



AUBURN HILLS MEETING SCHEDULE

248-370-9402 | WWW.AUBURNHILLS.ORG

JULY 2025

DAY	TITLE	TIME	LOCATION
7	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
8	Tax Increment Finance Authority	4:00 PM	Administrative Conference Room 1827 N. Squirrel Road
9	Planning Commission	7:00 PM	CANCELLED
10	Zoning Board of Appeals	7:00 PM	CANCELLED
14	Downtown Development Authority	5:30 PM	CANCELLED
14	Library Board	7:00 PM	Auburn Hills Public Library 3400 Seyburn Drive
15	Brownfield Redevelopment Authority	6:00 PM	Administrative Conference Room 1827 N. Squirrel Road
21	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
22	Board of Review	11:00 AM	Administrative Conference Room 1827 N. Squirrel Road

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



AUBURN HILLS MEETING SCHEDULE

248-370-9402 | WWW.AUBURNHILLS.ORG

AUGUST 2025

DAY	TITLE	TIME	LOCATION
4	City Council Workshop	5:30 PM	Administrative Conference Room 1827 N. Squirrel Road
4	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
6	Planning Commission	6:30 PM	Council Chamber 1827 N. Squirrel Road
11	Library Board	7:00 PM	Auburn Hills Public Library 3400 Seyburn Drive
12	Tax Increment Finance Authority	4:00 PM	Fieldstone Golf Course 1984 Taylor Rd.
14	Zoning Board of Appeals	7:00 PM	Council Chamber 1827 N. Squirrel Road
18	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
19	Brownfield Redevelopment Authority	6:00 PM	Administrative Conference Room 1827 N. Squirrel Road
26	Public Safety Advisory Committee	5:00 PM	Public Safety Building 1899 N. Squirrel Road

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



CITY OF AUBURN HILLS

MONDAY, JULY 21, 2025

Regular City Council Meeting ♦ 7:00 PM

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

248-370-9402 ♦ www.auburnhills.org

- 1. MEETING CALLED TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL OF COUNCIL**
- 4. APPROVAL OF MINUTES**
 - 4a. City Council Regular Meeting Minutes, July 7, 2025
- 5. APPOINTMENTS AND PRESENTATIONS**
 - 5a. Motion – To confirm the appointment of Sonya Thomas to the Elected Officials Compensation Commission.
 - 5b. Motion – To confirm the appointment of Tamara Walker to the Election Commission.
 - 5c. Motion - To confirm the appointment of Itanya Montgomery to the Zoning Board of Appeals.
 - 5d. Motion - To confirm the appointment of Jordan Vankuren to the Zoning Board of Appeals.
 - 5e. Motion – To confirm the reappointment of Jay Boelter to the Zoning Board of Appeals.
- 6. PUBLIC COMMENT**
- 7. CONSENT AGENDA**

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

 - 7a. Motion – To authorize a change order to the contract with Rich & Associates for professional services for architectural and engineering design.
 - 7b. Motion - To authorize the installation of the City Hall Counter Barrier Project.
 - 7c. Motion – To adopt the Resolution Designating July as Park and Recreation Month.
- 8. UNFINISHED BUSINESS**
- 9. NEW BUSINESS**
 - 9a. Motion – Approval of a One-Year Extension of the Special Land Use Permit, Site Plan, and Tree Removal Permit / The Learning Experience
- 10. COMMENTS AND MOTIONS FROM COUNCIL**
- 11. CITY ATTORNEY REPORT**
- 12. CITY MANAGER REPORT**
- 13. ADJOURNMENT**

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



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: JULY 21, 2025

AGENDA ITEM NO 4A

CITY COUNCIL



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

JULY 7, 2025

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

PLEDGE OF ALLEGIANCE:

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

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

Absent: None

Also Present: City Manager Tanghe, Asst City Manager Skopek, City Clerk Pierce, Deputy Police Chief McGraw, Lt. Hesse, Fire Chief Massingill, DPW Director Baldante, Engineer Juidici

5 Guests

4. APPROVAL OF MINUTES

4a. City Council Regular Meeting Minutes, June 16, 2025

Moved by Knight, Seconded by Fletcher.

RESOLVED: To approve the City Council Regular Meeting Minutes of June 16, 2025.

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

No: None

Resolution No. 25.07.110

Motion Carried (7 - 0)

5. APPOINTMENTS AND PRESENTATIONS

5a. Michigan Law Enforcement Accreditation Program Presentation

Deputy Chief McGraw announced that the Police Department has earned its reaccreditation by the Michigan Law Enforcement Accreditations Commission.

6. PUBLIC COMMENT

Mr. David Sanders, 224 Juniper St., Auburn Hills sought clarification as to any City celebrations planned for the Nation turning 250 years old next year.

7. CONSENT AGENDA

7a. Board and Commission Minutes

7a1. Public Safety Advisory Committee, May 27, 2025

7a2. Tax Increment Finance Authority, June 10, 2025

7a3. Downtown Development Authority, June 23, 2025

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

7b. Motion – To approve the prepayment for the Walnut Corrective Action Plan Project.

RESOLVED: To approve prepayment for Walnut Lake No.1 Corrective Action Plan and the corresponding budget amendment to cover the full amount of \$64,400.

7c. Motion – To approve an Interlocal Agreement to participate in the Oakland County Human Trafficking Task Force.

RESOLVED: To approve the Oakland County Human Trafficking Task Force interlocal agreement between the Oakland County Sheriff's Office and the City of Auburn Hills and authorize the Chief of Police to sign the agreement on behalf of the city.

7d. Motion – To approve an Interlocal Agreement to participate in the Oakland County SWAT Team.

RESOLVED: To approve the Oakland County SWAT Team interlocal agreement between the Oakland County Sheriff's Office and the City of Auburn Hills and authorize the Chief of Police to sign the agreement on behalf of the city.

7e. Motion – To authorize the Mayor to execute a joint and cooperative agreement for public works mutual aid authority.

RESOLVED: To authorize the Mayor to execute a joint and cooperative agreement with Southeastern Oakland County Public Works Association for mutual aid authority during emergencies.

7f. Motion – To authorize the submittal of the Official Ballot for the Board of Trustees of the Michigan Municipal League Workers' Compensation Fund.

RESOLVED: To cast the 2025 Official Ballot for Trustees of the Michigan Municipal League Workers' Compensation Fund for a four-year term beginning October 1, 2025. The ballot shall be cast for four candidates: Brian Boggs, Maureen Donker, Craig Stolsonburg, and Deborah Stuart.

Moved by Verbeke, Seconded by Fletcher.

RESOLVED: To approve the Consent Agenda.

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

No: None

Resolution No. 25.07.111

Motion Carried (7 - 0)

8. UNFINISHED BUSINESS

9. NEW BUSINESS

10. COMMENTS AND MOTIONS FROM COUNCIL

Mr. Knight shared his pride for the Police Department and the accomplishments through the Accreditation Program. He would like TIFA to consider awnings for the Public Square to help combat the heat.

Mr. McDaniel thanked the Police Department for their participation with the Human Trafficking Task Force and the SWAT Teams with Oakland County. He commented that the ballfields are some of the best in the area and asked Mr. Baldante to pass his thanks along.

Dr. Fletcher shared her compliments with the Public Square event a couple of weeks ago.

Mr. Ferguson shared that one of the SummerFest vendors recently moved to Auburn Hills and is pleased to help again next year.

Mr. Hawkins thanked the Police Department for their hard work on the reaccreditation process and what they do every day to keep the city and residents safe.

Mayor Marzolf also congratulated the Police Department on the reaccreditation.

11. CITY ATTORNEY REPORT

12. CITY MANAGER REPORT

13. ADJOURNMENT

Moved by Knight, Seconded by Fletcher.

RESOLVED: To adjourn the meeting.

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

No: None

Resolution No. 25.07.112

Motion Carried (7 - 0)

The meeting was adjourned at 7:21 PM.

Brian W. Marzolf, Mayor

Laura M. Pierce, City Clerk



CITY OF AUBURN HILLS

CITY COUNCIL AGENDA

MEETING DATE: JULY 21, 2025

AGENDA ITEM NO 5A
CITY MANAGER'S OFFICE

To: City Council
From: Brian W. Marzolf, Mayor; Andrew Hagge, Assistant to the City Manager
Submitted: July 15, 2025
Subject: Motion – To confirm the appointment of Sonya Thomas to the Elected Officials Compensation Commission

INTRODUCTION AND HISTORY

After consulting with Mr. Hagge, I recommend that Dr. Sonya Thomas be appointed to the Elected Officials Compensation Commission. Dr. Thomas is a longtime resident of Auburn Hills and has a history of supporting the City of Auburn Hills, actively serving as the Chairperson for Auburn Hills election inspectors.

Name	Board	Term Ending Date
Dr. Sonya Thomas	Elected Officials Compensation Commission	7-31-2031

MOTION

Move to confirm the appointment of Dr. Sonya Thomas to the Elected Officials Compensation Commission for a term ending on July 31, 2031.



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

1827 N. Squirrel Rd., Auburn Hills MI 48326

Phone: 248.370.9402 Fax: 248.364.6719

CityClerk@auburnhills.org

www.auburnhills.org/cityboards

**APPLICATION FOR APPOINTMENT TO
BOARDS AND COMMISSIONS**

NAME: Thomas, Dr. Sonya C.
(Please Print) (Last) (First) (Middle Initial)

HOME ADDRESS: 384 Alberta Street / Auburn Hills, MI 48326 /248.760.2184
(Number/Street) (City/Zip) (Phone)

EMAIL ADDRESS: scthomasi@comcast.net

HOW LONG HAVE YOU LIVED IN AUBURN HILLS? 18 years ARE YOU A U.S. CITIZEN: ☒ YES ☐ NO

DO YOU WORK IN AUBURN HILLS? no LENGTH OF TIME EMPLOYED IN AUBURN HILLS: _____

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

n/a
(Business Name) (Number/Street) (Phone)

PLEASE LIST WHICH BOARD/COMMISSION YOU ARE INTERESTED IN: Election Officials Compensation

WHAT SPECIALTIES/EXPERIENCE/EDUCATION DO YOU BRING TO THIS BOARD/COMMISSION:

(Attach additional sheet if necessary)

Business owner, researcher, Trainer, Consultant, Coach, Customer Service,

College associate professor, Director of Leadership Development

LIST ANY CIVIC/COMMUNITY ACTIVITIES THAT ARE YOU INVOLVED IN:

(Attach additional sheet if necessary)

Merrill Palmer Skillman of Wayne State U Take a Giant Step Teen conference committee
member. Election Poll chair, Teacher of Christian Fundamentals.

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

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

Sonya C Thomas, PhD.
(Signature) (Date) 7/8/2025



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: JULY 21, 2025

AGENDA ITEM NO 5B

CITY CLERK'S OFFICE

To: City Council
From: Brian W. Marzolf, Mayor; Laura M. Pierce, City Clerk
Submitted: July 16, 2025
Subject: Motion – To confirm the appointment of Tamara Walker to the Election Commission.

INTRODUCTION AND HISTORY

After consulting with Ms. Pierce, I recommend that Tamara Walker be appointed to the Election Commission. Ms. Walker is a long-time resident of Auburn Hills and has a history of supporting the Auburn Hills community. She has served as an Election Inspector since 2008 and an Election Chairperson since 2010.

This appointment will replace Tim Carrier who resigned from the Election Commission.

Name	Board	Term Ending Date
Tamara Walker	Election Commission	December 31, 2027

STAFF RECOMMENDATION

To appoint Tamara Walker to the Election Commission for a term ending December 31, 2027.

MOTION

Move to confirm the appointment of Tamara Walker to the Election Commission for a term ending December 31, 2027.



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www.auburnhills.org/cityboards

**APPLICATION FOR APPOINTMENT TO
BOARDS AND COMMISSIONS**

NAME: Walker Tamara J
(Please Print) (Last) (First) (Middle Initial)

HOME ADDRESS: 2319 Old Salem Ct. Auburn Hills, MI
(Number/Street) (City/Zip)

EMAIL ADDRESS: Tamara.j.walker@gmail.com 248-890-0707 48326
(Phone)

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

DO YOU WORK IN AUBURN HILLS? No (not currently) LENGTH OF TIME EMPLOYED IN AUBURN HILLS: _____

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

I'm currently a stay-at-home wife and mom, as well as,
(Business Name) a 3rd grade (Number/Street) home school teacher (Phone)

PLEASE LIST WHICH BOARD/COMMISSION YOU ARE INTERESTED IN: Election

WHAT SPECIALTIES/EXPERIENCE/EDUCATION DO YOU BRING TO THIS BOARD/COMMISSION:

(Attach additional sheet if necessary)

I've worked as an Election inspector/Chairperson
for several years and have an interest in its
processes and the integrity of it.

LIST ANY CIVIC/COMMUNITY ACTIVITIES THAT ARE YOU INVOLVED IN:

(Attach additional sheet if necessary)

I've worked for the city (via OPS) as a Meals-
on-wheels/in house hostess. I've also volunteered
for many events (as an employee and thru my church)

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

Tamara J Walker 6/27/25
(Signature) (Date)



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: JULY 21, 2025

AGENDA ITEM NO 5C

COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Brian Marzolf, Mayor; Steven J. Cohen, AICP, Director of Community Development
Submitted: July 14, 2025
Subject: Motion - To confirm the appointment of Itanya Montgomery to the Zoning Board of Appeals

INTRODUCTION

After consulting with Mr. Cohen, I recommend that Itanya Montgomery be appointed to the Zoning Board of Appeals. Ms. Montgomery is a long-time resident of Pontiac Township/Auburn Hills (46 years). She worked at AT&T for 43 years and retired from there. She is currently working part-time at the Pontiac Amazon fulfillment center. She previously served the community on the Tax Abatement Review Committee in the early 2000s. Lastly, Ms. Montgomery volunteers her time with the Auburn Hills Community Center and other civic organizations.

Name	Board	Term Ending
Itanya Montgomery	Zoning Board of Appeals	7-31-27

MOTION

Move to confirm the appointment of Itanya Montgomery to the Zoning Board of Appeals to fulfill the remainder of a vacated three-year term, ending on July 31, 2027.



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www.auburnhills.org/cityboards

**APPLICATION FOR APPOINTMENT TO
BOARDS AND COMMISSIONS**

91:17 AM 5/21/2015

NAME: Montgomery Itanya A
(Please Print) (Last) (First) (Middle Initial)

HOME ADDRESS: 2511 Patrick Henry Auburn Hills 48326 248 701-9224
(Number/Street) (City/Zip) (Phone)

EMAIL ADDRESS: IABM@att.net

HOW LONG HAVE YOU LIVED IN AUBURN HILLS? 46 ARE YOU A U.S. CITIZEN: Yes

DO YOU WORK IN AUBURN HILLS? No LENGTH OF TIME EMPLOYED IN AUBURN HILLS: _____

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

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

PLEASE LIST WHICH BOARD/COMMISSION YOU ARE INTERESTED IN: Board of Review

WHAT SPECIALTIES/EXPERIENCE/EDUCATION DO YOU BRING TO THIS BOARD/COMMISSION:

(Attach additional sheet if necessary)

AT&T Senior Resourcing Manager, Call Center Management, E-Rate Results Manager

Amazon Vendor Returns and Problem Solving Associate

LIST ANY CIVIC/COMMUNITY ACTIVITIES THAT ARE YOU INVOLVED IN:

(Attach additional sheet if necessary)

Volunteer with City AH Meals on Wheels and Public Library, AH Election Co-chairperson
Detroit Community Sailing Program

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I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Itanya Montgomery 6-12-2025
(Signature) (Date)



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: JULY 21, 2025

AGENDA ITEM NO 5D

COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Brian Marzolf, Mayor; Steven J. Cohen, AICP, Director of Community Development
Submitted: July 14, 2025
Subject: Motion - To confirm the appointment of Jordan Vankuren to the Zoning Board of Appeals

INTRODUCTION

After consulting with Mr. Cohen, I recommend that Jordan Vankuren be appointed to the Zoning Board of Appeals. Mr. Vankuren is grew up in Auburn Hills and attended Avondale schools. He works at Vibe Credit Union in Southfield.

Name	Board	Term Ending
Jordan Vankuren	Zoning Board of Appeals	7-31-28

MOTION

Move to confirm the appointment of Jordan Vankuren to the Zoning Board of Appeals ending on July 31, 2028.



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**APPLICATION FOR APPOINTMENT TO
BOARDS AND COMMISSIONS**

NAME: Van Kuren Jordan M
(Please Print) (Last) (First) (Middle Initial)

HOME ADDRESS: 3106 Caroline St. Auburn Hills 48326 248 242 0447
(Number/Street) (City/Zip) (Phone)

EMAIL ADDRESS: Jordan VanKuren@gmail.com

HOW LONG HAVE YOU LIVED IN AUBURN HILLS? 26 years ARE YOU A U.S. CITIZEN: Yes

DO YOU WORK IN AUBURN HILLS? NO LENGTH OF TIME EMPLOYED IN AUBURN HILLS: _____

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

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

PLEASE LIST WHICH BOARD/COMMISSION YOU ARE INTERESTED IN: Any/All

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

Varies depending on the board or Commission.

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

None currently, though interested
Occasionally I do volunteer work through my employer. None local however.

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I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

[Signature] 05/27/25
(Signature) (Date)



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: JULY 21, 2025

AGENDA ITEM NO 5E

COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Brian Marzolf, Mayor; Steven J. Cohen, AICP, Director of Community Development
Submitted: July 17, 2025
Subject: Motion - To confirm the reappointment of Jay Boelter to the Zoning Board of Appeals

INTRODUCTION

After consulting with Mr. Cohen, I recommend that Jay Boelter be reappointed to the Zoning Board of Appeals. Mr. Boelter has served on the Zoning Board of Appeals since April 11, 2016.

Name	Board	Term Ending
Jay Boelter	Zoning Board of Appeals	7-31-28

MOTION

Move to confirm the reappointment of Jay Boelter to the Zoning Board of Appeals for an additional three-year term ending on July 31, 2028.



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**APPLICATION FOR APPOINTMENT TO
BOARDS AND COMMISSIONS**

NAME: _____

(Please Print)

(Last)

(First)

(Middle Initial)

HOME ADDRESS: _____

(Number/Street)

(City/Zip)

(Phone)

EMAIL ADDRESS: _____

HOW LONG HAVE YOU LIVED IN AUBURN HILLS? _____

ARE YOU A U.S. CITIZEN: _____

DO YOU WORK IN AUBURN HILLS? _____

LENGTH OF TIME EMPLOYED IN AUBURN HILLS: _____

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

(Business Name)

(Number/Street)

(Phone)

PLEASE LIST WHICH BOARD/COMMISSION YOU ARE INTERESTED IN: _____

WHAT SPECIALTIES/EXPERIENCE/EDUCATION DO YOU BRING TO THIS BOARD/COMMISSION:

(Attach additional sheet if necessary)

LIST ANY CIVIC/COMMUNITY ACTIVITIES THAT ARE YOU INVOLVED IN:

(Attach additional sheet if necessary)

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I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

Jay Boelter

(Signature)

(Date)

Jay Boelter

Cryogenic service Technician

PROFILE

My name is Jay Boelter. I live at 703 Nichols Rd. Auburn Hills.

Auburn hills has be my home since 1967. I moved to Waterford in 1991-1998 and moved Back to Auburn Hills where I have stayed.

EXPERIENCE

Cryogenic service technician, Airgas, Independence, Ohio-2014-present

My responsibility are to install and maintain cryogenic storage tanks. Safety is a condition of employment.

Cryogenic service technician, Linde, Auburn Hills, Michigan 2010-2014

My responsibility were to install and maintain cryogenic storage tanks. Safety is a condition of employment.

Cryogenic service technician, Wilson welding and Medical gases, warren, Michigan 1996-2010

My responsibility was to install and maintain cryogenic storage tanks. Safety is a condition of employment.

EDUCATION

Avondale schools K-12, graduated 1980.

Weld tech training center, completed the Maintenance welding course. July 1983-September 1984

SKILLS

Welding, MIG, TIG, SMAW,. Welding copper piping. Pipe fitting and fabrication.

703 Nichols Rd. Auburn Hills, Michigan 248-678-7376
Jayboelter1961@gmail.com



CITY OF AUBURN HILLS

CITY COUNCIL AGENDA

MEETING DATE: JULY 21, 2025

AGENDA ITEM NO 7A

CITY MANAGER'S OFFICE

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Brandon Skopek, Assistant City Manager
Submitted: July 16, 2025
Subject: Motion – To authorize a change order to the contract with Rich & Associates for professional services for architectural and engineering design

INTRODUCTION AND HISTORY

On December 5, 2022, the City Council awarded a contract for professional services for architectural and engineering design to Rich & Associates for the proposed addition to the City's existing parking structure located in downtown Auburn Hills. Since that time, City staff, the City's consulting engineer, and Rich & Associates have collaborated on the architectural and engineering design work necessary for this endeavor. The original contract awarded by the City Council was in the amount of \$234,600. During architectural and engineering design activities, a series of change orders were required due to some unforeseen circumstances. These change orders brought the new contract total to \$279,780.

Due to construction delays and utility relocations at The Webster in downtown Auburn Hills, staff had paused the design work on the parking structure addition until such time staff were confident that progress continued at the Webster site. Design work on the parking structure addition has been paused for approximately sixteen months. During the pause, there were updates to the building codes which will require a review to determine the effect the updated codes will have on the parking structure addition. With construction progress taking place at The Webster, and with the adoption of the new building codes in April, we are now in a position to re-engage the services of Rich & Associates to finalize the site plan for the parking structure addition. This re-engagement will require the following additional services to be performed by Rich & Associates:

- Reorientation of Rich & Associates team members
- Coordination with external project team members
- Rich & Associates administrative and scheduling adjustments to reallocate resources
- Review of project documentation and deliverables
- Update plans and specifications to align with the updated building codes
- Updates to plans as necessary for site plan document submission

The cost for these additional services is \$18,735, bringing the new contract total to \$298,515. Following the completion of this work by Rich & Associates, staff will prepare the site plan for Planning Commission and City Council review sometime this fall.

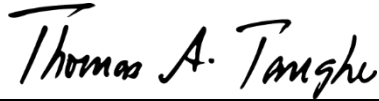
STAFF RECOMMENDATION

Staff recommend that the City Council approve change order number five to the contract for professional services for architectural and engineering design with Rich & Associates in the amount of \$18,735. Staff further recommend approval of a budget amendment to increase appropriations by \$18,735 in the 2025 General Fund Capital Improvements Department budget (GL# 101-901-975.000-PKSTRUC_3381).

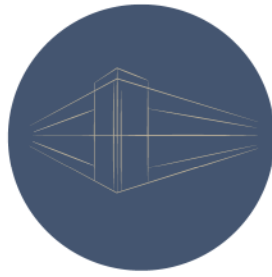
MOTION

Move to authorize change order number five to the contract for professional services for architectural and engineering design with Rich & Associates in the amount of \$18,735. Furthermore, amend the 2025 General Fund Capital Improvements Department budget to increase appropriations by \$18,735 in support of this change order.

I CONCUR:

A handwritten signature in black ink that reads "Thomas A. Tanghe". The signature is written in a cursive style with a horizontal line underneath it.

THOMAS A. TANGHE, CITY MANAGER



RICH & ASSOCIATES
PARKING CONSULTANTS

June 26, 2025

Brandon Skopek
Assistant City Manager
City of Auburn Hills
1827 N. Squirrel Road
Auburn Hills, MI 48326

RE: Additional Service Request #5 Primary Street Parking Structure Addition (RA No. 2315)

Dear Brandon:

This letter serves as our request for additional services related to the restart of the Primary Street Parking Structure Addition. In April 2025 the Michigan Building Code was updated requiring our team to review and update the current documents to meet the current code. We have assessed the following requirements necessary to resume work efficiently and propose the following additional services to ensure a seamless transition:

- Reorientation of team members to the project specifics.
- Coordination with external project team members to facilitate project moving forward.
- Internal administrative and scheduling adjustments to reallocate necessary resources.
- Review of current project documentation and deliverables.
- Update plans and specifications to align with the most current building codes which have been adopted since the project was placed on hold. These include;
 - Michigan Building Code 2021
 - National Electric Code 2024
 - Michigan Plumbing Code 2021
 - Michigan Mechanical Code 2021
- Updates to plans as necessary for site plan document submission.

We are requesting an additional fee of **\$18,735** for this effort in order to prepare for the site plan submittal.



RICH & ASSOCIATES
PARKING CONSULTANTS

Brandon Skopek
June 26, 2025
Page 2

If this ASR is acceptable, please sign where indicated below. If you have any questions regarding this ASR, please contact me at 248.353.5080.

Sincerely,

RICH & ASSOCIATES, INC.
PARKING CONSULTANTS

David N. Rich
President

Accepted,

CITY OF AUBURN HILLS, MICHIGAN

Signature

Date



CITY OF AUBURN HILLS

CITY COUNCIL AGENDA

MEETING DATE: JULY 21, 2025

AGENDA ITEM NO 7B

CITY MANAGER'S OFFICE

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Andrew Hagge, Assistant to the City Manager
Submitted: July 15, 2025
Subject: Motion – Authorization to Install the City Hall Counter Barrier Project

INTRODUCTION AND HISTORY

The City of Auburn Hills continues to analyze and improve security measures across its facilities. One of the 2024 City Council goals and objectives is to “implement civic center campus security measures to protect employees and the general public.” With the help of the Auburn Hills Police Department (AHPD), assessments on current security measures and existing vulnerabilities are frequently monitored. One recommendation from the AHPD is to install a bulletproof, protective barrier along the City Hall service counter, which stretches along the Assessing, City Clerk, and Finance & Treasury departments.

The project involves the installation of a bulletproof, protective barrier across the service counters in the main lobby of City Hall. The project will also include seven (7) total transaction trays (four on the Clerk’s and Assessing side and three on the Finance & Treasury side) to allow for the back-and-forth passing of documents and payments. The project includes two (2) larger passthroughs on each side of the service counter to allow for the exchange of small packages. Additionally, the project contains one (1) horizontal sliding transaction window on the City Clerk side of the counter to allow the City Clerk’s Office to address the entire lobby during instances of larger bid openings, for example. Finally, the wood paneling below the service counters will be removed, reinforced with the bulletproof, protective material, then put back in place to resemble the same aesthetic.

The total cost to purchase and install a protective barrier at the service counters of the Assessing, City Clerk, and Finance & Treasury departments is \$51,180.00. The proposed vendor for this project is Total Security Solutions (TSS). The Request for Proposals (RFP) was published on MITN (Michigan Inter-governmental Trade Network) on May 7, 2025, making the project available to vendors to potentially bid. Final bids were due on May 22, 2025. TSS was the only qualified vendor that submitted a bid on the project. While the RFP attracted just one bid, TSS is a leading expert in this field of work. TSS completes approximately 2,500 similar projects on an annual basis and has a history of working with all levels of government throughout the country. In Michigan, TSS has completed similar projects for:

- Southfield Township
- Milford Township
- South Lyon Police Department
- Washtenaw County
- City of Muskegon
- Muskegon County
- Kent County
- City of Kentwood
- Michigan State Police facilities

The protective barrier that Total Security Solutions installed for Milford Township most closely resembles the proposed project before you today. To get a sense of what the protective barrier will look like in Auburn Hills, pictures of the barrier in Milford Township are included in this packet. Furthermore, city staff had

the opportunity to visit Milford Township's Township Hall. During that visit, staff spoke with Milford Township employees and tested the ease of communication between individuals on each side of the barrier. Milford Township staff had only positive things to say about the installation of the barrier, citing that the project provided significant peace of mind while not negatively impacting their ability to deliver a personal level of services to residents and visitors. When Auburn Hills staff had a chance to stand on each side of the barrier in Milford Township, we noticed that the protective barrier did not at all hinder communication.

The project will be funded by the Tax Increment Finance Authority. A budget amendment, within the TIF-A budget, for this project was approved by the TIFA Board of Directors on Tuesday, July 8, 2025, in the amount of \$51,180.00.

Finally, there are four attachments in your packet related to this agenda item. They are all listed below.

- The Counter Barrier Project Request for Proposals
- The Total Security Solutions Project Proposal
- The Counter Barrier Project Bid Tab
- Pictures of Milford Township's Protective Barrier
 - The proposed barrier for Auburn Hills calls for the same design as the example seen in Milford Township and provides the best example of what the barrier in our City Hall will look like.

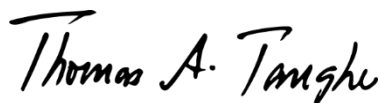
STAFF RECOMMENDATION

Staff recommend authorization to proceed with Total Security Solutions as the project vendor to install the protective barrier along the service counters of the Assessing, City Clerk, and Finance & Treasury departments. For the purposes of this motion, the City Council is NOT authorizing a budget amendment or providing necessary funding. The funding for this project will be supported by the Tax Increment Finance Authority. The City Council is authorizing work to be done on a city facility.

MOTION

Move to authorize the installation of the City Hall Counter Barrier Project.

I CONCUR:



THOMAS A. TANGHE, CITY MANAGER

BID ITEM: City Hall Counter Barrier
BID OPENING DATE: May 22, 2025
BID OPENING TIME: 10:00 AM
ELECTRONIC BIDS ACCEPTED: Hard Copy Only
ATTENDED BY: Hagge, Klassen



COMPANY NAME	ADDRESS		Cost for Protective Barrier - Assessing & City Clerk Counter	Cost for Protective Barrier - Finance & Treasury Counter	Cost for Wall Reinforcement	Total Project Cost
Total Security Solutions	935 Garden Lane, Fowlerville, MI		\$26,089.00	\$26,113.00	\$9,460.00	\$51,180.00

- ☒ Mailboxes have been checked for bids that may have been mailed in
- ☒ Were electronic bids allowed. If so, was BidNet checked for received bids

also send results to: Brandon, Tim



Request For Proposals

BID ID: RFP-CAH-Counter Barrier 5-25

BID NAME: CITY HALL COUNTER BARRIER

ITEM: CONSTRUCTION SERVICES

DUE DATE: May 22, 2025

IMPORTANT DATES

05/07/25 WED Bid Posting

05/22/25 THUR Bid Opening

The City of Auburn Hills is seeking proposals from qualified contractors to install a bulletproof, protective barrier at the service counters of the Assessing, City Clerk's, Finance and Treasury departments, which are located in the Auburn Hills City Hall at 1827 N. Squirrel Road, Auburn Hills, MI 48326.

Sealed proposals will be accepted by the City Clerk until **May 22nd, at 10:00 am (local time)**. Request For Proposal's will be opened at that time in the lobby of the City Clerk's office at 1827 N. Squirrel, Auburn Hills MI 48326, and read aloud.

Proposals shall only be considered if they are received prior to the specified time of opening as designated on the Proposal form. **NO LATE PROPOSALS WILL BE ACCEPTED.** Proposals are considered received when date stamped by the office of the City Clerk.

PREPARATION OF PROPOSAL

Bidders must attend a **MANDATORY PRE-BID MEETING** prior to submitting a bid on May 22nd. Bids will not be accepted by anyone who did not attend a pre-bid meeting. A similar version of this RFP, containing the same scope of services and specifications, was posted on March 24, 2025. That version of the RFP contained a scheduled, mandatory pre-bid meeting on April 10, 2025. The vendors that attended the April 10, 2025 mandatory pre-bid meeting are exempt from attending another mandatory pre-bid meeting. Any vendor wishing to submit a bid for this project that did NOT attend the pre-bid meeting on April 10, 2025, must schedule a pre-bid meeting prior to submitting a bid on May 22, 2025. To schedule a pre-bid meeting, contact Andrew Hagge, Assistant to the City Manager, at either ahagge@auburnhills.org or at 248-364-6804. Pre-bid meetings can only take place between Monday, May 12th and Friday, May 16th between the hours of 8:00 AM and 5:00 PM.

Each bidder shall furnish all information required on the Proposal Form. Erasures or other changes must be initialed by the person signing the bid form. Any costs associated with the preparation of a proposal will be borne solely by the vendor submitting a proposal.

