AGENDA

AUBURN HILLS

Planning Commission
Wednesday, March 5, 2025 ❖ 7:00 p.m.

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

PHONE: 248-364-6900 www.auburnhills.org
Meeting minutes are on file in the City Clerk's office.

1. **MEETING CALLED TO ORDER**

2. **ROLL CALL OF PLANNING COMMISSION**

3. **PERSONS WISHING TO BE HEARD** (regarding items not on the agenda)

4. **APPROVAL OF MINUTES** – February 5, 2025

5. **PETITIONERS**

   5a. Rezoning of Joswick Property
   Public Hearing / Motion - Recommendation to City Council for approval of rezoning from B-2, General Business District to R-1B, One-Family Residential District, or any other appropriate zoning district.

   5b. Alo's Sports Bar - 3315 Auburn Road
   Public Hearing / Motion - Recommendation to City Council for Special Land Use Permit and Site Plan approval to renovate an existing building, improve the parking lot, and expand the existing outdoor seating area.

   5c. 975 South Opdyke Self-Storage Redevelopment
   Public Hearing / Motion - Recommendation to City Council for combined PUD Step One – Qualification / Step Two – Site Plan and Tree Removal Permit approval to construct a self-storage building addition and facility.

   5d.. Text Amendment to the Zoning Ordinance
   Public Hearing / Motion - Recommendation to City Council for approval of a text amendment to amend Article XII. T&R, Technology and Research Districts of the Zoning Ordinance.

6. **UNFINISHED BUSINESS** – None

7. **NEW BUSINESS**

   7a. Motion - Cancel the April 9, 2025 Auburn Hills Planning Commission Meeting

8. **COMMUNICATIONS**

9. **NEXT SCHEDULED MEETING** – Wednesday, May 7, 2025 at 7:00 p.m. – Council Chamber

10. **ADJOURNMENT**

➢ **NOTE:** Anyone planning to attend the meeting who needs 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 before the meeting. Staff will be pleased to make the necessary arrangements.

IMPORTANT NOTICE TO PETITIONERS
Items will be presented to the City Council on **Monday, March 17, 2025.** It will be necessary for you to have a representative present to answer any questions from the City Council. ***CITY COUNCIL WILL NOT ACT ON YOUR ITEM IF YOU OR YOUR REPRESENTATIVE ARE NOT PRESENT.***

CITY OF AUBURN HILLS
PLANNING COMMISSION
MINUTES
NOT YET APPROVED

February 5, 2025

CALL TO ORDER: Chairperson Ouellette called the meeting to order at 6:36 p.m.

ROLL CALL: Present: **Carolyn Shearer, Darlene MacMillan, Jack Ferguson, Cynthia Pavlich, Raymond Saelens, Greg Ouellette, Sam Beidoun, Dominick Tringali**
Also Present: Director of Community Development Steve Cohen, Assistant Director of Community Development Devin Lang, Mayor Brian Marzolf
Guests: 0

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

3. PERSONS WISHING TO BE HEARD - None

4. APPROVAL OF MINUTES – December 11, 2024

Moved by Beidoun to approve the minutes of December 11, 2024.
Second by MacMillan.
VOTE: Yes: Beidoun, MacMillan, Saelens, Pavlich, Shearer, Tringali, Ferguson, Ouellette
No: None **Motion Carried (8-0)**

5. ELECTION OF OFFICERS

Mr. Beidoun nominated Mr. Ouellette for Chairperson.
There were no other nominations.
Ouellette accepted the nomination for Chairperson.
Second by Shearer.
VOTE: Yes: Beidoun, Shearer, Saelens, MacMillan, Tringali, Ferguson, Pavlich, Ouellette
No: None **Motion Carried (8-0)**

Ms. Pavlich nominated Mr. Beidoun for Vice Chairperson.
There were no other nominations.
Beidoun accepted the nomination for Vice-Chairperson.
Second by Ouellette.
VOTE: Yes: Pavlich, Ouellette, MacMillan, Shearer, Tringali, Ferguson, Saelens, Beidoun
No: None **Motion Carried (8-0)**

Mr. Ouellette nominated Ms. Shearer for Secretary.
There were no other nominations.
Shearer accepted the nomination for Secretary.
Second by Beidoun.
VOTE: Yes: Ouellette, Beidoun, Shearer, Pavlich, Tringali, Ferguson, Saelens, MacMillan
No: None **Motion Carried (8-0)**

6. PETITIONERS – None.

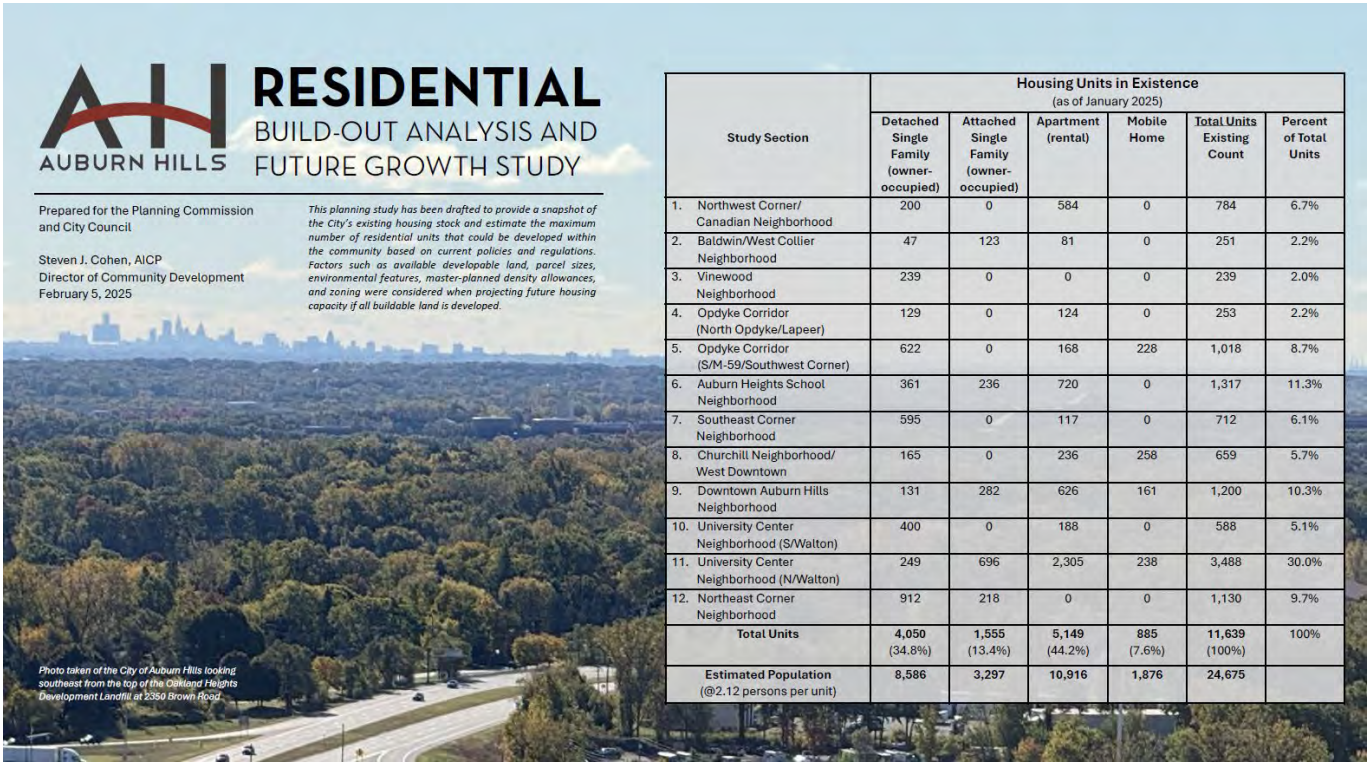
7. UNFINISHED BUSINESS – None

8. NEW BUSINESS

8a. <u>City of Auburn Hills 2025 Residential Build-Out Analysis and Future Growth Study</u>
Mr. Cohen presented the *City of Auburn Hills 2025 Residential Build-Out Analysis and Future Growth Study*. He explained potential future build-out scenarios based on the current zoning and master land use plan. The study divided the City's residential areas into 12 sections and showed each section's existing and projected unit count.

In general, the residential build-out analysis showed the following:

1. Auburn Hills is approaching build-out in its residential districts.
2. Auburn Hills has a highly diverse housing stock in terms of product and price points, with a heavy emphasis on attached units and rental products.
3. Auburn Hills has no "easy" greenfield development sites left. Most new developments proposed over the next 25 years will be complicated infill projects.
4. The primary locations left to add owner-occupied detached single-family homes are the Northwest and Northeast Corners of the City. The study shows an approximate net of 543 new detached single-family homes could be built on the remaining residential-zoned land in Auburn Hills (about 1,152 people). These new units are projected to be in small infill developments or on existing vacant homesites. Thus, if the City wishes to increase homeownership, it will need to occur via attached-unit condominium projects.
5. If Auburn Hills leaders desire to grow the City's population beyond the projected 28,323 people, private housing investment will need to occur in non-residential areas.



AUBURN HILLS

RESIDENTIAL
BUILD-OUT ANALYSIS AND FUTURE GROWTH STUDY

Prepared for the Planning Commission and City Council

Steven J. Cohen, AICP
Director of Community Development
February 5, 2025

This planning study has been drafted to provide a snapshot of the City's existing housing stock and estimate the maximum number of residential units that could be developed within the community based on current policies and regulations. Factors such as available developable land, parcel sizes, environmental features, master-planned density allowances, and zoning were considered when projecting future housing capacity if all buildable land is developed.

Photo taken of the City of Auburn Hills looking southeast from the top of the Oakland Heights Development Landfill at 2350 Brown Road.

Study Section	Housing Units in Existence (as of January 2025)					
	Detached Single Family (owner-occupied)	Attached Single Family (owner-occupied)	Apartment (rental)	Mobile Home	Total Units Existing Count	Percent of Total Units
1. Northwest Corner/ Canadian Neighborhood	200	0	584	0	784	6.7%
2. Baldwin/West Collier Neighborhood	47	123	81	0	251	2.2%
3. Vinewood Neighborhood	239	0	0	0	239	2.0%
4. Opdyke Corridor (North Opdyke/Lapeer)	129	0	124	0	253	2.2%
5. Opdyke Corridor (S/M-59/Southwest Corner)	622	0	168	228	1,018	8.7%
6. Auburn Heights School Neighborhood	361	236	720	0	1,317	11.3%
7. Southeast Corner Neighborhood	595	0	117	0	712	6.1%
8. Churchill Neighborhood/ West Downtown	165	0	236	258	659	5.7%
9. Downtown Auburn Hills Neighborhood	131	282	626	161	1,200	10.3%
10. University Center Neighborhood (S/Walton)	400	0	188	0	588	5.1%
11. University Center Neighborhood (N/Walton)	249	696	2,305	238	3,488	30.0%
12. Northeast Corner Neighborhood	912	218	0	0	1,130	9.7%
Total Units	**4,050** (34.8%)	**1,555** (13.4%)	**5,149** (44.2%)	**885** (7.6%)	**11,639** (100%)	100%
Estimated Population (@2.12 persons per unit)	**8,586**	**3,297**	**10,916**	**1,876**	**24,675**	

Summary page within the residential build-out analysis presented by Mr. Cohen

Mr. Cohen stated that the analysis showed that the City has 11,639 housing units, with an estimated population of 24,675. It is projected that the City could add approximately 1,725 housing units at build-out, increasing its population by approximately 3,657 people. It is noted that these estimates primarily focused on existing residential areas and did not address potential residential conversions of hotels or office buildings in the T&R District. The City may add additional housing units through commercial conversions; however, these uses are not permitted by right and will be implemented via the Planned Unit Development option at the sole discretion of the Planning Commission and City Council. This study is the basis for the City's new Housing Policy Statement.

After reviewing Mr. Cohen's analysis, the Planning Commission elected to generally leave the Master Land Use Plan and zoning as currently adopted in terms of land use classifications. Mr. Cohen stated he would formally initiate an update per the Michigan Planning Enabling Act to the City's Master Land Use Plan, last updated in 2018, to allow the Planning Commission to make editorial/minor changes to the document to facilitate the completion of the process this year.

8b. City of Auburn Hills Housing Policy Statement

Mr. Cohen presented a draft Housing Policy Statement. In December, the Planning Commission asked staff to review the City's existing housing stock and draft a housing policy statement in response to a recent amendment to the Michigan Planning Enabling Act. Governor Whitmer, on November 13, 2024, signed HB 5557 to amend the Michigan Planning Enabling Act to expressly include housing as a core provision of a master plan, with an emphasis on promoting a range of housing types and including assessments and policies for addressing those demands.

Mr. Cohen explained that a housing policy statement is necessary to demonstrate compliance with State law and outline how Auburn Hills' Master Land Use Plan and Zoning Ordinance support *"a range of housing types, costs, affordability, attainability, ages, and other characteristics, including single and multiple-family dwellings to serve the housing demands of a diverse population."*

Mr. Cohen stated that the City's analysis demonstrates that it currently has an approximate 50/50 mix of owner-occupied and for-rent products. He explained that the policy outlines the City's diverse housing types and demonstrates compliance with the intent of the State law.

As a result, the Planning Commission concurred with the following goals of the housing policy statement:

1. Increase Opportunities for Homeownership
   As a formal policy of the City, as the community nears the build-out of its housing stock, it desires to continue to promote and increase detached and attached single-family owner-occupied housing to the greatest extent possible. Homeownership is believed to keep residents rooted in the community; however, due to various geographic and economic factors, Auburn Hills has historically permitted ample multi-family rental housing developments. Compared to the City's overall housing stock, this high number of rental units has resulted in a much more transient population than other communities in the region. The residential build-out analysis identifies eight potential locations (three are under construction) where approximately 415 apartment units could be added. Rental products at those locations are not permitted by right and would require City Council approval via the Planned Unit Development Option. Thus, implementation and authorization to be developed as a rental product will be at the full discretion of the City Council, determined on a case-by-case basis. To comply with this policy, the remaining potential housing units envisioned in the City's analysis, detached or attached, must be developed as single-family owner-occupied units.
2. Preserve the Character of Established Large-Lot Neighborhoods
   Auburn Hills leaders desire to preserve and protect the City's established large-lot neighborhoods and maintain their spacious rural character, fabric, and sense of community. Since 2000, several neighborhood master plan studies and zoning changes have been implemented to prevent developments that could significantly alter these areas' identities and disrupt the quality of life of their residents. The City hosts parcels of various sizes with homes of all types in neighborhoods ranging from urban/high-density to rural. Thus, the City's goal is to maintain some of its historical character and retain the established, rural atmosphere of large-lot neighborhoods.
3. Consider Population Growth in Non-Residential Areas Where Appropriate
   The residential build-out analysis contemplates housing growth on a select few commercial and industrial properties, but no existing hotel or T&R district-zoned parcel was shown as a potential housing growth opportunity. The City has received inquiries in recent years regarding converting underutilized hotels, office buildings, and their associated parking areas to create new rental housing/apartments. The City's Zoning Ordinance does not permit housing products within the T&R District by right, and the City would prefer these properties to be utilized for non-residential purposes. The same is true for hotel properties in the B-2 and T&R Districts. Thus, implementation and authorization for a hotel or T&R District property to be redeveloped with housing products will be at the full discretion of the City Council via the Planned Unit Development Option, determined on a case-by-case basis, with a strong preference toward detached single-family homes or attached owner-occupied condominiums being offered

The Planning Commission thanked Mr. Cohen for his hard work and diligence on the detailed study and policy. They agreed that the data and analysis provided support the finding that the City currently hosts an adequate range of housing types, costs, affordability, attainability, ages, and other characteristics, including single—and multiple-family dwellings, to serve the housing demands of its diverse population.

Mr. Cohen stated that once the Planning Commission approves the study and policy, he will forward the information to the City Council in March for their approval.

Moved by Pavlich to adopt and recommend to the City Council approval of the City of Auburn Hills Housing Policy Statement and City of Auburn Hills 2025 Residential Build-Out Analysis and Future Growth Study. Second by Saelens.
VOTE: Yes: Pavlich, Saelens, Tringali, Ferguson, Beidoun, Shearer, MacMillan, Ouellette
No: None **Motion Carried (8-0)**

9. COMMUNICATIONS

Mr. Cohen informed the Planning Commission that four items are anticipated to be ready for review at the upcoming meeting. These projects include a self-storage addition at 975 S. Opdyke Road, a rezoning on Joswick Road, an amendment to the T&R Technology and Research Zoning District, and a Special Land Use Permit for outdoor seating at 3315 Auburn Road (former Dimitri's/Haus of Brunch).

10. NEXT SCHEDULED MEETING

The next scheduled meeting is on Wednesday, March 5, 2025, at 7:00 p.m. in the City Council Chamber.

12. ADJOURNMENT

There being no further business, Chairperson Ouellette adjourned the meeting at 8:34 p.m.

Submitted by:
Devin Lang
Assistant Director of Community Development

CITY OF AUBURN HILLS
PLANNING COMMISSION AGENDA

MEETING DATE: MARCH 5, 2025 | **AGENDA ITEM NO 5a.**

COMMUNITY DEVELOPMENT

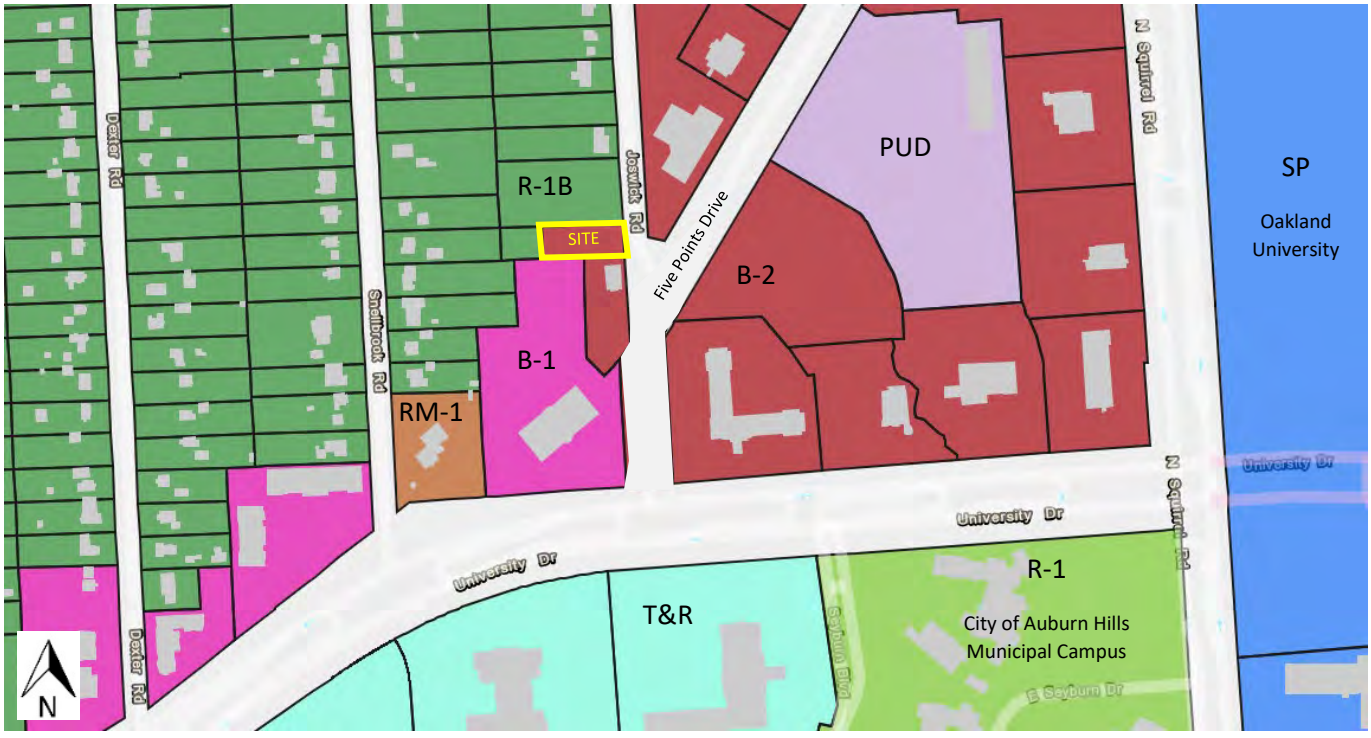
To: Chairperson Greg Ouellette and the Planning Commission
From: Steven J. Cohen, AICP, Director of Community Development
Submitted: February 24, 2025
Subject: Rezoning of Joswick Property
Public Hearing / Motion - Recommendation to City Council for approval of rezoning from B-2, General Business District to R-1B, One-Family Residential District

INTRODUCTION AND HISTORY

This is a request from Castle Commercial Carpentry LLC to rezone a 15,950-square-foot vacant parcel (Sidwell No. 14-13-152-010) from B-2, General Business District to R-1B, One-Family Residential District. The property is generally located at the northwest corner of Five Points Drive and Joswick Road. *Note: Castle Commercial Carpentry LLC has submitted a land division application concurrently with this rezoning application to increase the parcel size from 15,950 square feet to 16,050 square feet to meet the minimum lot size requirement of 16,000 square feet for the R-1B, One-Family Residential District, which is being reviewed administratively per ordinance.*

EXISTING CONDITIONS

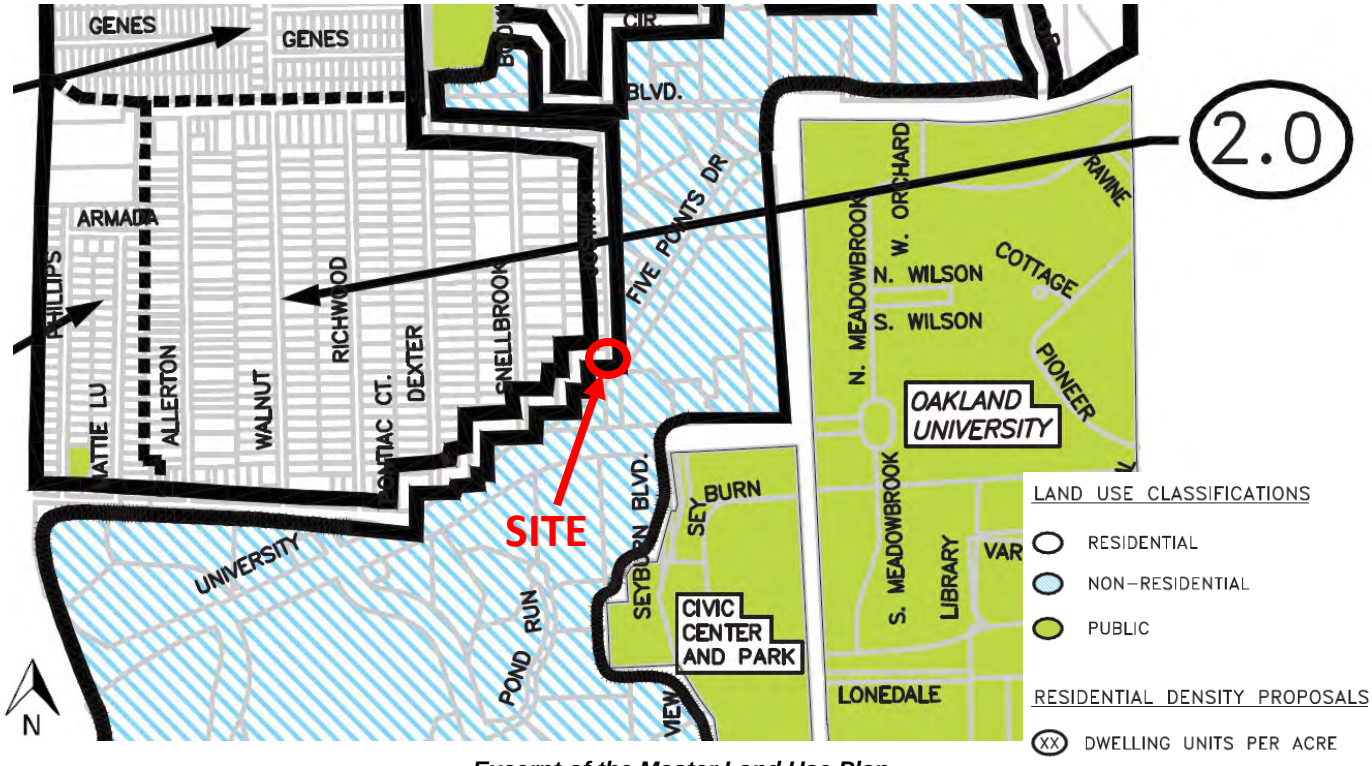
	Existing Land Uses	Master Plan Designation	Existing Zoning
North	Vacant	Residential	R-1B
West	Single Family Home	Residential	R-1B
East (across Joswick Road)	Office Building	Non-Residential	B-2
South	Office Buildings	Non-Residential	B-1 and B-2



Excerpt of the Zoning Map

STAFF RECOMMENDATION

The Adopted Master Land Use Plan depicts the subject parcel within the generalized border between residential and non-residential land use classifications. The plan was historically developed to be flexible, thus allowing the Planning Commission and City Council to address the zoning of property in these transition areas between land use classifications on a case-by-case basis. The subject parcel is too small to be developed with a viable commercial business. Thus, staff supports the proposed rezoning from B-2, General Business District to R-1B, One-Family Residential, based upon the Adopted Plan, as it would be consistent and compatible with the residential neighborhood to the north and west of the parcel.



Excerpt of the Master Land Use Plan

RECOMMENDED ACTION

Move to recommend to City Council approval of the rezoning of Sidwell No. 14-13-152-010 from B-2, General Business District to R-1B, One-Family Residential District.

AUBURN HILLS

JAN 28 2025

COMMUNITY DEVELOPMENT

Development Application

AUBURN HILLS

Project Name: Rezoning of Joswick Property

General Project Location: N off 5 Points Dr. - W of Squirrel Rd

Parcel Size: 75'x150' **Zoning:** B-2

Sidwell Number(s): 02-14-13-152-010

Project Description: Rezone from B-2 to R-1B

Building Size (sq. ft.): vacant land

City Use Only

Address: 02-14-13-152-010

Date Received: 1/28/25

Fees Paid: $2375.00

SP #:

SLU #(s):

LD/LE/SUB #: 250001

RZ #: 250001

PUD #:

ZBA #:

Check requested review(s)

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

Applicant

Name: Robert Niedzwiecki Signature: [signature]

Business Name and Address: Castle Commercial Carpentry LLC

City: Rochester Hills. State: MI Zip Code: 48307 Phone Number: 248-875-5717

Fax Number: _____ Alt. Phone Number(s): 248-875-3531

Property Owner(s)

Name: (same as above) Signature: [signature]

Business Name and Address: Bob@castlecc.net

City: _____ State: _____ Zip Code: castlecc.net Phone Number: _____

(Provide additional sheet if necessary for multiple property owners)

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

215 Montmorency Rochester Hills MI 48307 Phone: 248 895-4119 Fax: 248 743-0286

Managing Directors:
Max Niedzwiecki: 248-895-4119
maxn@castlecc.net

February 10, 2025

City of Auburn Hills Community Development
c/o Steven Cohen
1827 N. Squirrel Rd Auburn Hills MI
248.364.6941

Submitted Via Email: scohen@auburnhills.org

Re: Proposed Rezone Currently B-2 to R-1B

Castle Commercial Carpentry has developed several new rental properties over the past five years around Oakland University. Throughout Auburn Hills, we have built/operate the following rental properties in Auburn Hills: 2200 Dexter, 2612 Glenrose, 2626 Glenrose, 2285 Joswick, 2424 Snellbrook, 2427 Snellbrook, and 3050 E. Walton. My first home was on Robert Court in Auburn Hills and I attended Oakland University. I take pride in all of our interests in Auburn Hills and am proud to be part of the community.

A couple years ago we purchased a bank of three connecting lots right at the corner of 5 Points and Joswick. The lot closest to existing commercial building on the WS corner is zoned as B-2. Currently this lot is too small to develop a commercial building with parking requirements and for that reason, has little value as currently zoned. We are proposing to rezone to R-1B and build a1,250 sq. ft. ranch home with an appraised value of 300k +. This would allow us make this lot usable by developing another rental property and creating greater property tax revenue for the city.

Upon the rezoning approval, we will finalize the land division and increase the property's size from 15,950 sq. ft. to 16,049 sq. ft. to meet the minimum lot size for R-1B parcels. We understand that a home could not be built on the land until the parcel is increased in size via the land division. We already built one single family home on Joswick, and this would be one of 3 additional homes that we intend to build on this street. All proposed homes will be constructed as investment properties, and they will all be appropriately registered with the City of Auburn Hills and maintained per the City's standards.

I've attached the Development Application for your review. If anything else is needed please let me know. Thank you!

Planning Commission
Public Notice

Meeting Date, Time, and Location:	**Wednesday, March 5, 2025 at 7:00 p.m.** City of Auburn Hills - City Council Chambers 1827 N. Squirrel Road, Auburn Hills, MI 48326
Project Name:	Rezoning of Joswick Property
General Property Location:	Address Not Yet Assigned – Vacant Land Generally located at the northwest corner of Five Points Drive and Joswick Road (Sidwell No. 14-13-152-010)
Applicant:	Robert Niedzwiecki, Castle Commercial Carpentry, LLC 248-875-5717
Nature of the Request:	Recommendation to City Council for approval of rezoning from B-2, General Business District to R-1B, One-Family Residential District, or any other appropriate zoning district.
City Staff Contact:	Steven J. Cohen, AICP Director of Community Development - 248-364-6941

Notice will be sent via U.S. Mail to properties within 1,000 feet of the site. The proposed application can be inspected before the meeting at the Community Development Department, located on the municipal campus at 1827 N. Squirrel Road, Auburn Hills, MI 48326, during regular City business hours.

Persons wishing to express their views may do so in person at the meeting or in writing addressed to the Planning Commission c/o Steven J. Cohen, AICP, Director of Community Development, at the above address.

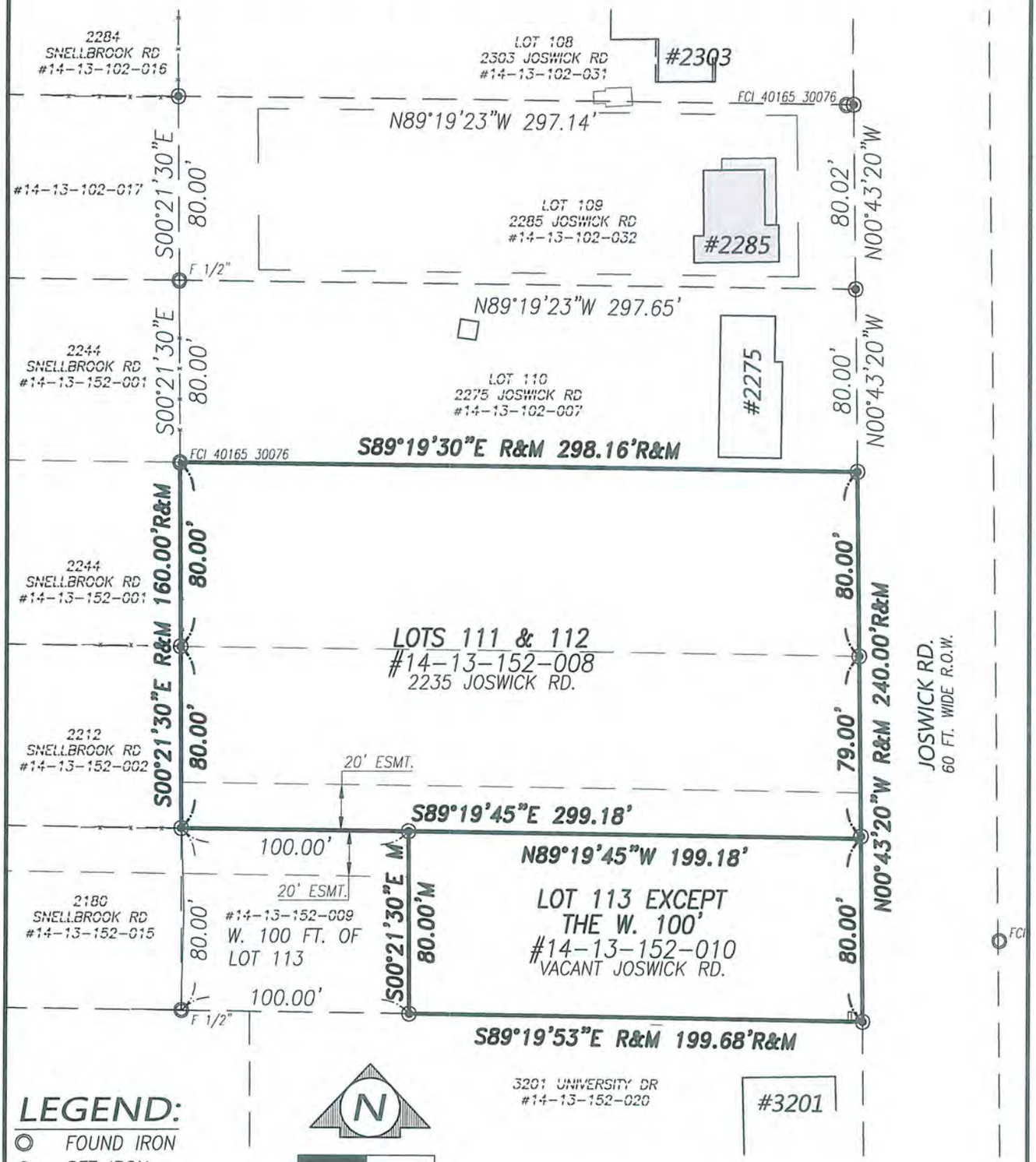
Anyone planning to attend the meeting who needs special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248-370-9402 or the City Manager's Office at 248-370-9440 48 hours before the meeting. Staff will be pleased to make the necessary arrangements.



LOCATION MAP

LOT CONFIGURATION

LOT 111, LOT 112 AND PART OF LOT 113 OF "SUPERVISOR'S PLAT NO. 18" OF PART OF THE W. 1/2 OF N.W. 1/4, SECTION 13, T.3N., R.10E., CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN AS RECORDED IN L.6 OF PLATS, P.54, O.C.R.



LEGEND:

- ◎ FOUND IRON
- ◉ SET IRON
- R RECORD DISTANCE
- M MEASURED DISTANCE

N

0 30 60

SCALE: 1" EQ. 60'

I HEREBY STATE THAT I HAVE SURVEYED AND MAPPED THE LAND PLATTED AND/OR DESCRIBED ABOVE ON JANUARY 28, 2025 AND THAT ALL OF THE REQUIREMENTS OF PUBLIC ACT 132 OF 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

BASIS OF BEARING: THE EAST LINE OF LOT 111 – 113 PER PLAT

PREPARED FOR:
CASTLE COMMERCIAL CARPENTRY
215 MONTMORENCY
ROCHESTER HILLS, MI 48307
(248) 875-3531

STATE OF MICHIGAN
BRADLEY GEORGE REICHERT
PROFESSIONAL SURVEYOR
No. 4001055923
LICENSED PROFESSIONAL SURVEYOR

BRADLEY GEORGE REICHERT P.S.#4001055923

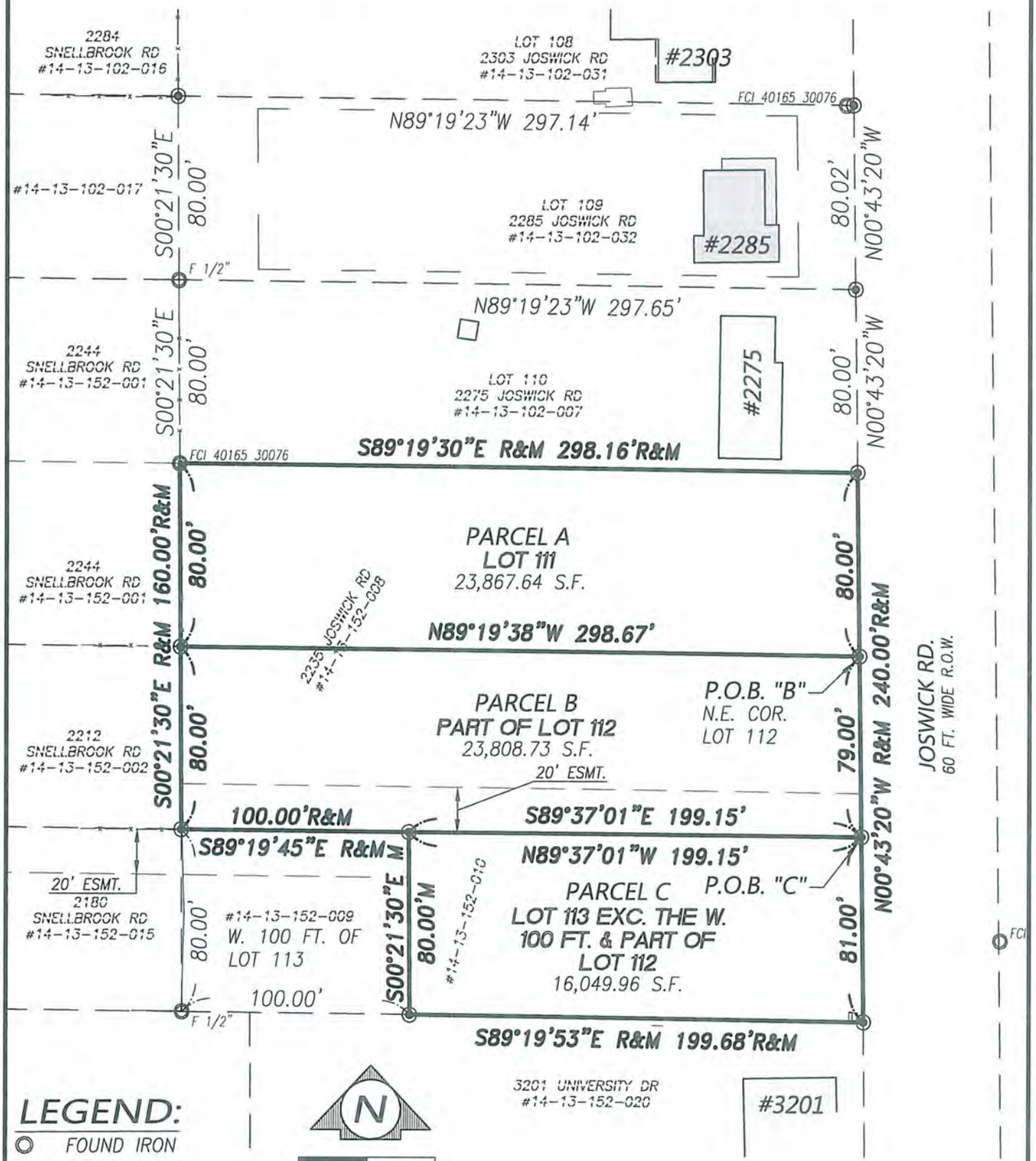
Scale:	1"=60'
Date:	1/28/25
Job No.	21-120
Drawn:	B.G.R.

REICHERT SURVEYING INC.
P 248.651.0592 F 248.656.7099
Mail@ReichertSurveying.com
140 Flumerfelt Lane - Rochester, MI 48306

Date:	Rev. By:

CERTIFICATE OF SURVEY

LOT 111, LOT 112 AND PART OF LOT 113 OF "SUPERVISOR'S PLAT NO. 18" OF PART OF THE W. 1/2 OF N.W. 1/4, SECTION 13, T.3N., R.10E., CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN AS RECORDED IN L.6 OF PLATS, P.54, O.C.R.



LEGEND:

- ◎ FOUND IRON
- ◉ SET IRON
- R RECORD DISTANCE
- M MEASURED DISTANCE

N

0 30 60

SCALE: 1" EQ. 60'

I HEREBY STATE THAT I HAVE SURVEYED AND MAPPED THE LAND PLATTED AND/OR DESCRIBED ABOVE ON JANUARY 28, 2025 AND THAT ALL OF THE REQUIREMENTS OF PUBLIC ACT 132 OF 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

BASIS OF BEARING: THE EAST LINE OF LOT 111 – 113 PER PLAT

STATE OF MICHIGAN
BRADLEY GEORGE REICHERT
PROFESSIONAL SURVEYOR
No. 4001055923
LICENSED PROFESSIONAL SURVEYOR

PREPARED FOR:
CASTLE COMMERCIAL CARPENTRY
215 MONTMORENCY
ROCHESTER HILLS, MI 48307
(248) 875-3531

SHEET: 1 OF 3 BRADLEY GEORGE REICHERT P.S.#4001055923

Scale:	1"=60'
Date:	1/28/25
Job No.	21-120
Drawn:	B.G.R.

REICHERT SURVEYING INC.
P 248.651.0592 F 248.656.7099
Mail@ReichertSurveying.com
140 Flumerfelt Lane - Rochester, MI 48306

Date:	Rev. By:

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION PARCEL "A"

LOT 111 OF "SUPERVISOR'S PLAT NO. 18" OF PART OF THE W. 1/2 OF N.W. 1/4, SECTION 13, T.3N., R.10E., CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN AS RECORDED IN L.6 OF PLATS, P.54, OAKLAND COUNTY RECORDS.
CONTAINING 23,867.64 S.F. OR 0.548 ACRES.
ADDRESS: ____ JOSWICK RD., AUBURN HILLS, MI 48326
PARCEL #:14-13-152-___

LEGAL DESCRIPTION PARCEL "B"

PART OF LOT 112 OF "SUPERVISOR'S PLAT NO. 18" OF PART OF THE W. 1/2 OF N.W. 1/4, SECTION 13, T.3N., R.10E., CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN AS RECORDED IN L.6 OF PLATS, P.54, OAKLAND COUNTY RECORDS. BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 112, THENCE N.89°19'38"W., 298.67 FT. TO THE NORTHWEST CORNER OF SAID LOT 112; THENCE S.00°21'30"E., 80.00 FT. TO THE SOUTHWEST CORNER OF SAID LOT 112; THENCE ALONG THE SOUTH LINE OF SAID LOT 112, S.89°19'45"E., 100.00 FT.; THENCE S.89°37'01"E., 199.15 FT. TO A POINT ON THE EAST LINE OF SAID LOT 112, SAID POINT BEING 1.00 FT. NORTH OF THE SOUTHEAST CORNER OF SAID LOT 12; THENCE N.00°43'20"W., 79.00 FT. TO THE POINT OF BEGINNING.
CONTAINING 23,808.73 S.F. OR 0.546 ACRES.
ADDRESS: ____ JOSWICK RD., AUBURN HILLS, MI 48326
PARCEL #:14-13-152-___

LEGAL DESCRIPTION PARCEL "C"

LOT 113 EXCEPT THE WEST 100 FT., AND TOGETHER WITH A PART OF LOT 112 OF "SUPERVISOR'S PLAT NO. 18" OF PART OF THE W. 1/2 OF N.W. 1/4, SECTION 13, T.3N., R.10E., CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN AS RECORDED IN L.6 OF PLATS, P.54, OAKLAND COUNTY RECORDS. BEGINNING AT A POINT, 1.00 FT. NORTH OF THE NORTHEAST CORNER OF SAID LOT 113, THENCE N.89°37'01"W., 199.15 FT.; THENCE S.00°21'30"E., 80.00 FT.; THENCE ALONG THE SOUTH LINE OF SAID LOT 113, S.89°19'53"E., 199.68 FT. TO THE SOUTHEAST CORNER OF SAID LOT 113; THENCE ALONG THE EAST LINE OF LOTS 112 & 113, N.00°43'20"W., 81.00 FT. TO THE POINT OF BEGINNING.
CONTAINING 16,049.96 S.F. OR 0.368 ACRES.
ADDRESS: ____ JOSWICK RD., AUBURN HILLS, MI 48326
PARCEL #:14-13-152-___

EXISTING LEGAL DESCRIPTION OF PARCEL 14-13-152-008

LOT 111 & 112 OF "SUPERVISOR'S PLAT NO. 18" OF PART OF THE W. 1/2 OF N.W. 1/4, SECTION 13, T.3N., R.10E., CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN AS RECORDED IN L.6 OF PLATS, P.54, OAKLAND COUNTY RECORDS.
CONTAINING 47,775.92 S.F. OR 1.096 ACRES.
ADDRESS: VACANT ON JOSWICK RD., AUBURN HILLS, MI 48326
PARCEL #:14-13-152-008

EXISTING LEGAL DESCRIPTION OF PARCEL 14-13-152-010

LOT 113 EXCEPT THE WEST 100.00 FT. OF "SUPERVISOR'S PLAT NO. 18" OF PART OF THE W. 1/2 OF N.W. 1/4, SECTION 13, T.3N., R.10E., CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN AS RECORDED IN L.6 OF PLATS, P.54, OAKLAND COUNTY RECORDS.
CONTAINING 15950.40 S.F. OR 0.366 ACRES.
ADDRESS: VACANT ON JOSWICK RD., AUBURN HILLS, MI 48326
PARCEL #:14-13-152-010

PREPARED FOR:
CASTLE COMMERCIAL CARPENTRY
215 MONTMORENCY
ROCHESTER HILLS, MI 48307
(248) 875-3531

Scale: N.T.S. Date: 1/28/25 Job No. 21-120 Drawn: B.G.R.	REICHERT SURVEYING INC.	P 248.651.0592 F 248.656.7099 Mail@ReichertSurveying.com 140 Flumerfelt Lane - Rochester, MI 48306	DATE: / REV. BY:

Cohen, Steve

From: Kathleen Niedzwiecki <kate@castlecc.net>
Sent: Friday, February 21, 2025 11:12 AM
To: Cohen, Steve
Subject: (EXTERNAL)Re: Joswick Rd Rezoning - Citizen Participation Response Letter Needed

Dear Steven,

Regarding the Joswick Road lot rezoning, I would like to inform you that the Citizen Participation letters were mailed on February 4, 2025.
A total of 88 letters were sent out. As of today, February 21, 2025, we have not received any responses.

Please let me know if you have any further questions.

Sincerely,
Kathleen Niedzwiecki

AUBURN HILLS
FEB 06 2025
COMMUNITY DEVELOPMENT

Castle Carpentry

215 Montmorency Rochester Hills MI 48307 Phone: 248 895-4119 Fax: 248 743-0286

February 3, 2025

RE: Citizen Participation Letter
Request to Rezone Vacant Land from B-2, General Business District to R-1B, One-Family Residential District (Sidwell No. 14-13-152-010)

Dear Neighbor,

In accordance with the City of Auburn Hills Citizen Participation Ordinance, we are notifying you of our application to rezone the vacant parcel of land (14-13-152-010) located northwest of the intersection of Five Points Drive and Joswick Road.

We have requested that this parcel be rezoned from B-2, General Business District to R-1B, One-Family Residential District. Upon the City's approval of the rezoning, we intend to build a single-family home on the property.

The City of Auburn Hills Planning Commission is scheduled to review our application during its March 5, 2025 meeting. If you have any questions, please do not hesitate to contact us directly at (248) 875-3531. If you wish to speak with a City representative, please contact Steve Cohen, Director of Community Development at 248-364-6941.

Sincerely,

Kate Neidzwiecki
kate@castlecc.net



Location Map

CITY OF AUBURN HILLS

COUNTY OF OAKLAND

STATE OF MICHIGAN

ORDINANCE NO. 25-945

AN ORDINANCE TO AMEND ZONING ORDINANCE NO. 372

THE CITY OF AUBURN HILLS ORDAINS:

That Ordinance No. 372, being the City of Auburn Hills Zoning Ordinance, be amended as follows:

The City of Auburn Hills Ordinance No. 372, designated “City of Auburn Hills Zoning Ordinance,” adopted December 16, 1985, and effective December 19, 1985, and the zoning district map attached thereto and made part thereof, are hereby amended by rezoning the following described property in the City of Auburn Hills, Oakland County, Michigan, from B-2, General Business District to R-1B, One-Family Residential District, as requested by Castle Commercial Carpentry LLC:

Sidwell No. 14-13-152-010
Auburn Hills, Michigan 48326

Address Not Yet Assigned – Vacant Land
Generally located at the northwest corner
of Five Points Drive and Joswick Road



Location Map

SECTION II

The penalty for violation of this Ordinance shall be same as those penalties set forth in Article XX of the City of Auburn Hills Zoning Ordinance No. 372.

SECTION III

This Ordinance shall be published in a newspaper circulated within the City of Auburn Hills within fifteen (15) days following the adoption thereof. This Ordinance shall become effective immediately upon publication. All Ordinances in conflict herewith are hereby repealed.

AYES:
NAYS:
ABSENT:
ABSTENTIONS:

ORDINANCE 25-_____ _____ (Vote)

STATE OF MICHIGAN)

)SS

COUNTY OF OAKLAND)

I, the undersigned, the duly qualified and appointed City Clerk of the City of Auburn Hills, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of Ordinance No. 25-945 adopted at a regular meeting of the City Council held on the _____ day of _____ 2025.

_____ _____

Brian Marzolf, Mayor Laura Pierce, City Clerk

CITY OF AUBURN HILLS
PLANNING COMMISSION AGENDA

MEETING DATE: MARCH 5, 2025 **AGENDA ITEM NO 5b.**

COMMUNITY DEVELOPMENT

To: **Chairperson Greg Ouellette and the Planning Commission**

From: **Steven J. Cohen, AICP, Director of Community Development, Devin Lang, Assistant Director of Community Development**

Submitted: **February 28, 2025**

Subject: **Alo's Sports Bar – 3315 Auburn Road**
Public Hearing / Motion – Recommendation to City Council for Approval of Special Land Use Permit and Site Plan approval

INTRODUCTION AND HISTORY

This is a request from Platon Lopez representing Alo's Sports Bar (Alo's) for Special Land Use Permit and Site Plan approval to conduct a restaurant operation with outdoor seating at the vacant building at 3315 Auburn Road. The most recent tenant in the building was Haus of Brunch. The building is 6,371 square feet in size. The property is located at the northeast corner of Auburn Road and Parkways Boulevard and zoned D, Downtown District. The existing restaurant has a small outside seating area previously approved by the City Council in 2002. Alo's proposes enlarging this outdoor seating area and making significant façade and interior improvements to the building.

Mr. Lopez is familiar with the restaurant industry and has successfully owned and operated Cantina Eldorado in Downtown Auburn Hills since February 2024. Mr. Lopez has also owned and operated other restaurants throughout the Metro Detroit area.



Bird's Eye Rendering of the Proposed Building and Outdoor Seating

KEY ISSUES

1. Expanded Outdoor Seating

The plans identify an outdoor seating area on the southwest side of the building, which is designed as an additional dining area for the restaurant. The expanded patio provides seating for approximately 104 individuals. Due to nuisance concerns associated with loud music near residential areas and the City park, outdoor speakers and other outdoor entertainment are not currently proposed for the seating area.

It is noted that outdoor seating is generally required to be extended from the principal building and accessible only from the interior of the building unless determined otherwise by the City Council. In this case, staff evaluated several options with Mr. Lopez and the property owner to maintain a walkable downtown and promote pedestrian traffic. Ultimately, staff recommends that City Council allow the current outdoor seating configuration to be implemented, which is physically separated from the building, to support pedestrian thoroughfare and allow pedestrian traffic from Auburn Road to access the restaurant from the western side of the building.



Existing Building and Outdoor Seating Area



Proposed Façade and Outdoor Seating Area

2. Reduced Parking

The plan proposes removing eight existing parking spaces to improve site design, expand green space, and accommodate the expanded outdoor seating area. Downtown zoning does not require parking for this use; however, 33 spaces are provided, with additional shared-use private parking to the east. In addition, the Fire Department has requested the removal of one additional parking space to allow unobstructed access to the water suppression connection on the north side of the building. This additional space is not part of the eight removed parking spaces shown on the plans and referenced above, but will be reflected on the final plans submitted as part of the Building Permit application. A restaurant was assumed when Rich & Associates conducted their parking study in 2024.

3. Architectural Design and Landscaping

The renovations to the building's existing façade and the addition of new architectural elements will positively impact the Downtown area's aesthetic. Enhanced landscaping throughout the site will further improve the building's appearance.

4. Utility Upgrades

The property owner will abandon an existing water main running through the property as part of this project. The City will work with the owner to reroute the water main within the existing Parkways Boulevard right-of-way. This infrastructure improvement is mutually beneficial, removing a utility encumbrance from the site, installing new materials, and replacing the 60-year-old existing utility.

STAFF RECOMMENDATION

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

Staff recommends Conditional approval of the Special Land Use Permit request to allow for a restaurant with an outdoor seating area and offer the following discretionary findings of fact:

1. The location of the use will not negatively impact adjacent areas, which are zoned non-residential and residential.
2. The land will be used in accordance with its immediate character, which is planned and zoned for non-residential development.
3. The requirements of Section 1818 in the City's Zoning Ordinance will be met.
4. The use will promote the purpose and intent of the City's Zoning Ordinance.
5. The use will be consistent with the health, safety, and general welfare of the City of Auburn Hills, and the purpose and intent of the City's Zoning Ordinance.
6. The requirements of Section 906, Item 7 will be met.

We recommend Conditional approval of the Site Plan to construct a restaurant with an outdoor seating area and offer the following discretionary findings of fact:

1. The Site Plan contains sufficient basic information required by the Zoning Ordinance for a recommendation.
2. The requirements of Section 1815, Items 7A-7E of the Zoning Ordinance, can be met as follows:
    a. All requirements and standards of the Zoning Ordinance and other city Ordinances can be met.
    b. Safe, convenient vehicle and pedestrian ingress/egress has been depicted; primary vehicle access will be to Parkways Boulevard through existing driveways.
    c. Traffic circulation features within the site and the location of parking areas avoid common traffic problems and can promote safety.
    d. A satisfactory and harmonious relationship will exist between the proposed development and the surrounding area.
    e. The proposed use will not have an unreasonable, detrimental, or injurious effect upon the natural characteristics of the subject parcel or the adjacent area.
3. Based on the Downtown Zoning District, no parking spaces are required, and 32 parking spaces will be provided.
4. The parking layout meets minimum requirements, and barrier-free parking spaces are provided (2 are required, and 2 are provided). One space is van accessible.
5. Building and parking setback requirements will be met.
6. Greenbelts are provided along Parkways Boulevard.
7. Landscape requirements will be met, and calculations have been submitted.
8. A note indicates that exterior lighting shall meet the requirements of the Zoning Ordinance. Pole and wall-mounted lighting shall be shielded and directed downward. Lamp bulbs and lenses shall not extend below the light fixture shields. The existing light poles and light pole fixtures are proposed to remain. One light pole is currently missing and it is proposed to be replaced.
9. A note indicates that signs shall meet the requirements of the Zoning Ordinance.
10. A note indicates that parking spaces shall be double-striped.
11. Ground-mounted and roof-mounted mechanical equipment will be screened.
12. A note indicates that there will be no pallet storage, overnight vehicles, or trailer storage.
13. The existing sidewalks along Auburn Road and Parkways Boulevard will remain, and a connection will be made along the west side of the building to Auburn Road. Complete street considerations were made as part of this project. A sidewalk will serve pedestrian traffic from Auburn Road to the west of the building. A sidewalk connection to Parkways Boulevard through the existing parking was evaluated and found neither feasible nor safe.

STAFF RECOMMENDATION (cont.)

14. A Tree Removal Permit is not required – 2 replacement trees are required, and 10 replacement trees are proposed.

Conditions:

To mitigate potential land use conflicts associated with the restaurant's proposed outdoor seating with nearby housing developments and Riverside Park, Alo's Sports Bar agrees, without limitation, to each of the conditions listed below.

