AUBURN HILLS MEETING SCHEDULE

248-370-9402 | WWW.AUBURNHILLS.ORG

NOVEMBER 2024

DAY	TITLE	TIME	LOCATION
5	Election Day	7:00 AM - 8:00 PM	All Polling Locations
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	4:00 PM	Administrative Conference Room 1827 N. Squirrel Road
13	Planning Commission	7:00 PM	Council Chamber 1827 N. Squirrel Road
~~14~~	~~Zoning Board of Appeals~~	~~7:00 PM~~	**CANCELED**
~~18~~	~~Downtown Development Authority~~	~~5:30 PM~~	**CANCELED**
19	Public Safety Advisory Committee Special Meeting	5:00 PM	Public Safety Building Community Room 1899 N. Squirrel Road
19	Brownfield Redevelopment Authority	6:00 PM	Administrative Conference Room 1827 N. Squirrel Road
25	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road

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

AUBURN HILLS MEETING SCHEDULE

248-370-9402 | WWW.AUBURNHILLS.ORG

DECEMBER 2024

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
9	Library Board	7:00 PM	Auburn Hills Public Library 3400 Seyburn Drive
10	Board of Review	11:00 AM	Administrative Conference Room 1827 N. Squirrel Road
10	Tax Increment Finance Authority	4:00 PM	Administrative Conference Room 1827 N. Squirrel Road
11	Pension Board/Retiree HealthCare	3:00 PM	Administrative Conference Room 1827 N. Squirrel Road
11	Planning Commission/Recreation Department	6:30 PM (Poltuck) 7:00 PM	Public Safety Building 1899 N. Squirrel Road
12	Zoning Board of Appeals	7:00 PM	Council Chamber 1827 N. Squirrel Road
17	Brownfield Redevelopment Authority	6:00 PM	Administrative Conference Room 1827 N. Squirrel Road

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

CITY OF AUBURN HILLS
MONDAY, NOVEMBER 11, 2024
Regular City Council Meeting ♦ 7:00 PM

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

248-370-9402 ♦ www.auburnhills.org

1. MEETING CALLED TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL OF COUNCIL

4. APPROVAL OF MINUTES

4a. City Council Regular Meeting Minutes, October 21, 2024.

5. APPOINTMENTS AND PRESENTATIONS

6. PUBLIC COMMENT

7. CONSENT AGENDA

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

7a. Board and Commission Minutes

7a1. Tax Increment Finance Authority, October 8, 2024

7a2. Brownfield Redevelopment Authority, October 15, 2024

7b. Motion – To approve the proclamation recognizing the dedicated service of Election Inspectors in Auburn Hills.

7c. Motion – To award the 1500 University Water Main Construction Contract.

7d. Motion – To approve the reallocation of remaining ARPA funds to support road infrastructure in 2024.

7e. Motion – To amend the General Fund Recreation Department Revenue and Expense for Tree Lighting Donation.

7f. Motion – To approve the CDBG Snow Service Contract.

8. UNFINISHED BUSINESS

9. NEW BUSINESS

9a. Public Hearing/Motion – To adopt an Ordinance to amend Section 70-361. - Parking offenses; fines, of Article VII – Stopping, Standing, and Parking of Chapter 70- Traffic and Vehicles, of the Auburn Hills City Code on second reading.

9b. Motion – To award a contract for the City Council Chamber Audio/Visual Upgrade Project.

9c. Motion – To approve a three-year renewal to the IT Service Contract with Enertron, LLC.

9d. Consideration and award of four adult use marihuana establishment licenses and approval of plans.

9e. Motion – To Amend the Text of the Zoning Ordinance / Article VIII. B-1, Limited Business Districts, and Article IX. B-2, General Business Districts.

10. COMMENTS AND MOTIONS FROM COUNCIL

11. CITY ATTORNEY REPORT

12. CITY MANAGER REPORT

13. CITY CLERK REPORT

14. CLOSED SESSION

14a. Motion – To meet in closed session to discuss property acquisition.

15. 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: NOVEMBER 11, 2024 **AGENDA ITEM NO 4A**

CITY COUNCIL

CITY OF AUBURN HILLS

REGULAR CITY COUNCIL MEETING

DRAFT MINUTES

OCTOBER 21, 2024

CALL TO ORDER & PLEDGE OF ALLEGIANCE: Mayor Marzolf at 7:00 PM.

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

ROLL CALL: Present: Council Members Ferguson, Fletcher, Hawkins, Knight, Marzolf, and Verbeke

Absent: Council Member McDaniel

Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Beckerleg, City Clerk Pierce, Chief of Police Gagnon, Fire Chief Massingill, DPW Director Baldante, Mgr of Public Utilities Deman, Mgr of Roads & Fleet Hefner, Mgr of Municipal Properties Wisser, Finance Director/Treasurer Schulz, Deputy Treasurer Vittone, Accountant Faulk, Community Development Director Cohen, Economic Development Mgr Carroll, Fieldstone Golf Club Mgr Hierlihy, Management Assistant Hagge, Engineers Juidici & Driesenga

12 Guests

4. APPROVAL OF MINUTES

4a. City Council Workshop Minutes, October 7, 2024.

Moved by Knight, Seconded by Ferguson.

RESOLVED: To approve the City Council Workshop Minutes of October 7, 2024.

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

No: None

Resolution No. 24.10.154 **Motion Carried (6 - 0)**

4b. City Council Regular Meeting Minutes, October 7, 2024.

Moved by Knight, Seconded by Hawkins.

RESOLVED: To approve the City Council Regular Meeting Minutes of October 7, 2024.

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

No: None

Resolution No. 24.10.155 **Motion Carried (6 - 0)**

5. APPOINTMENTS AND PRESENTATIONS

5a. Insight Investments Portfolio Review, presentation by Mary Donovan

Ms. Donovan from Insight Investments provided an update on the investment portfolio.

6. PUBLIC COMMENT

Mr. Josh Wroby of 1830 Grandview St. spoke to concerns on his private road.

7. CONSENT AGENDA

Mr. Knight requested Items 7f and 7g be removed from the Consent Agenda.

7a. Motion – To update and approve the City's Investment Policy as of October 21, 2024.

RESOLVED: To update the City's Investment Policy as reviewed and approved as of October 21, 2024.

7b. Motion – To approve the list of authorized depositories.

RESOLVED: To adopt the resolution herein approving the list of authorized depositories for City funds. (Attachment A)

7c. Motion – To approve the list of authorized brokers/dealers.

RESOLVED: To adopt the resolution above approving the attached list of authorized broker/dealers used by the Investment Manager on behalf of the City. (Attachment B)

7d. Motion – To receive the third quarter Cash Management Investment Performance Review.

RESOLVED: To receive and file the Mariner Consulting 3rd quarter Cash Management Investment Performance Review.

7e. Motion – To support the City Clerk's candidacy as Region V Director for the IIMC.

RESOLVED: To support City Clerk Laura Pierce's candidacy as Region V Director for the International Institute of Municipal Clerks.

7h. Motion – To approve the purchase of two Kubota Rugged Terrain Vehicles (RTVs).

RESOLVED: To approve the purchase of a Kubota RTVX2-PKLHS24 and a Kubota RTV-X1100CRL-H from Weingartz Supply Co. of Utica Michigan for the total price of $43,258.14.

Moved by Verbeke, Seconded by Ferguson.

RESOLVED: To approve the Consent Agenda.

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

No: None

Resolution No. 24.10.156 **Motion Carried (6 - 0)**

Mr. Knight shared that he is directly impacted by items 7f & 7g.

Moved by Verbeke, Seconded by Fletcher.

RESOLVED: To allow Mr. Knight to abstain from voting on Items 7f & 7g.

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

No: None

Resolution No. 24.10.157 **Motion Carried (6 - 0)**

7f. Motion – To adopt the Exemption Resolution for Employee Contribution to Healthcare.

Moved by Verbeke, Seconded by Fletcher.

RESOLVED: To adopt the attached resolution titled: Resolution to Adopt the Annual Exemption Option as Set Forth in 2011 Public Act 152, the Publicly Funded Health Insurance Contribution Act. (Attachment C)

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

No: None

Resolution No. 24.10.158 **Motion Carried (5 - 0)**

7g. Motion – To adopt the Resolution to Reduce Employee Contribution Cost Share for Medical and Prescription Drug Plan Coverage for Calendar Year 2025.

Moved by Verbeke, Seconded by Ferguson.

RESOLVED: To adopt the attached resolution titled: Resolution to Reduce Employee Contribution Cost Share for Medical and Prescription Drug Plan Coverage for Calendar Year 2025. (Attachment D)

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

No: None

Resolution No. 24.10.159 **Motion Carried (5 - 0)**

8. UNFINISHED BUSINESS

None

9. NEW BUSINESS

9a. Motion – To accept the First Reading of an Ordinance to amend Section 70-361. - Parking offenses; fines, of Article VII – Stopping, Standing, and Parking of Chapter 70- Traffic and Vehicles, of the Auburn Hills City Code and Set for Public Hearing and Second Reading / Adoption at the Meeting of November 11, 2024.

Mr. Cohen presented the necessity to address the parking offenses that are taking place in the downtown area. This ordinance would prohibit long-term parking or storage of vehicles on municipal properties. This ordinance would also prohibit parking covered or tarped vehicles in and Downtown City-owned off-street parking areas. The parking spaces along Auburn Road will not be covered by this ordinance because they are covered under another ordinance.

Moved by Verbeke, Seconded by Ferguson.

RESOLVED: To accept the First Reading of an Ordinance to amend Section 70-361. - Parking offenses; fines, of Article VII – Stopping, Standing, and Parking of Chapter 70- Traffic and Vehicles, of the Auburn Hills City Code and Set for Public Hearing and Second Reading / Adoption at the Meeting of November 11, 2024.

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

No: None

Resolution No. 24.10.160 **Motion Carried (6 - 0)**

9b. Public Hearing/Motion – To adopt the 2025 Budget and 2024 Millage Rates.

Mr. Vittone presented the 2025 Budget and 2024 Millage Rates and explained that this item has been thoroughly discussed at the past workshops. It was shared that a utility rate increase of 1% in water and a 5% increase in sewer for 2025 is due to the anticipated debt passed from Oakland County for regional projects and capital improvements. The 5% sewer rate increase is anticipated yearly through 2027 then the city expects to reduce the annual increase to 3%. The full budget can be viewed at the City Clerk's Office.

Mayor Marzolf opened the Public Hearing at 7:52 PM.
Hearing no public comment, the Mayor closed the Public Hearing at 7:53 PM.

Ms. Verbeke thanked staff for listening to the feedback regarding the road project that was discussed during the workshop. She feels the city is being fiscally responsible.

Moved by Fletcher, Seconded by Knight.

RESOLVED: To accept and adopt the proposed 2025 budget for the City and to approve the proposed millage rates for the City and Library for the 2024 tax year.

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

No: None

Resolution No. 24.10.161 **Motion Carried (6 - 0)**

9c. Motion – To award the 2025 Fieldstone Golf Club bunker renovation project to Midwest Golf Development, Inc.

Mr. Hierlihy presented the bunker renovation project for Fieldstone Golf Club. He stated that the life expectancy of a sand bunker is 10-15 years, and the current bunkers are over 25 years old and showing signs of deterioration. This project is budgeted in the 2025 Fieldstone Golf Club operating budget. It was shared that the City has not worked with Midwest Golf Development in the past but the referral check came back with stellar reviews. The timing of the project will take place prior to the opening in the Spring of 2025.

Moved by Hawkins, Seconded by Ferguson.

RESOLVED: To award the 2025 Fieldstone Golf Club Bunker Renovation to Midwest Golf Development Inc., dba Golf Creations in an amount not to exceed $723,200.00. Furthermore, to authorize the City Manager to convey acceptance by purchase order.

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

No: None

Resolution No. 24.10.162 **Motion Carried (6 - 0)**

9d. Motion – To authorize the design scope of services for the Library and Fieldstone Golf Course dredging projects.

Mr. Wisser presented the need to dredge the Fieldstone Golf Course Pond and the Library retention basins. These key storm water management areas are part of the City's capital improvement plan and will be restored to the original design capacity.

Moved by Knight, Seconded by Fletcher.

RESOLVED: To authorize the design scope of services for the Fieldstone Golf Course and Library dredging projects, approving OHM Advisors' engineering services for a not-to-exceed cost of $75,000 and G2 Consulting's geotechnical services for an estimated cost of $7,270.

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

No: None

Resolution No. 24.10.163 **Motion Carried (6 - 0)**

9e. Motion – To approve the Scope of Engineering and Design Services for the Birchfield and Patrick Henry Utility and Road Improvements.

Mr. Deman shared design scope of services for the Birchfield and Patrick Henry Utility and Road projects. He stated that the preliminary design will begin soon with construction to begin in early Spring of 2025. The sewer lines along Birchfield Road will need to be upsized due to capacity issues.

Moved by Ferguson, Seconded by Fletcher.

RESOLVED: To approve OHM Advisors Scope of Design Services for the Birchfield and Patrick Henry Project in the amount of $210K, and to approve G2 Consulting's Estimate of $20K. Also to approve the budget amendments as stated in the memo.

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

No: None

Resolution No. 24.10.164 **Motion Carried (6 - 0)**

10. COMMENTS AND MOTIONS FROM COUNCIL

Mr. Knight sought clarification on the development taking place on Five Points Drive. Mr. Tanghe stated that it is moving slowly.

Ms. Verbeke thanked the Chamber of Commerce for the Taste of Auburn Hills event. She discussed the possibility of adding an Emergency Management Workshop so that City Council can be educated on what to do in case of an emergency.

Dr. Fletcher commented that a resident shared their delight with the downtown area.

Mr. Ferguson shared that a ribbon cutting took place at O Grizzy's Bar & Bistro and looks forward to visiting there again.

Mr. Hawkins stated that we are a fortunate community with all our restaurants within our city. He also commented on the South Blvd water main project, and it is going well.

Mayor Marzolf invited residents to the Spooktacular event taking place in the downtown area.

11. CITY ATTORNEY REPORT

12. CITY MANAGER REPORT

Mr. Tanghe congratulated Moceri Companies for completing their final phase of the Parkways Development. He shared that there was a ribbon cutting of the new GM facility, more details will be shared in the Inside Auburn Hills blog. The DDA and Chamber of Commerce will be co-hosting a lunch and learn in the Fountain Circle Clubhouse on November 19th and will review all that is taking place in the downtown area. He shared his condolences to Mayor Brian Barnett of Rochester Hills and his brother Orion Township Supervisor Chris Barnett on the loss of their mother.

13. CITY CLERK'S REPORT

Ms. Pierce presented the various voting options residents have for the General Election taking place on November 5, 2024.

14. ADJOURNMENT

The meeting adjourned at 8:32 PM.

Brain W. Marzolf, Mayor

Laura M. Pierce, City Clerk

ATTACHMENT A

RESOLUTION:

WHEREAS, Section 4.23 of the Auburn Hills Charter states that "The City Council shall select annually one or more depositories in which funds of the City shall be deposited" and

WHEREAS, Section 7.0 of the City of Auburn Hills Investment Policy states that "The City Treasurer/Finance Director shall maintain a listing of financial institutions and brokers/ dealers authorized to provide investment services," approved annually by City Council for investment and depository purposes, and

WHEREAS, the currently approved list of legal depositories has expired,

NOW THEREFORE BE IT RESOLVED, that the Auburn Hills City Council approve the following financial institutions as legal depositories for all public monies effective to December 31st, 2025.

JP Morgan Chase Bank NA	CIBC Bank USA	Cornerstone Community Financial CU
Credit Union ONE	Fifth Third Bank, N.A.	Genisys CU
Mercantile Bank	Oxford Bank	Michigan Schools and Government CU
PNC Bank, National Association	Wells Fargo Bank, N.A.	

Below a score of 40 but above 30:

Bank of America, N.A.	***Comerica Bank***	First Merchants Bank
PARDA Federal Credit Union	Huntington National Bank	

ATTACHMENT B

RESOLUTION:

WHEREAS, Section 7.0 of the City of Auburn Hills Investment Policy states that "The City Treasurer/Finance Director shall maintain a listing of financial institutions and broker/dealers authorized to provide investment services," approved annually by City Council for investment and depository purposes,

NOW THEREFORE BE IT RESOLVED, that the Auburn Hills City Council approve the attached brokers/dealers as legal pass-through agents for all public monies effective to December 31, 2025.

Insight Investment
Broker Dealer List
Prepared for City of Auburn Hills
October 10, 2024

Primary dealers or affiliated firms	Non-primary dealer firms
Barclays Capital	ANZ Securities
BMO Capital Markets	Credit Agricole Securities (USA)
BNP Paribas Securities	FHN Financial Securities
BofA Securities	Insperex
Cantor Fitzgerald & Co.	Keybanc Capital Markets
Citigroup Global Markets	MUFG Securities Americas
Daiwa Capital Markets America	Oppenheimer & Co.
Deutsche Bank Securities	Raymond James & Associates
Goldman Sachs & Co.	Robert W. Baird & Co.
HSBC Securities (USA)	Samuel A. Ramirez & Co.
Jefferies	Scotia Capital (USA)
JP Morgan Securities	SMBC Nikko Securities America
Mizuho Securities USA	Stifel Nicolaus & Co.
Morgan Stanley & Co.	StoneX Financial
NatWest Markets Securities	Truist Securities
Nomura Securities International	US Bancorp Investments
RBC Capital Markets	
Santander US Capital Markets	
SG Americas Securities	
TD Securities (USA)	
UBS Securities	
Wells Fargo Securities	

The approved list of broker/dealers includes affiliates of designated firms and is subject to change without notice.

ATTACHMENT C

CITY OF AUBURN HILLS
RESOLUTION TO ADOPT THE ANNUAL EXEMPTION OPTION AS SET FORTH IN 2011 PUBLIC ACT 152, THE PUBLICLY FUNDED HEALTH INSURANCE CONTRIBUTION ACT

WHEREAS, Public Act 152 of 2011 was passed by the State Legislature and signed by the Governor on September 24, 2011; and

WHEREAS, the Act contains three options for complying with the requirements of the Act; and

WHEREAS, the three options for consideration are as follows:

1) Apply the hard cap (capped dollar amount a local government employer may pay toward an employee's healthcare costs),
2) Adopt by majority vote the 80/20% cost-sharing model,
3) Adopt by a two-thirds vote to opt out of the cost-sharing model as set forth in Public Act 152 of 2011 and revisit it prior to the next plan year; and

WHEREAS, the City of Auburn Hills has elected the Exemption provision of the Act for the 2025 calendar year as its choice for compliance with the Act.

NOW, THEREFORE, BE IT RESOLVED, the City of Auburn Hills City Council elects to comply with the requirements of the Publicly Funded Health Insurance Contribution Act by adopting the annual Exemption option for the medical plan coverage year for the period January 1, 2025 through December 31, 2025.

AYES:	5 (Ferguson, Fletcher, Hawkins, Marzolf, Verbeke)
NAYS:	None
ABSENT:	1 (McDaniel)
ABSTENTIONS:	1 (Knight)

Resolution No. 24.10.158
Enacted October 21, 2024

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

I, the undersigned and duly appointed City Clerk for the City of Auburn Hills, Oakland County, Michigan do hereby certify that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Auburn Hills City Council held on the 21st day of October, 2024.

IN WITNESS WHEREOF, I have hereunto affixed my official signature on this 23rd day of October, 2024.

Laura Pierce, City Clerk

ATTACHMENT D

CITY OF AUBURN HILLS
RESOLUTION TO REDUCE EMPLOYEE CONTRIBUTION COST SHARE FOR MEDICAL AND PRESCRIPTION DRUG PLAN COVERAGE FOR CALENDAR YEAR 2025

WHEREAS, the City of Auburn Hills has elected the Exemption Provision of Public Act 152 of 2011, titled, "The Publicly Funded Health Insurance Contribution Act", for the 2025 calendar year as its choice for compliance with the Act; and,

WHEREAS, the City of Auburn Hills has received a Memorandum of Understanding signed by authorized representatives of city employees represented by Chapter D of AFSCME Local 2720, Police Officers Labor Council representing Patrol, Detectives, and Command Officers, Firefighters represented by IAFF Local 4404, and Non-Union employees; all agreeing to their cost sharing for city provided medical and prescription drug coverage to be 5% during calendar year 2025, as more fully stated therein.

THEREFORE BE IT RESOLVED, the City of Auburn Hills City Council hereby authorizes the City to pay 95% cost sharing of the cost of its covered employees' medical and prescription drug coverage in calendar year 2025 with the employees' cost sharing to be 5% for those employees in Chapter D of AFSCME Local 2720, Police Officers Labor Council representing Patrol, Detectives and Command Officers, Firefighters represented by IAFF Local 4404, and Non-Union Employees; to the extent required by said action.

AYES:	5 (Ferguson, Fletcher, Hawkins, Marzolf, Verbeke)
NAYS:	None
ABSENT:	1 (McDaniel)
ABSTENTIONS:	1 (Knight)

Resolution No. 24.10.159
Enacted October 21, 2024

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

I, the undersigned and duly appointed City Clerk for the City of Auburn Hills, Oakland County, Michigan do hereby certify that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Auburn Hills City Council held on the 21st day of October, 2024.

IN WITNESS WHEREOF, I have hereunto affixed my official signature on this 23rd day of October, 2024.

Laura Pierce, City Clerk

"Not Yet Approved"

CITY OF AUBURN HILLS
TAX INCREMENT FINANCE AUTHORITY MEETING

October 10, 2024

CALL TO ORDER: Vice Chairman Moniz called the meeting to order at 4:00 PM.

ROLL CALL:	Present:	Goodhall, Gudmundsen, Fletcher, Moniz, Eldredge
	Absent:	Waltenspiel, Kneffel, Barash
	Also Present:	Brandon Skopek, Assistant City Manager & TIFA Executive Director; Tim Wisser, Manager of Municipal Properties
	Guests:	None

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

PERSONS WISHING TO BE HEARD

None.

APPROVAL OF MINUTES

A. TIFA Regular Meeting Minutes – September 10, 2024

There was no discussion on the approval of the minutes.

Moved by Mr. Goodhall to approve the TIFA Regular Meeting Minutes from April 9, 2024, as presented.
Seconded by Dr. Fletcher

Yes: Goodhall, Fletcher, Gudmundsen, Moniz, Eldredge
No: None

Motion Carried

CORRESPONDENCE & PRESENTATIONS

None.

CONSENT AGENDA

A. FY 2024 Adopted Budget and YTD Summary – September 30, 2024

RESOLVED: To receive and file the financial report for the period ending September 30, 2024.

Moved by Dr. Eldredge to Approve the Consent Agenda.
Seconded by Mr. Goodhall

Yes: Goodhall, Fletcher, Gudmundsen, Moniz, Eldredge

No: None

Motion carried

UNFINISHED BUSINESS

None.

NEW BUSINESS

A. Thyssenkrupp North America, LLC – Site Improvement Grant Award

Mr. Skopek presented a memo outlining the grant application from thyssenkrupp North America, LLC. This grant application is requesting funding for an updated surveillance system at thysenkrupp's building located on Doris Road. The TIFA Board authorized TIF-B Site Improvement Grant funding for items related to the City's Safe City Initiative. Thyssenkrupp participated in the Safe City Initiative with the Police and Fire departments and one of the recommendations was to install an updated surveillance system. Mr. Skopek added that the Grant Review Committee has met to review the grant application and is recommending approval of a grant award in the amount of $15,553.08.

Moved by Mr. Gudmundsen to award a Site Improvement Grant in the not-to-exceed amount of $15,553.08 to thyssenkrupp North America, LLC for the proposed surveillance system upgrade at their building located at 901 Doris Road, Auburn Hills, Michigan 48326. Funding for this grant award shall be approved by way of a budget amendment, increasing appropriations in the 2024 TIF-B budget by $15,553.08. Furthermore, authorize the Executive Director to execute all necessary documents and verify grant compliance. Approval of grant award shall be contingent upon the execution of a final Grant Agreement that shall be reviewed and approved by the City Attorney.
Seconded by Mr. Goodhall

Yes: Goodhall, Fletcher, Gudmundsen, Moniz, Eldredge
No: None

Motion carried

B. River Woods Park Basketball Hoop Replacement

Mr. Wisser presented a memo outlining the need to replace the basketball hoops at River Woods Park in downtown Auburn Hills due to their age and condition. The Department of Public Works issued an invitation to bid for their replacements. After careful evaluation of the bids, the Department of Public Works recommended Midstates Recreation as the supplier for this contract with a bid of $11,235. This project is included in the 2024 TIF-A budget.

Moved by Dr. Fletcher to authorize the purchase of four BISON brand basketball hoop setups from Midstates Recreation for the not to exceed cost of $11,235.
Seconded by Mr. Gudmundsen.

Yes: Goodhall, Fletcher, Gudmundsen, Moniz, Eldredge
No: None

Motion carried

EXECUTIVE DIRECTOR REPORT

None.

BOARD MEMBER COMMENTS

Mr. Moniz inquired about placing American flags on downtown light poles.

Dr. Eldredge requested an update on the Public Square construction and event planning for the Tree Lighting Ceremony.

Mr. Skopek stated that foundations have been poured for the structures, but the Public Square will not be ready for the Tree Lighting Ceremony as originally planned. Staff is working on a Plan B that would relocate the Tree Lighting Ceremony to Riverside Park.

ANNOUNCEMENT OF NEXT MEETING

The next regularly scheduled TIFA Board of Directors meeting is scheduled for Tuesday, November 12, 2024, at 4:00 p.m. in the Administrative Conference Room in City Hall at 1827 N. Squirrel Road, Auburn Hills, Michigan 48326.

ADJOURNMENT

Moved by Dr. Eldredge to adjourn the TIFA Board meeting.
Seconded by Dr. Fletcher

Yes: Goodhall, Fletcher, Gudmundsen, Moniz, Eldredge
No: None

Motion Carried

The TIFA Board of Directors meeting adjourned at 4:25 p.m.

Steve Goodhall
Secretary of the Board

Brandon Skopek
Assistant City Manager & TIFA Executive Director

"Not Yet Approved"

CITY OF AUBURN HILLS
BROWNFIELD REDEVELOPMENT AUTHORITY MEETING
October 15, 2024

CALL TO ORDER: Mr. Knight called the meeting to order at 6:01 p.m.

ROLL CALL:	Present:	Knight, Schindler, Schaar
	Absent:	Slocum, Hopper
	Also Present:	Stephanie Carroll, Economic Development Manager
	Guests:	Council Member Jack Furgeson and Jenn Gelletly, AKT Peerless

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

PERSONS WISHING TO BE HEARD

Mr. Ferguson introduced himself to the board and stated he had recently been elected to the City Council and was learning about the city's various boards and their roles. He is particularly interested in learning more about Galloway Creek and the work the board has done related to it.

The Board also welcomed Richard Schindler, a newly appointed member. Mr. Knight congratulated Mr. Schindler on the mayor's recent appointment.

APPROVAL OF MINUTES

Item 3a. Brownfield Redevelopment Authority Regular Meeting Minutes – August 20, 2024.

Moved by Mr. Schaar to approve the August 20, 2024, minutes as presented.
Seconded by Mr. Schindler.

Yes: Knight, Schindler and Schaar
No: None

Motion Carried

FINANCIAL REPORT

Item 4a. FY 2024 Adopted Budget and YTD Summary -September 30, 2024.

Ms. Carroll presented the financial report ending September 30, 2024. She stated that over 100% of the budgeted tax increment revenue has been received, and the AHBRA has spent approximately 86% of its budget for FY2024.

Moved by Mr. Knight to receive and file the Brownfield Redevelopment Authority financial report for the period ending September 30, 2024.
Seconded by Mr. Schaar.

Yes: Knight, Schindler and Schaar
No: None

Motion Carried

CORRESPONDENCE AND PRESENTATIONS

Item 5a. Clinton River Sampling Update.

Ms. Napier noted that three (3) quarters of sampling have been done. They have been testing and analyzing the sediment and surface water. One additional quarter remains in the approved proposal. No red flags have come up throughout the testing, but the testing has provided a good baseline for moving forward.

Item 5b. Galloway Creek Update

Ms. Napier reviewed the graphs related to the sediment sampling, and they are all below any clean-up criteria and what is naturally occurring along the sample location areas. While some data has changed over time, all testing has indicated that the metals and other compounds are well within the naturally occurring concentrations. Sampling will continue through the end of 2024, and if the board would like to continue beyond 2024, a proposal can be brought to a future meeting for consideration. Mr. Knight noted the success of the Brownfield Redevelopment Authority over the years. The Board agreed that sampling should continue along Galloway Creek for 2025 and asked Ms. Napier to prepare a proposal for consideration.

Item 5c. 3180 Auburn Road

Ms. Gelletly reported that AKT is working closely with EGLE to finalize the report, and all indications are that we are moving to final closure for the 3180 Auburn Road site. AKT indicated that EGLE viewed the cleanup of this site favorably and didn't expect any delays with the closure approval. The second part of the approval is the deed restriction. City officials will sign and file the paperwork with Oakland County.

UNFINISHED BUSINESS

None

NEW BUSINESS

Item 7a. Proposal to Provide Phase I Environmental Site Assessment (ESA) and Phase II ESA for 3157 Auburn Road (PF-35801)

Ms. Carroll presented a proposal to provide Phase I and Phase II for testing on a property the City is considering purchasing. The property has been vacant for some time, and we know environmental challenges are associated with the property. The city has been advised to conduct due diligence to ensure a better and more in-depth understanding of the property. Ms. Carroll reminded the board that the testing resolves any liabilities related to any contamination on the property. Staff recommends the approval of the proposal in a not-to-exceed amount of $ 19,950.00. Mr. Knight asked where the sampling on the property would be done. Ms. Napier noted that the sample locations would be determined after completing Phase I.

Moved by Mr. Schaar to approve the proposal PF-35801 in the amount of $19,950.00 for Phase I Environmental Site Assessment (ESA) and Phase II ESA activities for Parcel Nos. 02-14-25-351-024, -025, -026, -033, and -035, subject to the city and the seller agreeing on a proposed purchase offer.
Seconded by Mr. Schindler.

Yes: Knight, Schindler and Schaar
No: None

Motion Carried

DIRECTOR UPDATES

Ms. Carroll thanked Mr. Furgeson for attending the meeting this evening. The next meeting is scheduled for November 19. After consulting with AKT, Ms. Carroll will let the Board know whether there will be a meeting.

BOARD MEMBER COMMENTS

None

ADJOURNMENT

There being no objections, the Brownfield Redevelopment Authority Board of Directors meeting adjourned at 7:28 p.m.

Stephanie Carroll
Executive Director

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: NOVEMBER 11, 2024 | **AGENDA ITEM NO 7B**

CITY CLERK'S OFFICE

To: **Mayor and City Council**
From: **Thomas A. Tanghe, City Manager; Laura M. Pierce, City Clerk**
Submitted: **November 7, 2024**
Subject: **Motion – To approve the Proclamation Recognizing the Dedicated Service of Election Inspectors in Auburn Hills.**

INTRODUCTION AND HISTORY

Election Inspectors play a pivotal role in the election process. Election Inspectors are comprised of individuals who work in various capacities which include Precinct Inspectors and Early Voting Inspectors who handle in-person voting, Absentee Voter Counting Board Inspectors responsible for processing the absentee ballots, and Receiving Board Members who review the documentation from the Precincts and Counting Board.

Many of these dedicated individuals have served the City of Auburn Hills for years. These inspectors, along with our newer inspectors, ensured that the election was conducted fairly, securely, and transparently. Our Election Inspectors faced a long fifteen-hour day with many also working the nine days of early voting.

These committed individuals deserve special recognition for their outstanding work and dedication in successfully administering this election.

STAFF RECOMMENDATION

To approve the attached proclamation recognizing the dedicated City of Auburn Hills Election Inspectors.

MOTION

Move to approve the Proclamation Recognizing the Dedicated Service of Election Inspectors in Auburn Hills.

I CONCUR: Thomas A. Tanghe

THOMAS A. TANGHE, CITY MANAGER

AUBURN HILLS

PROCLAMATION

PROCLAMATION RECOGNIZING THE DEDICATED SERVICE OF ELECTION INSPECTORS IN AUBURN HILLS

WHEREAS, Election Inspectors, including Precinct Inspectors, Absentee Counting Board Inspectors, and Receiving Board Members, play a critical role in maintaining the efficiency and success of the election; and

WHEREAS, the City of Auburn Hills Election Inspectors dedicate their time, knowledge, and commitment to ensuring the integrity and smooth operation of the election; and

WHEREAS, these individuals uphold the highest standards of accuracy, fairness, and respect while serving the voters of Auburn Hills, enhancing public confidence in our election process; and

WHEREAS, Election Inspectors in Auburn Hills work diligently to manage polling locations, assist voters and process absentee ballots to ensure that all eligible ballots are securely counted and that all required documentation is done accurately; and

WHEREAS, their contributions are instrumental in fostering trust in our elections and promoting civic engagement within the Auburn Hills community; and

NOW, THEREFORE, BE IT RESOLVED that the Auburn Hills City Council formally recognizes and extends its heartfelt appreciation to each Election Inspector, Absentee Counting Board Inspector, and Receiving Board Member for their essential role and unwavering commitment to protecting the integrity of our elections.

Hereby presented on this 11th day of November, 2024, on behalf of the Auburn Hills City Council.

_____

Brian W. Marzolf, Mayor

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: NOVEMBER 11, 2024 **AGENDA ITEM NO 7C**

DEPARTMENT OF PUBLIC WORKS

To: **Mayor and City Council**
From: **Thomas A. Tanghe, City Manager; Jason Deman, Manager of Public Utilities**
Submitted: **November 6, 2024**
Subject: **Motion – To Award the 1500 University Water Main Construction Contract**

INTRODUCTION AND HISTORY

Oakland University recently purchased the property at 1500 University and have worked on performing upgrades and improvements to the building. Most notably to us, the addition of a fire line and sprinkler system was added to the building operation. Since this property is served by only one dead-end water main, The City was trying to plan for a loop to be added between this property and the adjacent property at 1227 Centre. This will lessen the reliance on the single watermain and give backup service options to this property and other properties on University and on Centre.

This water connection or "loop" has been on our radar for a few years, waiting for the right time to implement. The OU purchase and subsequent site and building improvement activities have moved this project closer to implementation. Like mentioned above, this water main connection will run from 1500 University to 1227 Centre. You can see in the map below the new main that is drawn in turquoise.



The City has vetted 2 current contractors' pricing along with one other bid for comparison, which can be seen in Attachment 1 in the memo. It was close but the edge for the contract goes to Superior Excavating from Auburn Hills. Superior has done a lot of work for the City and surrounding communities, and has a lot of experience with similar underground work. Their cost to construct this project is estimated at $251,427. Along with Superior, we also need the assistance of our engineer OHM Advisors. They will manage the administration of this project for an

estimated $29,000. G2 Consulting will also be helping with soil and material testing on-site for an estimated $5,000. The breakdown in planned construction costs can be viewed in Attachment 2. Additionally, there are in process design costs from OHM ($24,900), G2 ($4,275), and Oakland Country Water Resources ($230) that are adding to the full project cost. This breakdown of all project expenses can be viewed in the table below.

WORK	FIRM	ESTIMATED TOTAL $
Plan design	OHM	$24,900
Soil testing	G2 Consulting	$4,275
Soil erosion permit	OCWRC	$230
Construction	Superior Excavating	$251,427
Construction services	OHM	$29,000
Material testing	G2	$5,000
TOTAL		**$314,832**

Since there is only a $100,000 placeholder amount in the water and sewer capital budget, we will need an increase in the budget of $214,832 to cover all expenditures. That being said, and because these properties and all other properties affected by this connection are in TIF District B, we hope to receive full funding for all project costs from the TIFA Board at their next meeting on November 12, 2024. This funding would completely relieve the financial burden to the Water fund for this project.

STAFF RECOMMENDATION

Since this connection helps the water system in the area and multiple properties, staff agrees with pursuing the project. Staff recommends moving forward with Superior Excavating, OHM Advisors, and G2 Consulting to get the work completed. Staff also recommends the increase in budget for the water fund in the amount of $214,832 to the GL 592.536.971.002, which is where the project will be expended from.

ATTACHMENTS

Attachment 1 – Bid tab for project
Attachment 2 – OHM cost breakdown memo

MOTION

Move to award the Water Main Construction Contract to Superior Excavating, construction services to OHM, and material testing services to G2 Consulting. In Addition, move to amend GL 592.536.971.002 in the amount of $214,832. The funding of this project is subject to approval from the TIFA Board.

I CONCUR: Thomas A. Tanghe

THOMAS A. TANGHE, CITY MANAGER

Tabulation of Qoutes Received on 10/08/2024
OU W Campus Water Main Loop
City of Auburn Hills , Oakland County, Michigan
OHM Job Nos.: 0120-24-0310

Superior Excavating, Inc.
2420 Auburn Rd
Auburn Hills, MI 48326
Phone: (248) 853-7075

DVM Utilities, Inc.
6045 Sims Dr #2
Sterling Heights, MI, 48313
Phone: (248) 249-4671

F.H. Paschen, S.N. Nielsen & Associates LLC
407 E Fort Street, Suite 500
Detroit, MI, 48226
Phone: (313) 739-2121

Item No.	Description	Estimated Quantity		Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
	OU W Campus WM Loop								
1)	Mobilization, Max	1.00	LSUM	$5,800.00	$5,800.00	-	$13,990.55	-	$13,324.86
2)	Curb and Gutter, Rem	25.00	Ft	$23.00	$575.00	$9.00	$225.00	$6.31	$157.75
3)	Pavt, Rem, Modified	363.00	Syd	$20.00	$7,260.00	$9.00	$3,267.00	$6.32	$2,294.16
4)	Erosion Control, Silt Fence, OCWRC	335.00	Ft	$4.25	$1,423.75	$4.00	$1,340.00	$1.75	$586.25
5)	Erosion Control, Inlet Protection, Fabric Drop, OCWRC	5.00	Ea	$150.00	$750.00	$100.00	$500.00	$87.16	$435.80
6)	Project Cleanup	1.00	LSUM	$4,100.00	$4,100.00	$2,000.00	$2,000.00	$12,000.00	$12,000.00
7)	Aggregate Base, 8 inch, Modified	395.00	Syd	$19.00	$7,505.00	$27.00	$10,665.00	$15.96	$6,304.20
8)	Maintenance Gravel, Modified	100.00	Ton	$27.00	$2,700.00	$22.00	$2,200.00	$32.59	$3,259.00
9)	Sewer, Cl IV, 15 inch, Tr Det B	40.00	Ft	$95.00	$3,800.00	$50.00	$2,000.00	$93.95	$3,758.00
10)	Hand Patching	196.00	Ton	$275.00	$53,900.00	$269.00	$52,724.00	$212.00	$41,552.00
11)	Curb and Gutter, Conc, Match Existing	26.00	Ft	$41.00	$1,066.00	$45.00	$1,170.00	$22.00	$572.00
12)	Pavt Mrkg, Polyurea, 4 inch, Yellow	300.00	Ft	$3.70	$1,110.00	$2.00	$600.00	$1.00	$300.00
13)	Pavt Mrkg, Polyurea, 6 inch, White	150.00	Ft	$5.75	$862.50	$2.00	$300.00	$1.20	$180.00
14)	Minor Traf Devices	1.00	LSUM	$1,500.00	$1,500.00	$2,000.00	$2,000.00	$24,000.00	$24,000.00
15)	Water Main, 6 inch, Cut and Plug	2.00	Ea	$1,200.00	$2,400.00	-	-	-	-
16)	Water Main, DI, 8 inch, Directional Drill	210.00	Ft	$325.00	$68,250.00	$457.00	$95,970.00	$293.00	$61,530.00
17)	Water Main, DI, 8 inch, Open Cut	175.00	Ft	$295.00	$51,625.00	$142.00	$24,850.00	$164.00	$28,700.00
18)	Boring Pit	2.00	Ea	$4,100.00	$8,200.00	$3,000.00	$6,000.00	$8,000.00	$16,000.00
19)	Connect to Existing Water Main	4.00	Ea	$5,000.00	$20,000.00	$12,500.00	$50,000.00	$10,782.00	$43,128.00
20)	Gate Valve and Well, 8 inch, AH	1.00	Ea	$8,000.00	$8,000.00	$10,300.00	$10,300.00	$7,040.00	$7,040.00
21)	Water Main, Abandon with Flowable Fill	1.00	LSUM	$600.00	$600.00	$2,000.00	$2,000.00	$3,000.00	$3,000.00
22)	Crew Days	$780.00	Cday	$15.00	$11,700.00	15.00	$11,700.00	$15.00	$11,700.00
	TOTAL BID AMOUNT (Items 1-22):				**$263,127.25**		**$293,801.55**		**$279,822.02**

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memorandum

Date: October 28, 2024

To: Jason Deman, Manager of Public Utilities
Stephen Baldante, Director of Public Works
cc: Hannah Driesenga, OHM
From: Tim Juidici

Re: 2024 OU West Campus Water Main Loop Budget Breakdown

As you are aware, quotes were received for the 2024 OU West Campus Water Main Loop project on October 8, 2024. The following table summarizes the anticipated project cost breakdown:

	Construction Contract	CE/CA Services	Crew Days (Observation)	Testing Services	**Total**
OU West Campus Water Main Loop Total	$251,427	$17,300	$11,700	$5,000	**$285,427**

Feel free to contact me if you have any questions or need additional information regarding this project.

OHM Advisors®
2365 PONTIAC RD, SUITE 201
AUBURN HILLS, MICHIGAN 48326
T 248.751.3100
F 248.287.4201
OHM-Advisors.com

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: NOVEMBER 11, 2024 | **AGENDA ITEM NO 7D**

CITY MANAGER'S OFFICE

To: **Mayor and City Council**
From: **Thomas A. Tanghe, City Manager; Andrew Hagge, Assistant to the City Manager**
Submitted: **November 5, 2024**
Subject: **Motion – To approve the reallocation of remaining ARPA funds to support road infrastructure in 2024.**

INTRODUCTION AND HISTORY

As a result of the American Rescue Plan Act (ARPA) in 2021, the City of Auburn Hills was granted approximately $2.6 million in federal funds. The City of Auburn Hills allocated $80,000 of ARPA funding to support Neighborhood House's service delivery to Auburn Hills residents. The remaining ARPA funding was allocated to support the parking structure expansion project.

The guidelines of ARPA, however, state that all ARPA funding must be spent by December 31, 2026. The Webster development, currently under construction, shares the same staging area as the parking structure expansion project. For that reason, the parking structure expansion project can only begin once the development of The Webster is complete. Because of delays with the construction of The Webster and the upcoming ARPA deadline in 2026, it is necessary to reallocate the Auburn Hills' ARPA funds toward a different project to avoid having unspent ARPA funds beyond December 31, 2026.

As of November 2024, the city has $2,262,267.37 remaining in unspent ARPA funds. Additionally, the city has multiple, ongoing road projects in 2024 which carry a cost that exceeds the amount of remaining ARPA funds. Therefore, city staff recommends that the remaining ARPA funds go toward road infrastructure projects in 2024.

STAFF RECOMMENDATION

City staff recommends approval of the reallocation of the $2,262,267.37 in remaining ARPA funds from the Parking Structure Expansion project to road infrastructure projects in 2024.

MOTION

Move to approve the reallocation of remaining American Rescue Plan Act funds to support road infrastructure projects in 2024.

I CONCUR: Thomas A. Tanghe

THOMAS A. TANGHE, CITY MANAGER

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: NOVEMBER 11, 2024 **AGENDA ITEM NO 7E**

RECREATION AND SENIOR SERVICES

To: **Mayor and City Council**
From: **Thomas A. Tanghe, City Manager; Karen S Adcock, Director Recreation & Senior Services**
Submitted: **November 5, 2024**
Subject: **Motion – Amend General Fund Recreation Department Revenue and Expense for Tree Lighting Donation**

INTRODUCTION AND HISTORY

The City has been granted a generous donation of $2,500 from Stellantis for this year's Tree Lighting Ceremony. The spirit of the donation is to elevate the experience for our attendees beyond our usual plans. After thoughtful deliberation, staff will be utilizing the funds for special giveaways. The donation was receipted to the 2024 Recreation Department budget. Because this donation was not budgeted, an amendment increasing revenues and an amendment increasing expenses for the subsequent expense of the donated funds is required.

STAFF RECOMMENDATION

Staff recommend amending the Recreation Department budget's revenue and expense to increase both by $2,500 to reflect the contribution for the additional 2024 tree lighting event activities and the subsequent expense of the donated funds.

MOTION

Move to amend the 2024 General Fund Recreation Department budget by increasing revenues by $2,500 to reflect donated funds and increase appropriations by $2,500 to reflect the subsequent expense of the donated funds.

I CONCUR: Thomas A. Tanghe

THOMAS A. TANGHE, CITY MANAGER

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: NOVEMBER 4, 2024 **AGENDA ITEM NO 7F**

RECREATION AND SENIOR SERVICES

To: **Mayor and City Council**

From: **Thomas A. Tanghe, City Manager; Karen S. Adcock, Director Recreation and Senior Services**

Submitted: **November 5, 2024**

Subject: **Motion – Approval for CDBG Snow Service Contract**

INTRODUCTION AND HISTORY

The Snow Removal Service Program is part of the Community Development Block Grant Program (CDBG), which is federally funded by Housing Urban Development (HUD) and Oakland County Neighborhood and Housing Development and administrated through the Recreation and Senior Services Department.

This program is for income-eligible senior citizens ages 65 or older and disabled homeowners who need assistance with snow removal. Homeowners must reside in their homes through the winter season. Snow removal occurs when there is 3" or more of new fallen snow. For the purposes of this program, snow removal consists of the primary driveway, walkway, and city sidewalk adjacent to the property.

On September 17, 2024, staff posted on the Michigan Intra-Governmental Trade Network (MITN) an Invitation To Bid (ITB) for the snow removal service program. The bid opening deadline was October 1, 2024, and one bid was received. Per program guidelines, we are expected to obtain at least one more quote if possible. We did reach out to our lawn contractor, who had previously provided snow removal for a couple of years, and he declined due to family and work commitments and the inability to predict snowfall. Recreation and Senior Services staff called a couple of other snow removal contractors but never received a return call.

Over the last few years, we have discovered that most snow removal contractors want a seasonal contract versus a per-service (push) contract. HUD requires us to pay per unit for services.

Staff informed Oakland County we were not able to obtain additional quotes. Oakland County instructed staff to document our efforts and recommended we proceed with the contractor who submitted the bid.

Company Name	Address	Total Bid Amount
C-Care Lawn Services	1950 S. Rochester Rd., Rochester Hills	$24,990
S & H Lawn & Snow LLC	3124 Lincolnview, Auburn Hills	Declined to bid

C-Care Lawn Services was the sole bidder and was the selected snow contractor last winter. He was responsive and addressed any concerns professionally. C-Care Lawn Services' bid is based on a maximum of fourteen snow events. It is important to note that while the bid is within the $25,000 administrative approval threshold based on the City's Purchasing Policy for contracted services, staff felt it was prudent to bring this forward for the City Council's approval in the event the contractor exceeds the maximum bid amount.

STAFF RECOMMENDATION

Staff is recommending the award of the Snow Removal Service Program Contract C-Care Lawn in the amount of $24,900 following CDBG procurement and Public Service contract guidelines.

MOTION

Move to award of the CDBG Snow Removal Service Program contract to C-Carre Lawn in the amount of $24,990 following CDBG procurement and Public Service contract guidelines.

I CONCUR: Thomas A. Tanghe

THOMAS A. TANGHE, CITY MANAGER

SNOW REMOVAL SERVICES BID FOR CDBG PROGRAM

BID: **ITB- SNOW REMOVAL 2024-2025 SERVICE BID #01**
SNOW REMOVAL SERVICES FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) YARD SERVICE PROGRAM

ITEM: **SNOW REMOVAL SERVICES FOR ELIGIBLE RESIDENTS ENROLLED IN THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) YARD SERVICE PROGRAM**

DEADLINE**:** **Tuesday, October 1, 2024 @ 9:00am.**

BID OPENING DATE, TIME & LOCATION:
Tuesday, October 1, 2024 @ 9:00am. CITY OF AUBURN HILLS CLERK'S OFFICE

1. Sealed bids to receive consideration shall be received prior to the specified time of opening as designated on the bid form. **NO LATE BIDS WILL BE ACCEPTED.** Electronic and/or paper bids will be accepted. Electronic bids are received sealed and will be opened at the time and date of bid opening. Paper bids are considered received when received and date stamped by the office of the City Clerk. Envelopes are to be clearly marked **ITB- SNOW REMOVAL 2024-2025 SERVICE BID #01 SNOW REMOVAL SERVICES FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) YARD SERVICE PROGRAM.** Sealed bids should be submitted to the office of the City Clerk at 1827 N. Squirrel Road, Auburn Hills, Michigan 48326.

2. The bid will be for residential snow removal services for City of Auburn Hills residents participating in the Community Development Block Grant Yard Service program, hereafter referred to as CDBG Yard Service Program. Specifications are listed in this bid proposal found within this document and on file in the office of the City Clerk.

3. All bids shall be opened publicly at the date and time specified. Each bid will be recorded together with the name of the bidder. Bids shall be opened in accordance with the Purchasing Ordinance and the requirements of this notice to be deemed "responsive".

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

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

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

7. All bids submitted must be on the City of Auburn Hills bid proposal forms. Bids must include Forms #1, #2, #3, #4, and #5 to be considered. **DO NOT INCLUDE ANY OTHER PAPERWORK**. If more than one bid is submitted, a separate bid proposal form must be used for each. Forms are found elsewhere in this document or obtainable at the City of Auburn Hills Clerk's Department or on the MITN (Michigan Intergovernmental Trade Network) website at www.mitn.info.

8. **DO NOT INCLUDE ADDITONAL DOCUMENTS, BROCHURES, ETC. SUBMITTED BIDS THAT INCLUDE NON-CONFORMING DOCUMENTS WILL BE DISCARDED.**

9. **All questions concerning this document should be directed to:**
City of Auburn Hills Program Coordinator, Recreation and Senior Services: Renee Ries, rries@auburnhills.org or 248-270-9353 during business hours of 10:00 am-3:00 pm, Monday-Friday. Deadline for questions is Monday, September 30, 2024, at 5:00pm.

10. Municipalities are exempt from Michigan State Sales and Federal Excise taxes. Do not include such taxes in the proposal figure. The City will furnish the successful bidder(s) with tax exemption certificates when requested.

11. VENDOR CHANGES OR ALTERATIONS TO BID DOCUMENTS INCLUDING SPECIFICATIONS MAY RESULT IN A BID BEING CONSIDERED NON-RESPONSIVE. The only authorized vendor changes to a bid document will be in the areas provided for a bidder's response, including the "Exceptions" section of the bid proposal. If a change or alteration to the documents is undetected and the bidder is awarded a contract, the original terms, conditions, and specifications in the Authorized Version of the bid document will be applicable during the term of the contract. The City of Auburn Hills shall accept NO CHANGES to the bid document made by the Vendor unless those changes are set out in the "Exceptions" provision of the Authorized Version of the bid document. It is the Vendor's responsibility to acquire knowledge of any changes, modifications or additions to the Authorized Version of the bid document.

    Any Vendor who submits a bid and later claims it had no knowledge of any changes, modifications or additions made by the City of Auburn Hills to the Authorized Version of the bid document, shall be bound by the bid, including any changes, modifications or additions to the Authorized Version. If a bid is awarded to a Vendor who claims that it had no knowledge of changes, modifications or additions made by the City of Auburn Hills to the Authorized Version of the bid, and that Vendor fails to accept the bid award, the City of Auburn Hills may pursue costs and expenses to re-bid the item from that Vendor. The Authorized Version of the bid document shall be that bid document appearing on the MITN System with any amendments and updates.

    The City of Auburn Hills officially distributes bid documents from the Department soliciting the bid, the Clerk's Office and/or through the Michigan Intergovernmental Trade Network (MITN) Website. Copies of bid documents obtained from any other source are not considered official copies. Only those vendors who obtain bid documents from either the Department publishing the request or the MITN system are guaranteed access to receive addendum information, if such information is issued. If you obtained this document from a source other than the sources indicated, it is recommended that you register on the MITN site, www.mitn.info, and obtain an official copy.

12. " A successful bidder furnishing labor on behalf of a City of Auburn Hills project does agree to meet the insurance requirements of the City of Auburn Hills as set forth in the attached Insurance Requirements of City of Auburn Hills document and agrees to have its workers covered by liability insurance, Workers Compensation, automobile insurance and other required insurance and furnish a certificate of insurance showing the required insurance coverage to the City of Auburn Hills within 5 days of a verbal request. The "Company Representative" does warrant that by signing the bid document, the "additional insured endorsement" will be included in the Insurance Coverage supplied to the City as part of the specified requirements."

13. To the fullest extent permitted by law, the successful bidder(s) agrees to defend, pay on behalf of, indemnify, and hold harmless the City of Auburn Hills and Neighborhood & Housing Development Division Health and Human Services Oakland County, and their elected and appointed officials, employees, and volunteers and others working on behalf of the City of Auburn Hills and Oakland County from and against any and all claims, demands, suits, or loss, including all costs and attorney fees connected therewith, and for any damages which may be asserted, claimed or recovered against or from the City of Auburn Hills and Oakland County, its elected and appointed officials, employees, volunteers or others working on behalf of the City of Auburn Hills and Oakland County, by reason of personal injury, including bodily injury or death and/or property damage, including loss of use thereof, which arises out of or is in any way connected or associated with this contract. The successful bidder agrees to sign and execute a Hold Harmless Agreement in the general form shown on Attachment A.

14. To the extent permitted by law, the City of Auburn Hills and the successful bidder waive all rights against each other and any of their subcontractors, sub-subcontractors, agents and employees, and the architect, architect's consultants, separate contractors, if any, and any of their subcontracts, subcontractors, sub-subcontractors, agents and employees, for damages caused by fire or other perils to the extent covered by property insurance obtained pursuant to this agreement or other property insurance applicable to the work. The policies shall provide such waivers of subrogation by endorsement or otherwise. A waiver of subrogation shall be effective as to a person or entity even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, did not pay the insurance

premium directly or indirectly, and whether or not the person or entity had an insurable interest in the property damaged for this contract.

15. All bidders are held to bid prices for 60 days or bid award, whichever comes first, except the successful bidder(s) whose prices shall remain firm for the entire contract period.

INSURANCE REQUIREMENTS

The awarded bidder furnishing labor for **the Community Development Block Grant (CDBG) Yard Services Program** agrees to hold the City of Auburn Hills and Oakland County harmless from liability loss and will maintain minimum coverage outline below.

SEE COMPLETE REQUIREMENTS FOUND ELSEWHERE IN BID DOCUMENT

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

Additionally, the City of Auburn Hills and Neighborhood & Housing Development Division Health and Human Services Oakland County will be named as additionally insured. Thirty days written notice of cancellation/reduction material change will be provided. All documents will be forwarded to the City of Auburn Hills, Department of Recreation and Senior Services, 1827 N Squirrel, Auburn Hills, MI 48326.

Further, the contractor will provide updated certificates annually prior to the policies expiration dates, to indicate that the policies and conditions required hereunder are in full force and effect during the life of this contract. If any of the above coverages expires during the term of this contract, the contractor shall deliver renewal certificates and/or policies to the City of Auburn Hills Department of Recreation and Senior Services at least ten (10) days prior to the expiration date.

ESTIMATED QUANTITIES:

Estimated numbers stated are approximate and not guaranteed and will be used for award purposes only. It is assumed that the services required will be dependent upon the number of qualified applicants. Approximately 30-35 residents have qualified and participated in the snow removal service program in the past. Due to the nature of this program, the number of homeowners may change throughout the term of the contract.

SITE INSPECTION:

We do not provide addresses prior to the awarding of the bid for confidentiality purposes. Lists are provided to the contractor performing the service. All sites are in the City of Auburn Hills. Snow removal will occur on both Mobile Home and Residential driveways, primary homeowner's walkways, and city sidewalks in front of homes if applicable.

AWARD:

The evaluation and award of this bid shall be a combination of factors including but not limited to the following: bid price, prior residential snow removal experience, professional competence, equipment fleet, references, the correlation of the proposal submitted to the needs of the City of Auburn Hills, and any other factors considered to be in the City of Auburn Hill's best interest. The City reserves the right to award this bid to the lowest qualified acceptable bidder(s) meeting specifications for each proposal according to CDBG guidelines or to combine proposals, whatever is in the City's best interest; to reject low bids which have major deviations from specifications, and to accept a higher bid which has only minor deviations.

If any awarded bidder has not responded to requests for service under the terms of the contract, the City of Auburn Hills reserves the right to consider that bidder in default of contract, and to award a contract to the next lowest reasonable qualified bidder(s) if they are mutually agreeable to extending the bid price received at the time of the bid opening.

SUBCONTRACTORS:
No subcontracting is permitted without the express written permission of the City of Auburn Hills.

PURCHASE ORDER & CDBG PUBLIC SERVICE CONTRACT:
After the City Manager and/or designee has approved the award recommendation and the contractor(s) has submitted their insurance as specified; the successful bidder(s) will receive a purchase order issued from the City of Auburn Hills, which will create a bilateral contract between the City of Auburn Hills and the successful bidder. The purchase order shall commit the bidder to fulfil the contract in accordance with specifications. A CDBG Public Service Contract document will be issued outlining the specific federal, state and county specifications in relationship to HUD funded programs. The successful bidder shall be an independent contractor for the City and shall not be an employee of the city.

CONTRACT DURATION & RECORD RETENTION:
Contract duration shall be November 1, 2024, through March 31, 2025, or until funds are depleted. Specific start and end dates to be determined by city and as funding is available. The contractor will maintain all records for no less than four (4) years after the City of Auburn Hills makes final payment and all pending matters are closed. Access to the financial records pertaining to CDBG funds must be provided to the City of Auburn Hills auditors and/or Oakland County Audit Division.

CONTRACT TERMINATION:
The City of Auburn Hills shall reserve the right to terminate the contract upon 15 days written notice due to poor performance, and the City reserves the right to terminate the contract upon 30 days written notice for any or no reason. The City of Auburn Hills Director of Recreation and Senior Services or designated representative will be solely responsible for determining acceptable performance levels. His/her decision will be deemed in the City of Auburn Hills's best interest and will be final.

DOWN PAYMENTS OR PREPAYMENTS:
Any bid received which requires a down payment or prepayment of any kind prior to performance of the service required and acceptance, as being in conformance with specifications, will not be considered for award.

PAYMENT TERMS:
The City will pay only for the actual number of homes serviced. The successful contractor will provide an invoice with a non-reoccurring invoice number along with a schedule showing the date and address that was serviced after each plow. The City of Auburn Hills will verify that all work was completed satisfactorily before any invoice is paid. Contractor recognizes payments may take up to 30 days from receiving date of both invoices.

SERVICE DESCRIPTION:
- The city will provide Contractor with a list of participants that includes name, address, and phone number at the time of the contract signing. Updated participant lists will be provided as needed.
- Snow removal service will occur when there is a minimum of 2" of new fallen snow or at the request of city personnel.
- Contractor will remove snow from the homeowner's primary driveway, one walkway, and city sidewalk in front of the residence if applicable using acceptable industry standards. Contractor is NOT required to clear snow from porches and/or decks.
- Contractor will use snow blower and/or shovel on walkway.
- Contractor will not move snow to a location that will prevent the homeowner(s) and/or neighbors, access to their property or egress to street(s)
- Snow removal service to occur during the daytime hours as not to disturb residents. Any deviation from the stated times must receive prior approval from city personnel.
- Contractor must be available to provide snow removal service seven (7) days a week including holidays.

ADDITIONAL INFORMATION:

- Contractor must have a minimum of two (2) years' experience in providing residential snow removal service to multiple individual clients. Multiple is defined as no less than 20 individual clients. **Apartment complexes, parking lots, roads or other mass space plowing does not qualify as providing snow removal services to an individual. Listing such as experience may disqualify bid.**
- Contractors will also meet the enclosed insurance requirements. All insurance certificates shall be submitted at the time the contract is awarded.
- Businesses owned by women or minorities are strongly encouraged to apply.
- The City reserves the right to cancel either one of the proposals or cancel the entire contract if funding is not approved.
- Contractor and its employees understand that participant addresses, and phone numbers are not for public notice and or solicitation purposes.
- Contractor and/or its employees will not solicit money for any services rendered associated with this contract.
- Change Orders – The city reserves the right to make changes from time to time in the character of the work and the length of the project, as may be necessary to ensure the completion of the work in the most satisfactory manner.
- No extra work shall be performed without written authorization and an addendum to the original contract from the city.
- Contractor shall be responsible for operating all equipment in a safe and prudent manner to prevent any injury or damage to persons or property.
- Response Time – All requests for service from city personnels hall be handled as an urgent request. Phone messages shall be responded to within four (4) hours or sooner. The client shall be provided with a single source contact as project manager who will be responsible for handling all requests. The contractor shall provide the name of this individual along with the response to this request for qualifications. Also, to be provided to city personnel, cellular and home phone numbers for emergency contact. The contractor may also be requested to furnish two letters from existing clients testifying to the response time to phone calls and service requests.
- Contact Information for Participants: A contact name and phone number shall be provided to the City to pass along to its enrolled participants. All requests for service or concerns are to be addressed in a professional and timely manner.

MAINTENANCE STANDARDS AND REQUIREMENTS:

This maintenance standard has been developed to provide for safe and aesthetically pleasing driveways and walkways.

- Personal Protective Equipment – The contractor and all employees of the contractor shall wear all required Personal Protective Equipment as prescribed by MIOSHA for the work they are performing.
- Work Site Set-up – Roadside warning signs must be placed in accordance to the Michigan Department of Transportation requirements if applicable.
- Plowing
  All equipment used on this job shall have safety guards in place.
  - Accidental Damage – Damage to trees, posts, signs, irrigation components, buildings, roadways, or vehicles within roadways, and scalping of turf, must be reported to the City as soon as is reasonably possible, no later than the end of the work day, during which the damage occurred. Any costs for such damage, including replacement materials, labor, etc., shall be the responsibility of the contractor.
  - Incidental – No snow is to be left on paved surfaces, such as, roadways, driveways, and sidewalks.
  - Deviations – If any deviations from these specifications are required, they must be approved by the Director or a designated representative.

ATTACHMENT A

SAMPLE – DO NOT COMPLETE OR RETURN

HOLD HARMLESS AGREEMENT

As required for approval of the _____,
(Activity)
_____ herein after referred to as _____,
(Name of Company) (Abbreviated Name Form)

agrees to indemnify, defend, and hold harmless the City of Auburn Hill and Oakland County, its officers, agents and employees from any liability, damages, expenses, attorney's fees, causes of action, suits, claims or judgments arising from injury to persons, including death or injury to property which arises out of the act, omission and/or negligence of _____ its agents, or employees in connection
(Abbreviated Name Form)
with or arising out of the _____ provided that nothing herein shall require
(Activity)
_____ to indemnify the City against and/or hold the City harmless
(Abbreviated Name Form)
from claims, demands, or suits based solely upon the negligent conduct of the City, its agents, officers,

and employees.

In the case of the aforementioned actions, omissions, and/or negligence by _____,
(Abbreviated Name Form)
_____shall appear and defend, and (retain attorneys) pay all charges of
(Abbreviated Name Form)
attorneys and shall be responsible for all expenses arising from or incurred in connection therewith, and if any judgment shall be rendered against the City, its officers, agents or employees, or against

_____, the _____shall at its own expense
(Abbreviated Name Form) (Abbreviated Name Form)

satisfy and discharge same.

In addition, _____ agrees to furnish a certificate of insurance showing
(Abbreviated Name Form)
proof of insurance as required by the City of Auburn Hills.

Name of Organization Witnesses

_____

By _____

Dated _____

Insurance Requirements
City of Auburn Hills, Michigan

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

a. General Liability (affording coverage not less than ISO Commercial General Liability coverage form):
   I. Check mark indicating occurrence as opposed to claims made form
   II. Limits of Liability:
   $1,000,000 each occurrence
   $2,000,000 general and products-completed operations aggregates
   III. Personal Injury
   $2,000,000 aggregate

b. Automobile Liability:
   I. Check mark indicating coverage as to any automobile
   II. Certificate must reflect Michigan "No Fault" PIP and PPI statutory coverages are also afforded
   III. Limits of Liability: $1,000,000 combined single limit

c. Commercial Umbrella (Excess) of at least $4,000,000
d. The Contractor shall insure the Contractor's equipment and property and the City and those persons and entities described in section 1(e) herein shall not be liable and/or responsible for any damage to said equipment and/ or property.
e. Description section of ACORD form is to read: It is understood and agreed that the following shall be additional insured: *The City of Auburn Hills, including all elected and appointed officials, all employees and volunteers, all boards, commissions, and/or authorities, including but not limited to the Tax Increment Finance Authority, Brownfield Redevelopment Authority and the Downtown Development Authority, and their officers, employees, representatives and volunteers. The coverage shall be primary to the additional insured and not contributing with any other insurance or similar protection available to the additional insured. This shall not apply to the contractor's required worker's compensation/employer's liability.*
f. The Description of Operation section of the Certificate shall also name or describe the project and/or event for which coverage is provided.

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

   Michigan Workers Compensation and Employers Liability Insurance shall be procured and maintained with the following limits of liability:
   -$500,000 E.L. each accident
   -$500,000 E.L. each disease – each employee
   -$500,000 E.L. Disease – Policy Limit

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

3. Hold Harmless/Indemnification Agreement

It is further required that all contractors providing services or performing duties for the City of Auburn Hills and/or its Authorities shall enter into a Hold Harmless/Indemnification Agreement with the City and all other entities as set forth in section 1(e) herein, in which Agreement the Contractor and its employees, representatives and agents agrees to release, indemnify, defend, and hold harmless the City of Auburn Hills, including all elected and appointed officials, all employees, representatives, and volunteers, all boards, commissions, and/or authorities, including but not limited to the Tax Increment Finance Authority, Brownfield Redevelopment Authority and the Downtown Development Authority, and their officers, employees, representatives and volunteers from any injuries, liability, damages, expenses, attorney's fees, causes of action, suits, claims or judgments, costs, incurred and/or arising from the Contractor's performing its work, jobs, duties and/or any other actions and/or omissions of the Contractor and/or its employees, representatives and/or agents pertaining to and/or in connection with the Activity.

4. Certification of Insurance

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

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

It is understood and agreed that thirty (30) days advance written notice of cancellation, non-renewal, reduction and/or material change in coverage shall be mailed to:

i. City Clerk's Office
   City of Auburn Hills
   1827 North Squirrel Road
   Auburn Hills, MI 48326

5. Sub-Contractors Insurance Requirements

If approval is granted by the City of Auburn Hills for a Contractor to subcontract any or all of such contract to others, then prior to commencing the subcontract, the City's contract or agreement with the Contractor shall stipulate that the Contractor will require their subcontractor agreements to carry the same limits as required by the City of the Contractor.

6. Requirement as Part of Contract

These insurance requirements shall be expressly contained in and/or incorporated by reference into the contract executed between the contractor and the City.

7. OTHER INSURANCE REQUIREMENTS THAT MAY BE APPLICABLE DEPENDING ON SCOPE OR TYPE OF WORK. IF CHECKED, THESE REQUIREMENTS ARE MANDATORY TO THE CONTRACT AND SHALL BE INCLUDED IN CONTRACT AND PROVIDED TO THE CITY AS DIRECTED.

a. Owner's and Contractor's Protective Liability (_____)

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

b. Professional Liability (_____)

If the Contractor is providing professional services/work, then the Contractor shall procure and maintain during the life of the contract Professional Liability insurance in the amount of $1,000,000. Evidence of such coverage must be provided to the City. (Professional services is defined but not limited to architects, builders, engineers, agents, attorney).

c. Cyber Liability (_____)

Cyber Liability Insurance with limits of at least $1,000,000 and this policy shall include $1,000,000 of third-party liability. Required if the contractor is providing technological services (includes but not limited to programming of any systems/services, anything accessing private City data, or is related to phones/telecommunications/computers/electronic data/banking services).

d. **Employee Dishonesty (w/third party endorsement)** (_____)

Employee Dishonesty coverage with limits of at least $1,000,000 w/ third party of endorsement. Required when contractor is working on site in city owned buildings. May be required when contractor is working on site on city owned property.

2. Temporary Events and/or Special Events

With respect to temporary events and special events, the City shall have the discretion to amend some or all of the insurance requirements set forth in this document upon request of the applicant and review by the City. Determination of such amendment will be solely at the discretion of the City and the City's consultants and such determination will consider the type of services being provided and any and all potential risk to City. Applicants granted amended insurance requirements for any event must request such amendment each event and or occurrence of such event that is separately contracted with the City. An applicant or vendor which utilizes fireworks or alcohol may not be considered for waiver and must be evaluated for additional licenses and permits. All applicants, at a minimum, must enter into a Hold Harmless/Indemnification Agreement as described in Section 9 herein.

FORM #1 - BIDDER'S INFORMATION AND GENERAL QUESTIONNAIRE
Incomplete or outdated information can result in rejection of bid submission.
PRINT ALL INFORMATION

RETURN WITH BID SUBMISSION

Company Name _____

Address: _____City _____State _____Zip _____

Company Phone: _____ Fax: _____

Contact Name _____Daytime Phone Number: _____

Contact Email: _____

1. Number of year's company has been in business under current name providing residential snow removal service.

2. Have you or your company ever performed work for the City of Auburn Hills?
   Yes No

3. If yes, list dates and projects and city contact names.

4. Have you or your company done business under another name?
   Yes No

5. If yes, list the name, mailing address and year(s) of operation.

6. Have you or your company ever performed work for the City of Auburn Hills under another name?

   Yes No

7. If yes, list dates, project(s) and city contact name(s).

FORM #2 – PROFESSIONAL REFERENCES
All references listed will be contacted.
Incomplete or outdated information can result in rejection of bid submission.
PRINT ALL THE INFORMATION.

RETURN WITH BID SUBMISSION

Company Name_____ Company Contact Name_____

REFERENCES

The City of Auburn Hills requires that your company list **three to five professional references** that have recently had **residential snow plowing** performed by your company.

Do not list any other reference than customers who have received snow plowing services directly from your company.

NAME / COMPANY: _____
ADDRESS: _____
PHONE: _____ CONTACT: _____
EMAIL: _____

NAME / COMPANY: _____
ADDRESS: _____
PHONE: _____ CONTACT: _____
EMAIL: _____

NAME / COMPANY: _____
ADDRESS: _____
PHONE: _____ CONTACT: _____
EMAIL: _____

NAME / COMPANY: _____
ADDRESS: _____
PHONE: _____ CONTACT: _____
EMAIL: _____

NAME / COMPANY: _____
ADDRESS: _____
PHONE: _____ CONTACT: _____
EMAIL: _____

FORM #3 – CONTRACTOR'S EQUIPMENT LIST
Incomplete or outdated information can result in rejection of bid submission.
PRINT ALL THE INFORMATION.

RETURN WITH BID SUBMISSION

COMPANY NAME _____

EQUIPMENT

- List equipment, age and quantity of equipment to be used to provide snow removal service

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

FORM #4 – INSURANCE
Incomplete or outdated information can result in rejection of bid submission.
PRINT ALL INFORMATION.

RETURN WITH BID SUBMISSION

Company Name_____

INSURANCE
The required Insurance Certificate must be submitted to the City Clerk, within 5 days of a verbal/ electronic request after the bid award. The Insurance Certificate may be emailed to Renee Ries at rries@auburnhills.org.

( ) We can meet the specified insurance requirements.

( ) We cannot meet the specified insurance requirements.

IMPORTANT: A **sample** Certificate of Insurance on an ACORD Form showing present coverage or a letter from your insurance agent or carrier that the insurance to be supplied will meet specifications SHOULD be attached to the bid document at the time of submission of the proposal to the Office of the City Clerk.

NOTE: Failure on the part of any bidder to contact his/her insurance carrier to verify that the insurance carried by the bidder meets City of Auburn Hills specifications may result in this proposal being completed incorrectly.

OTHER: Sole proprietors must execute a certificate of exemption from Worker's Compensation requirements or provide proof of Worker's Compensation Insurance. All coverage shall be with insurance carriers licensed and admitted to do business in Michigan and acceptable to the City of Auburn Hills.

INSURANCE VERIFICATION:
A bidder shall complete the above portion that details additional costs that may be incurred for specified coverage without purchasing the additional coverage prior to bid submission.

Final Insurance Certificate Submission:
After approval by the City Manager and/or designee, the City of Auburn Hills will provide verbal / electronic notification to submit within 5 days an insurance certificate in accordance with specifications. If not so received the company will be considered in default of contract and will be debarred from doing business with the City of Auburn Hills for a minimum of three (3) years for failing to meet insurance requirements.

_____being duly authorized to execute contracts for _____
(Print Full Name) *(Company Name)*
hereby acknowledges that once accepted by the Risk Manager, the specified insurance certificate for* ITB_SNOW REMOVAL 2024-2025 SERVICE BID #1 SNOW REMOVAL SERVICES FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) YARD SERVICE PROGRAM *shall remain in full force and effect during the life of the contract.

SIGNATURE OF AUTHORIZED COMPANY REPRESENTIVE: _____

FORM #5 – BID PROPOSAL #1 ITB- SNOW REMOVAL 2024-2025 SERVICE BID

Incomplete or outdated information can result in rejection of bid submission.

Do not include additional documentation such as brochures, fliers, etc. Cover Letters are not necessary.

PRINT ALL THE INFORMATION.

RETURN WITH BID SUBMISSION

The undersigned proposes to furnish **SNOW REMOVAL SERVICES FOR THE CDBG YARD SERVICE PROGRAM** in accordance with the specifications, which are an integral part of this proposal, at the following prices:

Company Name _____

Name of Person Completing Form_____ Phone Number_____

SNOW REMOVAL SERVICES FOR THE CDBG SNOW REMOVAL SERVICES PROGRAM

Estimated Number	Description	Price Per Plow
5 Lots	Mobile Home Lot driveway and sidewalk	$
35 Lots	Average Residential driveway, city sidewalk and primary access to home	$

BID SUBMISSION GUIDELINES & CHECK LIST

- **Deadline is Tuesday, October 1 2024 9:00 A.M.**
- **NO LATE BIDS WILL BE ACCEPTED.**
- Paper bids are considered received when received and date stamped by the office of the City Clerk. Electronic bids are also accepted.
- Envelopes are to be clearly marked **BID NUMBER AND BID NAME.**
- Bids may be dropped off at the City Clerk's office or mailed.
- Paper bids are to be submitted to the office of the City Clerk at 1827 N. Squirrel Road, Auburn Hills, Michigan 48326 by the posted deadline & time.
- All forms must be typed or printed & legible to be considered.
- **Do Not include a cover letter, brochures, pictures, etc.**
- Include only the following forms:
  - □ Form #1 - Bidder's Information & General Questionnaire
  - □ Form #2 - References
  - □ Form #3 - Bidder's Equipment List
  - □ Form #4 - Insurance Questionnaire
  - □ Form #5 - Bid Proposal Form

SNOW BID COMPARISON 2024-25
CDBG

Bidder's Name	Unit Price per Push MH	# of MH	Cost per Plow Event	12 Plows	14 Plows	Unit Price per Push Res	# of Residences	Cost per Plow Event	12 Plows	14 Plows	**Total bid 12 Plows**	**Total bid 14 Plows**
C-Care Lawn Services	$ 45.00	5	$ 225.00	$ 2,700.00	$ 3,150.00	$ 60.00	26	$ 1,560.00	$ 18,720.00	$ 21,840.00	**$ 21,420.00**	**$ 24,990.00**
S&H Lawn & Snow												
declined to bid												
			$ -	$ -	$ -			$ -	$ -	$ -	**$ -**	**$ -**

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: NOVEMBER 11, 2024 | **AGENDA ITEM NO 9A**

COMMUNITY DEVELOPMENT

To: Mayor and City Council

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

Submitted: November 1, 2024

Subject: Public Hearing / Motion – Adopt an Ordinance to amend Section 70-361. - Parking offenses; fines, of Article VII – Stopping, Standing, and Parking of Chapter 70- Traffic and Vehicles, of the Auburn Hills City Code on Second Reading

INTRODUCTION

The enclosed amendment to the Auburn Hills Code of Ordinances has been drafted to prohibit the long-term parking/storage of vehicles in Downtown City-owned off-street parking areas (more than seven continuous days in one spot) unless the vehicle is parked in a City-approved reserved space assigned to the vehicle's registered owner. The ordinance also prohibits parking covered/tarped vehicles in any Downtown City-owned off-street parking area.

Several vehicles have been observed stored for extended periods in Downtown City-owned off-street parking areas. This practice should be discouraged due to the anticipated scarcity of such spaces. The proposed ordinance amendment will communicate the City's expectations and provide the Police Department with the tools necessary to address the issue.



Example of a vehicle observed parked/stored for an extended period in the Downtown parking structure

STAFF RECOMMENDATION

Staff recommends the adoption of the proposed ordinance. The City Council reviewed and accepted the ordinance's First Reading on October 21, 2024.

MOTION

Move to adopt an ordinance to amend Section 70-361. - Parking offenses; fines, of Article VII – Stopping, Standing, and Parking of Chapter 70- Traffic and Vehicles, of the Auburn Hills City Code on Second Reading. The ordinance shall be known as Ordinance No. 24-942.

I CONCUR: Thomas A. Tanghe

THOMAS A. TANGHE, CITY MANAGER

CITY OF AUBURN HILLS

ORDINANCE NO. 24-942

AN ORDINANCE TO AMEND SECTION 70-361. - PARKING OFFENSES; FINES, OF ARTICLE VII. - STOPPING, STANDING, AND PARKING OF CHAPTER 70 - TRAFFIC AND VEHICLES OF THE AUBURN HILLS CITY CODE, AS AMENDED, TO ALLOW THE RESTRICTION AND REGULATION OF OFF-STREET PARKING IN MUNICIPAL-OWNED FACILITIES IN DOWNTOWN AUBURN HILLS.

THE CITY OF AUBURN HILLS ORDAINS:

SECTION 1.

Section 70-361. - Parking offenses; fines, of Article VII – Stopping, Standing, and Parking of Chapter 70- Traffic and Vehicles, of the Auburn Hills City Code, as amended, is hereby amended to add Subsections 29-30 and to read as follows:

(29) Unless otherwise provided by a more restrictive ordinance or traffic control order, no vehicle may be parked at one location in any downtown city-owned off-street parking lot or parking structure for more than seven continuous days unless the vehicle is parked in a city-approved reserved space assigned to the vehicle's registered owner. The vehicle shall not be junk or inoperable. Inoperable vehicle means any vehicle or motor vehicle that cannot be started or legally or physically operated on city streets or public highways and/or does not bear valid and current license plates and registration. The police department may issue a citation to the vehicle's registered owner if found in violation. The police department may call a towing agency and impound the vehicle. If the vehicle is impounded, the police department must follow the procedures set forth in MCL 257.252d.

(30) No vehicle may be parked under a tarp, cloth screen, fitted cover, or similar partial or full vehicle covering material in any downtown city-owned off-street parking lot or parking structure. The police department may issue a citation to the vehicle's registered owner if found in violation. The police department may call a towing agency and impound the vehicle. If the vehicle is impounded, the police department must follow the procedures set forth in MCL 257.252d.

SECTION 2. Repealer.

All ordinances, or parts of ordinances, in conflict with this ordinance are repealed only to the extent necessary to give this ordinance full force and effect

SECTION 3. Severability.

If any section, clause or provision of this Ordinance shall be declared to be unconstitutional, void, illegal or ineffective by any Court of competent jurisdiction, such section, clause or provision declared to be unconstitutional, void or illegal shall thereby cease to be a part of this Ordinance, but the remainder of this Ordinance shall stand and be in full force and effect.

SECTION 4. Savings.

All proceedings pending and all rights and liabilities existing, acquired or incurred at the time this Ordinance takes effect are saved and may be consummated according to the law when they were commenced.

SECTION 5. Effective Date.

The provisions of this Ordinance are hereby ordered to take effect upon publication in the manner prescribed by the Charter of the City of Auburn Hills.

SECTION 6. Adoption.

This Ordinance is hereby declared to have been adopted by the City Council of the City of Auburn Hills at a meeting thereof duly called and held on the _____ day of _____, 2024, and ordered to be given publication in the manner prescribed by the Charter of the City of Auburn Hills.

AYES:
NAYES:
ABSTENTIONS:

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

I, the undersigned, the duly qualified Clerk of the City of Auburn Hills, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of Ordinance No. 24-942 adopted by the Auburn Hills City Council on the _____ day of _____, 2024, the original of which is in my office.

_____
LAURA PIERCE
City Clerk

Marked-Up Version
Key
~~Remove~~ / ***New***

Sec. 70-361. Parking offenses; fines.

(a) The following shall be deemed to be parking offenses in violation of this division, and the fine for each violation shall be in accordance with the schedule of fines adopted by the city annually:

(1) Parking in an area in violation of a no parking sign or street marking as authorized by the county road commission concerning county roads, by the state highway department concerning state highways, or by the city concerning public and private roads, drives or parking lots.

(2) Parking within 15 feet of a fire hydrant.

(3) Parking in a marked fire lane.

(4) Parking within 25 feet of a corner.

(5) Parking within five feet of a driveway or alley.

(6) Parking upon or partially upon a sidewalk or crosswalk.

(7) Parking within ten feet of the center of a street.

(8) Parking a vehicle for longer than permitted.

(9) Parking a vehicle more than one foot from a curb or curbline.

(10) Parking a vehicle in violation of any other parking provisions of any ordinance of the city.

(11) Parking a vehicle within 30 feet upon the approach to any flashing beacon, stop sign, or traffic control signal located at the side of a highway, road or street.

(12) The following shall be deemed to be a parking offense in violation of this article and the fine for each violation shall be as follows:

a. Parking in an area in violation of a no standing, stopping, and parking, tow away zone sign or street marking as authorized by the county road commission concerning county roads, by the state highway department concerning state highways, or by the city, concerning public and private roads, drives or parking lots.

b. The fine for each violation shall be in accordance with the schedule of fines adopted by the city annually.

(13) Parking a vehicle within 50 feet of the nearest rail of a railroad crossing.

(14) Parking a vehicle within 20 feet of the driveway entrance to any fire station.

(15) Parking a vehicle alongside or opposite any street excavation or obstruction when such stopping, standing or parking would obstruct traffic.

(16) Parking a vehicle on the highway side of any vehicle stopped or parking at the edge or curb of a street.

(17) Within an intersection.

(18) Within 500 feet of an accident where police officers are in attendance when the scene of the accident lies outside of any city or village; provided, however, that motor buses, for the purpose of taking on or discharging passengers, may be stopped at the places designated in subsections (2), (5) and (7) of this subsection, or on the highway side of a vehicle illegally parked in a legally designated bus zone.

(19) In front of any theatre.

(20) Parking unauthorized vehicle in a handicapped lot of Oakland Community College.

(21) Parking in the handicapped permit area of Oakland Community College without a permit.

(22) Stopped or standing in a marked fire lane.

(23) Parking in a marked handicapped space.

(24) If a vehicle is illegally parked in any permit area of any Auburn Hills parking lot or parking structure without a valid parking permit, the police department may issue a citation to the registered owner of the vehicle. The police department may call a towing agency and impound the vehicle. If the vehicle is impounded, the police department must follow the procedures set forth in MCL 257.252d.

(25) Parking a vehicle in city parks or recreational grounds of the city civic center from 5:00 p.m. or dusk, whichever is later, until 7:00 a.m.: except for the parking of city vehicles or the city authorized parking of vehicles of persons participating in and/or viewing a city sponsored activity and/or function in a city park or the recreational grounds of the city civic center.

(26) Parking a vehicle in an on-street parking space shall be prohibited for a period longer than two hours between the hours of 8:00 a.m. and 6:00 p.m. along the street locations listed below:

a. Auburn Road between Churchill Road and Oakmont Street.

b. North Squirrel Road between Auburn Road and Parkways Boulevard.

To regulate and prohibit the practice of shuffling cars from one on-street parking space to the next (i.e., changing a vehicle's parked position from one time-limited space to another time-limited space), which shall be deemed to be one continuous period as designated by related signs.

(27) Parking a vehicle in an on-street parking space shall be prohibited between 3:00 a.m. and 6:00 a.m. along the street locations listed below:

a. Auburn Road between Churchill Road and Oakmont Street.

b. North Squirrel Road between Auburn Road and Parkways Boulevard.

(28) Parking a vehicle in an on-street parking space shall be prohibited, except for loading/unloading only, in the spaces on Parkways Boulevard between North Squirrel Road and Auburn Road.

(29) Unless otherwise provided by a more restrictive ordinance or traffic control order, no vehicle may be parked at one location in any downtown city-owned off-street parking lot or parking structure for more than seven continuous days unless the vehicle is parked in a city-approved reserved space assigned to the vehicle's registered owner. The vehicle shall not be junk or inoperable. Inoperable vehicle means any vehicle or motor vehicle that cannot be started or legally or physically operated on city streets or public highways and/or does not bear valid and current license plates and registration. The police department may issue a citation to the vehicle's registered owner if found in violation. The police department may call a towing agency and impound the vehicle. If the vehicle is impounded, the police department must follow the procedures set forth in MCL 257.252d.

(30) No vehicle may be parked under a tarp, cloth screen, fitted cover, or similar partial or full vehicle covering material in any downtown city-owned off-street parking lot or parking structure. The police department may issue a citation to the vehicle's registered owner if found in violation. The police department may call a towing agency and impound the vehicle. If the vehicle is impounded, the police department must follow the procedures set forth in MCL 257.252d.

The fines of this subsection shall be doubled concerning any violator who fails to appear within ten days of the date of the violation. In cases where the defendant has been found guilty by a court of law, the court may assess, in addition to the fines provided in this subsection, costs and judgement fees as provided by law.

(b) Except as provided in section 70-351, the provisions of this division shall control the parking of vehicles on public highways, streets, roads and parking areas and drives and also on private parking lots, private drives, and private roads which are open to the public and for the use of patrons of any businesses, apartments, stores, offices, and clinics, providing that the owner or owners of the private parking lots, private roads or private drives consent to the enforcement of parking ordinances of the city concerning parking violations occurring within the lot, roads or drives. It shall not be necessary for the owners of non-residentially zoned private properties containing a vacant building and/or vacant buildings to consent to the enforcement of section 70-351 for violations of section 70-351 occurring on any non-residentially zoned private properties containing a vacant building and/or vacant buildings including but not limited to private parking lots located thereon and the city and its officers are authorized to enforce section 70-351 at said locations without the owners' consent. The penalties for violations of section 70-351 shall be as set forth in subsection 70-351(b) and not the penalties set forth in this division.

(c) In any proceeding for a violation of this division, proof that the particular vehicle described in the complaint was parked in violation of any such provision or regulation, together with proof that the defendant named in the complaint was at the time of such offense the registered owner of such vehicle, shall constitute in evidence a presumption that the registered owner of such vehicle was the person who parked or placed such vehicle at the point where and for the time during which such violation occurred.

(Ord. No. 149, § I, 2-9-72; Ord. No. 725, § 2, 10-6-03; Ord. No. 16-875, 3-9-16; Ord. No. 22-928, § 1, 6-6-22)

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: NOVEMBER 11, 2024 **AGENDA ITEM NO 9B**

CITY MANAGER'S OFFICE

To: **Mayor and City Council**
From: **Thomas A. Tanghe, City Manager; Brandon Skopek, Assistant City Manager**
Submitted: **November 4, 2024**
Subject: **Motion – To award a contract for the City Council Chamber Audio/Visual Upgrade Project**

INTRODUCTION AND HISTORY

Included in the FY2024 budget are funds allocated for upgrades to the existing audio/visual equipment within the City Council Chamber. Enertron, the City's contracted IT services provider, has discovered that current generation laptops utilized by various staff members are not compatible with the existing technology in the City Council Chamber. When hardware is connected to the inputs, the existing projector does not scale properly and approximately half of the image is truncated. Enertron investigated the issue and has provided temporary workarounds but has determined that the root cause of the issue is that the existing projection system is utilizing outdated Video Graphic Array (VGA) technology from the presentation/PC inputs. These inputs run through a switcher that is connected to the TriCaster in the Audio/Visual room and the existing projector. The TriCaster was recently upgraded in 2022 and is used to record City Council meetings and broadcast on the cable TV channel. The recommended solution is to upgrade the existing system from VGA technology to HDMI technology and to replace the existing projector, projector screen, and dais monitors. Therefore, staff issued a Request for Proposal (RFP) to complete audio/visual upgrades in the City Council Chamber.

City staff published an RFP for the audio/visual upgrades on the Michigan Intergovernmental Trade Network (MITN) on September 25, 2024, seeking proposals from qualified contractors. Fifteen (15) firms attended a mandatory site visit coordinated by the City on October 7, 2024. Following the site visits, the City received three (3) sealed bids that were formally opened and announced at the Office of the City Clerk on October 25, 2024.

COMPANY NAME	TOTAL
Advanced Lighting & Sound	$36,654.00
Allcomm	$44,546.93
National Communications Corporation	$46,180.01

Advanced Lighting & Sound has delivered high-quality work for the City of Auburn Hills in the past, demonstrating their expertise and reliability across various projects. Their work includes completing the 2012 audio/visual upgrades in the City Council Chamber and custom programming of the associated equipment, the installation and custom programming of the new TriCaster device in 2022, and the creation of custom programming for the planter box lighting in downtown Auburn Hills. Given their proven track record of quality workmanship, timely project completion, and competitive pricing, staff recommend awarding the 2024 audio/visual upgrades for the City Council Chamber to Advanced Lighting & Sound. It is important to note that there is $20,000 allocated for this project in the FY2024 budget. Therefore, a budget amendment to increase appropriations by $16,654 will be required.

STAFF RECOMMENDATION

Staff recommend the audio/visual upgrades for the City Council Chamber be awarded to Advanced Lighting & Sound in an amount not to exceed $36,654. Furthermore, staff recommend a budget amendment to increase appropriations by $16,654.

MOTION

Move to award the 2024 City Council Chamber audio/visual upgrade project to Advanced Lighting & Sound in an amount not to exceed $36,654. Furthermore, authorize a budget amendment increasing appropriations in the 2024 General Administration department budget by $16,654 in support of this project.

I CONCUR: Thomas A. Tanghe

THOMAS A. TANGHE, CITY MANAGER

ADVANCED
LIGHTING & SOUND

CONSULTATION | DESIGN | SALES | RENTAL | SERVICE | SATISFACTION

City of Auburn Hills
City Clerk's Office
1827 N. Squirrel Rd.
Auburn Hills, MI 48326

RE: RFP-009-25-2024-001

City Clerk,

The following is the submission from Advanced Lighting & Sound for the Audio/Visual Upgrades for the City Council. This includes all of the requested documentation along with a comprehensive write up of the system that would be installed.

Advanced Lighting & Sound is the vendor that did the previous Council Chamber upgrade design and integration of the current system that has been in place for several years. ALS has extensive knowledge of the system, the technical operation and how the new system will be able to integrate with the existing equipment to ensure a flawless switch over.

Advanced has been in business for over 40 years and has been providing A/V solutions to many of the communities in the Metro Detroit and throughout the Michigan area. We maintain a local technical staff to assist in any questions that arise and local installation team. Providing solutions for government agencies is one of the key markets that we have provided our expertise to. With hundreds of manufacturers and solutions to choose from we make sure that the solution is tailored to your organization. We have provided similar solutions to many of the communities surrounding the City of Auburn Hills including Waterford Twp., City of Sterling Heights, City of Lathrup Village, Berkley, Beverly Hills just to name a few.

The following is the scope of work based on the bidding specifications as understood by ALS:

- Replace current 6000 lumen projector with new Panasonic 10K projector and long throw lens. We have also provided an option for a brighter projector
- Verify control programming using existing Kramer RC8ir for projector on/off

- Replace existing tensioned electric screen with new 87"x139" 164" Diagonal screen in same location. Power disconnection and reconnection by others. Screen control by ALS

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- Replace 5 total input plates (3) Main Dais, (1) Podium, (1) Staffer Side Table
  Main Dais will have HDMI wall/base plates going HDBASE T back to Atlona switcher
  Podium and Staffer Table will have Atlona Tx and Rx going back to Atlona Switcher
  This will require new CAT cabling to replace old cabling.
  Remove old cabling

- Replace Octo Value video switcher with Atlona AT-UHD-CLOS-824
  Switcher Outputs are similar to old configuration
- HDMI 1 – to MD-HX scaler to feed Kiloview N4 going to switch for NDI source to TC1
  This will provide the presentation to the Tricaster through NDI
- HDBASE T #1 (mirrored of HDMI 1) – to feed new Panasonic projector.
- HDBASE T #2 – This will feed to the monitors at the Dais
  Run CAT cable to Dais for monitors.
  HDBASE T Rx at Dais center location and will feed HDMI DA.
- Run HDMI cable to each 21" monitor
  21" monitor is below the Dais work surface with a shelf and attached with Velcro.

The control of the Atlona source switcher would be configured through the current QSC QSYS controller and be accessed through the web GIU that is presently in place. An additional QSC license has been added to include the control of the switcher. In the event that the City of Auburn Hills upgraded to add the 7" touch screen this functionality would be included in this.

If there are any questions, please let me know. We look forward to continuing our relationship with the City of Auburn Hills on this project.

Shawn Watts

Shawn Watts
V.P. of Sales and Integration
Advanced Lighting & Sound
shawnw@advancedavl.com
248-817-2092 x 220

PROPOSAL SUBMISSION

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

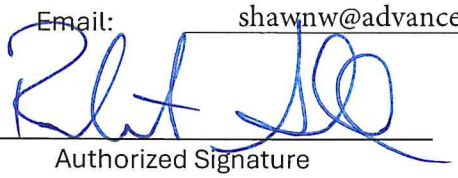
TOTAL PROPOSAL AMOUNT: $ 36,654.00 .

Company: Advanced Lighting & Sound

Address: 1026 Maplelawn Dr. Troy MI 48084

Telephone: 248-817-2092 Fax: 248-817-2093

Email: shawnw@advancedavl.com



Authorized Signature

President
Title

Robert B. Sullivan
Printed Name

10-18-24
Date

Approval of Contract

City Representative

Title

Advanced Lighting & Sound
Phone: 248-817-2092
Fax: 248-817-2093
1026 Maplelawn Drive
Troy, MI 48084

Quote No.: 19726
Date: 9/26/2024

Prepared for:
Norm Green (248) 364-6829
City of Auburn Hills
1827 North Squirrel Rd.
Auburn Hills, MI 48326 USA

Prepared by: Shawn Watts
Account No.: 665
Phone: (248) 370-9400

Qty	Manuf	Item ID	Description	Sell	Total
VIDEO					
1	Panas	PT-MZ11KLWU7	11,000 Lumen LCD, WUXGA Laser Projector, White, No Lens	$9,500.00	$9,500.00
1	Panas	PT-SVCEXTWAR5YLE	Projector Premium 5 Yr Support. Extends Standard Warranty to 5 Yrs and adds projector loaner service	$1,084.00	$1,084.00
1	Panas	ET-EMT800	4.14-7.40:1 Zoom lens (58'6" throw)	$3,995.00	$3,995.00
1	DA-LI	34502L	COSMOPOLITAN TENSIONED Electric Screen, 87"x139", 164D DM	$3,739.00	$3,739.00
3	Atlon	AT-HDVS-210H-TX-WP	Single Gang Dual HDMI Wall Transmitter (Main Dias)	$805.00	$2,415.00
2	Atlon	AT-HDVS-210H-TX-WP-KIT	2x HDMI HDBaseT Wall Transmitter with 4K receiver Kit (Podium/Staff)	$1,165.00	$2,330.00
5	C2G	CG56782	3ft/0.9M High Speed HDMI Cable w/ Ethernet (HDMI Inputs)	$9.00	$45.00
2	MIDDL	UTR1	1SP UNIVERSAL HALF-RACK T	$43.00	$86.00
1	Atlon	AT-UHD-CLSO-824	4K/UHD, 8×2 Multi-Format Matrix Switcher with Dual, HDBaseT and Mirrored HDMI Outputs	$3,488.00	$3,488.00
1	Atlon	AT-UHD-EX-70C-RX	4K/UHD HDMI Over HDBaseT Receiver with Control and PoE	$310.00	$310.00
1	Decim	DEC-MD-HX	MD-HX: HDMI/SDI Cross Converter w/ Scaling & Frame Rate Conversion	$295.00	$295.00
1	Kilov	KVW-N6	HD HDMI/NDI Bi-Directional converter; HDMI to Full NDI and NDI|HX2/3 Bi-Directional converter. LCD screen. POE. Tally	$399.00	$399.00
2	C2G	CG56782	3ft/0.9M High Speed HDMI Cable w/ Eth	$9.00	$18.00
1	Atlon	AT-RON-448	Ultra High Data Rate 1x 8 HDMI Distribution Amplifier	$546.00	$546.00
2	C2G	CG50633	25ft SELECT IN WALL HDMI HS W ETHER CBL	$45.00	$90.00
2	C2G	CG50612	15ft/4.5M High Speed HDMI Cable w/ Eth	$16.00	$32.00
1	C2G	CG56783	6ft/1.8M High Speed HDMI Cable w/ Eth	$10.00	$10.00
5	Views	VX2267-MHD	22" 1920x1080 1ms monitor	$115.00	$575.00
1	QSC	SLQSE-110-P	Q-SYS Core 110 Scripting Engine Software License, Perpetual. (QSC Control)	$372.00	$372.00
VIDEO SUBTOTAL					**$29,329.00**

Quote
No.: **19726**
Date: 9/26/2024

Qty	Manuf	Item ID	Description	Sell	Total
INSTALL					
		NOTE: Power disconnect and connection for the new screen by others.			
1	ALS	System Program	Programming of technical systems - Custom programming for Audio and Video control	$1,200.00	$1,200.00
1	ALS	System PM	Project Management of Installed System	$400.00	$400.00
1	ALS	Install	Install Materials - CAT6 cable and connectors, mounting hardware,	$550.00	$550.00
1	ALS	Labor	Installation Labor - mount projector, replace projection screen, Tx and RX converters, switcher and 5 monitors	$4,600.00	$4,600.00
1	ALS	Shipping	Shipping Charge	$575.00	$575.00
INSTALL SUBTOTAL					**$7,325.00**

Your Price: **$36,654.00**

Total: **$36,654.00**

Prices are firm until 11/29/2024 Terms: Net 15

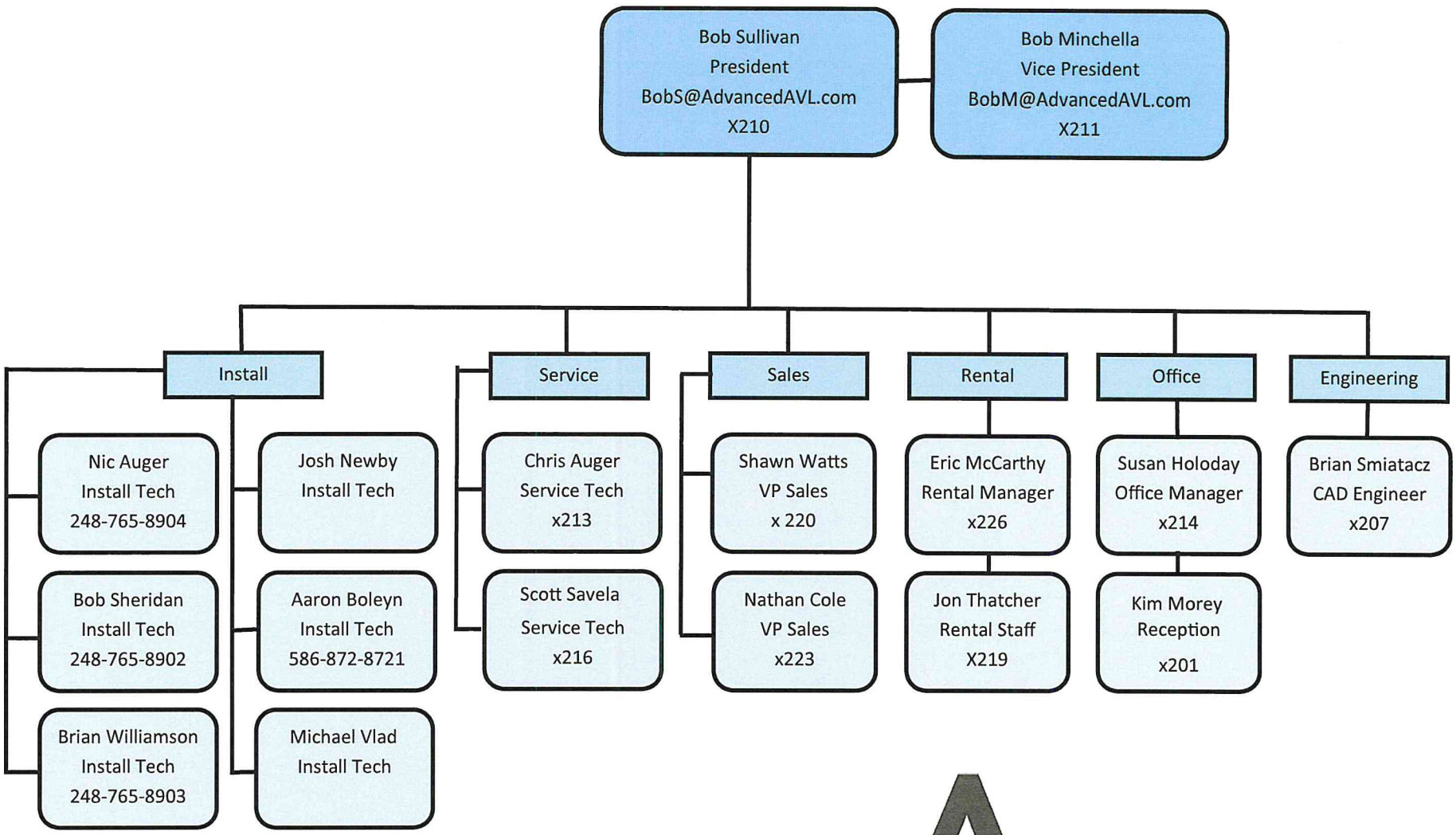
Prepared by: Shawn Watts, shawnw@AdvancedAVL.com **Date:** 9/26/2024

Accepted by: _____ **Date:**_____

Disclaimer
All prices quoted are valid for 30 business days. Please fax signed quote to 248-817-2093 or email to sales@go-als.com so that your order can be placed. Thank you for your business.

Company Org Chart

November 13, 2023



ADVANCED
LIGHTING & SOUND

1026 Maplelawn Drive, Troy, MI 48084
Phone: (248) 817-2092 I Fax: (248) 817-2093

Advanced Lighting & Sound
Brief History and References

Advanced Lighting and Sound is a professional audio, video and lighting Systems Integrator providing consultations, designs, sales, installation, service and customer satisfaction. Advanced was formed in 1983 providing solutions for Houses of Worship, Theaters, Schools and Entertainment venues. We have a staff of 18 people that include Installers, Sales Reps, CAD operators, Design Engineers, Service Technicians and Support Personnel.

BUILDING INFORMATION

Advanced Lighting & Sound resides in a 13,000 sq foot building. We have a 1,600 sq ft service center, 800 sq ft. Fabrication and assembly room, 1600 sq ft. rental department, 1600 sq ft. flex space for demo, seminars and project preparation, 1100 sq ft. office area. The balance of our space is for warehousing, conference room, and a production studio and well as normal office support.

AFFILIATIONS and MEMBERSHIPS

Advanced Lighting & Sound is a member of the NSCA, ICIA and the Construction Association of Michigan.

Resumes of Key Personal

Bob Sullivan - Project Manager 248-817-2092 x210 bobs@advancedavl.com
(Company principal) with company for 40 years

Bob Minchella – Systems Integrator 248-817-2092 x211 bobm@advancedavl.com
(Company principal) with company for 40 years

Shawn Watts – VP Sales & Integration 248-817-2092 x220 shawnw@ advancedavl.com
(A/V Production Sales) with company
for 12 years, 22 years designing systems

Nathan Cole - VP Sales & Integration 248-817-2092 x223nathanc@ advancedavl.com
(House of Worship & Institutional sales)
4 years

Chris Auger – Service Manager 248-817-2092 x226 chrisa@ advancedavl.com
(Service) with company for 25 years

Nic Auger - Technical Specialist 248-817-2092 x209 nica@ advancedavl.com
(Lead field technician) with company for 25 years

Bob Sheridian – Installation Supervisor 248-817-2092 bobsh@ advancedavl.com
(Lead installer) with company for 27 years

Brian Williamson – Installer 248-817-2092 brianw@ advancedavl.com
(Installer) with company for 22 years

Brian Smiatacz – Design Engineer 248-817-2092 x207brians@ advancedavl.com
(Design engineer CAD) with company for 28 years

Eric McCarthy – Rental Manager 248-817-2092 x205 ericm@advancedavl.com
With company for 4 years

Sue Holoday – Office Manager 248-817-2092 x214 susanh@advancedavl.com
(Office Manager) with company for 26 years

Bob Sullivan (President)

As co-founder of Advanced Lighting & Sound, Bob oversees all projects in design and execution in addition to the daily operation of the company. Bob has training and experience with all of the processing systems used on the project. He has experience in lighting and audio system design as well as video production solutions. He works with our structural engineer in developing all project rigging solutions. Through the use of Microsoft Project all planning and scheduling is maintained. Over the years he has designed and implemented many of our larger projects to date.

Bob Minchella (Vide President)

Co-founder of Advanced Lighting & Sound, in addition to company operations Bob focuses his years of expertise with Houses of Worship and Live Theatre systems dealing with complex lighting and advanced audio systems.

Shawn Watts (V.P. Systems Integration)

Shawn has over 22 years' experience in Audio/Video Production sales and design. Shawn's expertise comes in dealing with the education, local government and PEG access customers. Additionally, he is responsible for NewTek Tricaster systems for Advanced Lighting & Sound and has been instrumental in achieving Top 10 Elite Reseller for the past 3 years.

Notable systems include design and sale of Lake Superior State University Ice Arena production, Farmington Schools video production system, Midland MCTV production Studio and Production Trailer systems, Lake Orion School Board Chambers production system and Middle Schools AV Upgrades.

ALS has designed and implemented many of the local High School studio systems including Birmingham Schools, West Bloomfield HS, Warren Woods Tower, Grosse Point Schools.
We have provided the design and implementation for the upgrade Media Network, City of Royal Oak and ONTV Production vehicles.
Additionally, we provided upgrades to many local governments Council Chambers that have included Tricaster's, PTZ camera systems and presentation systems

Nathan Cole (V.P. Systems Integration)

Nathan Cole is a Designer and Lead Project Manager for Advanced with project responsibilities for audio, video and lighting systems in the corporate, educational and religious marketplaces.

Cole joined ALS in 2019 from another AVL integration contractor where he served in a similar sales and support role. In his 25 years of industry experience, he has worked with a variety of clientele and brings an exceptional level of knowledge and experience.

Nathan is highly skilled in the design of advanced integrated audio, video, video conferencing, streaming, collaboration, and control systems. He has been involved in over $50 million in system designs throughout the educational, religious and commercial markets. His experiences have provided him the ability to strategize and collaborate with clients to achieve desired system and performance outcomes within established budgets. Cole has a CTS (Certified Technology Specialist) certification through Avixa and numerous other brand specific certifications.

Cole has also previously been the Director of Marketing for a West Michigan based architectural firm, has served on several nonprofit boards, is a musician and sound system operator at his church, and graduated from Calvin University with a degree in Communications.

Nic Auger

Nic Auger is one of our technicians and has extensive experience in video, audio, electronic service and system installation. His extensive technical experience as an electrician provides him a unique insight. Nic carries a background in programming and is tapped to assist in many project integrations. He is also an expert in NewTek Tricaster systems and service with all NewTek certifications (NCSE, NCSS, CNNE, NCO).

Bob Sheridan

Bob Sheridan is lead installer and supervisor for Advanced Lighting & Sound. He has extensive experience on the road as a lighting rigger and technician. Over the years he has formulated many of the install practices we use today.

Brian Williamson

Brian is one of our lead installers who is responsible for all aspects of installation for video and audio projects.

Rates

Service rates $80.00/hour bench diagnostic fee with $90.00/hour Service rates, fee will be applied to service invoice if service is performed.

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References

Charter Township of Waterford
5200 Civic Center Dr.
Waterford, MI 48329
Gary Allison gallison@waterfordmi.gov
248-674-6242

Advanced Lighting & Sound has had a continuing relationship with the Township as we have designed and installed the last two of the upgrades in the Township Council for their production systems. In this last upgrade we installed an updated Tricaster TC1, added control functionality to their QSC Core 110 audio processor and replaced their (4) PTZ cameras with new Panasonic PTZ cameras and controller.
Additionally, we moved their Castus Playback system from another location and provided for the migration of their media and upgrades to the Playback system for Video On Demand.

City of Lathrup Village
27400 Southfield Rd.
Lathrup Village, MI 48076
Jim Nelson nelsonic@wowway.com
(248) 505-1658

As a continuing process to upgrade the City of Lathrup Village we recently upgraded the camera system to replace manned cameras with Lumens PTZ cameras. This adds to the previous upgrades for audio and video production with the Tricaster.

City of Port Huron
100 McMorran Blvd
Port Huron, MI 48060
Bruce Fiedler fiedlerb@porthuron.org
(810) 984-9729 x 1116

Advanced Lighting & Sound provided the design and integration for the complete upgrade of the City Council Chambers AV Production system. This system included the replacement of (3) PTZ cameras, Tricaster, audio and audio processing with QSC Core 110 processor and controls, presentation projector and screen, amplifier, network switch and HDMI extension for video inputs to the system.

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City of Madison Heights
300 West Thirteen Mile Road
Madison Heights, MI. 48071
Melissa Marsh MelissaMarsh@Madison-Heights.org

This system included a move to a new Council Chambers in the building. ALS was responsible to move all of the equipment that would be re-integrated into the new system. The new equipment included the sound system with audio processor, amplifiers and speakers. A new presentation system with HDMI inputs and Dual 86" monitors. The system also

Shawn Watts

Shawn Watts
V.P. of Sales and Integration
Advanced Lighting & Sound
shawnw@advancedavl.com
248-817-2092 x 220

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: NOVEMBER 11, 2024 **AGENDA ITEM NO 9C**

CITY MANAGER'S OFFICE

To: **Mayor and City Council**
From: **Thomas A. Tanghe, City Manager; Brandon Skopek, Assistant City Manager**
Submitted: **October 25, 2024**
Subject: **Motion – To approve a three-year renewal to the IT Service Contract with Enertron, LLC**

INTRODUCTION AND HISTORY

With the City's IT service contract with Logicalis ending in December 2019, an RFP was issued in September 2019 for alternative IT service providers. Following the review of submitted proposals, a committee comprised of key staff members unanimously recommended awarding a new IT service contract to Enertron, LLC based upon the ideal combination of a progressive management model at an economical price. Following this recommendation, the City Council awarded a three-year IT service contract to Enertron, LLC in November 2019, with the option for a two-year extension. In November 2022, the City Council approved a two-year extension of the IT service contract with Enertron, extending the agreement to December 2024.