If there is any doubt as to the meaning of any part of the specifications or other conditions within this invitation, contact Andrew Hagge, ahagge@auburnhills.org.

SUBMISSION OF PROPOSALS

All proposals shall be submitted in sealed envelopes and shall include the following information on the face of the envelope:

Bidder's Name
Bidder's Full Street Address
5-25
RFP-CAH-Counter Barrier



Failure to do so may result in a premature opening of or failure to open such proposal. **All proposals must be hand delivered or mailed to:**

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

Bidders are responsible for submitting proposals before the stated closing time. Delays in the mail will not be considered. Any proposal received after the stated deadline will be rejected.

Any proposal may be withdrawn by giving written notice to the Clerk's Office before the stated closing time. After the closing time stated, no proposal may be withdrawn or canceled for a period of one hundred and eighty (180) days after said closing time.

Insurance requirements for work on or within city property/facilities

Liability Insurance

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

General Liability (affording coverage not less than ISO C o m m e r c i a l General L i a b i l i t y coverage form):

Check mark indicating occurrence as opposed to claims made form

Limits of Liability:

\$1,000,000 each occurrence

\$2,000,000 general and products-completed operations aggregates

Personal Injury

\$2,000,000 aggregate

Automobile Liability:

Check mark indicating coverage as to any automobile

Certificate must reflect Michigan "No Fault" PIP and PPI statutory coverages are also afforded

Limits of Liability: \$1,000,000 combined single limit

Commercial Umbrella of at least \$4,000,000.

The Contractor shall insure the Contractor's equipment and property and the City and those persons and entities described in section 1(e) herein shall not be liable and/or responsible for any damage to said equipment and/ or property.

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

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

1. Owner's and Contractor's Protective Liability (☒) If checked, this is required by City

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

2. Workers Compensation (☒) If checked, this is required by City

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

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

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

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

3. Professional Liability (☒) If checked, this is required by City.

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

4. The Contractor shall procure and maintain during the life of the Contract.

- a. Cyber Liability Insurance with limits of at least \$1,000,000 and this policy shall include \$1,000,000 of third-party liability. () If checked, this is required by the City. Required if the contractor is providing computer/data services and/or has access to private City data.
- b. Employee dishonesty coverage with limits of at least \$1,000,000 including third party endorsement.

5. Certificate of Insurance

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

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

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

Office of the City Clerk
City of Auburn Hills
1827 N. Squirrel Road
Auburn Hills, MI 48326

6. Requirement as Part of Contract

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

Hold Harmless/Indemnification Agreement

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

8. General Information:

The proposal evaluation criteria should be viewed as standards, which measure how well a vendor's approach meets the desired requirements and needs of the city.

All proposals shall be opened publicly at the date and time specified. Each shall be recorded with the name of the proposer. All proposals shall be in accordance with the Purchasing Ordinance and the requirements of this notice to be deemed "responsive."

No proposal will be accepted from any person, firm or corporation who is in arrears upon any obligation to the City or who otherwise may be deemed irresponsible or unreliable by the City.

No proposal will be allowed to be withdrawn after it has been deposited with the City of Auburn Hills, except as provided by law. All proposers are held to prices proposed for 180 days or award, whichever comes first, except the successful proposer whose prices shall remain firm through contract expiration.

Any deviation from the scope of work must be noted in the proposal.

The Request for Proposal document together with its addenda, amendments, attachments and modifications,

when executed, becomes the contract or part of the contract between the parties.

Any proposal submitted which requires a down payment or prepayment of any kind prior to work completion and full acceptance as being in conformance with specifications will not be considered for award.

All costs incurred in the preparation and presentation of this proposal, in any way whatsoever, shall be wholly absorbed by the prospective firm.

All supporting documentation shall become the property of the City of Auburn Hills unless requested otherwise at the time of submission.

The confidentiality or disclosure of any information submitted is governed by the Michigan FOIA. The city cannot promise, warrant, or guarantee confidentiality nor will the information presented be exempt from disclosure under the FOIA. The city may honor requests for confidentiality only to the extent that FOIA permits.

The City reserves the right to waive any informality in the proposal received, and to accept any proposal or part thereof, which it shall deem to be most favorable to the interests of the City of Auburn Hills.

Any deviation from the Auburn Hills specifications must be noted in the proposal.

Sub-Contractors Insurance Requirements

If approval is granted by the City of Auburn Hills for Contractor to subcontract any or all of this contract to others, then prior to commencing the subcontract, the Contractor shall furnish certificates evidencing the same insurance for the City of Auburn Hills as required in Sections 1 through 4 of the requirements.

Requirement as Part of Contract

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

Hold Harmless Agreement

To the fullest extent permitted by law, Vendor agrees to defend, pay in behalf of, indemnify and hold harmless the City of Auburn Hills, its elected and appointed officials, employees and volunteers and others working in behalf of the City of Auburn Hills against any and all claims, demands, suits, or loss, including all costs connected therewith, and for any damages which may be asserted, claimed or recovered against or from the City of Auburn Hills, its elected and appointed officials, employees, volunteers or others working on behalf of the City of Auburn Hills by reason of personal injury, including bodily injury and death and/or property damage, including loss of use thereof, which arises out of or is in any way connected or associated with this contract.

Bid Bond

A bid bond will not be required for this bid.

Contractor Qualifications

The City of Auburn Hills intends to award this contract to a qualified Contractor that is fully capable of completing the work in a timely and professional manner. To be a qualified bidder, the proposal must be accompanied by a list of at least three local, comparable installations made within the last twelve months. Contractors are encouraged to include background information about their firm that would demonstrate that they are well qualified to perform the work. The city may, in its sole judgement, consider the reputation of a firm to ensure the services provided will be of high quality.

General Specifications

The Contractor must conform to all Federal, State, and Local Labor Laws.

All bidders must attend a mandatory pre-bid meeting. The contractor's proposal price shall be all inclusive. Contractor should include all labor, materials and equipment required for complete installation.

The Contractor shall maintain a safe and professional work site. All debris shall be removed at the end of each workday and kept under control during installation operations. City staff is willing to work with the successful vendor on an appropriate/efficient hours of operation plan that may include working earlier than 8:00 AM, working later than 5:00 PM, and potentially working during the weekend while City Hall is closed to visitors.

Smoking and vaping are prohibited on the city's municipal campus.

Scope of Services

The City of Auburn Hills is seeking proposals from qualified contractors to install a bulletproof, protective barrier at the service counters of the Assessing, City Clerk, Finance and Treasury departments, which are located in the Auburn Hills City Hall at 1827 N. Squirrel Road, Auburn Hills, MI 48326.

- The successful vendor will furnish and install a tested and rated UL 752 Level 3 protective barrier above the service counter across the listed departments.
- The successful vendor will furnish and install UL 752 Level 3 ballistic wall panels beneath the counter in an effort to reinforce the existing paneling below the counter.

Additional Considerations

- The protective barrier must be accommodating for both city staff and City Hall visitors, allowing for ease of communication and efficient service delivery.
 - While not required, city staff are aware of the vertical baffle teller line as a method that would accomplish the goals in the above bullet point.
- Across the four listed departments, for which this protective barrier will span, the successful vendor will need to furnish and install seven (7) counter mount trays with the approximate dimensions of
- 16" x 10" x 2". In addition to the seven (7) trays, each side of the counter should contain one (1) installation device to accept smaller packages.
- The City Clerk side of the counter often makes announcements to the larger lobby during the bid opening process. The installation of the project will need to include an accommodation for the City Clerk to easily communicate with the entire lobby. A sliding barrier to allow for easy communication with the entire lobby may accomplish this goal.

The contractor will be responsible for all aspects of construction from start to finish. While every detail may not be listed in the packet, it is expected that a qualified contractor will reasonably know what is needed to complete this project, and will include all necessary materials, labor, and services to produce a completed project.

Any permits needed from the City of Auburn Hills will be the responsibility of the contractor, however, fees for city permits will be waived.

Preparation of Proposal

Qualified vendors are invited to deliver proposals in accordance with the specifications laid out in this RFP. The successful vendor will feature costs that list the below project aspects as well as a total project cost. There does NOT exist a standard proposal form, however a successful bid proposal will feature illustrations and designs of the final protective barrier product as well as three references with full contact information for similar work performed.

- Cost for Protective Barrier – Assessing & City Clerk Counter
- Cost for Protective Barrier – Finance & Treasury Counter
- Cost for Wall Reinforcement
- Total Project Cost

Contract Award

The City of Auburn Hills reserves the right to accept or reject any or all bids and to waive any informalities or irregularities in any proposal or the bid process. The competency and responsibility of all bidders shall take into consideration in the award of the contract for this work. If bidders are unknown to the City of Auburn Hills, or their competency questioned, it shall be understood that they will, upon request, file with the City of Auburn Hills reliable data and references for investigation. The City may make such an investigation as it deems necessary to determine the ability of the bidder to perform the work. The City reserves the right to award the contract to the bidder offering the best value, but not necessarily to the one submitting the lowest price. The City of Auburn Hills reserves the right to accept whole or part of a proposal. Selected contractors are expected to provide reasonable and professional communications and cooperation between the trades.

Variations of Materials Specified

No variations will be permitted unless so authorized by the city in writing.

Guarantee

The successful bidder must guarantee the installation for a period of not less than 12 months against defects of materials or workmanship or manufacture warranty. This guarantee shall be dated from the time of acceptance of the work and receipt of final payment. The successful bidder shall replace or correct any work proved to be defective (except when it is clearly shown that the defects are caused by misuse) immediately upon notifications in writing without expense to the City.

Delivery

The City will work with the contractor to establish a mutually agreeable timetable regarding completion of the project.



RFP-CAH-Counter Barrier 4-25
City Hall Counter Barrier

ADDENDUM

Accepting Packages:

The current RFP for the Protective Barrier project currently calls for seven (7) total trays in which city staff and visitors can exchange documents. That aspect remains unchanged.

In addition to the seven (7) trays, each side of the counter should contain one (1) installation device to accept smaller packages. The total Protective Barrier project now calls for two (2) devices to accept small packages, one on each side of the counter.

Making Announcements to the Lobby:

The City Clerk side of the counter often makes announcements to the larger lobby during the bid opening process. The installation of the project will need to include an accommodation for the City Clerk to easily communicate with the lobby.

As discussed during the mandatory pre-bid meeting, a sliding barrier to allow for easy communication with the entire lobby may accomplish this goal.

Working Hours:

The original RFP stated that working hours are between 8:00 AM and 5:00 PM, Monday through Friday. This has been changed for both the benefit of the contractor, the city, and visitors.

City staff will be willing to work with the successful contractor/vendor on an hours of operation plan that may include working earlier than 8:00 AM, working later than 5:00 PM, and potentially working during the weekend while City Hall is closed to visitors.







Open House
2024-2025
MONDAY 10:30 AM
TUESDAY 10:30 AM
WEDNESDAY 10:30 AM
THURSDAY 10:30 AM
FRIDAY 10:30 AM

Get your Millard Township mug here!
Travel Mugs - \$12
ALL SALES ARE FINAL

BUILDING
→





BUILDING

THE PLANNING DEPT
800-331-1203

JAY JAMES
BUILDING AND ZONING OFFICIAL

NINA BRUCK
CHIEF BUILDING CLERK

CASSANDRA THOMPSON
ASSISTANT BUILDING CLERK

JENNIFER WASHINGTON
BUILDING DEPT CLERK

BUILDING DEPT. ADDRESS
EMAIL: PERMITS@MILFORDTOWNSHIP.NJ.GOV

Charter Township of Milford

OFFICE HOURS:
MONDAY - THURSDAY
7:30AM - 5:30PM

CLOSED FRIDAYS

Charter Township of Milford

OFFICE CLOSED:
3RD THURSDAY OF EACH
MONTH FOR
STAFF MEETING
12:30PM - 1:30PM

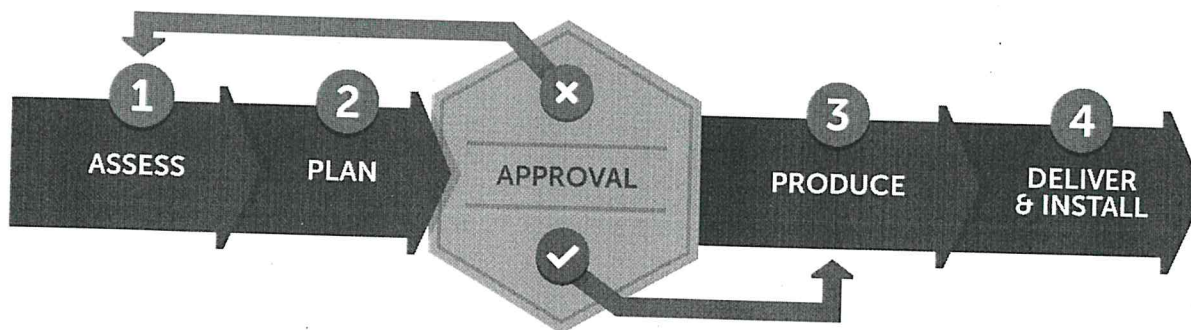


PROJECT PROPOSAL: Auburn Hills - City Hall

Customer: Auburn Hills
Street: 1827 North Squirrel Road
City: Auburn Hills
State: MI
Zip: 48326
Country: United States

Ship to Company: Auburn Hills
Ship to Street: 1827 N. Squirell Road
Ship to City: Auburn Hills
Ship to State: MI
Ship to Zip: 48326
Country: United States

OUR PROVEN PROCESS



OUR GUIDING PRINCIPLES

Customer Experience – We deliver an outstanding customer experience on every project.

Customization – We solve security problems and provide innovative, customized solutions.

Speed – We deliver bulletproof barrier systems in as little as four weeks using state of the art equipment and highly-trained craftsmen.



SUMMARY: SCOPE OF WORK

During our initial conversations, we have determined that the main objectives of this project are:

CITY OF AUBURN HILLS, MI

BID NAME: CITY HALL COUNTER BARRIER (Tested and Rated To UL 752 Level 3 Standards)

BID ID: RFP-CAH-COUNTER BARRIER 5-25

Protective Barrier - Assessing & City Clerk Counter (Break-Out Pricing: \$ 26,089.00)

Furnish And Install To UL 752 Level 3 Standards - 1 1/4" LP1250 BR Laminated Polycarbonate Acrylic Glazing Fabricated Into Bullet Resistant Barrier System Using Clear Satin or Dark Bronze Anodized Aluminum U-Channel And 2pc. Top Attachment Framing System.

Quantity/Unit Size:

(1) Overall Dimensions - 212 3/8" x 59 15/16" (Divided Into (4) Transaction Openings).

Features: (3) Baffle Transaction Sections with (3) Stainless Steel Counter Mounted Deal Trays with Level 3 Bullet Trap (16" x 10" x 2"), (1) LP1250 BR Interlocking Pacakage Passer (18" x 18" x 18"), and (1) Horizontal Sliding Transaction Window with Horizontal Sliding Transaction Window Hardware Kit (Slider Track, Rollers, Trim Handle, Valance, and Plunge Lock).

Note: Re-Using Existing Countertop.

Protective Barrier - Finance & Treasury (Break-Out Pricing: \$ 26,113.00)

Furnish And Install To UL 752 Level 3 Standards - 1 1/4" LP1250 BR Laminated Polycarbonate Acrylic Glazing Fabricated Into Bullet Resistant Baffle Barrier System Using Clear Satin or Dark Bronze Anodized Aluminum U-Channel And 2pc. Top Attachment Framing System.

Quantity/Unit Size:

(1) Overall Dimensions - 175 5/8" x 59 1/2" (Divided Into (3) Transaction Openings).

Features: (3) Baffle Transaction Sections with (3) Stainless Steel Counter Mounted Deal Trays with Level 3 Bullet Trap (16" x 10" x 2") and (1) LP1250 BR Interlocking Pacakage Passer (18" x 18" x 18").

Note: Re-Using Existing Countertop.

Protective Barrier - Wall Reinforcement (Break-Out Pricing: \$ 9,460.00)

Furnish And Install To UL 752 Level 3 Standards - 1/2" BB-3 Bullet Resistant Fiberglass Opaque Armor Finished In A Feux Wood Wilsonart Plastic Laminate (BB-3 Install From Floor To Bottom-Side Of Solid Surface Countertop).

Proposal Number: 17684
Project: Auburn Hills - City Hall
Date: 5/19/2025 Expires: 60 days



Quantity/Unit Size:

Assessing & City Clerk Counter

(1) Overall Dimensions - 212 3/8" x 40"

Finance & Treasury

(1) Overall Dimensions - 175 5/8" x 41"

Project Includes:

TSS Field Measure and Site Assessment, TSS Tear-Out and Disposal, TSS Installation, Submittal Drawings, Product Samples, Test Reports, Data and Product Sheets, Crate and Freight.

Total Due does NOT include Sales Tax, if applicable.

Note: This Quote Shall Remain In Effect for (60) Days, Total Security Solutions Reserves The Right To Review and Update All Pricing Associated with this Quote to Reflect Current Market Conditions Prior To NTP, LOI, and Total Security Solutions Fabrication Process.



PROPOSAL SUMMARY

Acknowledgment of acceptance on Customer Acceptance Form means that prices, specification and conditions listed are satisfactory and hereby accepted. Options and alternatives accepted or declined will be added or removed from scope as indicated. Payment terms are fixed as provided in the quote. In the event of conflicts or discrepancies among the contract documents, interpretations will give priority to the Total Security Solutions Approval Drawings over the proposal, or any other document included with the agreement. This quote shall remain in effect for 60 days from date created. Customer is responsible for payment of state taxes.

Subtotal: \$51,180.00

Tax:

Total Due: \$51,180.00

Payment Terms: 50% Down/Bal. Due Prior to Install

QUALIFICATIONS AND EXCLUSIONS

- Structural calculations not included.
- Testing for ballistics only. A fully tested assembly unit is not rated for air or water leakage, wind debris, forced entry, fire suppression and/or thermally broken characteristics.
- Standard anodized selections limited to clear satin and dark bronze. Other options may be requested at an extra charge.
- Proposal does not include installation unless noted. Customer responsible for their own material take-offs.
- Warranty is from 1-year of ship date or installation (if noted). For all orders where TSS furnishes material only, warranty covers cost of replacement material only.
- 30% restocking fee for TSS approved returns. No returns on custom made items (i.e. doors, windows and/or systems).
- Total Security Solutions will not pay for liquidated damages for failure to meet customer's delivery or construction schedules.
- In the event of conflicts or discrepancies among specifications and plans, Total Security Solutions' proposal document serves as the defining document.
- Paint, anodized & veneers finishes not included in the above scope are subject to price review and/or change order.

Proposal Number: 17684
Project: Auburn Hills - City Hall
Date: 5/19/2025 Expires: 60 days



CUSTOMER ACCEPTANCE FORM

Signature of purchaser below represents Purchaser personally (a) has read, understands, and agrees with the terms herein, (b) is holding him or herself out to be authorized to bind his or her company or organization to the terms herein, (c) and that his or her company or organization is of sound financial standing so has to accommodate specifically the payment terms herein expressed.

Signature: _____

Printed Name: _____

Title: _____

Company: _____

Date: _____

Material Need by Date: _____

* SUBJECT TO TSS APPROVAL

Contact Phone: _____

Contact Email: _____

Purchase Order Number: _____

SUM: \$51,180.00 * DOES NOT INCLUDE SALES TAX UNLESS SPECIFIED

Tax Exempt: Yes / No (if yes, attach copy of Tax Exempt Certificate)

Payment Terms: 50% Down/Bal. Due Prior to Install

AP Name: _____

AP Phone: _____

AP Email: _____

Bill to Name: Auburn Hills

Bill to Address: 1827 North Squirrel Road

Bill to City: Auburn Hills

Bill to State: MI

Bill to Zip: 48326

Bill to Country: United States



SALES TERMS AND CONDITIONS

Terms contrary or inconsistent with those stated herein which may appear on a purchaser's purchase order will not be binding. Typographical and clerical errors are subject to correction. All orders are subject to final acceptance by the seller.

1. **PRICES:** Market fluctuations and price discrepancies make it necessary for us to reserve the right to adjust prices without notice. All prices are in U.S. Dollars and must be paid in U.S. Dollars.
2. **ORDERS:** Orders, Contracts are considered FINAL upon receipt of a signed proposal, or full payment.
3. **CANCELLATIONS:** Any Order canceled after receipt of a deposit and no work has been performed will be subject to a \$500.00 administrative fee. For all other Orders canceled, the customer will be responsible for the work performed up to the date of cancellation including all special-order material.
4. **PAYMENT:** Net 30 Days for established Credit Accounts from the date of invoice. For first time customers or where the purchaser has not established adequate credit, shipments will be made on a prepaid basis only. Advance deposits may be required on special order or unusually large purchases. TSS reserves the right to withhold deliveries on delinquent accounts and to curtail further purchases without prior notice. If Total Security Solutions, Inc. proceeds with collection of amounts past due by Customer by law or through an attorney or under the advice thereof, the undersigned agrees to pay all of Total Security Solutions' costs of collection.
5. **CREDIT CARDS:** We accept Visa, MasterCard, Discover and American Express. A convenience fee of 4% is applied to credit card payments and is due at time of payment.
6. **CHECKS:** Projects paid by check must clear the bank prior to shipment. Returned checks will be assessed a service charge of \$35.00 and payment must be made via wire transfer or cashier's check within 7 seven days or be placed in collection.
7. **QUOTATIONS:** All quotes are valid for 60 days from date of quotation unless otherwise stated. TSS reserves the right to correct any typographical errors in pricing, descriptions, and terms. For International Quotes, prices do not include Duties, Customs, Broker or Banking Fees.
8. **INTERNATIONAL ORDERS:** TSS will gladly accept any order outside of the U.S.A. and Canada. The only accepted form of payment for an international order is Wire Transfer. Please place your Order, and, we will email you the Order Amount Total including all Fees and Wire Transfer information. Your order will be shipped as soon as the funds are received.
9. **TAXES:** Unless otherwise noted, taxes are an additional cost. If you are tax exempt please submit a tax exempt certificate to TSS to ensure your account is setup as such. All applicable taxes will be charged for points of delivery if a tax exemption form is not on file. No refunds will be issued should sales tax be assessed and collected due to not having a form on file. If taxes were not collected and tax liability is later determined by a governmental taxing agency, the purchaser agrees to reimburse all taxes paid plus applicable penalties and interest.
10. **SHIPPING:** All orders are subject to Freight Charges. All orders are FOB Shipping Point except as agreed in writing. TSS does our best to get you the best Freight Rate available and ship to the closest location to the customer. Freight charges will be prepaid or added to invoices for open accounts. Separate freight charges may apply if your order contains items shipping from multiple locations. Additional charges may be assessed for other special charges not communicated prior to shipping (i.e. lift-gate, 24hr notice, re-consignment fees, etc.) TSS retains a security interest in each shipment of product until that shipment is paid in full.
11. **SHIPPING CLAIMS:** The customer is responsible for inspection of received goods on the date of delivery. Claims for short shipment or damaged goods must be noted on the Bill of Lading at the time of delivery. If goods are damaged pictures must be taken of all damaged material, including crate and sent to TSS. TSS should be contacted immediately. TSS assumes no responsibility for delays in shipping. Claims for inaccurate order filing or concealed damage must be made in writing within 5 days of material receipt.
12. **SPECIAL ORDERS:** Items that are non-stocked, custom ordered and/or fabricated just for you are non-cancellable and non-returnable for any reason. Items ordered in unusually large quantities are also non-cancellable and non-returnable.
13. **RETURNED GOODS:** Returns or exchanges are relative to product condition and warranty. Approval for returning any item must have a Return Merchandise Authorization number (RMA Number) prior to return. Returns must be in new and unused condition in original packaging. Discontinued, shop and weather worn, and unboxed items are excluded and will not be eligible for credit. Returns must be shipped prepaid. Returns are subject to a restocking fee of 30% depending upon the item and reason for return. Credits for returned goods will be issued less applicable handling and restocking charges. No returns after 30 days. Important - Items shipped without an RMA number will not be considered for credit.
14. **CLEANING:** The customer is responsible to clean glazing products with the correct cleansers. It is the customers' responsibility to review and understand the cleaning directions completely prior to first unsupervised cleaning. It is the customer's responsibility to share the cleaning information with the correct channels to mitigate any damages. The customers will utilize the provided cleaning materials from TSS, and/or approved alternates from cleaning directions ONLY.
15. **MANUFACTURERS WARRANTY:** TSS commits to being an advocate for the customer on all warranty issues. Our staff will work to resolve warranty issues in a timely and satisfactory manner. Purchaser shall not be entitled to recover from TSS any consequential damages, liquidated damages to property, damages for loss of use, loss of time, loss of profits or income, or any other incidental damages.
16. **HOLD-TO DIMENSIONS:** In the event that hold-to dimensions are approved by the customer and utilized for manufacturing, TSS takes no liability on the sizing of the finished product vs the actual opening sizes. Unless fabricated sizes differ from approved drawings.

PRODUCT DATA SHEET

**TOTAL
SECURITY
SOLUTIONS**

TSS 003 LAMINATED POLYCARBONATE 1-1/4" POLY/ACRYLIC

MODEL#: 0-GLZ-PLY-1005-P

PRODUCT LINE: GLAZING

DESCRIPTION

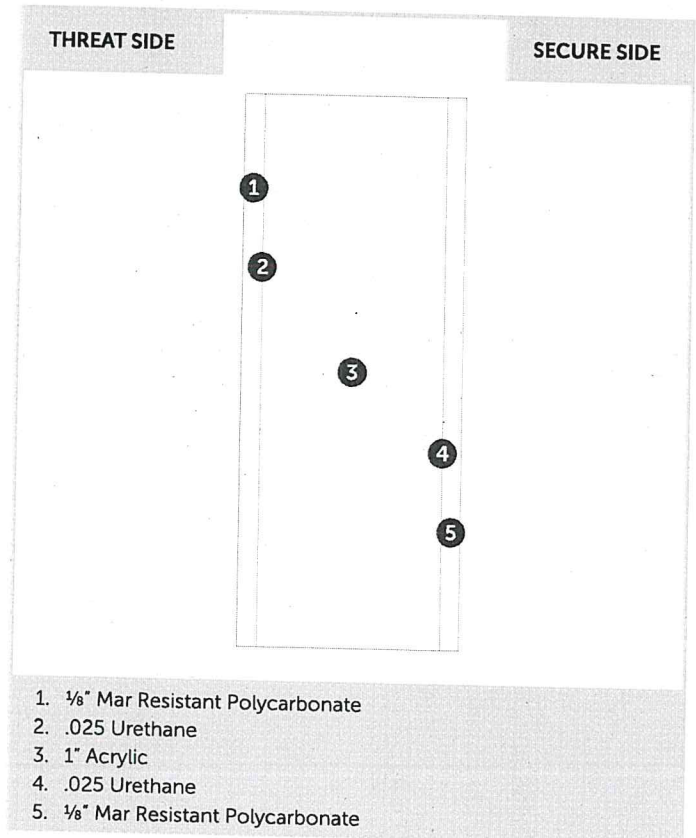
Laminated Polycarbonate is a high-performance ballistic material composed of a durable acrylic core sandwiched between two 1/8" abrasion-resistant polycarbonate sheets. These outer layers are treated with a specialized coating that enhances resistance to scratches, solvents, weathering, and UV radiation, ensuring long-lasting protection and durability against various forms of physical attack.

RATINGS

- U.L. 752 - Levels 3
- NIJ STD-0108.01 - Level IIIA

STANDARDS

- UL 752 Standard for Bullet Resistant Materials
- ANSI Z97.1 Safety Glazing Materials for Buildings
- ASTM C1036 Standard Specification for Flat Glass
- ASTM C1172 Standard Specification for Laminated Architectural Flat Glass
- ASTM C1349 Standard Specification for Architectural Flat Glass Clad Polycarbonate



PROPERTIES

Nominal Thickness	1 1/4"
Thickness Tolerance	± 1/16"
Weight	8.1 lbs/sqft
Maximum Size	6' x 10'
Dimensional Tolerance	± 1/16"
Light Transmittance	77%
U-Value	0.55
SHGC	0.74



RESOLUTION DESIGNATING JULY AS PARK AND RECREATION MONTH

At a regular meeting of the City Council of the City of Auburn Hills, Oakland County, Michigan, held in City Council Chambers at 1827 N. Squirrel Road, Auburn Hills, MI 48326 at 7:00 p.m., on the 21st day of July, 2025.

The following resolution was offered by Council Member ____ and seconded by Council Member ____:

WHEREAS parks and recreation is an integral part of the communities throughout this country, including the City of Auburn Hills; and

WHEREAS parks and recreation promotes health and wellness, improving the physical and mental health of people who live near parks; and

WHEREAS parks and recreation promotes time spent in nature, which positively impacts mental health by increasing cognitive performance and well-being and alleviating illnesses such as depression, attention deficit disorders, and Alzheimer's, and

WHEREAS parks and recreation encourage physical activities by providing space for popular sports and hiking trails. Swimming pools, and many other activities designed to promote active lifestyles; and

WHEREAS parks and recreation is a leading provider of healthy meals, nutrition services, and education; and

WHEREAS park and recreation programming and education activities, such as out-of-school time programming, youth sports and environmental education, are critical to childhood development and

WHEREAS parks and recreation increases a community's economic prosperity through increased property values, expansion of the local tax base, increased tourism, the attraction and retention of businesses, and crime reduction; and

WHEREAS parks and recreation is fundamental to the environmental well-being of our community; and

WHEREAS park and recreation is essential and adaptable infrastructure that makes our communities resilient in the face of natural disasters and climate change; and

WHEREAS our parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature and recreate outdoors; and

WHEREAS the U.S. House of Representatives has designed July as Parks and Recreation Month; and

WHEREAS the City of Auburn Hills recognizes the benefits of parks and recreation resources.

NOW THEREFORE, BE IT RESOLVED BY the City of Auburn Hills that July is recognized as Parks and Recreation Month in the City of Auburn Hills.

AYES:

NAYES:

ABSENT:

ABSTENTIONS:

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

I, the undersigned, the duly appointed City Clerk for the City of Auburn Hills, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Auburn Hills City Council held on the ____ day of ___, 2025.

IN WITNESS WHEREOF, I have hereunto affixed my official signature on this ____ day of ___, 2025.

Laura M. Pierce, City Clerk



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: JULY 21, 2025

AGENDA ITEM NO 9A

COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Steven J. Cohen, AICP, Director of Community Development
Submitted: July 14, 2025
Subject: The Learning Experience
Motion – Approval of a One-Year Extension of the Special Land Use Permit, Site Plan, and Tree Removal Permit

INTRODUCTION AND HISTORY

This is a request from Five Points Community Church for a one-year extension of the City Council’s approval to construct a 10,000-square-foot childcare facility with an exterior playground for The Learning Experience at 2635 N. Squirrel Road. The Five Points Community Church currently owns the property, which is the location of its former parsonage. The 2.13-acre parcel is zoned B-2, General Business District. The City Council approved the project on July 15, 2024, and the design still complies with all applicable City Ordinances.

The original developer, Lorenzo Cavaliere, backed out of the project/land sale soon after the City Council’s approval. The church is currently working with a new developer whom they expect to come to terms with shortly to build the project. The church also has a commitment from The Learning Experience to proceed with the project in accordance with the City’s approval.

As a reminder of an important issue that was addressed during last year’s discussion, a condition was placed on the project by the City Council that if the Police Department consistently observed illegal left turn movements out the drive on N. Squirrel Road (illegally heading to the north crossover), then a traffic control “pork chop” divider would be required be added to the site by The Learning Experience to deter the vehicular movement. Thus, the project will be built without the pork chop, but the traffic control feature would be added to the driveway by The Learning Experience if ever required by the Police Department/City Council to do so. It is noted that traffic control signage will be provided in the N. Squirrel Road median directly across from the facility’s driveway exit and at the driveway exit to remind drivers to turn right (south) when leaving the site.