1. The outdoor seating component will be limited to the southwest end of the property, as designated in the proposed site plan. Outdoor seating will not be permitted on the north side of the property.
2. Outdoor speakers and televisions shall be prohibited.
3. Exterior doors, including, but not limited to, overhead doors, accordion doors, and openable windows, shall be closed by 10:00 p.m. to eliminate potential nuisance complaints associated with noise.
4. Alo's shall provide an indoor closed-loop grease system to eliminate the blighting factors associated with outdoor grease storage.
5. Trash service will be provided via a shared dumpster enclosure on the property to the east. The dumpster enclosure will be reconstructed as part of this project to meet current ordinance standards.

RECOMMENDED ACTION

Move to recommend to City Council approval of the Site Plan and Special Land Use Permit for Alo's Sports Bar - 3315 Auburn Road subject to the conditions of the City's Administrative Review Team.

AUBURN HILLS

Development Application

AUBURN HILLS
DEC 23 2024
COMMUNITY DEVELOPMENT

Project Name: Alo's Sports Bar

General Project Location: NE Corner of Auburn Rd & Squirrel Rd.

Parcel Size: 28,327 SF **Zoning:** D-Downton

Sidwell Number(s): # 14-25-379-009

Project Description: Interior, Exterior & Site Alterations for an existing restaurant tenant space as per plans for new Restaurant Tenant.

Building Size (sq. ft.): 6,371 SF (Existing)

City Use Only

Address: 3315 Auburn Rd

Date Received: 12/23/24

Fees Paid: 3750.00

SP #: 240009

SLU #(s): 240011

LD/LE/SUB #:

RZ #:

PUD #:

ZBA #:

Check requested review(s)

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

Applicant

Name: PLATON RODRIGUEZ Signature: Platon Rodriguez

Business Name and Address: 3315 AUBURN RD

City: AUBURN HILLS State: MI Zip Code: 48326 Phone Number: 248 672 1748

Fax Number: Alt. Phone Number(s):

Property Owner(s)

Name: NICHOLAS TALMERS Signature: N. Talmers

Business Name and Address: TALMERS AUBURN LLC 555 PLEASANT

City: BIRMINGHAM State: MI Zip Code: 48009 Phone Number: 248-789-5847

(Provide additional sheet if necessary for multiple property owners)

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

Planning Commission
Public Notice

Meeting Date, Time, and Location:	**Wednesday, March 5, 2025 at 7:00 p.m.** City of Auburn Hills - City Council Chambers 1827 N. Squirrel Road, Auburn Hills, MI 48326
Project Name:	Alo's Sports Bar
General Property Location:	3315 Auburn Road Generally located at the northeast corner of Auburn Road and Parkways Boulevard (Sidwell No. 14-25-379-009)
Applicant:	Platon Rodriguez, Hot Taco of Auburn Hills, LLC – 248-672-1748
Nature of the Request:	Recommendation to City Council for Special Land Use Permit and Site Plan approval to renovate an existing building, improve parking lot, and expand existing outdoor seating area.
City Staff Contact:	Devin M. Lang Assistant Director of Community Development - 248-364-6946

Notice will be sent via U.S. Mail to properties within 1,000 feet of the site. The proposed application can be inspected before the meeting at the Community Development Department, located on the municipal campus at 1827 N. Squirrel Road, Auburn Hills, MI 48326, during regular City business hours.

Persons wishing to express their views may do so in person at the meeting or in writing addressed to the Planning Commission c/o Devin M. Lang, Assistant Director of Community Development, at the above address.

Anyone planning to attend the meeting who needs 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 before the meeting. Staff will be pleased to make the necessary arrangements.



LOCATION MAP

ARCHITECTS. ENGINEERS. PLANNERS.

OHM Advancing Communities®

February 26, 2025

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

RE: Alo's Sports Bar (3315 Auburn 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 February 25, 2025 was prepared by Nowak and Fraus Engineers. The review comments are noted below.

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

- Soil erosion permit from O.C.W.R.C.
- Water main extension permit from E.G.L.E.

GENERAL:
The site is located at the northeast corner of Auburn Road and Parkways Boulevard at 3315 Auburn Road in Section 25 of the City of Auburn Hills. The site consists of an existing restaurant building and an associated parking lot. The site is currently located in the Downtown (D) zoning district along with the adjacent property to the west. The applicant is proposing to renovate the existing 6,371 sq. ft. building for a new sports bar. A complete legal description of the parcel is shown on the plan. The City of Auburn Hills Standard Notes and Fire Department Notes are included on the plans. A landscape plan was included in the plan set. Utilities shall be shown on the landscape plan, and trees shall be located outside of the influence of the utilities if feasible. The City of Auburn Hills Standard Details were not included in the plan set and will need to be in the engineering review submittal. Furthermore, a soil erosion and sedimentation control plan is needed for engineering review. A soil erosion permit from O.C.W.R.C. will be required for this site.

MUNICIPAL UTILITIES:
There is an existing 16-inch water main that extends along the north side of Auburn Road. There is an existing 6-inch water main that extends north from the 16-inch water main along Auburn Road through the site and continues before turning northeast extending along the south side of Parkways Boulevard. From the existing 16-inch water main along Auburn Road, an 8-inch water main extends north through Parkways Boulevard and dead-ends at an existing fire hydrant assembly on the west side of the road. The applicant is proposing to tap the existing 8-inch water main west of Parkways Boulevard and extend the new water main northeast to connect to the existing just northeast of the existing drive approach. The existing 6-inch water main running through the site will be abandoned. A note has been provided on the plans indicating the alignment of the new 8-inch water main will

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

be finalized at engineering review. The City may wish to replace the existing 6-inch water main that extends along the south side of Parkways Boulevard with 8-inch water main in coordination with this site improvement. No fire hydrant assemblies are proposed as part of the site improvements; however, fire hydrant assemblies may need to be proposed with the finalized water main alignment. A new fire suppression line and domestic service line will need to be proposed extending from the new 8-inch water main located along Parkways Boulevard to the building for engineering review. Additional details, such as material, profiles, and valve locations, shall also be provided for engineering review.

There is an existing 15-inch sanitary sewer within Auburn Road south of the site. There are existing 10-inch sanitary sewers that run from the east and northeast through the site to a manhole northwest of the existing building. The sanitary sewer continues from there to connect to the system in the Auburn/Parkways intersection. The applicant is not proposing any changes to the existing sanitary sewer as part of this project. Please note that footings proposed as part of the patio area located on the north side of the building shall not encroach on the sanitary sewer and, at a minimum, 10 feet of horizontal separation shall be provided from the sanitary sewer.

STORM SEWER AND DETENTION:
The site has a maximum discharge rate of 0.20 cfs/acre. Storm water runoff for the site flows north where it is currently collected via a series of catch basins and routed across Parkways Boulevard and ultimately to the Clinton River north of the site. The proposed site improvements result in a reduction in impervious area on the site, and calculations were provided on the plan indicating the site has an existing C-factor of 0.90 and a proposed C-factor of 0.87. Therefore, no detention is required as part of this project. A mechanical pre-treatment structure has been provided on the plans prior to the storm water leaving the site. The mechanical pre-treatment structure shall conform to City standards and additional details and calculations for the water quality nit will be needed for engineering review.

PAVING/TRAFFIC:
Access to the site is via one (1) existing driveway located off Parkways Boulevard. The existing driveway is shared with the parcels to the east. The plans indicate concrete curb and gutter with 4-inch asphalt pavement. Pavement cross-sections have been provided and appear to meet City standards. A loading zone has been provided at the northeast corner of the building. A butt joint will be constructed in areas where the new asphalt pavement meets the existing asphalt pavement. A concrete sidewalk is proposed around the north and west sides of the building along with proposed patio areas. A pedestrian connection from the north building sidewalk/entrance to the existing sidewalk along Parkways Boulevard should be provided. This may include sidewalk and parking adjustments on the adjacent property, and necessary construction easements will need to be acquired accordingly.

Required parking calculations have not been provided on the plans; however, it was noted that 33 parking spaces including two (2) barrier free accessible parking spaces have been provided. The applicant is not proposing any changes to the concrete sidewalk or brick sidewalk along Auburn Road and Parkways Boulevard.

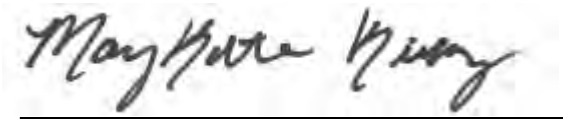
GRADING:
Existing grades are shown with contours and spot elevations. The applicant is not proposing any major grading changes. The following note was included on the plans, "Match existing grades and slopes. All ADA access paths and parking spaces shall be compliant with all applicable requirements of the Americans with Disabilities Act." The site is sloped towards the north side 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 consistent with City standards and are to remain between 1% and 6% for drive areas and between 1% and 4% for parking areas. Sidewalk 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.
2. The developer must post a performance guarantee, in accordance with the City's requirements as set forth in the City of Auburn Hills Ordinance No. 372, Section 2007, Performance Guarantees. The estimate of the guarantee shall be submitted with the site improvement plan and must reflect all costs for site improvements, including but not limited to mass grading, roadways, lighting, utilities, pathways, sidewalks, screening, landscaping, driveways, training walls, parking lots, drainage, stormwater retention basins, and other similar features.

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

Sincerely,
OHM Advisors



MaryKate Kirksey for Timothy J. Juidici, P.E.

Transmitted via e-mail to Steven Cohen: February 26, 2025
cc: File

P:\0101_0125\SITE_AUBURNHILLSCITY\2024\0120241110_3315 AUBURN ROAD\ALO'S SPORTS BAR (3315 AUBURN ROAD)_SITE REV#1_APP.DOCX

POLICE DEPARTMENT
1899 North Squirrel Road
Auburn Hills, MI 48326

MEMORANDUM

TO: Steve Cohen, Director of Community Development
FROM: Brandon Hollenbeck, Lieutenant
DATE: February 25, 2025
SUBJECT: 3315 Auburn Road Alo's Sports Bar Site Plan

I have reviewed the site plan for Arlo's Sports Bar located at 3315 Auburn Road. We have no objections to the project as presented in the site plan.

AUBURN HILLS FIRE DEPARTMENT

Official Memorandum

To: *Steve Cohen, Director of Community Development*
From: *Fred Solomon, Fire Inspector*
Date: *February 25, 2025*
Re: *Site Plan Review/Special Land Use*

PROJECT: Alo's Sports Bar, 3315 Auburn Rd

	Approved	
XXX	Approved	Subject to the following revisions:
	Denied	

1. Landscaping must not obstruct visibility of Fire Dept. Connection (FDC) or a sign shall be provided in accordance with 912.2.2 and access shall be provided in accordance with 912.4.2.

912.2.1 Visible location. Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the fire chief

912.2.2 Existing buildings. On existing buildings, wherever the fire department connection is not visible to approaching fire apparatus, the fire department connection shall be indicated by an *approved* sign mounted on the street front or on the side of the building. Such sign shall have the letters "FDC" not less than 6 inches (152 mm) high and words in letters not less than 2 inches (51 mm) high or an arrow to indicate the location. Such signs shall be subject to the approval of the *fire code official*.

912.4.2 Clear space around connections. A working space of not less than 36 inches (914 mm) in width, 36 inches (914 mm) in depth and 78 inches (1981 mm) in height shall be provided and maintained in front of and to the sides of wall-mounted fire department connections and around the circumference of free-standing fire department connections, except as otherwise required or *approved* by the fire chief.

F. Solomon

Fred Solomon
Fire Inspector
Auburn Hills Fire Department

February 27, 2025

Devin Lang
City of Auburn Hills
Community Development
1827 N. Squirrel Rd.
Auburn Hills, MI 48326

Subject: CITIZEN PARTICIPATION LETTER FOR ALO'S SPORTS BAR

Mr. Lang,

I am writing to update you on the following items related to the Alo's Sports Bar Citizen Participation Letter:

- The letter was mailed to 148 addressees via USPS on February 12, 2025.
- As of the date of this letter, our office has not been contacted by any recipients.

Please let me know if you need additional information.

Thank you,

Sal Lorenzano

Sal Lorenzano - Project Manager
Designhaus Architecture

DESIGNHAUS ARCHITECTURE EST 1998

AUBURN HILLS
FEB 14 2025
COMMUNITY DEVELOPMENT

February 10, 2025

RE: Alo's Sports Bar

Hello Neighbor,

I am contacting you in accordance with the City of Auburn Hills Citizen Participation Ordinance. Designhaus Architecture clients, Platon and Alonso Rodriguez, have applied to develop the vacant building, located at 3315 Auburn Rd., in downtown Auburn Hills. Platon and Alonso are also the proud owners of Cantina El Dorado.

Alo's Sports Bar will be a vibrant gathering place for sports enthusiasts, food lovers, and the local community. They will offer a unique combination of hearty and delicious food, signature cocktails, and an inviting atmosphere where you can gather to enjoy great times. The 6,300 square foot space will be a modern and inviting environment, complementing the energy and character of the surrounding area and supporting the development of the downtown area. The planned improvements include:

- **Exterior:** The building will undergo a complete transformation. Clean painted finishes and modern entrances will give the building a refreshed and contemporary look, ensuring it stands out as a landmark for visitors. An outdoor seating area along Auburn Road will be designed with high-quality materials and pavers which will enhance the experience and encourage foot traffic.

- **Interior:** The interior will incorporate vibrant colors and contemporary materials, including punched metal elements, which will contribute to the lively and engaging atmosphere. This will be a place where people feel energized and at home, whether they're watching the big game or enjoying a night out with friends and family.

Our goal is to create a great sports bar that enhances the community and surrounding businesses. We believe our efforts will be a significant contribution to the local economy; creating a place where residents and visitors can gather, connect, and enjoy.

The City of Auburn Hills Planning commission is schedule to review our development application on March 5, 2025. Included with this letter are several images to further communicate the project vision. If you wish to speak to a city representative, please contact Devin Lang, Assistant Director of Community Development, at (248) 364-6900.

Thank you,

Sal Lorenzano

Sal Lorenzano, Project Manager
Designhaus Architecture

DESIGNHAUS ARCHITECTURE | 3300 AUBURN RD SUITE 300, AUBURN HILLS, MI 48326 | 248.601.4422 | DESIGNHAUS.COM


Alos
Sports Bar


Alos
Sports Bar





DESIGNHAUS ARCHITECTURE | 3300 AUBURN RD SUITE 300, AUBURN HILLS, MI 48326 | 248.601.4422 | DESIGNHAUS.COM


Alo's
Sports Bar


Alo's
Sports Bar













ALO'S SPORTS BAR

3315 Auburn Rd.

Auburn Hills, MI 48326

PROJECT NARRATIVE

ALO'S SPORTS BAR, A NEW VENTURE BEING DEVELOPED BY PLATON AND ALONSO RODRIQUEZ, THE PROUD OWNERS OF CANTINA EL DORADO, LOCATED ADJACENT TO THIS EXCITING NEW SPACE LOCATED AT 3315 AUBURN RD.

ALO'S SPORTS BAR WILL BE A VIBRANT GATHERING PLACE FOR SPORTS ENTHUSIASTS, FOOD LOVERS AND THE LOCAL COMMUNITY. WE AIM TO OFFER A UNIQUE COMBINATION OF HEARTY, DELICIOUS FOOD, SIGNATURE COCKTAILS, AND AN INVITING ATMOSPHERE WHERE FRIENDS AND FAMILIES CAN COME TOGETHER TO ENJOY GREAT TIMES. THE SPACE WHICH SPANS ROUGHLY 6,400 SQUARE FEET HAS BEEN HOME TO SEVERAL BUSINESSES IN THE PAST, AND NOW IT WILL BECOME A DYNAMIC LOCATION THAT ENHANCES THE DOWNTOWN EXPERIENCE BY ACTIVATION OF ONE OUR MAIN CORRIDOR NODES.

IN TERMS OF THE DESIGN, WE ARE COMMITTED TO CREATING A MODERN AND INVITING ENVIRONMENT THAT COMPLEMENTS THE ENERGY AND CHARACTER OF THE SURROUNDING AREA. THE EXTERIOR OF THE BUILDING WILL UNDERGO A COMPLETE TRANSFORMATION, WITH CLEAN PAINTED FINISHES AND MODERN GABLED PROJECTIONS AND BUMP-OUTS THAT HIGHLIGHT ACCESS POINT FOR EASE OF WAY-FINDING. THE DESIGN UPDATE WILL NOT ONLY GIVE THE BUILDING A REFRESHED, CONTEMPORARY LOOK, BUT ALSO ENSURE IT STANDS OUT AS A LANDMARK FOR VISITORS.

INTERNALLY, WE WILL INCORPORATE VIBRANT COLORS AND CONTEMPORARY MATERIALS, INCLUDING PUNCH METAL ELEMENTS, WHICH WILL CONTRIBUTE TO THE LIVELY, ENGAGING ATMOSPHERE WE ENVISION FOR ALO'S SPORTS BAR. THIS WILL BE A PLACE WHERE PEOPLE FEEL ENERGIZED AND AT HOME WHETHER THEY'RE WATCHING THE BIG GAME OR ENJOYING A NIGHT OUT WITH FRIENDS.

ADDITIONALLY, WE UNDERSTAND THE IMPORTANCE OF ACTIVATION OF THE DOWNTOWN CORRIDOR AND CONTRIBUTING TO THE VIBRANCY OF THE AREA. TO THAT END WE ARE INTRODUCING AN OUTDOOR SEATING AREA ALONG AUBURN ROAD. THIS SPACE WILL BE DESIGNED WITH HIGH-QUALITY MATERIALS AND PAVERS TO ENHANCE THE PUBLIC EXPERIENCE AND ENCOURAGE FOOT TRAFFIC, FURTHER SUPPORTING THE DEVELOPMENT OF THE DOWNTOWN AREA.

OUR GOAL WITH ALO'S IS TO NOT ONLY CREATE A GREAT SPORTS BAR, BUT ALSO TO PLAY A PART IN ENHANCING THE COMMUNITY AND THE SURROUNDING BUSINESSES. WE BELIEVE OUR EFFORTS WILL BE A SIGNIFICANT CONTRIBUTION TO THE LOCAL ECONOMY, CREATING A PLACE WHERE RESIDENTS AND VISITORS ALIKE CAN GATHER, CONNECT AND ENJOY.

PROJECT TEAM

OWNER

PLATON LOPEZ
T: 248.672.1748
EMAIL: PLATONRLCASA@GMAIL.COM

ARCHITECT

DESIGNHAUS ARCHITECTURE
3300 AUBURN RD.
AUBURN HILLS, MI 48326
T: 248.601.4422
F: 248.453.5854
E: SLORENZANO@DESIGNHAUS.COM
PROJECT MANAGER: SAL LORENZANO
PROJECT ARCHITECT:
PETER STUHLREYER, A.I.A

CIVIL ENGINEER

NOWAK AND FRAUS ENGINEERS
46777 WOODWARD AVE
PONTIAC, MI 48342
T: 248.332.7931
EMAIL: JKLINKENBERGER@NFE-ENGR.COM
CONTACT: JAMES KLINKENBERGER

STRUCTURAL ENGINEER

METROPOLITAN STRUCTURAL ENGINEERS & ASSOCIATES, INC.
ADDRESS: 422 N ALTADENA ROYAL OAK MI 48067
T: 248.561.2035
EMAIL: ALEXANDER@MJLAMB.NET
CONTACT: ALEXANDER LAMB

MEP ENGINEER

MARQUE ENGINEERING
4850 SMITH RD.
NORWOOD OH
T: 513.901.0040
EMAIL: SCLIFFORD@MARQUEENG.COM
CONTACT: SEAN CLIFFORD

STATEMENT OF SELECTED DESIGN PROFESSIONAL

THESE CONSTRUCTION DOCUMENTS WERE PREPARED FOR COMPLIANCE WITH THE MICHIGAN CONSTRUCTION CODES IN EFFECT AT THE TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH THE SAME CODES ISSUED AND APPROVED CODE MODIFICATIONS AND/OR MUNICIPAL CONSTRUCTION BOARDS OF APPEALS RULINGS AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.

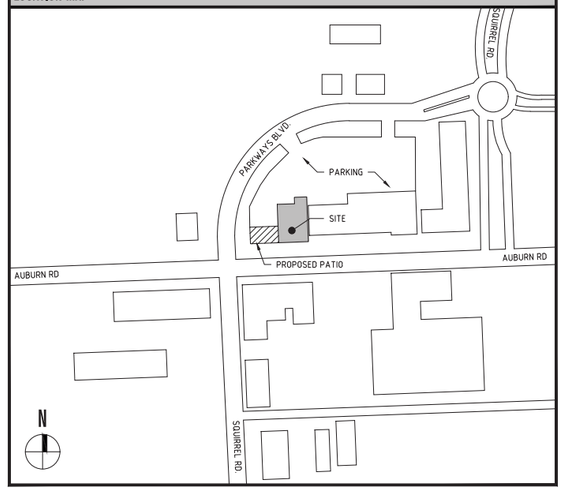
REGISTERED DESIGN PROFESSIONAL IN CHARGE:
PETER STUHLREYER. A.I.A.
MICHIGAN IDENTIFICATION # 44668
DESIGNHAUS ARCHITECTURE

INDEX OF DRAWINGS

SHEET ISSUED
REVISED
SHEET REISSUED

SHEET NO:	DRAWING NAME	SPA REV #3 02.21.25	SPA REV #2 02.11.25	SPA REV #1 02.07.25	SPA 12.18.24
GENERAL					
G1.1	Title Sheet & Index	■	□	■	□
CIVIL					
C1	Boundary / Topographic Survey	□	□	■	□
C2	Site Plan Demolition Plan	■	□	■	□
C3	Dimensional Site Plan	□	□	■	□
C4	Engineered Site Plan	□	□	■	□
C5	Site Plan Hydrology Calculations	□	□	■	□
C6	Site Plan Project Notes & Details	□	□	■	□
SITE & LANDSCAPE					
LS1.1	Landscape Plan	■	■	■	□
ARCHITECTURAL					
A1.1	First Floor Plan - Composite	□	□	■	□
A3.1	Building Elevations	■	□	■	□
A3.2	Building Elevations	■	□	■	□
A10.0	Graphic Illustrations	■	■	■	□
A10.1	Graphic Illustrations	■	■	■	□
A10.2	Graphic Illustrations	□	■	■	□

LOCATION MAP



DESIGNHAUS ARCHITECTURE
3300 AUBURN RD. SUITE 300
AUBURN HILLS, MI 48326
T:248.601.4422 F:248.453.5854
WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM

SPA REV #3	02.21.25
SPA REV #2	02.11.25
SPA REV #1	02.07.25
SPA	24.11.22
ISSUANCE	DATE

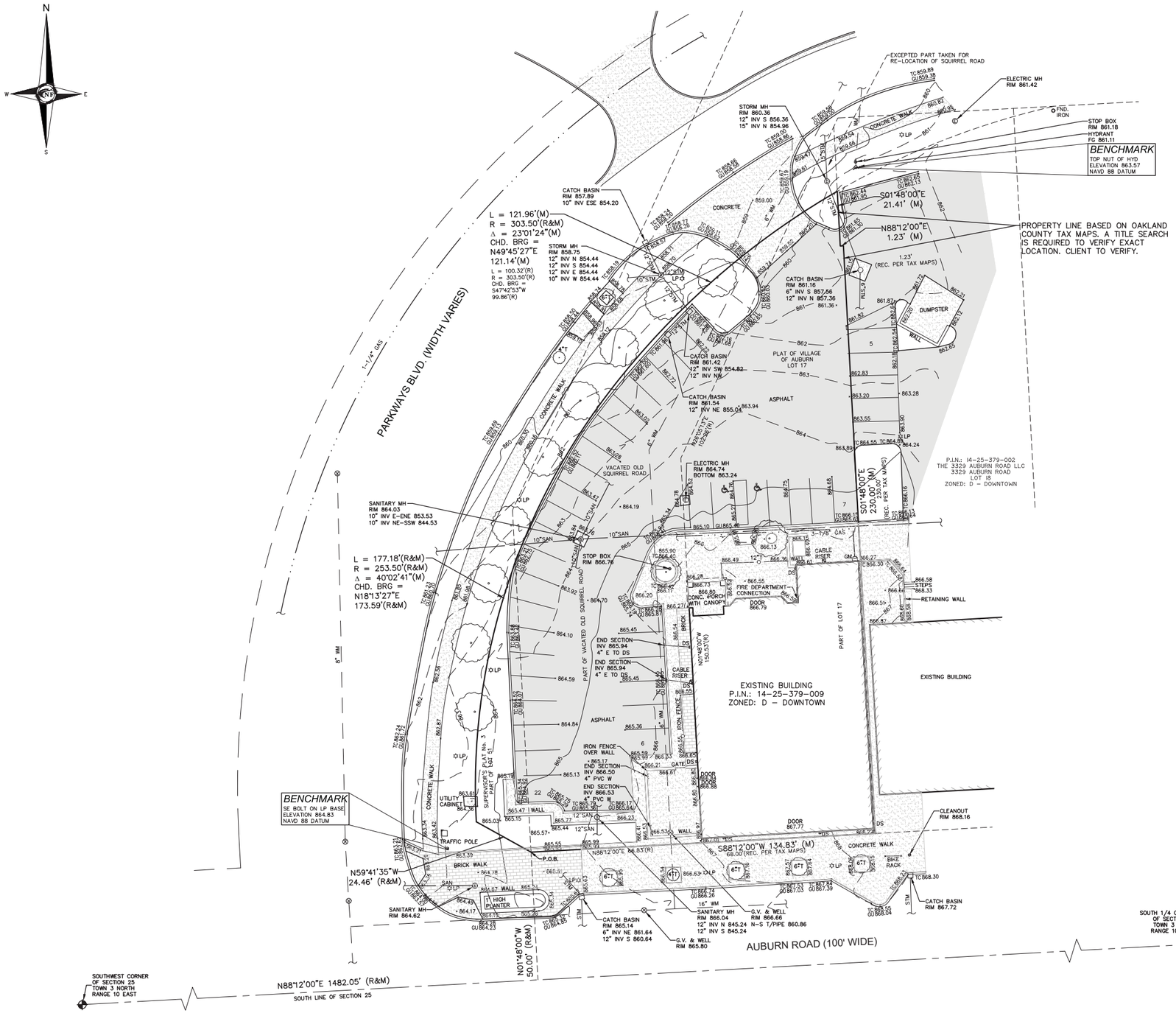
ALO'S SPORTS BAR
3315 Auburn Rd.
Auburn Hills, MI 48326

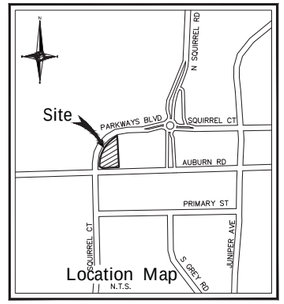
Title Sheet & Index

24092

G1.1

G1.1 Title Sheet & Index.dwg
2/25/2025
DESIGNHAUS





NF ENGINEERS

CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NFE-ENGR.COM

SEAL

STATE OF MICHIGAN
KEVIN CHRISTOPHER NAVAROLI
License No. 4001053503
LICENSED PROFESSIONAL ENGINEER

PROJECT
Alo's Sports Bar
3315 Auburn Rd

CLIENT
Cranbrook Pavement
Nick Talmers
920 East Lincoln
Birmingham, MI 48009
ntalmers@msn.com
248-789-5847

LEGAL DESCRIPTION

LOT 17, PLAT OF VILLAGE OF AUBURN ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 3, PAGE 11 OF PLATS, OAKLAND COUNTY RECORDS, EXCEPT THAT PART TAKEN FOR RE-LOCATION OF SQUIRREL ROAD, ALSO THAT PART OF VACATED OLD SQUIRREL ROAD ADJACENT TO SAID LOT 17 AND PART OF LOTS 51 AND 42 OF SUPERVISOR'S PLAY No. 8, AS RECORDED IN LIBER 52, PAGE 33 OF PLATS, OAKLAND COUNTY RECORDS, DESCRIBED AS BEGINNING AT A POINT DISTANT NORTH 88 DEGREES 12 MINUTES 00 SECONDS EAST 1482.05 FEET AND NORTH 01 DEGREES 48 MINUTES 00 SECONDS WEST 50 FEET FROM THE SOUTHWEST SECTION CORNER, THENCE NORTH 59 DEGREES 41 MINUTES 35 SECONDS WEST 24.46 FEET; THENCE ALONG A CURVE TO THE RIGHT, RADIUS 253.50 FEET, CHORD BEARS NORTH 18 DEGREES 13 MINUTES 27 SECONDS EAST 173.59 FEET, A DISTANCE OF 177.18 FEET; THENCE ALONG A CURVE TO THE RIGHT, RADIUS 030.50 FEET, CHORD BEARS NORTH 47 DEGREES 42 MINUTES 53 SECONDS EAST 99.86 FEET, DISTANCE OF 100.32 FEET; THENCE SOUTH 26 DEGREES 05 MINUTES 13 SECONDS WEST 102.26 FEET; THENCE SOUTH 01 DEGREES 48 MINUTES 00 SECONDS EAST 150.53 FEET; THENCE SOUTH 88 DEGREES 12 MINUTES 00 SECONDS WEST 66.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 28,327.2 SQUARE FEET OR 0.650 ACRES

3315 AUBURN RD
P.I.N.: 14-25-379-009

BASIS OF BEARING NOTE

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BY THE RECORD DESCRIPTION AS SHOWN.

FLOOD HAZARD NOTE

THIS PROPERTY IS NOT LOCATED WITHIN THE FLOOD HAZARD AREA INDICATED BY FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 26125C0388F DATED: 09-29-2006

MISS DIG / UTILITY DISCLAIMER NOTE

A MISS DIG TICKET NUMBER 20240725.3681-000, PURSUANT TO MICHIGAN PUBLIC ACT 174 WAS ENTERED FOR THE SURVEYED PROPERTY. DUE TO THE EXTENDED REPORTING PERIOD FOR UNDERGROUND FACILITY OWNERS TO PROVIDE THEIR RECORDS, THE SURVEY MAY NOT REFLECT ALL THE UTILITIES AT THE TIME THE SURVEY WAS ISSUED ON 08-22-2024. THE SURVEY ONLY REFLECTS THOSE UTILITIES WHICH COULD BE OBSERVED BY THE SURVEYOR IN THE FIELD OR AS DEPICTED BY THE UTILITY COMPANY RECORDS FURNISH PRIOR TO THE DATE THIS SURVEY WAS ISSUED. **THE CLIENT AND/OR THEIR AUTHORIZED AGENT SHALL VERIFY WITH THE FACILITY OWNERS AND/OR THEIR AUTHORIZED AGENTS, THE COMPLETENESS AND EXACTNESS OF THE UTILITIES LOCATION.**

TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER.

LEGEND

MANHOLE	EXISTING SANITARY SEWER
	EXISTING SAN. CLEAN OUT
HYDRANT / GATE VALVE	EXISTING WATER MAIN
MANHOLE / CATCH BASIN	EXISTING STORM SEWER
	EX. R.Y. CATCH BASIN
	EXISTING BURIED CABLES
UTILITY POLE / GUY POLE / GUY WIRE	OVERHEAD LINES
	LIGHT POLE
	SIGN
	EXISTING GAS MAIN

PROJECT LOCATION
Part of the SE ¼
of Section 25
T. 3N, R.10E
City of Auburn Hills,
Oakland County, Michigan

SHEET
Boundary / Topographic Survey

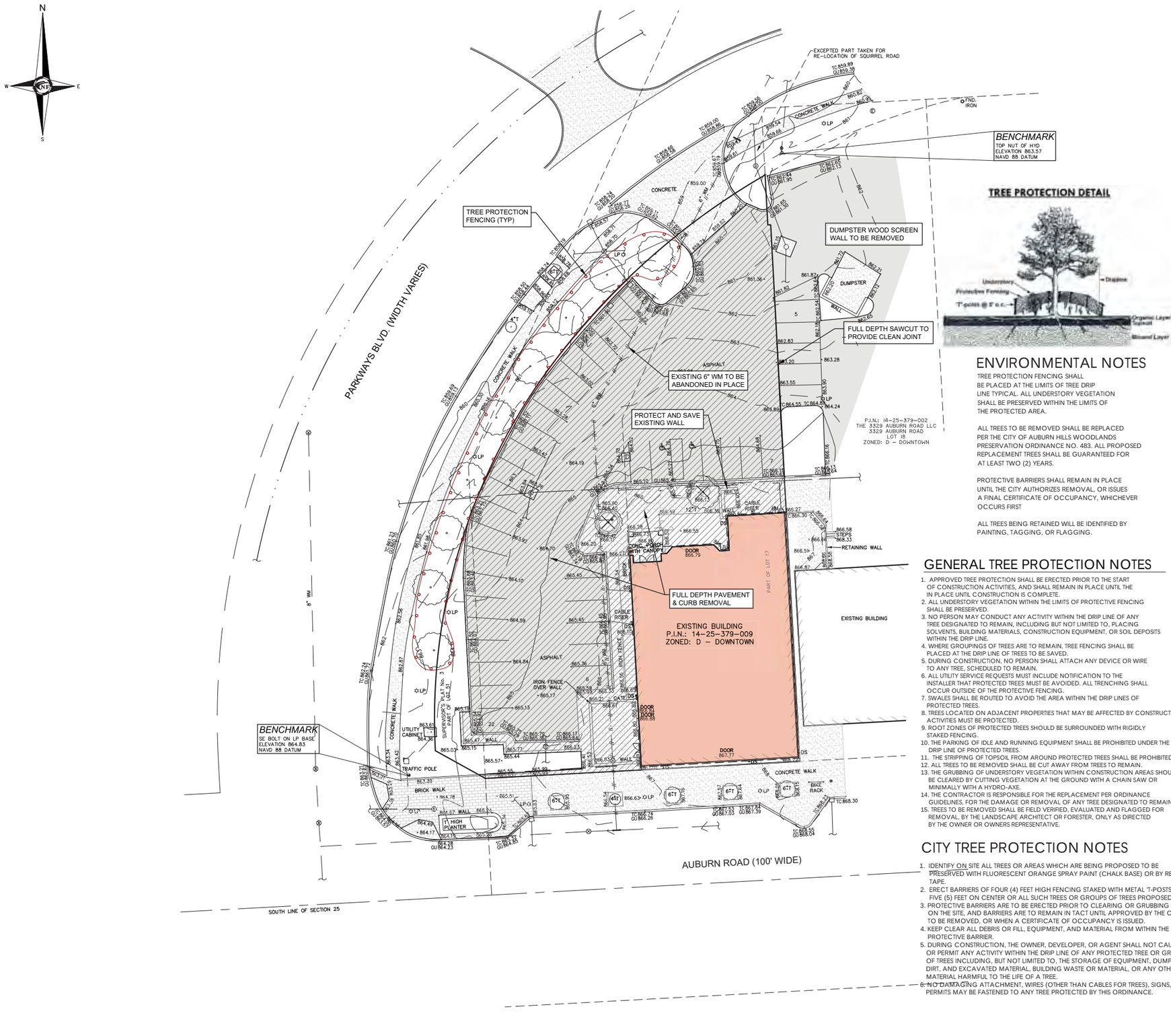
Know what's **below** **Call** before you dig.

DATE	ISSUED /REVISED
12/18/2024	ISSUED FOR SPA
02/07/2025	REVISED PER CITY
02/21/2025	REVISED PER CITY

DRAWN BY: O. Tamimi
DESIGNED BY: -
APPROVED BY: K. Navaroli
DATE: 08-22-2024
SCALE: 1" = 20'

20 10 0 10 20 30

NFE JOB NO. O275
SHEET NO. C1



TREE PROTECTION DETAIL

ENVIRONMENTAL NOTES

TREE PROTECTION FENCING SHALL BE PLACED AT THE LIMITS OF TREE DRIP LINE TYPICAL. ALL UNDERSTORY VEGETATION SHALL BE PRESERVED WITHIN THE LIMITS OF THE PROTECTED AREA.

ALL TREES TO BE REMOVED SHALL BE REPLACED PER THE CITY OF AUBURN HILLS WOODLANDS PRESERVATION ORDINANCE NO. 483. ALL PROPOSED REPLACEMENT TREES SHALL BE GUARANTEED FOR AT LEAST TWO (2) YEARS.

PROTECTIVE BARRIERS SHALL REMAIN IN PLACE UNTIL THE CITY AUTHORIZES REMOVAL, OR ISSUES A FINAL CERTIFICATE OF OCCUPANCY, WHICHEVER OCCURS FIRST

ALL TREES BEING RETAINED WILL BE IDENTIFIED BY PAINTING, TAGGING, OR FLAGGING.

GENERAL TREE PROTECTION NOTES

1. APPROVED TREE PROTECTION SHALL BE ERECTED PRIOR TO THE START OF CONSTRUCTION ACTIVITIES, AND SHALL REMAIN IN PLACE UNTIL THE IN PLACE UNTIL CONSTRUCTION IS COMPLETE.
2. ALL UNDERSTORY VEGETATION WITHIN THE LIMITS OF PROTECTIVE FENCING SHALL BE PRESERVED.
3. NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DRIP LINE OF ANY TREE DESIGNATED TO REMAIN, INCLUDING BUT NOT LIMITED TO, PLACING SOLVENTS, BUILDING MATERIALS, CONSTRUCTION EQUIPMENT, OR SOIL DEPOSITS WITHIN THE DRIP LINE.
4. WHERE GROUPINGS OF TREES ARE TO REMAIN, TREE FENCING SHALL BE PLACED AT THE DRIP LINE OF TREES TO BE SAVED.
5. DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY TREE, SCHEDULED TO REMAIN.
6. ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING.
7. SWALES SHALL BE ROUTED TO AVOID THE AREA WITHIN THE DRIP LINES OF PROTECTED TREES.
8. TREES LOCATED ON ADJACENT PROPERTIES THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED.
9. ROOT ZONES OF PROTECTED TREES SHOULD BE SURROUNDED WITH RIGIDLY STAKED FENCING.
10. THE PARKING OF IDLE AND RUNNING EQUIPMENT SHALL BE PROHIBITED UNDER THE DRIP LINE OF PROTECTED TREES.
11. THE STRIPPING OF TOPSOIL FROM AROUND PROTECTED TREES SHALL BE PROHIBITED.
12. ALL TREES TO BE REMOVED SHALL BE CUT AWAY FROM TREES TO REMAIN.
13. THE GRUBBING OF UNDERSTORY VEGETATION WITHIN CONSTRUCTION AREAS SHOULD BE CLEARED BY CUTTING VEGETATION AT THE GROUND WITH A CHAIN SAW OR MINIMALLY WITH A HYDRO-AXE.
14. THE CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT PER ORDINANCE GUIDELINES, FOR THE DAMAGE OR REMOVAL OF ANY TREE DESIGNATED TO REMAIN.
15. TREES TO BE REMOVED SHALL BE FIELD VERIFIED, EVALUATED AND FLAGGED FOR REMOVAL, BY THE LANDSCAPE ARCHITECT OR FORESTER, ONLY AS DIRECTED BY THE OWNER OR OWNERS REPRESENTATIVE.

CITY TREE PROTECTION NOTES

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



DEMOLITION NOTES

DEMOLITION OF SITE IMPROVEMENTS SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE PUBLIC AGENCY HAVING JURISDICTION OVER SAID DEMOLITION.

FOR ANY DEMOLITION WITHIN PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL PAY FOR, AND SECURE, ALL NECESSARY PERMITS AND LIKEWISE SHALL ARRANGE FOR ALL SITE INSPECTIONS.

SITE DEMOLITION INCLUDES THE COMPLETE REMOVAL OF SITE IMPROVEMENTS AND OFF-SITE DISPOSAL. DEBRIS SHALL BE TRANSPORTED TO AN APPROPRIATE DISPOSAL FACILITY THAT IS LICENSED FOR THAT TYPE OF DEBRIS.

THE CONTRACTOR SHALL COORDINATE TRUCK ROUTES WITH THE MUNICIPALITY PRIOR TO COMMENCEMENT OF SITE DEMOLITION. ALL TRUCKS SHALL BE TARPED OR PROPERLY SECURED TO CONTAIN DEMOLITION DEBRIS PRIOR TO LEAVING SITE.

EXISTING ON-SITE UNDERGROUND UTILITIES AND BUILDING SERVICES HAVE BEEN INDICATED BASED UPON THE BEST AVAILABLE UTILITY RECORDS AND/OR ON-SITE INSPECTION. NO GUARANTEE IS MADE BY THE DESIGN ENGINEER, AS TO THE COMPLETENESS OR ACCURACY OF UTILITY DATA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF UTILITY INFORMATION (THE DESIGN ENGINEER MAKES NO GUARANTEE NOR ASSUMES ANY LIABILITY AS TO THE COMPLETENESS AND/OR ACCURACY OF UTILITY DATA).

PRIOR TO THE REMOVAL OR ABANDONMENT OF ANY EXISTING UNDERGROUND UTILITY OR BUILDING SERVICE LINES CALLED FOR IN THE PLANS OR DISCOVERED DURING EXCAVATION, THE CONTRACTOR MUST DETERMINE IF THE UTILITY LINE OR BUILDING SERVICE IS STILL IN USE. IF THE UTILITY LINE OR BUILDING SERVICE IS STILL IN USE/ACTIVE THE CONTRACTOR MUST TAKE ALL THE NECESSARY STEPS TO GUARANTEE THAT THE UTILITY LINE OR BUILDING SERVICE IS RECONNECTED WITHOUT AN INTERRUPTION IN SERVICE. THE RECONNECTION OF THE UTILITY LINE OR BUILDING SERVICE MUST BE IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE APPROPRIATE GOVERNMENTAL AGENCY OR PRIVATE UTILITY COMPANY.

SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO SITE DEMOLITION.

* THE CONTRACTOR SHALL NOTIFY MISS DIG (1-800-482-7171) A MINIMUM OF THREE (3) WORKING DAYS PRIOR TO THE START OF THE SITE DEMOLITION.

THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH THE DETROIT EDISON COMPANY. REMOVAL OF DETROIT EDISON ELECTRICAL SERVICES SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND REQUIREMENTS OF DETROIT EDISON.

THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH CONSUMERS ENERGY/MICHCON. REMOVAL OF CONSUMERS ENERGY/MICHCON GAS SERVICES SHALL BE IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF CONSUMERS ENERGY/MICHCON.

THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH AMERITECH. REMOVAL OF AMERITECH COMMUNICATION SERVICES SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND REQUIREMENTS OF AMERITECH.

THE CONTRACTOR SHALL COORDINATE THE REMOVAL AND/OR RELOCATION OF EXISTING UTILITY POLES AND BUILDING SERVICES WITH THE APPROPRIATE CABLE MEDIA COMPANY. REMOVAL OF CABLE SERVICES SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND REQUIREMENTS OF THE CABLE COMPANY.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF PRIVATE UTILITY COMPANIES AND COORDINATE UTILITY SERVICE SHUT OFF/DISCONNECT, PRIOR TO DEMOLITION OF EXISTING STRUCTURES OR PROPERTIES.

ALL UTILITY METERS SHALL BE REMOVED BY THE APPROPRIATE UTILITY COMPANY.

ANY ON-SITE STORM SEWER FACILITIES LOCATED DURING DEMOLITION SHALL BE REMOVED AND BULK HEADED AT THE PROPERTY LINE IF INDICATED FOR REMOVAL ON THE PLANS.

PRIOR TO BUILDING DEMOLITION, ALL HAZARDOUS MATERIAL SHALL BE REMOVED BY OTHERS. THE DEMOLITION CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER SHOULD ANY SUSPICIOUS MATERIAL BE FOUND.

WATER SERVICES AND/OR STOP-BOX SHALL BE PRESERVED AND BULK HEADED AT THE PROPERTY LINE OR AS DIRECTED BY THE OWNER'S REPRESENTATION.

WHERE EXISTING BUILDINGS PLANED FOR DEMOLITION FALL WITHIN PROPOSED BUILDING FOOT PRINTS, BASEMENT FLOOR SLABS, FOUNDATION WALLS AND FOOTINGS SHALL BE COMPLETELY REMOVED AND BACK FILLED WITH MDOT CLASS II GRANULAR MATERIAL AND BE MACHINE COMPACTED TO A MINIMUM OF 98% OF MATERIALS MAXIMUM DENSITY.

TOPOGRAPHIC SURVEY NOTES

ALL ELEVATIONS ARE EXISTING ELEVATIONS, UNLESS OTHERWISE NOTED.

UTILITY LOCATIONS WERE OBTAINED FROM MUNICIPAL OFFICIALS AND RECORDS OF UTILITY COMPANIES, AND NO GUARANTEE CAN BE MADE TO THE COMPLETENESS, OR EXACTNESS OF LOCATION.

THIS SURVEY MAY NOT SHOW ALL EASEMENTS OF RECORD UNLESS AN UPDATED TITLE POLICY IS FURNISHED TO THE SURVEYOR BY THE OWNER

LEGEND

- MANHOLE — EXISTING SANITARY SEWER
- HYDRANT, GATE VALVE — EXISTING SAN. CLEAN OUT
- MANHOLE, CATCH BASIN — EXISTING WATER MAIN
- EXISTING STORM SEWER
- EX. R. Y. CATCH BASIN
- UTILITY POLE, GUY POLE, GUY WIRE — EXISTING BURIED CABLES
- OVERHEAD LINES
- LIGHT POLE
- SIGN
- EXISTING GAS MAIN
- EXISTING UTILITY TO BE REMOVED
- EXISTING UTILITY TO BE ABANDONED
- 12" MAPLE — INDICATES EXISTING TREE TO BE REMOVED
- INDICATES AREAS OF PAVEMENT, BUILDINGS, ETC. TO BE REMOVED

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NOWAKFRAUS.COM

SEAL

STATE OF MICHIGAN
CHAD L. FINDLEY
ENGINEER NO. 44360
LICENSED PROFESSIONAL ENGINEER

PROJECT
Alo's Sports Bar
3315 Auburn Rd

CLIENT
Cranbrook Pavement
Nick Talmers
920 East Lincoln
Birmingham, MI 48009
ntalmers@msn.com
248-789-5847

PROJECT LOCATION
Part of the SE ¼
of Section 25
T. 3N, R.10E
City of Auburn Hills,
Oakland County, Michigan

SHEET
Site Plan
Demolition Plan

811 Know what's below Call before you dig.

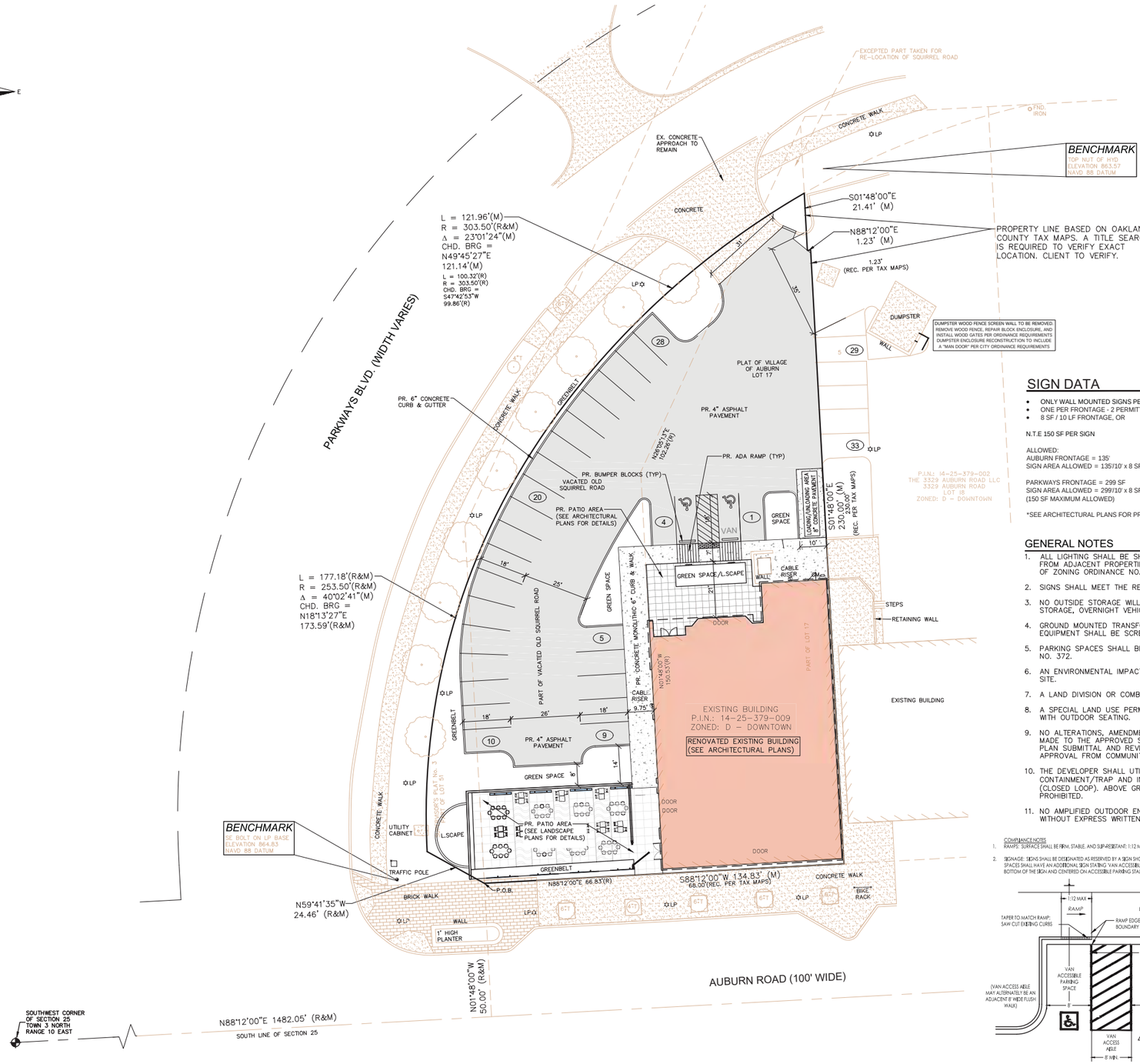
DATE	ISSUED / REVISED
12/18/2024	ISSUED FOR SPA
02/07/2025	REVISED PER CITY
02/21/2025	REVISED PER CITY

DRAWN BY: J. Klinkenberger
DESIGNED BY: J. Klinkenberger
APPROVED BY: C. Findley
DATE: 12/18/2024
SCALE: 1" = 20'

20 10 0 10 20 30

NFE JOB NO. O275
SHEET NO. C2





SIGN DATA

- ONLY WALL MOUNTED SIGNS PERMITTED WITHIN DT DISTRICTS.
- ONE PER FRONTAGE - 2 PERMITTED ON SITE.
- 8 SF / 10 LF FRONTAGE, OR

N.T.E 150 SF PER SIGN

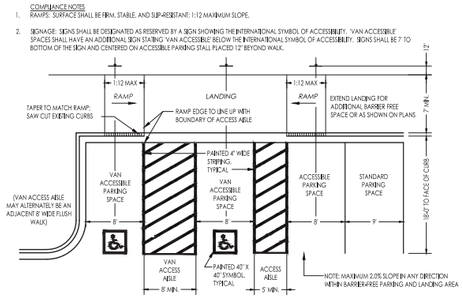
ALLOWED:
AUBURN FRONTAGE = 135'
SIGN AREA ALLOWED = 135/10' x 8 SF = 108 SF

PARKWAYS FRONTAGE = 299 SF
SIGN AREA ALLOWED = 299/10' x 8 SF = 239 SF
(150 SF MAXIMUM ALLOWED)

SEE ARCHITECTURAL PLANS FOR PROPOSED SIGN DETAILS

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 STRIPED PER ZONING ORDINANCE NO. 372.
6. AN ENVIRONMENTAL IMPACT STATEMENT IS NOT REQUIRED FOR THIS SITE.
7. A LAND DIVISION OR COMBINATION IS NOT REQUIRED FOR THIS SITE.
8. A SPECIAL LAND USE PERMIT IS REQUIRED FOR A RESTAURANT USE WITH OUTDOOR SEATING.
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 SHALL UTILIZE AN UNDERGROUND GREASE CONTAINMENT/TRAP AND INTERNAL OIL/GREASE MANAGEMENT SYSTEM (CLOSED LOOP). ABOVE GROUND GREASE CONTAINMENT SYSTEMS ARE PROHIBITED.
11. NO AMPLIFIED OUTDOOR ENTERTAINMENT OR LARGE TELEVISIONS WITHOUT EXPRESS WRITTEN PERMISSION FROM THE CITY OF AUBURN HILLS



TYPICAL PARKING SPACE LAYOUT
N.T.S.

NOT FOR CONSTRUCTION

SIDWELL#14-25-379-009



SITE DATA

SITE AREA
GROSS/NET: 28,327 SFT. OR 0.650 ACRES

ZONING
EXISTING: D (DOWNTOWN)

SITE AREA	28,327.0	SFT.	100.0%
BUILDING FOOTPRINT	6,370.7	SFT.	22.5%
PARKING & DRIVES	19,714.3	SFT.	69.6%
OPEN SPACE	2,242.0	SFT.	47.90%
TOTAL IMPERVIOUS AREA	26,085	SFT.	92.1%

SETBACKS TABLE	REQUIRED	EXISTING/PROVIDED
FRONT:	0	AUBURN RD.: 1.8'
SIDES:	0	EAST SIDE: 0.6'
REAR:	25'	PARKWAYS BLVD.:68'

PARKING DATA

TOTAL EXISTING PARKING:	40 SPACES
TOTAL PROPOSED PARKING:	33 SPACES
INCLUDING 2 BARRIER FREE SPACES (MEETS ADA REQUIREMENTS)	

LEGAL DESCRIPTION

LOT 17, PLAT OF VILLAGE OF AUBURN ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 3, PAGE 11 OF PLATS, OAKLAND COUNTY RECORDS, EXCEPT THAT PART TAKEN FOR RE-LOCATION OF SQUIRREL ROAD, ALSO THAT PART OF VACATED OLD SQUIRREL ROAD ADJACENT TO SAID LOT 17 AND PART OF LOTS 51 AND 42 OF SUPERVISOR'S PLAY No. 8, AS RECORDED IN LIBER 52, PAGE 33 OF PLATS, OAKLAND COUNTY RECORDS, DESCRIBED AS BEGINNING AT A POINT DISTANT NORTH 88 DEGREES 12 MINUTES 00 SECONDS EAST 1482.05 FEET AND NORTH 01 DEGREES 48 MINUTES 00 SECONDS WEST 50 FEET FROM THE SOUTHWEST SECTION CORNER, THENCE NORTH 59 DEGREES 41 MINUTES 35 SECONDS WEST 24.46 FEET; THENCE ALONG A CURVE TO THE RIGHT, RADIUS 253.50 FEET, CHORD BEARS NORTH 18 DEGREES 13 MINUTES 27 SECONDS EAST 173.59 FEET, A DISTANCE OF 177.18 FEET; THENCE ALONG A CURVE TO THE RIGHT, RADIUS 030.50 FEET, CHORD BEARS NORTH 47 DEGREES 42 MINUTES 53 SECONDS EAST 99.86 FEET, DISTANCE OF 100.32 FEET; THENCE SOUTH 26 DEGREES 05 MINUTES 13 SECONDS WEST 102.26 FEET; THENCE SOUTH 01 DEGREES 48 MINUTES 00 SECONDS EAST 150.53 FEET; THENCE SOUTH 88 DEGREES 12 MINUTES 00 SECONDS WEST 66.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 28,327.2 SQUARE FEET OR 0.650 ACRES

3315 AUBURN RD
P.I.N.: 14-25-379-009

BASIS OF BEARING NOTE

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED BY THE RECORD DESCRIPTION AS SHOWN.