The subject of preparing and advertising an open bid process for IT services was discussed. Through those discussions, it was determined that due Enertron's performance, the positive relationship with the company, and an undesirable bidding environment due to staff shortages and inflated prices, it would be prudent to provide financial certainly for IT services and seek a new three-year extension with Enertron rather than go out to bid or seek a one-year extension.

City staff and Enertron staff began working together to prepare a contract extension with terms and conditions that would be acceptable to both parties. We have reached an agreement and Enertron has approved of the updated service contract. Staff has requested and Enertron has agreed to updated termination language that would provide the City the option to terminate the contract with Enertron without cause upon ninety days written notice. Original language required a six-month waiting period following the contract start date before the City could terminate the contract. Since we have been under contract for five years, this language was found to be unnecessary and was eliminated.

The annual contract cost during the two-year extension that was approved in 2022 came to $201,000. In 2024, the City added a part-time IT services position to the contract for $42,000 annually, making the current contract price $243,000. Enertron is requesting an approximately 4.5% increase from the current contract pricing of $243,000 per year to $253,932 per year for the contract extension, for a total cost of $761,796 over the three-year period. It is important to note that although there is an approximately 4.5% increase from the 2024 contract price, the annual payment will remain frozen at $253,932 for the duration of the contract renewal. This equates to an average annual increase of 1.5% for the three-year renewal agreement. The contract increase is attributed to increasing costs related to software and staffing and there is sufficient funding in the FY2025 adopted budget for the proposed contract renewal. The agreement also includes an optional two-year extension, with capped increases of 2.5% per year. Finally, the revised agreement has been reviewed and approved by City Attorney Beckerleg.

STAFF RECOMMENDATION

Considering the mutual agreement of both City staff and Enertron in extending the existing IT service contract, staff recommends approval of a three-year extension to the existing IT service contract with Enertron.

MOTION

Move to approve a three-year extension to the information technology service contract with Enertron, LLC in the amount of $253,932 per year and authorize the City Manager to execute the contract.

I CONCUR: Thomas A. Tanghe

THOMAS A. TANGHE, CITY MANAGER

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: NOVEMBER 11, 2024 **AGENDA ITEM NO 9D**

CITY ATTORNEY

To: **Mayor and City Council**
From: **Thomas A. Tanghe, City Manager; Derk W. Beckerleg, City Attorney**
Submitted: **November 4, 2024**
Subject: **Motion – Consideration and Award of Four Adult Use Marijuana Establishment Licenses and Approval of Plans.**

INTRODUCTION AND HISTORY

On November 8, 2022, the voters of the City of Auburn Hills approved the Initiated Ordinance pertaining to recreational marijuana and requiring the City of Auburn Hills to allow in the City at least four adult use marijuana establishments. As a result of the voter's approval of the Initiated Ordinance, the City of Auburn Hills adopted Ordinance No. 22-932, which provided that the number of adult use marijuana establishments in the City of Auburn Hills should be limited to a total of four. On December 5, 2022, the City Council adopted Ordinance No. 22-934, which established the process for applying for and obtaining the four adult use marijuana establishment licenses in the City. Specifically, Section 18-234(2) and (3) of the Auburn Hills City Code requires that the applications for the four adult use marijuana establishment licenses shall be considered on a competitive basis and if the number of applications submitted to the City exceeded the number of licenses available, the City Manager is required to open a window setting forth a time period within which applications must be filed by applicants with the City. Because there were more applications filed than the four adult use marijuana establishment licenses available, the City Manager on July 5, 2023, opened a window to accept applications for adult use marijuana establishment licenses which window was closed on August 9, 2023.

During the window for filing applications, the City received a total of eight applications for the adult use marijuana establishment licenses, said applications being filed by the following applicants for the addresses shown:

1. Arctic Lakes, LLC - 3325 University (former BD's Mongolian BBQ site)
2. Attitude Wellness d/b/a Lume Cannabis Co. ("Lume") - 1.6 acres of vacant land on Lapeer Road, a portion of tax identification number 14-02-100-019.
3. Berserker Group, LLC - 2705 Lapeer Road, (former Hoops site)
4. Epoch Stone, Inc. - 2561 Lapeer Road, (former pizza shop)
5. Frequency Wellness, LLC - 2705 Lapeer Road, (former Hoops site)
6. Green Stones, Inc., - 2548 Lapeer Road, (former flower shop)
7. JAR Capital, LLC d/b/a Joyology - 1930 N. Opdyke (former Vibe Nutrition)
8. Peace Stone, Inc. - 1801 N. Opdyke (Financial Benefits Group building)

The applications submitted to the City were extensive and, in some cases, several hundred pages long, including plans and other details regarding the proposed adult use marijuana establishments to potentially be located in the City. City staff including the Finance Department, Fire Department, Police Department, and Director of Community Development all reviewed the applications and noted on the City's Establishment Information form whether the plans were approved or denied by those particular departments. In addition, the Community Development

Department issued a report providing their staff findings with respect to each of the proposed applications and proposed locations for the adult use marijuana establishment licenses.

Pursuant to Section 18-234(3)(d) of the Auburn Hills City Code the City Manager and his designees are required to rate the applicants and their applications in order of which is best suited to operate within the City in compliance with Sections 18-232-18-240, the Initiated Ordinance, other City Ordinances and the Michigan Regulation and Taxation of Marijuana Act, as determined by the City Manager or his designees. The competitive criteria that the City Manager and his designees were required to consider in ranking the applicants and their applications are set forth in Section 18-234(3)(d)(i-viii). After ranking the applicants and their applications, the City Manager must make a recommendation to City Council as to which applicants should be awarded the four adult use marijuana establishment licenses in the City, with the City Council then having the final decision as to which applicants receive the four adult use marijuana establishment licenses.

On October 25, 2024, the City Manager and his designees conducted a public meeting for the final grading of applicants and applications for the four adult use marijuana establishment licenses pursuant to Section 18-234 and as required by the Michigan Open Meetings Act. At the October 25, 2024 public meeting, all applicants and members of the general public were permitted to make comments and/or presentations to the City Manager and his designees with respect to applications and then, the City Manager and his designees consisting of Director of Community Development, Steve Cohen, Assistant City Manager, Brandon Skopek, and City Clerk, Laura Pierce, proceeded to conduct the final grading of the applicants and applications for the four adult use marijuana establishment licenses. The City Manager and his designees all had access to and reviewed the applicants' applications. In addition, the Director of the Community Development Department, Steve Cohen, provided his comments regarding each application. The final grading of the applicants and applications for the four adult use marijuana establishment licenses that was conducted at the public meeting on October 25 utilized a scoring guide as follows:

- 0 - did not meet criteria
- 1 - partially met criteria
- 2 - fully met criteria
- 3 - surpassed criteria expectations

The highest possible score that any applicant/application could receive was 24 points. After the City Manager and his designees conducted the final grading of the applicants and applications at the October 25, 2024, public meeting, the final grading of said applicants and applications was as follows:

- Epoch Stone, Inc. - 15 points
- Green Stones, Inc. - 15 points
- Peace Stone, Inc. - 15 points
- Berserker Group, LLC - 15 points
- Frequency Wellness LLC - 13 points
- Attitude Wellness d/b/a Lume - 13 points
- JAR d/b/a Joyology - 12 points
- Arctic Lakes LLC - 11 points

After the final scores for each applicant and applications were tallied, City Attorney Beckerleg indicated at the October 25, 2024 meeting that he was concerned about the applications for Berserker Group LLC and Frequency Wellness, LLC inasmuch as both of said applications were for the same property at 2705 Lapeer

Road and that Frequency Wellness LLC and Berserker Group, LLC were currently involved in a pending lawsuit against each other in the case of *Jeffrey Yatooma and Berserker Group LLC v Christopher Yatooma and Frequency Wellness LLC et al*, Oakland County Circuit Court Case No. 2024-208105-CB, in which case there was an issue as to which party had the recorded ownership interest in the property at 2705 Lapeer Road. City Attorney Beckerleg commented that the pending lawsuit calls into question whether Berserker Group, LLC or Frequency Wellness, LLC could meet the requirements of Section 5(d) of the Initiated Ordinance. After having reviewed the applications and listened to the presentations of those applicants that spoke at the meeting, City Manager Tanghe at the October 25, 2024, meeting adopted the scores of his designees and made his recommendation to City Council that the following applicants were best suited to operate in the City and should be awarded the four adult use marijuana establishment licenses:

1. Epoch Stone, Inc.
2. Green Stones, Inc.
3. Peace Stone, Inc.
4. Attitude Wellness d/b/a Lume

City Manager Tanghe at the October 25, 2024, public meeting noted that what set Epoch Stone, Green Stones, Inc., and Peace Stone, Inc. apart from the rest of the applications was the fact that they have offered to pay the City significant community benefit payments. In addition, City Manager Tanghe also noted at the October 25, 2024, meeting that Attitude Wellness d/b/a Lume also stood apart based on the fact that their proposed location on Lapeer Road is a location that the City Council had originally approved in its adoption of Ordinance No. 22-932, that was adopted on October 17, 2022, their building design and façade was excellent and that Lume has successfully operated several adult use marijuana establishments throughout the State of Michigan in compliance with State law and local ordinances.

Pursuant to Section 18-234, this matter is now before the City Council for the City Council's final approval of four of the proposed applicants/applications for adult use marijuana establishment licenses and the plans for each location. Among the documents attached to this memorandum are the Community Development Department's reports for each of the four recommended applicants/applications showing the illustrated site plans and building façades proposed for each of those applicants/applications. In order to effectuate the awarding of the four adult use marijuana establishment licenses, it is necessary that the City Council approve a Zoning Ordinance Amendment to allow the adult use marijuana establishments to be located at certain locations in the B-1 Limited Business District and at certain locations in the B-2 Zoning District and such Zoning Ordinance Amendment, with slight variation, has already been approved by the Planning Commissioner on May 5, 2023 and is the next item on the City Council's agenda tonight.

STAFF RECOMMENDATION

Staff recommends that the City Council accept the recommendation of the City Manager and approve the plans and award the adult use marijuana establishment licenses to the following four applicants:

1. Epoch Stone, Inc.
2. Green Stones, Inc.
3. Peace Stone, Inc.
4. Attitude Wellness d/b/a Lume

MOTION

Move to accept and adopt the City Manager's October 25, 2024, recommendation and findings that the following four applicants are best suited to operate adult use marijuana establishments in the City and approve the plans and award the adult use marijuana establishment licenses for the addresses shown to the following four applicants as well as authorize the City Manager to execute the indemnification/hold harmless agreements and the community benefits agreement:

1. Epoch Stone, Inc. – 2561 Lapeer Road
2. Green Stones, Inc. – 2548 Lapeer Road
3. Peace Stone, Inc. – 1801 N. Opdyke Road
4. Attitude Wellness d/b/a Lume Cannabis Co. – 1.6 acres of vacant land, a portion of tax identification No. 14-02-100-019

Subject to the following conditions:

1. That Epoch Stone, Inc., Green Stones, Inc., Peace Stone, Inc., and Attitude Wellness d/b/a Lume Cannabis Co., meet all Auburn Hills City Code requirements, including, but not limited to, the requirements set forth in Ordinance No. 22-934 and also comply with and meet all requirements and conditions that are set forth by City staff in their respective review reports.

2. That Epoch Stone, Inc., Green Stones, Inc., Peace Stone, Inc., and Attitude Wellness d/b/a Lume Cannabis Co. execute indemnification/hold harmless agreements agreeing to hold the City harmless from, indemnify and defend the City, from any lawsuits, causes of action, liability and/or damages that arise as a result of the awarding of the four adult use marijuana establishment licenses to each respective applicant, as well as execute the additional indemnification agreement required by Section 18-237 prior to the issuance of the adult use marijuana establishment licenses..

3. That Epoch Stone, Inc., Green Stones, Inc., and Peace Stone, Inc., all pay the agreed upon community benefit payments to the City and execute the Community Benefits Agreement with respect to those payments prior to the issuance of the adult use marijuana establishment licenses.

4. That on November 12, 2024, Attitude Wellness, LLC shall execute and file with the Oakland County Circuit Court a Stipulation for Dismissal agreeing to dismiss the lawsuit of *Attitude Wellness, LLC v City of Auburn Hills*, Oakland County Circuit case no. 2024-206040-CZ, with no costs or attorney fees awarded to either party.

I CONCUR: Thomas A. Tanghe

THOMAS A. TANGHE, CITY MANAGER

AUBURN HILLS
Community Development Department
1827 N. Squirrel Road
Auburn Hills, MI 48326

Date: November 1, 2024

To: Laura M. Pierce, City Clerk

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

Subject: 2561 Lapeer Road (Epoch Stone, Inc.)
Detailed Plan for Adult Use Marihuana Establishment

Project Scope

Redevelopment of the former Garee's Pizzeria & Deli building and property located at 2561 Lapeer Road into a 1,580-square-foot adult use marihuana establishment with a pick-up window. The 1.37-acre parcel is zoned B-2, General Business District.



Illustrated Site Plan



Building Façade Proposed

Staff Findings

Per Ordinance No. 22-934, the Community Development Department has confirmed that the proposed location complies with proposed Ordinance No. 24-943, Section 5 of the Initiated Ordinance, buffer requirements, setback and other dimensional requirements, and has facilitated the review of the detailed plan submitted by the applicant.

The City's Administrative Review Team recommends approval of the detailed plan of the municipally licensed premises and the municipally licensed property as it contains the applicable information required by City ordinances for the redevelopment of the property. Staff and consultant reports are attached.

Upon City Council approval of the license, the applicant shall be required to obtain approval for detailed civil engineering drawings and building construction plans from the Community Development Department before the redevelopment of the property.

AUBURN HILLS

CITY OF AUBURN HILLS
APPLICATION FOR ADULT USE
MARIHUANA ESTABLISHMENT
RETAIL USE ONLY

Please call the City Clerk's Office at 248-370-9402 with any questions.

FOR OFFICIAL USE

Establishment Information

Doing Business As (d/b/a) EPOCH STONE, INC

Application Address 2561 LAPEER RD

DOCUMENTS ARE FOUND TO BE IN GOOD STANDING ORDER WITH THE DEPARTMENTS BELOW

Finance Department (taxes and water)	☐ Approved	☐ Denied	Date:		Initials	
Fire Department	☐ Approved	☐ Denied	Date:		Initials	
Police Department	☐ Approved	☐ Denied	Date:		Initials	
Director of Community Development	☑ Approved	☐ Denied	Date:		Initials	11-01-24 SC

Remarks: The City's Administrative Review Team recommends approval of the detailed plan of the municipally licensed premises and the municipally licensed property as it contains the applicable information required by City ordinances for the redevelopment of the property. Staff and consultant reports are attached.

Date License Issued/Denied _____, 20_____ by City Council.

Information contained in this document is exempt from Public disclosure under State Law (18-234)

ARCHITECTS. ENGINEERS. PLANNERS.

OHM Advancing Communities®

June 15, 2023

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

RE: 2561 Lapeer Road
Site Plan 1st Review

Dear Mr. Cohen:

We have completed the site plan review for the above referenced project with respect to grading, paving, storm drainage/detention, and availability of municipal utilities to serve the site. The site plan, received by this office on June 7, 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.
- Right-of-way construction/signing permit from M.D.O.T.
- Permit from M.D.O.T. for connection to storm sewer

GENERAL:
The site is located at 2561 Lapeer Road, just north of Walton Boulevard at the intersection of Glenrose Street and Lapeer Road, in Section 11 of the City of Auburn Hills. The site consists of an existing pizzeria and parking lot. The proposed parcel along with the adjacent property to the northeast is zoned General Business (B-2), while the property to the northwest is zoned One Family Residential (R-3). The applicant is proposing to renovate the interior and exterior of the existing building and reconstruct the parking lot. The building will have a footprint of approximately 1,600 sq. feet. A complete legal description of the parcel is shown on the plan. A landscape plan was included in the plan set and appears to be acceptable. The Auburn Hills Standard Details were not included in the plan set and will need to be in the engineering review submittal. Furthermore, a demolition plan is needed for the engineering review.

MUNICIPAL UTILITIES:
There is an existing 8-inch water main that extends northeast-southwest along the west side of Lapeer Road. There is also existing 8-inch water main that loops around Glenrose Street. The plans indicated that a new hydrant assembly will be installed adjacent to the drive approach on Lapeer Road, connecting to the existing water main along Lapeer Road. The applicant is not proposing any changes to the building water service. The existing water service should be shown on the plans for the engineering review.

There is an existing 10-inch sanitary sewer extending northeast-southwest along the west side of Lapeer Road. In addition, there is existing 10-inch sanitary sewer extending along Glenrose Street. The applicant is not proposing

OHM Advisors®
2365 PONTIAC RD, SUITE 201
AUBURN HILLS, MICHIGAN 48326
T 248.751.3100
F 248.287.4201
OHM-Advisors.com

any changes to the building sanitary sewer lead. The existing sanitary sewer lead shall be shown on the plans for the engineering review.

STORM SEWER AND DETENTION:
The site is located in the Galloway Drainage District, which has a maximum allowable discharge of 0.097 cfs/acre. Storm water runoff for the site will flow towards a detention basin at the west side of the site. The detention pond outlets to existing storm sewer located in Lapeer Road south of the proposed development. Preliminary detention calculations have been provided on the plan. Detention calculations shall be updated using the maximum allowable discharge rate for Galloway Drainage District. Additionally, a time of concentration of 15 minutes shall be used, per City standards. The sizing of the detention pond may need to be adjusted due to the updated calculations. It should be noted that a permit from MDOT is required to outlet to storm sewer in the Lapeer ROW. The size, type, and slope of proposed storm sewer shall be provided for engineering review.

PAVING/TRAFFIC:
Existing access to the site consists of two (2) approaches off Lapeer Road with additional access from Glenrose Street. The applicant is proposing to close off access from Glenrose Street and only provide access with one (1) approach off Lapeer Road. Parking is proposed south of the building as well as to the northeast of the building. 4-inch asphalt on 8-inch aggregate base with concrete curb and gutter is proposed throughout the parking lot. Loading zones and dumpster pads shall be a minimum of 8-inch non-reinforced concrete on an approved base. A cross-section shall be included for the new approach off Lapeer Road at engineering review, which shall meet MDOT requirements.

The applicant is proposing 20 parking spaces including one (1) barrier free accessible parking space and one (1) future electric vehicle parking space. A loading space is proposed on the south side of the building. A dumpster enclosure is proposed adjacent to the loading zone. A 5-foot wide concrete sidewalk has been provided along the east and south sides of the building with a 7-foot wide concrete sidewalk extending northeast along the parking spaces providing access to the building from the parking lot. An 8-foot wide asphalt pathway is proposed along Lapeer Road.

GRADING:
Existing and proposed grades are shown with contours and spot elevations. The site is sloped towards the southwest end of the site. Perimeter site slopes appear to meet the requirement of 1:4 max and match into existing contours prior to all abutting property lines. Pavement slopes are mostly consistent with City standards and are to remain between 1% and 6% for drive areas and between 1% and 4% for parking areas. Sidewalk and pathway grades shall meet ADA requirements. 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.

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

Sincerely,
OHM Advisors

Timothy J. Juidici, P.E.

Transmitted via e-mail to Steve Cohen: June 15, 2023

cc: File

P:\0101_0125\SITE_AUBURNHILLSCITY\2023\0120231110_HYDRA REAL ESTATE DEVELOPMENT\2561 LAPEER ROAD_SITE REV#1_APP.DOCX

AUBURN HILLS

CITY OF AUBURN HILLS
APPLICATION FOR ADULT USE
MARIHUANA ESTABLISHMENT
RETAIL USE ONLY

Please call the City Clerk's Office at 248-370-9402 with any questions.

FOR OFFICIAL USE

Establishment Information

Doing Business As (d/b/a) EPOCH STONE, INC

Application Address 2561 LAPEER RD

DOCUMENTS ARE FOUND TO BE IN GOOD STANDING ORDER WITH THE DEPARTMENTS BELOW

Finance Department (taxes and water)	☐ Approved	☐ Denied	Date:		Initials
Fire Department	☐ Approved	☐ Denied	Date:		Initials
Police Department	☑ Approved	☐ Denied	Date:	6/20/23	Initials RG
Director of Community Development	☐ Approved	☐ Denied	Date:		Initials

Remarks:

Date License Issued/Denied _____, 20_____ by City Council.

Information contained in this document is exempt from Public disclosure under State Law (18-234)

AUBURN HILLS

POLICE DEPARTMENT
1899 North Squirrel Road
Auburn Hills, MI 48326

MEMORANDUM

TO: Steve Cohen, Director of Community Development
FROM: Jeremy Stubbs, Lieutenant
DATE: June 12, 2023
SUBJECT: 2561 Lapeer Road

I have reviewed the site plans for 2561 Lapeer Road. We have no objections to the project as presented in the site plans.

AUBURN HILLS

CITY OF AUBURN HILLS
APPLICATION FOR ADULT USE
MARIHUANA ESTABLISHMENT
RETAIL USE ONLY

Please call the City Clerk's Office at 248-370-9402 with any questions.

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Fire Department	☑ Approved	☐ Denied	Date:		Initials	FS
Police Department	☐ Approved	☐ Denied	Date:		Initials	
Director of Community Development	☐ Approved	☐ Denied	Date:		Initials	

Remarks:

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AUBURN HILLS FIRE DEPARTMENT

Official Memorandum

To: *Steve Cohen, Director of Community Development*
From: *Fred Solomon, Fire Inspector*
Date: *June 9, 2023*
Re: *Site Plan Review*

PROJECT: Epoch Stone, 2561 Lapeer

XXX	Approved	
	Approved	Subject to the following revisions:
	Denied	

No Comments

Fred Solomon
Fire Inspector
Auburn Hills Fire Department

June 18, 2023

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

Subject: Woodlands Review for Four Re-development Sites:

- 1801 Opdyke Road
- 2561 Lapeer Road
- 2548 Lapeer Road
- 2705 Lapeer Road, Auburn Hills, MI

Dear Mr. Keenan and Mr. Cohen,

Field visits were made to each site referenced above. The submittals regarding the project locations were reviewed and corroborated with site information. In each location, very few to no trees are being removed and the number of new trees planned within architecturally-designed landscapes ranges from 7 to 45 new trees per site. Overall, 5 trees are being removed and 115 new trees are proposed for planting. See the chart below regarding the proposed projects.

Site Overview Table

LOCATION	TREES REMOVED	REPLACEMENT TREES
1801 Opdyke Road	2	21
2561 Lapeer Road	2	42
2548 Lapeer Road	1	7
2705 Lapeer Road	0	45
TOTAL	(5; 1 is Landmark)	**115 New Trees**

Applicant is removing and replacing 5 regulated trees. One tree being removed is a Landmark tree equating to 3 replacements. The landscape plans provide 115 trees which satisfies zoning ordinances, enhances property appearances and increases canopy coverage in the City – all positive outcomes. Plans for these four project sites fulfill woodland expectations.

Best regards,

Julie Stachecki

Julie Stachecki
City of Auburn Hills Woodland Consultant

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



2561 Lapeer Rd

0 10 20 40
1 inch = 20 ft.

Auburn Hills, MI | June 2023

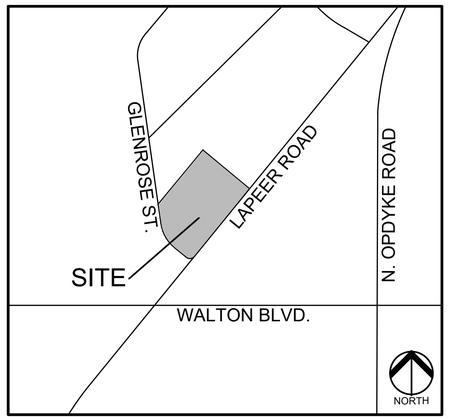
PEA GROUP
7927 Nemco Way, Ste 115
Brighton, MI 48116
t: 517.546-8583
f: 517.546.8973
www.peagroup.com

PRELIMINARY SITE PLANS

2561 LAPEER ROAD

AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL



LOCATION MAP
NO SCALE

INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
C-1.0	TOPOGRAPHIC SURVEY
C-3.0	DIMENSIONAL SITE PLAN
C-4.0	ENGINEERING PLAN
C-9.0	NOTES AND DETAILS
C-9.1	NOTES AND DETAILS
L-1.0	PRELIMINARY LANDSCAPE PLAN
L-1.1	LANDSCAPE DETAILS
	ARCHITECTURAL PLANS
GI-01	COVER SHEET
GI-02	LIFE SAFETY
GI-03	NOTES & MOUNTING DETAILS
A1-01	FLOOR PLANS
A4-04	EXTERIOR ELEVATIONS

PROJECT DESCRIPTION:

PROJECT CONSISTS OF THE REDEVELOPMENT OF AN EXISTING COMMERCIAL BUILDING, APPROXIMATELY 1,580 SQUARE FEET, INTO A RETAIL DISPENSARY FOR MARIJUANA ON 1.37 ACRE PARCEL OF LAND ZONED B-2 (GENERAL BUSINESS). THE EXTERIOR AND INTERIOR OF THE EXISTING BUILDING WILL BE RENOVATED. THE PARKING AREA WILL BE RECONSTRUCTED TO PROVIDE FOR 20 PARKING SPACES WITH NEW LIGHTING AND LANDSCAPING.

DESIGN TEAM

OWNER/APPLICANT/DEVELOPER

EPOCH STONE, INC.
2207 ORCHARD LAKE ROAD
SYLVAN LAKE, MI
CONTACT: BEN BAYRAM
EMAIL: BEN@CANNAZONEDMLS.COM

CIVIL ENGINEER

PEA GROUP
1849 POND RUN
AUBURN HILLS, MI 48326
CONTACT: JAMES P. BUTLER, PE
PHONE: 844.813.2949
EMAIL: JBUTLER@PEAGROUP.COM

ARCHITECT

DRN & ASSOCIATES, ARCHITECTS, PC
50850 APPLEBROOK DR.
NORTHVILLE, MI 48167
CONTACT: DAVID MURPHY
PHONE: 248.946.1622
EMAIL: DAVID@FRACTAL-DESIGNS.COM

LANDSCAPE ARCHITECT

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

PEA GROUP

REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	4/14/2023
FINAL SPA	6/5/2023

STATE OF MICHIGAN
JAMES P. BUTLER
ENGINEER
No. 39905
PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION
SIDWELL 14-11-352-013, -014, -015, -016

PEA GROUP | 2561 LAPEER ROAD | PEA JOB NO. 2022-1607 | PRELIMINARY SITE PLANS

LEGAL DESCRIPTION: (PER TAX ROLLS)

PARCEL ID 14-11-352-013
Land in the City of Auburn Hills, Oakland County, Michigan, described as follows:

T3N, R10E, SEC 11 PERRY-WALTON SUB LOT 4

PARCEL ID 14-11-352-014
Land in the City of Auburn Hills, Oakland County, Michigan, described as follows:

T3N, R10E, SEC 11 PERRY-WALTON SUB LOT 5

PARCEL ID 14-11-352-015
Land in the City of Auburn Hills, Oakland County, Michigan, described as follows:

T3N, R10E, SEC 11 PERRY-WALTON SUB LOT 6

PARCEL ID 14-11-352-016
Land in the City of Auburn Hills, Oakland County, Michigan, described as follows:

T3N, R10E, SEC 11 PERRY-WALTON SUB LOT 7

LEGAL DESCRIPTION
(Per Devon Title Agency Commitment No. 10014656, dated June 24, 2022)

Land situated in the City of Auburn Hills, County of Oakland, State of Michigan, described as follows:

Lots 4, 5, 6 and 7, PERRY-WALTON SUBDIVISION, as recorded in Liber 41, Page 47 of Plats, Oakland County Records .

BENCHMARKS:
(GPS DERIVED - NAVD88)

BM #311
ARROW ON A HYDRANT LOCATED ON THE EAST SIDE OF GLENROSE STREET, ACROSS FROM 2615 GLENROSE.
ELEV. - 977.98

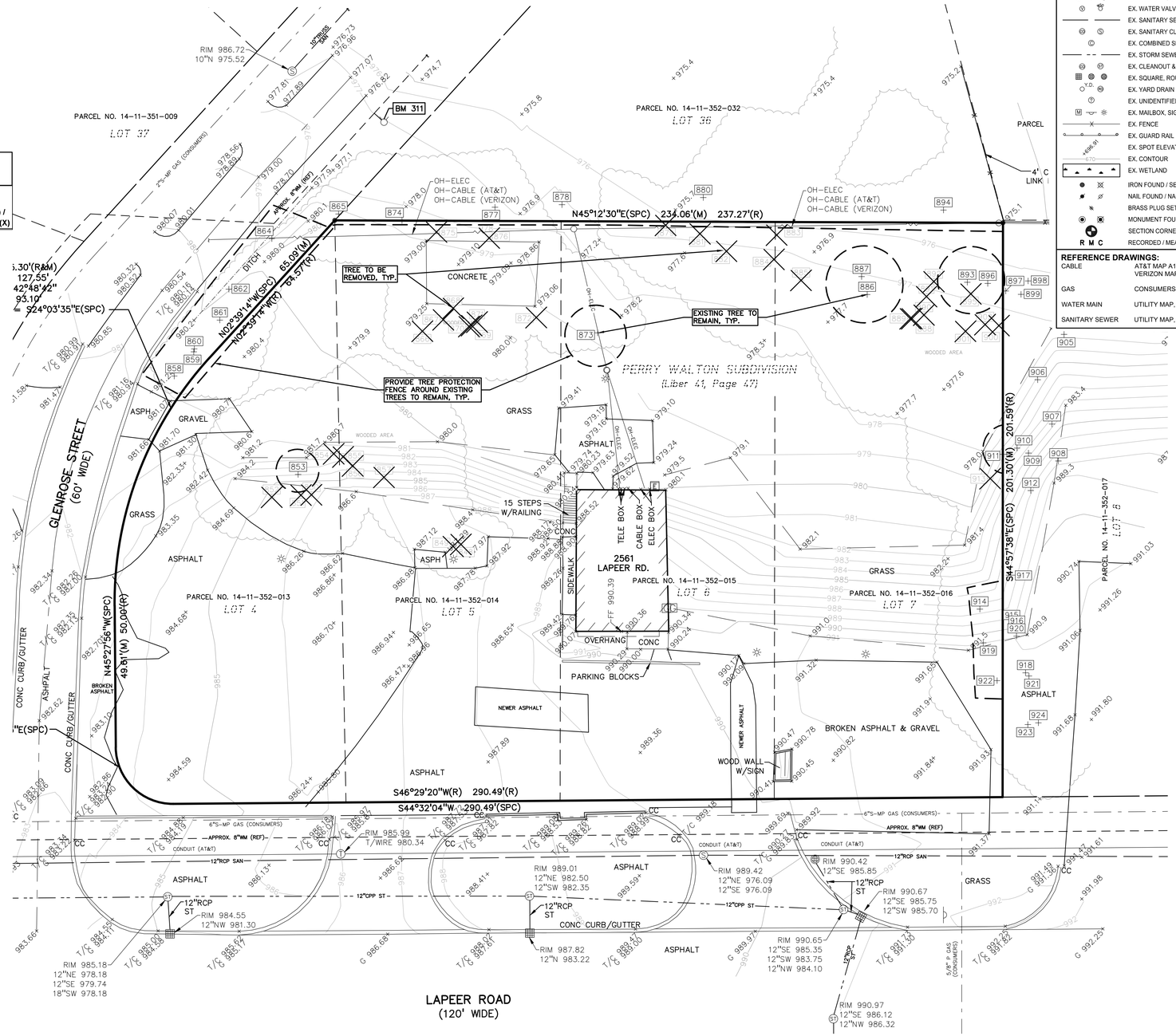
BM #312
ARROW ON A HYDRANT LOCATED AT THE SOUTHWEST CORNER OF LAPEER ROAD AND GLENROSE STREET.
ELEV. - 984.71

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP NUMBER 26125C0367F & 26125C0368F, DATED SEPTEMBER 29, 2006.

EXISTING TREE LIST

NOTE: REMOVE EXISTING TREES / BRUSH THAT ARE UNREGULATED OR POOR CONDITION, PER CITY SITE INSPECTION ON 5/1/2023, REFLECTED IN TREE LIST BELOW
SEE SHEET L-1.0 FOR TREE PROTECTION DETAIL AND TREE REPLACEMENT INFORMATION

TAG NO.	CODE	DBH	LATIN NAME	COND	COMMENT	ONSITE	REGULATED (REG.) / NOT REGULATED (N)	LAND MARK (L)	SAVE (S) / REMOVE (X)
848	BX	9	Box elder	Fair	x3	Y	N (SPECIES)	-	X
849	BX	10	Box elder	Fair		Y	N (SPECIES)	-	X
850	BL	15	Black Locust	Fair		Y	N (SPECIES)	-	X
851	BL	18	Black Locust	Fair		Y	N (SPECIES)	-	X
852	MW	18	White Mulberry	Fair		Y	N (SPECIES)	-	X
853	SC	16	Scotch Pine	Fair		Y	REG	-	S
854	BX	8	Box elder	Fair		Y	N (SPECIES)	-	X
855	BX	7	Box elder	Poor		Y	N (SPECIES)	-	X
856	BX	7	Box elder	Poor		Y	N (SPECIES)	-	X
857	WW	32	Weeping Willow	Fair	x1	Y	N (SPECIES)	-	X
858	SM	9	Silver Maple	Fair	off site	N	N (SPECIES)	-	S
859	EE	8	Siberian Elm	Fair	off site	N	N (SPECIES)	-	S
860	SC	16	Scotch Pine	Fair	off site	N	REG	-	S
861	SC	18	Scotch Pine	Good	off site	N	REG	-	S
862	SM	8	Silver Maple	Fair	x1 off site	N	N (SPECIES)	-	S
864	SC	18	Scotch Pine	Fair	under OH wires off site	N	REG	-	S
865	SC	16	Scotch Pine	Fair	off site	N	REG	-	S
866	EE	16	Siberian Elm	Fair	x2	Y	N (SPECIES)	-	X
867	BX	7	Box elder	Very poor		Y	N (SPECIES)	-	X
868	BX	7	Box elder	Fair		Y	N (SPECIES)	-	X
869	BX	10	Box elder	Fair		Y	N (SPECIES)	-	X
870	BX	8	Box elder	Fair		Y	N (SPECIES)	-	X
871	BX	9	Box elder	Fair		Y	N (SPECIES)	-	X
872	BX	8	Box elder	Fair		Y	N (SPECIES)	-	X
873	BW	17	Black Walnut	Good		Y	REG	-	S
874	SC	16	Scotch Pine	Fair	off site	N	REG	-	S
875	BX	6	Box elder	Poor	x1	Y	N (SPECIES)	-	X
876	E	6	American Elm	Fair		Y	REG./REPLACE	-	X
877	SC	18	Scotch Pine	Fair	off site	N	REG	-	S
878	SC	13	Scotch Pine	Fair	off site	N	REG	-	S
879	BW	6	Black Walnut	Good		Y	REG./REPLACE	-	X
880	SC	10	Scotch Pine	Fair	cut under OH wires off site	N	REG	-	S
881	BX	6	Box elder	Fair	x3	Y	N (SPECIES)	-	X
882	BX	22	Box elder	Fair		Y	N (SPECIES)	-	X
883	BX	6	Box elder	Fair		Y	N (SPECIES)	-	X
884	BX	15	Box elder	Fair		Y	N (SPECIES)	-	X
885	BX	11	Box elder	Fair		Y	N (SPECIES)	-	X
886	E	11	American Elm	Fair		Y	REG	-	S
887	BX	11	Box elder	Fair		Y	N (SPECIES)	-	S
888	BX	8	Box elder	Fair		Y	N (SPECIES)	-	X
889	BX	7	Box elder	Fair		Y	N (SPECIES)	-	X
890	BX	12	Box elder	Fair		Y	N (SPECIES)	-	X
891	BX	14	Box elder	Fair		Y	N (SPECIES)	-	X
892	BX	12	Box elder	Fair		Y	N (SPECIES)	-	X
893	E	7	American Elm	Fair		Y	REG	-	S
894	E	8	American Elm	Fair		Y	REG	-	S
895	CT	13	Cottonwood	Fair		Y	N (SPECIES)	-	X
896	E	6	American Elm	Fair		Y	REG	-	S
897	E	7	American Elm	Fair	off site	N	REG	-	S
898	E	9	American Elm	Fair	off site	N	REG	-	S
899	CT	19	Cottonwood	Fair	off site	N	N (SPECIES)	-	S
900	BX	6	Box elder	Fair	x2	Y	N (SPECIES)	-	X
901	EE	15	Siberian Elm	Fair		Y	N (SPECIES)	-	X
902	MW	15	White Mulberry	Fair		Y	N (SPECIES)	-	X
903	E	12	American Elm	Fair	off site	N	REG	-	S
904	CT	19	Cottonwood	Fair	off site	N	N (SPECIES)	-	S
905	BX	6	Box elder	Very poor	off site	N	N (SPECIES)	-	S
906	BX	8	Box elder	Fair	off site	N	N (SPECIES)	-	S
907	CT	14	Cottonwood	Fair	off site	N	N (SPECIES)	-	S
908	E	9	American Elm	Fair	off site	N	REG	-	S
909	WW	39	Weeping Willow	Fair	off site	N	N (SPECIES)	-	S
910	BX	9	Box elder	Fair	off site	N	N (SPECIES)	-	S
911	E	21	American Elm	Good	off site	N	REG	-	S
912	E	11	American Elm	Fair	off site	N	REG	-	S
913	CT	29	Cottonwood	Good		Y	N (SPECIES)	-	X
914	E	6	American Elm	Fair		Y	REG	-	S
915	BX	21	Box elder	Fair	x1 off site	N	N (SPECIES)	-	S
916	BX	9	Box elder	Fair	off site	N	N (SPECIES)	-	S
917	BX	11	Box elder	Poor	off site	N	N (SPECIES)	-	S
918	BX	6	Box elder	Poor	off site	N	N (SPECIES)	-	S
919	BL	26	Black Locust	Fair		Y	N (SPECIES)	-	S
920	BL	16	Black Locust	Fair	off site	N	N (SPECIES)	-	S
921	BL	18	Black Locust	Fair	off site	N	N (SPECIES)	-	S
922	BX	21	Box elder	Fair		Y	N (SPECIES)	-	S
923	E	17	American Elm	Good	off site	N	REG	-	S
924	EE	23	Siberian Elm	Good	off site	N	N (SPECIES)	-	S



LEGEND:

- EX. OH. ELEC, POLE & GUY WIRE
- EX. U.G. CABLE TV & PEDESTAL
- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- EX. U.G. ELEC,MANHOLE, METER & HANDHOLE
- EX. GAS LINE
- EX. GAS VALVE & GAS LINE MARKER
- EX. TRANSFORMER & IRRIGATION VALVE
- EX. WATER MAIN
- EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
- EX. WATER VALVE BOX & SHUTOFF
- EX. SANITARY SEWER
- EX. SANITARY CLEANOUT & MANHOLE
- EX. COMBINED SEWER MANHOLE
- EX. STORM SEWER
- EX. CLEANOUT & MANHOLE
- EX. SQUARE, ROUND, & BEEHIVE CATCH BASIN
- EX. YARD DRAIN & ROOF DRAIN
- EX. UNIDENTIFIED STRUCTURE
- EX. MAILBOX, SIGN & LIGHTPOLE
- EX. FENCE
- EX. GUARD RAIL
- EX. SPOT ELEVATION
- EX. CONTOUR
- EX. WETLAND
- IRON FOUND / SET
- NAIL FOUND / NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND / SET
- SECTION CORNER FOUND
- R M C — RECORDED / MEASURED / CALCULATED

REFERENCE DRAWINGS:

CABLE	AT&T MAP A1, DATED 03/09/2023 VERIZON MAP, EMAIL DATED 03/08/2023
GAS	CONSUMERS MAP 0360113, DATED 03/04/2023
WATER MAIN	UTILITY MAP, OHM EMAIL DATED 03/08/2023
SANITARY SEWER	UTILITY MAP, OHM EMAIL DATED 03/08/2023

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SCALE: 1" = 20'

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CLIENT
EPOCH STONE, INC.
2207 ORCHARD LAKE ROAD
SYLVAN LAKE, MICHIGN 48320

PROJECT TITLE
2561 LAPEER RD
AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS
FINAL SPA 6/5/2023

ORIGINAL ISSUE DATE:
APRIL 14, 2023

DRAWING TITLE
TOPOGRAPHIC SURVEY

PEA JOB NO.	2022-1607
P.M.	JPB
DN.	BV
DES.	BV

DRAWING NUMBER:
C-1.0

NOT FOR CONSTRUCTION
SIDWELL 14-11-352-013, -014, -015, -016

S:\PROJECTS\2022\2022-1607 2561 LAPEER ROAD\DWG\SITE_PLAN\C-1.0-TOPO-221607.dwg PLOT DATE: 6/5/2023
BY: Brendon Varga

LEGAL DESCRIPTION: (PER TAX ROLLS)

PARCEL ID 14-11-352-013
Land in the City of Auburn Hills, Oakland County, Michigan, described as follows:
T3N, R10E, SEC 11 PERRY-WALTON SUB LOT 4

PARCEL ID 14-11-352-014
Land in the City of Auburn Hills, Oakland County, Michigan, described as follows:
T3N, R10E, SEC 11 PERRY-WALTON SUB LOT 5

PARCEL ID 14-11-352-015
Land in the City of Auburn Hills, Oakland County, Michigan, described as follows:
T3N, R10E, SEC 11 PERRY-WALTON SUB LOT 6

PARCEL ID 14-11-352-016
Land in the City of Auburn Hills, Oakland County, Michigan, described as follows:
T3N, R10E, SEC 11 PERRY-WALTON SUB LOT 7

BENCHMARKS:
(GPS DERIVED - NAVD88)

BM #311
ARROW ON A HYDRANT LOCATED ON THE EAST SIDE OF GLENROSE STREET, ACROSS FROM 2615 GLENROSE.
ELEV. - 977.98

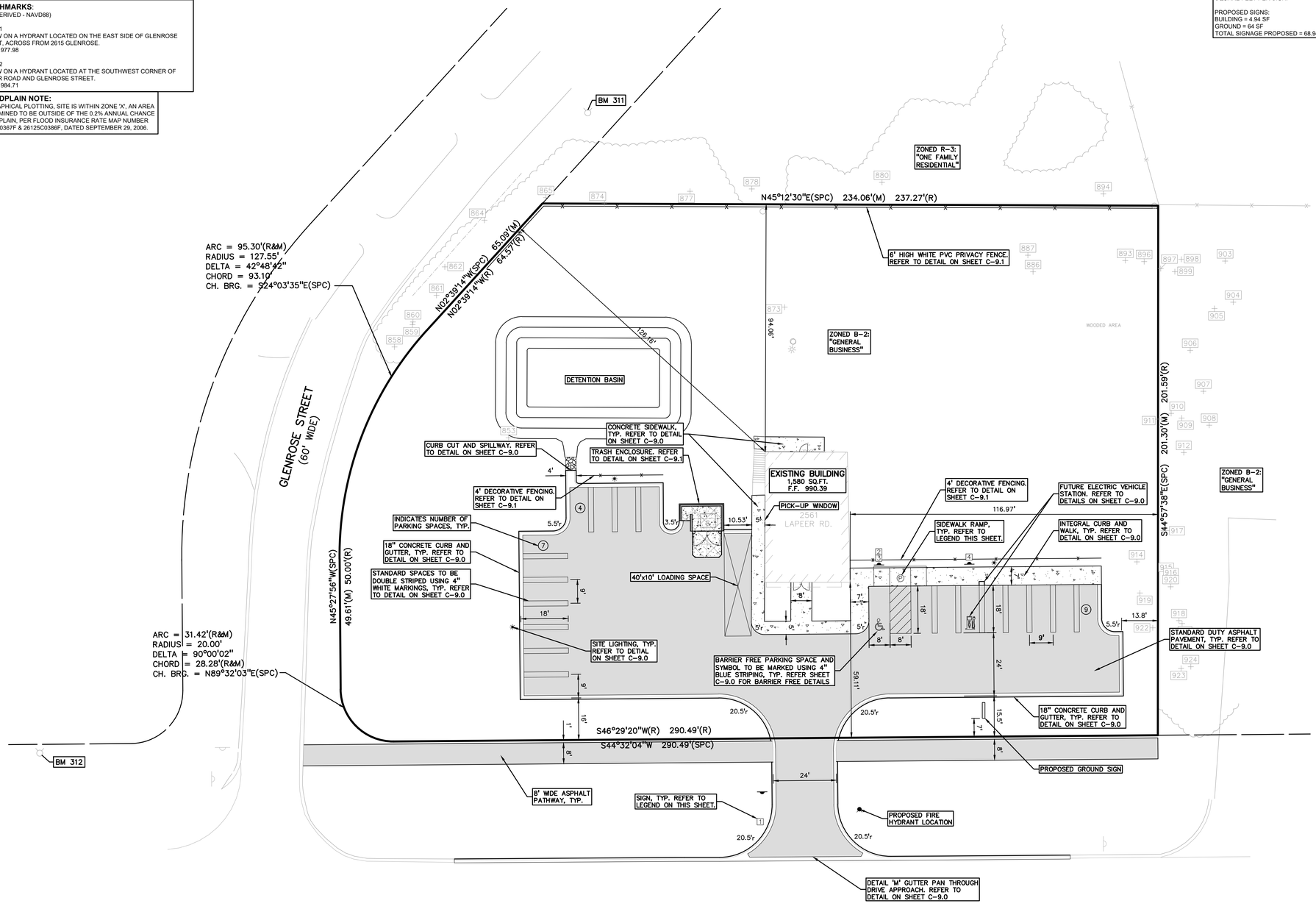
BM #312
ARROW ON A HYDRANT LOCATED AT THE SOUTHWEST CORNER OF LAPEER ROAD AND GLENROSE STREET.
ELEV. - 984.71

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP NUMBER 26125C0367F & 26125C0386F, DATED SEPTEMBER 29, 2006.

LEGAL DESCRIPTION
(Per Devon Title Agency Commitment No. 10014656, dated June 24, 2022)

Land situated in the City of Auburn Hills, County of Oakland, State of Michigan, described as follows:

Lots 4, 5, 6 and 7, PERRY-WALTON SUBDIVISION, as recorded in Liber 41, Page 47 of Plats, Oakland County Records .



SIGNAGE CALCULATIONS:

ALLOWABLE SIGNAGE AREA:
TOTAL SIGN AREA NOT EXCEEDING EIGHT (8) SQUARE FEET FOR EACH TEN (10) FEET OR FRACTION THEREOF OF LOT FRONTAGE, OR EIGHT (80) SQUARE FEET PER NET ACRE FOR SITES LARGER THAN ONE (1) ACRE, WHICHEVER IS GREATER.

TOTAL SITE ACREAGE = 1.37 ACRES
LOT FRONTAGE = 520 LF (LAPEER ROAD AND GLENROSE)

(520 LF / 10 FT) X 8 SF = 416 SF ALLOWABLE SIGNAGE AREA

OR

80 SF/ACRE X 1.37 ACRES = 109.6 SF ALLOWABLE SIGNAGE AREA

SIGNS IN NO CASE MAY EXCEED ONE-HUNDRED AND FIFTY (150) SQUARE FEET PER SIGN.

PROPOSED SIGNS:
BUILDING = 4.94 SF
GROUND = 64 SF
TOTAL SIGNAGE PROPOSED = 68.94 SF

LEGEND:

- STD DUTY / HEAVY DUTY — CONCRETE PAVEMENT
- STD DUTY ASPHALT PAVEMENT
- CONCRETE CURB AND GUTTER
- REVERSE GUTTER PAN
- SETBACK LINE
- SIGN / LIGHTPOLE

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP 'TYPE P' (P)

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

SIGN LEGEND:

'STOP' SIGN	[1]
'BARRIER FREE PARKING' SIGN	[2]
'VAN ACCESSIBLE' SIGN	[3]
'ELECTRIC VEHICLE' SIGN	[4]

REFER TO SHEET C-9.0 FOR SIGN DETAILS

ADDITIONAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

1. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
2. 'NO PARKING-FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
3. REFER TO NOTES & DETAILS SHEET FOR ON-SITE PAVING DETAILS.

GENERAL NOTES (CITY OF AUBURN HILLS):

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 STRIPED PER ZONING ORDINANCE NO. 372.
6. ENVIRONMENTAL IMPACT STATEMENT IS NOT REQUIRED AS PROPOSED DISTURBANCE FOR THIS WORK IS LESS THAN 20 ACRES.
7. LAND DIVISION OR COMBINATION IS NOT REQUIRED.
8. SPECIAL LAND USE PERMIT IS NOT REQUIRED.
9. THE DEVELOPER HAS AGREED TO PREP THE PARKING LOT WITH THE INSTALLATION OF ELECTRIC STUBS FOR FUTURE ELECTRIC VEHICLE CHARGING STATION LOCATIONS ADJACENT TO THE BARRIER FREE PARKING SPACES AND RUN CONDUIT FROM THE POWER SOURCE TO THE STUBS TO SUPPORT FUTURE INSTALLATION. THE SPACES ARE DESIGNATED WITH 'EV' ON THE PLAN AND WILL BE POSED IF AND WHEN CHARGING STATIONS ARE INSTALLED.

SITE DATA TABLE:

SITE AREA: 1.37 ACRES (59,526 SF) NET AND GROSS

PROPOSED USE: RETAIL (1,580 SF)

ZONING: B-2 (GENERAL BUSINESS)

BUILDING INFORMATION:
MAXIMUM ALLOWABLE BUILDING HEIGHT = 30 FEET (2 STORIES)
EXISTING BUILDING HEIGHT = 1 STORY
BUILDING FOOTPRINT AREA = 1,580 SF.

BUILDING LOT COVERAGE = 2.7%

SETBACK REQUIREMENTS:	REQUIRED:	PROPOSED:
FRONT:	25'	59.11'
SIDE:	25'	116.97'
SIDE:	25'	126.16
REAR:	20'	94.06'

PARKING CALCULATIONS:
RETAIL = 1 SPACE PER 100 S.F. OF USABLE FLOOR SPACE
TOTAL RETAIL PARKING REQUIRED = 1,264/100 = 13 SPACES

TOTAL PROPOSED PARKING SPACES = 20 SPACES INC. 1 H/C SPACES

LOADING PROVIDED = 400 S.F. ON SIDE OF BUILDING

GREENSPACE:
IMPERVIOUS AREA ON SITE = 0.36 ACRES
GREENSPACE ON SITE = 1.01 ACRES
PERCENT GREENSPACE ON SITE = 73.7%

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JAMES P. BUTLER ENGINEER No. 39905 PROFESSIONAL ENGINEER

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

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CLIENT
EPOCH STONE, INC.
2207 ORCHARD LAKE ROAD
SYLVAN LAKE, MICHIGAN 48320

PROJECT TITLE
2561 LAPEER RD
AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS

FINAL SPA	6/5/2023

ORIGINAL ISSUE DATE:
APRIL 14, 2023

DRAWING TITLE
DIMENSIONAL SITE PLAN

PEA JOB NO.	2022-1607
P.M.	JPB
DN.	BV
DES.	BV

DRAWING NUMBER:
C-3.0

NOT FOR CONSTRUCTION
SIDWELL 14-11-352-013, -014, -015, -016

S:\PROJECTS\2022\2022-1607 2561 LAPEER ROAD\CIVIL\SITE_PLAN\C-3.0-Site-221607.dwg PLOT DATE:6/5/2023
BY:Brandon Varga

LEGAL DESCRIPTION: (PER TAX ROLLS)

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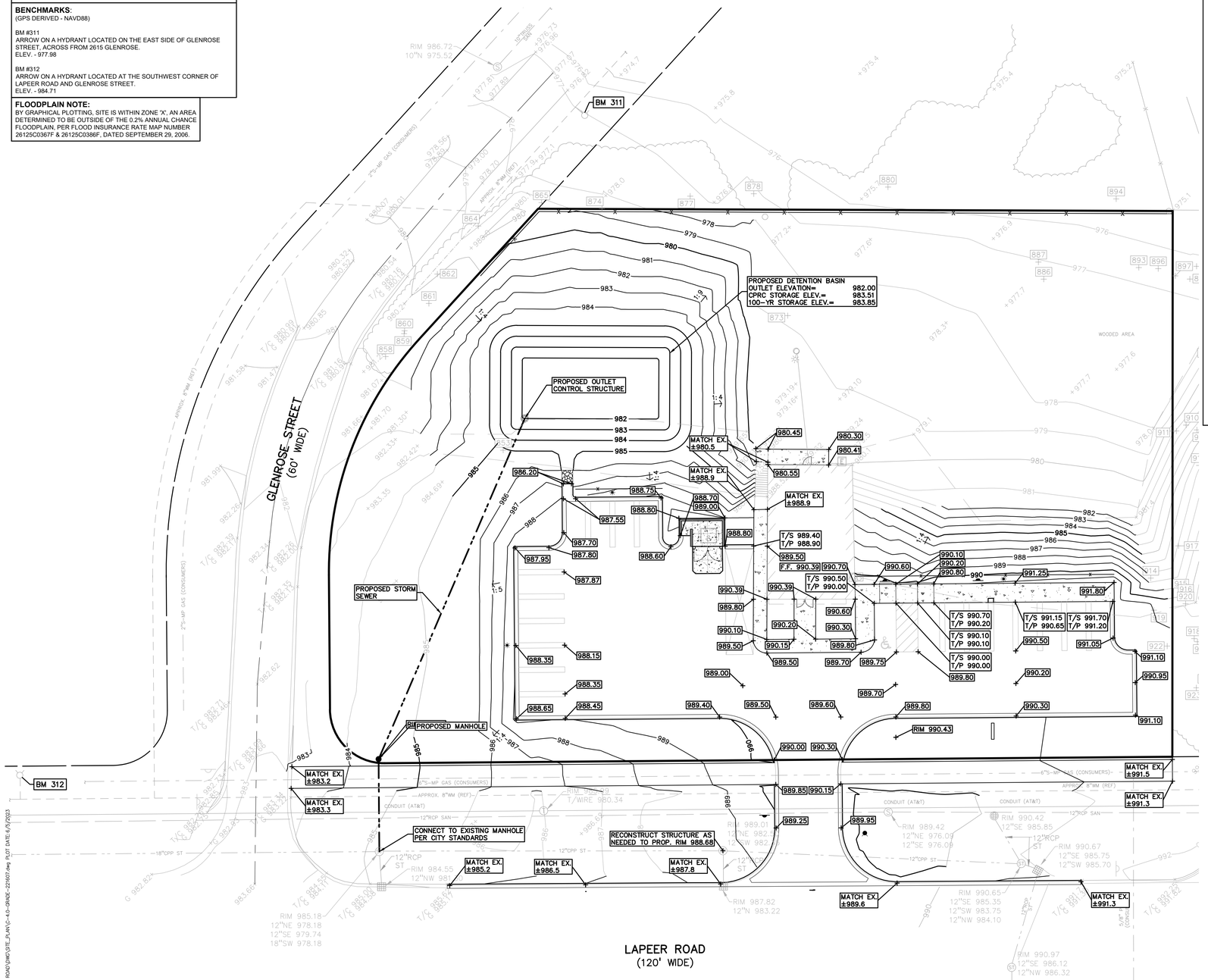
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CITY OF AUBURN HILLS STANDARD NOTES:

1. CONSTRUCTION SHALL CONFORM TO CURRENT CITY OF AUBURN HILLS' STANDARDS.
2. NO WORK SHALL BE PERFORMED WITHOUT INSPECTION.
3. A PERMIT FROM THE DPW IS REQUIRED FOR ALL CONSTRUCTION WITHIN CITY ROW.
4. ALL CITY STREET MUST BE MAINTAINED DURING CONSTRUCTION. STREET SHALL BE KEPT FREE OF MUD, DIRT, CONSTRUCTION DEBRIS, DUST AND THE LIKE. IF CLEAN-UP IS NOT PERFORMED WITHIN 24 HOURS OF NOTIFICATION, THE CITY RESERVES THE RIGHT TO PERFORM THE WORK AND CHARGE THE DEVELOPER ACCORDINGLY.
5. WORKING HOURS (INCLUDING RUNNING OF ANY MACHINERY) SHALL BE RESTRICTED TO MONDAY THROUGH SATURDAY, 7:00 AM TO 7:00 PM; SUNUP TO SUNDOWN; WHICHEVER IS LESS. CONSTRUCTION OPERATIONS BEYOND THE PERIODS MENTIONED ABOVE SHALL BE PERMITTED ONLY AFTER WRITTEN APPROVAL OF THE CITY MANAGER OR HIS DESIGNEE.
6. ALL MATERIALS AND MANUFACTURERS SHALL CONFORM TO THE STANDARD DETAILS.
7. UTILITY STRUCTURES SHALL NOT BE LOCATED IN DRIVEWAYS, AND WHERE POSSIBLE, SHALL NOT BE LOCATED IN PAVED AREAS.
8. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH ACT 53 OF P.A. OF 1974 AND ALSO CONTACT OAKLAND COUNTY UTILITY AND PROTECTION SERVICE (MISS DIG 1-800-482-7171) THREE (3) WORKING DAYS BEFORE THE START OF ANY CONSTRUCTION.
9. THE CONTRACTOR SHALL PROVIDE NECESSARY SIGNS, BARRICADES AND LIGHTS TO PROTECT TRAFFIC AND THE WORK AS DIRECTED BY THE ENGINEER. SUCH DEVICES SHALL BE PLACED PRIOR TO STARTING WORK IN AFFECTED AREAS.
10. ALL SOIL EROSION AND SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE OAKLAND COUNTY STANDARDS AND DETAILS. THE CONTRACTOR SHALL FOLLOW LOCAL RULES AND REGULATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL FOR ALL MATERIALS THAT ARE DISPOSED OF OFF OF THE PROJECT SITE.
11. ALL SOIL EROSION MEASURES MUST BE PROPERLY PLACED PRIOR TO GRADING OR OTHER CONSTRUCTION ACTIVITIES.
12. FIELD CHANGES TO THE APPROVED PLAN SHALL BE BROUGHT TO THE ATTENTION OFF THE INSPECTOR ON SITE, WHO WILL DETERMINE WHETHER THE CHANGE IS CONSIDERED "SIGNIFICANT". "SIGNIFICANT" FIELD CHANGES SHALL BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER. THE CITY SHALL NOT BE HELD RESPONSIBLE FOR DELAYS IN APPROVAL OF CHANGES TO THE APPROVED SITE IMPROVEMENT (ENGINEERING) PLAN.
13. WHERE POSSIBLE, PUBLIC UTILITIES SHALL NOT BE PLACED UNDER PAVEMENT. THE CITY OF AUBURN HILLS SHALL NOT BE RESPONSIBLE FOR PAVEMENT, CURB, OR OTHER RESTORATION OF PERMANENT FACILITIES LOCATED WITHIN THE MUNICIPAL EASEMENT.
14. 3 WORKING DAYS PRIOR TO STARTING CONSTRUCTION, CONTACT THE CONSTRUCTION DEPARTMENT OF ORCHARD, HILTZ & McCLIMENT, INC. AT (734) 466-4539 TO SCHEDULE INSPECTION. OHM SHALL INSPECT ALL SITE IMPROVEMENTS INCLUDING UNDERGROUND UTILITY INSTALLATION, EARTHWORK OPERATIONS, RETAINING WALLS, PAVEMENT IN CITY R.O.W., ALL SIDEWALKS OR SAFETY PATHS IN ANY PUBLIC R.O.W., AND ANY ADDITIONAL ITEMS NOTED DURING REVIEW OR AT THE PRE-CONSTRUCTION MEETING. FINAL OCCUPANCY MAY BE AFFECTED IF PROCEDURES ARE NOT FOLLOWED FOR PROPER INSPECTION.
15. PERMANENT STRUCTURES OF ANY TYPE, INCLUDING BUT NOT LIMITED TO, TREES, LIGHT POLES, DRAINAGE STRUCTURES, SANITARY STRUCTURES, BENCHES, TRASH RECEPTACLES, ETC., WILL NOT BE ALLOWED WITHIN THE INFLUENCE OF THE PUBLIC WATER MAIN OR SANITARY SEWER EASEMENTS.

Rainfall Intensity		
Time of Concentration (T_C)	10.00	min
Since Tc <= 15 min, I1 = 2.0 in/hr		
I1 = 30.2 /((T + 9.17)^.81]	2.00	in/hr
I10 = 50.12 / [(T + 9.17)^.81]	4.58	in/hr
I100 = 83.3/[(T + 9.17)^.81]	7.62	in/hr
CPVC: Channel Protection Volume Control Volume		
Vcpvc = (4719)CA	1,734	cf
CPRC: Channel Protection Rate Control Volume: Extended Detention		
VED= (6897)CA	2,535	cf
CPRC Allowable Outlet Rate		
$Q_{VED} = V_{ED}$ / (48*60*60)	0.01	cfs
Water Quality Control		
Forebay Volume = (545)CA	200	cf
Forebay Release Rate: QVF = VF/(48*60*60)	0.001	cfs
100-Year Allowable Outlet Rate		
Since A < 2.0 Ac, Qvrr = 1.0		
Q_{VRR} =	1.00	cfs/ac
100-Year Peak Allowable Discharge		
$Q_{100P} = Q_{VRR}(A)$	0.49	cfs
100-Year Runoff Volume		
V100R = (18,985)CA	6,977	cf
100-Year Peak Inflow		
$Q_{100IN} = C(I_{100})A$	2.80	cfs
Storage Curve Factor (Vs/Vr)		
R = 0.206-0.15 x ln(Q100P/Q100IN)	0.467	
100-Year Storage Volume		
Vs = R(V100R)	3,258	cf

GRADING LEGEND:

- x986.93 — EXISTING SPOT ELEVATION
- 622.50 — PROPOSED SPOT ELEVATION: TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES.
- 670 — EXISTING CONTOUR
- 922 — PROPOSED CONTOUR
- PROPOSED REVERSE GUTTER PAN
- PROPOSED RIDGE LINE
- PROPOSED SWALE/DITCH

ABBREVIATIONS

T/C = TOP OF CURB	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

UTILITY LEGEND:

- EX. OH, ELEC, POLE & GUY WIRE
- EX. U.G. CABLE TV & PEDESTAL
- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- EX. U.G. ELEC,MANHOLE, METER & HANDHOLE
- EX. GAS LINE
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- 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
- PROPOSED OUTLET CONTROL STRUCTURE

Detention			
CPRC Storage Elev.	983.51	2535	C.F.
100-yr Storage Elev.	983.85	3258	C.F.
Elevation (ft)	Area (sf)	Volume (cf)	Total Vol. (cf)
982.00	1,125		
983.00	1,768	1,446.50	1,446.50
984.00	2,514	2,141.00	3,587.50
985.00	3,361	2,937.50	6,525.00

UTILITY NOTES:

1. ALL PROPOSED GRADE ELEVATIONS INDICATED ARE TOP OF PAVEMENT OR GUTTER UNLESS NOTED OTHERWISE. ADD 0.50' TO ALL PROPOSED ELEVATIONS TO OBTAIN TOP OF CURB GRADES.
2. PERMANENT STRUCTURES OF ANY TYPE, INCLUDING BUT NOT LIMITED TO, TREES, LIGHT POLES, DRAINAGE STRUCTURES, BENCHES, TRASH RECEPTACLES, ETC., WILL NOT BE ALLOWED WITHIN THE INFLUENCE OF THE PUBLIC WATER MAIN EASEMENT.
3. 2.5 FEET OF COVER SHALL BE MAINTAIND OVER ALL STORM SEWER.
4. 18" (MINIMUM) OF VERTICAL CLEARANCE IS REQUIRED BETWEEN UTILITIES.
5. ALL UTILITY LINES, STRUCTURES AND TRENCHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE CITY OF AUBURN HILLS.
6. 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).
7. ALL STORM SEWER 10" OR LESS AND/OR LEADS SHALL BE SDR 26.
8. PIPE LENGTHS ARE GIVEN FROM CENTER OF STRUCTURE AND TO END OF FLARED END SECTION UNLESS NOTED OTHERWISE.
9. THE CITY OF AUBURN HILLS STANDARD DETAIL SHEETS WILL BE INCORPORATED INTO AND MADE A PART OF THESE PLANS DURING THE ENGINEERING DRAWINGS PHASE. CONTRACTOR TO REFER TO THE CITY OF AUBURN HILLS STANDARD DETAIL SHEETS FOR ALL STRUCTURE, PIPE MATERIALS, BEDDING, TESTING, ETC. NOTES AND DETAILS.

EARTHWORK BALANCING NOTE:

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

NOT FOR CONSTRUCTION
SIDWELL 14-11-352-013, -014, -015, -016

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN — JAMES P. BUTLER — 63905 — LICENSED PROFESSIONAL ENGINEER

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

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

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CLIENT
EPOCH STONE, INC.
2207 ORCHARD LAKE ROAD
SYLVAN LAKE, MICHIGN 48320

PROJECT TITLE
2561 LAPEER RD
AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS

FINAL SPA	6/5/2023

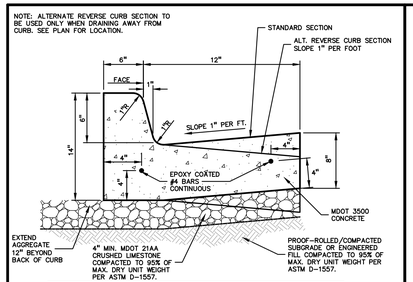
ORIGINAL ISSUE DATE:
APRIL 14, 2023

DRAWING TITLE
ENGINEERING PLAN

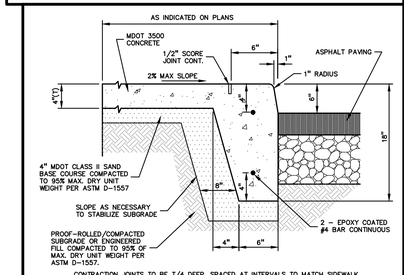
PEA JOB NO.	2022-1607
P.M.	JPB
DN.	BV
DES.	BV

DRAWING NUMBER:
C-4.0

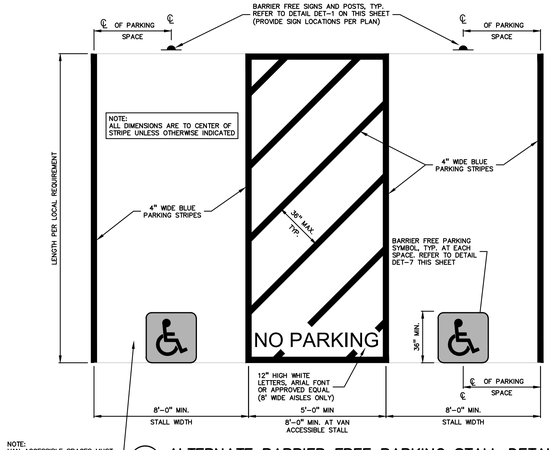
S:\PROJECTS\2022\2022-1607 2561 LAPEER ROAD\DWG\SITE_PLAN\C-4.0-GRADE-221607.dwg PLOT DATE: 6/5/2023 BY: Brandon Varga



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



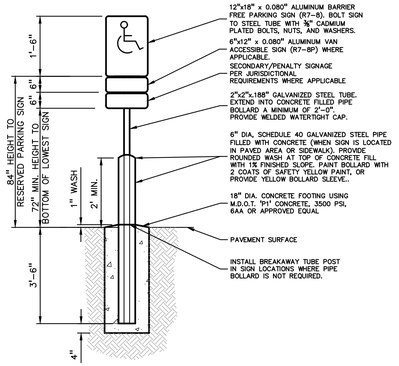
INTEGRAL CURB AND SIDEWALK
NOT TO SCALE



DET 6 ALTERNATE BARRIER FREE PARKING STALL DETAIL
NOT TO SCALE

BARRIER FREE SIGN NOTES:

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

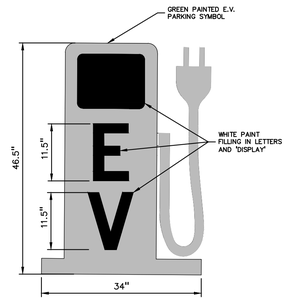


BARRIER FREE SIGN AND POST DETAIL
NOT TO SCALE



12" x 18"
GREEN TEXT WITH BLUE SYMBOL ON WHITE REFLECTORIZED
7'-0" MOUNTING HEIGHT

ELECTRIC VEHICLE PARKING SIGN DETAIL
NOT TO SCALE



EV PARKING SYMBOL
NOT TO SCALE



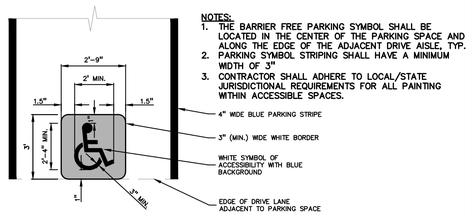
12" x 6"
GREEN ON WHITE REFLECTORIZED
MOUNT UNDERNEATH E.V. PARKING SIGN

ELECTRIC VEHICLE AUXILIARY SIGN DETAIL
NOT TO SCALE



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

STOP SIGN DETAIL
NOT TO SCALE



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

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



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

DET 2 BARRIER FREE PARKING SIGN DETAIL
NOT TO SCALE

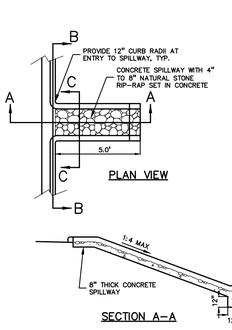


12" x 18" (R7-8)
GREEN BORDER AND LEGEND
WHITE SYMBOL, BLUE BACKGROUND.
REFLECTORIZED

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

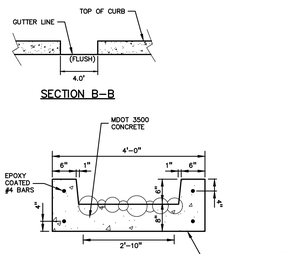
6" x 12" (R7-8P)
GREEN BORDER AND LEGEND
REFLECTORIZED

DET 3 VAN ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE



PLAN VIEW

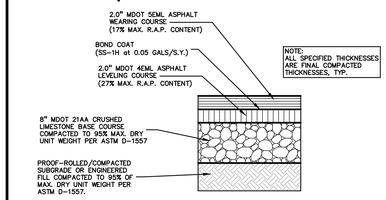
SECTION A–A



SECTION B–B

SECTION C–C

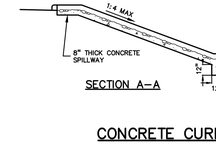
CONCRETE CURB SPILLWAY DETAIL
NOT TO SCALE



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

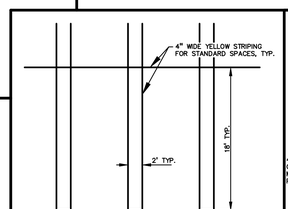
AGGREGATE BASE NOTE:
THIS PAVEMENT SECTION DESIGN ASSUMES THE USE OF MDOT 21AA CRUSHED LIMESTONE BASE MATERIAL THAT MEETS THE REQUIREMENTS OF MDOT STANDARD SPECIFICATION SECTION 902 FOR AGGREGATES. IF CRUSHED CONCRETE AGGREGATE BASE IS PROPOSED IN LIEU OF THE SPECIFIED CRUSHED LIMESTONE MATERIAL, PEA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

ASPHALT MATERIAL NOTES:
HOT-MIX ASPHALT MIXTURES UTILIZING RECYCLED ASPHALT PAVEMENT (RAP) MUST MEET MDOT SPECIAL PROVISION 12SP501(E). THE BINDER GRADE FOR THIS WORK IS PG64-28. IF ASPHALT MIXES CONTAINING RAP ARE TO BE SUPPLIED FOR THIS PROJECT, THE ASPHALT BINDER MUST BE REVISED PER MDOT 'TIER 1' OR 'TIER 2' REQUIREMENTS (RAP CONTENT UP TO 27% MAXIMUM). TIER 3 MIXES ARE NOT ACCEPTABLE ON THIS PROJECT. AN ASPHALT MIX DESIGN FOR ALL SPECIFIED MIXES SHOULD BE FORWARDED TO PEA GROUP FOR REVIEW PRIOR TO CONSTRUCTION



SECTION A–A

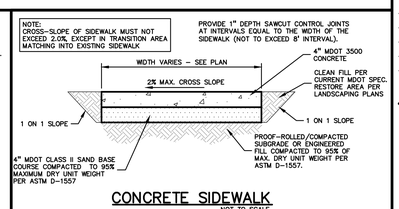
MDOT DRIVEWAY OPENING–DETAIL 'M'
NOT TO SCALE



DOUBLE STRIPING DETAIL
NOT TO SCALE

NOTE:
CROSS-SLOPE OF SIDEWALK MUST NOT EXCEED 2.0%, EXCEPT IN TRANSITION AREA MATCHING INTO EXISTING SIDEWALK

PROVIDE 1" DEPTH SAWCUT CONTROL JOINTS AT INTERVALS EQUAL TO THE WIDTH OF THE SIDEWALK (NOT TO EXCEED 8' INTERVAL).



CONCRETE SIDEWALK
NOT TO SCALE

NOT FOR CONSTRUCTION
SIDWELL 14-11-352-013, -014, -015, -016

PEA GROUP
t: 844.813.2949
www.peagroup.com

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

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CLIENT
EPOCH STONE, INC.
2207 ORCHARD LAKE ROAD
SYLVAN LAKE, MICHIGAN 48320

PROJECT TITLE
2561 LAPEER RD
AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS

FINAL SPA	6/5/2023

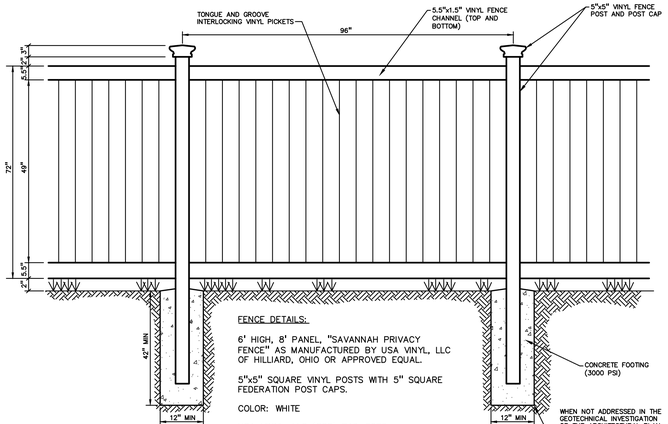
ORIGINAL ISSUE DATE:
APRIL 14, 2023

DRAWING TITLE
NOTES AND DETAILS

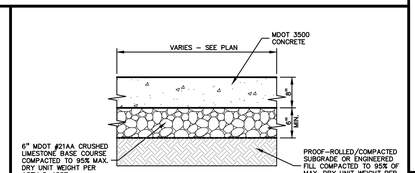
PEA JOB NO.	2022-1607
P.M.	JPB
DN.	BV
DES.	BV

DRAWING NUMBER:
C-9.0

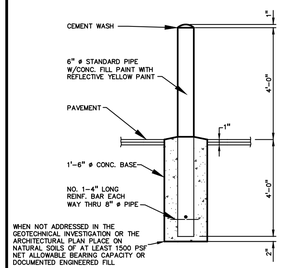
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BY: Brandon Vanderlaan



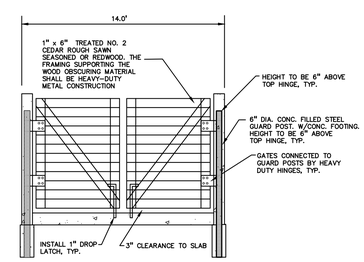
VINYL SCREEN FENCE DETAIL
NOT TO SCALE



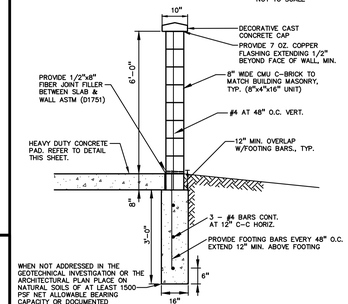
HEAVY DUTY CONCRETE DETAIL
NOT TO SCALE



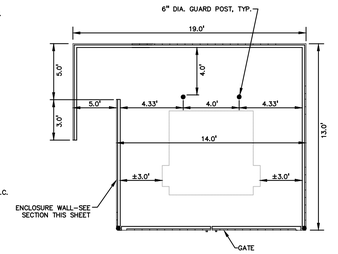
6" DIA. GUARD POST DETAIL
NOT TO SCALE



TRASH ENCLOSURE GATE DETAIL
NOT TO SCALE

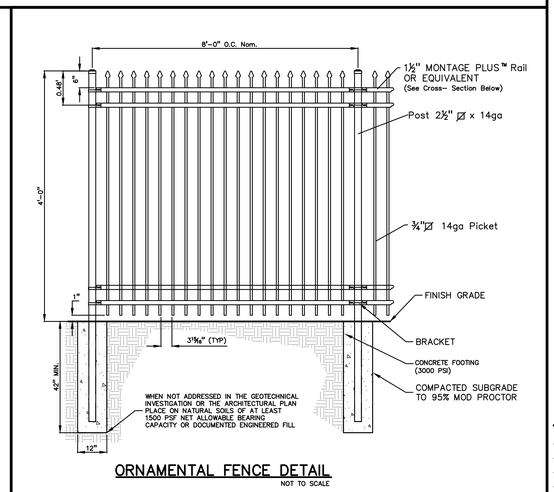


DUMPSTER ENCLOSURE WALL CROSS SECTION
NOT TO SCALE



PLAN VIEW
NOT TO SCALE

TRASH ENCLOSURE DETAILS
NOT TO SCALE



ORNAMENTAL FENCE DETAIL
NOT TO SCALE

NOT FOR CONSTRUCTION
SIDWELL 14-11-352-013, -014, -015, -016

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
JAMES P. BUTLER
ENGINEER
No. 6201055
PROFESSIONAL ENGINEER

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

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2207 ORCHARD LAKE ROAD
SYLVAN LAKE, MICHIGAN 48320

PROJECT TITLE
2561 LAPEER RD
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DRAWING TITLE
NOTES AND DETAILS

PEA JOB NO.	2022-1607
P.M.	JPB
DN.	BV
DES.	BV

DRAWING NUMBER:
C-9.1

S:\PROJECTS\2022\2022-1607 2561 LAPEER ROAD\plans\SITE_PLAN\C-9.0-NOTES-221607.dwg PLOT DATE:6/5/2023
BY: Brendan Vargo

TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC	SPECIES %	GENUS %
3	AL8	Allegheny Serviceberry	*Amelanchier laevis*	8-10' Ht.	B&B	7.1%	7.1%
3	AR2.5	Redpointe Maple	*Acer rubrum 'Redpointe'*	2.5" Cal.	B&B	7.1%	7.1%
3	BN10	River Birch	*Betula nigra*	10' Ht.	B&B	7.1%	7.1%
3	CC8	Eastern Redbud	*Cercis canadensis*	8' Ht.	B&B	7.1%	7.1%
3	GT2.5	Skyline Honeylocust	*Gleditsia triacanthos 'Skyline' Inermis*	2.5" Cal.	B&B	7.1%	7.1%
4	LT2.5	Tulip Tree	*Liriodendron tulipifera*	2.5" Cal.	B&B	9.5%	9.5%
2	QB2.5	Swamp White Oak	*Quercus bicolor*	2.5" Cal.	B&B	4.8%	
2	QR2.5	Red Oak	*Quercus rubra*	2.5" Cal.	B&B	4.8%	9.5%
1	SR2.5	Japanese Tree Lilac	*Syringa reticulata 'Ivory Silk'*	2.5" Cal.	B&B	2.4%	2.4%
2	TA2.5	American Sentry Linden	*Tilia americana 'American Sentry'*	2.5" Cal.	B&B	4.8%	4.8%
26	TOTAL DECIDUOUS TREES						

EVERGREEN TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC	SPECIES %	GENUS %
5	AC8	Concolor Fir	*Abies concolor*	8' Ht.	B&B	11.9%	11.9%
6	PG8	White Spruce	*Picea glauca*	8' Ht.	B&B	14.3%	14.3%
5	PS8	Eastern White Pine	*Pinus strobus*	8' Ht.	B&B	11.9%	11.9%
16	TOTAL EVERGEEN TREES						
42	TOTAL TREES						

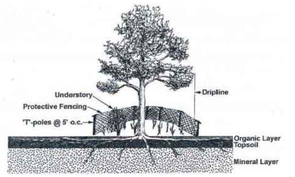
SHRUB PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
12	CS30	Bergeson Compact Dogwood	*Cornus sericea 'Bergeson'*	30" Ht.	Cont.
10	EA30	Compact Burning Bush	*Euonymus alatus 'Compactus'*	30" Ht.	Cont.
6	HB30	Bobo Hydrangea	*Hydrangea paniculata 'Bobo'*	30" Ht.	Cont.
6	JH6	Hetz Columnar Juniper	*Juniperus chinensis 'Hetzii Columnaris'*	6'	B&B
16	PO36	Summerwine Ninebark	*Physocarpus opulifolius 'Seward'*	36" Ht.	Cont.
18	SA30	Anthony Waterer Spirea	*Spiraea x bum. 'Anthony Waterer'*	30" Ht.	Cont.
11	SN24	Neon Flash Spirea	*Spiraea japonica 'Neon Flash'*	24" Ht.	Cont.
7	TM30	Dense Yew	*Taxus x media 'Densiformis'*	30" Ht.	Cont.
86	TOTAL SHRUBS				

PERENNIAL PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
25	CA	Feather Reed Grass	*Calamagrostis x acutiflora 'Karl Foerster*	1 Gal.	Cont.
25	TOTAL PERENNIALS				

TREE PROTECTION DETAIL

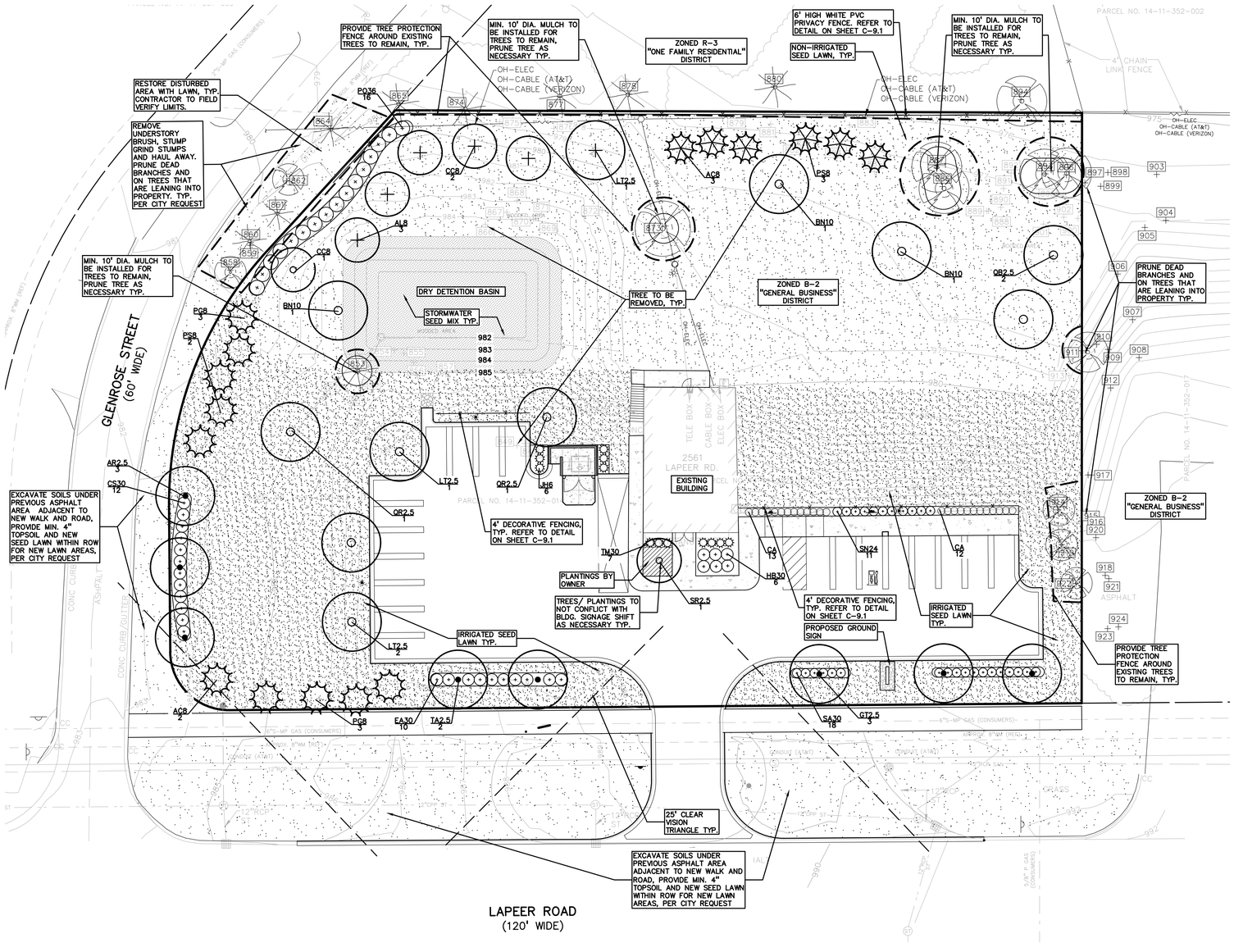


TREE PROTECTION NOTES

- Identify on site all trees or areas of trees which are being proposed to be preserved with fluorescent orange spray paint (chalk base) or by red flagging tape.
- Erect barriers of four (4) foot high fencing staked with metal "T-posts" five (5) feet on center or all such trees or groups of trees proposed to remain
- Protective barriers are to be erected prior to any clearing or grubbing on the site, and barriers are to remain in tact until approved by the City to be removed, or when a Certificate of Occupancy is issued.
- Keep clear all debris or fill, equipment, and material from within the required protective barrier.
- During construction, the owner, developer, or agent shall not cause or permit any activity within the fence line of any protected tree or group of trees including, but not limited to, the storage of equipment, dumpsters, boulders, dirt, and excavated material, building or waste material, or any other material harmful to the life of a tree.
- No damaging attachment, wires (other than cable wires for trees), signs, or permits may be fastened to any tree protected by this Ordinance.

LANDSCAPE/TREE REPLACEMENT NOTES

- 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.



S:\PROJECTS\2022\2022-1607 2561 LAPEER ROAD\DWG\SITE_PLAN\L-1.0-LANDSCAPE-221607.dwg PLOT DATE: 6/5/2023
BY: Janet Evans

KEY:

= SITE AREA LANDSCAPE TREES
= FRONTAGE TREES
= BUFFER TREES
= IRRIGATED SHRUBS
= IRRIGATED SEED LAWN
= NON IRRIGATED SEED / RESTORE USE EROSION MAT ON SLOPES
= PLANTINGS BY OWNER
= STORMWATER SEED MIX
= EXISTING TREE / TAG TO REMAIN, TREE PROTECTION FENCING TO BE PLACED AT DRIP LINE OF TREE. PROTECT EXPOSED ROOTS, IF PRESENT, BY HAND DIGGING INSTALLATION OF FENCING
= EXISTING TREE TO BE REMOVED

SEE L-1.1 FOR NATIVE SEED MIX AND TYP. DETAILS

SEE C-1.0 TOPOGRAPHIC SURVEY FOR EXISTING TREE LIST AND TREE REMOVALS

DESCRIPTION	SURVEYED TREES	REPLACEMENT TREES
Non-regulated trees	35	
Removed - Landmark Trees (24")	0	0
Removed - Regulated Trees	2	2
Saved (Reg/LM)	7	
Totals	44	2

(REMOVE PER CITY INSPECTION 32 NON REGULATED TREES)

STANDARD TREES

STANDARD TREES REMOVED (EXCLUDES EXEMPT SPECIES): 2 (1:1 REPLACEMENT)

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

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

TOTAL SITE AREA		1.37 ACRES (59,526 SF) NET AND GROSS
REQUIREMENT	REQUIRED	PROVIDED
NET LANDSCAPE AREA	59,526 SQ FT. X 0.2 = 11,906 SQ FT. REQ.	46,609 SF GREENSPACE – 3,415 SF DETENTION = 43,194 SF LANDSCAPE AREA (72.6 %)
SITE AREA LANDSCAPE (COUNTING AS REPLACEMENT TREES)	11,906/ 1,000 = 12 TREES REQ.	12 NEW TREES (2 COUNTING AS REPLACEMENT TREES)
FRONTAGE LANDSCAPE	LAPEER ROAD: 290 LF /30 = 10 TREES GLENROSE STREET: 238 LF /30 = 8 TREES	10 NEW TREES PROVIDED 8 NEW TREES PROVIDED AND MIN. 15FT GREENBELT
BUFFER AREA, NORTH, LANDSCAPE	MIN. 15FT WIDE BUFFER WITH 1 TREE PER 20 LF 234/20 = 12 TREES, NORTH P/L	12 NEW TREES
REPLACEMENT TREES	2 REGULATED TREES REMOVED; 2 REPLACEMENT TREES REQUIRED	2 SITE AREA LANDSCAPE TREES COUNTING AS REPLACEMENT TREES
TOTAL LANDSCAPE TREES	42 NEW TREES REQUIRED	42 NEW TREES PROVIDED (AND 27 EXISTING TREES TO REMAIN)

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

GENERAL PLANTING NOTES:

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

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

LANDSCAPE TREES SHALL BE NO MORE THAN 25% SAME SPECIES AND 50% SAME GENUS – SEE SHEET THIS SHEET FOR TREE SPECIES AND QTY.

NOT FOR CONSTRUCTION
SIDWELL 14-11-352-013, -014, -015, -016

PEA GROUP
t: 844.813.2949
www.peagroup.com

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

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

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

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE AND NO GUARANTEE IS 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.

CLIENT
EPOCH STONE, INC.
2207 ORCHARD LAKE ROAD
SYLVAN LAKE, MICHIGN 48320

PROJECT TITLE
2561 LAPEER RD
AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS

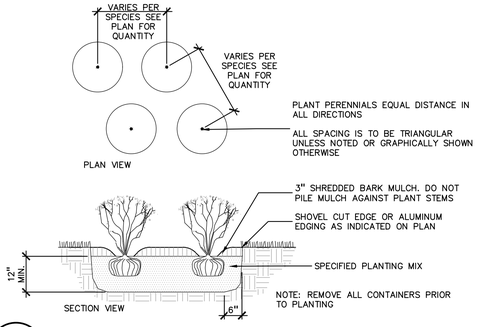
FINAL SPA	6/5/2023

ORIGINAL ISSUE DATE:
APRIL 14, 2023

DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN

PEA JOB NO.	2022-1607
P.M.	JPB
DN.	BZ
DES.	JLE

DRAWING NUMBER:
L-1.0



9 PERENNIAL PLANTING DETAIL

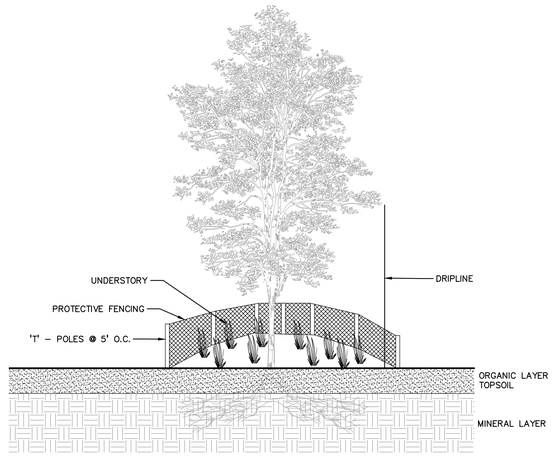
SCALE: 1" = 2'-0"

PER CITY OF AUBURN HILLS:

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

6 AUBURN HILLS TREE PROTECTION NOTE

NOT TO SCALE



3 TREE PROTECTION DETAIL

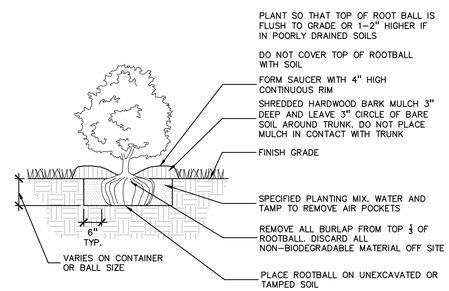
SCALE: 1" = 3'-0"

PEA GROUP
t: 844.813.2949
www.peagroup.com

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

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

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



8 SHRUB PLANTING DETAIL

SCALE: 1" = 2'-0"

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

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

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

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

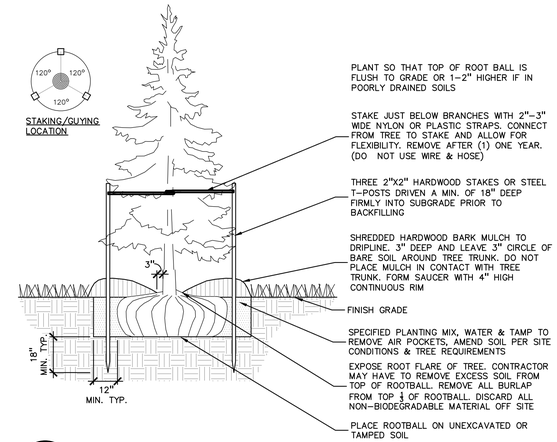
C. ALL DEAD, DAMAGED, OR DISEASED PLANT MATERIAL SHALL BE REMOVED IMMEDIATELY AND REPLACED WITHIN SIX (6) MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICHEVER OCCURS FIRST. FOR PURPOSES OF THIS SECTION, THE PLANTING SEASON FOR DECIDUOUS PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1 AND FROM OCTOBER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

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

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

5 AUBURN HILLS MAINTENANCE NOTES

SCALE: 1" = 1'-0"



2 EVERGREEN TREE PLANTING DETAIL

SCALE: 1" = 3'-0"

FOR ALL SEED MIXES, PROVIDE EROSION MAT ON SLOPES AND AREAS OF WASH OUT TYP.
NO INVASIVE OR AGGRESSIVE SPECIES ALLOWED IN ANY NATIVE SEED MIXES.
INSTALL AND PREP PER MANUFACTURES SPECIFICATIONS.
BY STANTEC NATIVE PLANT NURSERY 574-586-2412
stantec.com/native-plant-nursery OR APPROVED EQUAL

Stormwater Seed Mix

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

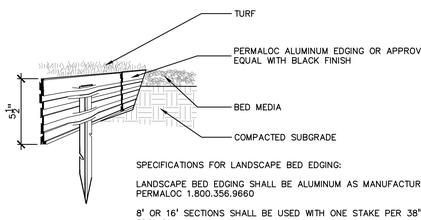
Botanical Name	Common Name
Permanent Grasses/Sedges/Rushes:	
Bolboschoenus fluviatilis	River Bulrush
Carex cristatella	Crested Oval Sedge
Carex lurida	Bottlebrush Sedge
Carex vulpinoidea	Brown Fox Sedge
Elymus virginicus	Virginia Wild Rye
Glyceria striata	Fowl Manna Grass
Juncus effusus	Common Rush
Leersia oryzoides	Rice Cut Grass
Panicum virgatum	Switch Grass
Schoenoplectus tabernaemontani	Softstem Bulrush
Scirpus atrovirens	Dark Green Rush
Scirpus cyperinus	Wool Grass
Temporary Cover:	
Avena sativa	Common Oat
Lolium multiflorum	Annual Rye
Forbs & Shrubs:	
Alisma spp.	Water Plantain (Various Mix)
Asclepias incamata	Swamp Milkweed
Bidens spp.	Bidens (Various Mix)
Helenium autumnale	Sneezeweed
Iris virginica	Blue Flag
Lycopus americanus	Common Water Horehound
Mimulus ringens	Monkey Flower
Oligoneuron riddellii	Riddell's Goldenrod
Penthorum sedoides	Ditch Stonecrop
Polygonum spp.	Pinkweed (Various Mix)
Rudbeckia subtomentosa	Sweet Black-Eyed Susan
Rudbeckia triloba	Brown-Eyed Susan
Sagittaria latifolia	Common Arrowhead
Senna hebecarpa	Wild Senna
Symphyotrichum novae-angliae	New England Aster
Thalictrum dasycarpum	Purple Meadow Rue

PER CITY OF AUBURN HILLS:

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

7 AUBURN HILLS LANDSCAPE NOTES

SCALE: 1" = 1'-0"



SPECIFICATIONS FOR LANDSCAPE BED EDGING:

LANDSCAPE BED EDGING SHALL BE ALUMINUM AS MANUFACTURED BY PERMALOC 1.800.356.9660

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

EDGING SHALL BE 1/8" THICK X 4" DEPTH WHEN ADJ. TO MULCH AND 1/8" THICK X 5 1/2" DEPTH WHEN ADJ. TO ROCK, FINISH: BLACK DURAFLEX MEETING AAMA 2603

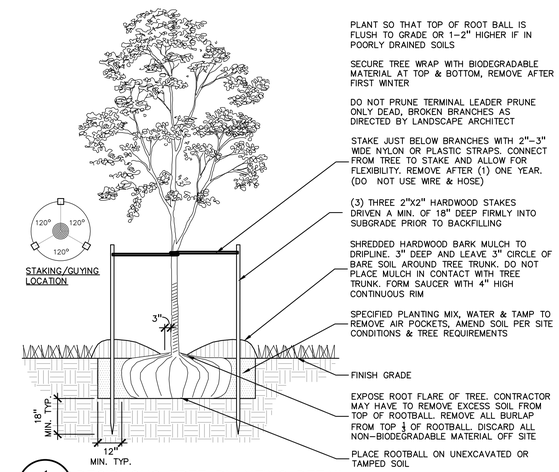
STAKE SHALL SECURELY ENGAGE EDGING AND SHALL BE ENTIRELY BELOW TOP SURFACE OF EDGING

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

INSTALL AS PER MANUFACTURER'S SPECIFICATIONS WITH TOP OF EDGING 2"-3" ABOVE COMPACTED FINISH GRADE. FINISH GRADE TO BE COMPACTED ON BOTH SIDES OF EDGING TO MAINTAIN STABILITY

4 ALUMINUM EDGE DETAIL

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



1 DECIDUOUS TREE PLANTING DETAIL

SCALE: 1" = 3'-0"

CLIENT
EPOCH STONE, INC.
2207 ORCHARD LAKE ROAD
SYLVAN LAKE, MICHIGN 48320

PROJECT TITLE
2561 LAPEER RD
AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS	
FINAL SPA	6/5/2023

ORIGINAL ISSUE DATE:
APRIL 14, 2023

DRAWING TITLE
LANDSCAPE DETAILS

PEA JOB NO.	2022-1607
P.M.	JPB
DN.	BZ
DES.	JLE

DRAWING NUMBER:
L-1.1

NOT FOR CONSTRUCTION
SIDWELL 14-11-352-013, -014, -015, -016

S:\PROJECTS\2022\2022-1607 2561 LAPEER ROAD\DWG\SITE_PLAN\L-1.1-LANDSCAPE DETAILS-221607.dwg PLOT DATE: 6/5/2023 BY: Janet Evans

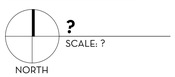
EPOCH STONE, INC.

2561 LAPEER ROAD
AUBURN HILLS, MI 48326



REFERENCE SYMBOLS

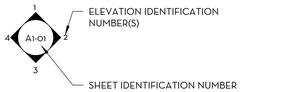
PLAN IDENTIFICATION



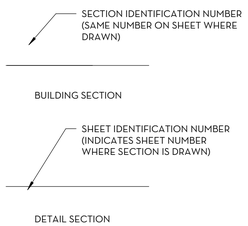
TITLE IDENTIFICATION



ELEVATION LOCATION IDENTIFICATION



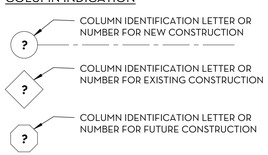
SECTION LOCATION IDENTIFICATION



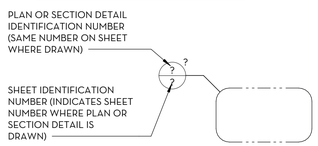
ELEVATION INDICATION



COLUMN INDICATION



DETAIL LOCATION IDENTIFICATION



PARTITION TYPE INDICATION



MATERIAL OR WORK DIVISION INDICATION



ROOF OR RAMP PITCH INDICATION



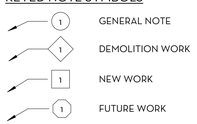
ROOF OR RAMP SLOPE INDICATION

ROOM NAME AND NUMBER INDICATION



DOOR NUMBER INDICATION

KEYED NOTE SYMBOLS



MATCH LINE - REFER TO SHEET X/XX-00

PROJECT DESCRIPTION & NOTES

RENOVATION OF APPROX. 1,510 SQ FT EXISTING SINGLE STORY STRUCTURE WITH BASEMENT FROM A RETAIL ESTABLISHMENT TO A RETAIL PROVISIONING CENTER.

PROJECT TEAM

OWNER
JEFF YATOOMA
2207 OARCHARD LAKE ROAD, SUITE B
SYLVAN LAKE, MI 48320
(248) 669-3400
YATOOMAJ@CANNAZONEDMLS.COM

ARCHITECT
DRN ARCHITECTS
DOUG NECCI, AIA
50850 APPLEBROOK DRIVE
NORTHVILLE, MI 48167
DNECCI@DRNARCHITECTS.COM
(248) 880-6523

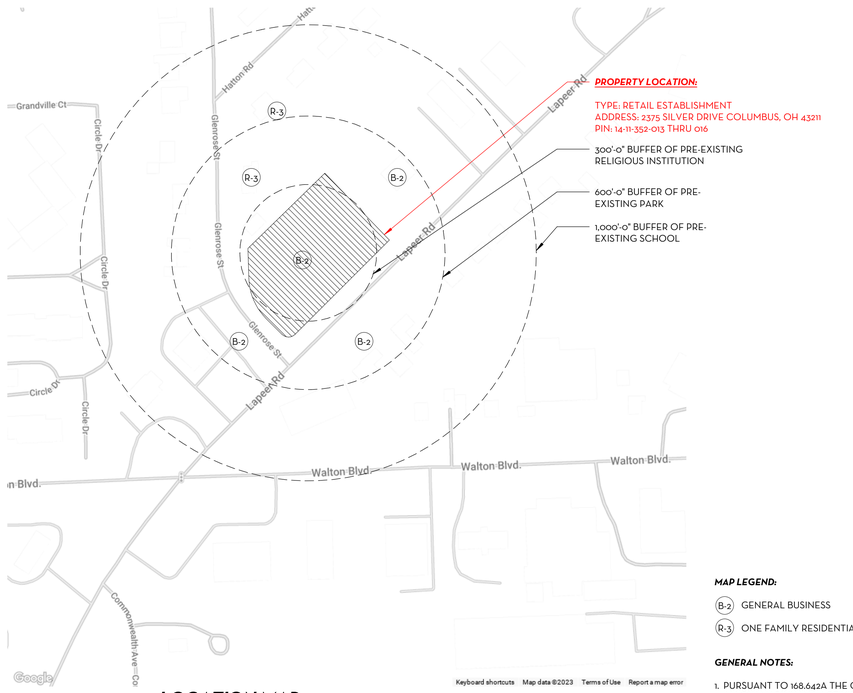
POINT OF CONTACT
DAVID MURPHY, AIA
3411 GEDDES ROAD
ANN ARBOR, MI 48105
DAVID@FRACTAL-DESIGNS.COM
(248) 946-1622

CIVIL ENGINEER
PEA GROUP
JAMES BUTLER PE
JBUTLER@PEAGROUP.COM
(248) 689-9090

GENERAL CONTRACTOR
TBD

DRAWING INDEX

SHEET #	SHEET TITLE	RESPOSIBLE FIRM	DESIGN PACK 01	SITE PLAN APPROVAL	BUILDING PERMIT	REVISION 01 (DATE)	REVISION 02 (DATE)
GENERAL INFORMATION							
GI-01	COVER SHEET	DRN ARCHITECTS	●	●			
GI-02	LIFE SAFETY	DRN ARCHITECTS		●			
GI-03	NOTES & MOUNTING DETAILS	DRN ARCHITECTS		●			
ARCHITECTURAL							
A1-01	FLOOR PLANS	DRN ARCHITECTS	●	●			
A4-01	EXTERIOR ELEVATIONS	DRN ARCHITECTS		●			



PROPERTY LOCATION:

TYPE: RETAIL ESTABLISHMENT
ADDRESS: 2375 SILVER DRIVE COLUMBUS, OH 43211
PIN: 14-11-352-013 THRU 016

300'-0" BUFFER OF PRE-EXISTING RELIGIOUS INSTITUTION

600'-0" BUFFER OF PRE-EXISTING PARK

1,000'-0" BUFFER OF PRE-EXISTING SCHOOL

LOCATION MAP
NOT TO SCALE

MAP LEGEND:

B-2 GENERAL BUSINESS

R-3 ONE FAMILY RESIDENTIAL

GENERAL NOTES:

1. PURSUANT TO 168.642A THE CITY SHALL ALLOW MARIHUANA ACTIVIES LOCATED ON A PARCEL IN WHICH HOLDS A STATE LICENSE TO OPERATE

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SEAL:



REVISIONS:

EPOCH STONE, INC
2561 LAPEER ROAD
AUBURN HILLS, MI

COVER SHEET

DATE:
05/31/2023

SHEET NO.
GI-01

MICHIGAN REHABILITION CODE FOR EXISTING BUILDINGS CODE 2015

SPACE/AREA	USE GROUP	AREA (SF)	CONST. TYPE	TABULAR HT. (FT)/STORIES (TABLE 504.3 & 504.4)	TABULAR AREA (SF) (TABLE 506.2)	FRONTAGE INCREASE (506.3)	ALLOWABLE AREA, TA + FRONTAGE INCREASE	OCCUPANT LOAD (1004.1.1)
BUSINESS AREA	B	1,603 SF	II-B	55'-0"/3	23,000 S.F.	75%	40,250 S.F.	17 OCC.
RETAIL SPACE	M	1,603 SF	II-B	55'-0"/2	23,000 S.F.	75%	40,250 S.F.	27 OCC.
TOTAL BUILDING		***1,603 SF***						44 OCC.

508.2 (MBC) ACCESSORY OCCUPANCY LESS THAN 10% OF MAIN OCCUPANCY TO BE TREATED AS PART OF MAIN OCCUPANCY

BASEMENT SF NOT INCLUDED IN TOTAL BUILDING SF.

PRESCRIPTIVE COMPLIANCE METHOD CLASSIFICATION - ALTERATION LEVEL 3 CHANGE OF USE

MEANS OF EGRESS WIDTH (1005.3.2)	.47 OCCUPANTS X 0.2 = 9.4" ***PROVIDED = 136" TOTAL***
NUMBER OF EXITS (1006.3.1)	2 EXITS REQUIRED ***3 PROVIDED***
MAX OCCUPANTS W/ 1 EXIT COMMON PATH OF EGRESS TRAVEL (TABLE 1006.2.1)	B - 49 OCC/100'-0" ***MAX. COMMON PATH OF TRAVEL PROVIDED = 19'-9"*** M - 49 OCC/75'-0" ***MAX. COMMON PATH OF TRAVEL PROVIDED = 50'-5"***
EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2)	B - 200'-0" ***MAX. TRAVEL DISTANCE PROVIDED = 50'-5"*** M - 200'-0" ***MAX. TRAVEL DISTANCE PROVIDED = 60'-1"***
FIRE ALARM AND DETECTION STM. (907)	FIRE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH 907
FIRE SUPPRESSION (903.2.1.2)	NO FIRE SUPPRESSION SYSTEM TO BE INSTALLED IN ACCORDANCE WITH (903.2.7)
OCCUPANCY SEPARATIONS/ FIRE BARRIERS (508.3/707)	NONSEPERATED OCCUPANCIES (508.3)
MICHIGAN ENERGY CODE	EXISTING BUILDING ENVELOPE TO REMAIN INTACT

FIRE-RESISTANT RATINGS OF BUILDING ELEMENTS (TABLE 601) II-B

BUILDING ELEMENT	FIRE RESISTANT RATING REQUIRED/PROVIDED	ASSEMBLY CERT. (U.L. U.N.O.)
STRUCTURAL FRAME (BEAMS & TRUSSES)	0HR / 0HR	NA
BEARING WALLS EXTERIOR	0HR / 0HR	NA
BEARING WALLS INTERIOR	0HR / 0HR	NA
NONBEARING WALLS EXTERIOR	0HR / 0HR	NA
ROOF CONST. INCLUD. BEAMS & JOISTS	0HR / 0HR	NA
FLOOR CONST. INCLUD. BEAMS & JOISTS	0HR / 0HR	NA

BUILDING CODES APPLICABLE TO THIS PROJECT

BUILDING:	2015 MICHIGAN REHABILITION CODE FOR EXISTING BUILDINGS 2015 MICHIGAN BUILDING CODE
ACCESSIBILITY:	MICHIGAN BARRIER FREE DESIGN CODE - ICC/ANSI A117.1-2009
PLUMBING:	2015 MICHIGAN PLUMBING CODE
FIRE:	2015 INTERNATIONAL FIRE CODE
MECHANICAL:	2015 MICHIGAN MECHANICAL CODE
ELECTRICAL:	2017 NEC W/PART 8 STATE OF MI AMENDMENTS
FIRE ALARM:	2015 NFPA 72
ENERGY:	2015 PART 10 MICHIGAN ENERGY CODE
SPRINKLERS:	NFPA 13

GENERAL CODE COMPLIANCE NOTES

1. FIRE EXTINGUISHERS - CONTRACTOR TO PROVIDE PORTABLE FIRE EXTINGUISHERS DURING CONSTRUCTION IN ACCORDANCE WITH NFPA 10 AND BEAR THE LABEL OF AN APPROVED AGENCY.