Rendering of the building and site viewed from northbound N. Squirrel Road

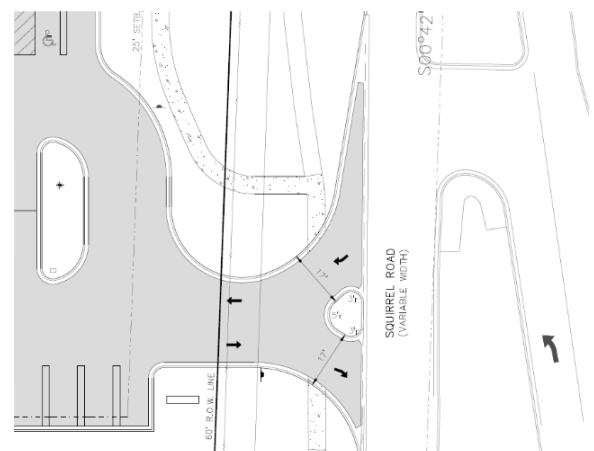


Exhibit showing the “pork chop” traffic control feature in the center of the drive

INTRODUCTION AND HISTORY (cont.)



Illustrated site plan

STAFF RECOMMENDATION

Staff has no objection to the extension request.

MOTION

Move to approve a one-year extension of the Special Land Use Permit, Site Plan, and Tree Removal Permit for The Learning Experience. The approval shall expire on July 15, 2026.

I CONCUR:

Thomas A. Tanghe

THOMAS A. TANGHE, CITY MANAGER



3411 East Walton Blvd.
Auburn Hills, MI 48326

tele: 248.373.1381
www.5pointsCC.org

July 11, 2025

Steve Cohen, AICP
Director of Community Development
CITY OF AUBURN HILLS
1827 N. Squirrel Road
Auburn Hills, MI 48326



RE: 2635 Squirrel Road, Auburn Hills

Dear Mr. Cohen:

We respectfully request a one (1) year extension of the site plan approval of the above-referenced property to July 15, 2026. The original developer, Lorenzo Cavaliere, withdrew from the project with very little notice and we have a commitment from The Learning Experience (TLE) to proceed in accordance with the city's approval of the site. We are very close to coming to terms with a TLE developer who has done 5 other TLE projects including some in Michigan. We expect to close yet this month and we also expect for Cunningham Limp to build the project.

With regards to the Five Points Community Church new sanctuary, this project has stalled due to funding issues. Fundraising pledges were on target and project completion was progressing as planned until October 2025 when, unexpectedly, our Pastor resigned. This resulted in a substantial number of congregants leaving the church over the past several months. Regrettably, many congregants who left chose not to fulfill their financial pledges toward the new sanctuary leaving the church with no option but to pause the project. It is unfortunate and disappointing to not be able to finish the project as planned but we expect to resume at some point in the future. As much as I would like to provide an estimated time of restart, I am unable to do so due to current uncertainty regarding funding. The proceeds from the sale of [2635 Squirrel Road](#) are required to button up the exterior of the new sanctuary so that it looks like a completed project from the exterior. We appreciate your understanding, and I am willing to answer additional questions you may have. Please find an enclosed check in the amount of \$500.00 and ask you to place us on the next available agenda for the extension approval.

Sincerely,

Mike Martoia

CC: Tony Antone
Sam Ashley, Cunningham Limp



CITY OF AUBURN HILLS
REGULAR CITY COUNCIL MEETING
MINUTES - EXCERPT

JULY 15, 2024

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

PLEDGE OF ALLEGIANCE:

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

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

Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Roberts, City Clerk Pierce, Chief of Police Gagnon, Deputy Police Chief McGraw, Fire Chief Massingill, Asst Fire Chief Robinson, Community Development Director Cohen, Asst to Dir./Construction Coord. Lang, Manager of Public Utilities Deman, Economic Development Manager Carroll, Human Resource Manager Parpart, Human Resource Generalist Karjo, Assistant to the Manager Hagge, Engineers Juidici & Driesenga

50 Guests

4. UNFINISHED BUSINESS

8a. Motion - To approve Special Land Use Permit, Site Plan, and Tree Removal Permit / The Learning Experience.

The City Council postponed this item during the June 17, 2024, meeting due to traffic concerns. City Council members reviewed the plan and discussed their traffic concerns with staff and the Police Department. After much discussion it was determined that if there are multiple traffic issues at this location, a traffic control island, known as a pork chop, will be put into the driveway to help with traffic flow. This decision will be made by the Engineers and Police Department if they determine there is a problem. Concern was raised regarding buses entering this area for dropping off children. Mr. Cohen stated that this area is not designed for bus traffic.

Mr. Cavalier, developer for The Learning Experience was in attendance.

Moved by Hawkins, Seconded by Ferguson.

RESOLVED: To accept the Planning Commission's recommendation and approve the Special Land Use Permit, Site Plan, and Tree Removal Permit approval for The Learning Experience subject to the conditions of the City's Administrative Review Team.

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

No: None

Resolution No. 24.07.112

Motion Carried (6 - 0)



CITY OF AUBURN HILLS
REGULAR CITY COUNCIL MEETING
MINUTES - **EXCERPT**

JUNE 17, 2024

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

PLEDGE OF ALLEGIANCE:

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

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

Absent: Council Member McDaniel

Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Beckerleg, Deputy City Clerk Klassen, Chief of Police Gagnon, Fire Chief Massingill, Finance Director Schulz, DPW Director Baldante, Mgr. of Public Utilities Demand, Director of Community Development Cohen, Asst to Dir./ Construction Coord Lang, Assistant to the Manager Hagge, OHM Advisor Juidici & Driesenga

20 Guests

4. NEW BUSINESS

9a. Motion – To approve Special Land Use Permit, Site Plan, and Tree Removal Permit / The Learning Experience

Mr. Cohen presented the Special Land Use Permit and Tree Removal Permit for The Learning Experience, a 10,000 square-foot childcare facility located on the Five Points Community Church property. He reported that the site for this project is challenging and therefore retaining walls will be installed. He shared that traffic safety was the key concern at the Planning Commission meeting.

Mr. Juidici shared that a traffic study was conducted, and the driveway would be located to the south side of the site since the north end of the site would conflict with other driveways. He shared that the traffic plan will function appropriately when the childcare facility is operational. Approximately 55 vehicles will make the trip to and from the site during peak hours.

Mr. Lorenzo Cavaliere of Cavaliere Companies/Triangle LLC was present.

City Council Members shared that they are concerned that people would have to turn left onto Squirrel Road to enter this property and that a deceleration lane should be installed due to the speed of the traffic on southbound Squirrel Road.

Mr. Juidici shared that based on the speed limit being posted at 35mph, a deceleration lane could confuse drivers. There will be a driveway taper to help people traveling into the site.

City Council Members expressed concern about the traffic configuration and the sight limitations in this area.

Moved by Ferguson moved to accept the Planning Commission's recommendation and approve the Special Land Use Permit, Site Plan, and Tree Removal Permit approval for The Learning Experience subject to the conditions of the City's Administrative Review Team.

The Motion failed due to lack of support.

Moved by Hawkins, Seconded by Verbeke.

RESOLVED: To postpone until future notice.

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

No: None

Resolution No. 24.06.94

Motion Carried (6 - 0)



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

June 5, 2024

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

ROLL CALL: Present: **Carolyn Shearer, Sam Beidoun, Ray Saelens, Dominick Tringali, Jack Ferguson, Cynthia Pavlich, Laura Ochs, Chauncey Hitchcock, Greg Ouellette**
Absent: None
Also Present: Director of Community Development Steve Cohen and Assistant to the Director of Community Development Devin Lang
Guests: 5

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

5. PETITIONERS

5a. The Learning Experience (7:01 p.m.)

Public Hearing/Motion – Recommendation to City Council for Special Land Use Permit, Site Plan, and Tree Removal Permit approval to construct a childcare facility.

Mr. Cohen explained that this is a request from Lorenzo Cavaliere, Cavaliere Companies/Triangle Land LLC, for approval to construct a 10,000-square-foot childcare facility with an exterior playground for The Learning Experience at 2635 N. Squirrel Road. The Five Points Community Church currently owns the property, which is the location of its former parsonage. The 2.13-acre parcel is zoned B-2, General Business District.

Mr. Cavaliere is working with City staff to save and transplant several mature trees on the property. Four large landmark-sized trees along the shared north property with the Countryside Townhomes apartment complex could be saved, and ten trees impacted by site grading in the rear of the property could be transplanted. Eleven protected trees, including one landmark tree situated in the proposed parking lot area, will be removed to create the development's pad and replaced with twenty-nine replacement trees. Four mature trees along N. Squirrel Road should be removed due to poor health, disease, and decay, as determined by the City's Woodlands Consultant.

Mr. Cavaliere also worked with City staff regarding the building façade. TLE agreed to upgrade its prototype building to better match Auburn Hill's character. The applicant also provided a traffic impact study (TIS) to evaluate the proposed childcare facility's traffic impact on the adjacent roadway network. This TIS indicated that the intersections and crossovers near the site would continue to operate at acceptable levels of service and that the proposed development would not significantly impact the surrounding road network. OHM Advisors have reviewed the methodology and analysis of the TIS and concurred that the site and surrounding roadways will function appropriately when the childcare facility is in operation.

The proposed facility is anticipated to operate Monday through Friday, 6:30 a.m. to 6:30 p.m. Construction on the project is expected to begin in August 2024 and be completed by June 2025.

Lorenzo Cavaliere, Triangle Land LLC, 30078 Schoenherr, #300, Warren, MI, Tony Antone, Five Points Community Church, 3411 E. Walton Blvd., Auburn Hills, MI, John Houser, PEA Group, 1849 Pond Run, Auburn Hills, MI, and Kyle Ramaker, Tetra Tech, 7927 Nemco Way, Suite 100, Brighton, MI were available to answer any questions of the Commission.

The Commission asked about the following:

1. The identity of the franchisee for this location;
2. Traffic concerns;
3. A longer deceleration lane;
4. Concern with congestion at the northernmost turnaround on N. Squirrel Road;
5. Construction traffic;
6. Level of service grading criteria for roadways;
7. The possibility of a shared drive with Five Points Community Church;

8. Draining issues;
9. Ownership of the building;
10. Economic concerns.

Mr. Cavaliere stated that while this will be a franchise location, the franchisee has not been identified at this time.

Kyle Ramaker, Tetra Tech, explained how the current location of the median prohibits a left turn out of the site and onto Squirrel Road. He also stated that a “No Left Turn” sign would be posted. Chairman Ouellette pointed out that the review letter from the Police Department requests that this “No Left Turn” sign be installed. Mr. Ramaker explained that approximately 110 morning and 111 evening trips are anticipated to be generated during peak hours. Those trips would be split between traffic entering and exiting the site. In the morning peak hours, there would be more staggered trips. The center would not be open on the weekends. The traffic study, with which the City’s traffic consultant concurs, indicates that the site will operate at acceptable levels because of the right-in/right-out design.

Mr. Ramaker explained that the taper for the approach to the site meets Road Commission of Oakland County (RCOC) standards. A full deceleration lane is not required for this location.

Mr. Ramaker stated that an analysis of the northernmost turnaround on N. Squirrel Road shows a marginal increase in delays. The study was based on a single-lane approach, but most vehicles will pull in side-by-side to access the turnaround, allowing for an even greater capacity than indicated by the study.

Construction traffic will utilize the Squirrel Road entrance/exit. Tony Antone, Five Points Community Church, stated that the church construction should be completed by January 2025. There may be a slight overlap in construction traffic with The Learning Experience, but the sites do not connect. The Learning Experience site will be split from the church’s property as part of the sale.

Mr. Cohen explained to the Commission that the City’s traffic engineer and the Police Department have determined that the project will not have a measurable impact on the surrounding roadways. He explained that any ensuing traffic concerns over time on N. Squirrel Road would be the City’s responsibility to remedy. The current zoning on the property, B-2 District, would allow for various uses that would generate much more traffic, e.g., gas stations, car washes, fast food restaurants, etc. The City’s traffic consultant finds the use acceptable as daycare centers are relatively low-traffic generators in relation to other types of allowable commercial uses. Mr. Cavaliere stated that if the traffic volume from The Learning Experience would prohibit the use of the property, then no development would be possible for the site. He further stated that traffic studies use non-subjective data. The data provided by Tetra Tech and confirmed by the City’s traffic engineer shows minimal impact on the traffic on N. Squirrel Road.

Mr. Ramaker explained the level of service grading methodology for traffic flow is based on federal research and guidelines.

Mr. Cohen stated that shared access with Five Points Community Church to the south was explored but determined unfeasible because of the significant drop in grade. With that understanding, the City’s traffic engineer requested that the ingress/egress point be at the furthest point south of the property to eliminate the possibility of a driver mistakenly turning left out of the site into oncoming traffic of southbound N. Squirrel Road.

John Houser, PEA Group, explained that the existing retention ponds were sized for the property but not for this type of development. The retention pond will be increased to a size that will work for this development. He further explained that the property naturally drains to the western portion of the property.

Mr. Cavaliere stated that his company will retain ownership of the building with The Learning Experience as the tenant. The Learning Experience will choose the franchisee who will run the facility.

Mr. Cavaliere shared that other properties he has developed for the same use have done quite well. Childcare facilities are uses that continue to do well. Mr. Cohen stated that if the property were to be no longer used as an early childhood educational facility in the future, it could be redeveloped for medical or general office use.

Mr. Ouellette opened the public hearing at 8:24 p.m.

There being no public comments, Mr. Ouellette closed the public hearing at 8:24 p.m.

Moved by Beidoun to recommend to the City Council approval of the Special Land Use Permit, Site Plan, and Tree Removal Permit for The Learning Experience subject to the conditions of the City's Administrative Review Team.

Second by Tringali.

VOTE: Yes: Ochs, Beidoun, Shearer, Tringali, Ferguson, Pavlich, Ouellette

No: Saelens, Hitchcock

Motion Carried (7-2)

H:\DRAWINGS\TILE- THE LEARNING EXPERIENCE\TILE- MICHIGAN\TILEM23-257 - TILE AUBURN HILLS\MI N SQUIRREL RD & WALTON BLVD\SPACE PLAN\TILEM23-257-SA-1.DWG CSCHWEIKER PLOTTED: 05/28/2024



1. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE, AND JOB SITE SAFETY
2. GC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLANS. SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT AND TILE FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REPLACED AT THE EXPENSE OF THE GC.
3. VERBAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLANS, MUST BE SUBMITTED IN WRITING TO THE ARCHITECT & TILE FOR APPROVAL.



Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.

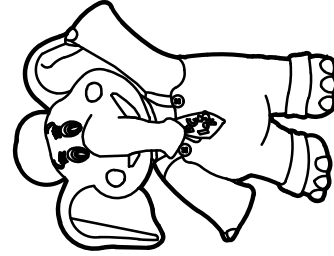
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FAX: 973-994-4069
www.jarmelkizel.com

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SITE ID# 1M0035



ISSUE

NO.	DATE	DESCRIPTION	INT.
1	5/28/24	PLANNING	CS

REVISION

NO.	DATE	DESCRIPTION	INT.

PROFESSIONAL CERTIFICATION
MATTHEW B. JARMEL
LICENSE NUMBER: 1301052189

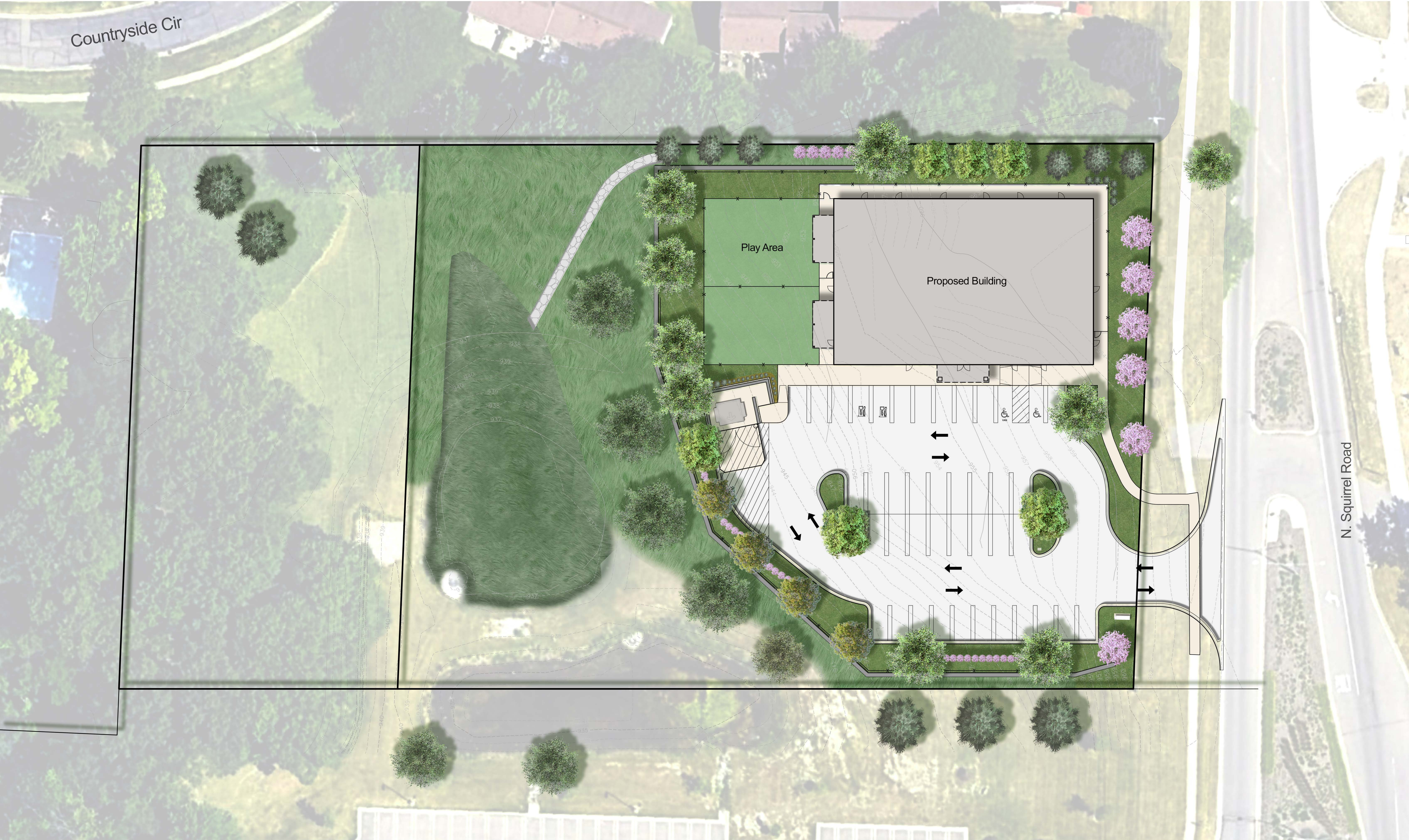
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Drawn By: AM	Approved By: MBJ

Drawing Name:

**PROPOSED
RENDERING**

Drawing Number:

SA-1.3

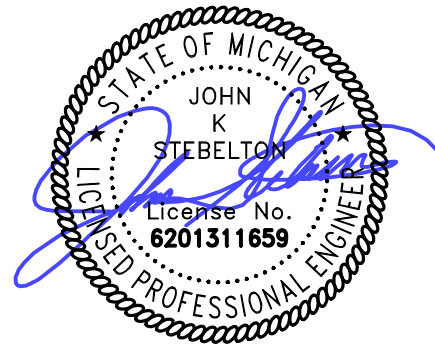


SITE PLANS

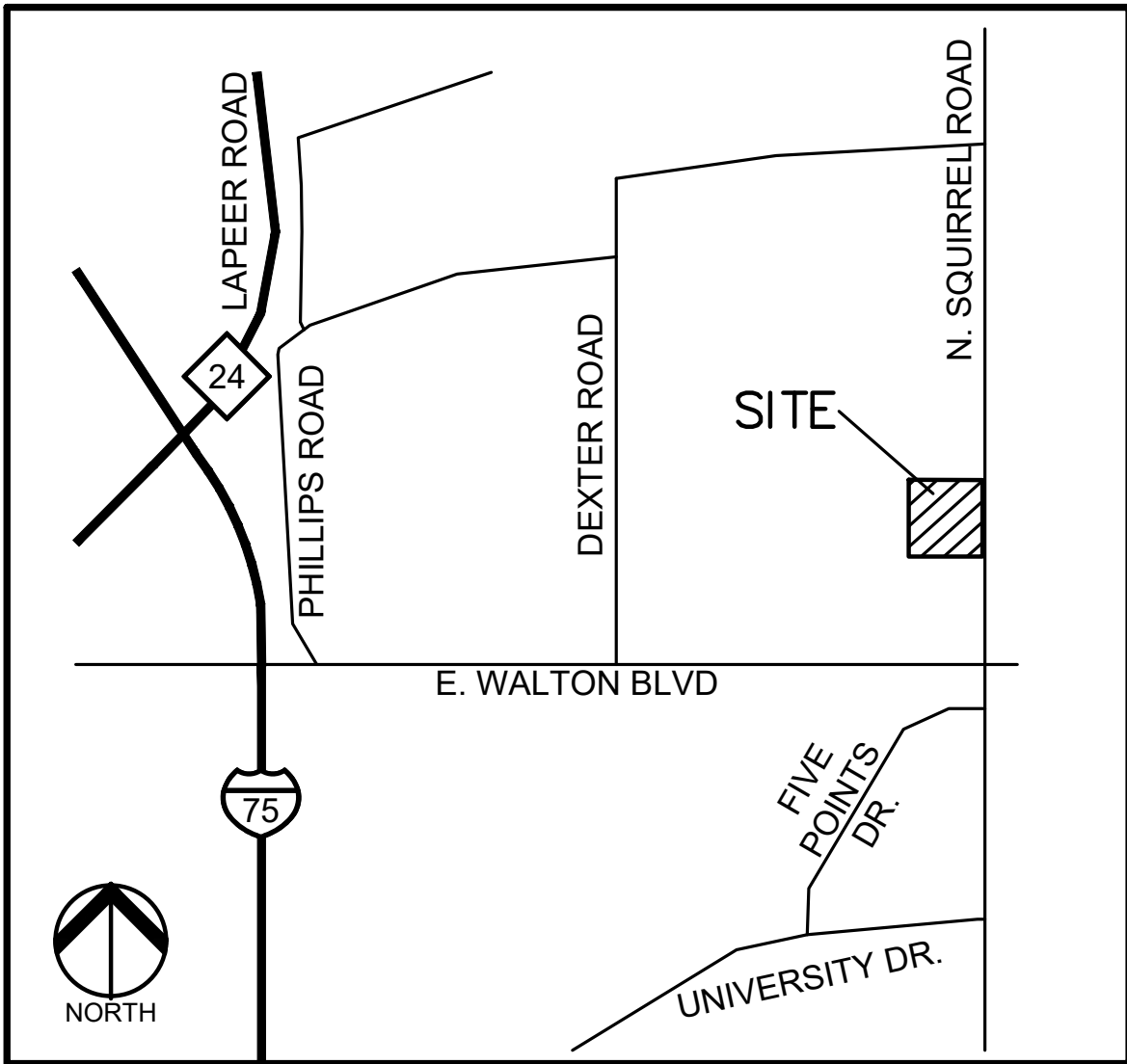
THE LEARNING EXPERIENCE

2635 NORTH SQUIRREL ROAD

CITY OF AUBURN HILLS, OAKLAND COUNTY, MI



PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL



LOCATION MAP
NO SCALE

PROJECT NARRATIVE:

THE LEARNING EXPERIENCE® (TLE®) IS ONE OF THE MOST TRUSTED BRANDS IN THE CHILDCARE INDUSTRY. WITH MORE THAN 380 CENTERS ACROSS THE U.S. AND U.K., TLE DELIVERS HIGH-QUALITY CARE AND EARLY EDUCATION TO MORE THAN 49,000 CHILDREN BETWEEN THE AGES OF SIX WEEKS TO SIX YEARS OLD. TLE'S MISSION IS TO MAKE A POSITIVE DIFFERENCE IN THE LIVES OF CHILDREN, THEIR FAMILIES, AND THE COMMUNITIES IT SERVES. AN INDUSTRY LEADER FOR MORE THAN 20 YEARS, TLE HAS GARNERED MANY ACCOLADES, INCLUDING ITS RECENT RECOGNITION AS THE NO. 1 CHILDCARE FRANCHISE BY ENTREPRENEUR MAGAZINE AND THE NO. 1 EDUCATION FRANCHISE BY FRANCHISE BUSINESS REVIEW.

TLE IS PROPOSING A NEW 10,000 SQUARE FOOT CHILDCARE CENTER WITH EXTERIOR PLAYGROUND IN AUBURN HILLS, MICHIGAN. THE FACILITY WILL ACCOMMODATE CARE FOR CHILDREN FROM THE AGES OF 6 WEEKS TO 6 YEARS.

INDEX OF DRAWINGS	
NUMBER	TITLE
	COVER SHEET
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C-3.0	DIMENSIONAL SITE PLAN
C-3.1	TRUCK MANEUVERING PLAN
C-4.0	PRELIMINARY GRADING PLAN
C-6.0	PRELIMINARY UTILITY PLAN
C-8.0	STORMWATER MANAGEMENT PLAN
C-9.0	NOTES AND DETAILS
C-9.1	NOTES AND DETAILS
L-1.0	LANDSCAPE PLAN
L-1.1	LANDSCAPE DETAILS
L-2.1	LANDSCAPE SPECIFICATIONS
L-2.2	LANDSCAPE SPECIFICATIONS
T-1.0	TREE PRESERVATION PLAN
	ARCHITECTURE PLANS
SA-1.1	PROPOSED GROUND FLOOR PLAN
SA-1.2	PROPOSED ELEVATION

DESIGN TEAM

DEVELOPER	CIVIL ENGINEER
CAVALIERE COMPANIES 30078 SCHOENHERR, SUITE 300 CITY OF WARREN, MI 48088 CONTACT: LORENZO CAVALIERE PHONE: 586.563.1500 EXT. 213 EMAIL: LCAVALIERE@CAVALIERECOMPANIES.COM	PEA GROUP 1849 POND RUN AUBURN HILLS, MI 48326 CONTACT: JOHN STEBELTON, PE PHONE: 844.813.2949 EMAIL: JSTEBELTON@PEAGROUP.COM
ARCHITECT	LANDSCAPE ARCHITECT
JARMEL KIZEL ARCHITECTS AND ENGINEERS, INC. 42 OKNER PARKWAY LIVINGSTON, NJ 07039 CONTACT: CHERYL SCHWEIKER, AIA PHONE: 973.994.9669 EMAIL: CSCHWEIKER@JKARCH.COM	PEA GROUP 7927 NEMCO WAY, STE. 115 BRIGHTON, MI 48116 CONTACT: JANET EVANS, PLA PHONE: 844.813.2949 EMAIL: JEVANS@PEAGROUP.COM



REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	5/1/2024
CITY COMMENTS	5/22/2024

S:\PROJECTS\2024\24-0179 CAVALIERE - AUBURN HILLS\DWG\2_37E_PLAN(C-10)\PLOT-240179.dwg PLOT DATE: 5/29/2024 BY: John Steffert



BENCHMARKS:
(GPS DERIVED - NAVD88)

BM #303
FOUND BENCHTIE IN EAST FACE POWER POLE, WEST SIDE SQUIRREL, ±500' NORTH OF CENTERLINE OF WALTON.
ELEV. - 959.20

BM #304
ARROW ON HYDRANT, WEST SIDE OF SQUIRREL, ±650' NORTH OF CENTERLINE OF WALTON.
ELEV. - 964.32

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 26125C0388F DATED SEPTEMBER 29, 2006.