FLOOD HAZARD NOTE

THIS PROPERTY IS NOT LOCATED WITHIN THE FLOOD HAZARD AREA INDICATED BY FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 26125C0338F DATED: 09-29-2006

DETENTION NOTE

NO CALCULATED NET INCREASE IN SURFACE RUNOFF THEREFORE DETENTION VOLUME IS NOT BEING PROPOSED AS A PART OF THESE IMPROVEMENTS – SEE HYDROLOGY CALCULATIONS SHEET C5

PAVING LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT

LEGEND

- MANHOLE
- HYDRANT
- GATE VALVE
- MANHOLE CATCH BASIN
- UTILITY POLE
- GUY POLE
- GUY WIRE
- EXISTING SANITARY SEWER
- SAN. CLEAN OUT
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- EX. R. Y. CATCH BASIN
- EXISTING BURIED CABLES
- OVERHEAD LINES
- LIGHT POLE
- SIGN
- EXISTING GAS MAIN
- C.O.
- PR. SANITARY SEWER
- PR. WATER MAIN
- INLET
- C.B.
- PR. STORM SEWER
- PR. R. Y. CATCH BASIN
- PROPOSED LIGHT POLE

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NOWAKFRAUS.COM

SEAL
STATE OF MICHIGAN
CHAD L. FINDLEY
ENGINEER NO. 44360
LICENSED PROFESSIONAL ENGINEER

PROJECT
Alo's Sports Bar
3315 Auburn Rd

CLIENT
Cranbrook Pavement
Nick Talmers
920 East Lincoln
Birmingham, MI 48009
ntalmers@msn.com
248-789-5847

PROJECT LOCATION
Part of the SE ¼
of Section 25
T. 3N, R.10E
City of Auburn Hills,
Oakland County, Michigan

SHEET
Dimensional Site Plan

Know what's below Call before you dig.

DATE	ISSUED/REVISED
12/18/2024	ISSUED FOR SPA
02/07/2025	REVISED PER CITY
02/21/2025	REVISED PER CITY

DRAWN BY:
J. Klinkenberger

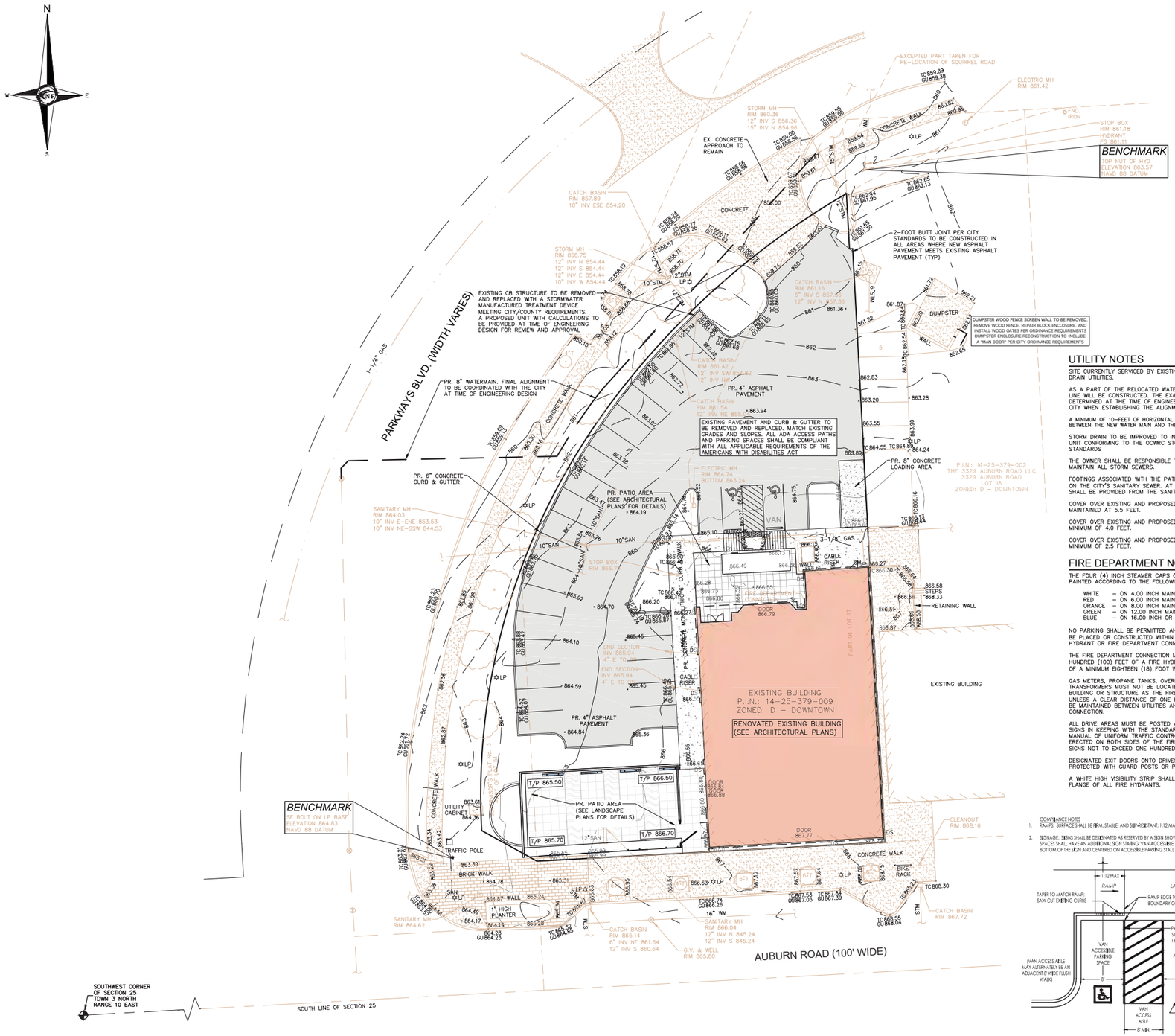
DESIGNED BY:
J. Klinkenberger

APPROVED BY:
C. Findley

DATE:
12/18/2024

SCALE: 1" = 20'
20 10 0 10 20 30

NFE JOB NO. O275
SHEET NO. C3





UTILITY NOTES

SITE CURRENTLY SERVICED BY EXISTING SANITARY, WATER AND STORM DRAIN UTILITIES.

AS A PART OF THE RELOCATED WATER MAIN A NEW WATER SERVICE LINE WILL BE CONSTRUCTED. THE EXACT LOCATION SHALL BE DETERMINED AT THE TIME OF ENGINEERING IN COORDINATION WITH THE CITY WHEN ESTABLISHING THE ALIGNMENT OF THE NEW WATER MAIN.

A MINIMUM OF 10'-FEET OF HORIZONTAL SEPARATION WILL BE MAINTAINED BETWEEN THE NEW WATER MAIN AND THE EXISTING SANITARY SEWER.

STORM DRAIN TO BE IMPROVED TO INCLUDE A MECHANICAL TREATMENT UNIT CONFORMING TO THE OCWRC STORM WATER ENGINEERING DESIGN STANDARDS

THE OWNER SHALL BE RESPONSIBLE TO REGULARLY CLEAN AND MAINTAIN ALL STORM SEWERS.

FOOTINGS ASSOCIATED WITH THE PATIO AREAS SHALL NOT ENCROACH ON THE CITY'S SANITARY SEWER, AT A MINIMUM, 10' SEPARATION SHALL BE PROVIDED FROM THE SANITARY SEWER.

COVER OVER EXISTING AND PROPOSED WATER MAIN SHALL BE MAINTAINED AT 5.5 FEET.

COVER OVER EXISTING AND PROPOSED SANITARY SEWER MUST BE A MINIMUM OF 4.0 FEET.

COVER OVER EXISTING AND PROPOSED STORM DRAIN MUST BE A MINIMUM OF 2.5 FEET.

FIRE DEPARTMENT NOTES

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 OR LARGER MAINS

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

THE FIRE DEPARTMENT CONNECTION MUST BE LOCATED WITHIN ONE HUNDRED (100) FEET OF A FIRE HYDRANT AND WITHIN FIFTY (50) FEET OF A MINIMUM EIGHTEEN (18) FOOT WIDE PAVED DRIVEWAY OR STREET.

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

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

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

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

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 R.O.W. NO EQUIPMENT OR MATERIAL STORAGE WILL BE PERMITTED IN THE R.O.W.

ALL CITY STREETS MUST BE MAINTAINED DURING CONSTRUCTION. STREETS SHALL BE KEPT FREE OF MUD, DIRT, CONSTRUCTION DEBRIS, DUST AND THE LIKE. IF CLEAN-UP IS NOT PERFORMED WITHIN 24 HOURS OF NOTIFICATION, THE CITY RESERVES THE RIGHT TO PERFORM THE WORK AND CHARGE THE DEVELOPER ACCORDINGLY.

WORKING HOURS (INCLUDING RUNNING OF ANY MACHINERY) SHALL BE RESTRICTED TO MONDAY THROUGH SATURDAY, 7:00AM TO 7:00PM; SUNUP TO SUNDOWN; WHICHEVER IS LESS. CONSTRUCTION OPERATIONS BEYOND THE PERIODS MENTIONED ABOVE SHALL BE PERMITTED ONLY AFTER WRITTEN APPROVAL OF THE CITY MANAGER OR HIS DESIGNEE.

ALL MATERIALS AND MANUFACTURERS SHALL CONFORM TO THE STANDARD DETAILS.

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

THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH ACT 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.

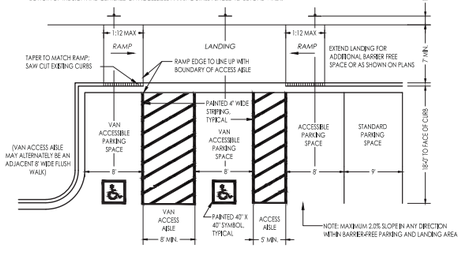
3 WORKING DAYS PRIOR TO STARING CONSTRUCTION, CONTACT THE CONSTRUCTION DEPARTMENT OF ORCHARD, HILTZ & McCLIMENT, INC. AT (734) 466-4539 TO SCHEDULE INSPECTION. OHM SHALL INSPECT ALL SITE IMPROVEMENTS INCLUDING UNDERGROUND UTILITY INSTALLATION, EARTHWORK OPERATIONS, RETAINING WALLS, PAVEMENT IN CITY R.O.W., 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.

DETENTION NOTE

NO CALCULATED NET INCREASE IN SURFACE RUNOFF THEREFORE DETENTION VOLUME IS NOT BEING PROPOSED AS A PART OF THESE IMPROVEMENTS – SEE HYDROLOGY CALCULATIONS SHEET C5

COMPLIANCE NOTES
1. RAMPS: SURFACE SHALL BE FIRM, STABLE, AND SLIP-RESISTANT; 1:12 MAXIMUM SLOPE.
2. SIGNAGE: SIGNS SHALL BE DESIGNATED AS RESERVED BY A SIGN SHOWING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. 'VAN ACCESSIBLE' SPACES SHALL HAVE AN ADDITIONAL SIGN STATING 'VAN ACCESSIBLE' BELOW THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SIGNS SHALL BE 7' TO BOTTOM OF THE SIGN AND CENTERED ON ACCESSIBLE PARKING STALL PLACED 12' BEYOND WALK.



TYPICAL PARKING SPACE LAYOUT
N.T.S.

NOT FOR CONSTRUCTION

SIDWELL #14-25-379-009

PAVING LEGEND

- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT

LEGEND

- MANHOLE
- EXISTING SANITARY SEWER
- SAN. CLEAN OUT
- HYDRANT
- GATE VALVE
- EXISTING WATERMAIN
- MANHOLE
- CATCH BASIN
- EXISTING STORM SEWER
- EX. R. Y. CATCH BASIN
- UTILITY POLE
- GUY POLE
- EXISTING BURIED CABLES
- GUY WIRE
- OVERHEAD LINES
- LIGHT POLE
- SIGN
- EXISTING GAS MAIN
- C.O.
- MANHOLE
- PR. SANITARY SEWER
- HYDRANT
- GATE VALVE
- PR. WATER MAIN
- INLET
- C.B.
- MANHOLE
- PR. STORM SEWER
- PR. R. Y. CATCH BASIN
- PROPOSED LIGHT POLE

NF ENGINEERS

CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NOWAKFRAUS.COM

SEAL

STATE OF MICHIGAN
CHAD L. FINDLEY
ENGINEER NO. 44360
LICENSED PROFESSIONAL ENGINEER

PROJECT
Alo's Sports Bar
3315 Auburn Rd

CLIENT
Cranbrook Pavement
Nick Talmers
920 East Lincoln
Birmingham, MI 48009
ntalmers@msn.com
248-789-5847

PROJECT LOCATION
Part of the SE ¼
of Section 25
T. 3N, R.10E
City of Auburn Hills,
Oakland County, Michigan

SHEET
Engineered Site Plan

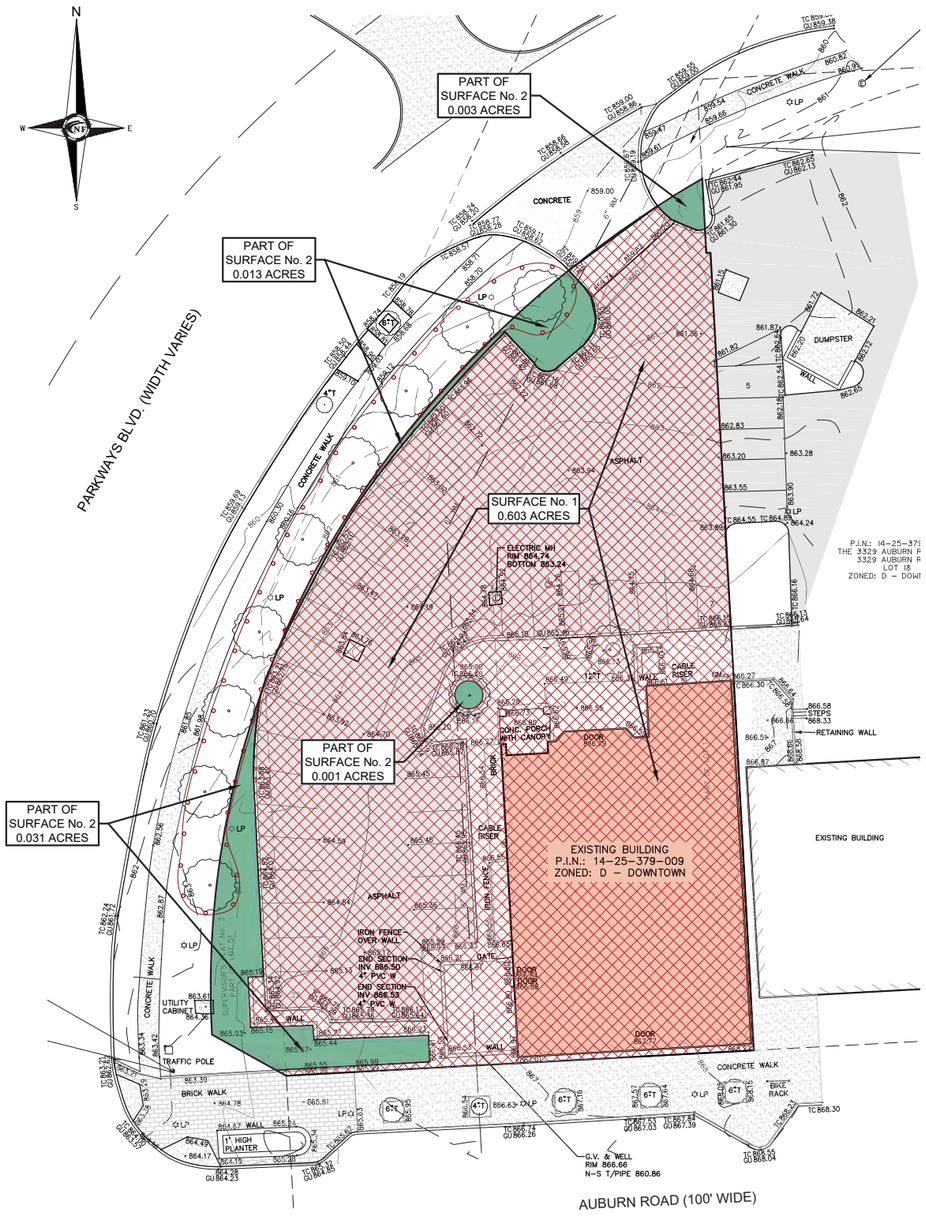
Know what's below Call before you dig.

DATE	ISSUED/REVISED
12/18/2024	ISSUED FOR SPA
02/07/2025	REVISED PER CITY
02/21/2025	REVISED PER CITY

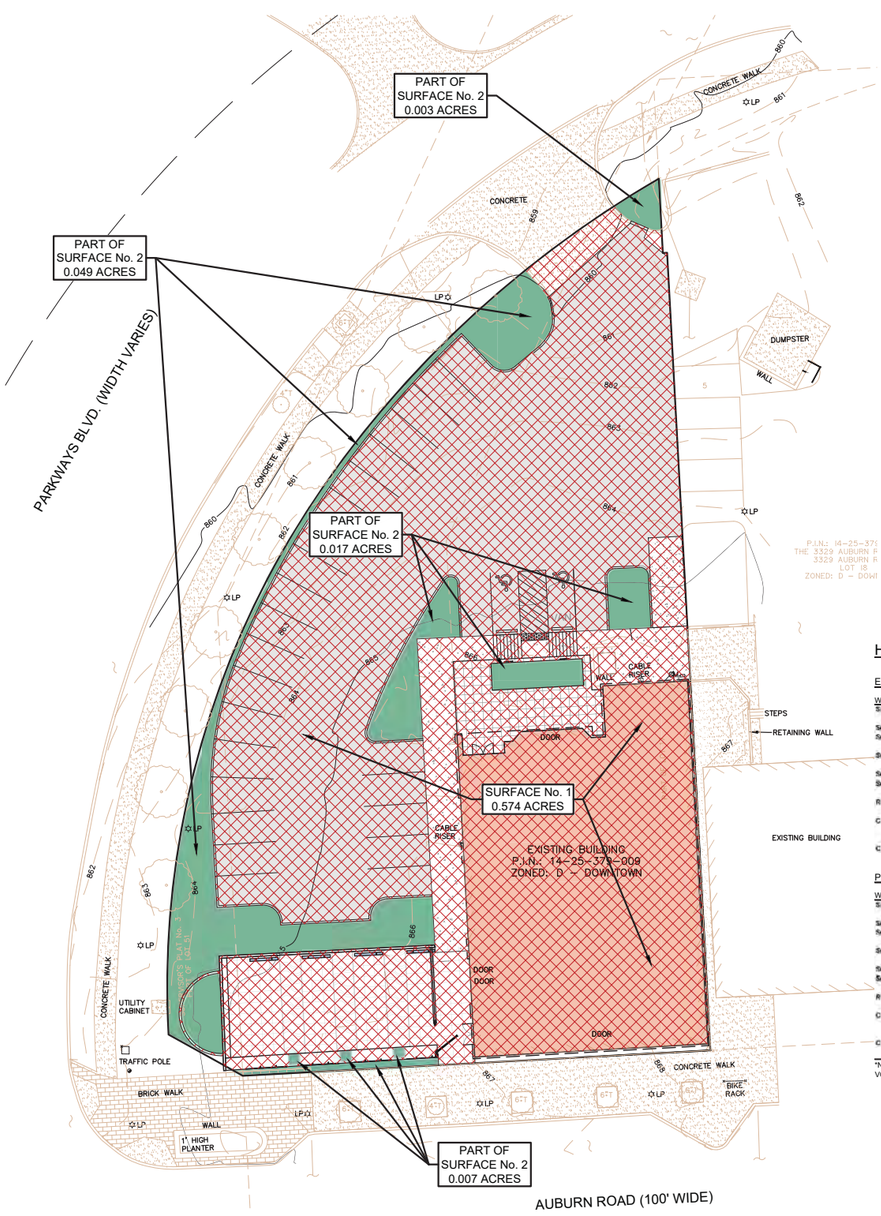
DRAWN BY: J. Klinkenberger
DESIGNED BY: J. Klinkenberger
APPROVED BY: C. Findley
DATE: 12/18/2024
SCALE: 1" = 20'

20 10 0 10 20 30

NFE JOB NO. O275
SHEET NO. C4



EXISTING CONDITIONS



PROPOSED CONDITIONS

HYDROLOGY CALCULATIONS

EXISTING CONDITIONS

WEIGHTED RUNOFF COEFFICIENT CALCULATION

Site Area:	28,327 S.F.	or	0.650	Acres.	
Surface No. 1 - Roof & Pave.:	26,250 S.F.	or	0.603	Acres	92.7%
Surface No. 2 - LScape/Lawn:	2,077 S.F.	or	0.048	Acres	7.3%
Sum of Individual Areas.	28,327 S.F.	or	0.650	Acres	100.0%
Surface No. 1 - Coefficient:	0.85				
Surface No. 2 - Coefficient:	0.25				

Required Formula:

C (Average) = $\frac{\text{Area 1} * C1 + \text{Area 2} * C2 + \text{Area 3} * C3 + \text{Area 4} * C4}{\text{Area 1} + \text{Area 2} + \text{Area 3} + \text{Area 4}}$

C (Average) = 0.90

PROPOSED CONDITIONS

WEIGHTED RUNOFF COEFFICIENT CALCULATION

Site Area:	28,327 S.F.	or	0.650	Acres.	
Surface No. 1 - Roof & Pave.:	25,022 S.F.	or	0.574	Acres	88.3%
Surface No. 2 - LScape/Lawn:	3,305 S.F.	or	0.076	Acres	11.7%
Sum of Individual Areas.	28,327 S.F.	or	0.650	Acres	100.0%
Surface No. 1 - Coefficient:	0.85				
Surface No. 2 - Coefficient:	0.25				

Required Formula:

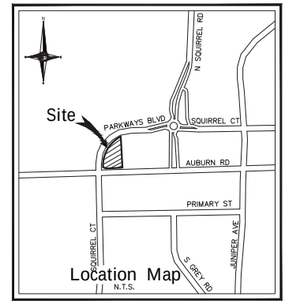
C (Average) = $\frac{\text{Area 1} * C1 + \text{Area 2} * C2 + \text{Area 3} * C3 + \text{Area 4} * C4}{\text{Area 1} + \text{Area 2} + \text{Area 3} + \text{Area 4}}$

C (Average) = 0.87

*NO CALCULATED NET INCREASE IN SURFACE RUNOFF THEREFORE DETENTION VOLUME IS NOT BEING PROPOSED AS A PART OF THESE IMPROVEMENTS

SIDWELL #14-25-379-009

NOT FOR CONSTRUCTION



SURFACE LEGEND

- ON-SITE PERVIOUS SURFACE AREA
- ON-SITE IMPERVIOUS SURFACE AREA

LEGEND

- MANHOLE — EXISTING SANITARY SEWER
- HYDRANT, GATE VALVE — EXISTING WATERMAIN
- MANHOLE, CATCH BASIN — EXISTING STORM SEWER
- EX. R. Y. CATCH BASIN
- EXISTING BURIED CABLES
- UTILITY POLE, GUY POLE, GUY WIRE — OVERHEAD LINES
- LIGHT POLE
- SIGN
- EXISTING GAS MAIN
- C.O., MANHOLE — PR. SANITARY SEWER
- HYDRANT, GATE VALVE — PR. WATER MAIN
- INLET, C.B., MANHOLE — PR. STORM SEWER
- PR. R. Y. CATCH BASIN
- PROPOSED LIGHT POLE

NF ENGINEERS

CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NOWAKFRAUS.COM

SEAL

STATE OF MICHIGAN — CHAD L. FINDLEY — ENGINEER NO. 44360 — LICENSED PROFESSIONAL ENGINEER

PROJECT
Alo's Sports Bar
3315 Auburn Rd

CLIENT
Cranbrook Pavement
Nick Talmers
920 East Lincoln
Birmingham, MI 48009
ntalmers@msn.com
248-789-5847

PROJECT LOCATION
Part of the SE ¼
of Section 25
T. 3N, R.10E
City of Auburn Hills,
Oakland County, Michigan

SHEET
Site Plan
Hydrology Calculations

811 Know what's below Call before you dig.

DATE	ISSUED / REVISED
12/18/2024	ISSUED FOR SPA
02/07/2025	REVISED PER CITY
02/21/2025	REVISED PER CITY

DRAWN BY: J. Klinkenberger
DESIGNED BY: J. Klinkenberger
APPROVED BY: C. Findley
DATE: 12/18/2024
SCALE: 1" = 20'

20 10 0 10 20 30

NFE JOB NO. O275
SHEET NO. C5

GENERAL PAVING NOTES

PAVEMENT SHALL BE OF THE TYPE, THICKNESS AND CROSS SECTION AS INDICATED ON THE PLANS AND AS FOLLOWS:

CONCRETE: PORTLAND CEMENT TYPE IA (AIR–ENTRAINED) WITH A MINIMUM CEMENT CONTENT OF SIX SACKS PER CUBIC YARD, MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND A SLUMP OF 1 1/2 TO 3 INCHES.

ASPHALT: BASE COURSE – MDOT BITUMINOUS MIXTURE NO. 1100L, 20AA; SURFACE COURSE – MDOT BITUMINOUS MIXTURE NO. 1100T, 20AA; ASPHALT CEMENT PENETRATION GRADE 85–100, BOND COAT – MDOT SS–1H EMULSION AT 0.10 GALLON PER SQUARE YARD; MAXIMUM 2 INCH LIFT.

PAVEMENT BASE SHALL BE COMPACTED TO 95% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT. EXISTING SUB–BASE SHALL BE PROOF–ROLLED IN THE PRESENCE OF THE ENGINEER TO DETERMINE STABILITY.

ALL CONCRETE PAVEMENT, DRIVEWAYS, CURB & GUTTER, ETC., SHALL BE SPRAY CURED WITH WHITE MEMBRANE CURING COMPOUND IMMEDIATELY FOLLOWING FINISHING OPERATION.

ALL CONCRETE PAVEMENT JOINTS SHALL BE FILLED WITH HOT POURED RUBBERIZED ASPHALT JOINT SEALING COMPOUND IMMEDIATELY AFTER SAWCUT OPERATION. FEDERAL SPECIFICATION SS–S164.

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY AND THE MICHIGAN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION, CURRENT EDITION.

ALL TOP OF CURB ELEVATIONS, AS SHOWN ON THE PLANS, ARE CALCULATED FOR A 6" CONCRETE CURB UNLESS OTHERWISE NOTED.

ALL SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1993, SHALL BE INSTALLED AS INDICATED ON THE PLANS.

CONSTRUCTION OF A NEW OR RECONSTRUCTED DRIVE APPROACH CONNECTING TO AN EXISTING STATE OR COUNTY ROADWAY SHALL BE ALLOWED ONLY AFTER AN APPROVED PERMIT HAS BEEN SECURED FROM THE AGENCY HAVING JURISDICTION OVER SAID ROADWAY.

FOR ANY WORK WITHIN THE PUBLIC RIGHT–OF–WAY, THE CONTRACTOR SHALL PAY FOR AND SECURE ALL NECESSARY PERMITS AND LIKEWISE ARRANGE FOR ALL INSPECTION.

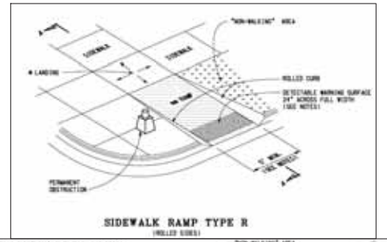
EXISTING TOPSOIL, VEGETATION AND ORGANIC MATERIALS SHALL BE STRIPPED AND REMOVED FROM PROPOSED PAVEMENT AREA PRIOR TO PLACEMENT OF BASE MATERIALS.

EXPANSION JOINTS SHOULD BE INSTALLED AT THE END OF ALL INTERSECTION RADII.

SIDEWALK RAMPS, CONFORMING TO PUBLIC ACT NO. 8, 1973, SHALL BE INSTALLED AS SHOWN AT ALL STREET INTERSECTIONS AND AT ALL BARRIER FREE PARKING AREAS AS INDICATED ON THE PLANS.

ALL PAVEMENT AREAS SHALL BE PROOF–ROLLED UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER PRIOR TO THE PLACEMENT OF BASE MATERIALS AND PAVING MATERIALS.

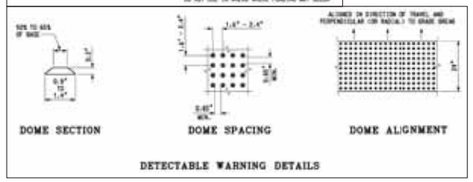
FILL AREAS SHALL BE MACHINE COMPACTED IN UNIFORM LIFTS NOT EXCEEDING 9 INCHES THICK TO 98% OF THE MAXIMUM DENSITY (MODIFIED PROCTOR) PRIOR TO PLACEMENT OF PROPOSED PAVEMENT.



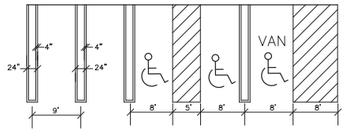
SIDEWALK RAMP TYPE R
(ROLLED SIDES)



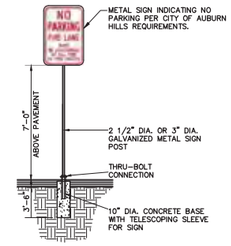
SIDEWALK RAMP TYPE P
(PARALLEL RAMP)
DO NOT USE IN AREAS WHERE PONDING MAY OCCUR



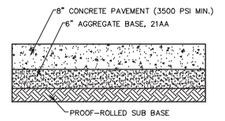
DETECTABLE WARNING DETAILS



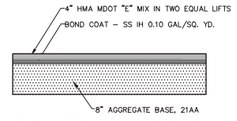
STANDARD PARKING STRIPE DETAIL
N.T.S.



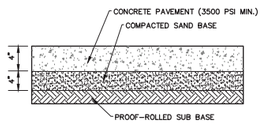
NO PARKING SIGN DETAIL



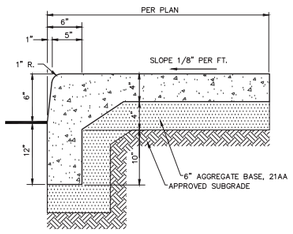
CONCRETE PAVEMENT SECTION
N.T.S.



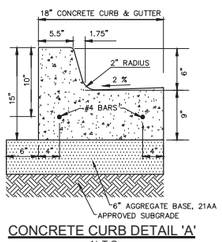
ASPHALT PAVEMENT SECTION
(DRIVE AND PARKING)



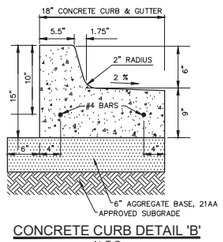
4" CONCRETE SECTION
N.T.S.



6" MONOLITHIC CURB AND WALK
N.T.S.

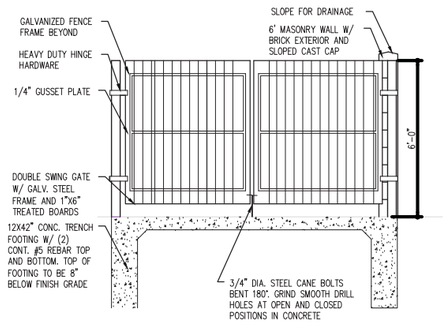


CONCRETE CURB DETAIL 'A'
N.T.S.



CONCRETE CURB DETAIL 'B'
N.T.S.

DUMPSTER ENCLOSURE DETAIL



BIKE RACK



PATIO GATE



UTILITIES

AT LEAST 72 HOURS (3 WORKING DAYS) PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY MISS DIG AND THE LOCAL COMMUNITY (WHERE APPLICABLE) TO STAKE LOCATIONS OF EXISTING UTILITIES.

THE CONTRACTOR SHALL EXPOSE AND VERIFY EXISTING UTILITIES FOR LOCATION, SIZE, DEPTH, MATERIAL, AND CONFIGURATION PRIOR TO CONSTRUCTION. COSTS FOR EXPLORATORY EXCAVATION IS AN INCIDENTAL COST AND SHALL NOT BE CONSIDERED AN EXTRA TO THE CONTRACT.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY EXISTING UTILITIES WHICH DO NOT MATCH THE PLANS AND SPECIFICATIONS PRIOR TO COMMENCING WORK. ANY FIELD CHANGES OF THE PROPOSED UTILITIES SHALL BE APPROVED BY THE OWNER AND ENGINEER BEFORE THE WORK IS DONE.

THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE. ANY SERVICE OR UTILITY DAMAGED OR REMOVED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE EXPENSE OF THE CONTRACTOR, IN CONFORMANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY PROVIDER.

DAMAGE TO PRIVATE PROPERTY

ALL SIDEWALKS, DRIVEWAYS, LAWNS, FENCING, TREES, SHRUBS, SPRINKLERS, LANDSCAPING, ETC., THAT ARE DAMAGED DURING CONSTRUCTION MUST BE REPAIRED OR REPLACED, IN KIND OR BETTER, BY THE CONTRACTOR. ALL STREET SIGNS, MAIL BOXES, ETC., REMOVED SHALL BE REPLACED IN KIND OR BETTER, BY THE CONTRACTOR. ALL THE REPAIRS OR REPLACEMENTS DUE TO THE CONTRACTOR'S WORK ARE TO BE INCLUDED IN THE CONTRACT PRICE(S) AND SHALL NOT BE AN EXTRA TO THE CONTRACT.

THE CONTRACTOR SHALL SECURE PERMISSION IN WRITING FROM ADJACENT PROPERTY OWNERS PRIOR TO ENTERING UPON ANY ADJOINING PROPERTIES, UNLESS OFFSITE PERMITS HAVE ALREADY BEEN OBTAINED BY THE OWNER AND ARE PART OF THE CONTRACT DOCUMENTS.

DEWATERING OF TRENCH AND EXCAVATIONS

IF NOT SPECIFICALLY PROVIDED FOR IN THE CONSTRUCTION DESIGN DOCUMENTS, THE DESIGN OR QUALITATIVE ANALYSIS OF GROUND WATER DEWATERING SYSTEMS IS BEYOND THE SCOPE OF DESIGN FOR THESE DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SELECTING AND PROVIDING APPROPRIATE EXCAVATION DEWATERING SYSTEMS FOR USE DURING CONSTRUCTION.

THE DEWATERING METHOD SELECTED BY THE CONTRACTOR WILL NOT ADVERSELY AFFECT ADJACENT PAVEMENTS OR STRUCTURES PRIOR TO BEGINNING DEWATERING CONDITIONS. MEANS AND METHODS OF DEWATERING ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. THE COST OF DEWATERING WILL BE CONSIDERED INCLUDED IN THE WORK OF CONSTRUCTING THE UNDERGROUND UTILITIES UNLESS SPECIFICALLY INDICATED OTHERWISE.

BY-PASS PUMPING

FROM TIME TO TIME IT MAY BE NECESSARY FOR THE CONTRACTOR TO BY–PASS PUMP TO COMPLETE THE WORK INDICATED ON THE PLANS. THE COST OF BY–PASS PUMPING, THE METHODS, EQUIPMENT AND MEANS OF PROVIDING THAT WORK ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE CONSIDERED PART OF THE WORK WHETHER SPECIFICALLY CALLED OUT ON THE PLANS OR NOT.

MEANS AND METHODS FOR PIPE CONSTRUCTION

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE MEANS AND METHODS FOR CONSTRUCTING THE UNDERGROUND PIPE SYSTEMS PROPOSED ON THE PLANS, INCLUDING BUT NOT LIMITED TO THE NEED FOR SHORING/BRACING OF TRENCHES, DEWATERING OF TRENCHES, SCHEDULING THE WORK AT OFF PEAK HOURS, AND/OR MAINTAINING EXISTING FLOWS THAT MAY BE ENCOUNTERED VIA PUMPING, BY–PASS PIPING OR OTHER MEANS. THE CONTRACTOR SHALL NOT BE PAID ANY ADDITIONAL COMPENSATION TO IMPLEMENT ANY MEANS AND METHODS TO SATISFACTORILY COMPLETE THE CONSTRUCTION.

PAVEMENT REMOVAL

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE THICKNESS OF THE PAVEMENT REMOVAL. PAVEMENT CORE SAMPLES ARE FOR INFORMATIONAL PURPOSES ONLY AS TO THE THICKNESS OF THE PAVEMENT AT THE LOCATION OF THE SAMPLE. THE OWNER AND ENGINEER MAKE NO REPRESENTATION, WARRANTY OR GUARANTY THAT THE SAMPLES ACCURATELY REFLECT THE PAVEMENT THICKNESS ON THE PROJECT.

MAINTENANCE OF TRAFFIC

DURING THE PROGRESS OF THE WORK THE CONTRACTOR SHALL ACCOMMODATE BOTH VEHICULAR AND PEDESTRIAN TRAFFIC IN THE ROAD RIGHTS OF WAY. THE CONTRACTOR'S EQUIPMENT AND OPERATIONS ON PUBLIC STREETS SHALL BE GOVERNED BY ALL APPLICABLE LOCAL, COUNTY AND STATE ORDINANCES, REGULATIONS AND LAWS. THE CONTRACTOR SHALL OBTAIN AND SATISFY ANY AND ALL PERMIT REQUIREMENTS BY THE LOCAL, COUNTY AND STATE GOVERNMENTAL AGENCIES.

IN ADDITION, WHERE THE WORK REQUIRES THE CLOSURE OF ONE OR MORE LANES OR IS WITHIN THE INFLUENCE OF THE ROAD OR PEDESTRIAN RIGHT OF WAY, THE CONTRACTOR SHALL PROVIDE ALL SIGNS, BARRICADES, FLAG PERSONS AND OTHER TRAFFIC CONTROL MEASURES AS REQUIRED BY MDOT, THE COUNTY, OR THE COMMUNITY HAVING JURISDICTION OF THE ROAD AND IN CONFORMANCE WITH THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

COMPENSATION FOR TRAFFIC CONTROL SHALL BE CONSIDERED INCLUDED IN THE CONTRACT PRICE(S) UNLESS SPECIFIC TRAFFIC CONTROL ITEMS ARE INCLUDED IN THE ACCEPTED BID PROPOSAL.

IRRIGATION

THE CONTRACTOR SHALL MAINTAIN OR REPAIR ANY EXISTING IRRIGATION SYSTEMS WITHIN THE PROJECT AREA UNLESS THE DRAWINGS CALL FOR THE IRRIGATION SYSTEM TO BE REMOVED. THE OWNER AND NFE MAKE NO REPRESENTATIONS, WARRANTY OR GUARANTY AS TO THE LOCATION OF THE IRRIGATION SYSTEM. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT THE IRRIGATION SYSTEM DURING CONSTRUCTION ACTIVITIES. COMPENSATION FOR MAINTAINING OR REPAIRING EXISTING IRRIGATIONS SYSTEMS SHALL BE CONSIDERED INCLUDED IN THE CONTRACT PRICE(S) UNLESS SPECIFIC IRRIGATION SYSTEM REPAIR ITEMS ARE INCLUDED IN THE ACCEPTED BID PROPOSAL.

SUB-SOIL CONDITIONS

ANY SOIL BORING PROVIDED BY THE OWNER AND/OR ENGINEER IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THIS INFORMATION IS NOT OFFERED AS EVIDENCE OF GROUND CONDITIONS THROUGHOUT THE PROJECT AND ONLY REFLECT THE GROUND CONDITIONS AT THE LOCATION OF THE BORING ON THE DATE THEY WERE TAKEN.

THE ACCURACY AND RELIABILITY OF THE SOIL LOGS AND REPORT ARE NOT WARRANTED OR GUARANTEED IN ANY WAY BY THE OWNER OR ENGINEER AS TO THE SUB–SOIL CONDITIONS FOUND ON THE SITE. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION AND SUB–SOIL INVESTIGATION AND SECURE OTHER SUCH INFORMATION AS THE CONTRACTOR CONSIDERS NECESSARY TO DO THE WORK PROPOSED AND IN PREPARATION OF THEIR BID.

SUBGRADE UNDERCUTTING AND PREPARTION

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY AND ALL SOILS WHICH DO NOT CONFORM TO THE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A SUBGRADE IN CONFORMANCE WITH THE PROJECT PLANS AND/OR SPECIFICATIONS. THE MEANS AND METHODS USED TO ACHIEVE THE REQUIRED RESULT SHALL REST SOLELY WITH THE CONTRACTOR.

ANY AREAS OF UNDERCUTTING THAT RESULT IN ADDITIONAL OR EXTRA WORK BECAUSE THEY COULD NOT BE IDENTIFIED BY THE CONTRACTOR'S PRE–BID SITE OBSERVATION OR ARE NOT SET FORTH IN THE PLANS AND SPECIFICATIONS, SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE ANY EXTRA WORK IS PERFORMED. THE CONTRACTOR SHALL MAKE A REQUEST FOR ANY ADDITIONAL COMPENSATION FOR THE UNDERCUTTING IN WRITING AND THE REQUEST SHALL CONFORM TO THE CONTRACT'S CHANGE ORDER PROVISIONS.

STRUCTURE BACKFILL

STRUCTURAL BACKFILL SHALL BE PLACED IN CONFORMANCE WITH THE PROJECT PLANS, SPECIFICATIONS OR AS REQUIRED BY THE COMMUNITY, GOVERNMENT AGENCY OR UTILITY THAT HAS JURISDICTION OVER THE WORK.

TRENCH BACKFILL

TRENCH BACKFILL SHALL BE PLACED IN CONFORMANCE WITH THE PLANS AND/OR SPECIFICATIONS. TRENCH BACKFILL SHALL ALSO BE INSTALLED IN CONFORMANCE WITH THE COMMUNITY REQUIREMENTS OR AGENCY/UTILITY GOVERNING SAID TRENCH CONSTRUCTION. IN THE CASE OF CONFLICTING REQUIREMENTS, THE MORE STRINGENT SHALL APPLY.

EARTH BALANCE / GRADING

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHETHER THE SITE EARTHWORK BALANCES OR NOT. ANY EXCESS CUT MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR. IN A LIKE MANNER, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IMPORT APPROVED FILL MATERIAL AND PLACE IT AS REQUIRED TO ATTAIN THE SITE GRADE AND COMPACTION REQUIREMENTS PER THE ENGINEER'S PLAN AND ALL APPLICABLE GOVERNMENTAL STANDARDS. THE ENGINEER AND OWNER MAKE NO REPRESENTATION AS TO THE QUANTITIES THAT MAY BE NEEDED TO CREATE A BALANCED EARTHWORK CONDITION OR THAT THE SITE EARTHWORK IS BALANCED.

SOIL EROSION / SEDIMENTATION CONTROL

THE CONTRACTOR SHALL OBTAIN THE REQUIRED SOIL EROSION PERMIT AND SATISFY ALL REGULATORY REQUIREMENTS FOR CONTROLLING SOIL EROSION AND SEDIMENT TRANSPORT. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR INSPECTION OR APPROVAL OF THE CONTRACTOR'S WORK IN CONNECTION WITH SATISFYING THE SOIL EROSION PERMIT REQUIREMENTS UNLESS SPECIFICALLY STATED IN THE CONTRACT DOCUMENTS.

NOT FOR CONSTRUCTION

SIDWELL#14-25-379-009

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NOWAKFRAUS.COM

SEAL

STATE OF MICHIGAN
CHAD L. FINDLEY
ENGINEER NO. 44360
LICENSED PROFESSIONAL ENGINEER

PROJECT
Alo's Sports Bar
3315 Auburn Rd

CLIENT
Cranbrook Pavement
Nick Talmers
920 East Lincoln
Birmingham, MI 48009
ntalmers@msn.com
248-789-5847

PROJECT LOCATION
Part of the SE ¼
of Section 25
T. 3N, R.10E
City of Auburn Hills,
Oakland County, Michigan

SHEET
Site Plan
Project Notes & Details

811 Know what's below Call before you dig.

DATE	ISSUED / REVISED
12/18/2024	ISSUED FOR SPA
02/07/2025	REVISED PER CITY
02/21/2025	REVISED PER CITY

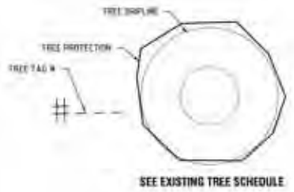
DRAWN BY: J. Klinkenberger
DESIGNED BY: J. Klinkenberger
APPROVED BY: C. Findley
DATE: 12/18/2024
SCALE: N.T.S.

NFE JOB NO. O275
SHEET NO. C6



1 Landscape Site Plan

NORTH



SEE EXISTING TREE SCHEDULE

ZONING SCHEDULE (D-REGULATIONS)

Regulation	Required (D-Downtown)	Provided
Setbacks	Front - 0 Sides - 0 Rear - 35'	Front - Auburn Rd. - 18' Squirrel Ct. - 26' East Side - 1'-6"
Building Height	2 Stories (30')	1 Stories - 30'
Coverage	n/a	85.14%
Pavement (Impervious Surfaces)	n/a	36.25% (Plaza)
Open Space	n/a	7.19% (Lawn)
Net Landscape Area	0.64 ac x .20=0.128 ac or 5,575 SF	2,138 SF
Site Area Landscaping	5,575 SF / 1,000=6 Trees	2,138 SF / 1,000=3 Trees
Frontage Landscaping	Squirrel Rd. - 324 ft./30=11 Trees Auburn Rd. - 134 ft./30=5 Trees	Squirrel Rd. - 12 Trees Auburn Rd. - 7 Trees
Parking Interior Landscaping	40 Parking Spaces = 2 Trees	40 Parking Spaces = 2 Trees
Total Landscaping Trees	24 Trees	28 Trees

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

EXISTING TREES

#	BOTANICAL NAME	COMMON NAME	SIZE	REGULATED	COND.	DISPOSITION
100	ACER platanoides	NORWAY MAPLE	5"	N	GOOD	TO REMAIN
101	ACER platanoides	NORWAY MAPLE	6"	N	GOOD	TO REMAIN
102	ACER platanoides	NORWAY MAPLE	6"	N	GOOD	TO REMAIN
103	ACER platanoides	NORWAY MAPLE	6"	N	GOOD	TO REMAIN
104	ACER platanoides	NORWAY MAPLE	6"	N	GOOD	TO REMAIN
105	ACER platanoides	NORWAY MAPLE	8"	N	GOOD	TO REMAIN
106	ACER platanoides	NORWAY MAPLE	5"	N	GOOD	TO REMAIN
107	ACER platanoides	NORWAY MAPLE	6"	N	GOOD	TO REMAIN
108	ACER platanoides	NORWAY MAPLE	7"	N	GOOD	TO REMAIN
109	ACER platanoides	NORWAY MAPLE	6"	N	GOOD	TO REMAIN
110	PYRUS calleryana	PEAR	4"	N	GOOD	TO REMAIN
111	PYRUS calleryana	PEAR	5"	N	GOOD	TO REMAIN
113	AMELANCHIER l.	SERVICEBERRY	10"	N	GOOD	TO REMAIN
113	AMELANCHIER l.	SERVICEBERRY	10"	N	GOOD	TO REMAIN
114	GLEDITSIA t.	HONEY-LOCUST	7"	N	GOOD	TO REMAIN
115	GLEDITSIA t.	HONEY-LOCUST	4"	N	GOOD	TO REMAIN
116	GLEDITSIA t.	HONEY-LOCUST	7"	N	GOOD	TO REMAIN
117	GLEDITSIA t.	HONEY-LOCUST	7"	N	GOOD	TO REMAIN
118	GLEDITSIA t.	HONEY-LOCUST	7"	N	GOOD	TO REMAIN
119	ULMUS	ELM	10"	N	POOR	TO BE REMOVED
120	MALUS	CRABAPPLE	5"	N	GOOD	TO REMAIN

PLANT SCHEDULE

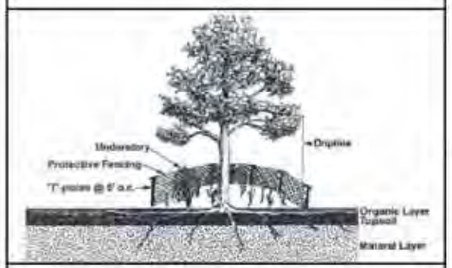
QTY	BOTANICAL NAME	COMMON NAME	SIZE/ROOT	NOTES
3	ACER RUBRA	RED MAPLE	3" B&B	
6	AMELANCHIER x GRANDIFLORA	SERVICE BERRY	3" B&B	SINGLE STEM
1	QUERCUS coccinea	SCARLET OAK	3" B&B	
25	SPIRAEA x. coccinea	DWARF RED SPIREA	24" CONT	
17	EUONYMUS a COMPACTA	DWARF BURNING BUSH	24" CONT	
48	SYRINGA p MISS KIM	MISS KIM LILAC	24" CONT	
5	HYDRANGEA QUERCIFOLIA	OAK LEAF HYDRANGEA	24" CONT	
14	TAXUS x densiformis	DENSE YEW	24" CONT	
18	HOSTA	ROYAL STANDARD	#2 CONT	
17	HOSTA	ALBO-MARGINATA	#2 CONT	
6	PACHYSANDRA	PACHYSANDRA	FLAT	
20	HEMEROCALLIS	DAY LILY	#2 CONT	

TREE PROTECTION

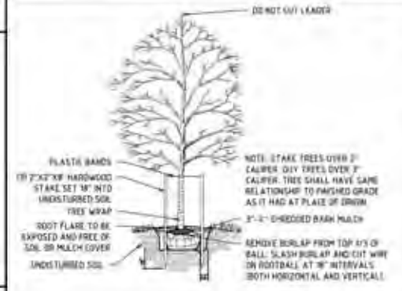
NOTES

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

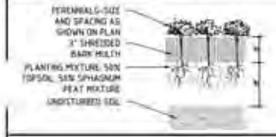
TREE PROTECTION DETAIL



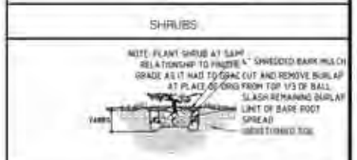
DECIDUOUS TREES



PERENNIALS



SHRUBS



DESIGNHAUS ARCHITECTURE EST 1998
3300 AUBURN RD. SUITE 300
AUBURN HILLS, MI 48326
T:248.601.4422 F:248.453.5884
WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM

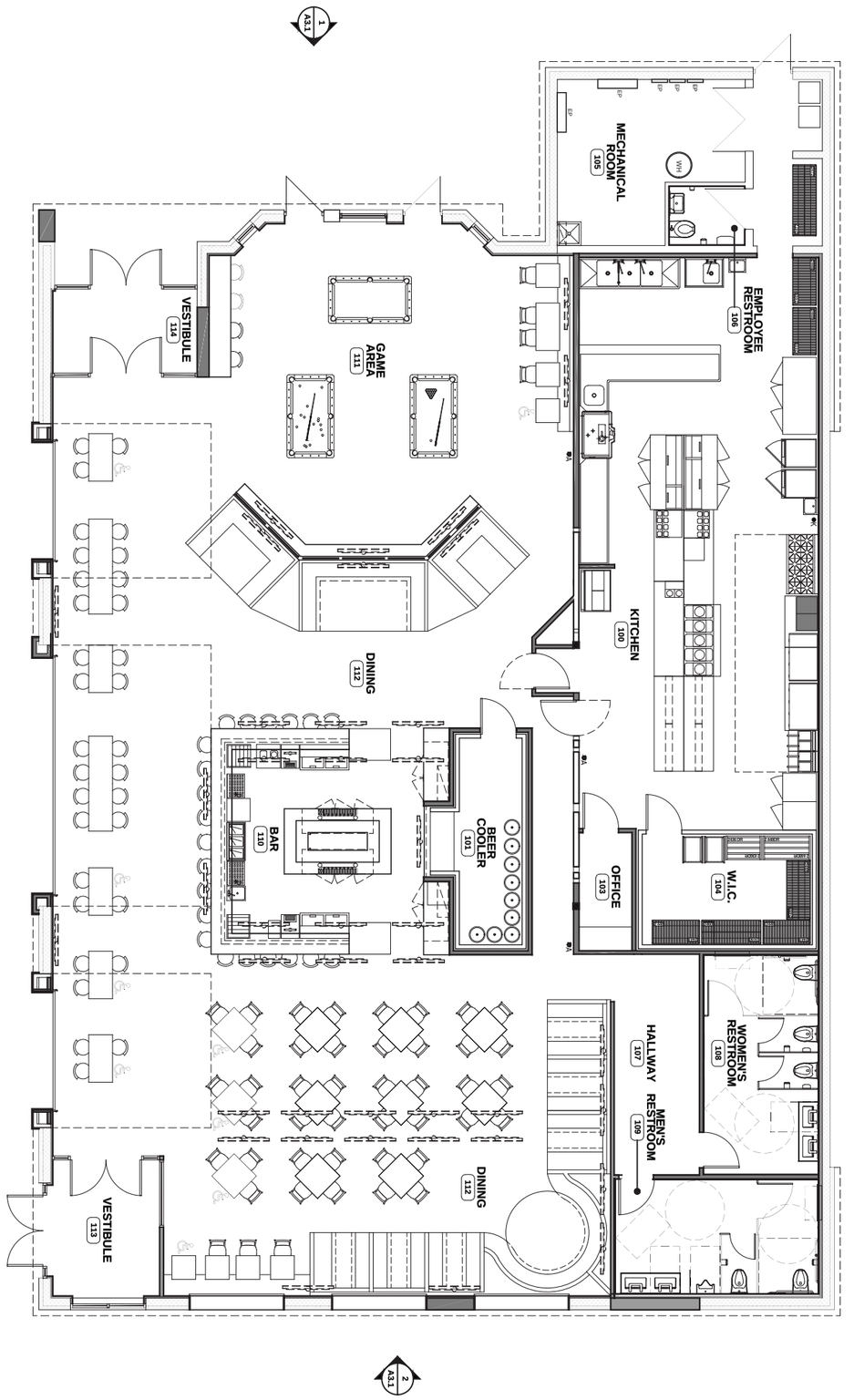
****	—
****	—
****	—
****	—
****	—
***	—
—	—
—	—
—	—
—	—
—	—
SPA REV #3	**02.21.25**
SPA REV #3	**02.11.25**
SPA REV #1	**02.07.25**
SPA	**12.18.24**
ISSUANCE	DATE

