINT CHURCH EXPANSION

3411 WALTON BLVD  
AUBURN HILLS, OAKLAND CO., MICHIGAN

REVISIONS

CITY COMMENTS 8-10-23

ORIGINAL ISSUE DATE:  
JULY 26, 2023

DRAWING TITLE

LANDSCAPE DETAILS

PEA JOB NO. 16-0354A

P.M. JAH

DN. BZ

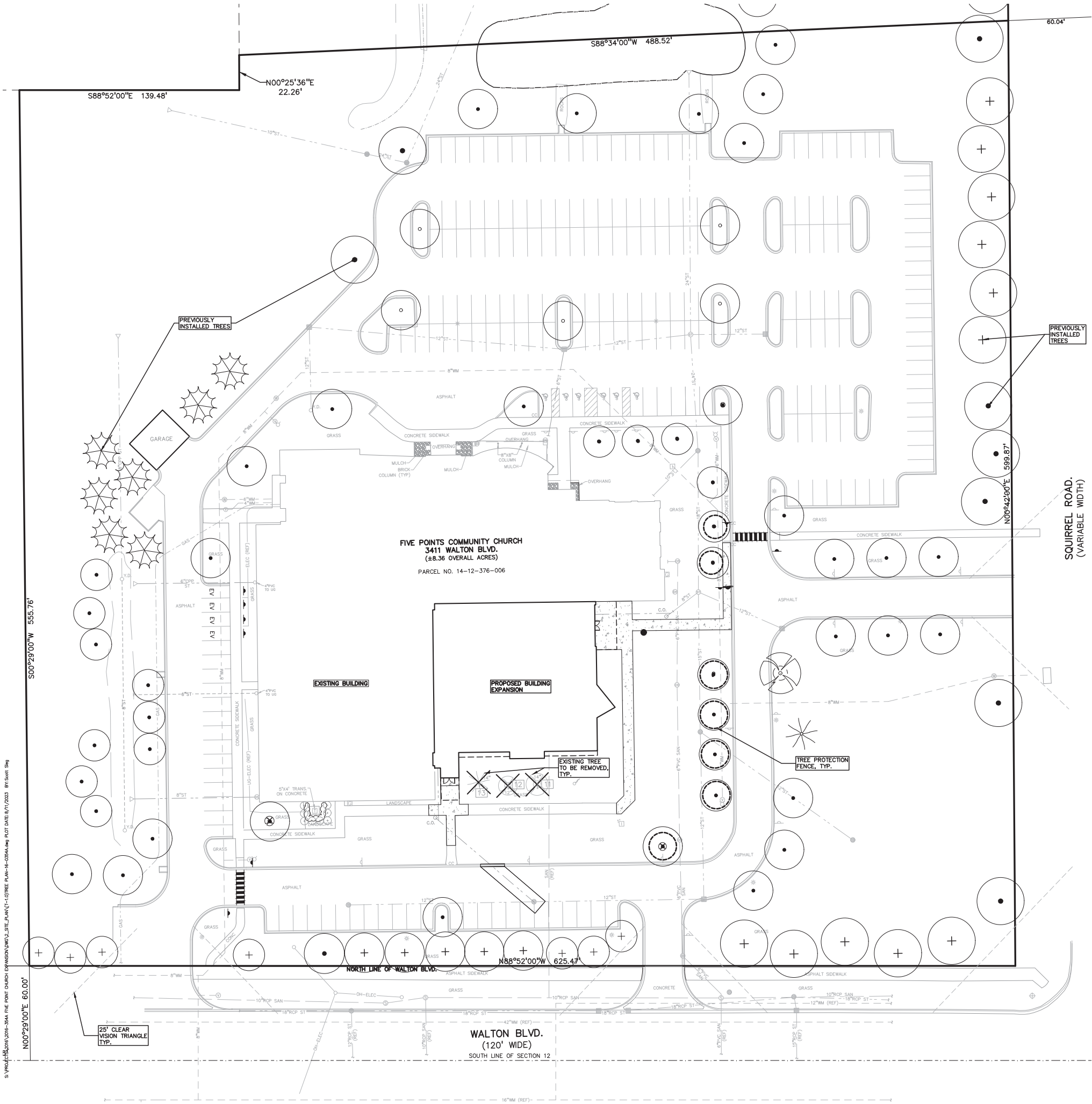
DES. JLE

DRAWING NUMBER:

NOT FOR CONSTRUCTION

L-1.1





KEY:

PREVIOUSLY  
INSTALLED TREES

EXISTING TREE TO BE REMOVED

TREE PROTECTION FENCE

TAG NO.	DBH	LATIN NAME	COMMON NAME	COND	COMMENT	REGULATED (REG.) / NOT REGULATED (N)	LANDMARK (L)	SAVE (S) / REMOVE (X)
11	12	Acer platanoides	Norway Maple	good		REG./REPLACE	-	X
12	11	Acer platanoides	Norway Maple	good		REG./REPLACE	-	X
13	14	Acer platanoides	Norway Maple	good		REG./REPLACE	-	X

STANDARD TREES

STANDARD TREES REMOVED: 3 (1:1 REPLACEMENT)

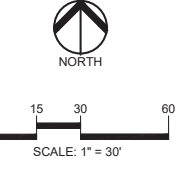
LANDMARK TREES

LANDMARK TREES REMOVED: 0  
LANDMARK TREE DBH REMOVED: 0 (25% DBH REPLACEMENT DBH REQUIRED)  
REPLACEMENT DBH REQUIRED: 0 INCHES

DESCRIPTION	SURVEYED TREES	REPLACEMENT TREES
Non-regulated trees	0	0
Removed - Landmark Trees (24")	0	0
Removed - Regulated Trees	3	3
Saved (Reg/LM)	0	3
Totals	3	3



t: 844.813.2949  
www.peagroup.com



CAUTION!!  
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CLIENT  
**CUNNINGHAM LIMP COMPANY**  
28970 CABOT DRIVE, SUITE 100  
NORV, MICHIGAN 48877

PROJECT TITLE  
**FIVE POINT CHURCH EXPANSION**  
3411 WALTON BLVD  
AUBURN HILLS, OAKLAND CO., MICHIGAN

REVISIONS

CITY COMMENTS	8-10-23
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ORIGINAL ISSUE DATE:  
JULY 26, 2023

DRAWING TITLE  
**TREE PRESERVATION PLAN & TREE LIST**

PEA JOB NO.	16-0354A
P.M.	JAH
DN.	BZ
DES.	JLE

DRAWING NUMBER:

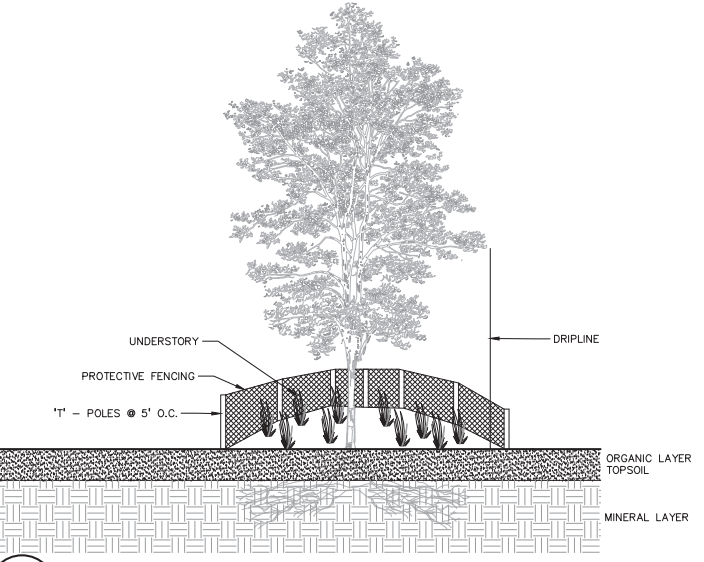
ADDITIONAL NOTES PER CITY OF AUBURN HILLS

- TREES PROPOSED TO BE SAVED WILL BE IDENTIFIED WITH CHALK BASE FLUORESCENT ORANGE PAINT, OR RED FLAGGING TAPE.
- TREES TO BE PRESERVED WILL BE PROTECTED WITH 4" HIGH SNOW FENCE WITH METAL "T"-POSTS EVERY 5'
- PROTECTIVE BARRIERS ARE TO BE ERRECTED PRIOR TO 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.
- NO FILL OR DEBRIS IS ALLOWED WITHIN THE PROTECTED AREA.
- DURING CONSTRUCTION, THE OWNER, DEVELOPER, OR AGENT SHALL NOT CAUSE OR PERMIT ANY ACTIVITY WITHIN THE DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES INCLUDING, BUT NOT LIMITED TO, THE STORAGE OF EQUIPMENT, DUMPSTERS, SOILS, 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.
- ALL INSTALLED TREES ARE TO BE NORTHERN GROWN.

SEED LAWN NOTE:  
LAWN SEED SHOULD BE A VARIETY NORMALLY FOUND GROWING IN OAKLAND COUNTY.  
IRRIGATION NOTE:  
ALL LANDSCAPED AREAS NOTED SHALL BE IRRIGATED WITH AN UNDERGROUND SPRINKLER SYSTEM.

1 TREE PROTECTION DETAIL

SCALE: 1" = 3'-0"



S:\PROJECTS\16-0354A-FIVE POINT CHURCH EXPANSION\DWG\16-0354A-01 TREE PLAN-16-0354A.dwg PLOT DATE: 8/1/2023 8:14:00 AM

NOT FOR CONSTRUCTION

T-1.0

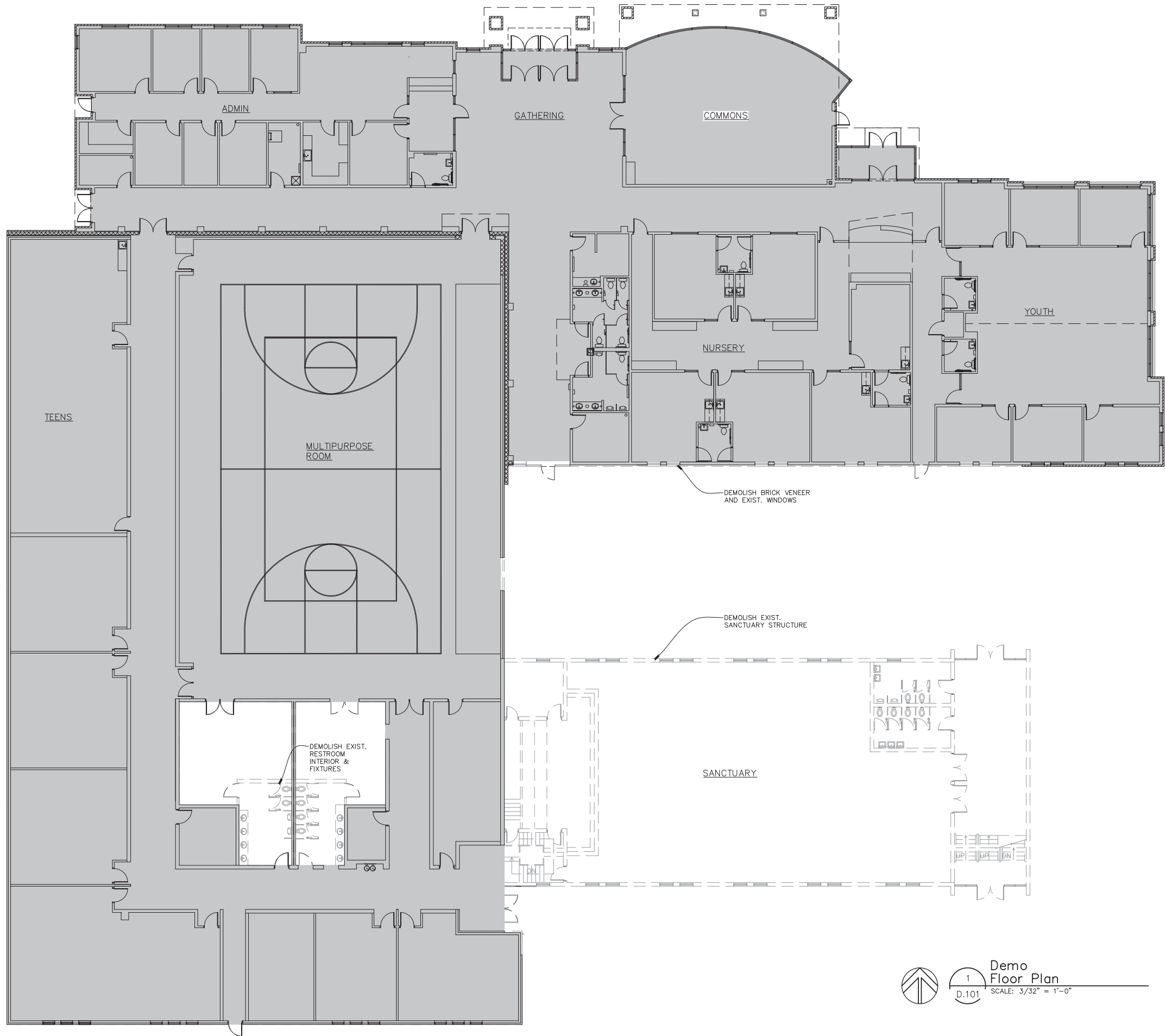




# Site Plan









1

D.101

Demo  
Floor Plan

SCALE: 3/32" = 1'-0"



**AUGER KLEIN ALLER  
ARCHITECTS INC.**

303 E. THIRD STREET SUITE 100  
ROCHESTER, MI 48307  
248.814.9160

WWW.AKA-ARCHITECTS.NET

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PROJECT

5 Points  
Commun. Church  
Master Plan  
3411 E. Walton  
Auburn Hills, MI

DATE ISSUED ISSUED FOR

08.10.23 Site Plan Approval

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DRAWN	AKA
CHECKED	CA
APPROVED	CA

SHEET

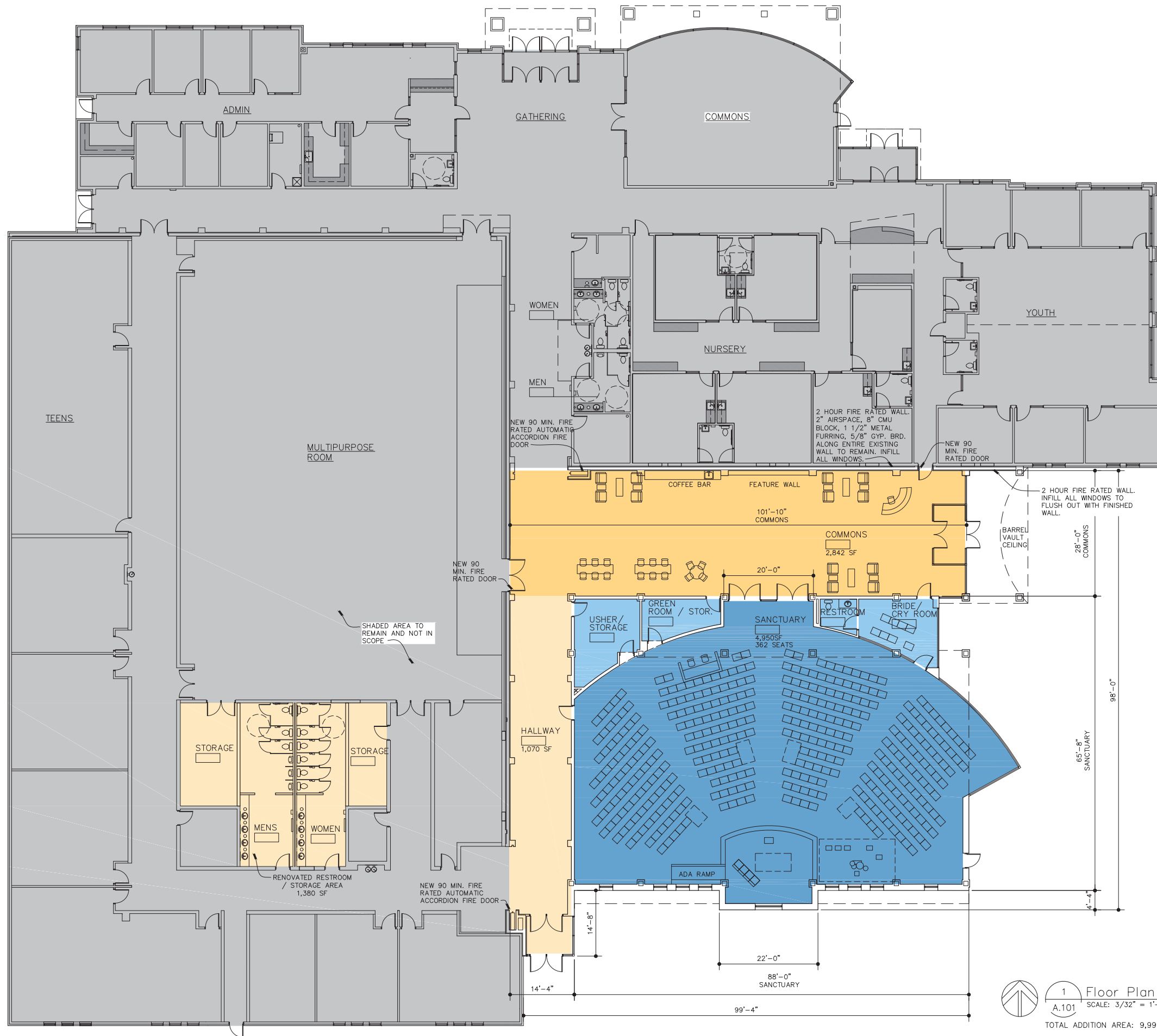
1st Floor  
Demolition Plan  
scale as shown

FILE NUMBER

2302

SHEET NUMBER

D.101



AKA

AUGER KLEIN ALLER  
ARCHITECTS INC.

303 E. THIRD STREET SUITE 100  
ROCHESTER, MI 48307  
248.814.9160

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and with appropriate compensation to AKA  
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remain property of AKA Architects.

PROJECT  
5 Points Church  
Master Plan  
3411 E. Walton  
Auburn Hills, MI

DATE ISSUED ISSUED FOR  
07.26.23 Site Plan Approval  
08.10.23 Site Plan Approval

DRAWN AKA  
CHECKED CA  
APPROVED CA

SHEET  
Phase II  
Floor Plan

scale as shown

FILE NUMBER  
2302

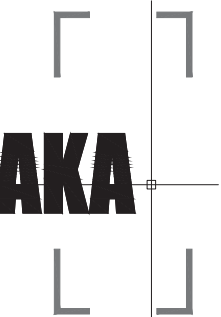
SHEET NUMBER  
A.101



1 Floor Plan  
A.101 SCALE: 3/32" = 1'-0"

TOTAL ADDITION AREA: 9,990 GSF





PROJECT  
5 Points  
Commun. Church  
Master Plan  
3411 E. Walton  
Auburn Hills, MI

☐ DRAWN

☐ CHECKED

☐ APPROVED

A.201























Five Points Church Building Expansion  
September 2023  
Auburn Hills  
AKA Architects      Color Building Perspective 3 of 3



## CHECK LIST

### PROJECT NAME

FIVE POINTS COMMUNITY CHURCH
------------------------------

(Check all that apply)

- ✓ SITE PLAN
- ✓ SPECIAL LAND USE
- TREE REMOVAL PERMIT
- ✓ REZONING
- PUD

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

Public Notice  
Fire Department Approval Letter  
Police Department Approval Letter  
Woodland Consultant Approval Letter (N/A)  
Citizen's Participation Letter and Report

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





# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

**MEETING DATE: SEPTEMBER 25, 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; Shawn Keenan, AICP, City Planner  
**Submitted:** September 20, 2023  
**Subject:** Motion – Approval of Site Plan and Tree Removal Permit / Pacific and Taylor - Light Industrial Speculative Building (aka Pacific Drive Industrial).

## **INTRODUCTION**

This is a request from Pacific Drive Ventures, LLC, to construct a 47,728 sq. ft. Light Industrial building at the northeast corner of Pacific Drive and Taylor Road. The 3.7-acre parcel is within the Metro North Technology Park and zoned I-1, Light Industrial District.

Approximately 4,880 sq. ft. of the building will be used as office space, and 42,848 sq. ft. will be utilized as manufacturing space.

On February 27, 2017, the City Council approved plans for a 50,000 sq. ft. light industrial building; however, that project never moved forward because the previous land owner could not secure a tenant.

The applicant will be the developer of the project. Once completed, they intend to lease the building to an industrial business compatible with the uses specified in the City's Zoning Ordinance Light Industrial District.



*Aerial View of the Site*



*Rendering of the proposed building looking north from Taylor Road*

**INTRODUCTION cont.**

The cost to construct the proposed building is estimated at \$4 million. Pacific Drive Ventures, LLC's goal is to begin construction in the Spring of 2024, with completion expected to occur in the Summer of 2025.



***Illustrated Site Plan***

**STAFF RECOMMENDATION**

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

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

1. The Site Plan contains sufficient basic information required by the Zoning Ordinance for a recommendation.
2. The requirements of Section 1815, Items 7A-7E of the Zoning Ordinance can be met as follows:
  - a) All requirements and standards of the Zoning Ordinance, and other City Ordinances, can be met.
  - b) Safe, convenient vehicular and pedestrian ingress/egress has been depicted; primary access will be to Pacific Drive.
  - c) Traffic circulation features within the site and the location of parking areas avoid common traffic problems and can promote safety.
  - d) A satisfactory and harmonious relationship will exist between the proposed development and surrounding area.
  - e) The proposed use will not have an unreasonable, detrimental or injurious effect upon the natural characteristics of the subject parcel, or the adjacent area.

**STAFF RECOMMENDATION cont.**

3. Based upon the project's total square footage, 82 parking spaces are required, and 103 parking spaces are depicted.
4. The parking layout meets minimum requirements, and barrier-free parking spaces are provided (five spaces are required and five spaces are provided). One space is van accessible.
5. Building and parking setback requirements will be met.
6. Greenbelts will be provided.
7. Landscape requirements will be met, and calculations have been submitted.
8. A note indicates that exterior lighting shall meet the requirements of the Zoning Ordinance. Pole and wall-mounted lighting shall be shielded and directed downward. Lamp bulbs and lenses shall not extend below the light fixture shields. Light poles are designed to be 25 feet in height from the finished grade.
9. A note indicates that signs shall meet the requirements of the Zoning Ordinance.
10. A note indicates that parking spaces shall be double-striped.
11. Ground-mounted and roof-mounted mechanical equipment will be screened.
12. A note indicates that there will be no outside storage allowed, which includes pallet storage, overnight vehicles, or trailer storage.
13. An eight-foot-wide pathway currently exists along Taylor Road. A sidewalk connection between the building and the pathway was examined; however, the existing grades make a connection impractical.
14. A Tree Removal Permit is required – 36 replacement trees are required, and 36 replacement trees are proposed.
15. The developer has agreed to prep the parking lot for two electric vehicle charging stations. They will install electrical stubs at planned station locations and will run conduit from the power source to the stubs at the time of construction to support the future installation of the charging stations, when needed.

**Conditions:**

1. Pacific Drive Ventures, LLC agrees to meet the requirements of Article XX Administration and Enforcement, Section 2007. Performance Guarantees.

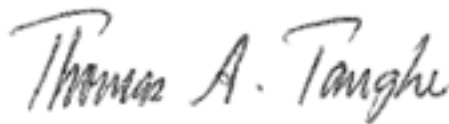
**PLANNING COMMISSION RECOMMENDATION**

**Recommended Approval on September 13, 2023 (6-0 vote)**

**RECOMMENDED ACTION**

***"Move to accept the Planning Commission's recommendation and approve the Site Plan and Tree Removal Permit for Pacific Drive Industrial Speculative Building subject to the conditions of the City's Administrative Review Team."***

**I CONCUR:**




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**THOMAS A. TANGHE, CITY MANAGER**





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

September 13, 2023

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

**ROLL CALL:** Present: **Carolyn Shearer, Dominick Tringali, Cynthia Pavlich, Brian Marzolf, Chauncey Hitchcock, Greg Ouellette**  
Absent: Sam Beidoun, Ray Saelens, Laura Ochs  
Also Present: Director of Community Development Steve Cohen, City Planner Shawn Keenan  
Guests: 7

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

## 5. PETITIONERS

**5b. Pacific and Taylor – Light Industrial Speculative Building (aka Pacific Drive Industrial (7:19 p.m.)**  
**Public Hearing/Motion – Recommendation to City Council for Site Plan and Tree Removal Permit approvals to construct a light industrial building**

Mr. Keenan explained that this is a request from Pacific Drive Ventures, LLC, to construct a 47,728 sq. ft. Light Industrial building at the northeast corner of Pacific Drive and Taylor Road. The 3.7-acre parcel is within the Metro North Technology Park and zoned I-1, Light Industrial. Approximately 4,880 sq. ft. of the building will be used as office space, and the remaining 42,848 sq. ft. will be utilized as manufacturing space.