2. INTERIOR FINISH REQUIREMENTS (803.1.1 & 803.11)
ALL INTERIOR FINISHES MUST COMPLY WITH SECTION 803.11 BASED ON USE GROUP

- CLASS A FLAME SPREAD INDEX 0-25, SMOKE DEVELOPMENT INDEX 0-450
- CLASS B FLAME SPREAD INDEX 26-75, SMOKE DEVELOPMENT INDEX 0-450
- CLASS C FLAME SPREAD INDEX 76-200, SMOKE DEVELOPMENT INDEX 0-450

- INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS - CLASS A
- CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS - CLASS B
- ROOMS AND ENCLOSED SPACES - CLASS C

MICHIGAN PLUMBING CODE 2015

PLUMBING FIXTURE REQUIREMENT (403.1)
44 OCCUPANTS
M - (MERCANTILE)

FIXTURE	TOTALS	
WATER CLOSET	2 PROVIDED	2 REQUIRED
URINALS	0 PROVIDED	
LAVATORIES	2 PROVIDED	2 REQUIRED
DRINKING FOUNTAINS	2 PROVIDED	1 REQUIRED
SERVICE SINK	1 PROVIDED	1 REQUIRED

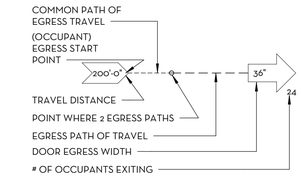
M - MERCANTILE (1/500) W.C., (1/750) LAV. 1/1000 DRINKING FOUNTAINS, 1 SERVICE SINK

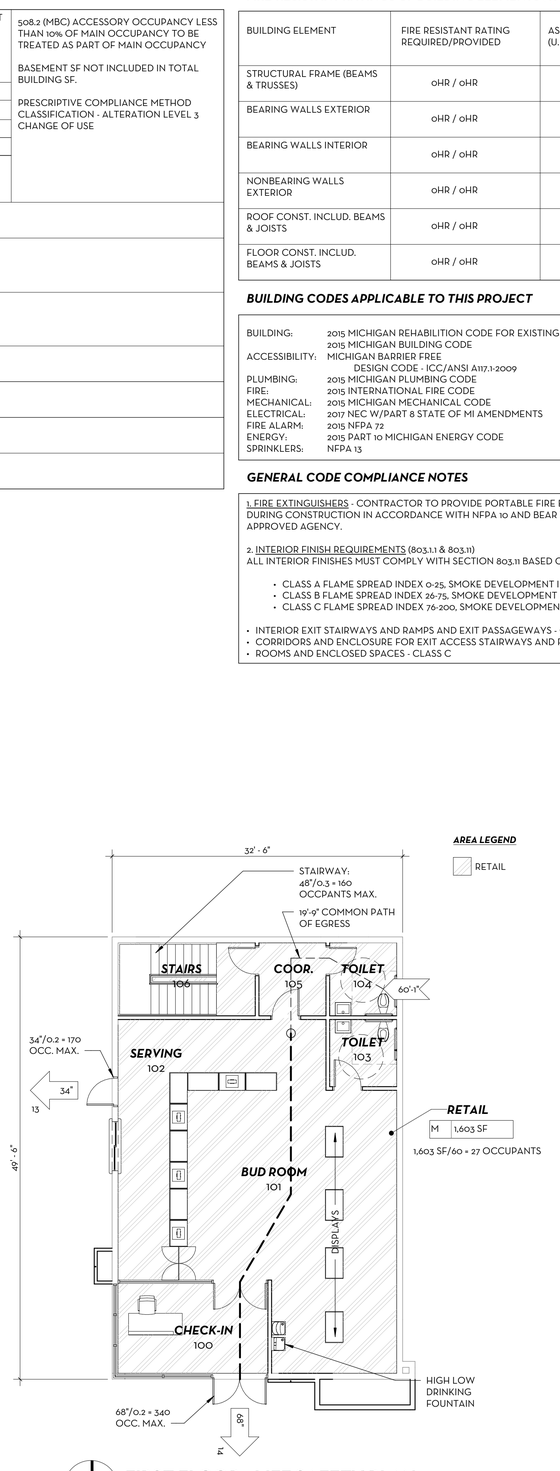
ALL CONSTRUCTION SHALL BE PROTECTED AS INDICATED ON THE LIFE SAFETY DRAWINGS AND CODE SUMMARY. IF A DISCREPANCY EXISTS BETWEEN THE INFORMATION CONTAINED ON THESE SHEETS AND ON THE DETAILS, OR ELSEWHERE IN THE DOCUMENTS, CONSULT ARCHITECT.

EXIT SIGNAGE REQUIRED - BY OTHERS

EGRESS LEGEND :

- B | 18,000 SF — USE GROUP AND SQUARE FOOTAGE
- FE — FIRE EXTINGUISHER (CABINET)
- 1 HOUR RATED WALL
- 2 HOUR RATED WALL
- 3 HOUR RATED WALL
- 4 HOUR RATED WALL
- NEW CONSTRUCTION
- EXISTING CONSTRUCTION

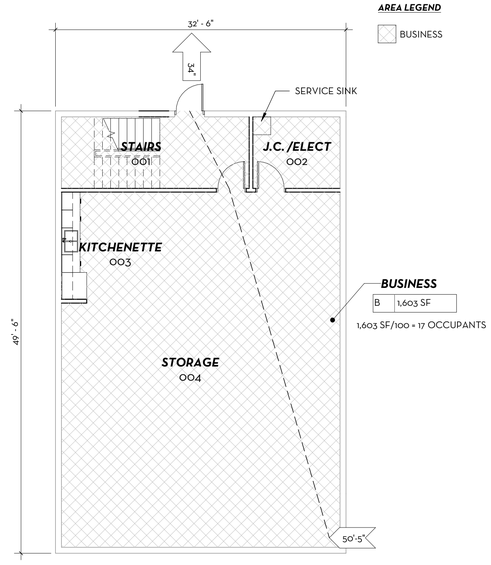




FIRST FLOOR - LIFE SAFETY PLAN

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

NORTH



BASEMENT - LIFE SAFETY PLAN

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

NORTH

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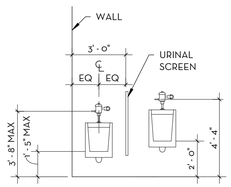
LIFE SAFETY

DATE:
05/31/2023

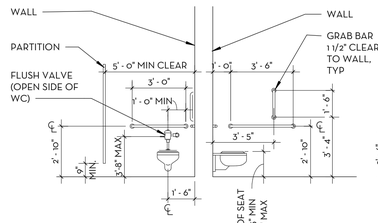
SHEET NO.
GI-02

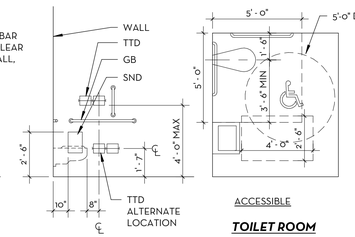
MOUNTING DETAILS

NOTES:
INSTALLATION DETAILS SHOWN ARE TYPICAL FOR ALL CONDITIONS WHERE EQUIPMENT, ACCESSORIES AND FIXTURES MAY OCCUR, UNLESS OTHERWISE NOTED OR DIMENSIONED ON THE DRAWINGS



ACCESSIBLE STANDARD

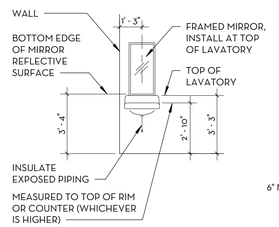


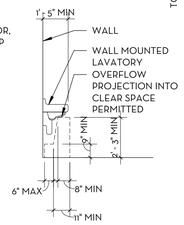


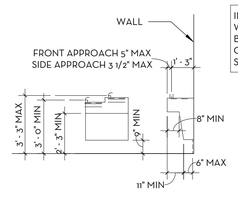
ACCESSIBLE

URINALS

TOILET ROOM



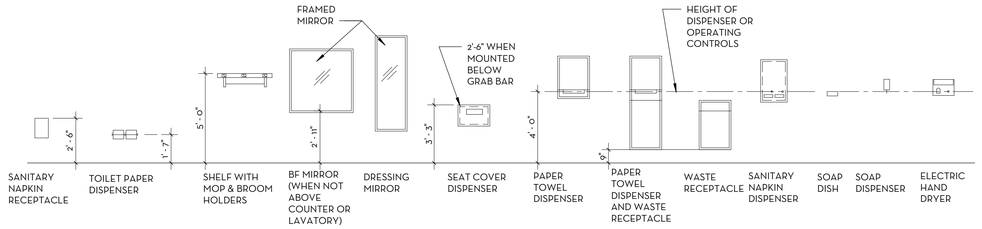




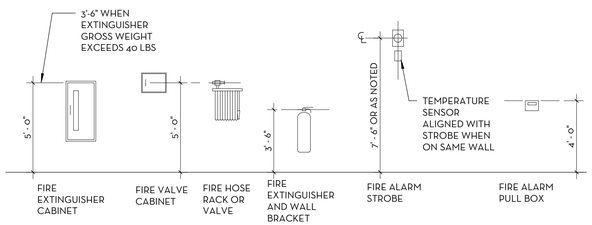
INFORMATION PROVIDED APPLIES TO:
WALL MOUNTED LAVATORIES
BARRIER FREE LAVATORIES
COUNTER MOUNTED LAVATORIES
STANDARD LAVATORIES

LAVATORIES

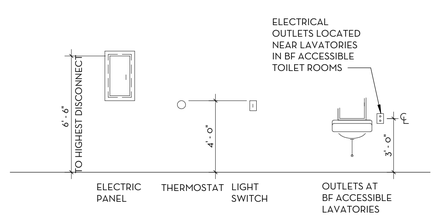
ELECTRIC WATER COOLERS



ACCESSORIES



FIRE EQUIPMENT



ELECTRICAL

TYPICAL TRIM:



LEVER HANDLE TRIM AS PER ANSI A117.1-03, SECTION 404.2.6. HANDLES SHALL BE MOUNTED 34" MIN., 48" MAX. A.F.F. TYPICAL HEIGHT U.N.O. SHALL BE 36" ABOVE BTM. OF DOOR.



THRESHOLDS - MAXIMUM HEIGHT 1/2" W/ BEVEL NOT STEEPER THAN 1 VERTICAL / 2 HOROZONTAL.

CLOSERS - DOOR CLOSERS SHALL BE ADJUSTED SO THAT CLOSING SPEED COMPLIES W/ ANSI A117.1-03, SECTION 404.2.7. (5 SECONDS MIN. 90° TO 12°).

DOOR OPENING FORCE - MAXIMUM 5 POUNDS PER ANSI A117.1-03, 404.2.8..

DOOR AND FRAME GENERAL NOTES:

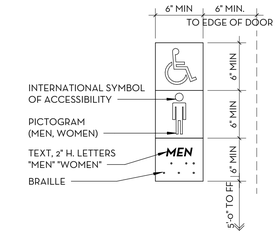
1. PAINT ALL DOORS AND FRAMES FRAMES PNT-02
2. T.G. - TEMPERED GLASS COMPLYING WITH MBC SECTION 2606 FOR SAFETY GLASS FOR HUMAN IMPACT, ALL SAFETY GLAZING SHALL COMPLY WITH CPSC 16 CRF 1201. CATEGORY II, UNLESS NOTED OTHERWISE.
3. FLOOR TRANSITIONS WHICH OCCUR AT DOORS SHALL BE CENTERED BENEATH THE DOOR WHILE IN THE CLOSED POSITION
4. COORDINATE LOCATIONS OF FLOORING TRANSITIONS AND STONE THRESHOLDS WITH FLOOR PLANS AND DOOR SCHEDULE
5. AUTOMATIC SLIDING GLASS DOORS SHALL COMPLY WITH MBC SECTION 1010 & 1105
6. HARDWARE SETS TO MATCH EXISTING IN STYLE FUNCTION AND FINISH

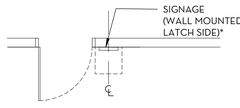
SIGNAGE

ALL COMMUNICATION ELEMENTS (SIGNS) SHALL COMPLY W/ ANSI A117.1-2009, CHAPTER 7.

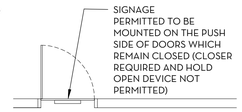
FOR DOORS SWINGING INTO REST ROOMS W/ CLOSERS SIGN SHALL BE MOUNTED ON DOOR LOCATED AT CENTER OF DOOR ON PUSH SIDE.

FOR ALL OTHER SIGNS - SIGN SHALL BE PLACED ALONGSIDE DOOR ON LATCH SIDEAND AND THE SIGN SHALL BE LOCATED SO THAT AN 18" X 18" CLEAR FLOOR AREA IS PROVIDED OUTSIDE THE SWING OF THE DOOR, CENTERED ON THE SIGN.

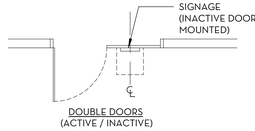




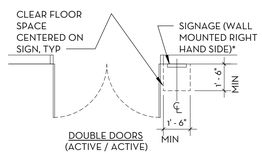
SINGLE DOOR



SINGLE DOOR
(REMAINS CLOSED)



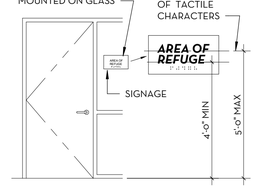
DOUBLE DOORS
(ACTIVE / INACTIVE)



DOUBLE DOORS
(ACTIVE / ACTIVE)

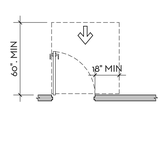
* WHERE WALL SPACE IS NOT AVAILABLE, MOUNT SIGNAGE ON NEAREST ADJACENT WALL

PROVIDE BACKER PLATE AT INTERIOR OF ROOM WHEN SIGNAGE IS MOUNTED ON GLASS

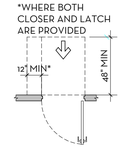


BRAILLE
4'-0" MIN / 5'-0" MAX
AFF TO BASE OF BRAILLE CELLS

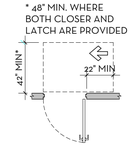
BARRIER FREE CLEAR SPACE



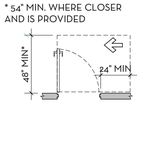
FRONT APPROACH, PULL SIDE



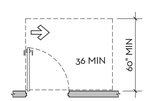
FRONT APPROACH, PULL SIDE



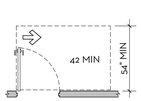
HINGE APPROACH, PUSH SIDE



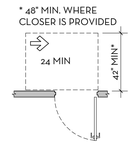
LATCH APPROACH, PULL SIDE



HINGE APPROACH, PULL SIDE



HINGE APPROACH, PULL SIDE



LATCH APPROACH, PUSH SIDE

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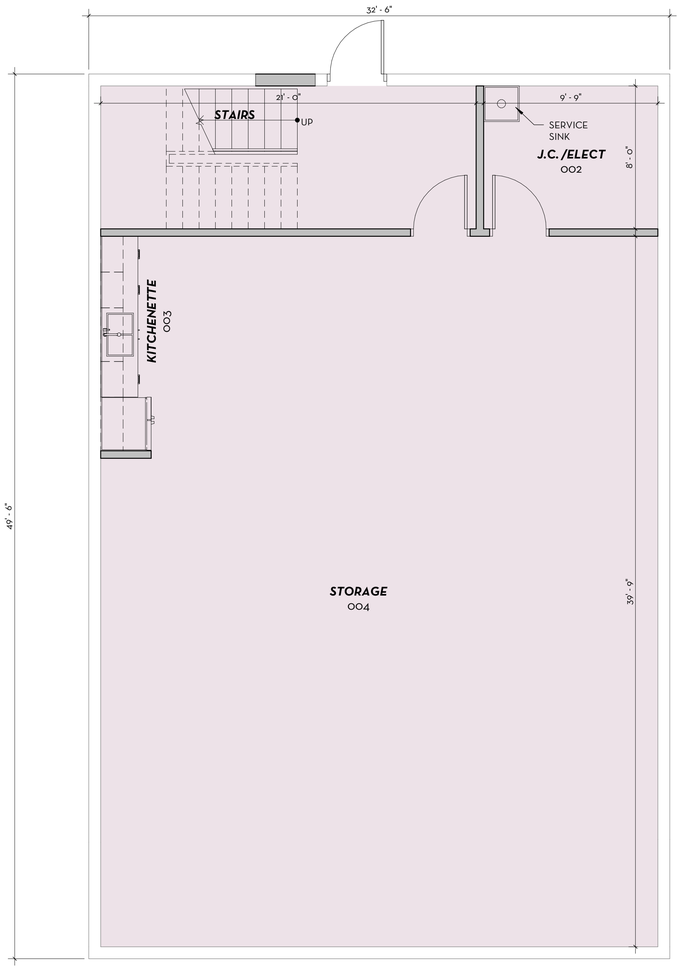
REVISIONS:

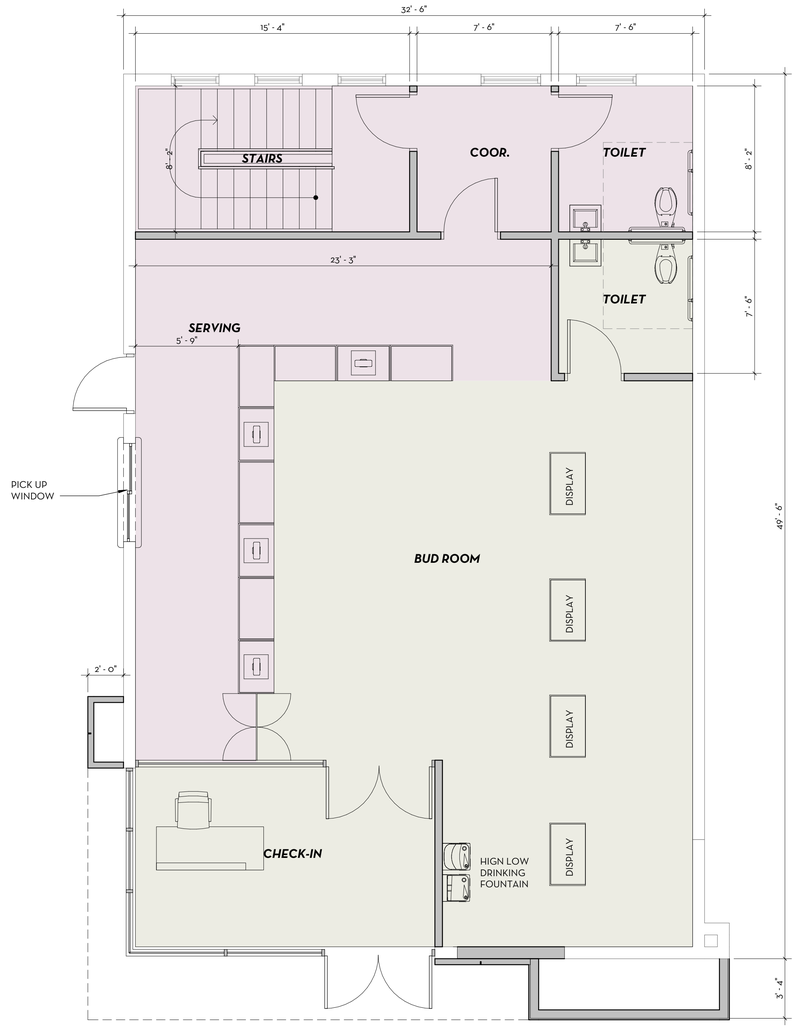
EPOCH STONE, INC
2561 LAPEER ROAD
AUBURN HILLS, MI

NOTES & MOUNTING DETAILS

DATE:
05/31/2023

SHEET NO.
GI-03





BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

PLAN LEGEND:

- NEW CONSTRUCTION
- EXISTING TO REMAIN
- PUBLIC AREAS
- RESTRICTED ACCESS AREAS

DRN
DRN & ASSOCIATES, ARCHITECTS, PC


SIGNAGE CALCULATIONS:

AUBURN HILLS ZONING ORDINANCE:
SECTION 1811, SIGNS: SECTION 3.D.1.E NON-RESIDENTIAL ZONING DISTRICTS.

ALLOWABLE SIGNAGE AREA:
TOTAL SIGN AREA NOT EXCEEDING EIGHT (8) SQUARE FEET FOR EACH TEN (10) FEET OR FRACTION THEREOF OF LOT FRONTAGE, OR EIGHTY (80) SQUARE FEET PER NET ACRE FOR SITES LARGER THAN ONE (1) ACRE, WHICHEVER IS GREATER.

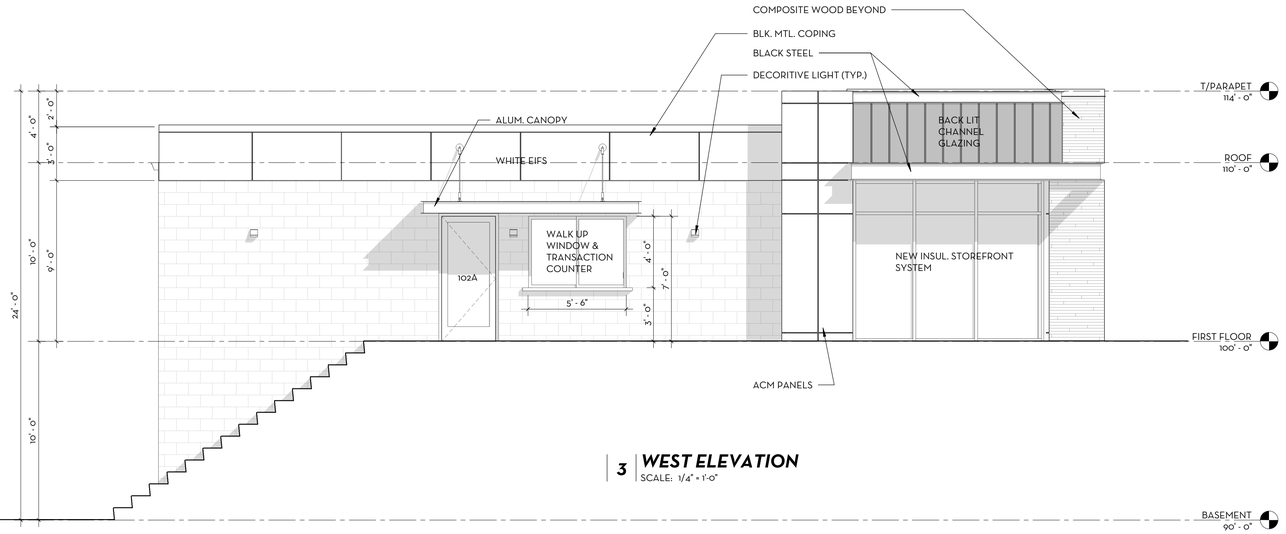
2561 LAPEER
SITE ACREAGE - 1.37 ACRES
FRONTAGE - 290.5 LF (LAPEER ROAD)

(290 LF/10FT) X 8 SF = 232 SF ALLOWABLE AREA
MAX AREA = 150SF
80SF/ACRE X 1.37 = 110 SF ALLOWABLE AREA

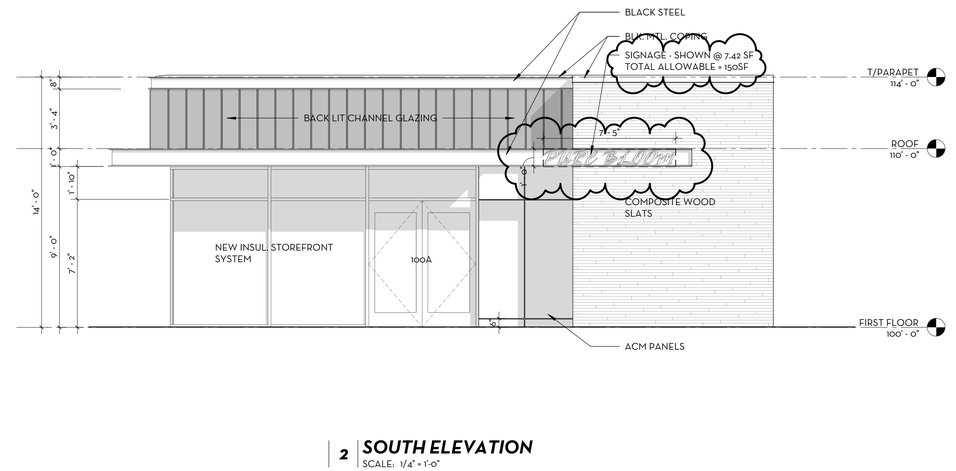
PROPOSAED BUILDING SIGN = 0'- 8" X 7'-5" = 4.94SF

PROPOSED GROUND SIGN ALLOWABLE/PROPOSED = 32SF

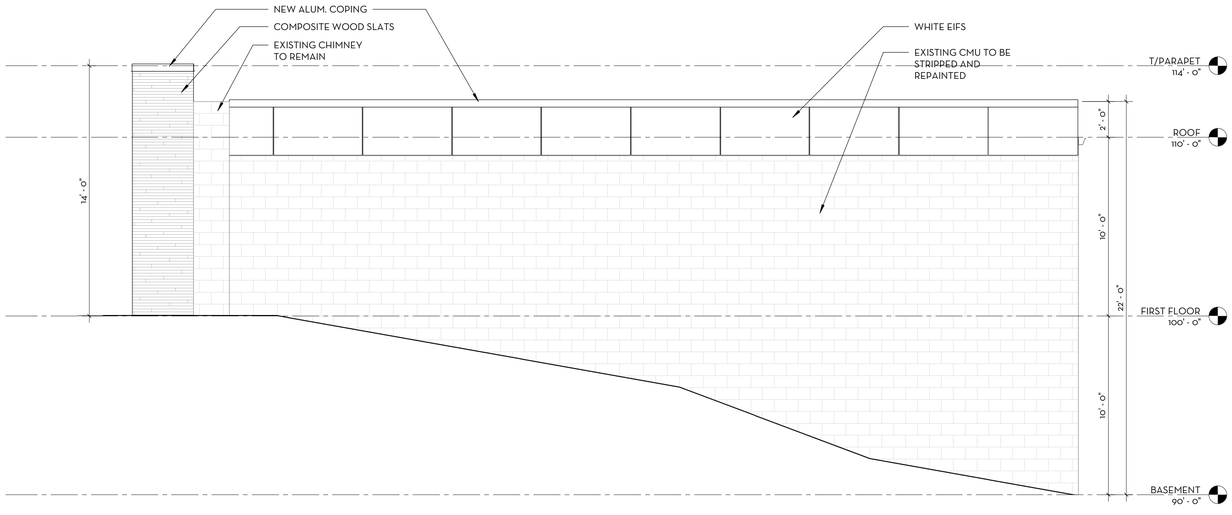
4.94SF + 32SF = 36.94 SF < 150SF ALLOWABLE



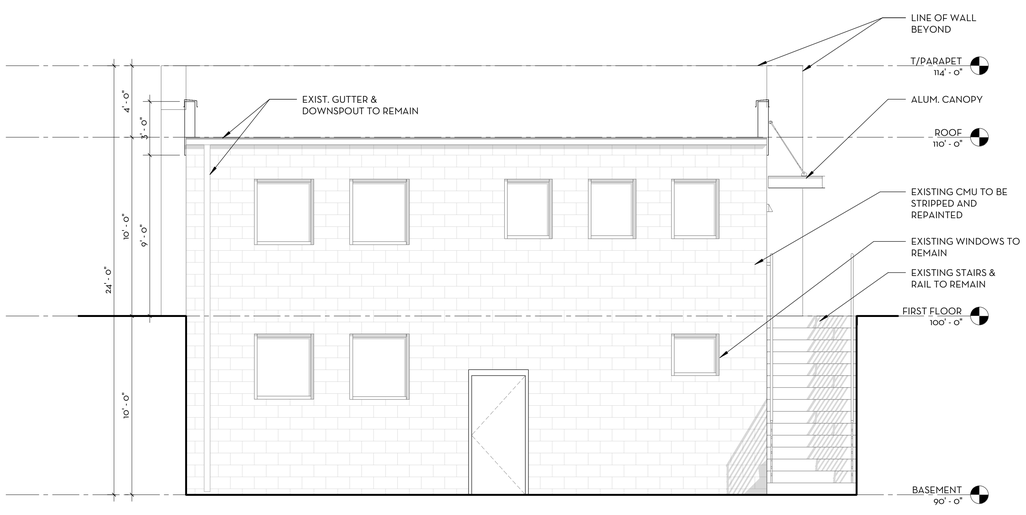
3 | *WEST ELEVATION*
SCALE: 1/4" = 1'-0"



2 | *SOUTH ELEVATION*
SCALE: 1/4" = 1'-0"



4 | *EAST ELEVATION*
SCALE: 1/4" = 1'-0"



1 | *NORTH ELEVATION*
SCALE: 1/4" = 1'-0"

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2561 LAPEER ROAD
AUBURN HILLS, MI

EXTERIOR ELEVATIONS

DATE:
05/31/2023

SHEET NO.
A4-01

AUBURN HILLS

Community Development Department

1827 N. Squirrel Road
Auburn Hills, MI 48326

Date: November 1, 2024

To: Laura M. Pierce, City Clerk

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

Subject: 2548 Lapeer Road (Green Stones, Inc.)
Detailed Plan for Adult Use Marihuana Establishment

Project Scope

Redevelopment of the Yesterday's Florists & Gifts building and property located at 2548 Lapeer Road into a 1,679-square-foot adult use marihuana establishment. The 0.40-acre parcel is zoned B-2, General Business District.



Illustrated Site Plan



Building Façade Proposed

Staff Findings

Per Ordinance No. 22-934, the Community Development Department has confirmed that the proposed location complies with proposed Ordinance No. 24-943, Section 5 of the Initiated Ordinance, buffer requirements, setback and other dimensional requirements, and has facilitated the review of the detailed plan submitted by the applicant.

The City's Administrative Review Team recommends approval of the detailed plan of the municipally licensed premises and the municipally licensed property as it contains the applicable information required by City ordinances for the redevelopment of the property. Staff and consultant reports are attached.

Upon City Council approval of the license, the applicant shall be required to obtain approval for detailed civil engineering drawings and building construction plans from the Community Development Department before the redevelopment of the property.

AUBURN HILLS

CITY OF AUBURN HILLS
APPLICATION FOR ADULT USE
MARIHUANA ESTABLISHMENT
RETAIL USE ONLY

Please call the City Clerk's Office at 248-370-9402 with any questions.

FOR OFFICIAL USE

Establishment Information

Doing Business As (d/b/a) GREEN STONES, INC

Application Address 2548 LAPEER RD

DOCUMENTS ARE FOUND TO BE IN GOOD STANDING ORDER WITH THE DEPARTMENTS BELOW

Finance Department (taxes and water)	☐ Approved	☐ Denied	Date:		Initials	
Fire Department	☐ Approved	☐ Denied	Date:		Initials	
Police Department	☐ Approved	☐ Denied	Date:		Initials	
Director of Community Development	☑ Approved	☐ Denied	Date:		Initials	11-01-24 SC

Remarks: The City's Administrative Review Team recommends approval of the detailed plan of the municipally licensed premises and the municipally licensed property as it contains the applicable information required by City ordinances for the redevelopment of the property. Staff and consultant reports are attached.

Date License Issued/Denied _____, 20_____ by City Council.

Information contained in this document is exempt from Public disclosure under State Law (18-234)

ARCHITECTS. ENGINEERS. PLANNERS.

OHM Advancing Communities®

June 15, 2023

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

RE: 2548 Lapeer Road
Site Plan 1st Review

Dear Mr. Cohen:

We have completed the site plan review for the above referenced project with respect to grading, paving, storm drainage/detention, and availability of municipal utilities to serve the site. The site plan, received by this office on June 7, 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:

- Right-of-way construction/signing permit from M.D.O.T.
- Permit from M.D.O.T. for connection to storm sewer
- Temporary grading easement from adjacent property owner

GENERAL:
The site is located at 2548 Lapeer Road, north of Walton Boulevard and west of Opdyke Road, in Section 11 of the City of Auburn Hills. The site consists of an existing floral shop and parking lot. The proposed parcel along with the adjacent properties are zoned General Business (B-2). The applicant is proposing to demolish the detached garage and a portion of the existing building. The remaining building will have a footprint of approximately 1,700 sq. feet. A complete legal description of the parcel is shown on the plan. A landscape plan was included in the plan set and shall be provided for engineering review. The Auburn Hills Standard Details were not included in the plan set and will need to be in the engineering review submittal. Furthermore, a demolition plan is needed for the engineering review.

MUNICIPAL UTILITIES:
There is an existing 8-inch water main that extends northeast-southwest along the east side of Lapeer Road. The applicant is not proposing any changes to the building water service. The existing water service should be shown on the plans for the engineering review.

There is an existing 10-inch sanitary sewer extending northeast-southwest along the east side of Lapeer Road. One (1) sanitary manhole will be reconstructed. The applicant is not proposing any changes to the building sanitary sewer lead. The existing sanitary sewer lead shall be shown on the plans for the engineering review.

OHM Advisors®
2365 PONTIAC RD, SUITE 201
AUBURN HILLS, MICHIGAN 48326
T 248.751.3100
F 248.287.4201
OHM-Advisors.com

STORM SEWER AND DETENTION:
Due to the limited scope of site work and no increase in impervious area, detention is not required. Storm water runoff for the majority of the site will be collected via a catch basin in the northeast corner of the lot and routed to storm sewer along Lapeer Road. It should be noted that a permit from MDOT is required to outlet to this storm sewer. Storm water runoff for the southern portion of the site will drain towards a spillway at the southernmost corner of the site where it will flow to the adjacent property, as it currently does. The size, type, and slope of proposed storm sewer shall be provided for engineering review.

PAVING/TRAFFIC:
Existing access to the site consists of two (2) approaches, an "enter only" and an "exit only", off Lapeer Road. The applicant is proposing the removal of the existing approaches and the construction of one (1) new approach. Parking is proposed to the north and west of the building. 4-inch asphalt on 8-inch aggregate base with concrete curb and gutter is proposed throughout the parking lot. Loading zones and dumpster pads shall be a minimum of 8-inch non-reinforced concrete on an approved base. A cross-section shall be included for the new approach off Lapeer Road at engineering review, which shall meet MDOT requirements.

The applicant is proposing 16 parking spaces including one (1) barrier free accessible parking space and one (1) future electric vehicle parking space. A loading space is proposed on the southeast side of the building. The dumpster enclosure is proposed at the southeast side of the site. A 5-foot wide concrete sidewalk has been provided along the building to provide access from the parking lot to the building with a 7-foot wide concrete sidewalk providing additional access from the barrier free accessible parking space. An 8-foot wide asphalt pathway is proposed along Lapeer Road.

GRADING:
Existing and proposed grades are shown with contours and spot elevations. The site is sloped towards the western corner and the southern corner of the site. Perimeter site slopes appear to meet the requirement of 1:4 max and match into existing contours prior to all abutting property lines. Pavement slopes are mostly consistent with City standards and are to remain between 1% and 6% for drive areas and between 1% and 4% for parking areas. Sidewalk and pathway grades shall meet ADA requirements.

There are steep perimeter slopes along the northeast side of the site where a retaining rock wall exists. It appears the applicant is proposing a retaining wall south of the existing rock wall. A detail for the retaining wall has not been included in the plan set and shall be for engineering review. Design details and computations (sealed by a licensed engineer) will need to be submitted and approved during the engineering review for all walls greater than one (1) foot in height. Any retaining wall over 2.5 feet in height is required to be fenced and the retaining wall detail shall be revised to include the fence.

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.

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

Sincerely,
OHM Advisors

Timothy J. Juidici, P.E.

Transmitted via e-mail to Steve Cohen: June 15, 2023

cc: File

P:\0101_0125\SITE_AUBURNHILLSCITY\2023\0120231110_HYDRA REAL ESTATE DEVELOPMENT\2548 LAPEER ROAD_SITE REV#1_APP.DOCX

AUBURN HILLS

CITY OF AUBURN HILLS
APPLICATION FOR ADULT USE
MARIHUANA ESTABLISHMENT
RETAIL USE ONLY

Please call the City Clerk's Office at 248-370-9402 with any questions.

FOR OFFICIAL USE

Establishment Information

Doing Business As (d/b/a) GREEN STONES, INC

Application Address 2548 LAPEER RD

DOCUMENTS ARE FOUND TO BE IN GOOD STANDING ORDER WITH THE DEPARTMENTS BELOW

Finance Department (taxes and water)	☐ Approved	☐ Denied	Date:		Initials
Fire Department	☐ Approved	☐ Denied	Date:		Initials
Police Department	☑ Approved	☐ Denied	Date:	6/20/23	Initials RG
Director of Community Development	☐ Approved	☐ Denied	Date:		Initials

Remarks:

Date License Issued/Denied _____, 20_____ by City Council.

Information contained in this document is exempt from Public disclosure under State Law (18-234)

AUBURN HILLS

POLICE DEPARTMENT
1899 North Squirrel Road
Auburn Hills, MI 48326

MEMORANDUM

TO: Steve Cohen, Director of Community Development
FROM: Jeremy Stubbs, Lieutenant
DATE: June 12, 2023
SUBJECT: 2548 Lapeer Road

I have reviewed the site plans for 2548 Lapeer Road. We have no objections to the project as presented in the site plans.

AUBURN HILLS

CITY OF AUBURN HILLS
APPLICATION FOR ADULT USE
MARIHUANA ESTABLISHMENT
RETAIL USE ONLY

Please call the City Clerk's Office at 248-370-9402 with any questions.

FOR OFFICIAL USE

Establishment Information

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Fire Department	☑ Approved	☐ Denied	Date:		Initials FS
Police Department	☐ Approved	☐ Denied	Date:		Initials
Director of Community Development	☐ Approved	☐ Denied	Date:		Initials

Remarks:

Date License Issued/Denied _____, 20_____ by City Council.

Information contained in this document is exempt from Public disclosure under State Law (18-234)

AUBURN HILLS FIRE DEPARTMENT

Official Memorandum

To: *Steve Cohen, Director of Community Development*
From: *Fred Solomon, Fire Inspector*
Date: *June 9, 2023*
Re: *Site Plan Review*

PROJECT: Green Stones, 2548 Lapeer

XXX	Approved	
	Approved	Subject to the following revisions:
	Denied	

No Comments



Fred Solomon
Fire Inspector
Auburn Hills Fire Department

June 18, 2023

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

Subject: Woodlands Review for Four Re-development Sites:

- 1801 Opdyke Road
- 2561 Lapeer Road
- 2548 Lapeer Road
- 2705 Lapeer Road, Auburn Hills, MI

Dear Mr. Keenan and Mr. Cohen,

Field visits were made to each site referenced above. The submittals regarding the project locations were reviewed and corroborated with site information. In each location, very few to no trees are being removed and the number of new trees planned within architecturally-designed landscapes ranges from 7 to 45 new trees per site. Overall, 5 trees are being removed and 115 new trees are proposed for planting. See the chart below regarding the proposed projects.

Site Overview Table

LOCATION	TREES REMOVED	REPLACEMENT TREES
1801 Opdyke Road	2	21
2561 Lapeer Road	2	42
2548 Lapeer Road	1	7
2705 Lapeer Road	0	45
TOTAL	(5; 1 is Landmark)	**115 New Trees**

Applicant is removing and replacing 5 regulated trees. One tree being removed is a Landmark tree equating to 3 replacements. The landscape plans provide 115 trees which satisfies zoning ordinances, enhances property appearances and increases canopy coverage in the City – all positive outcomes. Plans for these four project sites fulfill woodland expectations.

Best regards,

Julie Stachecki

Julie Stachecki
City of Auburn Hills Woodland Consultant

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



2548 Lapeer Road

0 5 10 20
1 inch = 10 ft.

Auburn Hills, MI | June 2023

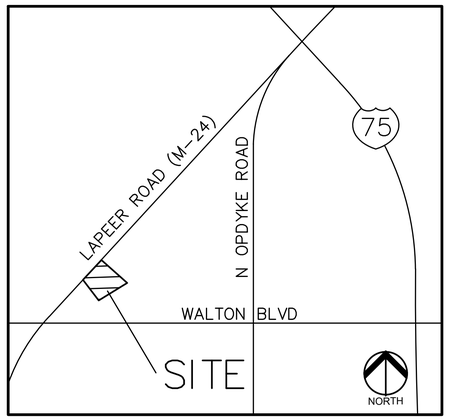
PEA GROUP
7927 Nemco Way, Ste 115
Brighton, MI 48116
t: 517.546-8583
f: 517.546.8973
www.peagroup.com

PRELIMINARY SITE PLANS

2548 LAPEER ROAD

AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL



LOCATION MAP
NO SCALE

INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
C-1.0	TOPOGRAPHIC SURVEY
C-3.0	DIMENSIONAL SITE PLAN
C-4.0	ENGINEERING PLAN
C-9.0	NOTES AND DETAILS
L-1.0	PRELIMINARY LANDSCAPE PLAN
L-1.1	LANDSCAPE DETAILS
	ARCHITECTURAL PLANS
GI-01	COVER SHEET
GI-02	LIFE SAFETY
GI-03	NOTES & MOUNTING DETAILS
A1-01	FLOOR PLAN
A4-01	EXTERIOR ELEVATIONS

PROJECT DESCRIPTION:

PROJECT CONSISTS OF THE REDEVELOPMENT OF AN EXISTING COMMERCIAL BUILDING, APPROXIMATELY 1,679 SQUARE FEET, INTO A RETAIL DISPENSARY FOR MARIJUANA ON 0.40 ACRE PARCEL OF LAND ZONED B-2 (GENERAL BUSINESS). THE EXTERIOR AND INTERIOR OF THE EXISTING BUILDING WILL BE RENOVATED. THE PARKING AREA WILL BE RECONSTRUCTED TO PROVIDE FOR 16 PARKING SPACES WITH NEW LIGHTING AND LANDSCAPING.

DESIGN TEAM

OWNER/APPLICANT/DEVELOPER

GREEN STONES, INC.
2207 ORCHARD LAKE ROAD
SYLVAN LAKE, MI
CONTACT: BEN BAYRAM
EMAIL: BEN@CANNAZONEDMLS.COM

CIVIL ENGINEER

PEA GROUP
1849 POND RUN
AUBURN HILLS, MI 48326
CONTACT: JAMES P. BUTLER, PE
PHONE: 844.813.2949
EMAIL: JBUTLER@PEAGROUP.COM

ARCHITECT

DRN & ASSOCIATES, ARCHITECTS, PC
50850 APPLEBROOK DR.
NORTHVILLE, MI 48167
CONTACT: DAVID MURPHY
PHONE: 248.946.1622
EMAIL: DAVID@FRACTAL-DESIGNS.COM

LANDSCAPE ARCHITECT

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

PEA GROUP

REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	4/14/2023
FINAL SPA	6/5/2023



NOT FOR CONSTRUCTION
SIDWELL # 14-11-353-003

PEA GROUP | 2548 LAPEER ROAD | PEA JOB NO. 2023-0264 | PRELIMINARY SITE PLANS

LAPEER ROAD
(120' WIDE–PUBLIC)

TOPOGRAPHIC AND BOUNDARY SURVEY DISCLAIMER:

TOPOGRAPHIC AND BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, EXISTING ELEVATIONS, EXISTING PHYSICAL FEATURES AND STRUCTURES WAS PROVIDED BY ABC COMPANY, INC.

PEA GROUP WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS/OMISSIONS RESULTING FROM SURVEY INACCURACIES.

BENCHMARK:
(GPS DERIVED - NAVD 88)

BM #321
ARROW ON HYDRANT ON THE EAST SIDE OF LAPEER ROAD (M-24) AND ±54' FROM MARATHON GAS STATION NORTHWEST BUILDING CORNER.
ELEV. - 987.07

BM #322
ARROW ON HYDRANT ON THE EAST SIDE OF LAPEER ROAD (M-24) AND IN FRONT OF HOUSE ADDRESS #2556 LAPEER ROAD.
ELEV.- 994.90

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

LEGAL DESCRIPTION
(Per ATA National Title Group, Commitment No. 63-22843824-CAN, dated March 29, 2022)

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF AUBURN HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN, AS FOLLOWS:
LOTS 4 AND 5, SUPERVISOR'S PLAT NO. 20, AS RECORDED IN LIBER 13, PAGE 42 OF PLATS, OAKLAND COUNTY RECORDS.

10' EASEMENT GRANTED TO THE COUNTY OF OAKLAND

20' EASEMENT GRANTED TO THE COUNTY OF OAKLAN

50 M 9 MPH GRASS
N46°50'00"E(R)
N44°38'03"E(SPC) 105.00'(R&M)

N23°53'53"W(SPC) 108.14'(M) 107.30'(R)

N69°09'31"E(SPC) 158.22'(R&M)

N45°08'53"W(SPC) 166.32'(M) 165.92'(R)

SUPERVISOR'S PLAT NO. 20 (L.15,P.42)

PARCEL NO. 14–11–353–003

PARCEL NO. 14–11–353–036
OWNER:
BAYLESS STREET PROPERTY, LLC

PARCEL NO. 14–11–353–025
OWNER:
REETZ CONSTRUCTION CO.

PARCEL NO. 14–11–353–004
OWNER:
MARK AND CHARLENE GRABLOWSKI

#2005 MARATHON GAS STATION BLOCK BUILDING W/FLAT ROOF

#2548 LAPEER ROAD

#2556 LAPEER ROAD

LOT 3 · LOT 4 · LOT 5 · LOT 6 · LOT 38

ASPHALT · GRASS · DIRT · LANDSCAPE · PLANTER · PARKING BLOCKS · CONCRETE · WOOD PATIO · CONCRETE STAIRS · CINDER BLOCK WALL · CINDER BLOCK CHIMNEY · WOOD STEP · ALUM SIDE GARAGE · AC ELEC CONTROL · ELEC OUTLET · ROCK WALL · 3'WIRE FENCE (POOR COND) · HOSE BIB · AC ON CONC PAD · 993.30 @DOOR · 993.35 @DOOR · 992.77 @DOOR · 986.74 @DOOR

CONC CURB/GUTTER · CONC CURB/ GUTTER · 8"WM (REF) · 10"PVC SAN · OH-ELEC · OH ANCHOR ONLY · BM 321 · BM 322 · RIM 984.82 · RIM 989.92 10"NE 977.82 10"S 977.67 · RIM 989.96 10"N 977.46 10"SW 977.47 · RIM 979.90 6"SE 978.10 · TIRE AIR PUMP · 18"WD ALUM SIGN ON CONC PAD · (5)WOOD STEPS · 4"WD WOOD WALL · NOT FIELD LOC NO VIS PIPES T/WATER –2.7 B/STRC –5.9 · BLDG OVERHANG · 6"PC ST · CONC WALL · 4"DIA (S) · 4"DIA (F) · W/ ELEC UG · FI #40010 48781 · 5' ESMT PER PLAT L.13, P.42 OF PLATS · SECTION OF BUILDING TO BE REMOVED · EXISTING TREE TO BE REMOVED, TYP. · BUILDING TO BE REMOVED · PROVIDE TREE PROTECTION FENCE AROUND EXISTING TREES TO REMAIN, TYP. · EXISTING TREE TO REMAINS, TYP. · EXISTING TREE TO BE REMOVED, TYP. · O.H. TAP · 3"STEEL POST

EXISTING TREE LIST
NOTE: REMOVE EXISTING TREES / BRUSH THAT ARE UNREGULATED OR POOR CONDITION, PER CITY SITE INSPECTION ON 5/1/2023. REFLECTED IN TREE LIST BELOW
SEE SHEET L-1.0 FOR TREE PROTECTION DETAIL AND TREE REPLACEMENT INFORMATION

TAG	CODE	DBH	LATIN NAME	COMMON NAME	COND	COMMENT	REGULATED (REG.) / NOT REGULATED (N)	LANDMARK (L)	SAVE (S) / REMOVE (X)
~~925~~	~~E~~	~~9~~	~~American Elm~~	~~Ulmus americana~~	~~Good~~	~~x2~~	REG./REPLACE	-	X
926	**BX**	**7**	**Box elder**	**Acer negundo**	**Fair**	**off site**	N (SPECIES)	-	S
927	**BX**	**19**	**Box elder**	**Acer negundo**	**Fair**		N (SPECIES)	-	S
~~928~~	~~BX~~	~~7~~	~~Box elder~~	~~Acer negundo~~	~~Fair~~		N (SPECIES)	-	X
~~929~~	~~BX~~	~~7~~	~~Box elder~~	~~Acer negundo~~	~~Poor~~		N (SPECIES)	-	X
~~930~~	~~BX~~	~~21~~	~~Box elder~~	~~Acer negundo~~	~~Fair~~		N (SPECIES)	-	X
~~931~~	~~BX~~	~~6~~	~~Box elder~~	~~Acer negundo~~	~~Fair~~		N (SPECIES)	-	X
~~932~~	~~BX~~	~~9~~	~~Box elder~~	~~Acer negundo~~	~~Fair~~		N (SPECIES)	-	X
~~933~~	~~BX~~	~~7~~	~~Box elder~~	~~Acer negundo~~	~~Fair~~		N (SPECIES)	-	X
934	**BL**	**20**	**Black Locust**	**Robinia pseudoacacia**	**Good**		N (SPECIES)	-	S
~~935~~	~~BL~~	~~9~~	~~Black Locust~~	~~Robinia pseudoacacia~~	~~Good~~		N (SPECIES)	-	X
~~936~~	~~BL~~	~~6~~	~~Black Locust~~	~~Robinia pseudoacacia~~	~~Fair~~		N (SPECIES)	-	X
937	**SM**	**32**	**Silver Maple**	**Acer saccharinum**	**Good**	**off site**	N (SPECIES)	-	S
938	**BL**	**19**	**Black Locust**	**Robinia pseudoacacia**	**Good**		N (SPECIES)	-	S
~~939~~	~~AA~~	~~12~~	~~Tree-of-Heaven~~	~~Ailanthus Altissima~~	~~Good~~		N (SPECIES)	-	X
~~940~~	~~AA~~	~~13~~	~~Tree-of-Heaven~~	~~Ailanthus Altissima~~	~~Good~~		N (SPECIES)	-	X
~~941~~	~~AA~~	~~12~~	~~Tree-of-Heaven~~	~~Ailanthus Altissima~~	~~Good~~		N (SPECIES)	-	X
~~942~~	~~AA~~	~~17~~	~~Tree-of-Heaven~~	~~Ailanthus Altissima~~	~~Good~~		N (SPECIES)	-	X
~~944~~	~~AA~~	~~17~~	~~Tree-of-Heaven~~	~~Ailanthus Altissima~~	~~Good~~		N (SPECIES)	-	X
943	**SM**	**27**	**Silver Maple**	**Acer saccharinum**	**Fair**	**off site**	N (SPECIES)	-	S
945	**SM**	**24**	**Silver Maple**	**Acer saccharinum**	**Good**	**off site**	N (SPECIES)	-	S
~~946~~	~~PW~~	~~8~~	~~White Poplar~~	~~Populus alba~~	~~Good~~		N (SPECIES)	-	X
~~947~~	~~PW~~	~~16~~	~~White Poplar~~	~~Populus alba~~	~~Good~~		N (SPECIES)	-	X
948	**PW**	**13**	**White Poplar**	**Populus alba**	**Fair**	**under overhead wires**	N (SPECIES)	-	S

LEGEND:

- EX. OH, ELEC, POLE & GUY WIRE
- EX. U.G. CABLE TV & PEDESTAL
- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- EX. U.G. ELEC,MANHOLE, METER & HANDHOLE
- EX. GAS LINE
- EX. GAS VALVE & GAS LINE MARKER
- EX. TRANSFORMER & IRRIGATION VALVE
- EX. WATER MAIN
- EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
- EX. WATER VALVE BOX & SHUTOFF
- EX. SANITARY SEWER
- EX. SANITARY CLEANOUT & MANHOLE
- EX. COMBINED SEWER MANHOLE
- EX. STORM SEWER
- EX. CLEANOUT & MANHOLE
- EX. SQUARE, ROUND, & BEEHIVE CATCH BASIN
- EX. YARD DRAIN & ROOF DRAIN
- EX. UNIDENTIFIED STRUCTURE
- EX. MAILBOX, SIGN & LIGHTPOLE
- EX. FENCE
- EX. GUARD RAIL
- EX. SPOT ELEVATION
- EX. CONTOUR
- EX. WETLAND
- IRON FOUND / SET
- NAIL FOUND / NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND / SET
- SECTION CORNER FOUND
- R M C — RECORDED / MEASURED / CALCULATED

REFERENCE DRAWINGS:

WATER MAIN	CITY OF AUBURN HILLS GIS MAP, DATED 3/22/23 "PONTIAC TOWNSHIP WATER SUPPLY SYSTEM EXTENSION NO.2", OHM JOB NO.7623, DATED 10/25/72
SANITARY SEWER	CITY OF AUBURN HILLS GIS MAP, DATED 3/22/23 "PONTIAC TOWNSHIP WATER SUPPLY SYSTEM EXTENSION NO.2", OHM JOB NO.7623, DATED 10/25/72
STORM SEWER	CITY OF AUBURN HILLS GIS MAP, DATED 3/22/23 "PONTIAC TOWNSHIP WATER SUPPLY SYSTEM EXTENSION NO.2", OHM JOB NO.7623, DATED 10/25/72

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN · JAMES A. RUTTER · 53905 · LICENSED PROFESSIONAL ENGINEER

NORTH

0 5 10 20
SCALE: 1" = 10'

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

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS 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.

CLIENT
GREEN STONES, INC.
2207 ORCHARD LAKE ROAD
SYLVAN LAKE, MICHIGAN 48320

PROJECT TITLE
2548 LAPEER ROAD
AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS	
FINAL SPA	6/5/2023

ORIGINAL ISSUE DATE:
APRIL 14, 2023

DRAWING TITLE
TOPOGRAPHIC SURVEY

PEA JOB NO.	2023-0264
P.M.	JPB
DN.	BV
DES.	BV

DRAWING NUMBER:
C-1.0

NOT FOR CONSTRUCTION
SIDWELL # 14–11–353–003

S:\PROJECTS\2023\23-0264_HANAGHEN_2548_LAPEER_ROAD\DWG\2_SITE_PLAN\23-0264_Key PLOT DATE: 6/5/2023 BY:Brennon Varga

LAPEER ROAD
(120' WIDE–PUBLIC)

TOPOGRAPHIC AND BOUNDARY SURVEY DISCLAIMER:

TOPOGRAPHIC AND BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, EXISTING ELEVATIONS, EXISTING PHYSICAL FEATURES AND STRUCTURES WAS PROVIDED BY ABC COMPANY, INC.

PEA GROUP WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS/OMISSIONS RESULTING FROM SURVEY INACCURACIES.

BENCHMARK:
(GPS DERIVED - NAVD 88)

BM #321
ARROW ON HYDRANT ON THE EAST SIDE OF LAPEER ROAD (M-24) AND ±54' FROM MARATHON GAS STATION NORTHWEST BUILDING CORNER.
ELEV. - 987.07

BM #322
ARROW ON HYDRANT ON THE EAST SIDE OF LAPEER ROAD (M-24) AND IN FRONT OF HOUSE ADDRESS #2556 LAPEER ROAD.
ELEV.- 994.90

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

LEGAL DESCRIPTION
(Per ATA National Title Group, Commitment No. 63-22843824-CAN, dated March 29, 2022)

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF AUBURN HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN, AS FOLLOWS:
LOTS 4 AND 5, SUPERVISOR'S PLAT NO. 20, AS RECORDED IN LIBER 13, PAGE 42 OF PLATS, OAKLAND COUNTY RECORDS.

SIGNAGE CALCULATIONS:

ALLOWABLE SIGNAGE AREA:

- TOTAL SIGN AREA NOT EXCEEDING EIGHT (8) SQUARE FEET FOR EACH TEN (10) FEET OR FRACTION THEREOF OF LOT FRONTAGE, OR EIGHT (80) SQUARE FEET PER NET ACRE FOR SITES LARGER THAN ONE (1) ACRE, WHICHEVER IS GREATER.
- SIGNS IN NO CASE MAY EXCEED ONE-HUNDRED AND FIFTY (150) SQUARE FEET PER SIGN.

TOTAL SITE ACREAGE = 0.40 ACRES
LOT FRONTAGE = 105 LF (LAPEER ROAD)

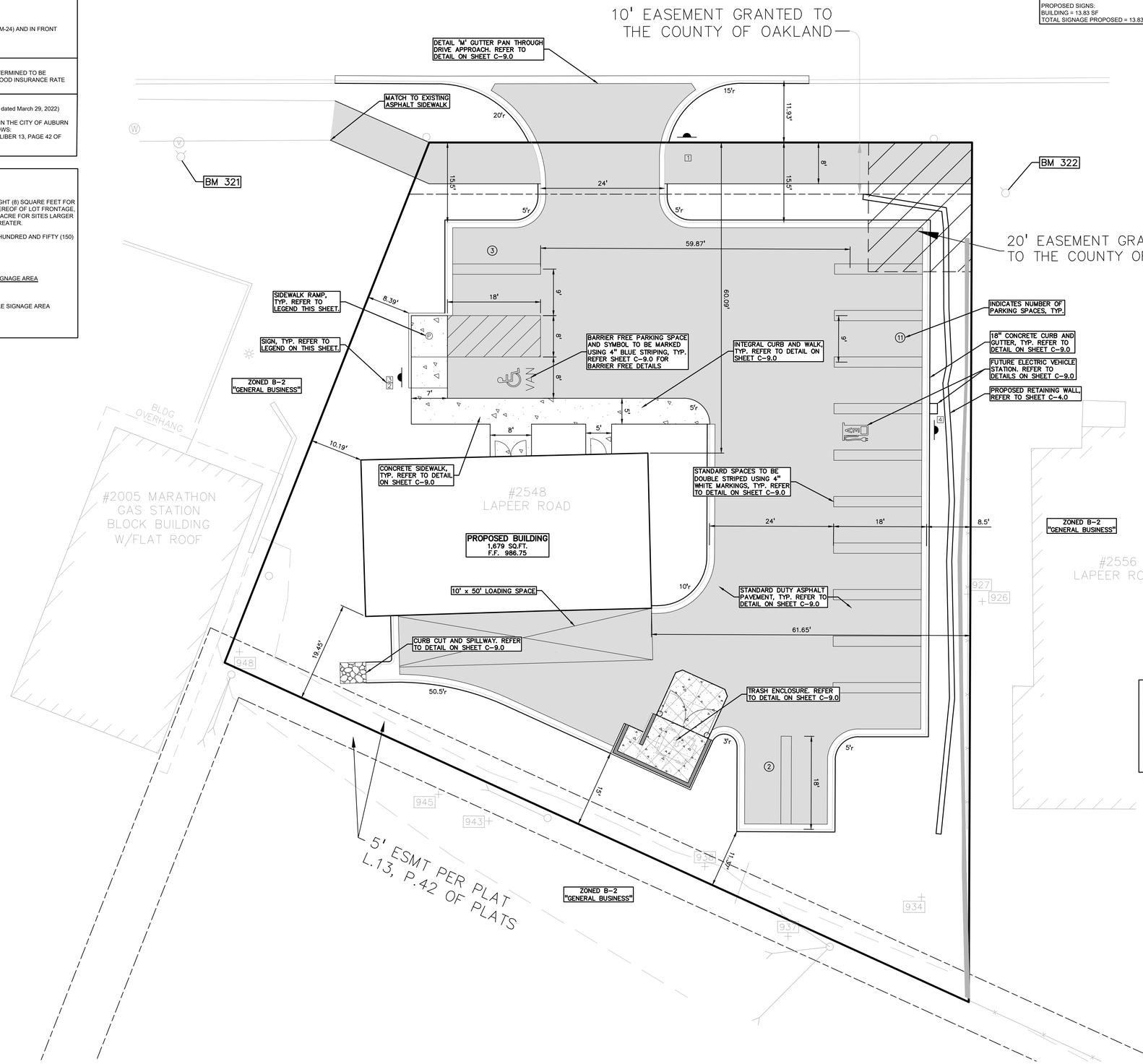
(105 LF / 10 FT) X 8 SF = 84 SF ALLOWABLE SIGNAGE AREA

OR

80 SF/ACRE X 0.40 ACRES = 32 SF ALLOWABLE SIGNAGE AREA

PROPOSED SIGNS:

T.B.D.



SIGNAGE CALCULATIONS:

ALLOWABLE SIGNAGE AREA:
TOTAL SIGN AREA NOT EXCEEDING EIGHT (8) SQUARE FEET FOR EACH TEN (10) FEET OR FRACTION THEREOF OF LOT FRONTAGE, OR EIGHT (80) SQUARE FEET PER NET ACRE FOR SITES LARGER THAN ONE (1) ACRE, WHICHEVER IS GREATER.

TOTAL SITE ACREAGE = 0.40 ACRES
LOT FRONTAGE = 105 LF (LAPEER ROAD AND GLENROSE)

(105 LF / 10 FT) X 8 SF = 84 SF ALLOWABLE SIGNAGE AREA

SIGNS IN NO CASE MAY EXCEED ONE-HUNDRED AND FIFTY (150) SQUARE FEET PER SIGN.

PROPOSED SIGNS:
BUILDING = 13.83 SF
TOTAL SIGNAGE PROPOSED = 13.83 SF

LEGEND:

- CONCRETE PAVEMENT (STD. DUTY / HEAVY DUTY)
- ASPHALT PAVEMENT (STD DUTY)
- CONCRETE CURB AND GUTTER
- REVERSE GUTTER PAN
- SETBACK LINE
- SIGN
- FENCE

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP 'TYPE P' (P)

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

SIGN LEGEND:

'STOP' SIGN	1
'BARRIER FREE PARKING' SIGN	2
'VAN ACCESSIBLE' SIGN	3
'ELECTRIC VEHICLE' SIGN	4

REFER TO SHEET C-9.0 FOR SIGN DETAILS

SITE DATA TABLE:

SITE AREA: 0.40 ACRES (17,275 SF) NET AND GROSS

PROPOSED USE: RETAIL (1,679 SF)

ZONING: B-2 (GENERAL BUSINESS)

BUILDING INFORMATION:
MAXIMUM ALLOWABLE BUILDING HEIGHT = 30 FEET (2 STORIES)
EXISTING BUILDING HEIGHT = 1 STORIES
BUILDING FOOTPRINT AREA = 1,679 SF.

BUILDING LOT COVERAGE = 9.7%

SETBACK REQUIREMENTS:	REQUIRED:	PROPOSED:
FRONT:	10'	60.09'
SIDE:	5'	10.19'
SIDE:	5'	61.65'
REAR:	5'	19.45'

PARKING CALCULATIONS:
RETAIL = 1 SPACE PER 100 S.F. OF USABLE FLOOR SPACE
TOTAL RETAIL PARKING REQUIRED = 1,343/100 = 14 SPACES

TOTAL PROPOSED PARKING SPACES = 16 SPACES INC. 1 H/C SPACES

GREENSPACE:
IMPERVIOUS AREA ON SITE = 0.27 ACRES
GREENSPACE ON SITE = 0.13 ACRES
PERCENT GREENSPACE ON SITE = 48.1%

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.

ADDITIONAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

1. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
2. 'NO PARKING-FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
3. REFER TO NOTES & DETAILS SHEET FOR ON-SITE PAVING DETAILS.

GENERAL NOTES (CITY OF AUBURN HILLS):

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 STRIPED PER ZONING ORDINANCE NO. 372.
6. ENVIRONMENTAL IMPACT STATEMENT IS NOT REQUIRED AS PROPOSED DISTURBANCE FOR THIS WORK IS LESS THAN 20 ACRES.
7. LAND DIVISION OR COMBINATION IS NOT REQUIRED.
8. SPECIAL LAND USE PERMIT IS NOT REQUIRED.
9. THE DEVELOPER HAS AGREED TO PREP THE PARKING LOT WITH THE INSTALLATION OF ELECTRIC STUBS FOR FUTURE ELECTRIC VEHICLE CHARGING STATION LOCATIONS ADJACENT TO THE BARRIER FREE PARKING SPACES AND RUN CONDUIT FROM THE POWER SOURCE TO THE STUBS TO SUPPORT FUTURE INSTALLATION. THE SPACES ARE DESIGNATED WITH 'EV' ON THE PLAN AND WILL BE POSED IF AND WHEN CHARGING STATIONS ARE INSTALLED.

NOT FOR CONSTRUCTION
SIDWELL # 14–11–353–003

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN · JAMES P. BUTLER · PROFESSIONAL ENGINEER · No. 59905 · LICENSED PROFESSIONAL ENGINEER

NORTH

0 5 10 20
SCALE: 1" = 10'

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

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE LOCATIONS AND NO WARRANTY IS 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.

CLIENT
GREEN STONES, INC.
2207 ORCHARD LAKE ROAD
SYLVAN LAKE, MICHIGAN 48320

PROJECT TITLE
2548 LAPEER ROAD
AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS

FINAL SPA	6/5/2023

ORIGINAL ISSUE DATE:
APRIL 14, 2023

DRAWING TITLE
DIMENSIONAL SITE PLAN

PEA JOB NO.	2023-0264
P.M.	JPB
DN.	BV
DES.	BV

DRAWING NUMBER:
C-3.0

S:\PROJECTS\2023\23-0264 GRANADINED 2548 LAPEER ROAD\DWG\D_SITE_PLAN\C-3.0-Site-23026X.dwg PLOT DATE: 6/5/2023 BY:Brendan Varga

LAPEER ROAD
(120' WIDE–PUBLIC)

TOPOGRAPHIC AND BOUNDARY SURVEY DISCLAIMER:

TOPOGRAPHIC AND BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, EXISTING ELEVATIONS, EXISTING PHYSICAL FEATURES AND STRUCTURES WAS PROVIDED BY ABC COMPANY, INC.

PEA GROUP WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS/OMISSIONS RESULTING FROM SURVEY INACCURACIES.

BENCHMARK:
(GPS DERIVED - NAVD 88)

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LEGAL DESCRIPTION
(Per ATA National Title Group, Commitment No. 63-22843824-CAN, dated March 29, 2022)

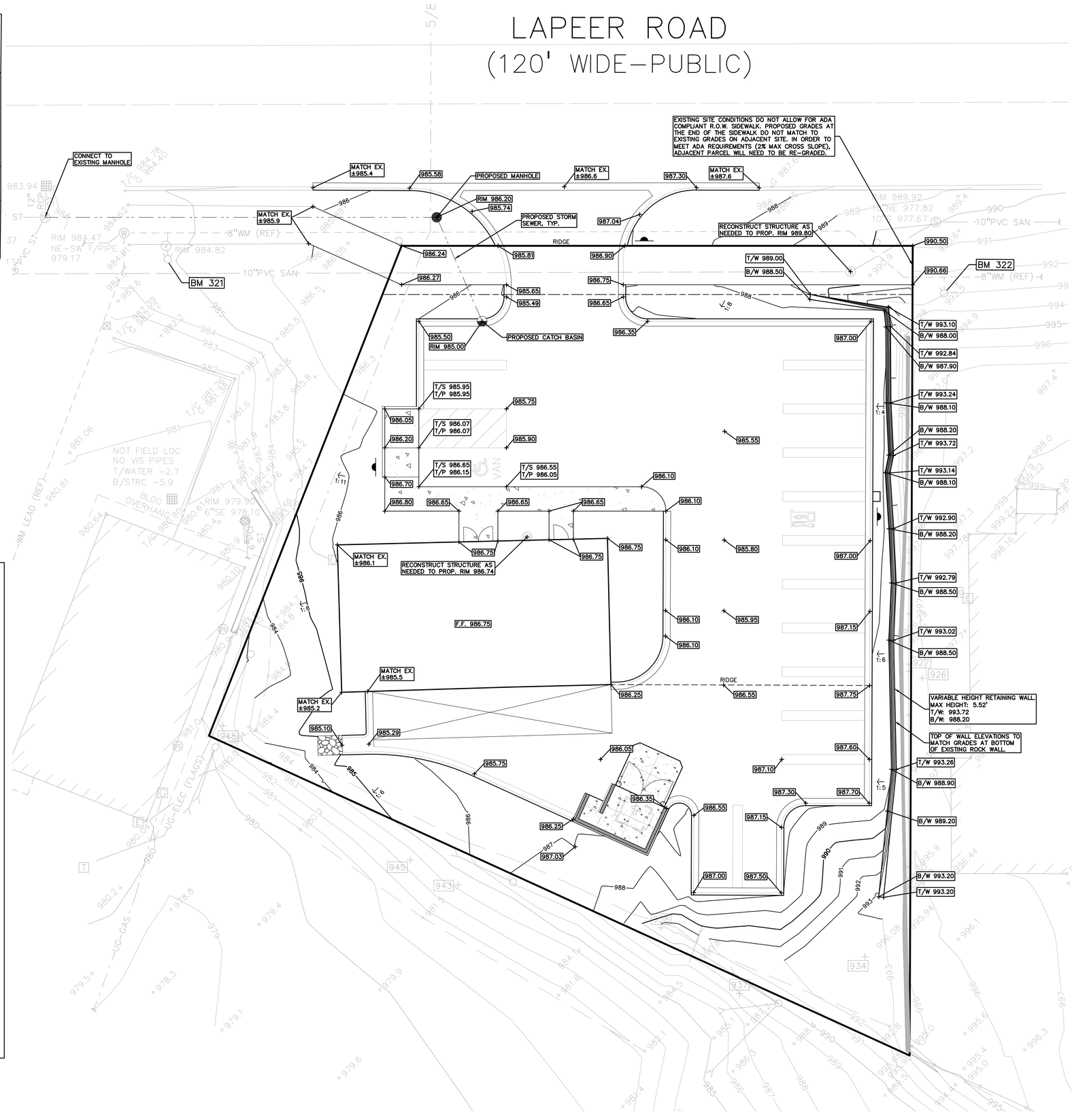
THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF AUBURN HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN, AS FOLLOWS:
LOTS 4 AND 5, SUPERVISOR'S PLAT NO. 20, AS RECORDED IN LIBER 13, PAGE 42 OF PLATS, OAKLAND COUNTY RECORDS.

UTILITY NOTES:

1. ALL PROPOSED GRADE ELEVATIONS INDICATED ARE TOP OF PAVEMENT OR GUTTER UNLESS NOTED OTHERWISE. ADD 0.50' TO ALL PROPOSED ELEVATIONS TO OBTAIN TOP OF CURB GRADES.
2. PERMANENT STRUCTURES OF ANY TYPE, INCLUDING BUT NOT LIMITED TO, TREES, LIGHT POLES, DRAINAGE STRUCTURES, BENCHES, TRASH RECEPTACLES, ETC., WILL NOT BE ALLOWED WITHIN THE INFLUENCE OF THE PUBLIC WATER MAIN EASEMENT.
3. 2.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL STORM SEWER.
4. 18" (MINIMUM) OF VERTICAL CLEARANCE IS REQUIRED BETWEEN UTILITIES.
5. ALL UTILITY LINES, STRUCTURES AND TRENCHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE CITY OF AUBURN HILLS.
6. 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).
7. ALL STORM SEWER 10" OR LESS AND/OR LEADS SHALL BE SDR 26.
8. PIPE LENGTHS ARE GIVEN FROM CENTER OF STRUCTURE AND TO END OF FLARED END SECTION UNLESS NOTED OTHERWISE.
9. THE CITY OF AUBURN HILLS STANDARD DETAIL SHEETS WILL BE INCORPORATED INTO AND MADE A PART OF THESE PLANS DURING THE ENGINEERING DRAWINGS PHASE. CONTRACTOR TO REFER TO THE CITY OF AUBURN HILLS STANDARD DETAIL SHEETS FOR ALL STRUCTURE, PIPE MATERIALS, BEDDING, TESTING, ETC. NOTES AND DETAILS.

CITY OF AUBURN HILLS STANDARD NOTES:

1. CONSTRUCTION SHALL CONFORM TO CURRENT CITY OF AUBURN HILLS' STANDARDS.
2. NO WORK SHALL BE PERFORMED WITHOUT INSPECTION.
3. A PERMIT FROM THE DPW IS REQUIRED FOR ALL CONSTRUCTION WITHIN CITY ROW.
4. ALL CITY STREET MUST BE MAINTAINED DURING CONSTRUCTION. STREET SHALL BE KEPT FREE OF MUD, DIRT, CONSTRUCTION DEBRIS, DUST AND THE LIKE. IF CLEAN-UP IS NOT PERFORMED WITHIN 24 HOURS OF NOTIFICATION, THE CITY RESERVES THE RIGHT TO PERFORM THE WORK AND CHARGE THE DEVELOPER ACCORDINGLY.
5. WORKING HOURS (INCLUDING RUNNING OF ANY MACHINERY) SHALL BE RESTRICTED TO MONDAY THROUGH SATURDAY, 7:00 AM TO 7:00 PM; SUNUP TO SUNDOWN; WHICHEVER IS LESS. CONSTRUCTION OPERATIONS BEYOND THE PERIODS MENTIONED ABOVE SHALL BE PERMITTED ONLY AFTER WRITTEN APPROVAL OF THE CITY MANAGER OR HIS DESIGNEE.
6. ALL MATERIALS AND MANUFACTURERS SHALL CONFORM TO THE STANDARD DETAILS.
7. UTILITY STRUCTURES SHALL NOT BE LOCATED IN DRIVEWAYS, AND WHERE POSSIBLE, SHALL NOT BE LOCATED IN PAVED AREAS.
8. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH ACT 53 OF P.A. OF 1974 AND ALSO CONTACT OAKLAND COUNTY UTILITY AND PROTECTION SERVICE (MISS DIG 1-800-482-7171) THREE (3) WORKING DAYS BEFORE THE START OF ANY CONSTRUCTION.
9. THE CONTRACTOR SHALL PROVIDE NECESSARY SIGNS, BARRICADES AND LIGHTS TO PROTECT TRAFFIC AND THE WORK AS DIRECTED BY THE ENGINEER. SUCH DEVICES SHALL BE PLACED PRIOR TO STARTING WORK IN AFFECTED AREAS.
10. ALL SOIL EROSION AND SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE OAKLAND COUNTY STANDARDS AND DETAILS. THE CONTRACTOR SHALL FOLLOW LOCAL RULES AND REGULATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL FOR ALL MATERIALS THAT ARE DISPOSED OF OFF OF THE PROJECT SITE.
11. ALL SOIL EROSION MEASURES MUST BE PROPERLY PLACED PRIOR TO GRADING OR OTHER CONSTRUCTION ACTIVITIES.
12. FIELD CHANGES TO THE APPROVED PLAN SHALL BE BROUGHT TO THE ATTENTION OFF THE INSPECTOR ON SITE, WHO WILL DETERMINE WHETHER THE CHANGE IS CONSIDERED "SIGNIFICANT". "SIGNIFICANT" FIELD CHANGES SHALL BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER. THE CITY SHALL NOT BE HELD RESPONSIBLE FOR DELAYS IN APPROVAL OF CHANGES TO THE APPROVED SITE IMPROVEMENT (ENGINEERING) PLAN.
13. WHERE POSSIBLE, PUBLIC UTILITIES SHALL NOT BE PLACED UNDER PAVEMENT. THE CITY OF AUBURN HILLS SHALL NOT BE RESPONSIBLE FOR PAVEMENT, CURB, OR OTHER RESTORATION OF PERMANENT FACILITIES LOCATED WITHIN THE MUNICIPAL EASEMENT.
14. 3 WORKING DAYS PRIOR TO STARTING CONSTRUCTION, CONTACT THE CONSTRUCTION DEPARTMENT OF ORCHARD, HILTZ & McCLIMENT, INC. AT (734) 466-4539 TO SCHEDULE INSPECTION. OHM SHALL INSPECT ALL SITE IMPROVEMENTS INCLUDING UNDERGROUND UTILITY INSTALLATION, EARTHWORK OPERATIONS, RETAINING WALLS, PAVEMENT IN CITY R.O.W., ALL SIDEWALKS OR SAFETY PATHS IN ANY PUBLIC R.O.W., AND ANY ADDITIONAL ITEMS NOTED DURING REVIEW OR AT THE PRE-CONSTRUCTION MEETING. FINAL OCCUPANCY MAY BE AFFECTED IF PROCEDURES ARE NOT FOLLOWED FOR PROPER INSPECTION.
15. PERMANENT STRUCTURES OF ANY TYPE, INCLUDING BUT NOT LIMITED TO, TREES, LIGHT POLES, DRAINAGE STRUCTURES, SANITARY STRUCTURES, BENCHES, TRASH RECEPTACLES, ETC., WILL NOT BE ALLOWED WITHIN THE INFLUENCE OF THE PUBLIC WATER MAIN OR SANITARY SEWER EASEMENTS.



GRADING LEGEND:

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

ABBREVIATIONS

T/C = TOP OF CURB	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

UTILITY LEGEND:

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

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.

RETAINING WALL NOTE:
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PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN — JAMES B. BUTLER — LICENSE No. 39905 — PROFESSIONAL ENGINEER

NORTH

0 5 10 20
SCALE: 1" = 10'

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

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CLIENT
GREEN STONES, INC.
2207 ORCHARD LAKE ROAD
SYLVAN LAKE, MICHIGN 48320

PROJECT TITLE
2548 LAPEER ROAD
AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS

FINAL SPA	6/5/2023

ORIGINAL ISSUE DATE:
APRIL 14, 2023

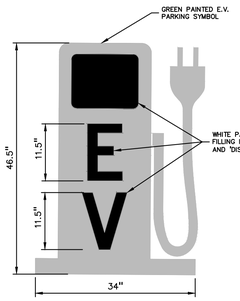
DRAWING TITLE
ENGINEERING PLAN

PEA JOB NO.	2023-0264
P.M.	JPB
DN.	BV
DES.	BV

DRAWING NUMBER:
C-4.0

NOT FOR CONSTRUCTION
SIDWELL # 14–11–353–003

S:\PROJECTS\2023\23-0264 UNMANNED 2548 LAPEER ROAD\WK\2_SITE_PLAN\C-4.0-GRADE-23026.dwg PLOT DATE: 6/5/2023 BY: Brendon Vargo



EV PARKING SYMBOL
NOT TO SCALE

CHARGING STATION

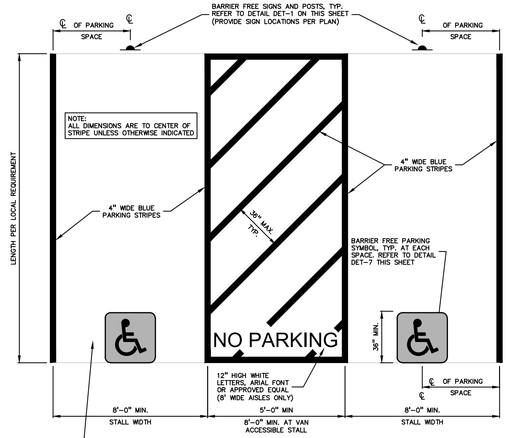
12" x 6"
GREEN ON WHITE REFLECTORIZED
MOUNT UNDERNEATH E.V. PARKING SIGN

ELECTRIC VEHICLE AUXILIARY SIGN DETAIL
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

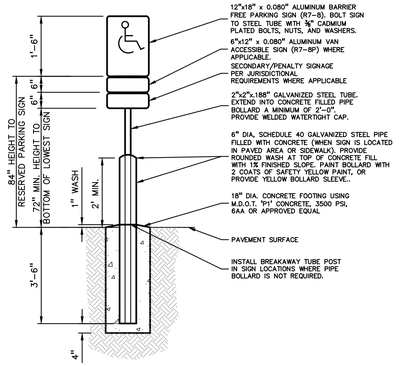


NOTE:
VAN ACCESSIBLE SPACES MUST BE LOCATED TO THE LEFT OF THE 8' STRIPED ACCESS AISLE

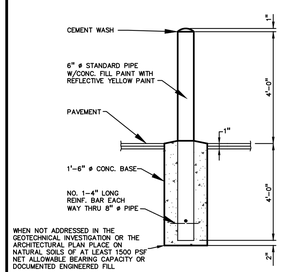
DET 6 ALTERNATE BARRIER FREE PARKING STALL DETAIL
NOT TO SCALE

BARRIER FREE SIGN NOTES:

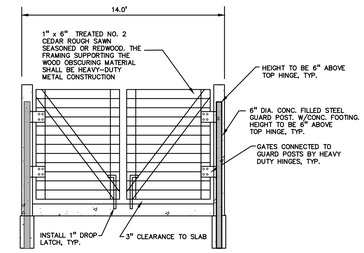
1. ONE SIGN IS REQUIRED AT EACH BARRIER FREE PARKING SPACE.
2. ALL SIGNS SHALL COMPLY WITH THE LATEST STANDARDS OF THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).
3. WHEN TWO BARRIER FREE PARKING SPACES ARE ADJACENT AND FACING EACH OTHER, TWO SIGNS ARE REQUIRED, BUT CAN BE MOUNTED ON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



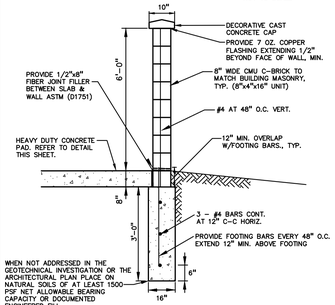
BARRIER FREE SIGN AND POST DETAIL
NOT TO SCALE



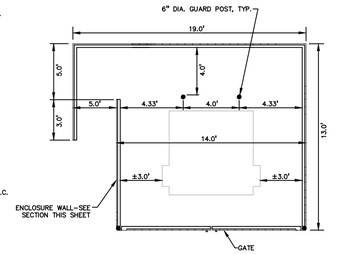
6" DIA. GUARD POST DETAIL
NOT TO SCALE



TRASH ENCLOSURE GATE DETAIL
NOT TO SCALE

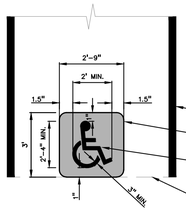


DUMPSTER ENCLOSURE WALL CROSS SECTION
NOT TO SCALE



PLAN VIEW
NOT TO SCALE

TRASH ENCLOSURE DETAILS
NOT TO SCALE



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

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



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

DET 2 BARRIER FREE PARKING SIGN DETAIL
NOT TO SCALE

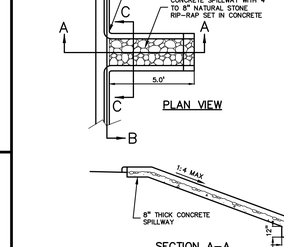


12" x 18" (R7-8)
GREEN BORDER AND LEGEND
WHITE SYMBOL, BLUE BACKGROUND, REFLECTORIZED

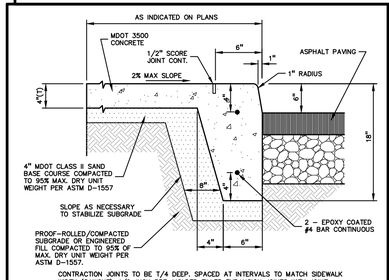
NOTE:
MAY ONLY BE USED AT 11' WIDE SPACES LOCATED ON THE LEFT SIDE OF A 5' WIDE AISLE, OR 8' WIDE SPACES LOCATED TO THE LEFT OF 8' WIDE AISLES

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

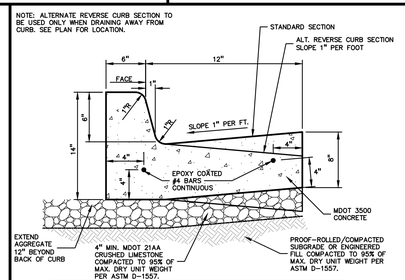
DET 3 VAN ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE



CONCRETE CURB SPILLWAY DETAIL
NOT TO SCALE

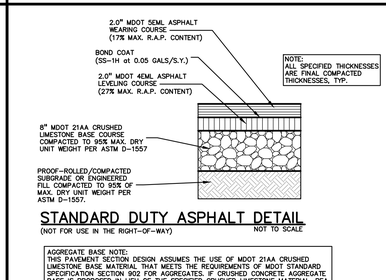


INTEGRAL CURB AND SIDEWALK
NOT TO SCALE



NOTE:
PROVIDE CONTROL JOINTS IN CURB AT 10' O.C. PROVIDE EXPANSION JOINT AND JOINT SEALANT AT END OF RADIUS RETURNS PER MDOT AND ACA STANDARDS. PROVIDE EXPANSION JOINTS AND JOINT SEALANT WHERE CURBS ABUT STRUCTURES.

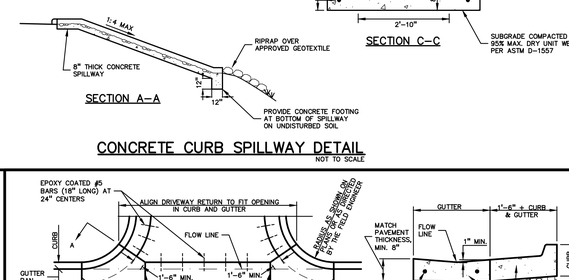
18"x6" STANDARD CONCRETE CURB AND GUTTER
NOT TO SCALE



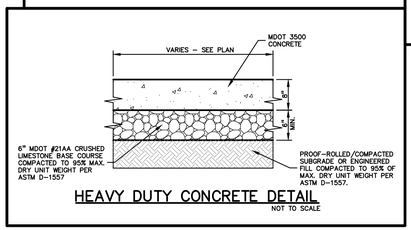
STANDARD DUTY ASPHALT DETAIL
(NOT FOR USE IN THE RIGHT-OF-WAY)
NOT TO SCALE

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

ASPHALT MATERIAL NOTES:
HOT-MIX ASPHALT MIXTURES UTILIZING RECYCLED ASPHALT PAVEMENT (RAP) MUST MEET MDOT SPECIAL PROVISION 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 ITEM 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



MDOT DRIVEWAY OPENING-DETAIL 'M'
NOT TO SCALE

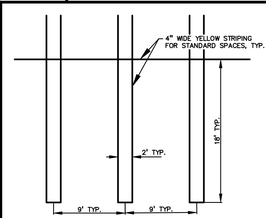


HEAVY DUTY CONCRETE DETAIL
NOT TO SCALE

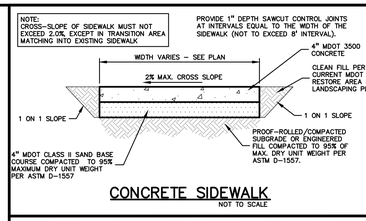


30" x 30"
WHITE ON RED REFLECTORIZED
7'-0" MOUNTING HEIGHT
(R1-1)

STOP SIGN DETAIL
NOT TO SCALE



DOUBLE STRIPING DETAIL
NOT TO SCALE



CONCRETE SIDEWALK
NOT TO SCALE

NOT FOR CONSTRUCTION
SIDWELL # 14-11-353-003

PEA GROUP
t: 844.813.2949
www.peagroup.com

NORTH
0 5 10 20
SCALE: 1" = 10'

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

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

CLIENT
GREEN STONES, INC.
2207 ORCHARD LAKE ROAD
SYLVAN LAKE, MICHIGAN 48320

PROJECT TITLE
2548 LAPEER ROAD
AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS

FINAL SPA	6/5/2023

ORIGINAL ISSUE DATE:
APRIL 14, 2023

DRAWING TITLE
NOTES AND DETAILS

PEA JOB NO.	2023-0264
P.M.	JPB
DN.	BV
DES.	BV

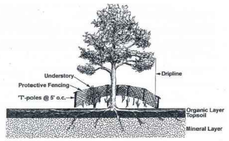
DRAWING NUMBER:
C-9.0

S:\PROJECTS\2023\23-0264 CANADIAN\2548 LAPEER ROAD\SHEVLZ_SITE_PLAN\C-9.0-NOTES-230264.dwg PLOT DATE: 6/5/2023 BY: Brendon Vargo

LANDSCAPE/TREE REPLACEMENT NOTES

- 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.

TREE PROTECTION DETAIL



TREE PROTECTION NOTES

- Identify on site all trees or areas of trees which are being proposed to be preserved with fluorescent orange spray paint (chalk base) or by red flagging tape.
- Erect barriers of four (4) foot high fencing staked with metal "T-posts" five (5) feet on center or all such trees or groups of trees proposed to remain
- Protective barriers are to be erected prior to any clearing or grubbing on the site, and barriers are to remain in tact until approved by the City to be removed, or when a Certificate of Occupancy is issued.
- Keep clear all debris or fill, equipment, and material from within the required protective barrier.
- During construction, the owner, developer, or agent shall not cause or permit any activity within the fence line of any protected tree or group of trees including, but not limited to, the storage of equipment, dumpsters, boulders, dirt, and excavated material, building or waste material, or any other material harmful to the life of a tree.
- No damaging attachment, wires (other than cable wires for trees), signs, or permits may be fastened to any tree protected by this Ordinance.

SEE C-1.0 TOPOGRAPHIC SURVEY FOR EXISTING TREE LIST AND TREE REMOVALS

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

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

DESCRIPTION	SURVEYED TREES	REPLACEMENT TREES
Non-regulated trees	19	
Removed - Landmark Trees (24")	0	0
Removed - Regulated Trees	1	1
Saved (Reg/LM)	0	
Totals	20	1

(REMOVE PER CITY INSPECTION 15 NON REGULATED TREES)

KEY:

= SITE AREA LANDSCAPE TREES

= FRONTAGE TREES

= IRRIGATED SEED LAWN

= NON IRRIGATED SEED / RESTORE USE EROSION MAT ON SLOPES

= ROCK SEE DETAIL SHEET L-1.1

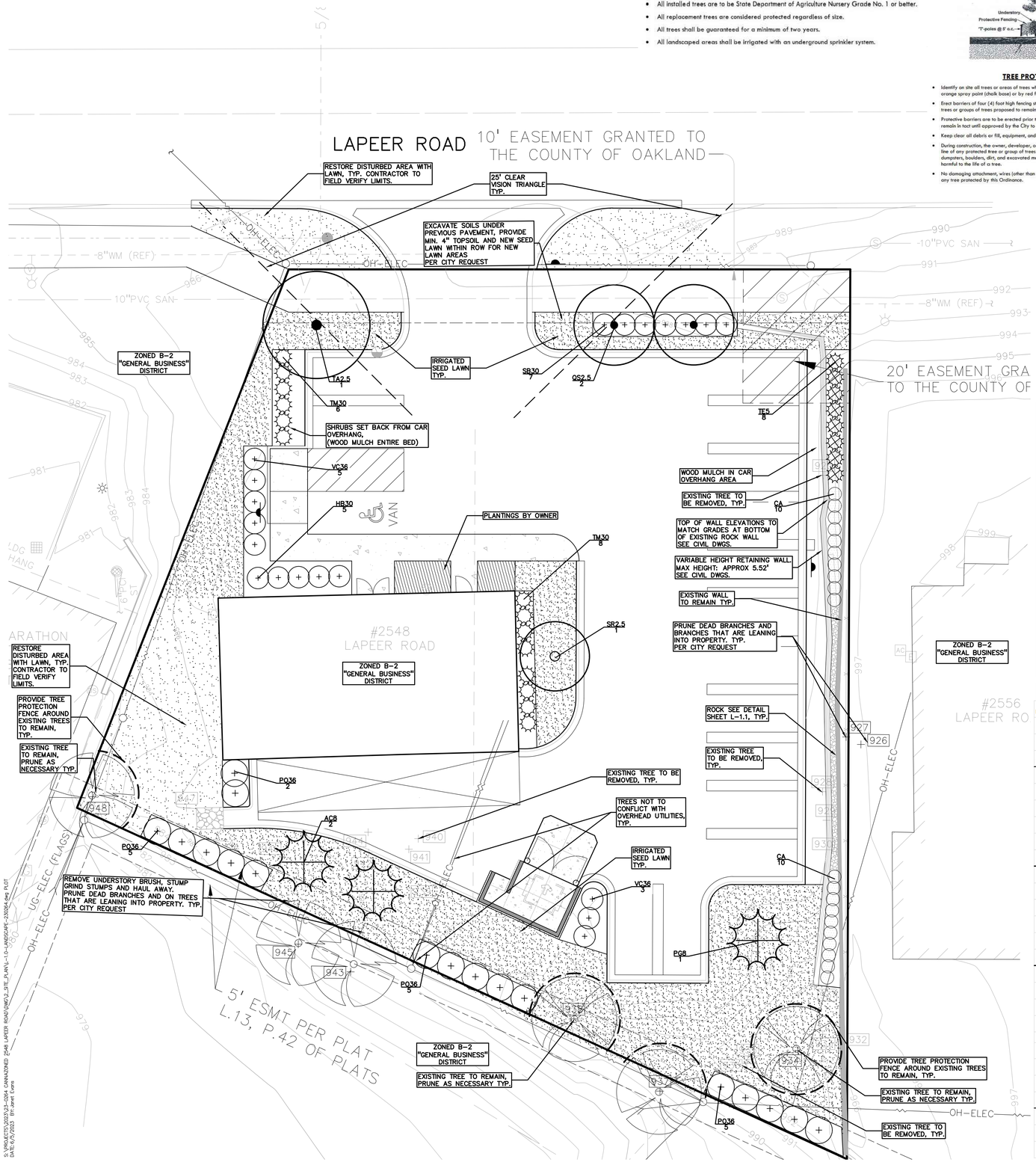
= PLANTINGS BY OWNER

= SHRUBS / ORNAMENTAL GRASS

= EXISTING TREE / TAG TO REMAIN, TREE PROTECTION FENCING TO BE PLACED AT DRIP LINE OF TREE, PROTECT EXPOSED ROOTS. IF PRESENT, BY HAND DIGGING INSTALLATION OF FENCING

= EXISTING TREE TO BE REMOVED

SEE SHEET L-1.1 LANDSCAPE DETAILS



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

TOTAL SITE AREA		.40 ACRES (17,275 SF) NET AND GROSS
REQUIREMENT	REQUIRED	PROVIDED
NET LANDSCAPE AREA	17,275 SQ FT. X 0.2 = 3,455 SQ FT. REQ.	5,227 SF (.12 ACRES) GREEN SPACE (31%)
SITE AREA LANDSCAPE	3,455/ 1,000 = 4 TREES REQ.	4 PROPOSED TREES
FRONTAGE LANDSCAPE	1 TREE PER 30LF OF GREENBELT LENGTH 105LF – 27LF DRIVEWAY = 78LF LAPEER ROAD: 78LF / 30 = 3 TREES	3 PROPOSED TREES AND MIN. 15FT GREENBELT
REPLACEMENT TREES	1 REPLACEMENT TREE REQUIRED PER CITY ORDINANCE	1 SITE AREA LANDSCAPE TREE COUNTING AS REPLACEMENT TREE
TOTAL LANDSCAPE TREES	7 TREES REQUIRED	7 NEW TREES PROVIDED (AND 3 EXISTING TREES TO REMAIN)

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

GENERAL PLANTING NOTES:

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

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

UNDER 10 TREES: NO DIVERSITY REQUIRED

PLANT LIST FOR L-1.0

TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
2	QS2.5	Streetspire Oak	*Quercus alba 'JFS-KW1QX' (columnar)*	2.5" Cal.	B&B
1	SR2.5	Japanese Tree Lilac	*Syringa reticulata 'Ivory Silk'*	2.5" Cal.	B&B
1	TA2.5	American Sentry Linden	*Tilia americana 'American Sentry'*	2.5" Cal.	B&B
4	TOTAL DECIDUOUS TREES				

EVERGREEN TREE PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
2	AC8	Concolor Fir	*Abies concolor*	8' Ht.	B&B
1	PG8	White Spruce	*Picea glauca*	8' Ht.	B&B
3	TOTAL EVERGEEN TREES				
7	TOTAL TREES				

SHRUB PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
5	HB30	Bobo Hydrangea	*Hydrangea paniculata 'Bobo'*	30" Ht.	Cont.
17	PO36	Summerwine Ninebark	*Physocarpus opulifolius 'Seward'*	36" Ht.	Cont.
7	SB30	Miss Kim Lilac	*Syringa patula 'Miss Kim'*	30" Ht.	Cont.
14	TM30	Dense Yew	*Taxus x media 'Densiformis'*	30" Ht.	Cont.
8	TE5	Emerald Green Arborvitae	*Thuja occidentalis 'Smaragd'*	5'	B&B
8	VC36	Korean Spice Viburnum	*Viburnum carlesii 'Compacta'*	36" Ht.	Cont.
59	TOTAL SHRUBS				

PERENNIAL PLANT LIST:

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
20	CA	Feather Reed Grass	*Calamagrostis x acutiflora 'Karl Foerste*	1 Gal.	Cont.
20	TOTAL PERENNIALS				

NOT FOR CONSTRUCTION
SIDWELL # 14-11-353-003

PEA GROUP
t: 844.813.2949
www.peagroup.com

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

NORTH

0 5 10 20
SCALE: 1" = 10'

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

CAUTION!!
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CLIENT
GREEN STONES, INC.
2207 ORCHARD LAKE ROAD
SYLVAN LAKE, MICHIGAN 48320

PROJECT TITLE
2548 LAPEER ROAD
AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS

FINAL SPA	6/5/2023

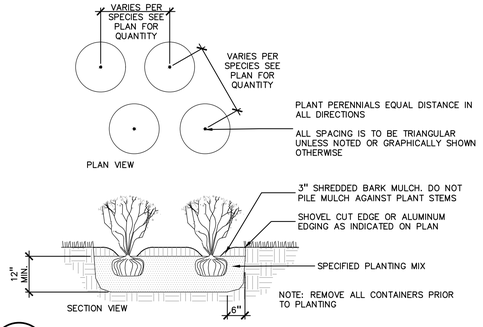
ORIGINAL ISSUE DATE:
APRIL 14, 2023

DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN

PEA JOB NO.	2023-0264
P.M.	JPB
DN.	BZ
DES.	JLE

DRAWING NUMBER:
L-1.0

S:\PROJECTS\2023\23-0264 OAKLAND\2548 LAPEER ROAD\SHEETS\L-1.0-LANDSCAPE-2548 Lapeer Rd.dwg
DATE: 6/5/2023 BY: Janet Evans



9 PERENNIAL PLANTING DETAIL

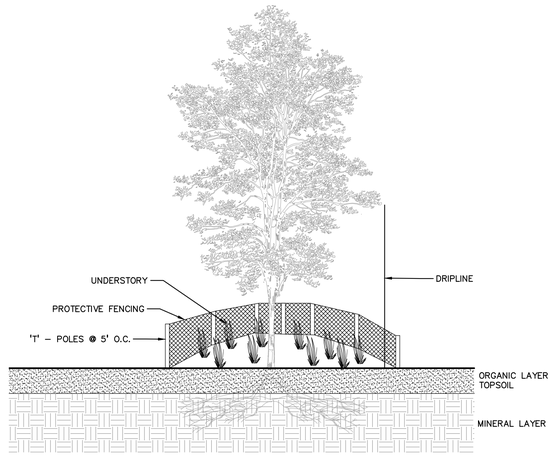
SCALE: 1" = 2'-0"

PER CITY OF AUBURN HILLS:

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

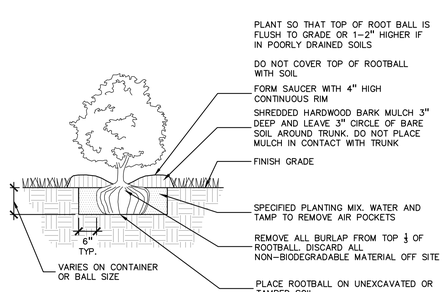
6 AUBURN HILLS TREE PROTECTION NOTE

NOT TO SCALE



3 TREE PROTECTION DETAIL

SCALE: 1" = 3'-0"



8 SHRUB PLANTING DETAIL

SCALE: 1" = 2'-0"

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

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

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

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

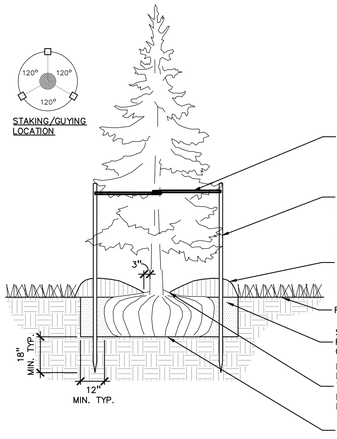
C. ALL DEAD, DAMAGED, OR DISEASED PLANT MATERIAL SHALL BE REMOVED IMMEDIATELY AND REPLACED WITHIN SIX (6) MONTHS AFTER IT DIES OR IN THE NEXT PLANTING SEASON, WHICHEVER OCCURS FIRST. FOR PURPOSES OF THIS SECTION, THE PLANTING SEASON FOR DECIDUOUS PLANTS SHALL BE BETWEEN MARCH 1 AND JUNE 1 AND FROM OCTOBER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

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

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

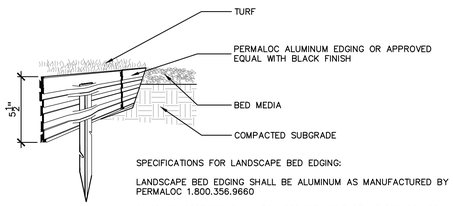
5 AUBURN HILLS MAINTENANCE NOTES

SCALE: 1" = 1'-0"



2 EVERGREEN TREE PLANTING DETAIL

SCALE: 1" = 3'-0"



SPECIFICATIONS FOR LANDSCAPE BED EDGING:

LANDSCAPE BED EDGING SHALL BE ALUMINUM AS MANUFACTURED BY PERMALOC 1.800.356.9660

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

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

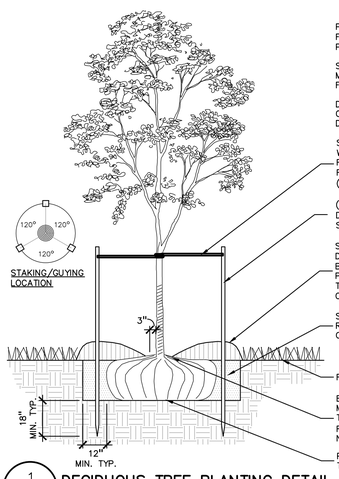
STAKE SHALL SECURELY ENGAGE EDGING AND SHALL BE ENTIRELY BELOW TOP SURFACE OF EDGING

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

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

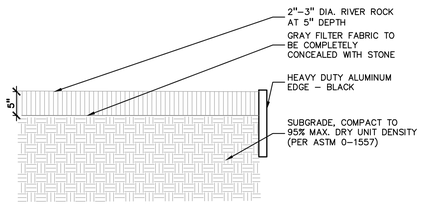
4 ALUMINUM EDGE DETAIL

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



1 DECIDUOUS TREE PLANTING DETAIL

SCALE: 1" = 3'-0"



10 RIVER ROCK EDGE DETAIL

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

PER CITY OF AUBURN HILLS:

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

7 AUBURN HILLS LANDSCAPE NOTES

SCALE: 1" = 1'-0"

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN – REGISTERED LANDSCAPE ARCHITECT – JANET L. EVANS – No. 1300 – 6/5/2023

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

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

CLIENT
GREEN STONES, INC.
2207 ORCHARD LAKE ROAD
SYLVAN LAKE, MICHIGN 48320

PROJECT TITLE
2548 LAPEER ROAD
AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS	
FINAL SPA	6/5/2023

ORIGINAL ISSUE DATE:
APRIL 14, 2023

DRAWING TITLE
LANDSCAPE DETAILS

PEA JOB NO.	2023-0264
P.M.	JPB
DN.	BZ
DES.	JLE

DRAWING NUMBER:
L-1.1

NOT FOR CONSTRUCTION
SIDWELL # 14-11-353-003

S:\PROJECTS\2023\23-0264 ENHANCED 2548 LAPEER ROAD\DWG\D_SITE_PLAN\L-1.1-LANDSCAPE DETAILS-230264.dwg
PLOT DATE: 6/5/2023 BY: Janet Evans

GREEN STONES, INC.

2548 LAPEER ROAD
AUBURN HILLS, MI 48326



DRN
50850 Applebrook Dr.
North Ville, MI 48167
Phone (248) 880-6523
dnecci@drnarchitects.com

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REVISIONS:

GREEN STONES, INC.
2548 LEPEER ROAD
AUBURN HILLS, MI 48326

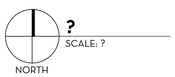
COVER SHEET

DATE:
05/31/2023

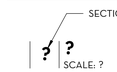
SHEET NO.
GI-01

REFERENCE SYMBOLS

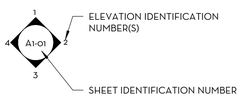
PLAN IDENTIFICATION



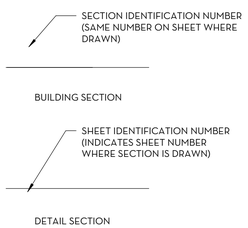
TITLE IDENTIFICATION



ELEVATION LOCATION IDENTIFICATION



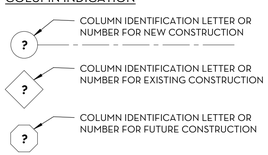
SECTION LOCATION IDENTIFICATION



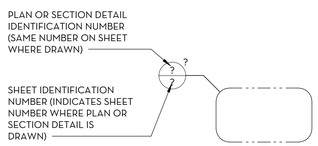
ELEVATION INDICATION



COLUMN INDICATION



DETAIL LOCATION IDENTIFICATION



PARTITION TYPE INDICATION



MATERIAL OR WORK DIVISION INDICATION



ROOF OR RAMP PITCH INDICATION



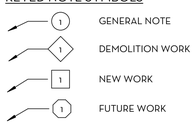
ROOF OR RAMP SLOPE INDICATION

ROOM NAME AND NUMBER INDICATION



DOOR NUMBER INDICATION

KEYED NOTE SYMBOLS



MATCH LINE - REFER TO SHEET X/XX-00

PROJECT DESCRIPTION & NOTES

RENOVATION AND ADDITION OF APPROX. 1,700 SQ FT EXISTING SINGLE STORY STRUCTURE FROM A RETAIL FLOWER SHOP TO RETAIL PROVISIONING CENTER.

PROJECT TEAM

OWNER
JEFF YATOOMA
2207 OARCHARD LAKE ROAD, SUITE B
SYLVAN LAKE, MI 48320
(248) 669-3400
YATOOMAJ@CANNAZONEDMLS.COM

ARCHITECT
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DOUG NECCI, AIA
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NORTHVILLE, MI 48167
DNECCI@DRNARCHITECTS.COM
(248) 880-6523

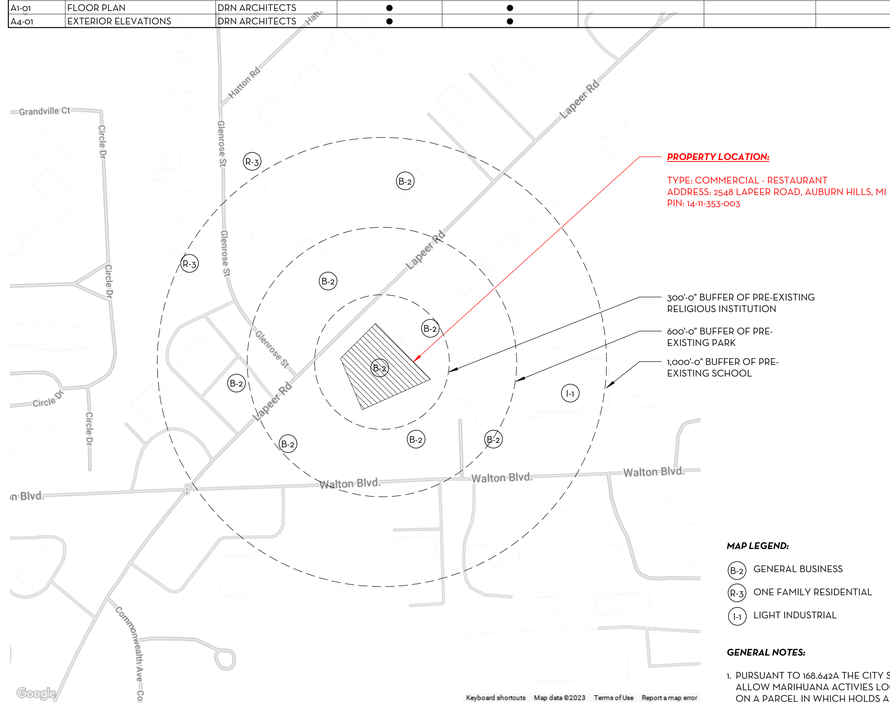
POINT OF CONTACT
DAVID MURPHY, AIA
3411 GEDDES ROAD
ANN ARBOR, MI 48105
DAVID@FRACTAL-DESIGNS.COM
(248) 946-1622

CIVIL ENGINEER
PEA GROUP
JAMES BUTLER PE
JBUTLER@PEAGROUP.COM
(248) 689-9090

GENERAL CONTRACTOR
TBD

DRAWING INDEX

SHEET #	SHEET TITLE	RESPOSIBLE FIRM	DESIGN PACK	SITE PLAN APPROVAL	BUILDING PERMIT	REVISION 01 (DATE)	REVISION 02 (DATE)
GENERAL INFORMATION							
GI-01	COVER SHEET	DRN ARCHITECTS	●	●			
GI-02	LIFE SAFETY	DRN ARCHITECTS		●			
GI-03	NOTES & MOUNTING DETAILS	DRN ARCHITECTS		●			
ARCHITECTURAL							
A1-01	FLOOR PLAN	DRN ARCHITECTS	●	●			
A4-01	EXTERIOR ELEVATIONS	DRN ARCHITECTS	●	●			



PROPERTY LOCATION:

TYPE: COMMERCIAL - RESTAURANT
ADDRESS: 2548 LAPEER ROAD, AUBURN HILLS, MI
PIN: 14-11-353-003

300'-0" BUFFER OF PRE-EXISTING RELIGIOUS INSTITUTION

600'-0" BUFFER OF PRE-EXISTING PARK

1,000'-0" BUFFER OF PRE-EXISTING SCHOOL

MAP LEGEND:

- B-2 GENERAL BUSINESS
- R-3 ONE FAMILY RESIDENTIAL
- I-1 LIGHT INDUSTRIAL

GENERAL NOTES:

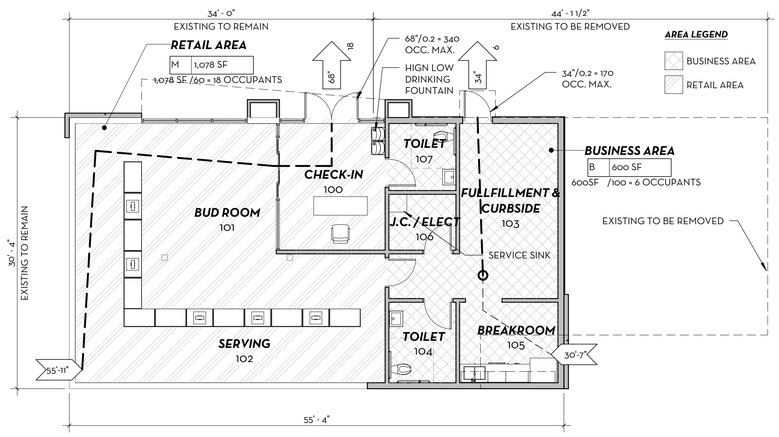
1. PURSUANT TO 168.642A THE CITY SHALL ALLOW MARIHUANA ACTIVIES LOCATED ON A PARCEL IN WHICH HOLDS A STATE LICENSE TO OPERATE

LOCATION MAP

NOT TO SCALE

MICHIGAN REHABILITION CODE FOR EXISTING BUILDINGS CODE 2015

SPACE/AREA	USE GROUP	AREA (SF)	CONST. TYPE	TABULAR HT. (FT)/STORIES (TABLE 504.3 & 504.4)	TABULAR AREA (SF) (TABLE 506.2)	FRONTAGE INCREASE (506.3)	ALLOWABLE AREA, TA + FRONTAGE INCREASE	OCCUPANT LOAD (1004.1.1)	508.2 (MBC) ACCESSORY OCCUPANCY LESS THAN 10% OF MAIN OCCUPANCY TO BE TREATED AS PART OF MAIN OCCUPANCY PRESCRIPTIVE COMPLIANCE METHOD CLASSIFICATION - ALTERATION LEVEL 3 NO CHANGE OF USE
BUSINESS AREA	B	600 SF	II-B	55'-0"/3	23,000 S.F.	75%	40,250 S.F.	6 OCC.	
RETAIL SPACE	M	1,078 SF	II-B	55'-0"/2	23,000 S.F.	75%	40,250 S.F.	18 OCC.	
TOTAL BUILDING		***1,678 SF***						24 OCC.	
MEANS OF EGRESS WIDTH (1005.3.2)		24 OCCUPANTS X 0.2 = 4.8" ***PROVIDED = 102" TOTAL***							
NUMBER OF EXITS (1006.3.1)		1 EXITS REQUIRED ***2 PROVIDED***							
MAX OCCUPANTS W/ 1 EXIT COMMON PATH OF EGRESS TRAVEL (TABLE 1006.2.1)		B - 49 OCC/100'-0" ***MAX. COMMON PATH OF TRAVEL PROVIDED = 12'-11"*** M - 49 OCC/75'-0" ***MAX. COMMON PATH OF TRAVEL PROVIDED = 0'-0"***							
EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2)		B - 200'-0" ***MAX. TRAVEL DISTANCE PROVIDED = 30'-7"*** M - 200'-0" ***MAX. TRAVEL DISTANCE PROVIDED = 55'-11"***							
FIRE ALARM AND DETECTION STM. (907)		FIRE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH 907							
FIRE SUPPRESSION (903.2.1.2)		NO FIRE SUPPRESSION SYSTEM TO BE INSTALLED IN ACCORDANCE WITH (903.2.7)							
OCCUPANCY SEPARATIONS/ FIRE BARRIERS (508.3/707)		NONSEPERATED OCCUPANCIES (508.3)							
MICHIGAN ENERGY CODE		EXISTING BUILDING ENVELOPE TO REMAIN INTACT, NEW CONSTRUCTION SHALL MEET PART 10 MICHIGAN ENERGY CODE							



NORTH

FIRST FLOOR - LIFE SAFETY PLAN

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

FIRE-RESISTANT RATINGS OF BUILDING ELEMENTS (TABLE 601) II-B

BUILDING ELEMENT	FIRE RESISTANT RATING REQUIRED/PROVIDED	ASSEMBLY CERT. (U.L. U.N.O.)
STRUCTURAL FRAME (BEAMS & TRUSSES)	0HR / 0HR	NA
BEARING WALLS EXTERIOR	0HR / 0HR	NA
BEARING WALLS INTERIOR	0HR / 0HR	NA
NONBEARING WALLS EXTERIOR	0HR / 0HR	NA
ROOF CONST. INCLUD. BEAMS & JOISTS	0HR / 0HR	NA
FLOOR CONST. INCLUD. BEAMS & JOISTS	0HR / 0HR	NA

BUILDING CODES APPLICABLE TO THIS PROJECT

BUILDING:	2015 MICHIGAN REHABILITION CODE FOR EXISTING BUILDINGS 2015 MICHIGAN BUILDING CODE
ACCESSIBILITY:	MICHIGAN BARRIER FREE DESIGN CODE - ICC/ANSI A117.1-2009
PLUMBING:	2015 MICHIGAN PLUMBING CODE
FIRE:	2015 INTERNATIONAL FIRE CODE
MECHANICAL:	2015 MICHIGAN MECHANICAL CODE
ELECTRICAL:	2017 NEC W/PART 8 STATE OF MI AMENDMENTS
FIRE ALARM:	2015 NFPA 72
ENERGY:	2015 PART 10 MICHIGAN ENERGY CODE
SPRINKLERS:	NFPA 13

GENERAL CODE COMPLIANCE NOTES

1. FIRE EXTINGUISHERS - CONTRACTOR TO PROVIDE PORTABLE FIRE EXTINGUISHERS DURING CONSTRUCTION IN ACCORDANCE WITH NFPA 10 AND BEAR THE LABEL OF AN APPROVED AGENCY.