ALO'S SPORTS BAR
3315 Auburn Rd.
Auburn Hills, MI 48326

Landscape Plan

24092

LS.1.1



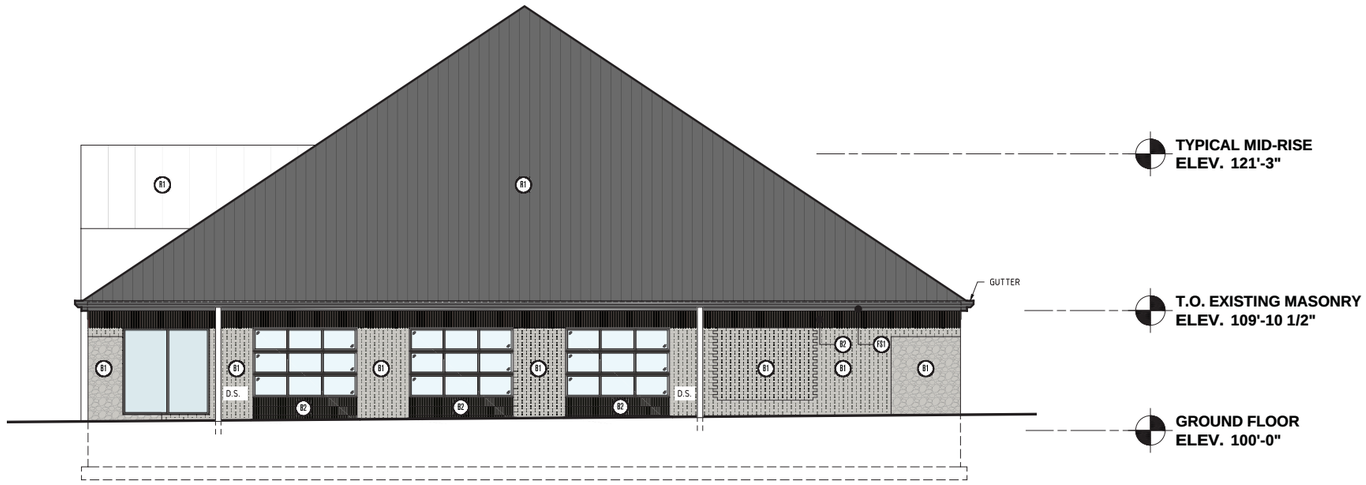
1 FIRST FLOOR PLAN - COMPOSITE

SCALE: 3/16" = 1'-0"

NORTH

A1.0	24092	ALO'S SPORTS BAR 3315 Auburn Rd. Auburn Hills, MI 48326 First Floor Plan - Composite	ISSUANCE / DATE SPA 12.18.24 SPA REV #1 02.07.25 SPA REV #2 02.11.25 SPA REV #3 02.21.25

3300 AUBURN RD. SUITE 300
AUBURN HILLS, MI 48326
T:248.601.4422 F:248.453.5854
WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM
DESIGNHAUS ARCHITECTURE EST 1998



1 SOUTH ELEVATION

SCALE: 3/16" = 1'



2 NORTH ELEVATION

SCALE: 3/16" = 1'

EXTERIOR FINISH LEGEND

ROOF FINISH	
R1	STANDING SEAM METAL ROOF
BRICK FINISH	
B1	STAINED BRICK - SILVER GRAY
B2	STAINED BRICK - BLACK
FIBER CEMENT	
C1	NICHIHA - FIBER CEMENT BD - SPRUCE
C2	NICHIHA - FIBER CEMENT BD - BARK
FASCIA / SOFFIT FINISH	
S1	METAL FASCIA - BLACK

KEY NOTES

1	OVER HEAD DOOR - FULL LITE
2	DOOR - 3/4" LITE
3	NEW GUARD RAIL
4	GLAZING
5	DOOR - FULL LITE

DOWNSPOUTS

IT IS THE INTENT TO INSTALL DOWNSPOUTS WHERE THE OLD LOCATIONS ARE. G.C. TO VERIFY AND INSTALL ACCORDINGLY. ALL DOWNSPOUT DRAINAGE TO BE TIED INTO THE DRAIN SYSTEM

DESIGNHAUS ARCHITECTURE EST 1998
3300 AUBURN RD. SUITE 300
AUBURN HILLS, MI 48326
T:248.601.4422 F:248.453.5854
WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM

ISSUANCE	DATE
SPA	12.18.24
SPA REV #1	02.07.25
SPA REV #2	02.11.25
SPA REV #3	02.21.25
----	----
----	----
----	----
----	----
----	----
----	----
###	----
####	----
####	----
####	----
####	----

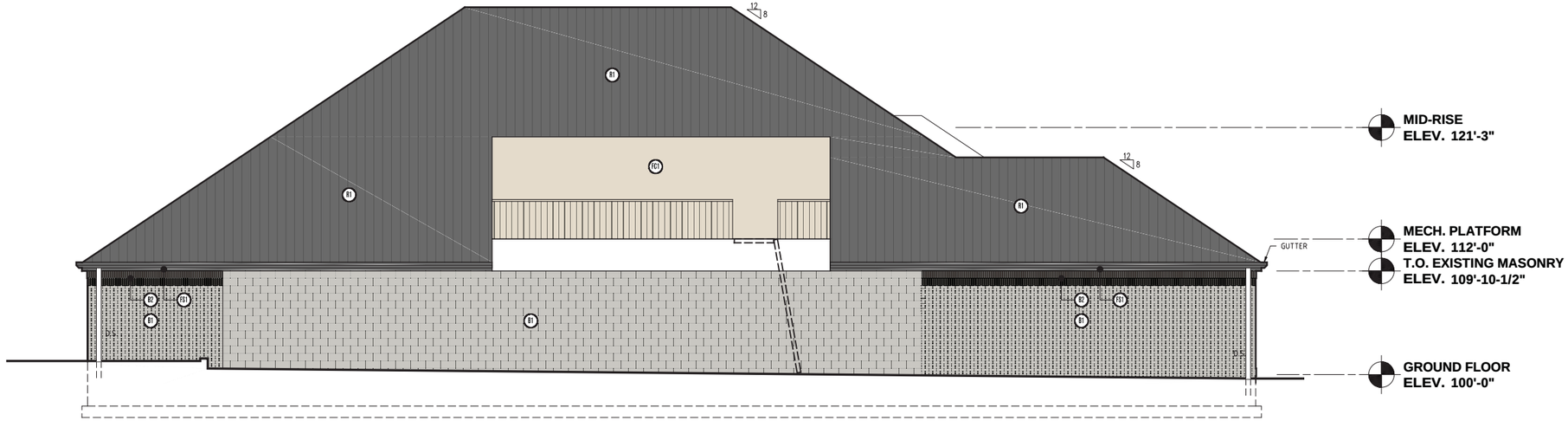
ALO'S SPORTS BAR
3315 Auburn Rd.
Auburn Hills, MI 48326

Building Elevations

24092

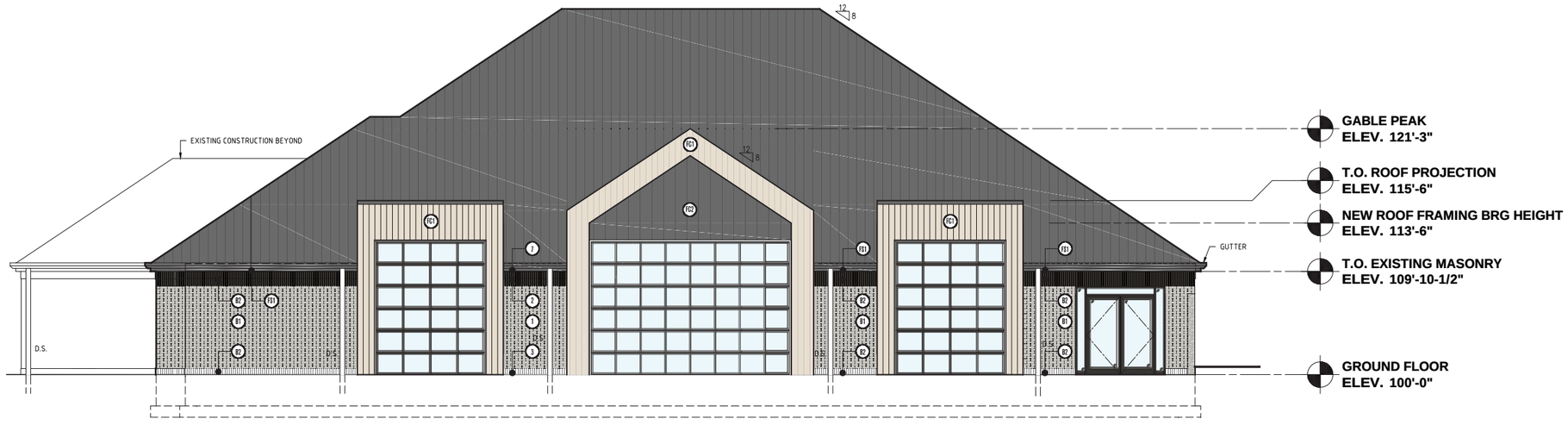
A3.1

A3.1 Building Elevations.dwg
2/21/2025
DESIGNHAUS



2 EAST ELEVATION

SCALE: 3/16" = 1'



1 WEST ELEVATION

SCALE: 3/16" = 1'

EXTERIOR FINISH LEGEND

ROOF FINISH	
R3	STANDING SEAM METAL ROOF
BRICK FINISH	
B3	STAINED BRICK - SILVER GRAY
B2	STAINED BRICK - BLACK
FIBER CEMENT	
C1	NICHIHA - FIBER CEMENT BD - SPRUCE
C2	NICHIHA - FIBER CEMENT BD - BARK
FASCIA / SOFFIT FINISH	
S1	METAL FASCIA - BLACK

KEY NOTES

1	OVER HEAD DOOR - FULL LITE
2	DOOR - 3/4" LITE
3	NEW GUARD RAIL
4	GLAZING
5	DOOR - FULL LITE

DOWNSPOUTS

IT IS THE INTENT TO INSTALL DOWNSPOUTS WHERE THE OLD LOCATIONS ARE. G.C. TO VERIFY AND INSTALL ACCORDINGLY. ALL DOWNSPOUT DRAINAGE TO BE TIED INTO THE DRAIN SYSTEM

DESIGNHAUS
EST 1998
ARCHITECTURE
3300 AUBURN RD. SUITE 300
AUBURN HILLS, MI 48326
T:248.601.4422 F:248.453.5854
WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM

ISSUANCE	DATE
SPA	12.18.24
SPA REV #1	02.07.25
SPA REV #2	02.11.25
SPA REV #3	02.21.25
----	----
----	----
----	----
----	----
----	----
----	----
###	----
####	----
####	----
####	----

ALO'S SPORTS BAR
3315 Auburn Rd.
Auburn Hills, MI 48326

Building Elevations

24092

A3.2

A3.2 Building Elevations.dwg
2/21/2025
DESIGNHAUS

4 RENDER #4 - NORTH ENTRANCE

3 RENDER #3 - VIEW FROM PARKING LOT

2 RENDER #2 - AUBURN ENTRANCE

1 RENDER #1 - VIEW FROM PARKING LOT

DESIGNHAUS
EST 1998
ARCHITECTURE
3300 AUBURN RD. SUITE 300
AUBURN HILLS, MI 48326
T:248.601.4422 F:248.453.5854
WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM

####	---
####	---
####	---
####	---
####	---
###	---
---	---
---	---
---	---
---	---
---	---
SPA REV #3	02.21.25
SPA REV #2	02.11.25
SPA REV #1	02.07.25
SPA	12.18.24
ISSUANCE	DATE

ALO'S SPORTS BAR
3315 Auburn Rd.
Auburn Hills, MI 48326

Graphic Illustrations

24092

A10.0

A10.0 Graphic Illustrations.dwg
2/21/2025
DESIGNHAUS



4 RENDER #8 - VESTIBULE PERSPECTIVE



3 RENDER #7 - BAR (NIGHT)



2 RENDER #6 - PATIO



1 RENDER #5 - ISO VIEW (SITE)

DESIGNHAUS EST 1998
ARCHITECTURE
3300 AUBURN RD. SUITE 300
AUBURN HILLS, MI 48326
T:248.601.4422 F:248.453.5854
WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM

####	---
####	---
####	---
####	---
####	---
###	---
---	---
---	---
---	---
---	---
---	---
SPA REV #3	02.21.25
SPA REV #2	02.11.25
SPA REV #1	02.07.25
SPA	12.18.24
ISSUANCE	DATE

ALO'S SPORTS BAR
3315 Auburn Rd.
Auburn Hills, MI 48326

Graphic Illustrations

24092

A10.1



4 RENDER #11 - INTERIOR PERSPECTIVE



3 RENDER #11 - DINING AREA



2 RENDER #10 - GAME AREA



1 RENDER #9 - BAR PERSPECTIVE (DINING)

DESIGNHAUS EST 1998
ARCHITECTURE
3300 AUBURN RD. SUITE 300
AUBURN HILLS, MI 48326
T:248.601.4422 F:248.453.5854
WWW.DESIGNHAUS.COM
INFO@DESIGNHAUS.COM

####	---
####	---
####	---
####	---
####	---
###	---
---	---
---	---
---	---
---	---
---	---
SPA REV #3	02.21.25
SPA REV #2	02.11.25
SPA REV #1	02.07.25
SPA	12.18.24
ISSUANCE	DATE

ALO'S SPORTS BAR
3315 Auburn Rd.
Auburn Hills, MI 48326

Graphic Illustrations

24092

A10.2

CITY OF AUBURN HILLS
PLANNING COMMISSION AGENDA

MEETING DATE: MARCH 5, 2025 **AGENDA ITEM NO 5c.**

COMMUNITY DEVELOPMENT

To: **Chairperson Greg Ouellette and the Planning Commission**
From: **Steven J. Cohen, AICP, Director of Community Development**
Submitted: **February 28, 2025**
Subject: **975 South Opdyke Self Storage Redevelopment**
Public Hearing / Motion – Recommendation to City Council for combined PUD Step One – Qualification / Step Two – Site Plan and Tree Removal Permit approval

INTRODUCTION AND HISTORY

This is a request from Etkin Real Estate Solutions (Etkin) for Planned Unit Development Option (PUD) approval to construct a 45,032-square-foot addition to the existing building located at the northeast corner of S. Opdyke Road and South Boulevard. The size of the expanded building will be 149,865 square feet. The 13.37-acre site is zoned T&R, Technology and Research District. **The new addition and part of the existing building totaling 107,613 square feet will be developed as a 702-unit, indoor, climate-controlled self-storage facility.** The north 42,252 square feet of the building will continue to house automotive supplier Pierburg US LLC, which has been a tenant since 2008.



Bird's eye view rendering of the building addition

The overall investment in the project is estimated at $8.5 million. Etkin has advised staff that they may phase the project's construction depending on the time of year they are permitted to start work (e.g., weather dependency). Phasing may include working on the inside of the existing building first, later this year, following up with starting exterior sitework, and the building addition once the weather permits next year. If the start occurs where they could run all construction phases simultaneously, they will do that. As such, Etkin has committed to starting construction within one year of PUD approval by the City Council and completing the entire development within 18 months from the commencement of construction per the Zoning Ordinance.

PUD OPTION USED TO IMPLEMENT THE PROPOSED PROJECT

Staff recommends the PUD Option as the best mechanism for implementing the proposed project. Deviations requested via the PUD Option allow: 1) the self-storage facility land use in the T&R District; and 2) the Auburn Hills gateway sign to be larger than 150 square feet at approximately 364 square feet. For the development to become eligible for the PUD Option, it must provide a recognizable net public benefit to the City's residents' health, safety, and welfare.

Staff finds the project would offer numerous net public benefits and meet several of the criteria for PUD qualification, such as:

1. **Redevelopment of sites where an orderly change of use is desirable.** *Etkin has found that the currently vacant 62,581 square feet of space in the south end of the 975 S. Opdyke building has been very difficult to lease. Most of the space, more recently used as a call center, has been vacant since 2018. The building was initially constructed as a single-story Kmart retail store when it opened in November 1971. That store closed in November 1992. The building had been converted into office space in the mid-1990s for GM University, EDS, and later a call center. Etkin has explained to staff that leasing pure office space is a huge challenge today. The widespread adoption of working from home significantly reduces the need for physical office space, resulting in less demand for older buildings like this one. Most prospective R&D tenants, allowed within the T&R zoning district, are looking for space today and desire high ceilings for lifts, cranes, racks, etc. The requirements companies often ask for are ceilings that are over 30 feet tall (clear to the underside of the structure). By comparison, the building is only 16-18 feet clear, making it undesirable for most R&D/testing operations. In addition, many of these types of businesses require several truck wells and docks perpendicular to the building. The building only has one truck well parallel to the building. Etkin has informed staff that they have made significant efforts to obtain new leases by soliciting nontraditional and traditional tenants. The low ceiling height would allow office space, which previously occupied the space, but the widespread adoption of remote work reduces the need for physical office space, resulting in less demand. Thus, this self-storage proposal provides a good solution for addressing reinvestment and utilization of the building and property, including reducing the sea of parking surrounding it.*



Illustrated Site Plan

2. **<u>Architectural design quality and innovation</u>**. *Etkin designed the self-storage building addition's façade to resemble a two-story technology building using high-end materials such as masonry, glass, and metal panels. The existing building will be painted to match the new addition.*



Rendering of the building addition viewed from South Boulevard



Bird's eye view rendering of the expanded building looking south from the north parking lot

3. **Extent and type of landscaping.** *The project has been designed with a high-quality landscape plan that includes additional greenspace and trees that exceed ordinance requirements.*

4. **Provision of open space or public plazas or features.** *The project has been designed to beautify the City's entrance at S. Opdyke Road and South Boulevard by removing excess parking lots and adding new trees, open space, and an updated prominent Auburn Hills gateway sign. The old gateway sign will be removed.*



Current vs. proposed condition



Rendering of the proposed Auburn Hills gateway sign to be installed by Etkin

5. **Install plug-in electric vehicle charging stations** for use by employees and visitors per Section 1834 and/or the installation of other infrastructure for alternative fuel vehicles. *Two electric vehicle charging station spaces will be installed near the northeast corner of the building adjacent to Pierburg US LLC tenant space.*

SELF STORAGE FACILITY - OPERATIONAL DETAILS

The total number of self-storage units to be constructed in the existing building and the proposed addition is 702. The unit mix will include a range of sizes, with the smallest being 5 feet x 5 feet and the largest being 10 feet x 30 feet, with various other sizes available. Both storage in the existing building and the addition will be single-story and climate controlled.

As outlined previously, the addition has been designed to appear like a two-story tech building using high-end materials such as masonry, glass, and metal panels. A centralized climate-controlled drive-through bay will sit between the existing building and addition for loading and unloading. This will be fully automated with gate arms, garage doors, and punch pad access. The management office will be directly adjacent to the drive-through where future patrons can access staff or purchase storage supplies (e.g., boxes, bubble wrap, locks, etc.).

The building will be staffed and managed by a professional third-party management company with significant self-storage facility experience. Typical hours for staff vary depending on the company, but it is standard to have staff on site Monday through Friday during normal business hours and often on Saturdays. The building will be fully automated with state-of-the-art access control for 24/7 access, which includes code access, multiple cameras, and internal LED lighting on occupancy sensors. Etkin operates a similar facility at 1405 Crooks Road in Troy, which CubeSmart manages. Staff toured that facility and found it to be clean and well-run.



Photo taken inside Etkin's Troy Facility

STAFF RECOMMENDATION

The City's Administrative Site Plan Review Team has reviewed this project and recommended approval.

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

1. The project is eligible for the PUD option because it provides a recognizable net public benefit to the health, safety, and welfare of the residents of the City of Auburn Hills and accomplishes the following:
   a) Permits flexibility in the regulation of land development.
   b) Encourages innovation in land use and variety in design, layout, and type of structures constructed.
   c) Achieves economy and efficiency in the use of land, natural resources, energy, and the provision of public services and utilities.
   d) Encourages useful open space.
   e) Provides better employment opportunities that are particularly suited to the needs of the residents of the City of Auburn Hills.
2. The concept plan contains sufficient basic information required for a recommendation.
3. The PUD Concept Plan promotes the land use goals and objectives of the City of Auburn Hills.
4. There is an adequate means of disposing of sanitary sewage and supplying the development with water.
5. The road system and stormwater drainage system are adequate.

STAFF RECOMMENDATION (cont.)

We recommend Conditional Approval of the PUD Step Two - Site Plan and offer the following discretionary findings of fact:

1. The Site Plan contains sufficient basic information required by the Zoning Ordinance for a recommendation.
2. The requirements of Section 1815, Items 7A-7E of the Zoning Ordinance can be met as follows:
   a) All requirements and standards of the Zoning Ordinance and other City Ordinances can be met.
   b) Safe, convenient vehicular and pedestrian ingress/egress has been depicted; primary access will be to S. Opdyke Road and South Boulevard via existing driveways.
   c) Traffic circulation features within the site and the location of parking areas avoid common traffic problems and can promote safety.
   d) A satisfactory and harmonious relationship will exist between the proposed development and the surrounding area.
   e) The proposed use will not have an unreasonable, detrimental, or injurious effect upon the natural characteristics of the subject parcel or the adjacent area.
3. Based on the project's land use, 177 parking spaces are required, and 436 parking spaces are depicted. *Note: The number of parking spaces on site has been reduced from 853 to 436.*
4. The parking layout meets minimum requirements, and barrier-free parking spaces are provided (9 are required, and 10 are provided). Three spaces will be van accessible.
5. Building and parking setback requirements will be met.
6. Greenbelts will be provided.
7. Landscape requirements will be met and calculations have been submitted.
8. A note indicates that exterior lighting shall meet the requirements of the Zoning Ordinance. Pole and wall-mounted lighting shall be shielded and directed downward. Lamp bulbs and lenses shall not extend below the light fixture shields. Light poles shall not be taller than the proposed height of 20 feet from grade.
9. A note indicates that signs shall meet the requirements of the Zoning Ordinance, except for the proposed Auburn Hills gateway sign at the northeast corner of S. Opdyke Road and South Boulevard, identified as a deviation in this report. *Note: A new monument sign along South Boulevard for the self-storage facility is proposed and shall be similar in height and design to the sign shown on the renderings provided by Etkin.*
10. A note indicates that parking spaces shall be double-striped.
11. A note indicates that ground-mounted mechanical equipment will be screened.
12. A note indicates that there will be no outdoor pallet storage and overnight vehicles.
13. Eight-foot pathways exist along S. Opdyke Road and South Boulevard. Complete Streets considerations were reviewed, and it was determined that, due to existing conditions, no feasible connection could be made between the north R&D portion of the building and the pathways.
14. During construction, two electric vehicle charging station spaces will be installed on the north side of the building. Etkin shall obtain appropriate permits from the City and comply with City electric vehicle station signage and pavement marking standards.
15. A Tree Removal Permit is required - 50 replacement trees are required, and 93 replacement trees are proposed.

Conditions:

1. Etkin agrees to enter into a Development Agreement with the City outlining the conditions of approval.
2. Etkin shall comply with the requirements of Section 2007. Performance Guarantees of the Zoning Ordinance.
3. Etkin has committed to starting the project within one year of approval (no later than March 17, 2026) and completing the development within 18 months of the commencement of construction (no later than September 17, 2027) per the requirements of the Zoning Ordinance.

STAFF RECOMMENDATION (cont.)

Conditions (cont.):

4. Etkin shall install and maintain the new Auburn Hills gateway sign, associated landscaping, and open space. Etkin and its respective heirs, successors, assigns, and transferees shall maintain these amenities in perpetuity in a high-quality fashion per the approved site plan.
5. Etkin shall not permit the outside storage of vehicles and materials on the property. The Development Agreement will include a provision allowing Etkin to seek approval from the City Council for the screened overnight storage of test vehicles, if ever desired, provided said vehicles are accessory to the principal use of the building for the R&D tenant on the north end of the building. The approval of such a request shall be at the sole discretion of the City Council.
6. PUD approval shall be based on Etkin's representations, as documented in this report, submittal materials, and the public meeting minutes.

RECOMMENDED ACTION

Move to recommend to City Council approval of the combined PUD Step One – Concept Plan and PUD Step Two – Site Plan and Tree Removal Permit for 975 South Opdyke Self Storage Redevelopment subject to the conditions of the City's Administrative Review Team.

AUBURN HILLS
JAN 29 2025
COMMUNITY DEVELOPMENT

AUBURN HILLS

Development Application

City Use Only

Address: 975 Opdyke

Date Received: 1/29/25

Fees Paid: $8,464

SP #:

SLU #(s):

LD/LE/SUB #:

RZ #:

PUD #: 250001

ZBA #:

PTR 250001

Project Name: 975 Opdyke Storage Redevelopment

General Project Location: NE Corner of South & Opdyke

Parcel Size: 13.37 Acres **Zoning:** T&R

Sidwell Number(s): 14-35-352-044

Project Description: Sitework and building addition for a new climate controlled storage facility.

Building Size (sq. ft.): Existing: 104,500 S.F. (Includes one (1) existing Tenant to remain)
Proposed: 149,500 S.F.
*Existing & Expansion (45,000 S.F.)

Check requested review(s)

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

Applicant

Name: Josh Suardini Signature:

Business Name and Address: Etkin Management, L.L.C., 150 W. 2nd Street, Suite 200

City: Royal Oak State: MI Zip Code: 48067 Phone Number: 248-358-0800

Fax Number: 248-358-2180 Alt. Phone Number(s):

Property Owner(s)

Name: 975 Opdyke, L.L.C. Signature:
Etkin Management, L.L.C., Agent for Owner

Business Name and Address: 150 W 2nd Street, Suite 200

City: Royal Oak State: MI Zip Code: 48067 Phone Number: 248-358-0800

(Provide additional sheet if necessary for multiple property owners)

Planning Commission
Public Notice

Meeting Date, Time, and Location:	**Wednesday, March 5, 2025 at 7:00 p.m.** City of Auburn Hills - City Council Chambers 1827 N. Squirrel Road, Auburn Hills, MI 48326
Project Name:	975 South Opdyke Self-Storage Redevelopment
General Property Location:	975 S. Opdyke Generally located at the northeast corner of S. Opdyke Road and South Boulevard (Sidwell No. 14-35-352-044)
Applicant:	Josh Suardini, Etkin Management, LLC – 248-358-0800
Nature of the Request:	Recommendation to City Council for combined PUD Step One – Qualification / Step Two – Site Plan and Tree Removal Permit approval to construct a self-storage building addition
City Staff Contact:	Steven J. Cohen, AICP Director of Community Development - 248-364-6941

Notice will be sent via U.S. Mail to properties within 1,000 feet of the site. The proposed application can be inspected before the meeting at the Community Development Department, located on the municipal campus at 1827 N. Squirrel Road, Auburn Hills, MI 48326, during regular City business hours.

Persons wishing to express their views may do so in person at the meeting or in writing addressed to the Planning Commission c/o Steven J. Cohen, AICP, Director of Community Development, at the above address.

Anyone planning to attend the meeting who needs 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 before the meeting. Staff will be pleased to make the necessary arrangements.



LOCATION MAP

ARCHITECTS. ENGINEERS. PLANNERS.

OHM Advancing Communities®

February 26, 2025

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

RE: South Opdyke Self-Storage (975 S. 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 February 25, 2025 was prepared by PEA Group. The review comments are noted below.

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

- Soil erosion permit from O.C.W.R.C.
- Water main extension permit from E.G.L.E.

GENERAL:
The site is located at the northeast corner of South Opdyke Road and South Boulevard at 975 South Opdyke Road in Section 35 of the City of Auburn Hills. The site consists of an existing multi-tenant building and an associated parking lot. The applicant is proposing to construct a new 45,032 sq. ft. building addition for a climate controlled self-storage facility, including 6,248 sq. ft. of drive-through space and 38,784 sq. ft. of storage space. 62,581 sq. ft. of the existing building will be renovated to become part of the self-storage facility and separated from the remaining 42,252 sq. ft. of tenant space on the north end of the building. The plans indicate that the proposed self-storage facility will be re-addressed to 2055 South Boulevard while the existing tenant retains the address of 975 South Opdyke Road. The site is currently in the Technology and Research (T&R) zoning district. Adjacent properties to the northwest and southeast are zoned General Business (B-2), adjacent properties to the northeast are zoned One Family Residential (R-1), and the adjacent property to the east is zoned Multiple Family (Low Rise) (RM-2). The applicant is proposing to install a new City of Auburn Hills sign on the northeast corner of South Opdyke Road and South Boulevard as part of the site improvements. A complete legal description of the parcel is shown on the plan. The City of Auburn Hills Standard Notes and Fire Department Notes are included on the plans. A landscape plan was included in the plan set. Trees shall be located outside of the water main easement if feasible. The City of Auburn Hills Standard Details were not included in the plan set and will need to be in the engineering review submittal. Furthermore, a soil erosion and sedimentation control and a demolition plan is needed for engineering review. A soil erosion permit from O.C.W.R.C. will be required for this site.

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

MUNICIPAL UTILITIES:

An existing 12-inch water main extends along the north side of South Boulevard to the southeast corner of the site, then transitions to an 8-inch water main running north-south behind the building along the east side of the site. Additional 8-inch water main extends from the main on the east side of the site across the northern portion of the site to serve the neighboring properties along Opdyke northwest of the site. The applicant is proposing to tap the existing 8-inch water main on the southeast side of the site and extend new 8-inch water main west along the south side of the building before turning north and connecting to the existing water main at the northwest end of the site for a looped watermain around the building. Three (3) fire hydrant assemblies are proposed to provide adequate coverage for the site. A fire suppression line is proposed to extend from the new 8-inch water main located on the south side of the site, north to the south side of the proposed building addition. A new fire department connection may be required near the proposed fire suppression line per the direction of the Fire Department. The new water main will be located within a 12-foot-wide easement. The applicant is not proposing any changes to the existing domestic service lines or fire department connection on the east side of the building as part of this project. Additional details, such as material and profiles, shall be provided for engineering review.

There is an existing 8-inch sanitary sewer that extends along the east side of the site. An existing 8-inch sanitary sewer extends from the east side of the site towards the west to the adjacent property. The applicant is not proposing any changes to the existing sanitary sewer as part of this project.

STORM SEWER AND DETENTION:

The site is located in the Levinson Drainage District, which is under the jurisdiction of the Oakland County Water Resources Commission (OCWRC). The Levinson Drain extends along the northeast side of the site as well as the north side of the site. Storm water runoff for the site is currently collected via a series of catch basins and routed to the Levinson Drain northeast of the site. There is an existing detention basin in the northeast corner of the site which collects storm water runoff from the northern portion of the parking lot and adjacent property to the northeast located at 915 South Opdyke Road, which ultimately outlets to the Levinson Drain. The applicant is proposing to reroute a portion of the storm sewer around the building addition. Roof leads are proposed around the building addition off the new storm sewer. The proposed site improvements result in a reduction in impervious area due to removal of existing parking area to accommodate the building addition and site work. Therefore, no additional storm water detention is required for the site. The plans note that the impervious area was reduced, but should be updated to include impervious area/storm runoff calculations for both the existing and proposed site condition. This can be addressed during the engineering review. In addition, the existing detention basin on the site will be required to be restored to its original approved design condition (storage volume and outlet controls) as part of the project. This can also be addressed during the engineering review. A water quality unit has been provided on the plans as part of the new storm sewer around the building addition to treat a portion of the storm water leaving the site. Additional water quality structure(s) should be added to the storm system for treatment of the remaining site runoff prior to discharge from the site in accordance with City and OCWRC requirements. This can be addressed during the engineering review. No calculations or additional details, including storm sewer calculations, were included in the plan set.

PAVING/TRAFFIC:

Access to the site is via two (2) existing driveways located off South Boulevard and one (1) existing driveway located off South Opdyke Road. Access to the site also includes a shared access drive with the parcel to the northwest located off South Opdyke Road. A portion of the existing sidewalk extending along the west side of the building will be removed for the building addition. A 5-foot-wide concrete sidewalk is proposed from the southwest corner of the existing building to the parking spaces. The plans indicate new curb and gutter with standard duty asphalt pavement around the building addition. Existing asphalt will be seal coated and re-striped. The plans also indicate curb and gutter repairs along the existing drives and new parking islands northwest of the building. Pavement cross-sections have been provided on the plans. Standard duty asphalt sections shall be 4 inches asphalt on 8 inches of aggregate base while drive aisles and truck routes shall be 6 inches of asphalt on 8

inches of aggregate base. Loading zones and dumpster pads shall be 8 inches of concrete on an approved base. A truck maneuvering plan was not included in the plan set.

The existing tenant office space calculation requires 169 parking spaces, and the proposed self-storage parking calculation requires eight (8) parking spaces. The applicant is proposing 436 parking spaces including 10 barrier free accessible parking spaces and one (1) electric vehicle space. The applicant is not proposing any changes to the asphalt pathway along South Boulevard and South Opdyke Road.

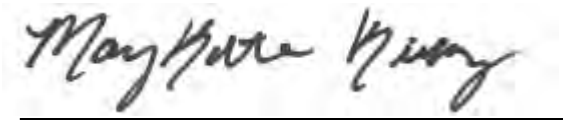
GRADING:
Existing and proposed grades are shown with contours and spot elevations. The site is sloped towards the north side of the site. Perimeter site slopes appear to meet the requirement of 1:4 max and match into existing contours prior to all abutting property lines. Pavement slopes are consistent with City standards and are to remain between 1% and 6% for drive areas and between 1% and 4% for parking areas. Sidewalk 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.
2. The developer must post a performance guarantee, in accordance with the City's requirements as set forth in the City of Auburn Hills Ordinance No. 372, Section 2007, Performance Guarantees. The estimate of the guarantee shall be submitted with the site improvement plan and must reflect all costs for site improvements, including but not limited to mass grading, roadways, lighting, utilities, pathways, sidewalks, screening, landscaping, driveways, training walls, parking lots, drainage, stormwater retention basins, and other similar features.

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

Sincerely,
OHM Advisors



MaryKate Kirksey for Timothy J. Juidici, P.E.

Transmitted via e-mail to Steven Cohen: February 26, 2025
cc: File

P:\0101_0125\SITE_AUBURNHILLSCITY\2024\0120241100_975 OPDYKE ETKIN_SITE\SOUTH OPDYKE SELF-STORAGE_SITE REV#1_APP.DOCX

POLICE DEPARTMENT
1899 North Squirrel Road
Auburn Hills, MI 48326

MEMORANDUM

TO: Steve Cohen, Director of Community development
FROM: Brandon Hollenbeck, Lieutenant
DATE: February 25, 2025
SUBJECT: 975 S. Opdyke Road Self-Storage Site Plan

I have reviewed the revised site plans for the redevelopment of 975 S. Opdyke Road. We have no objections to the project as presented in the site plan.

AUBURN HILLS FIRE DEPARTMENT

Official Memorandum

To: *Steve Cohen, Director of Community Development*
From: *Fred Solomon, Fire Inspector*
Date: *February 25, 2025*
Re: *Site Plan Review*

PROJECT: S. Opdyke Self Storage, 975 S Opdyke

	Approved	
XXX	Approved	Subject to the following revisions:
	Denied	

1. If a fire riser room is required in the building addition, the Fire Dept. Connection (FDC) shall be located within 100’ of a fire hydrant and within 50’ of a designated fire lane.

F. Solomon

Fred Solomon
Fire Inspector
Auburn Hills Fire Department

February 27, 2025

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

Subject: Woodlands Ordinance Review for South Opdyke Self Storage, 975 Opdyke Road Auburn Hills, MI

Dear Mr. Cohen,

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

TREE REQUIREMENT TABLE

DESCRIPTION	TOTAL TREES	Required/REPLACEMENT TREES
Regulated Trees Removed	50	50
Non-regulated Trees Removed	0	0
Removed Landmark Trees	0	0
TOTAL Required Replacement Trees	50	50

Applicant is providing 93 trees in the associated landscape plan. This more than satisfies the 50 replacement trees required. The planting of 93 trees satisfies the Woodlands Ordinance.

This project is approved based on the landscape strategy stated above, and by providing necessary soil remediation to parking lot medians receiving new trees, and using appropriate soil for the berm to support the tree species designed in the area. These criteria are specified on the set of accompanying plans.

Best regards,

Julie Stachecki
City of Auburn Hills Woodland Consultant

ETKIN
REAL ESTATE / SOLUTIONS

February 21, 2025

via email: scohen@auburnhills.org

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

RE: Citizens Participation Letter
Conversion of a portion of 975 Opdyke to climate controlled self-storage and green space – Auburn Hills

Dear Mr. Cohen:

In accordance with the City of Auburn Hills Citizen Participation Ordinance, we have mailed the attached letter to two hundred fifty-nine (259) residents and/or businesses using the address labels supplied by your office. The letters were postmarked on February 5, 2025.

To date, we have not received any communication regarding the property's intended final use.

If you have any questions or concerns, or would like any further information, please feel free to contact me at (248) 358-0800.

Sincerely,

ETKIN MANAGEMENT, L.L.C. as agent for
975 Opdyke, L.L.C.

Josh A. Suardini
Vice President

ETKIN
REAL ESTATE / SOLUTIONS

February 5, 2025

CITIZENS PARTICIPATION LETTER

RE: Conversion of a portion of 975 Opdyke to climate controlled self-storage and green space – Auburn Hills

Dear Neighbor:

In accordance with the City of Auburn Hills Citizen Participation Ordinance, we are notifying you that our company, Etkin Management L.L.C., has applied to the City of Auburn Hills for approval to redevelop a portion of 975 Opdyke located in the City of Auburn Hills on the northeast corner of South Boulevard and Opdyke Road.

We intend to retrofit a portion of the existing office building (approximately 60,000 sf on the south end) as well as build a connected addition to the west of the existing building (approximately 40,000 sf) for a new state-of-the-art climate controlled self-storage facility containing roughly 700 units. In addition to the building construction, we will also convert a portion of the Southwest corner of the property from an existing asphalt parking lot to a beautifully landscaped green space with new trees, landscaping and City signage.

The buildings will be built with aesthetically pleasing materials such as brick, glass and metal panels. Attention to detail has always been our calling card and we intend on making this a very inviting project. The site will be accessed by existing curb cuts and controlled by the newest storage technology for access to a covered drive through in the storage facility. The facility will offer a variety of sized storage units and once completed, will be managed by a professional management company that has been part of these types of projects before. The development is spearheaded by our local Etkin team with local architects, engineers and contractors. Our team recently completed a very similar project in Troy, MI which was a huge success and for which we look to replicate.

Etkin has been a long-standing development partner in Auburn Hills and we look very much forward to continuing that partnership. We believe this re-development to be the highest and best use for the site and will be an amenity for residents of Auburn Hills.

The City of Auburn Hills Planning Commission is scheduled to review our development application on March 5, 2025. If you have any questions, concerns, or comments, please do not hesitate to contact me at 248-358-0800. If you wish to speak to a City representative, please contact Steve Cohen, Director of Community Development, at 248-364-6941.

Sincerely,

ETKIN MANAGEMENT, L.L.C. as agent for
975 Opdyke, L.L.C.

Josh A. Suardini
Vice President

150 W. 2nd Street, Suite 200 | Royal Oak, MI 48067 T 248 358 0800 | F 248 358 2180 etkinllc.com

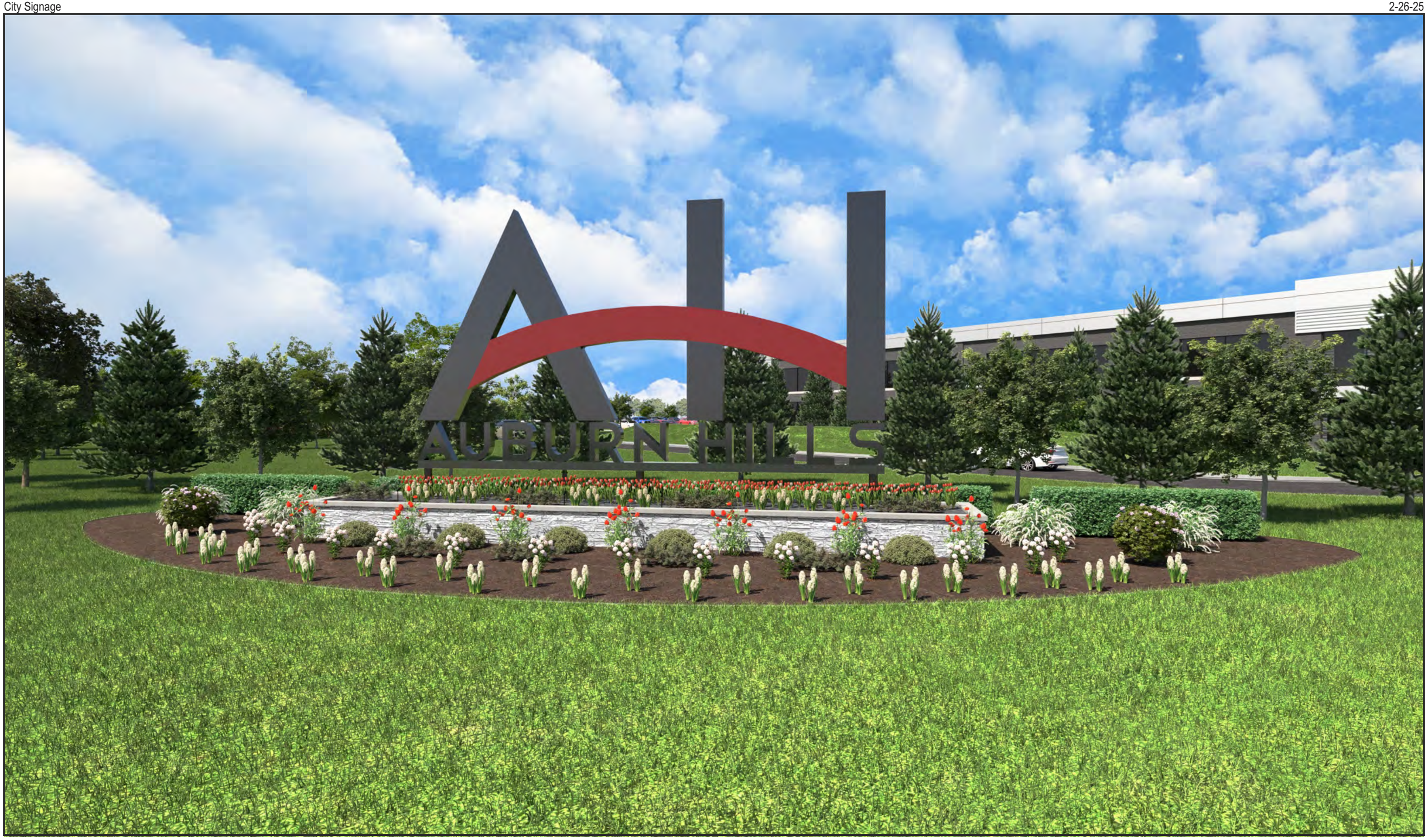


Proposed Site Rendering for:

975 Opdyke Building Addition

ETKiN REAL ESTATE/SOLUTIONS

F.A.studio design to inspire



Proposed Exterior Renderings for:

975 Opdyke Building Addition

ETKiN REAL ESTATE/SOLUTIONS

F.A.studio design to inspire



Proposed Exterior Renderings for:

975 Opdyke Building Addition

ETKiN REAL ESTATE/SOLUTIONS

F.A.studio design to inspire



Proposed Exterior Renderings for:

975 Opdyke Building Addition

ETKiN REAL ESTATE/SOLUTIONS

F.A.studio design to inspire



Proposed Exterior Renderings for:

975 Opdyke Building Addition

ETKiN REAL ESTATE/SOLUTIONS

F.A.studio design to inspire

© 2025, F.A.studio, LLC.

975 OPDYKE
PUD250001
PTR250001

SOUTH OPDYKE SELF-STORAGE

975 S. OPDYKE ROAD, CITY OF AUBURN HILLS, MI

PROJECT DESCRIPTION:
975 S. OPDYKE IS AN EXISTING MULTI-TENANT BUILDING. ETKIN MANAGEMENT, LLC. IS LOOKING TO REPURPOSE APPROXIMATELY 62,581 S.F. OF EXISTING TENANT SPACE AND BUILD AN APPROXIMATELY 45,032 S.F. ADDITION FOR A PROPOSED NEW CLIMATE CONTROLLED SELF-STORAGE FACILITY. THE SITE AND EXISTING PARKING LOT WILL BE REDEVELOPED TO INCLUDE NEW GREEN SPACE AND LANDSCAPING.



SITE LOCATION MAP
SCALE: N.T.S.
NORTH

DEVELOPER:
ETKIN
150 WEST SECOND STREET, SUITE 200, ROYAL OAK, MICHIGAN 48067
PHONE: 248-358-0800, FAX: 248-358-2180, WEB: www.etkinllc.com
CONTACT: JOSH SUARDINI - jsuardini@etkinllc.com

CIVIL ENGINEER:
PEA GROUP
1849 POND RUN, AUBURN HILLS, MICHIGAN 48326
PHONE: 248-689-9090, FAX: 248-689-1044, WEB: www.peagroup.com
CONTACT: STEVE SORENSEN - ssorensen@peagroup.com

ARCHITECT:
F.A. STUDIO, LLC.
26261 EVERGREEN ROAD, SUITE 123, SOUTHFIELD, MICHIGAN 48076
PHONE: 248-619-2354, WEB: www.fa.studio
CONTACT: BRIAN LIMING - bliming@fa.studio

STORAGE TI ARCHITECT:
GROUNDWORK
351 WEST DUNDEE ROAD, SUITE A, BUFFALO GROVE, ILLINOIS 60089
PHONE: 847-541-4151, WEB: www.GroundworkLtd.com
CONTACT: DAVID WYTMAR - david@groundworkltd.com

FA PROJECT #: 24084

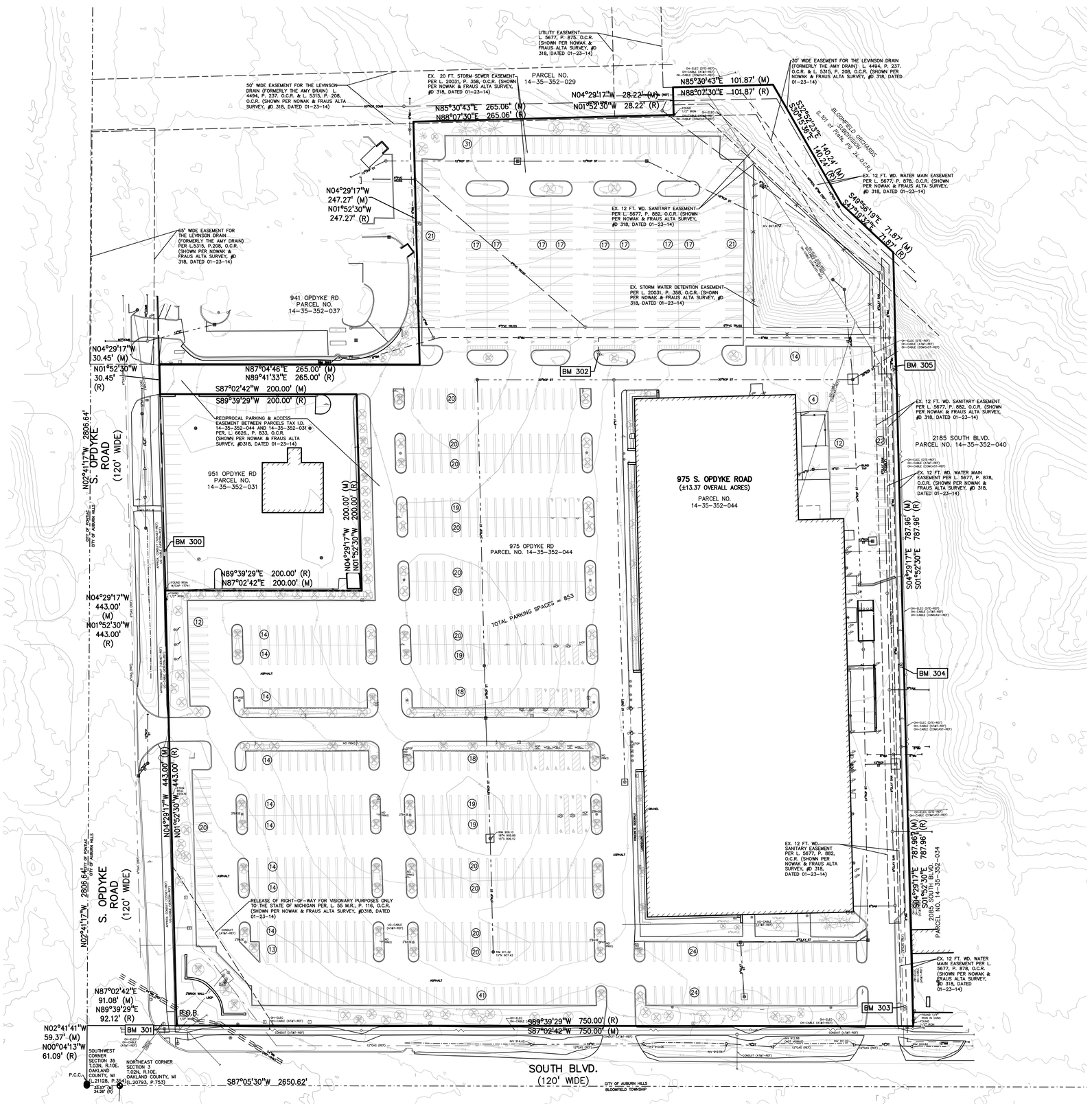
DRAWING INDEX

1-29-25 PUD SUBMISSION	2-21-25 REV. PER CITY REVIEW COMMENTS	SHEET NO.	SHEET TITLE
			GENERAL
●	●	PT-1	TITLE SHEET
			CIVIL
●	●	C-1.0	OVERALL TOPOGRAPHIC SURVEY
●	●	C-1.1	TOPOGRAPHIC SURVEY - SOUTH
●	●	C-1.2	TOPOGRAPHIC SURVEY - NORTH
●	●	C-1.3	EXISTING TREE SURVEY
●	●	C-2.0	OVERALL SITE PLAN
●	●	C-2.1	DIMENSIONAL SITE PLAN - SOUTH
●	●	C-2.2	DIMENSIONAL SITE PLAN - NORTH
●	●	C-3.0	ENGINEERING SITE PLAN
●	●	C-4.1	PRELIMINARY GRADING PLAN - SOUTH
●	●	C-4.2	PRELIMINARY GRADING PLAN - NORTH
●	●	C-5.0	NOTES AND DETAILS
●	●	L-1.0	OVERALL LANDSCAPE PLAN
●	●	L-1.1	PRELIMINARY LANDSCAPE PLAN - SOUTH
●	●	L-1.2	PRELIMINARY LANDSCAPE PLAN - NORTH
●	●	L-2.0	LANDSCAPE DETAILS
●	●	T-1.0	TREE PROTECTION PLAN
●	●	T-1.1	TREE PROTECTION PLAN
			ARCHITECTURAL
●	●	PFP-1	PRELIMINARY FLOOR PLAN
●	●	TI-1	STORAGE LAYOUT PLAN
●	●	PE-1	PRELIMINARY EXTERIOR ELEVATIONS
●	●	PE-2	PRELIMINARY EXTERIOR ELEVATIONS

STATE OF MICHIGAN
BRIAN L. LIMING
ARCHITECT
No. 1301054677
LICENSED ARCHITECT

DATE:	ISSUED FOR:
1-29-25	PUD SUBMISSION
2-21-25	REV. PER CITY REVIEW COMM.

DRAWING DATE: 2-21-25
PROJECT NUMBER: 24084
SHEET NUMBER: PT-1



LEGAL DESCRIPTION:
(Per Nowak & Fraus ALTA/ASTM LAND TITLE SURVEY, JOB NO. D318. DATED 03/04/2015)

THE FOLLOWING IS THE DESCRIPTION OF A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 35, TOWN 3 NORTH, RANGE 10 EAST, CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE PROPERTY CONTROLLING CORNER AND SOUTHWEST CORNER OF SECTION 35, TOWN 3 NORTH, RANGE 10 EAST AS PREVIOUSLY ESTABLISHED, SAID POINT BEING DISTANT 1.81 FEET NORTH AND 0.26 FEET WEST MEASURED AT RIGHT ANGLES FROM THE SOUTHWEST CORNER OF SECTION 35, TOWN 3 NORTH, RANGE 10 EAST AS REMONUMENTED AND RECORDED IN LIBER 19629, PAGE 340; THENCE N.00°04'13"W. ALONG THE WESTERLY LINE OF SAID SECTION 35, 61.09 FEET, THENCE N.89°39'29"E., 92.12 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE INTERSECTION OF EASTERLY LINE OF OPDYKE ROAD (120.00 FEET WIDE) WITH NORTHERLY LINE OF SOUTH BOULEVARD (120.00 FEET WIDE); THENCE N.01°52'30"W. ALONG SAID EASTERLY LINE OF OPDYKE ROAD, 443.00 FEET; THENCE N.89°39'29"E., 200.00 FEET; THENCE N.01°52'30"W., 200.00 FEET; THENCE S.89°39'29"W., 200.00 FEET TO A POINT ON SAID EASTERLY LINE OF OPDYKE ROAD; THENCE N.01°52'30"W. ALONG SAID EASTERLY LINE OF OPDYKE ROAD, 30.45 FEET (RECORDED AS 30.00 FEET), THENCE N.89°41'33"E., 265.00 FEET; THENCE N.01°52'30"W., 247.27 FEET; THENCE N.88°07'30"E., 265.06 FEET TO A POINT, SAID POINT LYING ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 158 OF "BLOOMFIELD ORCHARDS NO. 3 SUB." AS RECORDED IN LIBER 102 OF PLATS, PAGE 20 OAKLAND COUNTY RECORDS; THENCE N.01°52'30"W. ALONG SAID SOUTHERLY EXTENSION LINE, 28.22 FEET TO THE SOUTHWEST CORNER OF SAID LOT 158; THENCE N.88°07'30"E. ALONG THE SOUTHERLY LINE OF LOTS 158 AND 157 OF SAID "BLOOMFIELD ORCHARDS NO. 3 SUB.", 101.87 FEET TO THE SOUTHEAST CORNER OF SAID LOT 157, SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF LOT 34 OF "BLOOMFIELD ORCHARDS SUB." AS RECORDED IN LIBER 101 OF PLATS, PAGE 24 OAKLAND COUNTY RECORDS; THENCE S.30°15'36"E. ALONG THE SOUTHWESTERLY LINE OF LOTS 34 AND 35 OF SAID "BLOOMFIELD ORCHARDS SUB.", 140.24 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 35; THENCE S.41° 19'32"E. ALONG THE SOUTHWESTERLY LINE OF LOT 36 OF SAID "BLOOMFIELD ORCHARDS SUB.", 71.87 FEET THE MOST SOUTHERLY CORNER OF SAID LOT 36; THENCE S.01°52'30"E., 787.96 FEET TO A POINT ON THE NORTHERLY LINE OF SOUTH BOULEVARD (120.00 FEET WIDE); THENCE S.89°39'29"W. ALONG SAID NORTHERLY LINE OF SOUTH BOULEVARD, 750.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 582,329 SQ.FT. OR 13.368 ACRES AND IS A SUBJECT TO ANY AND OIL EASEMENTS, RIGHTS AND RESTRICTIONS OF RECORD OR OTHERWISE.

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 26125C0526F, DATED 09/29/2006.