City Council approved plans for a 50,000 sq. ft. light industrial building back on February 27, 2017; however, that project never moved forward because the previous land owner could not secure a tenant.

Once completed, Pacific Drive Ventures intends to lease the building to an industrial business compatible with the uses specified in the City's Zoning Ordinance Light Industrial district.

Construction is expected to begin in the spring of 2024, with completion in the summer of 2025.

**Christopher Cousino, Pacific Drive Ventures, LLC, 12955 23 Mile Road, Shelby Township, MI 48315 and Dave Hunter, PEA Group, 1849 Pond Run, Auburn Hills, MI 48326** were available to answer any questions of the Commission and presented the proposal.

The Commission asked about the following:

1. The type of tenant anticipated;
2. Features of the building;
3. Commitment to construction of the project;
4. How the city can be more attractive to industrial developers;
5. Adequacy of the water detention basin.

Mr. Cousino stated that they anticipate the building to attract a light tech industrial user – possibly an automotive supplier, but will be flexible. He also explained that the type of windows included in the design allow a lot of natural light. They have also added a truck well, as well as two overhead bays with a door at grade.

Mr. Cousino assured the Commission that they are committed to the project and expect it to attract a good tenant. PEA has already begun the process of securing permits, in order to begin construction as soon as possible. He also explained that the detention basin was initially designed to handle the full development of the site. They are also proposing a pre-treatment water filtration system.

Mr. Cousino stated that tax incentives would increase the attractiveness of Auburn Hills to industrial developers.

Mr. Ouellette opened the public hearing at 7:25 p.m.



There being no public comments, Mr. Ouellette closed the public hearing at 7:25 p.m.

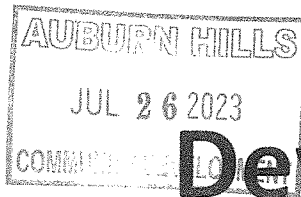
**Moved by Pavlich to recommend to City Council approval of the Site Plan and Tree Removal Permit for Pacific Drive Industrial Speculative Building subject to the conditions of the City's Administrative Review Team.**

**Second by Shearer.**

**VOTE: Yes: Pavlich, Shearer, Tringali, Marzolf, Hitchcock, Ouellette**

**No: None**

**Motion Carried (6-0)**



# Development Application

Project Name: 1465 PACIFIC DRIVE INDUSTRIAL

General Project Location: NE CORNER  
PACIFIC DR / TAYLOR RD.

Parcel Size: 3.7 AC Zoning: L-1

Sidwell Number(s): 14-03-351-009

Project Description: ROUGHLY 48,000 sq ft  
INDUSTRIAL BUILDING / SINGLE TENANT

Building Size (sq. ft.): 47,600

## City Use Only

Address: \_\_\_\_\_

Date Received: 7/26/23

Fees Paid: 4893.00

SP #: 230010

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

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

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

PUD #: \_\_\_\_\_

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

## 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 \_\_\_\_\_

PTR 230012

Applicant

Name: CHRISTOPHER COUSINO  
PACIFIC DRIVE VENTURES, LLC Signature: Chf Cmo

Business Name and Address: 12955 23 MILE RD

City: SHERBY TWP State: MI Zip Code: 48315 Phone Number: 586.615.6036

Fax Number: \_\_\_\_\_ Alt. Phone Number(s): \_\_\_\_\_

Name: SAME Signature: \_\_\_\_\_

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

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

(Provide additional sheet if necessary for multiple property owners)

Property  
Owner(s)

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

September 7, 2023

Mr. Shawn Keenan, AICP  
City Planner  
CITY OF AUBURN HILLS  
1827 North Squirrel Road  
Auburn Hills, Michigan 48326

RE: 1456 Pacific Drive Industrial  
Site Plan 1<sup>st</sup> Review

Dear Mr. Keenan:

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 September 5, 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.
- Water main extension permit from E.G.L.E.

GENERAL:

The site is located at the northeast corner of Pacific Drive and Taylor Road, at 1456 Pacific Drive in Section 3 of the City of Auburn Hills. The applicant is proposing to construct a 47,728 sq. ft. speculative building that will consist of 4,880 sq. ft. of office space and 42,848 sq. ft. of manufacturing space. The new facility is intended to house a single tenant in the industrial or automotive industry. The site along with the adjacent properties to the north and east are zoned Light Industrial (I-1). 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. Furthermore, a soil erosion and sedimentation control plan is needed for engineering review.

MUNICIPAL UTILITIES:

There is an existing 12-inch water main that extends along Taylor Road and an existing 12-inch water main that extends along Pacific Drive. The applicant is proposing to connect to the existing water main along Taylor Road and extend 8-inch water main north onto the site, south of the proposed building. The applicant is also proposing to connect to the water main along Pacific Drive and extend 8-inch water main east onto the site, west of the proposed building. Two (2) fire hydrant assemblies are proposed to provide adequate coverage for the site along with one (1) existing fire hydrant relocation. Fire suppression and domestic service lines are proposed to extend from the new 8-inch water main located on the west side of the site to the west side of the proposed building. The material type of the proposed water main shall be labeled for engineering review.





There is an existing 18-inch sanitary sewer that extends along Taylor Road. The applicant is proposing to tap an existing sanitary sewer stub located just outside the influence of Taylor Road and extend a new sanitary sewer lead to the south side of the building. The slope and material type of the proposed sanitary sewer lead shall be labeled for engineering review.

#### STORM SEWER AND DETENTION:

It appears that the site is located in the Vinewood Drainage District, which has a maximum discharge rate of 0.0776 cfs/acre. Storm water runoff for the site will be collected via a series of catch basins and routed to an existing detention pond at the southeast side of the site. A stormwater detention note was included on the plans stating that the subject parcel was included in the regional stormwater detention facilities per the Vinewood Drain plans. The Vinewood Drain plans are based upon a 'C' value of 0.70 while the proposed site has a 'C' value of 0.65. Therefore, the existing detention basin has enough capacity for the proposed development. Additional details of the stormwater management system will be needed for the engineering review including storm sewer calculations, profiles, and hydraulic grade lines. A water quality unit has been provided on the plans prior to the storm water entering the detention basin. Additional details of the water quality unit will need to be provided for the engineering review.

#### TRAFFIC/PAVING:

Access to the site consists of one (1) new approach off Pacific Drive. Parking is located to the west and south of the proposed building. The plans indicate concrete curb and gutter throughout the site with standard duty asphalt pavement proposed for the parking and drive aisles and standard duty concrete pavement for the approach, loading area, and dumpster pad. 8-inch concrete on 6-inch aggregate base is proposed for the heavy duty concrete while 4-inch asphalt on 8-inch aggregate base is proposed for standard duty asphalt. All driveway cross-sections shall meet or exceed the cross-section of the roadway it enters onto, and drive aisles shall be a minimum 6-inch asphalt on 8-inch aggregate base. Additional cross-sections for the site appear to meet City standards.

The applicant is proposing 103 parking spaces including 5 barrier free accessible parking spaces and 2 future electric vehicle parking spaces. A loading area with a truck dock is located at the northwest corner of the building, and a trash enclosure is proposed adjacent to the loading area. A 7-foot-wide concrete sidewalk has been provided along the south and west side of the building providing access to the parking lot and truck dock. An auto-turn analysis for the WB-67 Interstate Semi-Trailer has been included in the plan set.

#### GRADING:

Existing and proposed grades are shown with contours and spot elevations. The site is sloped towards the east side of the parcel and drains towards the existing detention basin. Steep perimeter site slopes appear to match into existing contours. 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 slopes shall comply with ADA standards.

#### 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

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MaryKate Kirksey for Hannah Driesenga, P.E.

Transmitted via e-mail to Shawn Keenan: September 7, 2023  
cc: File

P:\0101\_0125\SITE\_AUBURNHILLSCITY\2023\0120231190\_NEC TAYLOR PACIFIC\\_SITE\1456 PACIFIC DRIVE  
INDUSTRIAL\_SITE REV#1\_APP.DOCX



**CITY OF AUBURN HILLS**  
Regular City Council Meeting  
**EXCERPT** - Minutes

January 22, 2018

**CALL TO ORDER:** Mayor McDaniel at 7:00 p.m.

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

Present: Mayor McDaniel, Council Members Burmeister, Kittle, Knight, Moniz, and Verbeke

Absent: Council Member Hammond

Also Present: City Manager Tanghe, City Attorney Beckerleg, City Clerk Pierce, Lt. Gagnon, DPW Director Melchert, Director of Community Development Cohen, Management Intern Thomas.

10 Guests

**4. NEW BUSINESS**

9a. Motion - Approval of One-Year Extension of Site Plan and Tree Removal Permit / Cunningham-Limp Development Company - Pacific Drive Development

Mr. Cohen presented the request of Cunningham-Limp Development Company for a one year extension to construct a 50,000 square foot light industrial building at the northeast corner of Pacific Rd and Taylor Rd. He stated that this project was originally presented to Council on Feb 27, 2017.

Mr. Steven Schimpke the business development manager of Cunningham-Limp stated that they have several companies interested in this area and they anticipate construction to begin in the 2<sup>nd</sup> quarter of 2018.

Mr. Kittle asked why some companies wait to start building a facility while others build a speculative building first. Mr. Schimpke stated that there is a level of risk with this type of a project, but they feel confident with this site. He stated that it is nice for the builders to have a say in what they want and with the end results.

**Moved by Verbeke, Seconded by Moniz.**

**RESOLVED: To approve a one-year extension of the Site Plan and Tree Removal Permit for Pacific Drive Development. The approval shall expire on February 27, 2019.**

Ms. Verbeke stated that the resolution states that this approval will expire on February 27, 2019. She asked Mr. Cohen to clarify if this one year extension means that they have to start construction before this date or do they need to have the project complete.

Mr. Cohen clarified that the past practices of the City has been to pull a permit then begin construction within 6 months. However, the plan for this development is to start construction this year.

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

**No: None**

**Resolution No. 18.01.014**

**Motion Carried (6 - 0)**





***EXCERPT***  
***The City of Auburn Hills***  
City Council Meeting  
Minutes

February 27, 2017

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**CALL TO ORDER:** Mayor McDaniel at 7:00 p.m.

**LOCATION:** City Council Chamber, 1827 N. Squirrel Road, Auburn Hills, MI 48326  
Mayor McDaniel, Council Members Burmeister, Hammond, Kittle, Knight, Mitchell, and Verbeke  
Absent: None  
Also Present: City Manager Tanghe, Assistant City Manager Grice, Police Chief Olko, City Clerk Kowal, Community Development Director Cohen, Deputy Director of Public Works Herczeg, Finance Director/Treasurer Schulz, Recreation Director Marzolf, Seniors Admin. Asst. Leonard, Attorney Beckerleg, City Engineer Juidici.

13 Guests

**9. NEW BUSINESS**

9b. Motion – Approval of Site Plan and Tree Removal Permit / Pacific Drive Development

Mr. Cohen explained the request to construct a 50,000 square foot light industrial building located at the northeast corner of Pacific Rd and Taylor Rd. The project is estimated at \$3.25 million. He stated that construction will not begin until the owner secures a tenant.

Ms. Hammond questioned how long approved site plans are held. Mr. Cohen confirmed they are held for one year. Jim Butler, PEA, stated that it is very likely that they will secure a tenant within the year.

**Moved by Mitchell; Seconded by Burmeister.**

**RESOLVED: To accept the Planning Commission's recommendation and approve the Site Plan and Tree Removal Permit for Pacific Drive Development, subject to the administrative review team's conditions.**

**VOTE: Yes: Burmeister, Hammond, Kittle, Knight, McDaniel, Mitchell, Verbeke**  
**No: None**

**Resolution No. 17.02.032**

**Motion Carried (7 - 0)**



**Excerpt**  
**CITY OF AUBURN HILLS**  
**PLANNING COMMISSION**  
**MINUTES**

February 15, 2017

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

1. **CALL TO ORDER:** Planning Commission Chairperson Ouellette called the meeting to order
2. **ROLL CALL:** Present: Beidoun, Burmeister, Ochs, Ouellette, Pierce, Shearer  
Absent: Hitchcock, Mendieta, Pederson  
Also Present: Director of Community of Development Cohen, Assistant City Planner Keenan, Senior Services Director Adcock  
Guests: 3

**5b. Pacific Drive Development (7:07 p.m.)**

Public Hearing / Motion - Recommendation to City Council for Site Plan approval and Tree Removal Permit approval to construct an industrial building

Mr. Keenan introduced that this is a request from Cunningham Limp Company to construct a 50,000 sq. ft. industrial building at the northeast corner of Pacific Drive and Taylor Road. The 3.7-acre parcel is within the Metro North Technology Park and zoned I-1, Light Industrial.

Approximately 20,000 sq. ft. of the building will be used as office space, 25,000 sq. ft. is designated as manufacturing space and the remaining 5,000 sq. ft. of the building will be utilized as warehouse.

Mr. Keenan noted the cost to construct the proposed building is estimated at \$3.25 million. Cunningham Limp Company's goal is to begin construction in 2017. Once construction begins, the project is expected to take six months to complete and at that time they will begin the leasing process for proper industrial use district.

**Mr. James Butler of PEA 2430 Rochester Court, Suite 100, Troy, MI 48083 and Mr. Bob Peplinski of Cunningham Limp Company 28970 Cabot Drive, Suite 100, Novi, MI 48377** were present to take questions.

Mr. Butler stated that this site plan review process is to help move development forward with the property. Mr. Butler clarified that the project will not begin development until a lease is signed. The goal is to get the project approved through the City's approval process and then be able to market the project to interested parties. Cunningham-Limp wishes to be ready to build when a company shows interest in the site.

Mr. Pierce questioned who owned the property. Mr. Butler stated that the property is owned by the same owner as the Louca Mold property to the north. Cunningham-Limp has an agreement to purchase the property.

Mr. Ouellette asked if the 5,000 sq. ft. sufficient for the warehouse or could that be expanded. Mr. Butler commented that the current footprint is an unknown and would be determined by the future user. The design that is currently drawn up could be modified. The intention is not to be a warehouse but a 50/50 split of office and manufacturing.

Mr. Ouellette confirmed that the property owner was aware that the need to store materials outside would require a special land use permit. Mr. Butler agreed. Due to the small size of the site, the need for an outside storage permit would be unlikely.

Mr. Beidoun questioned the reason for the placement of the driveway on Pacific Drive and not Taylor Road. Mr. Butler explained that buffering from the residents was one consideration, but topography was the primary driver. After looking at the property, the design was meant to push the driveway all the way to the north on Pacific Drive to help minimize a retaining wall on the north side of the site due to the fall in grade on the property.

Ms. Ochs questioned what the residents from Taylor Road would be viewing. Mr. Butler stated that with the grade elevation, the view should not be a problem for adjacent residents. The building will sit ten feet higher than Taylor Road and the green belt, parking lot, and building being setback of 132 feet from the right-of-way will help lessen any visual impact of the building. The light poles have been placed toward the center of the parking lot in an effort to ensure that the light stays on the property.

Mr. Ouellette opened the public hearing at 7:13 p.m.  
Hearing no comments, Mr. Ouellette closed the public hearing at 7:14 p.m.

**Motion made by Mr. Pierce to recommend to City Council approval of the Site Plan and Tree Removal Permit for Pacific Drive Development, subject to the conditions of the administrative review team.**

**Supported by Beidoun**

**VOTE: YES: Beidoun, Burmeister, Ochs, Ouellette, Pierce, Shearer**

**NO: None**

**Motion Carried 6-0**

PRELIMINARY SITE PLANS

# 1456 PACIFIC DRIVE INDUSTRIAL

AUBURN HILLS, MICHIGAN

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL

PROJECT DESCRIPTION:

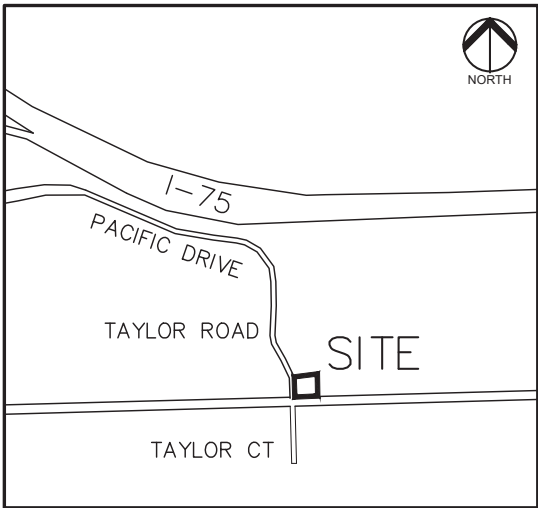
THE EXISTING 3.701 ACRE SITE, ZONED LIGHT INDUSTRIAL, AT THE NORTHEAST CORNER OF PACIFIC DRIVE AND TAYLOR ROAD IS CURRENTLY VACANT AND IS PROPOSED TO BE DEVELOPED FOR A NEW 47,728 SQ.FT. SPECULATIVE INDUSTRIAL BUILDING. THE 47,728 SQ.FT. BUILDING IS INTENDED TO HOUSE A SINGLE TENANT AND WILL OFFER FEATURES TO MEET TODAY'S INDUSTRIAL USER MARKET INCLUDING: PARKING FOR A MIX OF WAREHOUSE AND OFFICE, 30' CLEAR CEILING HEIGHT IN THE WAREHOUSE AREA, A TRUCK DOCK, AT GRADE OVERHEAD DOORS, CONTEMPORARY STYLE, HIGH ENERGY EFFICIENCY AND DURABLE MATERIALS. TENANTS EXPECTED TO UTILIZE THE BUILDING WILL LIKELY BE FROM THE AUTOMOTIVE AND RELATED INDUSTRIES.

LEGAL DESCRIPTION

(PER CITY OF AUBURN HILLS ONLINE ACCESSMYGOV.COM DATED 11-14-16)

PARCEL NO. 02-14-03-351-009

T3N, R10E, SEC 3 PONTIAC ACRES PART OF LOTS 32, 33 & PART OF OUTLOT A, ALSO PART OF SW 1/4 ALL DESC AS BEG AT PT DIST N02°41'40"W 60 FT & N87°21'59"E 720.65 FT FROM SW SEC COR, TH N0°37'56"W 52.04 FT, TH ALG CURVE TO LEFT, RAD 273 FT, CHORD BEARS N14°3'33"W 104.94 FT, DIST OF 105.60 AD 180.28 FT, CHORD BEARS N15°08'43"W 78.10 FT, DIST OF 78.72 FT, TH N86°6'33"E 517.01 FT, TH S06°51'30"W 389.45 FT, TH S87°21'59"W 345.45 FT TO BEG 1-17-97 FR 376-022



LOCATION MAP  
NO SCALE

INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
C-1.0	TOPOGRAPHIC SURVEY
C-2.0	PRELIMINARY SITE PLAN
C-3.0	ENGINEERING SITE PLAN
C-4.0	PRELIMINARY GRADING PLAN
C-6.0	PRELIMINARY UTILITY PLAN
C-7.0	TRUCK TURNING PLAN
C-9.0	NOTES AND DETAILS
C-9.1	NOTES AND DETAILS
L-1.0	LANDSCAPE PLAN
L-2.0	LANDSCAPE DETAILS
T-1.0	TREE PRESERVATION PLAN
T-1.1	TREE PRESERVATION LIST
A-1	ARCHITECTURAL FLOOR PLANS
A-2	ARCHITECTURAL ELEVATIONS

DESIGN TEAM

OWNER/APPLICANT/DEVELOPER	CIVIL ENGINEER
PACIFIC DRIVE VENTURES, LLC 12955 23 MILE ROAD SHELBY TOWNSHIP, MICHIGAN 48315 CONTACT: CHRIS COUSINO PHONE: 586.254.4367 EMAIL: CCOUSINO@DEIPROPERTIES.COM	PEA GROUP 1849 POND RUN AUBURN HILLS, MI 48326 CONTACT: JAMES P. BUTLER, PE PHONE: 844.813.2949 EMAIL: JBUTLER@PEAGROUP.COM
ARCHITECT	LANDSCAPE ARCHITECT
FRANK SALAMONE ARCHITECT 48701 HAYES ROAD SHELBY TOWNSHIP, MICHIGAN 48315 PHONE: 586.532.0091 CONTACT: FRANK SALAMONE EMAIL: FSALAMONE@FSARCHITECT.COM	PEA GROUP 45 W. GRAND RIVER AVE., STE. 501 DETROIT, MI 48226 CONTACT: NOAH BIRMELIN, PLA, ASLA PHONE: 844.813.2949 EMAIL: NBIRMELIN@PEAGROUP.COM

PEA  
GROUP

REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	7/26/2023
REVISED PER COAH REVIEW	8/18/2023
REVISED PER COAH REVIEW COMMENTS	9/1/2023



NOT FOR CONSTRUCTION  
SIDWELL # 14-03-351-009



BM #304  
ARROW ON DIMPLE ON HYDRANT, EAST SIDE OF  
PACIFIC DRIVE, NORTH OF TAYLOR ROAD.  
ELEV. - 953.34

PARCEL NO. 02-14-03-351-009  
T3N, R10E, SEC 3 PONTIAC ACRES PART OF LOTS 32, 33 & PART OF OUTLOT A, ALSO  
PART OF SW 1/4 ALL SEC AS BEG AT PT DIST N02°41'40"W 60 FT & N87°21'59"E  
720.65 FT FROM SW SEC COR, TH N0°37'56"W 52.04 FT, TH ALG CURVE TO LEFT, RAD 273  
FT, CHORD BEARS N14°3'33"W 104.94 FT, DIST OF 105.60 AD 180.28 FT, CHORD BEARS  
N10°08'43"W 78.10 FT, DIST OF 78.72 FT, TH N86°6'33"E 517.01 FT, TH S06°51'30"W  
389.45 FT, TH S87°21'59"W 345.45 FT TO BEG 1-17-97 FR 376-022

[illegible]

WATER MAIN	GIS MAP PACIFIC DRIVE, CITY OF AUBURN HILLS, OHM, DATED 11-22-16 SITE ENGINEERING PLANS FOR HADEN INC., POWELL & ASSOC. ENGINEERING LAST REVISED 4-27-04
SANITARY SEWER	GIS MAP PACIFIC DRIVE, CITY OF AUBURN HILLS, OHM, DATED 11-22-16 SITE ENGINEERING PLANS FOR HADEN, INC., POWELL & ASSOC. ENGINEERING LAST REVISED 4-27-04
STORM SEWER	GIS MAP PACIFIC DRIVE, CITY OF AUBURN HILLS, OHM, DATED 11-22-16 NOTIFICATION REGARDING AS OF 12-15-16 ATTI BURIED/AERIAL CABLE, DATED 12-21-16 NO INFORMATION RECEIVED AS OF 12-15-16 FOR INFORMATION REGARDING AS OF 12-15-16 FEMA F.I.R.M. MAP 261250356F, DATED 9-29-06
ELECTRIC TELEPHONE CABLE FLOOD PLAIN	ALTA/ACSM LAND TITLE SURVEY AMIXED INC. ,PEA, JOB NO 2014-188, LAST REVISED 10-14-14. TOPOGRAPHIC SURVEY LOUISA MOULD, PEA, JOB NO 2015-278, DATED 11-11-14
OTHER	

**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 UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

**DEI PROPERTIES**  
12955 23 MILE ROAD  
SHELBY TOWNSHIP, MICHIGAN, 48315

PROJECT TITLE  
**1456 PACIFIC  
DRIVE  
INDUSTRIAL**  
AUBURN HILLS, MICHIGAN

REVISIONS	
PER COAH REVIEW	08-18-21
PER COAH REVIEW	09-01-21

ORIGINAL ISSUE DATE:  
JULY 26, 2023

DRAWING TITLE

**TOPOGRAPHIC  
SURVEY**

PEA JOB NO.	16-0342
P.M.	JPE
DN.	CNR
DES.	JPE

DRAWING NUMBER:

C-1.0

**NOT FOR CONSTRUCTION**  
**SIDWELL # 14-03-351-009**

S:\PROJECTS\2016-342A DEI PACIFIC DRIVE\DWG\SITE\_PLAN\C-1.0\TOPO-16-342.dwg PLOT DATE: 8/31/2023 BY: James P. Butler

BM #304  
ARROW ON DIMPLE ON HYDRANT, EAST SIDE OF  
PACIFIC DRIVE, NORTH OF TAYLOR ROAD.  
ELEV. - 953.34

PARCEL NO. 02-14-03-351-009  
T3N, R10E, SEC 3 PONTIAC ACRES PART OF LOTS 32, 33 & PART OF OUTLOT A, ALSO  
PART OF SW 1/4 ALL DEC. AS BEG AT PT DIST N02°41'40"W 60 FT & N87°21'59"E  
720.65 FT FROM SW SEC COR, TH N0°37'56"W 52.04 FT, TH ALG CURVE TO LEFT, RAD 273  
FT, CHORD BEARS N14°3'33"W 104.94 FT, DIST OF 105.60 AD 180.28 FT, CHORD BEARS  
N10°08'43"W 78.10 FT, DIST OF 78.72 FT, TH N86°6'33"E 517.01 FT, TH S06°51'30"W  
389.45 FT, TH S87°21'59"W 345.45 FT TO BEG 1-17-97 FR 376-022

SW CORNER  
SECTION 3  
T.03N., R.10E  
CITY OF AUBURN HILLS  
OAKLAND COUNTY, MI

ZONED R-1A  
"ONE FAMILY  
RESIDENTIAL" DISTRICT

14-10-102-002  
ZONED R-1A  
"ONE FAMILY  
RESIDENTIAL" DISTRICT

14-10-102-003  
ZONED R-1A  
"ONE FAMILY  
RESIDENTIAL" DISTRICT

ZONED R-1A  
"ONE FAMILY  
RESIDENTIAL" DISTRICT

14-10-102-01  
ZONED R-1A  
"ONE FAMILY  
RESIDENTIAL" DISTRICT

'NO PARKING FIRE LANE' SIGN	1
'STOP' SIGN	2
'BARRIER FREE PARKING' SIGN	3
'VAN ACCESSIBLE' SIGN	4

REFER TO DETAIL SHEET FOR SIGN DETAILS

1. ALL LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES. LIGHTING SHALL MEET THE REQUIREMENTS OF ZONING ORDINANCE NO. 372.
2. SIGNS SHALL MEET THE REQUIREMENTS OF ZONING ORDINANCE NO. 372.
3. NO OUTSIDE STORAGE WILL BE ALLOWED, WHICH INCLUDES PALLET STORAGE, OVERNIGHT VEHICLES, OR TRAILER STORAGE.
4. GROUND MOUNTED TRANSFORMERS AND ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED PER ZONING ORDINANCE NO. 372.
5. PARKING SPACES SHALL BE DOUBLE STRIPPED PER ZONING ORDINANCE NO. 372.
6. AN ENVIRONMENTAL IMPACT STATEMENT IS NOT REQUIRED FOR THIS PROJECT AS IT IS LESS THAN 20 ACRES.
7. NEITHER A LAND DIVISION OR COMBINATION WILL BE REQUIRED FOR THIS PROJECT AS IT IS LOCATED ON ONE PARCEL.
8. NO SPECIAL LAND USE PERMIT IS REQUIRED FOR THIS PROJECT.
9. THE DEVELOPER HAS AGREED TO PREPARE THE PARKING LOT WITH THE INSTALLATION OF ELECTRICAL STUBS FOR 2 FUTURE ELECTRIC VEHICLE CHARGING STATION (E.V.) LOCATIONS AND RUN CONDUIT FROM THE POWER SOURCE TO THE STUBS TO SUPPORT FUTURE INSTALLATION. THE CHARGING STATIONS ARE DESIGNED TO BE PLUG AND PLAY AND WILL BE POSTED IF AND WHEN CHARGING STATIONS ARE INSTALLED.

**DEI PROPERTIES**  
12955 23 MILE ROAD  
SHELBY TOWNSHIP, MICHIGAN, 48315

AUBURN HILLS, MICHIGAN

PER COAH REVIEW	08-18-23
PER COAH REVIEW	09-01-23

ORIGINAL ISSUE DATE:  
JULY 26, 2023

DRAWING TITLE

**DIMENSIONAL  
SITE PLAN**

## DIMENSIONAL SITE PLAN

PEA JOB NO. 16-0342

P.M.	JPE
DN.	CNR

DES. JPE

DRAWING NUMBER:

C-2.0

**NOT FOR CONSTRUCTION**  
**SIDWELL # 14-03-351-009**

S:\PROJECTS\2016-342A DEI PACIFIC DRIVE\DWG\SITE\_PLAN\C-2.0\DIM--16--342.dwg PLOT DATE: 9/1/2023 BY: James P. Butler



**BENCHMARKS**  
(GPS DERIVED - NAVD88)

BM #300  
ARROW ON DIMPLE ON HYDRANT, ±50'  
SOUTHWEST OF SOUTHWEST BUILDING CORNER OF  
ADDRESS #1399 PACIFIC DRIVE.  
ELEV. - 973.97

BM #303  
ARROW ON DIMPLE ON HYDRANT, EAST SIDE OF  
PACIFIC DRIVE.  
ELEV. - 967.68

BM #304  
ARROW ON DIMPLE ON HYDRANT, EAST SIDE OF  
PACIFIC DRIVE, NORTH OF TAYLOR ROAD.  
ELEV. - 953.34

**FLOODPLAIN NOTE:**  
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X'. AREA  
DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE  
FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER  
26125C0359F DATED SEPTEMBER 29, 2006.

**LEGAL DESCRIPTION**  
(PER CITY OF AUBURN HILLS ONLINE ACCESSMYGOV.COM DATED 11-14-16)

PARCEL NO. 02-14-03-351-009  
T3N, R10E, SEC 3 PONTIAC ACRES PART OF LOTS 32, 33 & PART OF OUTLOT A, ALSO  
PART OF SW 1/4 ALL DESC. AS BEG AT PT DIST N02°41'40"W 60 FT & N87°21'59"E  
720.65 FT FROM SW SEC COR, TH N03°37'56"W 52.04 FT, TH ALG CURVE TO LEFT, RAD 273  
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N15°08'43"W 78.10 FT, DIST OF 78.72 FT, TH N86°6'33"E 517.01 FT, TH S06°51'30"W  
389.45 FT, TH S87°21'59"W 345.45 FT TO BEG 1-17-97 FR 376-022

**SIDEWALK RAMP LEGEND:**

SIDEWALK RAMP "TYPE R" ®  
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  
REFER TO DETAIL SHEET FOR SIGN DETAILS

**LEGEND:**

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

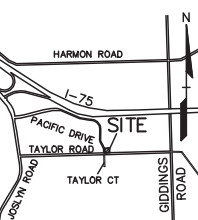
**PEA GROUP**  
t: 844.813.2949  
www.peagroup.com



0 15 30 60  
SCALE: 1" = 30'



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



CLIENT  
**DEI PROPERTIES**  
12955 23 MILE ROAD  
GRIFFIN TOWNSHIP, MICHIGAN 48315

PROJECT TITLE  
**1456 PACIFIC DRIVE INDUSTRIAL**  
AUBURN HILLS, MICHIGAN

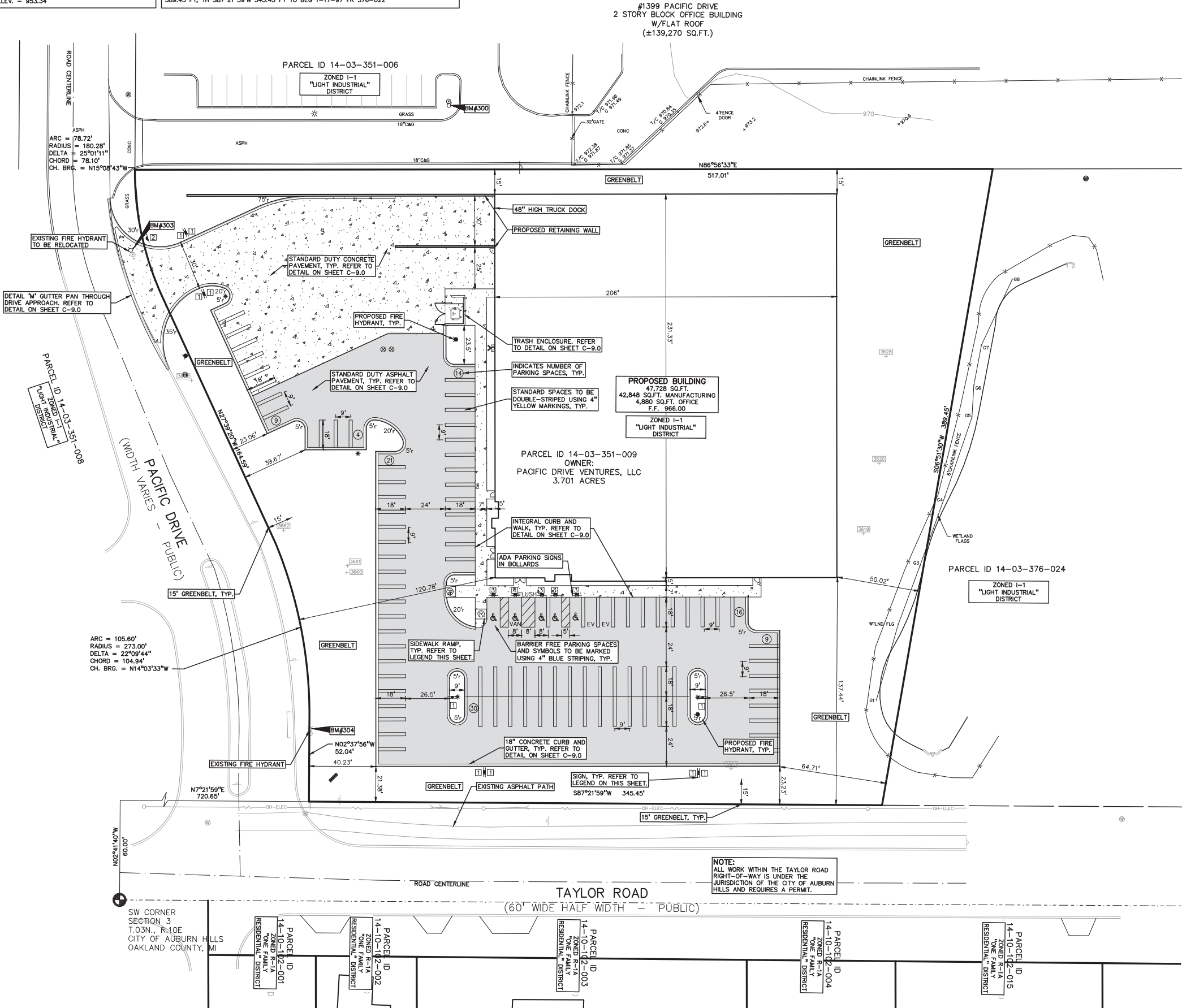
REVISIONS  
PER COAH REVIEW 08-18-23  
PER COAH REVIEW 09-01-23

ORIGINAL ISSUE DATE:  
JULY 26, 2023

DRAWING TITLE  
**ENGINEERING SITE PLAN**

PEA JOB NO. 16-0342  
P.M. JPB  
DN. CNR  
DES. JPB  
DRAWING NUMBER:

**C-3.0**



- CITY OF AUBURN HILLS STANDARD NOTES:**
- ALL CONSTRUCTION SHALL CONFORM TO CURRENT CITY OF AUBURN HILLS STANDARDS.
  - NO WORK SHALL BE PERFORMED WITHOUT INSPECTION.
  - A PERMIT FROM THE DPW IS REQUIRED FOR ALL CONSTRUCTION WITHIN CITY R.O.W. NO EQUIPMENT OR MATERIAL STORAGE WILL BE PERMITTED IN THE R.O.W.
  - ALL CITY STREETS MUST BE MAINTAINED DURING CONSTRUCTION. STREETS SHALL BE KEPT FREE OF MUD, DIRT, CONSTRUCTION DEBRIS, DUST AND THE LIKE. IF CLEAN-UP IS NOT PERFORMED WITHIN 24 HOURS OF NOTIFICATION, THE CITY RESERVES THE RIGHT TO PERFORM THE WORK AND CHARGE THE DEVELOPER ACCORDINGLY.
  - WORKING HOURS (INCLUDING RUNNING OF ANY MACHINERY) SHALL BE RESTRICTED TO MONDAY THROUGH SATURDAY, 7:00 AM TO 7:00 PM; SUNUP TO SUNDOWN; WHICHEVER IS LESS. CONSTRUCTION OPERATIONS BEYOND THE PERIODS MENTIONED ABOVE SHALL BE PERMITTED ONLY AFTER WRITTEN APPROVAL OF THE CITY MANAGER OR HIS DESIGNEE.
  - ALL MATERIALS AND MANUFACTURERS SHALL CONFORM TO THE STANDARD DETAILS.
  - UTILITY STRUCTURES SHALL NOT BE LOCATED IN DRIVEWAYS, AND WHERE POSSIBLE, SHALL NOT BE LOCATED IN PAVED AREAS.
  - THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES IN ACCORDANCE WITH ACT 53 OF P.A. OF 1974 AND ALSO CONTACT OAKLAND COUNTY UTILITY AND PROTECTION SERVICE (MISS DIG 1-800-482-7171) THREE (3) WORKING DAYS BEFORE THE START OF ANY CONSTRUCTION.
  - THE CONTRACTOR SHALL PROVIDE NECESSARY SIGNS, BARRICADES AND LIGHTS TO PROTECT TRAFFIC AND THE WORK AS DIRECTED BY THE ENGINEER, SUCH DEVICES SHALL BE PLACED PRIOR TO STARTING WORK IN AFFECTED AREAS.
  - ALL SOIL EROSION AND SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE OAKLAND COUNTY STANDARDS AND DETAILS. THE CONTRACTOR SHALL FOLLOW LOCAL RULES AND REGULATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL FOR ALL MATERIALS THAT ARE DISPOSED OF OFF OF THE PROJECT SITE.
  - ALL SOIL EROSION MEASURES MUST BE PROPERLY PLACED PRIOR TO GRADING OR OTHER CONSTRUCTION ACTIVITIES.
  - FIELD CHANGES TO THE APPROVED PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE INSPECTOR ON SITE, WHO WILL DETERMINE WHETHER THE CHANGE IS CONSIDERED "SIGNIFICANT". "SIGNIFICANT" FIELD CHANGES SHALL BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER. THE CITY SHALL NOT BE HELD RESPONSIBLE FOR DELAYS IN APPROVAL OF CHANGES TO THE APPROVED SITE IMPROVEMENT (ENGINEERING) PLAN.
  - WHERE POSSIBLE, PUBLIC UTILITIES SHALL NOT BE PLACED UNDER PAVEMENT. THE CITY OF AUBURN HILLS SHALL NOT BE RESPONSIBLE FOR PAVEMENT, CURB, OR OTHER RESTORATION OF PERMANENT FACILITIES LOCATED WITHIN THE MUNICIPAL EASEMENT.
  - THREE (3) WORKING DAYS PRIOR TO STARTING CONSTRUCTION, CONTACT THE CONSTRUCTION DEPARTMENT OF ORCHARD, HILTZ, & McCLIMMENT AT (734) 466-4539 TO SCHEDULE INSPECTION. OHM SHALL INSPECT ALL SITE IMPROVEMENTS INCLUDING UNDERGROUND UTILITY INSTALLATION, RETAINING WALLS, PAVEMENT IN CITY R.O.W., ALL SIDEWALKS OR SAFETY PATHS IN ANY PUBLIC R.O.W., AND ANY ADDITIONAL ITEMS NOTED DURING REVIEW OR AT THE PRE-CONSTRUCTION MEETING. FINAL OCCUPANCY MAY BE AFFECTED IF PROCEDURES ARE NOT FOLLOWED FOR PROPER INSPECTION.
  - PERMANENT STRUCTURES OF ANY TYPE, INCLUDING BUT NOT LIMITED TO TREES, LIGHT POLES, DRAINAGE STRUCTURES, SANITARY STRUCTURES, BENCHES, TRASH RECEPTACLES, ETC., WILL BE NOT ALLOWED WITHIN THE INFLUENCE OF THE PUBLIC WATER MAIN OR SANITARY SEWER EASEMENTS.

**ADDITIONAL NOTES:**

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
- REFER TO SHEET C-5.1 FOR ON-SITE PAVING DETAILS.
- REFER TO SHEET CONSTRUCTION PLANS FOR ON-SITE SIDEWALK RAMP DETAILS.
- 'NO PARKING-FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF AUBURN HILLS CURRENT STANDARDS AND REGULATIONS.
- THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- ANY WORK WITHIN THE STREET OR HIGHWAY RIGHT-OF-WAYS 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.
- 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.

**FIRE DEPARTMENT NOTES:**

- THE FOUR (4) INCH STEAMER CAPS ON ALL HYDRANTS WILL BE PAINTED ACCORDING TO THE FOLLOWING:  
WHITE ON 4" MAINS  
RED ON 6" MAINS  
ORANGE ON 8" MAINS  
GREEN ON 12" MAINS  
BLUE ON 16" MAINS OR LARGER
- NO PARKING SHALL BE PERMITTED AND/OR NO OBSTRUCTIONS SHALL BE PLACED OR CONSTRUCTED WITHIN FIFTEEN (15) FEET OF ANY HYDRANT OR FIRE DEPARTMENT CONNECTION, PUBLIC OR PRIVATE.
- THE FIRE DEPARTMENT CONNECTION MUST BE LOCATED WITHIN ONE HUNDRED (100) FEET OF A FIRE HYDRANT AND WITHIN FIFTY (50) FEET OF A MINIMUM TWENTY (20) FOOT WIDE PAVED DRIVEWAY OR STREET.
- GAS METERS, PROPANE TANKS, OVERHEAD ELECTRICAL SERVICES, AND TRANSFORMERS MUST NOT BE LOCATED ON THE SAME SIDE OF THE BUILDING OR STRUCTURE AS THE FIRE DEPARTMENT CONNECTION UNLESS A CLEAR DISTANCE OF ONE HUNDRED FIFTY (150) FEET CAN BE MAINTAINED BETWEEN UTILITIES AND THE FIRE DEPARTMENT CONNECTION.
- ALL DRIVE AREAS MUST BE POSTED AS FIRE LANES WITH UNIFORM SIGNS IN KEEPING WITH THE STANDARD ESTABLISHED IN THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS MUST BE ERRECTED ON BOTH SIDES OF THE FIRE LANES WITH SPACING BETWEEN SIGNS NOT EXCEEDING ONE HUNDRED (100) FEET.
- DESIGNATED EXIT DOORS ONTO DRIVES OR PARKING AREAS MUST BE PROTECTED WITH GUARD POSTS OR PARKING BLOCKS.
- A WHITE HIGH VISIBILITY STRIPE SHALL BE PAINTED ON THE UPPER FLANGE OF ALL FIRE HYDRANTS.

**NOT FOR CONSTRUCTION**  
**SIDWALK # 14-03-351-009**

**BENCHMARKS**  
(GPS DERIVED - NAVD88)

BM #300  
ARROW ON DIMPLE ON HYDRANT, ±50'  
SOUTHWEST OF SOUTHWEST BUILDING CORNER OF  
ADDRESS #1399 PACIFIC DRIVE.  
ELEV. - 973.97

BM #303  
ARROW ON DIMPLE ON HYDRANT, EAST SIDE OF  
PACIFIC DRIVE.  
ELEV. - 967.68

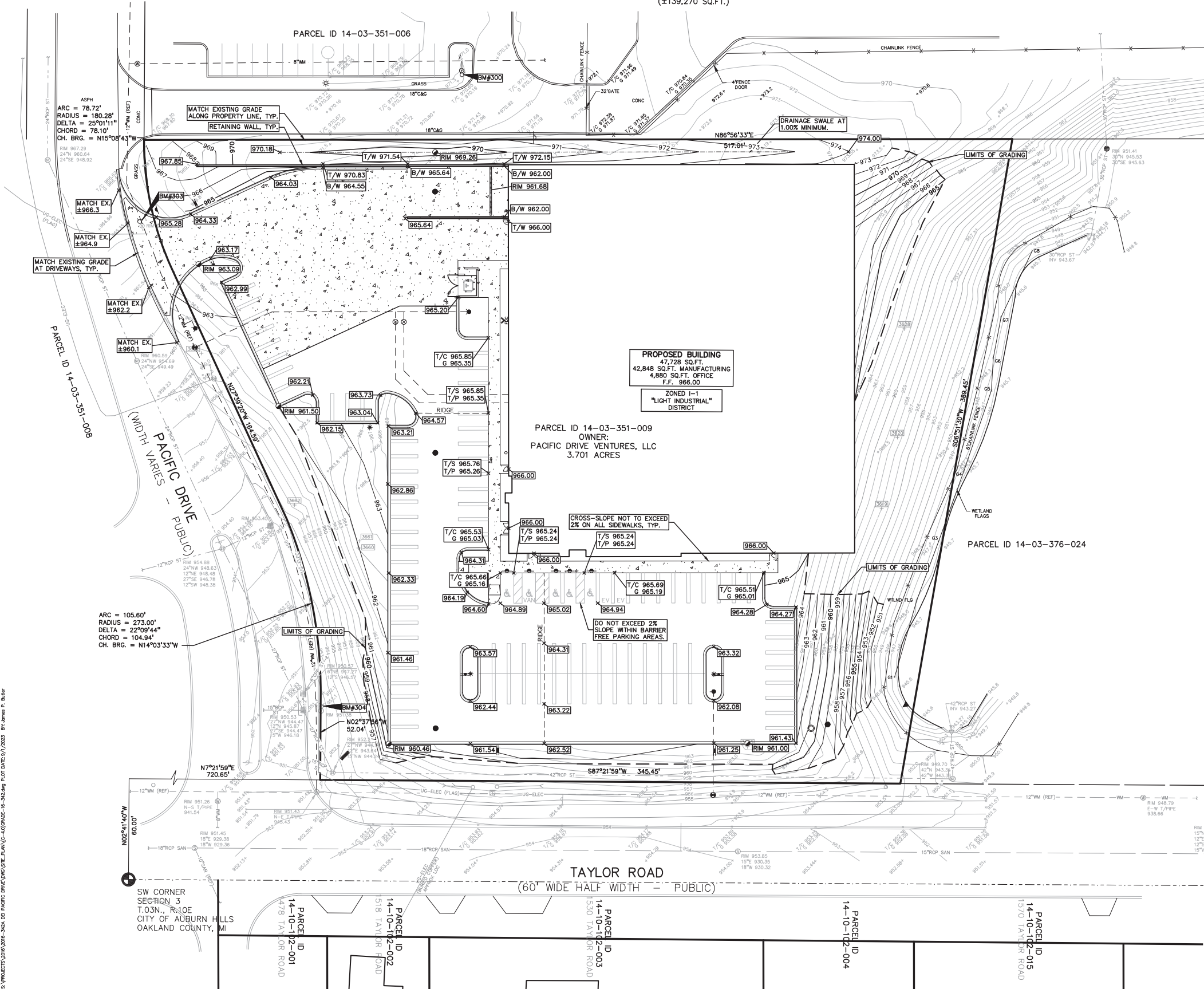
BM #304  
ARROW ON DIMPLE ON HYDRANT, EAST SIDE OF  
PACIFIC DRIVE, NORTH OF TAYLOR ROAD.  
ELEV. - 953.34

**FLOODPLAIN NOTE:**  
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X'. AREA  
DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE  
FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER  
26125C0359F DATED SEPTEMBER 29, 2006.

