



AUBURN HILLS MEETING SCHEDULE

248-370-9402 | WWW.AUBURNHILLS.ORG

SEPTEMBER 2025

DAY	TITLE	TIME	LOCATION
8	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
8	Library Board	7:00 PM	Auburn Hills Public Library 3400 Seyburn Drive
9	Tax Increment Finance Authority Informational Meeting	4:00 PM	Administrative Conference Room 1827 N. Squirrel Road
10	Pension Board	3:00 PM	Administrative Conference Room 1827 N. Squirrel Road
10	Retiree Health Care	Immediately following the Pension Board meeting	Administrative Conference Room 1827 N. Squirrel Road
10	Planning Commission	7:00 PM	Council Chamber 1827 N. Squirrel Road
11	Zoning Board of Appeals	6:00 PM	Administrative Conference Room 1827 N. Squirrel Road
15	Downtown Development Authority	5:00 PM	Administrative Conference Room 1827 N. Squirrel Road
16	Brownfield Redevelopment Authority	6:00 PM	Administrative Conference Room 1827 N. Squirrel Road
22	City Council Workshop	5:30 PM	Administrative Conference Room 1827 N. Squirrel Road
22	City Council Meeting	7:00 PM	Council Chamber 1827 N. Squirrel Road
30	Election Commission / Public Accuracy Test	5:30 PM	Council Chamber 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

OCTOBER 2025

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

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



CITY OF AUBURN HILLS
MONDAY, SEPTEMBER 22, 2025

Workshop Session ♦ 5:30 PM

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

Regular City Council Meeting ♦ 7:00 PM

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

248-370-9402 ♦ www.auburnhills.org

Workshop Topic: Budget Workshop (1 of 2)

1. MEETING CALLED TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL OF COUNCIL

4. APPROVAL OF MINUTES

4a. City Council Regular Meeting Minutes, September 8, 2025

5. APPOINTMENTS AND PRESENTATIONS

5a. Motion – To confirm the appointment of Trevin Robinson as Fire Chief.

5b. Promotion of Mike Strunk to Deputy Fire Chief.

5c. Presentation from Main Street Oakland County

5d. Motion – To confirm the appointment of Brandon Dadou to the DDA.

6. PUBLIC COMMENT

7. CONSENT AGENDA

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

7a. Board and Commission Minutes

7a1. Planning Commission, September 10, 2025

7a2. Zoning Board of Appeals, September 11, 2025

7b. Motion – To amend the 2025 Local Streets Fund, Major Streets Fund, and General Fund Street Improvement.

7c. Motion – To purchase structural firefighting gear.

7d. Motion – To approve the purchase of a 2026 Dodge Durango.

7e. Motion – To approve the 2025-2026 Winter Operations Agreement with the Road Commission for Oakland County.

8. UNFINISHED BUSINESS

9. NEW BUSINESS

9a. Motion – To approve the Site Plan and Tree Removal Permit / Auburn Hills Municipal Campus Fuel Island.

9b. Motion – To approve a budget amendment and award contracts for a new traffic signal at N. Squirrel Road and Shimmons Road.

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: SEPTEMBER 22, 2025

AGENDA ITEM NO 4A

CITY COUNCIL



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

SEPTEMBER 8, 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, and Verbeke
Absent: Council Member McDaniel

Also Present: City Manager Tanghe, Asst City Manager Skopek, City Attorney Kelly, City Clerk Pierce, Police Chief Gagnon, Administrative Officer Milks, DPW Director Baldante, Asst to the Manager Hagge, Engineer Driesenga

6 Guests

4. APPROVAL OF MINUTES

4a. City Council Regular Meeting Minutes, August 18, 2025

Moved by Knight, Seconded by Ferguson.

RESOLVED: To approve the City Council Regular Meeting Minutes of August 18, 2025.

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

No: None

Resolution No. 25.09.134

Motion Carried (6 - 0)

5. APPOINTMENTS AND PRESENTATIONS

6. PUBLIC COMMENT

There was no public comment.

7. CONSENT AGENDA

7a. Motion – To amend the 2025 General Fund Capital Improvements Department budget.