LEGAL DESCRIPTION
(PER OAKLAND COUNTY)

T3N, R10E, SEC 12 PART OF SW 1/4 BEG AT PT DIST N 00-19-10 E 682.56 FT FROM S 1/4 COR, TH S 88-11-10 W 548.38 FT, TH N 00-31-10 E 262 FT, TH N 88-04-30 E 547.51 FT, TH S 00-19-10 W 263 FT TO BEG EXC THAT PART TAKEN FOR RD BEG AT PT DIST N 00-19-10 E 682.56 FT FROM S 1/4 COR, TH S 88-11-10 W 60.04 FT, TH N 00-19-10 E 262.91 FT TH N 88-04-30 E 60.05 FT, TH S 00-19-10 W 263.03 FT TO BEG

LEGAL DESCRIPTION
(AS SURVEYED BY PEA GROUP)

LAND IN A PART OF THE SOUTHWEST 1/4 OF SECTION 12, T.03N., R.10E, CITY OF AUBURN HILLS, MICHIGAN DESCRIBED AS:

COMMENCING AT THE SOUTHWEST 1/4 CORNER OF SAID SECTION 12, THENCE N00°42'00"E, 682.56 FEET ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 12, THENCE S88°34'00"W, 60.04 FEET TO THE POINT OF BEGINNING, THENCE ALONG THE WEST 60-FOOT RIGHT OF WAY LINE N00°42'00"E, 262.91 FEET; THENCE S88°27'20"W, 487.46 FEET; THENCE S00°54'00"W, 262.00 FEET; THENCE N88°34'00"E, 488.34 FEET TO THE POINT OF BEGINNING. CONTAINING 2.94± ACRES

LEGEND:

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

REFERENCE DRAWINGS:

WATER MAIN GIS UTILITY MAP, OHM, DATED 2-15-24

SANITARY SEWER GIS UTILITY MAP, OHM, DATED 2-15-24

STORM SEWER GIS UTILITY MAP, OHM, DATED 2-15-24

ELECTRIC DTE ELECTRIC FACILITY MAP #298-432, DATED 3-25-24

TELEPHONE AT&T MAP #2024031201759 PROJECT, DATED 3-20-24

GAS PEA JOB# 16354, CONSUMERS MAP #03-60-123, DATED 3-30-15

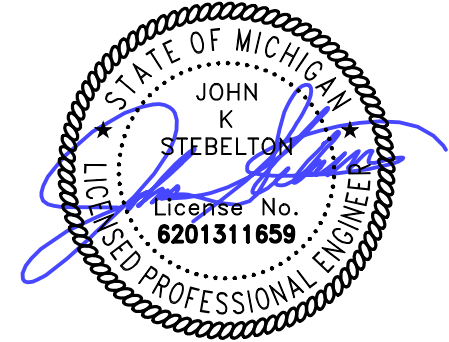
CATV CENTURY LINK EMAIL DATED 3-12-24

FLOOD PLAIN FEMA F.I.R.M. MAP 26125C0388F DATED 29, 2006

OTHER FIRST AND MAIN OF AUBURN HILLS TOPOGRAPHIC SURVEY PEA JOB #2014-200 "TOPOGRAPHIC SURVEY FIVE POINTS", PEA GROUP, PROJECT #16354, DATED 1-9-17

PEA GROUP

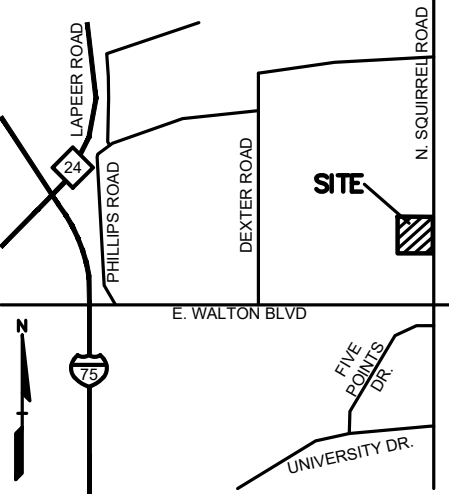
t: 844.813.2949
www.peagroup.com



0 15 30 60
SCALE: 1" = 30'



CAUTION!!
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CLIENT
CAVALIERE AUBURN HILLS
30078 SCHOENHERR, SUITE 300
CITY OF WARREN, MI

PROJECT TITLE
THE LEARNING EXPERIENCE
2635 NORTH SQUIRREL ROAD
CITY OF AUBURN HILLS, MI

REVISIONS	
CITY COMMENTS	5-24-24

ORIGINAL ISSUE DATE:
MAY 1, 2024

DRAWING TITLE
TOPOGRAPHIC SRUVEY

PEA JOB NO.	24-0179
P.M.	JH
DN.	JKS
DES.	JKS

DRAWING NUMBER:

PART OF SIDWELL: 1412376001
NOT FOR CONSTRUCTION
C-1.0

LEGEND:

CONCRETE PAVEMENT	ASPHALT PAVEMENT	GRAVEL	WETLAND	CONCRETE CURB AND GUTTER	REVERSE GUTTER PAN	SETBACK LINE	SIGN LIGHT/POLE	GUARD RAIL
STD DUTY	HEAVY DUTY	DEEP DUTY	R.O.W. ONLY					

SITE DATA TABLE:

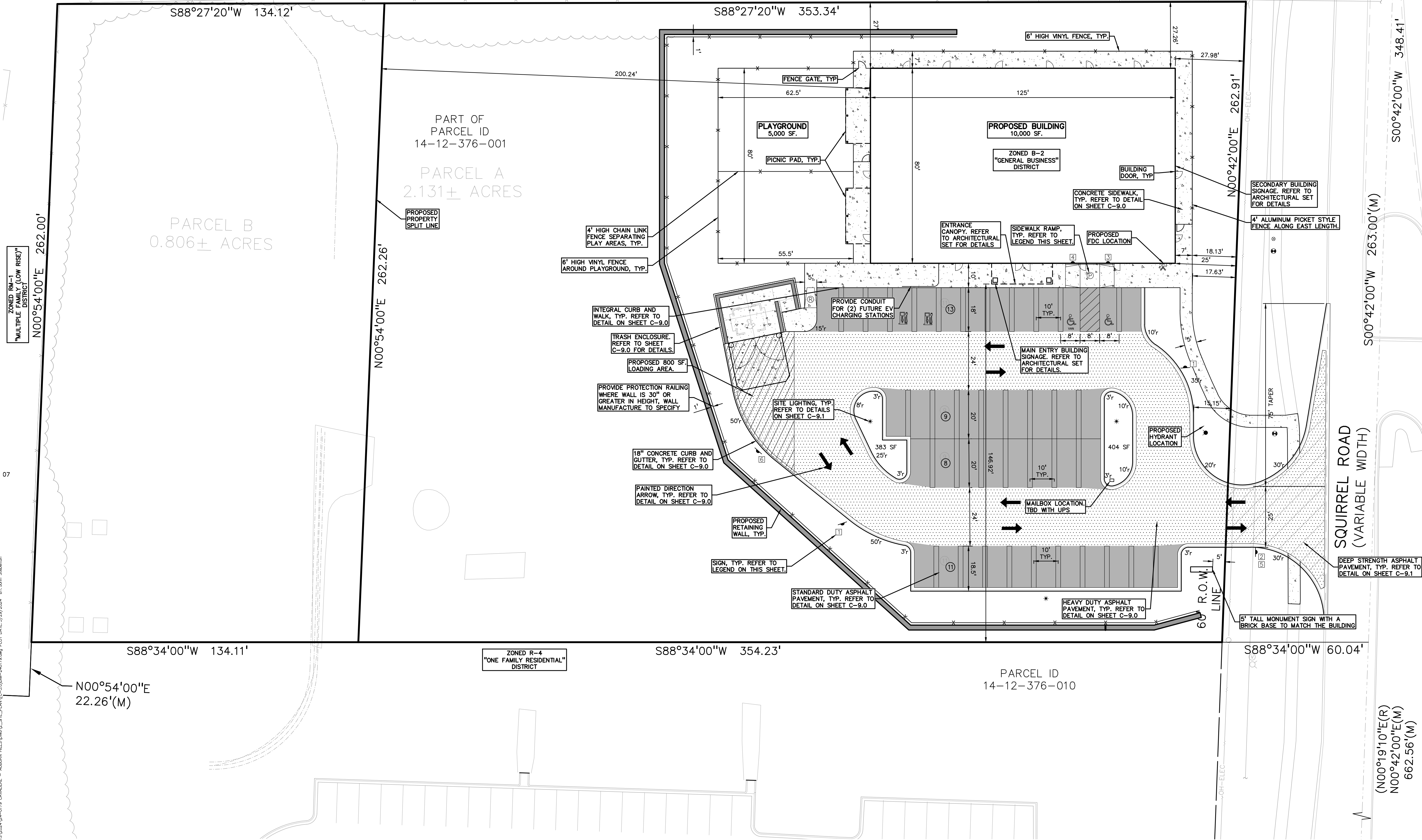
SITE AREA: 2.13 ACRES (92,824 SF.) NET AND GROSS		
ZONING: B-2 GENERAL BUSINESS DISTRICT		
PROPOSED USE: EARLY CHILDHOOD (REQUIRED SPECIAL LAND USE PERMIT)		
BUILDING INFORMATION: MAXIMUM ALLOWABLE BUILDING HEIGHT = 30' (2 STORIES) PROPOSED BUILDING HEIGHT = 22'-10" (1 STORY)		
BUILDING FOOTPRINT AREA = 10,000 SF.		
BUILDING LOT COVERAGE = 10.77%		
SETBACK REQUIREMENTS:		
REQUIRED	PROPOSED	
FRONT (EAST)	25'	143.44'
SIDE (SOUTH)	25'	27.00'
SIDE (NORTH)	25'	27.00'
REAR (WEST)	20'	200.24'
PARKING CALCULATIONS: USABLE SPACE = 80% x GROSS FLOOR SPACE = 10,000 x 0.8 = 8,000 SF TOTAL REQUIRED PARKING SPACES = 1 PER 200 = (8,000 SF)/200 = 40 SPACES TOTAL PROPOSED PARKING SPACES = 41 SPACES INC. 2 H/C SPACES		
LOADING ZONE CALCULATION: REQUIRED : 5 SF. PER FRONT FOOT OF BUILDING = 625 SF. PROPOSED: 800 SF. AT STRIPED AREA IN FRONT OF DUMPSTER		
PLAYGROUND CALCULATION: 1-CLASS ON PLAYGROUND AT A TIME LARGEST CLASS SIZE = 24 CHILDREN REQUIRED PLAYGROUND SIZE = 100 SF. PER CHILD = 100 SF. x 24 CHILDREN = 2,400 SF. PROVIDED PLAYGROUND SIZE = 5,000 SF.		
OPEN SPACE: MINIMUM OPEN SPACE REQUIRED = 25% PROVIDED OPEN SPACE = 52,988/2,824 = 57.1% TOTAL IMPERVIOUS = 38,899 SF. (0.89 AC.) = 41.8% = 0.89 AC./2.13 AC. = 41.8%		
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: MARLETTE SANDY LOAM, CAPAC SANDY LOAM, METALEA LOAMY SAND, URBAN LAND-MARLETTE COMPLEX, URBAN LAND-SPINK COMPLEX		

SIDEWALK RAMP LEGEND:

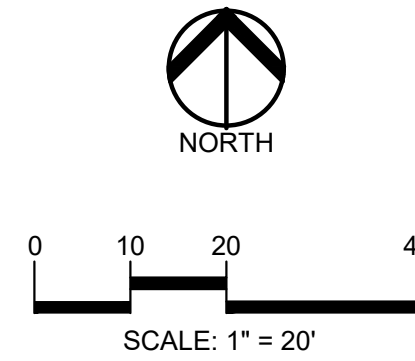
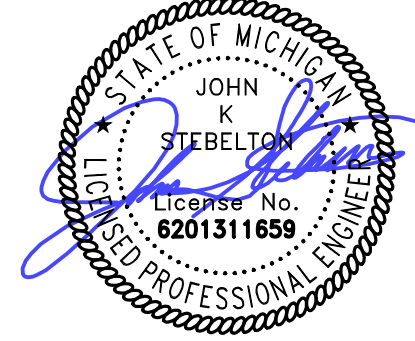
SIDEWALK RAMP 'TYPE R'	Ⓡ
SIDEWALK RAMP 'TYPE P'	Ⓟ
REFER TO LATEST MDOT R-28 STANDARD RAMP AND DETECTABLE WARNING DETAILS	

SIGN LEGEND:

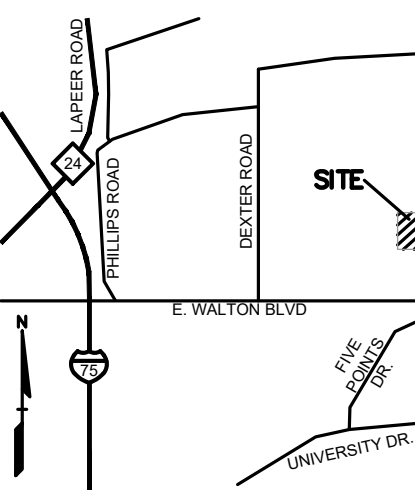
'NO PARKING FIRE LANE' SIGN	1
'STOP' SIGN	2
'BARRIER FREE PARKING' SIGN	3
'VAN ACCESSIBLE' SIGN	4
'RIGHT TURN ONLY' SIGN	5
'NO PARKING LOADING ZONE' SIGN	6
REFER TO DETAIL SHEET FOR SIGN DETAILS	



PEA GROUP
t: 844.813.2949
www.peagroup.com



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CLIENT
CAVALIERE AUBURN HILLS
30078 SCHOENHERR, SUITE 300
CITY OF WARREN, MI

PROJECT TITLE
THE LEARNING EXPERIENCE
2635 NORTH SQUIRREL ROAD
CITY OF AUBURN HILLS, MI

REVISIONS

CITY COMMENTS	5-24-24
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ORIGINAL ISSUE DATE:
MAY 1, 2024

DRAWING TITLE
DIMENSIONAL SITE PLAN

PEA JOB NO.	24-0179
P.M.	JH
DN.	JH
DES.	JKS
DRAWING NUMBER:	

PART OF SIDWELL: 1412376001
NOT FOR CONSTRUCTION
C-3.0

CITY OF AUBURN HILLS STANDARD NOTES

CONSTRUCTION SHALL CONFORM TO CURRENT CITY OF AUBURN HILLS' STANDARDS.

NO WORK SHALL BE PERFORMED WITHOUT INSPECTION.

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

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

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

ALL MATERIALS AND MANUFACTURERS SHALL CONFORM TO THE STANDARD DETAILS.

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

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

THE CONTRACTOR SHALL PROVIDE NECESSARY SIGNS, BARRICADES AND LIGHTS TO PROTECT TRAFFIC AND THE WORK AS DIRECTED BY THE ENGINEER. SUCH DEVICES SHALL BE PLACED PRIOR TO STARTING WORK IN AFFECTED AREAS.

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

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

FIELD CHANGES TO THE APPROVED PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE INSPECTOR ON SITE, WHO WILL DETERMINE WHETHER THE CHANGE IS CONSIDERED "SIGNIFICANT". "SIGNIFICANT" FIELD CHANGES SHALL BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER. THE CITY SHALL NOT BE HELD RESPONSIBLE FOR DELAYS IN APPROVAL OF CHANGES TO THE APPROVED SITE IMPROVEMENT (ENGINEERING) PLAN.

WHERE POSSIBLE, PUBLIC UTILITIES SHALL NOT BE PLACED UNDER PAVEMENT. THE CITY OF AUBURN HILLS SHALL NOT BE RESPONSIBLE FOR PAVEMENT, CURB, OR OTHER RESTORATION OF PERMANENT FACILITIES LOCATED WITHIN THE MUNICIPAL EASEMENT.

3 WORKING DAYS PRIOR TO STARTING CONSTRUCTION, CONTACT THE CONSTRUCTION DEPARTMENT OF ORCHARD, HILTZ & McCLIMENT, INC. AT (734) 468-4539 TO SCHEDULE INSPECTION. OHM SHALL INSPECT ALL SITE IMPROVEMENTS INCLUDING UNDERGROUND UTILITY INSTALLATION, EARTHWORK OPERATIONS, RETAINING WALLS, PAVEMENT IN CITY 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.

CITY OF AUBURN HILLS GENERAL NOTES

1. ALL LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES. LIGHTING SHALL MEET THE REQUIREMENTS OF ZONING ORDINANCE NO. 372.

2. SIGNS SHALL MEET THE REQUIREMENTS OF ZONING ORDINANCE NO. 372.

3. NO OUTSIDE STORAGE WILL BE ALLOWED, WHICH INCLUDES PALLET STORAGE, OVERNIGHT VEHICLES, OR TRAILER STORAGE.

4. GROUND MOUNTED TRANSFORMERS AND ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED PER ZONING ORDINANCE NO. 372.

5. PARKING SPACES SHALL BE DOUBLE STRIPPED PER ZONING ORDINANCE NO. 372.

6. ENVIRONMENTAL IMPACT STATEMENT IS NOT REQUIRED

7. A LAND DIVISION IS REQUIRED TO CREATE THE SITE

8. A SPECIAL LAND USE PERMIT IS REQUIRED FOR CHILD CARE FACILITY USE

9. NO ALTERCATIONS, AMENDMENTS, MODIFICATIONS, OR REVISIONS SHALL BE MADE TO THE APPROVED SITE PLAN DURING ENGINEERING AND BUILDING PLAN SUBMITTAL AND REVIEW OR DURING CONSTRUCTION WITHOUT PRIOR APPROVAL FROM COMMUNITY DEVELOPMENT

10. THE DEVELOPER HAS AGREED TO PREP THE PARKING LOT WITH THE INSTALLATION OF ELECTRIC STUBS FOR FUTURE ELECTRIC VEHICLE CHARGING STATION LOCATIONS ADJACENT TO THE BARRIER FREE PARKING SPACES AND RUN CONDUIT FROM THE POWER SOURCE TO THE STUBS TO SUPPORT FUTURE INSTALLATION. THE SPACES ARE DESIGNATED WITH EV ON THE PLAN AND WILL BE POSED IF AND WHEN CHARGING STATIONS ARE INSTALLED.

GENERAL NOTES:

THESE NOTES APPLY TO ALL ACTIVITIES ON THIS PROJECT.

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.

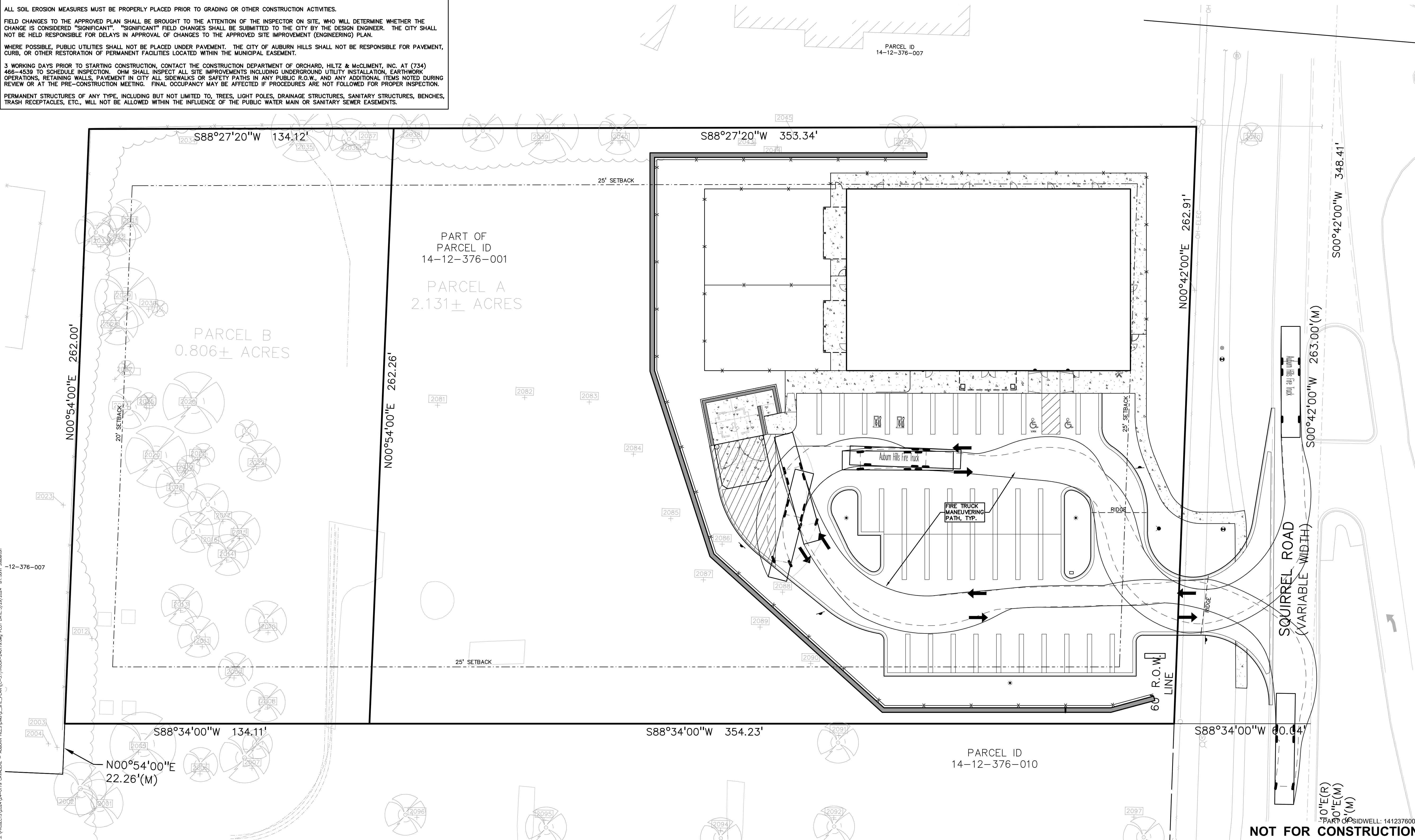
2. 'NO PARKING-FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.

3. REFER TO NOTES & DETAILS SHEET FOR ON-SITE PAVING DETAILS.

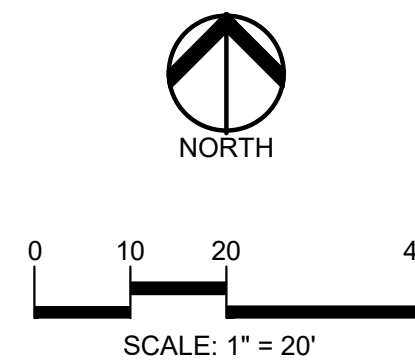
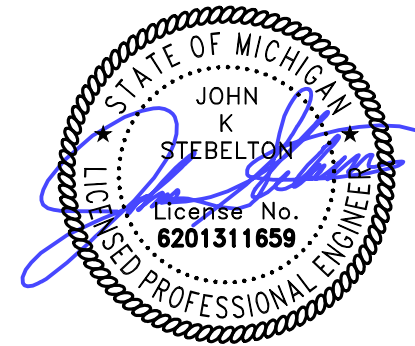
4. REFER TO NOTES & DETAILS SHEET FOR ON-SITE SIDEWALK RAMP DETAILS

5. UTILITIES NOT TO BE INSTALLED UNDERNEATH PLAYGROUND AREA.

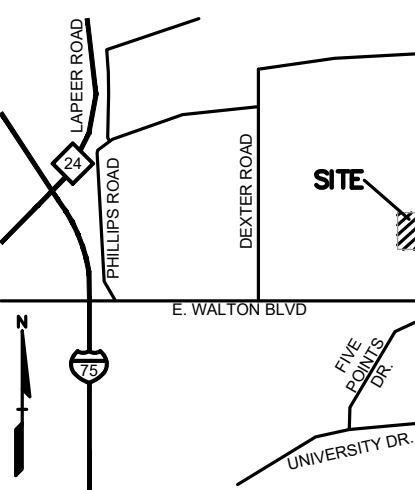
6. ALL PARKING SPACE SIGNAGE TO BE ORDERED THROUGH DOUG AT ALL STAR ENGRAVING



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CLIENT
**CAVALIERE
AUBURN HILLS**
30078 SCHOENHERR, SUITE 300
CITY OF WARREN, MI

PROJECT TITLE
**THE LEARNING
EXPERIENCE**
2635 NORTH SQUIRREL ROAD
CITY OF AUBURN HILLS, MI

REVISIONS
CITY COMMENTS 5-24-24

ORIGINAL ISSUE DATE:
MAY 1, 2024

DRAWING TITLE
**TRUCK
MANEUVERING
PLAN**

PEA JOB NO. 24-0179
P.M. JH
DN. JKS
DES. JKS

DRAWING NUMBER:

C-3.1

GRADING LEGEND:

EXISTING SPOT ELEVATION

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

EXISTING CONTOUR

PROPOSED CONTOUR

PROPOSED REVERSE GUTTER PAN

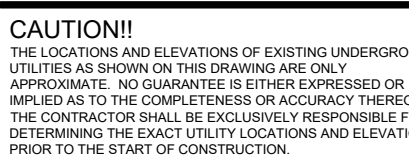
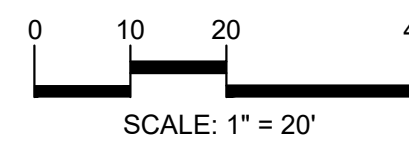
PROPOSED RIDGE LINE

PROPOSED SLOPE/DITCH

ABBREVIATIONS

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

A circular professional engineer seal for the State of Michigan. The outer ring contains the text "STATE OF MICHIGAN" at the top and "LICENSED PROFESSIONAL ENGINEER" at the bottom, separated by two stars. The center of the seal contains the name "JOHN K. STEBELTON" and the license number "License No. 6201311659". A blue ink signature is written across the seal, overlapping the name and license number.



PROJECT TITLE

**THE LEARNING
EXPERIENCE**

2635 NORTH SQUIRREL ROAD
CITY OF AUBURN HILLS, MI

[illegible]

ORIGINAL ISSUE DATE:
MAY 1, 2024

DRAWING TITLE

**PRELIMINARY
GRADING PLAN**

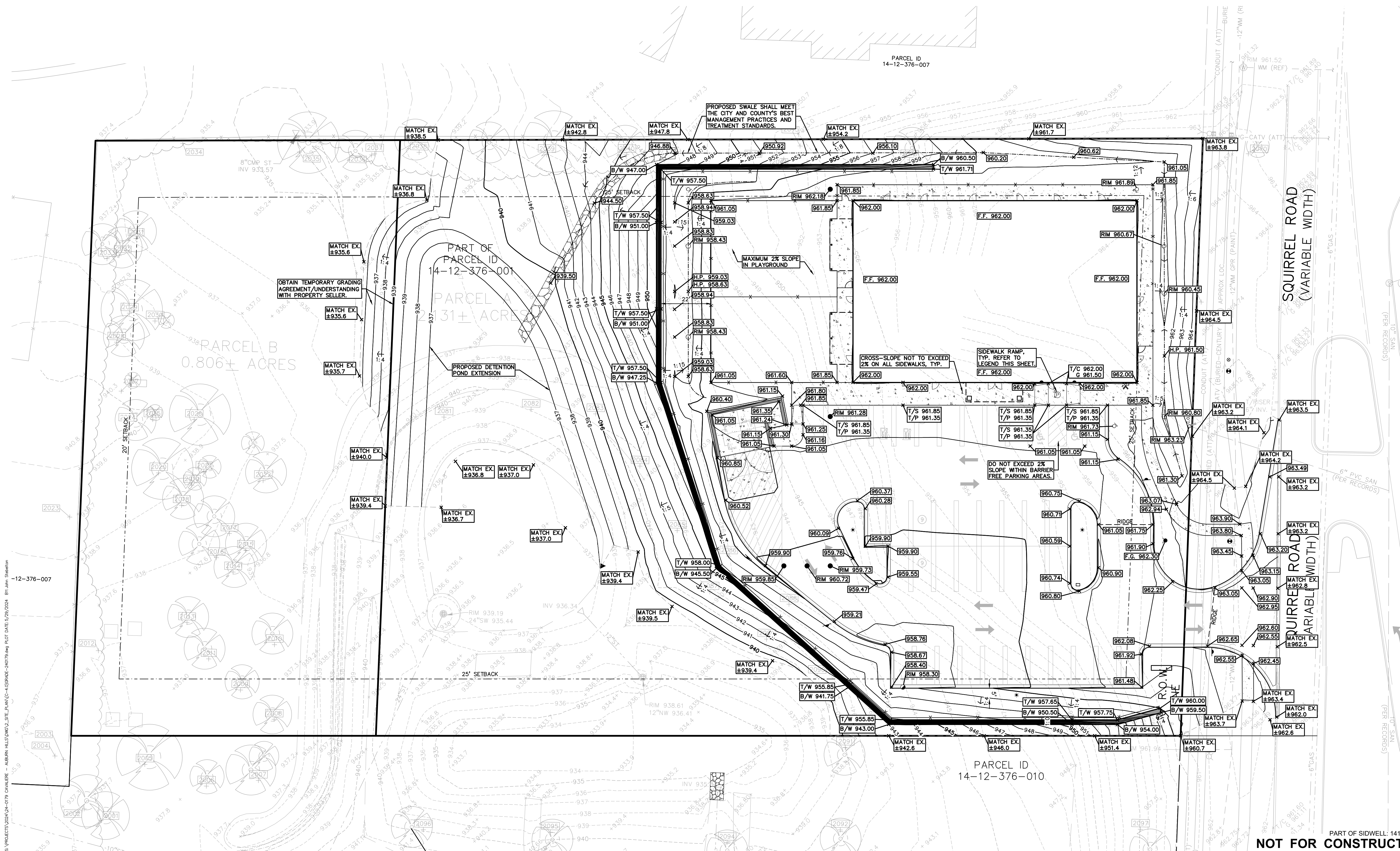
PEA JOB NO.	24-01
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P.M.	
DN.	J

DES. J

DRAWING NUMBER:

C-4.0



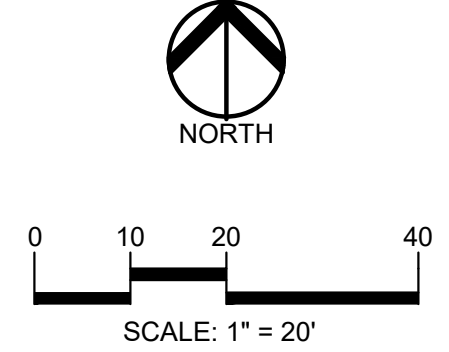
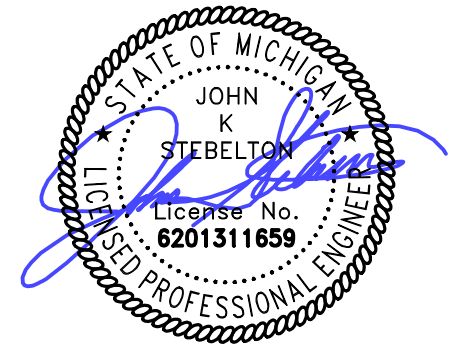
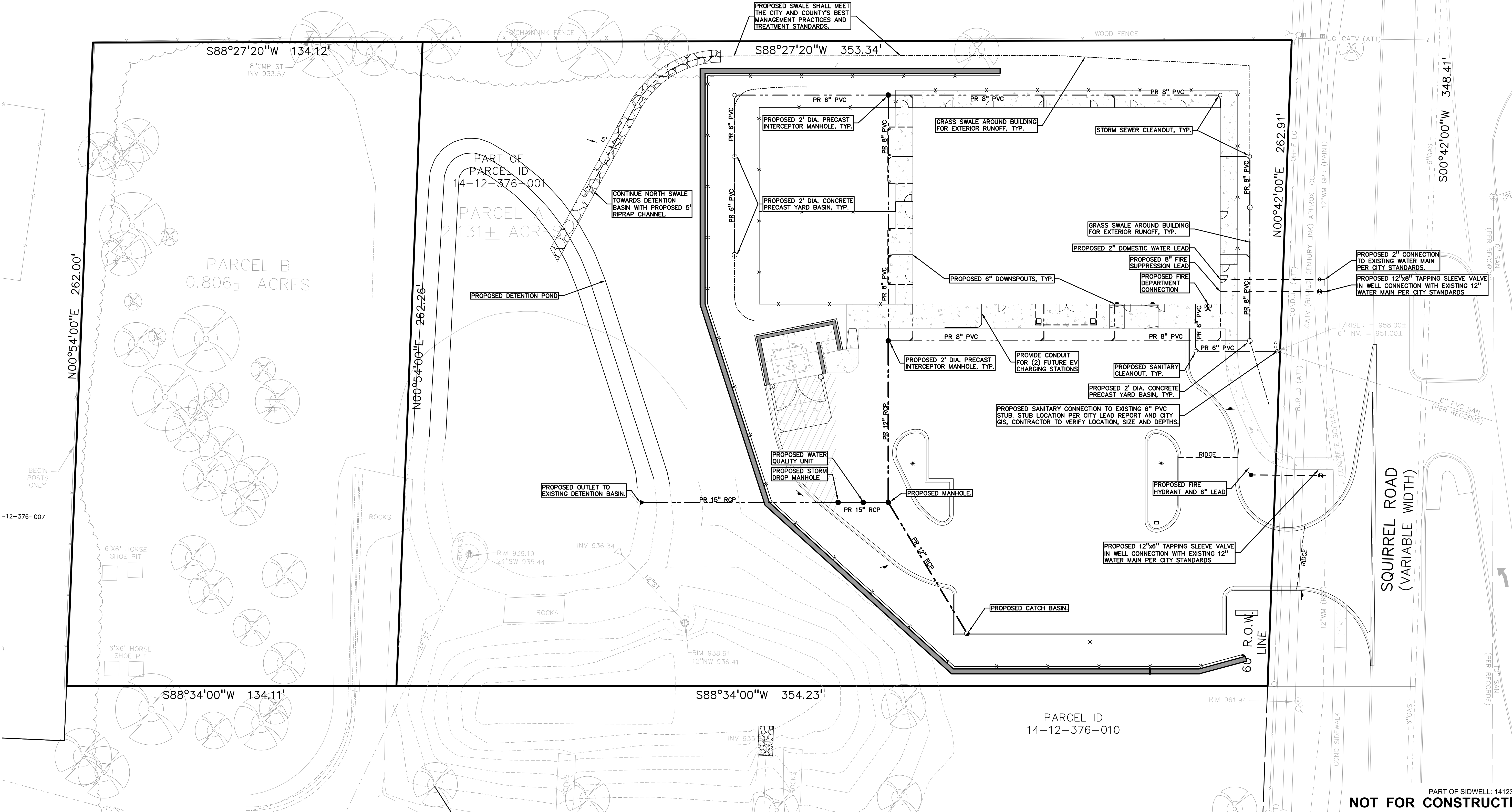
PART OF SIDWELL: 141237600

NOT FOR CONSTRUCTION

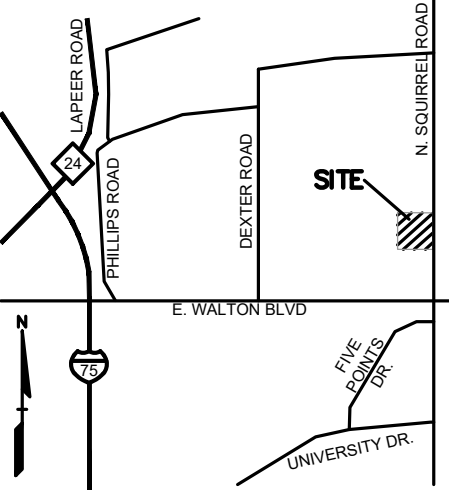
UTILITY LEGEND:

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

- 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 TWENTY (20) FOOT WIDE PAVED DRIVEWAY OR STREET.
 - GAS METERS, PROPANE TANKS, OVERHEAD ELECTRICAL SERVICE, AND TRANSFORMERS MUST NOT BE LOCATED ON THE SAME SIDE OF THE BUILDING OR STRUCTURE 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)
 - 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.