**LEGAL DESCRIPTION**  
(PER CITY OF AUBURN HILLS ONLINE ACCESSMYGOV.COM DATED 11-14-16)

PARCEL NO. 02-14-03-351-009  
T3N, R10E, SEC 3 PONTIAC ACRES PART OF LOTS 32, 33 & PART OF OUTLOT A, ALSO  
PART OF SW 1/4 ALL DESC. AS BEG AT PT DIST N02°41'40"W 60 FT & N87°21'59"E  
720.65 FT FROM SW SEC COR, TH N03°57'56"W 52.04 FT, TH ALG CURVE TO LEFT, RAD 273  
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389.45 FT, TH S87°21'59"W 345.45 FT TO BEG 1-17-97 FR 376-022

#1399 PACIFIC DRIVE  
2 STORY BLOCK OFFICE BUILDING  
W/FLAT ROOF  
(±139,270 SQ.FT.)



**GRADING LEGEND:**

EXISTING SPOT ELEVATION  
PROPOSED SPOT ELEVATION:  
TYPICALLY TOP OF PAVEMENT  
IN PAVED AREAS, GUTTER GRADE  
IN CURB LINES.

EXISTING CONTOUR  
PROPOSED CONTOUR  
PROPOSED REVERSE GUTTER PAN  
PROPOSED RIDGE LINE  
PROPOSED SWALE/DITCH

**ABBREVIATIONS**

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

REFER TO GRADING NOTES ON THIS SHEET

**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

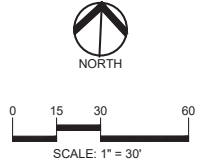
**EARTHWORK BALANCING NOTE:**

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.

**GENERAL GRADING AND EARTHWORK NOTES:**

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT

- CONTRACTOR TO FIELD VERIFY ALL EXISTING TREES AND BRUSH AND REMOVE ALL THAT ARE NECESSARY TO GRADE SITE.
- ALL GRADES ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
- 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.
- ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL MEET THE REQUIREMENTS OF OAKLAND COUNTY. AN EROSION CONTROL PERMIT MUST BE SECURED FROM THE COUNTY PRIOR TO CONSTRUCTION.
- ALL EARTHWORK AND GRADING OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS INVESTIGATION AND REPORT.
- REFER TO FINAL CONSTRUCTION PLANS FOR ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND NOTES.
- ALL SLOPES EXCEEDING 1:6 MUST BE STABILIZED BY SOODING OR BY PLACING A MULCH BLANKET PEGGED IN PLACE OVER SEED.
- ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED OR SOODED IN ACCORDANCE WITH THE LANDSCAPE PLANS. PROVIDE A MINIMUM OF 3" OF TOPSOIL IN THESE AREAS UNLESS OTHERWISE NOTED.
- 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 GEOTECHNICAL ENGINEER, THAT ARE TO BE WITHIN THE ZONE OF INFLUENCE OF PROPOSED BUILDINGS OR PAVEMENT SHALL BE COMPLETELY EXCAVATED AND BACKFILLED WITH SUITABLE MATERIAL.



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CLIENT  
**DEI PROPERTIES**  
12955 23 MILE ROAD  
GHELEY TOWNSHIP, MICHIGAN 48315

PROJECT TITLE  
**1456 PACIFIC DRIVE INDUSTRIAL**  
AUBURN HILLS, MICHIGAN

REVISIONS	
PER COAH REVIEW	08-18-23
PER COAH REVIEW	09-01-23

ORIGINAL ISSUE DATE:  
JULY 26, 2023

DRAWING TITLE  
**PRELIMINARY GRADING PLAN**

PEA JOB NO.	16-0342
P.M.	JPB
DN.	CNR
DES.	JPB

DRAWING NUMBER:

**C-4.0**

**NOT FOR CONSTRUCTION**  
**SIDWELL # 14-03-351-009**



**BENCHMARKS**  
(GPS DERIVED - NAVD88)

BM #300  
ARROW ON DIMPLE ON HYDRANT, ±50'  
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**LEGAL DESCRIPTION**  
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720.65 FT FROM SW SEC COR, TH N0°37'56"W 52.04 FT, TH ALG CURVE TO LEFT, RAD 273  
FT, CHORD BEARS N14°3'33"W 104.94 FT, DIST OF 105.60 AD 180.28 FT, CHORD BEARS  
N15°08'43"W 78.10 FT, DIST OF 78.72 FT, TH N86°6'33"E 517.01 FT, TH S06°51'30"W  
389.45 FT, TH S87°21'59"W 345.45 FT TO BEG 1-17-97 FR 376-022

**STORMWATER DETENTION NOTE:**  
THE SUBJECT PARCEL IS INCLUDED IN REGIONAL STORMWATER  
DETENTION FACILITIES PER THE VINEWOOD DRAIN PLANS. THE  
PROPOSED DEVELOPMENT WILL HAVE A LOWER RUNOFF  
COEFFICIENT FOR THE PARCEL THAN WAS ACCOUNTED FOR IN THE  
VINEWOOD DRAIN PLANS, SO NO ADDITIONAL STORMWATER  
DETENTION IS REQUIRED.

RUNOFF COEFFICIENT PER VINEWOOD DRAIN PLANS = 0.70  
PROPOSED DEVELOPMENT RUNOFF COEFFICIENT = 0.65  
TOTAL SITE AREA = 161,218 SFT  
PROPOSED IMPERVIOUS AREA = 102,551 SFT (C = 0.90)  
PROPOSED PERVIOUS AREA = 58,667 SFT (C = 0.20)

**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).

**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.

**PUBLIC UTILITY EASEMENTS:**  
ALL SANITARY SEWERS 8" 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.

**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"

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

**UTILITY LEGEND:**

- OH-ELEC-- EX. OH. ELEC. POLE & GUY WIRE
- UG-CATV-- EX. U.G. CABLE TV & PEDESTAL
- UG-COMM-- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- UG-ELEC-- EX. U.G. ELEC. MANHOLE, METER & HANDHOLE
- - - - - EX. GAS LINE
- EX. GAS VALVE & GAS LINE MARKER
- EX. TRANSFORMER & IRRIGATION VALVE
- - - - - EX. WATER MAIN
- EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
- EX. WATER VALVE BOX & SHUT-OFF
- EX. SANITARY SEWER
- EX. SANITARY SEWER 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 SEWER CLEANOUT & MANHOLE
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER CLEANOUT & MANHOLE
- PROPOSED CATCH BASIN, INLET & YARD DRAIN

**FIRE DEPARTMENT NOTES:**

- THE FOUR (4) INCH STEAMER CAPS ON ALL HYDRANTS  
SHALL BE PAINTED ACCORDING TO THE FOLLOWING:  
  
WHITE ON 4" MAINS  
RED ON 6" MAINS  
ORANGE ON 8" MAINS  
GREEN ON 12" MAINS  
BLUE ON 16" MAINS OR LARGER
- NO PARKING SHALL BE PERMITTED AND/OR NO  
OBSTRUCTIONS SHALL BE PLACED OR CONSTRUCTED WITHIN  
FIFTEEN (15) FEET OF ANY HYDRANT OR FIRE DEPARTMENT  
CONNECTION PUBLIC OR PRIVATE.
- THE FIRE DEPARTMENT CONNECTION MUST BE LOCATED  
WITHIN ONE HUNDRED (100) FEET OF A FIRE HYDRANT AND  
WITHIN FIFTY (50) FEET OF A MINIMUM TWENTY (20) FOOT  
WIDE PAVED DRIVEWAY OR STREET.
- GAS METERS, PROPANE TANKS, OVERHEAD ELECTRICAL  
SERVICES, AND TRANSFORMERS MUST NOT BE LOCATED ON  
THE SAME SIDE OF THE BUILDING OR STRUCTURE AS THE  
FIRE DEPARTMENT CONNECTION UNLESS A CLEAR DISTANCE  
OF ONE HUNDRED FIFTY (150) FEET CAN BE MAINTAINED  
BETWEEN UTILITIES AND THE FIRE DEPARTMENT  
CONNECTION.
- ALL DRIVE AREAS MUST BE POSTED AS FIRE LANES WITH  
UNIFORM SIGNS IN KEEPING WITH THE STANDARD  
ESTABLISHED IN THE MICHIGAN MANUAL OF UNIFORM  
TRAFFIC CONTROL DEVICES. SIGNS MUST BE ERCTED ON  
BOTH SIDES OF THE FIRE LANES WITH SPACING BETWEEN  
SIGNS NOT EXCEEDING ONE HUNDRED (100) FEET.
- DESIGNATED EXIT DOORS ONTO DRIVES OR PARKING AREAS  
MUST BE PROTECTED WITH GUARD POSTS OR PARKING  
BLOCKS.
- A WHITE HIGH VISIBILITY STRIPE SHALL BE PAINTED ON THE  
UPPER FLANGE OF ALL FIRE HYDRANTS.

**UTILITY NOTES:**

- 12" WIDE PUBLIC EASEMENT SHALL BE PROVIDED FOR THE PUBLIC SECTION  
OF WATER MAIN ON AND OFF SITE.
- PERMANENT STRUCTURES OF ANY TYPE, INCLUDING BUT NOT LIMITED TO,  
TREES, LIGHT POLES, DRAINAGE STRUCTURES, BENCHES, TRASH  
RECEPTACLES, ETC., WILL NOT BE ALLOWED WITHIN THE INFLUENCE  
OF THE PUBLIC WATER MAIN OR SANITARY EASEMENTS.
- ALL SANITARY SEWER BUILDING LEADS SHALL BE 6" DIAMETER PVC  
SCHEDULE 40 AT 1.0% (MIN.) WITH CLEANOUTS AT 100' INTERVALS.
- 5.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATER MAINS.
- 4.0 FEET OF COVER SHALL BE MAINTAINED OVER ALL SANITARY SEWER.
- 2.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL STORM SEWER.
- 18" (MINIMUM) OF VERTICAL CLEARANCE IS REQUIRED BETWEEN UTILITIES.

**ADDITIONAL UTILITY NOTES:**

- ALL UTILITY LINES, STRUCTURES AND TRENCHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH  
THE STANDARDS AND REQUIREMENTS OF THE CITY OF AUBURN HILLS.
- NO PHYSICAL CONNECTION TO THE EXISTING WATER MAIN CAN BE MADE UNTIL ALL NEW WATER  
MAIN PASSES PRESSURE AND BACTERIOLOGICAL TESTS TO THE SATISFACTION OF THE CITY.
- REFER TO DETAIL SHEET C-9.0 FOR ADDITIONAL UTILITY DETAILS AND NOTES.
- ALL WATER MAIN AND FITTINGS (3" DIAMETER AND LARGER) SHALL BE DUCTILE IRON CL-54,  
PVC C909 OR HDPE C906 DR11 PER CITY STANDARDS.
- ALL FIRE HYDRANTS SHALL BE EJIW "WATERMASTER" #5BR MODEL #250 PER CITY STANDARDS.
- ALL HYDRANTS TO BE A MINIMUM OF 5' FROM BACK OF CURB, TYP.
- ALL NECESSARY FITTINGS, THRUST BLOCKS, RESTRAINING GLANDS, BLOW OFFS, ETC. FOR WATER  
MAIN ARE CONSIDERED INCIDENTAL TO THIS PROJECT. THE CONTRACTOR SHALL INSTALL THESE  
ITEMS AS NECESSARY AND AS REQUIRED BY THE CITY.
- THE WATER MAIN CONTRACTOR SHALL NOTIFY THE INSPECTION SECTION OF THE DETROIT WATER  
AND SEWER DEPARTMENT AT (313) 833-4682 AT LEAST THREE WORKING DAYS IN ADVANCE  
OF STARTING CONSTRUCTION.
- ALL SANITARY SEWER LEADS SHALL BE POLYVINYL CHLORIDE (PVC) SCHEDULE 40 PIPE AND  
FITTINGS. ALL JOINTS TO BE ELASTOMERIC GASKET JOINTS PER ASTM D3212 UNLESS  
OTHERWISE NOTED.
- SANITARY LEADS SHALL BE PROVIDED WITH CLEANOUTS EVERY 100 FEET AND AT EVERY BEND  
AS SHOWN. ALL CLEANOUTS TO BE PROVIDED WITH E.J.L.W. #1565 BOX OR EQUAL.
- ALL STORM SEWER 12" DIAMETER OR LARGER SHALL BE REINFORCED CONCRETE PIPE (RCP  
C-76) CLASS IV WITH MODIFIED TONGUE AND GROOVE JOINT WITH RUBBER GASKETS, OR  
CORRUGATED SMOOTH WALL HIGH DENSITY POLYETHYLENE (HDPE), WITH PREMIUM JOINTS  
MEETING AASHTO STANDARD M-284 AND ASTM D3212. MATERIALS SHALL BE HOPE MEETING  
ASTM D3350 OR D1218, T3, CLC, CAT4 OR P33 AND SHOULD BE INSTALLED IN ACCORDANCE  
WITH ASTM D2321.
- ALL STORM SEWER LEADS SHALL BE PVC SCHEDULE 40 WITH GLUED JOINTS UNLESS OTHERWISE  
NOTED.
- THE CITY OF AUBURN HILLS STANDARD DETAIL SHEETS ARE INCORPORATED INTO AND MADE A  
PART OF THESE PLANS. CONTRACTOR TO REFER TO THE CITY OF AUBURN HILLS STANDARD  
DETAIL SHEETS FOR ALL STRUCTURE, PIPE MATERIALS, BEDDING, TESTING, ETC. NOTES AND  
DETAILS.

**PEA  
GROUP**

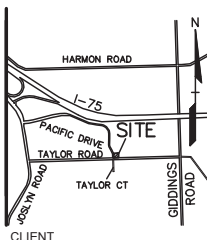
t: 844.813.2949  
www.peagroup.com



0 15 30 60  
SCALE: 1" = 30'



**CAUTION!!**  
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UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY  
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PRIOR TO THE START OF CONSTRUCTION.



CLIENT  
**DEI PROPERTIES**  
12955 23 MILE ROAD  
GRIFFIN TOWNSHIP, MICHIGAN 48315

PROJECT TITLE  
**1456 PACIFIC  
DRIVE  
INDUSTRIAL**  
AUBURN HILLS, MICHIGAN

REVISIONS  
PER COAH REVIEW 08-18-23  
PER COAH REVIEW 09-01-23

ORIGINAL ISSUE DATE:  
JULY 26, 2023

DRAWING TITLE  
**PRELIMINARY  
UTILITY PLAN**

PEA JOB NO. 16-0342  
P.M. JPB  
DN. CNR  
DES. JPB

DRAWING NUMBER:

**C-6.0**

**NOT FOR CONSTRUCTION  
SIDWELL # 14-03-351-009**

**BENCHMARKS**  
(GPS DERIVED - NAVD88)

BM #300  
ARROW ON DIMPLE ON HYDRANT, ±50'  
SOUTHWEST OF SOUTHWEST BUILDING CORNER OF  
ADDRESS #1399 PACIFIC DRIVE.  
ELEV. - 973.97

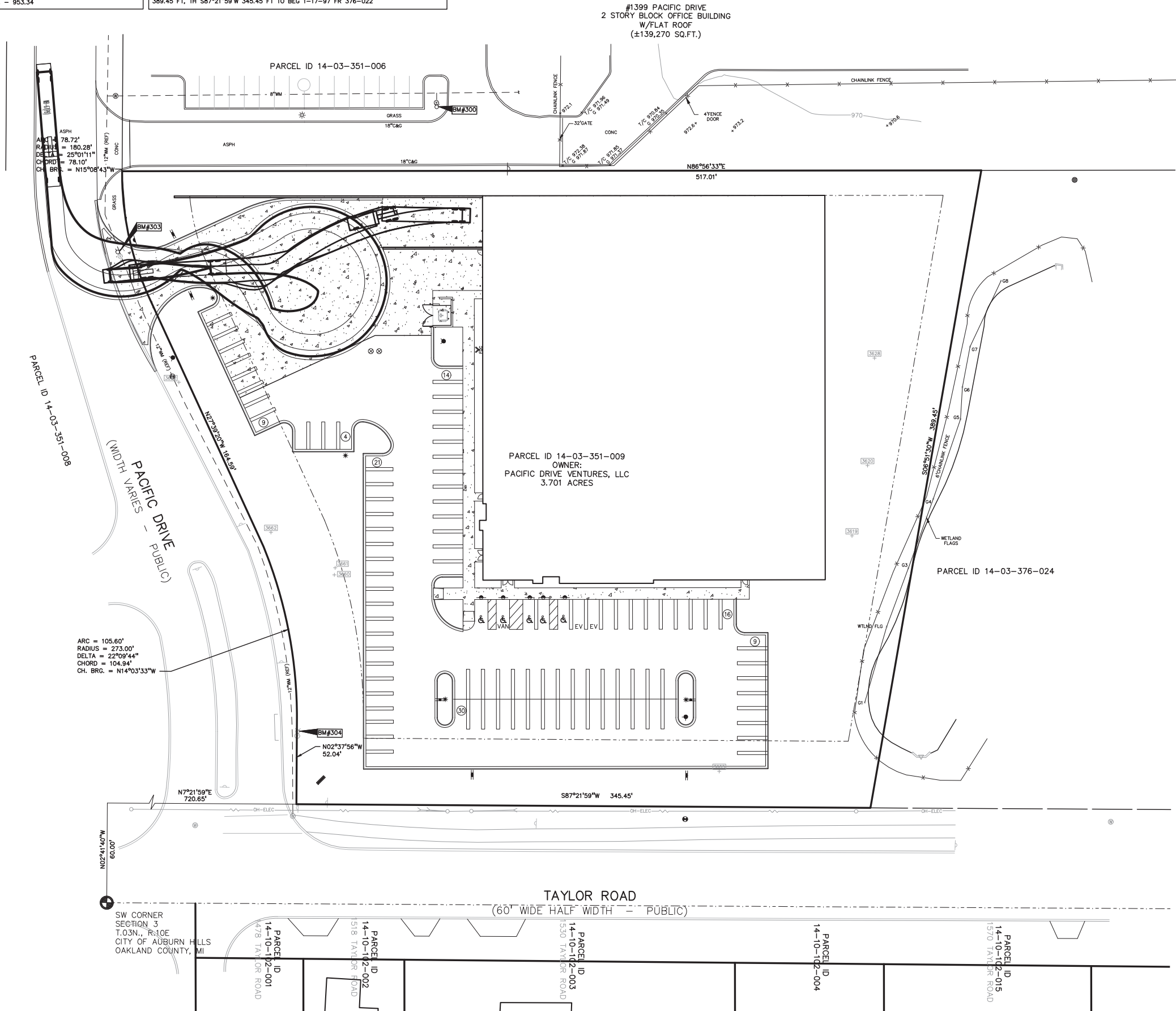
BM #303  
ARROW ON DIMPLE ON HYDRANT, EAST SIDE OF  
PACIFIC DRIVE.  
ELEV. - 967.68

BM #304  
ARROW ON DIMPLE ON HYDRANT, EAST SIDE OF  
PACIFIC DRIVE, NORTH OF TAYLOR ROAD.  
ELEV. - 953.34

**FLOODPLAIN NOTE:**  
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X'. AREA  
DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE  
FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER  
26125C0359F DATED SEPTEMBER 29, 2006.

**LEGAL DESCRIPTION**  
(PER CITY OF AUBURN HILLS ONLINE ACCESSMYGOV.COM DATED 11-14-16)

PARCEL NO. 02-14-03-351-009  
T3N, R10E, SEC 3 PONTIAC ACRES PART OF LOTS 32, 33 & PART OF OUTLOT A, ALSO  
PART OF SW 1/4 ALL DESC. AS BEG AT PT DIST N02°41'40"W 60 FT & N87°21'59"E  
720.65 FT FROM SW SEC COR, TH N0°37'56"W 52.04 FT, TH ALG CURVE TO LEFT, RAD 273  
FT, CHORD BEARS N14°3'33"W 104.94 FT, DIST OF 105.60 AD 180.28 FT, CHORD BEARS  
N15°08'43"W 78.10 FT, DIST OF 78.72 FT, TH N86°6'33"E 517.01 FT, TH S06°51'30"W  
389.45 FT, TH S87°21'59"W 345.45 FT TO BEG 1-17-97 FR 376-022



S:\PROJECTS\2023\16-342\16-342.dwg PLOT DATE: 6/7/2023 BY: James F. Butler

**PEA GROUP**

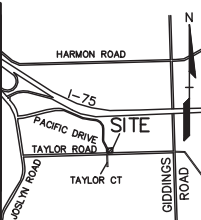
t: 844.813.2949  
www.peagroup.com



0 15 30 60  
SCALE: 1" = 30'



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CLIENT

**DEI PROPERTIES**  
12955 23 MILE ROAD  
SHELBY TOWNSHIP, MICHIGAN 48315

PROJECT TITLE

**1456 PACIFIC  
DRIVE  
INDUSTRIAL**  
AUBURN HILLS, MICHIGAN

REVISIONS

PER COAH REVIEW	08-18-23
PER COAH REVIEW	09-01-23

ORIGINAL ISSUE DATE:  
JULY 26, 2023

DRAWING TITLE

**TRUCK TURNING  
PLAN**

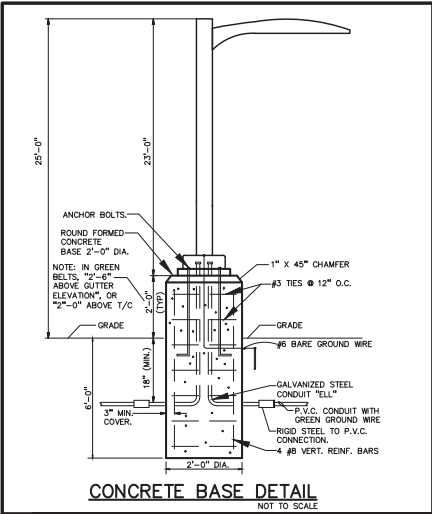
PEA JOB NO.	16-0342
P.I.M.	JPB
DN.	CNR
DES.	JPB

DRAWING NUMBER:

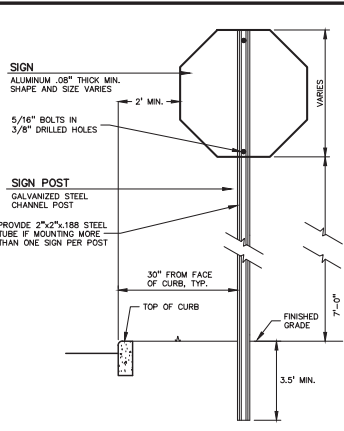
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**NOT FOR CONSTRUCTION  
SIDWELL # 14-03-351-009**