RESOLVED: To amend the 2025 General Fund Capital Improvements department budget, increasing appropriations by \$483,601.43.

7b. Motion – To authorize a change order to the contract with Rich & Associates for professional services for architectural and engineering design.

RESOLVED: To authorize change order number six to the contract for professional services for architectural and engineering design with Rich & Associates in the amount of \$24,800. Furthermore, amend the 2025 General Fund Capital Improvements Department budget to increase appropriations by \$24,800 in support of this change order.

7c. Motion – To approve the purchase and installation of a new detention intercom system.

RESOLVED: To approve the purchase and installation of a new detention intercom system from RedGuard Fire & Security, at a cost not to exceed \$38397.48.

7d. Motion – To approve the purchase of ballistic helmets.

RESOLVED: To approve the purchase of ballistic helmets from On Duty Gear, at a cost not to exceed \$30,105.00.

7e. Motion – To modify an existing permanent highway easement with the Road Commission of Oakland County as part of the Brown Road Reconstruction Project.

RESOLVED: To execute the modified easement request with the Road Commission of Oakland County to extend the existing easement as part of the rehabilitation of Brown Road.

7f. Motion – To authorize participation in the National Opioid Settlements with Sackler/Purdue and Secondary Manufacturers.

RESOLVED: To authorize the City Manager, or designee, to execute and submit the Purdue/Sackler Opioid Settlement Participation Form and to adopt the attached resolution and authorize the City Clerk to certify and file the same. (Attachment A)

RESOLVED: To authorize the City Manager, or designee, to execute and submit the Secondary Manufacturers Opioid Settlement Participation Form and to adopt the attached resolution and authorize the City Clerk to certify and file the same. (Attachment B)

Moved by Verbeke, Seconded by Fletcher.

RESOLVED: To approve the Consent Agenda.

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

No: None

Resolution No. 25.09.135

Motion Carried (6 - 0)

8. UNFINISHED BUSINESS

9. NEW BUSINESS

10. COMMENTS AND MOTIONS FROM COUNCIL

Mr. Knight provided a report on developments in the downtown area, concerts in the park and commented that it is dark in the amphitheater area and would like to see lights installed.

Dr. Fletcher commented that it is a privilege and an honor to see how things are organized and executed within the City.

Mayor Marzolf stated that he would like to see a gathering with our sister city, City of Rochester Hills, set up for the Fall.

11. CITY ATTORNEY REPORT

12. CITY MANAGER REPORT

Mr. Tanghe acknowledged the passing of Mr. Paul Landsberg and shared that he was a great soul and served on TIFA in his earlier years.

13. ADJOURNMENT

Moved by Fletcher, Seconded by Hawkins.

RESOLVED: To adjourn the meeting.

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

No: None

Resolution No. 25.09.136

Motion Carried (6 - 0)

The meeting was adjourned at 7:11 PM.

Brian W. Marzolf, Mayor

Laura M. Pierce, City Clerk

ATTACHMENT A

CITY OF AUBURN HILLS RESOLUTION AUTHORIZING ENTRY OF PARTICIPATION AGREEMENT IN THE PURDUE/SACKLER NATIONAL PRESCRIPTION OPIATE LITIGATION RESOLUTION NO. 25.09.135

At a regular meeting of the City Council of the City of Auburn Hills, Oakland County, Michigan, held in the Council Chambers at 1827 N. Squirrel Road, Auburn Hills, Michigan 48326, at 7:00 p.m. on the 8th day of September, 2025, the following resolution was offered by Councilperson Verbeke and seconded by Councilperson Fletcher:

WHEREAS the People of the State of Michigan and its communities have been harmed by misfeasance, nonfeasance, and malfeasance committed by certain entities within the pharmaceutical industry, which conduct caused, or contributed to the existence of, a public nuisance associated with the opioid public health epidemic; and

WHEREAS the City of Auburn Hills is a participant in prior National Opioid Settlements with Allergan; CVS; Distributors National Opioid Settlement; Janssen; Kroger; Teva National Opioid Settlement, Walgreens, and Walmart; and

WHEREAS the Sackler family and Purdue Pharma estate has agreed to pay an aggregate of \$6.5 billion in 16 payments over 15 years to fund abatement and prevention strategies associated with the opioid public nuisance; and

WHEREAS the State of Michigan has elected to participate in the settlement through an amended State Subdivision Agreement, of which the City is eligible to participate as a non-litigating local government; and

WHEREAS the Agreement provides such allocation of settlement funds where fifty (50%) percent of the settlement proceeds to the State of Michigan are allocable to local governments; and

WHEREAS participation as a non-litigating government in the Purdue/Sackler settlement requires the City to execute the Subdivision Participation and Release Form.