CAUTION!!
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CLIENT
CAVALIERE AUBURN HILLS
30078 SCHOENHERR, SUITE 300
CITY OF WARREN, MI

PROJECT TITLE
THE LEARNING EXPERIENCE
2635 NORTH SQUIRREL ROAD
CITY OF AUBURN HILLS, MI

REVISIONS	
CITY COMMENTS	5-24-24

ORIGINAL ISSUE DATE:
MAY 1, 2024

DRAWING TITLE
PRELIMINARY UTILITY PLAN

PEA JOB NO.	24-0179
P.M.	JH
DN.	JKS
DES.	JKS
DRAWING NUMBER:	

C-6.0

NOT FOR CONSTRUCTION

DETENTION BASIN CALCULATIONS:

Project:

5 Points Community Church

Location:

Albourn Hills Ml

Project No:

2016-354

DETENTION BASIN DESIGN CALCULATIONS

(PER OAKLAND COUNTY DESIGN METHOD)

Site Drainage Data

Contributing Area (A):

7.460 acre

Allowable Discharge (Qa)

1.492 cfs (0.2*acreage)

Coefficient of Runoff (Cv)

0.55

Represents Future Development Conditions.

Forebay Volume Requirement

Vr = 4.320 x A x C:

17.996 cft

1-yr Design Storm Volume

Qo = ((Qa)(A)(Cr)):

0.37 cfs/acre impervious

T = .25 + ((2700/Qo)/0.5):

60.42 minutes

Vs = (4320)(T)(1+.25) = 400(QT):

2.151 cfs/acre impervious

Vt = (Vs)(A)(Cr):

8.602 cft

100-yr Design Storm Volume:

Qo = ((Qa)(A)(Cr)):

0.37 cfs/acre impervious

T = .25 + ((10312.5/Qo)/0.5):

141.95 minutes

Vs = (16500)(T)(1+.25) = 400(QT):

11.928 cfs/acre impervious

Vt = (Vs)(A)(Cr):

48.585 cft

Storage Volume in Sediment Forebay

Required Storage Volume:

47.596 cft **17,596AB**

Forebay Vol. Requirement Elev:

938.57AB

Overflow Elev. To Detention Basin:

938.50AB

Elev. (ft)	Area (sq)	Vol. (cft)	Total Vol. (cft)
938.50AB	7.757AB	0AB	0AB
937.00AB	8.262AB	1.602AB	1.602AB
936.00AB	10.884AB	9.573AB	11.175AB
935.00AB	11.831AB	3.407AB	14.582AB

Storage Provided in Detention Basin

Required Storage Volume:

48.585 cft

= Vt(100-yr) - Sediment Storage Volume

938.50AB

1-yr Storage Elevation:

936.85AB

100-yr Storage Elevation:

939.40AB

Max. Storage Elevation for Overflow:

939.40AB

Freeboard Elevation:

940.10AB

Elev. (ft)	Area (sq)	Vol. (cft)	Det Basin Vol. (cft)	Forebay Vol. (cft)	Total Vol. (cft)
937.50	0	0AB	0AB	0AB	0AB
936.50AB	0AB	0AB	0AB	0AB	0AB
937.00AB	4.963AB	1.241AB	1.241AB	1.602AB	2.843AB
938.00AB	7.735AB	6.348AB	7.980AB	11.175AB	18.765AB
939.00AB	9.318AB	2.408AB	5.590AB	14.582AB	24.580AB
938.30AB	0AB	0AB	0AB	0AB	0AB
939.00AB	24.311AB	5.561AB	25.559AB	0AB	40.141AB
939.40AB	26.120AB	10.086AB	35.645AB	0AB	50.227AB

Project:		
Location:	Auburn Hills MI	
Project No:	2024-0179	
NEW PROPOSED DETENTION BASIN DESIGN CALCULATIONS		
Site Drainage Data		
Contributing Area (A):		8.038 acre
Allowable Discharge (Qa)		1.608 cfs (0.2"acreage)
Coefficient of Runoff (Cr):		0.60
Represents Future Development Conditions		
Forebay Volume Requirement		
$V_r = 4,320 \times A \times C$:		20,696 cf
1-yr Design Storm Volume		
$Q_o = ((Q_a)/(A)(Cr))$:		0.34 cfs/acre impervious
$T = -.25 + ((2700/Q_o)^0.5)$:		64.11 minutes
$V_s = (4320(T)/(T+.25)) - 40Q_o(T)$:		2,236 cf/acre impervious
$V_t = (V_s)(A)(Cr)$:		10,712 cf
100-yr Design Storm Volume		
$Q_o = ((Q_a)/(A)(Cr))$:		0.34 cfs/acre impervious
$T = -.25 + (((10312.5/Q_o)^0.5)$:		149.16 minutes
$V_s = (16500(T)/(T+.25)) - 40Q_o(T)$:		12,103 cf/acre impervious
$V_t = (V_s)(A)(Cr)$:		57,981 cf

REQUIRED FINAL DETENTION CALCULATION:

NOTE: HISTORICAL SITE VALUES PROVIDED ON ATTACHED RECORD
C-8 1/8 2, AS-BUILT DRAINAGE CALCULATIONS & DETAILS
5 POINTS COMMUNITY CHURCH

HISTORICAL REQUIRED DETENTION VOLUME	= 48,585 CF
AS-BUILT HISTORICAL PROVIDED DETENTION VOLUME	= 50,227 CF

HISTORICAL RUNOFF COEFFICIENT (C) = 0.55
NEW PROPOSED RUNOFF COEFFICIENT (C) = 0.60

100-YEAR DETENTION

HISTORICAL PROVIDED DETENTION:

Vt = 48,585 CF
AS-BUILT PROVIDED 100-YEAR STORAGE VOLUME = 50,227 CF

NEW PROPOSED DETENTION

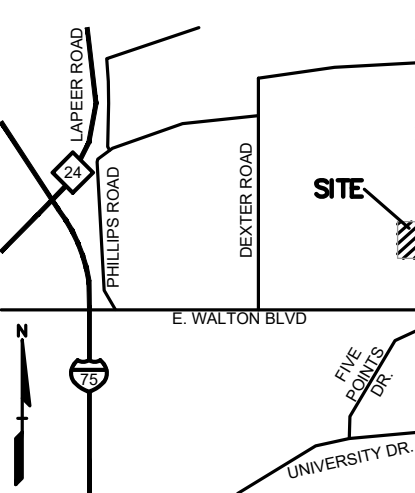
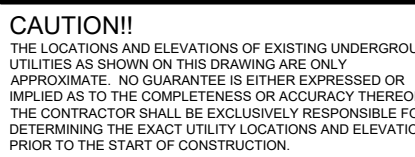
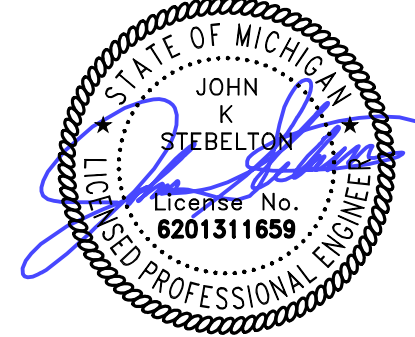
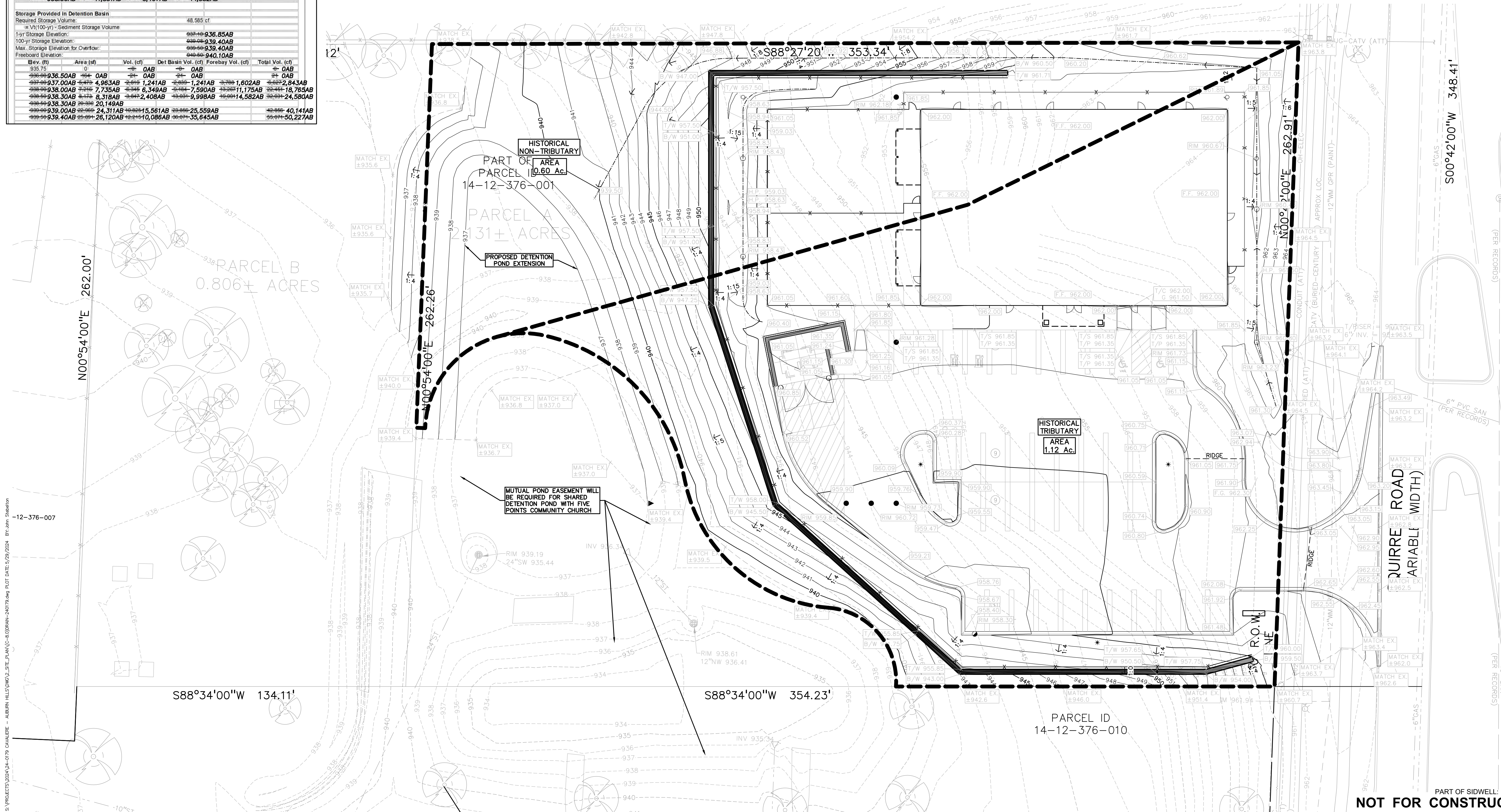
Vt = 57,981 CF

FINAL REQUIRED ADDITIONAL 100-YEAR DETENTION:

Vt (NEW) - Vt (AB HISTORICAL) = 57,981 - 50,227 = <u>7,754 CF</u>

PROVIDED ADDITIONAL VOLUME = 14,473 CF.
14,473 CF. > 7,754 CF. - PROPOSED POND IS SUFFICIENT

Elev. (ft)	Area (sf)	Vol. (cf)	Det Basin Vol. (cf)
935.75	0	0	0
936.00	0	0	0
937.00	3,915	1,958	1,958
938.00	4,881	2,398	6,356
938.50	5,318	2,550	8,905
939.00	5,534	2,713	11,618
939.50	5,883	2,854	14,473



CLIENT

**CAVALIERE
AUBURN HILLS**

30078 SCHOENHERR, SUITE 300
CITY OF WARREN, MI

PROJECT TITLE

**THE LEARNING
EXPERIENCE**

2635 NORTH SQUIRREL ROAD
CITY OF AUBURN HILLS, MI

[illegible]

ORIGINAL ISSUE DATE:
MAY 1, 2024

DRAWING TITLE

**STORMWATER
MANAGEMENT
PLAN**

PEA JOB NO.	24-017
P.M.	.
DN.	JH
DES.	JH

DRAWING NUMBER:

600

NOT FOR CONSTRUCTION

C-8.0

GENERAL PLANTING NOTES:

- 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.
- 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 DIO 1-800-462-7171. 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.
- ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1, GRADE.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS. IF SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
- ALL MULTISTEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
- ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
- ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
- 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.
- 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.
- IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
- ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT, SEE SPECIFICATIONS, SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
- ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
- SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
- FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.
- CONTRACTOR SHALL NOT INSTALL PLANTS UNDER BUILDING OVERHANG AND SHALL NOTIFY LANDSCAPE ARCHITECT IF DRAWINGS CONFLICT WITH BUILDING OVERHANGS.
- TREES SHALL NOT CONFLICT/ BLOCK PROPOSED REGULATORY/ DIRECTION SIGNAGE, MONUMENT SIGNS, ADDRESS OR LIGHT POLES. SHIFT TREES AS NECESSARY TYP.

STANDARD TREES				
STANDARD TREES REMOVED:	11	(1:1 REPLACEMENT)		
REPLACEMENT TREES REQUIRED:	11	(1:1 REPLACEMENT)		

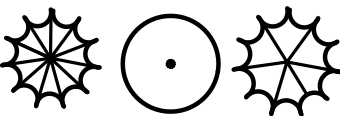
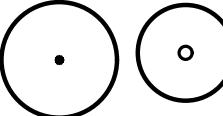
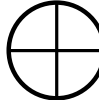
LANDMARK TREES				
LANDMARK TREES REMOVED:	1			
LANDMARK TREE DBH REMOVED:	29	(25% DBH REPLACEMENT)		
REPLACEMENT DBH REQUIRED:	7.25	INCHES		
REPLACEMENT TREES REQUIRED:	3	(2.5" DIA.)		

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

IF EVERGREEN TREES ARE IN MULCHED BEDS, PROVIDE SEPARATE ZONE FROM LAWN, AVOID OVERHEAD SPRAY.

PLANT SCHEDULE											
DEC TREES	QTY	UNIT	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS	SPECIES (%)	GENUS (%)
AS2.5	4	ea	ACER SACHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2.5" CAL	B&B	PER PLAN	NATIVE		14%	14%
ACA2.5	2	ea	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	2.5" CAL	B&B	PER PLAN	NATIVE		7%	7%
AT2.5	3	ea	ASIMINA TRILOBA	PAWPAW	2.5" CAL	B&B	PER PLAN	NATIVE		10%	10%
GB2.5	2	ea	GINKGO BILOBA	MADENHART TREE	2.5" CAL	B&B	PER PLAN	NON-NATIVE	MALE ONLY	7%	7%
MPF2.5	5	ea	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	2.5" CAL	B&B	PER PLAN	NON-NATIVE		17%	17%
SR2.5	4	ea	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2.5" CAL	B&B	PER PLAN	NON-NATIVE		14%	37%
TG2.5	3	ea	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2.5" CAL	B&B	PER PLAN	NON-NATIVE		10%	10%
SUBTOTAL: 23											
EVG TREES	QTY	UNIT	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS	SPECIES (%)	GENUS (%)
PS8	3	ea	PINUS STROBUS	EASTERN WHITE PINE	8" HT.	B&B	PER PLAN	NATIVE		10%	10%
TG8	3	ea	THUJA STANDISHII X PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	8" HT.	B&B	PER PLAN	SEM-NATIVE		10%	10%
SUBTOTAL: 6											
SHRUBS	QTY	UNIT	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS	SPECIES (%)	GENUS (%)
JH8	6	ea	JUNIPERUS CHINENSIS 'HETZLI COLUMNARIS'	HETZLI COLUMN JUNIPER	8" HT.	B&B	4" O.C.	NON-NATIVE		11%	11%
POT30	5	ea	PHYSCARPUS OPULIFOLIUS 'TINY WINE'	TINY WINE NINEBARK	30" HT.	CONT.	42" O.C.	NATIVE		9%	9%
SM30	13	ea	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	36" HT.	CONT.	4" O.C.	NON-NATIVE		23%	23%
TH36	17	ea	TAXUS X MEDIA 'HICKSII'	HICKS ANGLO-JAPANESE YEW	36" HT.	CONT.	30" O.C.	NON-NATIVE		30%	30%
VC36	10	ea	VIBURNUM CARLESII 'COMPACTUM'	COMPACT KOREANSPICE VIBURNUM	36" HT.	CONT.	4" O.C.	NON-NATIVE		18%	
VD36	5	ea	VIBURNUM DENTATUM 'ARROWWOOD'	ARROWWOOD VIBURNUM	36" HT.	CONT.	6" O.C.	NATIVE		9%	27%
SUBTOTAL: 56											

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

TOTAL SITE AREA	2.13 ACRES (92,824 SF) NET AND GROSS	
REQUIREMENT	REQUIRED	PROVIDED
NET LANDSCAPE AREA	92,824 FT. X 0.20 = 18,564 SQ FT. REQ.	18,564 SQ FT. LANDSCAPE AREA (33.4%)
SITE AREA LANDSCAPE (COUNT TOWARDS REPLACEMENT TREES)	18,564 / 1,000 = 19 TREES REQ. 	<u>19 TOTAL TREES PROVIDED</u> (14 SITE TREES COUNTED TOWARDS REPLACEMENT TREES)
FRONTAGE LANDSCAPE	SQUIRREL ROAD: 263/30 = 8 TREES 	<u>7 TREES PROVIDED</u> AND <u>1 EXISTING FRONTAGE LANDSCAPE TREES</u>
PARKING INTERIOR LANDSCAPE	1 TREE/ISLAND 1 TREE PER 20 SPACES IN A ROW NOT IMMEDIATELY ADJACENT TO LANDSCAPE GREENBELT OR BUFFER 2 TREES REQUIRED 	<u>2 TOTAL TREES PROVIDED</u> 1 TREE/ISLAND EXCEPT WHERE UTILITIES CONFLICT
TOTAL LANDSCAPE TREES	29 TREES REQUIRED	<u>29 TREES PROVIDED AND 10 TRANSPLANTED TREES</u>
TOTAL REPLACEMENT TREES	14 REPLACEMENT TREES REQUIRED	14 SITE AREA TREES COUNTING TOWARDS REPLACEMENT TREES

KEY:

- = SITE AREA LANDSCAPE TREES
- = FRONTAGE TREES
- = PARKING INTERIOR TREES
- = IRRIGATED SEED LAWN
- = NON-IRRIGATED SEED/RESTORE LAWN. USE EROSION MAT ON SLOPES
- = RIVER ROCK OVER WEED FABRIC. SEE DETAIL SHEET L-1.1
- = SWALE SEED MIX. SEE DETAIL SHEET L-1.1 FOR SPECIES INFORMATION
- = ECONOMY PRAIRIE SEED MIX. SEE DETAIL SHEET L-1.1 FOR SPECIES INFORMATION
- = PLAY AREA
- = HARDWOOD MULCH
- = EXISTING TREE/TAG TO REMAIN WITH TREE PROTECTION FENCING
- = TRANSPLANTED SITE TREES
- = SNOW STORAGE AREA

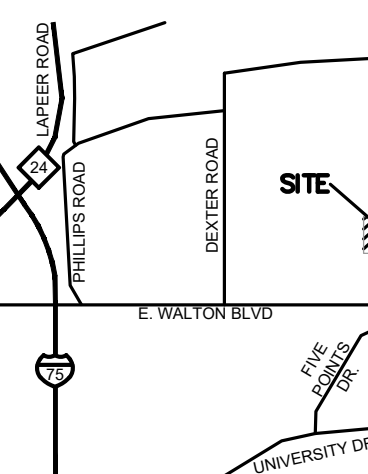
PEA GROUP
t: 844.813.2949
www.peagroup.com



0 10 20 40
SCALE: 1" = 20'

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

CAUTION!!
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CLIENT
CAVALIERE AUBURN HILLS
30078 SCHOENHERR, SUITE 300
CITY OF WARREN, MI

PROJECT TITLE
THE LEARNING EXPERIENCE
2635 NORTH SQUIRREL ROAD
CITY OF AUBURN HILLS, MI

REVISIONS
CITY COMMENTS 5-24-24

ORIGINAL ISSUE DATE:
MAY 1, 2024

DRAWING TITLE
LANDSCAPE PLAN

PEA JOB NO. 24-0179
P.M. JH
DN. CAL
DES. JLE
DRAWING NUMBER:

L-1.0

NOT FOR CONSTRUCTION

PART OF SIDEWALK 412376001

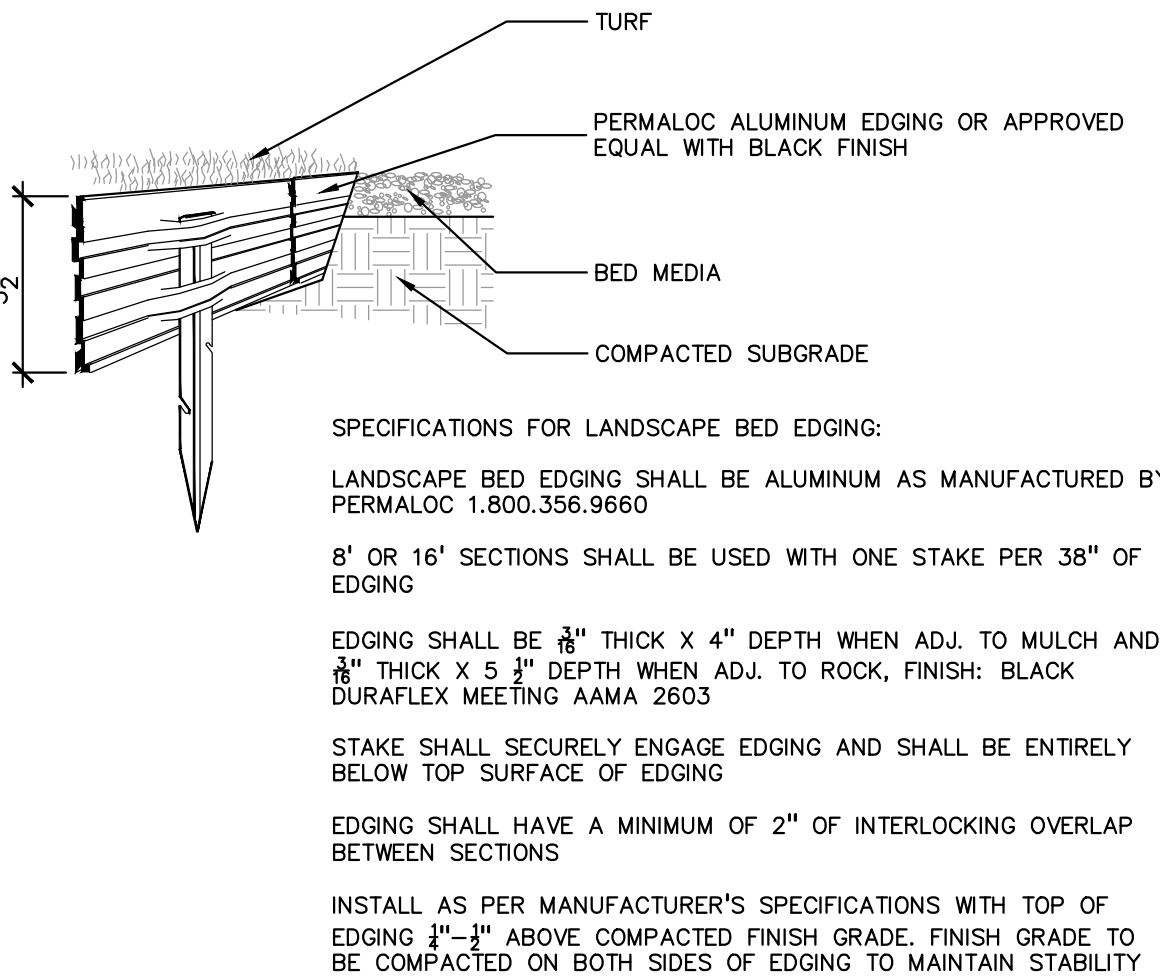
BY STANTEC NATIVE PLANT NURSERY 574-586-2412
stantec.com/native-plant-nursery OR APPROVED EQUAL

Swale Seed Mix	
CARDNO 574-586-2412	
cardonativeplantnursery.com	
Botanical Name	Common Name
Permanent Grasses/Sedges:	
<i>Andropogon gerardi</i>	Big Bluestem
<i>Carex comosa</i>	Bristly Sedge
<i>Carex cristata</i>	Crested Owl Sedge
<i>Carex lurida</i>	Bottlebrush Sedge
<i>Carex spp.</i>	Prairie Sedge Mix
<i>Carex vulpinoidea</i>	Brown Fox Sedge
<i>Elymus virginicus</i>	Virginia Wild Rye
<i>Glyceria striata</i>	Fowl Mann Grass
<i>Panicum virgatum</i>	Switch Grass
<i>Scirpus atrovirens</i>	Dark Green Rush
<i>Scirpus cyperinus</i>	Wool Grass
<i>Spartina pectinata</i>	Prairie Cord Grass
Temporary Cover:	
<i>Avena sativa</i>	Common Oat
<i>Lolium multiflorum</i>	Annual Rye
Forbs:	
<i>Alisma spp.</i>	Water Plantain (Various Mix)
<i>Asclepias incarnata</i>	Swamp Milkweed
<i>Cyperus sp.</i>	Tail Cowsfoot
<i>Eutrochium maculatum</i>	Spotted Joe-Pye Weed
<i>Iris virginica</i>	Blue Flag
<i>Liatris spicata</i>	Marsh Blazing Star
<i>Lobelia cardinalis</i>	Cardinal Flower
<i>Lobelia siphilica</i>	Great Blue Lobelia
<i>Lycopus americanus</i>	Common Water Horehound
<i>Pycnanthemum virginianum</i>	Common Mountain Mint
<i>Rudbeckia triloba</i>	Brown-Eyed Susan
<i>Sagittaria latifolia</i>	Common Arrowhead
<i>Senna hebecarpa</i>	Wild Senna
<i>Silphium theriacifolium</i>	Prairie Dock
<i>Symphoricarpon novae-angliae</i>	New England Aster
<i>Verbena hastata</i>	Blue Vervain
<i>Zizia aurea</i>	Golden Alexanders

Economy Prairie Seed Mix (CARDNO 574-586-2412 cardonativeplantnursery.com)	
Botanical Name	Common Name
Permanent Grasses/Sedges/Rushes:	
<i>Andropogon gerardi</i>	Big Bluestem
<i>Bouteloua curtipendula</i>	Side Oats Grama
<i>Carex spp.</i>	Prairie Sedge Mix
<i>Elymus canadensis</i>	Canada Wild Rye
<i>Panicum virgatum</i>	Switch Grass
<i>Schizachyrium scoparium</i>	Little Bluestem
<i>Sorghastrum nutans</i>	Indian Grass
Temporary Cover:	
<i>Avena sativa</i>	Common Oat
<i>Lolium multiflorum</i>	Annual Rye
Forbs & Shrubs:	
<i>Asclepias syriaca</i>	Common Milkweed
<i>Asclepias tuberosa</i>	Butterfly Weed
<i>Chamaecrista fasciculata</i>	Partridge Pea
<i>Cornopsis lanceolata</i>	Sand Coreopsis
<i>Echinacea purpurea</i>	Broad-leaved Purple Coneflower
<i>Helioscopia helianthoides</i>	False Sunflower
<i>Lupinus perennis</i>	Wild Lupine
<i>Monarda fistulosa</i>	Wild Bergamot
<i>Penstemon digitalis</i>	Foxglove Beard Tongue
<i>Pycnanthemum virginianum</i>	Common Mountain Mint
<i>Ratibida pinnata</i>	Yellow Coneflower
<i>Rudbeckia hirta</i>	Black-Eyed Susan
<i>Solidago speciosa</i>	Showy Goldenrod
<i>Symphoricarum laeve</i>	Smooth Blue Aster
<i>Symphoricarum novae-angliae</i>	New England Aster

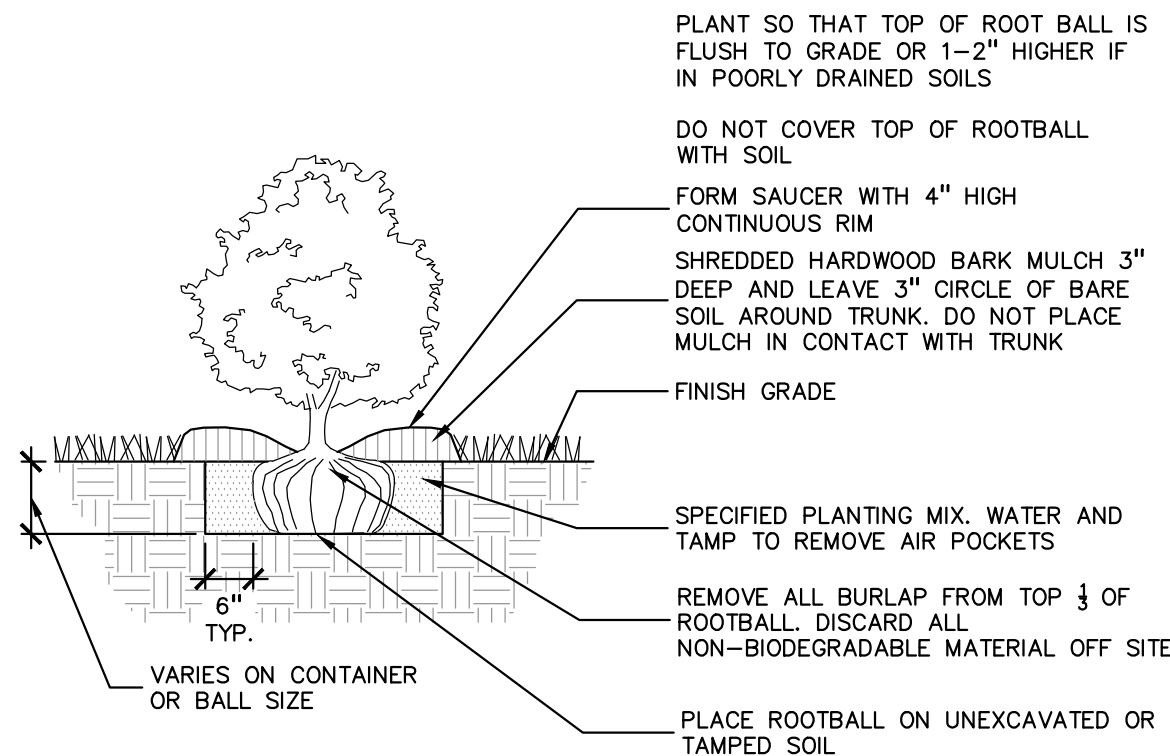
7 ALUMINUM EDGE DETAIL

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



4 SHRUB PLANTING DETAIL

SCALE: 1" = 2'-0"



5 AUBURN HILLS MAINTENANCE NOTES

NOT TO SCALE

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

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

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

9 TREE TRANSPLANT GUIDELINES

NOT TO SCALE

TRANSPLANTED MATERIAL GUIDELINES

- ALL TRANSPLANTED TREES SHALL BE FROM ON-SITE. TREES MAY BE REJECTED FOR REASONS OF INSECT INFESTATION, DISEASE OR TREE DAMAGE.
- THE ROOT BALL OF ANY TRANSPLANTED TREE SHALL MEASURE 1 FOOT FOR EACH INCH OF TRUNK DIAMETER MEASURED 12" ABOVE THE GROUND.
- IF THERE IS AN OPTION BETWEEN IMMEDIATELY TRANSPLANTING OR TEMPORARILY STOCKPILING TREES, TREES SHOULD BE IMMEDIATELY TRANSPLANTED.
- IF TREES ARE TO BE STORED, THEY SHALL BE BURLAPPED AND HEELED IN WITH MULCH IN A PRE-DETERMINED AREA PROVIDED BY CONTRACTOR.
- THE TREES SHALL BE PROVIDED WITH ACCESSIBLE WATER TO ENSURE THEIR VIABILITY DURING STORAGE.
- TREES TRANSPLANTED IN CLOSE PROXIMITY TO CONSTRUCTION AREAS ARE TO HAVE TREE PROTECTION FENCING INSTALLED AT THEIR DRIP LINE.