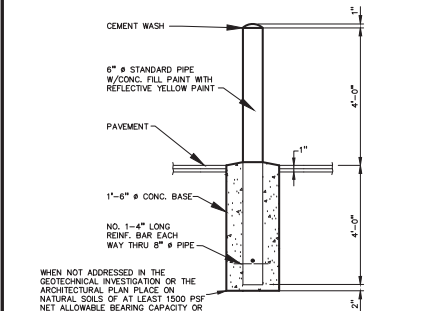




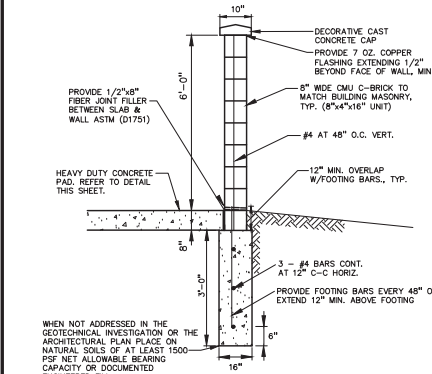
**CONCRETE BASE DETAIL**  
NOT TO SCALE



**SIGN AND POST INSTALLATION  
IN LANDSCAPED AREAS**  
NOT TO SCALE



**6\"/>**



**TRASH ENCLOSURE GATE DETAIL**  
NOT TO SCALE



**6\"/>**



**PLAN VIEW**  
NOT TO SCALE



**TRASH ENCLOSURE WALL CROSS SECTION**  
NOT TO SCALE



**TRASH ENCLOSURE DETAILS**  
NOT TO SCALE



**STOP SIGN DETAIL**  
NOT TO SCALE



**NO PARKING SIGN DETAIL**  
NOT TO SCALE

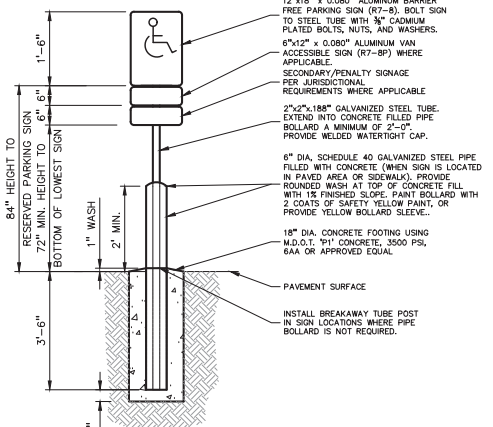


**RESERVED PARKING SIGN DETAIL**  
NOT TO SCALE

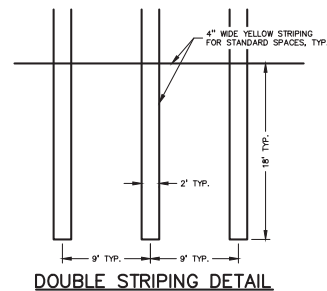


**VAN ACCESSIBLE PARKING SIGN DETAIL**  
NOT TO SCALE

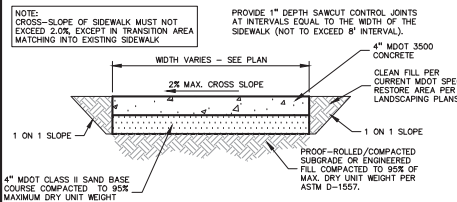
- BARRIER FREE SIGN NOTES:**
- ONE SIGN IS REQUIRED AT EACH BARRIER FREE PARKING SPACE.
  - ALL SIGNS SHALL COMPLY WITH THE LATEST STANDARDS OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).
  - WHEN TWO BARRIER FREE PARKING SPACES ARE ADJACENT AND FACING EACH OTHER, TWO SIGNS ARE REQUIRED,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



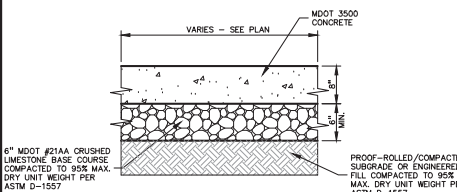
**BARRIER FREE SIGN AND POST DETAIL**  
NOT TO SCALE



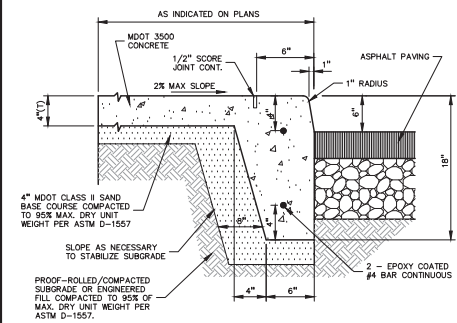
**DOUBLE STRIPING DETAIL**  
NOT TO SCALE



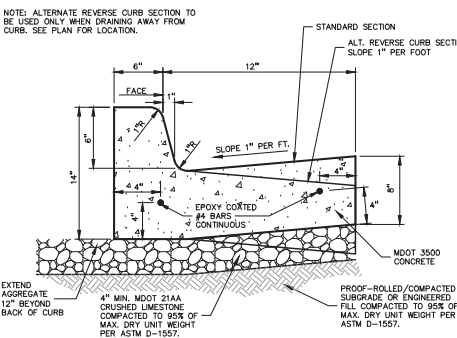
**CONCRETE SIDEWALK**  
NOT TO SCALE



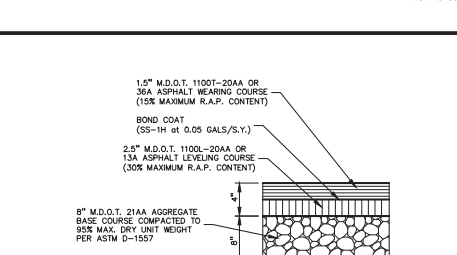
**HEAVY DUTY CONCRETE DETAIL**  
NOT TO SCALE



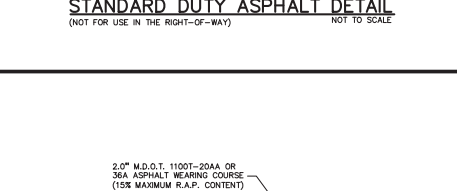
**INTEGRAL CURB AND SIDEWALK**  
NOT TO SCALE



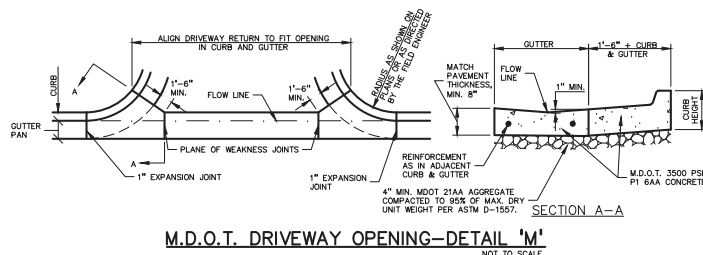
**18\"/>**



**STANDARD DUTY ASPHALT DETAIL**  
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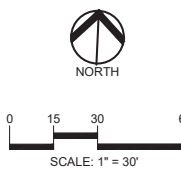


**HEAVY DUTY ASPHALT DETAIL**  
NOT TO SCALE

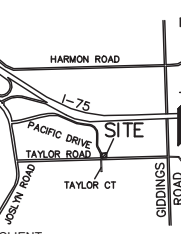


**M.D.O.T. DRIVEWAY OPENING-DETAIL 'M'**  
NOT TO SCALE

**PEA GROUP**  
t: 844.813.2949  
www.peagroup.com



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**DEI PROPERTIES**  
12955 23 MILE ROAD  
SHELBY TOWNSHIP, MICHIGAN 48315

**PROJECT TITLE**  
**1456 PACIFIC DRIVE INDUSTRIAL**  
AUBURN HILLS, MICHIGAN

**REVISIONS**  
PER COAH REVIEW 08-18-23  
PER COAH REVIEW 09-01-23

**ORIGINAL ISSUE DATE:**  
JULY 26, 2023

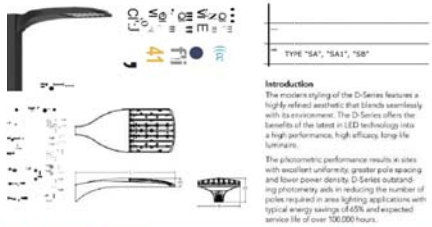
**DRAWING TITLE**  
**NOTES AND DETAILS**

PEA JOB NO. 16-0342  
P.M. JPB  
DN. CNR  
DES. JPB

DRAWING NUMBER:

**C-9.0**

**NOT FOR CONSTRUCTION**  
**SIDWELL # 14-03-351-009**

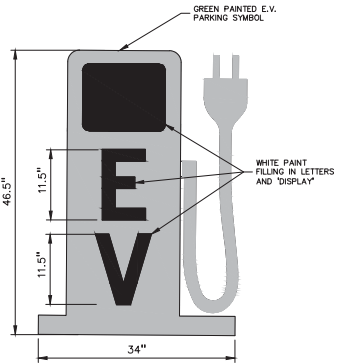


Ordering Information				EXAMPLE: D5X1 LED P7 40K 70CR T3M MVOLT SPA NL24R2 P7HIN D5B2D			
Part No.	Description	Quantity	Unit Price	Part No.	Description	Quantity	Unit Price
D5X1	LED P7 40K 70CR T3M MVOLT SPA NL24R2 P7HIN D5B2D	1	\$10.00	D5X1	LED P7 40K 70CR T3M MVOLT SPA NL24R2 P7HIN D5B2D	1	\$10.00

Ordering Information				EXAMPLE: D5X1 LED P7 40K 70CR T3M MVOLT SPA NL24R2 P7HIN D5B2D			
Part No.	Description	Quantity	Unit Price	Part No.	Description	Quantity	Unit Price
D5X1	LED P7 40K 70CR T3M MVOLT SPA NL24R2 P7HIN D5B2D	1	\$10.00	D5X1	LED P7 40K 70CR T3M MVOLT SPA NL24R2 P7HIN D5B2D	1	\$10.00

Ordering Information				EXAMPLE: D5X1 LED P7 40K 70CR T3M MVOLT SPA NL24R2 P7HIN D5B2D			
Part No.	Description	Quantity	Unit Price	Part No.	Description	Quantity	Unit Price
D5X1	LED P7 40K 70CR T3M MVOLT SPA NL24R2 P7HIN D5B2D	1	\$10.00	D5X1	LED P7 40K 70CR T3M MVOLT SPA NL24R2 P7HIN D5B2D	1	\$10.00

LIGHT FIXTURE DETAILS  
NOT TO SCALE

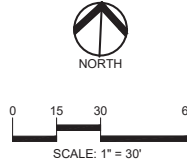


EV PARKING SYMBOL  
NOT TO SCALE



12" x 18"  
GREEN TEXT WITH BLUE SYMBOL  
ON WHITE REFLECTORIZED  
7'-0" MOUNTING HEIGHT  
ELECTRIC VEHICLE  
PARKING SIGN DETAIL  
NOT TO SCALE

PEA GROUP  
t: 844.813.2949  
www.peagroup.com



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CLIENT  
DEI PROPERTIES  
12955 23 MILE ROAD  
SHELBY TOWNSHIP, MICHIGAN 48315

PROJECT TITLE  
1456 PACIFIC DRIVE INDUSTRIAL  
AUBURN HILLS, MICHIGAN

REVISIONS	
PER COAH REVIEW	08-18-23
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ORIGINAL ISSUE DATE:  
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DRAWING TITLE  
NOTES AND DETAILS

PEA JOB NO.	16-0342
P.I.M.	JPB
DN.	CNR
DES.	JPB

DRAWING NUMBER:

NOT FOR CONSTRUCTION  
SIDWELL # 14-03-351-009

C-9.0



One genus to contribute no more than 40% of the Trees for 51-100 proposed trees (70 Trees x 0.40 = 28 Trees)

3	AC8	<i>Abies concolor</i> (CONCOLOR FIR)	8' Ht.	<u>4.29%</u>	<u>4.29%</u>
3	PG8	<i>Picea glauca</i> (WHITE SPRUCE)	8' Ht.	<u>4.29%</u>	<u>8.57%</u>
3	PO8	<i>Picea omorika</i> (SERBIAN SPRUCE)	8' Ht.	<u>4.29%</u>	
5	PS8	<i>Pinus strobus</i> (EASTERN WHITE PINE)	8' Ht.	7.14%	7.14%

PER CITY OF AUBURN HILLS ZONING ORDINANCE – I-1 INDUSTRIAL

Frontage Landscaping	TAYLOR RD.: 345.45 lf / 30 = 12 Trees Req.	12 Trees Provided
	PACIFIC DR.: 399.67 lf / 30 = 14 Trees Req.	14 Trees Provided

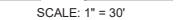
DESCRIPTION	SURVEYED TREES	REPLACEMENT TREES
NON REGULATED TREES	92	0
REMOVED - LANDMARK TREES (39")	1	4(+)
REMOVED - REGULATED TREES	32	32
SAVED TREES	4	0

(+) FOR LANDMARK TREE, REPLACE 25% OF THE TOTAL DBH OF TREES REMOVED:  
 $39" \times 0.25 = 9.75" / 2.5" = 4 \text{ TREES}$

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.

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.

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



**EI PROPERTIES**  
155 23 MILE ROAD  
ELBY TOWNSHIP, MICHIGAN, 48315

**456 PACIFIC  
RIVE  
INDUSTRIAL**

REVISIONS	
FOR COAH REVIEW	08-18-23
FOR COAH REVIEW	09-01-23

ORIGINAL ISSUE DATE:  
JULY 26, 2023

DRAWING TITLE

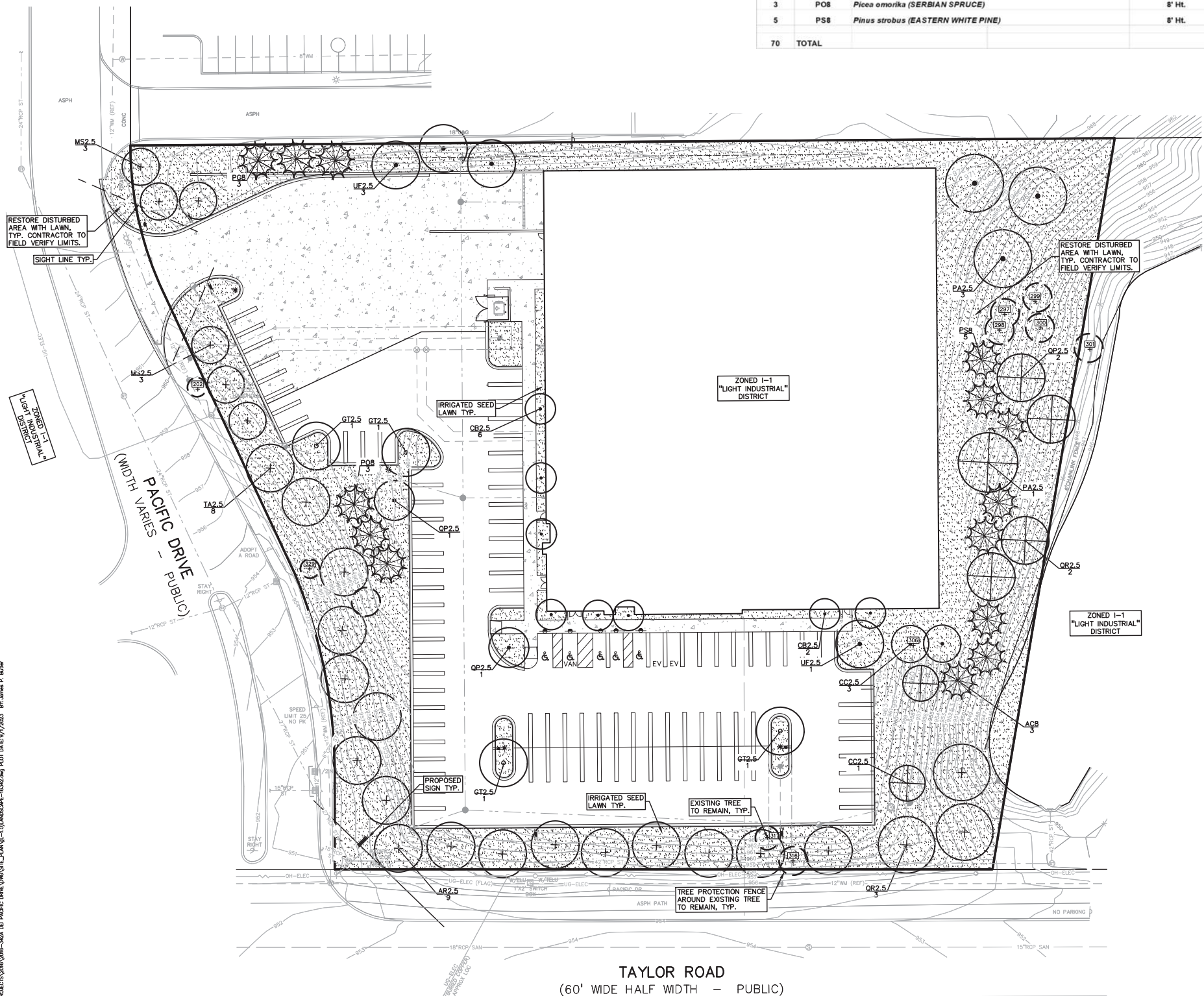
**LANDSCAPE  
PLAN**

EA JOB NO.	16-0342
M.	JPB
I.	KAD
S.	KAD

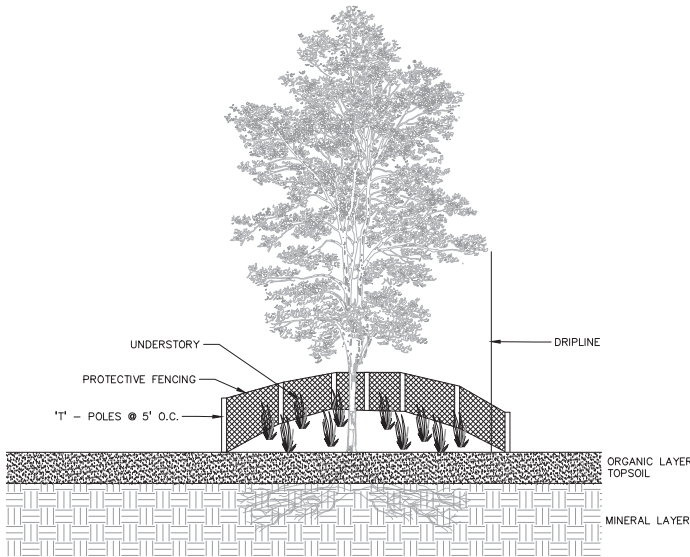
DRAWING NUMBER:

**NOT FOR CONSTRUCTION**  
**SIDWELL # 14-03-351-009**

L-1.0



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 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.

SECTION 138-12.109 MAINTENANCE:

- 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.

AUBURN HILLS MAINTENANCE NOTES

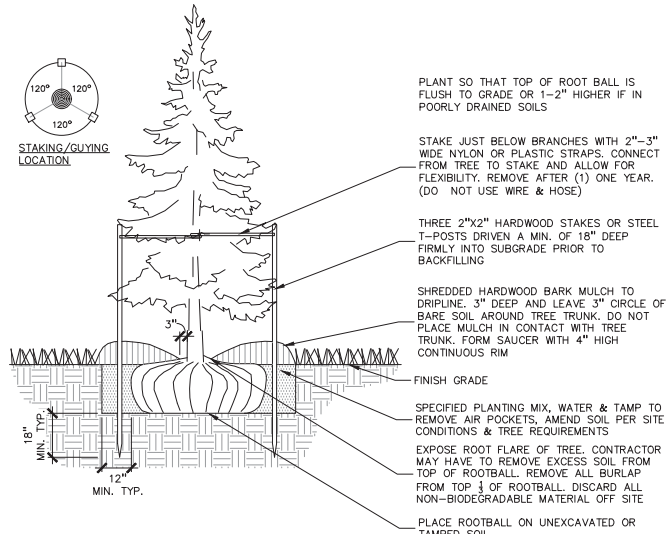
SCALE: 1" = 1'-0"

PER CITY OF AUBURN HILLS:

- THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF SITE LANDSCAPING AS FOLLOWS:
- LANDSCAPING SHALL BE KEPT IN A NEAT, ORDERLY AND HEALTHY GROWING CONDITION, FREE FROM DEBRIS AND REFUSE.
  - PRUNING SHALL BE MINIMAL AT THE TIME OF INSTALLATION, ONLY TO REMOVED DEAD OR DISEASED BRANCHES. SUBSEQUENT PRUNING SHALL ASSURE PROPER MATURATION OF PLANTS TO ACHIEVE THEIR APPROVED PURPOSE.
  - ALL DEAD, DAMAGED, OR DISEASED PLANT MATERIAL SHALL BE REMOVED IMMEDIATELY AND REPLACED WITHIN SIX (6) MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICHEVER OCCURS FIRST. FOR PURPOSES OF THIS SECTION, THE PLANTING SEASON FOR DECIDUOUS PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1 AND FROM OCTOBER 1 UNTIL THE PREPARED SOIL BECOMES FROZEN. THE PLANTING SEASON FOR EVERGREEN PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1. PLANT MATERIAL INSTALLED TO REPLACE DEAD OR DISEASED MATERIAL SHALL BE AS CLOSE AS PRACTICAL TO THE SIZE OF THE MATERIAL IT IS INTENDED TO REPLACE. THE CITY MAY NOTIFY PROPERTY OWNERS OF THE NEED TO REPLACE DEAD, DAMAGED, OR DISEASED MATERIAL.
  - THE APPROVED LANDSCAPE PLAN SHALL BE CONSIDERED A PERMANENT RECORD AND INTEGRAL PART OF THE SITE PLAN APPROVAL. UNLESS OTHERWISE APPROVED IN ACCORDANCE WITH THE AFOREMENTIONED PROCEDURES, ANY REVISIONS TO OR REMOVAL OF PLAN MATERIALS, OR NON-COMPLIANCE WITH THE MAINTENANCE REQUIREMENTS OF THIS SECTION 138-12.109 WILL PLACE THE PARCEL IN NON CONFORMITY WITH THE APPROVED LANDSCAPE PLAN AND BE A VIOLATION OF THIS ORDINANCE.
  - IF PROTECTED TREES ARE DAMAGED, A FINE SHALL BE ISSUED ON AN INCH-BY-INCH BASIS AT A MONETARY RATE AS DEFINED BY THE FORESTRY DEPARTMENT.