2. INTERIOR FINISH REQUIREMENTS (803.1.1 & 803.11)
ALL INTERIOR FINISHES MUST COMPLY WITH SECTION 803.11 BASED ON USE GROUP

- CLASS A FLAME SPREAD INDEX 0-25, SMOKE DEVELOPMENT INDEX 0-450
- CLASS B FLAME SPREAD INDEX 26-75, SMOKE DEVELOPMENT INDEX 0-450
- CLASS C FLAME SPREAD INDEX 76-200, SMOKE DEVELOPMENT INDEX 0-450

- INTERIOR EXIT STAIRWAYS AND RAMPS AND EXI PASSAGEWAYS - CLASS A
- COORIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS - CLASS B
- ROOMS AND ENCLOSED SPACES - CLASS C

MICHIGAN PLUMBING CODE 2015

PLUMBING FIXTURE REQUIRMENT (403.1)
24 OCCUPANTS
M - (MERCANTILE)

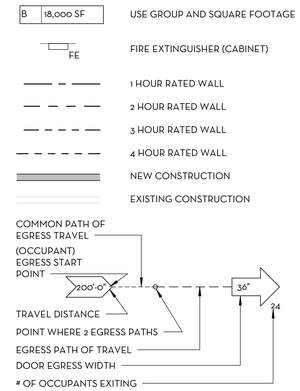
FIXTURE	TOTALS	
WATER CLOSET	2 PROVIDED	1 REQUIRED
URNALS	0 PROVIDED	
LAVATORIES	2 PROVIDED	1 REQUIRED
DRINKING FOUNTAINS	2 PROVIDED	2 REQUIRED
SERVICE SINK	1 PROVIDED	1 REQUIRED

M - MERCANTILE (1/500) W.C., (1/750) LAV. 1/1000 DRINKING FOUNTAINS, 1 SERVICE SINK

ALL CONSTRUCTION SHALL BE PROTECTED AS INDICATED ON THE LIFE SAFETY DRAWINGS AND CODE SUMMARY. IF A DISCREPANCY EXISTS BETWEEN THE INFORMATION CONTAINED ON THESE SHEETS AND ON THE DETAILS, OR ELSEWHERE IN THE DOCUMENTS, CONSULT ARCHITECT.

EXIT SIGNAGE REQUIRED - BY OTHERS

EGRESS LEGEND :



DRN
DRN & ASSOCIATES, ARCHITECTS, PC
26100 Lahser Rd., Ste. 201
Southfield, MI 48033
Phone (248) 350-5523
direct@drnarchitects.com

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SEAL:

REVISIONS:

GREEN STONES, INC.
2548 LEPEER ROAD
AUBURN HILLS, MI 48326

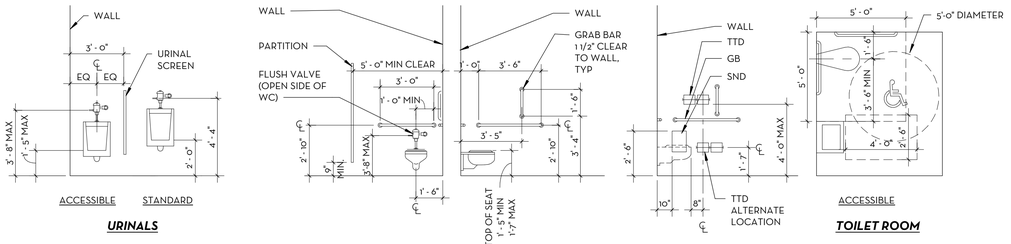
LIFE SAFETY

DATE:
05/31/2023

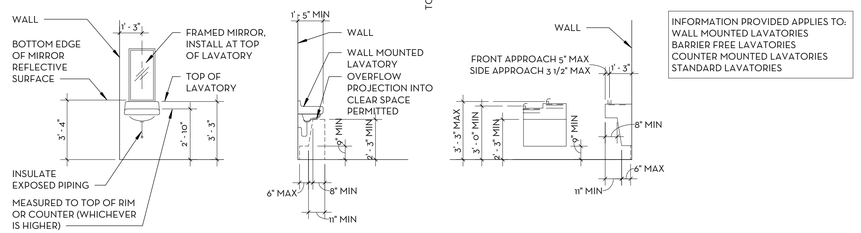
SHEET NO:
GI-02

MOUNTING DETAILS

NOTES:
INSTALLATION DETAILS SHOWN ARE TYPICAL FOR ALL CONDITIONS WHERE EQUIPMENT, ACCESSORIES AND FIXTURES MAY OCCUR, UNLESS OTHERWISE NOTED OR DIMENSIONED ON THE DRAWINGS

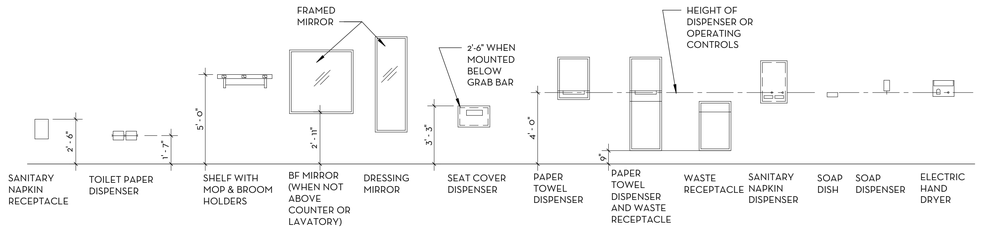


URINALS ***TOILET ROOM***

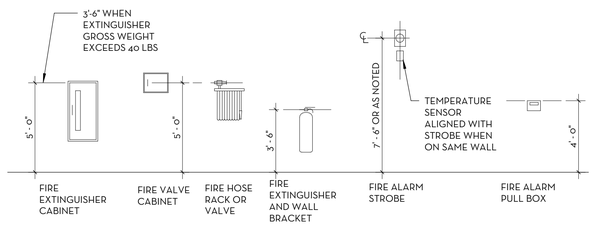


INFORMATION PROVIDED APPLIES TO:
WALL MOUNTED LAVATORIES
BARRIER FREE LAVATORIES
COUNTER MOUNTED LAVATORIES
STANDARD LAVATORIES

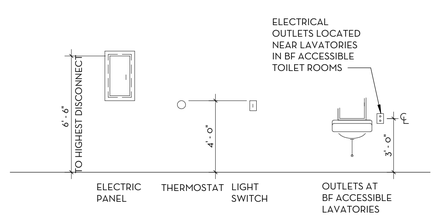
LAVATORIES ***ELECTRIC WATER COOLERS***



ACCESSORIES

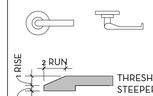


FIRE EQUIPMENT



ELECTRICAL

TYPICAL TRIM:



LEVER HANDLE TRIM AS PER ANSI A117.1-03, SECTION 404.2.6. HANDLES SHALL BE MOUNTED 34" MIN., 48" MAX. A.F.F. TYPICAL HEIGHT U.N.O. SHALL BE 36" ABOVE BTM. OF DOOR.

THRESHOLDS - MAXIMUM HEIGHT 1/2" W/ BEVEL NOT STEEPER THAN 1 VERTICAL / 2 HORIZONTAL.

CLOSERS - DOOR CLOSERS SHALL BE ADJUSTED SO THAT CLOSING SPEED COMPLIES W/ ANSI A117.1-03, SECTION 404.2.7. (5 SECONDS MIN. 90° TO 12°).

DOOR OPENING FORCE - MAXIMUM 5 POUNDS PER ANSI A117.1-03, 404.2.8..

DOOR AND FRAME GENERAL NOTES:

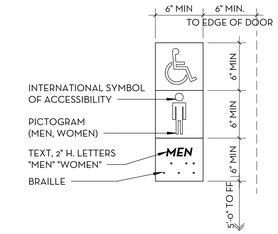
1. PAINT ALL DOORS AND FRAMES FRAMES PNT-02
2. T.G. - TEMPERED GLASS COMPLYING WITH MBC SECTION 2606 FOR SAFETY GLASS FOR HUMAN IMPACT, ALL SAFETY GLAZING SHALL COMPLY WITH CPSC 16 CRF 1201. CATEGORY II, UNLESS NOTED OTHERWISE.
3. FLOOR TRANSITIONS WHICH OCCUR AT DOORS SHALL BE CENTERED BENEATH THE DOOR WHILE IN THE CLOSED POSITION
4. COORDINATE LOCATIONS OF FLOORING TRANSITIONS AND STONE THRESHOLDS WITH FLOOR PLANS AND DOOR SCHEDULE
5. AUTOMATIC SLIDING GLASS DOORS SHALL COMPLY WITH MBC SECTION 1010 & 1105
6. HARDWARE SETS TO MATCH EXISTING IN STYLE FUNCTION AND FINISH

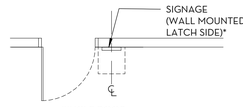
SIGNAGE

ALL COMMUNICATION ELEMENTS (SIGNS) SHALL COMPLY W/ ANSI A117.1-2009, CHAPTER 7.

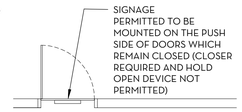
FOR DOORS SWINGING INTO REST ROOMS W/ CLOSERS SIGN SHALL BE MOUNTED ON DOOR LOCATED AT CENTER OF DOOR ON PUSH SIDE.

FOR ALL OTHER SIGNS - SIGN SHALL BE PLACED ALONGSIDE DOOR ON LATCH SIDEAND AND THE SIGN SHALL BE LOCATED SO THAT AN 18" X 18" CLEAR FLOOR AREA IS PROVIDED OUTSIDE THE SWING OF THE DOOR, CENTERED ON THE SIGN.

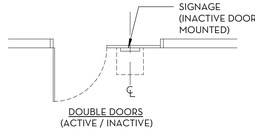




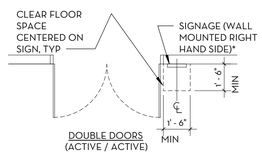
SINGLE DOOR



SINGLE DOOR
(REMAINS CLOSED)

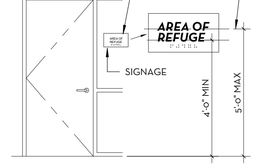


DOUBLE DOORS
(ACTIVE / INACTIVE)



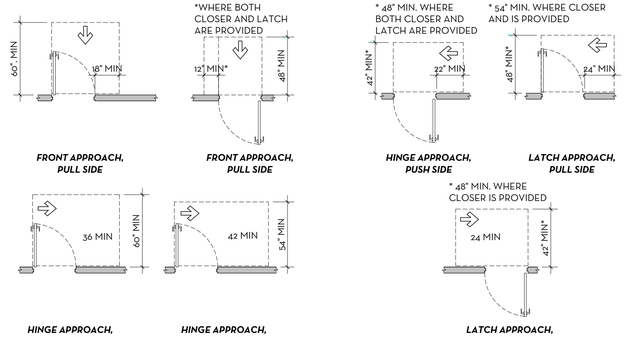
DOUBLE DOORS
(ACTIVE / ACTIVE)

* WHERE WALL SPACE IS NOT AVAILABLE, MOUNT SIGNAGE ON NEAREST ADJACENT WALL



BRAILLE
4'-0" MIN / 5'-0" MAX
AFF TO BASE OF BRAILLE CELLS

BARRIER FREE CLEAR SPACE



DRN & ASSOCIATES, ARCHITECTS, PC

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Northville, MI 48167
Phone (248) 350-5523
direct@drnarchitects.com

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SEAL:

REVISIONS:

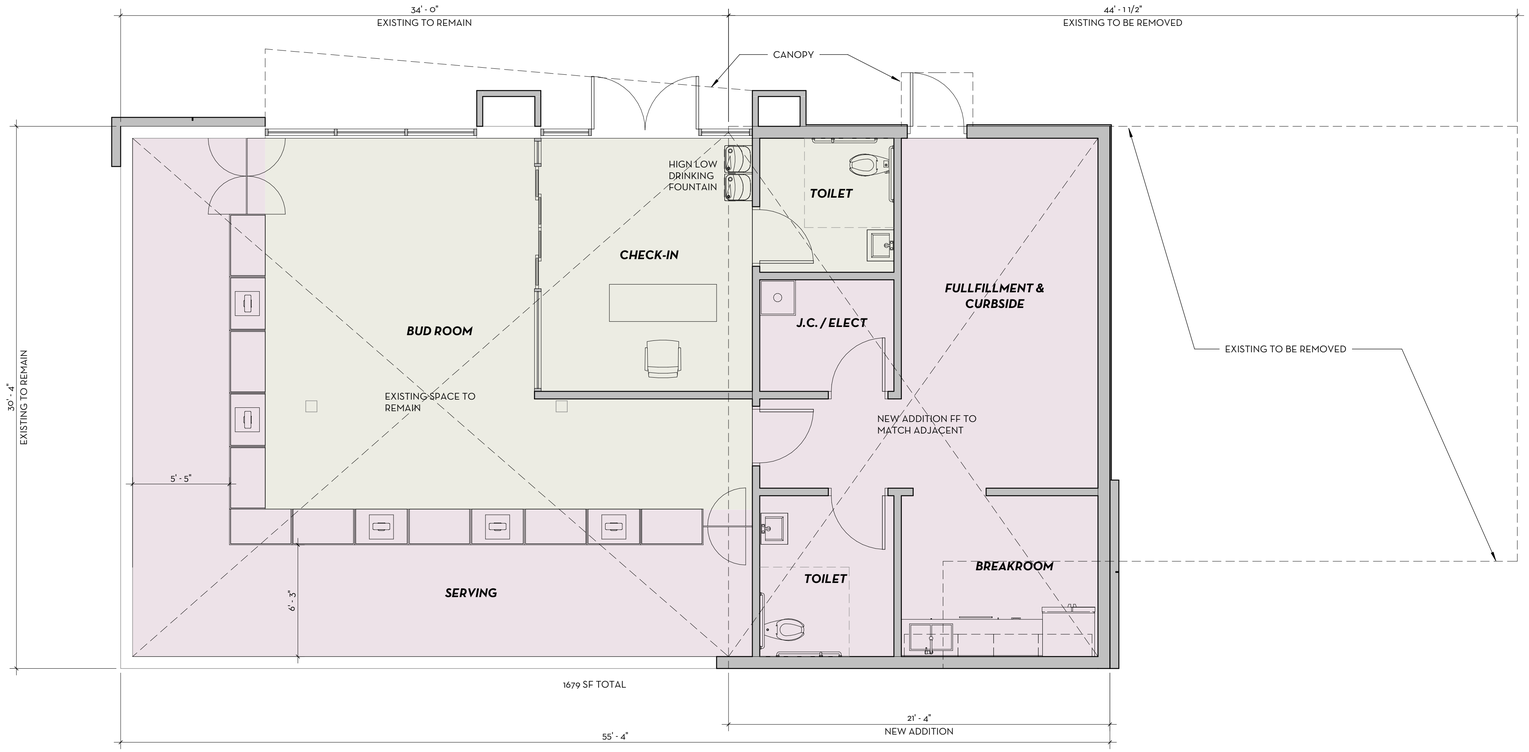
GREEN STONES, INC.
2548 LEPEER ROAD
AUBURN HILLS, MI 48326

NOTES & MOUNTING DETAILS

DATE:
05/31/2023

SHEET NO.
GI-03

2548 LAPEER ROAD



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

NORTH

PLAN LEGEND:

- NEW CONSTRUCTION
- EXISTING TO REMAIN
- PUBLIC AREAS
- RESTRICTED ACCESS AREAS

DRN & ASSOCIATES, ARCHITECTS, PC
24800 Lahser Road, Ste. 201
Southfield, MI 48167
Phone (248) 350-5523
dnacci@drnarchitects.com

© COPYRIGHT DRN ARCHITECTS 2020

SEAL:

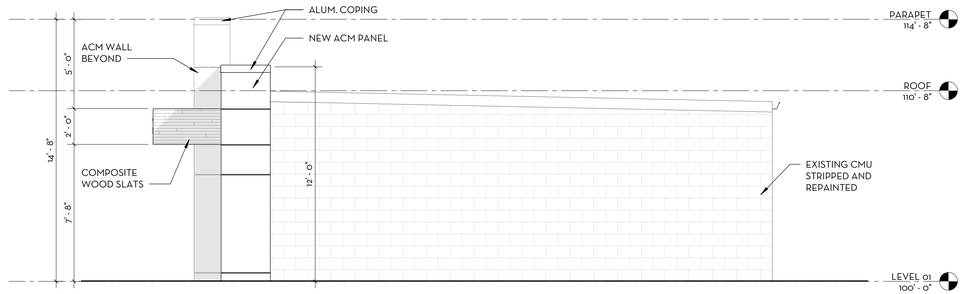
REVISIONS:

GREEN STONES, INC.
2548 LEPEER ROAD
AUBURN HILLS, MI 48326

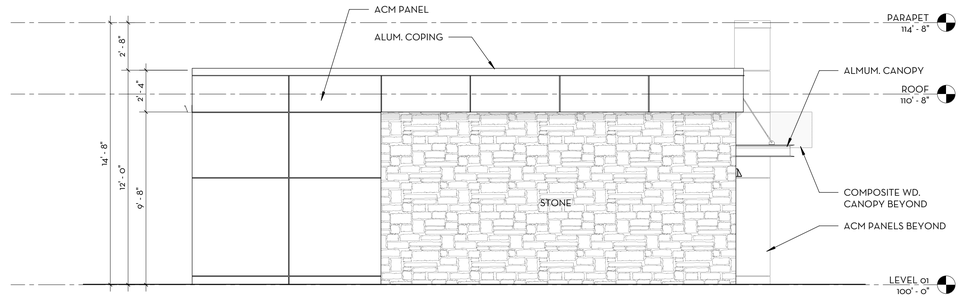
FLOOR PLAN

DATE:
05/31/2023

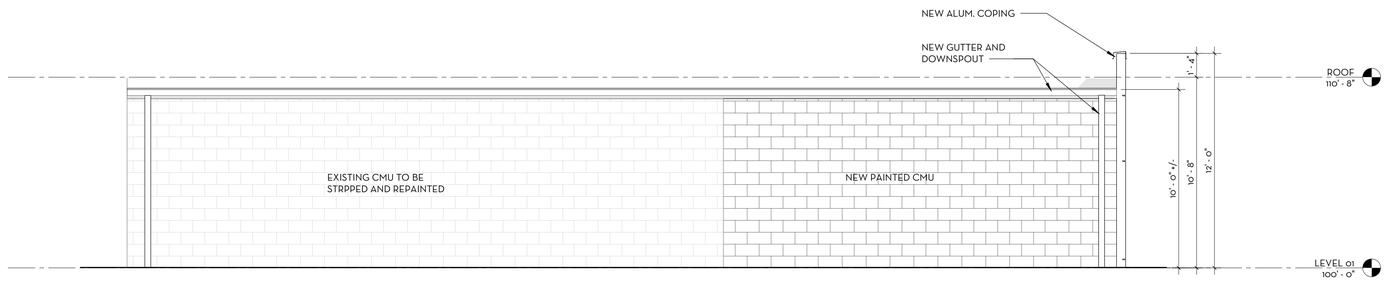
SHEET NO.
A1-01



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



3 | EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 | SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

SIGNAGE CALCULATIONS:

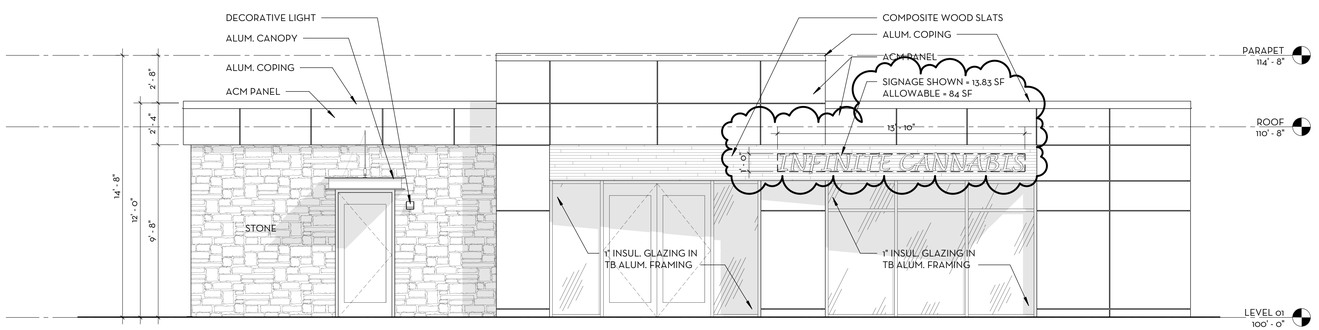
AUBURN HILLS ZONING ORDINANCE:
SECTION 1811, SIGNS: SECTION 3.D.1.E NON-RESIDENTIAL ZONING DISTRICTS.

ALLOWABLE SIGNAGE AREA:
TOTAL SIGN AREA NOT EXCEEDING EIGHT (8) SQUARE FEET FOR EACH TEN (10) FEET OR FRACTION THEREOF OF LOT FRONTAGE, OR EIGHTY (80) SQUARE FEET PER NET ACRE FOR SITES LARGER THAN ONE (1) ACRE, WHICHEVER IS GREATER.

2548 LAPEER
SITE ACREAGE - 0.40 ACRES
FRONTAGE - 105 LF (LAPEER ROAD)

(105 LF/10FT) X 8 SF = 84 SF ALLOWABLE AREA

PROPOSAED BUILDING SIGN = 1'-0" X 13'-10" = 13.83SF



1 | NORTH ELEVATION
SCALE: 1/4" = 1'-0"

DRN & ASSOCIATES, ARCHITECTS, PC
34804 Joy Road
Livonia, MI 48150
Phone (248) 477-6721
dnaccio@drnarchitects.com
© COPYRIGHT DRN ARCHITECTS 2020

SEAL:

REVISIONS:

GREEN STONES, INC.
2548 LEPEER ROAD
AUBURN HILLS, MI 48326

EXTERIOR ELEVATIONS

DATE:
05/31/2023

SHEET NO.
A4-01

AUBURN HILLS

Community Development Department

1827 N. Squirrel Road
Auburn Hills, MI 48326

Date: November 1, 2024

To: Laura M. Pierce, City Clerk

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

Subject: 1801 N. Opdyke Road (Peace Stone, Inc.)
Detailed Plan for Adult Use Marihuana Establishment

Project Scope

Redevelopment of the Financial Benefits Group building and property located at 1801 N. Opdyke Road into a 1,142-square-foot adult use marihuana establishment. The 0.42-acre parcel is zoned B-1, Limited Business District.



Illustrated Site Plan



Building Façade Proposed

Staff Findings

Per Ordinance No. 22-934, the Community Development Department has confirmed that the proposed location complies with proposed Ordinance No. 24-943, Section 5 of the Initiated Ordinance, buffer requirements, setback and other dimensional requirements, and has facilitated the review of the detailed plan submitted by the applicant.

The City's Administrative Review Team recommends approval of the detailed plan of the municipally licensed premises and the municipally licensed property as it contains the applicable information required by City ordinances for the redevelopment of the property. Staff and consultant reports are attached.

Upon City Council approval of the license, the applicant shall be required to obtain approval for detailed civil engineering drawings and building construction plans from the Community Development Department before the redevelopment of the property.

AUBURN HILLS

CITY OF AUBURN HILLS
APPLICATION FOR ADULT USE
MARIHUANA ESTABLISHMENT
RETAIL USE ONLY

Please call the City Clerk's Office at 248-370-9402 with any questions.

FOR OFFICIAL USE

Establishment Information

Doing Business As (d/b/a) PEACE STONE, INC

Application Address 1801 N. OPDYKE RD

DOCUMENTS ARE FOUND TO BE IN GOOD STANDING ORDER WITH THE DEPARTMENTS BELOW

Finance Department (taxes and water)	☐ Approved	☐ Denied	Date:		Initials	
Fire Department	☐ Approved	☐ Denied	Date:		Initials	
Police Department	☐ Approved	☐ Denied	Date:		Initials	
Director of Community Development	☑ Approved	☐ Denied	Date:		Initials	11-01-24 SC

Remarks: The City's Administrative Review Team recommends approval of the detailed plan of the municipally licensed premises and the municipally licensed property as it contains the applicable information required by City ordinances for the redevelopment of the property. Staff and consultant reports are attached.

Date License Issued/Denied _____, 20_____ by City Council.

Information contained in this document is exempt from Public disclosure under State Law (18-234)

ARCHITECTS. ENGINEERS. PLANNERS.

OHM Advancing Communities®

June 15, 2023

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

RE: 1801 Opdyke Road
Site Plan 1st Review

Dear Mr. Cohen:

We have completed the site plan review for the above referenced project with respect to grading, paving, storm drainage/detention, and availability of municipal utilities to serve the site. The site plan, received by this office on June 7, 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:

- Right-of-way construction/signing permit from R.C.O.C.

GENERAL:
The site is located at 1801 Opdyke Road on the northwest corner of Opdyke Road and Joy Road in Section 14 of the City of Auburn Hills. The site consists of an existing office building with a building footprint of approximately 1,140 sq. feet. The proposed parcel along with the adjacent property to the north is zoned Limited Business (B-1), while the property to the west is in the One Family Residential (R-1) zoning district. The applicant is proposing the reconstruction of the parking lot and renovations to the interior and exterior of the existing building. A complete legal description of the parcel is not shown on the plan and shall be at engineering review. A landscape plan was included in the plan set and appears to be acceptable. The Auburn Hills Standard Details were not included in the plan set and will need to be in the engineering review submittal. Furthermore, a demolition plan is needed for the engineering review.

MUNICIPAL UTILITIES:
There is an existing 16-inch water main that extends north-south along the west side of Opdyke Road. There is an existing 8-inch water main that extends east-west along the south side of Joy Road. The plans indicated that a new hydrant assembly will be installed adjacent to the drive approach on Joy Road, connecting to the existing water main along Joy Road. The applicant is not proposing any changes to the building water service. The existing water service should be shown on the plans for the engineering review.

There is an existing 10-inch sanitary sewer extending east-west along the north side of Joy Road. The applicant is not proposing any changes to the building sanitary sewer lead. The existing sanitary sewer lead shall be shown on the plans for the engineering review.

OHM Advisors®
2365 PONTIAC RD, SUITE 201
AUBURN HILLS, MICHIGAN 48326
T 248.751.3100
F 248.287.4201
OHM-Advisors.com

STORM SEWER AND DETENTION:
Due to the limited scope of site work and no increase in impervious area, the applicant is not proposing any storm water improvements for the site. Storm water runoff from the site will continue to drain to the adjacent road rights-of-way and be collected via existing catch basins along Opdyke and Joy Roads.

PAVING/TRAFFIC:
Existing access to the site consists of three (3) approaches off Opdyke Road and one (1) approach off Joy Road. The applicant is proposing to expand the north approach off Opdyke Road and close off the southern approaches. No changes will be made to the existing approach off Joy Road. Parking is proposed along the north side of the site. 4-inch asphalt on 8-inch aggregate base with concrete curb and gutter is proposed throughout the parking lot. Loading zones shall be a minimum of 8-inch non-reinforced concrete on an approved base. A cross-section shall be included for the new approach off Opdyke Road at the engineering review, which shall meet RCOC requirements.

The applicant is proposing 12 parking spaces including one (1) barrier free accessible parking space and one (1) future electric vehicle parking space. A loading space is proposed on the west side of the site, northwest of the approach off Joy Road. A 5-foot wide concrete sidewalk has been provided along the building to provide access from the parking lot to the building. The sidewalk also provides access from a proposed 8-foot wide asphalt pathway along Opdyke Road to the building.

GRADING:
Existing and proposed grades are shown with contours and spot elevations. The site is sloped towards the southwest corner and the northeast corner of the site. Perimeter site slopes appear to meet the requirement of 1:4 max and match into existing contours prior to all abutting property lines. Pavement slopes are mostly consistent with City standards and are to remain between 1% and 6% for drive areas and between 1% and 4% for parking areas. Sidewalk and pathway grades shall meet ADA requirements. 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.

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

Sincerely,
OHM Advisors

Timothy J. Juidici, P.E.

Transmitted via e-mail to Steve Cohen: June 15, 2023

cc: File

P:\0101_0125\SITE_AUBURNHILLSCITY\2023\0120231110_HYDRA REAL ESTATE DEVELOPMENT\1801 OPDYKE ROAD_SITE REV#1_APP.DOCX

AUBURN HILLS

CITY OF AUBURN HILLS
APPLICATION FOR ADULT USE
MARIHUANA ESTABLISHMENT
RETAIL USE ONLY

Please call the City Clerk's Office at 248-370-9402 with any questions.

FOR OFFICIAL USE

Establishment Information

Doing Business As (d/b/a) PEACE STONE, INC

Application Address 1801 N. OPDYKE RD

DOCUMENTS ARE FOUND TO BE IN GOOD STANDING ORDER WITH THE DEPARTMENTS BELOW

Finance Department (taxes and water)	☐ Approved	☐ Denied	Date:		Initials
Fire Department	☐ Approved	☐ Denied	Date:		Initials
Police Department	☑ Approved	☐ Denied	Date:	6/20/23	Initials RG
Director of Community Development	☐ Approved	☐ Denied	Date:		Initials

Remarks:

Date License Issued/Denied _____, 20_____ by City Council.

Information contained in this document is exempt from Public disclosure under State Law (18-234)

AUBURN HILLS

POLICE DEPARTMENT
1899 North Squirrel Road
Auburn Hills, MI 48326

MEMORANDUM

TO: Steve Cohen, Director of Community Development
FROM: Jeremy Stubbs, Lieutenant
DATE: June 12, 2023
SUBJECT: 1801 N. Opdyke

I have reviewed the site plans for 1801 N. Opdyke. We have no objections to the project as presented in the site plans.

AUBURN HILLS

CITY OF AUBURN HILLS
APPLICATION FOR ADULT USE
MARIHUANA ESTABLISHMENT
RETAIL USE ONLY

Please call the City Clerk's Office at 248-370-9402 with any questions.

FOR OFFICIAL USE

Establishment Information

Doing Business As (d/b/a) PEACE STONE, INC

Application Address 1801 N. OPDYKE RD

DOCUMENTS ARE FOUND TO BE IN GOOD STANDING ORDER WITH THE DEPARTMENTS BELOW

Finance Department (taxes and water)	☐ Approved	☐ Denied	Date:		Initials	
Fire Department	☑ Approved	☐ Denied	Date:		Initials	FS
Police Department	☐ Approved	☐ Denied	Date:		Initials	
Director of Community Development	☐ Approved	☐ Denied	Date:		Initials	

Remarks: Fire hydrant to be provided per approved site plan

Date License Issued/Denied _____, 20_____ by City Council.

Information contained in this document is exempt from Public disclosure under State Law (18-234)

AUBURN HILLS FIRE DEPARTMENT

Official Memorandum

To: *Steve Cohen, Director of Community Development*
From: *Fred Solomon, Fire Inspector*
Date: *June 9, 2023*
Re: *Site Plan Review*

PROJECT: Peace Stone, 1801 N Opdyke

XXX	Approved	
	Approved	Subject to the following revisions:
	Denied	

No Comments



Fred Solomon
Fire Inspector
Auburn Hills Fire Department

June 18, 2023

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

Subject: Woodlands Review for Four Re-development Sites:

- 1801 Opdyke Road
- 2561 Lapeer Road
- 2548 Lapeer Road
- 2705 Lapeer Road, Auburn Hills, MI

Dear Mr. Keenan and Mr. Cohen,

Field visits were made to each site referenced above. The submittals regarding the project locations were reviewed and corroborated with site information. In each location, very few to no trees are being removed and the number of new trees planned within architecturally-designed landscapes ranges from 7 to 45 new trees per site. Overall, 5 trees are being removed and 115 new trees are proposed for planting. See the chart below regarding the proposed projects.

Site Overview Table

LOCATION	TREES REMOVED	REPLACEMENT TREES
1801 Opdyke Road	2	21
2561 Lapeer Road	2	42
2548 Lapeer Road	1	7
2705 Lapeer Road	0	45
TOTAL	(5; 1 is Landmark)	**115 New Trees**

Applicant is removing and replacing 5 regulated trees. One tree being removed is a Landmark tree equating to 3 replacements. The landscape plans provide 115 trees which satisfies zoning ordinances, enhances property appearances and increases canopy coverage in the City – all positive outcomes. Plans for these four project sites fulfill woodland expectations.

Best regards,

Julie Stachecki

Julie Stachecki
City of Auburn Hills Woodland Consultant

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



1801 Opdyke Road

0 5 10 20
1 inch = 10 ft.

N

Auburn Hills, MI | June 2023

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

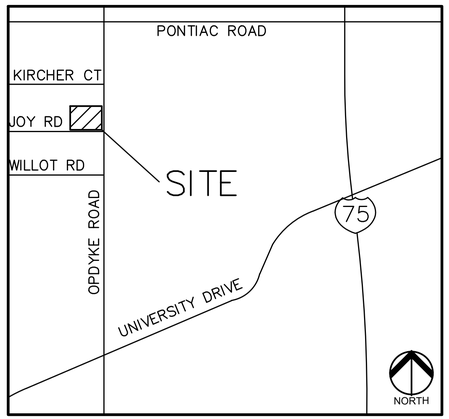
PEA GROUP

PRELIMINARY SITE PLANS

1801 OPDYKE ROAD

AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL



LOCATION MAP
NO SCALE

INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
C-1.0	TOPOGRAPHIC SURVEY
C-3.0	DIMENSIONAL SITE PLAN
C-4.0	ENGINEERING PLAN
C-9.0	NOTES AND DETAILS
L-1.0	PRELIMINARY LANDSCAPE PLAN
L-1.1	LANDSCAPE DETAILS
	ARCHITECTURAL PLANS
GI-01	COVER SHEER
GI-02	LIFE SAFETY
GI-03	NOTES & MOUNTING DETAILS
A1-01	FLOOR PLANS
A4-01	EXTERIOR ELEVATIONS

PROJECT DESCRIPTION:

PROJECT CONSISTS OF THE REDEVELOPMENT OF AN EXISTING COMMERCIAL BUILDING, APPROXIMATELY 1,142 SQUARE FEET, INTO A RETAIL DISPENSARY FOR MARIJUANA ON 0.42 ACRE PARCEL OF LAND ZONED B-1 (LIMITED BUSINESS). THE EXTERIOR AND INTERIOR OF THE EXISTING BUILDING WILL BE RENOVATED. THE PARKING AREA WILL BE RECONSTRUCTED TO PROVIDE FOR 12 PARKING SPACES WITH NEW LIGHTING AND LANDSCAPING.

DESIGN TEAM

OWNER/APPLICANT/DEVELOPER

PEACE STONE, INC.
2207 ORCHARD LAKE ROAD
SYLVAN LAKE, MI
CONTACT: BEN BAYRAM
EMAIL: BEN@CANNAZONEDMLS.COM

CIVIL ENGINEER

PEA GROUP
1849 POND RUN
AUBURN HILLS, MI 48326
CONTACT: JAMES P. BUTLER, PE
PHONE: 844.813.2949
EMAIL: JBUTLER@PEAGROUP.COM

ARCHITECT

DRN & ASSOCIATES, ARCHITECTS, PC
50850 APPLEBROOK DR.
NORTHVILLE, MI 48167
CONTACT: DAVID MURPHY
PHONE: 248.946.1622
EMAIL: DAVID@FRACTAL-DESIGNS.COM

LANDSCAPE ARCHITECT

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

PEA GROUP

REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	4/14/2023
FINAL SITE PLAN APPROVAL	6/5/2023



NOT FOR CONSTRUCTION
SIDWELL # 14-14-303-016

PEA GROUP | 1801 OPDYKE ROAD | PEA JOB NO. 2023-0265 | PRELIMINARY SITE PLANS

TOPOGRAPHIC AND BOUNDARY SURVEY DISCLAIMER:

TOPOGRAPHIC AND BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, EXISTING ELEVATIONS, EXISTING PHYSICAL FEATURES AND STRUCTURES WAS PROVIDED BY ABC COMPANY, INC.

PEA GROUP WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS/OMISSIONS RESULTING FROM SURVEY INACCURACIES.

BENCHMARK:
(GPS DERIVED - NAVD 88)

BM #300
BENCHTIE IN NORTHFACE POWER POLE, NORTHWEST QUADRANT OF NORTH OPDYKE ROAD AND JOY ROAD AND ±45' FROM THE SOUTHEAST BUILDING CORNER OF THE PROJECT SITE.
ELEV. - 94487

BM #301
MAG NAIL IN EAST FACE POWER POLE LOCATED ON NORTH SIDE OF JOY ROAD AND ±190' WEST OF THE CENTERLINE OF NORTH OPDYKE ROAD.
ELEV. - 940.61

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

EXISTING TREE LIST
NOTE: REMOVE EXISTING TREES / BRUSH, PER CITY SITE INSPECTION ON 5/1/2023, REFLECTED IN TREE LIST BELOW
SEE SHEET L-1.0 FOR TREE PROTECTION DETAIL AND TREE REPLACEMENT INFORMATION

TAG NO.	CODE	DBH	LATIN NAME	COMMON NAME	COND	COMMENT	REGULATED (REG.) / NOT REGULATED (N)	LANDMARK (L)	SAVE (S) / REMOVE (X)
949	NS	32	Norway Spruce	Picea Abies	Good		REG	Y	S
950	MG	9	Magnolia	Magnolia grandiflora	Good	x3	REG	-	S
~~951~~	~~NS~~	~~24~~	~~Norway Spruce~~	~~Picea Abies~~	~~Good~~		~~REG./REPLACE~~	~~Y~~	~~X~~
~~952~~	~~NS~~	~~14~~	~~Norway Spruce~~	~~Picea Abies~~	~~Good~~		~~REG./REPLACE~~	~~-~~	~~X~~

LEGEND:

- EX. OH, ELEC, POLE & GUY WIRE
- EX. U.G. CABLE TV & PEDESTAL
- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- EX. U.G. ELEC,MANHOLE, METER & HANDHOLE
- EX. GAS LINE
- EX. GAS VALVE & GAS LINE MARKER
- EX. TRANSFORMER & IRRIGATION VALVE
- EX. WATER MAIN
- EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
- EX. WATER VALVE BOX & SHUTOFF
- EX. SANITARY SEWER
- EX. SANITARY CLEANOUT & MANHOLE
- EX. COMBINED SEWER MANHOLE
- EX. STORM SEWER
- EX. CLEANOUT & MANHOLE
- EX. SQUARE, ROUND, & BEEHIVE CATCH BASIN
- EX. YARD DRAIN & ROOF DRAIN
- EX. UNIDENTIFIED STRUCTURE
- EX. MAILBOX, SIGN & LIGHTPOLE
- EX. FENCE
- EX. GUARD RAIL
- EX. SPOT ELEVATION
- EX. CONTOUR
- EX. WETLAND
- IRON FOUND / SET
- NAIL FOUND / NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND / SET
- SECTION CORNER FOUND
- R M C — RECORDED / MEASURED / CALCULATED

REFERENCE DRAWINGS:

WATER MAIN	CITY OF AUBURN HILLS GIS MAP, DATED 3/9/23
SANITARY SEWER	CITY OF AUBURN HILLS GIS MAP, DATED 3/9/23
STORM SEWER	CITY OF AUBURN HILLS GIS MAP, DATED 3/9/23
COMM	LEVEL 3 NOW CENTURYLINK FIBER OPTICS TICKET NO. 2023030802822, DATED 3/8/23
TELEPHONE	ATT, TICKET NO. 2023030802822, DATED 3/9/23 VERIZON, TICKET NO. 2023030802822, DATED 3/8/23

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN — JAMES J. RITTER — LICENSED No. 39905 — PROFESSIONAL ENGINEER

NORTH

0 5 10 20
SCALE: 1" = 10'

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

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

CLIENT
PEACE STONE, INC.
2207 ORCHARD LAKE ROAD
SYLVAN LAKE, MICHIGN 48320

PROJECT TITLE
1801 OPDYKE ROAD
AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS

FINAL SPA	6/5/2023

ORIGINAL ISSUE DATE:
APRIL 14, 2023

DRAWING TITLE
TOPOGRAPHIC SURVEY

PEA JOB NO.	2023-0265
P.M.	JPB
DN.	BV
DES.	BV

DRAWING NUMBER:
C-1.0

NOT FOR CONSTRUCTION
SIDWELL # 14-14-303-016

S:\PROJECTS\2023\23-0265 - OPAK\ENGR\[SPA DRWG]OPAK-CLSITE_PLAN(C-1.0-TOPO-230605.dwg, PLOT DATE: 6/5/2023 BY:Brandon Vanek

13

TOPOGRAPHIC AND BOUNDARY SURVEY DISCLAIMER:

TOPOGRAPHIC AND BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, EXISTING ELEVATIONS, EXISTING PHYSICAL FEATURES AND STRUCTURES WAS PROVIDED BY ABC COMPANY, INC.

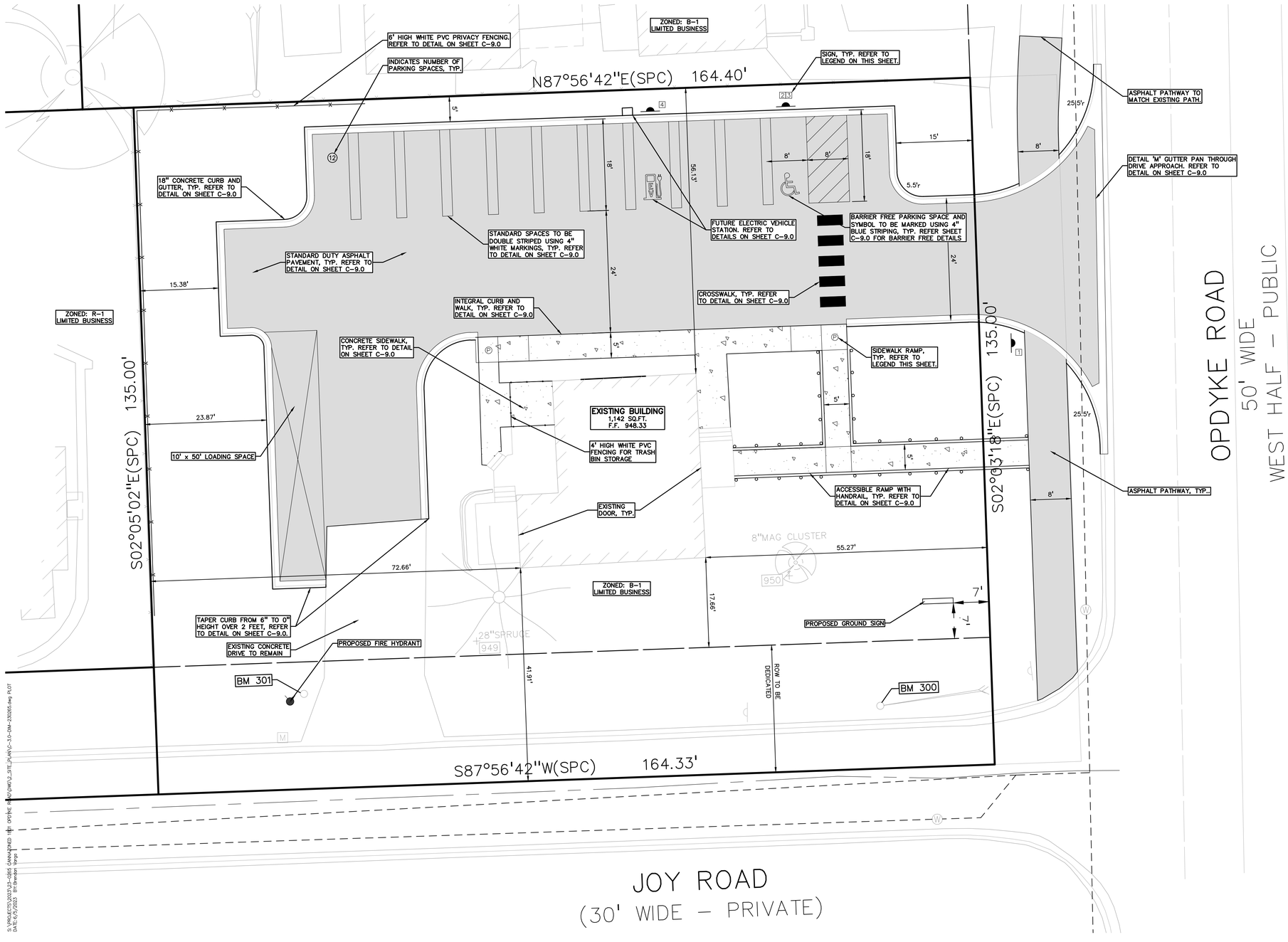
PEA GROUP WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS/OMISSIONS RESULTING FROM SURVEY INACCURACIES.

BENCHMARK:
(GPS DERIVED - NAVD 88)

BM #300
BENCHTIE IN NORTHFACE POWER POLE, NORTHWEST QUADRANT OF NORTH OPDYKE ROAD AND JOY ROAD AND ±45' FROM THE SOUTHEAST BUILDING CORNER OF THE PROJECT SITE.
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BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NUMBER 26125C0386F DATED SEPTEMBER 29, 2006.



SIGNAGE CALCULATIONS:

ALLOWABLE SIGNAGE AREA:
TOTAL SIGN AREA NOT EXCEEDING EIGHT (8) SQUARE FEET FOR EACH TEN (10) FEET OR FRACTION THEREOF OF LOT FRONTAGE, OR EIGHT (80) SQUARE FEET PER NET ACRE FOR SITES LARGER THAN ONE (1) ACRE, WHICHEVER IS GREATER.

TOTAL SITE ACREAGE = 0.42 ACRES
LOT FRONTAGE = 274 LF (OPDYKE ROAD AND JOY)

(274 LF / 10 FT) X 8 SF = 219.2 SF ALLOWABLE SIGNAGE AREA

SIGNS IN NO CASE MAY EXCEED ONE-HUNDRED AND FIFTY (150) SQUARE FEET PER SIGN.

PROPOSED SIGNS:
BUILDING = 7.833 SF
GROUND = 64 SF
TOTAL SIGNAGE PROPOSED = 71.833 SF

LEGEND:

- CONCRETE PAVEMENT (STD DUTY)
- ASPHALT PAVEMENT (STD DUTY)
- CONCRETE CURB AND GUTTER
- REVERSE GUTTER PAN
- SETBACK LINE
- SIGN
- FENCE

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP 'TYPE P' (P)

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

SIGN LEGEND:

'STOP' SIGN	1
'BARRIER FREE PARKING' SIGN	2
'VAN ACCESSIBLE' SIGN	3
'ELECTRIC VEHICLE' SIGN	4

REFER TO DETAIL SHEET FOR SIGN DETAILS

ADDITIONAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

1. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
2. 'NO PARKING-FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
3. REFER TO NOTES & DETAILS SHEET FOR ON-SITE PAVING DETAILS.

GENERAL NOTES (CITY OF AUBURN HILLS):

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 STRIPED PER ZONING ORDINANCE NO. 372.
6. ENVIRONMENTAL IMPACT STATEMENT IS NOT REQUIRED AS PROPOSED DISTURBANCE FOR THIS WORK IS LESS THAN 20 ACRES.
7. LAND DIVISION OR COMBINATION IS NOT REQUIRED.
8. SPECIAL LAND USE PERMIT IS NOT REQUIRED.
9. THE DEVELOPER HAS AGREED TO PREP THE PARKING LOT WITH THE INSTALLATION OF ELECTRIC STUBS FOR FUTURE ELECTRIC VEHICLE CHARGING STATION LOCATIONS ADJACENT TO THE BARRIER FREE PARKING SPACES AND RUN CONDUIT FROM THE POWER SOURCE TO THE STUBS TO SUPPORT FUTURE INSTALLATION. THE SPACES ARE DESIGNATED WITH 'EV' ON THE PLAN AND WILL BE POSED IF AND WHEN CHARGING STATIONS ARE INSTALLED.

SITE DATA TABLE:

SITE AREA: GROSS - 0.56 ACRES (24,484 SF)
NET - 0.42 ACRES (18,081 SF)

PROPOSED USE: RETAIL (1,142 SF)

ZONING: B-1 (LIMITED BUSINESS)

BUILDING INFORMATION:
MAXIMUM ALLOWABLE BUILDING HEIGHT = 30 FEET (2 STORIES)
EXISTING BUILDING HEIGHT = 2 STORIES
BUILDING FOOTPRINT AREA = 1,142 SF.

BUILDING LOT COVERAGE = 5.1%

SETBACK REQUIREMENTS:	REQUIRED:	PROPOSED:
FRONT:	25'	55.27'
FRONT:	25'	41.91'
SIDE:	15'	56.13'
REAR:	20'	72.66'

PARKING CALCULATIONS:
RETAIL = 1 SPACE PER 100 S.F. OF USABLE FLOOR SPACE
TOTAL RETAIL PARKING REQUIRED = 914/100 = 10 SPACES

TOTAL PROPOSED PARKING SPACES = 12 SPACES INC. 1 H/C SPACES

GREENSPACE:
IMPERVIOUS AREA ON SITE = 0.31 ACRES
GREENSPACE ON SITE = 0.25 ACRES
PERCENT GREENSPACE ON SITE = 44.6%

PEA GROUP
t: 844.813.2949
www.peagroup.com

JAMES B. RUTTER — ENGINEER — No. 39905 — LICENSED PROFESSIONAL ENGINEER — STATE OF MICHIGAN

NORTH

0 5 10 20
SCALE: 1" = 10'

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

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS 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.

CLIENT
PEACE STONE, INC.
2207 ORCHARD LAKE ROAD
SYLVAN LAKE, MICHIGN 48320

PROJECT TITLE
1801 OPDYKE ROAD
AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS	
FINAL SPA	6/5/2023

ORIGINAL ISSUE DATE:
APRIL 14, 2023

DRAWING TITLE
DIMENSIONAL SITE PLAN

PEA JOB NO.	2023-0265
P.M.	JPB
DN.	BV
DES.	BV

DRAWING NUMBER:
C-3.0

NOT FOR CONSTRUCTION
SIDWELL # 14-14-303-016

S:\PROJECTS\2023\23-0265 OAKLAND\CAD\C-3.0-DIM-232065.dwg PLOT DATE: 6/5/2023 BY:Brendon Varga

TOPOGRAPHIC AND BOUNDARY SURVEY DISCLAIMER:

TOPOGRAPHIC AND BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, EXISTING ELEVATIONS, EXISTING PHYSICAL FEATURES AND STRUCTURES WAS PROVIDED BY ABC COMPANY, INC.

PEA GROUP WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS/OMISSIONS RESULTING FROM SURVEY INACCURACIES.

BENCHMARK:
(GPS DERIVED - NAVD 88)

BM #300
BENCHTIE IN NORTHFACE POWER POLE, NORTHWEST QUADRANT OF NORTH OPDYKE ROAD AND JOY ROAD AND ±45' FROM THE SOUTHEAST BUILDING CORNER OF THE PROJECT SITE.
ELEV. - 94487

BM #301
MAG NAIL IN EAST FACE POWER POLE LOCATED ON NORTH SIDE OF JOY ROAD AND ±190' WEST OF THE CENTERLINE OF NORTH OPDYKE ROAD.
ELEV. - 940.61

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

EARTHWORK BALANCING NOTE:

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

GRADING LEGEND:

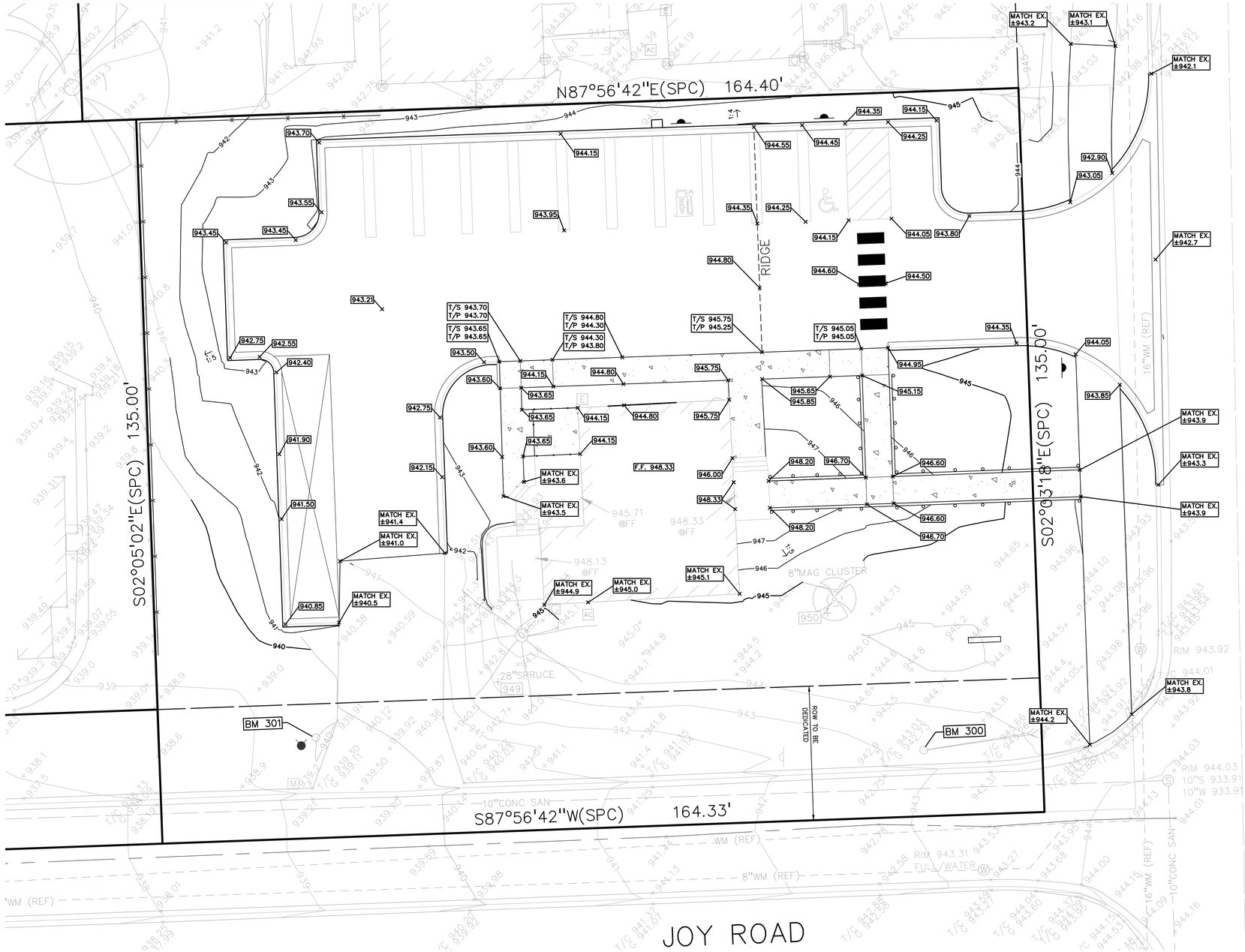
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION: TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES.
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED REVERSE GUTTER PAN
- PROPOSED RIDGE LINE
- PROPOSED SWALE/DITCH

ABBREVIATIONS

T/C = TOP OF CURB	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

CITY OF AUBURN HILLS STANDARD NOTES:

1. CONSTRUCTION SHALL CONFORM TO CURRENT CITY OF AUBURN HILLS' STANDARDS.
2. NO WORK SHALL BE PERFORMED WITHOUT INSPECTION.
3. A PERMIT FROM THE DPW IS REQUIRED FOR ALL CONSTRUCTION WITHIN CITY ROW.
4. ALL CITY STREET MUST BE MAINTAINED DURING CONSTRUCTION. STREET SHALL BE KEPT FREE OF MUD, DIRT, CONSTRUCTION DEBRIS, DUST AND THE LIKE. IF CLEAN-UP IS NOT PERFORMED WITHIN 24 HOURS OF NOTIFICATION, THE CITY RESERVES THE RIGHT TO PERFORM THE WORK AND CHARGE THE DEVELOPER ACCORDINGLY.
5. WORKING HOURS (INCLUDING RUNNING OF ANY MACHINERY) SHALL BE RESTRICTED TO MONDAY THROUGH SATURDAY, 7:00 AM TO 7:00 PM; SUNUP TO SUNDOWN; WHICHEVER IS LESS. CONSTRUCTION OPERATIONS BEYOND THE PERIODS MENTIONED ABOVE SHALL BE PERMITTED ONLY AFTER WRITTEN APPROVAL OF THE CITY MANAGER OR HIS DESIGNEE.
6. ALL MATERIALS AND MANUFACTURERS SHALL CONFORM TO THE STANDARD DETAILS.
7. UTILITY STRUCTURES SHALL NOT BE LOCATED IN DRIVEWAYS, AND WHERE POSSIBLE, SHALL NOT BE LOCATED IN PAVED AREAS.
8. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH ACT 53 OF P.A. OF 1974 AND ALSO CONTACT OAKLAND COUNTY UTILITY AND PROTECTION SERVICE (MISS DIG 1-800-482-7171) THREE (3) WORKING DAYS BEFORE THE START OF ANY CONSTRUCTION.
9. THE CONTRACTOR SHALL PROVIDE NECESSARY SIGNS, BARRICADES AND LIGHTS TO PROTECT TRAFFIC AND THE WORK AS DIRECTED BY THE ENGINEER. SUCH DEVICES SHALL BE PLACED PRIOR TO STARTING WORK IN AFFECTED AREAS.
10. ALL SOIL EROSION AND SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE OAKLAND COUNTY STANDARDS AND DETAILS. THE CONTRACTOR SHALL FOLLOW LOCAL RULES AND REGULATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL FOR ALL MATERIALS THAT ARE DISPOSED OF OFF OF THE PROJECT SITE.
11. ALL SOIL EROSION MEASURES MUST BE PROPERLY PLACED PRIOR TO GRADING OR OTHER CONSTRUCTION ACTIVITIES.
12. FIELD CHANGES TO THE APPROVED PLAN SHALL BE BROUGHT TO THE ATTENTION OFF THE INSPECTOR ON SITE, WHO WILL DETERMINE WHETHER THE CHANGE IS CONSIDERED "SIGNIFICANT". "SIGNIFICANT" FIELD CHANGES SHALL BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER. THE CITY SHALL NOT BE HELD RESPONSIBLE FOR DELAYS IN APPROVAL OF CHANGES TO THE APPROVED SITE IMPROVEMENT (ENGINEERING) PLAN.
13. WHERE POSSIBLE, PUBLIC UTILITIES SHALL NOT BE PLACED UNDER PAVEMENT. THE CITY OF AUBURN HILLS SHALL NOT BE RESPONSIBLE FOR PAVEMENT, CURB, OR OTHER RESTORATION OF PERMANENT FACILITIES LOCATED WITHIN THE MUNICIPAL EASEMENT.
14. 3 WORKING DAYS PRIOR TO STARTING CONSTRUCTION, CONTACT THE CONSTRUCTION DEPARTMENT OF ORCHARD, HILTZ & McCLIMENT, INC. AT (734) 466-4539 TO SCHEDULE INSPECTION. OHM SHALL INSPECT ALL SITE IMPROVEMENTS INCLUDING UNDERGROUND UTILITY INSTALLATION, EARTHWORK OPERATIONS, RETAINING WALLS, PAVEMENT IN CITY R.O.W., ALL SIDEWALKS OR SAFETY PATHS IN ANY PUBLIC R.O.W., AND ANY ADDITIONAL ITEMS NOTED DURING REVIEW OR AT THE PRE-CONSTRUCTION MEETING. FINAL OCCUPANCY MAY BE AFFECTED IF PROCEDURES ARE NOT FOLLOWED FOR PROPER INSPECTION.
15. PERMANENT STRUCTURES OF ANY TYPE, INCLUDING BUT NOT LIMITED TO, TREES, LIGHT POLES, DRAINAGE STRUCTURES, SANITARY STRUCTURES, BENCHES, TRASH RECEPTACLES, ETC., WILL NOT BE ALLOWED WITHIN THE INFLUENCE OF THE PUBLIC WATER MAIN OR SANITARY SEWER EASEMENTS.



PEA GROUP
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NORTH

0 5 10 20

SCALE: 1" = 10'

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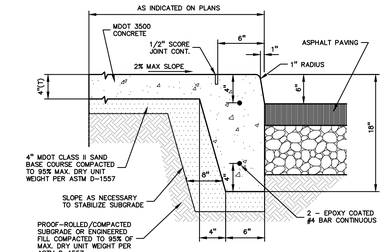
DRAWING TITLE
ENGINEERING PLAN

PEA JOB NO.	2023-0265
P.M.	JPB
DN.	BV
DES.	BV

DRAWING NUMBER:
C-4.0

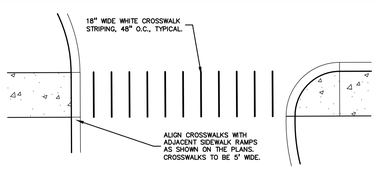
NOT FOR CONSTRUCTION
SIDWELL # 14-14-303-016

S:\PROJECTS\2023\23-0265_OAKLANDNED_1801 OPDYKE ROAD\SWPPP\2_SITE_PLAN\C-4.0-GRADE-230265.dwg PLOT DATE: 6/5/2023 BY: Brendon Varga

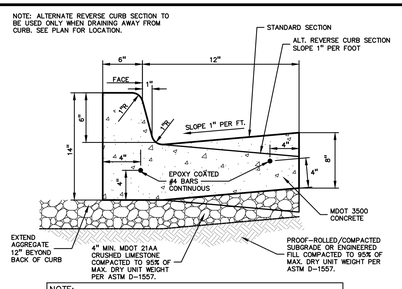


CONTRACTION JOINTS TO BE T/4 DEEP, SPACED AT INTERVALS TO MATCH SIDEWALK WIDTH (SAWCUT). 1/2-INCH PRE-MOLDED FILLER EXPANSION JOINTS WITH JOINT SEALANT SHALL BE PLACED ONLY WHERE SIDEWALK ABUTS A STRUCTURE.

INTEGRAL CURB AND SIDEWALK
NOT TO SCALE

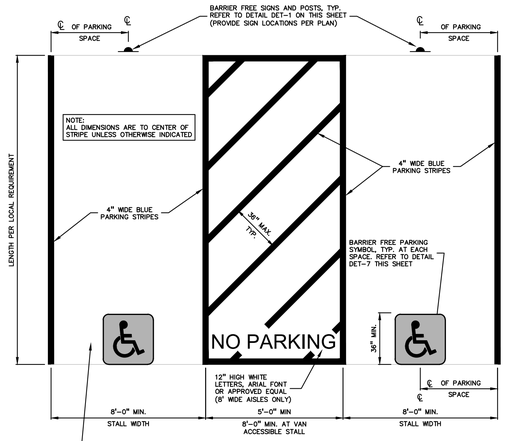


STRIPED CROSSWALK DETAIL
NOT TO SCALE



NOTE:
PROVIDE CONTROL JOINTS IN CURB AT 10' O.C. PROVIDE EXPANSION JOINT AND JOINT SEALANT AT END OF RADIUS RETURNS PER MDOT AND ACA STANDARDS. PROVIDE EXPANSION JOINTS AND JOINT SEALANT WHERE CURBS ABUT STRUCTURES.

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



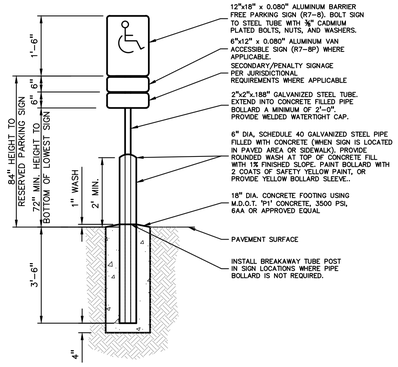
NOTE:
VAN ACCESSIBLE SPACES MUST BE LOCATED TO THE LEFT OF THE 8' STRIPED ACCESS AISLE

DET 6

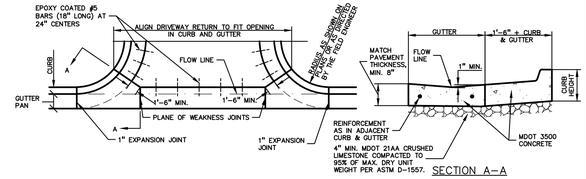
ALTERNATE BARRIER FREE PARKING STALL DETAIL
NOT TO SCALE

BARRIER FREE SIGN NOTES:

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

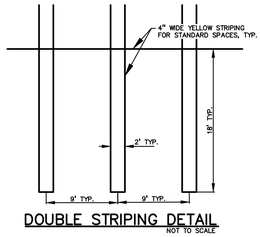


BARRIER FREE SIGN AND POST DETAIL
NOT TO SCALE



SECTION A-A

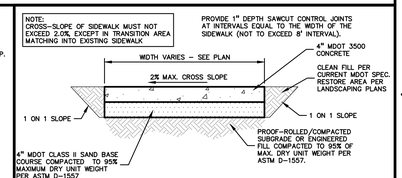
MDOT DRIVEWAY OPENING-DETAIL 'M'
NOT TO SCALE



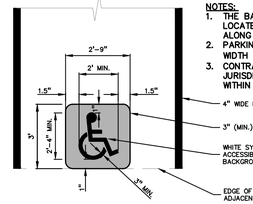
DOUBLE STRIPING DETAIL
NOT TO SCALE

NOTE:
CROSS-SLOPE OF SIDEWALK MUST NOT EXCEED 2.0%, EXCEPT IN TRANSITION AREA MATCHING INTO EXISTING SIDEWALK

PROVIDE 1" DEPTH SAWCUT CONTROL JOINTS AT INTERVALS EQUAL TO THE WIDTH OF THE SIDEWALK (NOT TO EXCEED 8' INTERVAL).



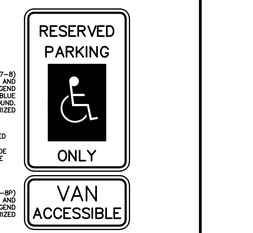
CONCRETE SIDEWALK
NOT TO SCALE



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

DET 7

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



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

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

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

DET 3

VAN ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE



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

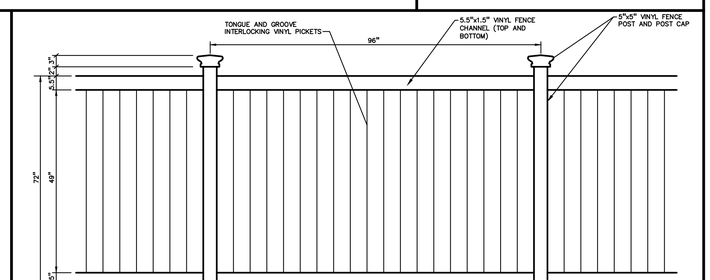
DET 2

BARRIER FREE PARKING SIGN DETAIL
NOT TO SCALE



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

STOP SIGN DETAIL
NOT TO SCALE



FENCE DETAILS:

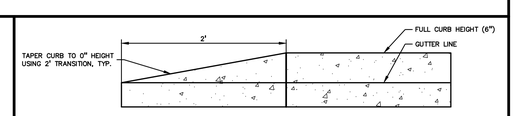
6' HIGH, 8' PANEL, "SAVANNAH PRIVACY FENCE" AS MANUFACTURED BY USA VINYL, LLC OF HILLIARD, OHIO OR APPROVED EQUAL.

5"x5" SQUARE VINYL POSTS WITH 5" SQUARE FEDERATION POST CAPS.

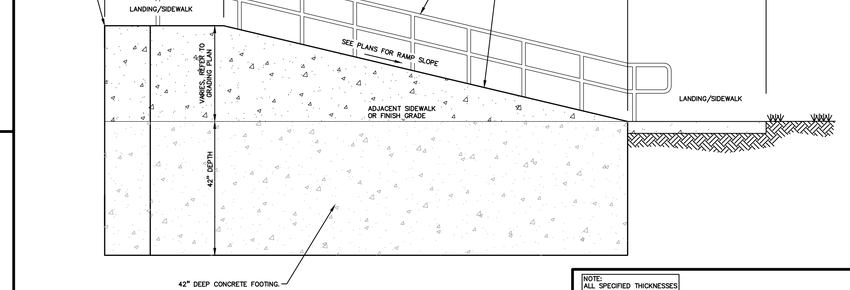
COLOR: WHITE

USA VINYL, LLC (888) 743-3673
www.usavinyl.com

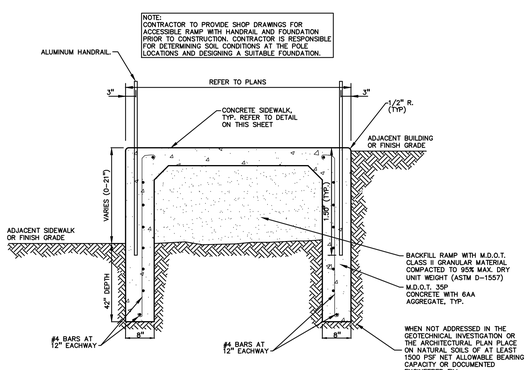
VINYL SCREEN FENCE DETAIL
NOT TO SCALE



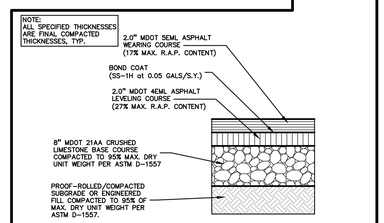
CURB END TRANSITION DETAIL
NOT TO SCALE



ACCESSIBLE RAMP WITH HANDRAIL DETAIL
NO SCALE



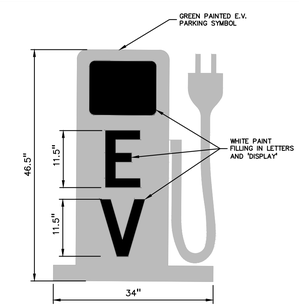
NOTE:
ALL SPECIFIED THICKNESSES ARE FINAL COMPACTED THICKNESSES, TYP.



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

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

ASPHALT MATERIAL NOTES:
HOT-MIX ASPHALT MIXTURES UTILIZING RECYCLED ASPHALT PAVEMENT (RAP) MUST MEET MDOT SPECIAL PROVISION 12SP501(E). THE BINDER GRADE FOR THIS WORK IS PG64-28. IF ASPHALT MIXES CONTAINING RAP ARE TO BE SUPPLIED FOR THIS PROJECT, THE ASPHALT BINDER MUST BE REVISED PER MDOT "TIER 1" OR "TIER 2" REQUIREMENTS (RAP CONTENT UP TO 27% MAXIMUM). TIER 3 MIXES ARE NOT ACCEPTABLE ON THIS PROJECT. AN ASPHALT MIX DESIGN FOR ALL SPECIFIED MIXES SHOULD BE FORWARDED TO PEA GROUP FOR REVIEW PRIOR TO CONSTRUCTION



EV PARKING SYMBOL
NOT TO SCALE



12" x 6" GREEN ON WHITE REFLECTORIZED MOUNT UNDERNEATH E.V. PARKING SIGN

ELECTRIC VEHICLE AUXILIARY SIGN DETAIL
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

NOT FOR CONSTRUCTION
SIDWELL # 14-14-303-016

PEA GROUP
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NORTH

0 5 10 20
SCALE: 1" = 10'

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

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE OF ACCURACY IS 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.

CLIENT
PEACE STONE, INC.
2207 ORCHARD LAKE ROAD
SYLVAN LAKE, MICHIGAN 48320

PROJECT TITLE
1801 OPDYKE ROAD
AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS

FINAL SPA	6/5/2023

ORIGINAL ISSUE DATE:
APRIL 14, 2023

DRAWING TITLE
NOTES AND DETAILS

PEA JOB NO.	2023-0265
P.M.	JPB
DN.	BV
DES.	BV

DRAWING NUMBER:
C-9.0

S:\PROJECTS\2023\23-0265 OAKLAND\1801 OPDYKE ROAD\CAD\V3_SITE_PLAN\C-9.0-NOTES-220265.dwg PLOT DATE: 6/5/2023 BY: Brendon Varga

SEE C-1.0 TOPOGRAPHIC SURVEY FOR EXISTING TREE LIST AND TREE REMOVALS

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

LANDMARK TREES		
LANDMARK TREES REMOVED:	1	
LANDMARK TREE DBH REMOVED:	24	(25% DBH REPLACEMENT)
REPLACMENT DBH REQUIRED:	6	INCHES

DESCRIPTION	SURVEYED TREES	REPLACEMENT TREES
Non-regulated trees	0	
Removed - Landmark Trees (24")	1	3
Removed - Regulated Trees	1	1
Saved (Reg/LM)	2	
Totals	4	4

LANDSCAPE CALCULATIONS PER CITY OF AUBURN HILLS: ZONED B-1 LIMITED BUSINESS DISTRICT

TOTAL SITE AREA		.51 ACRES (22,189 SF) NET AND GROSS
REQUIREMENT	REQUIRED	PROVIDED
NET LANDSCAPE AREA	22,189 SQ FT. X 0.25 (B-1) = 5,548 SQ FT. REQ.	13,068 SF(.3 AC) GREEN SPACE (58.8%)
SITE AREA LANDSCAPE	5,548/ 1,000 = 6 TREES REQ. ○	6 PROPOSED TREES
FRONTAGE LANDSCAPE (COUNT TOWARDS REPLACEMENT TREES)	OPDYKE ROAD: 135 LF/30 = 4 TREES · JOY ROAD: 164 LF/30 = 6 TREES	4 TREES PROVIDED 4 PROPOSED TREES AND 2 EXISTING TREE COUNTED AS FRONTAGE TREES AND MIN. 15FT GREENBELT 4 FRONTAGE TREES COUNTING TOWARDS REPLACEMENT TREES
BUFFER AREA LANDSCAPE ADJ. TO R-1 (WEST)	MIN. 15FT WIDE BUFFER WITH 1 TREE PER 20 LF + 135 LF/20 = 7 TREES	7 PROPOSED TREES PROVIDED
REPLACEMENT TREES	1 REGULATED TREE AND 1 LANDMARK REMOVED	4 FRONTAGE TREES COUNTING TOWARDS REPLACEMENT TREES
TOTAL LANDSCAPE TREES	21 NEW TREES REQUIRED	21 NEW TREES PROVIDED (2 EXISTING PROTECTED TREES TO REMAIN, 4 FRONTAGE TREES COUNT AS REPLACEMENT TREE)
NOTE: IF ANY EXISTING TREES TO REMAIN IS REMOVED OR DIES DURING CONSTRUCTION , IT MUST BE REPLACED IN LIKE, TYP.		

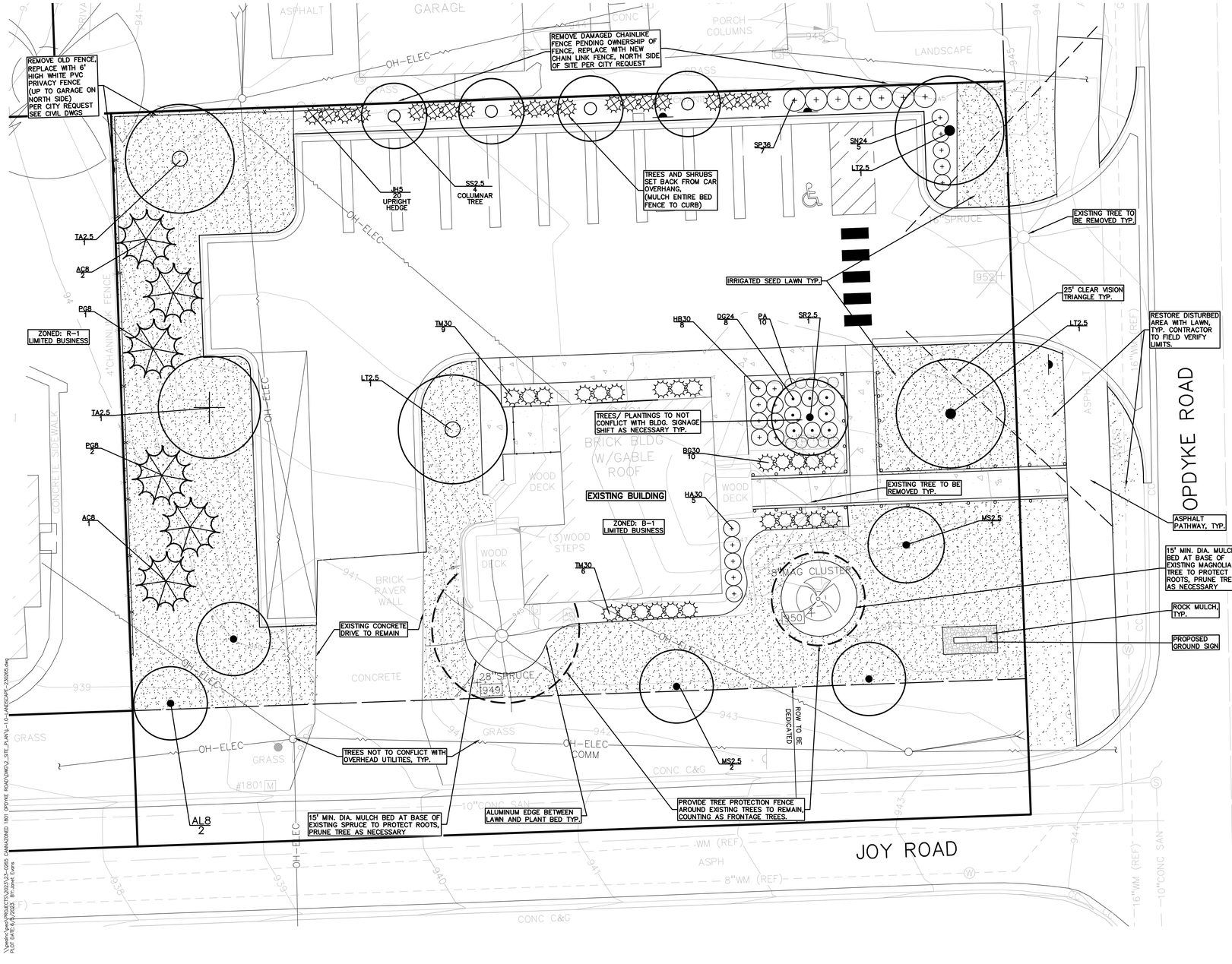
ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AN UNDERGROUND SPRINKLER SYSTEM.

LANDSCAPE TREES SHALL BE NO MORE THAN 25% SAME SPECIES AND 50% SAME GENUS – SEE SHEET THIS SHEET FOR TREE SPECIES AND QTY.

KEY:

- ○ = SITE AREA LANDSCAPE TREES
- · = FRONTAGE TREES
- + = BUFFER TREES
- = IRRIGATED SEED LAWN
- = NON IRRIGATED SEED / RESTORE USE EROSION MAT ON SLOPES
- = SHRUBS/ ORN. GRASS
- 952 = EXISTING TREE / TAG TO REMAIN, TREE PROTECTION FENCING TO BE PLACED AT DRIP LINE OF TREE, PROTECT EXPOSED ROOTS, IF PRESENT, BY HAND DIGGING INSTALLATION OF FENCING
- 952 = EXISTING TREE TO BE REMOVED

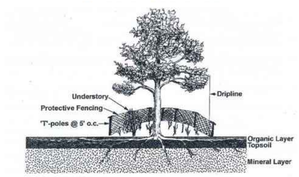
SEE L-1.1 FOR LANDSCAPE NOTES AND DETAILS



One species to contribute no more than 25% of all trees (21*0.25 = 4 trees)							
One genus to contribute no more than 50% of all trees (21*0.50 = 11 trees)							
PLANT LIST for L-1.0							
TREE PLANT LIST:							
QTY.	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC	SPECIES %	GENUS %
2	AL8	Allegheny Serviceberry	*Amelanchier laevis*	8-10' Ht.	B&B	9.5%	9.5%
3	LT2.5	Tulip Tree	*Liriodendron tulipifera*	2.5" Cal.	B&B	14.3%	14.3%
3	MS2.5	Sugar Tyme Crab	*Malus 'Sugar Tyme'*	2.5" Cal.	B&B	14.3%	14.3%
1	SR2.5	Japanese Tree Lilac	*Syringa reticulata 'Ivory Silk'*	2.5" Cal.	B&B	4.8%	4.8%
4	SS2.5	Slender Silhouette Sweetgum	*Liquidambar styraciflua 'Slender Silhouette'*	2.5" Cal.	B&B	19.0%	19.0%
2	TA2.5	American Sentry Linden	*Tilia americana 'American Sentry'*	2.5" Cal.	B&B	9.5%	9.5%
15	TOTAL DECIDUOUS TREES						
EVERGREEN TREE PLANT LIST:							
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC	SPECIES %	GENUS %
3	AC8	Concolor Fir	*Abies concolor*	8' Ht.	B&B	14.3%	14.3%
3	PG8	White Spruce	*Picea glauca*	8' Ht.	B&B	14.3%	14.3%
6	TOTAL EVERGEEN TREES						
21	TOTAL TREES						

QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
10	BG30	Green Velvet Boxwood	*Buxus x 'Green Velvet'*	30" Ht.	Cont.
8	DG24	Dwarf Slender Deutzia	*Deutzia gracilis 'Nikko'*	24" Ht.	Cont.
5	HA30	Annabelle Hydrangea	*Hydrangea arborescens 'Annabelle'*	30" Ht.	Cont.
8	HB30	Bobo Hydrangea	*Hydrangea paniculata 'Bobo'*	30" Ht.	Cont.
20	JH5	Hetz Columnar Juniper	*Juniperus chinensis 'Hetzii Columnaris'*	5-6'	B&B
5	SN24	Neon Flash Spirea	*Spiraea japonica 'Neon Flash'*	24" Ht.	Cont.
7	SP30	Miss Kim Lilac	*Syringa patula 'Miss Kim'*	30" Ht.	Cont.
15	TM30	Dense Yew	*Taxus x media 'Densiformis'*	30" Ht.	Cont.
78	TOTAL SHRUBS				
PERENNIAL PLANT LIST:					
QUANTITY	KEY SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPEC
10	PA	Dwarf Fountain Grass	*Pennisetum alopecuroides 'Red Head'*	1 Gal.	Cont.
10	TOTAL PERENNIALS				

TREE PROTECTION DETAIL



TREE PROTECTION NOTES

- Identify on site all trees or areas of trees which are being proposed to be preserved with fluorescent orange spray paint (chalk base) or by red flagging tape.
- Erect barriers of four (4) foot high fencing staked with metal "T-posts" five (5) feet on center or all such trees or groups of trees proposed to remain
- Protective barriers are to be erected prior to any clearing or grubbing on the site, and barriers are to remain in tact until approved by the City to be removed, or when a Certificate of Occupancy is issued.
- Keep clear all debris or fill, equipment, and material from within the required protective barrier.
- During construction, the owner, developer, or agent shall not cause or permit any activity within the fence line of any protected tree or group of trees including, but not limited to, the storage of equipment, dumpsters, boulders, dirt, and excavated material, building or waste material, or any other material harmful to the life of a tree.
- No damaging attachment, wires (other than cable wires for trees), signs, or permits may be fastened to any tree protected by this Ordinance.

LANDSCAPE/TREE REPLACEMENT NOTES

- 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.

NOT FOR CONSTRUCTION

SIDWELL # 14-14-303-016

PEA GROUP
t: 844.813.2949
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STATE OF MICHIGAN — JANET L. EVANS — LANDSCAPE ARCHITECT — NO. 1302 — REGISTERED — 7/5/2023

NORTH

0 5 10 20

SCALE: 1" = 10'

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REVISIONS	
FINAL SPA	6/5/2023

ORIGINAL ISSUE DATE:
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DRAWING TITLE

PRELIMINARY LANDSCAPE PLAN

PEA JOB NO.	2023-0265
P.M.	JPB
DN.	BZ
DES.	JLE

DRAWING NUMBER:

L-1.0

\\vanbuy\pea\PROJECTS\2023\23-0265 UNMAPPED 1801 OPDYKE ROAD\DWG\L-SITE PLAN\L-1.0 LANDSCAPE_230205.dwg
PLOT DATE: 6/5/2023 BY: Janet Evans

GENERAL PLANTING NOTES:

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

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PER CITY OF AUBURN HILLS:

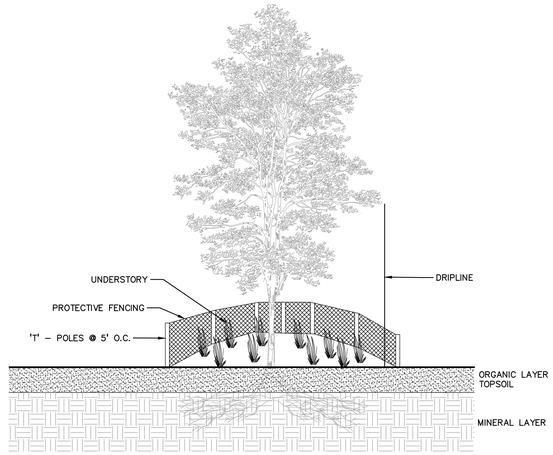
- ALL INSTALLED TREES ARE TO HAVE A STRAIGHT TRUNK.
- ALL INSTALLED TREES ARE TO BE NORTHERN GROWN.
- ALL INSTALLED TREES ARE TO BE STATE DEPARTMENT OF AGRICULTURE NURSERY GRADE NO. 1 OR BETTER.
- ALL REPLACEMENT TREES ARE CONSIDERED PROTECTED REGARDLESS OF SIZE.
- ALL TREES SHALL BE GUARANTEED FOR A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

9 AUBURN HILLS LANDSCAPE NOTES
SCALE: 1" = 1'-0"

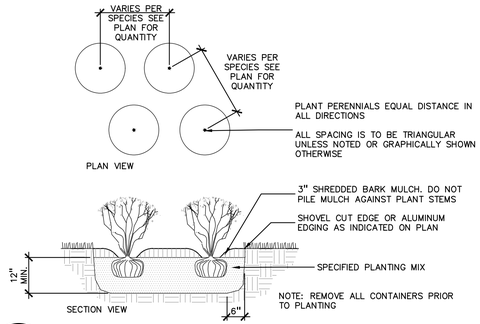
PER CITY OF AUBURN HILLS:

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

6 AUBURN HILLS TREE PROTECTION NOTE
NOT TO SCALE



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



8 PERENNIAL PLANTING DETAIL
SCALE: 1" = 2'-0"

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

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

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

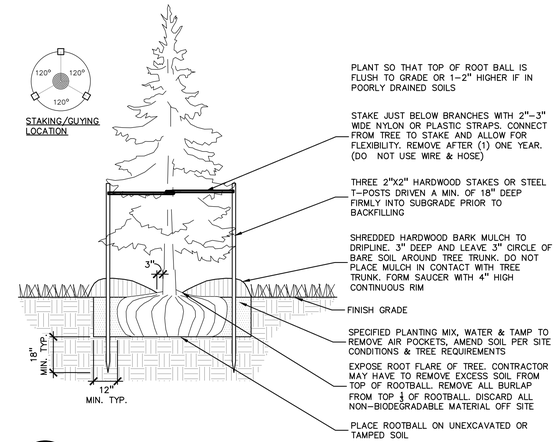
B. PRUNING SHALL BE MINIMAL AT THE TIME OF INSTALLATION, ONLY TO REMOVED DEAD OR DISEASED BRANCHES. SUBSEQUENT PRUNING SHALL ASSURE PROPER MATURATION OF PLANTS TO ACHIEVE THEIR APPROVED PURPOSE.

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

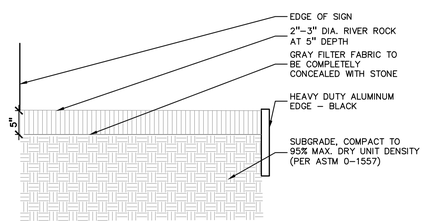
D. THE APPROVED LANDSCAPE PLAN SHALL BE CONSIDERED A PERMANENT RECORD AND INTEGRAL PART OF THE SITE PLAN APPROVAL. UNLESS OTHERWISE APPROVED IN ACCORDANCE WITH THE AFOREMENTIONED PROCEDURES, ANY REVISIONS TO OR REMOVAL OF PLAN MATERIALS, OR NON-COMPLIANCE WITH THE MAINTENANCE REQUIREMENTS OF THIS SECTION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

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

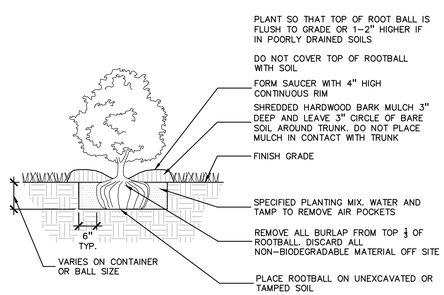
5 AUBURN HILLS MAINTENANCE NOTES
SCALE: 1" = 1'-0"



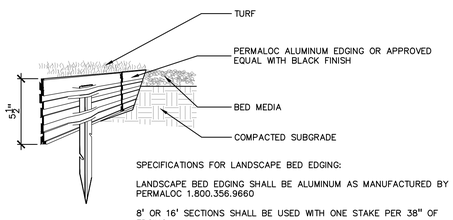
2 EVERGREEN TREE PLANTING DETAIL
SCALE: 1" = 3'-0"



10 RIVER ROCK EDGE DETAIL
SCALE: 1 1/2" = 1'-0"



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



SPECIFICATIONS FOR LANDSCAPE BED EDGING:

LANDSCAPE BED EDGING SHALL BE ALUMINUM AS MANUFACTURED BY PERMALOC 1.800.356.9660

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

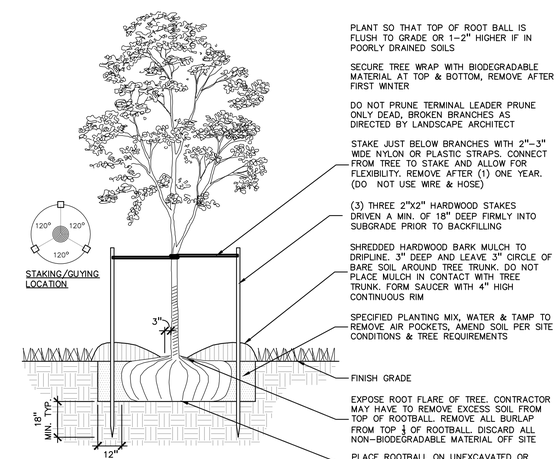
EDGING SHALL BE 3/16" THICK X 4" DEPTH WHEN ADJ. TO MULCH AND 3/16" THICK X 5 1/2" DEPTH WHEN ADJ. TO ROCK, FINISH: BLACK DURAFLEX MEETING AAMA 2603

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

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

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

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



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

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STATE OF MICHIGAN
JANET L. EVANS
LANDSCAPE ARCHITECT
No. 3300
REGISTERED LANDSCAPE ARCHITECT

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\\peainc\pea\PROJECTS\2023\23-0265 OAKLANDCO 1801 OPDYKE ROAD\DWG_SITE_PLAN\L-1.1-LANDSCAPE DETAILS-230530.dwg PLOT DATE: 6/5/2023 Brianne Evans

PEACE STONE, INC.

1801 OPDYKE ROAD
AUBURN HILLS, MI 48326



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North Ville, MI 48167
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DRN & ASSOCIATES, ARCHITECTS, PC
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SEAL:
DOUGLAS R. NECCI
ARCHITECT
No. 21001
REGISTERED ARCHITECT

REVISIONS:

REFERENCE SYMBOLS

PLAN IDENTIFICATION
? SCALE: ?
NORTH

TITLE IDENTIFICATION
SECTION IDENTIFICATION NUMBER
? ? SCALE: ?

ELEVATION LOCATION IDENTIFICATION
ELEVATION IDENTIFICATION NUMBER(S)
SHEET IDENTIFICATION NUMBER

SECTION LOCATION IDENTIFICATION
SECTION IDENTIFICATION NUMBER (SAME NUMBER ON SHEET WHERE DRAWN)
BUILDING SECTION
SHEET IDENTIFICATION NUMBER (INDICATES SHEET NUMBER WHERE SECTION IS DRAWN)
DETAIL SECTION

ELEVATION INDICATION
FINISH FLOOR 100'-0"

COLUMN INDICATION
COLUMN IDENTIFICATION LETTER OR NUMBER FOR NEW CONSTRUCTION
COLUMN IDENTIFICATION LETTER OR NUMBER FOR EXISTING CONSTRUCTION
COLUMN IDENTIFICATION LETTER OR NUMBER FOR FUTURE CONSTRUCTION

DETAIL LOCATION IDENTIFICATION
PLAN OR SECTION DETAIL IDENTIFICATION NUMBER (SAME NUMBER ON SHEET WHERE DRAWN)
SHEET IDENTIFICATION NUMBER (INDICATES SHEET NUMBER WHERE PLAN OR SECTION DETAIL IS DRAWN)

PARTITION TYPE INDICATION
WALL TAG

MATERIAL OR WORK DIVISION INDICATION
EXISTING NEW

ROOF OR RAMP PITCH INDICATION
12
6

ROOF OR RAMP SLOPE INDICATION
SLOPE

ROOM NAME AND NUMBER INDICATION
ROOM NAME
101
ROOM IDENTIFICATION NUMBER

DOOR NUMBER INDICATION
?

KEYED NOTE SYMBOLS
GENERAL NOTE
DEMOLITION WORK
NEW WORK
FUTURE WORK

MATCH LINE - REFER TO SHEET X/XX-00

PROJECT DESCRIPTION & NOTES

RENOVATION OF APPROX. 2,000 SQ FT EXISTING TWO STORY STRUCTURE WITH A BASEMENT FROM AN OFFICE TO PROVISIONING CENTER.

PROJECT TEAM

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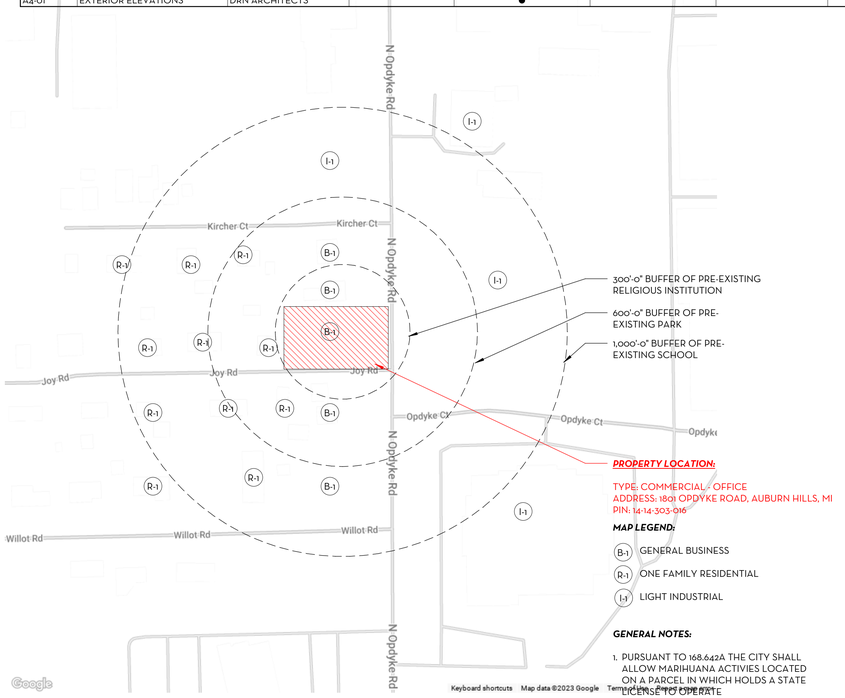
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GENERAL CONTRACTOR
TBD

DRAWING INDEX

SHEET #	SHEET TITLE	RESPOSIBLE FIRM	DESIGN PACK 01	SITE PLAN APPROVAL	BUILDING PERMIT	REVISION 01 (DATE)	REVISION 02 (DATE)
GENERAL INFORMATION							
GI-01	COVER SHEET	DRN ARCHITECTS	●	●			
GI-02	LIFE SAFETY	DRN ARCHITECTS		●			
GI-03	NOTES & MOUNTING DETAILS	DRN ARCHITECTS		●			
ARCHITECTURAL							
A1-01	FLOOR PLANS	DRN ARCHITECTS	●	●			
A4-01	EXTERIOR ELEVATIONS	DRN ARCHITECTS		●			



LOCATION MAP
NOT TO SCALE

PEACE STONE, INC
1801 OPDYKE
AUBURN HILLS, MI 48326

COVER SHEET

DATE:
05/31/2023

SHEET NO.
GI-01

MICHIGAN REHABILITION CODE FOR EXISTING BUILDINGS CODE 2015

SPACE/AREA	USE GROUP	AREA (SF)	CONST. TYPE	TABULAR HT. (FT)/STORIES (TABLE 504.3 & 504.4)	TABULAR AREA (SF) (TABLE 506.2)	FRONTAGE INCREASE (506.3)	ALLOWABLE AREA, TA + FRONTAGE INCREASE	OCCUPANT LOAD (1004.1.1)
BUSINESS AREA	B	2,284 SF	V-B	40'-0"/2	9,000 S.F.	75%	15,750 S.F.	23 OCC.
RETAIL SPACE	M	1,142 SF	V-B	40'-0"/1	9,000 S.F.	75%	15,750 S.F.	20 OCC.
TOTAL BUILDING		***2,165 SF***						43 OCC.

508.2 (MBC) ACCESSORY OCCUPANCY LESS THAN 10% OF MAIN OCCUPANCY TO BE TREATED AS PART OF MAIN OCCUPANCY

THE BASEMENT IS NOT INCLUDED IN THE TOTAL BUILDING SF.

PRESCRIPTIVE COMPLIANCE METHOD CLASSIFICATION - ALTERATION LEVEL 3
NO CHANGE OF USE

STRUCTURAL FLOOR LOADING CALCULATIONS TO FOLLOW AFTER DEMOLITION PHASE

MEANS OF EGRESS WIDTH (1005.3.2)	48 OCCUPANTS X 0.2 = 9.6" ***PROVIDED = 68" TOTAL***
NUMBER OF EXITS (1006.3.1)	1 EXITS REQUIRED ***2 PROVIDED***
MAX OCCUPANTS W/ 1 EXIT COMMON PATH OF EGRESS TRAVEL (TABLE 1006.2.1)	B - 49 OCC/100'-0" ***MAX. COMMON PATH OF TRAVEL PROVIDED = 12'-11"*** M - 49 OCC/75'-0" ***MAX. COMMON PATH OF TRAVEL PROVIDED = 0'-0"***
EXIT ACCESS TRAVEL DISTANCE (TABLE 1017.2)	B - 200'-0" ***MAX. TRAVEL DISTANCE PROVIDED = 30'-7"*** M - 200'-0" ***MAX. TRAVEL DISTANCE PROVIDED = 55'-11"***
FIRE ALARM AND DETECTION STM. (907)	FIRE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH 907
FIRE SUPPRESSION (903.2.1.2)	NO FIRE SUPPRESSION SYSTEM TO BE INSTALLED IN ACCORDANCE WITH (903.2.7)
OCCUPANCY SEPARATIONS/ FIRE BARRIERS (508.3/707)	NONSEPERATED OCCUPANCIES (508.3)
MICHIGAN ENERGY CODE	EXISTING BUILDING ENVELOPE TO REMAIN INTACT, ALL INFILL SHALL MATCH EXISTING CONSTRUCTION.

FIRE-RESISTANT RATINGS OF BUILDING ELEMENTS (TABLE 601) V-B

BUILDING ELEMENT	FIRE RESISTANT RATING REQUIRED/PROVIDED	ASSEMBLY CERT. (U.L. U.N.O.)
STRUCTURAL FRAME (BEAMS & TRUSSES)	0HR / 0HR	NA
BEARING WALLS EXTERIOR	0HR / 0HR	NA
BEARING WALLS INTERIOR	0HR / 0HR	NA
NONBEARING WALLS EXTERIOR	0HR / 0HR	NA
ROOF CONST. INCLUD. BEAMS & JOISTS	0HR / 0HR	NA
FLOOR CONST. INCLUD. BEAMS & JOISTS	0HR / 0HR	NA

BUILDING CODES APPLICABLE TO THIS PROJECT

BUILDING:	2015 MICHIGAN REHABILITION CODE FOR EXISTING BUILDINGS 2015 MICHIGAN BUILDING CODE
ACCESSIBILITY:	MICHIGAN BARRIER FREE DESIGN CODE - ICC/ANSI A117.1-2009
PLUMBING:	2015 MICHIGAN PLUMBING CODE
FIRE:	2015 INTERNATIONAL FIRE CODE
MECHANICAL:	2015 MICHIGAN MECHANICAL CODE
ELECTRICAL:	2017 NEC W/PART 8 STATE OF MI AMENDMENTS
FIRE ALARM:	2015 NFPA 72
ENERGY:	2015 PART 10 MICHIGAN ENERGY CODE
SPRINKLERS:	NFPA 13

GENERAL CODE COMPLIANCE NOTES

1. FIRE EXTINGUISHERS - CONTRACTOR TO PROVIDE PORTABLE FIRE EXTINGUISHERS DURING CONSTRUCTION IN ACCORDANCE WITH NFPA 10 AND BEAR THE LABEL OF AN APPROVED AGENCY.

2. INTERIOR FINISH REQUIREMENTS (803.1.1 & 803.11)
ALL INTERIOR FINISHES MUST COMPLY WITH SECTION 803.11 BASED ON USE GROUP

- CLASS A FLAME SPREAD INDEX 0-25, SMOKE DEVELOPMENT INDEX 0-450
- CLASS B FLAME SPREAD INDEX 26-75, SMOKE DEVELOPMENT INDEX 0-450
- CLASS C FLAME SPREAD INDEX 76-200, SMOKE DEVELOPMENT INDEX 0-450

- INTERIOR EXIT STAIRWAYS AND RAMPS AND EXI PASSAGEWAYS - CLASS A
- COORIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS - CLASS B
- ROOMS AND ENCLOSED SPACES - CLASS C

MICHIGAN PLUMBING CODE 2015

PLUMBING FIXTURE REQUIRMENT (403.1)
24 OCCUPANTS
M - (MERCANTILE)

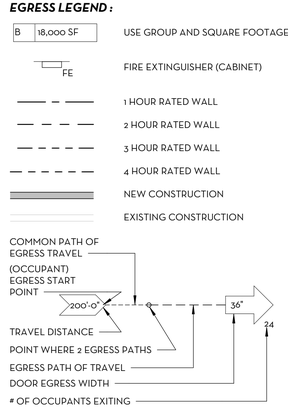
FIXTURE	TOTALS	
WATER CLOSET	2 PROVIDED	1 REQUIRED
URNALS	0 PROVIDED	
LAVATORIES	2 PROVIDED	1 REQUIRED
DRINKING FOUNTAINS	2 PROVIDED	2 REQUIRED
SERVICE SINK	1 PROVIDED	1 REQUIRED

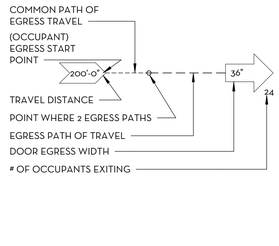
M - MERCANTILE (1/500) W.C., (1/750) LAV. 1/1000 DRINKING FOUNTAINS, 1 SERVICE SINK

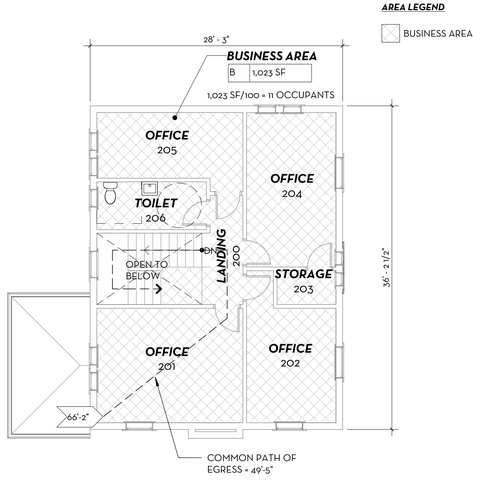
ALL CONSTRUCTION SHALL BE PROTECTED AS INDICATED ON THE LIFE SAFETY DRAWINGS AND CODE SUMMARY. IF A DISCREPANCY EXISTS BETWEEN THE INFORMATION CONTAINED ON THESE SHEETS AND ON THE DETAILS, OR ELSEWHERE IN THE DOCUMENTS, CONSULT ARCHITECT.

EXIT SIGNAGE REQUIRED - BY OTHERS

EGRESS LEGEND :



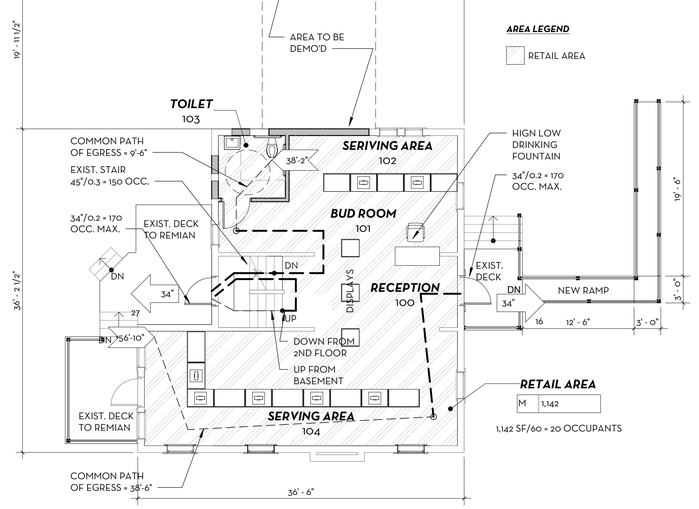




SECOND FLOOR - LIFE SAFETY PLAN

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

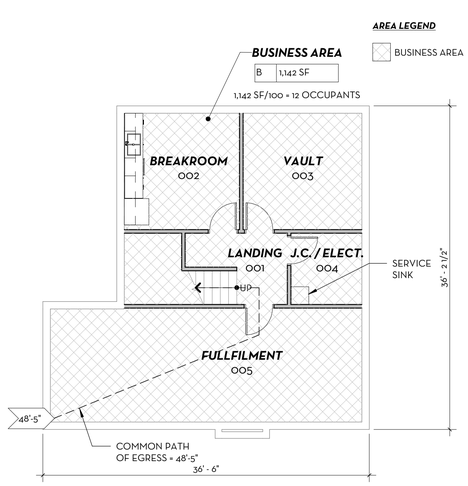
NORTH



FIRST FLOOR - LIFE SAFETY PLAN

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

NORTH



BASEMENT - LIFE SAFETY PLAN

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

NORTH

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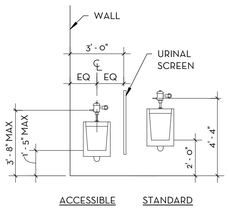
LIFE SAFETY

DATE:
05/31/2023

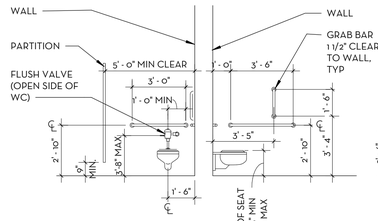
SHEET NO.
GI-02

MOUNTING DETAILS

NOTES:
INSTALLATION DETAILS SHOWN ARE TYPICAL FOR ALL CONDITIONS WHERE EQUIPMENT, ACCESSORIES AND FIXTURES MAY OCCUR, UNLESS OTHERWISE NOTED OR DIMENSIONED ON THE DRAWINGS



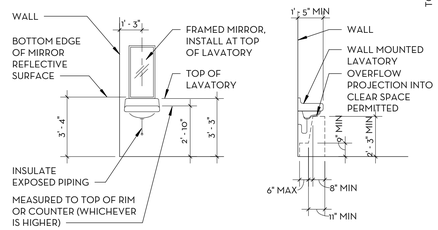
ACCESSIBLE STANDARD



ACCESSIBLE

URINALS

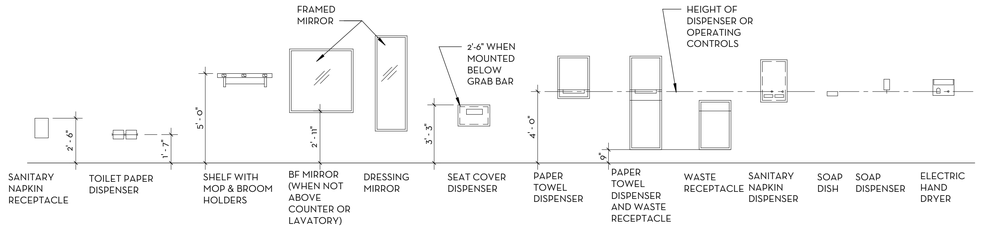
TOILET ROOM



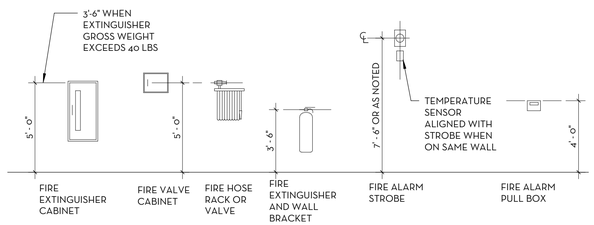
INFORMATION PROVIDED APPLIES TO:
WALL MOUNTED LAVATORIES
BARRIER FREE LAVATORIES
COUNTER MOUNTED LAVATORIES
STANDARD LAVATORIES

LAVATORIES

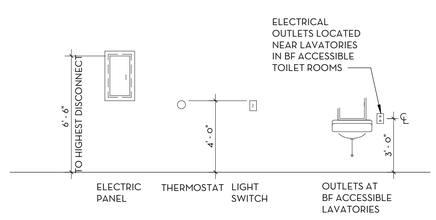
ELECTRIC WATER COOLERS



ACCESSORIES

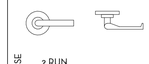


FIRE EQUIPMENT

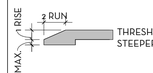


ELECTRICAL

TYPICAL TRIM:



LEVER HANDLE TRIM AS PER ANSI A117.1-03, SECTION 404.2.6. HANDLES SHALL BE MOUNTED 34" MIN., 48" MAX. A.F.F. TYPICAL HEIGHT U.N.O. SHALL BE 36" ABOVE BTM. OF DOOR.