REPLACEMENT / TRANSPLANT TREE NOTE:
IF TREE TO BE TRANSPLANTED IS IN POOR CONDITION, DAMAGED, OR DEAD - REPLACE WITH NEW TREE OF SAME SPECIES AND MIN. 8' HT. OR 2.5" CAL. SIZE.

PER CITY OF AUBURN HILLS:

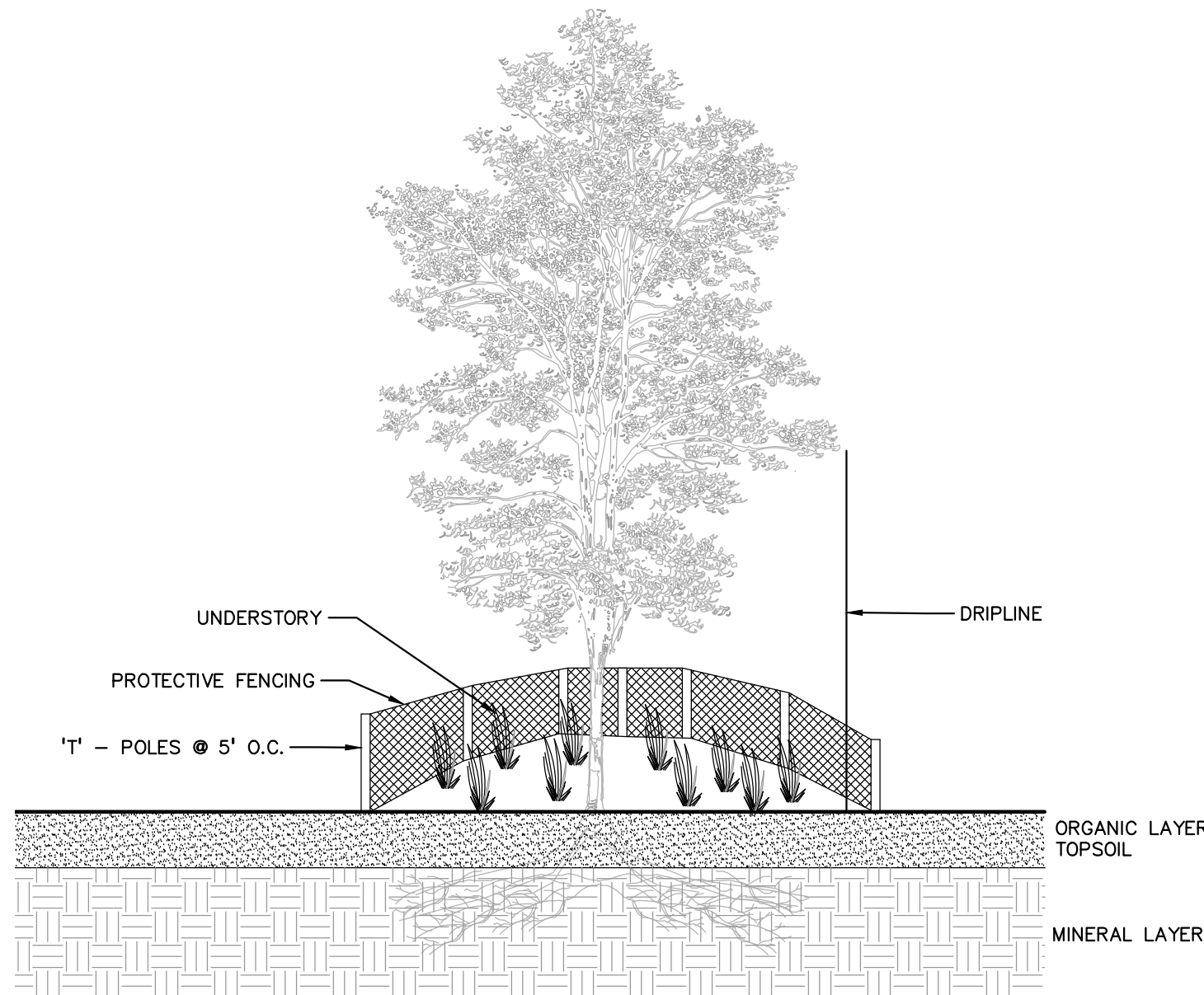
- IDENTIFY ON SITE ALL TREES OR AREAS OF TREES WHICH ARE BEING PROPOSED TO BE PRESERVED WITH FLUORESCENT ORANGE SPRAY PAINT (CHALK BASE) OR BY RED FLAGGING TAPE.
- ERECT BARRIERS OF FOUR (4) FOOT HIGH FENCING STAKED WITH METAL "T-POSTS" FIVE (5) FEET ON CENTER OF ALL SUCH TREES OR GROUPS OF TREES PROPOSED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

6 AUBURN HILLS TREE PROTECTION NOTE

NOT TO SCALE

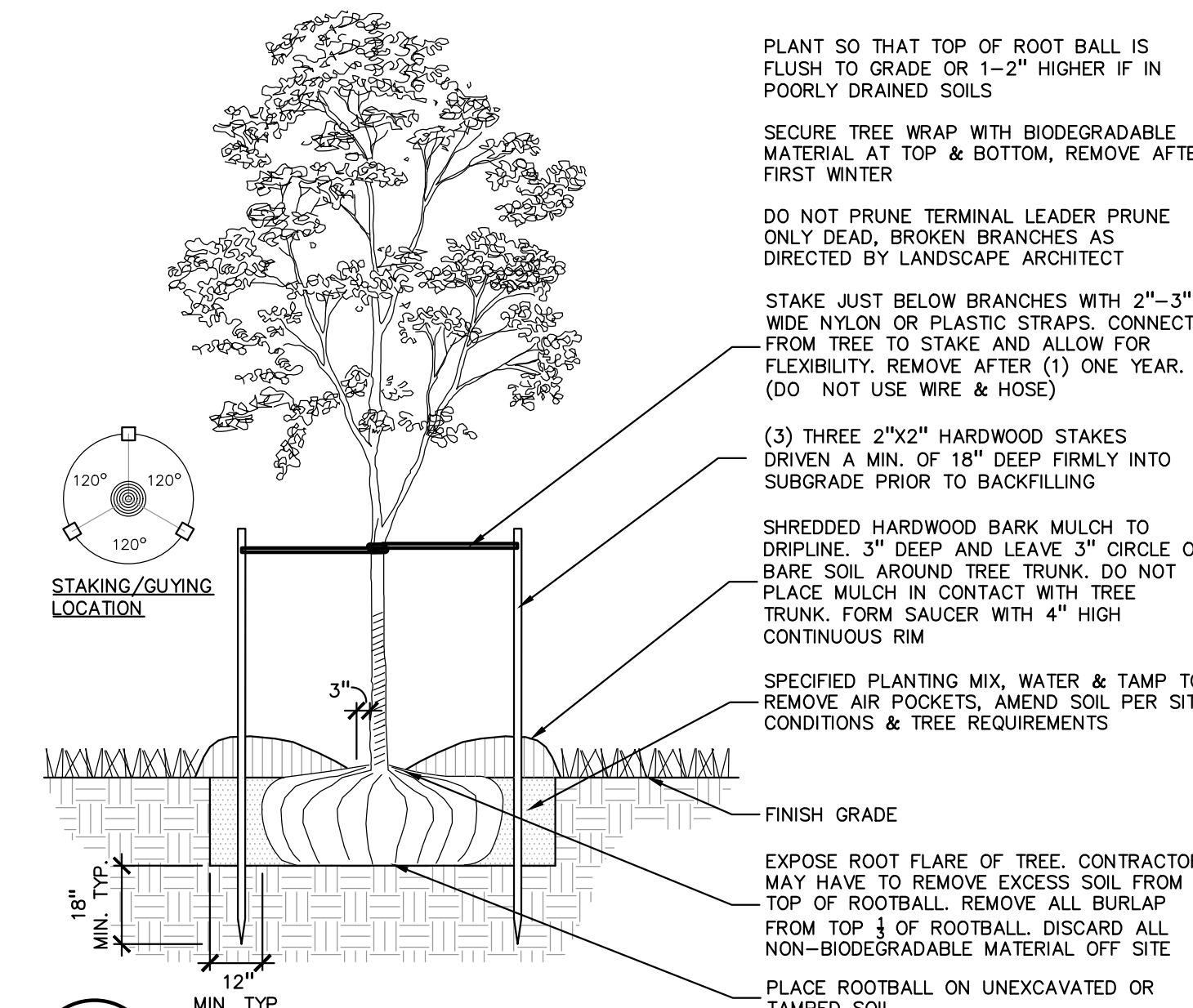
3 TREE PROTECTION DETAIL

SCALE: 1" = 3'-0"



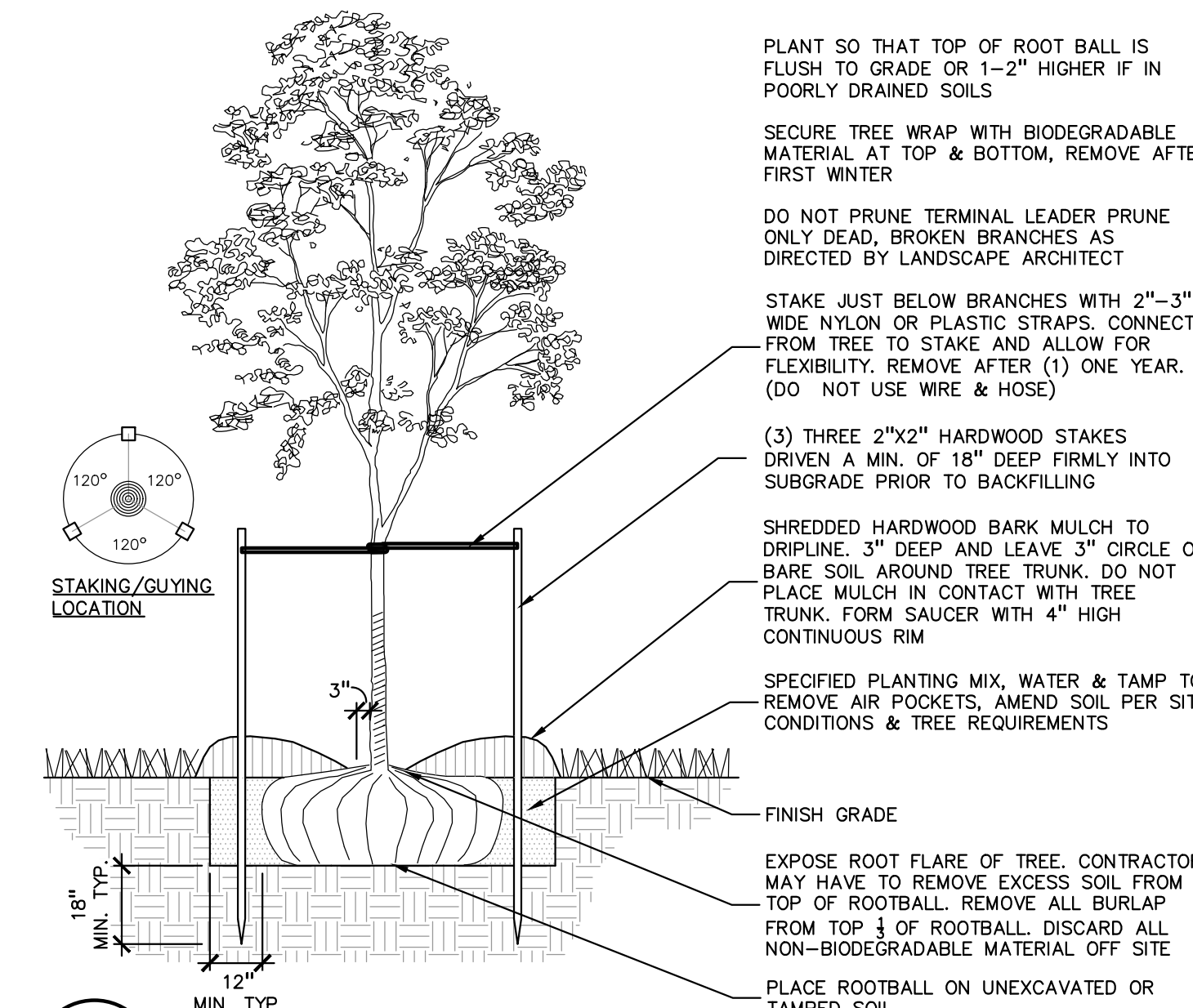
2 EVERGREEN TREE PLANTING DETAIL

SCALE: 1" = 3'-0"

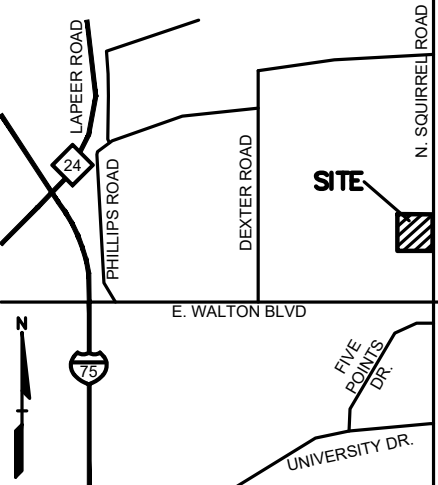


1 DECIDUOUS TREE PLANTING DETAIL

SCALE: 1" = 3'-0"



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 OF THE DEEP. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT

**CAVALIERE
AUBURN HILLS**
30078 SCHOENHERR, SUITE 300
CITY OF WARREN, MI

PROJECT TITLE

**THE LEARNING
EXPERIENCE**
2635 NORTH SQUIRREL ROAD
CITY OF AUBURN HILLS, MI

REVISIONS

CITY COMMENTS 5-24-24

ORIGINAL ISSUE DATE:
MAY 1, 2024

DRAWING TITLE

**LANDSCAPE
DETAILS**

PEA JOB NO. 24-0179

P.M. JH

DN. CAL

DES. JLE

DRAWING NUMBER:

PART OF SIDWELL: 1412376001

NOT FOR CONSTRUCTION

L-1.1

**PEA
GROUP**

t: 844.813.2949
www.peagroup.com



1. GENERAL

1.1 SUMMARY

1.1.1 Includes But Not Limited To

1. General procedures and requirements for Site Work.

2.0 PRODUCTS — Not Used

3.0 EXECUTION

3.1 PREPARATION

3.1.1 Protection

1. Spillage:

A. Avoid spillage by covering and securing loads when hauling on or adjacent to public streets or highways.

B. Remove spillage and sweep, wash, or otherwise clean project, streets, and highways.

2. Erosion Control:

A. Take precautions necessary to prevent erosion and transportation of soil downstream, to adjacent properties, and into on-site or off-site drainage systems.

B. Develop, install, and maintain an erosion control plan if required by law.

C. Repair and correct damage caused by erosion.

3. Existing Plants And Features:

A. Do not damage tops, trunks, and roots of existing trees and shrubs on site which are intended to remain.

B. Do not use heavy equipment within branch spread. Interfering branches may be removed only with permission of Landscape Architect.

C. Do not damage other plants and features which are to remain.

3.1.2 If specified precautions are not taken or corrections and repairs made promptly, Owner may take such steps as may be deemed necessary and deduct costs of such from monies due to Contractor. Such action or lack of action on Owner's part does not relieve Contractor from responsibility for proper protection of the Work.

END OF SECTION

LANDSCAPING PREPARATION

1.0 GENERAL

1.1 SUMMARY

1.1.1 Includes But Not Limited To

1. General landscape work requirements.

1.2 QUALITY ASSURANCE

1.2.1 Comply with all applicable local, state and federal requirements, regarding materials, methods of work, and disposal of excess and waste materials.

1.2.2 Obtain and pay for all required inspections, permits, and fees.

1.2.3 Provide notices required by governmental authorities.

1.3 PROJECT CONDITIONS

1.3.1 Locate and identify existing underground and overhead services and utilities within contract limit work areas. (Call Miss Dig: 1-800-482-7171 in Michigan).

1.3.2 Provide adequate means to protect utilities and services designated to remain.

1.3.3 Repair utilities damaged during site work operations at Subcontractor's expense.

1.3.4 When uncharted or incorrectly charted underground piping or other utilities and services are encountered during site work operations, notify the applicable utility company immediately to obtain procedure directions. Cooperate with the applicable utility company in maintaining active services in operation.

1.3.5 Locate, protect, and maintain benchmarks, monuments, control points and project engineering reference points. Re-establish disturbed or destroyed items at Subcontractor's expense.

1.3.6 Perform landscape work operations and the removal of debris and materials to assure minimum interference with streets, walks, and other adjacent facilities.

1.3.7 Obtain governing authorities' written permission when required to close or obstruct streets, walks and adjacent facilities. Provide alternate routes around closed or obstructed traffic ways when required by governing authorities.

1.3.8 Protect and maintain street lights, utility poles and services, traffic signal control boxes, curb boxes, valves and other services, except items designated for removal.

1.3.9 The General Contractor will occupy the premises and adjacent facilities during the entire period of construction. Perform landscape work operations to minimize conflicts and to facilitate General Contractor's use of the premises and conduct of his normal operations.

1.3.10 Perform landscape preparation work before commencing landscape construction.

1.3.11 Provide necessary barricades, coverings and protection to prevent damage to existing improvements indicated to remain.

1.3.12 Protect existing trees scheduled to remain against injury or damage including cutting, breaking or skinning of roots, trunks or branches, smothering by stockpiled construction materials, excavated materials or vehicular traffic within branch spread.

2.0 PRODUCTS

2.1 MATERIALS/EQUIPMENT

2.1.1 As selected by the General Contractor, except as indicated.

1. Tree protection:

A. Wood fencing — Snow fencing 4' height.

B. Posts — Steel fence post.

C. Herbicide for lawn restoration — "Round-up" by Monsanto.

3.0 EXECUTION

3.1 EXISTING UTILITIES

3.1.1 Call "MISS DIG" 811 before construction begins. Information on the drawings related to existing utility lines and services is from the best sources presently available. All such information is furnished only for information and is not guaranteed. Excavate test pits as required to determine exact locations of existing utilities.

3.2 CLEARING

3.2.1 Locate and suitably identify trees and improvements indicated to remain.

3.2.2 Fencing/soil erosion fence to be installed.

3.2.3 Any equipment that compacts the soil in the areas of existing trees is not allowed.

3.2.4 Protect trees scheduled to remain with 4' high snow fence per plans.

END OF SECTION

FINISH GRADING AND TOPSOIL PLACEMENT

1.0 GENERAL

1.1 SUMMARY

1.1.1 Includes But Not Limited To

1.2 SUBMITTALS

1.2.1 Quality Assurance

1. Submit test on imported topsoil and on site stockpiled topsoil by independent licensed testing laboratory prior to use. Imported topsoil shall meet minimum specified requirements and be approved by Landscape Architect prior to use.

2. Provide and pay for testing and inspection during topsoil operations. Laboratory, inspection services, and Soils Engineer shall be acceptable to the Landscape Architect.

3. Submit report stating location of source of imported topsoil and account of recent use.

4. Test for pH factor, mechanical analysis, and percentage of organic content.

5. Submit test reports to General Contractor.

6. Sub-Contractor, or testing agency to make recommendations on type of quantity of additives required to establish satisfactory pH factor and supply of nutrients to bring nutrients to satisfactory level for planting.

1.3 QUALITY ASSURANCE

1.3.1 Participate in pre-installation meeting with Landscape Architect.

1.4 PROJECT CONDITIONS

1.4.1 Also see Landscape Preparation Section.

1.4.2 Protect existing trees, plants, lawns, and other features designated to remain as part of the landscaping work.

1.4.3 Promptly repair damage to adjacent facilities caused by topsoil operations. Cost of repair at Subcontractor's expense.

1.4.4 Promptly notify the General Contractor and Landscape Architect of unexpected subsurface conditions.

2.0 PRODUCTS

2.1 MATERIALS

2.1.1 Topsoil: supplied and stockpiled topsoil proposed for use must meet the testing criteria results specified. Topsoil must conform to adjustments and recommendations from the soil test and by the Landscape Architect.

2.1.2 Existing topsoil: existing topsoil from on-site stockpile shall be utilized. All processing, cleaning, and preparation of this stored topsoil to render it acceptable for use is the responsibility of the Subcontractor.

2.1.3 Provide additional topsoil as required to complete the job. Topsoil must meet testing criteria results specified.

2.1.4 All processing, cleaning, and preparation of this supplied topsoil to render it acceptable for use is the responsibility of the Subcontractor.

2.1.5 Supplied and stockpiled topsoil, shall be fertile, friable, dark in color and representative of local productive soil capable of sustaining vigorous plant growth and free of clay lumps, subsoil, noxious weeds or other foreign matter such as stones of 1" in any dimension, roots, sticks, and other extraneous material: not frozen or muddy. PH of soil range between 5.0 and 7.5

2.1.6 Soil shall not contain more than 2 percent of particles measuring over 2.0 mm in largest size

2.1.7 Prepared topsoil shall be used in planting mixtures as specified in Trees, Plants, and Ground Cover; all beds prepared as specified.

3.0 EXECUTION

3.1 EXAMINATION

3.1.1 Do not commence work of this Section until grading tolerances specified are met.

3.2 PREPARATION

3.2.2 Prior to grading, dig out weeds from planting areas by their roots and remove from site. Before placing top soil in landscape areas, remove rocks larger than 1 inch in any dimension and foreign matter such as building rubble, wire, cans, sticks, concrete, etc.

3.2.3 Prior to placing topsoil, remove any imported base material present in planting areas down to natural subgrade or other material acceptable to Landscape Architect.

3.3 PERFORMANCE

3.3.1 Site Tolerances

1. Total Topsoil Depth -

A. Lawn And Groundcover Planting Areas - 3 inches minimum compacted.

B. Shrub Planting Areas - 12 inches minimum throughout entire shrub bed area.

2. Elevation of topsoil relative to walks or curbs -

A. Seeded Lawn Areas - 1/4 inch below

B. Seeded Lawn Areas - 1 1/2 inches below

C. Shrub And Ground Cover Areas - 3 inches below

3.3.2 Do not expose or damage existing shrub or tree roots.

3.3.3 Redistribute approved existing top soil stored on site as a result of rough grading. Remove organic material, rocks and clods greater than 1 inch in any dimension, and other objectionable materials. Provide additional approved imported topsoil required for specified topsoil depth and bring surface to specified elevation relative to walk or curb.

LAWN SEEDING

1.0 GENERAL

1.1 SUMMARY

1.1.1 Includes But Not Limited To

1. Furnish and install seeded lawn as described in Contract Documents.

1.2 SUBMITTALS

1.2.1 Submit seed vendor's certification for required grass seed mixture, indicating percentage by weight, and percentage of purity, germination, and weed seed for each grass species.

1.3 DELIVERY AND STORAGE

1.3.1 Deliver seed and fertilizer materials in original unopened containers, showing weight, analysis, and name of manufacturer. Store in a manner to prevent wetting and deterioration.

1.4 PROJECT CONDITIONS

1.4.1 See landscape preparation section.

1.4.2 Work notification: Notify Landscape Architect of General Contractor's representative at least seven (7) working days prior to start of seeding operation.

1.4.3 Protect existing utilities, paving, and other facilities from damage caused by seeding operations.

1.4.4 Perform seeding work only after planting and other work affecting ground surface has been completed.

1.4.5 Provide hose and lawn watering equipment as required.

1.4.6 The irrigation system will be installed prior to seeding. Locate, protect, and maintain the irrigation system during seeding operations. Repair irrigation system components damaged during seeding operations at the Sub-Contractor's expense.

1.5 WARRANTY

1.5.1 See Landscape Maintenance and Warranty Section

2.0 PRODUCTS

2.1 MATERIALS

2.1.1 Topsoil for Seeded Areas: See Topsoil Placement and Drawings.

2.1.2 Lawn seeded areas: Fresh, clean and new crop seed mixture. Mixed by approved methods.

2.1.3 Seed mixture composed of the following varieties, mixed to the specified proportions by weight and tested to minimum percentages of purity and germination.

2.1.4 Irrigated Lawn Seed Mixture proportioned by volume as indicated below:

SEED TYPE	PROPORTION	PURITY	GERMINATION
Kentucky Bluegrass	50%	90%	75%
Penn Lawn Fescue	30%	95%	80%
Annual Ryegrass	20%	95%	80%

2.1.5 Non-Irrigated Seed Mixture proportioned by volume as indicated below:

SEED TYPE	PROPORTION	PURITY	GERMINATION
Penn Lawn Fescue	60%	90%	85%
Kentucky 28# Common Bluegrass	20%	90%	90%
Pennfine Perennial Rye	20%	90%	90%

2.1.6 Fertilizer: granular, non burning product composed of not less that 50% organic slow acting, guaranteed analysis professional fertilizer.

2.1.7 Ground Limestone: Used if required by soil test report: Containing not less than 85% of total carbonates and ground to such fineness that 50% will pass through a 100 mesh sieve and 90% will pass through a 20% mesh sieve.

2.1.8 Straw Mulch: Used in crimping process only. Clean oat or wheat straw well seasoned before baling, free from mature seed-bearing status, or roots of prohibited or noxious weeds.

2.1.9 Water: Free of substance harmful to seed growth. Hoses or other methods to transportation furnished by Sub Contractor.

3.0 EXECUTION

3.1 INSPECTION

3.1.1 Landscape Architect or General Contractor's representative must approve finish surfaces, grades, topsoil quality and depth. Do not start seeding work until unsatisfactory conditions are corrected.

3.2 PREPARATION

3.2.1 SURFACE PREPARATION

1. Seven days maximum prior to seeding, —

A. Treat Lawn areas if required with "Round-Up" by Monsanto, per label direction to kill existing vegetation prior to seeding.

B. Loosen topsoil areas to minimum depth of 4", dampen thoroughly, and cultivate to properly break up clods and lumps.

C. Rake area to remove clods, rocks, weeds, roots, debris, and stones over 1" in any dimension.

D. Grade lawn areas to smooth, free draining even surface with the loose, moderately coarse texture. Roll and rake, remove ridges, and fill depressions as required to drain.

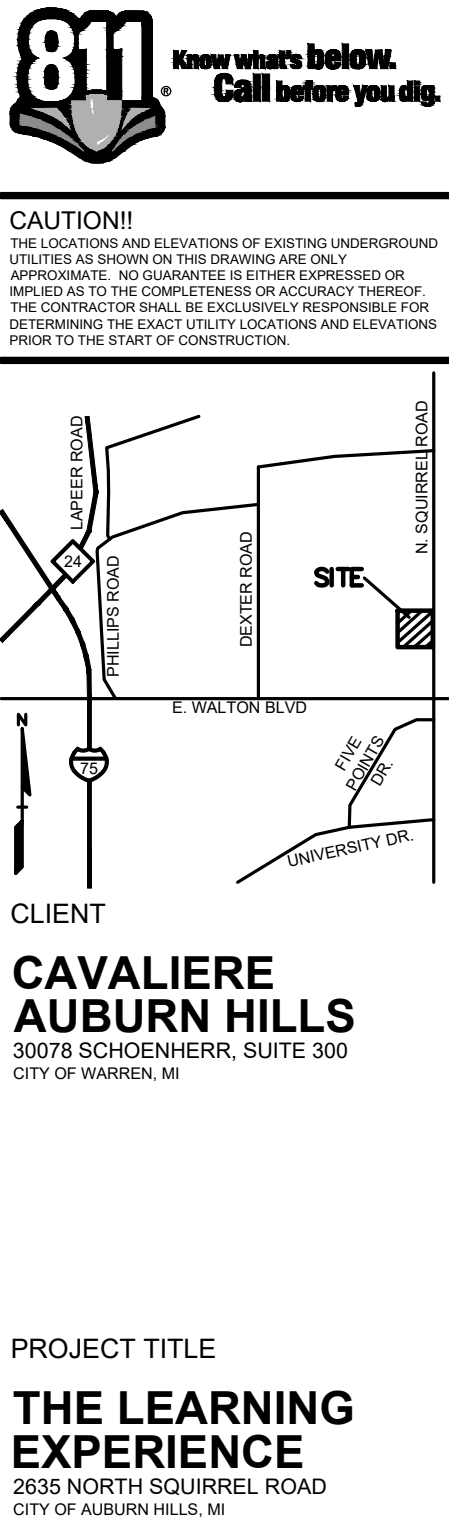
E. Apply limestone to supplied topsoil if required by soil test report at rate determined by the soil test, to adjust pH of topsoil to not less than 6.0 no more than 6.8. Distribute evenly by machine and incorporate thoroughly into topsoil.

F. Apply fertilizers to indicated turf areas at a rate equal to 1 lb. of actual nitrogen 1,000 sq. ft. (43 lbs / acre).

G. Apply fertilizers by mechanical rotary or drop type distributor, thoroughly and evenly incorporated with soil to a depth of 1" by approved method. Fertilize areas inaccessible to power equipment with hand tools and incorporate into soil.

1.5.6	Provide hose and lawn watering equipment as required.
1.5.7	The irrigation system will be installed prior to sodding. Locata, protect, and maintain the irrigation system during sodding operations. Repair irrigation system components damaged during sodding operations at the Subcontractor's expense.
1.6	WARRANTY
1.6.1	See Landscape Maintenance and Warranty Section.
2.0	PRODUCTS
2.1	MATERIALS
2.1.1	Sod: An "approved" nursery grown blend of improved Kentucky Bluegrass varieties.
2.1.2	Sod containing Common Bermudagrass, Quackgrass, Johnsongrass, Poison Ivy, Nutgrass, Nimbewill, Canada Thistle, Timothy, Bentsgrass, Wild Garlic, Ground Ivy, Perennial Sorrel, or Bromegrass weeds will not be acceptable.
2.1.3	Provide well rooted, healthy sod, free of diseases, nematodes and soil borne insects. Provide sod uniform in color, leaf texture, density, and free of weeds, undesirable grasses, stones, roots, thatch, and extraneous material; viable and capable of growth and development when planted.
2.1.4	Furnish sod, machine stripped in square pads or strips not more than 3'-0" long; uniformly 1" to 1-1/2" thick with clean cut edges. Mow sod before stripping.
2.1.5	Fertilizer: granular, non burning product composed of not less than 50% organic slow acting, guaranteed analysis professional fertilizer.
2.1.6	Type A: starter fertilizer containing 20% nitrogen, 12% phosphoric acid, and 8% potash by weight or similar approved composition.
2.1.7	Ground Limestone: Used if required by soil test report: Containing not less than 85% of total carbonates and ground to such fineness that 50% will pass through a 100 mesh sieve and 90% will pass through a 20% mesh sieve.
2.1.8	Stakes: softwood, 3/4" x 8" long.
2.1.9	Water: Free of substance harmful to seed growth. Hoses or other methods to transportation furnished by Sub Contractor.
2.1.10	Topsoil: see Topsoil Placement section.
3.0	EXECUTION
3.1	INSPECTION
3.1.1	Landscape Architect or General Contractor's representative must approve finish surfaces, grades, topsoil quality and depth. Do not start sodding work until unsatisfactory conditions are corrected.
3.2	PREPARATION
3.2.1	Surface Preparation:
	1. Seven days maximum prior to sodding, -
	a. Treat Lawn areas if required with herbicide per manufacturer recommendations to kill existing vegetation prior to sodding.
	b. Loosen topsoil areas to minimum depth of 4", dampen thoroughly, and cultivate to properly break up clods and lumps.
	c. Rake area to remove clods, rocks, weeds, roots, debris, and stones over 1" in any dimension.
	d. Grade lawn areas to smooth, free draining even surface with a loose, moderately coarse texture. Roll and remove, ridges, and fill depressions as required to drain.
	e. Apply limestone to supplied topsoil if required by soil test report at rate determined by the soil test, to adjust pH of topsoil to not less than 6.0 no more than 6.8. Distribute evenly by machine and incorporate thoroughly into topsoil.
	f. Apply fertilizers to indicated turf areas at a rate equal to 1 lb. of actual nitrogen 1,000 sq. ft. (43 lbs / acre).
	g. Apply fertilizers by mechanical rotary or drop type distributor, thoroughly and evenly incorporated with soil to a depth of 1" by approved method. Fertilize areas inaccessible to power equipment with hand tools and incorporate into soil.
	h. After lawn areas have been prepared, take no heavy objects over them except lawn rollers.
	i. After preparation of lawn areas and with topsoil in semi-dry condition, roll lawn planting areas in three directions at approximately right angles with water ballast roller weighing 100 to 300 lbs.
	j. Rake or scarify and cut or fill irregularities that develop as required until area is level and uniform, free from lumps, depressions, and irregularities.
	k. Restore prepared areas to specified condition if eroded, settled or otherwise disturbed after fine grading and prior to sodding.
	l. Dampen dry soil prior to sodding.
3.3	INSTALLATION
3.3.1	Sodding:
	1. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips. Do not overlap edges. Stagger strips to offset joints in adjacent course. Remove excess sod to avoid shearing of adjacent grass. Provide sod pad top flush with adjacent curbs, sidewalks, drains, and seeded areas.
	2. Do not lay dormant sod or install sod on saturated, frozen soil.
	3. Install initial row of sod in a straight line, beginning at the bottom of slopes, perpendicular to direction of the sloped area. Place subsequent rows parallel to and lightly against previously installed row.
	4. Peg sod on slopes greater than 3 to 1 or in centerline of swales to prevent slippage at a rate of 2 stakes per yard of sod.
	5. Water sod thoroughly with a fine spray immediately after laying to obtain moisture penetration through sod into top 4 inches of topsoil.
	6. Roll with light lawn roller in two directions perpendicular to each other to ensure contact with sub grade.
	7. Install sod at indicated areas within contract limits and areas adjoining contract limits disturbed as a result of construction operations.
	8. Damage to sodded area resulting from erosion to be repaired by Subcontractor.
3.4	CLEANING
3.4.1	Perform Cleaning during Installation of the work and upon completion of the work to the approval of the Landscape Architect. Remove from site all excess materials, debris, and equipment. Repair damage resulting from sodding operations.
3.5	MAINTENANCE
3.5.1	See Landscape Maintenance and Warranty Section.
3.6	ACCEPTANCE
3.6.1	See Landscape Maintenance and Warranty Section.