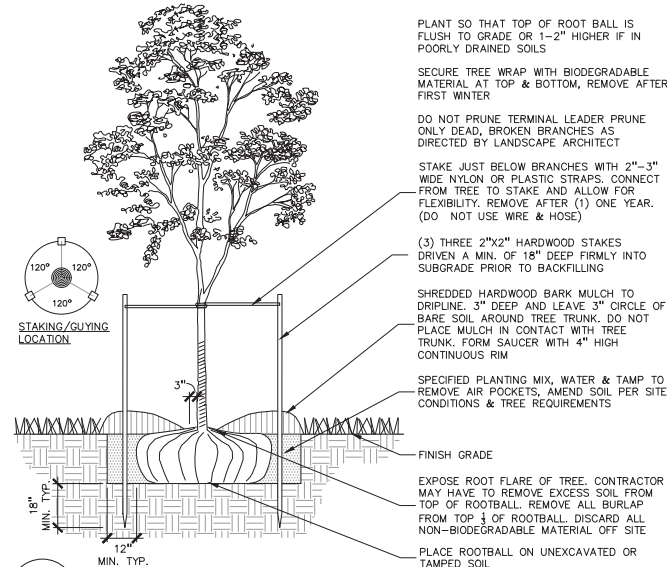
LANDSCAPE / TREE REPLACEMENT NOTES

SCALE: 1" = 1'-0"



EVERGREEN TREE PLANTING DETAIL

SCALE: 1" = 3'-0"



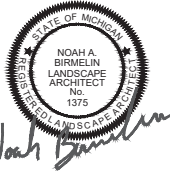
DECIDUOUS TREE PLANTING DETAIL

SCALE: 1" = 3'-0"

NOT FOR CONSTRUCTION  
SIDWELL # 14-03-351-009

PEA  
GROUP

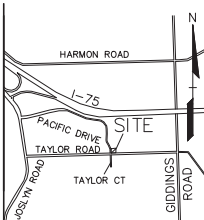
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0 15 30 60  
SCALE: 1" = 30'



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CLIENT  
**DEI PROPERTIES**  
12955 23 MILE ROAD  
SHELBY TOWNSHIP, MICHIGAN 48315

PROJECT TITLE

**1456 PACIFIC DRIVE INDUSTRIAL**  
AUBURN HILLS, MICHIGAN

REVISIONS	
PER COAH REVIEW	08-18-23
PER COAH REVIEW	09-01-23

ORIGINAL ISSUE DATE:  
JULY 26, 2023

DRAWING TITLE  
**LANDSCAPE DETAILS**

PEA JOB NO.	16-0342
P.M.	JPB
DN.	BGG
DES.	KAD

DRAWING NUMBER:

L-2.0





S:\PROJECTS\2025\2025-NOA-16-PACIFIC DRIVE\DWG\SITE\_PLAN\1-1-01TREE-16-342.dwg PLOT DATE: 9/1/2023 8:11:00am Birmeh

TAG NO.	CODE	DBH	LATIN NAME	COMMON NAME	COND	COMMENT	REGULATED (REG.) / NOT REGULATED (N)	LANDMARK (L)	SAVE (S) / REMOVE (X)
201	LL	7	Littleleaf Linden	Tilia-Cordata	Fair		REG./REPLACE	-	X
202	HL	8	Honeylocust	Gleditsia triacanthos	Good		REG	-	S
203	CT	10	Cottonwood	Populus deltoides	Good		N (SPECIES)	-	X
204	CT	7	Cottonwood	Populus deltoides	Good		N (SPECIES)	-	X
205	CT	8	Cottonwood	Populus deltoides	Good		N (SPECIES)	-	X
206	EE	12	Siberian Elm	Ulmus-pumila	Fair	9,8	N (SPECIES)	-	X
207	EE	16	Siberian Elm	Ulmus-pumila	Fair	14,10	N (SPECIES)	-	X
208	EE	6	Siberian Elm	Ulmus-pumila	Fair		N (SPECIES)	-	X
209	EE	6	Siberian Elm	Ulmus-pumila	Good		N (SPECIES)	-	X
210	EE	8	Siberian Elm	Ulmus-pumila	Fair		N (SPECIES)	-	X
211	EE	8	Siberian Elm	Ulmus-pumila	Fair	5	N (SPECIES)	-	X
212	EE	7	Siberian Elm	Ulmus-pumila	Fair		N (SPECIES)	-	X
213	EE	6	Siberian Elm	Ulmus-pumila	Fair	6	N (SPECIES)	-	X
214	EE	9	Siberian Elm	Ulmus-pumila	Fair		N (SPECIES)	-	X
215	EE	7	Siberian Elm	Ulmus-pumila	Good		N (SPECIES)	-	X
216	EE	7	Siberian Elm	Ulmus-pumila	Fair		N (SPECIES)	-	X
217	EE	6	Siberian Elm	Ulmus-pumila	Good	4	N (SPECIES)	-	X
218	BX	9	Box-elder	Acer-negundo	Good		N (SPECIES)	-	X
219	BX	7	Box-elder	Acer-negundo	Good		N (SPECIES)	-	X
220	BX	7	Box-elder	Acer-negundo	Good		N (SPECIES)	-	X
221	BX	7	Box-elder	Acer-negundo	Good		N (SPECIES)	-	X
222	BX	7	Box-elder	Acer-negundo	Good		N (SPECIES)	-	X
223	BX	11	Box-elder	Acer-negundo	Good	5	N (SPECIES)	-	X
224	BW	10	Black-Walnut	Juglans-nigra	Good		REG./REPLACE	-	X
225	BW	16	Black-Walnut	Juglans-nigra	Good		REG./REPLACE	-	X
226	BW	12	Black-Walnut	Juglans-nigra	Good	11	REG./REPLACE	-	X
227	BW	34	Black-Walnut	Juglans-nigra	Fair		REG./REPLACE	-	X
228	BW	12	Black-Walnut	Juglans-nigra	Good		REG./REPLACE	-	X
229	BW	10	Black-Walnut	Juglans-nigra	Fair		REG./REPLACE	-	X
230	BW	6	Black-Walnut	Juglans-nigra	Poor		REG./REPLACE	-	X
231	BW	6	Black-Walnut	Juglans-nigra	Fair		REG./REPLACE	-	X
232	BW	7	Black-Walnut	Juglans-nigra	Fair		REG./REPLACE	-	X
233	BW	6	Black-Walnut	Juglans-nigra	Good		REG./REPLACE	-	X
234	BW	12	Black-Walnut	Juglans-nigra	Good		REG./REPLACE	-	X
235	BW	13	Black-Walnut	Juglans-nigra	Good		REG./REPLACE	-	X
236	BX	6	Box-elder	Acer-negundo	Fair		N (SPECIES)	-	X
237	BX	6	Box-elder	Acer-negundo	Fair		N (SPECIES)	-	X
238	BX	7	Box-elder	Acer-negundo	Good		N (SPECIES)	-	X
239	BW	16	Black-Walnut	Juglans-nigra	Good		REG./REPLACE	-	X
240	BW	16	Black-Walnut	Juglans-nigra	Good		REG./REPLACE	-	X
241	BX	7	Box-elder	Acer-negundo	Good	3	N (SPECIES)	-	X
242	BW	41	Black-Walnut	Juglans-nigra	Good		REG./REPLACE	Y	X
243	BW	19	Black-Walnut	Juglans-nigra	Good		REG./REPLACE	-	X
244	BW	7	Black-Walnut	Juglans-nigra	Fair		REG./REPLACE	-	X
245	BW	7	Black-Walnut	Juglans-nigra	Good	6	REG./REPLACE	-	X
246	BW	14	Black-Walnut	Juglans-nigra	Poor	12	REG./REPLACE	-	X
247	BX	7	Box-elder	Acer-negundo	Good		N (SPECIES)	-	X
248	BX	6	Box-elder	Acer-negundo	Good		N (SPECIES)	-	X
249	BX	6	Box-elder	Acer-negundo	Good		N (SPECIES)	-	X
250	EE	16	Siberian Elm	Ulmus-pumila	Poor		N (SPECIES)	-	X
251	BX	6	Box-elder	Acer-negundo	Good	5,4	N (SPECIES)	-	X
252	EE	8	Siberian Elm	Ulmus-pumila	Poor		N (SPECIES)	-	X
253	BW	8	Black-Walnut	Juglans-nigra	Good		REG./REPLACE	-	X
254	BX	7	Box-elder	Acer-negundo	Poor		N (SPECIES)	-	X
255	BX	6	Box-elder	Acer-negundo	Good		N (SPECIES)	-	X
256	BX	6	Box-elder	Acer-negundo	Good		N (SPECIES)	-	X
257	EE	6	Siberian Elm	Ulmus-pumila	Poor		N (SPECIES)	-	X
258	BX	17	Box-elder	Acer-negundo	Poor	13,12	N (SPECIES)	-	X
259	PR	8	Pear	Pyrus-communis	Fair	8	REG./REPLACE	-	X
260	BW	9	Black-Walnut	Juglans-nigra	Good		REG./REPLACE	-	X
261	PR	7	Pear	Pyrus-communis	Fair		REG./REPLACE	-	X
262	BX	11	Box-elder	Acer-negundo	Good		N (SPECIES)	-	X
263	BX	11	Box-elder	Acer-negundo	Good		N (SPECIES)	-	X
264	BX	9	Box-elder	Acer-negundo	Fair		N (SPECIES)	-	X
265	BX	21	Box-elder	Acer-negundo	Poor		N (SPECIES)	-	X

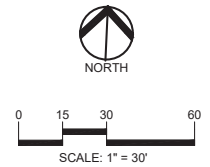
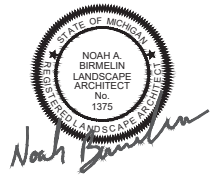
TAG NO.	CODE	DBH	LATIN NAME	COMMON NAME	COND	COMMENT	REGULATED (REG.) / NOT REGULATED (N)	LANDMARK (L)	SAVE (S) / REMOVE (X)
266	BW	14	Black-Walnut	Juglans-nigra	Good		REG./REPLACE	-	X
267	BX	7	Box-elder	Acer-negundo	Poor		N (SPECIES)	-	X
268	BX	7	Box-elder	Acer-negundo	Good		N (SPECIES)	-	X
269	BX	6	Box-elder	Acer-negundo	Good		N (SPECIES)	-	X
270	BX	7	Box-elder	Acer-negundo	Good		N (SPECIES)	-	X
271	BX	7	Box-elder	Acer-negundo	Good	6	N (SPECIES)	-	X
272	BX	8	Box-elder	Acer-negundo	Good		N (SPECIES)	-	X
273	BX	6	Box-elder	Acer-negundo	Fair		N (SPECIES)	-	X
274	BX	7	Box-elder	Acer-negundo	Fair		N (SPECIES)	-	X
275	BX	6	Box-elder	Acer-negundo	Good		N (SPECIES)	-	X
276	BX	7	Box-elder	Acer-negundo	Fair		N (SPECIES)	-	X
277	BX	7	Box-elder	Acer-negundo	Poor		N (SPECIES)	-	X
278	BX	12	Box-elder	Acer-negundo	Good		N (SPECIES)	-	X
279	BX	9	Box-elder	Acer-negundo	Fair		N (SPECIES)	-	X
280	BX	9	Box-elder	Acer-negundo	Fair		N (SPECIES)	-	X
281	BX	9	Box-elder	Acer-negundo	Fair		N (SPECIES)	-	X
282	BX	10	Box-elder	Acer-negundo	Fair	7	N (SPECIES)	-	X
283	BX	10	Box-elder	Acer-negundo	Fair		N (SPECIES)	-	X
284	BX	11	Box-elder	Acer-negundo	Good		N (SPECIES)	-	X
285	BX	7	Box-elder	Acer-negundo	Fair		N (SPECIES)	-	X
286	BX	10	Box-elder	Acer-negundo	Good		N (SPECIES)	-	X
287	BX	7	Box-elder	Acer-negundo	Fair		N (SPECIES)	-	X
288	BX	9	Box-elder	Acer-negundo	Good		N (SPECIES)	-	X
289	BX	7	Box-elder	Acer-negundo	Fair	5	N (SPECIES)	-	X
290	BX	8	Box-elder	Acer-negundo	Fair		N (SPECIES)	-	X
291	BX	9	Box-elder	Acer-negundo	Good		N (SPECIES)	-	X
292	BX	14	Box-elder	Acer-negundo	Fair	9	N (SPECIES)	-	X
293	BX	8	Box-elder	Acer-negundo	Fair		N (SPECIES)	-	X
294	BX	6	Box-elder	Acer-negundo	Fair		N (SPECIES)	-	X
295	BX	12	Box-elder	Acer-negundo	Fair		N (SPECIES)	-	X
296	BX	9	Box-elder	Acer-negundo	Fair	6	N (SPECIES)	-	X
297	BX	6	Box-elder	Acer-negundo	Good	5	N (SPECIES)	-	S
298	BX	7	Box-elder	Acer-negundo	Good		N (SPECIES)	-	S
299	BX	6	Box-elder	Acer-negundo	Good		N (SPECIES)	-	S
300	BX	7	Box-elder	Acer-negundo	Good		N (SPECIES)	-	S
301	BX	7	Box-elder	Acer-negundo	Good		N (SPECIES)	-	S
302	EE	7	Siberian Elm	Ulmus-pumila	Good		N (SPECIES)	-	X
303	BW	6	Black-Walnut	Juglans-nigra	Good		REG./REPLACE	-	X
304	BX	12	Box-elder	Acer-negundo	Good		N (SPECIES)	-	X
305	BX	7	Box-elder	Acer-negundo	Fair		N (SPECIES)	-	X
306	BW	6	Black-Walnut	Juglans-nigra	Good		REG	-	S
307	BW	18	Black-Walnut	Juglans-nigra	Good	6	REG./REPLACE	-	X
308	BX	12	Box-elder	Acer-negundo	Very-poor		N (SPECIES)	-	X
309	BW	16	Black-Walnut	Juglans-nigra	Good		REG./REPLACE	-	X
310	BX	13	Box-elder	Acer-negundo	Good		N (SPECIES)	-	X
311	EE	8	Siberian Elm	Ulmus-pumila	Fair	7	N (SPECIES)	-	X
312	BX	6	Box-elder	Acer-negundo	Poor	3,3	N (SPECIES)	-	X
313	BW	12	Black-Walnut	Juglans-nigra	Good		REG./REPLACE	-	X
314	BW	8	Black-Walnut	Juglans-nigra	Good		REG./REPLACE	-	X
315	BW	11	Black-Walnut	Juglans-nigra	Good		REG./REPLACE	-	X
316	BW	13	Black-Walnut	Juglans-nigra	Good		REG	-	S
317	BX	10	Box-elder	Acer-negundo	Poor		N (SPECIES)	-	S
318	BW	30	Black-Walnut	Juglans-nigra	Fair		REG./REPLACE	-	X
319	BX	6	Box-elder	Acer-negundo	Fair		N (SPECIES)	-	X
320	BX	7	Box-elder	Acer-negundo	Fair		N (SPECIES)	-	X
321	BX	7	Box-elder	Acer-negundo	Fair		N (SPECIES)	-	X
322	BW	11	Black-Walnut	Juglans-nigra	Good		REG./REPLACE	-	X
323	BX	9	Box-elder	Acer-negundo	Fair	4	N (SPECIES)	-	X
324	BX	6	Box-elder	Acer-negundo	Fair		N (SPECIES)	-	X
325	EE	36	Siberian Elm	Ulmus-pumila	Poor		N (SPECIES)	-	X
326	EE	6	Siberian Elm	Ulmus-pumila	Fair		N (SPECIES)	-	X
327	EE	13	Siberian Elm	Ulmus-pumila	Good		N (SPECIES)	-	X
328	EE	18	Siberian Elm	Ulmus-pumila	Fair	10	N (SPECIES)	-	X
329	HL	10	Honeylocust	Gleditsia triacanthos	Good		REG	-	S

STANDARD TREES		
STANDARD TREES REMOVED:	32	(1:1 REPLACEMENT)

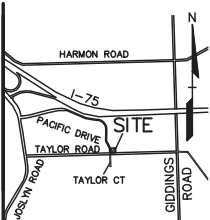
LANDMARK TREES		
LANDMARK TREES REMOVED:	1	
LANDMARK TREE DBH REMOVED:	41	(25% DBH REPLACEMENT)
REPLACEMENT DBH REQUIRED:	10.25	INCHES

DESCRIPTION	SURVEYED TREES	REPLACEMENT TREES
Non-regulated trees	92	0
Removed - Landmark Trees (41")	1	4
Removed - Regulated Trees	32	32
Saved (Reg/LM)	4	
Totals	129	36

SEE SHEET L-1.0 FOR TREE REPLACEMENT



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



CLIENT  
**DEI PROPERTIES**  
12955 23 MILE ROAD  
SHELBY TOWNSHIP, MICHIGAN 48315

PROJECT TITLE  
**1456 PACIFIC DRIVE INDUSTRIAL**  
AUBURN HILLS, MICHIGAN

REVISIONS	
PER COAH REVIEW	08-18-23
PER COAH REVIEW	09-01-23

ORIGINAL ISSUE DATE:  
JULY 26, 2023

DRAWING TITLE  
**TREE PRESERVATION LIST**

PEA JOB NO.	16-0342
P.M.	JPB
DN.	BGG
DES.	KAD

DRAWING NUMBER:

NOT FOR CONSTRUCTION  
SIDWELL # 14-03-351-009

T-1.1



building data

LOCAL AGENCY:	CLINTON TOWNSHIP DEPARTMENT OF BUILDING AND SAFETY 40100 NOTED PLANK ROAD CLINTON TWP, MI 48044
REFERENCE CODE:	2015 MICHIGAN BUILDING CODE WITH STATE AMENDMENTS 2018 MICHIGAN PLUMBING CODE WITH STATE AMENDMENTS 2018 MICHIGAN MECHANICAL CODE WITH STATE AMENDMENTS 2011 NATIONAL ELECTRICAL CODE WITH STATE AMENDMENTS 2018 MICHIGAN ENERGY CODE ASHRAE 90.1 - 2013
BUILDING AREA:	OFFICE: 4,880 SQ. FT. SHOP: 42,848 SQ. FT. TOTAL: 47,728 SQ. FT.
USE GROUP:	(F-1) FACTORY AND INDUSTRIAL
CONSTRUCTION TYPE:	VB (COMBUSTIBLE, UNPROTECTED)
PROPOSED USE:	INDUSTRIAL FACILITY
OCCUPANT LOAD:	OFFICE / SHOP AREA: 1 PER 100 S.F. GROSS • 47,728 / 100 • 477 OCCUPANTS (TABLE 1008.12)
FIRE RESISTANCE RATING OF STRUCTURAL ELEMENTS PER TABLE 602:	0 HOURS
FIRE RESISTANCE RATING OF EXTERIOR NON-LOAD-BEARING WALLS PER TABLE 602 AND TABLE 105.2:	0 HOURS
FIRE RESISTANCE RATING OF EXTERIOR LOAD-BEARING PARTITION WALLS PER TABLE 602 AND TABLE 105.2:	0 HOURS
FIRE RESISTANCE RATING OF NON- LOAD-BEARING PARTITION WALLS PER TABLE 602:	0 HOURS
FIRE RESISTANCE RATING OF INTERIOR LOAD-BEARING WALLS, LOAD-BEARING PARTITIONS, COLUMNS, GIRDERS PER TABLE 602:	0 HOURS
FIRE RESISTANCE RATING OF TENANT SEPARATION WALLS PER TABLE 602:	1 HOUR
FIRE RESISTANCE RATING OF ROOF CONSTRUCTION INCLUDING BEAMS, TRUSSES AND FRAMING, ARCHES AND ROOF DECK PER TABLE 602 AND SECTION 1402:	0 HOURS
FIRE RESISTANCE RATING OF INTERIOR FINISH PER TABLE 803.4:	REQUIRED VERTICAL EXITS & PASSAGEWAYS • CLASS I CORRIDORS PROVIDING EXIT ACCESS • CLASS II ROOMS OR ENCLOSED SPACES • CLASS III
FIRE RESISTANCE RATING OF INTERIOR FLOOR FINISH PER SECTION 806.0:	REQUIRED VERTICAL EXITS & PASSAGEWAYS • CLASS II CORRIDORS PROVIDING EXIT ACCESS • CLASS II ROOMS OR ENCLOSED SPACES • DOC-FF-1
MINIMUM NUMBER OF EXITS FOR OCCUPANT LOAD PER TABLE 1010.2:	(2) TWO EXITS (3 PROVIDED)
MINIMUM LENGTH OF EXIT ACCESS TRAVEL PER TABLE 1006.3 (WITHOUT FIRE SUPP. SYSTEM):	250 FEET

allowable area:

Type IIB Construction:  
ALLOWABLE AREA PER M.B.C. TABLE 503: 51 62,000 S.F.

(F-1) Factory Industrial &  
(B) Business - Non Separated Mixed Use

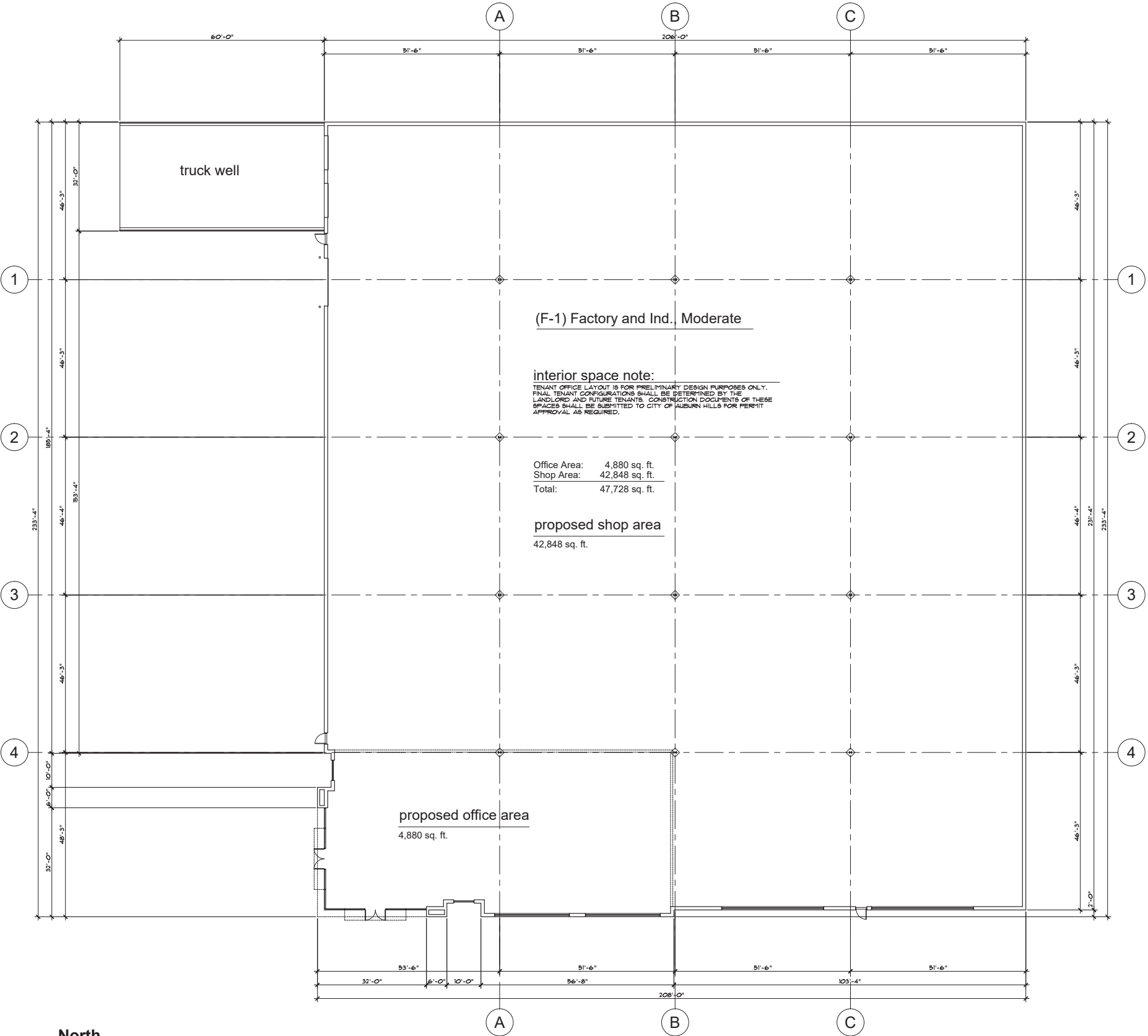
ALLOWABLE AREA CALCULATIONS:  
TOTAL AREA: 47,728 SQUARE FEET

NOTE:  
TOTAL AREA IS UNDER ALLOWABLE AREA.

fire suppression system note:

ENTIRE BUILDING TO BE 100% FIRE SUPPRESSED. FIRE  
PROTECTION CONTRACTOR TO PROVIDE SHOP DRAWINGS  
FOR APPROVAL.

PRIOR TO THE INSTALLATION OF AN AUTOMATIC  
SPRINKLER SYSTEM, PLANS SHALL BE SUBMITTED AND  
APPROVED BY THE FIRE MARSHAL. A MINIMUM OF  
THREE (3) SETS OF COMPLETE SPRINKLER PLANS  
SHALL BE SUBMITTED. TWO (2) SETS WILL BE RETAINED  
BY THE FIRE DEPARTMENT, AND ALL OTHERS WILL BE  
RETURNED TO THE SPRINKLER CONTRACTOR. THE  
SPRINKLER SYSTEM SHALL BE INSTALLED AND  
MAINTAINED IN ACCORDANCE WITH NFPA 13 AND ALL  
LOCAL ORDINANCES.



floor plan

1/16" = 1'-0"

Frank  
Salamone

architects  
engineers  
planners

48701 hayes rd  
shelby, mi 48315  
586.532.0091

fsalamone@fsarchitect.com

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CONSENT OF FRANK SALAMONE ARCHITECT INC.

Date Issued:

S.P.A. 08/15/23

Project:

Proposed Industrial  
Development for:

1465 Pacific Dr.

Auburn Hills, MI

Client:

DEI Properties

12955 23 Mile Road  
Shelby Twp., MI 48315

Sheet Title:

FLOOR PLAN

Project Number:

123-122

Drawn By:

JFN

Checked By:

F.S.



Issue:

- ☐ preliminary  
☒ construction  
☐ record

Sheet Number:

A-1

Signage Calculation:

TAYLOR ROAD:

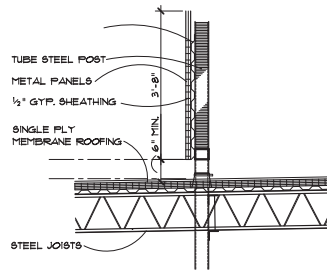
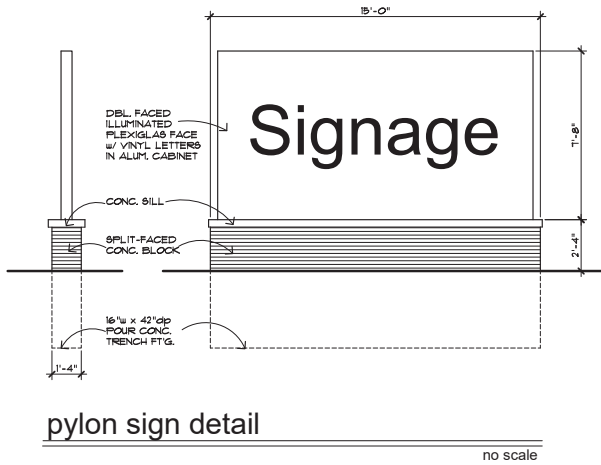
345.45' FRONTAGE  
345.45 / 10 = 34.55 x 8 SQ. FT. = 276.36 SQ. FT.