NOW THEREFORE BE IT RESOLVED that the Auburn Hills City Council authorizes the City Manager, or designee, to opt-in and consent to the terms of the opioid settlement with Purdue/Sackler by executing and submitting the Subdivision Participation and Release Form and such further action as is necessary to receive the settlement funds.

IT IS FURTHER RESOLVED the election, agreement, and authorization in this Resolution are subject to completion of all other necessary actions by the Court and the other parties required to finalize the settlements as described herein.

AYES: 6 (Ferguson, Fletcher, Hawkins, Knight, Marzolf, Verbeke)

NAYES: None

ABSENT: 1 (McDaniel)

ABSTENTIONS: None

RESOLUTION ADOPTED

CERTIFICATION

STATE OF MICHIGAN)

)ss

COUNTY OF OAKLAND)

I, Laura M. Pierce, the duly qualified and appointed City Clerk of the City of Auburn Hills, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted at a regular meeting of the Auburn Hills City Council held on the 8th day of September, 2025, the original of which is on file in my office.

In witness whereof, I have hereunto affixed my official signature on this ____ day of _____, 2025.

Laura M. Pierce, City Clerk

ATTACHMENT B

**CITY OF AUBURN HILLS
RESOLUTION AUTHORIZING ENTRY OF PARTICIPATION AGREEMENT
IN THE SECONDARY MANUFACTURERS NATIONAL PRESCRIPTION OPIATE LITIGATION
RESOLUTION NO. 25.09.135**

At a regular meeting of the City Council of the City of Auburn Hills, Oakland County, Michigan, held in the Council Chambers at 1827 N. Squirrel Road, Auburn Hills, Michigan 48326, at 7:00 p.m. on the 8th day of September, 2025, the following resolution was offered by Councilperson Verbeke and seconded by Councilperson Fletcher:

WHEREAS the People of the State of Michigan and its communities have been harmed by misfeasance, nonfeasance, and malfeasance committed by certain entities within the pharmaceutical industry, which conduct caused, or contributed to the existence of, a public nuisance associated with the opioid public health epidemic; and

WHEREAS the City of Auburn Hills is a participant in prior National Opioid Settlements with Allergan; CVS; Distributors National Opioid Settlement; Janssen; Kroger; Teva National Opioid Settlement, Walgreens, and Walmart; and

WHEREAS the Secondary Manufacturers include eight generic opioids producers (Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan National Opioid Settlement, Sun Pharmaceutical, and Zydus) that agreed to pay an amount where Michigan could receive up to \$24.5 million to fund abatement and prevention strategies associated with the opioid public nuisance; and

WHEREAS the State of Michigan has elected to participate in the settlement through an amended State Subdivision Agreement, of which the City is eligible to participate as a non-litigating local government; and

WHEREAS the Agreement provides such allocation of settlement funds where fifty (50%) percent of the settlement proceeds to the State of Michigan are allocable to local governments; and

WHEREAS participation as a non-litigating government in the Secondary Manufacturers settlement requires the City to execute the Subdivision Participation and Release Form.

NOW THEREFORE BE IT RESOLVED that the City Council of Auburn Hills authorizes the City Manager, or designee, to opt-in and consent to the terms of the opioid settlement with Secondary Manufacturers by executing and submitting the Subdivision Participation and Release Form and such further action as is necessary to receive the settlement funds.

IT IS FURTHER RESOLVED the election, agreement, and authorization in this Resolution are subject to completion of all other necessary actions by the Court and the other parties required to finalize the settlements as described herein.