END OF SECTION



PEA JOB NO.	24-0179
P.M.	JH
DN.	CAL
DES.	JLE
DRAWING NUMBER:	

L-2.1

EXTERIOR PLANTS			
1.0	GENERAL		
1.1	SUMMARY		
1.1.1	Includes But Not Limited To		
	1. Furnish and install landscaping plants as described in Contract Documents.		
1.2	QUALITY ASSURANCE		
1.2.1	Plant names indicated, comply with "Standardized Plant Names" as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature. Names of varieties not listed conform generally with names accepted by the nursery trade. Provide stock true to botanical name and legibly tagged.		
1.2.2	Comply with sizing and grading standards of the latest edition of "American Standard for Nursery Stock". A plant shall be dimensioned as it stands in its natural position.		
1.2.3	All plants shall be nursery grown under climatic conditions similar to those in the locality of the project for a minimum of two years.		
1.2.4	Stock furnished shall be at least the minimum size indicated. Larger stock is acceptable, at no additional charge. Larger plants shall not be cut back to size indicated.		
1.2.5	Provide "specimen" plants with a special height, shape, or character of growth. Landscape Subcontractor is to tag specimen trees or shrubs at the source of supply. The Landscape Subcontractor shall inspect all plant material at source prior to Landscape Architect's approval. Landscape Subcontractor shall accompany Landscape Architect on final selection trip. The Landscape Architect will inspect specimen selections for suitability and adaptability to selected location. When specimen plants cannot be purchased locally, provide sufficient photographs of the proposed specimen plants for approval.		
1.2.6	Plants may be inspected and approved at the place of growth for compliance with specification requirements for quality, size, and variety.		
1.2.7	Approval of plant selection at the place of growth shall not impair the right of inspection and rejection upon delivery at the site or during progress of the work.		
1.2.8	Provide percolation testing by filling plant pits with water and monitoring length of time for water to completely percolate into soil. Submit test results to Landscape Architect prior to starting work.		
1.2.9	Before proceeding with work, check and verify dimensions and quantities. Report variations between Drawings and site to Landscape Architect before proceeding with work of this section.		
1.2.10	Plant totals are for convenience only and are not guaranteed. Verify amounts shown on Drawings. All plantings indicated on Drawings are required unless indicated otherwise.		
1.3	SUBMITTALS		
1.3.1	Provide and pay for material testing. Testing agency shall be acceptable to the Landscape Architect. Provide the following data:		
	1. The loss of weight by ignition and moisture absorption capacity shall be tested for peat moss.		
1.3.2	Submit the following material samples to Landscape Architect:		
	1. Peat moss, shredded hardwood bark mulch, planting accessories, pre-emergent herbicides, and plant fertilizers.		
1.3.3	Submit the following materials certification to Landscape Architect:		
	1. Topsoil source and ph value, peat moss, and plant fertilizer.		
1.4	DELIVERY, STORAGE, AND HANDLING		
1.4.1	Deliver fertilizer materials in original, unopened and undamaged containers showing weight, analysis, and name of manufacturer. Store in manner to prevent wetting and deterioration.		
1.4.2	Take all precautions customary in good trade practice in preparing plants for moving. Workmanship that fails to meet the highest standards will be rejected.		
1.4.3	Spray deciduous plants in foliage with an approved "Anti-Desiccant" immediately after digging to prevent dehydration.		
1.4.4	Dig, pack, transport, and handle plants with care to ensure protection against injury.		
1.4.5	Inspection certificates required by law shall accompany each shipment invoice or order to stock on arrival. The certificate shall be filed with the General Contractor's representative.		
1.4.6	Protect all plants from drying out. If plants cannot be planted immediately upon delivery, properly protect them with soil, shredded hardwood bark mulch, or in a manner acceptable to the General Contractor's representative.		
1.4.7	Water heeled in plantings daily.		
1.4.8	No plant shall be bound with rope or wire in a manner that could damage or break the branches.		
1.4.9	Cover plants transported on open vehicles with a protective covering to prevent wind burn.		
1.4.10	Frozen or muddy topsoil is not acceptable.		
1.5	PROJECT CONDITIONS		
1.5.1	See Landscape Preparation Section.		
1.5.2	Work notification: notify Landscape Architect at least seven working days prior to installation of plant material.		
1.5.3	Protect existing utilities, paving, and other facilities from damage caused by landscaping operations.		
1.5.4	A complete list of plants, including a schedule of sizes, quantities, and other requirements is shown on the proposal form. In the event that quantity discrepancies or material omissions occur in the proposal form, Subcontractor shall notify the Landscape Architect during the proposal bidding process.		
1.5.5	An irrigation system will be installed prior to planting. Locate, protect, and maintain the irrigation system during planting operations. Repair irrigation system components, damaged during planting operations, at the Landscape Subcontractor's expense.		
1.5.6	The Landscape Subcontractor shall inspect existing soil conditions in all areas of the site where the operations will take place, prior to the beginning of work. It is the responsibility of the Landscape Subcontractor to notify the General Contractor's representative and the Landscape Architect in writing of any conditions which could affect the survivability of plant material to be installed.		
1.6	WARRANTY		
1.6.1	See Landscape Maintenance and Warranty Standards.		
2.0	PRODUCTS		
2.1	MATERIALS		
2.1.1	Plants: Provide plants typical of their species or variety, with normal, densely developed branches and vigorous, fibrous root systems. Provide only sound, healthy, vigorous plants free from defects, disfiguring knots, sunscald injuries, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation. All plants shall have a fully developed form without voids and open spaces.		
	1. Dig balled and burlapped plants with firm, natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Provide ball sizes complying with the latest edition of the "American Standard for Nursery Stock". Cracked or mushroomed balls are not acceptable.		
	2. All trees shall have clay or clay loam balls. Trees with sand balls will be rejected.		
	3. Provide tree species that mature at heights over 25'-0" with a single, main trunk. Trees that have the main trunk forming a "Y" shape are not acceptable.		
	4. Plants planted in rows shall be matched in form, (see specimen stock).		
	5. Plants larger than those specified in the plant list may be used when acceptable to the Landscape Architect.		
	6. No pruning wounds shall be present with a diameter of more than 1" and such wounds must show vigorous bark on all edges.		
	7. Evergreen trees shall be unsheared and branched to the ground.		
	8. Shrubs and small plants shall meet the requirements for spread and height indicated on the drawings.		
	9. Plant materials shall be subject to approval by the Landscape Architect as to size, health, quality, and character.		
	10. Bare root trees are not acceptable.		
	11. Provide plant materials from licensed nursery or grower.		
2.1.2	Bare root plants: dug with adequate fibrous roots, to be covered with a uniformly thick coating of mud by being puddled immediately after they are dug or packed in moist straw or peat moss.		
2.1.3	Container grown stock: grown in a container for sufficient length of time for the root system to have developed to hold its soil together, firm, and whole.		
	1. No plants shall be loose in the container.		
	2. Container stock shall not be root bound.		
	3. Single stemmed or thin plants will not be accepted.		
	4. Side branches shall be generous, well twigged, and the plant as a whole well bushed to the ground.		
	5. Plants shall be in a moist, vigorous condition, free from dead wood, bruises or other root or branch injuries.		
2.1.4	Collected stock consists of plants growing under natural conditions in soils and climate as exist at location to be planted, in locations lending themselves to proper collecting practices. Root system (balls) to be at least twenty-five (25%) percent larger than specified for nursery grown material.		
2.1.5	Specimen stock: all specimen designated plantings are to be nursery grown, fully developed, excellent quality, and typical example of the species. Plants designated to be planted in rows must be matched, symmetrical, and uniform in height, spread, caliper, and branching density.		
	1. Matched plantings should be obtained from the same nursery and, preferably, from the same row or line. All specimen material will be approved by the Landscape Architect at nursery.		
2.1.6	Topsoil for planting mix: fertile, friable, natural topsoil of loamy character, without admixture of subsoil material, obtained from a well drained arable site, reasonably free from clay, lumps, coarse sands, stones, plants, roots, sticks, and other foreign materials with acidity range of between pH 6.0 for ericaceous plants.		
2.1.7	Peat moss: brown to black in color, weed and seed free granulated raw peat.		
	1. Provide ASTM D2607 sphagnum peat moss with a pH below 6.0 for ericaceous plants.		
2.1.8	Planting mixture Type A – trees: standard planting backfill shall be a mixture of ½ native soil (excavated from plant pits), ½ topsoil, and ¼ sand. Add fertilizer Type "A" and "B" to planting mixture per manufacturer's requirements. Follow planting details.		
2.1.9	Planting mixture Type B for perennial flowers, groundcover beds, and ericaceous plants: planting backfill shall be a mixture of 1/3 screened topsoil, 1/3 sand and 1/3 peat. All existing soil shall be excavated and removed. Adding fertilizer types "A" and "B" to mixture per manufacturer's requirements. Follow planting details. Planting mixture Type C for annual flower beds: same as Type "B". Submit a sample to the Landscape Architect for approval prior to installation.		
2.1.10	Plant fertilizer Type A to be "Drimanure" applied per manufacturer recommendations.		
2.1.11	Plant fertilizer Type B to be "14-14-14". Apply per manufacturer recommendations.		
2.1.12	Bone Meal – 5 lbs. per cubic yard of soil mixes.		
2.1.13	Lime to be ground dolomitic limestone, ninety-five (95%) percent passing through #100 mesh screen. Use to adjust soil pH only, under direction of Landscape Architect.		
2.1.14	Sand to be clean, coarse, ungraded conforming to ASTM-C-3 for fine aggregates.		
2.1.15	Anti-Desiccant: protective film emulsion providing a protective film over plant surfaces; permeable to permit transpiration. Mixed and applied in accordance with Manufacturer's instructions.		
2.1.16	Shredded bark mulch shall be double processed, dark shredded hardwood bark that is clean, free of debris and sticks. Materials shall be uniform in size, shape, and texture. Submit samples to Landscape Architect for approval prior to installation. Install mulch to finish grade, level smooth, without ridges, humps, or depressions.		
2.1.17	Water: free of substances harmful to plant growth. Hoses or other methods of transportation shall be furnished by Sub Contractor.		
2.1.18	Stakes for staking : (3) Three Hardwood, 2" x 2" x 8'-0" long. Driven a min. of 18" deep firmly into subgrade prior to backfilling. Stakes for guying: Hardwood, 2" x 2" x 36" long.		
2.1.19	Guying/staking material: Wt 2"-3" wide fabric straps, connect from tree to stake. Remove after (1) year, allow for flexibility. (Do not use wire & hose)		
2.1.20	Tree wrap: standard waterproofed tree wrapping paper, 2-1/2" wide, made of 2 layers of crepe kraft paper weighing not less than 30 lbs. per ream, cemented together with asphalt. Secure tree wrap with biodegradable material at top and bottom. Remove after first winter.		
2.1.21	Twine: two-ply jute material.		
2.2	MEASUREMENTS		
2.2.1	Measure height and spread of specimen plant materials with branches in their normal positions as indicated on Drawings or Plant List.		
2.2.2	The measurements for height shall be taken from the ground level to the average height of the top of the plant and not the longest branch.		
2.2.3	Measurement should be average of plant, not greatest diameter. For example, pit measuring 15 inches in widest direction 9 inches in narrowest direction would be classified as 12 inch stock.		
2.2.4	Plants properly trimmed and transplanted should measure same in every direction.		
2.2.5	Measure caliper of trees 6 inches above surface of ground.		
2.2.6	Where caliper or other dimensions of plant materials are omitted from Plant List, plant materials shall be normal stock for type listed.		
2.2.7	Plant materials larger than those specified may be supplied, with prior written approval of Landscape Architect, and:		
	1. If complying with Contract Document requirements in all other respects.		
	2. If at no additional cost to Owner.		
	3. If sizes of roots or balls are increased proportionately.		
2.2.8	The height of the trees, specified by height, measured from the crown of the roots to the top of the top branch, shall not be less than the minimum size designated on the drawings.		
3.0	EXECUTION		
3.1	INSPECTION		
3.1.1	Landscape Architect or General Contractor's representative must approve proposed planting areas and conditions of installation. Do not start planting work until unsatisfactory conditions are corrected.		
3.1.2	Individual plant locations shall be staked on the project site by the		
	Landscape Contractor and approved by the Landscape Architect before any planting pits are dug. The Landscape Architect reserves the right to adjust plant material locations to meet field conditions, without additional cost to the General Contractor / Owner.		
3.1.3	Accurately stake plant material according to the Drawings. Stakes shall be above grade, painted a bright color, and labeled with the name of the plant material to be installed at that location.		
3.2	TIME OF PLANTING		
3.2.1	Evergreen material: Plant Evergreen materials between September 1 and October 15 or in spring before new growth begins. If project requirements require planting at other times, plants shall be sprayed with anti-desiccant prior to planting operations.		
3.2.2	Deciduous material: Plant deciduous materials in a dormant condition. If deciduous trees are planted in leaf, they shall be sprayed with anti-desiccant prior to planting operation.		
3.2.3	Planting times other than those indicated must be acceptable to the Landscape Architect.		
3.3	PREPARATION		
3.3.1	General: See Landscape Preparation Section		
3.3.2	Vegetation Removal		
	1. Strip existing grass and weeds, including roots from all bed areas leaving the soil surface one (1") inch below finish grade.		
	2. Herbicide: as required to prepare area for new planting applied to all ground cover, evergreen and shrubby beds and all mulch areas before application of preemergence herbicide, per manufacturer's recommendations. Clean area of all dead material after five (5) days.		
	3. Pre-Emergence Herbicide: applied per manufacturer recommendations to same area where "Herbicide" has been applied and to planting bed areas, after area is cleared of dead vegetation.		
	4. Herbicides to be applied by licensed applicator as required by the State.		
	5. Excavate circular plant pits with vertical sides, except for plants specifically indicated to be planted in beds. Provide plant pits per planting details. Depth of pit shall accommodate the root system. Scarify the bottom of the pit to a depth of 6".		
	6. Roughen sides of excavations.		
	7. Provide premixed planting mixture Type "A" for use around the balls and roots of all deciduous and evergreen tree plantings.		
3.3.3	Ground Cover Beds, Perennial Flower Beds, and Ericaceous Plant Beds		
	1. Excavate existing soil to 12" depth over entire bed area and remove soil from site. Scarify bottom of bed to a 4" depth. Set plants according to drawings and backfill entire bed with premixed planting mixture "Type B". Ground cover shall be planted after bed has been backfilled with plant mix and mulched. Plant ground cover through mulch and into plant mix.		
3.3.4	Mass Shrub Beds / Hedge Beds:		
	1. Excavate existing soil to 18" depth over entire bed area and remove soil from site. Scarify bottom of the bed to a 4" depth. Set plants according to drawings and Specifications. Backfill entire bed with (premixed) specified planting mixture "Type A".		
3.3.5	Annual Flower Beds:		
	1. Excavate existing soil to 8" depth over entire bed area and remove soil from site. Scarify bottom of bed to a 4" depth. Backfill entire bed to an 8" depth with premixed planting mixture "Type B".		
3.4	INSTALLATION		
3.4.1	Planting shall be performed only by experienced workman familiar with planting procedures under the supervision of a qualified supervisor.		
3.4.2	Planting pits shall be round, with vertical sides and flat bottoms, and sized in accordance with outlines and dimensions shown on the planting details.		
3.4.3	See drawings for planting details.		
3.4.4	If obstructions are encountered that are not indicated, do not proceed with planting operations until alternative plant locations have been selected and approved in writing by the Landscape Architect. Where location or spacing dimensions are not clearly shown, request clarification by the Landscape Architect.		
3.4.5	Set plant material in the planting pit to proper grade and alignment.		
	1. Set plants upright, plumb, and faced to give the best appearance or relationship to each other or adjacent structure.		
	2. Set plant material so it is flush to finish grade after settling, or 1-2" higher in poorly drained soil, or as directed by Landscape Architect.		
	3. No filling will be permitted around the trunks or stems.		
	4. Do not cover top of root ball with soil.		
	5. Backfill pit with planting mixture. Do not use frozen or muddy mixtures for backfilling.		
	6. Form a ring of soil around the edge of the planting pit to retain water.		
3.4.6	After balled and burlapped plants are set, plant planting mixture around of balls and fill all voids and remove air pockets.		
3.4.7	Remove all burlap, ropes, and wires from top 1/3 of balls.		
3.4.8	Space ground cover plants in accordance with indicated dimensions. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants. Plant to within 12" of trunks and shrubs and to within 6" of planting bed.		
3.4.9	Spread and arrange roots of bare rooted plants in their natural position. Work in planting mixture. Do not mat roots together. Cut all broken and frayed roots before installing planting mixture.		
3.4.10	Water immediately after planting.		
3.4.11	Apply pre-emergent herbicide to bed areas per manufacturer's recommendations before mulching.		
3.5	MULCHING		
3.5.1	Mulch trees and shrub planting pits and shrub beds with shredded hardwood bark mulch 3" deep to dipline immediately after planting. Leave 3" circle of bare soil to the beginning of tree trunk. Thoroughly water mulched areas. After watering, rake mulch to provide a uniform finished surface.		
3.5.2	Mulch shall not be placed in contact with trunks or stems.		
3.5.3	Mulch ground cover beds with shredded bark mulch 2" to 3" deep prior to planting.		
3.5.4	Plant ground cover through mulch.		
3.6	WRAPPING, GUYING, AND STAKING		
3.6.1	Inspect trees for injury to trunks, evidence of insect infestation and improper pruning before wrapping.		
3.6.2	Wrap trunks of all trees spirally from bottom to top with specified tree wrap and secure in place.		
3.6.3	Stake deciduous trees under 4" caliper. Stake evergreen trees under 6'-0" tall and over with metal fence post, three (3)per tree.		
3.6.4	Stake/guy all trees immediately after installation. When high winds or other conditions which may effect tree survival or appearance occur during the warranty period, the Sub-Contractor shall immediately repair the staking/guying.		
3.6.5	Guy deciduous trees 4" caliper and over. Stake evergreen trees 6'-0" tall and over with metal fence post, three (3) per tree.		
3.6.6	All work shall be acceptable to the Landscape Architect/Owner's representative.		
3.7	PRUNING		
3.7.1	Remove or cut back broken, damaged, and unsymmetrical growth of new wood.		
3.7.2	Multiple leader plants: preserve the leader which will best promote the symmetry of the plant. Do not prune terminal leader. Cut branches flush with the trunk of the main branch, at a point beyond a lateral shoot or bud a distance of not less than ½ the diameter of the supporting branch. Make cut on an angle.		
3.7.3	Prune evergreens only to remove broken or damaged branches.		
3.8	MAINTENANCE		
3.8.1	See Landscape Maintenance and Warranty Standards.		
3.9	CLEANING		
3.9.1	Perform cleaning during installation of the work and upon completion of the work. Remove from all site excess materials, soil, debris, and equipment. Repair damage resulting from planting operations.		
END OF SECTION			
LANDSCAPE MAINTENANCE AND WARRANTY STANDARDS			
1.0	GENERAL		
1.1	SUMMARY		
1.1.1	Includes But Not Limited To		
	1. Provide maintenance for new landscaping as described in Contract Documents.		
	2. The requirements of the Section include a <u>TWO (2) year warranty period</u> from date of acceptance of installation performed by the General Contractor's Representative and Landscape Architect.		
2.0	PRODUCTS — Not Used		
3.0	EXECUTION		
3.1	PERFORMANCE		
3.1.1	Acceptance of Installation		
	1. At the completion of all landscape installation, or pre-approved portions thereof, the Landscape Subcontractor shall request in writing an inspection for Acceptance of Installation in which the Landscape Subcontractor, Landscape Architect, and General Contractor's Representative shall be present.		
	a. Following the acceptance inspection a punch list will be issued by the Landscape Architect.		
	b. Upon completion of all punch list items, the Landscape Architect and/or General Contractor's Representative shall reinspect the project and issue a written statement of Acceptance of Installation and establish the beginning of the Project Warranty Period.		
	c. At the time of acceptance all plant material shall be of vigorous health.		
	d. It is the responsibility of the Landscape Subcontractor to make the written request for inspection of installation in a timely fashion.		
	e. If there is plant material loss prior to the Landscape Subcontractor's written request for inspection of installation, the Landscape Subcontractor shall make all replacements of this dead material at no additional cost. These replacements are not considered to be the required replacement of dead plant material by the Landscape Subcontractor during the <u>TWO (2) year project warranty period</u> , as outlined below.		
	2. Landscape work may be inspected for acceptance in parts agreeable to the General Contractor's Representative and Landscape Architect provided work offered for inspection is complete, including maintenance as required.		
	3. For work to be inspected for partial acceptance, the Landscape Subcontractor shall provide a drawing outlining work completed and supply a written statement requesting acceptance of this work completed to date.		
3.1.2	Project Warranty		
	1. The Project Warranty Period begins upon written preliminary acceptance of the project installation by the Landscape Architect and General Contractor's representative.		
	2. The Landscape Subcontractor shall guarantee trees, shrubs, ground cover beds and seeded or sodded areas through construction and for a period of TWO (2) year after date of Acceptance of Installation against defects including death and unsatisfactory growth, except for defects resulting from neglect, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Subcontractor's control.		
3.1.3	Maintenance During One (2) Year Project Warranty		
	1. To insure guarantee standards, the following maintenance procedures for trees, shrubs, and ground covers shall be executed during construction and for the full Project Warranty Periods.		
	a. Landscape Subcontractor shall be responsible for replacement of any plant materials during the TWO (2) year Project Warranty Period. These include those which are dead or in the opinion of the Landscape Architect are in an unhealthy or unsightly condition, or having lost natural shape, resulting from dieback, excessive pruning, or inadequate or improper maintenance as part of the guarantee.		
	b. Prior to any replacements, Landscape Subcontractor shall review individual plants in question with Landscape Architect to determine reason for plant demise.		
	2. Replacements must meet the standards specified on the Landscape plans and in the specifications, i.e. quality, species of plant material and planting procedures to receive approval of replacement materials by Landscape Architect.		
	3. Costs for replacements are assumed part of bid quotations and therefore will not result in an additional cost to General Contractor or Landscape Architect.		
	4. Areas damaged as a result of replacement operation are to be restored by Landscape Subcontractor at no cost to the General Contractor or Landscape Architect.		
	5. The Landscape Subcontractor shall be responsible for watering all plantings during the warranty period and shall keep guy wires taut, raise tree balls which settle, furnish and apply sprays as necessary to keep the plantings free of disease and insects until the end of the warranty period.		
	6. The Landscape Subcontractor shall remove and replace trees, shrubs or other plants found to be dead or in unhealthy condition.		
	a. Rejected plants and materials shall be removed promptly.		
	b. Replacements shall be made during the following normal planting schedule.		
	c. Trees and shrubs which are in doubt shall be replaced, unless, in the opinion of the Landscape Architect, it is advisable to extend Project Warranty Period for full growing Season.		
	7. The Landscape Contractor shall apply anti-desiccants on evergreen trees and evergreen shrub beds within 150' of major streets and drives, no later than December 1, during the <u>TWO (2) year project warranty</u> .		
	8. The first spring after plant installation the contractor shall check all trees to insure twine has rotted from around the trunk. If twine is still present, it shall be removed and disposed of off-site.		
	9. All stakes, guy wires, tree wrap paper, dead twigs and branches shall be removed from tree and plant materials at the end of this warranty period.		
3.1.4	Maintenance of Seeded Lawn Areas		
	1. The Landscape Subcontractor shall maintain seeded lawn areas.		
	a. Water, fertilize, weed, and apply chemicals until a dense lawn of permanent grasses, free from lumps and depressions or any bare spots, none of which is larger than one (1) foot of area up to a maximum of 3% of the total seeded lawn area is established.		
	b. Seeded lawn that fails to show a uniform growth and/or germination shall be reseeded until a dense cover is established, regardless of what season the seed was installed.		
	2. The Landscape Subcontractor shall maintain and mow all lawn areas for until acceptance of installation (typically 3 mows) . When lawn reaches 3" in height it shall be cut to 2" in height.		
	3. The Owner assumes cutting responsibilities following the Acceptance of Installation of the seeded lawn.		
	4. At conclusion of Project Warranty Period and after receiving Written Final Acceptance by General Contractor's representative and Landscape Architect, the Owner shall assume all seeded lawn maintenance responsibilities.		
3.1.5	Maintenance of Sodded Lawn Areas		
	1. The Landscape Subcontractor shall maintain sodded lawn areas.		
	a. Water, fertilize, spot weed, apply herbicides, fungicides, insecticides and resod until a full uniform, smooth stand of sod is knitted to topsoil, and accepted by the Landscape Architect or his or her representative.		
	2. Water sod thoroughly, as required to establish proper rooting.		
	3. Repair, rework, and resod all areas that have washed out or are eroded. Replace undesirable or dead areas with new sod.		
	4. Mow lawn areas once as soon as sod has rooted sufficiently and knitted to the topsoil. Cut back to 2" height. Not more than 40% of grass leaf shall be removed at any single mowing. Excess clipping to be removed by the Landscape Subcontractor. The Landscape Subcontractor shall be responsible for lawn mowing until acceptance of installation (typically 3-mows).		
	5. The Owner assumes mowing responsibilities following the Acceptance of Installation of the sodded lawn.		
	6. At conclusion of Project Warranty Period and after receiving Written Final Acceptance by General Contractor's representative and Landscape Architect, the Owner shall assume all sodded lawn maintenance responsibilities.		
3.1.6	Final Acceptance Upon Conclusion of the Warranty Period		
	1. At the conclusion of the Project Warranty Period the Landscape Subcontractor shall request a project inspection for final acceptance in which the Landscape Contractor, Landscape Architect and Owner's Representative shall be present.		
	2. After the inspection for final acceptance, a punch list will be issued by the Landscape Architect. Upon completion of all punch list items, the Landscape Architect and Owner's Representative shall reinspect the project and issue a Written Statement of Final Acceptance.		
END OF SECTION			
NOTE:			
The Owners may at their option elect to utilize a Construction Manager in lieu of a General Contractor for all matters pertaining to these specifications and the site work.			

S:\PROJECTS\2024\24-0179 CAVALIERE - AUBURN HILLS\DWG\2 SITE PLAN (L-2).LANDSCAPE SPECIFICATIONS-24-0179.dwg PLOT DATE: 5/24/2024 BY: Charlotte L. Eganhouse

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LANDSCAPE ARCHITECT
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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 APPROXIMATIONS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE, DEPTH, AND LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

WATER MAIN

SEWER

TELEPHONE

CABLE

STREET LIGHT

UNDERGROUND STORAGE TANK

OTHER

1

2

3

4

5

6

7

WATER MAIN

SEWER

TELEPHONE

CABLE

STREET LIGHT

UNDERGROUND STORAGE TANK

OTHER

1

2

3

4

5

6

7

CLIENT

CAVALIERE
AUBURN HILLS

30078 SCHOENHERR, SUITE 300
CITY OF AUBURN HILLS, MI

PROJECT TITLE

THE LEARNING
EXPERIENCE

2635 NORTH SQUIRREL ROAD
CITY OF AUBURN HILLS, MI

REVISIONS

CITY COMMENTS	5-24-24

ORIGINAL ISSUE DATE:

MAY 1, 2024

DRAWING TITLE

LANDSCAPE
SPECIFICATIONS

PEA JOB NO.

24-0179

P.M.

JH

DN.

JL

DES.