THRESHOLDS - MAXIMUM HEIGHT 1/2" W/ BEVEL NOT STEEPER THAN 1 VERTICAL / 2 HOROZONTAL.

CLOSERS - DOOR CLOSERS SHALL BE ADJUSTED SO THAT CLOSING SPEED COMPLIES W/ ANSI A117.1-03, SECTION 404.2.7. (5 SECONDS MIN. 90° TO 12°).

DOOR OPENING FORCE - MAXIMUM 5 POUNDS PER ANSI A117.1-03, 404.2.8..

DOOR AND FRAME GENERAL NOTES:

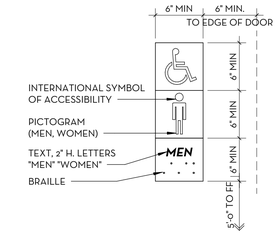
1. PAINT ALL DOORS AND FRAMES FRAMES PNT-02
2. T.G. - TEMPERED GLASS COMPLYING WITH MBC SECTION 2606 FOR SAFETY GLASS FOR HUMAN IMPACT, ALL SAFETY GLAZING SHALL COMPLY WITH CPSC 16 CRF 1201. CATEGORY II, UNLESS NOTED OTHERWISE.
3. FLOOR TRANSITIONS WHICH OCCUR AT DOORS SHALL BE CENTERED BENEATH THE DOOR WHILE IN THE CLOSED POSITION
4. COORDINATE LOCATIONS OF FLOORING TRANSITIONS AND STONE THRESHOLDS WITH FLOOR PLANS AND DOOR SCHEDULE
5. AUTOMATIC SLIDING GLASS DOORS SHALL COMPLY WITH MBC SECTION 1010 & 1105
6. HARDWARE SETS TO MATCH EXISTING IN STYLE FUNCTION AND FINISH

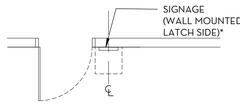
SIGNAGE

ALL COMMUNICATION ELEMENTS (SIGNS) SHALL COMPLY W/ ANSI A117.1-2009, CHAPTER 7.

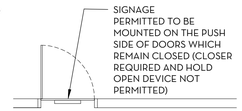
FOR DOORS SWINGING INTO REST ROOMS W/ CLOSERS SIGN SHALL BE MOUNTED ON DOOR LOCATED AT CENTER OF DOOR ON PUSH SIDE.

FOR ALL OTHER SIGNS - SIGN SHALL BE PLACED ALONGSIDE DOOR ON LATCH SIDEAND AND THE SIGN SHALL BE LOCATED SO THAT AN 18" X 18" CLEAR FLOOR AREA IS PROVIDED OUTSIDE THE SWING OF THE DOOR, CENTERED ON THE SIGN.

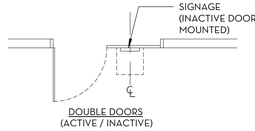




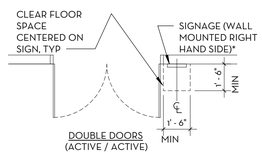
SINGLE DOOR



SINGLE DOOR
(REMAINS CLOSED)

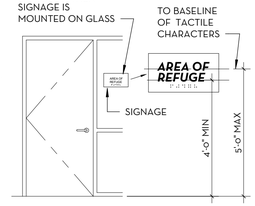


DOUBLE DOORS
(ACTIVE / INACTIVE)



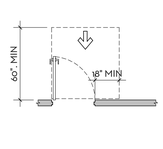
DOUBLE DOORS
(ACTIVE / ACTIVE)

* WHERE WALL SPACE IS NOT AVAILABLE, MOUNT SIGNAGE ON NEAREST ADJACENT WALL

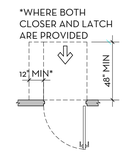


BRAILLE
4'-0" MIN / 5'-0" MAX
AFF TO BASE OF BRAILLE CELLS

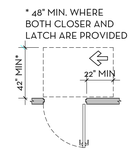
BARRIER FREE CLEAR SPACE



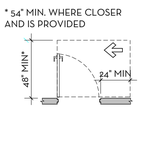
FRONT APPROACH, PULL SIDE



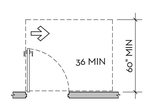
FRONT APPROACH, PULL SIDE



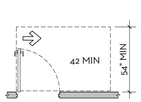
HINGE APPROACH, PUSH SIDE



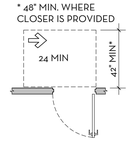
LATCH APPROACH, PULL SIDE



HINGE APPROACH, PULL SIDE



HINGE APPROACH, PULL SIDE



LATCH APPROACH, PUSH SIDE

DRN & ASSOCIATES, ARCHITECTS, PC

30500 Northwestern Hwy.
Farmington Hills, MI 48334
Phone (248) 932-3000
dmccoy@drnarchitects.com

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SEAL:

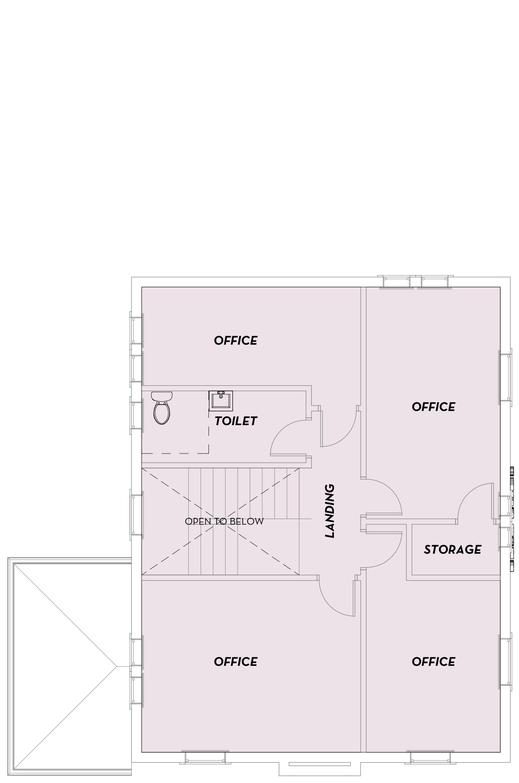
REVISIONS:

PEACE STONE, INC
1801 OPDYKE
AUBURN HILLS, MI 48326

NOTES & MOUNTING DETAILS

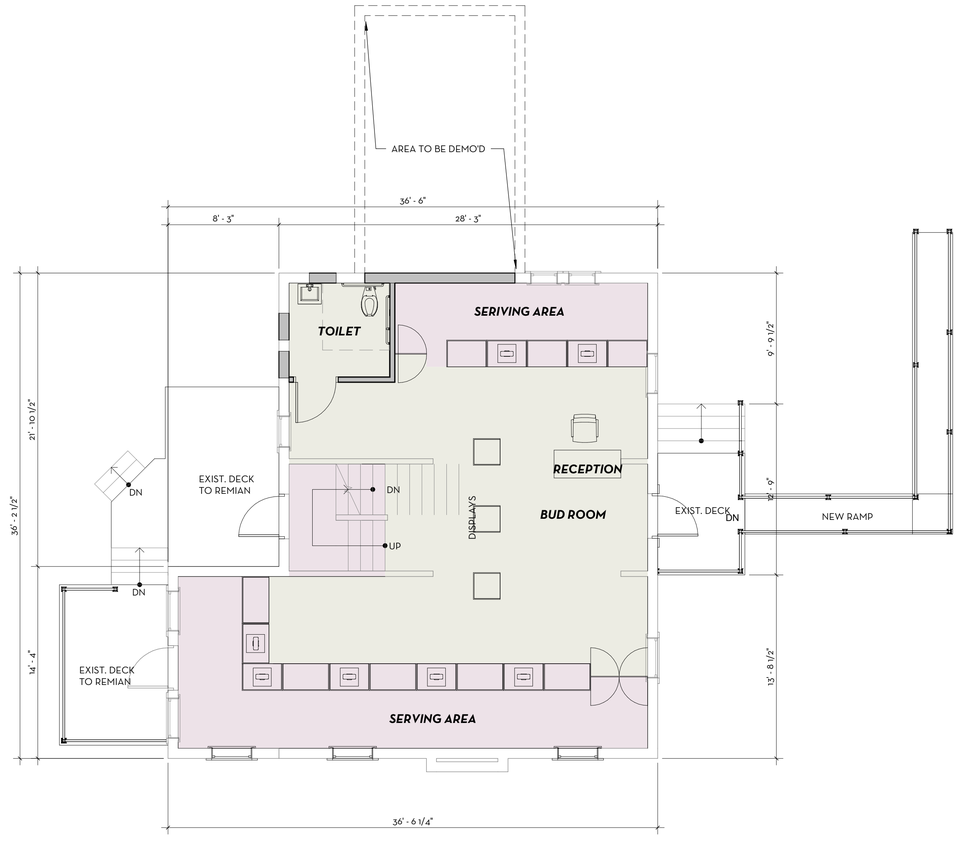
DATE:
05/31/2023

SHEET NO.
GI-03



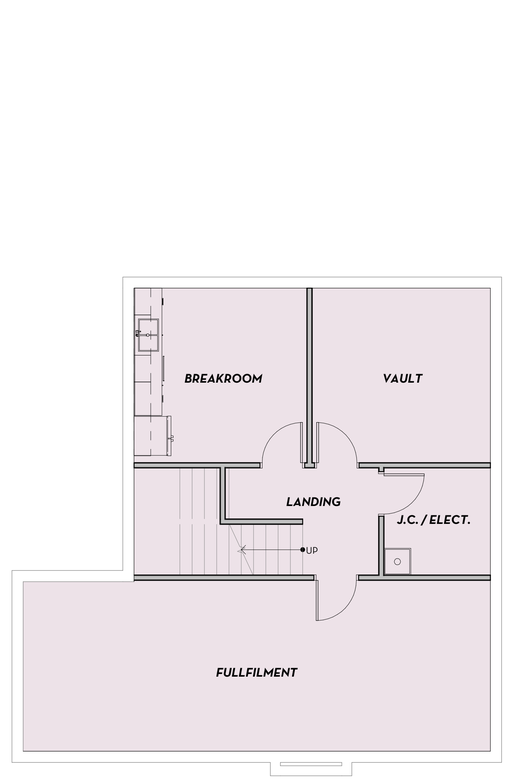
SECOND FLOOR
SCALE: 3/16" = 1'-0"

NORTH



FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

NORTH



BASEMENT
SCALE: 3/16" = 1'-0"

NORTH

PLAN LEGEND:

- NEW CONSTRUCTION
- EXISTING TO REMAIN
- PUBLIC AREAS
- RESTRICTED ACCESS AREAS

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SEAL:

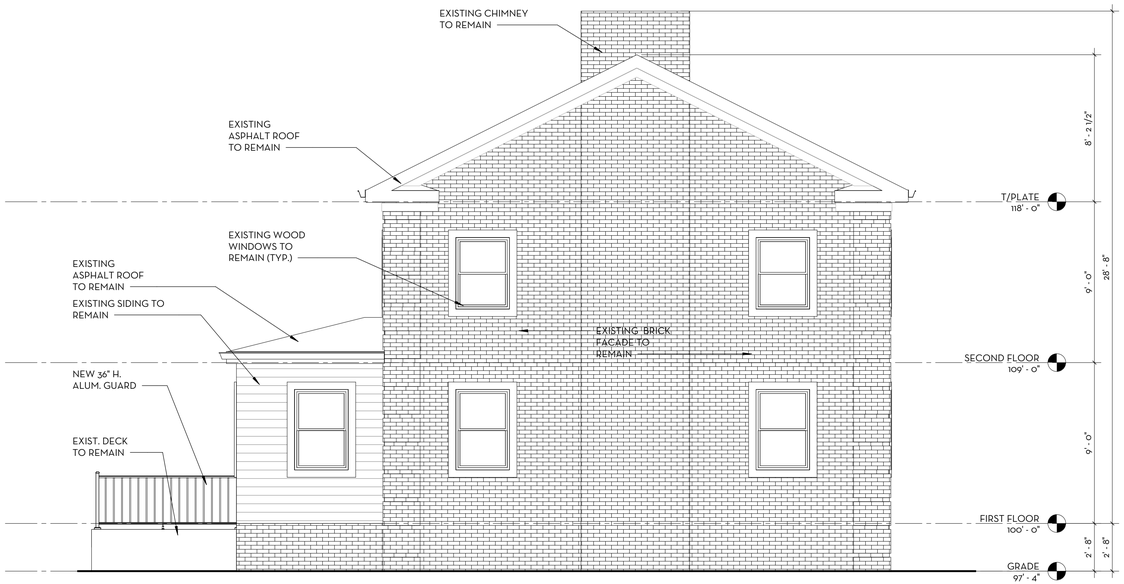
REVISIONS:

PEACE STONE, INC
1801 OPDYKE
AUBURN HILLS, MI 48326

FLOOR PLANS

DATE:
05/31/2023

SHEET NO.
A1-01



3 | SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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

SIGNAGE CALCULATIONS:

AUBURN HILLS ZONING ORDINANCE:
SECTION 1811, SIGNS: SECTION 3.D.1.E NON-RESIDENTIAL ZONING DISTRICTS.

ALLOWABLE SIGNAGE AREA:
TOTAL SIGN AREA NOT EXCEEDING EIGHT (8) SQUARE FEET FOR EACH TEN (10) FEET OR FRACTION THEREOF OF LOT FRONTAGE, OR EIGHTY (80) SQUARE FEET PER NET ACRE FOR SITES LARGER THAN ONE (1) ACRE, WHICHEVER IS GREATER.

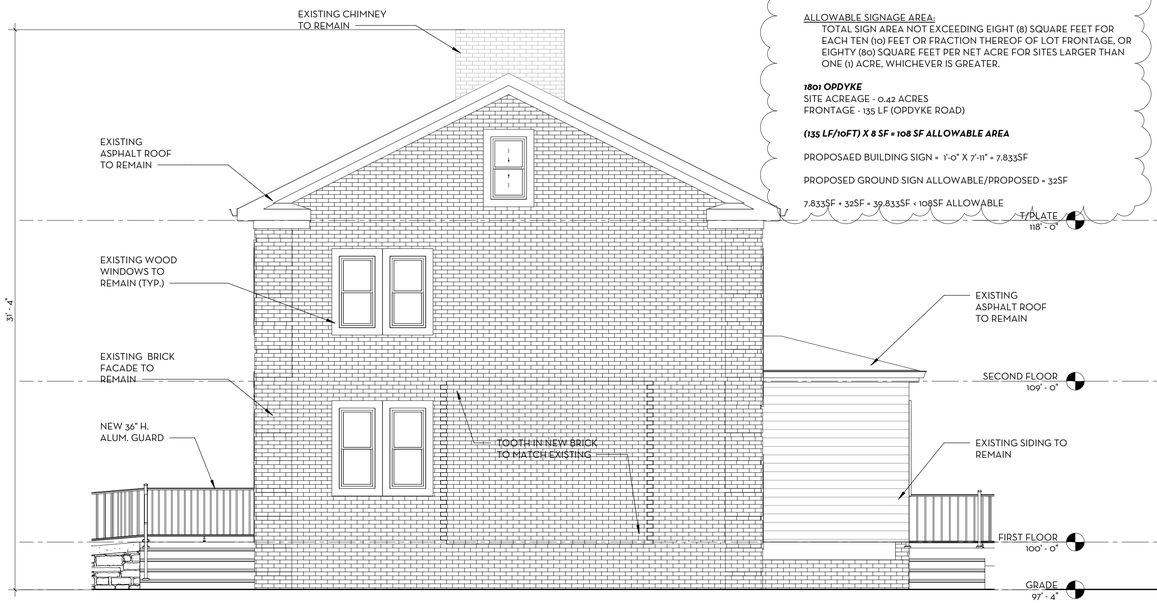
1801 OPDYKE
SITE ACREAGE - 0.42 ACRES
FRONTAGE - 135 LF (OPDYKE ROAD)

(135 LF/10FT) X 8 SF = 108 SF ALLOWABLE AREA

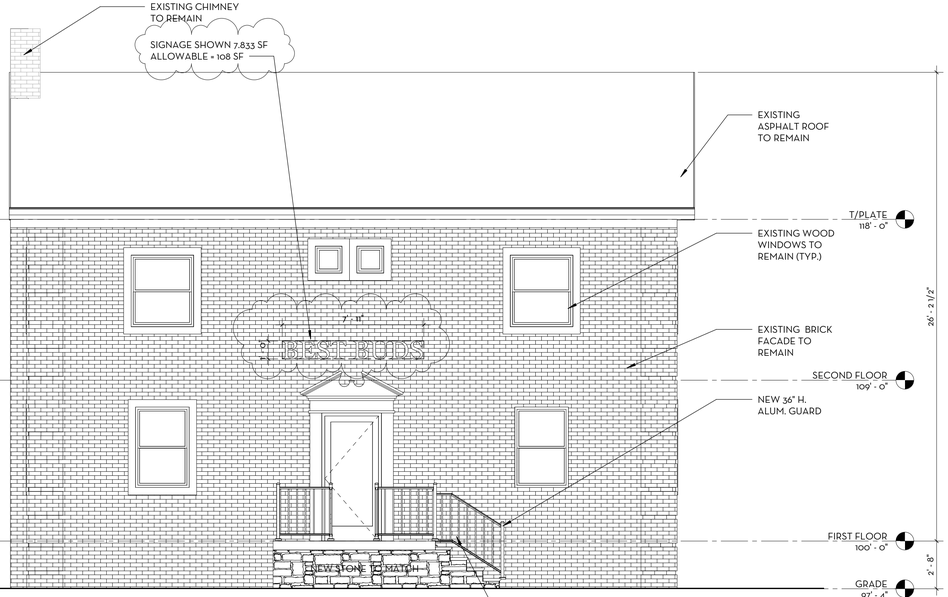
PROPOSAED BUILDING SIGN = 1'-0" X 7'-11" = 7.833SF

PROPOSED GROUND SIGN ALLOWABLE/PROPOSED = 32SF

7.833SF + 32SF = 39.833SF < 108SF ALLOWABLE



2 | NORTH ELEVATION
SCALE: 1/4" = 1'-0"



1 | EAST ELEVATION
SCALE: 1/4" = 1'-0"

DRN & ASSOCIATES, ARCHITECTS, PC
Phone (248) copyright 5823
dnarch@drnarchitects.com
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SEAL:

REVISIONS:

PEACE STONE, INC
1801 OPDYKE
AUBURN HILLS, MI 48326

EXTERIOR ELEVATIONS

DATE:
05/31/2023

SHEET NO.
A4-01

AUBURN HILLS

Community Development Department

1827 N. Squirrel Road
Auburn Hills, MI 48326

Date: November 1, 2024

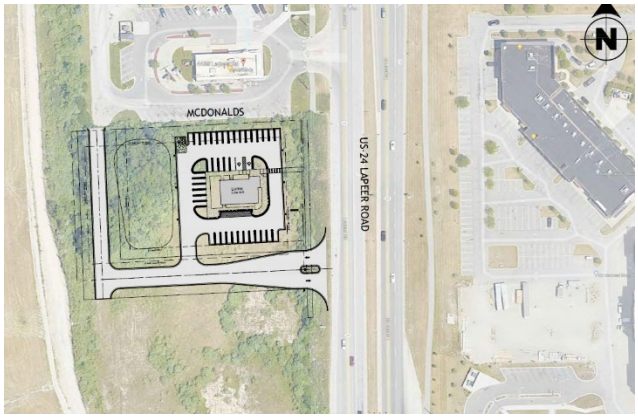
To: Laura M. Pierce, City Clerk

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

Subject: 1.6 acres of Vacant Land - Lapeer Road (Attitude Wellness d/b/a Lume)
Detailed Plan for Adult Use Marihuana Establishment

Project Scope

Development of the vacant 1.6. acres of property located on the west side of Lapeer Road, south of Brown Road into a 2,354-square-foot adult use marihuana establishment. The 1.6-acre parcel (1.91 acres including shared private drive) is zoned B-2, General Business District.



Illustrated Site Plan



Building Façade Proposed

Staff Findings

Per Ordinance No. 22-934, the Community Development Department has confirmed that the proposed location complies with proposed Ordinance No. 24-943, Section 5 of the Initiated Ordinance, buffer requirements, setback and other dimensional requirements, and has facilitated the review of the detailed plan submitted by the applicant.

The City's Administrative Review Team recommends approval of the detailed plan of the municipally licensed premises and the municipally licensed property as it contains the applicable information required by City ordinances for the redevelopment of the property. Staff and consultant reports are attached.

Upon City Council approval of the license, the applicant shall be required to obtain approval for detailed civil engineering drawings and building construction plans from the Community Development Department before the development of the property.

AUBURN HILLS

CITY OF AUBURN HILLS
APPLICATION FOR ADULT USE
MARIHUANA ESTABLISHMENT
RETAIL USE ONLY

Please call the City Clerk's Office at 248-370-9402 with any questions.

FOR OFFICIAL USE

Establishment Information

Doing Business As (d/b/a) ATTITUDE WELLNESS D/B/A LUME

Application Address LAPEER ROAD - VACANT 1.6 ACRES

DOCUMENTS ARE FOUND TO BE IN GOOD STANDING ORDER WITH THE DEPARTMENTS BELOW

Finance Department (taxes and water)	☐ Approved	☐ Denied	Date:		Initials	
Fire Department	☐ Approved	☐ Denied	Date:		Initials	
Police Department	☐ Approved	☐ Denied	Date:		Initials	
Director of Community Development	☑ Approved	☐ Denied	Date:		Initials	11-01-24 SC

Remarks: The City's Administrative Review Team recommends approval of the detailed plan of the municipally licensed premises and the municipally licensed property as it contains the applicable information required by City ordinances for the redevelopment of the property. Staff and consultant reports are attached.

Date License Issued/Denied _____, 20_____ by City Council.

Information contained in this document is exempt from Public disclosure under State Law (18-234)

November 1, 2024

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

RE: Lume Auburn Hills (Lapeer Road)
Site Plan 1st Review

Dear Mr. Cohen:

We have completed the site plan review for the above referenced project with respect to grading, paving, storm drainage/detention, and availability of municipal utilities to serve the site. The site plan, received by this office on November 1, 2024, was prepared by Contour Land 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.
- Right-of-way construction/signing permit from M.D.O.T.
- Permit from M.D.O.T. for storm water outlet

GENERAL:
The site is located on the west side of Lapeer Road, south of Brown Road and south of the existing McDonalds, in Section 2 of the City of Auburn Hills. The site is currently vacant/undeveloped. The proposed parcel along with the adjacent property to the north and south is zoned General Business (B-2), while the property to the west is zoned Landfill Recreational (LF-11). The applicant is proposing to construct an approximately 2,400 sq. ft. retail building on the site as well as associated parking and site improvements. A legal description of the proposed parcel is shown on the plan. It should be noted that a land division will be required to create the development parcel accordingly. A landscape plan was included in the plan set and appears to be acceptable.

MUNICIPAL UTILITIES:
There is an existing 16-inch water main adjacent to the site along the west side of Lapeer Road. There is also existing 8-inch water main that loops around the McDonalds site to the north. The plans indicated that new 8-inch water main will be looped through the site from the existing water main in the service drive northwest of the site and connecting to the existing Lapeer Road water main near the southeast corner of the site. A new hydrant assembly will be installed adjacent to the site access driveway, connecting to the new water main loop. A 1 ½-inch service lead to the building is also shown from the new water main along the south side of the site.

There is an existing 15-inch sanitary sewer extending north-south along the east side of the site. A new 6-inch sanitary sewer lead is shown from the building, connecting to an existing sanitary manhole in the northeast portion of the site.

STORM SEWER AND DETENTION:
The site is located in the Galloway Drainage District, which has a maximum allowable discharge of 0.097 cfs/acre. Storm water runoff for the site will be collected via a series of catch basins and routed to a new detention basin in the west portion of the site. The proposed detention basin will outlet to existing storm sewer located along the north side of the site, and flow to storm sewer within Lapeer Road. It should be noted that an MDOT permit may be required for the storm water outlet to the Lapeer Road system. Detention calculations have been provided on the plan and appear to be acceptable. A sediment forebay is included within the detention basin to address storm water quality. In addition, a storm water treatment unit is provide for the catch basins on the western service drive prior to discharge into the detention basin.

PAVING/TRAFFIC:
Access to the site will be provided from a new drive approach to Lapeer Road at the southeast corner of the site. This private drive will be located within a 60-ft private drive easement and extend along the south and west sides of the site, connecting into the existing access drive behind the McDonalds site from Brown Road. The proposed drive and easement are centered on the southern parcel line of the proposed parcel, with shared access for future development of the property to the south. An access drive to the site is provide from the shared access drive, which has been located as far west from Lapeer Road as possible for improved traffic flow entering and exiting the site. Parking and drive aisles are proposed around the building. 4-inch asphalt on 8-inch aggregate base with concrete curb and gutter is proposed throughout the parking lot. 6-inch asphalt on 8-inch aggregate base with concrete curb and gutter will be utilized for the shared access drive around the site. Loading zones and dumpster pads shall be a minimum of 8-inch non-reinforced concrete on an approved base. A cross-section shall be included for the new approach off Lapeer Road at engineering review, which shall meet MDOT requirements.

The applicant is proposing 41 parking spaces including two (2) barrier free accessible parking spaces. A loading area is proposed on the south side of the building. A dumpster enclosure is proposed in the northwest corner of the parking area. Concrete sidewalk has been provided around all sides of the building. An 8-foot wide concrete pathway is proposed along Lapeer Road, including a sidewalk connecting from the pathway to the onsite sidewalk.

Consideration should be given to moving the proposed loading zone to an area adjacent to the dumpster enclosure and utilizing the area south of the building as a customer pick up space. If the loading zone is to remain as shown, additional signage to indicate the area is for deliveries/loading and not customer pick up should be installed. The parking spaces west of the building could also be converted into customer pick up spaces, and if so should be signed as such.

GRADING:
Existing and proposed grades are shown with contours and spot elevations. The site is sloped towards the north end of the site. Site slopes generally appear to meet the requirement of 1:4 max, with perimeter slopes in the southwest corner of the site being steeper to meet grades of the adjacent landfill. The applicant may consider a small retaining wall in this location to lessen the slopes, which can be addressed during the engineering review. Pavement slopes are consistent with City standards and are to remain between 1% and 6% for drive areas and between 1% and 4% for parking areas. Sidewalk and pathway grades shall meet ADA requirements. 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.

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

Sincerely,
OHM Advisors

Timothy J. Juidici, P.E.

Transmitted via e-mail to Steve Cohen: November 1, 2024

cc: File

P:\0101_0125\SITE_AUBURNHILLSCITY\2024\0120241070_LUME_AH_SITE\LUME_SITE REV#1_APP.DOCX

AUBURN HILLS

CITY OF AUBURN HILLS
APPLICATION FOR ADULT USE
MARIHUANA ESTABLISHMENT
RETAIL USE ONLY

Please call the City Clerk's Office at 248-370-9402 with any questions.

FOR OFFICIAL USE

Establishment Information

Doing Business As (d/b/a) Attitude Wellness, LLC dba Lume Cannabis Co.

Corporate Address Vacant Land on Lapeer Rd

DOCUMENTS ARE FOUND TO BE IN GOOD STANDING ORDER WITH THE DEPARTMENTS BELOW

Finance Department (taxes and water)	☐ Approved	☐ Denied	Date:		Initials
Fire Department	☐ Approved	☐ Denied	Date:		Initials
Police Department	☑ Approved	☐ Denied	Date:	8/28/23	Initials RS
Director of Community Development	☐ Approved	☐ Denied	Date:		Initials

Remarks:

Date License Issued/Denied _____, 20_____ by City Council.

Information contained in this document is exempt from Public disclosure under State Law (18-234)

VACANT LAND LAPEER ROAD

ROBERT STEVEN KAISER

TLO – TRAFFIC CITATIONS, 15 ADDRESS SUMMARIES, 4 PROPERTY DEEDS, 8 US BUSINESS AFFILIATIONS,

NO BANKRUPTCY RECORDS.

CLEMIS – NO CRIMINAL OFFENSE CONTACTS.

LARA – No records by full name

ICHAT – TRAFFIC OFFENSE 1983

DONALD HARTLEY BARNES

TLO - TRAFFIC CITATIONS, 25 ADDRESS SUMMARY, 54 DIFFERENT COMPANIES OF EMPLOYMENT, 15 US BUSINESS AFFILIATIONS, REGISTERED VOTER,

NO BANKRUPTCY

CLEMIS – ARREST CONTACT FOR MISDEMEANOR WARRANT IN 1999, TROY POLICE

LARA – No records by full name

ICHAT - NONE

ROBERT FRANCIS BARNES

TLO – 15 EMPLOYERS, 9 PROFESSIONAL LICENSES, 16 PAST PROPERTY DEEDS

NO BANKRUPTCY

CLEMIS – ARREST CONTACT FOR TRAFFIC IN 1983, KEEGO HARBOR

LARA – Barnes Family Group Limited Partnership

ICHAT- NONE

DAVID KEVIN MORROW

TLO – TRAFFIC OFFENSES, 4 PAST PROPERTY DEEDS, 2 US BUSINESS ASSOCIATIONS, REGISTERED VOTER

NO BANKRUPTCY

CLEMIS – NO CRIMINAL OFFENSE CONTACTS

LARA – No records by full name

ICHAT – NONE

DOUGLAS JAMES HELLYAR:

TLO – POSSIBLE CRIMINAL RECORD FOUND:TRAFFIC OFFENSE OHIO 1991

NO BANKRUPTCY, LIEN, JUDGEMENT RECORDS FOUND.

CLEMIS – NO CRIMINAL OFFENSE CONTACTS

ICHAT – NONE

AUBURN HILLS

POLICE DEPARTMENT
1899 North Squirrel Road
Auburn Hills, MI 48326

MEMORANDUM

TO: Mr. Steve Cohen
FROM: Lieutenant Brandon Hollenbeck
DATE: October 30, 2024
SUBJECT: Site Plan Review for Lume

I have reviewed the site plans for the proposed Lume development, located on an undeveloped parcel of Lapeer Road (Parcel ID: 14-02-100-019). This parcel is south of the existing McDonalds fast food restaurant.

The development has one driveway to provide access from southbound Lapeer Road. Vehicles exiting the property will only be allowed to turn right, thus turning into the flow of traffic onto southbound Lapeer Road. The inbound and outbound driveway will be divided by a curbed median. The site plan includes proper signage will be placed in the driveway.

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

AUBURN HILLS

CITY OF AUBURN HILLS
APPLICATION FOR ADULT USE
MARIHUANA ESTABLISHMENT
RETAIL USE ONLY

Please call the City Clerk's Office at 248-370-9402 with any questions.

FOR OFFICIAL USE

Establishment Information

Doing Business As (d/b/a) Attitude Wellness, LLC dba Lume Cannabis Co.

Corporate Address Vacant Land on Lapeer Rd

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Finance Department (taxes and water)	☐ Approved	☐ Denied	Date:		Initials	
Fire Department	☑ Approved	☐ Denied	Date:		Initials	FS
Police Department	☐ Approved	☐ Denied	Date:		Initials	
Director of Community Development	☐ Approved	☐ Denied	Date:		Initials	

Remarks: Subject to site plan review and approval

Date License Issued/Denied _____, 20_____ by City Council.

Information contained in this document is exempt from Public disclosure under State Law (18-234)

AUBURN HILLS FIRE DEPARTMENT

Official Memorandum

To: *Steve Cohen, Director of Community Development*
From: *Fred Solomon, Fire Inspector*
Date: *November 1, 2024*
Re: *Site Plan Review*

PROJECT: Lume, Lapeer Rd

	Approved	
XXX	Approved	Subject to the following revisions:
	Denied	

F-503.3 Marking
All fire apparatus access roads shall be conspicuously posted with uniform 'NO PARKING FIRE LANE" signs in keeping with the standard established in the Michigan Manual of Traffic Control Devices, as revised, and as prescribed by the Code Official and erected on both side of the fire apparatus access roads. Signs shall be erected no farther than one hundred (100) feet apart in all areas designated as fire apparatus access roads. Signs shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.
-Provide "No Parking Fire Lane" signs on both sides of the entry drive.

Fred Solomon
Fire Inspector
Auburn Hills Fire Department

November 1, 2024

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

Subject: Woodlands Ordinance Review for Lume, Lapeer Road, Auburn Hills, MI

Dear Mr. Cohen,

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

TREE DATA TABLE

DESCRIPTION	TOTAL TREES	Required/REPLACEMENT TREES
Total Trees Surveyed	69	
Removed Regulated Trees	21	21
Non-regulated Trees Surveyed/Removed	48	0
Removed Landmark Trees	0	0
TOTAL Required Replacement Trees		**21 Trees**

Applicant is removing 21 regulated trees, 0 Landmark trees from the site. Total replacement trees required to satisfy the Woodlands Ordinance is 21 trees. The landscape plans provide 90 trees and more than satisfies City Zoning Ordinances. This project is approved based on site conditions, the tree inventory data and accompanying landscape plans and dated 10/31/2024.

Best regards,

Julie Stachecki

Julie Stachecki
City of Auburn Hills Woodland Consultant

ENGINEERING PLANS

LUME

LAPEER ROAD
AUBURN HILLS, OAKLAND COUNTY, MI
S2 T3N R10E



ADD/REV NO.	DATE	SHEET NUMBER	SHEET TITLE
1 - COVER SHEET			
	10/31/2024	C-000	COVER SHEET
2 - TREE SURVEY/ EXISTING CONDITIONS			
	10/31/2024	1 OF 1	ALTA/ NSPS LAND TITLE SURVEY
	10/31/2024	L.1	TREE PROTECTION & REMOVAL PLAN
	10/31/2024	L.2	TREE SURVEY DATA
3 - DIMENSIONAL SITE PLAN			
	10/31/2024	C-200	DIMENSIONAL SITE PLAN
4 - ENGINEERING SITE PLANS			
	10/31/2024	C-001	GENERAL NOTES
	10/31/2024	C-100	DEMOLITION PLAN
	10/31/2024	C-200	DIMENSIONAL SITE PLAN
	10/31/2024	C-201	FIRE APPARATUS ACCESS PLAN
	10/31/2024	C-300	GRADING PLAN
	10/31/2024	C-301	EROSION & SEDIMENT CONTROL PLAN
	10/31/2024	C-302	EROSION & SEDIMENT CONTROL DETAILS
	10/31/2024	C-303	EROSION & SEDIMENT CONTROL DETAILS
	10/31/2024	C-400	UTILITY PLAN
	10/31/2024	C-500	CALCULATIONS
	10/31/2024	C-600	DETAILS
	06/02/2021	1-9	CITY OF AUBURN HILLS STANDARD DETAILS
5 - LANDSCAPE PLANS			
	10/31/2024	L.1	TREE PROTECTION & REMOVAL PLAN
	10/31/2024	L.2	TREE SURVEY DATA
	10/31/2024	L.3	LANDSCAPE PLAN
	10/31/2024	L.4	LANDSCAPE DETAILS & NOTES
6- FLOOR PLAN			
	10/31/2024	A-101	1ST FLOOR PLAN
7- ELEVATION PLAN			
	10/31/2024	A-201	ELEVATIONS
8- MISCELLANEOUS SHEETS			
	10/31/2024	A-202	TRASH RECEPTACLE
	10/31/2024	A-203	RENDERING
	10/31/2024	A-204	RENDERING
	10/31/2024	A-205	RENDERING

PROJECT TEAM

OWNER/ PROPRIETOR

OAKLAND LAND DEVELOPMENT COMPANY, LLC
585 ANN ARBOR TRAIL
PLYMOUTH, MI 48170
CONTACT: MICHAEL FERRANTINO
PHONE: 316.670.3777
EMAIL: MFERRANTINO@EGHCO.COM

CIVIL ENGINEER

CONTOUR LAND GROUP
628 E. PARENT AVE, SUITE 100
ROYAL OAK, MI 48067
CONTACT: JOHN NIERZWICKI, PE
PHONE: 765.430.2042

ARCHITECT

CONTOUR LAND GROUP
628 E. PARENT AVE, SUITE 100
ROYAL OAK, MI 48067
CONTACT: CHRIS ENRIGHT, NCARB
PHONE: 248.258.6485

LANDSCAPE ARCHITECT

LG WORKSHOP, LLC
1955 N. WILMOT AVE
CHICAGO, IL 60647
CONTACT: LARRY GLASSCOCK, PLA
PHONE: 773.697.4388

LAND SURVEYOR

KEM-TEC
22556 GRATIOT AVE
EATPOINTE, MI 48021
CONTACT: ANTHONY T. SYCKO, JR., PS
PHONE: 800.295.7222

AGENCY/UTILITY CONTACTS

CITY OF AUBURN HILLS

COMMUNITY DEVELOPMENT:
1827 N. SQUIRREL ROAD
AUBURN HILLS, MI 48326
STEVE COHEN
DIRECTOR OF COMMUNITY DEVELOPMENT
248.364.6900

PUBLIC WORKS:
1500 BROWN ROAD
AUBURN HILLS, MI 48326
STEPHEN BALDANTE
DIRECTOR OF PUBLIC WORKS
248.391.3777

ENGINEERING:
ORCHARD, HILTZ & McCLIMENT, INC.
2365 PONTIAC ROAD
AUBURN HILLS, MI 48326
TIM JUIEICI, P.E.
CITY ENGINEER
734.522.6711

FIRE DEPARTMENT

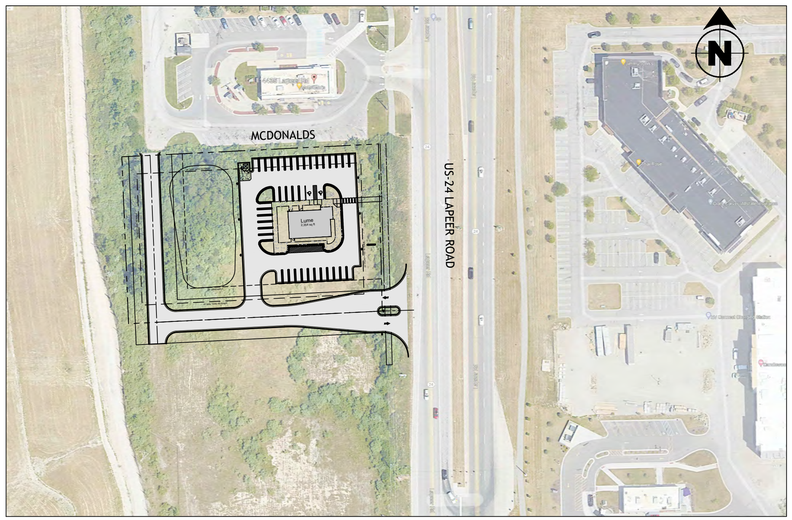
AUBURN HILLS FIRE DEPARTMENT
3410 E. SEYBURN ROAD
AUBURN HILLS, MI 48326
ADAM MASSINGILL, FIRE CHIEF
AMASSINGILL@AUBURNHILLS.ORG
L: 248.370.9461 P: 248.364.6768

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

PROJECT DESCRIPTION

WITH THIRTY-EIGHT RETAIL LOCATIONS AROUND THE STATE, TWO WORLD-CLASS INDOOR CULTIVATION FACILITIES AND ONE HUNDRED ACRES OF OUTDOOR CULTIVATION SPACE AND OVER ONE THOUSAND EMPLOYEES, LUME IS THE LARGEST SINGLE-STATE OPERATOR IN THE UNITED STATES. AND ALTHOUGH WE CAN MAKE THAT CLAIM, LUME IS MICHIGAN MADE. WE OPENED OUR FIRST STORE IN EVART. WE ARE LED BY AN EXECUTIVE TEAM BORN AND RAISED IN MICHIGAN. WE'VE PLANTED OUR ROOTS IN THIS COMMUNITY BECAUSE WE'RE COMMITTED TO ITS GREATER GOOD - SERVING IT THE BEST QUALITY CANNABIS IN THE STATE AND GIVING BACK TO THE PEOPLE AND NEIGHBORHOODS THAT MAKE IT SO GREAT. BEING THE ONLY CANNABIS BRAND THAT CAN MAKE THIS CLAIM IS A BIG POINT OF DIFFERENTIATION FOR OUR BUSINESS. IT'S ALSO A HUGE POINT OF PRIDE FOR US.

CONSTRUCTION OF A NEW AUBURN HILLS LUME LOCATION ON AN UNDEVELOPED PLOT OF LAND WILL HAVE A TRANSFORMATIVE IMPACT ON THE LOCAL COMMUNITY. BY REPURPOSING UNDERUTILIZED LAND, THE DEVELOPMENT CAN HELP SHIFT PERCEPTIONS OF THE AREA, POTENTIALLY EVEN REVITALIZING NEARBY SPACES AND MAKING THE COMMUNITY MORE ATTRACTIVE FOR FUTURE INVESTMENT. THE GROUND-UP BUILD ITSELF WILL CREATE LOCAL JOBS, WHILE THE COMPLETED PROJECT WILL OFFER ESSENTIAL SERVICES, IMPROVING CONVENIENCE FOR RESIDENTS CURRENTLY VISITING NEARBY MUNICIPALITIES RATHER THAN SHOPPING LOCALLY. DEVELOPING NEAR A LANDFILL ALSO ENCOURAGES THE IMPROVEMENT OF INFRASTRUCTURE, FROM ROADS TO UTILITIES, WHICH CAN BENEFIT BOTH THE NEW BUILDING AND SURROUNDING PROPERTIES, FURTHER SUPPORTING ECONOMIC GROWTH IN AUBURN HILLS. THIS PROJECT COULD SERVE AS A CATALYST FOR TURNING A PREVIOUSLY OVERLOOKED LOCATION INTO A HUB OF OPPORTUNITY AND REVITALIZATION.



LOCATION MAP
1" = 100'



VICINITY MAP
1"=2000'

NOT FOR CONSTRUCTION
SIDWELL NO.: PART OF 14-02-100-019

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w:\Shared\Projects_Lume\lume_mi_auburn hills_22-500\5_disciplines-design\Civil\CADD\C000_COVER.dwg // 10/31/2024 1:02:12 PM // terro

Seal

STATE OF MICHIGAN
CHRISTOPHER V. ENRIGHT
ARCHITECT
No. 1301035122
LICENSED ARCHITECT

CONTOUR
DESIGN + ENGINEERING
628 E. Parent Avenue Suite 100
Royal Oak, MI 48067
248.258.6485 (O)
248.330.9395 (C)
cenright@enrightarchitects.com

Consultant

Project

Lume
Auburn Hills, MI

Lapeer Rd
Auburn Hills, MI 48326

Sheet

COVER SHEET

Issued for

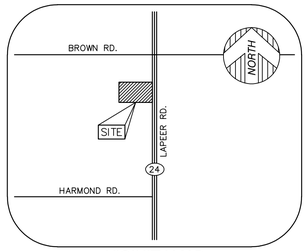
2024.10.18 CITY SUBMITTAL
2024.10.31 REVISED

Project Number

22-500

Sheet Number

C-000



VICINITY MAP
(NOT TO SCALE)

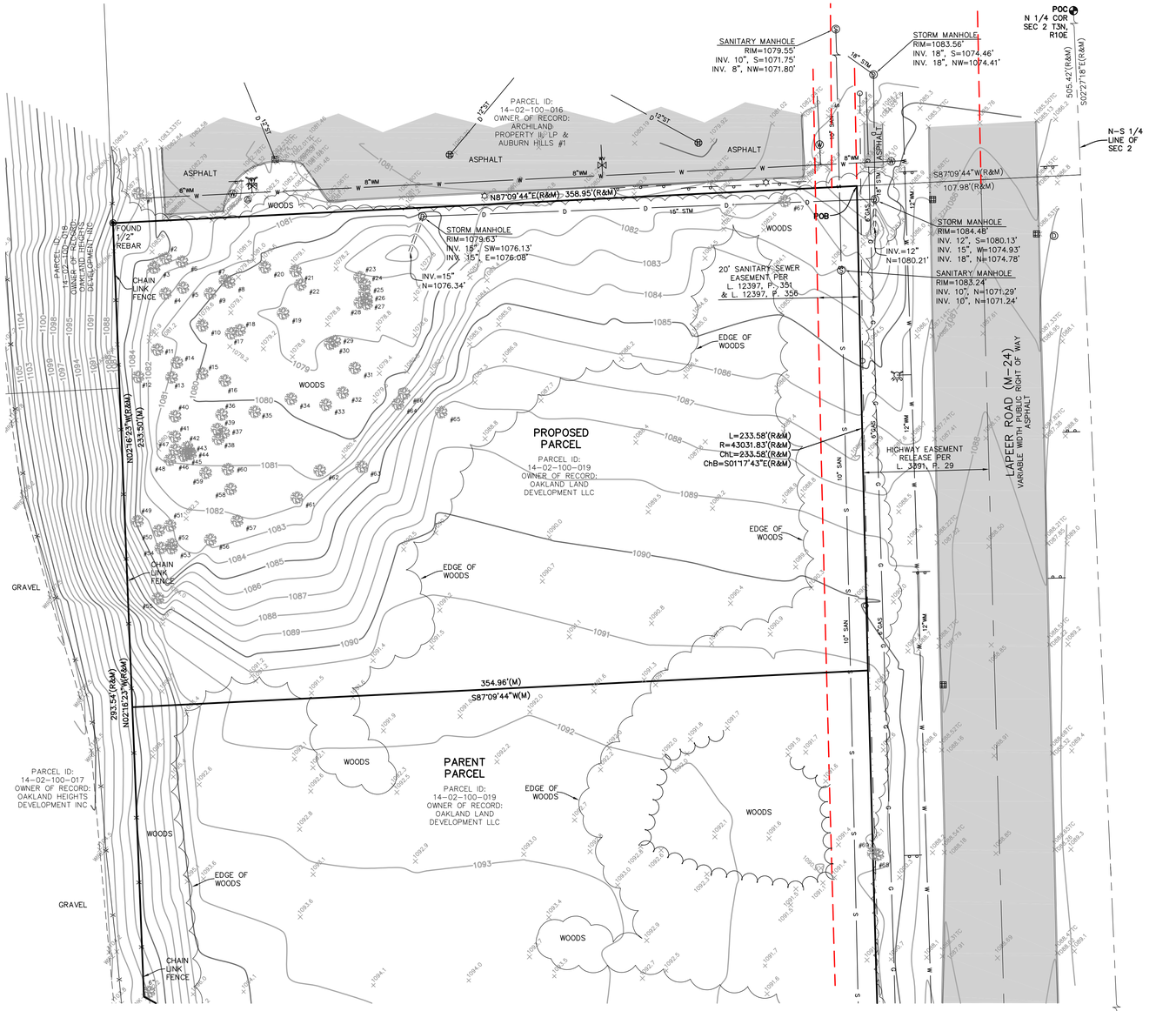
PROPOSED PARCEL AREA
83,323± SQUARE FEET = 1.91± ACRES

BASIS OF BEARING
SOUTH 02°27'18" EAST BEING THE NORTH AND SOUTH 1/4 LINE OF SECTION 2 AS DESCRIBED.

SURVEYOR'S NOTE
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

LEGEND

◉	FOUND MONUMENT (AS NOTED)
◕	FOUND SECTION CORNER (AS NOTED)
(R&M)	RECORD AND MEASURED DIMENSION
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
○	UTILITY POLE
Ⓢ	SANITARY MANHOLE
⊕	ROUND CATCH BASIN
▦	SQUARE CATCH BASIN
Ⓓ	STORM DRAIN MANHOLE
	FIRE HYDRANT
Ⓦ	WATER GATE MANHOLE
	WATER VALVE
	MONITOR WELL
☼	LIGHTPOST/LAMP POST
	SINGLE POST SIGN
	DOUBLE POST SIGN
	PARCEL BOUNDARY LINE
	ADJOINER PARCEL LINE
	SECTION LINE
	CONCRETE CURB
	EDGE OF CONCRETE (CONC.)
	EDGE OF ASPHALT (ASPH.)
	EDGE OF GRAVEL
	FENCE (AS NOTED)
	TREE / BRUSH LINE (AS NOTED)
	OVERHEAD UTILITY LINE
G	GAS LINE
S	SANITARY LINE
W	WATER LINE
D	STORM LINE
	UNDERGROUND PIPE (AS NOTED)
	MINOR CONTOUR LINE
	MAJOR CONTOUR LINE
	ASPHALT
	CONCRETE



PROPERTY DESCRIPTION
LAND IN THE CITY OF AUBURN HILLS, OAKLAND COUNTY, MI, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 2, TOWN 3 NORTH, RANGE 10 EAST, THENCE SOUTH 02 DEGREES 27 MINUTES 18 SECONDS EAST 505.42 FEET ALONG THE NORTH–SOUTH 1/4 LINE OF SAID SECTION 2; THENCE SOUTH 87 DEGREES 09 MINUTES 44 SECONDS WEST 107.98 FEET TO THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG THE WEST LINE OF LAPEER ROAD (M–24) 233.58 FEET IN THE ARC OF A CIRCULAR CURVE TO THE LEFT, RADIUS 43031.83 FEET, CHORD SOUTH 01 DEGREES 17 MINUTES 43 SECONDS EAST 233.58 FEET; THENCE SOUTH 87 DEGREES 09 MINUTES 44 SECONDS WEST 354.96 FEET; THENCE NORTH 02 DEGREES 16 MINUTES 23 SECONDS WEST 233.50 FEET; THENCE NORTH 87 DEGREES 09 MINUTES 44 SECONDS EAST 358.95 FEET TO THE POINT OF BEGINNING.

TITLE REPORT NOTE
ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, COMMITMENT No. NCS–1236562–MICH REVISION NO. 1, DATED SEPTEMBER 26, 2024, AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

7. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED HIGHWAY EASEMENT RELEASE RECORDED AS LIBER 3391, PAGE 29 AND LIBER 3315, PAGE 144. (AS SHOWN.)

8. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED DETROIT EDISON OVERHEAD RIGHT OF WAY AGREEMENT RECORDED SEPTEMBER 8, 1988 AS LIBER 10582, PAGE 72. (DOES NOT AFFECT SUBJECT PARCEL.)

9. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED SANITARY SEWER EASEMENT RECORDED AS LIBER 12397, PAGE 351. CONSENT TO EASEMENT AGREEMENT RECORDED IN LIBER 12397, PAGE 356. (AS SHOWN.)

10. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED INDEMNITY AGREEMENT RECORDED FEBRUARY 10, 1995 AS LIBER 15248, PAGE 69. (AFFECTS ENTIRE SUBJECT PARCEL, SEE DOCUMENT FOR TERMS AND CONDITIONS).

11. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED OAKLAND ASSUMPTION AGREEMENT RECORDED AS LIBER 17062, PAGE 543.(AFFECTS ENTIRE SUBJECT PARCEL, SEE DOCUMENT FOR TERMS AND CONDITIONS).

19. THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED EASEMENT RECORDED AS LIBER 10044, PAGE 240 AND LIBER 10133, PAGE 43, AS AFFECTED BY "QUIT CLAIM CONVEYANCE OF EASEMENTS, RIGHT–OF–WAY AND SANITARY SEWER SYSTEM FACILITIES AND IMPROVEMENTS" RECORDED IN LIBER 45433, PAGE 1. (DOES NOT AFFECT SUBJECT PARCEL).

20. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED INDENTURE RECORDED AS LIBER 10724, PAGE 473. (DOES NOT AFFECT SUBJECT PARCEL).

SURVEYOR'S CERTIFICATION
TO CONTOUR LAND GROUP AND FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 7A, 8, 9, 11A, AND 11B OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON 10/18/24.

DATE OF PLAT OR MAP: 10/24/24

DRAFT

ANTHONY T. SYCKO, JR., P.S.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47976
22556 GRATIOT AVE., EASTPOINTE, MI 48021
TSycko@kemtec-survey.com

NORTH

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

KEM-TEC
PROFESSIONAL ENGINEERING, SURVEYING & ENVIRONMENTAL SERVICES
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Ann Arbor (734) 994.0888
Detroit (313) 758.0877
Grand Blanc (888) 694.0001
www.kemtecgroupofcompanies.com

ALTA / NSPS LAND TITLE SURVEY
PREPARED FOR: CONTOUR LAND GROUP
VACANT PARCEL LAPEER ROAD,
AUBURN HILLS, MICHIGAN,
PART OF SECTION 2,
TOWN 3 NORTH, RANGE 10 EAST

REVISION	DATE	BY	DESCRIPTION
1	10/31/24	PJK	REVISED SOUTH LINE PER CLIENT REQUEST

DRAWN BY:	JDM
CHECKED BY:	ATS
DATE:	OCTOBER 24, 2024
PROJECT NO.	24-02133
SCALE:	1" = 30'
DRAWN:	10/16/24
CHECKED:	10/24/24

1

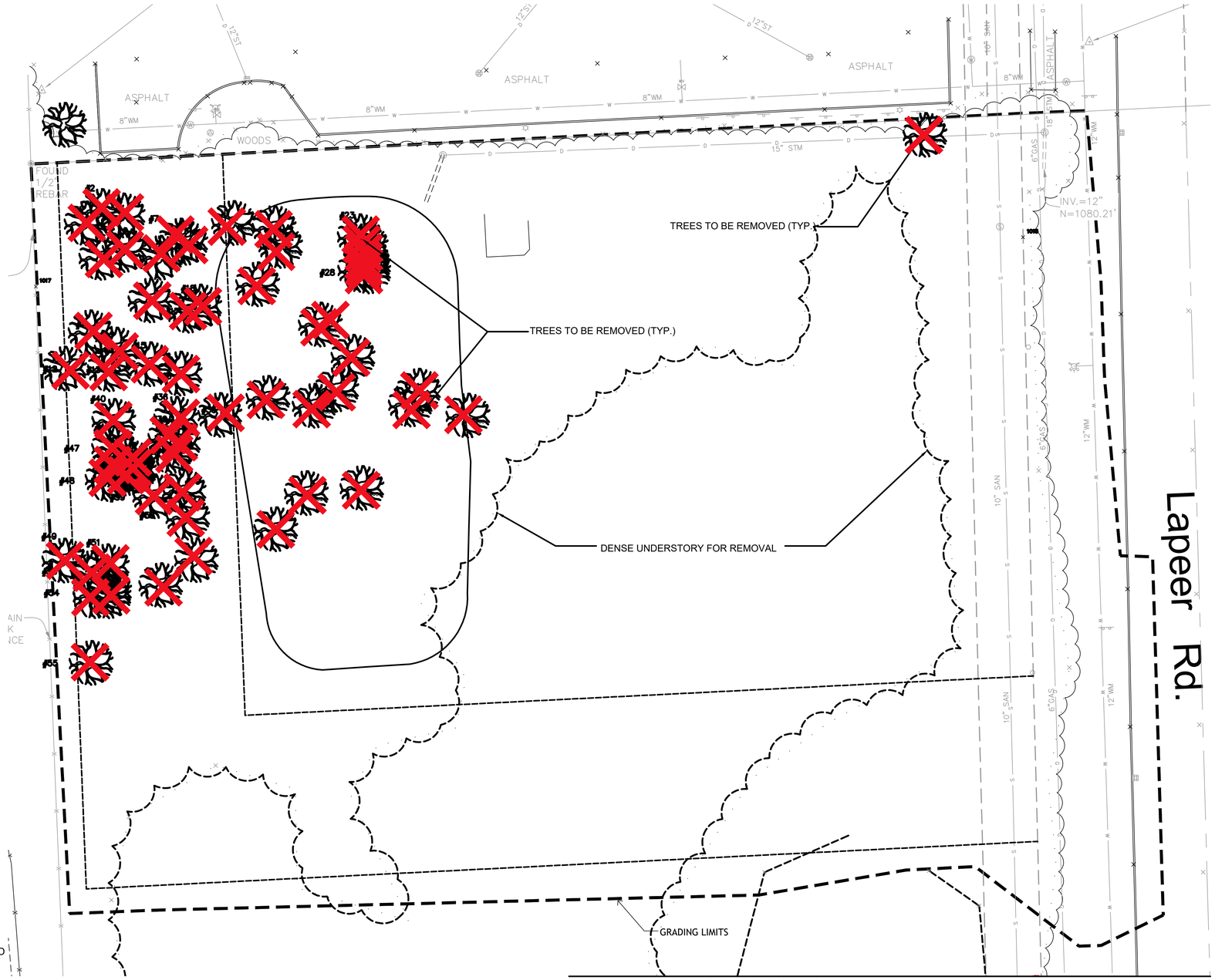
1 OF 1 SHEETS

EXISTING VEGETATION DESCRIPTION

THE PROJECT SITE CONSISTS OF A VACANT LOT. AN ON-SITE TREE SURVEY HAS NOT BEEN COMPLETED YET. 48 TREES OVER 6" CAL. WILL BE REMOVED AND 21 TREES OVER 6" CAL. WILL BE REMOVED AND REPLACED AS PART OF THIS CONTRACT. NO CHAMPION OR LANDMARK TREES ARE ON-SITE. DENSE UNDERSTORY TO BE CLEARED COVERS ROUGHLY 3/4 OF AN ACRE.

TREE PROTECTION & REMOVAL NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS AND PERMISSIONS TO PRUNE, REMOVE, AND/OR TRANSPLANT ANY TREES ON SITE.
2. DEAD AND DYING MATERIAL ON THE SITE SHALL BE REMOVED OR PRUNED. MATERIALS NOT LABELED ON THE PROTECTION PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR REMEDIATION.
3. DURING CONSTRUCTION EXISTING TREES OVER FOUR INCHES IN CALIPER SHALL BE PROTECTED WITH BARRIER FENCING.
4. BARRIER SHALL BE CONSTRUCTED OF A MIN. 48" TALL SNOW FENCE OR SIMILAR AND SUPPORT POSTS MIN. 5' O.C. AND SHALL BE ERECTED ONE FOOT BEYOND THE DRIP LINE OFF ALL EXISTING TREES ON SITE AND ADJACENT SITES TO REMAIN.
5. BARRIER FENCING SHOWN ON THE PLAN IS APPROXIMATE. CONTRACTOR SHALL ADJUST LOCATION OF BARRIER TO POSITION OUTLINED IN COMMENT 4 AND DETAIL ON SHEET L.4.
6. NO EXCESS SOIL OR ADDITIONAL FILL, BUILDING MATERIALS OR DEBRIS SHALL BE PLACED WITHIN THE PROTECTIVE BARRIER.
7. NO VEHICLES OR HEAVY MACHINERY SHALL BE ALLOWED TO WORK WITHIN THE BARRIER AREA.
8. NO ATTACHMENTS OR WIRES, OTHER THAN PROTECTIVE GUY WIRES, SHALL BE ATTACHED TO ANY OF THE TREES WHICH ARE WITHIN PROTECTIVE BARRIER.
9. STUMPS OR TREE REMAINS NOT TO BE FULLY EXCAVATED SHALL BE REMOVEED. A STUMP GRINDER SHALL BE USED TO REMOVE ALL REMAINING ROOTS AND WOODY MATERIAL. WITHIN A 24" RADIUS OF THE TREE TRUNK TO MIN. 6" BELOW GRADE. DISTURBED AREA SHALL BE BACKFILLED WITH COMPACTED TOPSOIL TO MEET SURROUNDING GRADES.



TREE PROTECTION & REMOVAL LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- BARRIER FENCING TO BE INSTALLED

1 TREE PROTECTION & REMOVAL PLAN

N SCALE 1"=20'
0' 10' 20' 40' 60'

LG Workshop, LLC
Landscape Architecture
Master Planning
Site Planning
1955 N. Wilmot Ave
Chicago, IL 60647
ph. 773.697.4388
www.LGWLA.com

SEAL

LICENSED LANDSCAPE ARCHITECT
LARRY C. GLASSCOCK JR
157-001600
STATE OF ILLINOIS

EXPIRES 08/2025

PROJECT TEAM

CIVIL ENGINEER:

PROJECT NAME

Lume
Auburn Hills, MI

Lapeer Rd.
Auburn Hills, Mi.

DRAWING ISSUED

NO.	TITLE	DATE
1.	Preliminary Review	10/18/2024
2.	Rev. Preliminary	10/31/2024

SET TYPE
PRELIMINARY LANDSCAPE PLANS

PROJECT NUMBER
2410042

DATE
10-14-2023

DRAWN BY: LCG | APPROVED BY: LCG

SHEET TITLE
TREE PROTECTION & REMOVAL PLAN / SURVEY

SHEET NUMBER
L.1

Eric A. Olson, PLLC
114 1/2 South Saginaw Street
Holly, Michigan 48442

[248] 634-4320
EOlsonRLA@sbcglobal.net

October 17, 2024

TREE INVENTORY for: Lume, west side of Lapeer Road, southerly of Brown Road, City of Auburn Hills, Michigan

Tree #	d.b.h. (inches)	Botanical Name	Common Name	Condition	Comments	(N) Not Regulated [1] (s = size, sp = species, c = condition)	Landmark (L)	Remove (X)
1	9	*Gleditsia triacanthos 'Inermis'*	Thornless Honeylocust	good	Off -site			
2	10	*Ulmus pumila*	Siberian Elm	fair	- Contorted crown	N (sp)		X
3	7	*Prunus serotina*	Black Cherry	good				X
4	17	*Ulmus spp.*	Elm (other than Siberian)	good				X
5	6	*Ulmus spp.*	Elm (other than Siberian)	fair	- Bent/crooked/bowed leader			X
6	6	*Prunus serotina*	Black Cherry	good				X
7	8	*Ulmus spp.*	Elm (other than Siberian)	fair	- Bent/crooked/bowed leader			X
8	9	*Ulmus spp.*	Elm (other than Siberian)	fair	- Bent/crooked/bowed leader			X
9	6	*Fraxinus spp.*	Ash	poor	- Signs of Emerald Ash Borer	N (sp, c)		X
10	8	*Ulmus spp.*	Elm (other than Siberian)	fair	- Bent/crooked/bowed leader			X
11	6 / 4	*Acer negundo*	Boxelder	fair	- Contorted crown	N (sp)		X
12	7 / 3 / 3 / 2	*Elaeagnus umbellata*	Autumn-olive	fair	- Contorted crown	N (sp)		X
13	16	*Populus spp.*	Cottonwood / Aspen / Poplar	good		N (sp)		X
14	6	*Fraxinus spp.*	Ash	poor	- Signs of Emerald Ash Borer	N (sp, c)		X
15	11	*Populus spp.*	Cottonwood / Aspen / Poplar	good		N (sp)		X
16	9	*Populus spp.*	Cottonwood / Aspen / Poplar	fair	- Leaning	N (sp)		X
17	9	*Ulmus spp.*	Elm (other than Siberian)	fair	- Bent/crooked/bowed leader			X
18	8	*Ulmus spp.*	Elm (other than Siberian)	fair	- Epicormic branching/suckers			X
19	6	*Ulmus spp.*	Elm (other than Siberian)	good				X
20	6	*Fraxinus spp.*	Ash	poor	- Signs of Emerald Ash Borer	N (sp, c)		X
21	11	*Ulmus spp.*	Elm (other than Siberian)	fair	- Leaning			X
22	6	*Ulmus spp.*	Elm (other than Siberian)	fair	- Contorted crown			X
23	12	*Salix spp.*	Willow	poor	- 50% or more dead	N (sp, c)		X
24	15	*Salix spp.*	Willow	poor	- 75% or more dead	N (sp, c)		X
25	22	*Populus spp.*	Cottonwood / Aspen / Poplar	fair	- Dead branch(es)	N (sp)		X
26	8	*Salix spp.*	Willow	poor	- 50% or more dead	N (sp, c)		X
27	21	*Populus spp.*	Cottonwood / Aspen / Poplar	fair	- Bent/crooked/bowed leader	N (sp)		X
28	18 / 9	*Salix spp.*	Willow	fair	- Leaning	N (sp)		X
29	14	*Salix spp.*	Willow	fair	- Bent/crooked/bowed leader	N (sp)		X
30	19 / 10	*Salix spp.*	Willow	fair	- Rot in trunk	N (sp)		X
31	9 / 8 /...	*Salix spp.*	Willow	poor	- Re-sprouts from fallen-over tree	N (sp, c)		X
32	9	*Ulmus spp.*	Elm (other than Siberian)	fair	- Bent/crooked/bowed leader			X
33	8	*Ulmus spp.*	Elm (other than Siberian)	fair	- Bent/crooked/bowed leader			X
34	6	*Acer saccharinum*	Silver Maple	fair	- Bent/crooked/bowed leader	N (sp)		X
35	9	*Populus spp.*	Cottonwood / Aspen / Poplar	fair	- Bent/crooked/bowed leader	N (sp)		X
36	20 / 5	*Salix spp.*	Willow	fair	- Dead branch(es)	N (sp)		X
37	8 / 7 /...	---	---	dead		N (c)		X
38	6	*Salix spp.*	Willow	fair	- Contorted crown	N (sp)		X
39	15	*Salix spp.*	Willow	fair	- Dead branch(es)	N (sp)		X
40	13	*Populus spp.*	Cottonwood / Aspen / Poplar	fair	- Bent/crooked/bowed leader	N (sp)		X
41	11	*Populus spp.*	Cottonwood / Aspen / Poplar	fair	- Bent/crooked/bowed leader	N (sp)		X
42	13	*Populus spp.*	Cottonwood / Aspen / Poplar	fair	- Bent/crooked/bowed leader	N (sp)		X
43	8	*Populus spp.*	Cottonwood / Aspen / Poplar	fair	- Contorted crown	N (sp)		X
44	10	*Populus spp.*	Cottonwood / Aspen / Poplar	fair	- Bent/crooked/bowed leader	N (sp)		X
45	11	*Populus spp.*	Cottonwood / Aspen / Poplar	fair	- Leaning	N (sp)		X
46	6	*Populus spp.*	Cottonwood / Aspen / Poplar	fair	- Contorted crown	N (sp)		X
47	16	*Populus spp.*	Cottonwood / Aspen / Poplar	fair	- Bent/crooked/bowed leader	N (sp)		X
48	7	*Acer negundo*	Boxelder	fair	- Leaning	N (sp)		X
49	16	*Populus spp.*	Cottonwood / Aspen / Poplar	fair	- Dead branch(es)	N (sp)		X
50	7 / 4	*Acer negundo*	Boxelder	fair	- Contorted crown	N (sp)		X
51	6	*Acer negundo*	Boxelder	fair	- Contorted crown	N (sp)		X
52	7	*Ulmus spp.*	Elm (other than Siberian)	fair	- Dead branch(es)			X
53	6	*Ulmus spp.*	Elm (other than Siberian)	fair	- Dead branch(es)			X
54	7	*Acer negundo*	Boxelder	fair	- Contorted crown	N (sp)		X
55	21	*Populus spp.*	Cottonwood / Aspen / Poplar	good		N (sp)		X
56	6	*Ulmus spp.*	Elm (other than Siberian)	fair	- Bent/crooked/bowed leader			X
57	10	*Ulmus spp.*	Elm (other than Siberian)	fair	- Gall(s)/canker(s) on trunk			X
58	7 / 4	*Ulmus spp.*	Elm (other than Siberian)	fair	- Smaller trunk(s) dead			X
59	11	*Salix spp.*	Willow	fair	- Bent/crooked/bowed leader	N (sp)		X
60	14	*Populus spp.*	Cottonwood / Aspen / Poplar	fair	- Bent/crooked/bowed leader	N (sp)		X
61	7	*Acer negundo*	Boxelder	fair	- Contorted crown	N (sp)		X
62	8	*Acer negundo*	Boxelder	fair	- Contorted crown	N (sp)		X
63	6	*Elaeagnus umbellata*	Autumn-olive	fair	- Contorted crown	N (sp)		X
64	6	*Salix spp.*	Willow	poor	- Re-sprouts from fallen-over tree	N (sp, c)		X
65	6	*Pyrus spp.*	naturalized Ornamental Pear	good				X
66	7	*Ulmus spp.*	Elm (other than Siberian)	fair	- Contorted crown			X
67	7 / 6 /...	*Populus spp.*	Cottonwood / Aspen / Poplar	fair	- Bent/crooked/bowed leader	N (sp)		X
68	6	*Populus spp.*	Cottonwood / Aspen / Poplar	fair	- Utility-pruned/under overhead utilities	N (sp)		
69	6 / 5	*Populus spp.*	Cottonwood / Aspen / Poplar	fair	- Utility-pruned/under overhead utilities	N (sp)		
70	7	*Populus spp.*	Cottonwood / Aspen / Poplar	good		N (sp)		
[1] = If located in a 'wetland', it could be 'Regulated'								

LG Landscape Architecture
Master Planning
Site Planning
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SEAL

LICENSED LANDSCAPE ARCHITECT
LARRY C. GLASSCOCK JR
157-001000
STATE OF ILLINOIS

EXPIRES 08/2025

PROJECT TEAM

CIVIL ENGINEER:

PROJECT NAME

Lume
Auburn Hills, MI

Lapeer Rd.
Auburn Hills, Mi.

DRAWING ISSUED

NO.	TITLE	DATE
1.	Preliminary Review	10/18/2024
2.	Rev. Preliminary	10/31/2024

SET TYPE
PRELIMINARY LANDSCAPE PLANS

PROJECT NUMBER
2410042

DATE
10-14-2023

DRAWN BY: LCG | APPROVED BY: LCG

SHEET TITLE
TREE SURVEY DATA

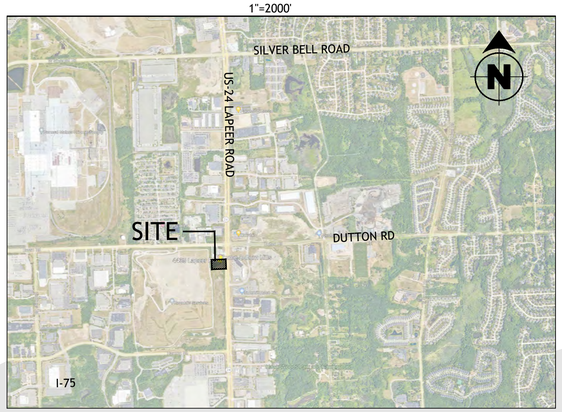
SHEET NUMBER
L.2

OWNER/ PROPRIETOR

OAKLAND LAND DEVELOPMENT COMPANY, LLC
585 ANN ARBOR TRAIL
PLYMOUTH, MI 48170
CONTACT: MICHAEL FERRANTINO
PHONE: 316.670.3777
EMAIL: MFERRANTINO@EGHCO.COM

VICINITY MAP

1"=2000'



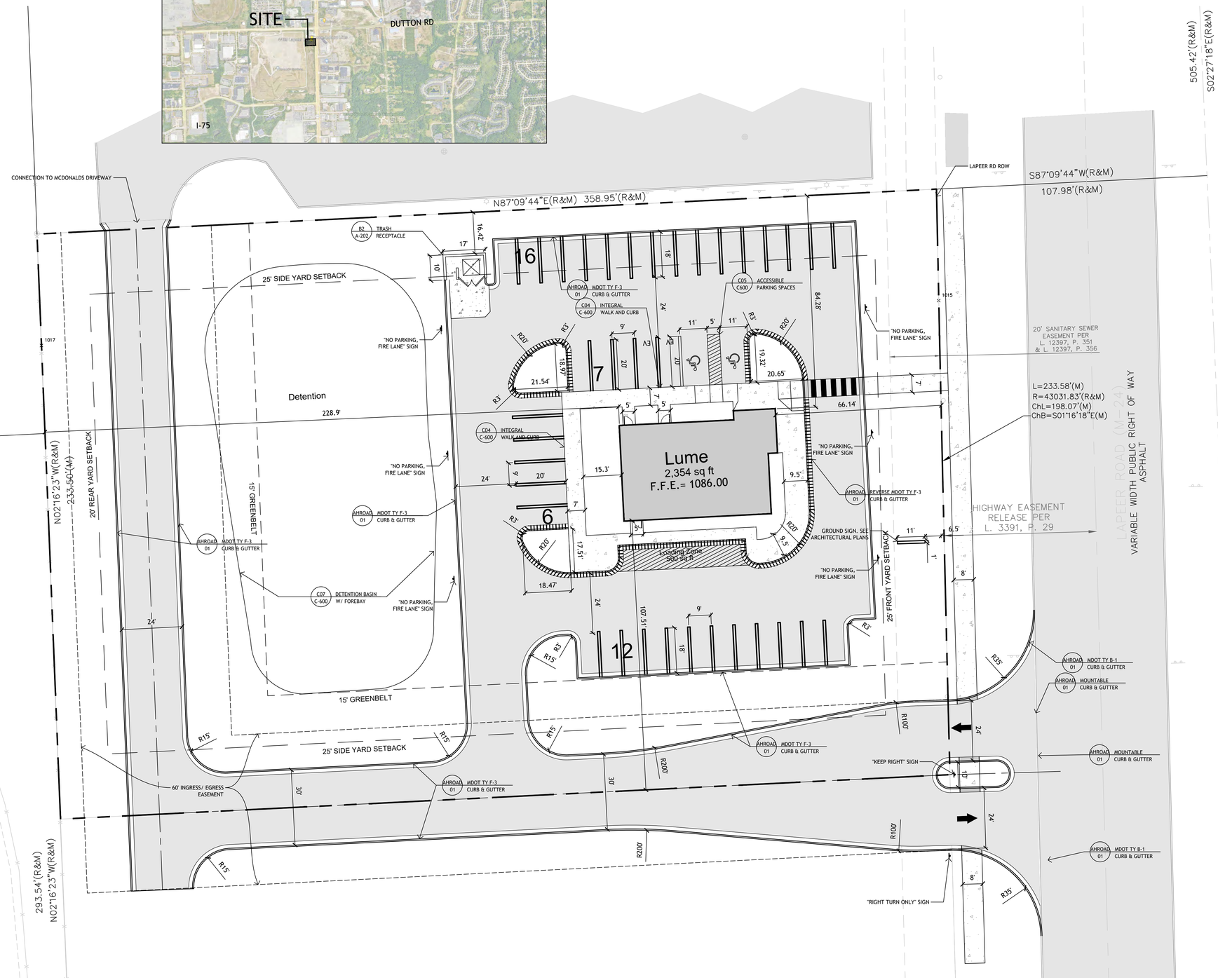
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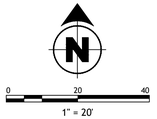
PARENT PARCEL
T3N, R10E, SEC 2 PART OF NW 1/4 BEG AT PT DIST S 02-27-18 E 505.42 FT FROM N 1/4 COR, TH S 02-27-18 E 2475.42 FT, TH S 87-18-25 W 1353.73 FT, TH N 02-41-25 W 33 FT, TH N 02-41-25 W 386.25 FT, TH N 87-18-35 E 942 FT, TH N 02-16-23 W 1645.24 FT, TH N 61-10-42 W 70.06 FT, TH N 02-16-23 W 293.54 FT, TH S 87-09-44 W 878.54 FT, TH N 02-50-16 W 525 FT, TH 87-09-44 E 582.27 FT, TH S 02-28-08 E 10 FT, TH N 87-09-44 E 301.42 FT, TH S 02-16-23 E 435.43 FT, THE N 87-09-44 E 358.95 FT, TH N 87-09-44 E 107.98 FT TO BEG EXC THAT PART IN LAPEER RD, ALSO EXC BEG AT DIST S 02-28-08 E 60 FT & N 87-12-33 E 149.83 FT & N 87-09-44 E 1217.94 FT FROM NW SEC COR, TH N 87-09-44 E 582.27 FT, TH S 02-28-08 E 10 FT, TH N 87-09-44 E 301.42 FT, TH S 02-16-23 E 515.03 FT, TH S 87-09-44 W 878.55 FT, TH N 02-50-16 W 525 FT TO BEG SD DESC IS IN VIOLATION OF THE CITY OF AUBURN HILLS LAND DIVE AND PVT RD ORDINANCE, CITY OF AUBURN HILLS 25.91 A.

PROPERTY DESCRIPTION

LAND IN THE CITY OF AUBURN HILLS, OAKLAND COUNTY, MI, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 2, TOWN 3 NORTH, RANGE 10 EAST, THENCE SOUTH 02 DEGREES 27 MINUTES 18 SECONDS EAST 505.42 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 2; THENCE SOUTH 87 DEGREES 09 MINUTES 44 SECONDS WEST 107.98 FEET TO THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG THE WEST LINE OF LAPEER ROAD (M-24) 233.58 FEET IN THE ARC OF A CIRCULAR CURVE TO THE LEFT, RADIUS 43031.83 FEET, CHORD SOUTH 01 DEGREES 17 MINUTES 43 SECONDS EAST 233.58 FEET; THENCE SOUTH 87 DEGREES 09 MINUTES 44 SECONDS WEST 354.96 FEET; THENCE NORTH 02 DEGREES 16 MINUTES 23 SECONDS WEST 233.50 FEET; THENCE NORTH 87 DEGREES 09 MINUTES 44 SECONDS EAST 358.95 FEET TO THE POINT OF BEGINNING.





LEGEND

- C01 C-600 HEAVY DUTY ASPHALT PAVEMENT
- C02 C-600 HEAVY DUTY CONCRETE PAVEMENT
- C03 C-600 CONCRETE SIDEWALK
- AHROAD 01 REVERSE PITCH CURB & GUTTER
- AHROAD 01 DEPRESSED CURB & GUTTER

NOTES

1. REFER TO GENERAL NOTES ON SHEET C-001 FOR ADDITIONAL INFORMATION.
2. THE BASIS FOR THE GEOMETRIC LAYOUT IS THE NORTHERN PROPERTY LINE.
3. DIMENSIONS ARE TO FACE OF CURB IN ALL PAVED AREAS, BACK OF CURB IN GRASS/LANDSCAPE AREAS AND OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
4. ANY CONTRACTOR DAMAGE TO EXISTING PAVEMENT OR CURBS TO REMAIN SHALL BE REMOVED AND RESTORED TO PROPOSED SPECIFICATIONS.

AUBURN HILLS GENERAL NOTES

1. ALL LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES. LIGHTING SHALL MEET THE REQUIREMENTS OF ZONING ORDINANCE NO. 372.
2. SIGNS SHALL MEET THE REQUIREMENTS OF ZONING ORDINANCE NO. 372.
3. NO OUTSIDE STORAGE WILL BE ALLOWED, WHICH INCLUDES PALLET STORAGE, OVERNIGHT VEHICLES, OR TRAILER STORAGE.
4. GROUND-MOUNTED TRANSFORMERS AND ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED PER ZONING ORDINANCE NO. 372.
5. PARKING SPACES SHALL BE DOUBLE-STRIPPED PER ZONING ORDINANCE NO. 372.
6. AN ENVIRONMENT IMPACT STATEMENT IS NOT APPLICABLE TO THIS PROJECT, AS IT IS UNDER 20 ACRES.
7. LAND SUBDIVISION WILL BE REQUIRED AS PART OF THIS PROJECT.
8. A SPECIAL LAND USE PERMIT APPLICATION WILL NOT BE REQUIRED FOR THIS PROJECT.
9. NO ALTERATIONS, AMENDMENTS, MODIFICATIONS, OR REVISIONS SHALL BE MADE TO THE APPROVED SITE PLAN DURING ENGINEERING AND BUILDING PLAN SUBMITTAL AND REVIEW OR DURING CONSTRUCTION WITHOUT PRIOR APPROVAL FROM COMMUNITY DEVELOPMENT.
10. THE DEVELOPER HAS AGREED TO PREP THE PARKING LOT WITH THE INSTALLATION OF ELECTRIC STUBS FOR FUTURE ELECTRIC VEHICLE CHARGING STATION LOCATIONS ADJACENT TO THE BARRIER-FREE PARKING SPACES AND RUN CONDUIT FROM THE POWER SOURCE TO THE STUBS TO SUPPORT FUTURE INSTALLATION. THE SPACES ARE DESIGNATED WITH EV ON THE PLAN AND WILL BE POSTED IF AND WHEN CHARGING STATIONS ARE INSTALLED.

SITE SUMMARY

SIDWELL NO.	14-02-100-019
LOT SIZE:	±1.91 AC.
ZONING:	NORTH: B-2 GENERAL BUSINESS
BUILDING SIZE:	2,354 SF.
REQUIRED BUILDING SETBACKS:	
FRONT	25 FT.
SIDE	25 FT.
REAR	20 FT.
PROVIDED BUILDING SETBACKS:	
FRONT	66 FT.
SIDE	84 FT. NORTH 128 FT. SOUTH
REAR	229 FT.
SURROUNDING ZONING:	NORTH = B-2 GENERAL BUSINESS SOUTH = I-2 GENERAL INDUSTRIAL EAST = P- PUD OVERLAY WEST = LF- 11 LANDFILL RECREATIONAL
IMPERVIOUS AREA (ON SITE):	0.89 AC.
SITE IMPERVIOUS COVERAGE	47%
PROJECT DISTURBANCE	2.01 AC.
TOTAL PROJECT IMPERVIOUS	1.15 AC.
TOTAL BUILDING FLOOR AREA	2354 SF
USABLE BUILDING FLOOR AREA	975 SF
REQUIRED LOADING AREA	500 SF
PROVIDED LOADING AREA	500 SF
MAXIMUM SIGNAGE ALLOWED	150 SF
SIGNAGE PROVIDED	128 SF

PARKING SUMMARY

MIN. SIZE:	9 FT. x 18 FT.
MIN. DRIVE WIDTH:	24 FT.
MIN. SPACES REQUIRED:	24 (1/ 100 SF RETAIL)
PARKING SPACES PROVIDED:	41
ADA SPACES REQUIRED:	2
ADA SPACES PROVIDED:	2

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

NOT FOR CONSTRUCTION
SIDWELL NO.: PART OF 14-02-100-019

Seal

STATE OF MICHIGAN
CHRISTOPHER V. ENRIGHT
ARCHITECT
No. 1301035122
LICENSED ARCHITECT

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Sheet

DIMENSIONAL SITE PLAN

Issued for
2024.10.18 CITY SUBMITTAL
2024.10.31 REVISED

Project Number
22-500

Sheet Number
C-200

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GENERAL NOTES

1. ALL CURRENT AND APPLICABLE ORDINANCES, STANDARDS AND SPECIFICATIONS OF THE AUTHORITIES HAVING JURISDICTION, IE, THE MUNICIPALITY, STATE, REGIONAL AND LOCAL UTILITY PROVIDERS AND/OR MICHIGAN DEPARTMENT OF TRANSPORTATION SHALL GOVERN ALL CONSTRUCTION ITEMS IN THESE PLANS UNLESS OTHERWISE NOTED. WHERE ANY CONFLICTS ARISE, THE MORE STRINGENT REQUIREMENT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY DIRECTED OTHERWISE BY THE PROFESSIONAL OF RECORD.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY FEDERAL, STATE AND LOCAL PERMITS PRIOR TO CONSTRUCTION. ANY PERFORMANCE OR MAINTENANCE BONDS, LETTER OF CREDIT OR OTHER FINANCIAL SURETY REQUIRED FOR ANY PERMITS SHALL BE PROVIDED BY THE CONTRACTOR TO OBTAIN PERMITS.
3. THE CONTRACTOR AND SUBCONTRACTORS ARE SOLELY RESPONSIBLE TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN ACCORDANCE WITH THE FEDERAL, STATE, LOCAL, AND OSHA REQUIREMENTS.
4. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL EXAMINE AND VERIFY SURVEY BENCHMARKS, PROPERTY BOUNDARY, DIMENSIONS AND ACTUAL CONDITIONS TO CONFIRM ALIGNMENT WITH THE CONSTRUCTION PLANS. ANY DISCREPANCIES SHOULD BE PRESENTED TO THE OWNER, SURVEYOR, ENGINEER OR CONSTRUCTION MANAGER IMMEDIATELY FOR INSTRUCTION. ANY WORK PERFORMED THEREAFTER WITHOUT INSTRUCTION SHALL BE AT CONTRACTOR'S EXPENSE.
5. BEFORE BIDDING, IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW AND ACCOMMODATE RECOMMENDATIONS FROM THE GEOTECHNICAL REPORT AND ANY ENVIRONMENTAL PHASE 1 OR PHASE 2 REPORTS PROVIDED IN THE CONTRACT DOCUMENTS. THIS INCLUDES:REMOVAL OF POOR SOILS, SUB-GRADE PREPARATION, ETC. ANY COSTS ASSOCIATED WITH THESE ITEMS AND AS THEY RELATE TO SCHEDULE ARE TO BE INCLUDED IN FINAL BIDS.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO WORK OFF THE MOST RECENT SET OF CONSTRUCTION PLANS. CONTRACTOR SHALL CONFIRM WITH ENGINEER THE MOST RECENT APPROVED, STAMPED AND CERTIFIED SET ISSUED FOR CONSTRUCTION.
7. AT LEAST 72 HRS PRIOR TO CONSTRUCTION, AND SUBJECT TO LONGER REQUIRED TIMEFRAMES, THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE FEDERAL, STATE AND/OR LOCAL AUTHORITIES AS REQUIRED. THE CONTRACTOR SHALL ABIDE BY AGENCY AND MUNICIPALITY STANDARDS FOR NOTIFICATION, TESTING AND INSPECTION DURING CONSTRUCTION. ANY DELAY IN SCHEDULE OR TIME LOST DUE TO IMPROPER CONTRACTOR INSPECTION CONDITIONS OR SCHEDULING SHALL BE AT CONTRACTOR'S EXPENSE.
8. THE EXISTING CONDITIONS DEPICTED ON THE PLANS ARE APPROXIMATE AND INFORMATIONAL IN NATURE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ACTUAL CONDITIONS, LOCATIONS OF ANY NATURAL FEATURES AND ALL PUBLIC/PRIVATE UNDERGROUND UTILITIES BOTH HORIZONTALLY AND VERTICALLY. ANY EXPLORATORY SUBSURFACE INVESTIGATION SHALL BE AT THE EXPENSE OF THE CONTRACTOR. ANY SIGNIFICANT DIFFERENCES FROM THE PLANS SHALL BE COMMUNICATED WITH THE ENGINEER PRIOR TO COMPLETING ASSOCIATED WORK.
9. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, OWNERS' AGENTS, ENGINEER OF RECORD, CONTOUR LAND GROUP, THE MUNICIPALITY AND ANY OTHER AGENCY FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES RESULTING FROM PERFORMANCE OF THE CONTRACTOR'S WORK.
10. ANY WORK TO BE PERFORMED WITHIN A PUBLIC RIGHT OF WAY SHALL BE COMPLETED IN ACCORDANCE WITH THAT PUBLIC ENTITIES' PERMIT REQUIREMENTS, STANDARDS AND SPECIFICATIONS. ANY REQUIRED SAFETY PRECAUTIONS, WARNING DEVICES, ADDITIONAL SIGNAGE, AND MAINTENANCE OF TRAFFIC REQUESTED DURING CONSTRUCTION AND SUPPLEMENTAL TO THE PLANS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
11. THE CONTRACTOR IS RESPONSIBLE FOR ASSIGNING AN ON-SITE RESPONSIBLE PARTY FOR RECORDING AND MAINTAINING ALL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIRED INSPECTIONS AND DOCUMENTATION. THE REPORT SHALL BE KEPT UP TO DATE ON-SITE AND AVAILABLE UPON REQUEST.
12. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS/SUBMITTALS FOR REVIEW AND APPROVAL OF PROPOSED WORK BY THE OWNER AND OWNER'S ENGINEER WITH ADEQUATE TIME PROVIDED FOR THE REVIEW.
13. CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, TRASH, SPILLS, OILS/FUELS, MISCELLANEOUS EQUIPMENT UN-SUITABLE MATERIAL AND PROPERLY DISPOSE OF IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR PERMITS REQUIRED FOR PREPARATION, HAULING AND DISPOSAL.
14. ANY DAMAGE OR STRUCTURAL FAILURE TO EXISTING PAVEMENTS, CURBING, SIDEWALKS, LANDSCAPING, POLES, UTILITY STRUCTURES, AND ALIKE, INTENDED TO REMAIN, AS A RESULT OF HEAVY CONSTRUCTION EQUIPMENT AND OPERATIONS, SHALL BE REMOVED AND PROPERLY RESTORED IN KIND AT CONTRACTOR'S EXPENSE.
15. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AS-BUILTS OR PROVIDING ANY REQUIRED FIELDWORK AND PREPARING RECORD DRAWINGS FOR PROJECT CLOSEOUT. ANY COSTS INCURRED FOR REQUIRED CLEANING, FLUSHING, STREET SWEEPING, TELEVISING OR ON-SITE INSPECTIONS BY AGENCY STAFF SHALL BE PROVIDED BY THE CONTRACTOR. RECORD DRAWINGS SHALL BE PROVIDED TO THE OWNER AND OWNER'S ENGINEER FOR DOCUMENTATION.
16. BEFORE INSTALLATION OF WET AND DRY UTILITIES, CONTRACTOR SHALL VERIFY ALL CROSSINGS AND INFORM THE ENGINEER OF ANY POTENTIAL CONFLICTS FOR REVIEW AND DIRECTION. ANY REWORK REQUIRED DUE TO THE CONTRACTOR NOTIFYING ENGINEER AFTER WORK STARTED WILL BE AT THE EXPENSE OF THE CONTRACTOR.
17. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THE DURATION OF THE PROJECT. FAILURE TO DO SO MAY RESULT IN REMOVAL AND REPLACEMENT OF DEFECTIVE WORK. IT IS RECOMMENDED THAT THE OWNER OR CONTRACTOR HAVE A QUALIFIED INSPECTOR ON THE JOB SITE AT ALL TIMES TO INSURE COMPLIANCE WITH THE PLANS AND SPECIFICATIONS.

SITE PLAN NOTES

1. THE MUNICIPALITY AND MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) CURRENT EDITION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" SHALL GOVERN ALL SITE PLAN CONSTRUCTION ITEMS.
2. CONTRACTOR SHALL FOLLOW GEOTECHNICAL REPORT RECOMMENDATIONS FOR ALL PAVEMENT THICKNESSES, SITE AND SUBGRADE PREPARATION, AND LIFT AND COMPACTION REQUIREMENTS. WHERE CONFLICTS ARISE WITH LOCAL OR STATE REQUIREMENTS, THE MORE STRINGENT REQUIREMENT TAKES PRECEDENCE UNLESS DIRECTED OTHERWISE BY THE CIVIL ENGINEER.
3. REFER TO ARCHITECTURAL, STRUCTURAL AND MEP PLANS FOR ALL BUILDING ELEMENTS RELATED TO THE SITE PLAN INCLUDING BUILDING DIMENSIONS, DOOR LOCATIONS, STOOPS, BOLLARDS, ETC.
4. DIMENSIONS ARE TO FACE OF CURB IN ALL PAVED AREAS, BACK OF CURB IN GRASS/LANDSCAPE AREAS AND OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT AND/OR CURB RADII TO BE THREE FOOT (3') UNLESS OTHERWISE NOTED.
6. ALL CONCRETE SIDEWALK SHALL BE BROOM FINISHED PERPENDICULAR TO DIRECTION OF TRAVEL.
7. ALL WORK WITHIN A PUBLIC RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE PUBLIC AUTHORITY STANDARDS AND SPECIFICATIONS.
8. CONCRETE JOINTING AND ANY REQUIRED DOWELING FOR PAVEMENT, CURBING AND SIDEWALK SHALL BE AS SHOWN ON THE DETAILS IN THE PLANS, MUNICIPALITY REQUIREMENTS OR PER STATE DOT STANDARDS AND SPECIFICATIONS, WHICHEVER MORE STRINGENT.
9. PAVEMENT QUALITY CONTROL TESTING AND INSPECTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COPIES OF TEST RESULTS SHOULD BE PROVIDED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.
10. PRIOR TO INSTALLATION OF CURB AND GUTTER AND BASE MATERIAL, FINE GRADED COMPACTED SUBGRADE SHALL EXTEND TWO FEET (2') BEYOND THE BACK OF CURB.
11. ALL PAVEMENT MARKING AND SIGNAGE SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE STATE DEPARTMENT OF TRANSPORTATION (DOT) STANDARDS.
12. ACCESSIBLE SPACES AND ROUTES SHALL BE GOVERNED AND CONSTRUCTED IN CONFORMANCE WITH THE CURRENT EDITION OF THE ADA ACCESSIBILITY GUIDELINES (ADAAG), PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) AND/OR MDOT STANDARDS.

DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY NECESSARY DEMOLITION PERMITS.
2. ALL ITEMS SCHEDULED FOR REMOVAL IN THE PLANS OR SPECIFICATIONS ARE TO BE REMOVED IN THEIR ENTIRETY ABOVE AND BELOW GROUND TO SUBGRADE, INCLUDING BUT NOT LIMITED TO, STRUCTURES COMPLETE TO FOUNDATIONS AND APPURTENANCES, PAVEMENTS, BASE AGGREGATES, TREES, LANDSCAPING, UTILITIES, MANHOLES, ETC. ANY REQUIRED BACKFILL SHALL MEET MATERIAL, LIFT AND COMPACTION SPECIFICATIONS PER THE GEOTECHNICAL REPORT. ANY RE-USE OR WORKING IN OF BASE AGGREGATES FOR PROPOSED WORK MUST MEET APPROPRIATE SPECIFICATIONS FOR MATERIAL GRADATION, CONSISTENCY AND MUST BE APPROVED FOR RE-USE BY THE OWNER, CIVIL ENGINEER AND GEOTECHNICAL ENGINEER.
3. LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND INFORMATIONAL IN NATURE. DATA IS GATHERED FROM SEVERAL DIFFERENT SOURCES OVER EXTENDED PERIODS OF TIME TO OBTAIN THE BEST INFORMATION POSSIBLE. THE ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THESE LOCATIONS. THE CONTRACTOR SHALL COORDINATE ALL UNDERGROUND UTILITY LOCATIONS, SIZES AND DEPTHS ON-SITE WITH UTILITY COMPANIES PRIOR TO DEMOLITION ACTIVITIES.
4. CONTRACTOR SHALL COORDINATE ANY REMOVAL, RELOCATION OR DISCONNECTION OF UTILITY SERVICES WITH RESPECTIVE UTILITY COMPANY PRIOR TO ANY DEMOLITION. CONTRACTOR VERIFY IF LINES ARE ACTIVE OR ENERGIZED PRIOR TO EXCAVATION.
5. CONTRACTOR SHALL USE CARE WHEN WORKING AROUND ANY EXISTING UTILITIES TO REMAIN, ESPECIALLY HIGH PRESSURE GAS MAINS, FIBER OPTIC, OLDER LARGE DIAMETER WATER MAINS, AND ELECTRICAL TRANSMISSION/PRIMARY SERVICES TO NOT DAMAGE OR INTERRUPT EXISTING SERVICES. CONTRACTOR SHALL EXPOSE SENSITIVE LINES USING NON-DESTRUCTIVE METHODS, AND HAVE THE UTILITY COMPANY AND QUALIFIED PERSONNEL ASSIST IN THE PROTECTION OF THEIR LINES.
6. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND IS TO BE REMOVED AND DISPOSED OF OFF-SITE PROPERLY IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS. ANY MATERIAL PROCESSING, HAULING AND DUMPING IS CONTRACTOR'S RESPONSIBILITY AND EXPENSE.
7. ALL TREE PROTECTION SHALL BE INSTALLED AT THE DRIPLINE OF THE TREE CANOPY TO PRESERVE THE EXISTING ROOT SYSTEMS.
8. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES AS NECESSARY TO KEEP ALL SEDIMENT ASSOCIATED WITH DEMOLITION AND EARTHMOVING ACTIVITIES ON-SITE. CONTRACTOR SHALL EMPLOY WATER SPRINKLING, SPRAYING OFF TIRES AND STREET SWEEPING TO REDUCE SEDIMENT TRACKING AND DUST CONTROL AS NEEDED FOR LARGE PROJECTS, DRY SEASONS, AND AT CONSTRUCTION ENTRANCES/EXITS. EROSION CONTROL MEASURES SHALL BE INSPECTED AND REPLACED WHEN NEEDED.
9. DEWATERING SHOULD BE ANTICIPATED, INCLUDED IN THE CONTRACTORS BID, AND PERFORMED IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
10. NO DISRUPTION OF EXISTING UTILITY SERVICES TO EXISTING BUSINESSES IS ALLOWED WITHOUT EXPRESS PERMISSION FROM THE BUSINESS OWNERS AND UTILITY COMPANIES.
11. ALL PAVEMENT SAWCUTS SHALL BE FULL DEPTH, NEAT AND TRUE TO LINE.
12. SAWCUTS OF EXISTING CURBS AND SIDEWALKS SHALL BE AT THE NEAREST JOINT BEYOND REMOVAL LIMITS.
13. CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE IN DEMOLITION AREAS.
14. ANY DISCREPANCIES OR CONFLICTS WHICH ARISE SHALL BE COMMUNICATED TO THE ATTENTION OF THE ENGINEER IMMEDIATELY AND PRIOR TO CONSTRUCTION.

GRADING/EARTHWORK NOTES

1. REFER TO THE GEOTECHNICAL REPORT PROVIDED IN THE CONTRACT DOCUMENTS AND ADHERE TO ALL RECOMMENDATIONS SPECIFIED THEREIN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH THE SITE, AND THE CONDITIONS OF THE SITE PRIOR TO FINAL BIDDING.
2. RIM ELEVATIONS AND GRADES SHOWN AT CURB INLETS INDICATE FLOW LINE ELEVATIONS, IE, ELEVATIONS AT THE LOWEST DRAWDOWN POINT ON THE GRATE.
3. CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE AND EROSION CONTROL DURING CONSTRUCTION TO MINIMIZE STANDING WATER AND ENSURE SEDIMENT DOES NOT LEAVE THE SITE.
4. ALL GRADE ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS.
5. PRIOR TO MASS GRADING, GROUND SHALL BE CLEARED AND GRUBBED, TOPSOIL STRIPPED AND STOCKPILED AND ANY UNSUITABLE SOIL/MATERIAL TESTED AND DISPOSED OF AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
6. ANY DISTURBED AREAS SHALL BE STABILIZED AND SEEDED WITHIN 7 DAYS.
7. THE CONTRACTOR IS RESPONSIBLE FOR BALANCING THE SITE. ANY DISCREPANCIES FOUND IN THE PLANS SHALL BE COMMUNICATED WITH THE OWNER OR ENGINEER PRIOR TO EARTHMOVING ACTIVITIES. IF THE IMPORT OF CLEAN ENGINEERED FILL OR THE EXPORT OF EXCESS SOIL MATERIAL IS KNOWN AND REQUIRED, THE CONTRACTOR SHALL PROVIDE FOR IT IN FINAL BIDDING. NO ADDITIONAL COMPENSATION WILL BE PROVIDED FOR IMPORT/EXPORT OF SOIL DURING CONSTRUCTION OR AFTER BIDDING.
8. ANY SOFT OR UNSUITABLE SOILS ENCOUNTERED IN STRUCTURAL SOIL AREAS SHALL BE REMOVED AND REPLACED WITH APPROPRIATE STRUCTURAL FILL IN ACCORDANCE WITH THE GEOTECHNICAL MATERIAL RECOMMENDATIONS.
9. EARTHWORK ACTIVITIES DURING RAINY SEASONS SHALL BE ACCOUNTED FOR IN THE CONTRACTOR'S FINAL BIDDING. THIS INCLUDES "MEANS AND METHODS" RELATED TO SUBGRADE PREPARATION, IE, SUBGRADE CHEMICAL MODIFICATION AS OPPOSED TO SCARIFYING, DISCING AND AERATING TO DRY SOFT SOILS DUE TO EXCESS MOISTURE CONTENT AND AGGRESSIVE PROJECT SCHEDULING.
10. ANY IMPORTED FILL MATERIAL SHALL BE CLEAN ENGINEERED FILL.
11. TOPSOIL TO BE RE-SPREAD IN NON-STRUCTURAL AREAS, IE, GRASS AND LANDSCAPE AREAS, SHALL BE FREE OF CLAY AND SPREAD TO A MINIMUM DEPTH OF 6". REFER TO LANDSCAPE PLAN FOR FINAL STABILIZATION MEASURES.
12. THROUGHOUT CONSTRUCTION, EROSION CONTROL SHALL BE MAINTAINED BY THE CONTRACTOR AT ALL TIMES IN CONFORMANCE WITH THE EROSION CONTROL MEASURES PROVIDED IN THE PLANS AND THE MDOT SOIL EROISION AND SEDIMENT CONTROL MANUAL
13. DEWATERING SHOULD BE ANTICIPATED, INCLUDED IN THE CONTRACTORS BID, AND PERFORMED IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
14. CONTRACTOR IS RESPONSIBLE FOR CONTRACTING A THIRD-PARTY INDEPENDENT TESTING AGENCY FOR QUALITY CONTROL AND QUALITY ASSURANCE. THE GEOTECHNICAL ENGINEER AND TESTING AGENCY SHALL WORK IN CONCERT TO INSURE GOVERNING MATERIAL SPECIFICATIONS ARE MET.
12. SIDEWALK AND PAVEMENT SLOPES IN ACCESSIBLE PARKING SPACES AND ROUTES SHALL CONFORM TO THE CURRENT EDITION OF THE ADA ACCESSIBILITY GUIDELINES (ADAAG), PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG) AND/OR MDOT STANDARDS.
13. ADEQUATE SOIL COVER OVER THE TOP OF EXISTING AND PROPOSED UTILITIES SHALL BE PROVIDED BY THE CONTRACTOR AT ALL TIMES DURING CONSTRUCTION OPERATIONS TO INSURE STRUCTURAL INTEGRITY OF UTILITIES IS NOT COMPROMISED.
14. REFER TO SOIL EROSION AND SEDIMENT CONTROL PLAN SHEETS IN THIS SET FOR TEMPORARY EROSION CONTROL BEST MANAGEMENT PRACTICES (BMP) MEASURES, DETAILS WITH INSTALLATION AND MAINTENANCE PROCEDURES, CONSTRUCTION SEQUENCE AND ALL EROSION CONTROL NOTES.

EROSION CONTROL NOTES

1. REFER TO SOIL EROSION AND SEDIMENT CONTROL PLAN SHEETS IN THIS SET FOR TEMPORARY EROSION CONTROL MEASURES, BEST MANAGEMENT PRACTICES (BMP'S), DETAILS WITH INSTALLATION AND MAINTENANCE PROCEDURES, CONSTRUCTION SEQUENCE AND ALL EROSION CONTROL NOTES.

UTILITY NOTES

1. ALL CONSTRUCTION OF UTILITY WORK SHALL BE GOVERNED BY THE CITY OF AUBURN HILLS PUBLIC WORKS AND ENGINEERING STANDARDS AND SPECIFICATIONS, CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN MICHIGAN" AND MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION".
2. CONTRACTOR SHALL REFER TO ALL OTHER GENERAL NOTES RELATED TO UTILITY WORK AND INCORPORATE HEREIN. CONTRACTOR REFER TO PLANS AND DETAIL SHEETS FOR ADDITIONAL UTILITY SPECIFICATIONS.
3. CONTRACTOR SHALL REFER TO THE MEP PLANS FOR UTILITY SERVICE LOCATIONS TO AREAS FIVE FEET (5') OUTSIDE THE BUILDING AND IN. COORDINATE WITH THE UTILITY PLANS IN THIS SET. ANY DISCREPANCIES SHALL BE PRESENTED TO THE ENGINEER FOR COORDINATION PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL INSTALL ALL UTILITIES PRIOR TO PAVING.
5. ALL EXISTING AND PROPOSED UTILITY SURFACE FEATURES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE ADJUSTED TO FINISHED GRADE, INCLUDING BUT NOT LIMITED TO CASTINGS, VALVE COVERS, HYDRANTS, PEDESTALS, UTILITY PADS, ETC.
6. PIPE LENGTHS SHOWN ON THE UTILITY PLANS ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
7. CONTRACTOR SHALL MAINTAIN PROPER SEPARATION FROM WATER MAIN TO ALL OTHER SEWERS:
   - 7.1. TEN FEET (10') MINIMUM HORIZONTAL SEPARATION FROM OUTSIDE OF WATER MAIN TO OUTSIDE OF SEWER
   - 7.2. EIGHTEEN INCHES (18") MINIMUM VERTICAL SEPARATION FROM OUTSIDE OF WATER MAIN TO OUTSIDE OF SEWER. "
   - 7.3. WHERE VERTICAL SEPARATION NOT POSSIBLE, SEWER SHALL BE CONSTRUCTED WITH WATER MAIN QUALITY RATED PIPE AT AND EXTENDING TEN FEET (10') ON BOTH SIDES OF CROSSING.
8. ALL UTILITIES UNDER AND WITHIN TWO FEET (2') OF PAVED AREAS OR CURB SHALL RECEIVE GRANULAR BACKFILL.
9. STORM SEWER NOTES:
   - 9.1. RIM ELEVATIONS ON STORM STRUCTURES INDICATE TOP OF CLOSED LID, OR WHERE THE STORMWATER FLOW ENTERS A CURB GRATE OR OPEN CASTING.
   - 9.2. ANY FIELD TILES ENCOUNTERED DRAINING OFF-SITE AREAS SHALL BE PICKED UP AND TIED INTO THE NEAREST STORM STRUCTURE.
   - 9.3. ALL INLETS IN SAG CONDITIONS SHALL HAVE FOUR INCH (4") DIAMETER PERFORATED UNDERDRAINS A MINIMUM OF TWENTY FEET (20') LONG. SEE UTILITY PLAN AND DETAIL.
   - 9.4. STORM SEWER SYSTEM SHALL BE THOROUGHLY CLEANED PRIOR TO FINAL INSPECTION.
   - 9.5. ALL MANHOLES, INLETS, FRAMES, GRATES, CONNECTIONS, ROOF DRAINS, ETC., SHALL BE CONSTRUCTED ACCORDING TO THE ORDINANCES AND STANDARDS OF THE AUTHORITY HAVING JURISDICTION.
10. SANITARY SEWER NOTES:
    - 10.1. INSPECTION AND TESTING ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE A PART OF THE CONTRACT. ANY REWORK AS A RESULT OF FAILED INSPECTION / TESTING WILL BE AT CONTRACTOR'S EXPENSE.
    - 10.2. CONNECTIONS TO PUBLIC SEWERS SHALL NOT BE COMPLETED UNTIL AUTHORIZED BY THE UTILITY HAVING JURISDICTION.
    - 10.3. INVERTS GREATER THAN TWENTY-FOUR INCHES (24") BETWEEN INCOMING AND OUTGOING SEWER IN A MANHOLE SHALL REQUIRE A DROP MANHOLE.
    - 10.4. ALL SANITARY CONNECTIONS TO AN EXISTING MANHOLE SHALL BE MADE WITH A FLEXIBLE BOOT CONNECTOR.
11. WATER MAIN NOTES:
    - 11.1. INSPECTION, TESTING, FLUSHING AND CHLORINATION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE PART OF THE CONTRACT. ANY REWORK AS A RESULT OF FAILED INSPECTION / TESTING WILL BE AT CONTRACTOR'S EXPENSE.
    - 11.2. MINIMUM COVER FOR WATER MAINS IS SIXTY INCHES (60") MINIMUM.
    - 11.3. FIRE SERVICE REQUIREMENTS AND FIRE HYDRANT LOCATIONS SHALL BE PER LOCAL FIRE DEPARTMENT AND CONFIRMED PRIOR TO INSTALLATION.
    - 11.4. WATER MAIN AND DOMESTIC WATER SERVICE SHALL BE COORDINATED WITH THE AUTHORITY HAVING JURISDICTION AND CONFIRMED PRIOR TO INSTALLATION.

FIRE DEPARTMENT NOTES

1. THE FOUR (4) INCH STEAMER CAPS ON ALL HYDRANTS WILL BE PAINTED ACCORDING TO THE FOLLOWING
   WHITE-ON 4.00 INCH MAINS
   RED-ON 6.00 INCH MAINS
   ORANGE-ON 8.00 INCH MAINS
   GREEN-ON 12.00 INCH MAINS
   BLUE-ON 16.00 INCH MAINS
2. NO PARKING SHALL BE PERMITTED AND/OR OBSTRUCTIONS SHALL BE PLACED OR CONSTRUCTED WITHIN FIFTEEN (15) FEET OF ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION, PUBLIC OR PRIVATE.
3. THE FIRE DEPARTMENT CONNECTION MUST BE LOCATED WITHIN ONE HUNDRED (100) FEET OF A FIRE HYDRANT AND WITHIN FIFTY (50) FEET OF A MINIMUM TWENTY (20) FOOT WIDE PAVED DRIVEWAY OR STREET.
4. GAS METERS, PROPANE TANKS, OVERHEAD ELECTRICAL SERVICE, AND TRANSFORMERS MUST NOT BE LOCATED ON THE SAME SIDE OF THE BUILDING OR STRUCTURE AS THE FIRE DEPARTMENT CONNECTION UNLESS A CLEAR DISTANCE OF ONE HUNDRED FIFTY (150) FEET CAN BE MAINTAINED BETWEEN UTILITIES AND THE FIRE DEPARTMENT CONNECTION.
5. ALL DRIVE AREAS MUST BE POSTED AS FIRE LANES WITH UNIFORM SIGNS IN KEEPING WITH THE STANDARD ESTABLISHED IN THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS MUST BE ERECTED ON BOTH SIDES OF THE FIRE LANES WITH SPACING BETWEEN SIGNS NOT TO EXCEED ONE HUNDRED (100) FEET.
6. DESIGNATED EXIT DOORS ONTO DRIVES OR PARKING AREAS MUST BE PROTECTED WITH GUARD POSTS OR PARKING BLOCKS.
7. A WHITE HIGH VISIBILITY STRIP SHALL BE PAINTED ON THE UPPER FLANGE OF ALL FIRE HYDRANTS.

CITY OF AUBURN HILLS STANDARD NOTES

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

NO WORK SHALL BE PERFORMED WITHOUT INSPECTION.