BENCHMARKS:
(GPS DERIVED - NAVD88)

BM #300
LIGHT POLE BASE LOCATED ON THE EAST SIDE OF OPDYKE ROAD, APPROX. 180' NORTH FROM THE NORTH ENTRANCE TO 975 OPDYKE RD.
ELEV. - 913.44

BM #301
PUNCH ON TOP OF A STEEL LIGHT POLE BASE ANCHOR BOLT LOCATED AT THE NORTHEAST CORNER OF OPDYKE ROAD & SOUTH BLVD.
ELEV. - 921.36

BM #302
DIMPLE ON ARROW ON A HYDRANT LOCATED APPROX. 57' NORTHWEST FROM THE NORTHWEST BUILDING CORNER OF 975 OPDYKE RD.
ELEV. - 615.02

BM #303
PUNCH IN THE WEST FLANGE BOLT OF A HYDRANT LOCATED AT THE SOUTHEAST PROPERTY CORNER.
ELEV. - 915.46

BM #304
PUNCH ON THE TOP WEST FLANGE BOLT OF A HYDRANT LOCATED ON THE EAST SIDE OF THE BUILDING, OPPOSITE THE TRUCK WELL.
ELEV. - 915.58

BM #305
TOP OF FLANGE BOLT OF A HYDRANT LOCATED APPROX. 103' NORTHEAST FROM THE NORTHEAST BUILDING CORNER OF 975 OPDYKE RD.
ELEV. - 914.67

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	
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 & CULVERT	
EX. SQUARE, ROUND & BEEHIVE CATCH BASIN	
EX. YARD DRAIN, ROOF DRAIN & DOWNSPOUT	
EX. UNIDENTIFIED STRUCTURE	
EX. MAILBOX, SIGN & GUARD POST	
EX. LIGHT POLE & YARD LIGHT	
EX. FENCE	
EX. GUARD RAIL	
EX. DEC. TREE, CONIFEROUS TREE & SHRUB	
EX. TREE TAG, & TREE LINE	
EX. SPOT ELEVATION	
EX. CONTOUR	
EX. WETLAND	
IRON FOUND / SET	
NAIL FOUND / NAIL & CAP SET	
BRASS PLUG SET	
MONUMENT FOUND / SET	
SECTION CORNER FOUND	
(R) (M) (C) RECORDED / MEASURED / CALCULATED	

REFERENCE DRAWINGS:
ALTA/ASTM LAND TITLE SURVEY, NOWAK & FRAUS JOB NO. D318. DATED 03/04/2015

ELECTRIC	DTE ELECTRIC MAP 292-410, DATED 10/28/2024
CABLE	123.NET REDLINES, SHEET S08 & 09, DATED 01/24/202, EMAIL DATED 10/16/2024 AT&T MAP A1, DATED 10/25/2024 VERIZON MAP, EMAIL DATED 10/15/2024 COMCAST MAP, EMAIL DATED 10/15/2024
GAS	CONSUMERS MAP 0360353, DATED 07/25/2024
STORM SEWER	UTILITY MAP, OHM EMAIL DATED 10/14/2024
SANITARY SEWER	UTILITY MAP, OHM EMAIL DATED 10/14/2024
WATER MAIN	UTILITY MAP, OHM EMAIL DATED 10/14/2024 WATER TRANSMISSION MAINS, CONTRACT NO. WS-126A, SHEET 18, DATED JULY 1962, GLWA EMAIL DATED 10/21/2024

NOT FOR CONSTRUCTION

SIDWELL IDENTIFICATION NUMBER: 14-35-352-044

PEA GROUP
t: 844.813.2949
www.peagroup.com

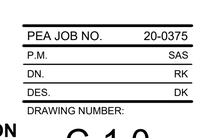
STATE OF MICHIGAN DOUGLASS KENNEDY LICENSED PROFESSIONAL ENGINEER License No. 6201053010

NORTH

0 25 50 100
SCALE: 1" = 50'

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 THEIR ACCURACY OR COMPLETENESS. IT SHALL BE THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
ETKIN MANAGEMENT, LLC
150 W. 2nd STREET, SUITE 200
ROYAL OAK, MICHIGAN 48067

PROJECT TITLE
SOUTH/OPDYKE SELF-STORAGE
975 S OPDYKE ROAD
AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS	
REVISIONS PER CITY REVIEW COMMENTS	02/21/25
REVISIONS PER CITY REVIEW COMMENTS	02/27/25

PUD SUBMISSION
ORIGINAL ISSUE DATE:
JANUARY 29, 2025

DRAWING TITLE
OVERALL TOPOGRAPHIC SURVEY

PEA JOB NO.	20-0375
P.M.	SAS
DN.	RK
DES.	DK

DRAWING NUMBER:
C-1.0

S:\PROJECTS\2020\20-0375 ETKIN OPDYKE-SAS\DWG\2_SITE PLAN\C-1.0OVERALL TOPO-20-0375.dwg PLOT DATE: 2/27/2025 BY: Douglass Kennedy

LEGAL DESCRIPTION:
(Per Nowak & Fraus ALTA/ASTM LAND TITLE SURVEY, JOB NO. D318. DATED 03/04/2015)

THE FOLLOWING IS THE DESCRIPTION OF A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 35, TOWN 3 NORTH, RANGE 10 EAST, CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE PROPERTY CONTROLLING CORNER AND SOUTHWEST CORNER OF SECTION 35, TOWN 3 NORTH, RANGE 10 EAST AS PREVIOUSLY ESTABLISHED, SAID POINT BEING DISTANT 1.81 FEET NORTH AND 0.26 FEET WEST MEASURED AT RIGHT ANGLES FROM THE SOUTHWEST CORNER OF SECTION 35, TOWN 3 NORTH, RANGE 10 EAST AS REMONUMENTED AND RECORDED IN LIBER 19629, PAGE 340; THENCE N.00°04'13"W. ALONG THE WESTERLY LINE OF SAID SECTION 35, 61.09 FEET, THENCE N.89°39'29"E., 92.12 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE INTERSECTION OF EASTERLY LINE OF OPDYKE ROAD (120.00 FEET WIDE) WITH NORTHERLY LINE OF SOUTH BOULEVARD (120.00 FEET WIDE); THENCE N.01°52'30"W. ALONG SAID EASTERLY LINE OF OPDYKE ROAD, 443.00 FEET; THENCE N.89°39'29"E., 200.00 FEET; THENCE N.01°52'30"W., 200.00 FEET; THENCE S.89°39'29"W., 200.00 FEET TO A POINT ON SAID EASTERLY LINE OF OPDYKE ROAD; THENCE N.01°52'30"W. ALONG SAID EASTERLY LINE OF OPDYKE ROAD, 30.45 FEET (RECORDED AS 30.00 FEET), THENCE N.89°41'33"E., 265.00 FEET; THENCE N.01°52'30"W., 247.27 FEET; THENCE N.88°07'30"E., 265.06 FEET TO A POINT, SAID POINT LYING ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 158 OF "BLOOMFIELD ORCHARDS NO. 3 SUB." AS RECORDED IN LIBER 103 OF PLATS, PAGE 20 OAKLAND COUNTY RECORDS; THENCE N.01°52'30"W. ALONG SAID SOUTHERLY EXTENSION LINE, 28.22 FEET TO THE SOUTHWEST CORNER OF SAID LOT 158; THENCE N.88°07'30"E. ALONG THE SOUTHERLY LINE OF LOTS 158 AND 157 OF SAID "BLOOMFIELD ORCHARDS NO. 3 SUB.", 101.87 FEET TO THE SOUTHEAST CORNER OF SAID LOT 157, SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF LOT 34 OF "BLOOMFIELD ORCHARDS SUB." AS RECORDED IN LIBER 101 OF PLATS, PAGE 24 OAKLAND COUNTY RECORDS; THENCE S.30°15'36"E. ALONG THE SOUTHWESTERLY LINE OF LOTS 34 AND 35 OF SAID "BLOOMFIELD ORCHARDS SUB.", 140.24 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 35; THENCE S.47° 19'32"E. ALONG THE SOUTHWESTERLY LINE OF LOT 36 OF SAID "BLOOMFIELD ORCHARDS SUB.", 71.87 FEET THE MOST SOUTHERLY CORNER OF SAID LOT 36; THENCE S.01°52'30"E., 787.96 FEET TO A POINT ON THE NORTHERLY LINE OF SOUTH BOULEVARD (120.00 FEET WIDE); THENCE S.89°39'29"W. ALONG SAID NORTHERLY LINE OF SOUTH BOULEVARD, 750.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 582,329 SQ.FT. OR 13.368 ACRES AND IS A SUBJECT TO ANY AND OIL EASEMENTS, RIGHTS AND RESTRICTIONS OF RECORD OR OTHERWISE.

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 26125C0526F, DATED 09/29/2006.

REFERENCE DRAWINGS:
ALTA/ASTM LAND TITLE SURVEY, NOWAK & FRAUS JOB NO. D318. DATED 03/04/2015

ELECTRIC	DTE ELECTRIC MAP 292-410, DATED 10/28/2024
CABLE	123.NET REDLINES, SHEET S08 & 09, DATED 01/24/202, EMAIL DATED 10/16/2024 AT&T MAP A1, DATED 10/25/2024 VERIZON MAP, EMAIL DATED 10/15/2024 COMCAST MAP, EMAIL DATED 10/15/2024
GAS	CONSUMERS MAP 0360353, DATED 07/25/2024
STORM SEWER	UTILITY MAP, OHM EMAIL DATED 10/14/2024
SANITARY SEWER	UTILITY MAP, OHM EMAIL DATED 10/14/2024
WATER MAIN	UTILITY MAP, OHM EMAIL DATED 10/14/2024 WATER TRANSMISSION MAINS, CONTRACT NO. WS-126A, SHEET 18, DATED JULY 1962, GLWA EMAIL DATED 10/21/2024

BENCHMARKS:
(GPS DERIVED - NAVD88)

BM #300
LIGHT POLE BASE LOCATED ON THE EAST SIDE OF OPDYKE ROAD, APPROX. 180' NORTH FROM THE NORTH ENTRANCE TO 975 OPDYKE RD.
ELEV. - 913.44

BM #301
PUNCH ON TOP OF A STEEL LIGHT POLE BASE ANCHOR BOLT LOCATED AT THE NORTHEAST CORNER OF OPDYKE ROAD & SOUTH BLVD.
ELEV. - 921.36

BM #302
DIMPLE ON ARROW ON A HYDRANT LOCATED APPROX. 57' NORTHWEST FROM THE NORTHWEST BUILDING CORNER OF 975 OPDYKE RD.
ELEV.- 615.02

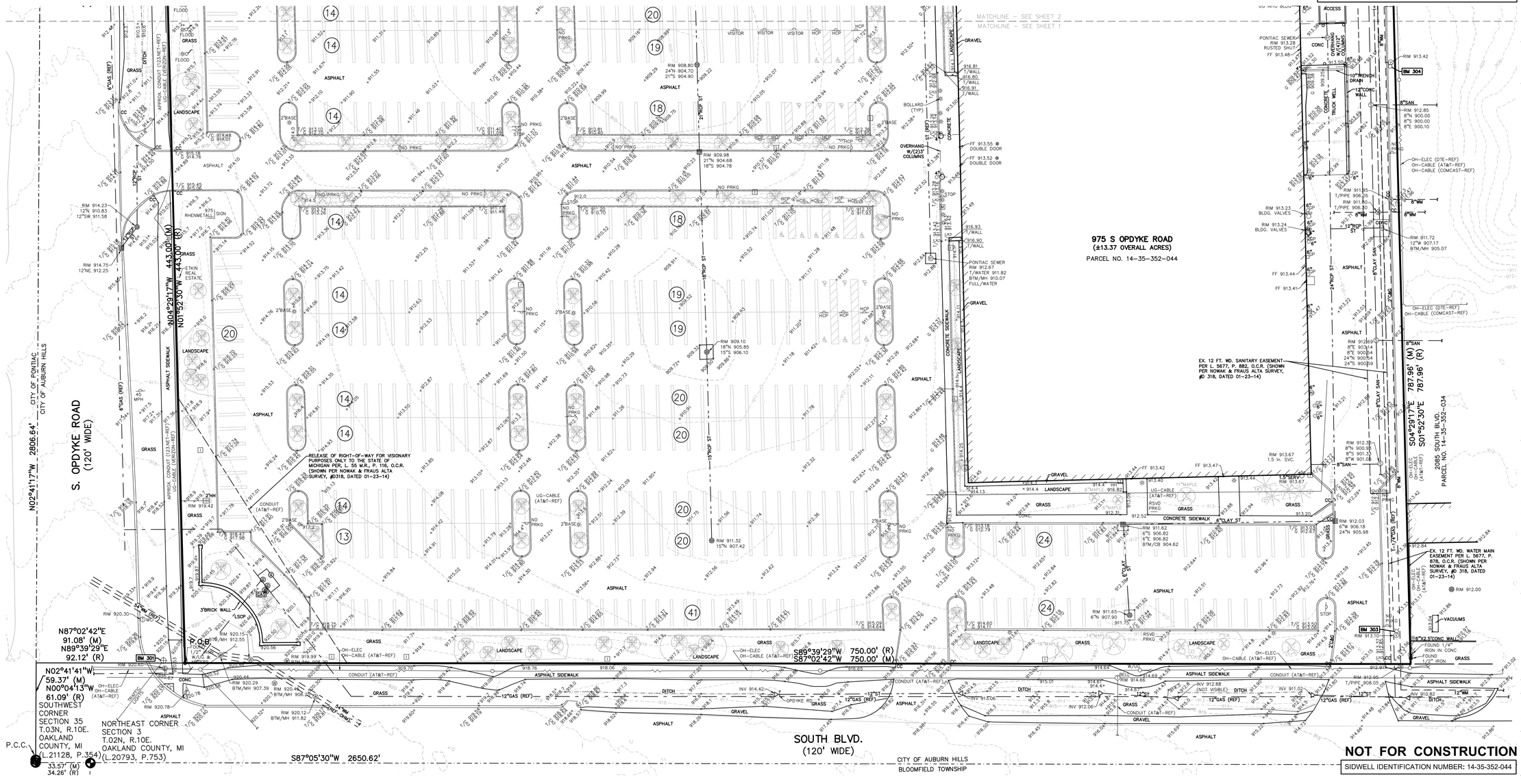
BM #303
PUNCH IN THE WEST FLANGE BOLT OF A HYDRANT LOCATED AT THE SOUTHEAST PROPERTY CORNER.
ELEV. - 915.46

BM #304
PUNCH ON THE TOP WEST FLANGE BOLT OF A HYDRANT LOCATED ON THE EAST SIDE OF THE BUILDING, OPPOSITE THE TRUCK WELL.
ELEV. - 915.58

BM #305
TOP OF FLANGE BOLT OF A HYDRANT LOCATED APPROX. 103' NORTHEAST FROM THE NORTHEAST BUILDING CORNER OF 975 OPDYKE RD.
ELEV. - 914.67

LEGEND:

-OH-ELEC-	EX. OH, ELEC, POLE & GUY WIRE
-UG-CATV-	EX. U.G. CABLE TV & PEDESTAL
-UG-COMM-	EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
-UG-ELEC-	EX. U.G. ELEC,MANHOLE & METER
	EX. GAS LINE
GAS	EX. GAS VALVE & GAS LINE MARKER
T	EX. TRANSFORMER & IRRIGATION VALVE
	EX. WATER MAIN
	EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
W	EX. WATER VALVE BOX & SHUTOFF
	EX. SANITARY SEWER
S	EX. SANITARY CLEANOUT & MANHOLE
C	EX. COMBINED SEWER MANHOLE
	EX. STORM SEWER
	EX. CLEANOUT, MANHOLE & CULVERT
	EX. SQUARE, ROUND & BEEHIVE CATCH BASIN
	EX. YARD DRAIN, ROOF DRAIN & DOWNSPOUT
	EX. UNIDENTIFIED STRUCTURE
M	EX. MAILBOX, SIGN & GUARD POST
	EX. LIGHT POLE & YARD LIGHT
X	EX. FENCE
	EX. GUARD RAIL
	EX. DEC. TREE, CONIFEROUS TREE & SHRUB
	EX. TREE TAG, & TREE LINE
916.91	EX. SPOT ELEVATION
910	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



PEA GROUP
t: 844.813.2949
www.peagroup.com
STATE OF MICHIGAN
DOUGLASS STUART KENNEDY
License No. 6201055910
LICENSED PROFESSIONAL ENGINEER

NORTH

0 15 30 60
SCALE: 1" = 30'

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

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES 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
ETKIN MANAGEMENT, LLC
150 W. 2nd STREET, SUITE 200
ROYAL OAK, MICHIGAN 48067

PROJECT TITLE
SOUTH/OPDYKE SELF-STORAGE
975 S OPDYKE ROAD
AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS	
REVISIONS PER CITY REVIEW COMMENTS	02/21/25
REVISIONS PER CITY REVIEW COMMENTS	02/27/25

PUD SUBMISSION
ORIGINAL ISSUE DATE:
JANUARY 29, 2025

DRAWING TITLE
TOPOGRAPHIC SURVEY - SOUTH

PEA JOB NO.	20-0375
P.M.	SAS
DN.	RK
DES.	DK

DRAWING NUMBER:
C-1.1

NOT FOR CONSTRUCTION
SIDWELL IDENTIFICATION NUMBER: 14-35-352-044

S:\PROJECTS\2020\2020-0375 ETKIN OPDYKE-SAS\DWG\X_SITE_PLAN (C-1.1)TOPO-20-0375.dwg PLOT DATE: 2/27/2025 BY: Douglass Kennedy

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 26125C0526F, DATED 09/29/2006.

BENCHMARKS:
(GPS DERIVED - NAVD88)

BM #300
LIGHT POLE BASE LOCATED ON THE EAST SIDE OF OPDYKE ROAD, APPROX. 180' NORTH FROM THE NORTH ENTRANCE TO 975 OPDYKE RD.
ELEV. - 913.44

BM #301
PUNCH ON TOP OF A STEEL LIGHT POLE BASE ANCHOR BOLT LOCATED AT THE NORTHEAST CORNER OF OPDYKE ROAD & SOUTH BLVD.
ELEV. - 921.36

BM #302
DIMPLE ON ARROW ON A HYDRANT LOCATED APPROX. 57' NORTHWEST FROM THE NORTHWEST BUILDING CORNER OF 975 OPDYKE RD.
ELEV. - 615.02

BENCHMARKS:
(GPS DERIVED - NAVD88)

BM #303
PUNCH IN THE WEST FLANGE BOLT OF A HYDRANT LOCATED AT THE SOUTHEAST PROPERTY CORNER.
ELEV. - 915.46

BM #304
PUNCH ON THE TOP WEST FLANGE BOLT OF A HYDRANT LOCATED ON THE EAST SIDE OF THE BUILDING, OPPOSITE THE TRUCK WELL.
ELEV. - 915.58

BM #305
TOP OF FLANGE BOLT OF A HYDRANT LOCATED APPROX. 103' NORTHEAST FROM THE NORTHEAST BUILDING CORNER OF 975 OPDYKE RD.
ELEV. - 914.67

REFERENCE DRAWINGS:
ALTA/ASTM LAND TITLE SURVEY, NOWAK & FRAUS JOB NO. D318. DATED 03/04/2015

ELECTRIC	DTE ELECTRIC MAP 292-410, DATED 10/28/2024
CABLE	123.NET REDLINES, SHEET S08 & 09, DATED 01/24/202, EMAIL DATED 10/16/2024
	AT&T MAP A1, DATED 10/25/2024
	VERIZON MAP, EMAIL DATED 10/15/2024
	COMCAST MAP, EMAIL DATED 10/15/2024
GAS	CONSUMERS MAP 0360353, DATED 07/25/2024
STORM SEWER	UTILITY MAP, OHM EMAIL DATED 10/14/2024
SANITARY SEWER	UTILITY MAP, OHM EMAIL DATED 10/14/2024
WATER MAIN	UTILITY MAP, OHM EMAIL DATED 10/14/2024
	WATER TRANSMISSION MAINS, CONTRACT NO. WS-126A, SHEET 18, DATED JULY 1962, GLWA EMAIL DATED 10/21/2024

LEGEND:

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

LEGAL DESCRIPTION:
(Per Nowak & Fraus ALTA/ASTM LAND TITLE SURVEY, JOB NO. D318. DATED 03/04/2015)

THE FOLLOWING IS THE DESCRIPTION OF A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 35, TOWN 3 NORTH, RANGE 10 EAST; CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE PROPERTY CONTROLLING CORNER AND SOUTHWEST CORNER OF SECTION 35, TOWN 3 NORTH, RANGE 10 EAST AS PREVIOUSLY ESTABLISHED, SAID POINT BEING DISTANT 1.81 FEET NORTH AND 0.26 FEET WEST MEASURED AT RIGHT ANGLES FROM THE SOUTHWEST CORNER OF SECTION 35, TOWN 3 NORTH, RANGE 10 EAST AS RENOMUMENTED AND RECORDED IN LIBER 19629, PAGE 340; THENCE N.00°04'13"W. ALONG THE WESTERLY LINE OF SAID SECTION 35, 61.09 FEET, THENCE N.89°39'29"E., 92.12 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE INTERSECTION OF EASTERLY LINE OF OPDYKE ROAD (120.00 FEET WIDE) WITH NORTHERLY LINE OF SOUTH BOULEVARD (120.00 FEET WIDE); THENCE N.01°52'30"W. ALONG SAID EASTERLY LINE OF OPDYKE ROAD, 443.00 FEET; THENCE N.89°39'29"E., 200.00 FEET; THENCE N.01°52'30"W., 200.00 FEET; THENCE S.89°39'29"W., 200.00 FEET TO A POINT ON SAID EASTERLY LINE OF OPDYKE ROAD; THENCE N.01°52'30"W. ALONG SAID EASTERLY LINE OF OPDYKE ROAD, 30.45 FEET (RECORDED AS 30.00 FEET), THENCE N.89°41'33"E., 265.00 FEET; THENCE N.01°52'30"W., 247.27 FEET; THENCE N.88°07'30"E., 265.06 FEET TO A POINT, SAID POINT LYING ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 158 OF "BLOOMFIELD ORCHARDS NO. 3 SUB." AS RECORDED IN LIBER 102 OF PLATS, PAGE 20 OAKLAND COUNTY RECORDS; THENCE N.01°52'30"W. ALONG SAID SOUTHERLY EXTENSION LINE, 28.22 FEET TO THE SOUTHWEST CORNER OF SAID LOT 158; THENCE N.88°07'30"E. ALONG THE SOUTHERLY LINE OF LOTS 158 AND 157 OF SAID "BLOOMFIELD ORCHARDS NO. 3 SUB.", 101.87 FEET TO THE SOUTHEAST CORNER OF SAID LOT 157, SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF LOT 34 OF "BLOOMFIELD ORCHARDS SUB." AS RECORDED IN LIBER 101 OF PLATS, PAGE 24 OAKLAND COUNTY RECORDS; THENCE S.30°15'36"E. ALONG THE SOUTHWESTERLY LINE OF LOTS 34 AND 35 OF SAID "BLOOMFIELD ORCHARDS SUB.", 140.24 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 35; THENCE S.47° 19'32"E. ALONG THE SOUTHWESTERLY LINE OF LOT 36 OF SAID "BLOOMFIELD ORCHARDS SUB.", 71.87 FEET THE MOST SOUTHERLY CORNER OF SAID LOT 36; THENCE S.01°52'30"E., 787.96 FEET TO A POINT ON THE NORTHERLY LINE OF SOUTH BOULEVARD (120.00 FEET WIDE); THENCE S.89°39'29"W. ALONG SAID NORTHERLY LINE OF SOUTH BOULEVARD, 750.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 582,329 SQ.FT. OR 13.368 ACRES AND IS A SUBJECT TO ANY AND OIL EASEMENTS, RIGHTS AND RESTRICTIONS OF RECORD OR OTHERWISE.

WEST 1/4 CORNER
SECTION 35
T.03N, R.10E.
OAKLAND COUNTY, MI
(L.20101, P.705)

PARCEL NO. 14-35-352-029

941 OPDYKE RD
PARCEL NO. 14-35-352-037

951 OPDYKE RD
PARCEL NO. 14-35-352-031

975 OPDYKE RD
PARCEL NO. 14-35-352-044

975 S OPDYKE ROAD
(±13.37 OVERALL ACRES)
PARCEL NO. 14-35-352-044

2185 SOUTH BLVD.
PARCEL NO. 14-35-352-040

S. OPDYKE ROAD
(120' WIDE)

CITY OF PONTIAC
CITY OF AUBURN HILLS

50' WIDE EASEMENT FOR THE LEVINSON DRAIN (FORMERLY THE AMY DRAIN) L. 4494, P. 237, O.C.R. & L. 5315, P. 208, O.C.R. (SHOWN PER NOWAK & FRAUS ALTA SURVEY, #D 318, DATED 01-23-14)

65' WIDE EASEMENT FOR THE LEVINSON DRAIN (FORMERLY THE AMY DRAIN) PER L.5315, P.208, O.C.R. (SHOWN PER NOWAK & FRAUS ALTA SURVEY, #D 318, DATED 01-23-14)

EX. 20 FT. STORM SEWER EASEMENT PER L. 20031, P. 358, O.C.R. (SHOWN PER NOWAK & FRAUS ALTA SURVEY, #D 318, DATED 01-23-14)

EX. 12 FT. WD. SANITARY EASEMENT PER L. 5677, P. 882, O.C.R. (SHOWN PER NOWAK & FRAUS ALTA SURVEY, #D 318, DATED 01-23-14)

EX. STORM WATER DETENTION EASEMENT PER L. 20031, P. 358, O.C.R. (SHOWN PER NOWAK & FRAUS ALTA SURVEY, #D 318, DATED 01-23-14)

RECIPROCAL PARKING & ACCESS EASEMENT BETWEEN PARCELS 14-35-352-031 AND 14-35-352-044 PER L. 6626, P. 833, O.C.R. (SHOWN PER NOWAK & FRAUS ALTA SURVEY, #D318, DATED 01-23-14)

30' WIDE EASEMENT FOR THE LEVINSON DRAIN (FORMERLY THE AMY DRAIN) L. 4494, P. 237, O.C.R. & L. 5315, P. 208, O.C.R. (SHOWN PER NOWAK & FRAUS ALTA SURVEY, #D 318, DATED 01-23-14)

EX. 12 FT. WD. WATER MAIN EASEMENT PER L. 5677, P. 878, O.C.R. (SHOWN PER NOWAK & FRAUS ALTA SURVEY, #D 318, DATED 01-23-14)

BLOOMFIELD ORCHARDS SUBDIVISION
L. 101 P. 24 PLATS, REC'D 12-6-1920

LEVINSON DRAIN

PER REF
N85°30'43"E 101.87' (M)
N88°07'30"E 101.87' (R)
N04°29'17"W 28.22' (M)
N01°52'30"W 28.22' (R)
FOUND 1/2" IRON

S32°22'23"E 140.24' (M)
S30°15'36"E 140.24' (R)

S49°56'10"E 71.87' (M)
S47°19'32"E 71.87' (R)

N85°30'43"E 265.06' (M)
N88°07'30"E 265.06' (R)

N04°29'17"W 247.27' (M)
N01°52'30"W 247.27' (R)

N04°29'17"W 30.45' (M)
N01°52'30"W 30.45' (R)

N87°04'46"E 265.00' (M)
N89°41'33"E 265.00' (R)

S89°39'29"W 200.00' (R)
S87°02'42"W 200.00' (M)

N87°02'42"E 200.00' (M)
N89°39'29"E 200.00' (R)

N04°29'17"W 200.00' (M)
N01°52'30"W 200.00' (R)

S04°29'17"E 787.96' (M)
S01°52'30"E 787.96' (R)

N04°29'17"W 443.00' (M)
N01°52'30"W 443.00' (R)

N02°41'17"W 2806.64'

MATCHLINE – REFER TO SHEET 1.1 FOR CONTINUATION

MATCHLINE – SEE SHEET 2

MATCHLINE – SEE SHEET 1

NOT FOR CONSTRUCTION

SIDWELL IDENTIFICATION NUMBER: 14-35-352-044

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
DOUGLAS KENNEDY
LICENSED PROFESSIONAL ENGINEER
License No. 6201055910

NORTH

0 15 30 60
SCALE: 1" = 30'

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

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

SURVEY SITE
SOUTH BLVD
OPDYKE ROAD

CLIENT
ETKIN MANAGEMENT, LLC
150 W. 2nd STREET, SUITE 200
ROYAL OAK, MICHIGAN 48067

PROJECT TITLE
SOUTH/OPDYKE SELF-STORAGE
975 S OPDYKE ROAD
AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS	
REVISIONS PER CITY REVIEW COMMENTS	02/21/25
REVISIONS PER CITY REVIEW COMMENTS	02/27/25

PUD SUBMISSION
ORIGINAL ISSUE DATE:
JANUARY 29, 2025

DRAWING TITLE
TOPOGRAPHIC SURVEY - NORTH

PEA JOB NO.	20-0375
P.M.	SAS
DN.	RK
DES.	DK

DRAWING NUMBER:
C-1.2

S:\PROJECTS\2020\2020-0375 ETKIN OPDYKE-SAS\DWG\2_SITE_PLAN\(C-1.1)TOPO-20-0375.dwg PLOT DATE: 2/27/2025 BY: Douglas Kennedy

TAG NO.	CODE	DBH	COMMON NAME	LATIN NAME	COND	COMMENTS
101	LL	11	Tilia Cordata	Littleleaf Linden	Good	
102	LL	9	Tilia Cordata	Littleleaf Linden	Fair	
103	WS	8	Picea glauca	White Spruce	Fair	
104	WS	6	Picea glauca	White Spruce	Fair	
105	WS	6	Picea glauca	White Spruce	Very Poor	
106	WS	6	Picea glauca	White Spruce	Fair	
107	WS	7	Picea glauca	White Spruce	Fair	
108	WS	7	Picea glauca	White Spruce	Very Poor	sparce branching
109	WS	8	Picea glauca	White Spruce	Fair	
110	WS	8	Picea glauca	White Spruce	Fair	
111	WS	8	Picea glauca	White Spruce	Fair	
112	WS	9	Picea glauca	White Spruce	Fair	
113	WS	8	Picea glauca	White Spruce	Fair	
114	WS	8	Picea glauca	White Spruce	Fair	
115	WS	9	Picea glauca	White Spruce	Fair	
116	NM	7	Acer platanoides	Norway Maple	Good	
117	CA	4	Malus caronaria	Crab Apple	poor	trunk and limbs
118	CA	4	Malus caronaria	Crab Apple	Fair	
119	CA	3	Malus caronaria	Crab Apple	fair	
120	CA	4	Malus caronaria	Crab Apple	Fair	
121	CA	4	Malus caronaria	Crab Apple	Fair	
122	CA	3	Malus caronaria	Crab Apple	Fair	
123	CA	3	Malus caronaria	Crab Apple	Fair	
124	CA	5	Malus caronaria	Crab Apple	Fair	
125	CA	3	Malus caronaria	Crab Apple	Fair	
126	CA	7	Malus caronaria	Crab Apple	Fair	
127	CA	9	Malus caronaria	Crab Apple	Fair	
128	RM	5	Acer rubrum	Red Maple	Fair	
129	CA	5	Malus caronaria	Crab Apple	Good	
130	CA	5	Malus caronaria	Crab Apple	Good	
131	CA	5	Malus caronaria	Crab Apple	Good	
131A	HL	5	Gleditsia triacanthos	Honeylocust	Good	
132	RM	5	Acer rubrum	Red Maple	Fair	
133	CA	6	Malus caronaria	Crab Apple	Good	
134	CA	4	Malus caronaria	Crab Apple	Good	
135	CA	4	Malus caronaria	Crab Apple	Fair	
136	CA	8	Malus caronaria	Crab Apple	Good	
137	RM	5	Acer rubrum	Red Maple	Good	
138	BP	12	Pyrus calleryanna	Bradford Pear	Poor	
139	BP	12	Pyrus calleryanna	Bradford Pear	Fair	
140	BP	12	Pyrus calleryanna	Bradford Pear	Fair	
141	CA	8	Malus caronaria	Crab Apple	Good	
142	CA	4	Malus caronaria	Crab Apple	Dead	trunk and limbs dead
143	CA	8	Malus caronaria	Crab Apple	Good	
144	CA	8	Malus caronaria	Crab Apple	Good	
145	CA	6	Malus caronaria	Crab Apple	Good	
146	RM	8	Acer rubrum	Red Maple	Good	
147	RM	9	Acer rubrum	Red Maple	Good	
148	CA	7	Malus caronaria	Crab Apple	Good	
149	CA	7	Malus caronaria	Crab Apple	Good	
150	CA	7	Malus caronaria	Crab Apple	Fair	
151	SG	13	Liquidambar styraciflua	Sweetgum	Good	
152	SG	13	Liquidambar styraciflua	Sweetgum	Good	
153	HL	15	Gleditsia triacanthos	Honeylocust	Fair	
154	HL	11	Gleditsia triacanthos	Honeylocust	Good	
155	CA	3	Malus caronaria	Crab Apple	Fair	
156	CA	5	Malus caronaria	Crab Apple	Good	
157	CA	4	Malus caronaria	Crab Apple	Fair	
158	HL	6	Gleditsia triacanthos	Honeylocust	Good	
159	NM	2	Acer platanoides	Norway Maple	Fair	
160	NM	2	Acer platanoides	Norway Maple	Good	
161	NM	2	Acer platanoides	Norway Maple	Good	
162	NM	2	Acer platanoides	Norway Maple	Good	
163	NM	2	Acer platanoides	Norway Maple	Good	
164	NM	2	Acer platanoides	Norway Maple	Good	
165	NM	2	Acer platanoides	Norway Maple	Good	
166	NM	2	Acer platanoides	Norway Maple	Fair	
167	NM	1	Acer platanoides	Norway Maple	Fair	
168	NM	1	Acer platanoides	Norway Maple	Good	
169	NM	1	Acer platanoides	Norway Maple	Good	
170	HL	7	Gleditsia triacanthos	Honeylocust	Fair	
171	HL	7	Gleditsia triacanthos	Honeylocust	Fair	
172	HL	7	Gleditsia triacanthos	Honeylocust	Fair	
173	HL	8	Gleditsia triacanthos	Honeylocust	Fair	
174	HL	8	Gleditsia triacanthos	Honeylocust	Good	
175	HL	8	Gleditsia triacanthos	Honeylocust	Fair	
176	HL	8	Gleditsia triacanthos	Honeylocust	Fair	
177	HL	8	Gleditsia triacanthos	Honeylocust	Fair	
178	HL	8	Gleditsia triacanthos	Honeylocust	Fair	
179	HL	8	Gleditsia triacanthos	Honeylocust	Poor	
180	HL	6	Gleditsia triacanthos	Honeylocust	Very Poor	
181	HL	6	Gleditsia triacanthos	Honeylocust	Fair	
182	HL	6	Gleditsia triacanthos	Honeylocust	Fair	
183	HL	8	Gleditsia triacanthos	Honeylocust	Poor	
184	HL	8	Gleditsia triacanthos	Honeylocust	Poor	
185	HL	8	Gleditsia triacanthos	Honeylocust	Poor	
186	NM	8	Acer platanoides	Norway Maple	Very Poor	
187	NM	7	Acer platanoides	Norway Maple	Very Poor	
188	NM	8	Acer platanoides	Norway Maple	Fair	
189	NM	8	Acer platanoides	Norway Maple	Good	
190	NM	8	Acer platanoides	Norway Maple	Fair	
191	NM	9	Acer platanoides	Norway Maple	Fair	
192	NM	8	Acer platanoides	Norway Maple	Very Poor	dead leader, branches
193	NM	8	Acer platanoides	Norway Maple	Good	
194	NM	8	Acer platanoides	Norway Maple	Very Poor	dead leader, branches
195	NM	7	Acer platanoides	Norway Maple	Fair	
196	NM	8	Acer platanoides	Norway Maple	Very Poor	
197	HL	7	Gleditsia triacanthos	Honeylocust	Very Poor	
198	HL	7	Gleditsia triacanthos	Honeylocust	Poor	
199	HL	8	Gleditsia triacanthos	Honeylocust	Fair	
200	HL	6	Gleditsia triacanthos	Honeylocust	Very Poor	
201	HL	8	Gleditsia triacanthos	Honeylocust	Poor	
202	HL	8	Gleditsia triacanthos	Honeylocust	Fair	
203	NM	7	Acer platanoides	Norway Maple	Very Poor	dead leader, branches
204	NM	8	Acer platanoides	Norway Maple	Fair	
205	NM	10	Acer platanoides	Norway Maple	Fair	
206	NM	10	Acer platanoides	Norway Maple	Fair	
207	NM	10	Acer platanoides	Norway Maple	Fair	
208	NM	10	Acer platanoides	Norway Maple	Fair	
209	NM	10	Acer platanoides	Norway Maple	Fair	
210	NM	10	Acer platanoides	Norway Maple	Poor	
211	HL	10	Gleditsia triacanthos	Honeylocust	Very Poor	
211A	HL	10	Gleditsia triacanthos	Honeylocust	Poor	
212	HL	7	Gleditsia triacanthos	Honeylocust	Fair	
213	HL	7	Gleditsia triacanthos	Honeylocust	Fair	
214	HL	4	Gleditsia triacanthos	Honeylocust	Poor	
215	HL	4	Gleditsia triacanthos	Honeylocust	Poor	
216	NM	7	Acer platanoides	Norway Maple	Poor	
217	NM	8	Acer platanoides	Norway Maple	Poor	
218	NM	8	Acer platanoides	Norway Maple	Poor	
219	NM	8	Acer platanoides	Norway Maple	Poor	
220	NM	8	Acer platanoides	Norway Maple	Poor	
221	NM	10	Acer platanoides	Norway Maple	Poor	
222	NM	10	Acer platanoides	Norway Maple	Fair	
223	NM	10	Acer platanoides	Norway Maple	Fair	
224	NM	10	Acer platanoides	Norway Maple	Good	
225	NM	10	Acer platanoides	Norway Maple	Good	
226	NM	10	Acer platanoides	Norway Maple	Very Poor	trunk and mainleader
227	NM	10	Acer platanoides	Norway Maple	Good	
228	HL	8	Gleditsia triacanthos	Honeylocust	fair	
229	HL	8	Gleditsia triacanthos	Honeylocust	Good	
230	HL	7	Gleditsia triacanthos	Honeylocust	Fair	
231	HL	7	Gleditsia triacanthos	Honeylocust	Good	
232	HL	7	Gleditsia triacanthos	Honeylocust	Fair	
233	HL	7	Gleditsia triacanthos	Honeylocust	Good	
234	HL	7	Gleditsia triacanthos	Honeylocust	Fair	
235	HL	7	Gleditsia triacanthos	Honeylocust	Good	
236	HL	7	Gleditsia triacanthos	Honeylocust	Good	
237	HL	7	Gleditsia triacanthos	Honeylocust	Good	
238	HL	8	Gleditsia triacanthos	Honeylocust	Good	
239	HL	8	Gleditsia triacanthos	Honeylocust	Good	
240	HL	8	Gleditsia triacanthos	Honeylocust	Fair	
241	HL	8	Gleditsia triacanthos	Honeylocust	Fair	

PEA GROUP
t: 844.813.2949
www.peagroup.com

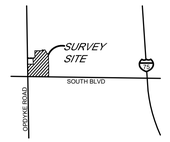
STATE OF MICHIGAN
DOUGLASS STUART KENNEDY
License No. 6201055910
LICENSED PROFESSIONAL ENGINEER

NORTH

0 15 30 60
SCALE: 1" = 30'

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 REPRESENTATION 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
ETKIN MANAGEMENT, LLC
150 W. 2nd STREET, SUITE 200
ROYAL OAK, MICHIGAN 48067

PROJECT TITLE
SOUTH/OPDYKE SELF-STORAGE
975 S OPDYKE ROAD
AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS
REVISIONS PER CITY REVIEW COMMENTS 02/21/25
REVISIONS PER CITY REVIEW COMMENTS 02/27/25

PUD SUBMISSION
ORIGINAL ISSUE DATE: JANUARY 29, 2025

DRAWING TITLE
EXISTING TREE SURVEY

PEA JOB NO. 20-0375
P.M. SAS
DN. RK
DES. DK

DRAWING NUMBER:
C-1.3

NOT FOR CONSTRUCTION
SIDWELL IDENTIFICATION NUMBER: 14-35-352-044

S:\PROJECTS\2020\2020-0375 ETKIN OPDYKE-SAS\DWG\2_SITE_PLAN\(C-1.1)TOPO-20-0375.dwg PLOT DATE: 2/27/2025 BY: Douglass Kennedy

LEGAL DESCRIPTION:
(Per Nowak & Fraus ALTA/ASTM LAND TITLE SURVEY, JOB NO. D318. DATED 03/04/2015)

THE FOLLOWING IS THE DESCRIPTION OF A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 35, TOWN 3 NORTH, RANGE 10 EAST; CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE PROPERTY CONTROLLING CORNER AND SOUTHWEST CORNER OF SECTION 35, TOWN 3 NORTH, RANGE 10 EAST AS PREVIOUSLY ESTABLISHED, SAID POINT BEING DISTANT 1.81 FEET NORTH AND 0.26 FEET WEST MEASURED AT RIGHT ANGLES FROM THE SOUTHWEST CORNER OF SECTION 35, TOWN 3 NORTH, RANGE 10 EAST AS REMONUMENTED AND RECORDED IN LIBER 19629, PAGE 340; THENCE N.00°04'13"W. ALONG THE WESTERLY LINE OF SAID SECTION 35, 61.09 FEET, THENCE N.89°39'29"E., 92.12 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE INTERSECTION OF EASTERLY LINE OF OPDYKE ROAD (120.00 FEET WIDE) WITH NORTHERLY LINE OF SOUTH BOULEVARD (120.00 FEET WIDE); THENCE N.01°52'30"W. ALONG SAID EASTERLY LINE OF OPDYKE ROAD, 443.00 FEET; THENCE N.89°39'29"E., 200.00 FEET; THENCE N.01°52'30"W., 200.00 FEET; THENCE S.89°39'29"W., 200.00 FEET TO A POINT ON SAID EASTERLY LINE OF OPDYKE ROAD; THENCE N.01°52'30"W. ALONG SAID EASTERLY LINE OF OPDYKE ROAD, 30.45 FEET (RECORDED AS 30.00 FEET), THENCE N.89°41'33"E., 265.00 FEET; THENCE N.01°52'30"W., 247.27 FEET; THENCE N.88°07'30"E., 265.06 FEET TO A POINT, SAID POINT LYING ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 158 OF "BLOOMFIELD ORCHARDS NO. 3 SUB." AS RECORDED IN LIBER 102 OF PLATS, PAGE 20 OAKLAND COUNTY RECORDS, THENCE N.01°52'30"W. ALONG SAID SOUTHERLY EXTENSION LINE, 28.22 FEET TO THE SOUTHWEST CORNER OF SAID LOT 158; THENCE N.88°07'30"E. ALONG THE SOUTHERLY LINE OF LOTS 158 AND 157 OF SAID "BLOOMFIELD ORCHARDS NO. 3 SUB.", 101.87 FEET TO THE SOUTHEAST CORNER OF SAID LOT 157, SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF LOT 34 OF "BLOOMFIELD ORCHARDS SUB." AS RECORDED IN LIBER 101 OF PLATS, PAGE 24 OAKLAND COUNTY RECORDS; THENCE S.30°15'36"E. ALONG THE SOUTHWESTERLY LINE OF LOTS 34 AND 35 OF SAID "BLOOMFIELD ORCHARDS SUB.", 140.24 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 35; THENCE S.47° 19'32"E. ALONG THE SOUTHWESTERLY LINE OF LOT 36 OF SAID "BLOOMFIELD ORCHARDS SUB.", 71.87 FEET THE MOST SOUTHERLY CORNER OF SAID LOT 36; THENCE S.01°52'30"E., 787.96 FEET TO A POINT ON THE NORTHERLY LINE OF SOUTH BOULEVARD (120.00 FEET WIDE); THENCE S.89°39'29"W. ALONG SAID NORTHERLY LINE OF SOUTH BOULEVARD, 750.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 582,329 SQ.FT. OR 13.368 ACRES AND IS A SUBJECT TO ANY AND OIL EASEMENTS, RIGHTS AND RESTRICTIONS OF RECORD OR OTHERWISE.

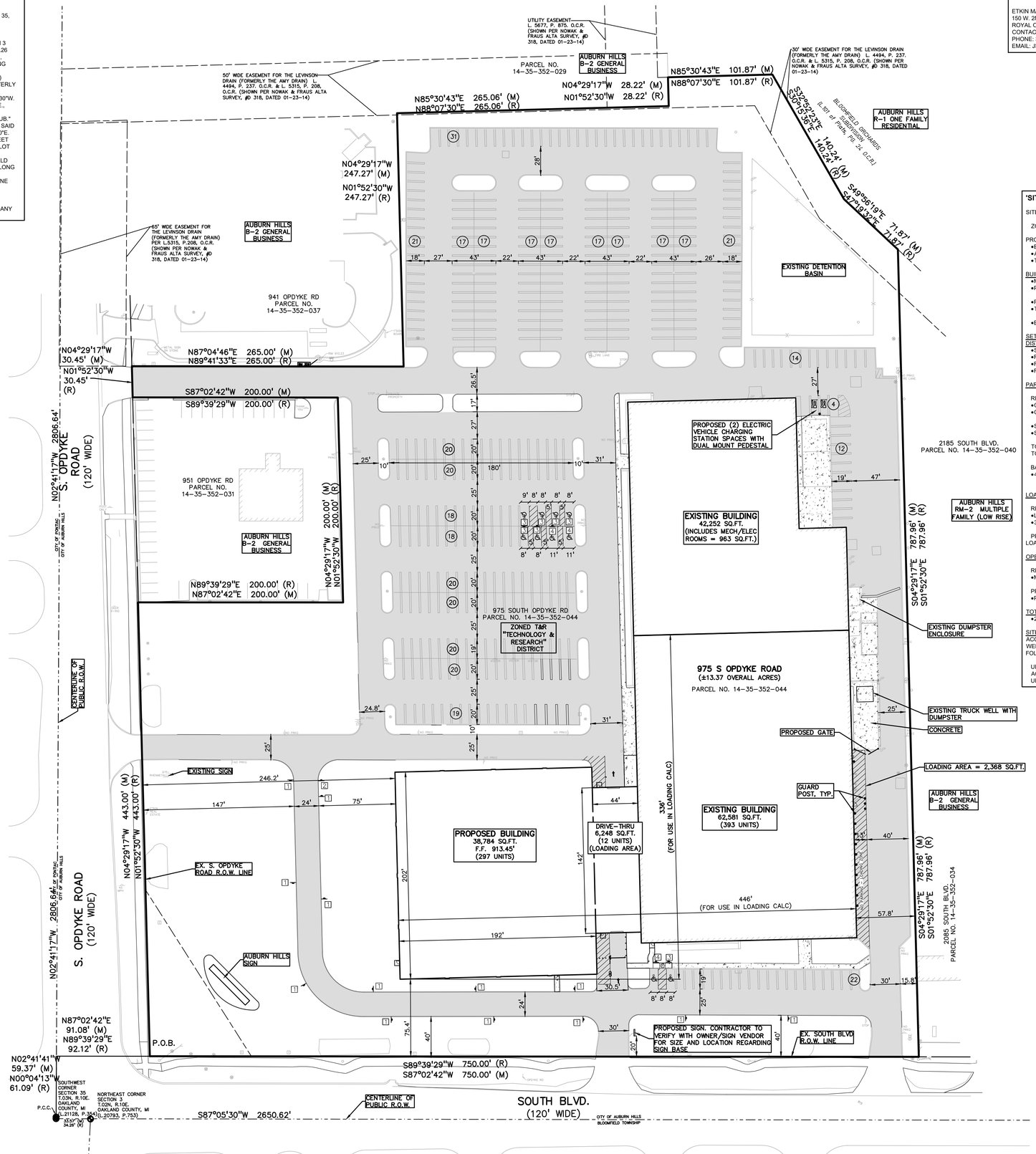
GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

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 SHALL BE ALLOWED, WHICH INCLUDES PALLET STORAGE, OVERNIGHT VEHICLES, OR TRAILER STORAGE.
4. GROUND-MOUNTED TRANSFORMERS AND ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED PER ZONING ORDINANCE NO. 372.
5. PARKING SPACES SHALL BE DOUBLE-STRIPPED PER ZONING ORDINANCE NO. 372.
6. AN ENVIRONMENTAL IMPACT STATEMENT IS NOT REQUIRED.
7. A LAND DIVISION OR COMBINATION IS NOT REQUIRED.
8. A SPECIAL LAND USE PERMIT APPLICATION IS NOT REQUIRED.
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 THE 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 STATION ARE INSTALLED.

NOTE:

SELF STORAGE FACILITY WILL BE RE-ADDRESSED TO 2055 SOUTH BLVD. EXISTING TENANT WILL RETAIN EXISTING ADDRESS.



OWNER/APPLICANT:

ETKIN MANAGEMENT, LLC
150 W. 2ND STREET, SUITE 200
ROYAL OAK, MICHIGAN 48067
CONTACT: JOSH SUARDINI
PHONE: 313.549.8509
EMAIL: JSUARDINI@ETKINLLC.COM

LEGEND:

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

***SITE DATA TABLE:**

SITE AREA: 13.37 ACRES (582,319 SF.) NET AND GROSS

ZONING: T&R - TECHNOLOGY & RESEARCH

PROPOSED USE: SELF-STORAGE
- •EXISTING BUILDING = 104,833 SF
- •ADDITION = 45,032 SF
- •TOTAL SIZE = 149,865 SF

BUILDING INFORMATION:
- •MAXIMUM ALLOWABLE BUILDING HEIGHT = 4 STORIES
- •PROPOSED BUILDING HEIGHT = 1 STORY
- •PROPOSED BUILDING FOOTPRINT ADDITION = 45,032 SF.
- •TOTAL BUILDING FOOTPRINT AREA = 149,865 SF.
- •BUILDING LOT COVERAGE = 25.7%

SETBACK REQUIREMENTS (FROM T&R DISTRICT REQUIREMENTS):

	REQUIRED:	PROPOSED:
•SIDE (NORTH)	20'	642.8'
•REAR (EAST)	15'	57.8'
•FRONT (WEST)	50'	246.2'
•FRONT(SOUTH)	50'	76.3'

PARKING CALCULATIONS:

REQUIRED (EXISTING TENANT)
- •OFFICE = 1 SPACE PER 200 SF
- •OFFICE PARKING REQUIRED = (42,252 SF * 0.80)/200 = 169 SPACES
- •SELF STORAGE = 1 SPACE PER 100 UNITS, NOT LESS THAN 5 SPACES
- •SELF STORAGE PARKING REQUIRED = (393 + 297 + 12 UNITS)/100 = 8 SPACES

TOTAL REQUIRED PARKING = 177 SPACES
TOTAL PARKING PROVIDED = 436 SPACES (10 BARRIER FREE)

BARRIER FREE REQUIREMENTS
- •401 TO 500 SPACES REQUIRE 9 SPACES TO BE BARRIER FREE

LOADING CALCULATIONS:

REQUIRED
- •LOADING REQUIRED = 10 SF. PER L.F. OF BUILDING FRONTAGE
- •336' + 446' = 782' x 10' = 7,820 SF

PROPOSED
LOADING PROVIDED = 6,248 SF (LOADING PROVIDED INTERNALLY) + 2,368 SF = 8,616 SF

OPEN SPACE:

REQUIRED
- •MINIMUM OPEN SPACE REQUIRED = 20%

PROPOSED
- •PROVIDED OPEN SPACE = 21.8%

TOTAL PROPOSED IMPERVIOUS AREA
- •234,100 SF

SITE SOILS INFORMATION:
ACCORDING TO THE USDA NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY FOR OAKLAND COUNTY, THE SITE CONSISTS OF THE FOLLOWING SOIL TYPES:

UDORTHENTS, LOAMY, NEARLY LEVEL
AQUENTS, SANDY, LOAMY, UNDULATING
URBAN LAND

PEA GROUP
t: 844.813.2949
www.peagroup.com

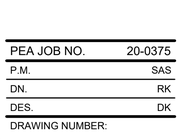
STATE OF MICHIGAN — DOUGLASS KENNEDY — LICENSED PROFESSIONAL ENGINEER — License No. 6201053010

NORTH

0 25 50 100
SCALE: 1" = 50'

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 THEIR ACCURACY OR COMPLETENESS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT

ETKIN MANAGEMENT, LLC
150 W. 2nd STREET, SUITE 200
ROYAL OAK, MICHIGAN 48067

PROJECT TITLE

SOUTH/OPDYKE SELF-STORAGE
975 S OPDYKE ROAD
AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS	
REVISIONS PER CITY REVIEW COMMENTS	02/21/25
REVISIONS PER CITY REVIEW COMMENTS	02/27/25

PUD SUBMISSION
ORIGINAL ISSUE DATE:
JANUARY 29, 2025

DRAWING TITLE

OVERALL SITE PLAN

PEA JOB NO.	20-0375
P.M.	SAS
DN.	RK
DES.	DK

DRAWING NUMBER:

C-2.0

NOT FOR CONSTRUCTION

SIDWELL IDENTIFICATION NUMBER: 14-35-352-044

S:\PROJECTS\2020\2020-0375 ETKIN OPDYKE-SAS\DWGS_SITE_PLAN\(C-2.0) OVERALL DIM-20-0375.dwg PLOT DATE: 2/27/2025 BY: Douglass Kennedy

LEGAL DESCRIPTION:
(Per Nowak & Fraus ALTA/ASTM LAND TITLE SURVEY, JOB NO. D318. DATED 03/04/2015)

THE FOLLOWING IS THE DESCRIPTION OF A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 35, TOWN 3 NORTH, RANGE 10 EAST; CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE PROPERTY CONTROLLING CORNER AND SOUTHWEST CORNER OF SECTION 35, TOWN 3 NORTH, RANGE 10 EAST AS PREVIOUSLY ESTABLISHED, SAID POINT BEING DISTANT 1.81 FEET NORTH AND 0.26 FEET WEST MEASURED AT RIGHT ANGLES FROM THE SOUTHWEST CORNER OF SECTION 35, TOWN 3 NORTH, RANGE 10 EAST AS REMONUMENTED AND RECORDED IN LIBER 19629, PAGE 340; THENCE N.00°04'13"W. ALONG THE WESTERLY LINE OF SAID SECTION 35, 61.09 FEET, THENCE N.89°39'29"E., 92.12 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE INTERSECTION OF EASTERLY LINE OF OPDYKE ROAD (120.00 FEET WIDE) WITH NORTHERLY LINE OF SOUTH BOULEVARD (120.00 FEET WIDE); THENCE N.01°52'30"W. ALONG SAID EASTERLY LINE OF OPDYKE ROAD, 443.00 FEET; THENCE N.89°39'29"E., 200.00 FEET; THENCE N.01°52'30"W., 200.00 FEET; THENCE S.89°39'29"W., 200.00 FEET TO A POINT ON SAID EASTERLY LINE OF OPDYKE ROAD; THENCE N.01°52'30"W. ALONG SAID EASTERLY LINE OF OPDYKE ROAD, 30.45 FEET (RECORDED AS 30.00 FEET), THENCE N.89°41'33"E., 265.00 FEET; THENCE N.01°52'30"W., 247.27 FEET; THENCE N.88°07'30"E., 265.06 FEET TO A POINT, SAID POINT LYING ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 158 OF "BLOOMFIELD ORCHARDS NO. 3 SUB." AS RECORDED IN LIBER 102 OF PLATS, PAGE 20 OAKLAND COUNTY RECORDS; THENCE N.01°52'30"W. ALONG SAID SOUTHERLY EXTENSION LINE, 28.22 FEET TO THE SOUTHWEST CORNER OF SAID LOT 158; THENCE N.88°07'30"E. ALONG THE SOUTHERLY LINE OF LOTS 158 AND 157 OF SAID "BLOOMFIELD ORCHARDS NO. 3 SUB.", 101.87 FEET TO THE SOUTHEAST CORNER OF SAID LOT 157, SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF LOT 34 OF "BLOOMFIELD ORCHARDS SUB." AS RECORDED IN LIBER 101 OF PLATS, PAGE 24 OAKLAND COUNTY RECORDS; THENCE S.30°15'36"E. ALONG THE SOUTHWESTERLY LINE OF LOTS 34 AND 35 OF SAID "BLOOMFIELD ORCHARDS SUB.", 140.24 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 35; THENCE S.47° 19'32"E. ALONG THE SOUTHWESTERLY LINE OF LOT 36 OF SAID "BLOOMFIELD ORCHARDS SUB.", 71.87 FEET THE MOST SOUTHERLY CORNER OF SAID LOT 36; THENCE S.01°52'30"E., 787.96 FEET TO A POINT ON THE NORTHERLY LINE OF SOUTH BOULEVARD (120.00 FEET WIDE); THENCE S.89°39'29"W. ALONG SAID NORTHERLY LINE OF SOUTH BOULEVARD, 750.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 582,329 SQ.FT. OR 13.368 ACRES AND IS A SUBJECT TO ANY AND OIL EASEMENTS, RIGHTS AND RESTRICTIONS OF RECORD OR OTHERWISE.

GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

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 SHALL BE ALLOWED, WHICH INCLUDES PALLET STORAGE, OVERNIGHT VEHICLES, OR TRAILER STORAGE.
4. GROUND-MOUNTED TRANSFORMERS AND ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED PER ZONING ORDINANCE NO. 372.
5. PARKING SPACES SHALL BE DOUBLE-STRIPPED PER ZONING ORDINANCE NO. 372.
6. AN ENVIRONMENTAL IMPACT STATEMENT IS NOT REQUIRED.
7. A LAND DIVISION OR COMBINATION IS NOT REQUIRED.
8. A SPECIAL LAND USE PERMIT APPLICATION IS NOT REQUIRED.
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 THE COMMUNITY DEVELOPMENT.

ADDITIONAL NOTES:

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

NOTE:

SELF STORAGE FACILITY WILL BE RE-ADDRESSED TO 2055 SOUTH BLVD. EXISTING TENANT WILL RETAIN EXISTING ADDRESS.

LEGEND:

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

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP (R)

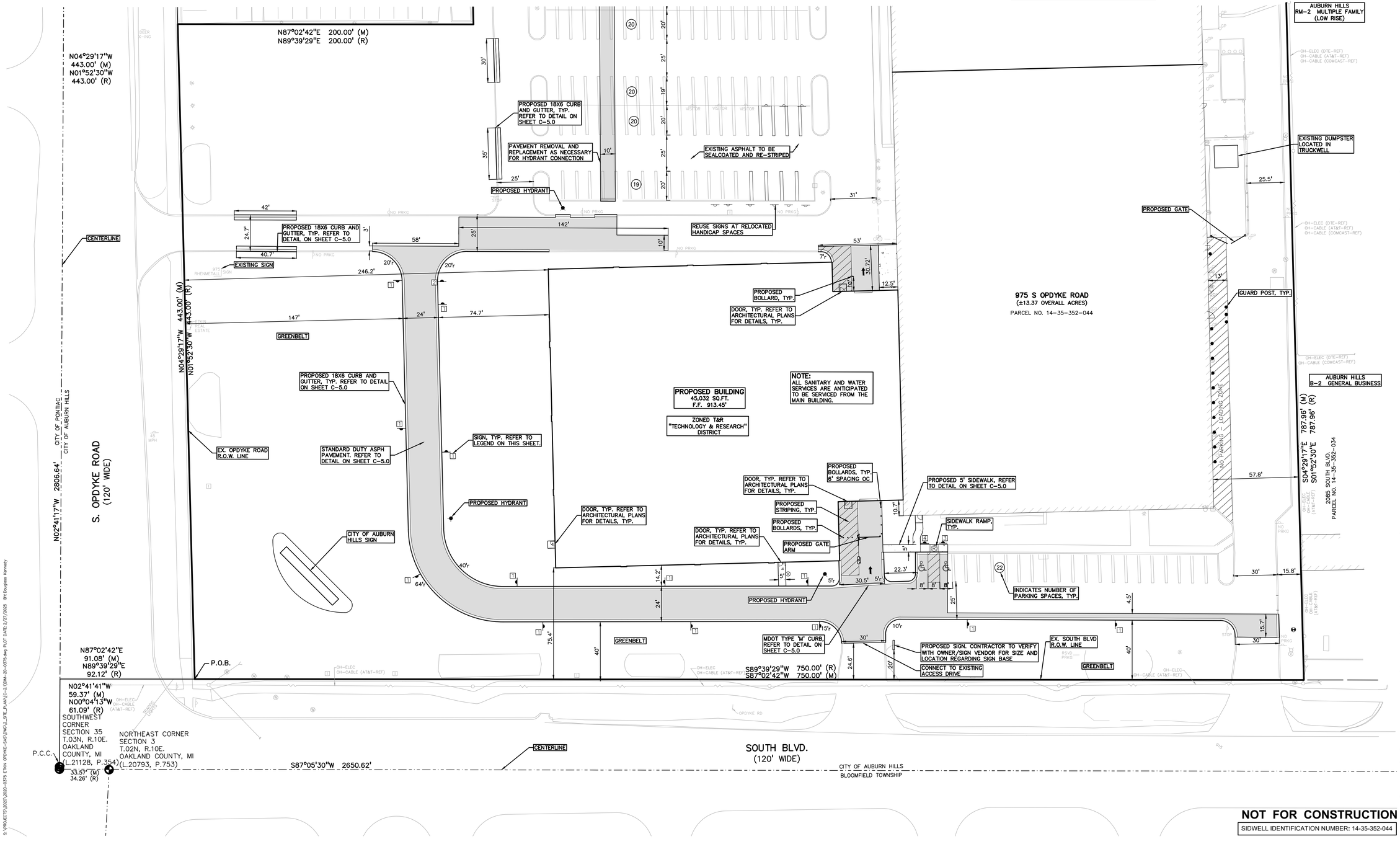
SIGN LEGEND:

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

REFER TO DETAIL SHEET FOR SIGN DETAILS

OWNER/APPLICANT:

ETKIN, LLC
150 W. 2ND STREET SUITE, 200
ROYAL OAK, MICHIGAN 48067
CONTACT: JOSH SUARDINI
PHONE: 313.549.8509
EMAIL: JSUARDINI@ETKINLLC.COM



PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
DOUGLASS STUART KENNEDY
License No. 6201052010
LICENSED PROFESSIONAL ENGINEER

NORTH
0 15 30 60
SCALE: 1" = 30'

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
ETKIN MANAGEMENT, LLC
150 W. 2nd STREET, SUITE 200
ROYAL OAK, MICHIGAN 48067

PROJECT TITLE
SOUTH/OPDYKE SELF-STORAGE
975 S OPDYKE ROAD
AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS	
REVISIONS PER CITY REVIEW COMMENTS	02/21/25
REVISIONS PER CITY REVIEW COMMENTS	02/27/25

PUD SUBMISSION
ORIGINAL ISSUE DATE:
JANUARY 29, 2025

DRAWING TITLE
DIMENSION SITE PLAN - SOUTH

PEA JOB NO.	20-0375
P.M.	SAS
DN.	RK
DES.	DK

DRAWING NUMBER:
C-2.1

NOT FOR CONSTRUCTION
SIDWELL IDENTIFICATION NUMBER: 14-35-352-044

S:\PROJECTS\2020\2020-0375 ETKIN OPDYKE-SAS\DWGS_SITE_PLAN\C-2.1SNM-20-0375.dwg PLOT DATE: 2/27/2025 BY: Douglass Kennedy

LEGAL DESCRIPTION:
(Per Nowak & Fraus ALTA/ASTM LAND TITLE SURVEY, JOB NO. D318. DATED 03/04/2015)

THE FOLLOWING IS THE DESCRIPTION OF A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 35, TOWN 3 NORTH, RANGE 10 EAST; CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE PROPERTY CONTROLLING CORNER AND SOUTHWEST CORNER OF SECTION 35, TOWN 3 NORTH, RANGE 10 EAST AS PREVIOUSLY ESTABLISHED, SAID POINT BEING DISTANT 1.81 FEET NORTH AND 0.26 FEET WEST MEASURED AT RIGHT ANGLES FROM THE SOUTHWEST CORNER OF SECTION 35, TOWN 3 NORTH, RANGE 10 EAST AS REMONUMENTED AND RECORDED IN LIBER 19629, PAGE 340; THENCE N.00°04'13"W. ALONG THE WESTERLY LINE OF SAID SECTION 35, 61.09 FEET, THENCE N.89°39'29"E., 92.12 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE INTERSECTION OF EASTERLY LINE OF OPDYKE ROAD (120.00 FEET WIDE) WITH NORTHERLY LINE OF SOUTH BOULEVARD (120.00 FEET WIDE); THENCE N.01°52'30"W. ALONG SAID EASTERLY LINE OF OPDYKE ROAD, 443.00 FEET; THENCE N.89°39'29"E., 200.00 FEET; THENCE N.01°52'30"W., 200.00 FEET; THENCE S.89°39'29"W., 200.00 FEET TO A POINT ON SAID EASTERLY LINE OF OPDYKE ROAD; THENCE N.01°52'30"W. ALONG SAID EASTERLY LINE OF OPDYKE ROAD, 30.45 FEET (RECORDED AS 30.00 FEET), THENCE N.89°41'33"E., 265.00 FEET; THENCE N.01°52'30"W., 247.27 FEET; THENCE N.88°07'30"E., 265.06 FEET TO A POINT, SAID POINT LYING ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 158 OF "BLOOMFIELD ORCHARDS NO. 3 SUB." AS RECORDED IN LIBER 102 OF PLATS, PAGE 20 OAKLAND COUNTY RECORDS; THENCE N.01°52'30"W. ALONG SAID SOUTHERLY EXTENSION LINE, 28.22 FEET TO THE SOUTHWEST CORNER OF SAID LOT 158; THENCE N.88°07'30"E. ALONG THE SOUTHERLY LINE OF LOTS 158 AND 157 OF SAID "BLOOMFIELD ORCHARDS NO. 3 SUB.", 101.87 FEET TO THE SOUTHEAST CORNER OF SAID LOT 157, SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF LOT 34 OF "BLOOMFIELD ORCHARDS SUB." AS RECORDED IN LIBER 101 OF PLATS, PAGE 24 OAKLAND COUNTY RECORDS; THENCE S.30°15'36"E. ALONG THE SOUTHWESTERLY LINE OF LOTS 34 AND 35 OF SAID "BLOOMFIELD ORCHARDS SUB.", 140.24 FEET TO THE MOST SOUTHERLY CORNER OF SAID LOT 35; THENCE S.47° 19'32"E. ALONG THE SOUTHWESTERLY LINE OF LOT 36 OF SAID "BLOOMFIELD ORCHARDS SUB.", 71.87 FEET THE MOST SOUTHERLY CORNER OF SAID LOT 36; THENCE S.01°52'30"E., 787.96 FEET TO A POINT ON THE NORTHERLY LINE OF SOUTH BOULEVARD (120.00 FEET WIDE); THENCE S.89°39'29"W. ALONG SAID NORTHERLY LINE OF SOUTH BOULEVARD, 750.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 582,329 SQ.FT. OR 13.368 ACRES AND IS A SUBJECT TO ANY AND OIL EASEMENTS, RIGHTS AND RESTRICTIONS OF RECORD OR OTHERWISE.

GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

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 SHALL BE ALLOWED, WHICH INCLUDES PALLET STORAGE, OVERNIGHT VEHICLES, OR TRAILER STORAGE.
4. GROUND-MOUNTED TRANSFORMERS AND ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED PER ZONING ORDINANCE NO. 372.
5. PARKING SPACES SHALL BE DOUBLE-STRIPPED PER ZONING ORDINANCE NO. 372.
6. AN ENVIRONMENTAL IMPACT STATEMENT IS NOT REQUIRED.
7. A LAND DIVISION OR COMBINATION IS NOT REQUIRED.
8. A SPECIAL LAND USE PERMIT APPLICATION IS NOT REQUIRED.
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 THE COMMUNITY DEVELOPMENT.

ADDITIONAL NOTES:

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

SIDEWALK RAMP LEGEND:

SIDEWALK RAMP ®

SIGN LEGEND:

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

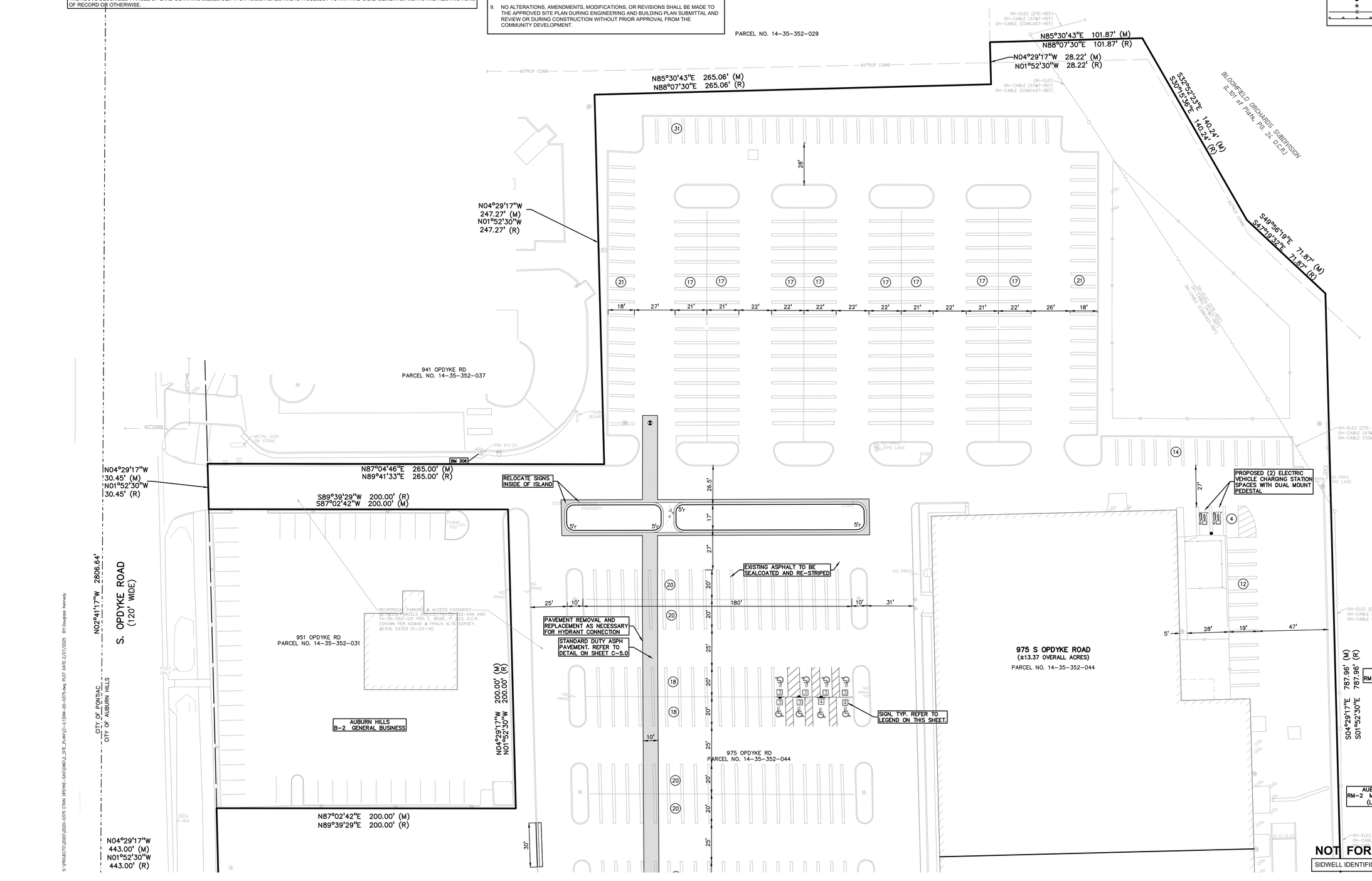
REFER TO DETAIL SHEET FOR SIGN DETAILS

OWNER/APPLICANT:

ETKIN, LLC
150 W. 2ND STREET SUITE, 200
ROYAL OAK, MICHIGAN 48067
CONTACT: JOSH SUARDINI
PHONE: 313.549.8509
EMAIL: JSUARDINI@ETKINLLC.COM

LEGEND:

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



PEA GROUP
t: 844.813.2949
www.peagroup.com

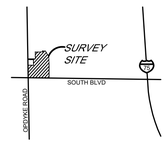
STATE OF MICHIGAN
DOUGLASS KENNEDY
LICENSED PROFESSIONAL ENGINEER
License No. 6201053010

NORTH

0 15 30 60
SCALE: 1" = 30'

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 THEIR ACCURACY OR COMPLETENESS. THEREOF THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
ETKIN MANAGEMENT, LLC
150 W. 2nd STREET, SUITE 200
ROYAL OAK, MICHIGAN 48067

PROJECT TITLE
SOUTH/OPDYKE SELF-STORAGE
975 S OPDYKE ROAD
AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS	
REVISIONS PER CITY REVIEW COMMENTS	02/21/25
REVISIONS PER CITY REVIEW COMMENTS	02/27/25

PUD SUBMISSION
ORIGINAL ISSUE DATE: JANUARY 29, 2025

DRAWING TITLE
DIMENSION SITE PLAN - NORTH

PEA JOB NO.	20-0375
P.M.	SAS
DN.	RK
DES.	DK

DRAWING NUMBER:
C-2.2

NOT FOR CONSTRUCTION

SIDWELL IDENTIFICATION NUMBER: 14-35-352-044

S:\PROJECTS\2020\2020-0375 ETKIN OPDYKE-SAS\[MWOJ_SITE_PLAN (C-2.1)NM-20-0375.dwg PLOT DATE: 2/27/2025 BY: Douglass Kennedy

FIRE DEPARTMENT NOTES:

1. THE FOUR (4) INCH STEAMER CAPS ON ALL HYDRANTS SHALL BE PAINTED ACCORDING TO THE FOLLOWING:

   WHITE ON 4" MAINS
   RED ON 6" MAINS
   ORANGE ON 8" MAINS
   GREEN ON 12" MAINS
   BLUE ON 16" MAINS OR LARGER

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

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

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

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

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

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

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.

STORMWATER DRAINAGE NOTES:

1. THE EXISTING SITE'S STORMWATER RUNOFF IS PROVIDED IN THE DETENTION BASIN WHICH ULTIMATELY DISCHARGES TO THE LEVINSON DRAIN. THE BASIN IS LOCATED NEAR THE NORTHEAST CORNER OF THE SITE. THE REVISED SITE LAYOUT HAS LESS IMPERVIOUS SURFACE THAN THE EXISTING CONDITIONS. THEREFORE, THE EXISTING DETENTION VOLUME EXCEEDS THE PROPOSED REQUIREMENT.

2. A MECHANICAL STORMWATER QUALITY STRUCTURE WILL BE PROVIDED FOR PROPOSED DISTURBED AREAS TO COMPLY WILL CURRENT REQUIREMENTS.

UTILITY NOTES:

1. 12' WIDE PUBLIC EASEMENT SHALL BE PROVIDED FOR THE PUBLIC SECTION OF WATER MAIN ON AND OFF SITE.

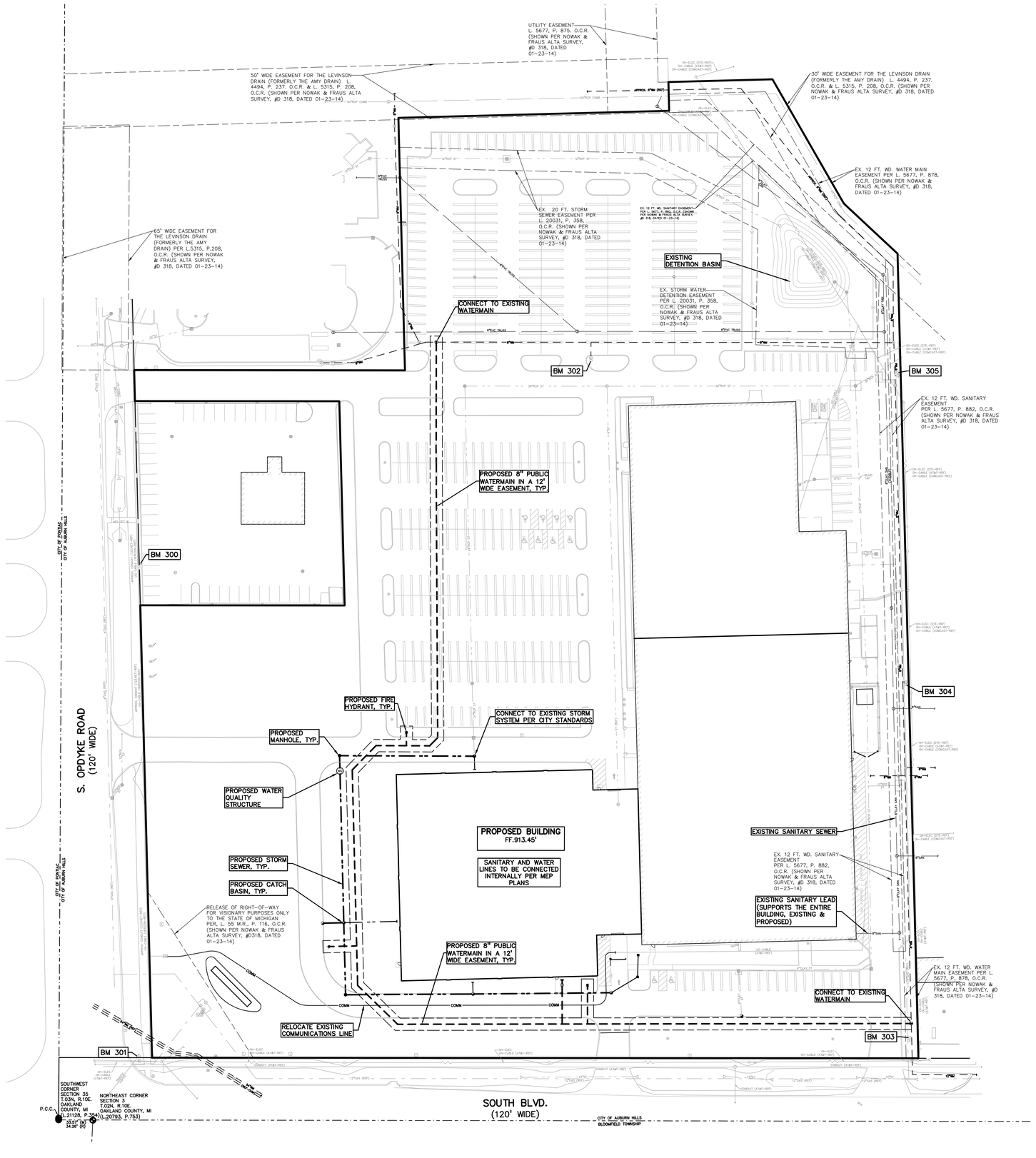
2. ALL PROPOSED GRADE ELEVATIONS INDICATED ARE TOP OF PAVEMENT OR GUTTER UNLESS NOTED OTHERWISE. ADD 0.50' TO ALL PROPOSED ELEVATIONS TO OBTAIN TOP OF CURB GRADES.

3. 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.

4. 5.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATER MAINS.

5. 2.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL STORM SEWER.

6. 18" (MINIMUM) OF VERTICAL CLEARANCE IS REQUIRED BETWEEN UTILITIES.



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

CITY OF AUBURN HILLS STORM SEWER FRAME AND COVER NOTES

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

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

CATCH BASIN/INLET - YARD
FRAME: EJ 1040
COVER: TYPE "02"
COVER: TYPE "N" WITHIN 8' OF ROAD

MANHOLE
FRAME: EJ 1040
COVER: TYPE "C"

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

PEA GROUP
t: 844.813.2949
www.peagroup.com

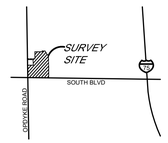
STATE OF MICHIGAN
DOUGLASS STUART KENNEDY
License No. 6201055910
LICENSED PROFESSIONAL ENGINEER

NORTH

0 25 50 100
SCALE: 1" = 50'

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
ETKIN MANAGEMENT, LLC
150 W. 2nd STREET, SUITE 200
ROYAL OAK, MICHIGAN 48067

PROJECT TITLE
SOUTH/OPDYKE SELF-STORAGE
975 S OPDYKE ROAD
AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS	
REVISIONS PER CITY REVIEW COMMENTS	02/21/25
REVISIONS PER CITY REVIEW COMMENTS	02/27/25

PUD SUBMISSION
ORIGINAL ISSUE DATE:
JANUARY 29, 2025

DRAWING TITLE
ENGINEERING SITE PLAN

PEA JOB NO.	20-0375
P.M.	SAS
DN.	RK
DES.	DK

DRAWING NUMBER:
C-3.0

NOT FOR CONSTRUCTION
SIDWELL IDENTIFICATION NUMBER: 14-35-352-044

S:\PROJECTS\2020\2020-0375 ETKIN OPDYKE-SAS\DWG\2_SITE_PLAN\[C-3.0]OVERALL UTIL-20-0375.dwg PLOT DATE: 2/27/2025 BY: Douglass Kennedy

BENCHMARKS:
(GPS DERIVED - NAVD88)

BM #300
LIGHT POLE BASE LOCATED ON THE EAST SIDE OF OPDYKE ROAD, APPROX. 180' NORTH FROM THE NORTH ENTRANCE TO 975 OPDYKE RD.
ELEV. - 913.44

BM #301
PUNCH ON TOP OF A STEEL LIGHT POLE BASE ANCHOR BOLT LOCATED AT THE NORTHEAST CORNER OF OPDYKE ROAD & SOUTH BLVD.
ELEV. - 921.36

BM #302
DIMPLE ON ARROW ON A HYDRANT LOCATED APPROX. 57' NORTHWEST FROM THE NORTHWEST BUILDING CORNER OF 975 OPDYKE RD.
ELEV. - 615.02

BENCHMARKS:
(GPS DERIVED - NAVD88)

BM #303
PUNCH IN THE WEST FLANGE BOLT OF A HYDRANT LOCATED AT THE SOUTHEAST PROPERTY CORNER.
ELEV. - 915.46

BM #304
PUNCH ON THE TOP WEST FLANGE BOLT OF A HYDRANT LOCATED ON THE EAST SIDE OF THE BUILDING, OPPOSITE THE TRUCK WELL.
ELEV. - 915.58

BM #305
TOP OF FLANGE BOLT OF A HYDRANT LOCATED APPROX. 103' NORTHEAST FROM THE NORTHEAST BUILDING CORNER OF 975 OPDYKE RD.
ELEV. - 914.67

SIDEWALK RAMP LEGEND:

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

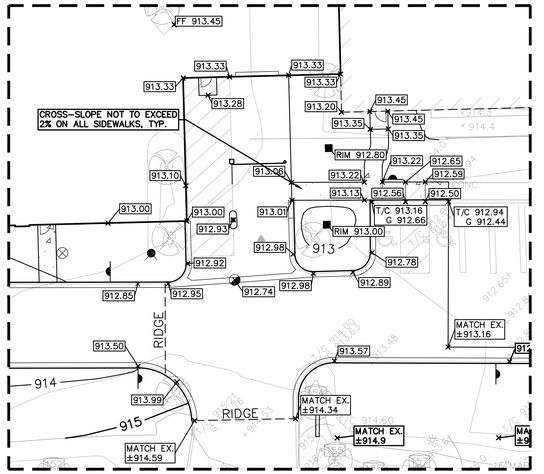
REFER TO LATEST MDOT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

GRADING LEGEND:

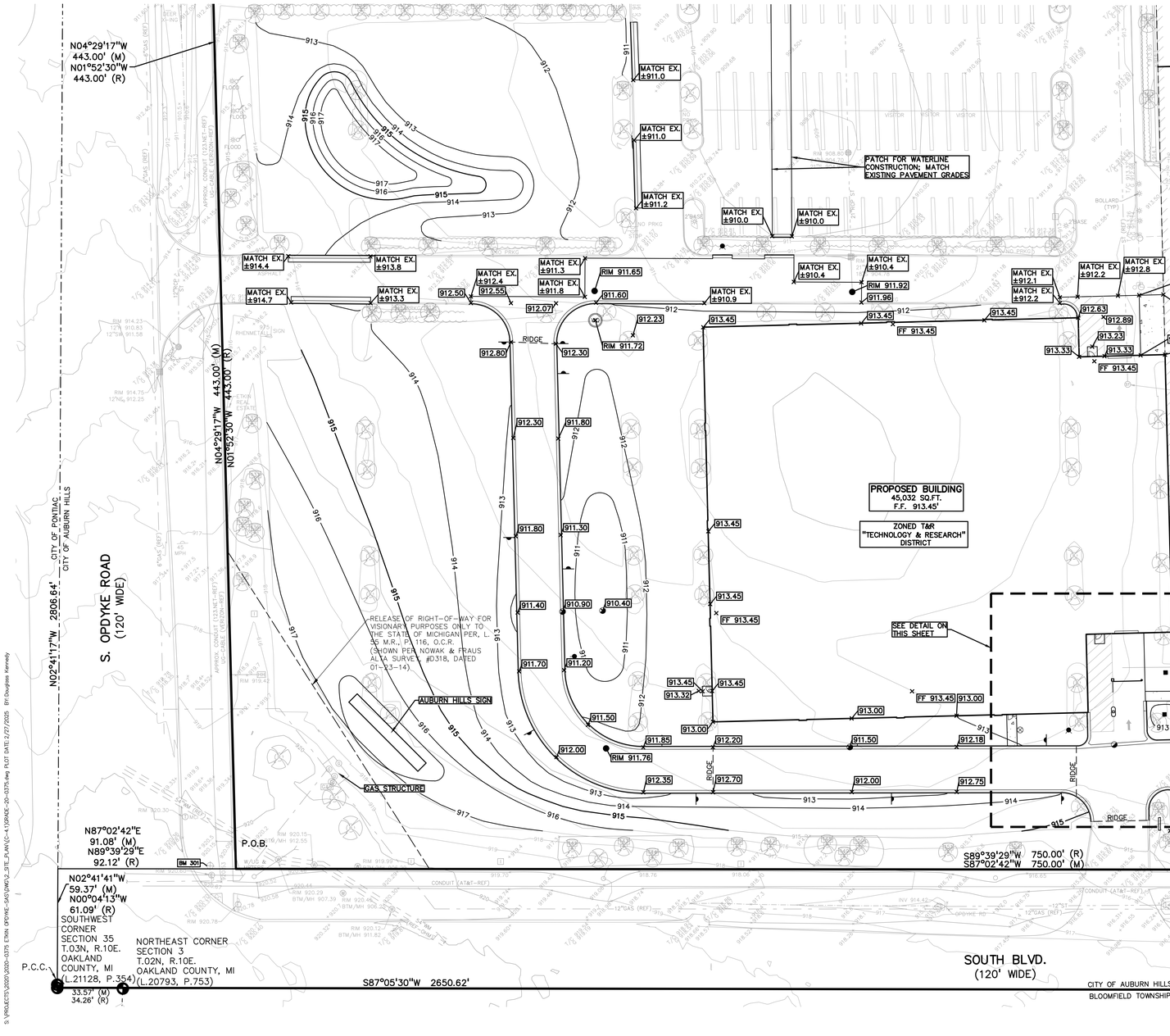
+606.91 / 622.50	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION: TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES.
670	EXISTING CONTOUR
922	PROPOSED CONTOUR
	PROPOSED REVERSE GUTTER PAN
	PROPOSED RIDGE LINE
	PROPOSED SWALE/DITCH

ABBREVIATIONS

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



DETAIL
SCALE 1: 20



975 S OPDYKE ROAD
(±13.37 OVERALL ACRES)
PARCEL NO. 14-35-352-044

NOT FOR CONSTRUCTION

SIDWELL IDENTIFICATION NUMBER: 14-35-352-044

PEA GROUP
t: 844.813.2949
www.peagroup.com

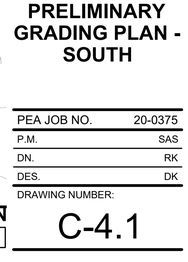
STATE OF MICHIGAN
DOUGLASS KENNEDY
LICENSED PROFESSIONAL ENGINEER
License No. 6201053010

NORTH

0 15 30 60
SCALE: 1" = 30'

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
ETKIN MANAGEMENT, LLC
150 W. 2nd STREET, SUITE 200
ROYAL OAK, MICHIGAN 48067

PROJECT TITLE
SOUTH/OPDYKE SELF-STORAGE
975 S OPDYKE ROAD
AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS	
REVISIONS PER CITY REVIEW COMMENTS	02/21/25
REVISIONS PER CITY REVIEW COMMENTS	02/27/25

PUD SUBMISSION
ORIGINAL ISSUE DATE:
JANUARY 29, 2025

DRAWING TITLE
PRELIMINARY GRADING PLAN - SOUTH

PEA JOB NO.	20-0375
P.M.	SAS
DN.	RK
DES.	DK

DRAWING NUMBER:
C-4.1

S:\PROJECTS\2020\2020-0375 ETKIN OPDYKE-SAS\CIVIL\2_SITE_PLAN\C-4.1(GRADE-20-0375.dwg PLOT DATE: 2/27/2025 BY: Douglass Kennedy

BENCHMARKS:
(GPS DERIVED - NAVD88)

BM #300
LIGHT POLE BASE LOCATED ON THE EAST SIDE OF OPDYKE ROAD, APPROX. 180' NORTH FROM THE NORTH ENTRANCE TO 975 OPDYKE RD.
ELEV. - 913.44

BM #301
PUNCH ON TOP OF A STEEL LIGHT POLE BASE ANCHOR BOLT LOCATED AT THE NORTHEAST CORNER OF OPDYKE ROAD & SOUTH BLVD.
ELEV. - 921.36

BM #302
DIMPLE ON ARROW ON A HYDRANT LOCATED APPROX. 57' NORTHWEST FROM THE NORTHWEST BUILDING CORNER OF 975 OPDYKE RD.
ELEV. - 615.02

BENCHMARKS:
(GPS DERIVED - NAVD88)

BM #303
PUNCH IN THE WEST FLANGE BOLT OF A HYDRANT LOCATED AT THE SOUTHEAST PROPERTY CORNER.
ELEV. - 915.46

BM #304
PUNCH ON THE TOP WEST FLANGE BOLT OF A HYDRANT LOCATED ON THE EAST SIDE OF THE BUILDING, OPPOSITE THE TRUCK WELL.
ELEV. - 915.58

BM #305
TOP OF FLANGE BOLT OF A HYDRANT LOCATED APPROX. 103' NORTHEAST FROM THE NORTHEAST BUILDING CORNER OF 975 OPDYKE RD.
ELEV. - 914.67

SIDEWALK RAMP LEGEND:

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

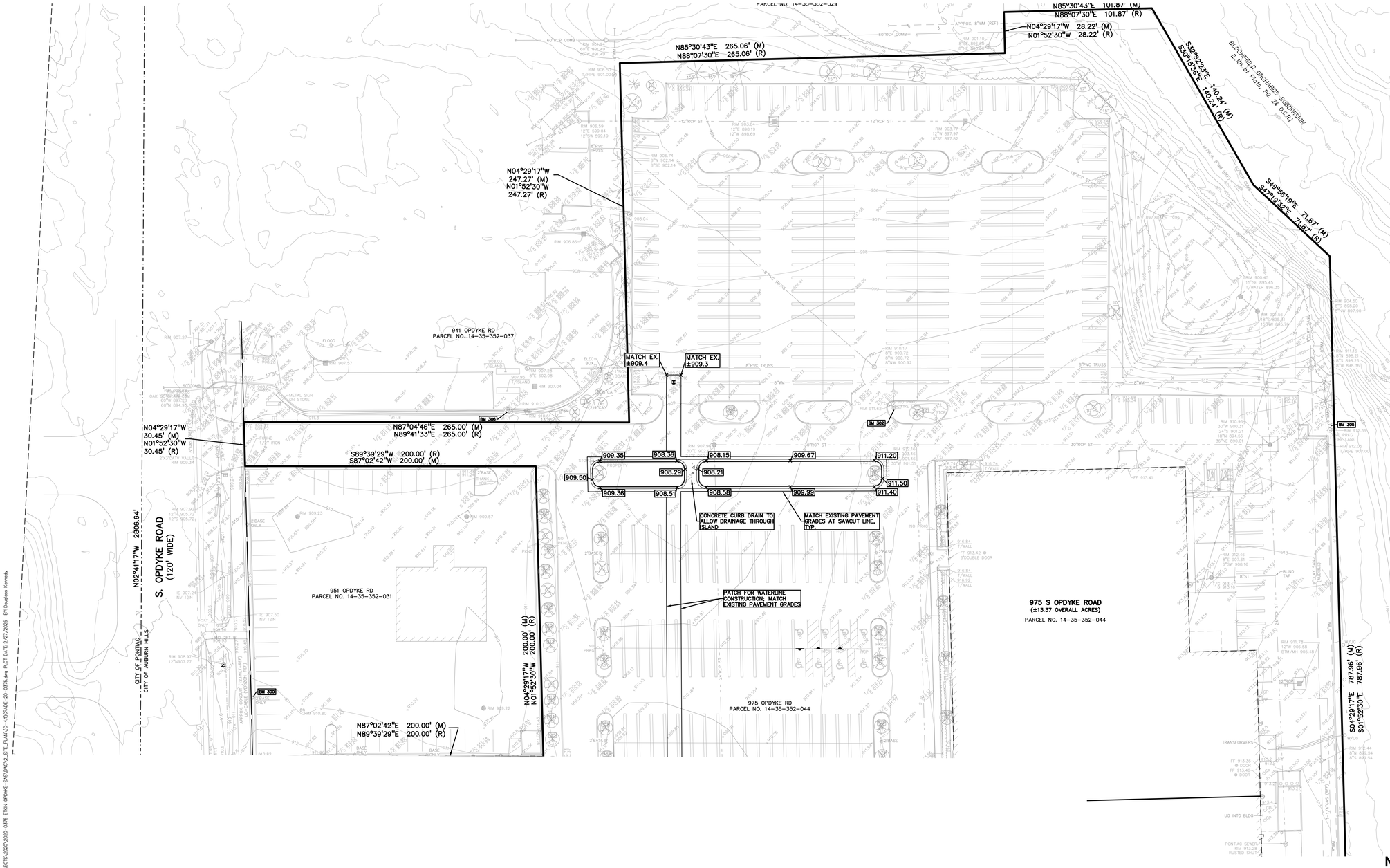
REFER TO LATEST MDOT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS

GRADING LEGEND:

- +898.91 / 622.50 — EXISTING SPOT ELEVATION / PROPOSED SPOT ELEVATION: TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES.
- 670 — EXISTING CONTOUR
- 922 — PROPOSED CONTOUR
- PROPOSED REVERSE GUTTER PAN
- PROPOSED RIDGE LINE
- PROPOSED SWALE/DITCH

ABBREVIATIONS

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



PEA GROUP
t: 844.813.2949
www.peagroup.com

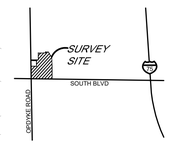
STATE OF MICHIGAN
DOUGLASS STUART KENNEDY
LICENSED PROFESSIONAL ENGINEER
License No. 6201053010

NORTH

0 15 30 60
SCALE: 1" = 30'

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 THEIR ACCURACY OR COMPLETENESS. THEREOF THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
ETKIN MANAGEMENT, LLC
150 W. 2nd STREET, SUITE 200
ROYAL OAK, MICHIGAN 48067

PROJECT TITLE
SOUTH/OPDYKE SELF-STORAGE
975 S OPDYKE ROAD
AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS

REVISIONS PER CITY REVIEW COMMENTS	02/21/25
REVISIONS PER CITY REVIEW COMMENTS	02/27/25

PUD SUBMISSION
ORIGINAL ISSUE DATE:
JANUARY 29, 2025

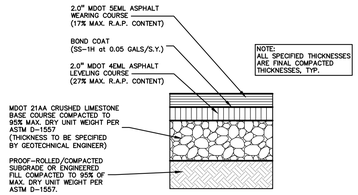
DRAWING TITLE
PRELIMINARY GRADING PLAN - NORTH

PEA JOB NO.	20-0375
P.M.	SAS
DN.	RK
DES.	DK

DRAWING NUMBER:
C-4.2

NOT FOR CONSTRUCTION
SIDWELL IDENTIFICATION NUMBER: 14-35-352-044

S:\PROJECTS\2020\2020-0375 ETKIN OPDYKE-SAS\WKP\2_SITE_PLAN\[C-4.1]RADE-20-0375.dwg PLOT DATE: 2/27/2025 BY: Douglass Kennedy



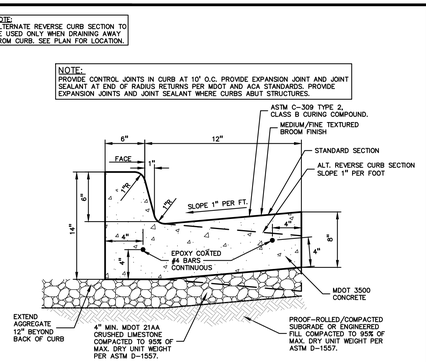
STANDARD DUTY ASPHALT DETAIL
(NOT FOR USE IN THE RIGHT-OF-WAY) NOT TO SCALE

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.

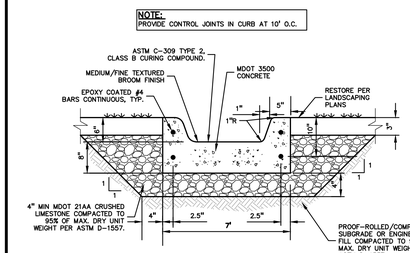
ASPHALT MATERIAL NOTES:
HOT-MIX ASPHALT MIXTURES UTILIZING RECYCLED ASPHALT PAVEMENT (RAP) MUST MEET MDOT SPECIAL PROVISION 12SPS01(E). THE BINDER GRADE FOR THIS WORK IS PG64-28. IF ASPHALT MIXES CONTAINING RAP ARE TO BE SUPPLIED FOR THIS PROJECT, THE ASPHALT BINDER MUST BE REVISED PER MDOT "TIER 1" OR "TIER 2" REQUIREMENTS (RAP CONTENT UP TO 27% MAXIMUM). TIER 3 MIXES ARE NOT ACCEPTABLE ON THIS PROJECT. AN ASPHALT MIX DESIGN FOR ALL SPECIFIED MIXES SHOULD BE FORWARDED TO PEA GROUP FOR REVIEW PRIOR TO CONSTRUCTION

ASPHALT MIX DESIGN CHART

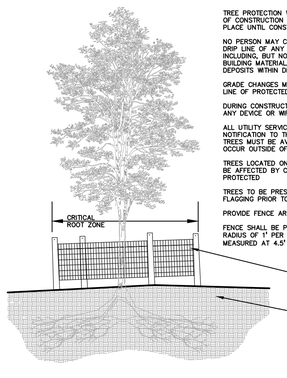
COMMERCIAL ADT 0-300	COMMERCIAL ADT 301-1000	COMMERCIAL ADT 1001-3400	COMMERCIAL ADT 3401	APPLICATION RATE (LB/YD²), MINIMUM - MAXIMUM
4EL	4EML	4EMH	4EMH	220-275
5EL	5EML	5EMH	SMA OR SEMH	165-220
PG 58-28	PG 64-28	PG 64-28	PG 70-28P	



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



CONCRETE CURB DRAIN
NOT TO SCALE



TREE PROTECTION WILL BE ERECTED PRIOR TO START OF CONSTRUCTION ACTIVITIES AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE

NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DRIP LINE OF ANY TREE DESIGNATED TO REMAIN; INCLUDING, BUT NOT LIMITED TO PLACING SOLVENTS, BUILDING MATERIAL, CONSTRUCTION EQUIPMENT OR SOIL DEPOSITS WITHIN DRIP LINES

GRADE CHANGES MAY NOT OCCUR WITHIN THE DRIP LINE OF PROTECTED TREES

DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY REMAINING TREE

ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING

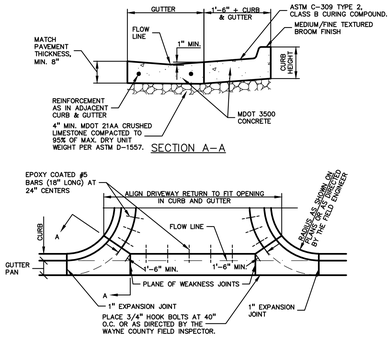
TREES LOCATED ON ADJACENT PROPERTY THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED

TREES TO BE PRESERVED SHALL BE IDENTIFIED WITH FLAGGING PRIOR TO THE TREE CLEARING OPERATIONS

PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TREE

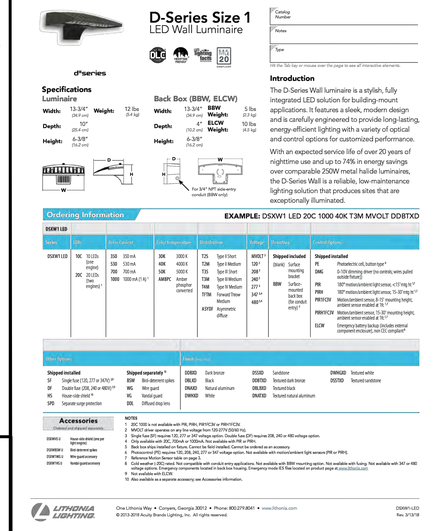
FENCE SHALL BE PLACED IN A CIRCLE WITH A MINIMUM RADIUS OF 1' PER 1" DIAMETER OF THE TREE MEASURED AT 4.5' ABOVE GROUND

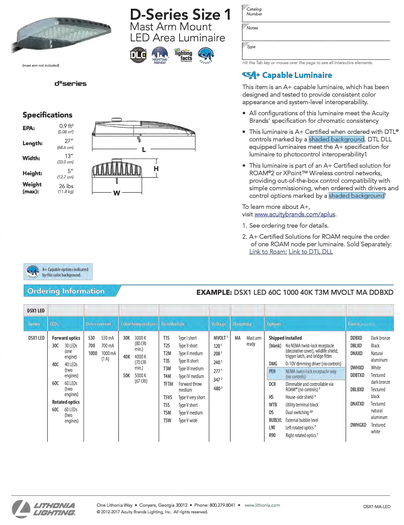
TREE PROTECTION DETAIL
NOT TO SCALE

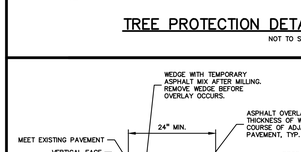


SECTION A–A

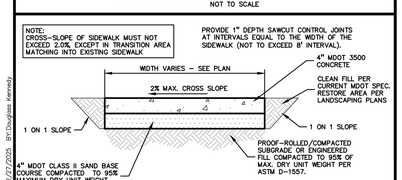
MDOT DRIVEWAY OPENING–DETAIL 'M'
NOT TO SCALE



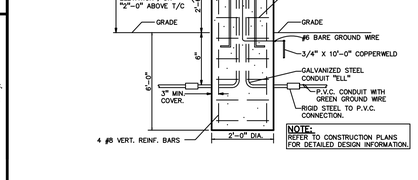




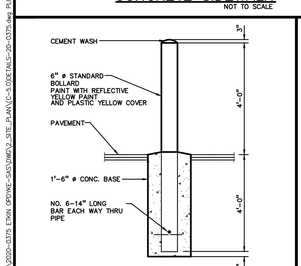
BUTT JOINT DETAIL
NOT TO SCALE



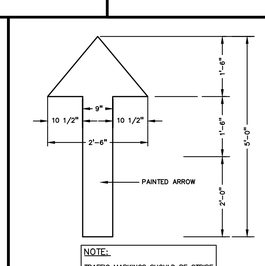
CONCRETE SIDEWALK
NOT TO SCALE



PARKING LOT LIGHT POLE DETAIL
NOT TO SCALE

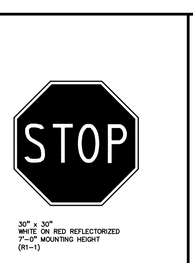


6" DIA. BOLLARD DETAIL
NOT TO SCALE



NOTE: TRAFFIC MARKINGS SHOULD BE STRIPE USING WHITE TRAFFIC PAINT UNLESS OTHERWISE NOTED ON THE PLANS.

PAINTED DIRECTIONAL ARROW
NOT TO SCALE



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

STOP SIGN DETAIL
NOT TO SCALE



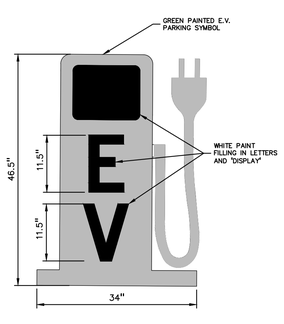
12" x 18" RED ON WHITE REFLECTORIZED 7'–0" MOUNTING HEIGHT (R7–22)

NO PARKING SIGN DETAIL
NOT TO SCALE



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

ADA ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE



EV PARKING SYMBOL
NOT TO SCALE

GENERAL UTILITY NOTES:

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

STORM SEWER NOTES:

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

WATER MAIN NOTES:

1. ALL WATER MAIN SHALL BE INSTALLED WITH A MINIMUM COVER OF X.X' BELOW FINISH GRADE. WHEN WATER MAINS MUST DIP TO PASS UNDER A STORM SEWER OR SANITARY SEWER, THE SECTIONS WHICH ARE DEEPER THAN NORMAL SHALL BE KEPT TO A MINIMUM LENGTH BY THE USE OF VERTICAL TWENTY TWO AND A HALF (22.5°) DEGREE BENDS, PROPERLY ANCHORED.
2. ALL TEES, BENDS, CONNECTIONS, ETC. ARE CONSIDERED INCIDENTAL TO THE JOB.
3. PHYSICAL CONNECTIONS SHALL NOT BE MADE BETWEEN EXISTING AND NEW WATER MAINS UNTIL REQUIRED TESTING IS SATISFACTORILY COMPLETED.
4. MAINTAIN 10' HORIZONTAL CLEARANCE BETWEEN OUTER EDGE OF WATERMAIN AND ANY SANITARY/STORM SEWER OR STRUCTURE.
5. NO PHYSICAL CONNECTION TO THE EXISTING WATER MAIN CAN BE MADE UNTIL ALL NEW WATER MAIN PASSES PRESSURE AND BACTERIOLOGICAL TESTS TO THE SATISFACTION OF THE CITY OF AUBURN HILLS.
6. ALL WATER MAIN AND FITTINGS (3" DIAMETER AND LARGER) SHALL BE DUCTILE IRON, CLASS 54.
7. WATER MAIN SERVICE LEADS SHALL BE TYPE 'K' ANNEALED SEAMLESS COPPER WITH FLARED FITTINGS, UNLESS OTHERWISE NOTED.
8. ALL FIRE HYDRANTS SHALL BE EJW #5BR MODEL #250 PER CITY STANDARDS.
9. ALL HYDRANTS TO BE A MINIMUM OF 5' FROM BACK OF CURB, TYP.
10. ALL NECESSARY FITTINGS, THRUST BLOCKS, RESTRAINING GLANDS, BLOW OFFS, ETC. FOR WATER MAIN ARE CONSIDERED INCIDENTAL TO THIS PROJECT. THE CONTRACTOR SHALL INSTALL THESE ITEMS AS NECESSARY AND AS REQUIRED BY THE CITY OF AUBURN HILLS.
11. UNLESS NOTED SPECIFICALLY OTHERWISE ON THE PLANS, THE DESIGN INTENT IS TO HAVE THE WATER MAIN CONSTRUCTED WITH THIS PROJECT BE INSTALLED VIA OPEN CUT TRENCH BY THE CONTRACTOR. IF THE CONTRACTOR CHOOSES A DIFFERENT METHOD OF CONSTRUCTION, OTHER THAN WHAT IS SHOWN ON THE APPROVED PLANS UPON WHICH THE PERMIT WAS GRANTED, THE CONTRACTOR WILL BE RESPONSIBLE TO CONTACT THE REGULATORY AGENCIES TO REVISE THE APPROVED PERMIT.
12. THE WATER MAIN CONTRACTOR SHALL NOTIFY THE INSPECTION DEPARTMENT OF THE CITY OF AUBURN HILLS AT (248) 364–6757 AT LEAST THREE WORKING DAYS IN ADVANCE OF STARTING CONSTRUCTION.