PACIFIC AVENUE:

400.95' FRONTAGE  
400.95 / 10 = 40.10 x 8 SQ. FT. = 320.76 SQ. FT.

TOTAL AREA:  
276.36 + 320.76 = 597.12 SQ. FT. ALLOWABLE

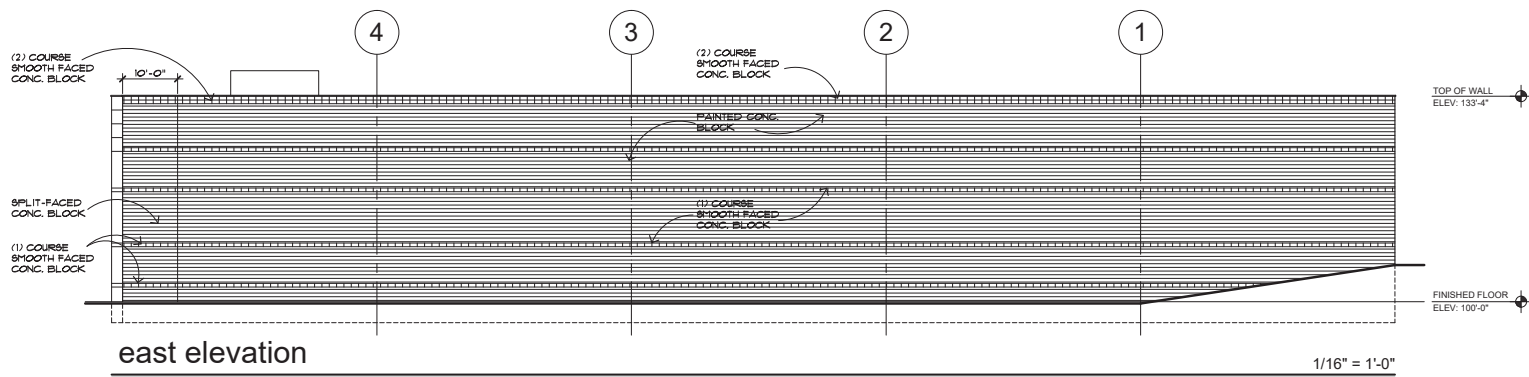
PROPOSED FUTURE BUILDING SIGNAGE:  
300 SQ. FT.



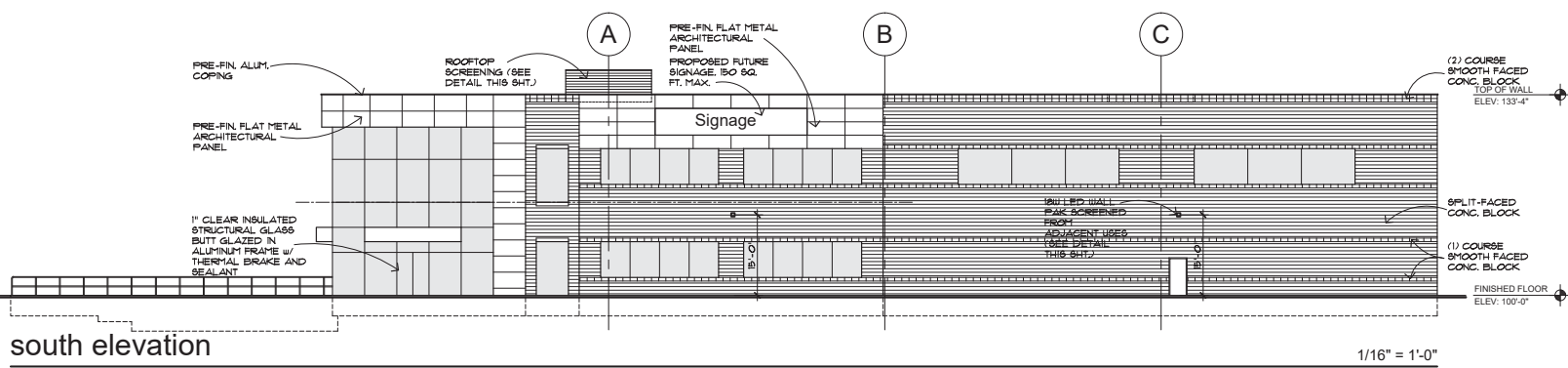
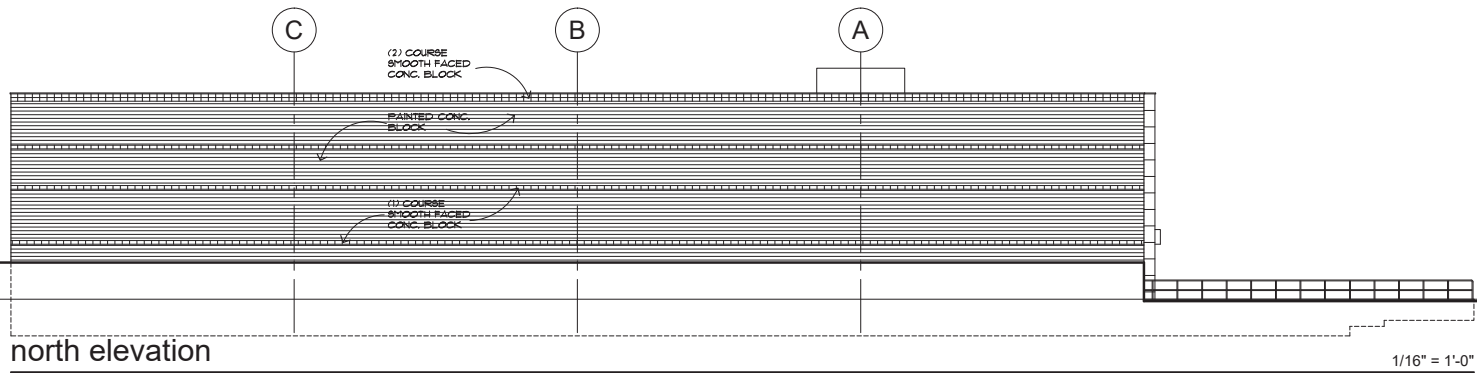
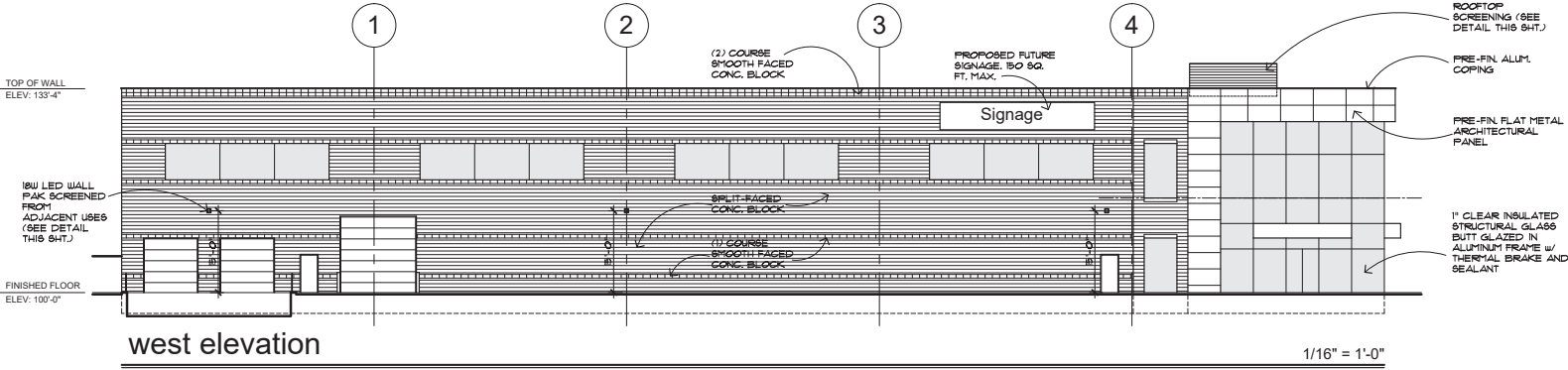
NOTE

ANY MODIFICATIONS TO THE FACADE (INCLUDING COLOR) SHALL BE RESUBMITTED TO THE CITY OF AUBURN HILLS FOR REVISED APPROVAL.

east elevation



west elevation



Frank Salamone

architects  
engineers  
planners

48701 hayes rd  
shelby, mi 48315  
586.532.0091

fsalamone@fsarchitect.com

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Date Issued:

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\_\_\_\_\_

S.P.A. 08/15/23

Project:

Proposed Industrial  
Development for:

1465 Pacific Dr.

Auburn Hills, MI

Client:

DEI Properties

12955 23 Mile Road  
Shelby Twp., MI 48315

Sheet Title:

ELEVATIONS

Project Number:

123-122

Drawn By:

JFN

Checked By:

F.S.



Issue:

- ☐ preliminary
- ☒ construction
- ☐ record

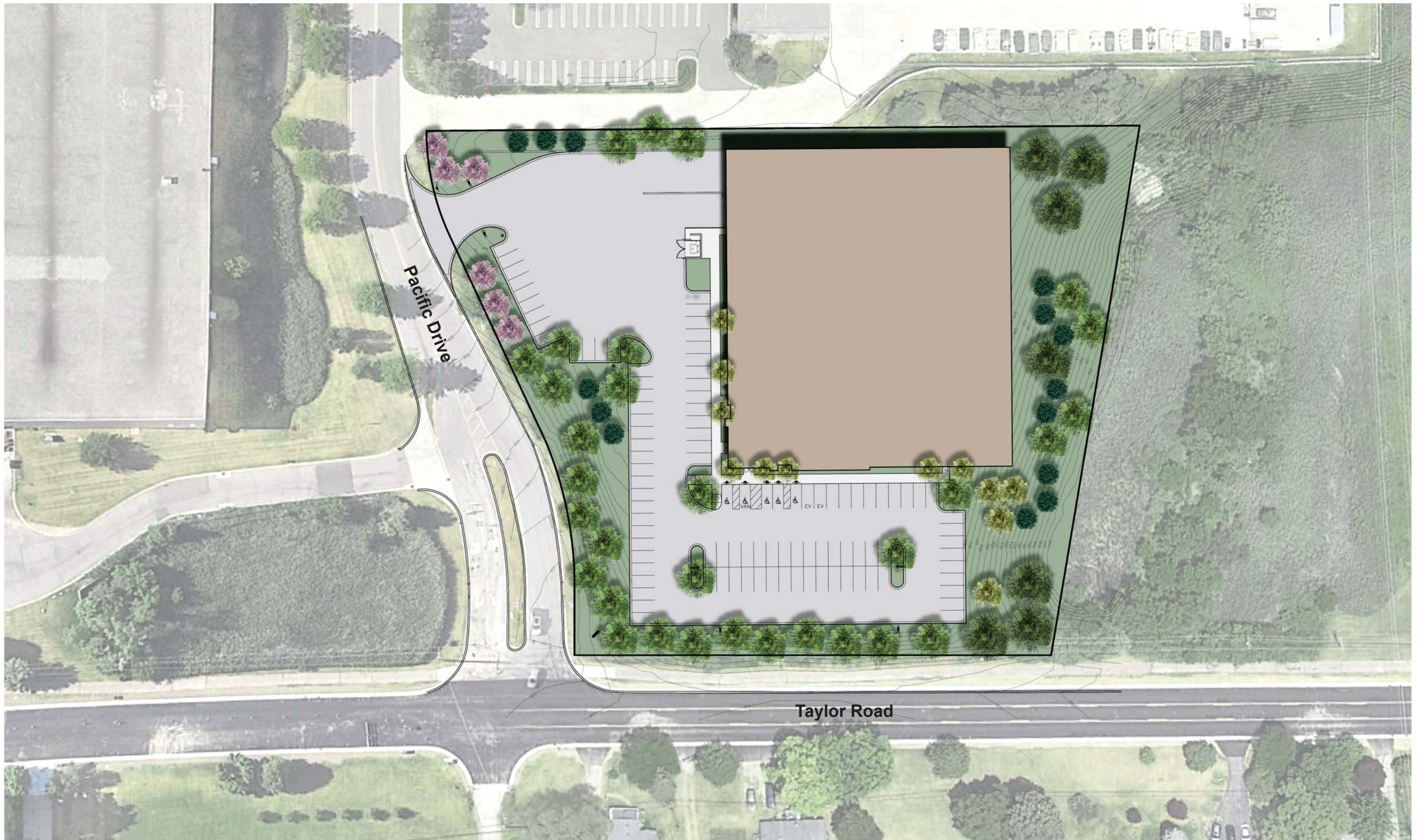
Sheet Number:

A-2









1456 Pacific Drive Industrial



## CHECK LIST

### PROJECT NAME

PACIFIC AND TAYLOR INDUSTRIAL BUILDING
--

(Check all that apply)

- ✓ SITE PLAN
- SPECIAL LAND USE
- ✓ TREE REMOVAL PERMIT
- REZONING
- PUD

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

Public Notice  
Fire Department Approval Letter  
Police Department Approval Letter  
Woodland Consultant Approval Letter  
Citizen's Participation Letter and Report

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



# CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: SEPTEMBER 25, 2023

AGENDA ITEM NO 13A

## 13. CLOSED SESSION

No Electronic Information Available

### MOTION

Move to meet in closed session to discuss property acquisition pursuant to MCL 15.268 (1)(d) of the Open Meetings Act.



## **Annual Report**

**June 1, 2022 - May 31, 2023**

### ***City of Auburn Hills Planning Commission***

Under the Michigan Planning Enabling Act, PA 33 of 2008, the Planning Commission is required to provide an annual report to the City Council. This report is intended to coincide with the City Council's review of the City budget.

This report discusses the following topics:

- Summary of the Commission's operations during the past 12 months
- The status of any ongoing planning activities
- Recommendations to the City Council related to planning/development and funding

### **Commission Operations**

The Commission is governed by the Michigan Planning Enabling Act and the City's Zoning Ordinance. During the 12-month period starting on June 1, 2022, and ending on May 31, 2023, the Commission's membership was as follows:

Greg Ouellette, Chairperson  
Sam Beidoun, Vice-Chairperson  
Laura Ochs, Secretary  
Brain Marzolf, City Council Liaison  
Chauncey Hitchcock  
Cynthia Pavlich (appointed on 9-12-22)  
Carlene Pederson (served until 7-13-22)  
Bob Pierce (served until 7-13-22)  
Raymond Saelens  
Carolyn Shearer  
Dominick Tringali (appointed on 9-12-22)



During this time period, the Commission held nine meetings, and recommendations were made to City Council on 31 development-related items.

Measurable	Y2012 -2013	Y2013 -2014	Y2014 -2015	Y2015 -2016	Y2016 -2017	Y2017 -2018	Y2018 -2019	Y2019 -2020	Y2020 -2021	Y2021 -2022	Y2022 -2023
Meetings	12	12	11	14	13	11	11	9	7	6	9
Site Plans	5	12	7	10	17	12	12	10	3	7	7
Special Land Use Permits	3	6	7	8	11	7	8	9	4	11	5
Tree Removal Permits	5	6	8	6	7	11	13	9	1	4	10
Planned Unit Developments	1	3	4	4	5	6	6	4	3	1	7
Rezoning	8	0	1	3	4	4	5	0	1	0	1
Master Plan Amendments	0	0	0	1	1	1	0	0	0	0	0
Text Amendments	5	1	2	2	4	1	2	1	1	1	1
Private Road	0	0	0	0	0	0	0	0	1	1	0
Total Projects	27	28	29	34	62	42	54	42	14	25	31

Note: The Planning Commission's regularly scheduled meetings in August, October and January were canceled due to a slowdown in construction.



### **Professional Planning Support Staff**

Steve Cohen, Director of Community Development, provides primary staff support to the Commission. Mr. Cohen has served the Commission since October 4, 1999. He is certified as a professional planner (AICP) with the American Planning Association. He has a Bachelor's and Master's Degrees in Urban and Regional Planning from Michigan State University.

Shawn Keenan, City Planner, also provides staff support to the Commission. Mr. Keenan has served the Commission since March 15, 2011. He is certified as a professional planner (AICP) with the American Planning Association. He has a Bachelor of Science Degree in Public Law & Government and a Master's Degree in Public Administration from Eastern Michigan University.

### **Notable Commission Items**

#### **1. Development Applications**

Notable projects reviewed by the Commission were the following:

- The Parkways (Phase 3) – The revised plans included the construction of a total of 50 residential units. Three owner-occupied townhouse-style condominiums totaling 18 units and five townhouse-style apartment buildings consisting of 32 units.
- TA Systems – The plan called for the construction of a 71,775 square-foot clean, high-tech facility that will serve as their new corporate headquarters, bringing more than 100 jobs to the City.
- 2111 North Squirrel Road – The development included a 3,480 square-foot Panera Bread restaurant with a drive-through facility and outside seating on the north end of the property and a 10,196 square-foot one-story retail center on the south end.
- FANUC America – The proposal included a 671,100 square foot light industrial facility (West Campus building) to house manufacturing, engineering, and R&D projects and the repurposing of the existing 132,745 square foot law school building into an R&D center and educational facility for the next generation of robotics and automation workers.
- Clean View Car Wash – The request called for the construction of a 16,307 square-foot automobile laundry with a wash tunnel and a 15-stall indoor vacuum wing.
- The Webster – The plan called for constructing a six-story mixed-use building in Downtown Auburn Hills, with 7,476 square feet of first-floor retail space, a 22-space parking garage, and five floors consisting of 85 residential apartments.
- TI Fluid Systems – The development includes the construction of a 49,374 square-foot building addition and associated parking and improvements at the existing TI Fluid Systems building. The expansion will increase the facility to 193,282 square feet in size.
- UL Solutions - This is a request from Cunningham-Limp Company to construct an 83,061-square-foot high-tech research and testing facility with 12,600 square feet of office space, 50,000 square feet of research and development space, 10,394 square feet of warehouse space, and 10,067 square feet of testing space.
- Atlantic Boulevard Light Industrial Speculative Building – The request called for the construction of a 55,422 square foot light industrial building with 11,696 square feet of office space, 21,863 square feet of manufacturing space, and 21,863 square feet of warehouse space.
- Magna Seating – The proposal called for the construction of a 280,000 square-foot light industrial building.
- GM Electric Vehicle Parts Assembly, Distribution, and Office Facility – The plan included constructing a 1,100,764-square-foot light industrial building that will operate as a “Value-Added Assembly” (VAA) facility manufacturing various automotive components for the assembly lines at the company’s Orion Assembly Plant.

2. Text Amendment to the Zoning Ordinance

Article VIII, B-1, Limited Business Districts, and Article IX. B-2, General Business Districts. The Ordinance amendment was designed to address the permitted locations for the four adult-use marihuana establishments to be allowed in the City of Auburn Hills. The Ordinance also repealed the map of required locations for the four (4) allowed adult-use marihuana establishments near Lapeer Raod and Brown Road/Dutton Road as outlined in Section 18-232 – Limitation of Adult Use Marihuana Establishments of Ordiance No. 22-932.

3. Support Staff Training

Steve Cohen and Shawn Keenan attended the *APA's National Planning Conference* held in Philadelphia on April 1-4, 2023. In addition to the national conference, Mr. Cohen attended the *Michigan APA Conference* held at Mackinac Island on October 12-14, 2022, and Mr. Keenan attended the conference virtually. Mr. Cohen and Mr. Kennan also participated in several other virtual planning webinars in 2022 and 2023.

AICP planners like Mr. Cohen and Mr. Keenan are required to obtain professional development training in order to maintain their credentials. AICP planners must earn a minimum of 32 CM credits (1 hour = 1 CM credit) within a designated two-year reporting period. A minimum of 1.0 credits must be on the topics of planning law, ethics, equity, and sustainability & resilience. Mr. Cohen has earned 50.25 CM credits thus far for the current reporting period of January 1, 2022 and December 31, 2023. Mr. Keenan has earned 52.25 CM credits thus far for the current reporting period of January 1, 2022 and December 31, 2023.

4. Commission Training

Training is a high priority for the Commission and City Council. Members are faced with an enormous responsibility to help guide the physical development of the community. Poor decisions could lead the City into costly litigation. The Commission has benefited greatly over the years from training, whether they are new members who want to learn about planning or veteran members who need to keep up to date with changes in the law and planning practices.

Member Beidoun attended the *Michigan APA Conference* at Mackinac Island on October 12-14, 2022.

Planning Commission members attended the City's training session on Parliamentary Procedures and the Open Meetings Act presented by Eleanor "Coco" Wiewert, Professional, Registered Parliamentarian, and Derk Beckerleg, City Attorney.

The City of Auburn Hills has been involved with a very limited number of development-related lawsuits over the past 20 years, which is mainly attributed to a proactive Commissioner training program and well-trained staff. It is our understanding that this record of accomplishment has helped the City lower its general liability insurance rates over the years, which saves taxpayers money.

5. The City's Woodlands Preservation Ordinance – City's Tree Fund

During this reporting period, one development established that the planting of the required replacement trees on-site was not possible, and an appropriate off-site location was not available. In this case, the applicant chose to make a payment into the City's Tree Fund and/or utilized the alternative provision of Section 34-310(b)(4) in a way in which the City Council believed the highest and best outcome could be achieved.

- FANUC America Corporation, West Campus – The applicant made a payment of \$217,360 into the City's Tree Fund to account for the 572 replacement trees that could not be planted on-site or at alternate locations.

**Planning Commission Terms and Attendance Records**

During this reporting time period, the Commission held nine Regularly Scheduled meetings. No Special Meetings were held during this reporting period.

Name	Term Endings	Regular Meetings	Special Meetings
Greg Ouellette	July 2024	7 / 9	0 / 0
Sam Beidoun	July 2026	8 / 9	0 / 0
Laura Ochs	July 2026	5 / 9	0 / 0
Brian Marzolf	Nov. 2023	9 / 9	0 / 0
Chauncey Hitchcock	July 2024	8 / 9	0 / 0
Cynthia Pavlich	July 2025	7 / 7	0 / 0
Carlene Pederson	July 2022	0 / 2	0 / 0
Bob Pierce	July 2022	2 / 2	0 / 0
Raymond Saelens	July 2024	7 / 9	0 / 0
Carolyn Shearer	July 2025	6 / 9	0 / 0
Dominick Tringali	July 2025	6 / 7	0 / 0

**Ongoing Planning Activities based on the City Council's Y2024 Strategic Goals & Objectives**

1. Explore options for industrial redevelopment within the community.
2. Continue to foster development along the M-24/Opdyke Road Corridor.
3. Focus redevelopment efforts on TIFA, city-owned, and private properties.
4. Continue to keep Auburn Hills friendly and livable for all ages and abilities.
5. Provide input during the process of updating the Auburn Hills Parks and Recreation Master Plan.

**Commission Recommendations to City Council**

The Commission respectfully recommends that the City Council ensure that the Y2024 City of Auburn Hills Budget allows for the following items:

1. Continued staff support from Mr. Cohen, Mr. Keenan, and the City's Administrative Development Review Team
2. Funding planning activities (e.g., citizen participation, maps, printing, technical research, Master Plan and Zoning Ordinances updates, etc.)
3. Funding for educational materials and technical training for Commission members



## Co-responders bring mental health expertise to police situations

Mental health experts accompany police on runs, work behind the scenes



Ken Stein, a co-responder with the Troy Police Department, works with a person who may be experiencing a mental health issue. Photo courtesy of Troy Police Department.

By **ANNE RUNKLE** | arunkle@medianewsgroup.com | The Oakland Press  
September 11, 2023 at 4:04 a.m.

A resident is hoarding items in his Birmingham home, generating calls to the police from neighbors.

Dealing with hoarding, often the result of mental illness, is likely outside the training police officers receive.

Enter the co-responder, someone with mental health training, who can navigate the sources of help available.

That's more likely to result in a lasting solution to the problem, rather than officers repeatedly returning to the hoarder's home to address complaints, said Capt. Ryan Kearney of the Birmingham Police Department.

The benefits are twofold.

"It's a better life for them and a better use of our resources," he said.

Without the expertise of a co-responder, "It's a Band-Aid approach. It's not correcting the deep-rooted problem," he said.