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

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

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

ALL MATERIALS AND MANUFACTURERS SHALL CONFORM TO THIS STANDARD DETAILS.

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

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

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

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

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

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

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

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

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

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

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Seal

STATE OF MICHIGAN
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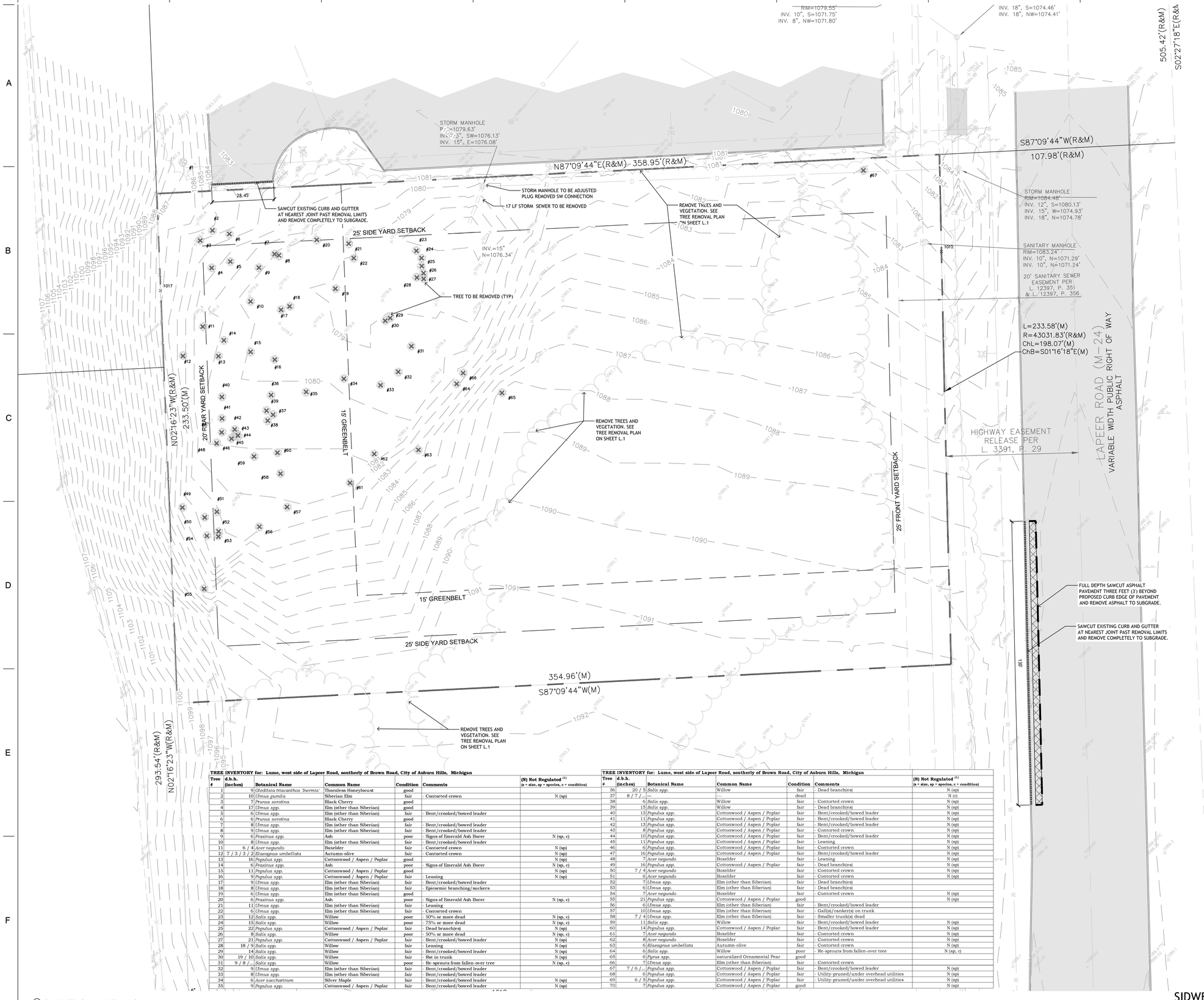
Lapeer Rd
Auburn Hills, MI 48326

Sheet
GENERAL NOTES

Issued for
2024.10.18 CITY SUBMITTAL
2024.10.31 REVISED

Project Number
22-500

Sheet Number
C-001



TREE INVENTORY for: Lume, west side of Lapeer Road, southerly of Brown Road, City of Auburn Hills, Michigan

Tree #	d.b.h. (inches)	Botanical Name	Common Name	Condition	Comments	(N) Not Regulated [1] (s = size, sp = species, c = condition)
1	9	*Gleditsia triacanthos 'Inermis'*	Thornless Honeylocust	good		
2	10	*Ulmus pumila*	Siberian Elm	fair	- Contorted crown	N (sp)
3	7	*Prunus serotina*	Black Cherry	good		
4	17	*Ulmus spp.*	Elm (other than Siberian)	good		
5	6	*Ulmus spp.*	Elm (other than Siberian)	fair	- Bent/crooked/bowed leader	
6	6	*Prunus serotina*	Black Cherry	good		
7	8	*Ulmus spp.*	Elm (other than Siberian)	fair	- Bent/crooked/bowed leader	
8	9	*Ulmus spp.*	Elm (other than Siberian)	fair	- Bent/crooked/bowed leader	
9	6	*Fraxinus spp.*	Ash	poor	- Signs of Emerald Ash Borer	N (sp, c)
10	8	*Ulmus spp.*	Elm (other than Siberian)	fair	- Bent/crooked/bowed leader	
11	6 / 4	*Acer negundo*	Boxelder	fair	- Contorted crown	N (sp)
12	7 / 3 / 3 / 2	*Elaeagnus umbellata*	Autumn-olive	fair	- Contorted crown	N (sp)
13	16	*Populus spp.*	Cottonwood / Aspen / Poplar	good		N (sp)
14	6	*Fraxinus spp.*	Ash	poor	- Signs of Emerald Ash Borer	N (sp, c)
15	11	*Populus spp.*	Cottonwood / Aspen / Poplar	good		N (sp)
16	9	*Populus spp.*	Cottonwood / Aspen / Poplar	fair	- Leaning	N (sp)
17	9	*Ulmus spp.*	Elm (other than Siberian)	fair	- Bent/crooked/bowed leader	
18	8	*Ulmus spp.*	Elm (other than Siberian)	fair	- Epicormic branching/suckers	
19	6	*Ulmus spp.*	Elm (other than Siberian)	good		
20	6	*Fraxinus spp.*	Ash	poor	- Signs of Emerald Ash Borer	N (sp, c)
21	11	*Ulmus spp.*	Elm (other than Siberian)	fair	- Leaning	
22	6	*Ulmus spp.*	Elm (other than Siberian)	fair	- Contorted crown	
23	12	*Salix spp.*	Willow	poor	- 50% or more dead	N (sp, c)
24	15	*Salix spp.*	Willow	poor	- 75% or more dead	N (sp, c)
25	22	*Populus spp.*	Cottonwood / Aspen / Poplar	fair	- Dead branch(es)	N (sp)
26	8	*Salix spp.*	Willow	poor	- 50% or more dead	N (sp, c)
27	21	*Populus spp.*	Cottonwood / Aspen / Poplar	fair	- Bent/crooked/bowed leader	N (sp)
28	18 / 9	*Salix spp.*	Willow	fair	- Leaning	N (sp)
29	14	*Salix spp.*	Willow	fair	- Bent/crooked/bowed leader	N (sp)
30	19 / 10	*Salix spp.*	Willow	fair	- Rot in trunk	N (sp)
31	9 / 8 / ...	*Salix spp.*	Willow	poor	- Re-sprouts from fallen-over tree	N (sp, c)
32	9	*Ulmus spp.*	Elm (other than Siberian)	fair	- Bent/crooked/bowed leader	
33	8	*Ulmus spp.*	Elm (other than Siberian)	fair	- Bent/crooked/bowed leader	
34	6	*Acer saccharinum*	Silver Maple	fair	- Bent/crooked/bowed leader	N (sp)
35	9	*Populus spp.*	Cottonwood / Aspen / Poplar	fair	- Bent/crooked/bowed leader	N (sp)

TREE INVENTORY for: Lume, west side of Lapeer Road, southerly of Brown Road, City of Auburn Hills, Michigan

Tree #	d.b.h. (inches)	Botanical Name	Common Name	Condition	Comments	(N) Not Regulated [1] (s = size, sp = species, c = condition)
36	20 / 5	*Salix spp.*	Willow	fair	- Dead branch(es)	N (sp)
37	8 / 7 / ...	---	---	dead		N (c)
38	6	*Salix spp.*	Willow	fair	- Contorted crown	N (sp)
39	15	*Salix spp.*	Willow	fair	- Dead branch(es)	N (sp)
40	13	*Populus spp.*	Cottonwood / Aspen / Poplar	fair	- Bent/crooked/bowed leader	N (sp)
41	11	*Populus spp.*	Cottonwood / Aspen / Poplar	fair	- Bent/crooked/bowed leader	N (sp)
42	13	*Populus spp.*	Cottonwood / Aspen / Poplar	fair	- Bent/crooked/bowed leader	N (sp)
43	8	*Populus spp.*	Cottonwood / Aspen / Poplar	fair	- Contorted crown	N (sp)
44	10	*Populus spp.*	Cottonwood / Aspen / Poplar	fair	- Bent/crooked/bowed leader	N (sp)
45	11	*Populus spp.*	Cottonwood / Aspen / Poplar	fair	- Leaning	N (sp)
46	6	*Populus spp.*	Cottonwood / Aspen / Poplar	fair	- Contorted crown	N (sp)
47	16	*Populus spp.*	Cottonwood / Aspen / Poplar	fair	- Bent/crooked/bowed leader	N (sp)
48	7	*Acer negundo*	Boxelder	fair	- Leaning	N (sp)
49	16	*Populus spp.*	Cottonwood / Aspen / Poplar	fair	- Dead branch(es)	N (sp)
50	7 / 4	*Acer negundo*	Boxelder	fair	- Contorted crown	N (sp)
51	6	*Acer negundo*	Boxelder	fair	- Contorted crown	N (sp)
52	7	*Ulmus spp.*	Elm (other than Siberian)	fair	- Dead branch(es)	
53	6	*Ulmus spp.*	Elm (other than Siberian)	fair	- Dead branch(es)	
54	7	*Acer negundo*	Boxelder	fair	- Contorted crown	N (sp)
55	21	*Populus spp.*	Cottonwood / Aspen / Poplar	good		N (sp)
56	6	*Ulmus spp.*	Elm (other than Siberian)	fair	- Bent/crooked/bowed leader	
57	10	*Ulmus spp.*	Elm (other than Siberian)	fair	- Gallis(/canker(s) on trunk	
58	7 / 4	*Ulmus spp.*	Elm (other than Siberian)	fair	- Smaller trunk(s) dead	
59	11	*Salix spp.*	Willow	fair	- Bent/crooked/bowed leader	N (sp)
60	14	*Populus spp.*	Cottonwood / Aspen / Poplar	fair	- Bent/crooked/bowed leader	N (sp)
61	7	*Acer negundo*	Boxelder	fair	- Contorted crown	N (sp)
62	8	*Acer negundo*	Boxelder	fair	- Contorted crown	N (sp)
63	6	*Elaeagnus umbellata*	Autumn-olive	fair	- Contorted crown	N (sp)
64	6	*Salix spp.*	Willow	poor	- Re-sprouts from fallen-over tree	N (sp, c)
65	6	*Pyrus spp.*	naturalized Ornamental Pear	good		
66	7	*Ulmus spp.*	Elm (other than Siberian)	fair	- Contorted crown	
67	7 / 6 / ...	*Populus spp.*	Cottonwood / Aspen / Poplar	fair	- Bent/crooked/bowed leader	N (sp)
68	6	*Populus spp.*	Cottonwood / Aspen / Poplar	fair	- Utility-pruned/under overhead utilities	N (sp)
69	6 / 5	*Populus spp.*	Cottonwood / Aspen / Poplar	fair	- Utility-pruned/under overhead utilities	N (sp)
70	7	*Populus spp.*	Cottonwood / Aspen / Poplar	good		N (sp)

LEGEND

- FULL DEPTH ASPHALT PAVEMENT REMOVAL
- CURB LINE REMOVAL
- FULL DEPTH SAWCUT LINE

NOTES

1. REFER TO GENERAL NOTES ON SHEET C-001 FOR ADDITIONAL INFORMATION.
2. CONTRACTOR TO CLEAR AND GRUB EXISTING VEGETATION COMPLETELY. STRIP TOPSOIL COMPLETELY AND STOCKPILE FOR REDISTRIBUTION. SEE EROSION CONTROL PLANS.
3. ANY UNSUITABLE SOILS IN STRUCTURAL FILL AREAS SHALL BE ADDRESSED PER THE GEOTECHNICAL REPORT RECOMMENDATIONS.
4. DIMENSIONS ARE TO FACE OF CURB.
5. ANY CONTRACTOR DAMAGE TO EXISTING PAVEMENT OR CURBS TO REMAIN SHALL BE REMOVED AND RESTORED TO PROPOSED SPECIFICATIONS.
6. EXISTING CONDITIONS ARE AS SHOWN PER SURVEY BY OTHERS. REFER TO SHEET ALTA 1 OF 1 .

0 20 40
1" = 20'

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Auburn Hills, MI

Lapeer Rd
Auburn Hills, MI 48326

Sheet

DEMOLITION PLAN

Issued for

2024.10.18 CITY SUBMITTAL
2024.10.31 REVISED

Project Number

22-500

Sheet Number

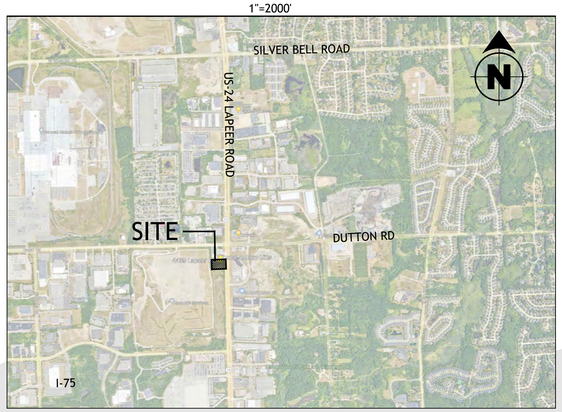
C-100

OWNER/ PROPRIETOR

OAKLAND LAND DEVELOPMENT COMPANY, LLC
585 ANN ARBOR TRAIL
PLYMOUTH, MI 48170
CONTACT: MICHAEL FERRANTINO
PHONE: 316.670.3777
EMAIL: MFERRANTINO@EGHCO.COM

VICINITY MAP

1"=2000'



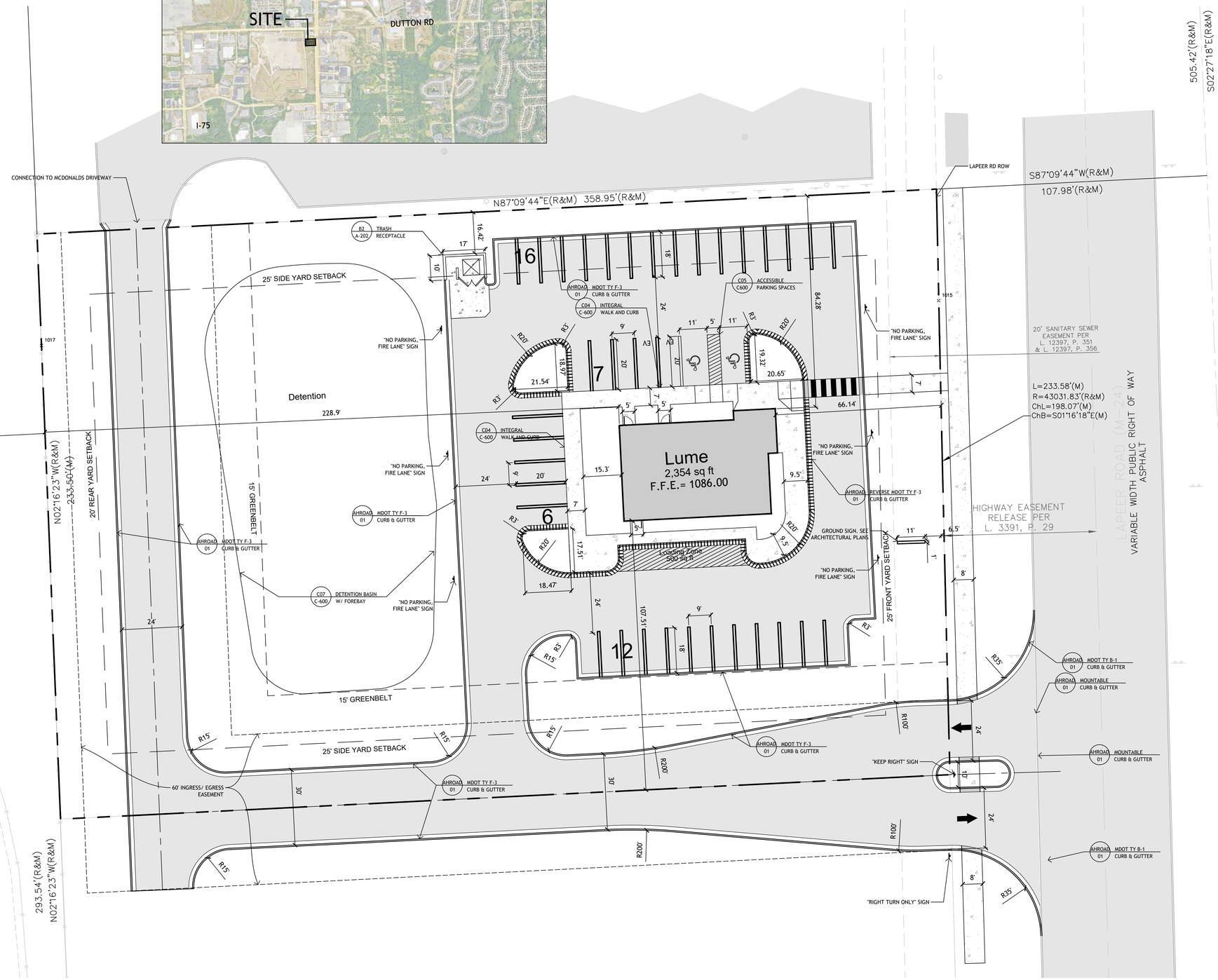
LEGAL DESCRIPTION

PARENT PARCEL
T3N, R10E, SEC 2 PART OF NW 1/4 BEG AT PT DIST S 02-27-18 E 505.42 FT FROM N 1/4 COR, TH S 02-27-18 E 2475.42 FT, TH S 87-18-25 W 1353.73 FT, TH N 02-41-25 W 33 FT, TH N 02-41-25 W 386.25 FT, TH N 87-18-35 E 942 FT, TH N 02-16-23 W 1645.24 FT, TH N 61-10-42 W 70.06 FT, TH N 02-16-23 W 293.54 FT, TH S 87-09-44 W 878.54 FT, TH N 02-50-16 W 525 FT, TH 87-09-44 E 582.27 FT, TH S 02-28-08 E 10 FT, TH N 87-09-44 E 301.42 FT, TH S 02-16-23 E 435.43 FT, THE N 87-09-44 E 358.95 FT, TH N 87-09-44 E 107.98 FT TO BEG EXC THAT PART IN LAPEER RD, ALSO EXC BEG AT DIST S 02-28-08 E 60 FT & N 87-12-33 E 149.83 FT & N 87-09-44 E 1217.94 FT FROM NW SEC COR, TH N 87-09-44 E 582.27 FT, TH S 02-28-08 E 10 FT, TH N 87-09-44 E 301.42 FT, TH S 02-16-23 E 515.03 FT, TH S 87-09-44 W 878.55 FT, TH N 02-50-16 W 525 FT TO BEG SD DESC IS IN VIOLATION OF THE CITY OF AUBURN HILLS LAND DIVE AND PVT RD ORDINANCE, CITY OF AUBURN HILLS 25.91 A.

PROPERTY DESCRIPTION

LAND IN THE CITY OF AUBURN HILLS, OAKLAND COUNTY, MI, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 2, TOWN 3 NORTH, RANGE 10 EAST, THENCE SOUTH 02 DEGREES 27 MINUTES 18 SECONDS EAST 505.42 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 2; THENCE SOUTH 87 DEGREES 09 MINUTES 44 SECONDS WEST 107.98 FEET TO THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG THE WEST LINE OF LAPEER ROAD (M-24) 233.58 FEET IN THE ARC OF A CIRCULAR CURVE TO THE LEFT, RADIUS 43031.83 FEET, CHORD SOUTH 01 DEGREES 17 MINUTES 43 SECONDS EAST 233.58 FEET; THENCE SOUTH 87 DEGREES 09 MINUTES 44 SECONDS WEST 354.96 FEET; THENCE NORTH 02 DEGREES 16 MINUTES 23 SECONDS WEST 233.50 FEET; THENCE NORTH 87 DEGREES 09 MINUTES 44 SECONDS EAST 358.95 FEET TO THE POINT OF BEGINNING.



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0 20 40
1" = 20'

LEGEND

- C01 C-600 HEAVY DUTY ASPHALT PAVEMENT
- C02 C-600 HEAVY DUTY CONCRETE PAVEMENT
- C03 C-600 CONCRETE SIDEWALK
- AHROAD 01 REVERSE PITCH CURB & GUTTER
- AHROAD 01 DEPRESSED CURB & GUTTER

NOTES

1. REFER TO GENERAL NOTES ON SHEET C-001 FOR ADDITIONAL INFORMATION.
2. THE BASIS FOR THE GEOMETRIC LAYOUT IS THE NORTHERN PROPERTY LINE.
3. DIMENSIONS ARE TO FACE OF CURB IN ALL PAVED AREAS, BACK OF CURB IN GRASS/LANDSCAPE AREAS AND OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
4. ANY CONTRACTOR DAMAGE TO EXISTING PAVEMENT OR CURBS TO REMAIN SHALL BE REMOVED AND RESTORED TO PROPOSED SPECIFICATIONS.

AUBURN HILLS GENERAL NOTES

1. ALL LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES. LIGHTING SHALL MEET THE REQUIREMENTS OF ZONING ORDINANCE NO. 372.
2. SIGNS SHALL MEET THE REQUIREMENTS OF ZONING ORDINANCE NO. 372.
3. NO OUTSIDE STORAGE WILL BE ALLOWED, WHICH INCLUDES PALLET STORAGE, OVERNIGHT VEHICLES, OR TRAILER STORAGE.
4. GROUND-MOUNTED TRANSFORMERS AND ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED PER ZONING ORDINANCE NO. 372.
5. PARKING SPACES SHALL BE DOUBLE-STRIPPED PER ZONING ORDINANCE NO. 372.
6. AN ENVIRONMENT IMPACT STATEMENT IS NOT APPLICABLE TO THIS PROJECT, AS IT IS UNDER 20 ACRES.
7. LAND SUBDIVISION WILL BE REQUIRED AS PART OF THIS PROJECT.
8. A SPECIAL LAND USE PERMIT APPLICATION WILL NOT BE REQUIRED FOR THIS PROJECT.
9. NO ALTERATIONS, AMENDMENTS, MODIFICATIONS, OR REVISIONS SHALL BE MADE TO THE APPROVED SITE PLAN DURING ENGINEERING AND BUILDING PLAN SUBMITTAL AND REVIEW OR DURING CONSTRUCTION WITHOUT PRIOR APPROVAL FROM COMMUNITY DEVELOPMENT.
10. THE DEVELOPER HAS AGREED TO PREP THE PARKING LOT WITH THE INSTALLATION OF ELECTRIC STUBS FOR FUTURE ELECTRIC VEHICLE CHARGING STATION LOCATIONS ADJACENT TO THE BARRIER-FREE PARKING SPACES AND RUN CONDUIT FROM THE POWER SOURCE TO THE STUBS TO SUPPORT FUTURE INSTALLATION. THE SPACES ARE DESIGNATED WITH EV ON THE PLAN AND WILL BE POSTED IF AND WHEN CHARGING STATIONS ARE INSTALLED.

SITE SUMMARY

SIDWELL NO.	14-02-100-019
LOT SIZE:	±1.91 AC.
ZONING:	NORTH: B-2 GENERAL BUSINESS
BUILDING SIZE:	2,354 SF.
REQUIRED BUILDING SETBACKS:	
FRONT	25 FT.
SIDE	25 FT.
REAR	20 FT.
PROVIDED BUILDING SETBACKS:	
FRONT	66 FT.
SIDE	84 FT. NORTH 128 FT. SOUTH
REAR	229 FT.
SURROUNDING ZONING:	NORTH = B-2 GENERAL BUSINESS SOUTH = I-2 GENERAL INDUSTRIAL EAST = P- PUD OVERLAY WEST = LF- 11 LANDFILL RECREATIONAL
IMPERVIOUS AREA (ON SITE):	0.89 AC.
SITE IMPERVIOUS COVERAGE	47%
PROJECT DISTURBANCE	2.01 AC.
TOTAL PROJECT IMPERVIOUS	1.15 AC.
TOTAL BUILDING FLOOR AREA	2354 SF
USABLE BUILDING FLOOR AREA	975 SF
REQUIRED LOADING AREA	500 SF
PROVIDED LOADING AREA	500 SF
MAXIMUM SIGNAGE ALLOWED	150 SF
SIGNAGE PROVIDED	128 SF

PARKING SUMMARY

MIN. SIZE:	9 FT. x 18 FT.
MIN. DRIVE WIDTH:	24 FT.
MIN. SPACES REQUIRED:	24 (1/ 100 SF RETAIL)
PARKING SPACES PROVIDED:	41
ADA SPACES REQUIRED:	2
ADA SPACES PROVIDED:	2

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

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DIMENSIONAL SITE PLAN

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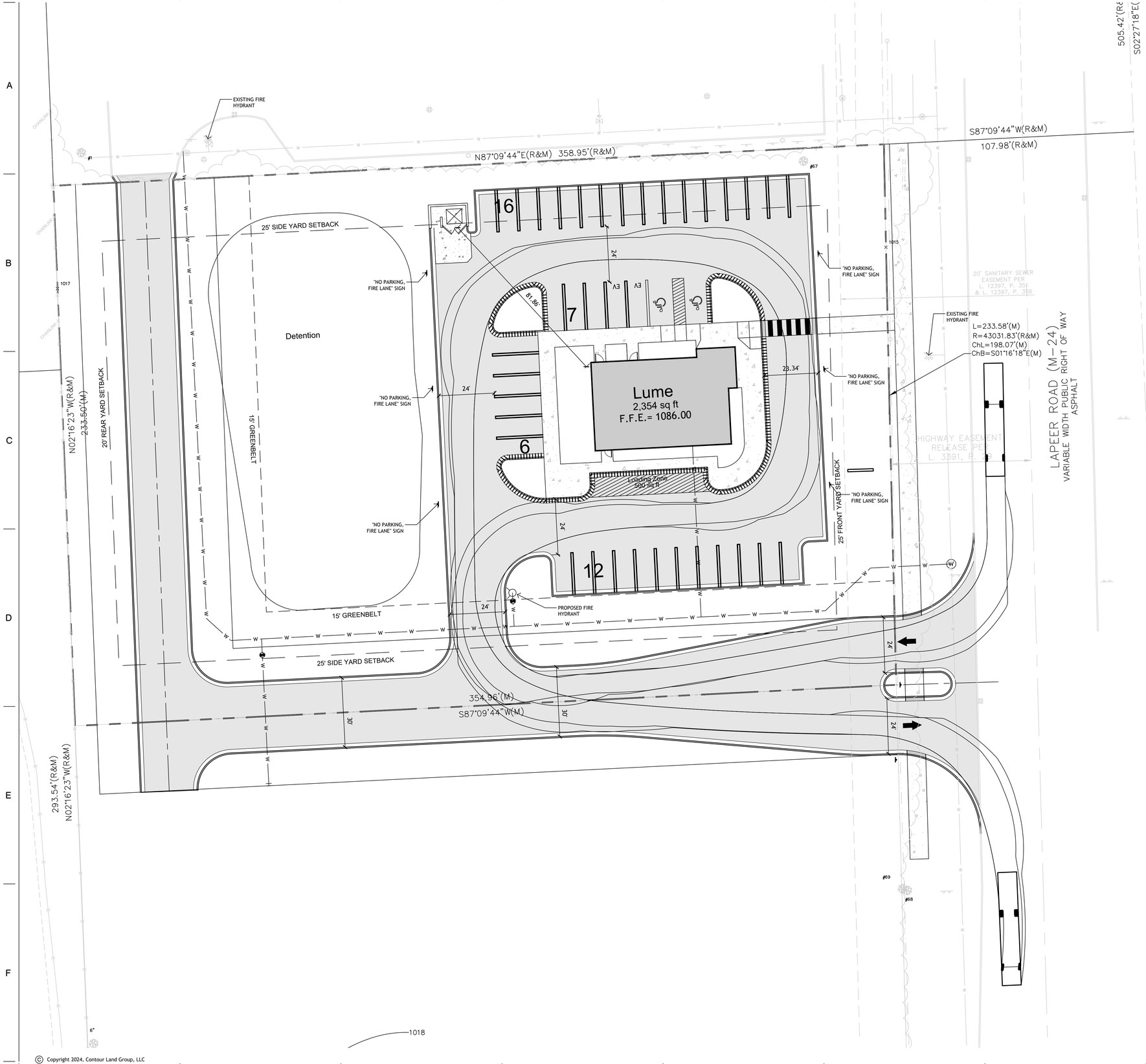
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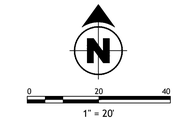
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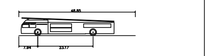
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Sheet Number

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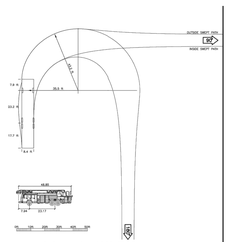






FIRE DEPARTMENT NOTES

1. THE FOUR (4) INCH STEAMER CAPS ON ALL HYDRANTS WILL BE PAINTED ACCORDING TO THE FOLLOWING
   WHITE-ON 4.00 INCH MAINS
   RED-ON 6.00 INCH MAINS
   ORANGE-ON 8.00 INCH MAINS
   GREEN-ON 12.00 INCH MAINS
   BLUE-ON 16.00 INCH MAINS
2. NO PARKING SHALL BE PERMITTED AND/OR OBSTRUCTIONS SHALL BE PLACED OR CONSTRUCTED WITHIN FIFTEEN (15) FEET OF ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION, PUBLIC OR PRIVATE.
3. THE FIRE DEPARTMENT CONNECTION MUST BE LOCATED WITHIN ONE HUNDRED (100) FEET OF A FIRE HYDRANT AND WITHIN FIFTY (50) FEET OF A MINIMUM TWENTY (20) FOOT WIDE PAVED DRIVEWAY OR STREET.
4. GAS METERS, PROPANE TANKS, OVERHEAD ELECTRICAL SERVICE, AND TRANSFORMERS MUST NOT BE LOCATED ON THE SAME SIDE OF THE BUILDING OR STRUCTURE AS THE FIRE DEPARTMENT CONNECTION UNLESS A CLEAR DISTANCE OF ONE HUNDRED FIFTY (150) FEET CAN BE MAINTAINED BETWEEN UTILITIES AND THE FIRE DEPARTMENT CONNECTION.
5. ALL DRIVE AREAS MUST BE POSTED AS FIRE LANES WITH UNIFORM SIGNS IN KEEPING WITH THE STANDARD ESTABLISHED IN THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS MUST BE ERECTED ON BOTH SIDES OF THE FIRE LANES WITH SPACING BETWEEN SIGNS NOT TO EXCEED ONE HUNDRED (100) FEET.
6. DESIGNATED EXIT DOORS ONTO DRIVES OR PARKING AREAS MUST BE PROTECTED WITH GUARD POSTS OR PARKING BLOCKS.
7. A WHITE HIGH VISIBILITY STRIP SHALL BE PAINTED ON THE UPPER FLANGE OF ALL FIRE HYDRANTS.



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FIRE APPARATUS ACCESS PLAN

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2024.10.31 REVISED

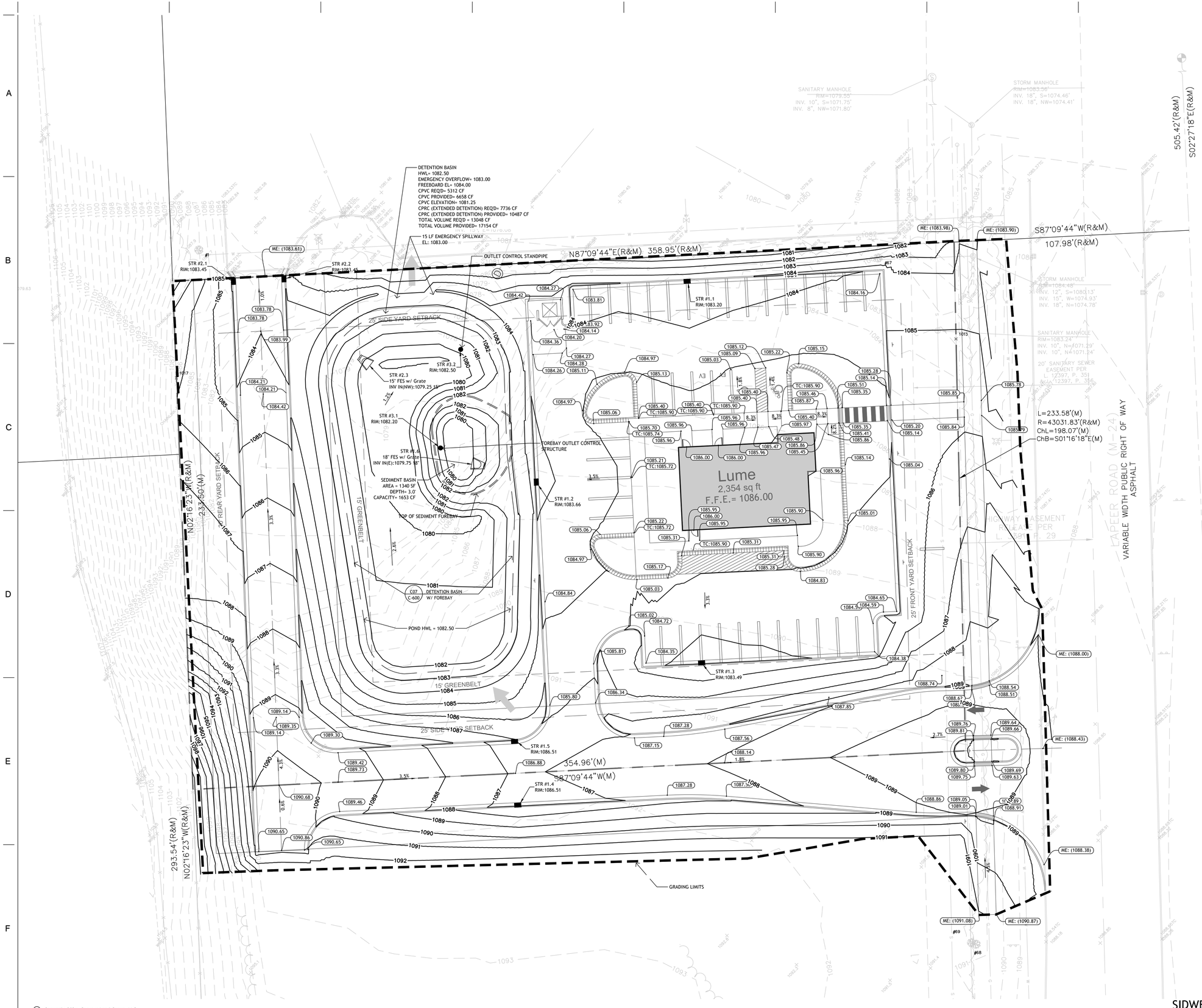
Project Number

22-500

Sheet Number

C-201

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LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SWALE/CHANNEL FLOWLINE
- RIDGE LINE
- GRADE FLOW ARROW
- 640.00 — PAVEMENT/GROUND ELEVATIONS
- RIM:640.00 — RIM ELEVATIONS
- TC:640.00 — TOP OF CURB ELEVATIONS
- ME: (640.00) — MATCH EXISTING (APPROX. ELEV.)
- EMERGENCY OVERFLOW ROUTE

NOTES

1. REFER TO GENERAL NOTES ON SHEET C-001 FOR PERTINENT INFORMATION.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE, IDENTIFY AND PROTECT ANY EXISTING UTILITIES. ANY PROPOSED WORK NEAR OR WITH EXISTING UTILITIES SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY COMPANY.
3. PROPER COVER OVER EXISTING OR NEWLY INSTALLED UTILITIES SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
4. FOR AREAS DESIGNED TO FLOW AWAY FROM THE CURB AND GUTTER, CONTRACTOR SHALL PROVIDE REVERSE SLOPED CURB AND GUTTER.
5. CONTRACTOR SHALL FOLLOW CURRENT ADA ACCESSIBILITY GUIDELINES FOR SLOPES WITHIN ACCESSIBLE PARKING SPACES, LOADING ZONES AND ALL ACCESSIBLE ROUTES.

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

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Seal

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Project

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Auburn Hills, MI

Lapeer Rd
Auburn Hills, MI 48326

Sheet

GRADING PLAN

Issued for

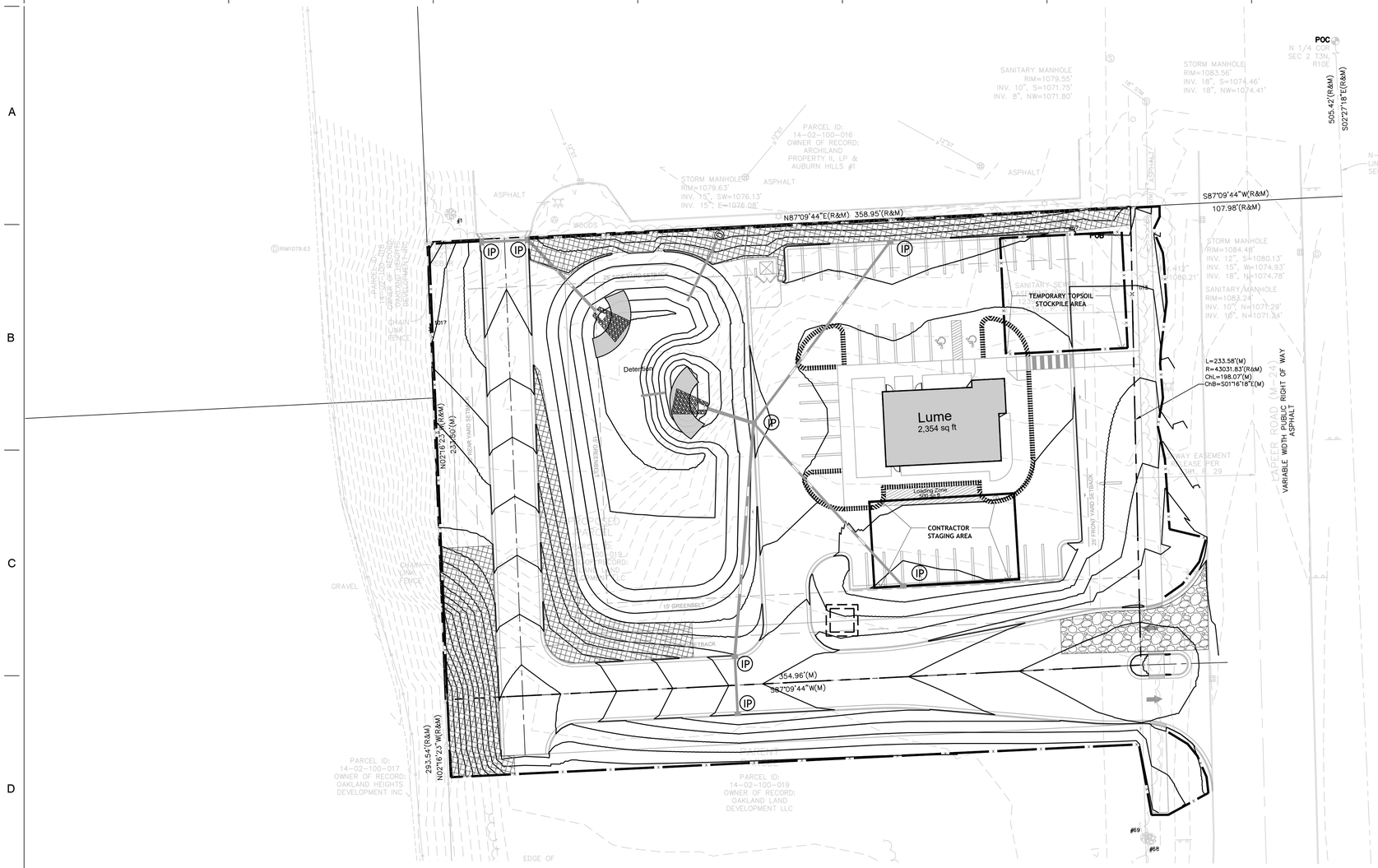
2024.10.18 CITY SUBMITTAL
2024.10.31 REVISED

Project Number

22-500

Sheet Number

C-300





LEGEND

- ES1 (C-302) SILT FENCE
- ES2 (C-302) CONSTRUCTION ENTRANCE
- ES4 (C-302) RIP RAP
- ES5 (C-302) CULVERT INLET PROTECTION
- ES6 (C-302) DROP INLET PROTECTION
- ES3 (C-303) CONCRETE WASHOUT
- ES7/8 (C-303) EROSION CONTROL BLANKET

GENERAL NOTES

1. ALL EROSION CONTROL PRACTICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MICHIGAN GUIDE TO ENVIRONMENTAL REGULATIONS (EGLE) REQUIREMENTS.
2. IT IS THE CONTRACTORS RESPONSIBILITY TO KEEP, MAINTAIN AND PROVIDE THE PROPER INSPECTION/DOCUMENTATION FOR THE STORMWATER POLLUTION PREVENTION PLAN.
3. THE AUTHORITY HAVING JURISDICTION MAY INSPECT THE SITE AND REQUIRE ADDITIONAL EROSION CONTROL MEASURES TO BE INSTALLED BY AND AT THE SOLE COST TO THE CONTRACTOR.
4. ALL GRADES SHOWN ON THIS PLAN ARE FINISHED PAVEMENT OR TOP OF GROUND GRADES. ALL LANDSCAPE AND GRASS AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL.
5. REFER TO THE LANDSCAPE PLAN FOR ALL FINAL STABILIZATION MEASURES AND PLANT MATERIALS.

CONSTRUCTION SEQUENCE

1. CONTRACTOR SHALL NOT START CONSTRUCTION UNTIL NOTICE OF INTENT (NOI) APPROVAL FROM ENVIRONMENT, GREAT LAKES, AND ENERGY DEPARTMENT (EGLE) AND APPROVAL TO PROCEED FROM THE LOCAL AUTHORITY HAVING JURISDICTION.
2. THE CONTRACTOR WILL ASSIGN AN ON-SITE REPRESENTATIVE TO TAKE OWNERSHIP OF AND BE RESPONSIBLE FOR COMPLYING WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP). AT A MINIMUM, SITE INSPECTION AND LOGS ARE REQUIRED AFTER EVERY 1/2" RAINFALL AND/OR A MINIMUM OF ONCE A WEEK.
3. ALL WEEKLY NPDES INSPECTION REPORTS (AND THOSE AFTER 1/2" RAINFALL) SHALL BE SENT TO PIONR@MICHIGAN.GOV
4. NOTIFY THE EGLE AND THE OAKLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT (SWCD) 248.922.7822 WITHIN 48 HRS OF STARTING CONSTRUCTION. SCHEDULE A PRECONSTRUCTION MEETING WITH LOCAL AUTHORITY.
5. POST SWPPP AND CONTACT INFORMATION AT THE CONSTRUCTION ENTRANCE, INCLUDE COPY OF NOI. THE SWPPP SHOULD BE ONSITE AND AVAILABLE WITHIN 72 HRS OF A REQUEST.
6. INSTALL CONSTRUCTION ENTRANCE AND PERIMETER EROSION CONTROL MEASURES, CULVERT AND INLET PROTECTION ON EXISTING STRUCTURES TO REMAIN.
7. STRIP TOPSOIL AND STOCKPILE ACCORDING TO EGLE STD., CLEAR AND GRUB AS INDICATED ON THE PLANS.
8. COMPLETE MASS EARTHWORK, INSTALL STORM SEWER SYSTEMS, PERIMETER SWALES, ANY SEDIMENT TRAPS OR DETENTION PONDS.
9. DUST SHALL BE KEPT TO A MINIMUM BY UTILIZING SPRINKLING, CALCIUM CHLORIDE, VEGETATIVE COVER, SPRAY ON ADHESIVES OR OTHER APPROVED METHODS.
10. ANY AREAS LEFT DISTURBED FOR 7 DAYS SHALL BY TEMPORARILY SEEDED.
11. INSTALL PROPOSED SYSTEM EROSION CONTROL MEASURES, INCLUDING DROP INLET PROTECTION, EROSION CONTROL BLANKET, CONCRETE WASHOUT, ETC.
12. FINE GRADE BUILDING PAD AND PARKING LOTS. INSTALL REMAINING UTILITIES AND COMPLETE BUILDING FOUNDATIONS.
13. INSTALL CURBS, STONE AND ASPHALT TO BINDER COURSE, AND COMPLETE ALL REQUIRED RECORD DRAWINGS/AS-BUILTS.
14. INSTALL LANDSCAPING, AND COMPLETE BUILDING. APPLY TEMPORARY SEEDING AS NEEDED TO DISTURBED AREAS.
15. ONCE ALL CONSTRUCTION COMPLETE, ADD SURFACE COURSE OF ASPHALT. ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACES UNTIL FINAL LANDSCAPING IS IN PLACE AND 70% OF VEGETATION ESTABLISHED.
16. COMPLETE SWPPP NOTICE OF TERMINATION (NOT) AND SUBMIT TO LOCAL SWCD, EGLE AND LOCAL AUTHORITY.

EROSION CONTROL MAINTENANCE SCHEDULE

EROSION CONTROL MEASURE	MAINTENANCE
CONSTRUCTION ENTRANCE	INSPECT WEEKLY, AFTER STORM EVENTS, AND AFTER HEAVY USE; RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL; TOP DRESS WITH CLEAN STONE AS NEEDED; REMOVE ALL MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS IMMEDIATELY
SILT FENCE	INSPECT AFTER STORM EVENTS; REPAIR ANY AREAS OF DECOMPOSITION OR DAMAGE TO FENCE MATERIAL; REMOVE SEDIMENT AT DEPTH OF ONE HALF FENCE HEIGHT AT LOWEST POINT OR IF FABRIC BULGES; AVOID UNDERMINING DURING CLEANOUT
EXISTING INLET PROTECTION	WEEKLY, AFTER STORM EVENTS, AND AS NEEDED
TREE PROTECTION	WEEKLY, AFTER STORM EVENTS, AND AS NEEDED
TEMPORARY DIVERSIONS	INSPECT WEEKLY AND AFTER EACH STORM EVENT; REMOVE SEDIMENT FROM CHANNEL AND REINFORCE RIDGE AS NEEDED; REPAIR OUTLET DAMAGE IMMEDIATELY; REMOVE SEDIMENT FROM TRAPS WHEN 50% FULL; WHEN WORK AREA IS STABILIZED, REMOVE RIDGE, FILL CHANNEL, REMOVE TEMPORARY SLOPE DRAINS, AND STABILIZE ALL DISTURBED AREAS
TEMPORARY SEDIMENT TRAP	INSPECT AFTER STORM EVENTS; REMOVE SEDIMENT AT ONE HALF DESIGN DEPTH; REPLACE SPILLWAY GRAVEL FACING IF CLOGGED; REPAIR EROSION AND HOLES AS NEEDED; REPLACE DISPLACED RIPRAP
TEMPORARY SEEDING	INSPECT PERIODICALLY TO VERIFY ADEQUATE ESTABLISHMENT OF VEGETATIVE; RESEED AND MULCH AS NEEDED; INSPECT AFTER STORM EVENTS AND REPAIR EROSION DAMAGE; TOP DRESS FALL SEEDED WHEAT OR RYE SEEDINGS WITH 50 LBS/AC OF NITROGEN IN FEBRUARY OR MARCH IF NITROGEN DEFICIENCY IS APPARENT; WATER AS NEEDED
PERMANENT SEEDING	INSPECT PERIODICALLY AND AFTER STORM EVENTS UNTIL VEGETATIVE STAND IS ESTABLISHED; ADD FERTILIZER AFTER GROWING SEASON PER SOIL TEST RECOMMENDATIONS; REPAIR DAMAGED, BARE, OR SPARSE AREAS BY FILLING, REPREPARING THE SEED BED, FERTILIZING, AND/OR SEEDING AND MULCHING
EROSION CONTROL BLANKET	INSPECT FOR AREAS OF EROSION BELOW THE BLANKET AFTER EACH STORM EVENT; REPAIR AREAS OF EROSION BY REMOVING AFFECTED PORTION OF BLANKET, ADD SOIL, RESEED, RELAY AND STAPLE BLANKET; INSPECT PERIODICALLY AFTER VEGETATION IS ESTABLISHED
STRAW BALES	INSPECT THE BALES AFTER EACH STORM EVENT; REMOVE SEDIMENT DEPOSITS TO PROVIDE STORAGE FOR THE NEXT STORM BEING CAREFUL NOT TO DAMAGE OR UNDERCUT THE BALES; REPLACE DAMAGED OR DETERIORATED BALES IMMEDIATELY
INLET PROTECTION	INSPECT FABRIC BARRIER AFTER STORM EVENTS AND MAKE NEEDED REPAIRS IMMEDIATELY; REMOVE SEDIMENT FROM THE POOL AREA WHILE AVOIDING DAMAGING OR UNDERCUTTING THE FABRIC
SEED, SOD & LANDSCAPE AROUND UNITS FINISHED	KEEP SOD MOIST UNTIL FULLY ROOTED; WATER AS NEEDED

TEMPORARY SEEDING SPECIES, RATES AND DATES

Species	Lbs./Acre	Lbs./1000 ft.^{2}	Seeding Dates
Oats	90	2	Early spring – July 1
Cereal Rye	90	2	Early spring – Sept. 30
Wheat	90	2	Early spring – Sept. 30
Perennial Ryegrass	25	0.6	Early spring – Sept. 30

NOTE: SEEDBED PREP, MULCHING, SPREADING AND FERTILIZING SHALL FOLLOW ILLINOIS URBAN MANUAL CURRENT PRACTICE STANDARDS.



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
18C	Fox sandy loam, Huron Lobe, 6 to 12 percent slopes	0.7	32.5%
50D	Udipsamments, rolling to steep	1.4	67.5%
Totals for Area of Interest		**2.1**	**100.0%**

ANTICIPATED SCHEDULE

1. MARCH 2025 - START CONSTRUCTION
2. APRIL - JULY 2025 - CONSTRUCTION PERIOD
3. AUGUST 2025 - STORE OPEN

ON-SITE SWPPP CONTACT

NAME: MANAGER - MICHAEL FERRANTINO
COMPANY: OAKLAND LAND DEVELOPMENT COMPANY LLC
EMAIL: MFERRANTINO@EQHCO.COM
PHONE: 313.670.3777

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SIDWELL NO.: PART OF 14-02-100-019

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Sheet

SOIL EROSION AND SEDIMENT CONTROL PLAN

Issued for

2024.10.18 CITY SUBMITTAL
2024.10.31 REVISED

Project Number

22-500

Sheet Number

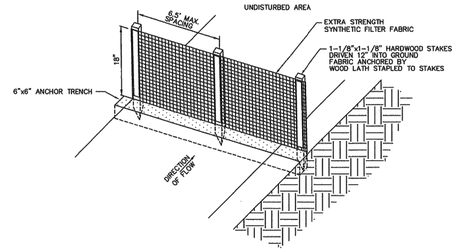
C-301

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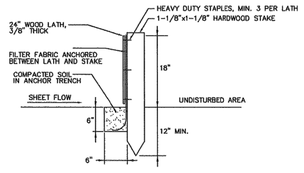
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SILT FENCE – PLAN VIEW



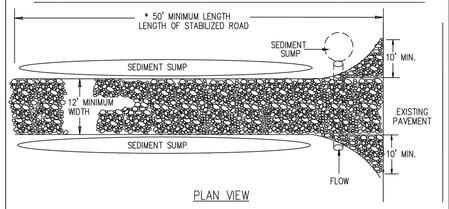
SILT FENCE – SECTIONAL VIEW

NOT TO SCALE

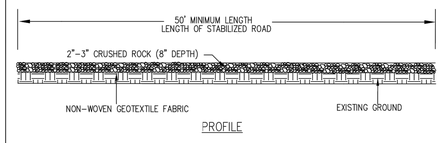
GEOTURF™ 24" SILT FENCE 6.5 FT. POST SPACING	
PREPARED BY: CSI/GEOTURF, INC. 1500 ALLOY PARKWAY HIGHLAND, MI 48357	SHEET 1 OF 1
DRAWN BY: D.M.S.	DATE: 6-2-2005

ES1 SILT FENCE
N.T.S.

S53 STABILIZED CONSTRUCTION ACCESS



PLAN VIEW



PROFILE

NOTES:
1. Establish stabilized construction entrance prior to the initiation of site construction activities.
2. Care should be taken to prevent material movement into adjacent wetlands/waterbodies.
3. Care should be taken to maintain existing roadside drainage via culvert installation, with sediment sump placed downflow of culvert.

STANDARD SYMBOL

STATE OF MICHIGAN
DEPARTMENT OF TECHNOLOGY, MANAGEMENT AND BUDGET
STATE FACILITIES ADMINISTRATION

ES2 CONSTRUCTION ENTRANCE
N.T.S.

S53 STABILIZED CONSTRUCTION ACCESS SPECIFICATIONS

When
- Construction traffic is expected to leave a construction site.
- Stabilization of interior construction roads is desired.

Why
- To minimize tracking of sediment onto public roadways and to minimize disturbance of vegetation.

Where
- Stabilized construction entrances shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must be routed over the rock ingress/egress corridor.

How
1. Stabilized construction access road should be established at the onset of the construction activities and maintained in place for the duration of the construction project.
2. Installation of this practice should be the responsibility of the site clearing or excavating contractor.
3. Access location should be cleared of woody vegetation.
4. Non-woven geotextile fabric shall be placed over the existing ground prior to placing stone.
5. Access size should be a minimum of 50'. (30' for single residence lot).
6. Access width should be 12' minimum, flared at the existing road to provide a turning radius.
7. Crushed aggregate (2" to 3"), or reclaimed or recycled concrete equivalent, shall be placed at least 8" deep over the length and width of the ingress/egress corridor.

Maintenance
- Periodic inspection and needed maintainence shall be provided after each rain event.
- Stabilized entrances shall be repaired and rock added as necessary.

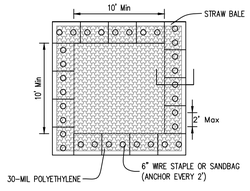
STATE OF MICHIGAN
DEPARTMENT OF TECHNOLOGY, MANAGEMENT AND BUDGET
STATE FACILITIES ADMINISTRATION

S53 STABILIZED CONSTRUCTION ACCESS SPECIFICATIONS

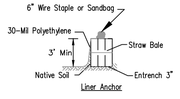
Maintenance (cont.)
- Sediment deposited on public rights-of-way shall be removed immediately and returned to the construction site.
- If soils are such that washing of tires is required, it shall be done in a wash rack area, stabilized with stone, immediately prior to the construction access stabilized corridor.
- At the project completion, rock access road should be removed and disposed of unless utilized as subgrade for final road.

Limitations
- Effectiveness limited, sediment may be tracked onto roads requiring additional action.

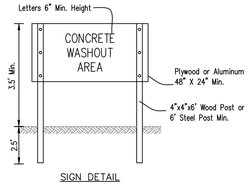
STATE OF MICHIGAN
DEPARTMENT OF TECHNOLOGY, MANAGEMENT AND BUDGET
STATE FACILITIES ADMINISTRATION



PLAN VIEW



STRAW BALE ANCHOR SECTIONS



SIGN DETAIL

NOTES:
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.
3. Each straw bale is to be staked in place using (2) 2"x2"x4' wooden stakes.

ES3 CONCRETE WASHOUT
N.T.S.

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Sheet
EROSION & SEDIMENT CONTROL DETAILS

Issued for
2024.10.18 CITY SUBMITTAL
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Project Number
22-500

Sheet Number
C-302

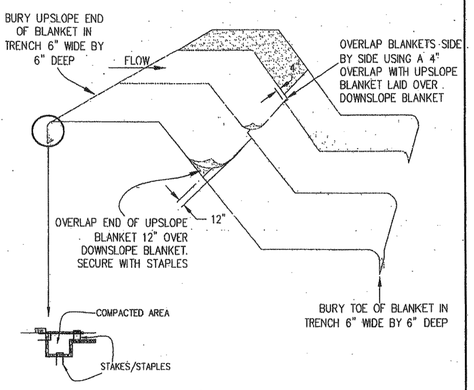
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E9

MULCH BLANKETS



NOTES:
1. PLACE MULCH BLANKET PARALLEL TO FLOW AND ANCHOR SECURELY.
2. WHEN BLANKETS ARE USED IN FLOWING DITCH, BLANKETS SHOULD NOT OVERLAP IN DITCH CENTER PARALLEL TO FLOW.
3. STAPLES INSTALLED/SECURED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
4. WHERE POSSIBLE, CONSTRUCT WITH BIODEGRADABLE MATERIAL.

STANDARD SYMBOL

MICHIGAN DEPARTMENT OF MANAGEMENT AND BUDGET

ES4 EROSION CONTROL BLANKET
N.T.S.

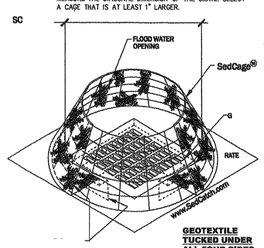
REAR YARD INLET FILTER

SedCatch® SedCage@ Yard Inlet Protection

SIZING INSTRUCTIONS:

MEASURE THE DIAGONAL DIMENSION OF THE GRATE. SELECT A CAGE THAT IS AT LEAST 1" LARGER.

SC



GEOTEXTILE TUCKED UNDER ALL FOUR SIDES OF GRATE.

COMPATIBLE GRATES:

A SedCage® IS COMPATIBLE WITH ALL GRATES IN WHICH THE EDGES OF THE GRATE ARE SUPPORTED BY A LEDGE.

SIZES:

FITS SQUARE GRATES FROM 12" X 12" THROUGH 22" X 22"
FITS ROUND GRATES FROM 8" DIA. THROUGH 24" DIA.
FITS RECTANGULAR GRATES WITH A DIAGONAL BETWEEN 17" AND 31" ($c^2 = a^2 + b^2$)

32" SedCage®

FITS SQUARE GRATES FROM 19" X 19" THROUGH 29" X 29"
FITS ROUND GRATES FROM 19" DIA. THROUGH 30" DIA.
FITS RECTANGULAR GRATES WITH A DIAGONAL BETWEEN 28" AND 41" ($c^2 = a^2 + b^2$)

42" SedCage®

FITS SQUARE GRATES FROM 24" X 24" THROUGH 38" X 36"
FITS ROUND GRATES FROM 24" DIA. THROUGH 40" DIA.
FITS RECTANGULAR GRATES WITH A DIAGONAL BETWEEN 32" AND 53" ($c^2 = a^2 + b^2$)

54" SedCage®

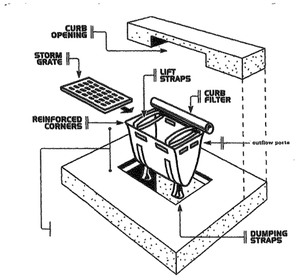
FITS SQUARE GRATES FROM 27" X 27" THROUGH 42" X 42"
FITS ROUND GRATES FROM 26" DIA. THROUGH 46" DIA.
FITS RECTANGULAR GRATES WITH A DIAGONAL BETWEEN 44" AND 61" ($c^2 = a^2 + b^2$)

62" SedCage®

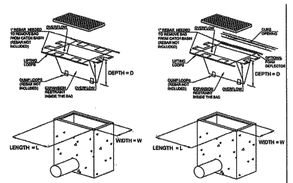
CUSTOM SIZES AVAILABLE

PAVED STORM SEWER INLET FILTER

HIGH FLOW-SACK TYPE FILTER WITH OVERFLOW



ES5 INLET PROTECTION- PAVED AREAS
N.T.S.



INSTALLATION AND USE GUIDELINES

FOR INSTALLATION OF THE SILT SACK PLACE CATCH BASIN
- PLACE THE OPEN TOP OF THE SILT SACK UNDER THE GRATE OPENING. ENSURE THAT THE TOP OF THE SILT SACK IS AT OR BELOW THE GRATE OPENING.
- IF NECESSARY, REMOVE THE GRATE TO INSTALL THE SILT SACK.
- SECURE THE SILT SACK TO THE CATCH BASIN GRATE USING THE ATTACHMENT STRAPS. FOR GRATES WITH SLOTS, WEAVE THE STRAPS THROUGH THE SLOTS TO PREVENT THE SILT SACK FROM BEING DISLODGED BY HIGH FLOWS.
- ENSURE THAT THE SILT SACK IS SECURELY FASTENED AND THAT THERE ARE NO GAPS BETWEEN THE SILT SACK AND THE GRATE OPENING.

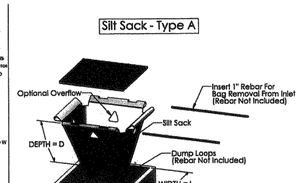
TO EMPTY THE SILT SACK
- LIFT THE SILT SACK OUT OF THE CATCH BASIN
- EMPTY THE CONTENTS OF THE SILT SACK INTO A DESIGNATED DISPOSAL AREA.
- RINSE THE SILT SACK WITH WATER TO REMOVE ANY REMAINING SEDIMENT.
- INSPECT THE SILT SACK FOR ANY DAMAGE OR TEARS. IF DAMAGED, REPLACE IT WITH A NEW ONE.
- REINSTALL THE CLEANED OR NEW SILT SACK IN THE CATCH BASIN, FOLLOWING THE INSTALLATION GUIDELINES.

WHEN USING, DISCARDING THE PACKING, INSTALLING, HANDLING, AND REMOVING THE SILT SACK MATERIAL AND PRODUCT, IS IMPLEMENTED BY THE CONTRACTOR, THE CONTRACTOR SHALL FOLLOW ALL SITE ORDINANCES, RULES AND REGULATIONS.

HANES GEO COMPONENTS
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PH: 800.334.4366 • FAX: 336.747.1662
www.hanesgeo.com
sales@hanesgeo.com

2-17-2014 | HGC IPSB | SHEET 1 OF 1

HANES GEO COMPONENTS
INLET PRO SEDIMENT BAG



2831 Chetwell Road
Richmond, VA 23234
WWW.ACEIRONMENTAL.COM

CSI Geoturf®

Down to Earth Solutions

Professional Construction, Turf, and Landscape Supplies
• CIVIL SITE IMPROVEMENTS • EROSION & SEDIMENT CONTROL • STORMWATER MANAGEMENT • LANDSCAPE ENHANCEMENTS

Geoturf® Filter Bag

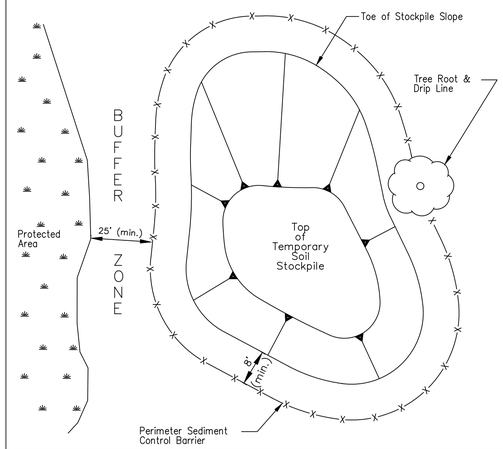
Whenever accumulated water on a construction site must be pumped, utilize filter bags to ensure the water is properly filtered of silt and sediment prior to discharge into receiving bodies. Filter bags are constructed of strong, high quality nonwoven geotextile filter fabric with a fill port to accommodate a pump discharge hose. The filter bags permit a controlled outflow of water, while retaining harmful pollutants.

Size	15' x 20' x 8"
Snout Size	8"
Holding Capacity	15 Cubic Yds.

Meets the requirements of MDOT Item 208 Erosion Control Filter Bag

Page 6

TEMPORARY SOIL STOCKPILE DETAIL



NOTES:
1. Stockpile slopes should be based on angle of repose of the soil material to avoid potential sloughing of the slope.
2. Soil stockpile to be stabilized in accordance with practical standards.
3. Do not locate stockpile within overland drainage flow path, designated floodways, drip line or over the root crown of adjacent trees.
4. Provisions for sediment control practices may be required along haul roads and entrance/exit locations for access to the soil stockpile that can create flow path for stormwater runoff.
5. Installation of benches, terraces, or slope interrupters should be considered.
6. Avoid building soil stockpiles on impervious surfaces.
7. Linear sediment trap surrounding the stockpile base may be used to control sediment.

ES6 TEMPORARY STOCKPILE DETAIL
N.T.S.

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

NOT FOR CONSTRUCTION
SIDWELL NO.: PART OF 14-02-100-019

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Seal

STATE OF MICHIGAN
CHRISTOPHER V. ENRIGHT
ARCHITECT
No. 1301035122
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Consultant

Project

Lume
Auburn Hills, MI

Lapeer Rd
Auburn Hills, MI 48326

Sheet

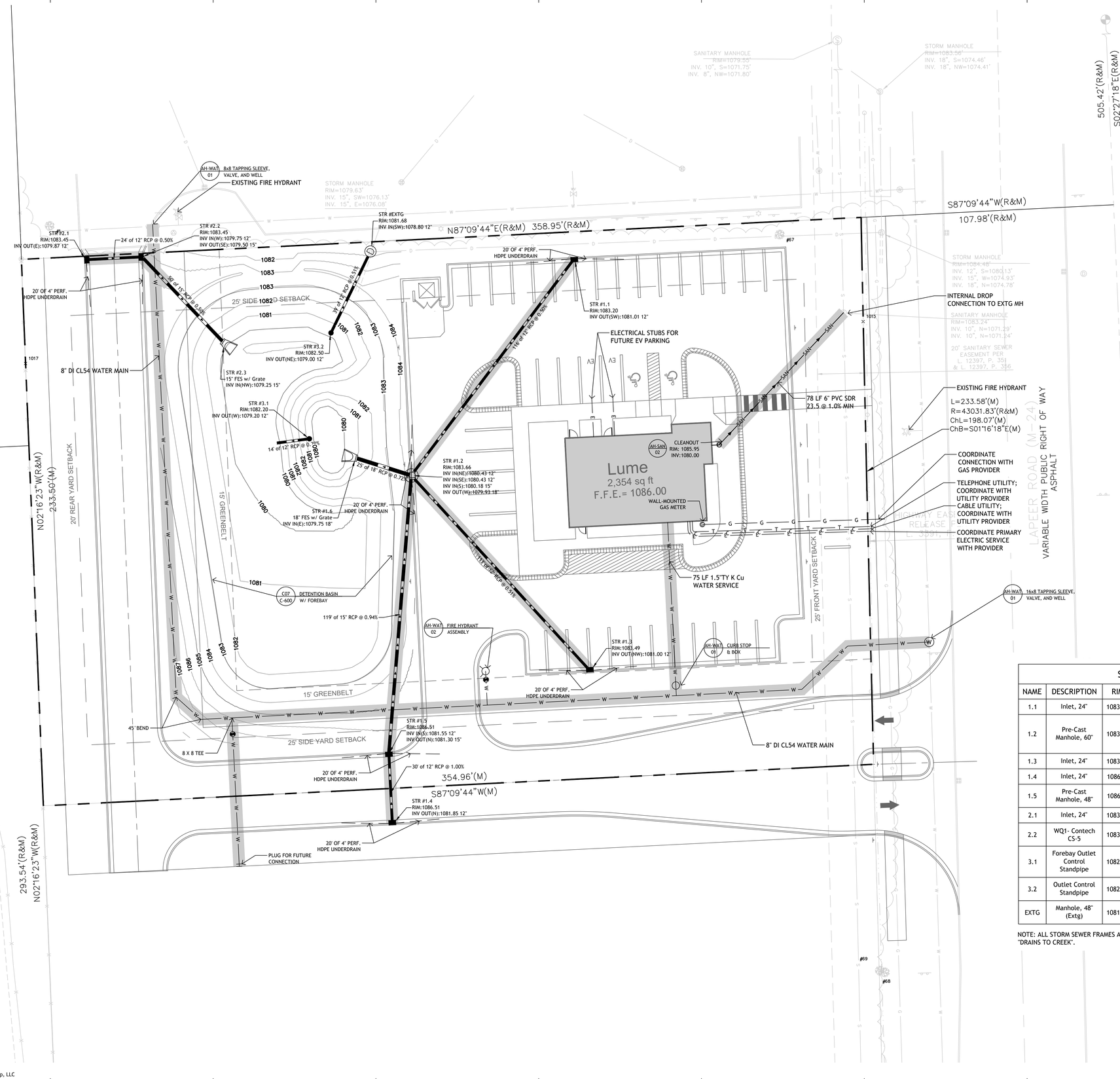
EROSION & SEDIMENT CONTROL DETAILS

Issued for
2024.10.18 CITY SUBMITTAL
2024.10.31 REVISED

Project Number
22-500

Sheet Number
C-303

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LEGEND

- STORM SEWER
- STORM INLET
- STORM MANHOLE
- SANITARY SEWER
- SANITARY MANHOLE
- CLEANOUT
- WATER LINE
- FIRE PROTECTION LINE
- FIRE DEPARTMENT CONNECTION
- WATER VALVE VAULT
- GAS METER
- UNDERGROUND ELECTRIC
- TRANSFORMER
- LIGHT POLE
- UNDERGROUND TELEPHONE
- COMMUNICATIONS CABLE
- LIMITS OF GRANULAR BACKFILL

NOTES

1. REFER TO GENERAL NOTES ON SHEET C-001 FOR ADDITIONAL STANDARDS AND SPECIFICATIONS, AS WELL AS DETAIL SHEETS.
2. A MINIMUM OF 48 HOURS PRIOR TO ANY WATER USAGES (I.E. FLUSHES, FILLS, ETC.), THE CONTRACTOR MUST CALL THE CITY OF AUBURN HILLS PUBLIC WORKS DEPARTMENT AT 248-391-3777 TO GET APPROVAL OF SAID USAGE. ANY UNAUTHORIZED USAGES WILL RESULT IN PENALTIES.
3. ALL VALVES AND HYDRANTS SHALL BE SUBMITTED TO THE CITY OF AUBURN HILLS WATER DEPARTMENT FOR WRITTEN APPROVAL PRIOR TO ORDERING.
4. ALL PROPOSED WATER MAINS SHALL MAINTAIN THE FOLLOWING MINIMUM SEPARATION FROM ALL OTHER SEWERS:
   - 4.1. 10' HORIZONTALLY FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE
   - 4.2. 18" VERTICALLY FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE
5. CONTRACTOR REFER TO WATER AND SEWER SEPARATION DETAIL CITY OF AUBURN HILLS DETAILS FOR ALL WATER MAIN CROSSINGS.
6. ANY CONTRACTOR DAMAGE TO EXISTING PAVEMENT OR CURBS TO REMAIN SHALL BE REMOVED AND RESTORED TO PROPOSED SPECIFICATIONS.
7. FOR CLOSED LID STORM STRUCTURES, SANITARY MANHOLES AND WATER VAULT, FRAME AND COVER SHALL BE EAST JORDAN 105021 WITH 1020A HD LID EMBOSSED WITH THE RESPECTIVE "STORM", "SANITARY", OR "WATER" AND "CITY OF AUBURN HILLS".
8. THE ULTIMATE STORMWATER DISCHARGE FOR THIS SITE IS GALLOWAY CREEK.
9. CITY OF AUBURN HILLS WILL BE RESPONSIBLE FOR THE WATER SERVICE TAP. THE CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLING THE LEAD.
10. COVER OVER THE EXISTING AND PROPOSED WATER MAIN MUST BE MAINTAINED AT A MINIMUM OF 5.5'.
11. COVER OVER THE EXISTING AND PROPOSED SANITARY SEWER MUST BE MAINTAINED AT A MINIMUM OF 4'.
12. COVER OVER THE EXISTING AND PROPOSED STORM SEWER MUST BE MAINTAINED AT A MINIMUM OF 2.5'.

STORM STRUCTURE TABLE

NAME	DESCRIPTION	RIM	INVERTS	CASTING	DETAIL
1.1	Inlet, 24"	1083.20	12" RCP (SW): 1081.01	MDOT COVER K	MH-STM 01
1.2	Pre-Cast Manhole, 60"	1083.66	12" RCP (NE): 1080.43 12" RCP (SE): 1080.43 15" RCP (S): 1080.18 18" RCP (W): 1079.93	MDOT COVER K	MH-STM 01
1.3	Inlet, 24"	1083.49	12" RCP (NW): 1081.00	MDOT COVER K	MH-STM 01
1.4	Inlet, 24"	1086.51	12" RCP (N): 1081.85	MDOT COVER K	MH-STM 01
1.5	Pre-Cast Manhole, 48"	1086.51	12" RCP (S): 1081.55 15" RCP (N): 1081.30	MDOT COVER K	MH-STM 01
2.1	Inlet, 24"	1083.45	12" RCP (E): 1079.87	MDOT COVER K	MH-STM 01
2.2	WQ1- Contech CS-5	1083.45	12" RCP (W): 1079.75 15" RCP (SE): 1079.50	MDOT COVER K	C06 C-600
3.1	Forebay Outlet Control Standpipe	1082.20	12" RCP (W): 1079.20		C07 C-600
3.2	Outlet Control Standpipe	1082.50	12" RCP (NE): 1079.00		C07 C-600
EXTG	Manhole, 48" (Extg)	1081.68	12" RCP (SW): 1078.80		

NOTE: ALL STORM SEWER FRAMES AND GRATES/LIDS SHALL BE MARKED WITH "DUMP NO WASTE" AND "DRAINS TO CREEK".

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

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SIDWELL NO.: PART OF 14-02-100-019

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STATE OF MICHIGAN
CHRISTOPHER V. ENRIGHT
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Project
Lume
Auburn Hills, MI

Lapeer Rd
Auburn Hills, MI 48326

Sheet
UTILITY PLAN

Issued for
2024.10.18 CITY SUBMITTAL
2024.10.31 REVISED

Project Number
22-500

Sheet Number
C-400

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DETENTION CALCULATIONS

CHANNEL PROTECTION VOLUME CONTROL

V_{CP-R} = 4,719 * C * A where: C = post development runoff coefficient = 0.56

A = contributing area (acres) = 2.01 acres

V_{CP-R} = 4,719 * 0.56 * 2.01 acres = **5,312 CF**

CHANNEL PROTECTION RATE CONTROL: EXTENDED DETENTION

V_{ED} = 6,897 * C * A where: C = post development runoff coefficient = 0.56

A = contributing area (acres) = 2.01 acres

V_{ED} = 6,897 * 0.56 * 2.01 acres = **7,763 CF**

WATER QUALITY

SEDIMENT FOREBAY (15% OF WATER QUALITY VOLUME)

V_F = 0.15 * V_{WQ} = 545 * C * A = **613 CF**

DETENTION AND FLOOD CONTROL

Per City of Auburn Hills Engineering Standards, site is in Galloway Drain District. Galloway Drain District Release Rate = ***0.097 cfs/ acre*** *(per Appendix F)*

Release Rate for Development Area = 0.097 cfs/ acre * 2.01 acres = **0.195 cfs**

100 Year Runoff Volume

V_{100R} = 18,985 * C * A = 21,370 CF

100 Year Peak Inflow Rate

Q_{100in} = C * I_{100} * A where: I_{100} = 100 year peak rainfall intensity in inches/ hour = $\frac{83.3}{(Tc + 9.17)^{0.81}}$

Tc = Time of Concentration = 15 min

I_{100} = 6.313 in/hr

Q_{100in} = 0.56 * 6.313 in/hr * 2.01 acres = **7.1059 cfs**

Variable Release Rate

Q_{VRR} = 1.1055 - 0.206 LN (A) = **0.962 cfs/ac**

Allowable Post Development 100 Year Peak Flow Rate

Q_{100P} = Q_{VRR} * A = **1.93 cfs**

Required 100 year Detention Volume

V_{100D} = (V_{100R} * R) - V_{CP-P} where: R = Storage Curve Factor

= 0.206 - 0.15 * LN (Q_{100P}/Q_{100in}) = 0.40128

V_{CP-P} = Volume Control Volume Provided

V_{100D} = (21,370 CF * 0.40128) - 5,312 CF = **3,263 CF**

******Since the V_{100D} is less than the V_{ED}, V_{ED} is the volume that will be provided in the detention basin***

Outlet Control Stand Pipe Orifice Calculations

H_{ED} = (V_{ED})/((4,666)(h)$^{1/2}$) where: h = total head on orifices = 3.5 FT

H_{ED} = 7,763 CF/((4,666)(3.5')$^{1/2}$) = 0.89 → **1 - 1" hole on each standpipe is required**

LAND USE SUMMARY

Land Use Summary

must be included on the O&M Plan Sheet for all site plans

Characteristic		Existing Conditions	Proposed Conditions
Total Development Area (ac)		2.01	2.01
Impervious Area (ac)		0.00	1.15
Total Pervious Area (ac)		2.01	0.86
Pervious Area Breakdown by Cover Type			
Pervious Area Land Use Data	***Meadow/fallow/natural areas (non-cultivated)***	0.92 ac	0.00 ac
	Predominant NRCS Soil Type (A, B, C, or D)	A	A
	Improved areas (turf grass, landscape, row crops)	0.00 ac	0.86 ac
	Predominant NRCS Soil Type (A, B, C, or D)	A	A
	Wooded Areas	1.09 ac	0.00 ac
	Predominant NRCS Soil Type (A, B, C, or D)	A	A
CPVC Volume ***Calculated*** (cubic feet)			5312
CPVC Volume ***Provided*** (cubic feet)			6658
CPRC Volume Provided (cubic feet)			10487

The Professional Engineer who signs and seals this site plan certifies that the values in this table reflect the OCWRC stormwater calculations required for this development and that geotechnical investigations were performed that provide conclusive documentation that demonstrates whether infiltration (i.e., CPVC Volume Control) is practicable.

STAGE STORAGE CALCULATIONS

Stage Storage Calculation

Project No: 22-500

Stage Storage

Location: Sediment Basin

Contour	Area ft²	Sum ft²	Avg. Area ft²	Depth ft	Volume ft³	Volume ac-ft	Cumm. Volume ft³	Cumm. Volume ac-ft
1079.2	10							
		338	169	0.8	135.2	0.003		
1080	328							
		958	479	1	479	0.011	614	0.01
1081	630							
		1661	830.5	1	830.5	0.019	1445	0.03
1082	1031							
		2081	1040.5	0.2	208.1	0.005	1653	0.04
1082.2	1050							

WATER QUALITY VOLUME PROVIDED

Stage Storage

Location: Detention Basin

Contour	Area ft²	Sum ft²	Avg. Area ft²	Depth ft	Volume ft³	Volume ac-ft	Cumm. Volume ft³	Cumm. Volume ac-ft
1079	50							
		2366	1183	1	1183	0.027		
1080	2316							
		7429	3714.5	1	3714.5	0.085	4898	0.11
1081	5113							
		14083	7041.5	1	7041.5	0.162	11939	0.27
1082	8970							
		20858	10429	0.5	5214.5	0.120	17154	0.39
1082.5	11888							

CPVC = 6658 CF
EL= 1081.25

TOTAL DETENTION PROVIDED

10/15/2024 1 of 1

STORM SEWER CALCULATIONS: 10-YR EVENT

Storm Sewer Tabulation

Page 1

Station Line	To Line	Len (ft)	Drng Area Incr (ac)	Drng Area Total (ac)	Rnoff coeff (C)	Area x C Incr	Area x C Total	Tc Inlet (min)	Tc Syst (min)	Rain (I) (in/hr)	Total flow (cfs)	Cap full (cfs)	Vel (ft/s)	Pipe Size (in)	Pipe Slope (%)	Invert Elev Dn (ft)	Invert Elev Up (ft)	HGL Elev Dn (ft)	HGL Elev Up (ft)	Grnd / Rim Elev Dn (ft)	Grnd / Rim Elev Up (ft)	Line ID
1	End	28.155	0.16	1.30	0.77	0.12	0.89	5.0	6.1	9.1	8.14	8.39	5.07	18	0.64	1079.75	1079.93	1081.05	1081.19	1080.13	1084.00	1.2-1.6
2	1	112.359	0.12	0.41	0.90	0.11	0.27	5.0	5.2	9.6	2.59	6.48	2.52	15	1.01	1080.18	1081.31	1081.99	1082.16	1084.00	1085.83	1.5-1.2
3	2	30.000	0.29	0.29	0.56	0.16	0.16	5.0	5.0	9.7	1.58	3.56	3.26	12	1.00	1081.55	1081.85	1082.22	1082.38	1085.83	1085.84	1.4-1.5
4	1	116.367	0.38	0.38	0.68	0.26	0.26	5.0	5.0	9.7	2.51	2.51	3.20	12	0.50	1080.43	1081.01	1081.99	1082.57	1084.00	1083.20	1.1-1.2
5	1	114.196	0.35	0.35	0.68	0.24	0.24	5.0	5.0	9.7	2.32	2.52	2.95	12	0.50	1080.43	1081.00	1081.99	1082.47	1084.00	1083.52	1.3-1.2
6	End	50.614	0.07	0.31	0.90	0.06	0.16	5.0	5.3	9.5	1.54	4.54	2.05	15	0.49	1079.25	1079.50	1080.12	1080.15	1082.02	1083.45	2.2-2.3
7	6	24.000	0.24	0.24	0.41	0.10	0.10	5.0	5.0	9.7	0.96	2.52	2.72	12	0.50	1079.75	1079.87	1080.25	1080.30	1083.45	1083.45	2.1-2.2

Project File: PR STRM.stm | Number of lines: 7 | Run Date: 10/15/2024

NOTES:Intensity = 83.30 / (Inlet time + 9.17) ^ 0.81; Return period =Yrs. 10 ; c = cir e = ellip b = box

Storm Sewers v2021.00

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STATE OF MICHIGAN
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Project

Lume
Auburn Hills, MI

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Auburn Hills, MI 48326

Sheet

CALCULATIONS

Issued for

2024.10.18 CITY SUBMITTAL

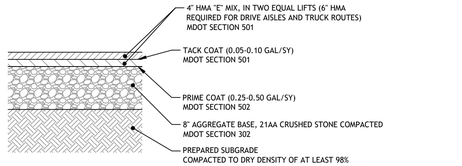
2024.10.31 REVISED

Project Number

22-500

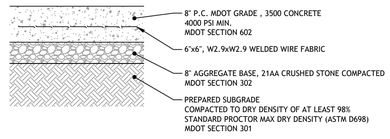
Sheet Number

C-500



NOTES:
1. PAVEMENT SHALL CONFORM TO CURRENT MDOT AND CITY OF AUBURN HILLS STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL COMPLY WITH GEOTECHNICAL REPORT RECOMMENDATIONS.

C01 ASPHALT PAVEMENT

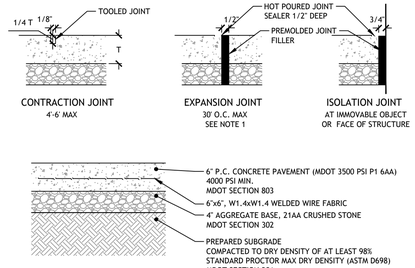


NOTES:
1. REFER TO CONCRETE JOINT DETAIL ON CITY OF AUBURN HILLS DETAIL SHEETS.
2. PAVEMENT SHALL CONFORM TO CURRENT MDOT AND CITY OF AUBURN HILLS STANDARDS AND SPECIFICATIONS.
3. CONTRACTOR SHALL COMPLY WITH GEOTECHNICAL REPORT RECOMMENDATIONS.

HEAVY DUTY

C02 CONCRETE PAVEMENT

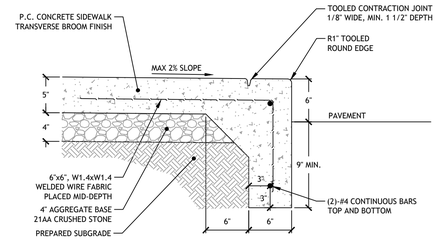
N.T.S.



NOTES:
1. EXPANSION JOINTS SHALL BE PROVIDED WHERE WALK ABUTS BACK OF CURB, CONCRETE PAVEMENT, EXISTING WALK, UTILITY APPURTENANCES AND CHANGE OF DIRECTION.
2. SIDEWALKS SHALL CONFORM TO CURRENT ADA ACCESSIBILITY GUIDELINES.
3. APPLY MEMBRANE CURING COMPOUND PER MDOT SECTION 803 REQUIRED.

C03 CONCRETE SIDEWALK

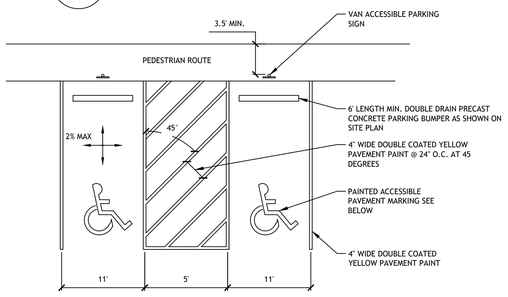
N.T.S.



NOTES:
1. SEE SIDEWALK DETAIL FOR ADDITIONAL JOINT REQUIREMENTS.
2. SIDEWALKS SHALL CONFORM TO CURRENT ADA ACCESSIBILITY GUIDELINES.
3. APPLY MEMBRANE CURING COMPOUND PER MDOT SECTION 803 REQUIRED.
4. CURB AND GUTTER SHALL CONFORM TO CURRENT MDOT AND CITY OF AUBURN HILLS STANDARD SPECIFICATIONS

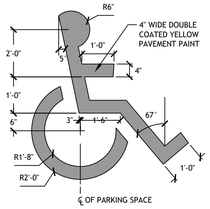
C04 INTEGRAL WALK & CURB

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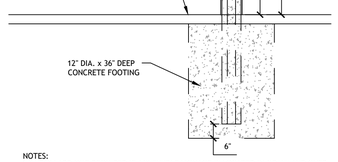


NOTE:
1. ACCESSIBLE PARKING SPACES SHALL FOLLOW CURRENT ADA ACCESSIBLE GUIDELINES. PLEASE REFER TO SITE PLAN FOR ACTUAL DIMENSIONING THAT MAY BE MORE STRINGENT.

TYPICAL ACCESSIBLE PARKING SPACES



ACCESSIBLE PAVEMENT MARKING



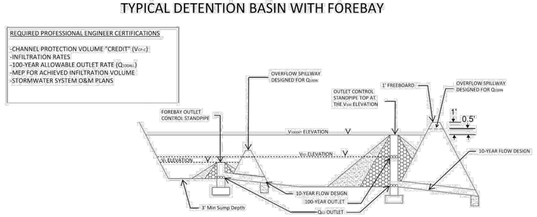
NOTES:
1. BOLLARD NOT REQUIRED IF ACCESSIBLE SIGNAGE IS LOCATED IN GRASS AND OVER THREE (3) FEET BEYOND THE BACK OF CURB.
2. BOLLARD SHALL BE IDEAL SHIELD 1/8" STANDARD BOLLARD COVER, 1.90" OUTSIDE DIAMETER, 1/8" NOMINAL WALL THICKNESS, COLOR OSHA YELLOW WITH RED REFLECTIVE STRIPES, DOME TOP PLASTIC CAP.

ACCESSIBLE PARKING SIGN

C05 ACCESSIBLE PARKING SPACES

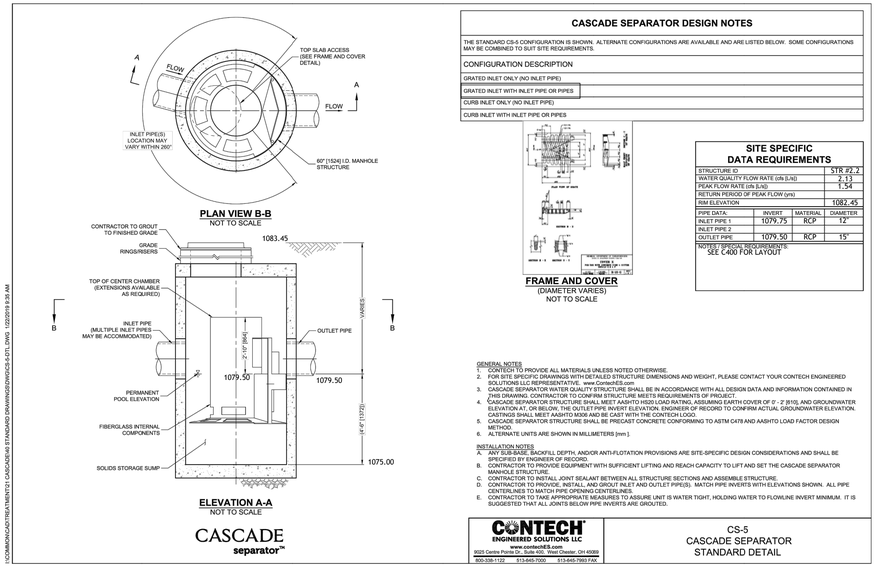
N.T.S.

TYPICAL DETENTION BASIN WITH FOREBAY



C07 DETENTION BASIN WITH FOREBAY

N.T.S.



CASCADE SEPARATOR DESIGN NOTES

THE STANDARD CS-5 CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.

CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES

FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			STR #2.2
WATER QUALITY FLOW RATE (cfs [L/s])			2.13
PEAK FLOW RATE (cfs [L/s])			1.54
RETURN PERIOD OF PEAK FLOW (yrs)			
RIM ELEVATION			1082.45
PIPE DATA:	INVERT	MATERIAL	DIAMETER
INLET PIPE 1	1079.75	RCP	12"
INLET PIPE 2			
OUTLET PIPE	1079.50	RCP	15"

NOTES/ SPECIAL REQUIREMENTS
SEE C400 FOR LAYOUT

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWING WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE OR VISIT WWW.CONTECHES.COM
3. CASCADE SEPARATOR WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. CASCADE SEPARATOR STRUCTURE SHALL MEET AASHTO H20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 2' [610], AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
5. CASCADE SEPARATOR STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C478 AND AASHTO LOAD FACTOR DESIGN METHOD.
6. ALTERNATE UNITS ARE SHOWN IN MILLIMETERS [mm]

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CASCADE SEPARATOR MANHOLE STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CS-5
CASCADE SEPARATOR
STANDARD DETAIL

C06 WATER QUALITY UNIT 1.0 - STR #2.2

N.T.S.

NOT FOR CONSTRUCTION
SIDWELL NO.: PART OF 14-02-100-019

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Seal
STATE OF MICHIGAN
CHRISTOPHER V. ENRIGHT
ARCHITECT
No. 1301035122
LICENSED ARCHITECT

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DESIGN + ENGINEERING
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Royal Oak, MI 48067
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cenright@enrightarchitects.com
Consultant

Project
Lume
Auburn Hills, MI

Lapeer Rd
Auburn Hills, MI 48326

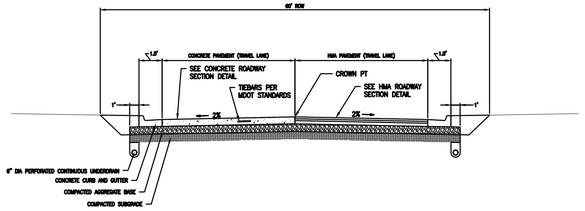
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DETAILS

Issued for
2024.10.18 CITY SUBMITTAL
2024.10.31 REVISED

Project Number
22-500

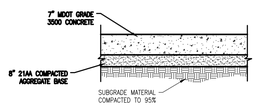
Sheet Number
C-600

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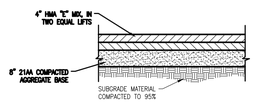
TYPICAL CROSS SECTION RESIDENTIAL ROAD PAVEMENT

NOT TO SCALE



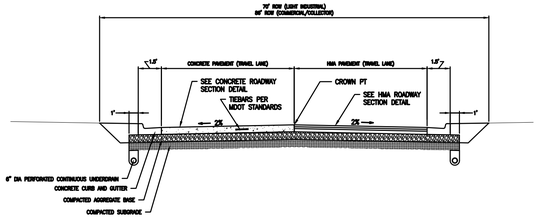
TYPICAL CONCRETE ROADWAY SECTION FOR RESIDENTIAL ROAD

NOT TO SCALE



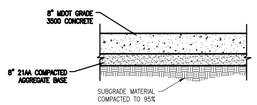
TYPICAL HMA ROADWAY SECTION FOR RESIDENTIAL ROAD

NOT TO SCALE



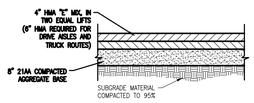
TYPICAL CROSS SECTION COMMERCIAL/LIGHT INDUSTRIAL ROAD PAVEMENT

NOT TO SCALE



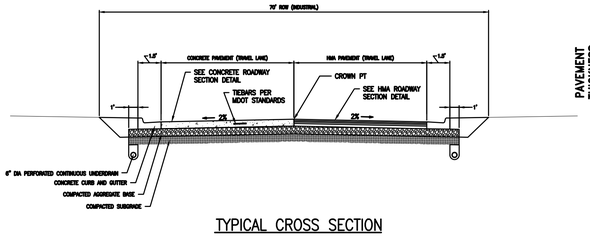
TYPICAL CONCRETE ROADWAY SECTION FOR COMMERCIAL/LIGHT INDUSTRIAL ROAD

NOT TO SCALE



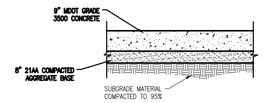
TYPICAL HMA ROADWAY SECTION FOR COMMERCIAL/LIGHT INDUSTRIAL ROAD

NOT TO SCALE



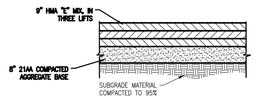
TYPICAL CROSS SECTION INDUSTRIAL ROAD PAVEMENT

NOT TO SCALE



TYPICAL CONCRETE ROADWAY SECTION FOR INDUSTRIAL ROAD

NOT TO SCALE



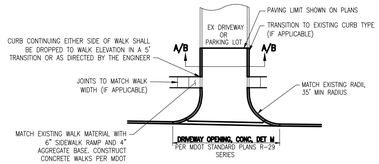
TYPICAL HMA ROADWAY SECTION FOR INDUSTRIAL ROAD

NOT TO SCALE



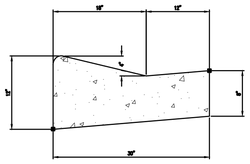
RESIDENTIAL DRIVEWAY APPROACH

NOT TO SCALE



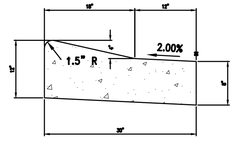
COMMERCIAL DRIVE APPROACH

NOT TO SCALE



4" MOUNTABLE CURB

NOT TO SCALE



4" REVERSE CURB & GUTTER

NOT TO SCALE

GENERAL PAVING NOTES

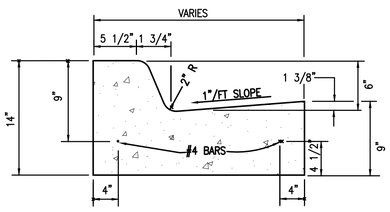
1. All construction shall conform to the current standards and specifications of the City of Auburn Hills and the Road Commission for Oakland County (R.C.O.C.) where applicable. All public pavement construction shall have full-time inspection directed by a professional engineer provided by, or caused to be provided by, the City of Auburn Hills.
2. Three (3) working days prior to construction, the Contractor shall telephone MISS DIG (1-800-482-7171) for underground facilities locations.
3. Existing topsoil, vegetation and organic materials shall be stripped and removed from proposed pavement area prior to placement of base materials. Tree roots shall be completely removed.
4. Prior to placement of base material or pavements, the contractor shall proofroll the subgrade in the presence of a geotechnical engineer and remove any unsuitable material observed. The pavement subgrade shall be compacted to 95% of the maximum dry density prior to placement of the proposed pavement. The final subgrade shall be proofrolled in the presence of a geotechnical engineer.
5. Concrete and asphalt testing is required for all projects. A copy of the test results shall be provided to the City.
6. If the inspector/engineer determine that field conditions warrant additional testing, the contractor/developer shall arrange for and pay for all required additional testing.
7. For any work within the public right-of-way, the contractor shall secure all necessary permits and arrange for all required inspection.
8. Fill areas shall be machine compacted in uniform lifts to 95% of the maximum dry density prior to placement of the proposed pavement.
9. All aggregate base material shall be compacted to 95% of the maximum dry density prior to placement of the proposed pavement. Aggregate base shall extend a minimum of 2 feet beyond the back of curb or the paved edge.
10. 6" underdrain shall be installed on both sides of all roadways in geotextile wrapped trench.
11. Prior to street acceptance, the full cross section must be installed per the approved plans and any repairs to the pavement and curb must be completed at the direction of the City Engineer. The full pavement cross section shall be paved in a continuous process without delay between separate courses.

CONCRETE PAVEMENT NOTES

1. Concrete shall be MDOT Grade 3500 (3500 psi) with a slump of 1-1/2" to 3".
2. All concrete pavement, drive openings, curb and gutter, etc. shall be spray cured with white membrane curing compound immediately following finishing operation.
3. No concrete paving shall be allowed prior to May 1, or after November 1 (unless approved by the City).
4. Do not place concrete when precipitation is imminent or when moisture on existing surface will prevent satisfactory curing. Unless otherwise approved by the City Engineer in writing, temperature and seasonal requirements for placing concrete will be according to the current MDOT Standard Specifications. Paving will not be allowed below these minimum temperatures, nor when frost is on or in the grade or on the existing surface.
5. All mix designs require review and approval by the geotechnical engineer.

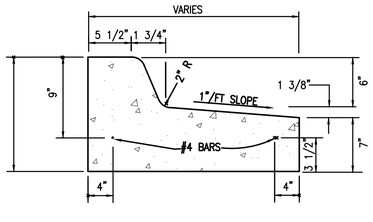
ASPHALT PAVEMENT NOTES

1. Asphalt shall be of the mix specified on the standard details herein and shall conform to all MDOT Standard Specifications.
2. All bituminous material shall be compacted to a density of 95% of the field control density as determined by the theoretical maximum density.
3. A bond coat of SS-1H emulsion is required between all courses of asphalt immediately prior to placement of each course of pavement. The bond coat shall be applied in a uniform manner over the surface at a rate of 0.10 gallon/sq. yd. between leveling courses & 0.05 gallon/sq. yd. between wearing and leveling course.
4. Do not place HMA or apply bond coat when precipitation is imminent or when moisture on existing surface will prevent satisfactory curing. Unless otherwise approved by the City Engineer in writing, temperature and seasonal requirements for placing concrete will be according to the current MDOT Standard Specifications. Paving will not be allowed below these minimum temperatures, nor when frost is on or in the grade or on the existing surface.
5. All mix designs require review and approval by the geotechnical engineer.



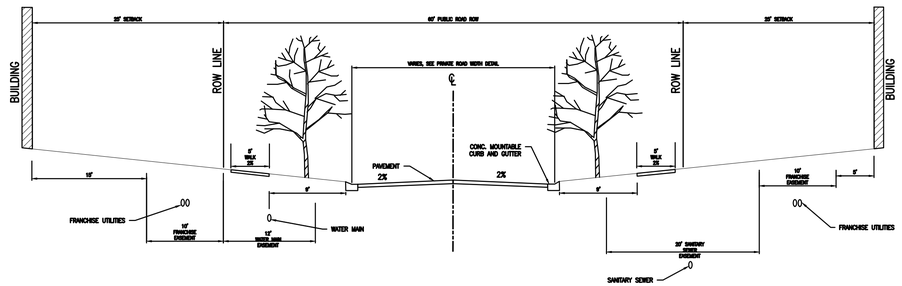
6" CONCRETE CURB AND GUTTER DETAIL

NOT TO SCALE
NOTE: DIMENSIONS VARY. FOLLOW MDOT STANAARD DETAIL SERIES R-30



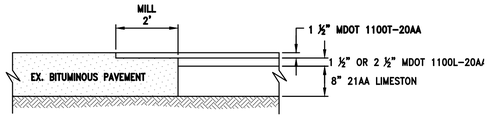
6" REVERSE CONCRETE CURB AND GUTTER DETAIL

NOT TO SCALE
NOTE: DIMENSIONS VARY. FOLLOW MDOT STANARD DETAIL SERIES R-30



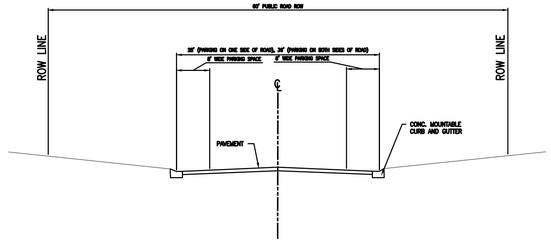
TYPICAL ROAD CORRIDOR (SINGLE FAMILY RESIDENTIAL)

NOT TO SCALE



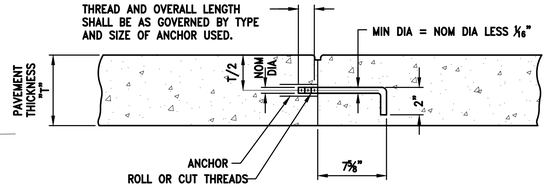
2" BITUMINOUS BUTT JOINT DETAIL

NOT TO SCALE



TYPICAL ROAD WIDTHS WITH PARKING (PRIVATE ROAD)

NOT TO SCALE



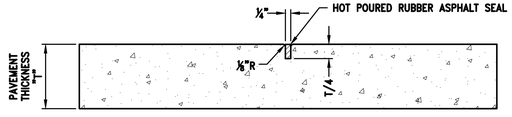
THIS JOINT SHALL BE CONSTRUCTED ACCORDING TO STANDARD FOR LONGITUDINAL BULKHEAD CONSTRUCTION JOINT EXCEPT THAT THE "FIRST POUR" IS AN EXISTING PAVEMENT.

SPACING CENTER TO CENTER SHALL BE AS SHOWN IN THE FOLLOWING TABLE:

DIAMETER	½"	¾"	1"
SELF-DRILLING FLUSH TYPE	24"	32"	48"
TORQUE - TYPE	40"	40"	---

LONGITUDINAL BULKHEAD JOINT

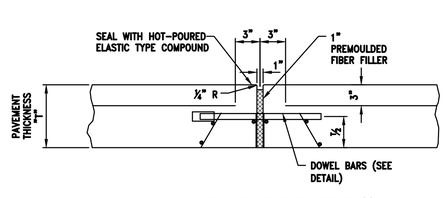
NOT TO SCALE



TRANSVERSE WEAKNESS PLANE JOINTS SHALL BE CONSTRUCTED IMMEDIATELY AFTER THE FINISHING OPERATION HAS BEEN COMPLETED. A GROOVE SHALL BE FORMED IN THE CONCRETE WITH METAL FORMING STRIP TO THE DEPTH SHOWN. THE PRE MOLDED FILLER STRIP SHALL BE PLACED IN GROOVE FORMED BY THE METAL STRIP. FROM A BRIDGE OPERATING ON THE PAVEMENT FORMS. THE CONCRETE SHALL BE HAND FLOATED AGAINST THE SIDES OF THE FILLER AND THE JOINT EDGE TO THE RADIUS SHOWN. THESE JOINTS SHALL BE PLACED AT APPROXIMATE 20' INTERVALS BETWEEN TRANSVERSE EXPANSION JOINTS.

TRANSVERSE WEAKENED PLANE JOINT

NOT TO SCALE



WITH LOAD TRANSFER - SYMBOL (E)
WITHOUT LOAD TRANSFER - SYMBOL (E_1)

TRANSVERSE EXPANSION JOINT "E"

SEAL WITH COLD
NOT TO SCALE

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ARCHITECTS ENGINEERS PLANNERS
34000 PLYMOUTH RD
LIVONIA, MI 48150
P: (734) 522-6711
OHM-ADVISORS.COM

REVISIONS

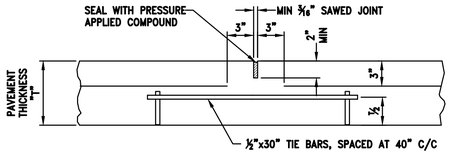
DATE 6/2/2021 | PROJ NUMBER | ENG AKS | PROJ MGR APC | CADD | COUNTY OAKLAND | CITY/VILLAGE/TOWNSHIP AUBURN HILLS | H: NTS | SCALE | V: NTS | HORIZ DATUM | VERT DATUM

CITY OF AUBURN HILLS
PAVING STANDARD DETAILS

SHEET 1 OF 2

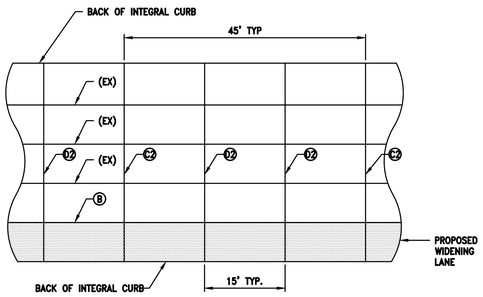
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DRAWING PATH: P:\0101_0125012020033_Auburn_Hills_Standards_Update\Drawings\Civil\Details\AH-ROAD DET.dwg Jul 13, 2022 - 3:21pm



LONGITUDINAL LANE TIE JOINT "D"

NOT TO SCALE

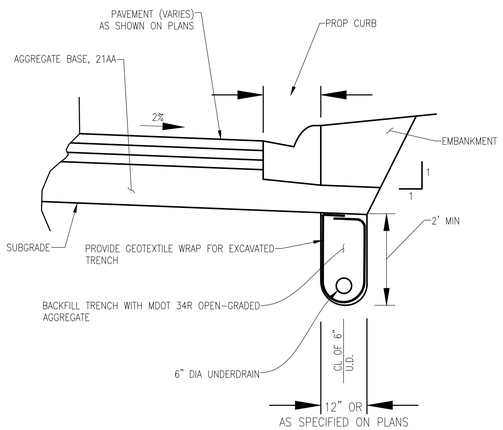


JOINTS	JOINTS TO BE PAID FOR SEPARATELY
C2 (MOD.)	TRANSVERSE CONTRACTION JOINT
E2	EXPANSION JOINT
D2 (MOD.)	PLANE OF WEAKNESS JOINT

JOINTS PAVEMENT	JOINTS INCLUDED IN THE COST OF CONCRETE
B (MOD.)	LONGITUDINAL BULKHEAD JOINT
D (MOD.)	LONGITUDINAL LANE TIE JOINT
(EX)	EXISTING

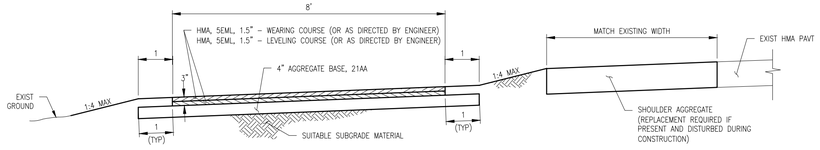
TYPICAL JOINT LAYOUT

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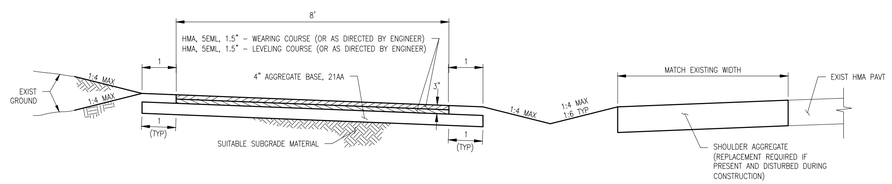
TYPICAL UNDERDRAIN ALONG ROADWAY CURB AND GUTTER SECTION

NOT TO SCALE



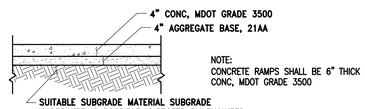
TYPICAL PATHWAY CROSS SECTION

NOT TO SCALE
REVERSE DETAIL FOR GRADE RIGHT



TYPICAL PATHWAY CROSS SECTION

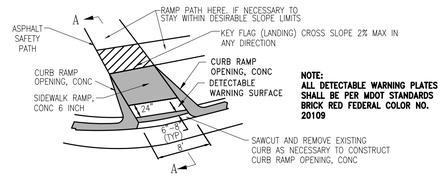
NOT TO SCALE
REVERSE DETAIL FOR GRADE LEFT



NOTE:
CONCRETE RAMPS SHALL BE 6" THICK CONC, MDOT GRADE 3500

TYPICAL CONCRETE SIDEWALK CROSS-SECTION

NOT TO SCALE



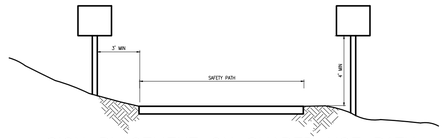
NOTE:
ALL DETECTABLE WARNING PLATES SHALL BE PER MDOT STANDARDS BRICK RED FEDERAL COLOR NO. 20109

SAFETY PATH RAMP WITH CURB

NOT TO SCALE

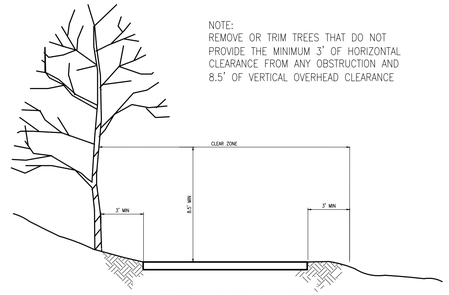
NON-MOTORIZED PATHWAY AND SIDEWALK NOTES

1. All pathway shall be constructed per the current version of MDOT standard plan R-28 series and shall follow all current ADA guidelines.
2. All pathway shall be constructed to the City of Auburn Hills Standard Details.
3. Maximum pathway cross slope is 2%. Design cross slope shall be 1.25% to 1.5%.
4. ADA ramps shall be provided at all intersections and street crossings. Detectable warning surfaces shall be provide for all ADA ramps and shall extend the full width of the curb ramp.
5. A clean saw cut joint shall be provided wherever new pavement matches existing pavement.
6. Utility structures in the pathway pavement shall be adjusted to proposed plan grade. Where possible, utility structures shall be outside of the pathway alignment.
7. Pathway and sidewalk shall be free of standing water prior to final acceptance.