SANITARY SEWER NOTES:

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

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN — DOUGLAS BRUCE KENNEDY — License No. 6201055910 — LICENSED PROFESSIONAL ENGINEER

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

CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE APPROXIMATE. NO GUARANTEE OR 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
ETKIN MANAGEMENT, LLC
150 W. 2nd STREET, SUITE 200
ROYAL OAK, MICHIGAN 48067

PROJECT TITLE
SOUTH/OPDYKE SELF-STORAGE
975 S OPDYKE ROAD
AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS
REVISIONS PER CITY REVIEW COMMENTS 02/21/25
REVISIONS PER CITY REVIEW COMMENTS 02/27/25

PUD SUBMISSION
ORIGINAL ISSUE DATE:
JANUARY 29, 2025

DRAWING TITLE
NOTES AND DETAILS

PEA JOB NO. 20-0375
P.M. SAS
DN. RK
DES. DK

DRAWING NUMBER:
C-5.0

I:\S PROJECTS\2020\20-0375 ETKIN, OPDYKE-SAS\DWG\C-SITE PLAN\C-5.0DETAILS-20-0375.dwg PLOT DATE: 02/27/2025 BY: Douglas Kennedy

OVERALL PLANT SCHEDULE

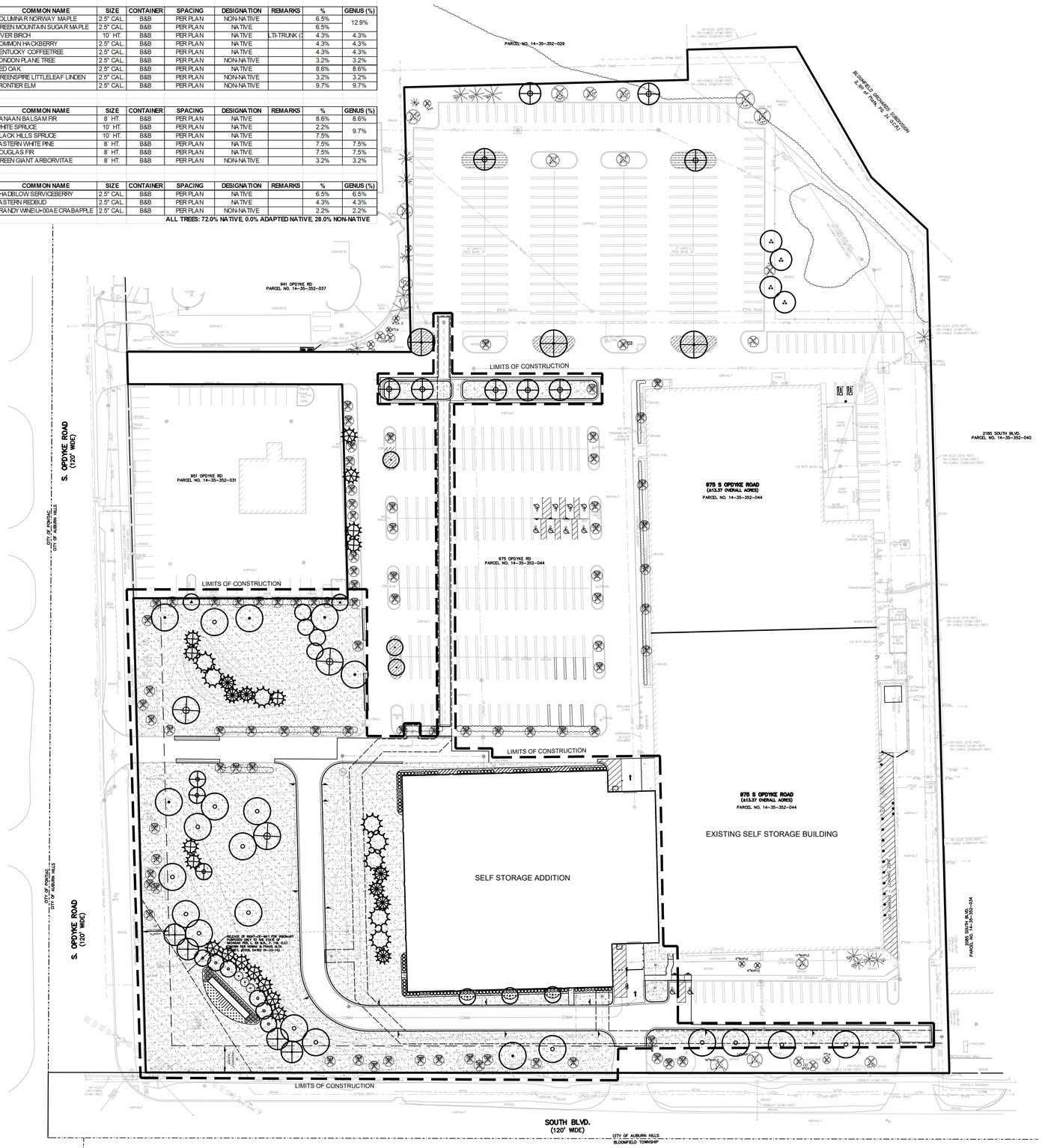
DECIDUOUS TREES	QTY	UNIT	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS	%	GENUS (%)
AP2.5	6	ea	ACER PLATANOIDES 'COLUMNARE'	COLUMNAR NORWAY MAPLE	2.5" CAL.	B&B	PER PLAN	NON-NATIVE		6.5%	12.9%
AS2.5	6	ea	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2.5" CAL.	B&B	PER PLAN	NATIVE		6.5%	
BN10	4	ea	BETULA NIGRA	RIVER BIRCH	10' HT.	B&B	PER PLAN	NATIVE	LTI-TRUNK (	4.3%	4.3%
CO2.5	4	ea	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2.5" CAL.	B&B	PER PLAN	NATIVE		4.3%	4.3%
GD2.5	4	ea	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	2.5" CAL.	B&B	PER PLAN	NATIVE		4.3%	4.3%
PA2.5	3	ea	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	2.5" CAL.	B&B	PER PLAN	NON-NATIVE		3.2%	3.2%
QR2.5	8	ea	QUERCUS RUBRA	RED OAK	2.5" CAL.	B&B	PER PLAN	NATIVE		8.6%	8.6%
TG2.5	3	ea	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2.5" CAL.	B&B	PER PLAN	NON-NATIVE		3.2%	3.2%
UF2.5	9	ea	ULMUS X 'FRONTIER'	FRONTIER ELM	2.5" CAL.	B&B	PER PLAN	NON-NATIVE		9.7%	9.7%
SUBTOTAL:	**47**										

EVERGREEN TREES	QTY	UNIT	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS	%	GENUS (%)
AF8	8	ea	ABIES BALSAMEA PHANEROLEPIS	CANAAN BALSAM FIR	8' HT.	B&B	PER PLAN	NATIVE		8.6%	8.6%
PG10	2	ea	PICEA GLAUCA	WHITE SPRUCE	10' HT.	B&B	PER PLAN	NATIVE		2.2%	9.7%
PGD10	7	ea	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	10' HT.	B&B	PER PLAN	NATIVE		7.5%	
PS8	7	ea	PINUS STROBUS	EASTERN WHITE PINE	8' HT.	B&B	PER PLAN	NATIVE		7.5%	7.5%
PM8	7	ea	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	8' HT.	B&B	PER PLAN	NATIVE		7.5%	7.5%
TG8	3	ea	THUJA STANDISHII X PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	8' HT.	B&B	PER PLAN	NON-NATIVE		3.2%	3.2%
SUBTOTAL:	**34**										

ORNAMENTAL TREES	QTY	UNIT	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS	%	GENUS (%)
ACA2.5	6	ea	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	2.5" CAL.	B&B	PER PLAN	NATIVE		6.5%	6.5%
CC2.5	4	ea	CERCIS CANADENSIS	EASTERN REDBUD	2.5" CAL.	B&B	PER PLAN	NATIVE		4.3%	4.3%
MB2.5	2	ea	MALUS X 'BRANZAM'	BRANDY WINE/UNDAE CRABAPPLE	2.5" CAL.	B&B	PER PLAN	NON-NATIVE		2.2%	2.2%
SUBTOTAL:	**12**										

ALL TREES: 72.0% NATIVE, 0.0% ADAPTED NATIVE, 28.0% NON-NATIVE

DIVERSITY REQUIREMENT:
51 TO 100 PROPOSED TREES: COMBINED LANDSCAPE TREES SHALL BE NO MORE THAN 20% SAME SPECIES AND 40% SAME GENUS



KEY:

	=	PROPOSED DECIDUOUS TREES
	=	PROPOSED EVERGREEN TREES
S	=	SITE AREA TREE
F	=	FRONTAGE TREE
R	=	REPLACEMENT TREE
G	=	GENERAL SITE TREE
P	=	PARKING INTERIOR TREE
	=	NON-IRRIGATED SEED LAWN
	=	PROPOSED PERENNIALS
	=	SOIL REMEDIATION
	=	EXISTING TREES TO REMAIN
	=	RELOCATED TREE

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.

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.

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.

NOT FOR CONSTRUCTION

SIDWELL IDENTIFICATION NUMBER: 14-35-352-044

PEA GROUP
t: 844.813.2949
www.peagroup.com

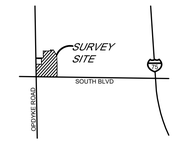
STATE OF MICHIGAN
NOAH A. BIRMELIN
LANDSCAPE ARCHITECT
No. 1375
REGISTERED LANDSCAPE ARCHITECT

NORTH

0 25 50 100
SCALE: 1" = 50'

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 THEIR ACCURACY OR COMPLETENESS. IT SHALL BE THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT

ETKIN MANAGEMENT, LLC
150 W. 2nd STREET, SUITE 200
ROYAL OAK, MICHIGAN 48067

PROJECT TITLE

SOUTH/OPDYKE SELF-STORAGE
975 S OPDYKE ROAD
AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS	
REVISIONS PER CITY REVIEW COMMENTS	02/21/25
REVISIONS PER CITY REVIEW COMMENTS	02/27/25

PUD SUBMISSION
ORIGINAL ISSUE DATE:
JANUARY 29, 2025

DRAWING TITLE

OVERALL LANDSCAPE PLAN

PEA JOB NO.	20-0375
P.M.	SAS
DN.	SMS
DES.	SMS

DRAWING NUMBER:
L-1.0

S:\PROJECTS\2020\2020-0375 ETKIN OPDYKE-SAS\LDWCV\2_SITE_PLAN\(L-1.0)LANDSCAPE-2020375.dwg PLOT DATE: 2/27/2025 BY: Douglass Kennedy

PLANT SCHEDULE SOUTH

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS
DECIDUOUS TREES								
AP2.5	5	ACER PLATANOIDES 'COLUMNARE'	COLUMNAR NORWAY MAPLE	2.5" CAL.	B&B	PER PLAN	NON-NATIVE	
AS2.5	6	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2.5" CAL.	B&B	PER PLAN	NATIVE	
CO2.5	4	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2.5" CAL.	B&B	PER PLAN	NATIVE	
GD2.5	4	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	2.5" CAL.	B&B	PER PLAN	NATIVE	
PA2.5	3	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	2.5" CAL.	B&B	PER PLAN	NON-NATIVE	
QR2.5	8	QUERCUS RUBRA	RED OAK	2.5" CAL.	B&B	PER PLAN	NATIVE	
	30	SUBTOTAL:						
EVERGREEN TREES								
AP8	8	ABIES BALSAMEA PHANEROLEPIS	CANAAN BALSAM FIR	8' HT.	B&B	PER PLAN	NATIVE	
PGD10	7	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	10' HT.	B&B	PER PLAN	NATIVE	
PS8	7	PINUS STROBUS	EASTERN WHITE PINE	8' HT.	B&B	PER PLAN	NATIVE	
PM8	5	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	8' HT.	B&B	PER PLAN	NATIVE	
TG8	3	THUJA STANDISHII X PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	8' HT.	B&B	PER PLAN	NON-NATIVE	
	30	SUBTOTAL:						
ORNAMENTAL TREES								
ACA2.5	6	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	2.5" CAL.	B&B	PER PLAN	NATIVE	
CC2.5	4	CERCIS CANADENSIS	EASTERN REDBUD	2.5" CAL.	B&B	PER PLAN	NATIVE	
MB2.5	2	MALUS X 'BRANZAM'	BRANDYWINE® CRABAPPLE	2.5" CAL.	B&B	PER PLAN	NON-NATIVE	
	12	SUBTOTAL:						

TREE REPLACEMENT CALCULATIONS

STANDARD TREES		
STANDARD TREES REMOVED:	50	(1:1 REPLACEMENT)
REPLACEMENT TREES REQUIRED:	**50**	(1:1 REPLACEMENT)

LANDMARK TREES		
LANDMARK TREES REMOVED:	0	
LANDMARK TREE DBH REMOVED:	0	(25% DBH REPLACEMENT)
REPLACEMENT DBH REQUIRED:	0	INCHES
REPLACEMENT TREES REQUIRED:	**0**	(2.5" DIA.)

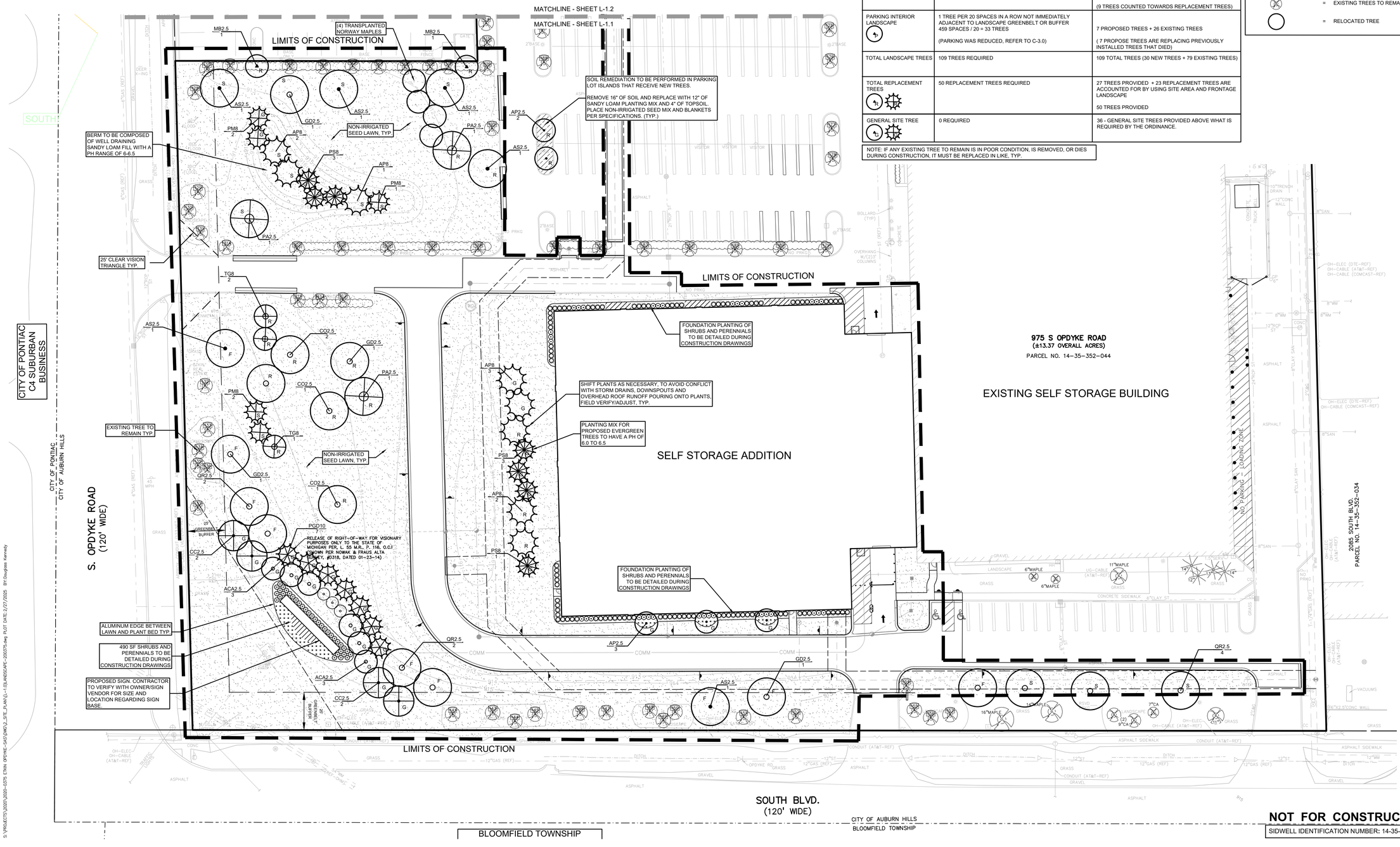
LANDSCAPE CALCULATIONS PER CITY OF AUBURN HILLS: ZONED TECHNOLOGY & RESEARCH

TOTAL SITE AREA: LIMIT OF DISTURBANCE ONLY:		13.37 ACRES GROSS 3.97 ACRES (173,129 SF) NET
REQUIREMENT	REQUIRED	PROVIDED
NET LANDSCAPE AREA REQUIREMENT	173,129 SQ FT. X 0.20 = 34,625.8 SQ FT. REQ.	104,512 SQ FT. LANDSCAPE AREA (60.37%)
SITE AREA LANDSCAPE (COUNT TOWARDS REPLACEMENT TREES)	34,625.8 / 1,000 = 35 TREES REQ.	14 NEW TREES PROVIDED + 21 EXISTING TREES (14 SITE TREES COUNTED TOWARDS REPLACEMENT TREES)
FRONTAGE LANDSCAPE (COUNT TOWARDS REPLACEMENT TREES)	MINIMUM 25' LANDSCAPED GREENBELT ABUTTING PUBLIC R.O.W. AND PRIVATE ROAD EASEMENTS, 1 TREE PER 30 LINEAL FEET OF GREENBELT LENGTH ALONG PUBLIC OR PRIVATE ROADS OPDYKE ROAD: 443/30 = 15 TREES SOUTH BLVD: 754/30 = 26 TREES TOTAL TREES REQ.: 41	25' LANDSCAPED GREENBELT ABUTTING OPDYKE ROAD & SOUTH BLVD PROVIDED OPDYKE ROAD: 4 PROPOSED TREES + 11 EXISTING TREES SOUTH BLVD.: 5 PROPOSED TREES + 21 EXISTING TREES 41 TREES PROVIDED (9 PROPOSED + 32 EXISTING) (9 TREES COUNTED TOWARDS REPLACEMENT TREES)
PARKING INTERIOR LANDSCAPE	1 TREE PER 20 SPACES IN A ROW NOT IMMEDIATELY ADJACENT TO LANDSCAPE GREENBELT OR BUFFER 459 SPACES / 20 = 33 TREES (PARKING WAS REDUCED, REFER TO C-3.0)	7 PROPOSED TREES + 26 EXISTING TREES (7 PROPOSE TREES ARE REPLACING PREVIOUSLY INSTALLED TREES THAT DIED)
TOTAL LANDSCAPE TREES	109 TREES REQUIRED	109 TOTAL TREES (30 NEW TREES + 79 EXISTING TREES)
TOTAL REPLACEMENT TREES	50 REPLACEMENT TREES REQUIRED	27 TREES PROVIDED + 23 REPLACEMENT TREES ARE ACCOUNTED FOR BY USING SITE AREA AND FRONTAGE LANDSCAPE 50 TREES PROVIDED
GENERAL SITE TREE	0 REQUIRED	36 - GENERAL SITE TREES PROVIDED ABOVE WHAT IS REQUIRED BY THE ORDINANCE.

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

KEY:

= PROPOSED DECIDUOUS TREES
= PROPOSED EVERGREEN TREES
S = SITE AREA TREE
F = FRONTAGE TREE
R = REPLACEMENT TREE
G = GENERAL SITE TREE
P = PARKING INTERIOR TREE
= NON-IRRIGATED SEED LAWN
= PROPOSED PERENNIALS
= SOIL REMEDIATION
= EXISTING TREES TO REMAIN
= RELOCATED TREE



PEA GROUP
t: 844.813.2949
www.peagroup.com

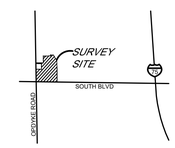
STATE OF MICHIGAN
NOAH A. BIRMELIN
LANDSCAPE ARCHITECT
No. 1375
REGISTERED LANDSCAPE ARCHITECT

NORTH

0 15 30 60
SCALE: 1" = 30'

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 THEIR ACCURACY OR COMPLETENESS. THEREOF THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
ETKIN MANAGEMENT, LLC
150 W. 2nd STREET, SUITE 200
ROYAL OAK, MICHIGAN 48067

PROJECT TITLE
SOUTH/OPDYKE SELF-STORAGE
975 S OPDYKE ROAD
AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS	
REVISIONS PER CITY REVIEW COMMENTS	02/21/25
REVISIONS PER CITY REVIEW COMMENTS	02/27/25

PUD SUBMISSION
ORIGINAL ISSUE DATE:
JANUARY 29, 2025

DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN - SOUTH

PEA JOB NO.	20-0375
P.M.	SAS
DN.	SMS
DES.	SMS

DRAWING NUMBER:
L-1.1

NOT FOR CONSTRUCTION
SIDWELL IDENTIFICATION NUMBER: 14-35-352-044

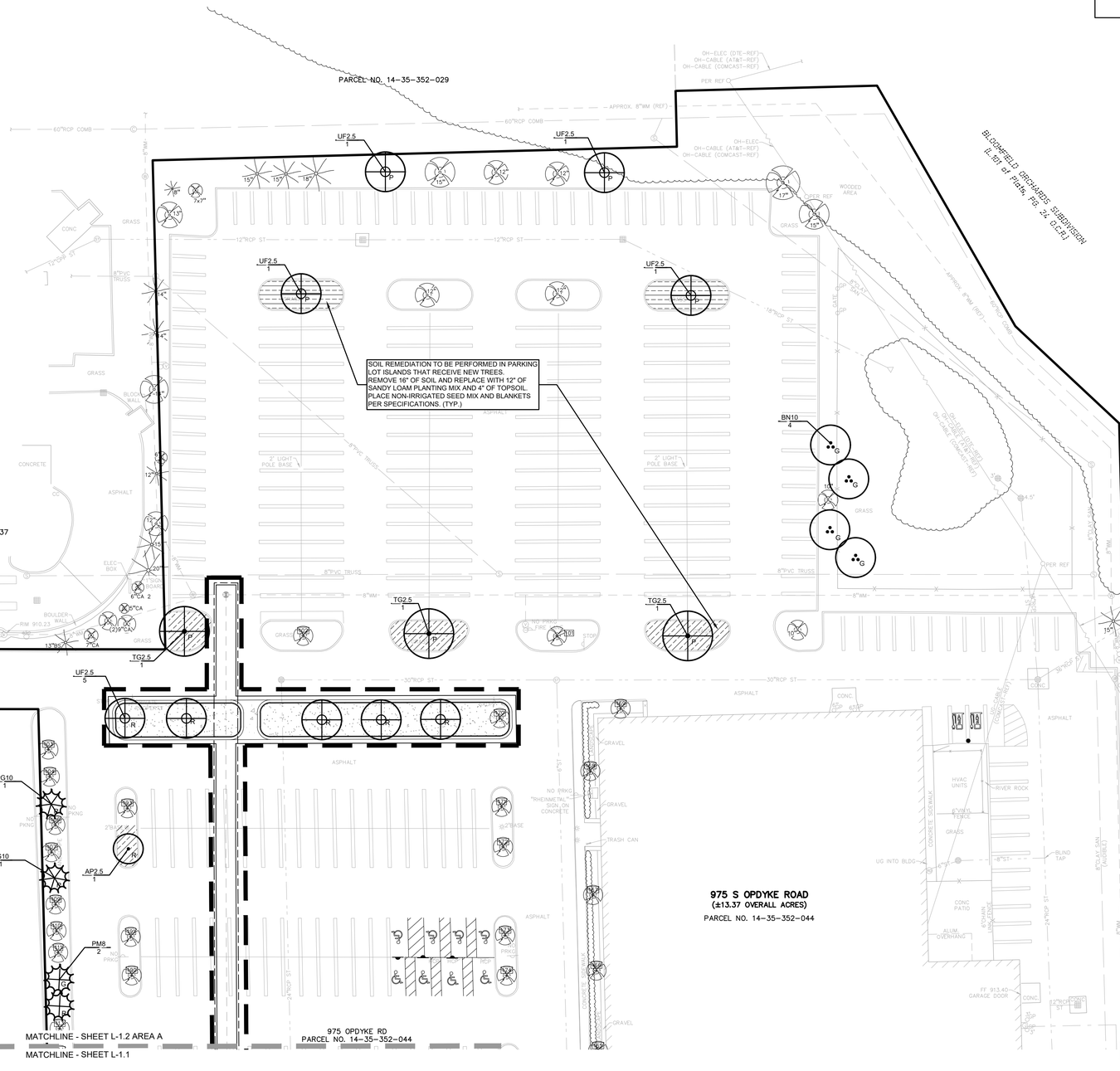
S:\PROJECTS\2020\2020-0375 ETKIN OPDYKE-SAS\DWG\2_SITE_PLAN\L-1.0_LANDSCAPE - 250375.dwg PLOT DATE: 2/27/2025 BY: Douglass Kennedy

PLANT SCHEDULE NORTH

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS
DECIDUOUS TREES								
AP2.5	1	ACER PLATANOIDES 'COLUMNARE'	COLUMNAR NORWAY MAPLE	2.5" CAL.	B&B	PER PLAN	NON-NATIVE	
BN10	4	BETULA NIGRA	RIVER BIRCH	10' HT.	B&B	PER PLAN	NATIVE	MULTI-TRUNK (3-5)
TG2.5	3	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2.5" CAL.	B&B	PER PLAN	NON-NATIVE	
UF2.5	9	ULMUS X 'FRONTIER'	FRONTIER ELM	2.5" CAL.	B&B	PER PLAN	NON-NATIVE	
	17	SUBTOTAL:						
EVERGREEN TREES								
PG10	2	PICEA GLAUCA	WHITE SPRUCE	10' HT.	B&B	PER PLAN	NATIVE	
PM8	2	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	8' HT.	B&B	PER PLAN	NATIVE	
	4	SUBTOTAL:						

KEY:

- = PROPOSED DECIDUOUS TREES
- = PROPOSED EVERGREEN TREES
- S = SITE AREA TREE
- F = FRONTAGE TREE
- R = REPLACEMENT TREE
- G = GENERAL SITE TREE
- P = PARKING INTERIOR TREE
- = NON-IRRIGATED SEED LAWN
- = PROPOSED PERENNIALS
- = SOIL REMEDIATION
- = EXISTING TREES TO REMAIN
- = RELOCATED TREE



PEA GROUP
t: 844.813.2949
www.peagroup.com

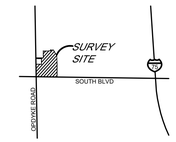
STATE OF MICHIGAN
NOAH A. BIRMELIN
LANDSCAPE ARCHITECT
No. 1375
REGISTERED LANDSCAPE ARCHITECT

NORTH

0 15 30 60
SCALE: 1" = 30'

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 THEIR ACCURACY OR COMPLETENESS. THEREOF THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT
ETKIN MANAGEMENT, LLC
150 W. 2nd STREET, SUITE 200
ROYAL OAK, MICHIGAN 48067

PROJECT TITLE
SOUTH/OPDYKE SELF-STORAGE
975 S OPDYKE ROAD
AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS	
REVISIONS PER CITY REVIEW COMMENTS	02/21/25
REVISIONS PER CITY REVIEW COMMENTS	02/27/25

PUD SUBMISSION
ORIGINAL ISSUE DATE:
JANUARY 29, 2025

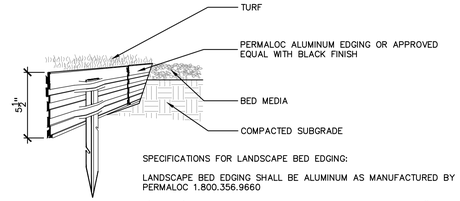
DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN - NORTH

PEA JOB NO.	20-0375
P.M.	SAS
DN.	SMS
DES.	SMS

DRAWING NUMBER:
L-1.2

NOT FOR CONSTRUCTION
SIDWELL IDENTIFICATION NUMBER: 14-35-352-044

S:\PROJECTS\2020\2020-0375 ETKIN OPDYKE-SAS\LDMOU_SITE_PLAN\L-1.0\LANDSCAPE-2003756.dwg PLOT DATE: 2/27/2025 BY: Douglass Kennedy



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

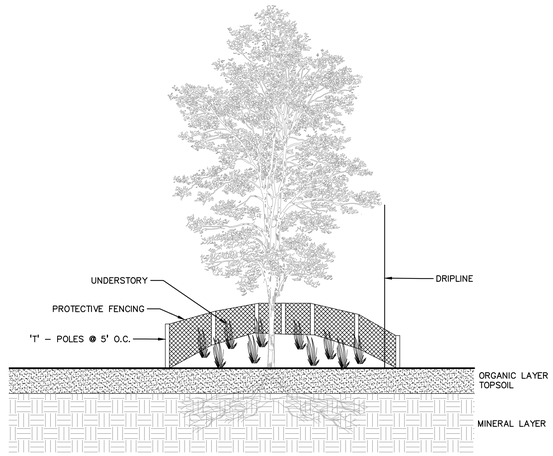
EDGING SHALL BE $\frac{3}{16}$" THICK X 4" DEPTH WHEN ADJ. TO MULCH AND $\frac{1}{8}$" THICK X 5 $\frac{1}{2}$" DEPTH WHEN ADJ. TO ROCK, FINISH: BLACK DURAFLEX MEETING AAMA 2603

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

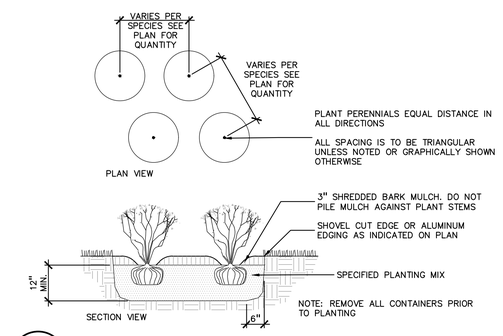
EDGING SHALL HAVE A MINIMUM OF 2" OF INTERLOCKING OVERLAP BETWEEN SECTIONS

INSTALL AS PER MANUFACTURER'S SPECIFICATIONS WITH TOP OF EDGING $\frac{1}{2}$"–$\frac{3}{4}$" ABOVE COMPACTED FINISH GRADE. FINISH GRADE TO BE COMPACTED ON BOTH SIDES OF EDGING TO MAINTAIN STABILITY

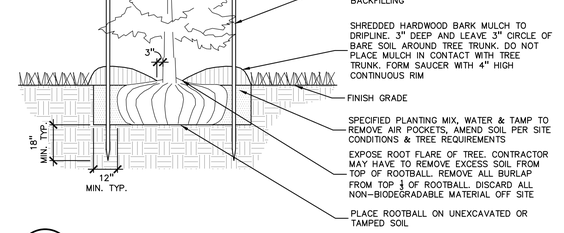
6 ALUMINUM EDGE DETAIL
SCALE: 1/2" = 1'–0"



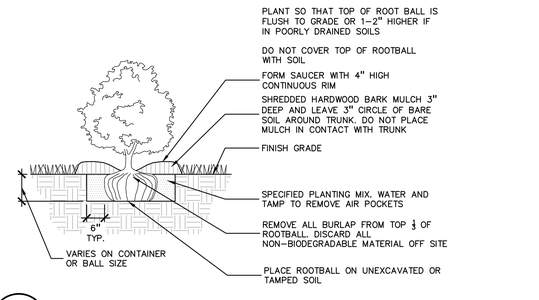
3 TREE PROTECTION DETAIL
SCALE: 1" = 3'–0"



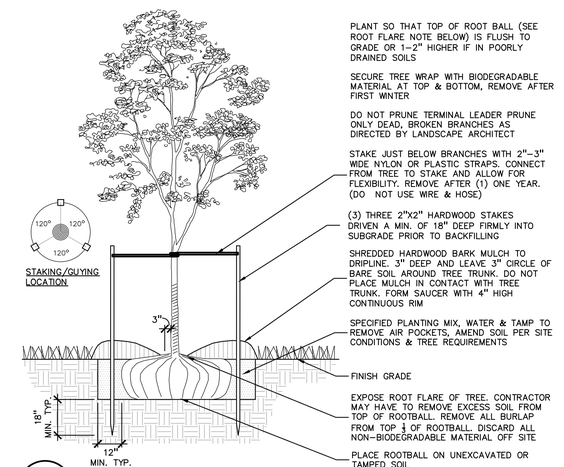
5 PERENNIAL PLANTING DETAIL
SCALE: 1" = 2'–0"



2 EVERGREEN TREE PLANTING DETAIL
SCALE: 1" = 3'–0"



4 SHRUB PLANTING DETAIL
SCALE: 1" = 2'–0"



1 DECIDUOUS TREE PLANTING DETAIL
SCALE: 1" = 3'–0"

NOT FOR CONSTRUCTION

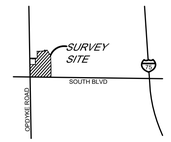
SIDWELL IDENTIFICATION NUMBER: 14-35-352-044

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
NOAH A. BIRMELIN
LANDSCAPE ARCHITECT
No. 1375
REGISTERED LANDSCAPE ARCHITECT

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

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



CLIENT
ETKIN MANAGEMENT, LLC
150 W. 2nd STREET, SUITE 200
ROYAL OAK, MICHIGAN 48067

PROJECT TITLE
SOUTH/OPDYKE SELF-STORAGE
975 S OPDYKE ROAD
AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

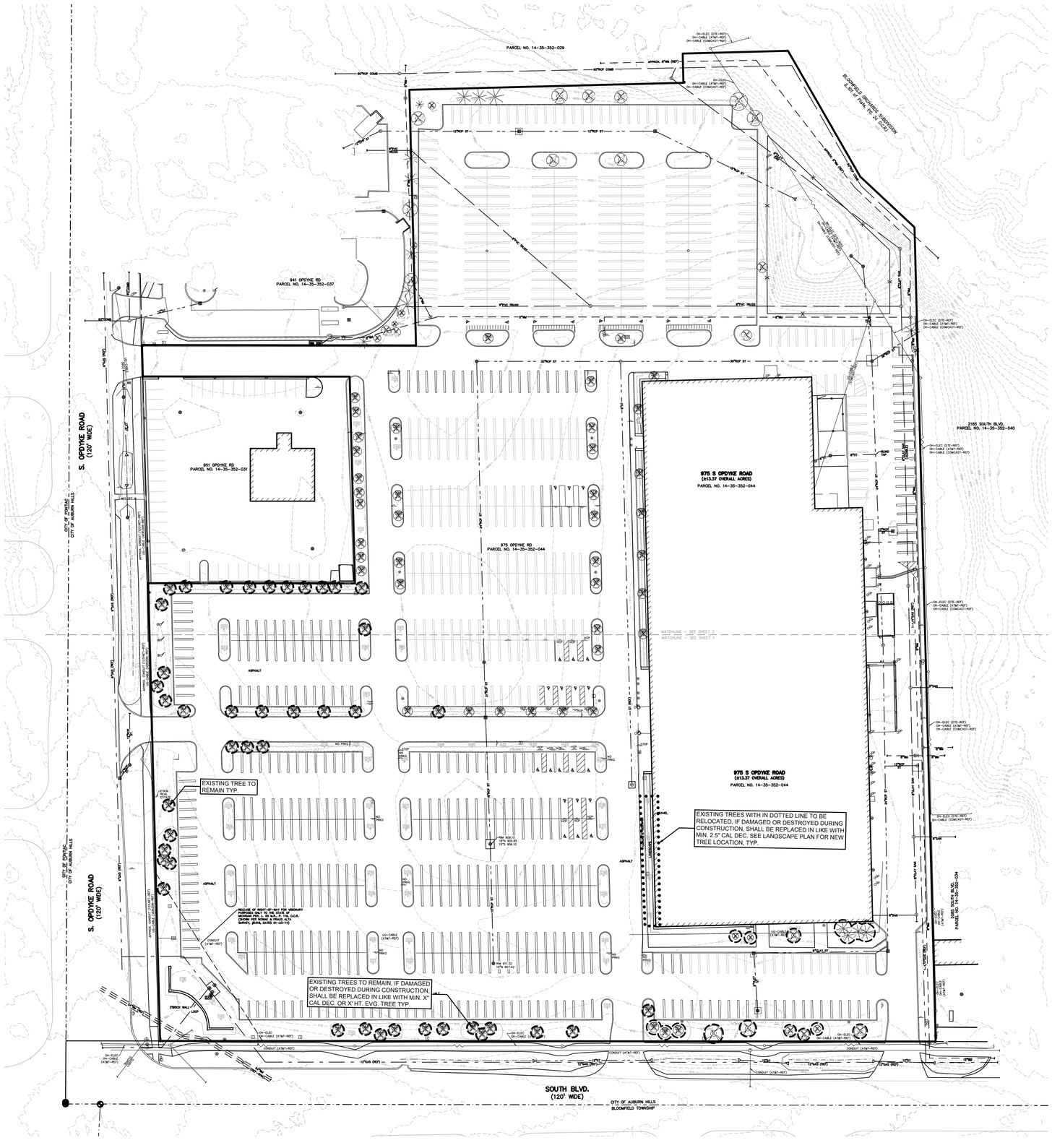
REVISIONS	
REVISIONS PER CITY REVIEW COMMENTS	02/21/25
REVISIONS PER CITY REVIEW COMMENTS	02/27/25

PUD SUBMISSION
ORIGINAL ISSUE DATE: JANUARY 29, 2025

DRAWING TITLE
LANDSCAPE DETAILS

PEA JOB NO.	20-0375
P.M.	SAS
DN.	SMS
DES.	SMS

DRAWING NUMBER:
L-2.0



TREE REPLACEMENT CALCULATIONS

STANDARD TREES		
STANDARD TREES REMOVED:	50	(1:1 REPLACEMENT)
REPLACEMENT TREES REQUIRED:	**50**	(1:1 REPLACEMENT)

LANDMARK TREES		
LANDMARK TREES REMOVED:	0	
LANDMARK TREE DBH REMOVED:	0	(25% DBH REPLACEMENT)
REPLACEMENT DBH REQUIRED:	0	INCHES
REPLACEMENT TREES REQUIRED:	**0**	(2.5" DIA.)

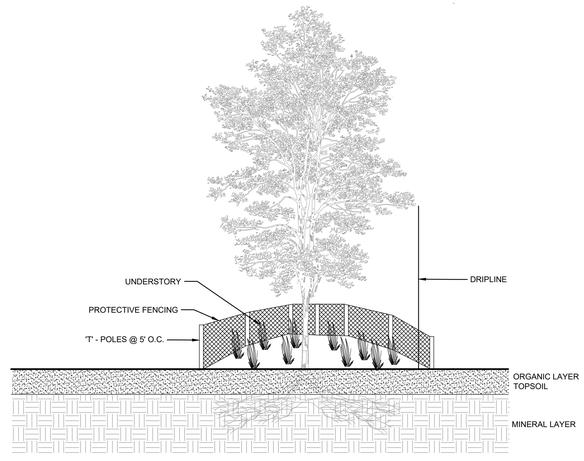
KEY

- 2782 = EXISTING TREE/ TAG TO REMAIN
- 2782 = EXISTING TREE / TAG TO BE REMOVED
- = TREE PROTECTION FENCE
- = RELOCATED TREES

PER CITY OF AUBURN HILLS:

TREE PROTECTION NOTES

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



1 TREE PROTECTION DETAIL

SCALE: 1" = 3'-0"

NOT FOR CONSTRUCTION

SIDWELL IDENTIFICATION NUMBER: 14-35-352-044

PEA GROUP
t: 844.813.2949
www.peagroup.com

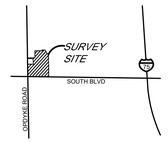
STATE OF MICHIGAN
NOAH A. BIRMELIN
LANDSCAPE ARCHITECT
No. 1375
REGISTERED LANDSCAPE ARCHITECT

NORTH

0 25 50 100
SCALE: 1" = 50'

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
ETKIN MANAGEMENT, LLC
150 W. 2nd STREET, SUITE 200
ROYAL OAK, MICHIGAN 48067

PROJECT TITLE
SOUTH/OPDYKE SELF-STORAGE
975 S OPDYKE ROAD
AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS	
REVISIONS PER CITY REVIEW COMMENTS	02/21/25
REVISIONS PER CITY REVIEW COMMENTS	02/27/25

PUD SUBMISSION
ORIGINAL ISSUE DATE: JANUARY 29, 2025

DRAWING TITLE
TREE PROTECTION PLAN

PEA JOB NO.	20-0375
P.M.	SAS
DN.	SMS
DES.	SMS

DRAWING NUMBER:
T-1.0

S:\PROJECTS\2020\2020-0375 ETKIN OPDYKE-SAS\DWG\X_SITE_PLAN\T-1.0TREE PRESERVATION PLAN-20-0375.dwg PLOT DATE: 2/27/2025 BY: Douglass Kennedy
S:\PROJECTS\2020\2020-0375 ETKIN OPDYKE-SAS\DWG\X_SITE_PLAN\T-1.0TREE PRESERVATION PLAN-20-0375.dwg

TAG NO.	CODE	DBH	LATIN NAME	COMMON NAME	COND	COMMENT	REGULATED (REG.) / NOT REGULATED (N)	LANDMARK (L)	SAVE (S) / REMOVE (X)
101	LL	11	Tilia Cordata	Littleleaf Linden	Good		REG	-	S
102	LL	9	Tilia Cordata	Littleleaf Linden	Fair		REG	-	S
103	WS	8	Picea glauca	White Spruce	Fair		REG	-	S
104	WS	6	Picea glauca	White Spruce	Fair		REG	-	S
~~105~~	~~WS~~	~~6~~	~~Picea glauca~~	~~White Spruce~~	~~Very Poor~~		REG./REPLACE	-	X
106	WS	6	Picea glauca	White Spruce	Fair		REG	-	S
107	WS	7	Picea glauca	White Spruce	Fair		REG	-	S
~~108~~	~~WS~~	~~7~~	~~Picea glauca~~	~~White Spruce~~	~~Very Poor~~	~~sparce branching~~	REG./REPLACE	-	X
109	WS	8	Picea glauca	White Spruce	Fair		REG	-	S
110	WS	8	Picea glauca	White Spruce	Fair		REG	-	S
111	WS	8	Picea glauca	White Spruce	Fair		REG	-	S
~~112~~	~~WS~~	~~9~~	~~Picea glauca~~	~~White Spruce~~	~~Fair~~		REG./REPLACE	-	X
113	WS	8	Picea glauca	White Spruce	Fair		REG	-	S
114	WS	8	Picea glauca	White Spruce	Fair		REG	-	S
115	WS	9	Picea glauca	White Spruce	Fair		REG	-	S
116	NM	7	Acer platanoides	Norway Maple	Good		REG	-	S
117	CA	4	Malus caronaria	Crab Apple	poor	trunk and limbs	REG	-	S
118	CA	4	Malus caronaria	Crab Apple	Fair		REG	-	S
119	CA	3	Malus caronaria	Crab Apple	fair		REG	-	S
120	CA	4	Malus caronaria	Crab Apple	Fair		REG	-	S
121	CA	4	Malus caronaria	Crab Apple	Fair		REG	-	S
122	CA	3	Malus caronaria	Crab Apple	Fair		REG	-	S
123	CA	3	Malus caronaria	Crab Apple	Fair		REG	-	S
124	CA	5	Malus caronaria	Crab Apple	Fair		REG	-	S
125	CA	3	Malus caronaria	Crab Apple	Fair		REG	-	S
126	CA	7	Malus caronaria	Crab Apple	Fair		REG	-	S
127	CA	9	Malus caronaria	Crab Apple	Fair		REG	-	S
128	RM	5	Acer rubrum	Red Maple	Fair		REG	-	S
129	CA	5	Malus caronaria	Crab Apple	Good		REG	-	S
130	CA	5	Malus caronaria	Crab Apple	Good		REG	-	S
131	CA	5	Malus caronaria	Crab Apple	Good		REG	-	S
131A	HL	5	Gleditsia triacanthos	Honeylocust	Good		REG	-	S
132	RM	5	Acer rubrum	Red Maple	Fair		REG	-	S
133	CA	6	Malus caronaria	Crab Apple	Good		REG	-	S
134	CA	4	Malus caronaria	Crab Apple	Good		REG	-	S
135	CA	4	Malus caronaria	Crab Apple	Fair		REG	-	S
136	CA	8	Malus caronaria	Crab Apple	Good		REG	-	S
137	RM	5	Acer rubrum	Red Maple	Good		REG	-	S
~~138~~	~~BP~~	~~12~~	~~Pyrus calleryanna~~	~~Bradford Pear~~	~~Poor~~		REG./REPLACE	-	X
~~139~~	~~BP~~	~~12~~	~~Pyrus calleryanna~~	~~Bradford Pear~~	~~Fair~~		REG./REPLACE	-	X
~~140~~	~~BP~~	~~12~~	~~Pyrus calleryanna~~	~~Bradford Pear~~	~~Fair~~		REG./REPLACE	-	X
141	CA	8	Malus caronaria	Crab Apple	Good		REG	-	S
~~142~~	~~CA~~	4	~~Malus caronaria~~	~~Crab Apple~~	~~Dead~~	~~ink and limbs de~~	N (SIZE)	-	X
143	CA	8	Malus caronaria	Crab Apple	Good		REG	-	S
144	CA	8	Malus caronaria	Crab Apple	Good		REG	-	S
145	CA	6	Malus caronaria	Crab Apple	Good		REG	-	S
146	RM	8	Acer rubrum	Red Maple	Good		REG	-	S
147	RM	9	Acer rubrum	Red Maple	Good		REG	-	S
148	CA	7	Malus caronaria	Crab Apple	Good		REG	-	S
149	CA	7	Malus caronaria	Crab Apple	Good		REG	-	S
150	CA	7	Malus caronaria	Crab Apple	Fair		REG	-	S
151	SG	13	Liquidambar styraciflua	Sweetgum	Good		REG	-	S
152	SG	13	Liquidambar styraciflua	Sweetgum	Good		REG	-	S
153	HL	15	Gleditsia triacanthos	Honeylocust	Fair		REG	-	S
154	HL	11	Gleditsia triacanthos	Honeylocust	Good		REG	-	S
155	CA	3	Malus caronaria	Crab Apple	Fair		REG	-	S
156	CA	5	Malus caronaria	Crab Apple	Good		REG	-	S
157	CA	4	Malus caronaria	Crab Apple	Fair		REG	-	S
~~158~~	~~HL~~	6	~~Gleditsia triacanthos~~	~~Honeylocust~~	~~Good~~		REG./REPLACE	-	X
~~159~~	~~NM~~	2	~~Acer platanoides~~	~~Norway Maple~~	~~Fair~~		N (SIZE)	-	X
~~160~~	~~NM~~	2	~~Acer platanoides~~	~~Norway Maple~~	~~Good~~		N (SIZE)	-	X
~~161~~	~~NM~~	2	~~Acer platanoides~~	~~Norway Maple~~	~~Good~~		N (SIZE)	-	X
~~162~~	~~NM~~	2	~~Acer platanoides~~	~~Norway Maple~~	~~Good~~		N (SIZE)	-	X
163	NM	2	Acer platanoides	Norway Maple	Good		N (SIZE)	-	S
164	NM	2	Acer platanoides	Norway Maple	Good		N (SIZE)	-	S
165	NM	2	Acer platanoides	Norway Maple	Good		N (SIZE)	-	S
166	NM	2	Acer platanoides	Norway Maple	Fair		N (SIZE)	-	S
167	NM	1	Acer platanoides	Norway Maple	Fair		N (SIZE)	-	S
168	NM	1	Acer platanoides	Norway Maple	Good		N (SIZE)	-	S
169	NM	1	Acer platanoides	Norway Maple	Good		N (SIZE)	-	S
170	HL	7	Gleditsia triacanthos	Honeylocust	Fair		REG	-	S

TAG NO.	CODE	DBH	LATIN NAME	COMMON NAME	COND	COMMENT	REGULATED (REG.) / NOT REGULATED (N)	LANDMARK (L)	SAVE (S) / REMOVE (X)
171	HL	7	Gleditsia triacanthos	Honeylocust	Fair		REG	-	S
172	HL	7	Gleditsia triacanthos	Honeylocust	Fair		REG	-	S
173	HL	8	Gleditsia triacanthos	Honeylocust	Fair		REG	-	S
174	HL	8	Gleditsia triacanthos	Honeylocust	Good		REG	-	S
175	HL	8	Gleditsia triacanthos	Honeylocust	Fair		REG	-	S
176	HL	8	Gleditsia triacanthos	Honeylocust	Fair		REG	-	S
177	HL	8	Gleditsia triacanthos	Honeylocust	Fair		REG	-	S
178	HL	8	Gleditsia triacanthos	Honeylocust	Fair		REG	-	S
179	HL	8	Gleditsia triacanthos	Honeylocust	Poor		REG	-	S
180	HL	6	Gleditsia triacanthos	Honeylocust	Very Poor		REG	-	S
181	HL	6	Gleditsia triacanthos	Honeylocust	Fair		REG	-	S
182	HL	6	Gleditsia triacanthos	Honeylocust	Fair		REG	-	S
183	HL	8	Gleditsia triacanthos	Honeylocust	Poor		REG	-	S
184	HL	8	Gleditsia triacanthos	Honeylocust	Poor		REG	-	S
185	HL	8	Gleditsia triacanthos	Honeylocust	Poor		REG	-	S
~~186~~	~~NM~~	8	~~Acer platanoides~~	~~Norway Maple~~	~~Very Poor~~		REG./REPLACE	-	X
~~187~~	~~NM~~	~~7~~	~~Acer platanoides~~	~~Norway Maple~~	~~Very Poor~~		REG./REPLACE	-	X
188	NM	8	Acer platanoides	Norway Maple	Fair		REG	-	S
189	NM	8	Acer platanoides	Norway Maple	Good		REG	-	S
190	NM	8	Acer platanoides	Norway Maple	Fair		REG	-	S
191	NM	9	Acer platanoides	Norway Maple	Fair		REG	-	S
~~192~~	~~NM~~	8	~~Acer platanoides~~	~~Norway Maple~~	~~Very Poor~~	~~od leader, branch~~	REG./REPLACE	-	X
193	NM	8	Acer platanoides	Norway Maple	Good		REG	-	S
~~194~~	~~NM~~	~~8~~	~~Acer platanoides~~	~~Norway Maple~~	~~Very Poor~~	~~od leader, branch~~	REG./REPLACE	-	X
195	NM	7	Acer platanoides	Norway Maple	Fair		REG	-	S
~~196~~	~~NM~~	8	~~Acer platanoides~~	~~Norway Maple~~	~~Very Poor~~		REG./REPLACE	-	X
~~197~~	~~HL~~	~~7~~	~~Gleditsia triacanthos~~	~~Honeylocust~~	~~Very Poor~~		REG./REPLACE	-	X
198	HL	7	Gleditsia triacanthos	Honeylocust	Poor		REG	-	S
199	HL	8	Gleditsia triacanthos	Honeylocust	Fair		REG	-	S
200	HL	6	Gleditsia triacanthos	Honeylocust	Very Poor		REG	-	S
201	HL	8	Gleditsia triacanthos	Honeylocust	Poor		REG	-	S
202	HL	8	Gleditsia triacanthos	Honeylocust	Fair		REG	-	S
~~203~~	~~NM~~	~~7~~	~~Acer platanoides~~	~~Norway Maple~~	~~Very Poor~~	~~od leader, branch~~	REG./REPLACE	-	X
~~204~~	~~NM~~	8	~~Acer platanoides~~	~~Norway Maple~~	~~Fair~~		REG./REPLACE	-	X
~~205~~	~~NM~~	~~10~~	~~Acer platanoides~~	~~Norway Maple~~	~~Fair~~		REG./REPLACE	-	X
~~206~~	~~NM~~	~~10~~	~~Acer platanoides~~	~~Norway Maple~~	~~Fair~~		REG./REPLACE	-	X
~~207~~	~~NM~~	~~10~~	~~Acer platanoides~~	~~Norway Maple~~	~~Fair~~		REG./REPLACE	-	X
~~208~~	~~NM~~	~~10~~	~~Acer platanoides~~	~~Norway Maple~~	~~Fair~~		REG./REPLACE	-	X
~~209~~	~~NM~~	~~10~~	~~Acer platanoides~~	~~Norway Maple~~	~~Fair~~		REG./REPLACE	-	X
~~210~~	~~NM~~	~~10~~	~~Acer platanoides~~	~~Norway Maple~~	~~Poor~~		REG./REPLACE	-	X
211	HL	10	Gleditsia triacanthos	Honeylocust	Very Poor		REG	-	S
211A	HL	10	Gleditsia triacanthos	Honeylocust	Poor		REG	-	S
212	HL	7	Gleditsia triacanthos	Honeylocust	Fair		REG	-	S
~~213~~	~~HL~~	~~7~~	~~Gleditsia triacanthos~~	~~Honeylocust~~	~~Fair~~		REG./REPLACE	-	X
~~214~~	~~HL~~	4	~~Gleditsia triacanthos~~	~~Honeylocust~~	~~Poor~~		REG./REPLACE	-	X
~~215~~	~~HL~~	4	~~Gleditsia triacanthos~~	~~Honeylocust~~	~~Poor~~		REG./REPLACE	-	X
~~216~~	~~NM~~	~~7~~	~~Acer platanoides~~	~~Norway Maple~~	~~Poor~~		REG./REPLACE	-	X
~~217~~	~~NM~~	8	~~Acer platanoides~~	~~Norway Maple~~	~~Poor~~		REG./REPLACE	-	X
~~218~~	~~NM~~	8	~~Acer platanoides~~	~~Norway Maple~~	~~Poor~~		REG./REPLACE	-	X
~~219~~	~~NM~~	8	~~Acer platanoides~~	~~Norway Maple~~	~~Poor~~		REG./REPLACE	-	X
220	NM	8	Acer platanoides	Norway Maple	Poor		REG./REPLACE	-	X
~~221~~	~~NM~~	~~10~~	~~Acer platanoides~~	~~Norway Maple~~	~~Poor~~		REG./REPLACE	-	X
~~222~~	~~NM~~	~~10~~	~~Acer platanoides~~	~~Norway Maple~~	~~Fair~~		REG./REPLACE	-	X
~~223~~	~~NM~~	~~10~~	~~Acer platanoides~~	~~Norway Maple~~	~~Fair~~		REG./REPLACE	-	X
~~224~~	~~NM~~	~~10~~	~~Acer platanoides~~	~~Norway Maple~~	~~Good~~		REG./REPLACE	-	X
~~225~~	~~NM~~	~~10~~	~~Acer platanoides~~	~~Norway Maple~~	~~Good~~		REG./REPLACE	-	X
~~226~~	~~NM~~	~~10~~	~~Acer platanoides~~	~~Norway Maple~~	~~Very Poor~~	~~ink and mainlead~~	REG./REPLACE	-	X
~~227~~	~~NM~~	~~10~~	~~Acer platanoides~~	~~Norway Maple~~	~~Good~~		REG./REPLACE	-	X
~~228~~	~~HL~~	8	~~Gleditsia triacanthos~~	~~Honeylocust~~	~~fair~~		REG./REPLACE	-	X
~~229~~	~~HL~~	8	~~Gleditsia triacanthos~~	~~Honeylocust~~	~~Good~~		REG./REPLACE	-	X
~~230~~	~~HL~~	~~7~~	~~Gleditsia triacanthos~~	~~Honeylocust~~	~~Fair~~		REG./REPLACE	-	X
~~231~~	~~HL~~	~~7~~	~~Gleditsia triacanthos~~	~~Honeylocust~~	~~Good~~		REG./REPLACE	-	X
~~232~~	~~HL~~	~~7~~	~~Gleditsia triacanthos~~	~~Honeylocust~~	~~Fair~~		REG./REPLACE	-	X
~~233~~	~~HL~~	~~7~~	~~Gleditsia triacanthos~~	~~Honeylocust~~	~~Good~~		REG./REPLACE	-	X
~~234~~	~~HL~~	~~7~~	~~Gleditsia triacanthos~~	~~Honeylocust~~	~~Fair~~		REG./REPLACE	-	X
~~235~~	~~HL~~	~~7~~	~~Gleditsia triacanthos~~	~~Honeylocust~~	~~Good~~		REG./REPLACE	-	X
~~236~~	~~HL~~	~~7~~	~~Gleditsia triacanthos~~	~~Honeylocust~~	~~Good~~		REG./REPLACE	-	X
~~237~~	~~HL~~	~~7~~	~~Gleditsia triacanthos~~	~~Honeylocust~~	~~Good~~		REG./REPLACE	-	X
~~238~~	~~HL~~	8	~~Gleditsia triacanthos~~	~~Honeylocust~~	~~Good~~		REG./REPLACE	-	X
~~239~~	~~HL~~	~~8~~	~~Gleditsia triacanthos~~	~~Honeylocust~~	~~Good~~		REG./REPLACE	-	X
~~240~~	~~HL~~	~~8~~	~~Gleditsia triacanthos~~	~~Honeylocust~~	~~Fair~~		REG./REPLACE	-	X
~~241~~	~~HL~~	~~8~~	~~Gleditsia triacanthos~~	~~Honeylocust~~	~~Fair~~		REG./REPLACE	-	X

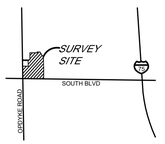
PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
NOAH A. BIRMELIN
LANDSCAPE ARCHITECT
No. 1375
REGISTERED LANDSCAPE ARCHITECT

Noah Birmelin

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

ETKIN MANAGEMENT, LLC
150 W. 2nd STREET, SUITE 200
ROYAL OAK, MICHIGAN 48067

PROJECT TITLE

SOUTH/OPDYKE SELF-STORAGE
975 S OPDYKE ROAD
AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

REVISIONS	
REVISIONS PER CITY REVIEW COMMENTS	02/21/25
REVISIONS PER CITY REVIEW COMMENTS	02/27/25

PUD SUBMISSION

ORIGINAL ISSUE DATE:
JANUARY 29, 2025

DRAWING TITLE

TREE PROTECTION PLAN

PEA JOB NO.	20-0375
P.M.	SAS
DN.	SMS
DES.	SMS

DRAWING NUMBER:

T-1.1

NOT FOR CONSTRUCTION

SIDWELL IDENTIFICATION NUMBER: 14-35-352-044

S:\PROJECTS\2020\2020-0375 ETKIN OPDYKE-SAS\DWGS_SITE_PLAN\[T-1.0]TREE PRESERVATION PLAN-20-0375.dwg PLOT DATE: 2/27/2025 BY: Douglas Kennedy

© 2025, F.A.studio, LLC.