CLE

DRAWING NUMBER:

L-2.2

PART OF SIDWELL: 1412376001
NOT FOR CONSTRUCTION

TAG NO.	CODE	DBH	LATIN NAME	COMMON NAME	COND	COMMENT	REGULATED (REG.) / NOT REGULATED (N)	LANDMARK	SAVE (S) / REMOVE (X)	TAG NO.	CODE	DBH	LATIN NAME	COMMON NAME	COND	COMMENT	REGULATED (REG.) / NOT REGULATED (N)	LANDMARK	SAVE (S) / REMOVE (X)	TAG NO.	CODE	DBH	LATIN NAME	COMMON NAME	COND	COMMENT	REGULATED (REG.) / NOT REGULATED (N)	LANDMARK	SAVE (S) / REMOVE (X)	RELOCATE ON SITE YES/NO	
2001	BO	23	Quercus velutina	Black Oak	Good		REG	-	S	2040	PM	6	Prunus avium	Sweet cherry	Fair		REG	-	S	2081	SWO	6"	Quercus bicolor	Swamp White Oak	Good		REG	-	S	YES	
2002	BO	30	Quercus velutina	Black Oak	Fair		REG	-	S	2041	AP	20	Malus sylvestris	Domestic Apple	Very-Poor		REG/REPLACE	-	X	2082	SWO	6"	Quercus bicolor	Swamp White Oak	Good		REG	-	S	YES	
2003	BW	8	Juglans nigra	Black Walnut	Good		REG	-	S	2042	SM	61	Acer saccharinum	Silver Maple	Fair		N (SPECIES)	-	X	2083	SWO	6"	Quercus bicolor	Swamp White Oak	Good		REG	-	S	YES	
2004	BW	9	Juglans nigra	Black Walnut	Good		REG	-	S	2043	NM	7	Acer platanoides	Norway Maple	Good		REG	-	S	2084	SWO	5"	Quercus bicolor	Swamp White Oak	Good		REG	-	S	YES	
2005	BO	30	Quercus velutina	Black Oak	Fair		REG	-	S	2044	NM	6	Acer platanoides	Norway Maple	Good		REG	-	S	2085	NS	5"	Picea abies	Norway Spruce	Good		REG	-	S	YES	
2006	SM	17	Acer saccharinum	Silver Maple	Good		N (SPECIES)	-	S	2045	NM	8	Acer platanoides	Norway Maple	Good		REG	-	S	2086	NS	5"	Picea abies	Norway Spruce	Good		REG	-	S	YES	
2007	BO	25	Quercus velutina	Black Oak	Good		REG	Y	S	2046	BK	15	Acer-negundo	Box-elder	Fair		N (SPECIES)	-	X	2087	NS	5"	Picea abies	Norway Spruce	Good		REG	-	S	YES	
2008	BO	21	Quercus velutina	Black Oak	Fair		REG	-	S	2047	BP	7	Pinus caleyana	Bradford Pear	Fair		REG/REPLACE	-	X	2088	NS	5"	Picea abies	Norway Spruce	Good		REG	-	S	YES	
2009	BO	19	Quercus velutina	Black Oak	Fair		REG	-	S	2048	BW	15	Juglans nigra	Black Walnut	Good		REG/REPLACE	-	X	2089	NS	5"	Picea abies	Norway Spruce	Good		REG	-	S	YES	
2010	BO	32	Quercus velutina	Black Oak	Poor		REG	-	S	2049	EE	10	Ulmus pumila	Siberian Elm	Poor		N (SPECIES)	-	X	2090	BN	3"	Betula nigra	River Birch	Fair		REG	-	S	YES	
2011	BO	22	Quercus velutina	Black Oak	Poor		REG	-	S	2050	SM	39	Acer saccharinum	Silver Maple	Fair		N (SPECIES)	-	X	2091	BN	3"	Betula nigra	River Birch	Fair		REG	-	S	NO	
2012	SM	26	Acer saccharinum	Silver Maple	Fair		N (SPECIES)	-	S	2051	BK	21	Acer-negundo	Box-elder	Very-Poor		N (SPECIES)	-	X												
2013	BO	29	Quercus velutina	Black Oak	Fair		REG	-	S	2052	EE	8	Ulmus pumila	Siberian Elm	Fair		N (SPECIES)	-	X												
2014	BC	22	Prunus serotina	Wild Black Cherry	Fair		REG	-	S	2053	BW	29	Juglans nigra	Black Walnut	Good		REG/REPLACE	-	X												
2015	BC	14	Prunus serotina	Wild Black Cherry	Dead		REG	-	S	2054	EE	22	Ulmus pumila	Siberian Elm	Very-Poor	x1	N (SPECIES)	-	X												
2016	BO	25	Quercus velutina	Black Oak	Fair		REG	-	S	2055	EE	36	Ulmus pumila	Siberian Elm	Good		N (SPECIES)	-	X												
2017	BO	22	Quercus velutina	Black Oak	Fair		REG	-	S	2056	RC	8	Juniperus virginiana	Red Cedar	Good		REG/REPLACE	-	X												
2018	BO	25	Quercus velutina	Black Oak	Poor		REG	-	S	2057	EE	17	Ulmus pumila	Siberian Elm	Very-Poor		N (SPECIES)	-	X												
2019	BO	15	Quercus velutina	Black Oak	Fair		REG	-	S	2058	RC	9	Juniperus virginiana	Red Cedar	Good		REG/REPLACE	-	X												
2020	BO	37	Quercus velutina	Black Oak	Fair		REG	-	S	2059	EE	34	Juniperus virginiana	Siberian Elm	Very-Poor		N (SPECIES)	-	X												
2021	BO	14	Quercus velutina	Black Oak	Fair		REG	-	S	2060	RP	23	Pinus-resinosa	Red Pine	Fair		REG/REPLACE	-	X												
2022	BC	19	Prunus serotina	Wild Black Cherry	Fair		REG	-	S	2061	BW	14	Juglans nigra	Black Walnut	Fair		REG/REPLACE	-	X												
2023	SM	9	Acer saccharinum	Silver Maple	Good		N (SPECIES)	-	S	2062	EE	13	Ulmus pumila	Siberian Elm	Poor		N (SPECIES)	-	X												
2024	BO	20	Quercus velutina	Black Oak	Poor		REG	-	S	2063	RC	12	Juniperus virginiana	Red Cedar	Fair		REG/REPLACE	-	X												
2025	BO	13	Quercus velutina	Black Oak	Fair		REG	-	S	2064	EE	17	Ulmus pumila	Siberian Elm	Very-Poor		N (SPECIES)	-	X												
2026	BO	30	Quercus velutina	Black Oak	Poor		REG	-	S	2065	BP	7	Pinus caleyana	Bradford Pear	Fair		REG/REPLACE	-	X												
2027	BO	15	Quercus velutina	Black Oak	Fair		REG	-	S	2066	EE	17	Ulmus pumila	Siberian Elm	Poor		N (SPECIES)	-	X												
2028	BO	21	Quercus velutina	Black Oak	Fair		REG	-	S	2067	SC	16	Pinus-sylvestris	Scotch Pine	Fair		REG/REPLACE	-	X												
2029	BO	34	Quercus velutina	Black Oak	Fair		REG	-	S	2068	SM	17	Acer saccharinum	Silver Maple	Fair		N (SPECIES)	-	S												
2030	BO	16	Quercus velutina	Black Oak	Fair		REG	-	S	2069	MW	33	Morus alba	White Mulberry	Good		N (SPECIES)	-	S												
2031	BC	20	Prunus serotina	Wild Black Cherry	Poor		REG	-	S	2070	SM	23	Acer saccharinum	Silver Maple	Good		N (SPECIES)	-	S												
2032	BC	18	Prunus serotina	Wild Black Cherry	Poor		REG	-	S	2071	EE	16	Ulmus pumila	Siberian Elm	Fair		N (SPECIES)	-	X												
2033	BO	22	Quercus velutina	Black Oak	Fair		REG	-	S	2072	BK	8	Acer-negundo	Box-elder	Fair		N (SPECIES)	-	X												
2034	GA	8	Fraxinus pennsylvanica	Green Ash	Fair		N (SPECIES)	-	S	2073	SC	17	Pinus-sylvestris	Scotch Pine	Fair		REG/REPLACE	-	X												
2035	BWW	45	Salix nigra	Black Willow	Poor		N (SPECIES)	-	S	2074	EE	21	Ulmus pumila	Siberian Elm	Fair		N (SPECIES)	-	X												
2036	CA	8	Malus coronaria	Crab Apple	Good		REG	-	S	2075	BK	16	Acer-negundo	Box-elder	Poor		N (SPECIES)	-	X												
2037	CA	7	Malus coronaria	Crab Apple	Good		REG	-	S	2076	EE	7	Ulmus pumila	Siberian Elm	Fair		N (SPECIES)	-	X												
2038	CA	7	Malus coronaria	Crab Apple	Fair	x2	REG	-	S	2077	SM	31	Acer saccharinum	Silver Maple	Good		N (SPECIES)	-	S												
2039	SM	36	Acer saccharinum	Silver Maple	Fair	x2	N (SPECIES)	-	S	2078	SM	42	Acer saccharinum	Silver Maple	Good		N (SPECIES)	-	X												
2040	PM	6	Prunus avium	Sweet cherry	Fair		REG	-	S	2079	EE	8	Ulmus pumila	Siberian Elm	Poor	x2	N (SPECIES)	-	X												
										2080	SM	20	Acer-saccharinum	Silver-Maple	Good		N (SPECIES)	-	X												

STANDARD TREES

STANDARD TREES REMOVED: 11 (1:1 REPLACEMENT)

REPLACEMENT TREES REQUIRED: 11 (1:1 REPLACEMENT)

LANDMARK TREES


LANDMARK TREES REMOVED: 1


LANDMARK TREE DBH REMOVED: 29 (25% DBH REPLACEMENT)


REPLACEMENT DBH REQUIRED: 7.25 INCHES

REPLACEMENT TREES REQUIRED: 3 (2.5" DIA.)

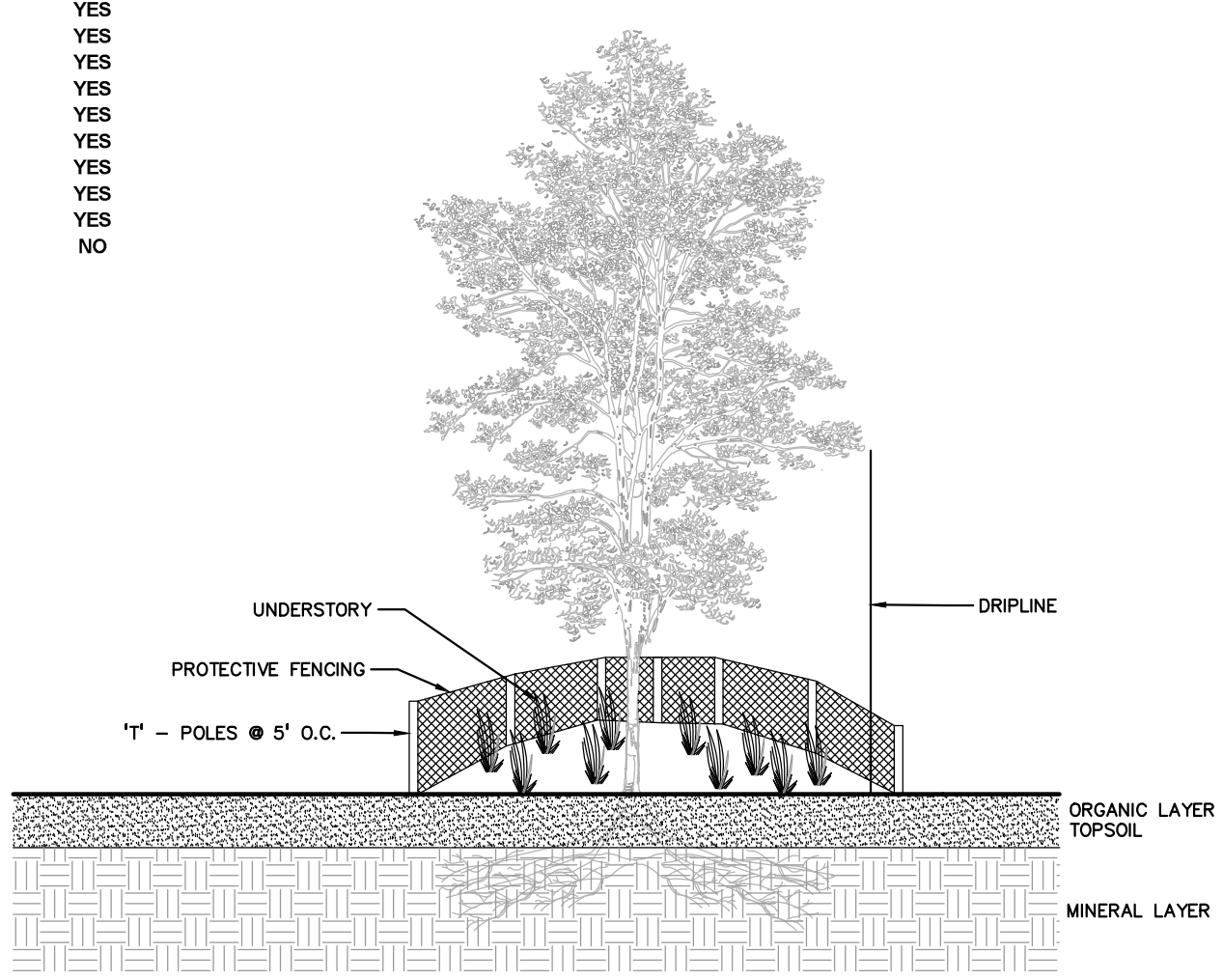
KEY:

 = EXISTING TREE/TAG TO REMAIN WITH TREE PROTECTION FENCING

 = EXISTING TREE/TAG TO BE REMOVED

 = CIRCLED TREES TO BE RELOCATED ON SITE

TREE PROTECTION DETAIL



STANDARD TREES REMOVED:	11	(1:1 REPLACEMENT)
REPLACEMENT TREES REQUIRED:	11	(1:1 REPLACEMENT)

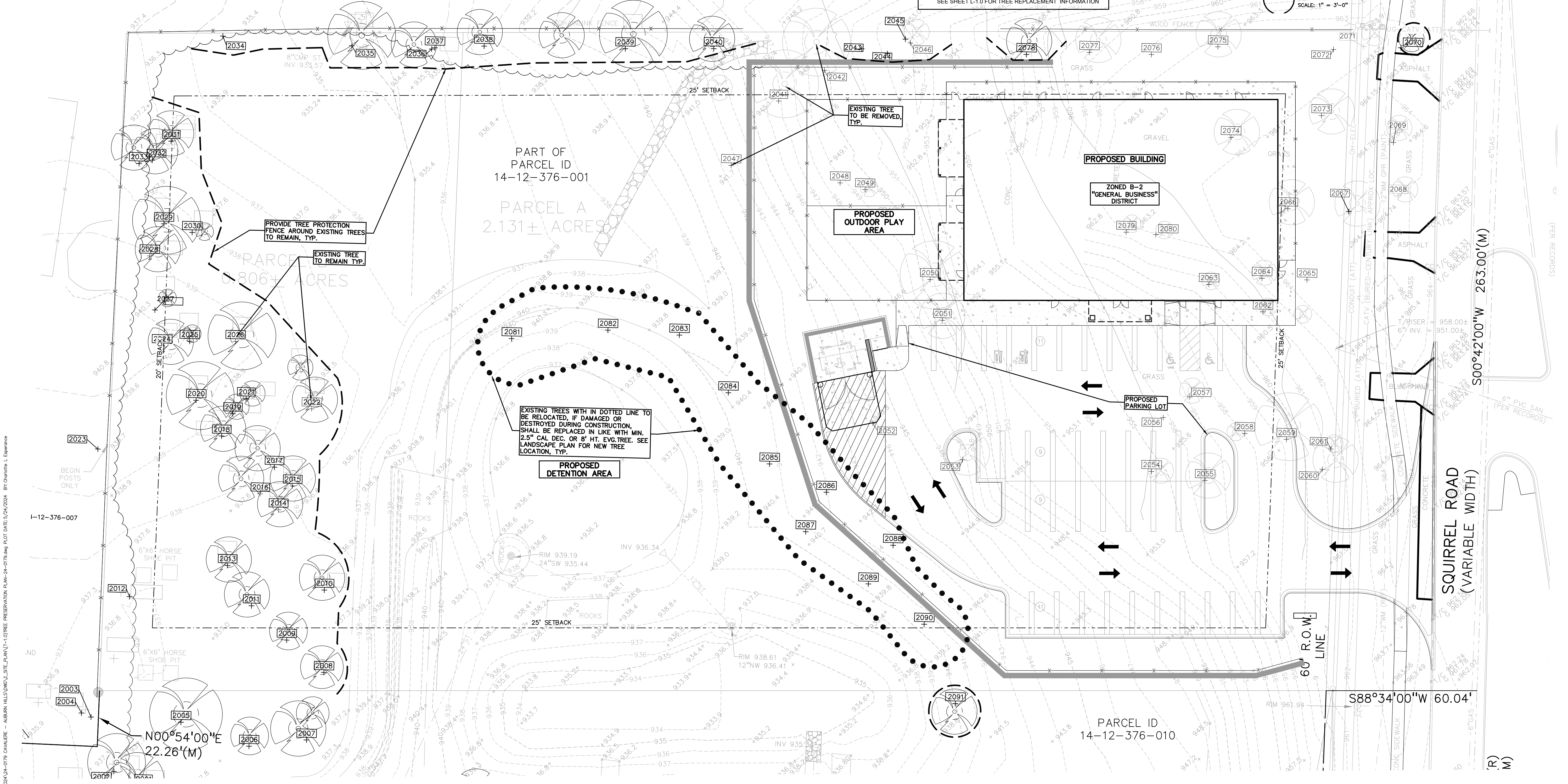
LANDMARK TREES		
LANDMARK TREES REMOVED:	1	
LANDMARK TREE DBH REMOVED:	29	(25% DBH REPLACEMENT)
REPLACEMENT DBH REQUIRED:	7.25	INCHES
REPLACEMENT TREES REQUIRED:	3	(2.5" DIA.)

KEY:

- = EXISTING TREE/TAG TO REMAIN WITH TREE PROTECTION FENCING
- = EXISTING TREE/TAG TO BE REMOVED
- = CIRCLED TREES TO BE RELOCATED ON SITE

SEE SHEET L-1.0 FOR TREE REPLACEMENT INFORMATION

3 TREE PROTECTION DETAIL
SCALE: 1\"/>



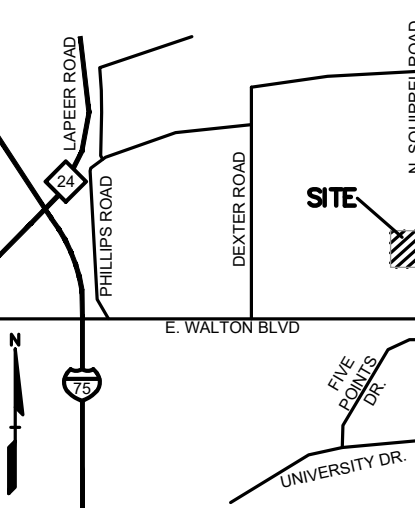
PEA GROUP
t: 844.813.2949
www.peagroup.com



0 10 20 40
SCALE: 1\"/>

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
CAVALIERE AUBURN HILLS
30078 SCHOENHERR, SUITE 300
CITY OF WARREN, MI

PROJECT TITLE
THE LEARNING EXPERIENCE
2635 NORTH SQUIRREL ROAD
CITY OF AUBURN HILLS, MI

REVISIONS	CITY COMMENTS
	5-24-24

ORIGINAL ISSUE DATE:
MAY 1, 2024

DRAWING TITLE
TREE PRESERVATION PLAN

PEA JOB NO.	24-0179
P.M.	JH
DN.	CAL
DES.	JLE
DRAWING NUMBER:	T-1.0

PART OF SLDWELL: 1412376001
NOT FOR CONSTRUCTION

Architecture
Engineering
Interior Design
Implementation Services

SQUIRREL RD
AUBURN HILLS, MICHIGAN
SITE ID# 1MI0035

[illegible][illegible]

1301052189

Drawing Number

SA-1.2



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



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



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



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

1. HOSE BIBB IN PLAYGROUND TO BE LOCATED AT PERPENDICULAR INTERIOR WALL.
2. DRINKING FOUNTAINS IN PLAYGROUND TO BE LOCATED AT PERPENDICULAR WALL.
3. SEE P-200 FOR HOSE BIBB SPEC A1321.

FINISH SCHEDULE NOTES:	
1. G.C. SHALL VERIFY KNOX BOX MODEL(S) AND LOCATION(S) WITH AUTHORITY HAVING JURISDICTION PRIOR TO ORDERING AND INSTALLATION.	
2. G.C. SHALL ENSURE ALL EXTERIOR FINISHES ARE INSTALLED AND FINISHED IN COMPLIANCE WITH MANUFACTURERS' WARRANTY REQUIREMENTS.	
3. IF BLOCKS ARE NOT PERMITTED, COLUMNS MUST MATCH EXTERIOR FINISH OF THE BUILDING.	

ANY MODIFICATION TO THE FACADE PLAN (INCLUDING COLOR) MUST BE RESUBMITTED TO THE CITY OF AUBURN HILLS FOR REVISED APPROVAL. THE USE OF NEON, FLAGS OR ANY OTHER TYPE OF UNAPPROVED SIGNAGE SHALL BE PROHIBITED PER SITE PLAN REVIEW.

SIGNAGE CALCS:
 PERMITTED: 210.33 SF ((262.91 LF FRONTAGE/10 *8 SF)
 PROPOSED: 209 SF TOTAL
 MONUMENT SIGN = 45 SF
 (2) BUILDING SIGNS AT 82 SF EACH = 164 SF

CITY CLERK
CITY OF AUBURN HILLS
1827 N.SQUIRREL ROAD
AUBURN HILLS, MI 48326

**STATE OF MICHIGAN
BEFORE THE MICHIGAN PUBLIC SERVICE
COMMISSION NOTICE OF HEARING
FOR THE ELECTRIC AND GAS CUSTOMERS OF
DTE ENERGY COMPANY
CASE NO. U-21681**

- DTE Electric Company and DTE Gas Company requests Michigan Public Service Commission for approval of their Energy Waste Reduction (EWR) Plans pursuant to MCL 460.1001 et seq. (2008 PA 295, the Michigan Clean, Renewable, and Efficient Energy Act as amended), and authority to implement EWR surcharges, and other related relief.
- The information below describes how a person may participate in this case.
- You may call or write DTE Energy Company One Energy Plaza, Detroit, MI 48226, 800-477-4747, for a free copy of its application. Any person may review the documents at the offices of DTE Energy Company or on the Commission's website at: <https://mi-psc.my.site.com/s/>.
- A pre-hearing will be held:

DATE/TIME: **Thursday, August 7, 2025 at 10:00 AM**

BEFORE: **Administrative Law Judge Sally L. Wallace**

LOCATION: Video/Teleconference

PARTICIPATION: Any interested person may participate. Persons needing any assistance to participate or who are seeking access to the video/teleconference should contact the Administrative Law Judge's secretary at (517) 284-8130 or by email at LARA-MOHR-PSC@michigan.gov in advance of the hearing.

The Michigan Public Service Commission (Commission) will hold a pre-hearing to consider DTE Electric Company and DTE Gas Company's (DTE Electric & DTE Gas) June 27, 2025 application requesting the Commission to: 1) determine that DTE Electric & DTE Gas's Energy Waste Reduction (EWR) Plans are reasonable and prudent, and that they meet all relevant requirements of Act 295, as amended; 2) approve the proposed 2026-2029 EWR Plan surcharges and Performance Incentive mechanisms; 3) approve the necessary accounting authority as proposed by DTE Electric & DTE Gas; and 4) grant DTE Electric & DTE Gas other and further relief as is just and reasonable.

All documents filed in this case shall be submitted electronically through the Commission's E-Dockets website at: <https://mi-psc.my.site.com/s/>. Requirements and instructions for filing can be found in the User Manual on the E-Dockets help page. Documents may also be submitted, in PDF format, as an attachment to an email sent to: mpscedockets@michigan.gov. If you require assistance prior to e-filing, contact Commission staff at (517) 284-8090 or by email at: mpscedockets@michigan.gov.

Any person wishing to intervene and become a party to the case shall electronically file a petition to intervene with this Commission by July 31, 2025. (Interested persons may elect to file using the traditional paper format.) The proof of service shall indicate service upon DTE Energy Company's attorney, Breanne K. Reitzel, One Energy Plaza., 1650 WCB, Detroit, MI 48226.

The prehearing is scheduled to be held remotely by video conference or teleconference. Persons filing a petition to intervene will be advised of the process for participating in the hearing.

Any person wishing to appear at the hearing to make a statement of position without becoming a party to the case may participate by filing an appearance. To file an appearance, the individual must attend the hearing and advise the presiding administrative law judge of their wish to make a statement of position. Mich Admin Code, R 792.10413 (Rule 413).

Any person wishing to file a public comment may do so by filing a written statement in this docket. The written statement may be mailed or emailed and should reference Case No. **U-21681**. Statements may be emailed to: mpscedockets@michigan.gov. Statements may be mailed to: Executive Secretary, Michigan Public Service Commission, 7109 West Saginaw Hwy., Lansing, MI 48917.

All information submitted to the Commission in this matter becomes public information, thus available on the Michigan Public Service Commission's website, and subject to disclosure. Please do not include information you wish to remain private. For more information on how to participate in a case, you may contact the Executive Secretary at the above address or by telephone at (517) 284-8090.

Requests for adjournment must be made pursuant to Michigan Office of Administrative Hearings and Rules R 792.10422 and R 792.10432. Requests for further information on adjournment should be directed to (517) 284-8130.

Jurisdiction is pursuant to 1909 PA 106, as amended, MCL 460.551 et seq.; 1909 PA 300, as amended, MCL 462.2 et seq.; 1919 PA 419, as amended, MCL 460.54 et seq.; 1939 PA 3, as amended, MCL 460.1 et seq.; 1969 PA 306, as amended, MCL 24.201 et seq.; 2008 PA 295, as amended, MCL 460.1001 et seq., and Parts 1 & 4 of the Administrative Hearing Rules of the Michigan Office of Administrative Hearings and Rules, Mich. Admin Code, R 792.10106(2), (3), (4), (5), (6), and (7); R 792.10121; and R 792.10401 through R 792.10448.

U-21681

CITY CLERK
CITY OF AUBURN HILLS
1827 N.SQUIRREL ROAD
AUBURN HILLS, MI 48326

**STATE OF MICHIGAN
BEFORE THE MICHIGAN PUBLIC SERVICE
COMMISSION NOTICE OF HEARING
FOR THE ELECTRIC AND GAS CUSTOMERS OF
DTE ENERGY COMPANY
CASE NO. U-21672**

- DTE Electric Company and DTE Gas Company requests Michigan Public Service Commission's approval of the reconciliation of DTE's Energy Waste Reduction (EWR) plan, for the plan year 2024, and authority to implement EWR surcharges, and other related relief.
- The information below describes how a person may participate in this case.
- You may call or write DTE Energy Company One Energy Plaza, Detroit, MI 48226, 800-477-4747, for a free copy of its application. Any person may review the documents at the offices of DTE Energy Company or on the Commission's website at: <https://mi-psc.my.site.com/s/>.
- A pre-hearing will be held:

DATE/TIME: Tuesday, August 5, 2025 at 10:00 AM

BEFORE: Administrative Law Judge Katherine E. Talbot

LOCATION: Video/Teleconference

PARTICIPATION: Any interested person may participate. Persons needing any assistance to participate or who are seeking access to the video/teleconference should contact the Administrative Law Judge's secretary at (517) 284-8130 or by email at LARA-MOHR-PSC@michigan.gov in advance of the hearing.

The Michigan Public Service Commission (Commission) will hold a pre-hearing to consider DTE Electric Company & DTE Gas Company's (DTE Electric & DTE Gas) June 27, 2025 application requesting the Commission to: 1) determine that DTE Electric & DTE Gas's reconciliations for its 2024 Energy Waste Reduction (EWR) plan year is just and reasonable, and that they meet all relevant requirements of Act 295 as amended; 2) approve DTE Electric & DTE Gas's reconciliations for the 2024 EWR plan year, the performance incentives, and the associated proposed tariffs; 3) approve the necessary accounting authority as proposed by DTE Electric & DTE Gas; and 4) grant DTE Electric & DTE Gas other and further relief as is just and reasonable.

All documents filed in this case shall be submitted electronically through the Commission's E-Dockets website at: <https://mi-psc.my.site.com/s/>. Requirements and instructions for filing can be found in the User Manual on the E-Dockets help page. Documents may also be submitted, in PDF format, as an attachment to an email sent to: mpscedockets@michigan.gov. If you require assistance prior to e-filing, contact Commission staff at (517) 284-8090 or by email at: mpscedockets@michigan.gov.

Any person wishing to intervene and become a party to the case shall electronically file a petition to intervene with this Commission by July 29, 2025. (Interested persons may elect to file using the traditional paper format.) The proof of service shall indicate service upon DTE Energy Company's attorney, Breanne K. Reitzel, One Energy Plaza., 1650 WCB, Detroit, MI 48226.

The prehearing is scheduled to be held remotely by video conference or teleconference. Persons filing a petition to intervene will be advised of the process for participating in the hearing.

Any person wishing to appear at the hearing to make a statement of position without becoming a party to the case may participate by filing an appearance. To file an appearance, the individual must attend the hearing and advise the presiding administrative law judge of their wish to make a statement of position. Mich Admin Code, R 792.10413 (Rule 413).

Any person wishing to file a public comment may do so by filing a written statement in this docket. The written statement may be mailed or emailed and should reference Case No. U-21672. Statements may be emailed to: mpscedockets@michigan.gov. Statements may be mailed to: Executive Secretary, Michigan Public Service Commission, 7109 West Saginaw Hwy., Lansing, MI 48917.

All information submitted to the Commission in this matter becomes public information, thus available on the Michigan Public Service Commission's website, and subject to disclosure. Please do not include information you wish to remain private. For more information on how to participate in a case, you may contact the Executive Secretary at the above address or by telephone at (517) 284-8090.

Requests for adjournment must be made pursuant to Michigan Office of Administrative Hearings and Rules R 792.10422 and R 792.10432. Requests for further information on adjournment should be directed to (517) 284-8130.

Jurisdiction is pursuant to 1909 PA 106, as amended, MCL 460.551 et seq.; 1909 PA 300, as amended, MCL 462.2 et seq.; 1919 PA 419, as amended, MCL 460.54 et seq.; 1939 PA 3, as amended, MCL 460.1 et seq.; 1969 PA 306, as amended, MCL 24.201 et seq.; 2008 PA 295, as amended, MCL 460.1001 et seq., and Parts 1 & 4 of the Administrative Hearing Rules of the Michigan Office of Administrative Hearings and Rules, Mich. Admin Code, R 792.10106(2), (3), (4), (5), (6), and (7); R 792.10121; and R 792.10401 through R 792.10448.

U-21672

Oakland University is home to the annual Intelligent Ground Vehicle Competition



Greg Chappelle, left, with the U.S. Army's Ground Vehicle Systems Center, talks to Oakland University's team about their work on a self-driving robot during this year's 32nd annual Intelligent Ground Vehicle Competition. This year's event had 29 teams from around the world competing in a variety of categories. Photo courtesy of Gerald Lane/OU

By Gina Joseph | gjoseph@medianewsgroup.com | Macomb Daily

UPDATED: July 8, 2025 at 9:39 AM EDT

Oakland University hosts many events, but none are quite like the Intelligent Ground Vehicle Competition (IGVC) that had collegiate robotics teams from around the world competing in unmanned mobility obstacle courses.

"The IGVC challenges university students to work with technologies related to active safety and self-driving vehicles, which is highly relevant today," said Oakland Engineering Professor Ka C Cheok, who co-founded the IGVC in 1993.

The four-day event challenged students representing the OU team to build and operate autonomous vehicles on an outdoor course with defined lanes, GPS waypoints and obstacles. The competition incorporates Artificial Intelligence (AI) and robotics, while introducing students to the challenges of engineering those technologies for military and civilian settings.

"It exposes them to engineering teamwork beyond the classroom," said Cheok. "We hear from previous IGVC sponsors and participants that employers often prefer to hire applicants with such practical experience."

This was the 32nd year for the competition this past June that had teams overcoming a series of challenges including:

The Auto-Nav Challenge

In this case participants are required to maneuver their UGVs on an outdoor obstacle course that shows their machine's ability to perform full autonomous operation/navigation. Competitors can encounter natural or artificial inclines (ramps) and randomly placed obstacles along the course, such as construction barrels/drums that are used on roadways and highways.

The design competition

Students must document their vehicle development by creating a design report, which they present to the design judges during the actual IGVC event, including a vehicle examination by the judges.

The Self-Drive challenge

Contestants in this category are judged on their UGV's ability to perform road operations including lane keeping, lane switch, merging, avoiding crossing obstacles (simulated pedestrians/vehicles), taxi pickup of passengers, simulated pothole detection, stop and crosswalk lines detection, right/left turn and intersection detection/logic, navigation to GPS waypoints and autonomous parking.

This year's competition included 29 teams from seven countries including the United States, Canada, Australia, Japan, Turkey, India and Egypt.

"There's really nothing else like it in the world," said Gerald Lane, IGVC co-founder and president of Great Lakes Systems and Technology.

Representing the U.S. team from Oakland University was the Smart Vehicle Club (SVC) and the Oakland Robotics Association (ORA). The SVC participated in the Self-Drive Challenge, while the ORA competed in the Auto-Nav Challenge.

"The IGVC 2025 highlights the outstanding talent and innovation fostered at Oakland University," said Louay Chamra, dean of the School of Engineering and Computer Science at Oakland University. "Our Smart Vehicle Club and Oakland Robotics Association students exemplify teamwork, creativity, and technical excellence. I'm proud of their efforts and excited to see their continued success."

For further details about the competition visit [IGVC.org](https://igvc.org).

Originally Published: July 8, 2025 at 6:16 AM EDT