SIGN PLACEMENT ON SHARED USE PATH

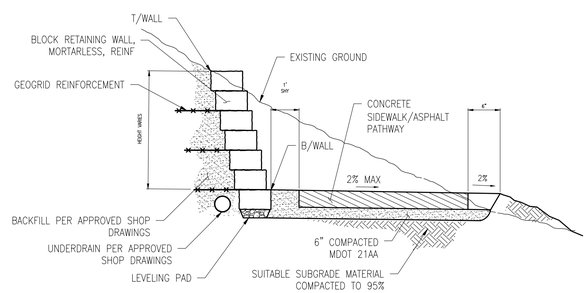
NOT TO SCALE



NOTE:
REMOVE OR TRIM TREES THAT DO NOT PROVIDE THE MINIMUM 3' OF HORIZONTAL CLEARANCE FROM ANY OBSTRUCTION AND 8.5' OF VERTICAL OVERHEAD CLEARANCE

TREE CLEARANCE

NOT TO SCALE



TYPICAL WALL SECTION

NTS

DETAIL FOR INFORMATION ONLY. WALL MANUFACTURER RESPONSIBLE FOR SITE SPECIFIC DETAILS.

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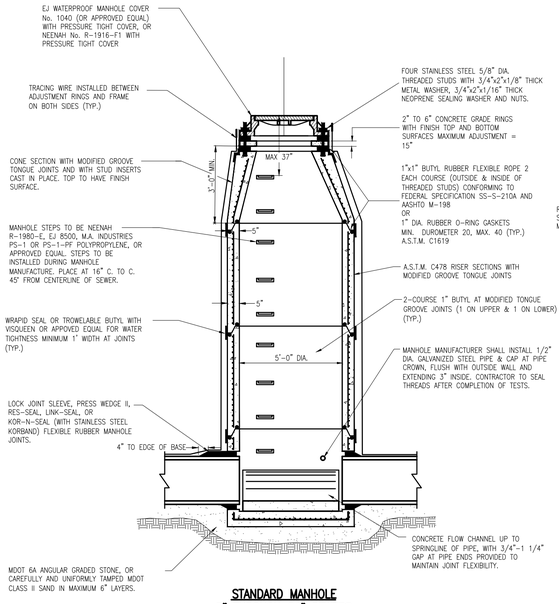
DATE	PROJ NUMBER	ENG	PROJ MGR	CADD	COUNTY	CITY/VILLAGE/TOWNSHIP	H:	SCALE	V:	HORIZ DATUM	VERT DATUM
6/2/2021		AKS	APC		OAKLAND	AUBURN HILLS	NTS		NTS		

CITY OF AUBURN HILLS
PAVING STANDARD DETAILS

SHEET 2 OF 2

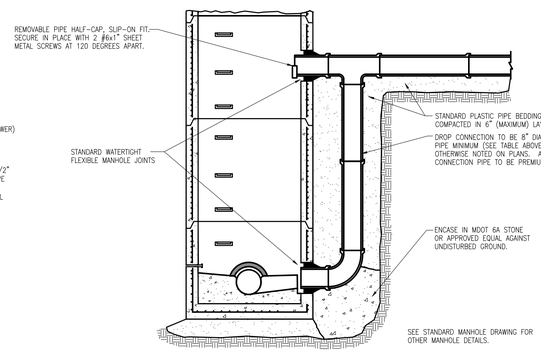
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STANDARD MANHOLE 8" THROUGH 24" SEWERS

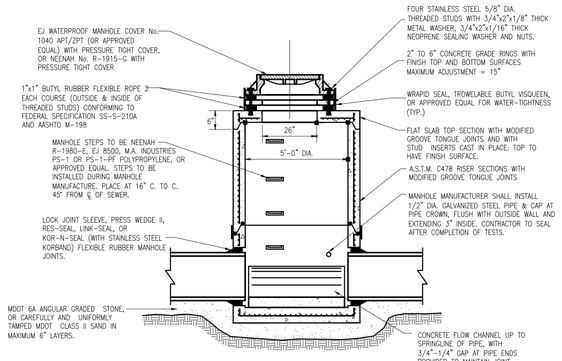
NOTE:
THE MAXIMUM PIPE SIZE FOR STRAIGHT PIPE INSTALLATION IS 24".



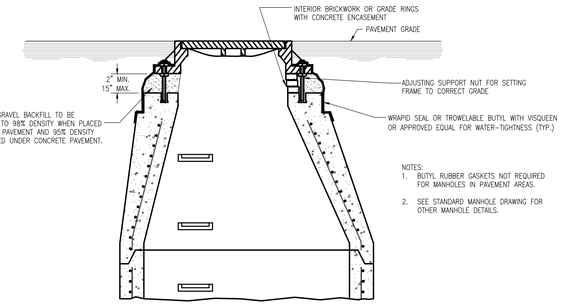
EXTERNAL DROP MANHOLE CONNECTION

(ONLY AS APPROVED BY O.C.W.R.C. AND AUBURN HILLS D.P.W.)

SEWER SIZE	EXTERNAL DROP SIZE	MH SIZE (I.D.)
UP TO 10"	8"	4'
UP TO 18"	10"	4'
UP TO 30"	18"	5'

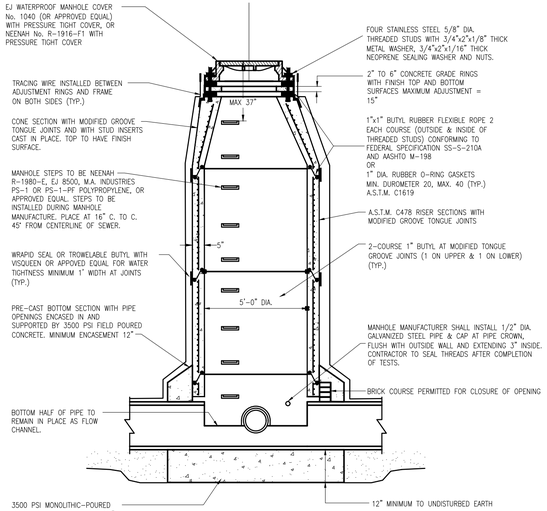


FLAT TOP MANHOLE FOR SHALLOW MANHOLE INSTALLATIONS



NOTES:
1. BUTYL RUBBER GASKETS NOT REQUIRED FOR MANHOLES IN PAVEMENT AREAS.
2. SEE STANDARD MANHOLE DRAWING FOR OTHER MANHOLE DETAILS.

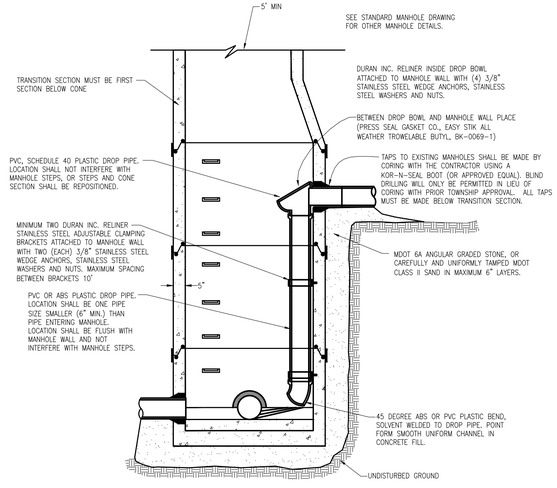
CONSTRUCTION DETAILS FOR MANHOLE TOPS WITHIN PAVEMENT AREAS



MINIMUM MANHOLE REQUIREMENTS ON MANHOLES CONSTRUCTED OVER EXISTING SEWERS

FOR LOCAL SANITARY SEWER EXTENSIONS CONNECTING DIRECTLY OR INDIRECTLY TO OAKLAND COUNTY WATER RESOURCE COMMISSION SEWER

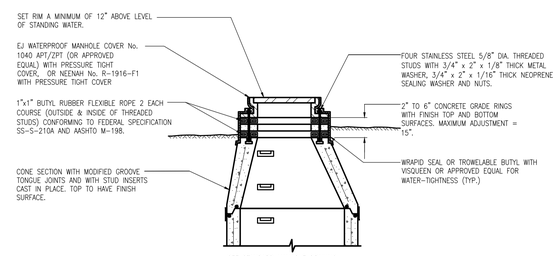
NOTE:
THE MINIMUM PIPE SIZE FOR STRAIGHT THROUGH PIPE INSTALLATION IS 24".
THE MAXIMUM PIPE SIZE FOR RIGHT ANGLE PIPE INSTALLATION IS 18".



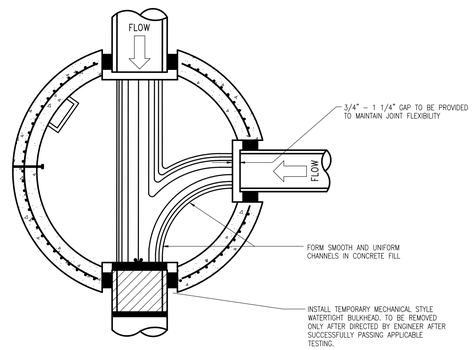
INTERNAL DROP MANHOLE CONNECTION

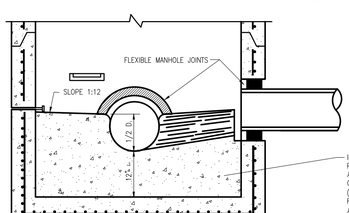
(ONLY AS APPROVED BY O.C.W.R.C. AND AUBURN HILLS D.P.W.)

SEWER SIZE	DROP SIZE	MH. SIZE (I.D.)
UP TO 10"	8"	5'
UP TO 18"	10"	5'
UP TO 30"	18"	6'
UP TO 42"	24"	6'



CONSTRUCTION DETAILS FOR MANHOLE TOPS WITHIN FLOOD PRONE AREAS





SUMP MANHOLE FOR TESTING, CLEANING & DEWATERING

SANITARY SEWER CONSTRUCTION NOTES

GENERAL NOTES:

1. All construction shall conform to the current standards and specifications of the City of Auburn Hills and the Oakland County Water Resource Commissioner (O.C.W.R.C.). All sanitary sewer construction shall have full-time inspection directed by a professional engineer provided by, or caused to be provided by, the City of Auburn Hills.
2. At all connections to O.C.W.R.C. sewers or to extensions thereto, and before the start of construction, the Contractor must request and have in his possession an approved Sewer Inspection Permit issued by the O.C.W.R.C. The Contractor shall be responsible for all O.C.W.R.C. charges and shall contact O.C.W.R.C. for their fees, bonds and deposit requirements. The Contractor shall notify the City of Auburn Hills, Orchard, Hiltz & McClIment and the O.C.W.R.C. 72 hours, or three working days, prior to the beginning of any construction. Final air test must be witnessed by the O.C.W.R.C. personnel and must be scheduled in advance. Prior to County testing, a preliminary test will need to be conducted with the OHM inspector present. All structures must be completed before scheduling. Site tubes must be in place for at least 24 hours, if the ground water was present during construction.
3. Three (3) working days prior to construction, the Contractor shall telephone MISS DIG (1-800-482-7171) for underground facilities locations.
4. The sanitary sewer contractor shall notify the inspection section of the Great Lakes Water Authority (GLWA) at (313) 833-4949 at least 3 working days prior to the beginning of construction.
5. No ground water, storm water, construction water, downspout drainage or weep tile drainage shall be allowed to enter any sanitary sewer.
6. 18 inch minimum vertical separation and 10 foot minimum horizontal separation must be maintained between sanitary sewer and water main.
7. No sewer installation shall have an infiltration or exfiltration exceeding 100 gallons per inch diameter per mile of pipe per 24 hour period and no single run of sewer between manholes shall exceed 100 gallons per inch diameter per mile. All sewer runs of 8 inches in diameter or greater shall be tested. Air tests in lieu of infiltration tests shall be as specified in O.C.W.R.C. D.P.W. "Acceptance Tests". Only Modified Groove Tongue, ASTM C425, ASTM C443, O-Ring, Uniloc, Amvit, Nobel, Ring-Tite, Fluid-Tite or equal, as approved by the O.C.W.R.C. may be used for sewer joints. All joints shall meet requirements of ASTM C425 or C443. No clay pipe or schedule 35 will be allowed for main line sanitary sewer or for sewer leads.
8. At all connections to an existing O.C.W.R.C. sewer or to extensions there to, a temporary watertight bulkhead with a threaded, capped or valved 1 inch diameter pipe to permit measuring infiltration shall be provided to be removed only after directed by the engineer. A 12 inch temporary sump and a watertight mechanical bulkhead shall be installed on the first manhole upstream of the proposed connection. The temporary sump shall be filled in after successful completion of any infiltration test up to the standard fillet provided for the flow channel, and the bulkhead shall be removed after directed by engineer. Infiltration testing is required for all sewers twenty-four (24) inch diameter and greater, or for all sewer pipe diameters where the ground water level is seven (7) feet above the top of the sewer pipe.
9. A videotape of the interior of the sanitary sewer (with log and lead locations) shall be submitted and approved by the City prior to final acceptance. Said videotape shall be performed a minimum of 30 days after construction is completed. Typical items to be reviewed on the videotape will include pipe deflections, pipe settlement, lead connections, joints and pipe cleanliness. If the videotape review reveals unsatisfactory conditions, the Contractor shall correct the condition at his own cost and shall then re-videotape the affected pipe for review by the City. The sanitary sewer must be cleaned prior to videoing. Water must be run through the system from the upstream manhole prior to videoing. The video will not be accepted if the sewer is not cleaned prior to the inspection.
10. The completed installation shall at no point have out-of-round pipe deflections greater than 5%. The Engineer shall have the option of requiring deflectometer or go/no-go gauging tests run prior to acceptance on pipelines where high deflections are suspected.
9. Tracing wire shall be provided for all sanitary sewer and sewer leads, regardless of pipe material. Wire shall be copper, 12-gage stranded, green insulated per City requirements. Connection is required at all service leads and manholes. Wire shall be brought through each manhole and connected to the top step. All wire exposed above ground surface shall be encased in ½" metal conduit. The conduit should extend 6" below the ground surface. Conductivity shall be tested by the City prior to acceptance of the sewer. All splices shall be made using a gel-cap product which provides a water proof seal, such as 3M's Direct Bury Splice Kit #P054007/09964 or approved equal.
10. New manholes constructed directly on O.C.W.R.C. sewers shall be provided with covers reading "Oakland County-Sanitary" in raised letters. New manholes built over any existing sanitary sewers shall have monolithic bottoms.
11. All new manholes shall have O.C.W.R.C. approved, flexible water-tight seals where pipes pass through walls. Manholes shall be precast sections with modified groove tongue and rubber gasket type joints. Precast manhole sections shall be O.C.W.R.C. approved modified eccentric cone type. All manholes shall be provided with water-tight covers.
12. PDF "As-Built" plans shall be provided to the O.C.W.R.C. and the City of Auburn Hills by the Engineer. "As-Built" plans shall specifically designate where ABS Truss or PVC Truss sewer pipe was installed. A GIS file or AutoCAD file shall also be provided to the City of Auburn Hills.
13. The materials specified below may be subsituted with an approved equal as determined by the City. It is at the sole discretion of the City to determine if a material is acceptable and can be utilized. Written authorization must be obtained prior to ordering or installing the approved equal.

OHM
ARCHITECTS ENGINEERS PLANNERS
34000 PLYMOUTH RD
LIVONIA, MI 48150
P: (734) 522-6711
OHM-ADVISORS.COM

REVISIONS
REVISED STANDARDS UPDATE 6/2/2021

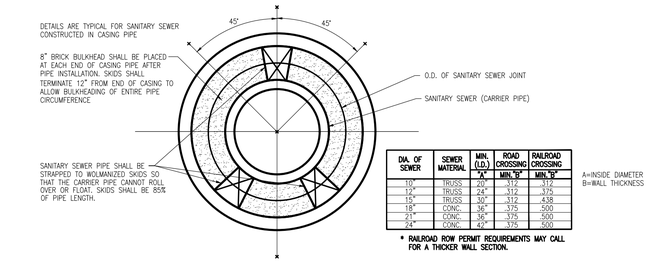
DATE DEC 2007 | PROJ NUMBER | ENG JLK | PROJ MGR JLK | CADD | COUNTY OAKLAND | CITY/VILLAGE/TOWNSHIP AUBURN HILLS | H: NTS | SCALE V: NTS | HORZ DATUM | VERT DATUM

CITY OF AUBURN HILLS
SANITARY SEWER STANDARD DETAILS

SHEET 1 OF 2

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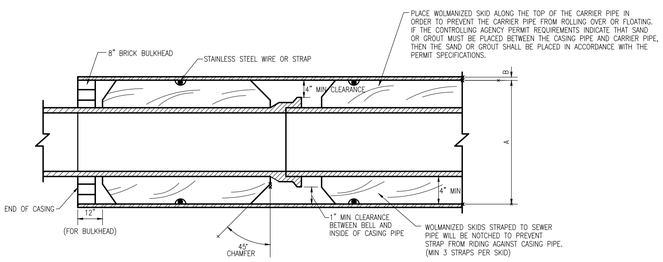
DIA. OF SEWER	SEWER MATERIAL	MIN. (I.D.) "A"	ROAD CROSSING MIN."B"	RAILROAD CROSSING MIN."B"
10"	TRUSS	20"	.312	.312
12"	TRUSS	24"	.312	.375
15"	TRUSS	30"	.312	.438
18"	CONC.	36"	.375	.500
21"	CONC.	36"	.375	.500
24"	CONC.	42"	.375	.500

A=INSIDE DIAMETER
B=WALL THICKNESS

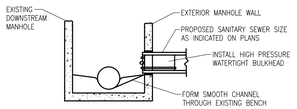
* RAILROAD ROW PERMIT REQUIREMENTS MAY CALL FOR A THICKER WALL SECTION.

PIPE BARREL SUPPORT FOR SANITARY SEWER CONSTRUCTED IN CASING PIPE

CASING SHALL BE SPIRAL WELDED STEEL PIPE A.S.T.M. A-252, GR. 2.

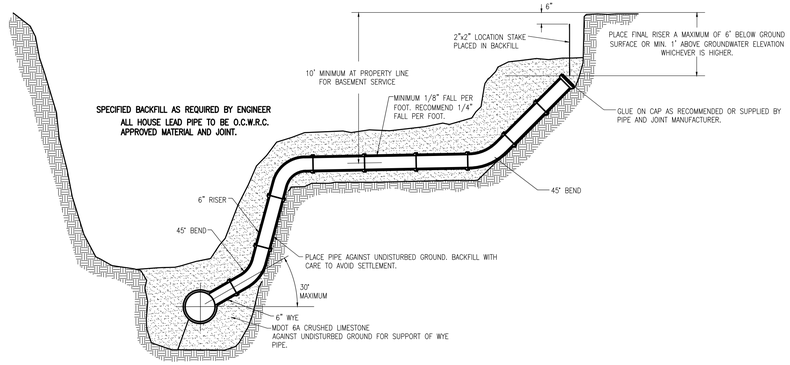


STANDARD CASING SECTION



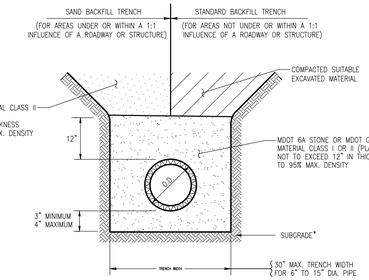
TESTING BULKHEAD WITH PIPE TAP

* AT ALL CONNECTIONS TO AN EXISTING O.C.W.R.C. SEWER OR EXTENSIONS THERETO, A WATERTIGHT BULKHEAD WITH A THREADED CAPPED OR VALVED 1 INCH DIA. PIPE TO PERMIT MEASURING INFILTRATION SHALL BE PROVIDED. TO BE REMOVED ONLY AFTER DIRECTED BY ENGINEER.
* INFILTRATION TESTING IS REQUIRED FOR ALL SEWERS TWENTY-FOUR (24) INCH DIAMETER AND LARGER OR FOR ALL SEWER PIPE DIAMETERS WHERE THE GROUND WATER LEVEL IS SEVEN (7) FEET ABOVE THE TOP OF THE SEWER PIPE.



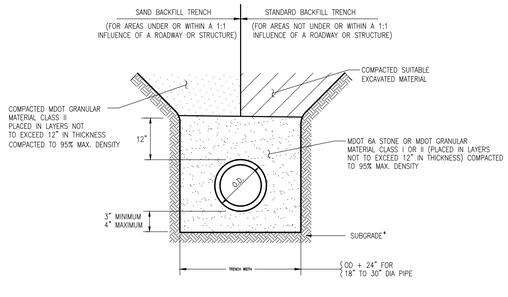
HOUSE LEAD DETAIL

NOTE:
TRACING WIRE REQUIRED FOR ALL SANITARY LEADS.



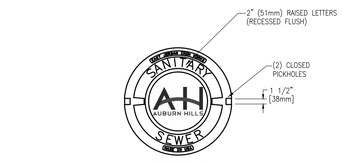
BEDDING AND TRENCH BACKFILL DETAIL FOR ABS OR PVC TRUSS PIPE

NOTE:
1. IF THE EXISTING SUBGRADE SOILS MEET THE REQUIREMENTS FOR MDOT GRANULAR MATERIAL CLASS II (MINIMUM 3" THICK), THEN THE SANITARY SEWER MAY BE LAID DIRECTLY ON THE COMPACTED NATIVE SUBGRADE SOILS.



BEDDING AND TRENCH BACKFILL DETAIL FOR REINFORCED CONCRETE PIPE

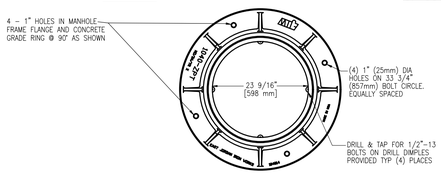
NOTE:
1. IF THE EXISTING SUBGRADE SOILS MEET THE REQUIREMENTS FOR MDOT GRANULAR MATERIAL CLASS II (MINIMUM 3" THICK), THEN THE SANITARY SEWER MAY BE LAID DIRECTLY ON THE COMPACTED NATIVE SUBGRADE SOILS.

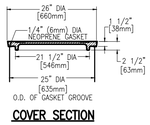


TOP VIEW OF COVER

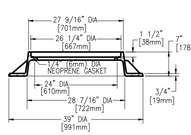


BOTTOM VIEW OF COVER

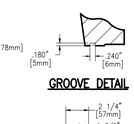




COVER SECTION



FRAME SECTION



GROOVE DETAIL



PICKHOLE DETAIL

CATALOG NO.
1040AGS/10402

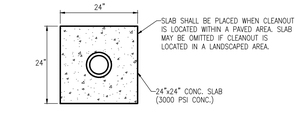
EST. WT.
COVER: 150 LBS 68kg
FRAME: 230 LBS 104kg
UNIT: 380 LBS 172kg

MAT'L SPEC.
COVER – GRAY IRON ASTM A48 CL35
FRAME – GRAY IRON ASTM A48 CL35

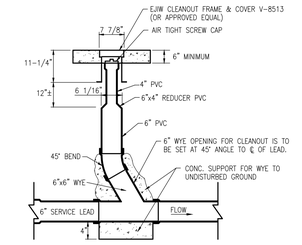
LOAD RATING
HEAVY DUTY

COATING
DIPPED

C.I. MANHOLE COVER E.J.I.W. 1040 AGS/ZPT



TOP VIEW



ELEVATION

DETAIL OF SANITARY SEWER CLEANOUT

SANITARY SEWER CONSTRUCTION NOTES

SANITARY SEWER NOTES:

MATERIALS AND CERTIFICATIONS

1. Truss Pipe and Fittings shall be as described under the current ASTM Designation D2680, Standard Specification for Acrylonitrile–Butadiene–Styrene (ABS) and Poly(Vinyl Chloride) (PVC) Composite Sewer Piping. Appendix XI of said specification shall be as modified by the bedding requirements outlined below.
2. Solid wall pipe for 6" house connection sewers shall be PVC SDR 23.5 conforming to ASTM Designation D3034 Standard Specification for Type PSM Poly(Vinyl Chloride) (PVC) Sewer Pipe and Fittings or PVC Schedule 40 conforming to the current ASTM Designation D2665 Standard Specification for Poly(Vinyl Chloride) (PVC) Plastic Drain, Waste, and Vent Pipe and Fittings. Solid wall pipe shall be installed in accordance with bedding requirements outlined below.
3. All pipe shall be certified by the manufacturer to meet the applicable ASTM specification requirements. Certification forms, together with a report of the test results, shall be provided to the inspector with pipe deliveries and copies shall be forwarded to the Engineer or the Owner. Certification forms shall include project name, location, Contractor, and test lot number. Lot sizes shall be acceptable to the Engineer.
4. All pipe and fittings shall be suitably marked to provide manufacturer's name, extrusion code (including date and location of manufacture), ASTM designation, type of plastic, nominal diameter, and SDR number, where applicable. Fittings however, need not contain the extrusion code. Pipe shall have a "home" mark. Truss Pipe with an absence of filler material at the ends greater than 1/4" deep shall be subject to rejection or acceptable repair.
5. O.C.W.R.C. D.P.W. flexible manhole joints shall be used. Where adaptors to other materials are required, only approved adaptors and joints may be used. Where the connections are made to existing manholes, a rubber waterstop shall be used around the pipe.
6. No clay pipe will be allowed for main line sanitary sewer or for sanitary sewer leads.

BEDDING

1. Bedding for Truss Pipe and solid wall pipe shall be in accordance with the current ASTM Designation D2321, except, (1) only MDOT Class I and Class II granular materials or MDOT 6A stone may be used, (2) embedment shall extend to minimum 12" above top of pipe, and (3) flooding or puddling shall not be used. The use of flexible and semi-flexible pipe requires that the bedding provide unyielding side support and complete bedding contact under pipe haunches. Bedding material must be properly placed and compacted to provide lateral restraint against deflection in the pipe diameter. Pipe must be bedded to the true line and grade throughout its length. Bell holes shall be provided where required.
2. Where unstable bottoms are encountered, the Contractor shall undercut to stable ground and construct a foundation consisting of MDOT 6A stone to act as an impervious mat to prevent migration or vertical movement of unstable soils or bedding materials. Where trench sheeting, plates, or a trench box are used due to severe ground conditions, all voids to the side and below the top of the pipe caused by the sheeting, plates, or box withdrawal shall be completely filled or the supports left in place below the top of the pipe.
3. Concrete cradle bedding shall not be used where allowable trench widths are exceeded. In lieu of concrete cradle bedding, standard pipe bedding shown shall be provided to the full width between undisturbed trench walls or at least 2.5 pipe diameters on both sides of the pipe.
4. Due to potential damage to exterior walls of Truss Pipe or solid wall pipe, particularly under cold weather conditions, if rocks, frozen material, or large objects strike the pipe, the Contractor shall carefully avoid dumping any materials other than approved bedding sand or stone on the pipe until 12" cover is placed on it, particularly under cold weather conditions. Pipe walls and ends shall also be protected from abrasion and damage during handling, and shall be fully inspected just prior to placing in the trench.
5. Care shall be taken during bedding compaction to avoid distorting the shape of the pipe or damaging its exterior wall. Mobile equipment shall not be used over the pipe trench until 48" of cover has been placed.

BACKFILL

1. Backfill shall be as indicated on construction drawings. Trench backfill shall be a suitable material and shall be free of any organic materials and rocks larger than 3" in size. Under road surfaces, pavement, sidewalks, curbs, driveways and areas where trench is within a 1:1 influence of the pavement, sand backfill shall be used which shall consist of MDOT granular material Class II or III compacted in layers not to exceed 12" in thickness to a density of 95%. All backfill placed within a 1:1 influence of structures shall be approved sand, placed in 1' layers and compacted. Trenches which are to be left open overnight shall be enclosed with suitable fencing and lighted barricades, unless otherwise approved by the city.

JOINTS

1. Joints for ABS Truss Pipe and ABS solid wall pipe shall be chemically welded in accordance with the manufacturer's recommendation and the current ASTM Designations D2680 and D2235. Additionally, all exposed ends of Truss Pipe shall be fully and thoroughly coated with plastic jointing cement prior to making joints so as to seal ends to eliminate the possibility of false low pressure air tests. Care shall be taken to insure all joints being pushed to the full "home" position and held tightly in the "home" position during any grade or line adjustments. Pipe shall be rotated during joint insertion to insure a complete spread of jointing cement. ABS Plastic Cement Primer and ABS Plastic Pipe Cement shall arrive at the job site in sealed and labeled containers. "Johnny Mops" or similar swab type applicators shall be used to apply primer and cement. Opened containers in the trench shall be protected from dirt, water, and other contaminants.
2. Joints for PVC Truss Pipe, PVC solid wall pipe and fittings shall be of the elastomeric gasket push–on type. Such joints shall conform to the current ASTM Designation D3212 and the pipe manufacturer shall file with the O.C.D.C. a copy of certified test results of its jointing system prior to use. Gasket joints shall be installed in accordance with procedures specified by the pipe manufacturer, such that the gasket will be compressed (not displaced) in the joint to form a positive seal. Care shall be taken to insure all joints be pushed to the full "home" position and held together in the "home" position during any grade or line adjustments.

CUTTING AND HANDLING

1. Cutting of pipe lengths, where required, shall be performed with tools or equipment that will provide a neat, perpendicular cut without damage to the plastic or the filler material. All burrs shall be removed by the use of a file, knife, or abrasive paper. Spigot ends on cut pipe shall be beveled similar to factory beveling to prevent gasket damage. Bowing or warping of Truss Pipe or solid wall pipe can occur with temperature fluctuations. The Contractor shall store and protect the pipe to minimize bowing. Nominal 12'6" or longer pipe lengths having deviations from straight greater than 1", as measured along a straight line, shall not be used.

STRUCTURE NOTES:

1. All new manholes shall have O.C.W.R.C. approved flexible, watertight seals where pipes pass through walls. Manholes shall be precast sections with modified groove tongue and rubber gasket type joints. Precast manhole sections shall be O.C.W.R.C. approved modified eccentric cone type. All manholes shall be provided with bolted, watertight covers.
2. At all connections to manholes on O.C.W.R.C. sewers or extensions thereto, drop connections will be required when the difference in invert elevations exceeds 18 inches. Only outside drop connections will be approved for drops less than 20 feet. However, for special conditions, such as poor soils or manhole depths greater than 20 feet, the Auburn Hills DPW and/or O.C.W.R.C. may allow an internal drop connection. To maintain the flexibility of the pipe materials, concrete encasement of drop connections shall not be used.
3. All new manholes requiring a drop connection shall be constructed using a manhole base with a precast drop as shown on sheet 1 of these details.
4. Wherever existing manholes are to be tapped, the tap shall be made by coring. The contractor shall place a KOR–N–SEAL boot (or approved equal) after coring is completed. Blind drilling will not be permitted in lieu of coring.
5. Manholes constructed or adjusted as part of the system maintained by the City of Auburn Hills shall be provided with covers as depicted on this detail sheet.
6. New manholes constructed directly on O.C.W.R.C. sewers shall be provided with covers reading "Oakland County Drain Commissioner – Sanitary" in raised letters per detail in the O.C.W.R.C. specifications. New manholes built over any existing sanitary sewers shall have monolithic poured bottoms.

SANITARY SEWER LEAD NOTES:

1. All building leads and risers shall be 6 inch S.D.R. 23.5 ABS pipe with chemically fused joints, Schedule 40 or S.D.R. 23.5 PVC with rubber gasket joint, or an approved equal pipe and joint. Sewer pipe wye openings shall contain factory installed premium joint material of the type identical to that of the building lead pipe used. Building leads to be furnished with removable airtight and watertight stoppers. Taps to existing PVC of Truss Pipe shall be made with wye saddle taps. Where an existing building lead is being extended, dissimilar types and sizes of pipe shall be joined using an O.C.W.R.C. approved adapter.
2. Saddle taps of existing sanitary sewers shall be made by installing a wye fitting for house connections. Fernco fittings with stainless steel bands shall be used to secure the wye fitting to the sanitary sewer pipe. Bedding for house connection sewers shall be equal to that of the main sewer bedding. Risers in deep and unstable trenches should be bedded in MDOT 6A stone, or an approved equal, to avoid settlement. Concrete shall not be used for bedding. End caps or plugs shall be braced or anchored to withstand air test pressures. Caps or plugs shall not be chemically welded in place.
3. Where sanitary sewer cleanouts fall within a paved area (parking lot, service drive area, etc.), the cleanout shall have a cast iron cover that is centered in a 2'x2'x6" (min.) concrete slab having a compressive strength of 3000 psi at 28–day cure time.

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OHM-ADVISORS.COM

REVISIONS
REVISED (CASTING LOGO UPDATED) 5/1109
REVISED STANDARDS UPDATE 6/2/2021

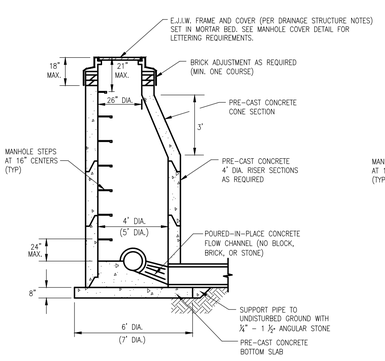
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DEC 2007		JLK	JLK		OAKLAND	AUBURN HILLS	NTS	NTS	

CITY OF AUBURN HILLS
SANITARY SEWER STANDARD DETAILS

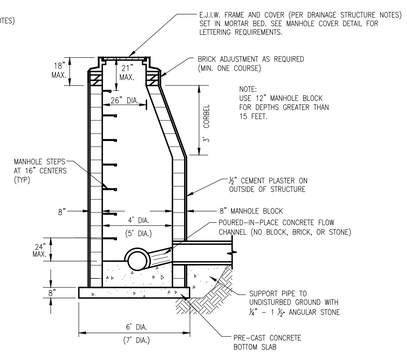
SHEET 2 OF 2

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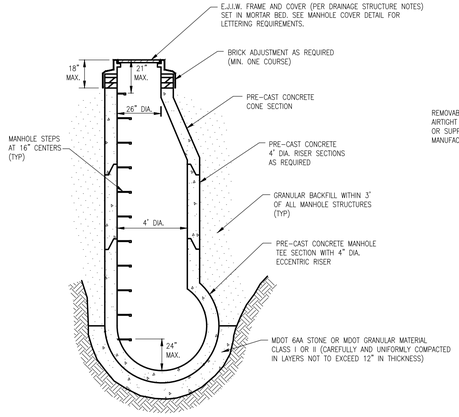


PRE-CAST MANHOLE

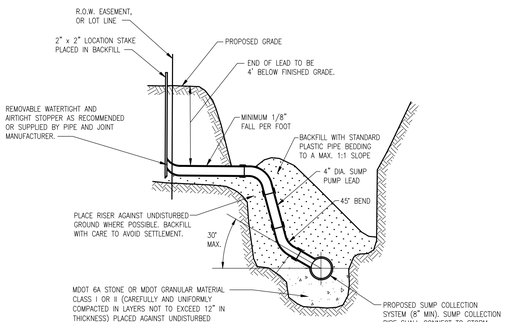


BLOCK MANHOLE

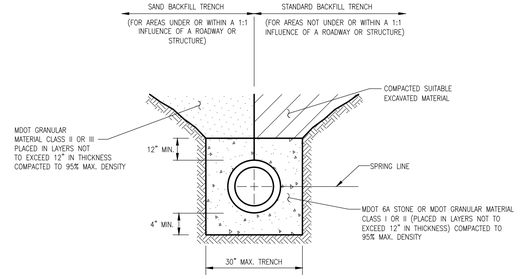
STANDARD MANHOLE DETAILS



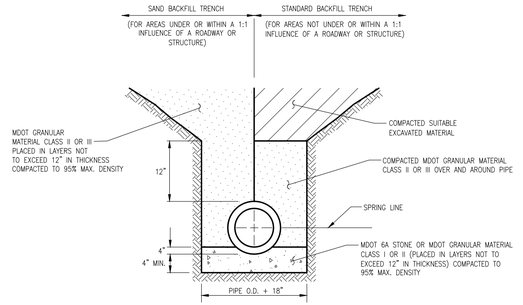
PRE-CAST TEE MANHOLE DETAIL



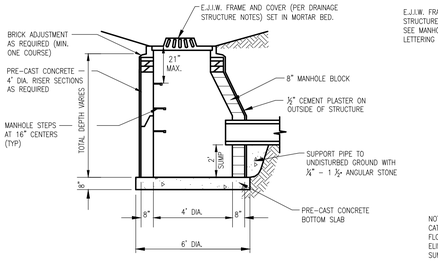
HOUSE LEAD DETAIL FOR 4" DIA. PLASTIC SUMP PUMP LEADS



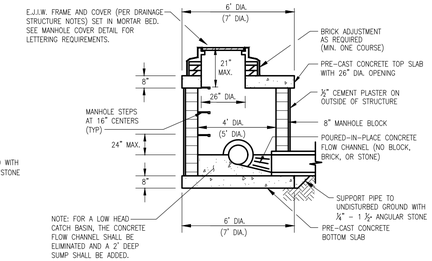
BEDDING AND TRENCH BACKFILL DETAIL FOR 18" DIAMETER AND SMALLER PIPE (PVC AND HDPE PIPE)



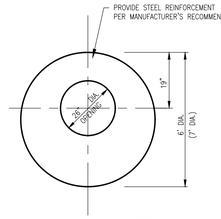
BEDDING AND TRENCH BACKFILL DETAIL FOR 24" DIAMETER AND SMALLER PIPE (CONCRETE AND METAL PIPE)



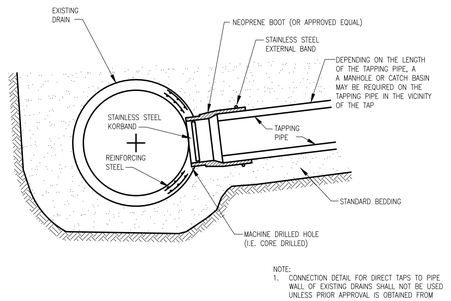
CATCH BASIN DETAIL



LOW HEAD MANHOLE AND CATCH BASIN DETAIL



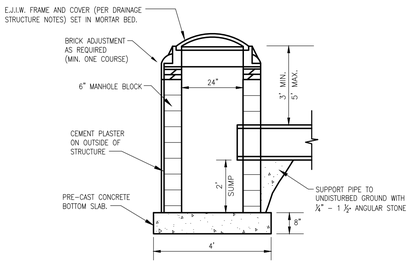
PRE-CAST CONCRETE TOP SLAB DETAIL, 8" THICK



NOTE:
1. CONNECTION DETAIL FOR DIRECT TAPS TO PIPE WALL OF EXISTING DRAINS SHALL NOT BE USED UNLESS PRIOR APPROVAL IS OBTAINED FROM CITY ENGINEER AND/OR OWNER OF EXISTING STORM SYSTEM
2. USE KOR-N-TEE FOR NON-CONCRETE TO CONCRETE TAPS. USE LINK-SEAL, A-LOCK OR APPROVED EQUAL FOR CONCRETE TO CONCRETE TAPS.

KOR-N-TEE TAP FOR CONCRETE PIPE

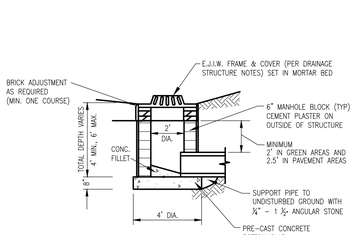
BEDDING AND TRENCH BACKFILL DETAIL FOR 27" DIAMETER AND LARGER PIPE (CONCRETE AND METAL PIPE)



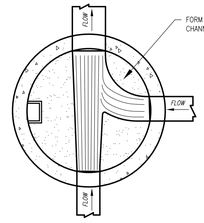
2' DIA. CATCH BASIN DETAIL

NOT TO SCALE

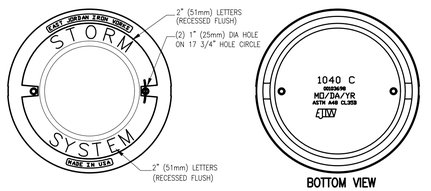
NOTE:
1. 2' DIA. CATCH BASIN SHALL NOT BE USED UNLESS PRIOR APPROVAL IS OBTAINED FROM CITY ENGINEER.



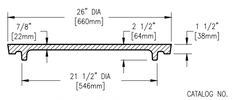
2' DIA. INLET DETAIL



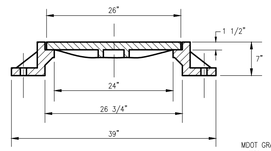
CHANNEL DETAIL



BOTTOM VIEW



COVER SECTION



CATALOG NO. 1040C

EST. WT. COVER: 150 LBS 68kg

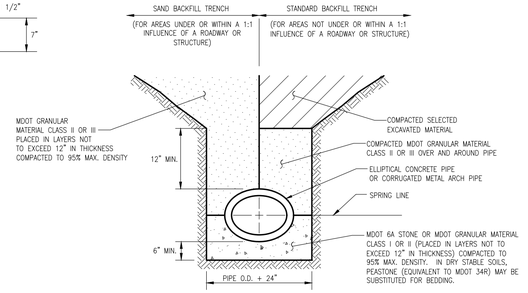
MAT'L SPEC. COVER – GRAY IRON ASTM A48 CL35B

LOAD RATING HEAVY DUTY

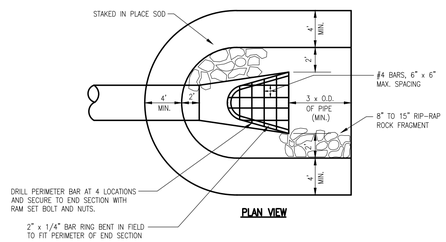
COATING DIPPED

CAST IRON MANHOLE COVER E.J.I.W. 1040

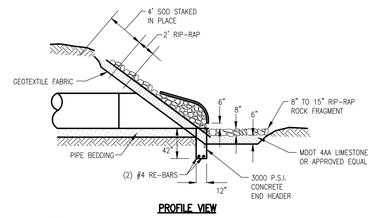
NOTE:
1. LETTERING SHALL BE USED ONLY FOR PUBLIC STORM SYSTEM. ALL OTHERS SHALL HAVE NO LETTERING.



BEDDING AND TRENCH BACKFILL DETAIL FOR 27" DIAMETER AND LARGER PIPE (CONCRETE AND METAL PIPE)



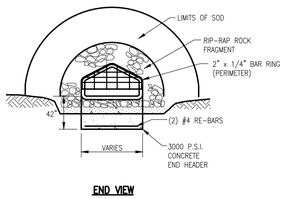
PLAN VIEW



PROFILE VIEW

NOTE:
1. BAR SCREEN SHALL BE HOT-DIPPED GALVANIZED.

END SECTION AND BAR SCREEN DETAIL



END VIEW

BEDDING AND TRENCH BACKFILL DETAIL FOR ELLIPTICAL CONCRETE PIPE OR CORRUGATED METAL ARCH PIPE

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LIVONIA, MI 48150
P: (734) 522-6711
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REVISIONS

REVISED STANDARDS UPDATE 6/2/2021

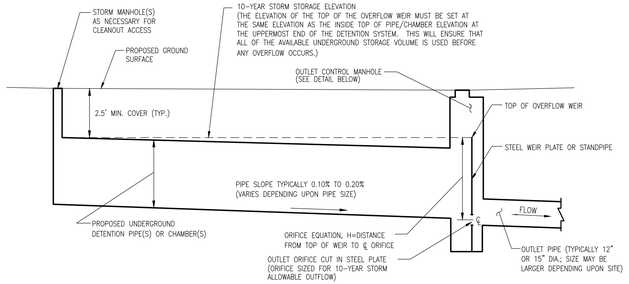
DATE	PROJ NUMBER	ENG	PROJ MGR	CADD	COUNTY	CITY/VILLAGE/TOWNSHIP	H:	SCALE	V:	HORZ DATUM	VERT DATUM
DEC 2007		JLK	JLK		OAKLAND	AUBURN HILLS	NTS		NTS		

CITY OF AUBURN HILLS
STORM SEWER STANDARD DETAILS

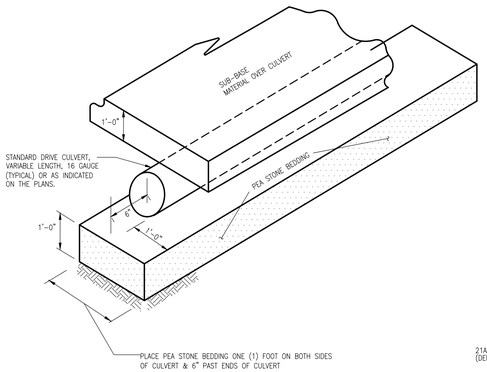
SHEET 1 OF 2

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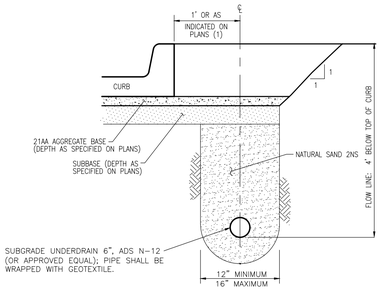
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DETENTION SYSTEM PROFILE

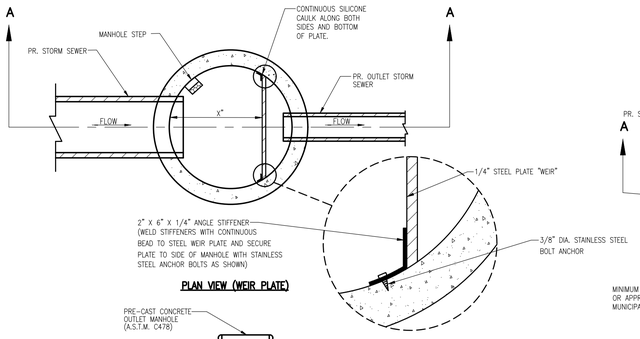


DRIVE CULVERT BEDDING DETAIL

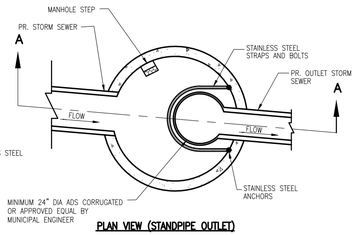


NOTES:
1. LOCATION MAY BE ADJUSTED IN THE FIELD BY THE ENGINEER.
2. ALL UNDERDRAIN SHALL BE APPROVED PLASTIC PIPE PER MDOT SECTION 909.07. METAL PIPE SHALL NOT BE USED.
3. ALL UNDERDRAIN SHALL OUTLET TO DRAINAGE STRUCTURE.
4. UNDERDRAIN CONNECTIONS (AT LOW POINTS) SHALL BE MADE AS CLOSE TO THE STRUCTURE INVERT AS PRACTICAL, WITH A SPIRAL WRAP OF THE STRUCTURE USED TO MAKE THE TRANSITION FROM THE REQUIRED FLOW LINE DEPTH TO STRUCTURE INVERT.

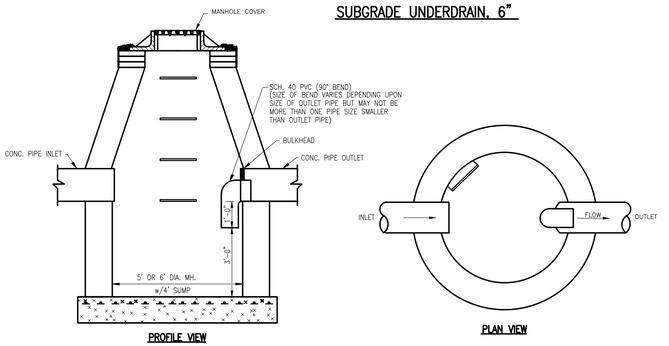
SUBGRADE UNDERDRAIN, 6"



PLAN VIEW (WEIR PLATE)



PLAN VIEW (STANDPIPE OUTLET)

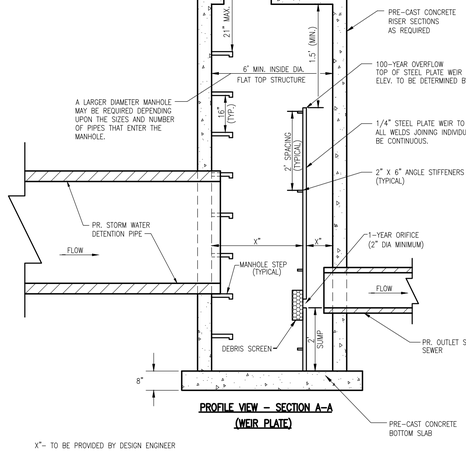


PROFILE VIEW

PLAN VIEW

OIL/GAS SEPARATOR PLACEMENT DETAIL FOR 18" DIAMETER AND SMALLER OUTLET PIPE

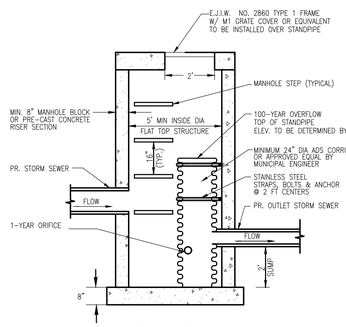
(FOR OUTLET PIPES LARGER THAN 18" IN DIAMETER AN ALTERNATE DESIGN MUST BE APPROVED BY THE CITY ENGINEER)



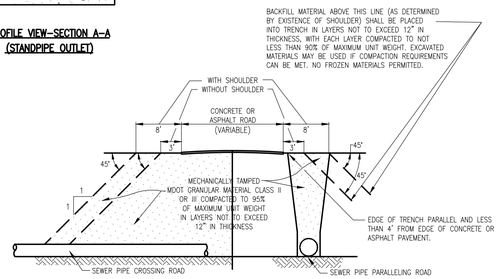
PROFILE VIEW – SECTION A–A (WEIR PLATE)

X"- TO BE PROVIDED BY DESIGN ENGINEER

TYPICAL UNDERGROUND DETENTION AND OUTLET MANHOLE DETAILS



PROFILE VIEW–SECTION A–A (STANDPIPE OUTLET)



SAND OR GRAVEL BACKFILL DETAILS FOR SEWERS UNDER CONCRETE OR ASPHALT PAVEMENTS, SIDEWALKS, DRIVEWAYS AND PARKING AREAS

STORM SEWER CONSTRUCTION NOTES

GENERAL NOTES:
1. All materials and workmanship shall be in accordance with the standards and specifications of the City of Auburn Hills.
2. No storm sewer is to be installed without the City's inspector present.
3. Notify MISS DIG (1-800-482-7171) at least three working days prior to the start of construction.
4. Trenches that are to be left open overnight shall be enclosed with suitable fencing and lighted barricades, unless otherwise approved by the city.
5. All end sections 18" and larger shall be provided with a galvanized bar screen.
6. Hinged bar grates will be required for headwalls per O.C.W.R.C. or MDOT standards, whichever is stricter.
7. All vertical and horizontal bars shall be tack-welded to the angle frame.
8. The bar grate screen shall be hot-dipped galvanized after fabrication is complete.
9. The design engineer shall furnish The City of Auburn Hills with PDF "Record Drawings" of the water main plans as well as a GIS file or AutoCAD file, upon job completion. Plans shall locate all storm sewer and structures.
10. The materials specified below may be substituted with an approved equal as determined by the City. It is at the sole discretion of the City to determine if a material is acceptable and can be utilized. Written authorization must be obtained prior to ordering or installing the approved equal.
11. Tracing wire shall be provided for all storm sewer, regardless of pipe material. Wire shall be copper, 12-gage stranded, green insulated per City requirements. Wire shall be brought through each structure and connected to the top step. All wire exposed above ground surface shall be encased in ½" metal conduit. The conduit should extend 6" below the ground surface. Conductivity shall be tested by the City prior to acceptance of the sewer. All splices shall be made using a gel-cap product which provides a water proof seal, such as 3M's Direct Bury Splice Kit #P054007/09964 or approved equal.

STORM SEWER NOTES:
1. Type and class of pipe shall be as specified on plans.
2. Concrete Pipe Requirements:
   - 2.1. The contractor shall provide reinforced concrete pipe as specified on the plans.
   - 2.2. All round reinforced concrete pipe shall meet the requirements of ASTM C76, Standard Specifications for Reinforced Concrete Culvert, Storm Drain and Sewer Pipe, with modified grooved tongue and rubber gasket meeting the requirements of ASTM C443, Standard Specifications for Joints for Circular Concrete Sewer and Culvert Pipe, Using Rubber Gaskets.
   - 2.3. All elliptical reinforced concrete pipe shall meet the requirements of ASTM C507, Standard Specifications for Reinforced Concrete Elliptical Culvert Storm Drain and Sewer Pipe, with tongue and grooved joints with bituminous (DeWitt #10) joint material meeting the requirements of C443. Elliptical concrete pipe joints shall also be wrapped per ASTM C877, Standard Specification for External Sealing Bands for Concrete Pipe, Manholes and Precast Box Sections. In addition, elliptical concrete pipe of 42" equivalent size and larger shall require inside concrete pointing.
   - 2.4. The inside joint of pipe over 27" diameter shall be pointed with mortar upon completion of backfilling operations.
3. Plastic Pipe Requirements:
   - 3.1. Per City standards, the maximum allowable pipe size for plastic storm sewer is 12" diameter. Larger diameter plastic storm sewer may be approved by the City, depending on site conditions.
   - 3.2. All plastic storm sewer pipe shall have a smooth interior.
   - 3.3. PVC pipe shall meet the requirements of ASTM F949, Standard Specification for Poly (Vinyl Chloride) (PVC) Corrugated Sewer Pipe With a Smooth Interior and Fittings, with push-on type joints meeting the requirements of ASTM D3212, Standard Specification for Joints for Drain and Sewer Plastic Pipes Using Flexible Elastomeric Seals, and F477, Standard Specification for Elastomeric Seals (Gaskets) for Joining Plastic Pipe.
   - 3.4. HDPE pipe shall meet the requirements of AASHTO M294 and ASTM D3350, Standard Specification for Polyethylene Plastics Pipe and Fittings Materials, with push-on type joints meeting the requirements of ASTM D3212 and F477.
4. Bedding Requirements:
   - 4.1. Bedding shall be used as called for on the details.
   - 4.2. Where unstable ground conditions are encountered, stone bedding shall be used as directed by the Engineer in order to provide a stable foundation for pipe and manholes.
   - 4.3. All pipes entering or leaving a manhole shall be adequately supported with ¼"-1½" angular stone fill from undisturbed earth to springline.
   - 4.4. Bedding shall extend a minimum of 4" below pipe, unless otherwise noted on construction plans. Bedding shall be uniform in grade. However, if the existing native soils meet the requirements for MDOT granular material class II (minimum 4" thick), then the storm sewer may be laid directly on the compacted native subgrade soils.
5. Backfill Requirements:
   - 5.1. Backfill as indicated on construction drawings. Trench backfill shall be of a suitable material and shall be free of any organic materials and rocks larger than 3" in size. Backfill shall be ramped into trench and compacted with a small dozer or other approved methods.
   - 5.2. Where trench is within a 1:1 influence of streets, alleys, sidewalks, driveways and parking areas, sand backfill shall be used which shall consist of MDOT granular material Class II or III compacted in layers not to exceed 12" in thickness to a density of 95%.
   - 5.3. All backfill placed within a 1:1 influence of structures shall be approved sand, placed in 12" layers and compacted.
   - 5.4. No frozen material shall be buried more than 4' below the final elevation of the ground.

DRAINAGE STRUCTURE REQUIREMENTS:
Contractor shall construct manholes with precast reinforced concrete in lieu of concrete, brick and block manholes in accordance with the following conditions:
1. Precast reinforced concrete section with modified groove tongue joint shall conform to ASTM C-478, Standard Specification for Precast Reinforced Concrete Manhole Sections, with rubber gasket.
2. No openings shall be made in precast units which would leave less than 12" of undisturbed precast structure wall between pipes (as measured between outside pipe walls) or would remove more than 40% of the circumference along any horizontal plane.
3. Precast riser placed on the concrete base shall be set in a full bed of mortar. All joints & liftholes shall be pointed up with mortar on the outside and inside.
4. Structures for sewers larger than 18", or those not meeting the opening requirements, may be built of block or brick up to a minimum of 8" above the top of sewer, with precast units being used above this point. Where precast units rest on the block or brick, the groove in the precast unit shall be filled with mortar.
5. Block used for standard catch basins and manholes shall be 8" (for 0'-15' deep) and 12" (for 15'-25' deep). Block used for 2' diameter inlets and catch basins shall be 6".
6. All vertical openings in concrete block structure walls shall be completely filled with mortar. All vertical wall joints shall be cement pointed.
7. Plaster all outside masonry surfaces with 1:2½ masonry cement (type II) 1/2" thick.
8. All manholes and catch basins shall be 4' or 5' in diameter unless otherwise indicated on construction drawings. Larger diameter drainage structures (6', 7', 8', 10', 12' diameter) may be needed for large storm sewer pipe or for situations where the angles between entering pipes require a larger diameter structure in order to maintain at least 1' of structure wall between the pipes. 2' diameter catch basins and inlets may be used where approved by the City Engineer.
9. Manhole steps shall be steel, encased with polypropylene plastic or approved equivalent to M.A. Industries, Inc., PS-1 for brick, or PS-1B for block, East Jordan Iron Works 8503 (or approved equal). Manhole steps shall be placed at 16" centers.
10. Catch basin steps shall be East Jordan Iron Works 8503 plastic coated (or approved equal).
11. Manhole frame and cover shall be East Jordan Iron Works 1040, type "C" solid cover or as per construction drawings.
12. Catch Basin and inlet frame and cover shall be:
    - 12.1. East Jordan Iron Works 5105, type "M1" cover (with trout logo) with straight face curb and gutter (or approved equal).
    - 12.2. East Jordan Iron Works 5105, type "M1" cover (with trout logo) with mountable curb and gutter and integral curb and gutter (or approved equal).
    - 12.3. East Jordan Iron Works 1040, type "02" cover (beehive) to be used on open ditches and swales, rear yard catch basin (or approved equal). If within 8' of road, type "N" cover (low beehive) shall be used. East Jordan Iron Works 1040, type "A" cover to be used on all 2' cleanouts and structures not located at storm water collection points (or approved equal).
13. Frames shall be set in full bed of mortar and the side shall be overlapped to prevent leakage.
14. A minimum of one course of brick must be used and a maximum of 5 courses of brick can be used to adjust a structure. All bricks and blocks used for adjustment shall be concrete.
15. A proper channel shall be constructed within the existing manhole or other structure at which the connection is to be made to direct the flow to the existing outlet in a manner that will tend to create the least amount of turbulence. The channel shall be constructed to the same size as the inside diameter of the existing pipes, and shall be built to height of 1/3 the existing pipe diameter with a minimum of 2% slope on the benches.
16. Concrete base for manhole, catch basin, and inlet shall be MDOT grade 30P (Min.), 8" thick, 3000 psi.
17. When tapping into an existing structure a brick collar shall be placed 12" thick around the pipe and extended 12" beyond the opening. If pre-cast section is tapped, bend mesh and use as reinforcement with brick collar.

SUMP PUMP LEAD REQUIREMENTS:
1. All sump pump leads connected to a drain shall be pre-manufactured.
2. Sump pump leads shall be (1) SDR 35, non-perforated, solid wall PVC, (2) ARMCO Truss Pipe, or (3) approved equal, with premium joints.
3. Sump collection system pipes shall be connected at drainage structures. However, if approved by the engineer, taps to 12" storm sewer may be made with a Fernco EZ Tap or approved equal. Taps to other size storm sewer may be made with a Romac saddle, KOR-N-TEE lateral connector for concrete pipe, or approved equal.
4. Ends of all 4" sump pump leads shall be temporarily capped and their location staked, witnessed and recorded.
5. All sump pump leads are to be taken to the property line, easement line or as indicated on the plan.
6. Sump pump cleanouts shall be a minimum inside diameter of 24" and be constructed at changes of alignment ends of sump pump mains or as indicated on the plan.

RESTORATION REQUIREMENTS:
1. All disturbed areas within the right-of-way shall be restored as follows, unless otherwise noted on construction drawings: Finish Grade. Place 3" thickness of "quality" topsoil acceptable to the engineer. Apply sod or seed and fertilizer as follows:

	LOCATION	SODDING/ SEEDING REQUIREMENTS	FERTILIZER REQUIREMENT
SEED AND FERTILIZER	Slopes & ditch banks, etc.	MDOT "Roadside" mix (20% Perennial Rye, 10% Kentucky Blue, 40% Red Fescue, 30% Hard Fescue) applied at 220 lbs/acre	240 lbs/acre of chemical fertilizer nutrients in equal proportions of Nitrogen, Phosphoric Acid and Potash. (Must be a slow-release fertilizer)
	Other areas	MDOT "Class A" mix (20% Perennial Rye, 30% Kentucky Blue, 50% Red Fescue) applied at 220 lbs/acre	240 lbs/acre of chemical fertilizer nutrients in equal proportions of Nitrogen, Phosphoric Acid and Potash. (Must be a slow-release fertilizer)
SOD	Ditch bottoms, slopes exceeding 3:1, and at structures	3" Topsoil with Class A Sod	

2. Apply straw mulch at the rate of 2-3 bales/1000 square feet.
3. The contractor shall be responsible to insure the growth of all seeded areas, and shall re-seed as necessary to accomplish this.

OHM
ARCHITECTS ENGINEERS PLANNERS
34000 PLYMOUTH RD
LIVONIA, MI 48150
P: (734) 522-6711
OHM-ADVISORS.COM

REVISIONS
REVISED STANDARDS UPDATE 6/2/2021

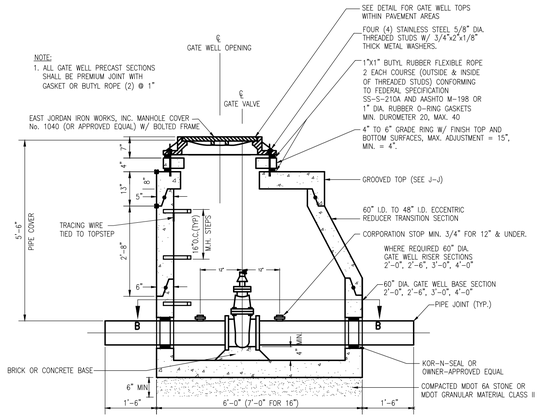
DATE DEC 2017 | PROJ NUMBER | ENG JLK | PROJ MGR JLK | CADD | COUNTY OAKLAND | CITY/VILLAGE/TOWNSHIP AUBURN HILLS | H: NTS | V: NTS | SCALE | HORIZ DATUM | VERT DATUM

CITY OF AUBURN HILLS
STORM SEWER STANDARD DETAILS

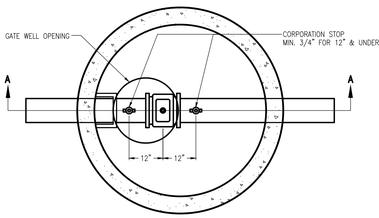
SHEET 2 OF 2

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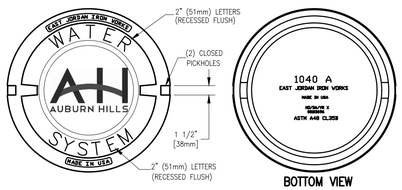
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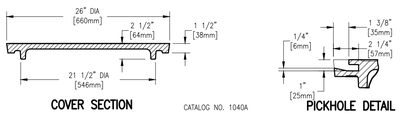
6", 8", 12" AND 16" GATE WELL
(A-A)



6", 8", 12" AND 16" GATE WELL TYPICAL
(PLAN VIEW, B-B)



BOTTOM VIEW



COVER SECTION

PICKHOLE DETAIL

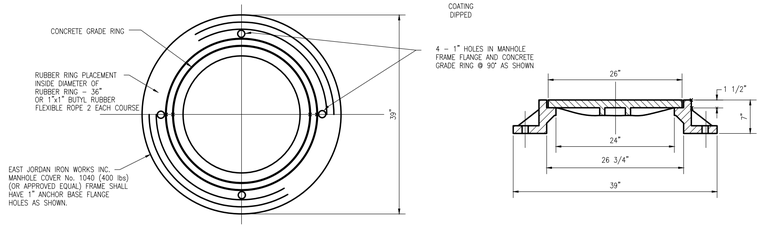
CATALOG NO. 1040A

EST. WT. COVER: 150 LBS 68kg

MAT'L SPEC. COVER - GRAY IRON ASTM A48 CL35

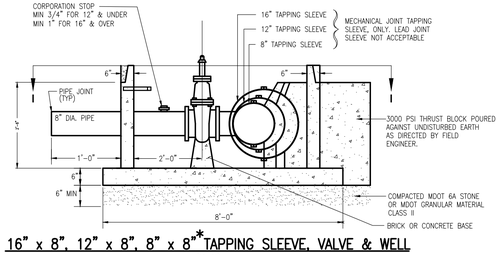
LOAD RATING HEAVY DUTY

COATING DIPPED



CAST IRON GATE WELL COVER AND GRADE RING

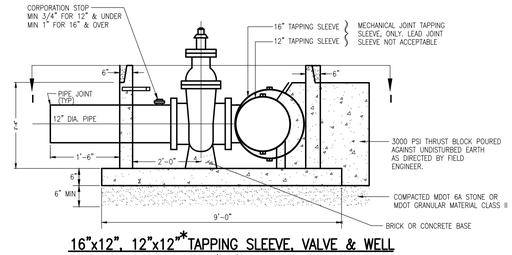
NOTE:
OPENING IN PRECAST BASE TO BE FILLED WITH BRICK.



16" x 8", 12" x 8", 8" x 8"* TAPPING SLEEVE, VALVE & WELL
(H-H)

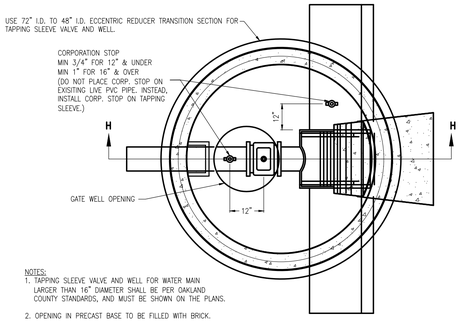
- **USE OF 8" x 8" TAPPING SLEEVE VALVE & WELL MUST BE APPROVED BY AUBURN HILLS DPW.**
- **IF THRU MAIN IS DUCTILE IRON AND TAP IS NOT 8"x8", A STAINLESS STEEL TAPPING SLEEVE IS ALLOWABLE.**

NOTE:
OPENING IN PRECAST BASE TO BE FILLED WITH BRICK.



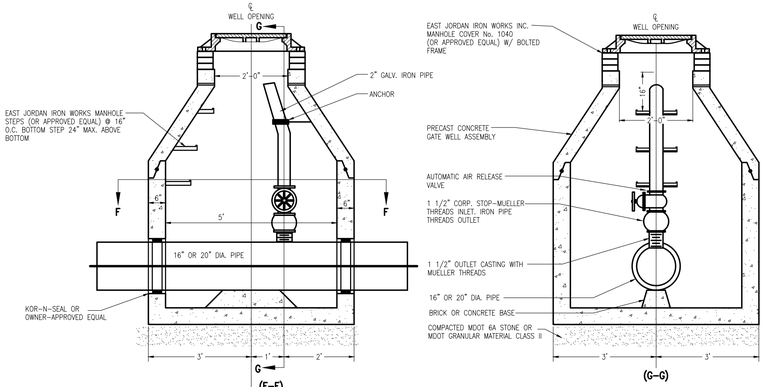
16"x12", 12"x12"* TAPPING SLEEVE, VALVE & WELL
(H-H)

- **USE OF 12 x 12" TAPPING SLEEVE VALVE & WELL MUST BE APPROVED BY AUBURN HILLS DPW.**
- **IF THRU MAIN IS DUCTILE IRON AND TAP IS NOT 12"x12", A STAINLESS STEEL TAPPING SLEEVE IS ALLOWABLE.**



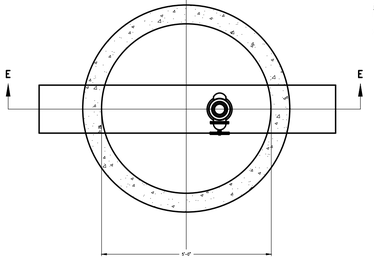
NOTES:
1. TAPPING SLEEVE VALVE AND WELL FOR WATER MAIN LARGER THAN 16" DIAMETER SHALL BE PER OAKLAND COUNTY STANDARDS, AND MUST BE SHOWN ON THE PLANS.
2. OPENING IN PRECAST BASE TO BE FILLED WITH BRICK.

TAPPING SLEEVE VALVE & WELL TYPICAL
(PLAN VIEW, I-I)

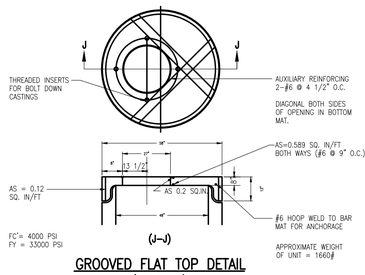


NOTES:
1. ALL AIR RELEASE WELLS SHALL BE PRECAST STRUCTURES.
2. ALL AIR RELEASE VALVES SHALL BE AUTOMATIC PER AUBURN HILLS DPW REQUIREMENTS.

STANDARD AIR RELEASE VALVE & WELL
FOR 16" & 20" WATER MAIN



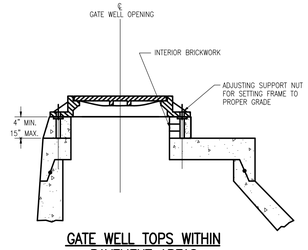
(PLAN VIEW, F-F)



(J-J)

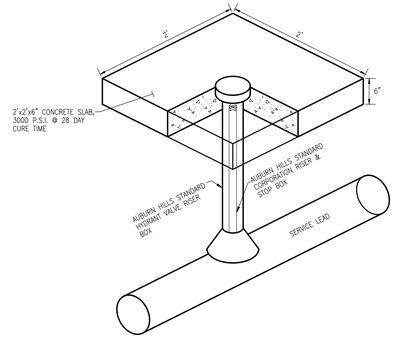
GROOVED FLAT TOP DETAIL
(SEE A-A)

NOTE:
1. AS DENOTES CROSS-SECTION AREA OF REINFORCING STEEL, IN SQUARE INCHES PER FOOT.



GATE WELL TOPS WITHIN PAVEMENT AREAS

NOTE:
1. RUBBER O-RINGS SHALL NOT BE USED IN PAVEMENT.



STOP BOX IN PAVEMENT DETAIL

NOTES:
1. TWO HOLE ARCH PATTERN (ERIE PATTERN) TYPE WITH 1" UPPER AND 5" EXTENDED LENGTH WITH 42" ROD (FORD STOP BOX PART NO. EA1-50-40-42R OR APPROVED EQUAL); SMALL BOX REQUIRED FOR 3/4" AND 1" SERVICE; LARGE BOX REQUIRED FOR 1-1/2" AND 2" SERVICE; HYDRANT VALVE BOX REQUIRED FOR 3" AND 4" SERVICE; GATE WELL REQUIRED FOR 6" AND LARGER SERVICE.
2. WHERE WATER SERVICE CORPORATION BOX FALLS WITHIN A PAVED AREA (PARKING LOT, SERVICE DRIVE AREA, ETC.) THE STOP BOX SHALL BE PLACED IN A STANDARD HYDRANT VALVE BOX. THE VALVE BOX SHALL BE CENTERED IN A 2'x2'x6" CONCRETE SLAB.

GENERAL WATER MAIN NOTES

GENERAL NOTES:
1. All construction procedures and materials used on all water main projects shall conform to American Water Works Association (AWWA), Great Lakes Water Authority (GLWA) and The City of Auburn Hills current Standards and Specifications.
2. No water main is to be installed without the City's inspector present.
3. Notify MISS DIG (1-800-482-7171) at least three (3) working days prior to start of construction.
4. Where work is to be performed in the vicinity of a GLWA water main, contractor shall notify the GLWA Field Office (833-4682) 3 working days prior to the start of construction and request job site inspection where necessary.
5. All pipe and all pipe fittings shall be made in the U.S.A. and shall comply with AWWA C111 and/or AWWA C115.
6. Unless otherwise specified on plans, top of all water mains shall be 5.5 ft. below existing or proposed road centerline, or 5.5 ft below existing or proposed ground, whichever results in lower elevation.
7. An 18" minimum vertical clearance between storm or sanitary shall be maintained.
8. All required cross connection devices shall be installed as required by the local plumbing inspector and in accordance with the standards of the Michigan Department of Public Health.
9. Tracing wire shall be provided for all water main, regardless of pipe material. When PVC is installed for a service line, tracing wire shall be run from the meter setup to the curb box. Wire shall be copper, 12-gage stranded, blue insulated per City requirements. Connection is required at all service leads, hydrants, and gate wells. Wire shall be brought through each gate well and connected to the top step. All wire exposed above ground surface shall be encased in ½" metal conduit. The conduit should extend 6" below the ground surface. Conductivity shall be tested by the City prior to acceptance of the main. All splices shall be made using a gel-cap product which provides a water proof seal, such as 3M's Direct Bury Splice kit #P054007/09964 or approved equal. In addition, underground marking tape shall be placed 1' above the top of PVC or HDPE water main. Underground marking tape shall be Magnatech 3" wide, foil-backed tape, #31-022 by Empire Level Manufacturing Corp., or approved equal.
10. Polywrap shall be placed as required by the City.
11. Connection to an existing water main shall be made only after pressure and bacteriological test have been successfully completed. The city engineer must be present for the test and review the results. Testing and disinfection procedures shall meet the requirements of AWWA-C600/C651.
12. When temporary water main jumpers are used during water main construction, a dual check valve backflow preventer (A.S.S.E. Std. # 1024) shall be placed on the jumper hose that is connected to the new water main. Contact the City of Auburn Hills (248-391-3777) before the water main jumper is installed for inspection.
13. Where water main is located under pavement, the City shall not be responsible for repairing pavement within the easement in the event that maintenance or repairs to the water main become necessary.
14. The design engineer shall furnish the City of Auburn Hills with PDF "Record Drawings" of the water main plans as well as a GIS file or AutoCAD file. Plans shall locate all water mains, hydrants, and gate valves and wells.
15. The materials specified below may be subsituted with an approved equal as determined by the City. It is at the sole discretion of the City to determine if a material is acceptable and can be utilized. Written authorization must be obtained prior to ordering or installing the approved equal.

TESTING:
1. Pressue testing of water main including standard fire suppression leads and riser into the building will be conducted by OHM witnessing on behalf of the municipality. Water main testing shall be per AWWA. Notify OHM (site coordinator) of schedule (3 working days prior to test). Prior to any utility testing, the remaining escrow amount will be reviewed to verify that there is enough escrow to complete the project.
2. Pressure testing of remote FDC's and fire suppression lines extending between buildings will be conducted by Auburn Hills Fire Department. Water main testing shall be per NFPA 13 2016. Notify the Fire Department for the City of Auburn Hills at 248-370-9461 of schedule (3 working days prior to test).
3. Prior to chlorinating the water main, the main shall be filled with potable water to eliminate air pockets and flushed to remove particulates. The flushing velocity in the main shall not be less than 3.0 ft/sec per AWWA C600-17. The main shall be disinfected per AWWA C651-14 and then flushed following chlorination.
4. Bacteriological testing shall be conducted per AWWA C651-14. No bacterial tests will be performed until pressure tests have been passed. Two sets of bacteria samples (two consecutive days, at least 24 hours apart) will be obtained by a licensed testing agency, with the contractor and OHM inspector witnessing. Contractor shall contact Jerry Ashburn (734) 891-1450 for scheduling. Cost of the sampling/testing is the responsibility of the contractor/developer. Hard copy results must be on file at OHM prior to any tie-in. Contractor shall have the samples taken and analyzed at a Michigan Department of Environment, Great Lakes, and Energy (EGLE) approved lab. Two current local labs are:

AquaTest Laboratories
9165 Highland Road
White Lake, MI 48386
248-698-9500

Brighton Analytical, LLC
2105 Pless Drive
Brighton, MI 48114
248-229-7575

OHM
ARCHITECTS ENGINEERS PLANNERS
34000 PLYMOUTH RD
LIVONIA, MI 48150
P: (734) 522-6711
OHM-ADVISORS.COM

REVISIONS
REVISED (CASTING LOGO UPDATED) 5/1109
REVISED STANDARDS UPDATE 6/2/2021

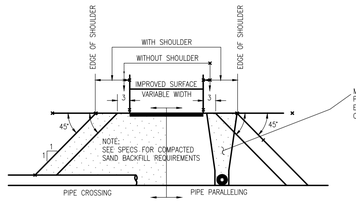
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DEC 2007	JLK	JLK		OAKLAND	AUBURN HILLS					

CITY OF AUBURN HILLS
WATER MAIN STANDARD DETAILS

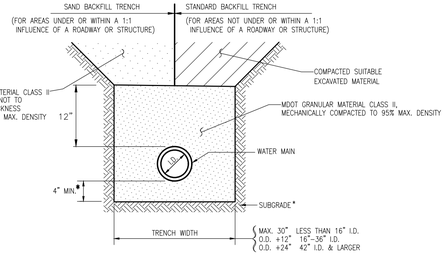
SHEET 1 OF 3

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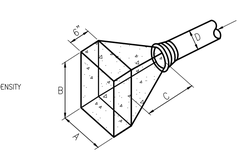


BACKFILL IN THE AREA OF STREETS, ALLEYS SIDEWALKS, DRIVES & PARKING LOTS

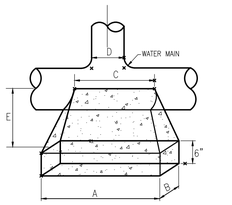


STANDARD BEDDING AND TRENCH BACKFILL DETAIL FOR WATER MAIN

* NOTE: IF THE EXISTING SUBGRADE SOILS MEET THE REQUIREMENTS FOR MDOT GRANULAR MATERIAL CLASS II (MINIMUM 4" THICK), THEN THE WATER MAIN MAY BE LAID DIRECTLY ON THE COMPACTED NATIVE SUBGRADE SOILS.

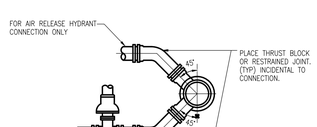


FOR PLUGS			
D	A	B	C MIN.
20"	1'-7"	5"	2.5"
16"	4"-10"	4"-10"	2"
12"	4"-4"	3"	1'-9"
10"	3"	2"	1'-6"
8"	2"-10"	2"-6"	1'-6"
6"	1'-6"	1'-6"	3"

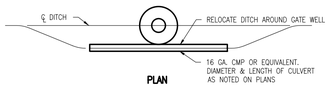


FOR TEES AND TAPPING SLEEVES				
D	A	B	C	E MIN.
20"	6.5"	4.5"	3.5"	3"
16"	4'-8"	4'-8"	2.5"	2.75"
12"	4"	3"	2.5"	2.5"
10"	3"	2"	2"	2.25"
8"	2'-6"	2"	2"	2.25"
6"	2"	2"	2"	2.25"

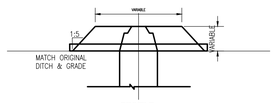
THRUST BLOCK DETAILS



HYDRANT AIR RELEASE AND BLOW-OFF CONNECTION

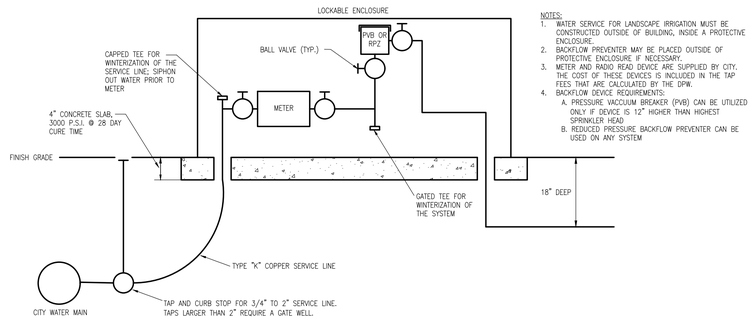


PLAN



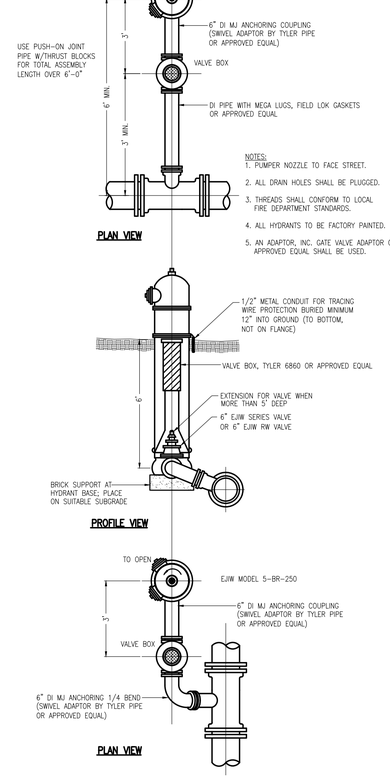
PROFILE

DITCH ENCLOSURE AT GATE WELL OR HYDRANT

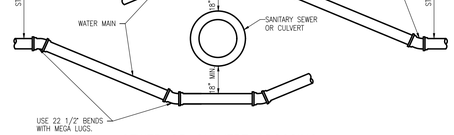


NOTES:
1. WATER SERVICE FOR LANDSCAPE IRRIGATION MUST BE CONSTRUCTED OUTSIDE OF BUILDING, INSIDE A PROTECTIVE ENCLOSURE.
2. BACKFLOW PREVENTER MAY BE PLACED OUTSIDE OF PROTECTIVE ENCLOSURE IF NECESSARY.
3. METER AND RADIO READ DEVICE ARE SUPPLIED BY CITY. THE COST OF THESE DEVICES IS INCLUDED IN THE TAP FEES THAT ARE CALCULATED BY THE DPW.
4. BACKFLOW DEVICE REQUIREMENTS:
   A. PRESSURE VACCUUM BREAKER (PVB) CAN BE UTILIZED ONLY IF DEVICE IS 12" HIGHER THAN HIGHEST SPRINKLER HEAD
   B. REDUCED PRESSURE BACKFLOW PREVENTER CAN BE USED ON ANY SYSTEM

SEPARATE OUTDOOR IRRIGATION METER (NON-RESIDENTIAL)

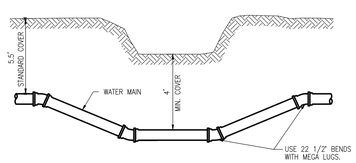


DETAIL OF HYDRANT SETTINGS

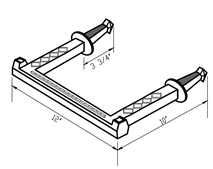


SEWER OR CULVERT CROSSING

NOTE:
BENDS CAN BE ELIMINATED FOR MINOR VERTICAL DEFLECTIONS IN DUCTILE IRON PIPE (1° OR LESS). IN THIS CASE, THE PIPE MAY BE DEFLECTED UP TO 4° PER JOINT.

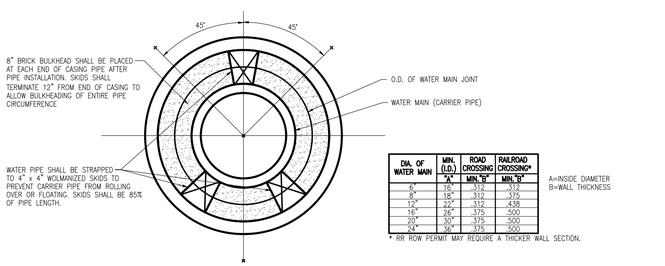


DITCH OR STREAM CROSSING



MANHOLE STEP

M.A. PSI-375



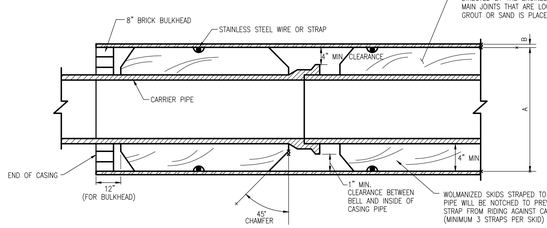
DIA. OF WATER MAIN	MIN. (I.D.) "A"	ROAD CROSSING MIN."B"	RAILROAD CROSSING* MIN."B"
6"	16"	.312	.312
8"	18"	.312	.375
12"	22"	.312	.438
16"	26"	.375	.500
20"	30"	.375	.500
24"	36"	.375	.500

A=INSIDE DIAMETER
B=WALL THICKNESS

* RR ROW PERMIT MAY REQUIRE A THICKER WALL SECTION.

PIPE BARREL SUPPORT FOR WATER MAIN CONSTRUCTED IN CASING PIPE

PLACE W/GALVANIZED SKID ALONG THE TOP OF THE CARRIER PIPE IN ORDER TO PREVENT THE CARRIER PIPE FROM ROLLING OVER OR FLOATING. IF THE CONTROLLING AGENCY PERMIT REQUIREMENTS INDICATE THAT SAND OR GROUT MUST BE PLACED BETWEEN THE CASING PIPE AND CARRIER PIPE, THEN THE SAND OR GROUT SHALL BE PLACED IN ACCORDANCE WITH THE PERMIT SPECIFICATIONS. UNLESS OTHERWISE DIRECTED BY THE ENGINEER, RESTRAINED JOINTS SHALL BE REQUIRED FOR WATER MAIN JOINTS THAT ARE LOCATED INSIDE THE CASING PIPE IN THE EVENT THAT NO GROUT OR SAND IS PLACED BETWEEN THE CASING PIPE AND CARRIER PIPE.



NOTE:
1. CASING SHALL BE SPIRAL WELDED STEEL PIPE A.S.T.M. A-252, GR. 2.
2. 4" MINIMUM CLEARANCE BETWEEN MAX. O.D. AT A JOINT OF THE PIPE AND THE I.D. OF THE CASING PIPE FOR THE TOP 90° OF THE CASING
3. THE CONTRACTOR SHALL SUBMIT IN WRITING THE DETAILS OF THE APPROPRIATE PIPE CASING INSTALLATION FOR THE REVIEW AND APPROVAL BY THE ENGINEER BEFORE INSTALLATION OF ANY CASING STARTS
4. IF THE CONTROLLING AGENCY PERMIT REQUIREMENTS INDICATE THAT SAND OR GROUT MUST BE PLACED BETWEEN THE CASING PIPE AND CARRIER PIPE, THEN THE SAND OR GROUT SHALL BE PLACED IN ACCORDANCE WITH THE PERMIT SPECIFICATIONS.

STANDARD CASING SECTION

WATER MAIN NOTES

WATER MAIN NOTES:
1. All water main shall be ductile iron. Concrete, HDPE or PVC water main may be permitted upon city approval. Water main shall be per the following specification.
   1.a. Ductile Iron pipe shall be ANSI 1-A21.51 (AWWA-C151) std. wall thickness, cement lined with bituminous seal coat Class 54 for sizes 3" through 16" and Class 55 for 20" through 24" pipe. All 6" pipe MUST be ductile iron.
   1.b. Pre-stressed Concrete Cylinder pipe (P.C.C.P.) shall be AWWA C-301 specification for sizes larger than 24".
   1.c. Polyvinyl Chloride (PVC) pipe shall meet the requirements of ANSI/AWWA C909-98 (including any appendices) as amended for the pressure class of 200 psi (SDR 14). PVC may only be used for 8" or 12" mains or 2" water services. All fittings for PVC shall be ductile iron, as specified in ANSI 1-A21.10 (AWWA-C110) as amended. PVC pipe shall only be used when approved by the City of Auburn Hills.
   1.d. High Density Polyethylene (HDPE) pipe shall meet the requirements of AWWA C906 (SDR 11) with blue shell or blue stripe.
2. Water services up to 2" shall be either Type K soft copper or PVC with tracing wire meeting the requirements of AWWA for a pressure class of 200 psi. If PVC is used, a tracing wire shall be run from the meter setup to the curb box (See General Notes, Item #9 for tracing wire requirements). All water services greater than 2" shall follow the standards listed in Water Main Note #1.
3. The maximum allowable deflection at joints for ductile iron water main shall be per manufacturers standards (i.e. 4" – 36" water main – 5° per 20').
4. Polywrap may be required by the city and shall be placed around the water main.
5. Mega lugs shall be placed at all valves, bends, tees, plugs, hydrants and mechanical fittings. Surrounding joints shall be restrained using field lok gaskets or approved equal and shall be per the manufacturer's joint restraining schedule.
6. All bolts on all flanged and mechanical joint fittings shall be domestic origin high strength, low alloy COR-BLUE steel bolts or approved equal. These bolts shall meet the current provisions of American National Standard ANSI/AWWA C111/A21.11-90 for rubber gasket joints for ductile iron pressure pipes and fittings. Bolt manufacturer's certificate of compliance must accompany each shipment.
7. Backfill shall be compacted above pipe as indicated on construction drawings. Trench backfill shall be a suitable material and shall be free of any organic materials and rocks larger than 3" in size. Under road surfaces, pavement, sidewalks, curbs, driveways and areas where trench is within a 1:1 influence of the pavement, sand backfill shall be used which shall consist of MDOT granular material Class II or III and shall be compacted in layers not to exceed 12" in thickness to a density of 95% as determined by AASHTO T99. Where water main is to be placed on fill material, all fill material below the pipe must also be compacted to 95% maximum unit density. All backfill placed with a 1:1 influence of structures shall be approved sand, placed in 1' layers and compacted. Trenches that are to be left open overnight shall be enclosed with suitable fencing and lighted barricades, unless otherwise approved by the City.
8. PVC Installation Specifications:
   8.a. Where pipe must be cut, machine beveling shall be provided as specified by the manufacturer, unless the cut end will be butted against a fitting with an approved bolt-type joint. The factory beveled end of the spigot must be removed when the spigot will be butted against a fitting.
   8.b. All PVC pipe deflections shall be made using mechanical fittings. PVC pipe shall not be placed or connected by "breaking" or "opening" joints (0° deflection). Physically bending the pipe is not allowed either. Each individual length of PVC pipe shall be placed in a straight line.
   8.c. PVC water main shall not be exposed to sunlight for more than one (1) week. The contractor shall provide an opaque covering to shield all parts of pipe. Such pipe that is not adequately protected will be rejected.
   8.d. PVC water main shall not be installed when temperatures are below zero (0) degrees Fahrenheit.
   8.e. Pipe shall be joined per the manufacturer's recommendation. Push-on type joints shall not be installed past the "home" mark on the pipe, or otherwise disrupt the required elastomeric gasket.
   8.f. PVC water main shall not be used in areas where any petroleum products are found or suspected to exist in the soils or surrounding area.
   8.g. Extreme care must be used when attaching fittings. Mechanical joints to PVC pipe must distribute the loading evenly to avoid damage and potential breaks or weak points in the pipe.
   8.h. Extreme care must be used when bringing PVC pipe into and out of structures. A uniform annular space must be created to eliminate any potential point loading on the pipe. Point loading and pipe movement at the structure joint can cause the pipe to split.
   8.i. Rubber "boots" or "sleeves" are required for pipes entering structures (similar to sanitary sewer "boots").
   8.j. Taps shall not be made on PVC water main that is bent, or otherwise in tension.
   8.k. A Ford or McDonald double-banded brass tapping saddle shall be provided for all taps to PVC water main.
   8.l. All taps shall be made with a sharp bit and high speed tap, as recommended by the manufacturer.

VALVE & SLEEVE NOTES:
1. Gate Valves shall be ductile iron body, fully bronze mounted, E.J.I.W. resilient wedge, non-rising stem, opening counterclockwise conforming to AWWA or C515, E.J. Flow Master or approved equal.
2. All gate valves 6" or larger shall be placed in a well; curb stops and boxes are required for water main 2" or smaller. A valve shall be placed in a well for all water main larger than 2" and smaller than 6" when a tapping sleeve will be utilized; otherwise, a valve may be placed in a box for water main larger than 2" and smaller than 6".
3. All gate valves with operating nuts at a distance greater than 5' below ground surface shall be provided with an extension stem. The length of the extension shall be such that it will be within 5' of ground surface when an extension stem is used. It shall be held in place by two extension stem guide assemblies. Each assembly shall be comprised of a "J" bracket and "L" bracket supplied by E.J.I.W. The stem guides shall be located opposite from each other, and shall be suitably fastened to the wall of the gate well. In addition, a "stop" shall be welded to the extension stem in a location that will prevent the extension stem from slipping off the operating nut. Details of extension stem and method of installation shall be approved by the engineer prior to installation.
4. All pre cast concrete gate well sections shall be manufactured to conform with ASTM C478, standard specifications for precast reinforced concrete manhole sections, except wall thickness shall be as shown on these details. All joints for precast concrete gate well sections shall be "modified grooved tongue" with gasket manufactured to conform with ASTM C443, standard specification for joints for circular concrete sewer and culvert pipe using rubber gaskets.
5. All gate well covers shall be E.J.I.W. #1040A with bolted frame and have the Auburn Hills Logo imprinted on it (see detail on sheet 1), or approved equal. All cover bolts shall be stainless steel.
6. Tapping sleeves shall be mechanical joint with E.J. SERIES Mechanical Joint Tapping Gate Valve. Lead joint sleeves shall not be used. Like size tapping sleeves can only be used when the existing main is ductile iron and must be a mechanical tapping sleeve.
7. All tongue and groove joints on wells shall be cement tuck-pointed inside and out.

HYDRANT NOTES:
1. All hydrants shall be E.J.I.W. #5BR-250-Traffic Model and shall conform to AWWA Spec. C-502 as amended, and shall have a minimum 5 1/4" valve opening that closes with the water pressure. Hydrants shall be traffic style with breakable flange and coupling.
2. Hydrants shall have a swivel flange to allow bonnet to be turned 360 degrees without removing the bonnet, and barrel flanges shall be integrally cast with the barrel. Inlet shoe shall have a bronze valve seat, which can be removed without digging.
3. Inlet connection shall be 6" mechanical joint, ASA-A21-11. Stem threads shall be sealed with double "O" rings and shall be permanently lubricated with all weather grease.
4. Hose connections: Two (2) 4 1/2" pumper nozzles, one (1) with Harrington Integral Hydrant Storz nozzle (part# 946081/EJW# 540360) and one (1) with City of Detroit Fire Department (DFD) threads. The Storz nozzle shall have a brass metal face seal and hard anodized aluminum Storz ramps and lugs. The aluminum's finish shall be hardcoat anodized to Mil-A-8625f, Type 3 dark gray. The adapter shall be made of forged or extruded 6061-T6 aluminum. The blind cap shall have hard anodized aluminum Storz ramps and lugs, made of forged or extruded 6061-T6 aluminum. The center cap shall be equipped with a suction seal. The cap shall be connected to the adapter or the hydrant with a 0.125" vinyl coated aircraft cable.
5. Operating Nut: (1) 1 1/2" P-F pentagon, open left. 5.5' cover or specified on plans. A suitable nozzle lock shall be in place to prevent inadvertent nozzle removal. Wedge locks and/or ductile iron retainer rings to secure nozzles shall not be allowed.
6. Hydrants shall be painted red above the ground and black below, with a finish coat of Glamortex 501 enamel, color 314 vermilion, or approved equal. Top flange shall be painted with JDL Industries (305) 599-2022, Bright White Reflective paint, color No.1460 or taped with 3M Scotchlite High Intensity Reflective Tape #3870. Nozzle cap shall be painted per Auburn Hills Fire Dept. requirements: White – 4" mains, Red – 6" mains (Paint #4431-01), Orange – 8" mains (Paint #4431-24), Green – 12" mains (Paint #4431-10), Blue – 16" or larger mains (Paint #4431-12). Paint can be obtain at Tractor Supply Company using the associated Paint Numbers. DO NOT paint Storz nozzle.

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P: (734) 522-6711
OHM-ADVISORS.COM

REVISIONS
REVISED (WATER MAIN NOTE #5: CASING PIPE MINIMUMS)
REVISED (HYDRANT NOTE #6) 04/30/09
REVISED STANDARDS UPDATE 6/2/2021

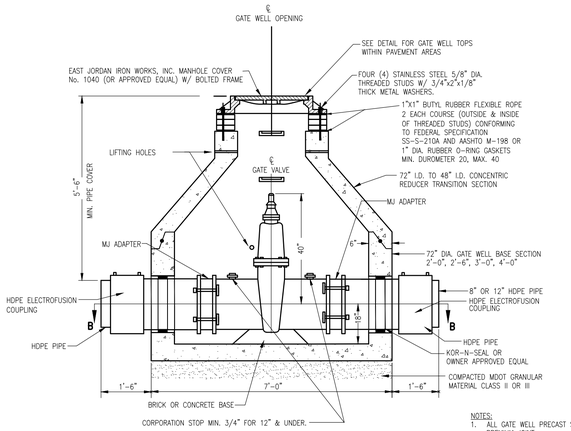
DATE	PROJ NUMBER	ENG	PROJ MGR	CADD	COUNTY	CITY/VILLAGE/TOWNSHIP	H:	SCALE	V:	HORIZ DATUM	VERT DATUM
DEC 2017		JLK	JLK		OAKLAND	AUBURN HILLS	NTS		NTS		

CITY OF AUBURN HILLS
WATER MAIN STANDARD DETAILS

SHEET 2 OF 3

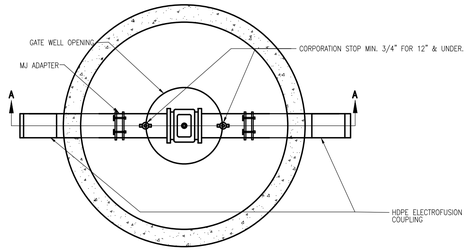
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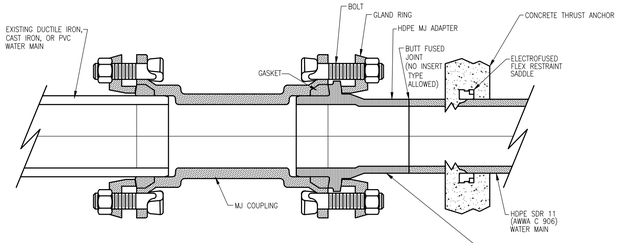


8" AND 12" GATE WELL FOR HDPE WATER MAIN
(A-A)

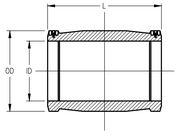
NOTES:
1. ALL GATE WELL PRECAST SECTIONS SHALL BE PREMIUM JOINT.
2. LIFT HOLES SHALL BE FILLED WITH CONCRETE.
3. FOR WATER MAIN LARGER THAN 16" DIAMETER, A 16" GATE VALVE SHALL BE USED. REDUCERS SHALL BE INSTALLED ON THE WATER MAIN OUTSIDE OF THE GATE WELL.
4. USE A 5' DIAMETER GATE WELL FOR 8" HDPE ASSEMBLY AND USE A 6' DIAMETER GATE WELL FOR A 12" HDPE ASSEMBLY.



8" AND 12" GATE WELL TYPICAL FOR HDPE WATER MAIN
(PLAN VIEW, B-B)

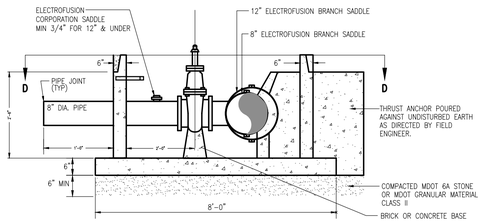


HDPE WATER MAIN JOINT RESTRAINT
(FOR CONNECTING HDPE PIPE TO DUCTILE IRON PIPE)

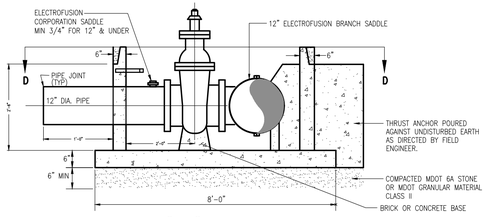


ELECTROFUSION DIPS COUPLINGS

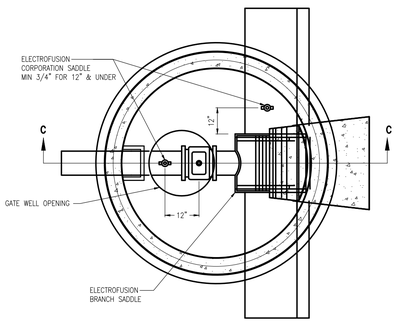
NOMINAL SIZE	INSIDE DIA (MAX) ID	INSIDE DIA (MIN) ID	OUTSIDE DIA (NOMINAL) OD	OVERALL LENGTH (NOMINAL) L
4"	4.84	4.810	6.06	6.93
6"	6.96	6.910	8.74	8.19
8"	9.13	9.060	11.14	9.53
10"	11.15	11.14	13.66	11.02
12"	13.29	13.25	16.22	13.07



12"x8", 8"x8" VALVE & WELL
(C-C)



12"x12" VALVE & WELL
(C-C)

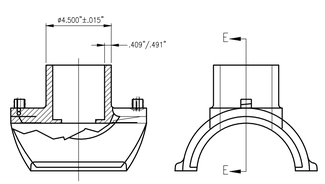


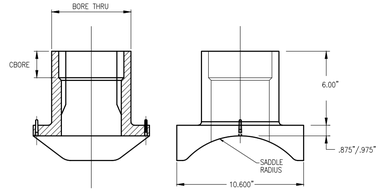
VALVE & WELL TYPICAL
(PLAN VIEW, D-D)

EQUIVALENT DUCTILE IRON PIPE SIZES (DIPS)		
		CLASS 150 SDR 11
NOMINAL PIPE SIZE (DIPS)	O.D. SIZE (INCHES)	MIN WALL THICKNESS (INCHES)
6"	6.90	0.627
8"	9.05	0.823
10"	11.10	1.009
12"	13.20	1.200
16"	17.40	1.582
20"	21.60	1.964
24"	25.60	2.345

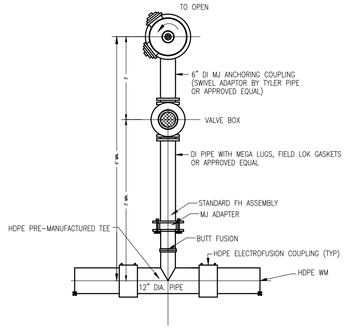
MJ ADAPTER

DIAMETER DIPS	DR	OVERALL LENGTH	BOLT LENGTH REQUIRED	WEIGHT
6"	11	8.25"	4 1/2"	4.4
8"	11	8.25"	5"	7.3
10"	11	8.75"	5"	11.3
12"	11	8.75"	5"	15.8
16"	11	9.97"	6"	33.0
20"	11	10.22"	6"	51.0
24"	11	10.22"	6 1/2"	71.7

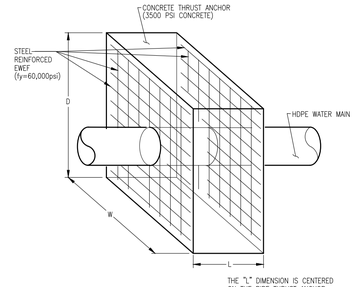




ELECTROFUSION BRANCH SADDLE DETAILS



FIRE HYDRANT ASSEMBLY
WITH HDPE PRE-MANUFACTURED TEE



THE "L" DIMENSION IS CENTERED ON THE PIPE THRUST ANCHOR THAT WRAPS AROUND THE PIPE.

CONCRETE THRUST ANCHOR FOR HDPE PIPE

PIPE SIZE	THRUST BLOCK SIZE (W x D x L)	REINFORCEMENT
6"	2' x 2' x 12"	#5 @ 12" EWEF *
8"	2.5' x 2.5' x 12"	#5 @ 12" EWEF
12"	4' x 4' x 20"	#6 @ 12" EWEF
16"	5' x 5' x 26"	#6 @ 9" EWEF
20"	6.5' x 6.5' x 32"	#7 @ 12" EWEF
24"	8' x 8' x 36"	#8 @ 12" EWEF

* EWEF = EACH WAY, EACH FACE

NOTE:
VARIATIONS TO THE W AND D DIMENSIONS CAN BE MADE ON A CASE BY CASE BASIS DEPENDING ON THE DEPTH REQUIREMENTS FOR WATER MAIN FOR THAT PARTICULAR PROJECT. IF CHANGES ARE MADE TO THE SIZE, THE DESIGN ENGINEER WILL BE REQUIRED TO SUBMIT CALCULATIONS SUPPORTING THE REVISED SIZE, INCLUDING ANY CHANGES TO THE REINFORCING STEEL.

HIGH-DENSITY POLYETHYLENE (HDPE) WATER MAIN NOTES

1. HDPE pipe shall be manufactured from high density PE 3408 polyethylene resin and shall have a standard dimension ratio (SDR) of 11 or less and a minimum working pressure rating pipe of 160 psi. The SDR is the outside diameter of the pipe divided by the minimum wall thickness.
2. HDPE pipe, appurtenances, and installation methods shall conform to the most current edition of AWWA standard C906.
3. All HDPE materials must be listed and approved for use under ANSI/NSF Standard 14.
4. All pipes shall be made of virgin material as defined in ASTM D3350 with an established hydrostatic design basis of 160 psi. for water at 73.4°F. No rework except that obtained from the manufacturer's own production of the same formulation shall be used. The pipe shall be homogeneous throughout and shall be free of visible cracks, holes, foreign materials, blisters, or other deleterious faults.
5. A certificate of "Compliance with Specification" shall be furnished for all materials supplied.
6. The physical appearance of the pipe having deformities such as concentrated ridges, discoloration, excessive spot roughness, pitting, varying wall thickness, etc., shall constitute sufficient basis for rejection. Pipe with gashes, nicks, abrasions or any physical damage that occurred during storage and/or handling which are wider or deeper than 10% of the wall thickness, shall not be used and must be removed from the construction site. Any pipe that has been damaged or does not meet the City's approval shall be replaced at the Contractor's expense.
7. Mechanical fittings used with HDPE pipe shall be specifically designed for, or tested and found to be acceptable for use with HDPE by the fitting manufacturer. Mechanical fittings designed for other materials shall not be used.
8. Tracing wire shall be provided per the City's specifications and details for all water mains. Wire shall be copper, 12 gage stranded, blue insulated per City's requirements and shall be brought through each gate well and connected to the top step. In addition, an approved continuous tracing tape shall be placed one foot above the HDPE pipe. Underground marking tape shall be Magnatech, 3" wide, foil-backed tape, #31-022 by Empire Level Manufacturing Corp., or approved equal.
9. Pipe and fittings must be marked as prescribed by AWWA C906 and NSF. Pipe markings will include nominal size, OD base, dimension ratio, pressure class, working pressure rating, AWWA C906, manufacturer's name, manufacturer's production code including day, month, year extruded, and manufacturer's plant and extrusion line; and optional NSF logo. Permanent identification of piping service shall be provided by co-extruding longitudinal blue stripes into the outside of the pipe (stripes printed on the outside surface of the pipe shall not be acceptable) or the pipe material shall be black with a blue shell.
10. Personnel trained in the use of butt-fusion equipment shall perform the joining of polyethylene pipe by methods recommended for new pipe connections. Personnel directly involved with installing the new pipe shall receive training in the proper methods for handling and installing the HDPE pipe by a qualified representative.
11. The mechanical joint end must meet outside diameter requirements for connection to ANSI/AWWA C111/A21 and ANSI/AWWA C153/A21.53 mechanical joints. The adapter through-bore inside diameter is equal to SDR11 DIPS HDPE pipe. Butt-fusion ends must meet AWWA C906 DIPS requirements for butt fusion to SDR11.
12. Bolts, nuts, gaskets, and glands meeting ANSI/AWWA C111/A21.11 and ANSI/AWWA C153/A21.53 are recommended. Install mechanical joint components in accordance with manufacturer's recommendations.
13. Connections to HDPE pipe shall not be made immediately after the pipe has been installed. The fused pipe should be laid in the trench and be allowed to reach an equilibrium temperature overnight (24-hour period) in its surrounding environment.
14. The HDPE pipe must be properly aligned at all transitions to conventional or HDPE water main and appurtenances.
15. Under no circumstances shall HDPE pipe be pressure tested when the temperature of the pipe is above 80°F.
16. The polyethylene pipe shall be pressure tested after the line and all fittings and valves have been installed. Connections may be left exposed for visual leak inspection.
17. The newly installed polyethylene water main will be disinfected and samples checked for complete disinfection by the City of Auburn Hills DPW. The number of samples and sampling points will be determined by the city.
18. Water service saddles on HDPE water main shall be "VA" Eletrofusion Service Saddles by Friatec, Inc. or approved equal.

ADDITIONAL NOTES FOR WATER MAIN PIPE BURSTING PROJECTS

19. The method approved for rehabilitation of existing water mains by pipe bursting and installation of new HDPE pipe is T.T. Technologies GRUNDOCRACK SYSTEMS, 800-533-2078) or approved equal. All contractors must be licensed to use the particular technology proposed for this work.
20. The pipe-bursting tool shall be designed and manufactured to force its way through existing pipe materials by fragmenting the pipe and compressing the old pipe sections into the surrounding soil as it progresses. The bursting unit shall be pneumatic and shall generate enough force to burst and compact the existing pipeline.
21. The Manufacturer's specifications shall dictate what size tool should be used in what diameter pipe, as well as parameters of what size tool for percentage of upsize allowed.
22. Prior to construction, the Contractor shall develop a temporary water system to supply water services to area residents and businesses during pipe bursting operations. It is anticipated that the temporary system will be fed from existing fire hydrants. The temporary system and hydrants shall have passed bacteriological testing by the City of Auburn Hills DPW.
23. All service connections on the existing water main that is to be burst or will be taken out of service, shall be connected to the temporary water system prior to mainline bursting, disinfection, testing and service reconnection operations. Temporary service connections shall be made at the water service stop box by disconnecting the existing water service and connecting the temporary water line to the stop box.