At least seven Oakland County communities use co-responders. They work for Oakland Community Health Network and are contracted out to police in Auburn Hills, Birmingham, Bloomfield Township, Rochester and Troy. The co-responders also work in Pontiac and Rochester Hills, which receive police services from the Oakland County Sheriff's Office.

In some communities, the police department supplies the co-responder with a patrol car and other equipment and a space to work at the police station.

All the co-responders have backgrounds in social work or a related field.

Co-responders may go on incident calls with police where their expertise could be helpful. They also work behind the scenes, assisting families of the person whose mental health issue may have caused an interaction with police.

The co-responder also has knowledge of court arrangements that can benefit those with mental illness.

### NEED IS INCREASING

Birmingham began the program in August 2021 with one co-responder; the department now has two, Kearney said.

Sheriff's deputies in Pontiac also found an increased need for a co-responder, who was first assigned to that city's substation in August 2022.

There were times the co-responder was tied up on other calls and unable to assist at other incidents that required her expertise, the Sheriff's Office said in a statement.

In July, Major Andre Ewing approved the creation of a specific patrol car for the co-responder and a deputy trained in mental health crisis intervention. This patrol car does not take standard calls, freeing the co-responder to respond to any incident where she could provide assistance.

From mid-July to early September, the "crisis car" responded to 137 calls involving mental health emergencies.

### **HELP FOR THOSE FALLING THROUGH THE CRACKS**

Ken Stein, a co-responder for the Troy Police Department, is grateful to be in the position because it gives him the opportunity to help people who could otherwise "fall through the cracks."

He has helped connect people with transportation services, food assistance and more, often after they've come in contact with the police.

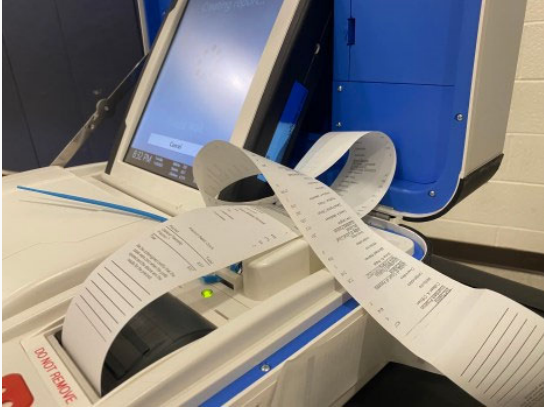
"After EMS leaves, after the police leave, where do we go from here?" he said. "The police have to go on to the next call."

The co-responder program has given officers "another layer of service," said Sgt. Jason Clark of the Troy Police Department.

"Before this program, our officers didn't have the ability to really help someone dealing with a mental health crisis," Clark said. "We could only drop them off at a hospital, not knowing what would happen. Ken Stein has been able to respond to scenes, accompany our officers to the hospital and offer follow-up resources to the individual."

## Oakland Co. leads with early voting practice

Voters approved early voting in 2022



A vote-tabulating machine. (Stephen Frye / MediaNews Group)

By **PEG MCNICHOL** | [pmcnichol@medianewsgroup.com](mailto:pmcnichol@medianewsgroup.com) |

PUBLISHED: September 10, 2023 at 6:15 a.m. | UPDATED: September 11, 2023 at 9:16 a.m.

Voters in 40 Oakland County communities will soon have more ways to cast their ballots before election day. The first is through absentee ballots. The second is by voting early, something new for the 2023 election. The county's early voting will run for nine days starting in late October at locations to be announced.

Michigan voters approved an amendment to the state Constitution last year requiring the change for the 2024 elections. Oakland is one of a few counties in the state starting early voting this year because the Constitution now allows it. The county is finalizing service contracts with individual communities. At least four cities – Rochester, West Bloomfield, South Lyon and Auburn Hills – will run their own early voting process and some will not start until next year.

Joe Rozell, the county's director of elections, said there are now three ways to run an election: by the county, by two or three municipalities or as an individual community.

"Voters will have continuity," said County Clerk Lisa Brown. "They'll know early voting starts two Saturdays before election day and they can vote at a central or regional site and the times will be the same for all of them."

Rochester Hills Clerk Leanne Scott said it's good to partner with the county for early voting this year before the presidential election next year. The county is providing equipment and deciding which sites to use.

"The voter turnout is not as high and we can run through the process and get people familiar with it. We can kick the tires," she said.

It's also a chance for Rochester Hills' election workers to get more training and nine days' pay, she said.

"Our partnership with the county is fantastic," she said. "The city and county have one message and the same locations and the same hours."

The differences between early voting and casting an absentee ballot are simple.



Oakland County Clerk Lisa Brown and Joe Rozelle, Oakland County election director, verify results of a 2021 election. (MNG file photo)



"You cannot spoil an early ballot and cast a new one, because you're putting your ballot through the tabulator, just like you do on election day," Brown said. If that early ballot has an error, such as a voter marking too many candidates for an office, the machine will reject the paper ballot.

"You have the option to give the ballot back to the election worker, who will spoil it and give you a new ballot – or you may not care that you over voted and can ask that your ballot be accepted as is," Brown said. "You have the ability to fix your ballot at the time that you voted."

Once that ballot is counted, however, it's too late to make changes.

An absentee ballot voter who wants to change their vote can go to their local clerk's office and have that ballot spoiled. They can either cast a new absentee ballot or vote in person on election day.

County election officials are doing an inventory this month of booths and other pieces of equipment needed for early voting. They're also coordinating visits from county and local clerks from across the state who want to observe Oakland's processes.

Hillsdale and Saginaw are among the few other counties launching early voting for the Nov. 8 election. They'll use a single site. Oakland County will have a central site, possibly in Waterford, and regional hubs so people can cast a ballot, Brown said.

"People can vote closer to home or closer to where they work," she said.

Anyone who attempts to vote more than once will get caught and prosecuted for a felony, she said.

Rozell said an electronic poll book allows election workers to cross check voters' names. Once someone has voted, that will be noted in the state's system and marked as already having cast a ballot.

This process stops someone who has turned in an absentee ballot from voting on Election Day, Brown and Rozell said. Election workers will not be required to work all nine days but they can choose to do so, Brown said. Some will be able to work in shifts. The county will use software for online applications for election work openings and to schedule workers for specific times, days, shifts and locations.

"It's more than an Election Day paycheck. It's being an important part of the democratic process," she said.

Voters from independent communities will not be able to cast ballots at the county's central or regional sites. Brown and Rozell said they are looking at ways to let voters know which communities are not participating, either by using an asterisk or other mark to show which towns are independent.

Incentives for partnerships led to four-way agreement with Oak Park, Pleasant Ridge and Huntington Woods and Berkley.

"These are four border cities that share similar school districts," he said. "We'll open one site at Oak Park Community Center and voters from those four cities won't have far to travel. Otherwise, all four of those communities would have to find an early voting site, provide seven workers for nine days each, and have additional tabulators and ballot boxes."

Rochester Hills Library will be used for early voting.

"Rochester Hills doesn't have a location in our city where we could host early voting," Scott said. "Everybody uses that library, so it's perfect."

That may cause some confusion, as the City of Rochester is not partnering with the county.

Brown said her office is working with the county's new transit department to ensure public transportation reaches the early voting sites.

Anyone who chooses to cast an early ballot will be part of history, Rozell said.

He's seen turnout vary from 80% to 40% in other states that have early voting, so it's hard to predict Michigan's turnout. He and Brown believe more people will adopt early voting as time goes on.

## Oakland County continues phragmites fight

Invasive plant drives out native species and blocks drivers' view



Phragmites growing in Auburn Hills, Oakland County. The large growths of the invasive species are found throughout the area. Here, they are about a mile north of Oakland University and within a mile or so of Rochester Hills, Oakland Township, and Orion Township. (Stephen Frye / MediaNews Group)

By **PEG\_MCNICHOL** | [pmcnichol@medianewsgroup.com](mailto:pmcnichol@medianewsgroup.com) |

PUBLISHED: September 11, 2023 at 11:03 a.m. | UPDATED: September 12, 2023 at 2:44 p.m.

Tall reeds with tiny purple blooms that turn to khaki-colored fluff once seeds are released look like pretty landscaping lining Oakland County's roadsides and medians. But these plants, known as phragmites (pronounced frag-mighties), are bad news.

"They're a no-good invasive species that essentially grow where cattails grow," said Craig Bryson, spokesman for the county road commission. "They tend to take over those areas and are very aggressive. They create a sight-distance issue for drivers, they clog drainage along our roads and choke out native species."

Invasive phragmites can grow 15 feet tall in thick clusters. They're also a fire hazard.

The road commission partners with the county's Cooperative Invasive Species Management Area (CISMA) office to get rid of the plants every fall. It's a tricky business.

The plant has rhizomes rather than roots underground. These look like clumpy pale stems. Some rhizomes, such as potatoes and ginger are edible. Phragmites' rhizomes are not. All rhizomes help a plant spread underground. Digging up phragmite can cause it to spread because even the smallest rhizome fragment can grow a whole new plant.

From August through October, the road commission works with CISMA to target areas with the worst phragmites invasion.



Invasive phragmites in summer (Courtesy, Oakland County Parks)

Drivers may notice people dressed in protective clothing using long applicators to spray the plants, Bryson said. Treatment areas along roads are marked with signs, for the workers' safety.

The county's water resources commission will be herbicides on phragmites, as well as narrowleaf cattail, Canada thistle, buckthorn and knotweed in drains and ponds starting Sept. 15. The treatment program will continue through Oct. 31.



Phragmites growing in Auburn Hills, Oakland County. The large growths of the invasive species are found throughout the area. Here, they are about a mile north of Oakland University and within a mile or so of Rochester Hills, Oakland Township, and Orion Township. (Stephen Frye / MediaNews Group)

Patrick Canniff, the county parks' natural resources and environmental sustainability outreach coordinator, is also a CISMA coordinator.

The herbicides used to kill phragmites are federally approved and permitted by the state for use on land and in water. Allowing invasive phragmites to go wild not only chokes out valuable native species, but makes life hard for wildlife while increasing flood risks, he said.

"They're so damaging to the infrastructure," Canniff said. "Their root systems are persistent and fast-growing. Phragmites can push through asphalt in certain circumstances and when they grow near the water, they slow down drainage after a big rain. That's one issue related to flooding in southeast Michigan.

The reason using herbicide is so important is that it's the only way to kill them," Bryson said. "Sometimes we have no choice but to chop them down for drivers' safety, but they will come back."



Phragmites growing in Auburn Hills, Oakland County. The large growths of the invasive species are found throughout the area. Here, they are about a mile north of Oakland University and within a mile or so of Rochester Hills, Oakland Township, and Orion Township. (Stephen Frye / MediaNews Group)

The county can only treat invasive species on public lands, Bryson said, adding that invasive plants don't recognize boundaries and often creep onto residential and business properties. From there, they spread back to roadsides, he said.

People who spot the plants can help in a number of ways, Canniff said, starting with learning to recognize invasive species and properly remove them.

There is also a type of native phragmites that's not as invasive and doesn't grow as quickly or as large as the invasive type. Those should be cultivated, he said, along with other native plants.

Caniff's other tips:

- Don't cut phragmites or other invasive plants for vases or other decorative uses. Seeds from the dead plants can spread easily and quickly.



- Don't transplant invasives, no matter how pretty they may seem. "It's illegal to transport phragmites in the state of Michigan," he said. "They endanger our water resources and our wetlands."
- If you're not sure what plants are growing on your property, you can email photos to Oakland County's naturalists at [oaklandinvasivespecies.org/contact-us](mailto:oaklandinvasivespecies.org/contact-us), or the website Michigan State University hosts, Midwest Invasive species Information Network, to identify and report where you've found an invasive species or use any of the free apps available to identify plants "The MISIN is one of the tools we use for adaptive management and best practices," he said. "We reevaluate phragmites every year because even though we have pretty good management practices, we also know that it's still spreading."
- Keep an eye on CISMA's website, Canniff said. "We have an Americorps technologist serving with us this year. Her project is pulling together resources for the community and landowners," he said. The website also has a list of suggested contractors who have experience removing invasive plants.
- Be wary of what treatments you use on your own. The herbicides used by professionals are highly targeted to plants and safe to use in or around water and wildlife, he said. In limited cases-controlled burning is used to prevent invasive species' spread, but that's best left to professionals.
- Plant more native species on your property. There's a tradeoff: More weeding but less watering, Canniff said. The parks department hosts two days of native plant giveaways each spring that includes instructions on caring for native plants and how to keep invasive plants at bay.



Invasive phragmites in winter. (Courtesy, Oakland County Parks)

## OCC to hold mass casualty simulation on Friday



OCC will hold an active shooter training event on Friday morning. File photo. (Stephen Frye / MediaNews Group)

By **MATTHEW FAHR** | [mfahr@medianewsgroup.com](mailto:mfahr@medianewsgroup.com) | The Oakland Press

PUBLISHED: September 19, 2023 at 4:54 p.m. | UPDATED: September 19, 2023 at 4:55 p.m.

On Friday from 8:30 a.m. to 11 a.m. Oakland Community College will hold an active shooter training event.

Oakland County fire and police departments, Oakland Community College fire and police academy students and OCC Public Safety Department will participate.

The training will utilize the incident command system for EMS and police command staff to support operations during incidents like an active shooter on a college campus.

The training simulation will focus on the removal of injured persons from an incident scene.

# Oakland University campus police issue advisory after indecent exposure incidents

Suspect identified, banned from campus



File photo. The campus of Oakland University in Auburn Hills, Michigan. (Stephen Frye / MediaNews Group)

By **PEG MCNICHOL** | [pmcnichol@medianewsgroup.com](mailto:pmcnichol@medianewsgroup.com) |

PUBLISHED: September 13, 2023 at 1:47 p.m. | UPDATED: September 13, 2023 at 4:05 p.m.

Oakland University police are investigating multiple indecent exposure reports on campus this week. In a notice to the campus community Tuesday, police said a suspect has been identified but not yet arrested.

An OU spokesman said the man is a 25-year-old former student who attended classes from 2015 to 2018. OU Police interviewed the man but did not arrest him. He was seen driving a late model Chevrolet Equinox and has been banned from the campus, according to school officials.

Police said the suspect asked individuals walking nearby for directions. As they approached the man's vehicle, they saw his exposed genitals and that he was masturbating, police said.

The campus alert asked anyone on campus to "be wary of an individual in a dark colored SUV asking pedestrians for directions to campus facilities."

At least three separate indecent exposure incidents were reported: On Sunday, Sept. 10, around 6:30 p.m. on Meadowbrook Road; on Monday, Sept. 11, just before 7:30 p.m. near the intersection of Pioneer Drive and Grizzly Lane, and an hour later in a parking lot near Meadowbrook Road, according to the campus police log.

Police are asking anyone who experienced such an incident but did not report it to the OUPD to call (248) 370-3331 and make a report.

Police will seek an arrest warrant for three counts of aggravated indecent exposure. If issued, the suspect will be notified and given the opportunity to turn himself in, according to OU spokesman Eric Reikowski. The man's name is being withheld until after he is charged and arraigned in court.

"We do not feel as though this suspect is still a threat to the campus community, but we pride ourselves on being transparent and the safety of our students, faculty, staff and visitors is our number one priority so we felt the need to issue the safety alert to err on the side of caution," Reikowski said.

OU officials note that while the university is consistently ranked among the safest, "it is important to remember that crime does still occur here and to take the necessary steps to protect yourself."

OU has a website dedicated to campus safety at <https://oakland.edu/police/campus-safety> as well as a Safe Walk program, which allows anyone who feels unsafe on campus to ask for an escort by a university police officer.



## OU president earns six-year contract extension

Pescovitz looks to continue strategic plan into the next decade



The Oakland University Board of Trustees approved a six-year contract extension for President Ora Hirsch Pescovitz. The contract runs through 2031. file photo (Matt Fahr Media News Group)

By **MATTHEW FAHR** | [mfahr@medianewsgroup.com](mailto:mfahr@medianewsgroup.com) | The Oakland Press

PUBLISHED: September 15, 2023 at 6:23 a.m. | UPDATED: September 15, 2023 at 6:50 a.m.

Oakland University President Ora Hirsch has been given another six years to continue developing her vision for the future.

The Board of Trustees unanimously approved a contract extension for Pescovitz through June 30, 2031. Her contract was set to expire in 2025.

Her salary will remain at \$517,673 annually through the duration of the contract.

The board cited Pescovitz's vision and work on building upward social mobility for students by creating an environment for their personal and professional development and providing great opportunities for economic prosperity for Michigan.

"Since arriving in 2017, President Pescovitz has led Oakland University through a rapidly evolving higher education landscape," said Bobby Schostak, chair of OU's board. "This contract extension not only reflects our confidence in her outstanding leadership the past six years, but also reaffirms our expectation that she is the right leader to guide OU through future challenges and opportunities."

"I feel extremely grateful to the board for the confidence that they have shown in me and my leadership team, but it is a major responsibility to continue on the upward trajectory that we have been on," said Pescovitz, who began her tenure in July 2017.

Michael Latcha, Oakland University-American Association of University Professors President and Associate Professor of Engineering endorsed the extension.

"President Pescovitz's unprecedented contract extension by OU's Board of Trustees will provide stability in leadership, vitally important to an institution of higher learning in the current climate," he said. "It is our hope that the administration will similarly value OU faculty during next year's contract negotiations."

Under her leadership, Oakland has made progress toward a \$150 million capital campaign, the largest in school history.

She has also committed more than \$1.8 million in personal support to OU students and programs.

Pescovitz has made total cash gifts and payments of \$957,000 (including \$200,000 in 2023), has outstanding pledge commitments of \$123,000 and an estate gift of \$750,000.

The board wanted to keep Pescovitz in place to continue the university's strategic plan, which is being updated this fall to run through 2030.

That plan includes improving social mobility for students, enhancing faculty opportunities both in and out of the classroom, and community engagement.

Social mobility, as described by the Wall Street Journal in a recent ranking of colleges, rewards universities that admit the highest proportion of students from lower income families while maintaining high graduation rates, a positive impact on graduates salaries and minimizing the cost of college.

OU was ranked 91st out of all public universities in the country and first in Michigan.

"Our number one goal is to do even better when it comes to measures of student success, in particular for our first generation students, our underrepresented minority students and our diverse students," Pescovitz said. "We are doing very well, but we could be doing even better."

Last year's incoming class included 36.2% first-generation students and 25.7% students from underrepresented minority backgrounds, including 16.3% African American students.

Pescovitz said she was not seeking an extension but is happy to continue her tenure with the university.

"You cannot actually do this job if you do not find joy in the job and I am very fortunate because I really do love my job," she said. "It is a burden in some ways, but I do not see it as a burden; I see it as responsibility, but I do have great passion for it. I wouldn't sign on for something like this right now if I did not really love it."

# Oakland Co. road commission meeting to focus on Orion, Auburn Hills road projects

Open house with details on \$18.1 million construction on three roads



Renovations will start next year at the intersection where Brown, Giddings and Silver Bell roads meet. (Courtesy, Road Commission of Oakland County)

By **PEG MCNICHOL** | [pmcnichol@medianewsgroup.com](mailto:pmcnichol@medianewsgroup.com) |

PUBLISHED: September 14, 2023 at 10:34 a.m. | UPDATED: September 14, 2023 at 6:24 p.m.

A public meeting in Orion Township next week will focus on an \$18.1 million road Oakland County's road commission project.

The meeting will include details on the 2024 reconstruction of Brown, Giddings and Silver Bell roads, between Jamm Road and M-24.

The project will start next spring and includes:

- 2.8 miles of asphalt replacement.
- Curb and gutter replacement.
- Widening Brown Road to five consistent lanes between Jamm and Giddings roads to improve safety.
- Right-turn-lane improvements on northbound Giddings Road at entrances to the GM plant.
- New traffic signals to the Giddings entrance to the GM plant and at Giddings and Silver Bell Road.
- Side street and driveway approach reconstruction.
- New guardrails and signs.

The work affects commuters as well as Orion Township and Auburn Hills residents.

The meeting is open to anyone and will be held 4 p.m. until 7 p.m. Thursday, Sept. 21, in the Dragon Community Room of the Township Hall, 1335 Joslyn Road in Orion Township.

This will be an open-house format with road commission staff to answer questions about plans and maps. There is no formal presentation scheduled.

Anyone planning to attend the meeting who needs special accommodations to comply with the Americans with Disabilities Act or Title VI should call RCOC at (248) 645-2000 and ask for the Engineering Department. People can ensure they have physical access or help with language barriers. This is free to the public but advance planning is needed to ensure services are available.

Businesses affected by the construction zone will continue to have access to their entrances and exits. Travelers should plan accordingly for slower traffic, back-ups, and detours during brief temporary closures.

At least one lane will remain open in each direction with some exceptions, where drivers will see detour signs.



- Brown Road east of Giddings Road will completely close for several hundred feet during the first phase of work.
- Giddings Road north of Silver Bell Road will completely close for several hundred feet during the project's second phase.

For complete details on the Brown, Giddings, Silver Bell Roads project, visit [rcocweb.org/678/Brown-Giddings-and-Silver-Bell-roads](http://rcocweb.org/678/Brown-Giddings-and-Silver-Bell-roads).

People can ask questions in advance of the public meeting by contacting road commission officials online at [www.rcocweb.org](http://www.rcocweb.org), by calling (877) 858-4804 between 7:30 a.m. and 4:15 p.m. Monday through Friday or emailing [dcsmail@rcoc.org](mailto:dcsmail@rcoc.org).

## Stellantis site in Auburn Hills to be picketed by UAW

'Practice picket' on Day 6 of historic UAW strike



Workers walked out of Ford's Michigan Assembly Plant in the City of Wayne at midnight Thursday, Sept. 14. (Matt Fahr/MediaNews Group)

By **PEG MCNICHOL** | [pmcnichol@medianewsgroup.com](mailto:pmcnichol@medianewsgroup.com) |

PUBLISHED: September 20, 2023 at 12:41 p.m. | UPDATED: September 20, 2023 at 1:15 p.m.

A United Auto Workers practice picket is planned at the Chrysler Tech Center, 1000 Chrysler Drive in Auburn Hills at 4 p.m. Wednesday, Sept. 20. Participants are told to park at the Oakland Community College campus west lot north of Building T, at 2900 Featherstone Road in Auburn Hills.

The picket comes amid reports that Chrysler's parent company, Stellantis, is considering selling the site as part of a union deal.

It's Day 6 of the historic UAW strike. The union is preparing to expand its strike against Detroit's Big Three unless contract negotiations make significant progress. UAW President Shawn Fain says workers at more factories will join those already on strike at noon Friday.

A White House official says the Biden administration reversed a plan to send the acting Labor Secretary and a senior White House adviser to Detroit this week to meet with both sides.

The Warren-based UAW Local 412 is organizing Wednesday's tech center picket and has invited union members and their supporters. Local 412 has 99 units covering auto, municipal, health and credit union employees, among others.

The Canadian union Unifor said late Tuesday that it reached a tentative agreement with Ford covering 5,600 workers in Canada.

The Associated Press contributed to this story.

## 2 dead in apparent murder-suicide in Auburn Hills



File photo (Aileen Wingblad/MediaNews Group)

By **AILEEN WINGBLAD** | [awingblad@medianewsgroup.com](mailto:awingblad@medianewsgroup.com) | The Oakland Press

PUBLISHED: September 7, 2023 at 11:39 a.m. | UPDATED: September 7, 2023 at 12:26 p.m.

Two people were found shot to death in Auburn Hills on Wednesday evening in what police say was a homicide-suicide.

Deputy Chief of Police Scott McGraw said police officers found a 25-year-old woman from Auburn Hills and a 25-year-old man from Clarkston dead from apparent gunshot wounds in the driveway of a residence in the 3600 blocks of Baldwin Road. Officers were dispatched to the home at around 7:30 p.m. on a report of a shooting, McGraw said.

Names haven't been released out of respect for the families, McGraw said. He described it as an isolated domestic incident and "an incredibly tragic outcome of a domestic situation."

A firearm was found on the scene near the bodies, McGraw said.

No other else was involved in the incident and no other injuries were reported, McGraw said.

On behalf of the police department, McGraw expressed condolences to the families.

As an investigation continues, anyone who may have information related to the incident is asked to contact the Auburn Hills Police Department at 248-370-9460.