CODE COMPLIANCE

APPLICABLE CODES:

- 2015 MICHIGAN BUILDING CODE (MBC)
- 2021 MICHIGAN PLUMBING CODE (MPC)
- 2021 MICHIGAN MECHANICAL CODE (MMC)
- 2023 NATIONAL ELECTRIC CODE WITH PART 8 AMENDMENTS (NEC)
- PART 10 MICHIGAN UNIFORM ENERGY CODE PART 10A RULES (ANSI /ASRAE 90.1-CODE 2015)
- MICHIGAN BARRIER FREE DESIGN LAW (PA 1 OF 1966 AS AMENDED), INCORPORATING THE 2015 MICHIGAN BUILDING CODE WITH ICC/ANSI A-117.1, 2009
- NFPA 13-2022 FIRE SPRINKLER SYSTEM
- NFPA 72-2022 FIRE ALARM SYSTEM

OCCUPANCY CLASSIFICATION:

MIXED USE NON-SEPARATED 'B' (BUSINESS) AND 'S-1' (STORAGE)

CONSTRUCTION CLASSIFICATION:

TYPE IIB (MBC 602.2)

FIRE SUPPRESSION:

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

BUILDING AREA:

EXISTING TENANT SUITE	= 41,289 S.F.
EXISTING BUILDING MECH. SPACE	= 963 S.F.
EXISTING BUILDING SELF-STORAGE SPACE	= 62,581 S.F.
PROPOSED ADDITION SELF-STORAGE SPACE	= 45,032 S.F.
NEW SELF-STORAGE AREA TOTAL:	= 107,613 S.F.

ALLOWABLE BUILDING HEIGHT:

- ALLOWABLE BUILDING HEIGHT = 75'-0"; 4-STORIES
- PROPOSED BUILDING HEIGHT = 28'-8"; 1-STORY

OCCUPANCY:

- PER MBC (MBC TABLE 1004.1.2)

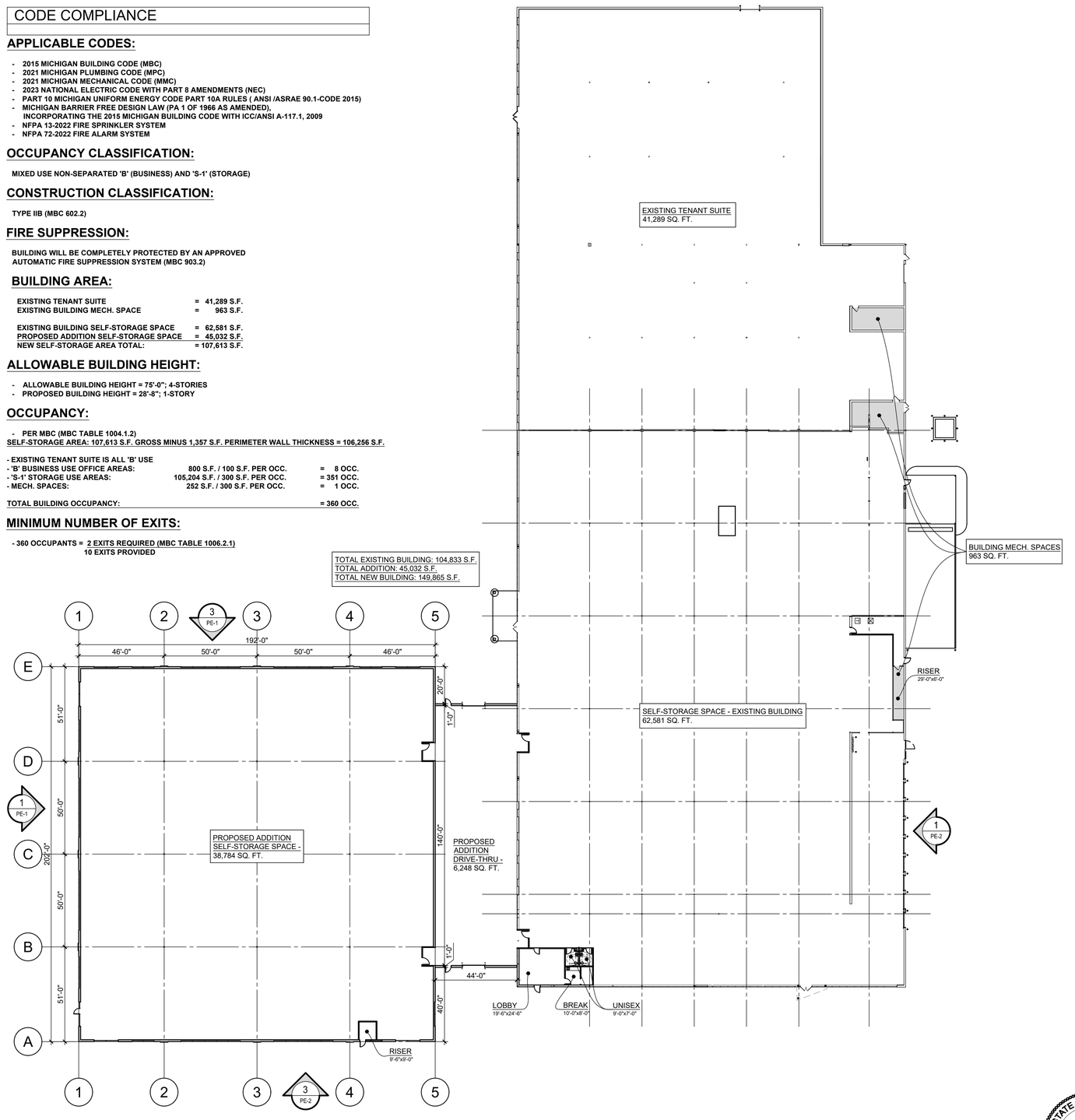
SELF-STORAGE AREA: 107,613 S.F. GROSS MINUS 1,357 S.F. PERIMETER WALL THICKNESS = 106,256 S.F.

- EXISTING TENANT SUITE IS ALL 'B' USE

- 'B' BUSINESS USE OFFICE AREAS:	800 S.F. / 100 S.F. PER OCC.	= 8 OCC.
- 'S-1' STORAGE USE AREAS:	105,204 S.F. / 300 S.F. PER OCC.	= 351 OCC.
- MECH. SPACES:	252 S.F. / 300 S.F. PER OCC.	= 1 OCC.
TOTAL BUILDING OCCUPANCY:		= 360 OCC.

MINIMUM NUMBER OF EXITS:

- 360 OCCUPANTS = 2 EXITS REQUIRED (MBC TABLE 1006.2.1)
  10 EXITS PROVIDED



OVERALL FLOOR PLAN

SCALE: 1:30

NORTH

1

F.A.studio
design to inspire
26261 Evergreen Road, Suite #123
Southfield, MI 48076 | 248.619.2354

ETKIN REAL ESTATE SOLUTIONS

PROJECT NAME:
SOUTH OPDYKE SELF-STORAGE
975 S. OPDYKE ROAD,
AUBURN HILLS, MI 48326

ISSUED FOR:	DATE:
PUD SUBMISSION	1-29-25
REV. PER CITY REVIEW COMM.	2-21-25

DRAWING DATE: 2-21-25

PROJECT NUMBER: 24084

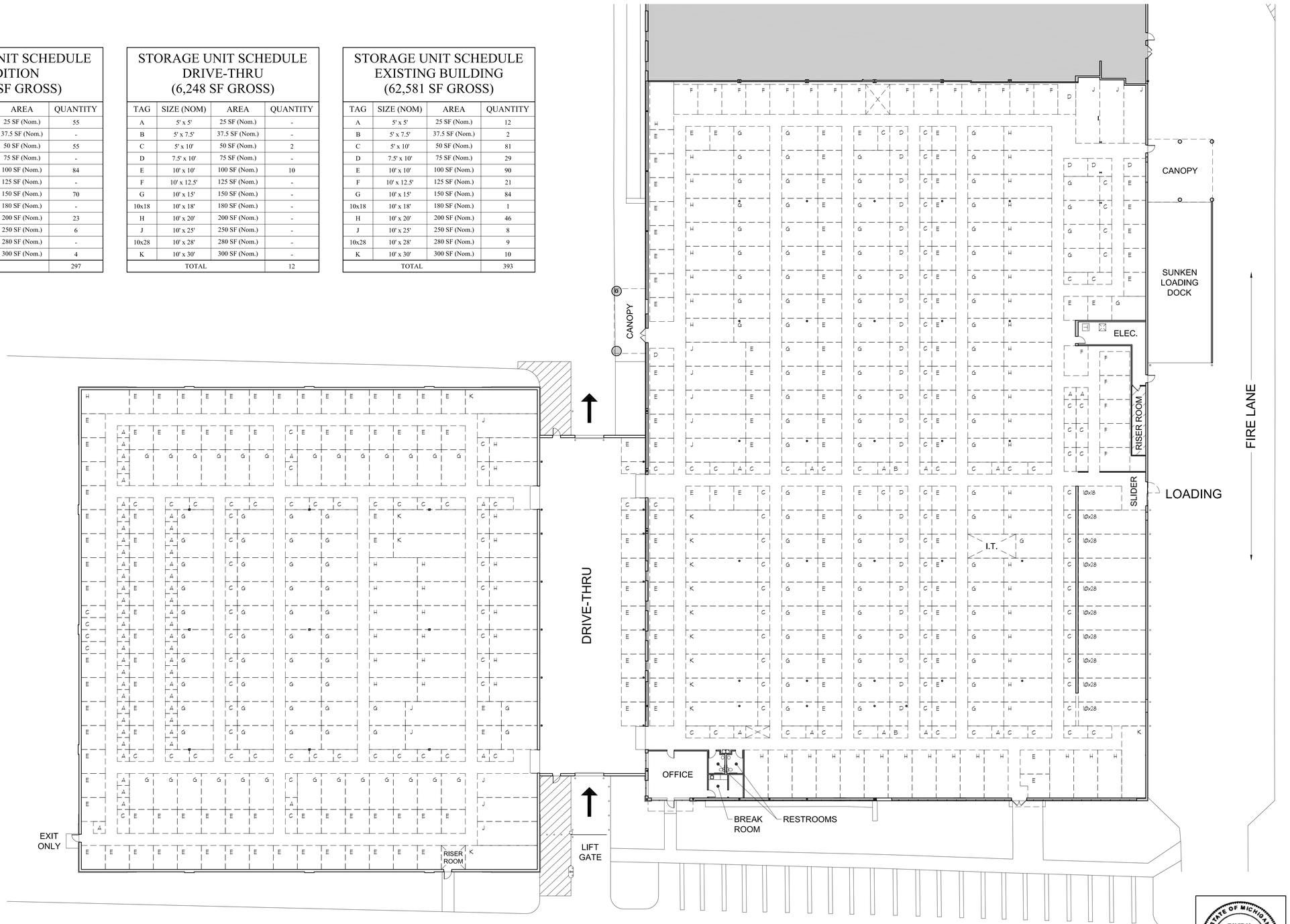
SHEET NUMBER: PFP-1

STATE OF MICHIGAN
BRIAN L. LIMING
ARCHITECT
No. 1301054677
LICENSED ARCHITECT

STORAGE UNIT SCHEDULE ADDITION (38,784 SF GROSS)			
TAG	SIZE (NOM)	AREA	QUANTITY
A	5' x 5'	25 SF (Nom.)	55
B	5' x 7.5'	37.5 SF (Nom.)	-
C	5' x 10'	50 SF (Nom.)	55
D	7.5' x 10'	75 SF (Nom.)	-
E	10' x 10'	100 SF (Nom.)	84
F	10' x 12.5'	125 SF (Nom.)	-
G	10' x 15'	150 SF (Nom.)	70
10x18	10' x 18'	180 SF (Nom.)	-
H	10' x 20'	200 SF (Nom.)	23
J	10' x 25'	250 SF (Nom.)	6
10x28	10' x 28'	280 SF (Nom.)	-
K	10' x 30'	300 SF (Nom.)	4
TOTAL			297

STORAGE UNIT SCHEDULE DRIVE-THRU (6,248 SF GROSS)			
TAG	SIZE (NOM)	AREA	QUANTITY
A	5' x 5'	25 SF (Nom.)	-
B	5' x 7.5'	37.5 SF (Nom.)	-
C	5' x 10'	50 SF (Nom.)	2
D	7.5' x 10'	75 SF (Nom.)	-
E	10' x 10'	100 SF (Nom.)	10
F	10' x 12.5'	125 SF (Nom.)	-
G	10' x 15'	150 SF (Nom.)	-
10x18	10' x 18'	180 SF (Nom.)	-
H	10' x 20'	200 SF (Nom.)	-
J	10' x 25'	250 SF (Nom.)	-
10x28	10' x 28'	280 SF (Nom.)	-
K	10' x 30'	300 SF (Nom.)	-
TOTAL			12

STORAGE UNIT SCHEDULE EXISTING BUILDING (62,581 SF GROSS)			
TAG	SIZE (NOM)	AREA	QUANTITY
A	5' x 5'	25 SF (Nom.)	12
B	5' x 7.5'	37.5 SF (Nom.)	2
C	5' x 10'	50 SF (Nom.)	81
D	7.5' x 10'	75 SF (Nom.)	29
E	10' x 10'	100 SF (Nom.)	90
F	10' x 12.5'	125 SF (Nom.)	21
G	10' x 15'	150 SF (Nom.)	84
10x18	10' x 18'	180 SF (Nom.)	1
H	10' x 20'	200 SF (Nom.)	46
J	10' x 25'	250 SF (Nom.)	8
10x28	10' x 28'	280 SF (Nom.)	9
K	10' x 30'	300 SF (Nom.)	10
TOTAL			393



1 STORAGE LAYOUT PLAN
Scale: 20 Feet

ARCHITECTS PLANNERS
GROUNDWORK, LTD.
351 WEST DUNDEE ROAD, SUITE A
BUFFALO GROVE, ILLINOIS 60089
847.541.4151
team@groundworkltd.com

COPYRIGHT © 2025

NO	DATE	BY	REVISION / ISSUE
1	01/29/25	SJD	PUD SUBMISSION
2	02/21/25	SJD	REVISIONS PER CITY REVIEW COMMENTS

SCOPE DOCUMENTS

THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF THE ARCHITECTURAL DESIGN CONCEPT OF THE BUILDING AND THE MAJOR ARCHITECTURAL ELEMENTS. AS SCOPE DOCUMENTS THESE DWGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL THE WORK REQUIRED FOR FULL PERFORMANCE AND/OR COMPLETION OF ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. THE GENERAL CONTRACTOR SHALL ASSUME THE RESPONSIBILITY FOR COORDINATION OF EACH OF THE TRADES WORK AS RELATED TO THE SCOPE OF WORK REQUIRED FOR A COMPLETE PROJECT.

THESE DOCUMENTS DO NOT REFLECT ANY CHANGES, MODIFICATIONS, OR ADDITIONS MADE BY OTHERS AFTER THE DATES INDICATED ON THE DOCUMENTS, OR THAT GROUNDWORK, LTD., WAS NOT MADE AWARE. GROUNDWORK, LTD., CANNOT BE HELD LIABLE FOR CHANGES, MODIFICATIONS, OR ADDITIONS MADE TO THESE DOCUMENTS BY OTHERS. REUSE OF THESE DOCUMENTS FOR OTHER THAN THEIR ORIGINAL INTENDED USE SHALL BE AT SOLE RISK OF OTHERS WITHOUT LIABILITY OR LEGAL EXPOSURE TO GROUNDWORK, LTD.

THESE PLANS ARE FOR THE FOLLOWING PURPOSED ONLY, AS INDICATED

- ☐ REVIEW ONLY
- ☐ PERMIT
- ☐ BIDDING
- ☐ CONSTRUCTION
- ☐ _____

SOUTH / OPDYKE SELF-STORAGE

PUD SUBMISSION

975 S. OPDYKE ROAD, AUBURN HILLS, MICHIGAN

ETKIN LLC
150 W. 2ND STREET, SUITE 200
ROYAL OAK, MI 48067

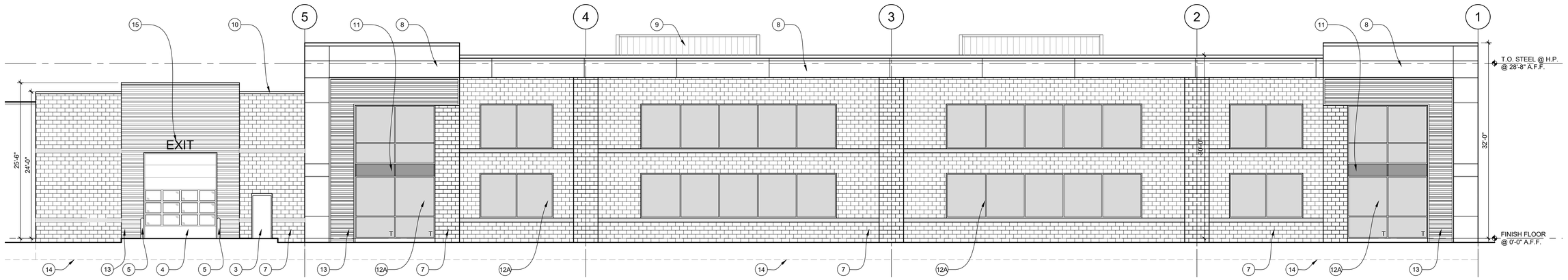
DRAWN BY: SJD
CHKD BY: DWW
SCALE: AS NOTED
DATE: 01/29/25
FILE NAME
JOB NO. GG52

STORAGE LAYOUT PLAN

SHEET NO. TI-1

STATE OF MICHIGAN
DAVID M. WYTMAR
License No. 1301071882
LICENSED ARCHITECT

© 2025, F.A.studio, LLC.



NORTH ELEVATION

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

4

TEMPERED GLAZING NOTES

'T' DENOTES AREAS ON ELEVATIONS

1. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION & WHERE THE BOTTOM EXPOSED EDGE OF GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE SHALL BE TEMPERED.

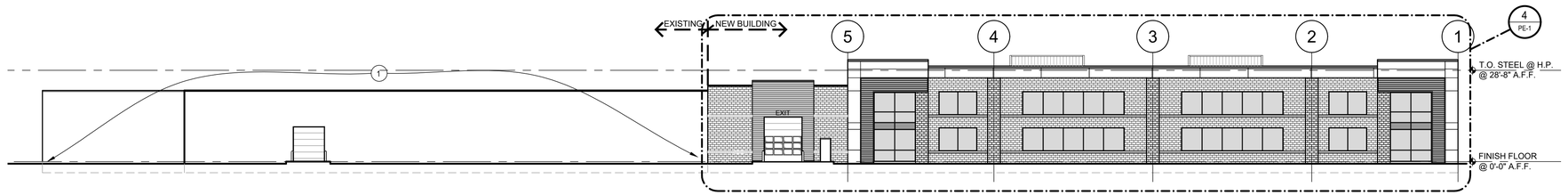
2. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL WHICH MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE TEMPERED:
   - 2.1 EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET
   - 2.2 EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR
   - 2.3 EXPOSED TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR
   - 2.4 ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING.

3. ALL GLAZING IN SWINGING DOORS IS TO BE TEMPERED.

EXTERIOR MATERIAL SCHEDULE

1	PAINT EXISTING BUILDING TO MATCH ADDITION COLOR SCHEME
2	8'x10' SECTIONAL INSULATED OVERHEAD GRADE DOOR.
3	NEW 3'-0"x7'-0" DOOR.
4	12'x14' SECTIONAL INSULATED OVERHEAD GRADE DOOR w/ MOTOR OPERATED OPENER AND VISION WINDOWS.
5	6" DIA. CONC. FILLED PAINTED STEEL GUARD POSTS
6	NEW 10'-0"x7'-0" SLIDING GLASS DOOR IN ANOD. ALUM. FRAME
7	SPLIT-FACE CMU
8	ALUMINUM COMPOSITE METAL PANEL SYSTEM (A.C.M.)
9	FLUSH METAL PANEL SIDING (ROOF SCREENING)
10	PRE-FINISHED METAL COPING
11	1" INSULATED 'MAPES' PANEL IN CLEAR ANOD. ALUM. THERMAL BREAK FRAMES
12	1" LOW 'E' INSUL. VISION GLAZING IN CLEAR ANOD. ALUM. THERMAL BREAK FRAMES.
12A	1" TINTED LOW 'E' INSUL. SPANDREL GLAZING IN CLEAR ANOD. ALUM. THERMAL BREAK FRAMES.
13	HORIZONTAL METAL PANEL SIDING
14	CONC. TRENCH FOOTING BELOW
15	SIGNAGE BY OTHERS

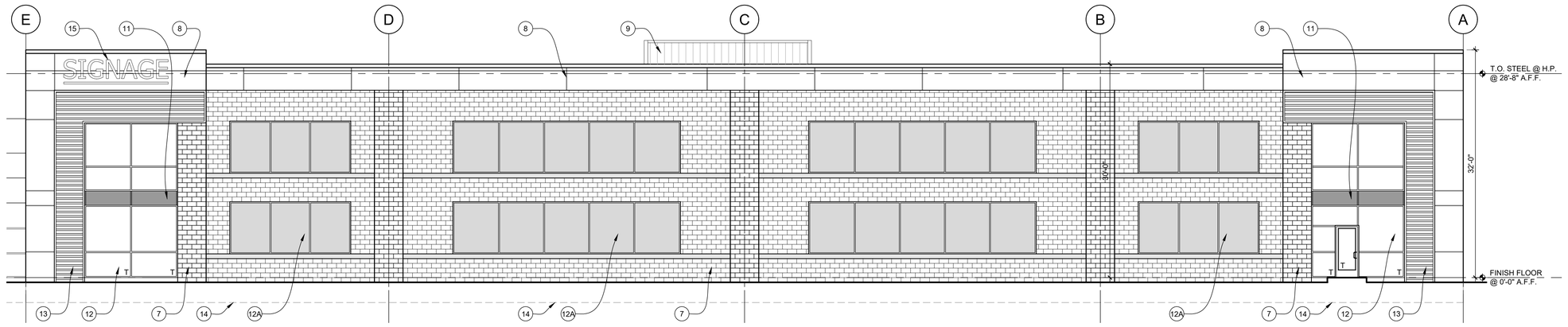
ANY MODIFICATIONS TO THE FACADE PLAN (INCLUDING COLOR) MUST BE RESUBMITTED TO THE CITY OF AUBURN HILLS FOR REVISED APPROVAL. THE USE OF NEON, FLAGS, OR ANY OTHER TYPE OF UNAPPROVED SIGNAGE SHALL BE PROHIBITED PER SITE PLAN REVIEW.



NORTH ELEVATION

SCALE: 1:20

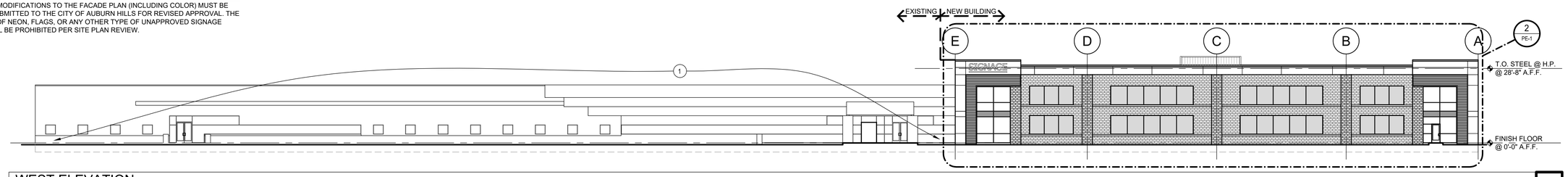
3



WEST ELEVATION

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

2



WEST ELEVATION

SCALE: 1:20

1

STATE OF MICHIGAN
BRIAN LIMING
ARCHITECT
No. 1301054677
LICENSED ARCHITECT

F.A.studio
design to inspire
26261 Evergreen Road, Suite #123
Southfield, MI 48076 | 248.619.2354

ETKIN
REAL ESTATE SOLUTIONS

PROJECT NAME:
SOUTH OPDYKE SELF-STORAGE
975 S. OPDYKE ROAD,
AUBURN HILLS, MI 48326

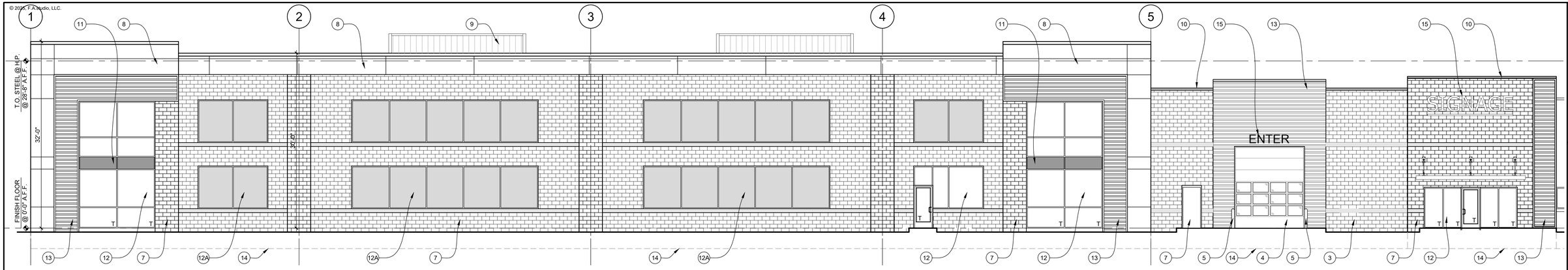
DATE:	ISSUED FOR:
1-29-25	PUD SUBMISSION
2-21-25	REV. PER CITY REVIEW COMM.

DRAWING DATE:
2-21-25

PROJECT NUMBER:
24084

SHEET NUMBER:
PE-1

© 2025 F.A.studio, LLC.



SOUTH ELEVATION

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

4

TEMPERED GLAZING NOTES

"T" DENOTES AREAS ON ELEVATIONS

1. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION & WHERE THE BOTTOM EXPOSED EDGE OF GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE SHALL BE TEMPERED.

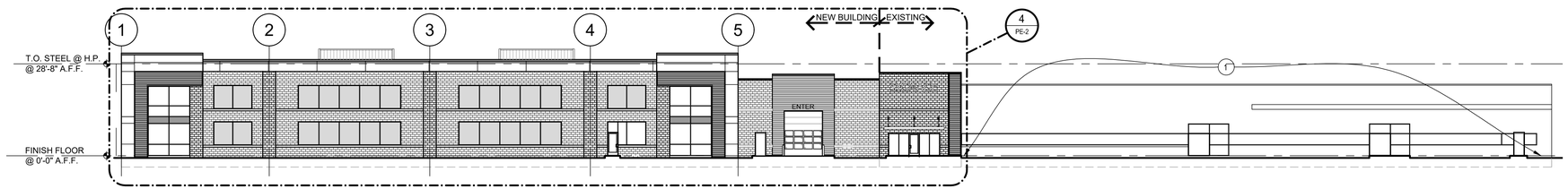
2. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL WHICH MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE TEMPERED:
   - 2.1 EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET
   - 2.2 EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR
   - 2.3 EXPOSED TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR
   - 2.4 ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING.

3. ALL GLAZING IN SWINGING DOORS IS TO BE TEMPERED.

EXTERIOR MATERIAL SCHEDULE

1	PAINT EXISTING BUILDING TO MATCH ADDITION COLOR SCHEME
2	8'x10' SECTIONAL INSULATED OVERHEAD GRADE DOOR.
3	NEW 3'-0"x7'-0" DOOR.
4	12'x14' SECTIONAL INSULATED OVERHEAD GRADE DOOR w/ MOTOR OPERATED OPENER AND VISION WINDOWS.
5	6" DIA. CONC. FILLED PAINTED STEEL GUARD POSTS
6	NEW 10'-0"x7'-0" SLIDING GLASS DOOR IN ANOD. ALUM. FRAME
7	SPLIT-FACE CMU
8	ALUMINUM COMPOSITE METAL PANEL SYSTEM (A.C.M.)
9	FLUSH METAL PANEL SIDING (ROOF SCREENING)
10	PRE-FINISHED METAL COPING
11	1" INSULATED 'MAPES' PANEL IN CLEAR ANOD. ALUM. THERMAL BREAK FRAMES
12	1" LOW 'E' INSUL. VISION GLAZING IN CLEAR ANOD. ALUM. THERMAL BREAK FRAMES.
12A	1" TINTED LOW 'E' INSUL. SPANDREL GLAZING IN CLEAR ANOD. ALUM. THERMAL BREAK FRAMES.
13	HORIZONTAL METAL PANEL SIDING
14	CONC. TRENCH FOOTING BELOW
15	SIGNAGE BY OTHERS

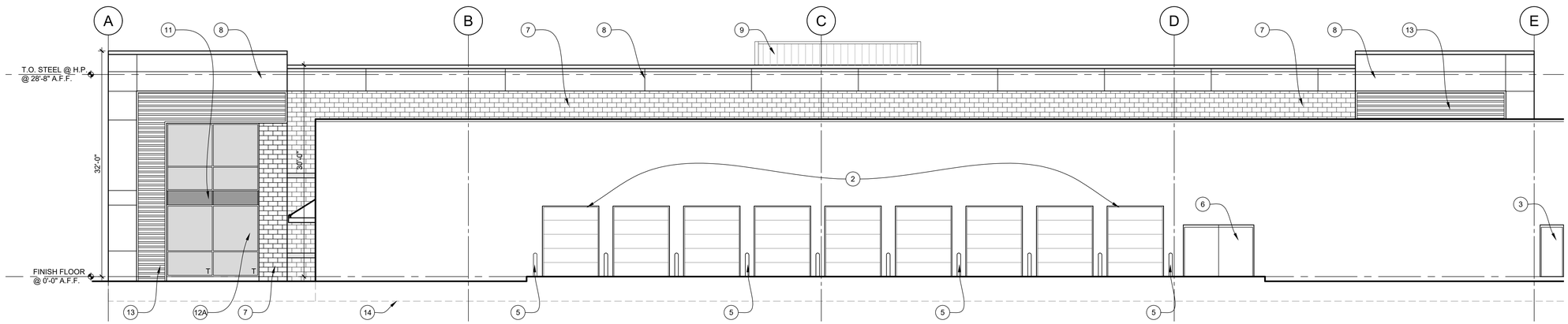
ANY MODIFICATIONS TO THE FACADE PLAN (INCLUDING COLOR) MUST BE RESUBMITTED TO THE CITY OF AUBURN HILLS FOR REVISED APPROVAL. THE USE OF NEON, FLAGS, OR ANY OTHER TYPE OF UNAPPROVED SIGNAGE SHALL BE PROHIBITED PER SITE PLAN REVIEW.



SOUTH ELEVATION

SCALE: 1:20

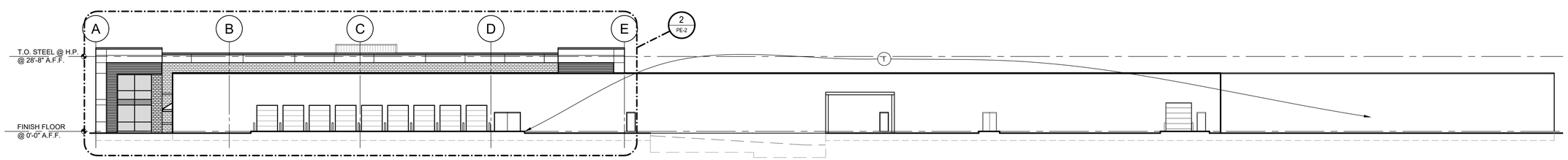
3



EAST ELEVATION

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

2



EAST ELEVATION

SCALE: 1:20

1

F.A.studio
design to inspire
26261 Evergreen Road, Suite #123
Southfield, MI 48076 | 248.619.2354

ETKIN REAL ESTATE SOLUTIONS

PROJECT NAME:
SOUTH OPDYKE SELF-STORAGE
975 S. OPDYKE ROAD,
AUBURN HILLS, MI 48326

ISSUED FOR:	DATE:
PUD SUBMISSION	1-29-25
REV. PER CITY REVIEW COMM.	2-21-25

DRAWING DATE: 2-21-25

PROJECT NUMBER: 24084

SHEET NUMBER: PE-2

STATE OF MICHIGAN
BRIAN L. LIMING
ARCHITECT
No. 1301054677
LICENSED ARCHITECT

CITY OF AUBURN HILLS
PLANNING COMMISSION AGENDA

MEETING DATE: MARCH 5, 2025 **AGENDA ITEM NO 5d.**

COMMUNITY DEVELOPMENT

To: **Chairperson Greg Ouellette and the Planning Commission**
From: **Steven J. Cohen, AICP, Director of Community Development**
Submitted: **February 24, 2025**
Subject: **Text Amendment to the Zoning Ordinance**
Public Hearing / Motion - Recommendation to City Council for approval of a text amendment to amend Article XII. T&R, Technology and Research Districts of the Zoning Ordinance

INTRODUCTION AND HISTORY

The attached revision to the Zoning Ordinance has been primarily drafted to give the City Council full control and discretion over approving multi-family residential developments in the T&R District. Currently, multi-family residential dwellings are allowed on sites over 10 acres in size, provided a Special Land Use Permit is granted. There are no multi-family residential developments in the T&R District today.

Over the past couple of years, staff have received inquiries regarding the adaptive reuse of underutilized office buildings and associated parking lots, particularly in the Oakland Technology Park, due to a shift to remote or hybrid work. Also, some interest has been shown in developing attached housing units on the now vacant Gloria Dei Lutheran Church/TA Systems property south of Pontiac Road. This amendment is intended to allow the City Council to consider and potentially allow housing proposals, with a preference toward owner-occupied condominiums, via the Planned Unit Development Option in the T&R District on a case-by-case basis.

Lastly, this amendment also makes a minor formatting change to the requirements for the outside storage of vehicles and removes stadiums and arenas from the zoning district since the GM VAA facility has replaced the Palace of Auburn Hills arena.

STAFF RECOMMENDATION

Staff recommends approval. City Attorney Beckerleg has reviewed and found the proposed text amendment acceptable from a legal standpoint.

RECOMMENDED ACTION

Move to recommend to City Council approval of the enclosed Text Amendment to Article XII. T&R, Technology & Research Districts of the Zoning Ordinance.

Planning Commission
Public Notice

Meeting Date, Time, and Location:	**Wednesday, March 5, 2025 at 7:00 p.m.** City of Auburn Hills - City Council Chambers 1827 N. Squirrel Road, Auburn Hills, MI 48326
Applicant:	City of Auburn Hills
Nature of the Request:	Recommendation to City Council for approval of a text amendment to amend Article XII. T&R, Technology and Research Districts of the Zoning Ordinance.
City Staff Contact:	Steven J. Cohen, AICP Director of Community Development - 248-364-6941

The proposed amendments can be inspected during regular City business hours before the meeting at the Community Development Department, located on the municipal campus at 1827 N. Squirrel Road, Auburn Hills, MI 48326.

Persons wishing to express their views may do so in person at the meeting or in writing addressed to the Planning Commission c/o Steve Cohen, Director of Community Development, at the above address.

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 before the meeting. Staff will be pleased to make the necessary arrangements.

CITY OF AUBURN HILLS

COUNTY OF OAKLAND

STATE OF MICHIGAN

ORDINANCE NO. 25-946

TEXT AMENDMENT TO ZONING ORDINANCE

AN ORDINANCE TO AMEND ARTICLE XII. T&R, TECHNOLOGY AND RESEARCH DISTRICTS OF THE AUBURN HILLS ZONING ORDINANCE NO. 372 ADDRESSING MULTIFAMILY HOUSING, OUTSIDE STORAGE OF VEHICLES, AND SPORTS ARENAS

THE CITY OF AUBURN HILLS ORDAINS

Section 1.
Section 1201. Special Land Uses Permitted of Article XII. T&R, Technology and Research Districts, of Auburn Hills Zoning Ordinance No. 372, as amended, is hereby amended to revise Section 1201(5) relating to multiple family residential dwellings, revise Section 1201(11) outside storage of vehicles, and remove Section 1201(12) free standing sports stadiums or arenas with existing Sections 1201(12) through 1201(15) being renumbered as Sections 1201(11) through 1201(14), and shall read as follows:

SECTION 1201. 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 the City of Auburn Hills:

1. Retail business conducted wholly within an enclosed building. Such uses shall be accessory to the principal use of the premises. Freestanding retail shopping centers and freestanding restaurants, including drive-through and drive-in restaurants, shall not be permitted in the district.
2. Banks and credit unions 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 stations shall provide at least five (5) queuing spaces eighteen (18) feet long by ten (10) feet wide from each order/transaction 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 eight (8) feet wide with raised curbs on all sides.
   B. Drive-up windows shall provide at least ten (10) queuing spaces eighteen (18) feet long by ten (10) feet wide from the window. 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 eight (8) feet wide with raised curbs on all sides.

3. New motels, hotels, and conference centers, or the expansion of existing motels, hotels, and conference centers, shall only be permitted in the T&R Technology and Research 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 T&R Technology and Research 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 T&R Technology and Research 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.
4. 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 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 technology and research character of the district shall be maintained.
5. Multiple family residential dwellings shall only be permitted in the T&R Technology and Research Districts via Section 1830. Planned Unit Development Option. The decision to approve a Planned Unit Development allowing multiple family residential dwellings in the T&R Technology and Research 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.
6. Public, quasi-public, and commercial recreation facilities including parks, golf courses, health and athletic clubs.
7. Light industrial uses listed as Principal Uses Permitted in Section 1300 when conducted wholly within an enclosed building and subject to the Required Conditions specified below in Section 1202
8. Vertical Take-Off and Landing fields (VTOL), and Heliports shall be permitted subject to the following conditions:
   A. The minimum site size for heliports shall be one (1) acre, unless the location or other circumstances would dictate a smaller site, and shall conform in dimension to the requirements of the FAA.
   B. Any petitioner for a heliport shall prepare a written statement to City Council addressing at least the following factors:
      1. Minimum obstructions in the approach and departure area.
      2. Minimum disturbance from noise and desirable location with regard to adjacent land use.
      3. Access to surface transportation.
      4. Safety precautions for the control of pedestrian and vehicular circulation in relation to the heliport.

9. Wireless communication facilities in accordance with the standards and requirements listed in Section 1832, except for co-location applications which are subject to the administrative review provisions listed in Section 1832, Item K.
10. Vehicular evaluating tracks, provided the following conditions are met:
    A. The track shall be screened from public view in accordance with Section 1808.
    B. Any outdoor lighting shall be shielded in compliance with Section 1810.
    C. The noise limitations and other requirements of Section 1807, shall be adhered to.
    D. Adequate safeguards shall be provided to prevent the trespass of animals onto the track.
11. Outside storage of vehicles only when the vehicles are accessory to the principal use of the premises. The vehicle storage shall relate to the retrofit, manufacture, or testing of said vehicles. Space for said outside storage of vehicles shall be provided in addition to required parking. Such areas shall be screened from adjacent public right-of-ways and properties with a minimum twenty-five (25) foot landscaped greenbelt with staggered eight (8) foot evergreen trees. Alternative screening techniques within the minimum twenty-five (25) foot landscaped greenbelt shall be at the discretion of the City Council, after recommendation from the Planning Commission. *Exception: The Director of Community Development may approve the outside storage of vehicles only when the vehicles are accessory to the principal use of the premises and provided the total site area is no less than four-hundred (400) contiguous acres.*
12. Colleges, universities, and other such institutions of higher learning, both public and private, provided the property is located on the land bounded by M-59 and Featherstone Road, between I-75 and Squirrel Road. In addition to requirements for signs permitted within Section 1811. Signs, the following additional sign standards shall apply:
    A. Two (2) automatic changeable copy signs may be permitted and shall be considered as a separate special land use under the purview of Section 1818, provided the following conditions are met:
        1. The sign shall meet the standards of Section 1811.3(C)1 for automatic changeable copy signs, with the following exceptions:
            a. The sign may be increased in height from ten (10) feet to twelve (12) feet and in width from twelve (12) feet to twenty (20) feet.
            b. The LED copy area of the sign may be increased from sixty (60) to eighty (80) square feet in size.
            c. The signs shall be setback a minimum of one (1) foot from the road right-of-way and adjacent property lines.
            d. The total sign area on each face of the sign shall not exceed two hundred (200) square feet.
    B. Two (2) signs incorporated in decorative landscape walls may be permitted and shall be considered as a separate special land use under the purview of Section 1818, provided the following conditions are met:
        1. The signs may only be permitted along Squirrel Road and Featherstone Road.
        2. The height of the sign shall not exceed eight (8) feet.
        3. The signs shall be setback a minimum of one (1) foot from the road right-of-way and adjacent property lines.
        4. The total sign area of each sign may not exceed two hundred (200) square feet.
    C. One (1) accessory identification pylon sign may be permitted on the property adjacent to an interstate highway and shall be considered as a separate special land use under the purview of Section 1818, provided the following conditions are met:
        1. The height of the sign shall not exceed sixty-five (65) feet.
        2. The sign shall be setback a minimum of thirty (30) feet from the road right-of-way and adjacent property lines.
        3. The total sign area permitted on each face of the sign shall not exceed two hundred (200) square feet.
    D. The signs described in this subsection A-C may be submitted in a single special land use permit application package or in parts.

13. Accessory buildings and accessory uses customarily incidental to any of the above special land uses permitted.
14. Special land uses determined to be similar to the above special land uses in accordance with the criteria set forth in Section 1828. The application for Special Land Use Approval will be evaluated on the basis of the following criteria in addition to the requirements of Section 1818. Will the proposed development:
    1. Have an adverse effect on the ambient noise level for a significant number of people?
    2. Have an adverse visual or aesthetic effect?
    3. Adversely divide or disrupt an established community, or divide existing uses?
    4. Have an adverse effect on areas of unique interest or scenic beauty?
    5. Destroy or detract from important recreational areas?
    6. Interfere with important wildlife breeding, nesting, or feeding grounds?
    7. Significantly increase air or water pollution?
    8. Adversely affect the water table of the area?
    9. Cause excessive congestion on existing ground transportation facilities?
    10. Adversely affect the Master Land Use Plan for the area and the City?

Section 2. 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.

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.

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 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 _____2025 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. 25-946 adopted by the Auburn Hills City Council on the _____day of _____ 2025 the original of which is in my office.

_____
LAURA PIERCE, City Clerk

DRAFT
2-24-25

MARKED UP COPY

~~Removed~~
Added

ARTICLE XII
T&R, TECHNOLOGY AND RESEARCH DISTRICTS

PREAMBLE

The T&R Technology and Research Districts are designed to provide for the coordinated development and complementary research, office, applied technology, and light industrial uses in a planned complex which offers a full range of support facilities and services including hotels, recreation, and multiple family housing.

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

SECTION 1200. PRINCIPAL USES PERMITTED
In the T&R Technology and Research District 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 in this Ordinance:
1. Any use charged with the principal function of research, design, and development of pilot or experimental products and processes including research labs, training facilities, and light assembly operations as adjuncts to the principal use. Assembly operations shall be limited to those involving premanufactured finished objects and components and shall include only the incidental fabrication, machining, or forming of metal, plastic, or other materials as part of product development, experimentation, demonstration and repair, or the provision of customized components.
2. Data processing and computing centers, and related services.
3. Single and multi-tenant office buildings. Sales as an adjunct to the principal use are also permitted.
4. Accessory buildings and accessory uses customarily incidental to any of the above principal uses permitted (e.g., child care, food service, and health/workout rooms, and other similar adjunct uses provided within a facility which are intended for sole use of the workers of said facility and not the general public).
5. 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 Permitted.

SECTION 1201. 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 the City of Auburn Hills:

1. Retail business conducted wholly within an enclosed building. Such uses shall be accessory to the principal use of the premises. Freestanding retail shopping centers and freestanding restaurants, including drive-through and drive-in restaurants, shall not be permitted in the district.
2. Banks and credit unions 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 stations shall provide at least five (5) queuing spaces eighteen (18) feet long by ten (10) feet wide from each order/transaction 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 eight (8) feet wide with raised curbs on all sides.
   B. Drive-up windows shall provide at least ten (10) queuing spaces eighteen (18) feet long by ten (10) feet wide from the window. 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 eight (8) feet wide with raised curbs on all sides.
3. New motels, hotels, and conference centers, or the expansion of existing motels, hotels, and conference centers, shall only be permitted in the T&R Technology and Research 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 T&R Technology and Research 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 T&R Technology and Research 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.
4. 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 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 technology and research character of the district shall be maintained.
5. Multiple family residential dwellings ~~as permitted by Article VI provided that the total site area in any one (1) development is no less than ten (10) contiguous acres and no more than twenty (20) percent of the total developed acreage within the District is developed for multiple family residential use. The requirements of Section 1700 shall also be adhered to.~~ ***shall only be permitted in the T&R Technology and Research Districts via Section 1830. Planned Unit Development Option. The decision to approve a Planned Unit Development allowing multiple family residential dwellings in the T&R Technology and Research 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.***

6. Public, quasi-public, and commercial recreation facilities including parks, golf courses, health and athletic clubs.
7. Light industrial uses listed as Principal Uses Permitted in Section 1300 when conducted wholly within an enclosed building and subject to the Required Conditions specified below in Section 1202
8. Vertical Take-Off and Landing fields (VTOL), and Heliports shall be permitted subject to the following conditions:
   A. The minimum site size for heliports shall be one (1) acre, unless the location or other circumstances would dictate a smaller site, and shall conform in dimension to the requirements of the FAA.
   B. Any petitioner for a heliport shall prepare a written statement to City Council addressing at least the following factors:
      1. Minimum obstructions in the approach and departure area.
      2. Minimum disturbance from noise and desirable location with regard to adjacent land use.
      3. Access to surface transportation.
      4. Safety precautions for the control of pedestrian and vehicular circulation in relation to the heliport.
9. Wireless communication facilities in accordance with the standards and requirements listed in Section 1832, except for co-location applications which are subject to the administrative review provisions listed in Section 1832, Item K.
10. Vehicular evaluating tracks, provided the following conditions are met:
    A. The track shall be screened from public view in accordance with Section 1808.
    B. Any outdoor lighting shall be shielded in compliance with Section 1810.
    C. The noise limitations and other requirements of Section 1807, shall be adhered to.
    D. Adequate safeguards shall be provided to prevent the trespass of animals onto the track.
11. Outside storage of vehicles only when the vehicles are accessory to the principal use of the premises. ***The vehicle storage shall relate to the retrofit, manufacture, or testing of said vehicles.*** Space for said outside storage of vehicles shall be provided in addition to required parking. Such areas shall be screened from adjacent public right-of-ways and properties with a minimum twenty-five (25) foot landscaped greenbelt with staggered eight (8) foot evergreen trees. Alternative screening techniques within the minimum twenty-five (25) foot landscaped greenbelt shall be at the discretion of the City Council, after recommendation from the Planning Commission. ~~The vehicle storage shall relate to the retrofit, manufacture, or testing of said vehicles.~~ *Exception: The Director of Community Development may approve the outside storage of vehicles only when the vehicles are accessory to the principal use of the premises and provided the total site area is no less than four-hundred (400) contiguous acres.*

~~12. Free standing sports stadiums or arenas provided that the total site area is no less than one-hundred (100) contiguous acres and access to the property is provided from both Lapeer Road and Harmon Road.~~

12.~~13~~. Colleges, universities, and other such institutions of higher learning, both public and private, provided the property is located on the land bounded by M-59 and Featherstone Road, between I-75 and Squirrel Road. In addition to requirements for signs permitted within Section 1811. Signs, the following additional sign standards shall apply:
   A. Two (2) automatic changeable copy signs may be permitted and shall be considered as a separate special land use under the purview of Section 1818, provided the following conditions are met:
      1. The sign shall meet the standards of Section 1811.3(C)1 for automatic changeable copy signs, with the following exceptions:
         a. The sign may be increased in height from ten (10) feet to twelve (12) feet and in width from twelve (12) feet to twenty (20) feet.
         b. The LED copy area of the sign may be increased from sixty (60) to eighty (80) square feet in size.
         c. The signs shall be setback a minimum of one (1) foot from the road right-of-way and adjacent property lines.
         d. The total sign area on each face of the sign shall not exceed two hundred (200) square feet.

B. Two (2) signs incorporated in decorative landscape walls may be permitted and shall be considered as a separate special land use under the purview of Section 1818, provided the following conditions are met:
   1. The signs may only be permitted along Squirrel Road and Featherstone Road.
   2. The height of the sign shall not exceed eight (8) feet.
   3. The signs shall be setback a minimum of one (1) foot from the road right-of-way and adjacent property lines.
   4. The total sign area of each sign may not exceed two hundred (200) square feet.

C. One (1) accessory identification pylon sign may be permitted on the property adjacent to an interstate highway and shall be considered as a separate special land use under the purview of Section 1818, provided the following conditions are met:
   1. The height of the sign shall not exceed sixty-five (65) feet.
   2. The sign shall be setback a minimum of thirty (30) feet from the road right-of-way and adjacent property lines.
   3. The total sign area permitted on each face of the sign shall not exceed two hundred (200) square feet.

D. The signs described in this subsection A-C may be submitted in a single special land use permit application package or in parts.

13. ~~14~~. Accessory buildings and accessory uses customarily incidental to any of the above special land uses permitted.

14. ~~15.~~ Special land uses determined to be similar to the above special land uses in accordance with the criteria set forth in Section 1828. The application for Special Land Use Approval will be evaluated on the basis of the following criteria in addition to the requirements of Section 1818. Will the proposed development:
   1. Have an adverse effect on the ambient noise level for a significant number of people?
   2. Have an adverse visual or aesthetic effect?
   3. Adversely divide or disrupt an established community, or divide existing uses?
   4. Have an adverse effect on areas of unique interest or scenic beauty?
   5. Destroy or detract from important recreational areas?
   6. Interfere with important wildlife breeding, nesting, or feeding grounds?
   7. Significantly increase air or water pollution?
   8. Adversely affect the water table of the area?
   9. Cause excessive congestion on existing ground transportation facilities?
   10. Adversely affect the Master Land Use Plan for the area and the City?

SECTION 1202. REQUIRED CONDITIONS:

Principal and Special Land Uses Permitted shall be subject to the following conditions, as applicable:

1. Building Height:
   Any building over four (4) stories shall require the approval of the City Council in accordance with Section 1818. Any mechanical equipment on the roof of the building, and penthouses on the building, may not be more than twenty (20) feet in height. Mechanical equipment and penthouses are not counted as a story for purposes of this Section.
2. Setbacks:
   A. Buildings containing office uses, light industrial uses or research-related lab and/or assembly operations, or any mixture of said uses, shall be setback a minimum of fifty (50) feet from any public right-of-way. Minimum side and rear yard setbacks specified in Section 1701 for I-1, Light Industrial uses shall be observed.
   B. Buildings four (4) stories or taller shall provide a minimum front, side, and rear setback equal to the height of the building.
   C. Nursery schools, day nurseries, and child care centers shall observe the minimum setback requirements specified in Section 1701 for the B-2, General Business district.
   D. Hotels, motels, and conference centers shall be set back a minimum of fifty (50) feet from any public right-of-way. Minimum side and rear yard setbacks shall be equal to the height of the building.

E. Public, quasi-public, and commercial recreation buildings shall be setback a minimum of fifty (50) feet from any public right-of-way. Minimum side and rear yard setbacks specified in Section 1701 for B-2, General Business uses shall be observed.
F. All buildings shall be located at least one hundred (100) feet from any residential development.
G. All residential uses shall observe the applicable minimum setback requirements specified in Section 1700.

3. Landscaping and Buffers:
   A. Landscaping shall be provided in accordance with the requirements of Section 1808.
   B. A minimum twenty-five (25) foot landscaped greenbelt shall be provided abutting public right-of-ways and private road easements in accordance with Section 1808 and kept free of parking.
   C. A minimum twenty-five (25) foot landscaped greenbelt with staggered eight (8) foot evergreen trees shall be provided between residential and non-residential uses. Alternative screening techniques within the minimum twenty-five (25) foot landscaped greenbelt shall be at the discretion of the City Council, after recommendation from the Planning Commission.
   D. For each one (1) story increase over four (4) stories, an additional three (3) feet of greenbelt shall be added to the greenbelt required by Section 1805 and Section 1808. This provision shall not apply to the twenty-five (25) foot required greenbelt.
4. Outside Storage:
   No outside storage shall be permitted, with the exception of outside storage of vehicles as provided in Section 1201, Item 11.
5. Off-Street Parking:
   Off-street parking shall be provided in accordance with Sections 1804 and 1805.
6. 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, may be required.
7. Off-Street Loading:
   Off-street loading space shall be provided in accordance with Section 1701, Item p and Section 1806, with the exception that office uses shall provide paved loading space at a ratio of ten (10) square feet per front foot of building.
8. Performance Standards:
   All development shall adhere to the Performance Standards specified in Section 1807.
9. Protection of Natural Amenities:
   Natural terrain and amenities shall be protected and preserved to the greatest extent possible.
10. Site Plan Review:
    Site plan review and approval is required for all development within the District in conformance with Section 1815.
11. Freestanding Lighting:
    Freestanding light poles shall not exceed forty (40) feet in height and lighting shall be shielded onto the site so as to not become a nuisance to adjacent areas. For purposes of clarification, the height of light poles illuminating outdoor recreation facilities permitted via Section 1201, Item 6 may exceed forty (40) feet in height at the discretion of the City Council upon Special Land Use review and approval of said use.

SECTION 1203. AREA AND BULK REQUIREMENTS

See Article XVII, Schedule of Regulations, for additional requirements limiting the height and bulk of buildings and not in conflict with this Article XII.

(Amended: 3-06-00 per Ordinance No. 658)
(Amended: 11-11-02 per Ordinance No. 712)
(Amended: 10-06-03 per Ordinance No. 726)
(Amended: 6-26-17 per Ordinance No. 894)
(Amended: 2-17-20 per Ordinance No. 913)
(Amended: 3-18-24 per Ordinance No. 938)

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

February 11, 2025

City of Pontiac Planning Commission
City of Lake Angelus Planning Commission
City of Rochester Hills Planning Commission
Charter Township of Waterford Planning Commission
Charter Township of Orion Planning Commission
Bloomfield Township Planning Commission
Lake Orion School District
Rochester School District
Pontiac School District
Avondale School District
Auburn Hills Chamber of Commerce
Road Commission for Oakland County
Michigan Department of Transportation
Oakland County Planning Division
Oakland County Board of Commissioners
Oakland County Water Resources Commissioner's Office
Southeast Michigan Council of Governments (SEMCOG)
Michigan Department of Environment, Great Lakes, and Energy (EGLE) - Warren District Office
Canadian National Railway
SMART
DTE Energy
ITC Holdings
Consumers Energy
SBC Ameritech
Comcast Cable

RE: Proposed Update to the City's Master Land Use Plan
Intent to Plan

To Whom It May Concern:

Pursuant to the Michigan Planning Enabling Act, this notification has been provided to inform you of the City's intent to prepare an update to the *City of Auburn Hills Master Land Use Plan*. A copy of the draft Plan will be made available for your review and comment before the City's public hearing on the plan update.

We welcome your cooperation, comments, and involvement in developing this proposed plan update. For more information, please call (248) 364-6941 or e-mail scohen@auburnhills.org.

Sincerely,

Steven J. Cohen, AICP
Director of Community Development