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REVISIONS
REVISED STANDARDS UPDATE 6/2/2021

DATE DEC 2017 | PROJ NUMBER | ENG JLK | PROJ MGR JLK | CADD | COUNTY OAKLAND | CITY/VILLAGE/TOWNSHIP AUBURN HILLS | H: NTS | SCALE | V: NTS | HORIZ DATUM | VERT DATUM

CITY OF AUBURN HILLS
WATER MAIN STANDARD DETAILS

SHEET 3 OF 3

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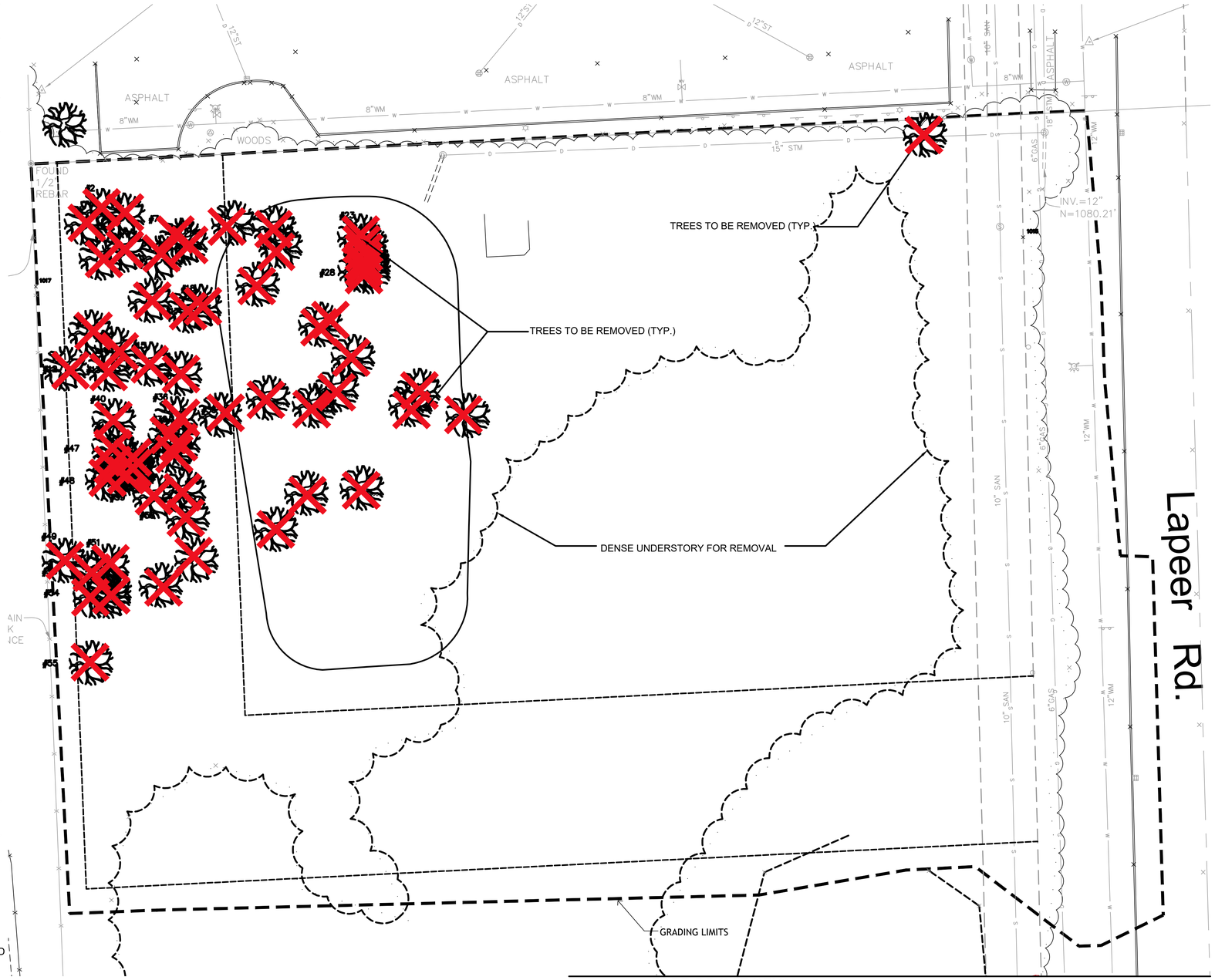
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EXISTING VEGETATION DESCRIPTION

THE PROJECT SITE CONSISTS OF A VACANT LOT. AN ON-SITE TREE SURVEY HAS NOT BEEN COMPLETED YET. 48 TREES OVER 6" CAL. WILL BE REMOVED AND 21 TREES OVER 6" CAL. WILL BE REMOVED AND REPLACED AS PART OF THIS CONTRACT. NO CHAMPION OR LANDMARK TREES ARE ON-SITE. DENSE UNDERSTORY TO BE CLEARED COVERS ROUGHLY 3/4 OF AN ACRE.

TREE PROTECTION & REMOVAL NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS AND PERMISSIONS TO PRUNE, REMOVE, AND/OR TRANSPLANT ANY TREES ON SITE.
2. DEAD AND DYING MATERIAL ON THE SITE SHALL BE REMOVED OR PRUNED. MATERIALS NOT LABELED ON THE PROTECTION PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR REMEDIATION.
3. DURING CONSTRUCTION EXISTING TREES OVER FOUR INCHES IN CALIPER SHALL BE PROTECTED WITH BARRIER FENCING.
4. BARRIER SHALL BE CONSTRUCTED OF A MIN. 48" TALL SNOW FENCE OR SIMILAR AND SUPPORT POSTS MIN. 5' O.C. AND SHALL BE ERECTED ONE FOOT BEYOND THE DRIP LINE OFF ALL EXISTING TREES ON SITE AND ADJACENT SITES TO REMAIN.
5. BARRIER FENCING SHOWN ON THE PLAN IS APPROXIMATE. CONTRACTOR SHALL ADJUST LOCATION OF BARRIER TO POSITION OUTLINED IN COMMENT 4 AND DETAIL ON SHEET L.4.
6. NO EXCESS SOIL OR ADDITIONAL FILL, BUILDING MATERIALS OR DEBRIS SHALL BE PLACED WITHIN THE PROTECTIVE BARRIER.
7. NO VEHICLES OR HEAVY MACHINERY SHALL BE ALLOWED TO WORK WITHIN THE BARRIER AREA.
8. NO ATTACHMENTS OR WIRES, OTHER THAN PROTECTIVE GUY WIRES, SHALL BE ATTACHED TO ANY OF THE TREES WHICH ARE WITHIN PROTECTIVE BARRIER.
9. STUMPS OR TREE REMAINS NOT TO BE FULLY EXCAVATED SHALL BE REMOVEED. A STUMP GRINDER SHALL BE USED TO REMOVE ALL REMAINING ROOTS AND WOODY MATERIAL. WITHIN A 24" RADIUS OF THE TREE TRUNK TO MIN. 6" BELOW GRADE. DISTURBED AREA SHALL BE BACKFILLED WITH COMPACTED TOPSOIL TO MEET SURROUNDING GRADES.



TREE PROTECTION & REMOVAL LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- BARRIER FENCING TO BE INSTALLED

1 TREE PROTECTION & REMOVAL PLAN

N SCALE 1"=20'
0' 10' 20' 40' 60'

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SEAL

LICENSED LANDSCAPE ARCHITECT
LARRY C. GLASSCOCK JR
157-001600
STATE OF ILLINOIS

EXPIRES 08/2025

PROJECT TEAM

CIVIL ENGINEER:

PROJECT NAME

Lume
Auburn Hills, MI

Lapeer Rd.
Auburn Hills, Mi.

DRAWING ISSUED

NO.	TITLE	DATE
1.	Preliminary Review	10/18/2024
2.	Rev. Preliminary	10/31/2024

SET TYPE
PRELIMINARY LANDSCAPE PLANS

PROJECT NUMBER
2410042

DATE
10-14-2023

DRAWN BY: LCG | APPROVED BY: LCG

SHEET TITLE
TREE PROTECTION & REMOVAL PLAN / SURVEY

SHEET NUMBER
L.1

Eric A. Olson, PLLC
114 1/2 South Saginaw Street
Holly, Michigan 48442

[248] 634-4320
EOlsonRLA@sbcglobal.net

October 17, 2024

TREE INVENTORY for: Lume, west side of Lapeer Road, southerly of Brown Road, City of Auburn Hills, Michigan

Tree #	d.b.h. (inches)	Botanical Name	Common Name	Condition	Comments	(N) Not Regulated [1] (s = size, sp = species, c = condition)	Landmark (L)	Remove (X)
1	9	*Gleditsia triacanthos 'Inermis'*	Thornless Honeylocust	good	Off -site			
2	10	*Ulmus pumila*	Siberian Elm	fair	- Contorted crown	N (sp)		X
3	7	*Prunus serotina*	Black Cherry	good				X
4	17	*Ulmus spp.*	Elm (other than Siberian)	good				X
5	6	*Ulmus spp.*	Elm (other than Siberian)	fair	- Bent/crooked/bowed leader			X
6	6	*Prunus serotina*	Black Cherry	good				X
7	8	*Ulmus spp.*	Elm (other than Siberian)	fair	- Bent/crooked/bowed leader			X
8	9	*Ulmus spp.*	Elm (other than Siberian)	fair	- Bent/crooked/bowed leader			X
9	6	*Fraxinus spp.*	Ash	poor	- Signs of Emerald Ash Borer	N (sp, c)		X
10	8	*Ulmus spp.*	Elm (other than Siberian)	fair	- Bent/crooked/bowed leader			X
11	6 / 4	*Acer negundo*	Boxelder	fair	- Contorted crown	N (sp)		X
12	7 / 3 / 3 / 2	*Elaeagnus umbellata*	Autumn-olive	fair	- Contorted crown	N (sp)		X
13	16	*Populus spp.*	Cottonwood / Aspen / Poplar	good		N (sp)		X
14	6	*Fraxinus spp.*	Ash	poor	- Signs of Emerald Ash Borer	N (sp, c)		X
15	11	*Populus spp.*	Cottonwood / Aspen / Poplar	good		N (sp)		X
16	9	*Populus spp.*	Cottonwood / Aspen / Poplar	fair	- Leaning	N (sp)		X
17	9	*Ulmus spp.*	Elm (other than Siberian)	fair	- Bent/crooked/bowed leader			X
18	8	*Ulmus spp.*	Elm (other than Siberian)	fair	- Epicormic branching/suckers			X
19	6	*Ulmus spp.*	Elm (other than Siberian)	good				X
20	6	*Fraxinus spp.*	Ash	poor	- Signs of Emerald Ash Borer	N (sp, c)		X
21	11	*Ulmus spp.*	Elm (other than Siberian)	fair	- Leaning			X
22	6	*Ulmus spp.*	Elm (other than Siberian)	fair	- Contorted crown			X
23	12	*Salix spp.*	Willow	poor	- 50% or more dead	N (sp, c)		X
24	15	*Salix spp.*	Willow	poor	- 75% or more dead	N (sp, c)		X
25	22	*Populus spp.*	Cottonwood / Aspen / Poplar	fair	- Dead branch(es)	N (sp)		X
26	8	*Salix spp.*	Willow	poor	- 50% or more dead	N (sp, c)		X
27	21	*Populus spp.*	Cottonwood / Aspen / Poplar	fair	- Bent/crooked/bowed leader	N (sp)		X
28	18 / 9	*Salix spp.*	Willow	fair	- Leaning	N (sp)		X
29	14	*Salix spp.*	Willow	fair	- Bent/crooked/bowed leader	N (sp)		X
30	19 / 10	*Salix spp.*	Willow	fair	- Rot in trunk	N (sp)		X
31	9 / 8 /...	*Salix spp.*	Willow	poor	- Re-sprouts from fallen-over tree	N (sp, c)		X
32	9	*Ulmus spp.*	Elm (other than Siberian)	fair	- Bent/crooked/bowed leader			X
33	8	*Ulmus spp.*	Elm (other than Siberian)	fair	- Bent/crooked/bowed leader			X
34	6	*Acer saccharinum*	Silver Maple	fair	- Bent/crooked/bowed leader	N (sp)		X
35	9	*Populus spp.*	Cottonwood / Aspen / Poplar	fair	- Bent/crooked/bowed leader	N (sp)		X
36	20 / 5	*Salix spp.*	Willow	fair	- Dead branch(es)	N (sp)		X
37	8 / 7 /...	---	---	dead		N (c)		X
38	6	*Salix spp.*	Willow	fair	- Contorted crown	N (sp)		X
39	15	*Salix spp.*	Willow	fair	- Dead branch(es)	N (sp)		X
40	13	*Populus spp.*	Cottonwood / Aspen / Poplar	fair	- Bent/crooked/bowed leader	N (sp)		X
41	11	*Populus spp.*	Cottonwood / Aspen / Poplar	fair	- Bent/crooked/bowed leader	N (sp)		X
42	13	*Populus spp.*	Cottonwood / Aspen / Poplar	fair	- Bent/crooked/bowed leader	N (sp)		X
43	8	*Populus spp.*	Cottonwood / Aspen / Poplar	fair	- Contorted crown	N (sp)		X
44	10	*Populus spp.*	Cottonwood / Aspen / Poplar	fair	- Bent/crooked/bowed leader	N (sp)		X
45	11	*Populus spp.*	Cottonwood / Aspen / Poplar	fair	- Leaning	N (sp)		X
46	6	*Populus spp.*	Cottonwood / Aspen / Poplar	fair	- Contorted crown	N (sp)		X
47	16	*Populus spp.*	Cottonwood / Aspen / Poplar	fair	- Bent/crooked/bowed leader	N (sp)		X
48	7	*Acer negundo*	Boxelder	fair	- Leaning	N (sp)		X
49	16	*Populus spp.*	Cottonwood / Aspen / Poplar	fair	- Dead branch(es)	N (sp)		X
50	7 / 4	*Acer negundo*	Boxelder	fair	- Contorted crown	N (sp)		X
51	6	*Acer negundo*	Boxelder	fair	- Contorted crown	N (sp)		X
52	7	*Ulmus spp.*	Elm (other than Siberian)	fair	- Dead branch(es)			X
53	6	*Ulmus spp.*	Elm (other than Siberian)	fair	- Dead branch(es)			X
54	7	*Acer negundo*	Boxelder	fair	- Contorted crown	N (sp)		X
55	21	*Populus spp.*	Cottonwood / Aspen / Poplar	good		N (sp)		X
56	6	*Ulmus spp.*	Elm (other than Siberian)	fair	- Bent/crooked/bowed leader			X
57	10	*Ulmus spp.*	Elm (other than Siberian)	fair	- Gall(s)/canker(s) on trunk			X
58	7 / 4	*Ulmus spp.*	Elm (other than Siberian)	fair	- Smaller trunk(s) dead			X
59	11	*Salix spp.*	Willow	fair	- Bent/crooked/bowed leader	N (sp)		X
60	14	*Populus spp.*	Cottonwood / Aspen / Poplar	fair	- Bent/crooked/bowed leader	N (sp)		X
61	7	*Acer negundo*	Boxelder	fair	- Contorted crown	N (sp)		X
62	8	*Acer negundo*	Boxelder	fair	- Contorted crown	N (sp)		X
63	6	*Elaeagnus umbellata*	Autumn-olive	fair	- Contorted crown	N (sp)		X
64	6	*Salix spp.*	Willow	poor	- Re-sprouts from fallen-over tree	N (sp, c)		X
65	6	*Pyrus spp.*	naturalized Ornamental Pear	good				X
66	7	*Ulmus spp.*	Elm (other than Siberian)	fair	- Contorted crown			X
67	7 / 6 /...	*Populus spp.*	Cottonwood / Aspen / Poplar	fair	- Bent/crooked/bowed leader	N (sp)		X
68	6	*Populus spp.*	Cottonwood / Aspen / Poplar	fair	- Utility-pruned/under overhead utilities	N (sp)		
69	6 / 5	*Populus spp.*	Cottonwood / Aspen / Poplar	fair	- Utility-pruned/under overhead utilities	N (sp)		
70	7	*Populus spp.*	Cottonwood / Aspen / Poplar	good		N (sp)		
[1] = If located in a 'wetland', it could be 'Regulated'								

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CIVIL ENGINEER:

PROJECT NAME

Lume
Auburn Hills, MI

Lapeer Rd.
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DRAWING ISSUED

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PRELIMINARY LANDSCAPE PLANS

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2410042

DATE
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DRAWN BY: LCG | APPROVED BY: LCG

SHEET TITLE
TREE SURVEY DATA

SHEET NUMBER
L.2

PLANT LIST

SYM	SIZE	QTY	BOTANICAL NAME	COMMON NAME	COMMENT	PERCENTAGE	
DECIDUOUS SHADE TREES						SPECIES	GENUS
ARF	2.5" cal.	6	Acer rubrum 'Redpointe'	Redpointe Red Maple	B&B	7%	14%
ASG	2.5" cal.	6	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	B&B	7%	14%
CBE	2.5" cal.	6	Carpinus betulus 'Emerald Avenue'	Emerald Avenue Hornbeam	B&B	7%	7%
CEO	2.5" cal.	7	Celtis occidentalis	Common Hackberry	B&B	8%	8%
GDE	2.5" cal.	7	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffeetree	B&B	8%	8%
GIA	2.5" cal.	4	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	B&B	4%	4%
GTS	2.5" cal.	3	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	B&B	3%	3%
LST	2.5" cal.	4	Liriodendron tulipifera 'JFS-Oz'	Emerald City Tulip Tree	B&B	4%	4%
QUB	2.5" cal.	4	Quercus bicolor	Swamp White Oak	B&B	4%	13%
QUR	2.5" cal.	8	Quercus rubra	Red Oak	B&B	9%	13%
TCG	2.5" cal.	3	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	B&B	3%	3%
ULR	2.5" cal.	6	Ulmus 'Regal'	Regal Elm	B&B	7%	7%
ORNAMENTAL TREES							
AMG	8' multi..	8	Amelanchier x grandiflora.	Shadblow Serviceberry		9%	9%
BNH	8' multi	3	Betula nigra 'Heritage'	Heritage River Birch		9%	9%
MAB	6' multi.	4	Malus x. 'Beverly'	Beverly flowering Crabapple		4%	4%
EVERGREEN TREES							
PGD	6' HT.	8	Picea glauca 'Densata'	Black Hills Spruce	B&B	9%	9%
PIS	6' HT.	3	Pinus strobus	White Pine	B&B	3%	3%
Total Trees		90					
DECIDUOUS SHRUBS							
CSF	24" ht.	18	Cornus stolonifera 'Farrow'	Arctic Fire Redtwig Dogwood			
HYA	24" ht.	5	Hydrangea arborescens 'Annabelle'	Annabelle Halo Hydrangea			
POB	24" ht.	11	Physocarpus opulifolius 'Summer Wine'	Summer Wine Ninebark			
VCC	24" ht.	6	Viburnum carlesii 'Cayuga'	Cayuga Koreanspice Viburnum			
VNB	24" ht.	13	Viburnum dentatum 'Autumn Jazz'	Autumn Jazz Arrowwood Viburnum			
EVERGREEN SHRUBS							
JCS	24" ht.	12	Juniperus chinensis 'Sea Green'	Sea Green Juniper			
TMT	24" w.	14	Taxus x media 'Densiformis'	Dense Yew			
Total Shrubs		79					
ORNAMENTAL GRASSES							
CAK	#1 cont.	5	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass			
GROUNDCOVER / PERENNIALS							
ALS	#1 cont.	TBD	Allium 'Summer Beauty'	Summer Beauty Onion	18" O.C.		
ACV	#1 cont.	TBD	Astilbe chinensis Visions	Visions Astilbe	18" O.C.		
ECB	#1 cont.	TBD	Echinacea x. 'Balsomoblanc'	Sombrero Blanco Coneflower	18" O.C.		
GEM	#1 cont.	TBD	Geranium sanguineum 'Max frei'	Max Frei Bloody Cranesbill	18" O.C.		
HEM	#1 cont.	TBD	Hemerocallis x 'Stella de oro'	stella de oro daylily	18" O.C.		
LAV	#1 cont.	TBD	Lavendula 'Munstead strain'	Munstead English Lavender	24" O.C.		
RUD	#1 cont.	TBD	Rudbeckia fulgida 'Little Goldstar'	Little Goldstar Black-Eyed Susan	18" O.C.		
SEED	sq. yd.		Seeded Lawn				
APPLY AMERICAN EXCELSIOR PREMIER STRAW W/ BIO. FIBERNET EROSION CONTROL BLANKET OR EQUAL STAKED EVERY SQ. YD. ON ALL SEEDED AREAS.							

TREE REPLACEMENT TABLE

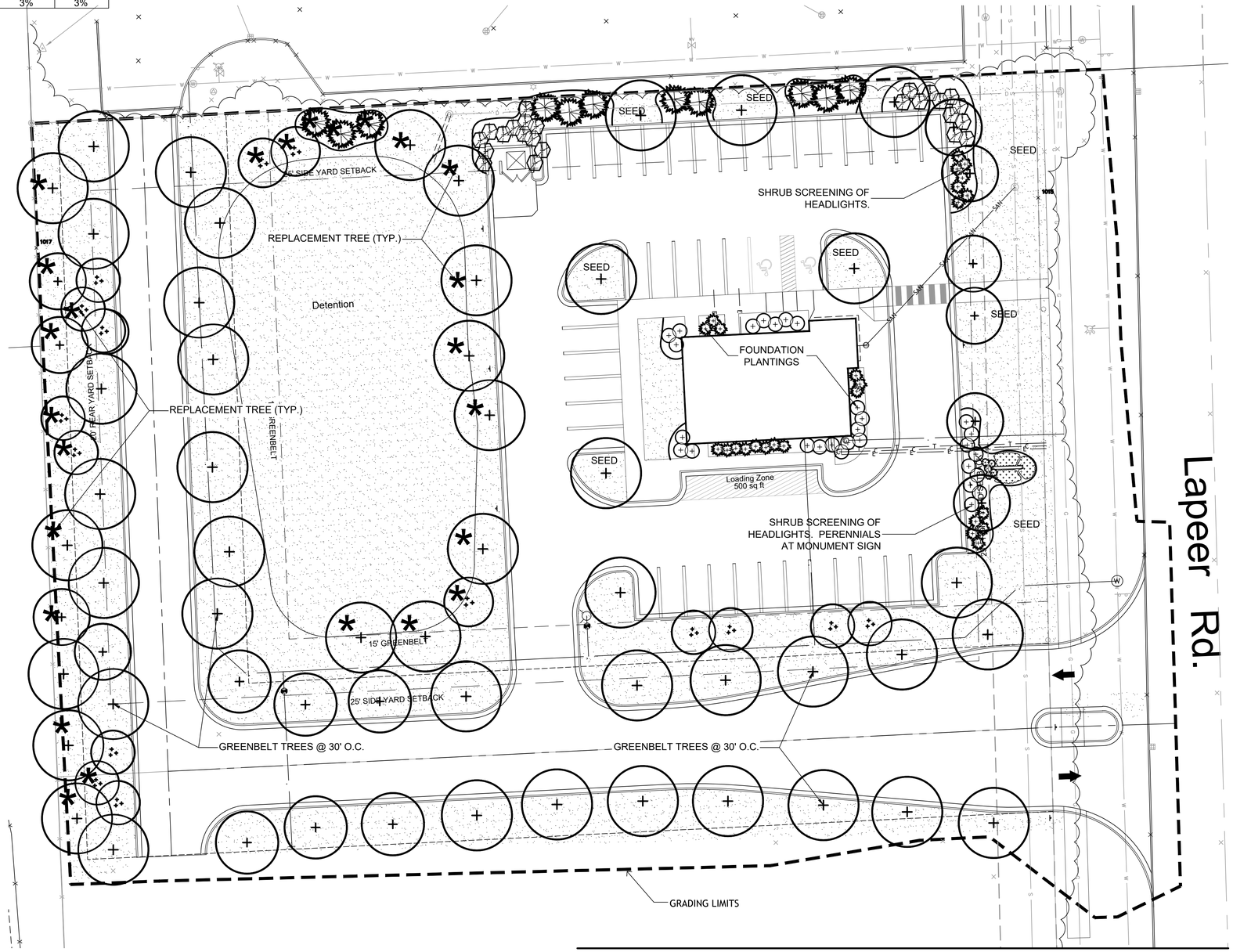
Description	Surveyed Trees	Replacement Trees
Non-Regulated Trees	48	-
Removed - Landmark Trees	0	0
Removed - Regulated Trees	21	21
Previous Mass-Grading	-	-
Saved Trees	0	0
Totals	69	21

LANDSCAPE / TREE REPLACEMENT NOTES

1. ALL INSTALLED TREES ARE TO HAVE A STRAIGHT TRUNK.
2. ALL INSTALLED TREES ARE TO BE NORTHERN GROWN.
3. ALL INSTALLED TREES ARE TO BE STATE DEPARTMENT OF AGRICULTURE NURSERY GRADE NO. 1 OR BETTER.
4. ALL REPLACEMENT TREES ARE CONSIDERED PROTECTED REGARDLESS OF SIZE.
5. ALL TREES SHALL BE GUARANTEED FOR A MINIMUM OF TWO YEARS.
6. ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH AN UNDERGROUND SPRINKLER SYSTEM

LANDSCAPE LEGEND

- EXISTING TREE
- PROPOSED SHADE TREE
- PROPOSED REPLACEMENT TREE
- PROPOSED EVERGREEN TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED LARGE SHRUB
- PROPOSED MEDIUM SHRUB
- PROPOSED EVERGREEN SHRUB
- PROPOSED LOW SHRUB
- PROPOSED ORNAMENTAL GRASS
- PROPOSED PERENNIAL PLANTING
- SEEDED LAWN



1 LANDSCAPE PLAN

N SCALE 1"=20'
0' 10' 20' 40' 60'

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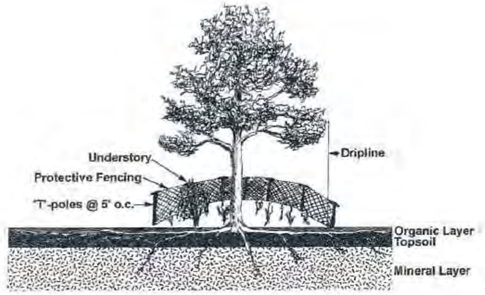
DRAWN BY: LCG | APPROVED BY: LCG

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L.3

ADDITIONAL LANDSCAPE NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY LOCAL PERMITS AND PERMISSIONS TO INSTALL THE PROPOSED IMPROVEMENTS
2. ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF AUBURN HILLS LANDSCAPING CODES AND ZONING ORDINANCES.
3. PRIOR TO COMMENCING ANY WORK, CONTRACTOR SHALL HAVE DIGGERS HOTLINE LOCATE AND MARK ALL UNDERGROUND UTILITY FACILITIES AND LINES.
4. ALL PLANT MATERIALS (EXCEPT FOR GROUNDCOVER, ANNUALS, AND PERENNIALS) SHALL BE BALLED AND BURLAPPED STOCK AND MEET CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK (ANSI 260.1-1986) OR EQUAL. PLANT MATERIALS MUST BE SUPPLIED WITHIN A 150 MILE RADIUS OF PROJECT SITE. CONTRACTOR MAY SUBSTITUTE CONTAINER STOCK FOR SHRUBS IF SIZES ARE EQUAL TO SPECIFIED B&B STOCK, WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT.
5. IF SPECIFIED PLANTS ARE NOT AVAILABLE AT THE TIME OF ORDERING, PLANTS WITH SIMILAR WHOLESALE VALUE AND LANDSCAPE CHARACTERISTICS MAY BE SUBSTITUTED UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT AND VILLAGE STAFF.
6. SOIL IN GROUNDCOVER BEDS SHALL BE AMENDED USING 2 INCHES OF MUSHROOM COMPOST INCORPORATED INTO THE TOP 4 INCHES OF SOIL.
7. DISTURBED AREAS TO RECEIVE SOD SHALL BE TILLED TO 6" DEPTH AND FINE GRADED TO PROVIDE SMOOTH BASE SURFACE. IF EXISTING SOIL IS A MAJORITY OF CLAY OR UNSUITABLE, 2" OF FINE GRADED TOPSOIL SHALL BE ADDED PRIOR TO TILLING. EXISTING SOD AREAS SHALL HAVE TURF REMOVED WITH AUTOMATED SODCUTTER OR HAND SPACE TO REMOVE ALL BLADES AND ROOTS. 1" OF FIND GRADED TOPSOIL SHALL BE TILLED AND GRADED.
8. TREE AND SHRUB BACKFILL MIXTURE SHALL BE 2 PARTS EXIST. NATIVE TOPSOIL AND 1 PART SPHAGNUM PEAT MOSS W/ DECOMPOSED MANURE.
9. ALL SHRUB BEDS AND INDIVIDUAL TREE PLANTINGS, UNLESS OTHERWISE NOTED, SHALL RECEIVE A 4 INCH LAYER OF SHREDDED HARDWOOD MULCH. ALL GROUNDCOVER, ANNUAL AND PERENNIAL BEDS SHALL RECEIVE A 2 INCH LAYER OF THE SAME MULCH MATERIAL. COSTS FOR MULCH SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF PLANTINGS.
10. SEEDED LAWN AREAS SHALL BE BID WITH A BID ALTERNATE FOR HYDROSEEDED LAWN. PRIOR TO SEEDING, 2" OF FINE TOPSOIL SHALL BE TILLED INTO EXIST SOIL MIXTURE. A MIX CONSISTING OF ROUGHLY 30 % BLUEGRASS / 30% FINE FESCUES / 40% RYE GRASSES (AND TACKIFIER FOR HYDROSEEDING) SHALL BE APPLIED AT MANUFACTURERS SPECIFIED RATES FOR NEW LAWNS BETWEEN 5 AND 10 LBS PER 1,0000 SF.
11. TREES AND SHRUBS SHALL NOT BE LOCATED CLOSER THAN TEN (10) FEET TO FIRE HYDRANTS, TRANSFORMERS OR OTHER ABOVE GROUND UTILITIES. ANY DISCREPANCY ON THE PLAN RELATED TO THESE PROXIMATE UTILITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION.



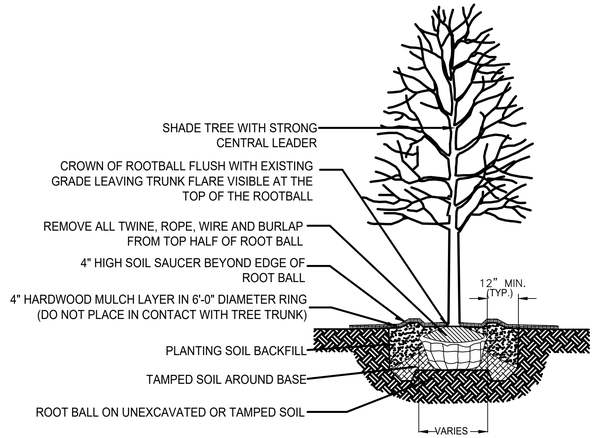
TREE PROTECTION NOTES

- Identify on site all trees or areas of trees which are being proposed to be preserved with fluorescent orange spray paint (chalk base) or by red flagging tape.
- Erect barriers of four (4) foot high fencing staked with metal "T-posts" five (5) feet on center or all such trees or groups of trees proposed to remain
- Protective barriers are to be erected prior to any clearing or grubbing on the site, and barriers are to remain in tact until approved by the City to be removed, or when a Certificate of Occupancy is issued.
- Keep clear all debris or fill, equipment, and material from within the required protective barrier.
- During construction, the owner, developer, or agent shall not cause or permit any activity within the fence line of any protected tree or group of trees, including, but not limited to, the storage of equipment, dumpsters, boulders, dirt, and excavated material, building or waste material, or any other material harmful to the life of a tree.
- No damaging attachment, wires (other than cable wires for trees), signs, or permits may be fastened to any tree protected by this Ordinance.

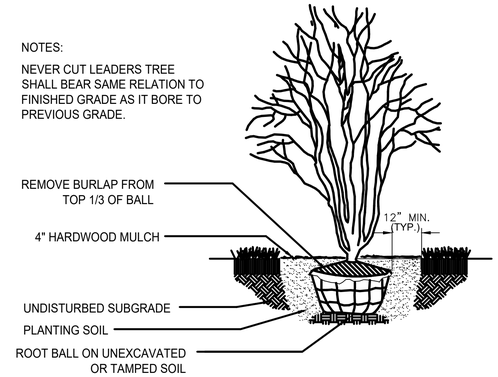
5 TREE PROTECTION DETAILS — NOT TO SCALE

CITY LANDSCAPE REQUIREMENT CALCULATIONS

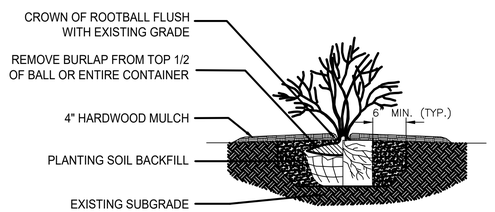
DESCRIPTION	REQUIRED	AREA / CALC.	PROPOSED / DETAILS
TOTAL SITE		70,174 SQ. FT.	
TOTAL BUILDING		2,354 SQ. FT.	
TOTAL PARKING	SQUARE FOOTAGE OF PARKING AREA / VEHICLE USE AREA	25,355 SQ. FT. 41 STALLS	
BUFFER AREA AND SCREENING	All uses shall ...	N/A	N/A
NET LANDSCAPE AREA	Commentary: Show the percent of net area required. (25% of the net area in B-1 and 20% of the net area in all other applicable districts shall be landscaped, exclusive of R.O.W., subaqueous areas, and retention/detention ponds. 50% of wetlands may be used toward landscaping credit.)	70,174 X 0.25 = 17,544 SQ. FT.	31,177 SQ. FT. (44.4%) NOT INCLUDING SUBAQUEOUS AREAS AND RETENTION/DETENTION PONDS
SITE AREA LANDSCAPING	Commentary: Approximate 50/50 mix of evergreen and deciduous trees is for each 1,000 sq. ft. of required landscape area	17,544 SQ. FT. / 1000 = 17.54 TREES	8 EVERGREEN TREES 4 ORNAMENTAL TREES 7 DECIDUOUS TREES 19
FRONTAGE LANDSCAPING	Commentary: 1 tree for every 30 lineal ft. of greenbelt length along public or private roads.	Lapeer St. 196 L.F. / 30 = 6.53 TREES Entry Dr. 2 sides 300 L.F. / 30 = 10 x 2 = 20 TREES Frontage Dr. 2 sides 260 L.F. / 30 = 8.66 x 2 = 17.3 TREES	7 GREENBELT TREES 19 GREENBELT TREES 19 GREENBELT TREES
PARKING INTERIOR LANDSCAPING	Commentary: 1 tree for every 20 spaces in a row in parking interior island. Use only deciduous trees. ... (e.g., in the middle of a parking lot).	3 ISLANDS = 3 TREES	3 DECIDUOUS TREES
TOTAL LANDSCAPE TREES	18 + 7 + 19 +19 = TOTAL TREES	63 TREES	69 TREES
TOTAL REPLACEMENT TREES	Tree Replacement - 21 Non-Regulated Trees removed - 1:1 replacement	21 TREES	11 DECIDUOUS TREES @ 2.5" CAL. 7 ORNAMENTAL TREES @ 1.5" CAL. 3 EVERGREEN TREES @ 6' HT. 21 TREES



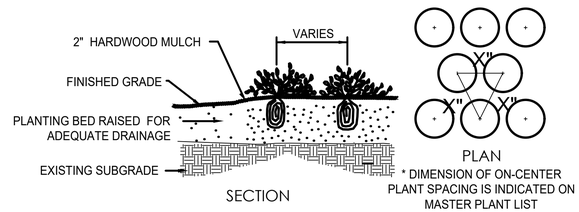
1 SHADE TREE PLANTING DETAIL — NOT TO SCALE



2 ORNAMENTAL TREE PLANTING DETAIL — NOT TO SCALE



3 SHRUB PLANTING DETAIL — NOT TO SCALE



4 PERENNIAL / ANNUAL PLANTING DETAIL — NOT TO SCALE

LG Workshop, LLC
Landscape Architecture
Master Planning
Site Planning
1955 N. Wilmot Ave
Chicago, IL 60647
ph. 773.697.4388
www.LGWLA.com

SEAL

LICENSED LANDSCAPE ARCHITECT
LARRY C. GLASSCOCK JR
157-001600
STATE OF ILLINOIS

EXPIRES 08/2025

PROJECT TEAM

CIVIL ENGINEER:

PROJECT NAME

Lume
Auburn Hills, MI

Lapeer Rd.
Auburn Hills, Mi.

DRAWING ISSUED

NO.	TITLE	DATE
1.	Preliminary Review	10/18/2024
2.	Rev. Preliminary	10/31/2024

SET TYPE
PRELIMINARY LANDSCAPE PLANS

PROJECT NUMBER
2410042

DATE
10-14-2023
DRAWN BY: LCG | APPROVED BY: LCG

SHEET TITLE
LANDSCAPE DETAILS & NOTES

SHEET NUMBER
L.4



N

1st Floor Plan

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

Limited Access

Public Space

Gross Square Feet: 2,276 sq ft

Net Room Square Feet		
ROOM		Net Area
NUMBER	NAME	
101	Waiting	191.26
102	Toilet	70.90
103	Reception	57.51
104	Sales	397.79
105	POSale	120.22
106	Toilet	70.89
107	Employee	133.03
108	Hall	166.39
109	Fulfillment	491.70
110	JC/Mech	92.56
111	Outdoor Storage	66.90
112	Limited Access	15.00
112	Manager	120.45
112	Public Space	15.00
113	Curbside	88.58

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CHRISTOPHER V. ENRIGHT
ARCHITECT
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Consultant

Project

Lume
Auburn Hills, MI

Lapeer Road,
Auburn Hills, MI 48326

Sheet

First Floor Plan

Issued for

2024.10.18 CITY SUBMITTAL

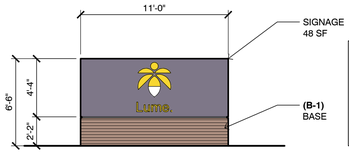
2024.10.31 REVISED

Project Number

22-500

Sheet Number

A101



SIGN ORDINANCE

80 SF PER ACRE - NOT TO EXCEED 150 SF
1.6 ACRES X 80 = 128 SF

PROPOSED
= 48 SF + 25 SF + 25 SF + 30 SF
= 128SF

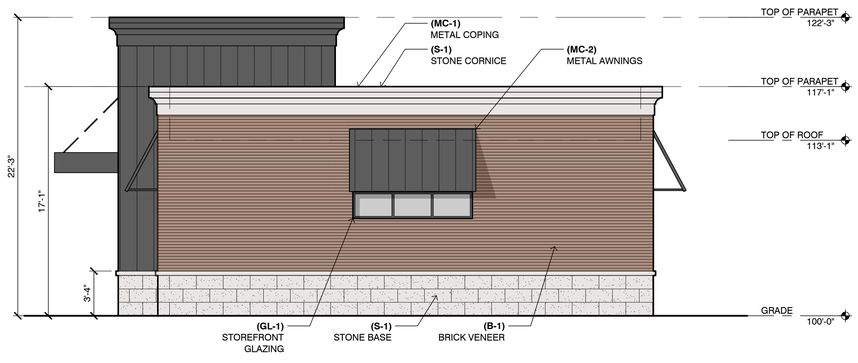
B6 / A201 **Monument Sign Elevation**
SCALE: 3/16" = 1'-0"

NOTE:

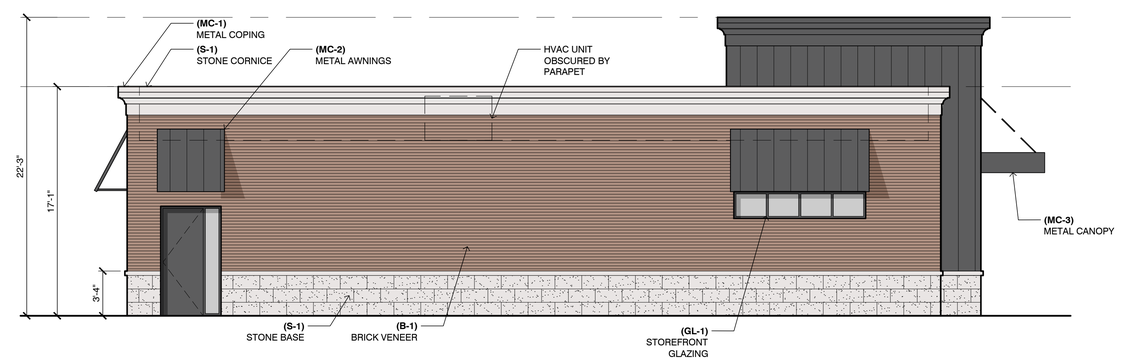
"ANY MODIFICATION TO THE FACADE PLAN (INCLUDING COLOR) MUST BE RESUBMITTED TO THE CITY OF AUBURN HILLS FOR REVISED APPROVAL. THE USE OF NEON, FLAGS, OR ANY TYPE OF UNAPPROVED SIGNAGE SHALL BE PROHIBITED PER SITE PLAN REVIEW."

EXTERIOR MATERIALS / COLORS

MARK	DESCRIPTION
B-1	BRICK - 1348 RED FLASH RT BY BOWERSTON TO MATCH EXISTING
MC-1	DURO-LAST / FIRESTONE 2 PIECE SNAP-ON METAL FASCIA - COLOR TO MATCH EIFS - KYNAR FINISH
MC-2	METAL SIDING - FLUSH/REVEAL IN "MATTE BLACK". FIRESTONE MODEL: DELTA CFP-12
MC-3	METAL CANOPY PRE-FINISHED METAL FACIA PANEL KYNAR FINISH COLOR: FIRESTONE MATTE BLACK
GL-1	GLAZING: STOREFRONT - 1" INSUL. - PPG SOLARBRAND 60 SOLAR CONTROL LOW "E" CLEAR, LOW REFLECTIVE INSULATING GLASS - IN DARK ANODIZED FRAMING SYSTEM (TO MATCH EXISTING OR ARCHITECT APPROVED EQUAL) PROVIDE TEMPERED GLASS AS INDICATED ON A701
GL-2	GLAZING: STOREFRONT - 1" INSUL. - SPANDREL - IN DARK ANODIZED FRAMING SYSTEM (TO MATCH EXISTING OR ARCHITECT APPROVED EQUAL) PROVIDE TEMPERED GLASS AS INDICATED ON A701
S-1	LIMESTONE COLOR - BUFF. CONTRACTOR TO SUBMIT SAMPLE FOR ARCHITECT APPROVAL



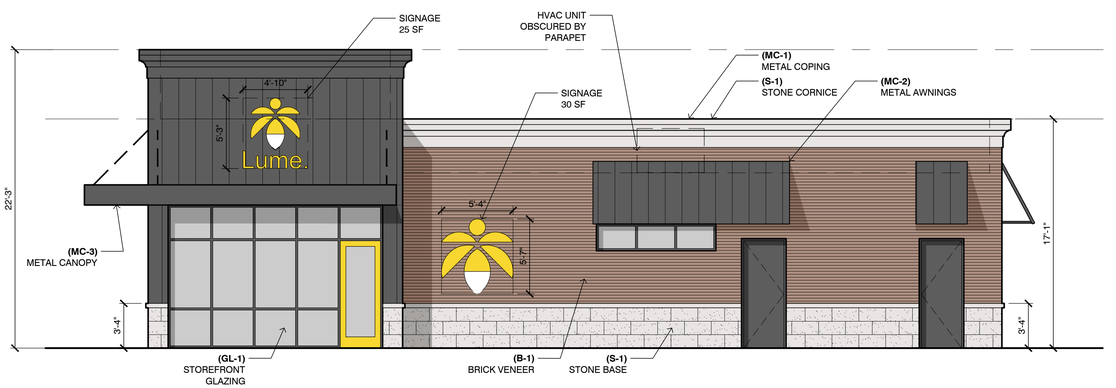
D2 / A202 **West Elevation (Rear)**
SCALE: 3/16" = 1'-0"



D6 / A201 **South Elevation**
SCALE: 3/16" = 1'-0"



F2 / A201 **East Elevation (Lapeer Road)**
SCALE: 3/16" = 1'-0"



F6 / A201 **North Elevation (Facing McDonalds)**
SCALE: 3/16" = 1'-0"

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No. 1301035122
LICENSED ARCHITECT

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Consultant

Project

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Auburn Hills, MI 48326

Sheet

Exterior
Elevations

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2024.10.31 REVISED

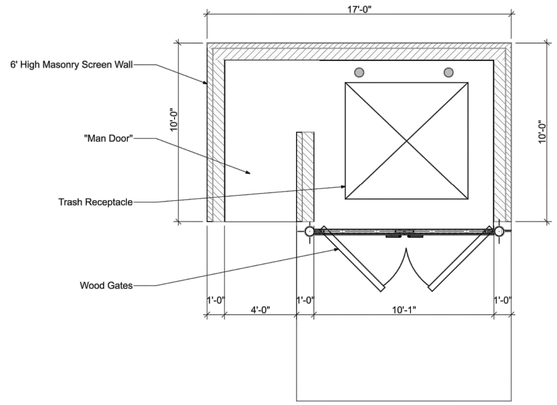
Project Number
22-500

Sheet Number
A201



B2
A-202

Trash Receptacle

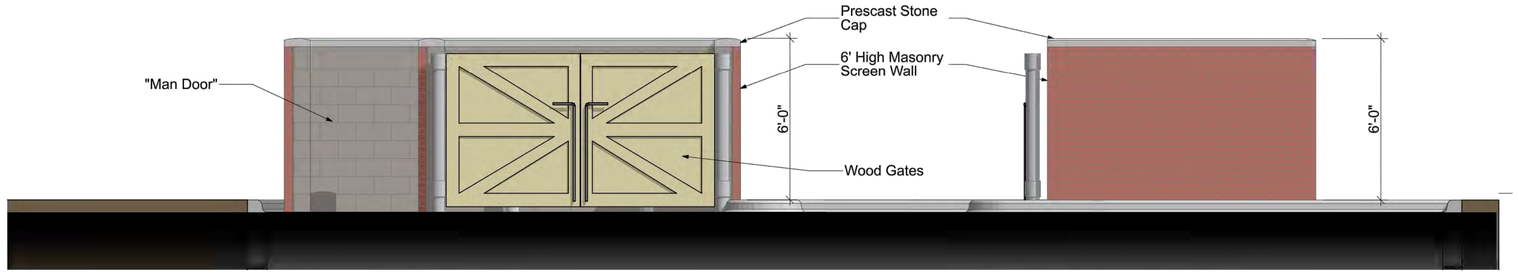


N

Trash Receptacle Plan

SCALE: 1/4" = 1'-0"

0 2' 4' 8'



C2
A-202

Trash South Elevation

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

C4
A-202

Trash East Elevation

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

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Sheet

Trash
Receptacle

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2024.10.31 REVISED

Project Number

22-500

Sheet Number

A202



E1
A204
Building Render - Lapeer Rood Looking Northwest
SCALE: NTS

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Lapeer Road,
Auburn Hills, MI 48326

Sheet

Building
Rendering

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22-500

Sheet Number

A203



E1 / A204 Building Render - Lapeer Rood Looking Southwest
SCALE: NTS

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Project
Lume
Auburn Hills, MI

Lapeer Road,
Auburn Hills, MI 48326

Sheet
Building
Rendering

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Project Number
22-500

Sheet Number
A204



E1
A204
Building Render - Lapeer Rood Looking West
SCALE: NTS

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Seal

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Building
Rendering

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2024.10.18 CITY SUBMITTAL

2024.10.31 REVISED

Project Number

22-500

Sheet Number

A205

2023 TAXES-WATER DUE

	Address	water/sewer	past due	ACH	2022 Taxes	Summer taxes	Winter taxes	Summer personal	Winter personal
1	2561 Lapeer Rd	$ 579.86	Y		pd	$ 1,248.55	$ 527.62	n/a	n/a
2	2548 Lapeer Rd	$ 229.78	Y		$ 2,821.03	$ 3,454.47	$ 1,459.90	pd	$ 14.48
3	1801 N. Opdyke	$ 16.01		x	pd	$ 5,928.00	$ 2,505.28	n/a	n/a
4	2705 Lapeer	$ 329.84			pd	$ 9,393.60	$ 3,969.94	n/a	n/a
5	1930 N. Opdyke	irrigation meter			pd	pd	$ 9,475.21	n/a	n/a
6	14-02-100-019				pd	$ 22,918.61	$ 9,685.99	n/a	n/a
7	3325 University	no meter			pd	$ 23,391.55	$ 9,885.86	n/a	n/a

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: NOVEMBER 11, 2024 | **AGENDA ITEM NO 9E**

COMMUNITY DEVELOPMENT

To: **Mayor and City Council**

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

Submitted: **November 1, 2024**

Subject: **Motion – To Amend the Text of the Zoning Ordinance / Article VIII. B-1, Limited Business Districts, and Article IX. B-2, General Business Districts**

INTRODUCTION

Pursuant to the City Council's adoption of Ordinance 22-934 on December 5, 2022, and the Initiated Ordinance approved by the voters on November 8, 2022, the enclosed amendments to Article VIII. B-1, Limited Business Districts, and Article IX. B-2, General Business Districts of the Zoning Ordinance, are intended to address the permitted locations for the four adult use marihuana establishments to be allowed in the City of Auburn Hills.

Each of the four allowed locations will be required to obtain a municipal license from the City Council to operate in addition to other licensing and permitting requirements imposed by federal, state, and City laws or ordinances. It is noted that this Ordinance repeals the map of required locations for the four (4) allowed adult use marihuana establishments near Lapeer Road and Brown Road/Dutton Road as outlined in Section 18-232 - Limitation of Adult Use Marihuana Establishments of Ordinance No. 22-932.

On October 25, 2024, a public meeting of the City Manager and his designees was held at which the City Manager recommended that the applicants and locations at 2561 Lapeer Road, 2548 Lapeer Road, 1801 N. Opdyke Road, and the 1.6 acres of vacant land on Lapeer Road (a portion of tax identification number 14-02-100-019) be awarded the four adult use marihuana establishment licenses.

At tonight's City Council meeting, the City Council will consider the City Manager's recommendation and the possible awarding of said licenses and approve the plans for these four properties.

2561 Lapeer Road
PIN 14-11-352-013, 014, 015, and 016



2548 Lapeer Road
PIN 14-11-353-003



1801 N. Opdyke Road
PIN 14-14-303-016



INTRODUCTION (cont.)

It is noted that the Planning Commission previously held a public hearing on May 3, 2023, to review the proposed text amendment. One of the permitted adult-use marihuana establishment locations has since been revised in the enclosed text amendment as a result of Section 18-234's competitive application review process, hearing, and recommendation by the City Manager that was made on October 25, 2024. Thus, since the Planning Commission's review on May 3, 2023, tax identification number 14-02-100-019 has been selected as Parcel 1 in B-2, General Business District.



STAFF RECOMMENDATION

Staff recommends approval. City Attorney Beckerleg has reviewed and found the proposed text amendment acceptable from a legal standpoint.

MOTION

Move to accept the Planning Commission's recommendation, with the proposed revisions, and approve the enclosed text amendment to Article VIII. B-1, Limited Business Districts, and Article IX. B-2, General Business Districts of the Zoning Ordinance. The ordinance shall be known as Ordinance No. 24-943.

I CONCUR: Thomas A. Tanghe

THOMAS A. TANGHE, CITY MANAGER

CITY OF AUBURN HILLS
PLANNING COMMISSION
MINUTES - EXCERPT

May 3, 2023

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

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

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

5. PETITIONERS

5b. Text Amendment to the Zoning Ordinance (8:03 p.m.)
Public Hearing/Motion – Recommendation to City Council to amend the text of the Zoning Ordinance/Article VIII. B-1, Limited Business Districts, and Article IX. B-2, General Business Districts.

Mr. Cohen explained that pursuant to the City Council's adoption of Ordinance 22-934 on December 5, 2022, and the Initiated Ordinance approved by the voters on November 8, 2022, the amendments to Article VIII. B-1, Limited Business Districts, and Article IX. B-2, General Business Districts of the Zoning Ordinance, are intended to address the permitted locations for the four adult use marihuana establishments to be allowed in the City of Auburn Hills.

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

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

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

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

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

Moved by Ochs to recommend to City Council approval of the enclosed text amendment to Article VIII. B-1, Limited Business Districts, and Article IX. B-2, General Business District of the Zoning Ordinance.
Second by Saelens.
VOTE: Yes: Ochs, Shearer, Saelens, Marzolf, Tringali, Hitchcock, Pavlich, Ouellette
No: None **Motion Carried (8-0)**

CITY OF AUBURN HILLS

COUNTY OF OAKLAND

STATE OF MICHIGAN

ORDINANCE NO. 24-943

TEXT AMENDMENT TO ZONING ORDINANCE

AN ORDINANCE TO AMEND ARTICLE VIII. B-1, LIMITED BUSINESS DISTRICTS AND ARTICLE IX. B-2, GENERAL BUSINESS DISTRICTS OF THE AUBURN HILLS ZONING ORDINANCE NO. 372

THE CITY OF AUBURN HILLS ORDAINS

Section 1.
Article VIII. B-1, Limited Business Districts of Auburn Hills Zoning Ordinance No. 372 is amended to add a new Section 804 to read as follows:

SECTION 804. OTHER USES PERMITTED BY THE CITY COUNCIL ON CERTAIN PROPERTIES:
Adult use marihuana establishments, which term includes marihuana retail establishments, located in the City of Auburn Hills shall be limited to a total of four (4) adult use marihuana establishments. One (1) of the four (4) locations shall be permitted on property in the B-1, Limited Business Districts as set forth in this Section, as approved by the City Council, and said location must be in compliance with the November 8, 2022 voter-approved Initiated Ordinance.

One (1) of the four (4) permitted adult use marihuana establishments within the City of Auburn Hills shall be located on tax identification number 14-14-303-016, with the one (1) adult use marihuana establishment to be located on the said parcel as approved by and subject to the conditions imposed by the City Council.

This Section, Section 905 of the Zoning Ordinance, and the Initiated Ordinance shall establish the locations for the adult use marihuana establishments in the City of Auburn Hills for the purposes of Ordinance No. 22-934.

Section 2.
Article IX. B-2, General Business Districts of Auburn Hills Zoning Ordinance No. 372 is amended to add a new Section 905 to read as follows:

SECTION 905. OTHER USES PERMITTED BY THE CITY COUNCIL ON CERTAIN PROPERTIES:
Adult use marihuana establishments, which term includes marihuana retail establishments, located in the City of Auburn Hills shall be limited to a total of four (4) adult use marihuana establishments. Three (3) of the four (4) locations shall be permitted on property in the B-2, General Business Districts as set forth in this Section, as approved by the City Council, and said locations must be in compliance with the November 8, 2022 voter-approved Initiated Ordinance.

Three (3) of the four (4) permitted adult use marihuana establishments within the City of Auburn Hills shall be located on the following three (3) parcels of property, with one (1) adult use marihuana establishment to be located on each parcel of property, as approved by and subject to the conditions imposed by the City Council: Parcel 1 - tax identification number 14-02-100-019; Parcel 2 - tax identification numbers 14-11-352-013, 014, 015, and 016, and Parcel 3 - tax identification number 14-11-353-003.

This Section, Section 804 of the Zoning Ordinance, and the Initiated Ordinance shall establish the locations for the adult use marihuana establishments in the City of Auburn Hills for the purposes of Ordinance No. 22-934.

Section 3. Repealer.

All Ordinances or parts of Ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect. This Ordinance shall repeal the required locations as contained on the map for the four (4) allowed adult use marihuana establishments in Section 18-232 - Limitation of Adult Use Marihuana Establishments of Ordinance No. 22-932.

Section 4. Severability.

If any section, clause, or provision of this Ordinance shall be declared to be unconstitutional, void, illegal, or ineffective by any Court of competent jurisdiction, such section, clause, or provision declared to be unconstitutional, void, or illegal shall thereby cease to be a part of this Ordinance, but the remainder of this Ordinance shall stand and be in full force and effect.

Section 5. Savings.

The proceedings pending and all rights and liabilities existing, acquired, or incurred at the time this Ordinance takes effect are saved and may be consummated according to the law when they were commenced.

Section 6. Effective Date.

The provisions of this Ordinance are hereby ordered to take effect upon publication in the manner prescribed by the Charter of the City of Auburn Hills.

Section 7. Adoption.

This Ordinance is hereby declared to have been adopted by the City Council of the City of Auburn Hills at a meeting thereof duly called and held on the 11th day of November 2024 and ordered to be given publication in a manner prescribed by the Charter of the City of Auburn Hills.

AYES:
NAYES:
ABSTENTIONS:

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

I, the undersigned, the duly qualified Clerk of the City of Auburn Hills, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of Ordinance No 24-943 adopted by the Auburn Hills City Council on the 11th day of November 2024 the original of which is in my office.

_____	_____
Brian W. Marzolf, Mayor	Laura M. Pierce, City Clerk

MARKED UP COPY

~~Removed~~
Added

ARTICLE VIII
B-1, LIMITED BUSINESS DISTRICTS

PREAMBLE

The B-1 Limited Business Districts are designed to accommodate office uses, office sales uses and basic personal retail service businesses, and may be utilized as zones of transition for buffering purposes.
(Amended: 7-09-01 per Ordinance No. 684)

SECTION 800. PRINCIPAL USES PERMITTED:
In the B-1 Business Districts no building or land shall be used and no building shall be erected except for one (1) or more of the following specified uses, unless otherwise provided for in this Ordinance:

1. Office buildings for executive, administrative, professional, accounting, writing, clerical, stenographic, drafting and sales occupations.
2. Medical offices and outpatient clinics. 24 hour emergency care facilities shall not be permitted in this district.
3. Restaurants (without outdoor seating or facilities) when located within a planned shopping center. Drive-through and drive-in restaurants shall not be permitted in the district.
4. Retail businesses normally associated with and complementary to Office and Local Business Districts, such as the following: Stationery Shops, Beauty Shops, Office Supplies, Barber Shops, Office Machine Repair, Flower Shops, Office Clerical Service, Book Binding Equipment & Supplies, Office Machines & Equipment, Book Sales, Business Schools, Card Shops, Office Machine Training, Photograph Studios, Printing Services, Gift Shops, Pharmacies, Answering Services, Delivery Service, Church & Religious Supplies, Jewelry & Coin Shops, Computer Supplies, Ticket Sale Outlets, Computer Sales & Service, Copy Machine Sales & Services, Drafting & Art Supplies, Typewriter Repair & Supplies, Health Food Stores, Secretarial Services, Safety Deposit Box Rentals
5. Accessory buildings and accessory uses customarily incidental to any of the above principal uses permitted.
6. Uses determined to be similar to the above principal permitted uses in accordance with the criteria set forth in Section 1827 and which are not listed below as special land uses.

(Amended: 7-09-01 per Ordinance No. 684)

SECTION 801. SPECIAL LAND USES PERMITTED:
The following uses may be permitted under the purview of Section 1818 by the City Council, after site plan review and Public Hearing by the Planning Commission, and subject further to such other reasonable conditions which, in the opinion of the City Council, are necessary to provide adequate protection to the health, safety, general welfare, morals and comfort of the abutting property, neighborhood and City of Auburn Hills.

1. Utility and public service facilities and uses (without storage yards) such as gas regulator stations and electrical substations.
2. Residential uses as part of a building in a business zone shall be allowed upon issuance of a Certificate of Occupancy from the Building Department, and provided that the minimum floor areas of the RM Districts shall be met.

3. Nursery schools, day care nurseries and centers, and child care centers provided the following conditions are met:
   A. Such facilities shall be located on major thoroughfares with an existing or proposed right-of-way of one hundred and twenty (120) feet.
   B. Any area not used for parking in the front yard shall be kept in lawn and landscaped in accordance with Section 1808.
   C. Outdoor play areas shall be in the side or rear yard in the amount of one hundred (100) square feet for each child cared for, but at least a minimum of one thousand two hundred (1,200) square feet.
   D. Whenever the school or center abuts a residential district, parking, drop off, and play areas shall be screened with an obscuring six (6) foot fence or wall, four foot six inch (4'6") high berm with landscaping or a twenty (20') foot wide greenbelt landscaped in accordance with Section 1808, or a combination of the above, whichever in the opinion of the Planning Commission and City Council achieves the objective of screening and controlling noise levels.
   E. Any other conditions which the Planning Commission and City Council deem necessary to assure that the residential character of the neighborhood shall be maintained.
   F. 24 hour facilities shall not be permitted abutting residential zoned property in this district.
4. Banks and credit unions provided the following conditions are met:
   A. Drive-up windows shall provide at least ten (10) queuing spaces eighteen (18) feet long by ten (10) feet wide for each station. The lane containing the queuing spaces shall be separate and distinct from other access drives and maneuvering lanes for parking spaces. The queuing space lanes shall have a clear width of ten (10) feet and be physically separated from access drives, maneuvering lanes and parking spaces with a landscaped area five (5) feet wide with raised curbs on all sides.
   B. Drive-up stations shall provide at least five (5) queuing spaces eighteen (18) feet long by ten (10) feet wide for each station. The lane containing the queuing spaces shall be separate and distinct from other access drives and maneuvering lanes for parking spaces. The queuing space lane shall have a clear width of ten (10) feet and be physically separated from access drives, maneuvering lanes and parking spaces with a landscaped area five (5) feet wide with raised curbs on all sides.
6. Accessory buildings and accessory uses customarily incidental to any of the above special land uses permitted.
7. Special land uses determined to be similar to the above special land uses in accordance with the criteria set forth in Section 1828.

(Amended: 7-09-01 per Ordinance No. 684)

SECTION 802. REQUIREMENTS FOR ALL USES

All uses shall be subject to the following requirements:

1. No interior display shall be visible from the exterior of the building, and the total area devoted to display, including both the objects displayed and the floor space set aside for persons observing the display objects, shall not exceed twenty-five (25%) percent of the usable floor area of either the first or second story, or in the basement.
2. The outdoor storage of goods or materials shall be prohibited regardless of whether or not they are for sale.
3. Warehousing or indoor storage of goods or materials, beyond that normally incidental to the above permitted uses, shall be prohibited

(Amended: 7-09-01 per Ordinance No. 684)

SECTION 803. AREA AND BULK REQUIREMENTS:

See Article XVII, Scheduled of Regulations, limiting height and bulk of buildings.

(Amended: 7-09-01 per Ordinance No. 684)

SECTION 804. OTHER USES PERMITTED BY THE CITY COUNCIL ON CERTAIN PROPERTIES:
Adult use marihuana establishments, which term includes marihuana retail establishments, located in the City of Auburn Hills shall be limited to a total of four (4) adult use marihuana establishments. One (1) of the four (4) locations shall be permitted on property in the B-1, Limited Business Districts as set forth in this Section, as approved by the City Council, and said location must be in compliance with the November 8, 2022 voter-approved Initiated Ordinance.

One (1) of the four (4) permitted adult use marihuana establishments within the City of Auburn Hills shall be located on tax identification number 14-14-303-016, with the one (1) adult use marihuana establishment to be located on the said parcel as approved by and subject to the conditions imposed by the City Council.

This Section, Section 905 of the Zoning Ordinance, and the Initiated Ordinance shall establish the locations for the adult use marihuana establishments in the City of Auburn Hills for the purposes of Ordinance No. 22-934.

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ARTICLE IX
B-2, GENERAL BUSINESS DISTRICTS

PREAMBLE

The B-2 General Business Districts are intended to serve the overall shopping needs of residents both within and beyond the City including convenience, comparison and highway needs.

SECTION 900. PRINCIPAL USES PERMITTED:
In the B-2 General Business Districts no building or land shall be used and no building shall be erected except for one (1) or more of the following specified uses, unless otherwise provided for in this Ordinance:

1. Any Principal Uses Permitted in the O Office Districts or B-1 Limited Business Districts.
2. Any generally recognized retail business which supplies commodities on the premises, such as, but not limited to, groceries, meats, dairy products, baked goods or other foods, drugs, dry goods, notions or hardware, and household goods or products such as furniture, carpeting and lighting fixtures.
3. Any personal service establishment which performs services on the premises, such as, but not limited to, shoe repair shops, tailor shops, beauty parlors, or barber shops.
4. Professional offices of doctors, lawyers, dentists, chiropractors, osteopaths and similar or allied professions.
5. Banks with drive-in facilities may be permitted when said drive-in facilities are incidental to the principal function, and subject to the following conditions:
   A. Drive-up windows shall provide at least ten (10) queuing spaces eighteen (18) feet long by ten (10) feet wide for each station. The lane containing the queuing spaces shall be separate and distinct from other access drives and maneuvering lanes for parking spaces. The queuing space lane shall have a clear width of ten (10) feet and be physically separated from access drives, maneuvering lanes and parking spaces with a landscaped area five (5) feet wide with raised curbs on all sides.
   B. Drive-up stations shall provide at least five (5) queuing spaces eighteen (18) feet long by ten (10) feet wide for each station. The lane containing the queuing spaces shall be separate and distinct from other access drives and maneuvering lanes for parking spaces. The queuing space lane shall have a clear width of ten (10) feet and be physically separated from access drives, maneuvering lanes and parking spaces with a landscaped area five (5) feet wide with raised curbs on all sides.
6. Any retail business, service establishments or processing uses such as the following:
   A. Any retail business whose principal activity is the sale of new merchandise in any enclosed building.
   B. Any service establishment of an office-showroom or workshop nature of an electrician, decorator, dressmaker, tailor, shoemaker, baker, printer, upholsterer, or an establishment doing radio, television or home appliance repair, photographic reproduction, and similar establishments that require a retail adjunct.
7. Restaurants, or other places serving food or beverage (without drive-through or drive-in facilities), when located within a planned shopping center.

8. Accessory buildings and accessory uses customarily incidental to any of the above principal uses permitted.
9. Uses determined to be similar to the above principal permitted uses in accordance with the criteria set forth in Section 1827 and which are not listed below as special land uses.

(Amended: 11-11-02 per Ordinance No. 710)
(Amended: 5-15-06 per Ordinance No. 779)

SECTION 901. REQUIREMENTS FOR ALL PRINCIPAL USES:

1. All business establishments, including contractors or builders, shall be retail or service establishments dealing directly with consumers, and without wholesale outdoor storage activities on site. All goods produced on the premises shall be sold at retail on the premises where produced. Uses with incidental wholesale activities shall be considered to be Special Land Uses and shall meet the requirements of Section 1818.
2. All business, except for off-street parking and loading, shall be conducted within a completely enclosed building. No outdoor storage shall be allowed.
3. All business uses adjacent to freeway feeder roads shall meet the following additional requirements:
   - A. Barriers: All development shall be physically separated from the feeder road by a curb, planting strip or other suitable barrier. Such barrier shall effectively eliminate unchanneled vehicle ingress or egress except for authorized accessways.
   - B. Accessways: Each separate use, grouping of buildings, or grouping of uses as a part of a single planned development shall not have more than two (2) accessways from a feeder road. Such accessways shall not be located closer than three hundred (300) feet to the point of an intersection of an entrance or exit ramp baseline and the feeder road centerline. In cases where the ramp baseline and the feeder road centerline do not intersect, no accessway shall be located closer than three hundred (300) feet from point of tangency of the ramp baseline and the feeder road pavement. In those instances where properties fronting on a feeder road are of such width or are in multiple ownership, and accessways to the property cannot be provided in accordance with the minimum three hundred (300) foot distance from the intersection of feeder road and entrance or exit ramps, a marginal access road shall be provided to service such properties.
4. Cross-Access Interior Drives: Cross-access interior drives, or drives that will allow vehicles to move from one site to another without entering the frontage street, are strongly encouraged and may be required at the discretion of the City Council.

(Amended: 11-11-02 per Ordinance No. 710)

SECTION 902. SPECIAL LAND USES PERMITTED:

The following uses may be permitted under the purview of Section 1818 by the City Council, after site plan review and Public Hearing by the Planning Commission, and subject further to such other reasonable conditions which, in the opinion of the City Council, are necessary to provide adequate protection to the health, safety, general welfare, morals and comfort of the abutting property, neighborhood and City of Auburn Hills:

1. Any Principal Uses Permitted which require outdoor storage of materials or equipment. Such uses shall meet the requirements of Section 1807.
2. Funeral homes subject to the following requirements:
   - A. The site shall be so arranged that adequate assembly area is provided off-street for vehicles to be used in a funeral procession. This assembly shall be provided in addition to any required off-street parking area.
   - B. The site shall be located so as to have at least one (1) property line abutting a major thoroughfare having an existing or proposed right-of-way of at least one hundred and

twenty (120) feet, and all ingress and egress for the site shall be directly onto said major thoroughfare, or an adjacent marginal access service drive.

C. Points of ingress and egress for the site shall be so laid out as to minimize possible conflicts between traffic on adjacent thoroughfares and funeral processions, or visitors entering or leaving the site.

D. No building shall be located closer than fifty (50) feet to the outer perimeter (property line) of the District when said property line abuts any residential district.

E. A caretaker's residence may be provided within the main building of the mortuary establishment.

F. Loading and unloading area used by ambulance, hearse, or other such service vehicles shall be obscured from all residential view with a solid masonry wall, fence or greenbelt in accordance with Section 1808.

3. Commercially used outdoor recreational space for adult or children's amusement parks, carnivals, rebound tumbling facilities, miniature golf course, and golf driving ranges, subject to the following:

A. Children's amusement parks must be screened on all sides with a minimum four foot six inch (4'6") wall or other screening in accordance with Section 1808.

B. Rebound tumbling facilities must be fenced on all sides used for trampoline activity. Said fence shall be no less than six (6) feet high and shall have a capping which provides safety. Pits shall not exceed four (4) feet in depth, shall be drained at all times and filled with earth to grade when the use is discontinued. All manufacturer's specifications for spacing, safety and construction shall be complied with.

C. No loudspeaker or public address system shall be used except with City Council approval wherein it is deemed that no public nuisance or disturbance will be established.

4. Indoor Family Theaters.

5. Open air business uses when developed in a planned relationship with the B-2 General Business District such as retail sales of plant material not grown on the site, and sales of lawn furniture, playground equipment, and other garden supplies.

6. Bowling alleys, and other indoor recreation uses such as billiard parlors, pinball arcades, video arcades and similar electronic amusement devices, and racquetball courts. Such use shall be located at least one hundred (100) feet from any front, rear or side yard of any residential lot or parcel in an adjacent residential district.

7. New motels, hotels, and conference centers, or the expansion of existing motels, hotels, and conference centers, shall only be permitted in the B-2, General Business Districts via Section 1830. Planned Unit Development Option. The decision to approve a Planned Unit Development allowing a motel, hotel, and/or conference center, or the expansion of an existing motel, hotel, and/or conference center, in the B-2, General Business Districts shall be at the sole discretion of the City Council, after recommendation from the Planning Commission. An applicant shall not have the right to seek relief from this section to the Zoning Board of Appeals. Motels, hotels, and conference centers approved by the City Council in the B-2, General Business Districts before February 17, 2020 shall be considered legally conforming and subject to the Zoning Ordinance standards and conditions in effect at the time of the City approval.

8. Veterinary hospitals or clinics, provided all activities are conducted within a totally enclosed building, and provided further that no abutting property shall be zoned R, RM, MHP, or residential uses in the SP Special Purpose District.

9. Utility and public service facilities and uses (without storage yard) such as gas regulator stations and electrical substations only when operating requirements necessitate the locating of such facilities within the District in order to serve the immediate vicinity.

10. Sport stadiums or arenas, provided the following conditions are met:

A. All planned stadium sites shall be located on parcels capable of providing paved parking for a minimum of two thousand five hundred (2,500) spectator vehicles.

B. All sites shall have direct access to major thoroughfares of at least one hundred and twenty feet (120') in existing or proposed right-of-way.

C. All sports stadiums or arenas shall be an integral part of a planned complex or integrated site plan which shall contain ancillary activities such as restaurants, hotels, motels, or offices.

11. Residential uses as part of a building in a business zone shall be allowed upon issuance of a Certificate of Occupancy from the Community Development Department, and provided that the minimum floor areas of the RM Districts shall be met.
12. Bus passenger stations and parking garages provided that parking garages are located at least two hundred (200) feet from any R, RM, MHP or residential uses in the SP Special Purpose District, and seventy-five (75) feet from the intersection of any two (2) street right-of-way lines.
13. Overnight camping facilities for tents, campers, and travel trailers shall be allowed provided the following conditions are met:
    A. There shall be no permanent storage of tents, campers, and travel trailers; and mobile home units will not be allowed in the development.
    B. Sanitary facilities must meet the minimum requirements of the Oakland County Health Department and any other responsible health agency.
    C. Any commercial facility in the development must meet the requirements of Area and Bulk.
14. Trailer or automobile rental facilities.
15. Automobile laundries provided such uses shall be at least seventy-five (75) feet from the intersection of any two (2) street right-of-way lines, and two hundred (200) feet from any adjacent R, RM, or MHP District, or residential uses in the SP Special Purpose District.
16. New automobile dealerships.
17. Outdoor sales space for the exclusive sale of secondhand automobiles, travel trailers or mobile homes, subject to the following:
    A. No major refinishing shall be done on the lot.
18. Automotive service centers, only when planned as an integral part of a larger planned shopping center.
19. Gasoline service stations, subject to the following provisions:
    A. The minimum road frontage shall be one hundred and fifty (150) feet and the minimum lot area shall be one (1) net acre. The site shall be so arranged that ample space is available for vehicles which are required to wait.
    B. Canopy structures and gasoline pumps shall be set back not less than forty (40) feet from all street right-of-way lines to allow adequate access around the pumps. Air and water hose stands and other appurtenances shall be set back not less than twenty (20) feet from all street right-of-way lines, where appropriate.
    C. Canopy structures shall be designed and constructed in a manner which is architecturally compatible with the principal building. The canopy structure shall be attached to and made an integral part of the principal building, wherever possible.
    D. Accessory auto related facilities located on the premises such as wash facilities and vehicle repair are permitted on gas service station sites, however each use must obtain a separate special land use permit as provided for in this Article and shall only be permitted on gas service station sites containing one and one-half (1½) net acres.
        (1) Major engine and body repair, steam cleaning, and undercoating are expressly prohibited except within a completely enclosed building.
        (2) The storage of damaged or wrecked vehicles, or those waiting for minor repair or service, shall be obscured from public view in an area provided for such purpose on the site, and no vehicle of any kind shall be stored in the open for a period exceeding one (1) week. In no instance shall more than five (5) vehicles be allowed to accumulate on the site at any one (1) time, and the storage area shall be kept free of trash and debris in designed in accordance with Section 1807, Item 3, Open Storage.
    E. All storage of material, merchandise and equipment shall be within the building.
    F. The sale or rental of new or used cars, trucks, trailers, and any other vehicles on the premises shall be prohibited.
    G. Fueling operations designed to accommodate tractor trailer trucks shall be prohibited.
20. Nursery schools, day nurseries and child care centers, provided the following conditions are met:

A. Such facilities shall be located on major thoroughfares with an existing or proposed right-of-way of one hundred and twenty (120) feet.
B. Any area not used for parking in the front yard shall be kept in lawn and landscaped in accordance with Section 1808.
C. Outdoor play areas shall be in the side or rear yard in the amount of one hundred (100) square feet for each child cared for, but at least a minimum of one thousand two hundred (1,200) square feet.
D. Whenever the school or center abuts a residential district, parking, drop off, and play areas shall be screened with an obscuring six (6) foot fence or wall, four foot six inch (4'6") high berm with landscaping twenty (20') foot wide greenbelt landscaped in accordance with Section 1808, or a combination of the above, whichever in the opinion of the Planning Commission and City Council achieves the objective of screening and controlling noise levels.
E. Any other conditions which the Planning Commission and City Council deem necessary to assure that the character of the area shall be maintained.

21. Planned shopping centers over six hundred thousand (600,000) square feet in area, subject to the following:
A. Parking space depth and maneuvering lane width may vary from the dimensional standards of Section 1805 as follows:
1) In the case of ninety (90°) degree parking layouts, the depth of a parking space may be reduced from twenty (20) feet to eighteen (18) feet provided that the maneuvering lane shall be a minimum of twenty-four (24) feet in width, or the depth of a parking space may be reduced from twenty (20) feet to nineteen (19) feet provided that the maneuvering lane shall be a minimum of twenty-two (22) feet in width.
B. Buildings and freestanding light poles may exceed the maximum height of the B-2 District of two (2) stories or thirty (30) feet, provided that freestanding light poles shall not exceed a height of sixty (60) feet.
C. Trash receptacles and compactors may be allowed in a front yard provided that such receptacles and compactors shall be, as nearly as is possible, totally screened from view with a wall or architectural feature the height of the container, and shall be aesthetically pleasing, and matching the architectural facade treatment of the main building(s), or the receptacles and compactors shall be screened with a berm or landscaping.
D. Loading and unloading areas may be allowed in a front yard provided that such loading and unloading areas shall be screened with a wall, architectural features, or plant material, and shall be architecturally pleasing, and matching the architectural or landscape design and facade treatment of the main building(s). The location and area in square footage of such loading and unloading berths shall not be less than one (1%) percent of the Gross Leasable Area (GLA) of the main building(s).
E. At least twenty (20) percent of the net site area (total area minus exterior right-of-way) shall be landscaped in accordance with Section 1808, except that there may be variations to the location and area of landscape islands and interior landscaping provided for in Section 1808, with the intent and purpose of allowing some degree of flexibility to the design and layout of parking spaces, maneuvering lanes and drives because of the large amount of parking area and number of spaces required for a regional shopping center.
F. Non-freestanding mural signs may be allowed when considered as a separate special land use under the purview of Section 1818. Such signage will not be included in total site signage allocations.
G. One (1) non-accessory (off-premise) identification pylon sign may be permitted, when considered as a separate special land use under the purview of Section 1818, provided the following conditions are met:
1) The sign shall be limited to the name, logo, and description of the planned shopping center.
2) The sign shall be located on a site zoned B-2 District or an “I” District.

3) The setback of the sign shall be a minimum of ten (10) feet from adjacent property lines.
4) The height of the sign shall not exceed one-hundred and five (105) feet.
5) The area of the sign shall not exceed one-thousand five-hundred (1,500) square feet.
6) In addition to the permitted signage, an LED digital display (automatic changeable copy sign) may be utilized on the pylon sign provided:
   a. The display sign area shall not exceed one-thousand six-hundred (1,600) square feet; which would be permitted in addition to the sign area allowed under subsection G(5).
   b. The display shall have a pixel pitch of twenty-five (25) mm or less.
   c. The display will not use animation, flashing, scrolling, or blinking and will display only static messages.
   d. The rate of change between static messages will not exceed more than one (1) change per eight (8) seconds.
   e. The display shall be equipped with photosensitive equipment which automatically adjusts the brightness and contrast of the sign in direct relation to the ambient outdoor illumination. If complaints arise in regard to display brightness, the property owner of the planned shopping center shall work in good faith with the City to address the concerns in a timely fashion.
   f. The property owner of the planned shopping center shall coordinate with the City of Auburn Hills Police Department and/or other local authorities to display, when appropriate, emergency information important to the traveling public including, but not limited to Amber Alerts or alerts concerning terrorist attacks or natural disasters. Emergency information messages shall remain in the advertising rotation according to the protocols of the governmental agency that issues the information.
   g. The property owner of the planned shopping center shall provide to the City of Auburn Hills Police Department and Community Development Department contact information for person(s) who will be available to be contacted at any time and who are able to turn off the electronic sign promptly if a malfunction occurs.
   h. Twenty-four (24) hour operation of the display shall be permitted.
   i. The sign shall be limited to the advertising of tenants and available goods and services within the planned shopping center, planned shopping center events and promotions, and other messages specifically authorized by the City of Auburn Hills.
   j. The sign will not be permitted to advertise for high-proof liquor, any sexually oriented business, or other objectionable uses set forth in the development agreement approved pursuant to subsection G(6)k.
   k. Approval of the display shall be subject to submittal, and acceptance by the City Council, of a development agreement detailing the conditions relating to the use restrictions of the sign.

H. Freestanding tenant identification signs may be permitted, when considered as a separate special land use under the purview of Section 1818, provided the following conditions are met:
1) The planned shopping center shall be limited to eight (8) total freestanding tenant identification signs.
2) The signs shall only be permitted along interstate freeway frontage.
3) The setback of the sign shall be a minimum of twenty (20) feet from adjacent property lines.
4) The height of the sign shall not exceed fifty (50) feet.
5) The area of each sign shall not exceed one hundred and seventy-five (175) square feet.

6) Each sign shall be limited to the name of a single tenant selected at the discretion of the property owner of the planned shopping center, which may change from time to time, upon administrative sign permit approval from the Community Development Department.
7) A surveyed plan shall be provided showing the location of the signs.
8) Uplighting may be used to illuminate the signs provided the lighting does not cause glare onto adjoining properties or onto public or private roads, or otherwise create a nuisance or a safety hazard.

I. A tenant wall mounted sign on the planned shopping center may exceed the size requirements of Section 1811, provided no single wall sign exceeds five hundred (500) square feet in size. When considered as a separate special land use under the purview of Section 1818, the City Council may allow an increase in sign area larger than five hundred (500) square feet in size after a detailed review and evaluation. Whenever the City Council modifies this requirement, it shall find that the following standards have been met:
1) The signage is for a tenant of a size equal or greater than twenty thousand (20,000) square feet. The tenant space shall abut a perimeter wall of the planned shopping center and have an exterior exit designed for general public use.
2) The signage is compatible with and sensitive to the immediate environment of the site relative to architectural design, scale, bulk, building height, disposition and orientation of buildings.
3) The allotted sign area for the planned shopping center, as a whole, is not exceeded.

J. The total sign area for the planned shopping center shall not exceed one hundred (100) square feet per net acre.

K. Outdoor seating or outdoor facilities for the serving and/or consumption of food or beverages for restaurants and other similar uses where food and/or beverages are served and/or consumed may be permitted when considered as a separate special land use under the purview of Section 1818, subject to the criteria outlined in Section 902(23).

22. Private paramedical emergency facilities subject to the following conditions:
A. Such facilities shall be located only on collector thoroughfares or major thoroughfares as indicated on the adopted Major Thoroughfare Plan of the City of Auburn Hills.
B. All ingress and egress on the site shall be located at least fifty (50) feet from any adjacent property line or right-of-way line.
C. If not in existence, a passing lane shall be provided opposite the ingress/egress route used for paramedical and such other emergency vehicles in addition to the required acceleration and deceleration lanes. The passing lane is required to insure that the purpose and intent of this Zoning Ordinance is met and is deemed necessary to prevent traffic congestion in order to assure proper egress for fast moving and accelerating emergency vehicles in order to protect the health and safety of the citizens of Auburn Hills and abutting areas.
D. All such facilities shall be developed on sites of at least one (1) acre in area.

23. Outdoor seating or outdoor facilities for the serving and/or consumption of food or beverages for restaurants and other similar uses where food and/or beverages are served and/or consumed, subject to the following criteria:
A. Outdoor seating areas or outdoor facilities shall be attached structurally to and/or located directly adjacent to, or upon, the principal building to which they are accessory.
B. Outdoor seating areas or outdoor facilities shall be completely enclosed by masonry walls and/or decorative fencing a minimum of three (3) feet in height, unless a taller height is required per the Building Code for safety purposes (e.g., decks, elevated areas, etc.). The enclosure shall be extended from the principal building and shall be capable of entry only from the interior of the principal building unless determined otherwise by the City Council. The enclosure shall be fixed in place and designed in a manner that maintains a

minimum pathway width of five (5) feet (e.g., clear of structures such as light poles, trees, hydrants, etc.) along the sidewalk so as not to interfere with pedestrian traffic.

C. All lighting shall be shielded downward and away from adjacent properties and rights-of-way in accordance with Section 1810.

D. Parking spaces shall be provided for the proposed outdoor seating area or outdoor facility in addition to that required for the principal building or use and shall be calculated as required for the principal building or use.

E. Music, loudspeakers, public address systems and other types of outdoor entertainment uses and/or activities may be permitted subject to the following criteria:

1. Any/all proposed sound system or other entertainment use/activity area(s) shall be clearly detailed on a site plan.
2. The outdoor seating area shall be designed so as to minimize the level of noise generated from the uses/activities conducted in the outdoor seating or outdoor facility area. Such design alternatives include, but are not limited to, sound deadening construction materials, volume limitations on sound systems, directional/locational limitations on speaker/public address system locations, and landscaping.
3. The City may review the Special Land Use in one (1) year to determine if there are any noise-related problems regarding the outdoor seating area or outdoor facility. In reviewing the Special Land Use, the Community Development Department may consult with other applicable City departments or agencies. Reports from these departments or agencies, along with any public comment, shall be the basis for any subsequent decision(s) by the Community Development Department.
4. The Community Development Department may require that additional measures be taken by the owner to reduce and/or eliminate any noise-related problem in accordance with Item E.2 above.

F. Adequate facilities shall be provided for the convenient and sanitary disposal of refuse within and around the outdoor seating area or outdoor facility.

G. The fire marshal shall review the proposed outdoor seating area or facility and shall provide a written report to the Community Development Department as to the conformance of any proposed plans with applicable fire safety codes.

H. The Police Department shall review the proposed outdoor seating area and shall provide a written report to the Community Development Department regarding public health, safety and welfare concerns.

I. The Planning Commission may recommend and the City Council may require other conditions to ensure that the outdoor seating area or outdoor facility is designed and operated to have the minimum impact on adjacent properties visually as well as with regard to noise. The City Council may consider all applicable factors such as, but not limited to, visual relationships, natural and/or manmade transition zones, limitations on types of activities permitted, hours of operation, parking and circulation needs and proposed method of winterization (if applicable).

24. Multi-use automobile service facilities such as the installation of vehicular phones, auto glass, and tire, battery and accessory facilities.

25. Wireless communication facilities in accordance with the standards and requirements listed in Section 1832. Wireless Communication Facilities, except for co-location applications which are subject to the administrative review provisions listed in Section 1832, Item K.

26. Restaurants, including drive-in and drive-through restaurants, or other places serving food or beverage subject to the following provisions:

A. Restaurants with drive-in or drive-through facilities shall only be permitted on sites containing one and one-half (1½) net acres, and having one hundred and fifty (150) feet of road frontage width. The Site Plan shall clearly reflect that the queuing lane and parking maneuvering lane are not in conflict, and will not inhibit safe ingress and egress from/to the main access thoroughfare.

(1) Gas service stations and restaurants with drive-in or drive-through facilities, proposed jointly on the same site, shall only be permitted on sites containing a minimum of two and one-half (2½) net acres, and having two hundred (200) feet of road frontage width. The Site Plan shall clearly reflect that the queuing lane, parking maneuvering lane, and gas pumps areas are not in conflict, and will not inhibit safe ingress and egress from/to the main access thoroughfare.

(2) Restaurants with drive-through facilities shall provide at least ten (10) vehicle queuing spaces eighteen (18) feet long by ten (10) feet wide from the order station. The lane containing the queuing spaces shall be separate and distinct from other access drives and maneuvering lanes for parking spaces. The queuing space lane shall have a clear width of ten (10) feet and be physically separated from access drives, maneuvering lanes and parking spaces with a landscaped area five (5) feet wide with raised curbs on all sides.

27. Private clubs, fraternal organizations and lodge halls.
28. Churches and places of worship.
29 Accessory buildings and accessory uses customarily incidental to any of the above special land uses permitted.

30. Special land uses determined to be similar to the above special land uses in accordance with the criteria set forth in Section 1828.

(Amended: 11-11-02 per Ordinance No. 710)
(Amended: 9-19-05 per Ordinance No. 759)
(Amended: 5-15-06 per Ordinance No. 779)
(Amended: 8-17-09 per Ordinance No. 820)
(Amended: 11-23-09 per Ordinance No. 823)
(Amended: 4-19-10 per Ordinance No. 829)
(Amended: 10-04-10 per Ordinance No. 830)
(Amended: 2-17-20 per Ordinance No. 913)

SECTION 903. REQUIREMENTS FOR ALL SPECIAL LAND USES:

1. All business establishments shall be retail or service establishments dealing directly with consumers (who may be contractors or builders). All goods produced on the premises shall be sold at retail on the premises where produced.
2. There shall be provided on those sites abutting or adjacent to a residential district or use a greenbelt, wall, berm or landscaping in accordance with Section 1808.
3. All business uses adjacent to freeway feeder roads shall meet the following additional requirements:
   - A. Barriers: All development shall be physically separated from the feeder road by a curb and planting strip or other suitable barrier. Such barrier shall effectively eliminate unchanneled vehicle ingress or egress except for authorized accessway.
   - B. Accessways: Each separate use, grouping of buildings, or grouping of uses as a part of a single planned development, shall not have more than two (2) accessways from a feeder road. Such accessways shall not be located closer than three hundred (300) feet to the point of intersection of an entrance or exit ramp baseline and the feeder road centerline. In cases where the ramp baseline and the feeder road centerline do not intersect, no accessway shall be located closer than three hundred (300) feet from point of tangency of the ramp baseline and the feeder road pavement. In those instances where properties fronting on a feeder road are of such width or are in multiple ownership, and accessways to the property cannot be provided in accordance with the minimum three hundred (300) foot distance from the intersection of feeder road and entrance or exit ramps, a marginal access road shall be provided to service such properties.

4. Cross-Access Interior Drives: Cross-access interior drives, or drives that will allow vehicles to move from one site to another without entering the frontage street, are strongly encouraged and may be required at the discretion of the City Council.

(Amended: 11-11-02 per Ordinance No. 710)

SECTION 904. AREA AND BULK REQUIREMENTS:

See Article XVII, Schedule of Regulations, Limiting the height and bulk of buildings.

(Amended 1-24-05 per Ordinance No. 745)

SECTION 905. OTHER USES PERMITTED BY THE CITY COUNCIL ON CERTAIN PROPERTIES:
Adult use marihuana establishments, which term includes marihuana retail establishments, located in the City of Auburn Hills shall be limited to a total of four (4) adult use marihuana establishments. Three (3) of the four (4) locations shall be permitted on property in the B-2, General Business Districts as set forth in this Section, as approved by the City Council, and said locations must be in compliance with the November 8, 2022 voter-approved Initiated Ordinance.

Three (3) of the four (4) permitted adult use marihuana establishments within the City of Auburn Hills shall be located on the following three (3) parcels of property, with one (1) adult use marihuana establishment to be located on each parcel of property, as approved by and subject to the conditions imposed by the City Council: Parcel 1 - tax identification number 14-02-100-019; Parcel 2 - tax identification numbers 14-11-352-013, 014, 015, and 016, and Parcel 3 - tax identification number 14-11-353-003.

This Section, Section 804 of the Zoning Ordinance, and the Initiated Ordinance shall establish the locations for the adult use marihuana establishments in the City of Auburn Hills for the purposes of Ordinance No. 22-934.

2561 Lapeer Road

PIN 14-11-352-013, 014, 015, and 016







2548 Lapeer Road

PIN 14-11-353-003

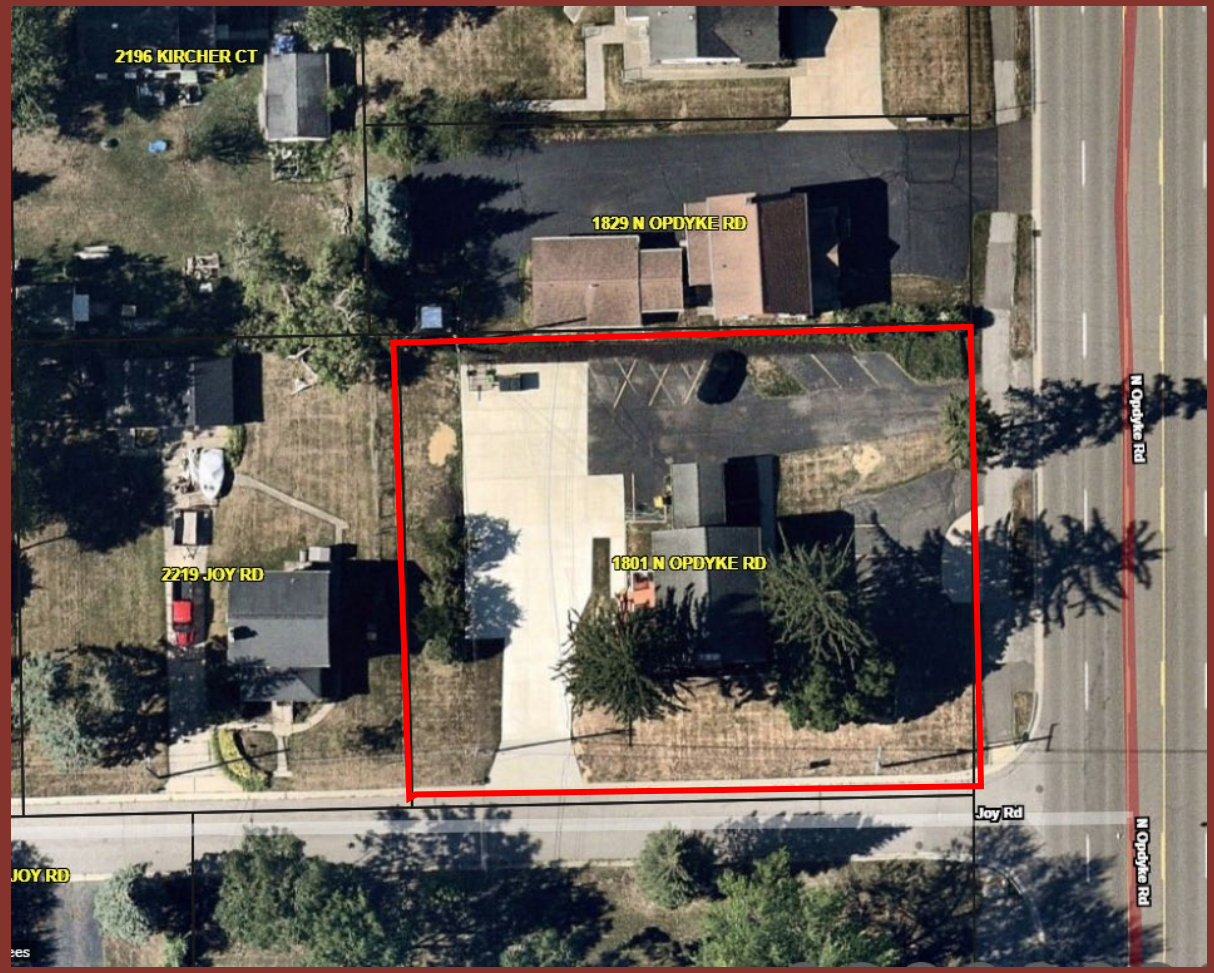




1801 N. Opdyke Road

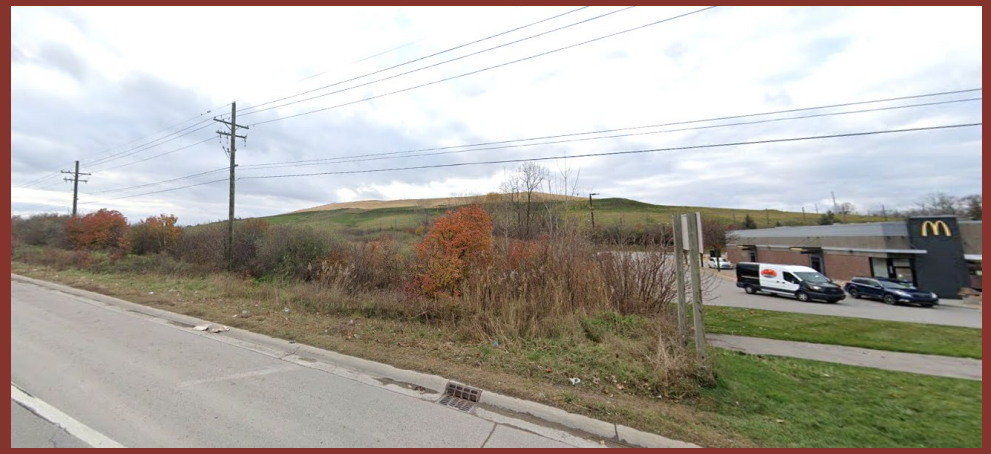
PIN 14-14-303-016





1.6 acres of Vacant Land - Lapeer Road

Part of PID 14-02-100-019







REPEALED LOCATIONS/MAP OF ORDINANCE 22-932

Adopted by the City Council on October 17, 2022

Note: This text amendment repeals the required locations as contained on this map for the four (4) allowed adult use marihuana establishments outlined in Section 18-232 - Limitation of Adult Use Marihuana Establishments of Ordinance No. 22-932.

Section 18-232 - Limitation of Adult Use Marihuana Establishments

Adult use marihuana establishments, which term includes marihuana retail establishments, located in the City of Auburn Hills shall be limited to a total of four (4) adult use marihuana establishments. The four (4) adult use marihuana establishments shall only be located in the locations shown on the below map and shall also comply with Section 5 of the November 8, 2022 voter approved Initiated Ordinance and shall also obtain a license issued by the City pursuant to the license requirements established by the City Council. Priority for the City licensing and/or approval of the four (4) adult use marihuana establishments to be located in the City shall be given to those individuals or entities that have received prequalification by the State of Michigan by September 9, 2022 and also based on the order of the earliest dates of application and/or written requests filed with the City Clerk for licenses/approvals for adult use marihuana establishments after the date of adoption of this Ordinance. Under no circumstances shall there be more than four (4) adult use marihuana establishments, which term includes marihuana retail establishments, located or permitted in the City of Auburn Hills. This Section 18-232 shall only become effective if the voters approve the Initiated Ordinance on November 8, 2022 and existing Section 18-228 shall remain in full force and effect unless the voters on November 8, 2022 approve the Initiated Ordinance.



Allowable locations for adult use marihuana establishments (locations outlined with dashed lines)

'22 JUL 13 1:41PM

INITIATION OF ORDINANCE

To the City Clerk of Auburn Hills: We, the undersigned qualified and registered electors, residents in the City of Auburn Hills, in the county of Oakland, in the state of Michigan, respectively petition for initiation of an ordinance pursuant to section 6 of the Michigan Regulation and Taxation of Marihuana Act, to wit; an ordinance to be known as the "Adult Use Marihuana Establishments Ordinance" to provide for a number of adult use marihuana establishments to be operated in the City. This ordinance repeals/amends Ordinance No. 19-907, entitled "City of Auburn Hills Prohibition of Marihuana Establishments and Medical Marihuana Facilities Ordinance," enacted on the 25th day of February 2019.

The City of Auburn Hills Ordains:

Section 1. Title and effective date. This ordinance repeals and amends Chapter 18, Article VIII, Ordinance No. 19-907, entitled "City of Auburn Hills Prohibition of Marihuana Establishments and Medical Marihuana Facilities Ordinance," enacted on the 25th day of February 2019. All other ordinances, parts of ordinances or sections of the City of Auburn Hills Code of Ordinances in conflict with this Ordinance are repealed only to the extent necessary to give this Ordinance full force and effect. This ordinance shall be known and cited as the "Adult Use Marihuana Establishments Ordinance." The purpose of this ordinance is to provide for the number of licensed adult use marihuana establishments allowed to operate in the City of Auburn Hills. It is the intent of this ordinance to promote the public health, safety, and general welfare of persons and property and ensure that quality of life in the city is not impaired, and the stability of community is maintained. Unrestricted commercial activity relating to marihuana could potentially expose the community to the notoriously pungent odor of marihuana, camera surveillance, and privacy concerns, attract overcurious youths or undesirable conditions, destabilize general economic conditions and trigger land speculation, and humbuggery. Therefore, to mitigate these possibility of unintended consequences, the aim of this ordinance is to physically isolate these activities from sensitive community activity centers by employing distance buffers, to mitigate and further protect the community from the impact of potential sudden change and unqualified operators by requiring agency prequalification and pre-existing property interests for registrants. This ordinance shall take effect on December 1, 2022.

Section 2. Definitions.

a) All definitions provided in Section 3 of the Michigan Regulation and Taxation of Marihuana Act, hereinafter referred to as "MRTMA," are incorporated by reference into this ordinance, except as otherwise provided herein.
b) "MRTMA" means the Michigan Regulation and Taxation of Marihuana Act.
c) The term "marihuana" is synonymous with "marijuana" and "cannabis."
d) The term Michigan Cannabis Regulatory Agency is synonymous with the term Michigan Marijuana Regulatory Agency, or any successor agency, and is hereinafter referred to as "CRA" or the "Agency."
e) Adult Use establishment means a business allowed under this ordinance and pursuant to MRTMA to engage in commercial activity relating to the retail sale of cannabis, which activity is hereby deemed equivalent to other permitted businesses, including any generally recognized retail business whose principal activity is the retail sale of new merchandise in any enclosed building, which supplies commodities on the premises, such as, but not limited to, groceries, meats, dairy products, baked goods or other foods, drugs, dry goods, notions, and household goods or products and restaurants or other places serving food or beverage. Marihuana establishments shall not be distinguished or treated differently than these other permitted uses in any city ordinance or its application or interpretation.

Section 3. Number of Establishments Allowed. No less than four (4) marihuana retail establishments at a single location each are allowed to operate in the city, with delivery service, drive through and exterior walk-up windows authorized by CRA rules. The City Council may immediately enact a moratorium on new adult use marihuana establishments or set a maximum number of adult use marihuana establishments allowed within the City at any time after the minimum number of adult use marihuana establishments provided by this ordinance for have city licenses or conditional license approvals or are operating but may not disqualify any current establishments or fail to grant or renew licenses for such establishments as a result. Unless specifically allowed by subsequent ordinance, no other marijuana establishments under MRTMA are allowed to operate within the city.

Section 4. Establishment Registration. After the effective date of this ordinance, and until such time as the City adopts local licensing, police power and zoning regulations specifically enabling applicants to promptly obtain and renew City marijuana establishment licenses and/or permits, the individual or entity to hold the state license to operate in the city that has obtained CRA pre-qualification status within 30 days after the ballot wording of this ballot question is certified to the county clerk pursuant to 168.642A and intends to apply to the CRA for an adult use establishment facility license for an establishment to be operated in this City at a location that does not violate the restrictions in section 5 may deliver a written notification of registration to the City clerk of the identity and location of such proposed establishment. The clerk and other appropriate City officials owe such person a clear ministerial mandatory duty to issue a certificate of use and occupancy for the proposed adult use marijuana establishment, so long as the establishment does not violate minimum requirements of the appropriate regulations and execute and deliver or communicate any confirmation of compliance or other license documentation on request by any such person or the CRA. The clerk or the facility applicant may attest that operation of an adult use marijuana establishment does not violate any municipal ordinances.

Section 5. Restrictions on Commercial Activities.

a) Commercial marihuana related activities shall not be allowed or authorized within 1,000 feet of a pre-existing public or private school providing education in kindergarten or any of grades 1 through 12, measuring a straight line from the closest property line of the school to the property line of the proposed marihuana establishment, whether such school be located within or outside the borders of the City of Auburn Hills.
b) Commercial marihuana related activities shall not be allowed or authorized within 600 feet from a pre-existing park of more than one acre in size, measuring a straight line from the closest building line of the physical structure of the proposed marihuana establishment to the closest property line of the park.
c) Marihuana related activities shall not be allowed or authorized within 300 feet from a pre-existing religious institution measuring a straight line from the closest building line of the physical structure of the religious institution to the proposed property line of the proposed marihuana establishment, whether such religious institution be located within or outside the borders of the City of Auburn Hills.
d) The city shall allow marihuana activities only within a building located on a parcel in which the individual or entity to hold the state license to operate has a recorded interest and CRA pre-qualification status before 30 days after the ballot wording of this ballot question is certified to the county clerk pursuant to 168.642A.

Section 6. Police Power and Zoning Ordinances. The City Council may at any time after the effective date of this ordinance enact related police power and zoning regulations that are not unreasonably impracticable, and which do not conflict with this ordinance, MRTMA, or any rule promulgated pursuant to the Act. The City may further establish regulations, such as administrative measures; fees, applications; and license, permit, and renewal criteria specifically enabling applicants to promptly obtain and renew City marijuana establishment licenses and permits as the City Council shall deem appropriate, and if such regulations are in place, they may provide that no marijuana establishment shall operate without a City license or permit.

Section 7. Authority to Operate in the Absence of Police Power and Zoning regulations. If the City does not enact related police power and zoning regulations by March 1, 2023, and until such ordinances are enacted, in order to provide for the minimum number of marihuana establishments to operate within the City by making the provisions hereof self-executing in the absence of timely city regulations, the first four (4) retail establishments provided for by the ordinance that give written notification of registration to the city pursuant to section 4 regarding a proposed establishment that does not violate any restrictions in section 5 and otherwise meets the criteria to operate an adult use marijuana establishment in this state shall be authorized to operate in the City in accordance with and pursuant to MRTMA and the CRA rules and regulations. Such registered operation is deemed lawful without any City permit or license whatsoever and may continue as such unless and until the City Council deems it appropriate to enact related licensing, police power ordinances, and land use regulations and issues appropriate local permits or licenses to the operator.

Section 8. Severability; Conflicts. If any section, sub-section, clause, or provision of this ordinance shall be declared to be unconstitutional, void, illegal, in conflict with state law or rules, or ineffective by any court of competent jurisdiction; such section, sub-section, clause, or provision shall thereby cease to be a part of this ordinance, but the remainder of this ordinance shall stand and be in full force and effect.

CANVASS OF VOTES CAST

- AT THE -

GENERAL ELECTION

- HELD ON -

NOVEMBER 8, 2022

CITY OF AUBURN HILLS

CANVASSED BY THE BOARD OF COUNTY CANVASSERS
OF
OAKLAND COUNTY, MICHIGAN

City Adult Use Marijuana Establishments Proposal

Precinct	Yes	No	Cast Votes	Undervotes	Overvotes	Rejected write-in votes	Unresolved write-in votes	Precinct Ballots Cast	Absentee Ballots Cast	Total Ballots Cast	Registered Voters	Turnout Percentage
Auburn Hills, Precinct 1	449	260	709	37	0	0	0	492	254	746	1,559	47.85%
Auburn Hills, Precinct 2	537	316	853	36	0	0	0	534	355	889	1,720	51.69%
Auburn Hills, Precinct 3	651	447	1,098	48	0	0	0	727	419	1,146	2,319	49.42%
Auburn Hills, Precinct 4	554	322	876	62	0	0	0	598	340	938	1,992	47.09%
Auburn Hills, Precinct 5	470	446	916	28	0	0	0	559	385	944	1,527	61.82%
Auburn Hills, Precinct 6	466	749	1,215	56	0	0	0	367	904	1,271	1,662	76.47%
Auburn Hills, Precinct 7	594	415	1,009	40	0	0	0	602	447	1,049	2,086	50.29%
Auburn Hills, Precinct 8	735	418	1,153	79	0	0	0	747	485	1,232	2,619	47.04%
Auburn Hills, Precinct 9	413	280	693	34	0	0	0	453	274	727	1,516	47.96%
Totals	**4,869**	**3,653**	**8,522**	**420**	**0**	**0**	**0**	**5,079**	**3,863**	**8,942**	**17,000**	**52.60%**

STATEMENT OF VOTES **CITY OF AUBURN HILLS**

The whole number of votes given for and against the	Put figures in this column				
City Adult Use Marijuana Establishments Proposal Shall the City of Auburn Hills adopt an ordinance to repeal the City of Auburn Hills Prohibition of Marijuana Establishments and Medical Marijuana Facilities Ordinance and adopt an ordinance to require the City to approve at least 4 adult use marijuana establishments to operate in the City?					
was **Eight thousand five hundred twenty-two**		8	5	2	2
of which number **Four thousand eight hundred sixty-nine**		4	8	6	9
votes were marked **YES**					
and **Three thousand six hundred fifty-three**		3	6	5	3
votes were marked **NO**					
TOTAL VOTES		8	5	2	2

CERTIFICATE OF DETERMINATION

STATE OF MICHIGAN)
) **ss.**
COUNTY OF OAKLAND)

The Board of Canvassers of the COUNTY (COUNTY, CITY, TOWNSHIP OR VILLAGE) of OAKLAND (COUNTY, CITY, TOWNSHIP OR VILLAGE),

having Ascertained and Canvassed the Votes of said CITY OF AUBURN HILLS (COUNTY, CITY, TOWNSHIP, VILLAGE OR SCHOOL),

at the GENERAL Election, held on the 8TH day of NOVEMBER,

in the year Two Thousand TWENTY-TWO.

Do Further Hereby Determine

That the following propositions or questions were passed or defeated as indicated below:

1. City Adult Use Marijuana Establishments Proposal (NAME OF PROPOSITION) Having Received ~~Not Received~~ Sufficient votes was Passed ~~Defeated~~

CERTIFICATE OF DETERMINATION

In Witness Whereof, We have hereunto set our hands and affixed the Seal of the Circuit Court of Oakland County this 21 day of NOVEMBER in the year TWO THOUSAND TWENTY-TWO.

ATTEST:

CHAIRPERSON

BOARD OF CANVASSERS

CLERK OF BOARD OF CANVASSERS
LISA BROWN

CHAIRPERSON OF BOARD OF CANVASSERS

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: NOVEMBER 11, 2024 **AGENDA ITEM NO 14A**

14. 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.

OCC and Detroit Mercy partner for accelerated nursing degree



The new program will be held on the OCC Southfield campus. Photo courtesy OCC

By Matthew Fahr | mfahr@medianewsgroup.com | The Oakland Press
UPDATED: October 26, 2024 at 6:01 AM EDT

Oakland Community College and the University of Detroit Mercy are collaborating to help students with associate's degrees in nursing to quickly earn bachelor's degrees.

The partnership offers students a 12-month pathway to Bachelor of Science degrees in nursing. Students take seven-week courses with classes offered online, in-person and hybrid formats. Those accepted into the program can attend either full- or part-time.

The program will operate at OCC's Southfield campus and includes in-person classes and online course work conducted by UDM.

"This new partnership with an institution like Oakland Community College represents another strategic step in helping fill the critical workforce needs in nursing," said Donald B. Taylor, president of Detroit Mercy. "We are thrilled to work in partnership with Oakland Community College and look forward to many years of successful collaboration."

The deadline to apply Nov. 25. Admitted students must submit an essay by Dec. 2 to be considered for tuition assistance; students will be notified of the decision on Dec. 9.

"This new partnership with UDM offers our current and graduated Nursing students an easier pathway to earn their bachelor of science in Nursing right on our Southfield campus," said OCC Chancellor Peter Provenzano. "It also gives other nurses working or living in Oakland County the chance to earn their BSN closer to home."

Information sessions will be held virtually on the following Wednesdays:

- Nov. 6 – 6 p.m.
- Nov. 13 – 1 p.m. and 6 p.m.
- Nov. 20 – 9 a.m.

The program's first class will start in January 2025. The second class begins in August 2025.

The Detroit Mercy RN to BSN tuition is approximately $13,500 for those attending full time. Each class is expected to be between 12 and 30 students.

Information about the program is available at https://shorturl.at/zXCp5.

For more information about information sessions or to apply to the program, visit https://shorturl.at/lwSAJ.

Students and staff encouraged to stay away from OU campus after threat
Potential of student returning sparks reaction



The threat of a student returning to campus kept some professors and students away from the OU campus on Tuesday. photo by Matt Fahr Media News Group

By Matthew Fahr | mfahr@medianewsgroup.com | The Oakland Press
UPDATED: October 30, 2024 at 12:57 PM EDT

A possible threat at Varner Hall kept students and staff away on Tuesday as Oakland University continues to deal with the problem.

Professors sent emails and messages Tuesday morning to students about the possible threat of a student returning to campus.

"As you recall, a student made threats against a SMTD (School of Music, theater and Dance) faculty member and was banned from campus," Aaron Kinzel, criminal justice professor wrote in an email to his students. "Apparently the student is now tagging on social media anyone who filed a behavioral concern form and has said he is coming back to campus."

"Chief Gordon has said that anyone who is concerned about their safety should stay away from campus today," Kinzel wrote.

Terressa Benz, associate professor of criminal justice, also sent an email on Tuesday to students.

"Apparently a student has threatened to shoot up Varner Hall," she wrote. "The police are aware and know who the student is and are taking action. That said, I'm not coming to my campus office in Varner Hall."

According to the university, the student was suspended from campus before Tuesday and the Office of Student Affairs has planned a virtual meeting with the student this week to discuss the behavior.

"As of now, the Oakland University Police Department (OUPD) has not seen any direct specific threat that is legally actionable," the university said in a statement. "OUPD is monitoring the student's social media accounts and has asked for assistance from the FBI to analyze the behavior and postings."

The original threats were made on Oct. 9 and described by the OUPD as "multiple reports of a remark made on social media." A campus police advisory was sent out the next day after an investigation saying that no credible threat was found.

According to campus police, additional threats were posted on Oct. 10 and the student posting them was issued a Persona Non Grata (PNG) order by the Dean of Students Office that prohibits them from being on campus at any time for any reason and was escorted off campus.

On Oct. 10, Alta Boover, associate professor of Music, sent an email to other professors canceling her lesson for the day and recommending they stay away from Varner Hall.

"(Professor of Music) Mike Mitchell reported a serious concern about student behavior to the Dean of Students office after learning that a student made a threat against Mike to other students," she wrote. "Out of an abundance of caution, I have decided to cancel lessons for today and encourage you to do the same."

The student will be arrested for trespassing for violating the PNG if they return to campus during the suspension.