AYES: 6 (Ferguson, Fletcher, Hawkins, Knight, Marzolf, Verbeke)

NAYES: None

ABSENT: 1 (McDaniel)

ABSTENTIONS: None

RESOLUTION ADOPTED

CERTIFICATION

STATE OF MICHIGAN)

)ss

COUNTY OF OAKLAND)

I, Laura M. Pierce, the duly qualified and appointed City Clerk of the City of Auburn Hills, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted at a regular meeting of the Auburn Hills City Council held on the 8th day of September, 2025, the original of which is on file in my office.

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: SEPTEMBER 18, 2025

AGENDA ITEM NO 5A
CITY MANAGER'S OFFICE

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager
Submitted: September 18, 2025
Subject: Motion – To Confirm the Appointment of Trevin Robinson to Fire Chief Effective October 4, 2025.

INTRODUCTION AND HISTORY

With the announcement a few weeks ago of Chief Massingill's retirement, we have looked to our succession plan for his replacement. For the last several years, Assistant Chief Trevin Robinson has been trained, coached, mentored, and developed for the specific purpose of becoming Auburn Hills' next fire chief. Assistant Chief Robinson certainly needs no introduction. He has served the city with distinction for the last twenty years, doing all that is needed to progress through the ranks. His resume, which is attached herein, speaks for itself in terms of Trevin's readiness to take on the role of Fire Chief. He possesses all the requisite education, experience, certifications, and leadership qualities to lead the Auburn Hills Fire Department into the future. He is well respected among his colleagues both inside and outside of Auburn Hills. There is certainly a sense of enthusiasm and excitement among those I have spoken to about the role he is being asked to assume. He has benefited from the path that Chief Massingill has paved for him, and the transition is expected to be seamless.

STAFF RECOMMENDATION

The position of Fire Chief is an appointment by the City Manager and requires confirmation by the City Council. Therefore, I am seeking your confirmation this evening of Trevin Robinson for the role of Fire Chief for the Auburn Hills Fire Department.

MOTION

Move to accept the recommendation of the City Manager and confirm the appointment of Trevin Robinson to the position of Fire Chief, effective at midnight on October 4, 2025.

I CONCUR:

A handwritten signature in black ink that reads 'Thomas A. Tanghe'.

THOMAS A. TANGHE, CITY MANAGER

TREVIN ROBINSON

PROFESSIONAL SUMMARY

Goal-oriented with over 20 years of experience in emergency services. Knowledgeable in modern firefighting strategy, tactics, and command principles with a focus on firefighter and citizen safety. Experienced in EMS operations and management of the EMS system. Dedicated professional with expertise in grant writing, policy, and procedure development. Excellent interpersonal skills, providing the ability to collaborate with department personnel, community members, municipal, and business leaders.

PROFESSIONAL EXPERIENCE & ACCOMPLISHMENTS

City of Auburn Hills – Auburn Hills, MI

2004 – Present

Assistant Fire Chief (2021-Present)

- Directs day-to-day operations for the department, including suppression, EMS, and prevention activities.
- Responds to emergency incidents and directs operations on scene utilizing modern incident command system principles.
- Responsible for executing budget priorities; oversees the purchasing of equipment, tools, and vehicles for suppression and prevention.
- Assists the Fire Chief in the formulation of the annual budget, including preparation and presentation of department expenditures for the upcoming year.
- Produces operational, safety, and administrative policies and procedures along with department rules in coordination with the Fire Chief.
- Manages the EMS system, including licensing, service delivery, training, and the QA/QI process, along with the billing and collections process.
- Participates in personnel activities, including employee selection for full-time and part-time employees, counsels employees, and provides performance appraisals.
- Supervises fleet activities for the department, including vehicle maintenance and repairs through our DPW and outside vendors.

Administrative Officer (2019-2021)

- Coordinates Department EMS and Fire trainings for over forty (40) firefighters, ensuring compliance with MIOSHA and Oakland County Medical Control Authority (OCMCA) standards.
- Leads Department Training Committee, which is responsible for planning, coordination, and content generation of Department trainings.
- Directs the onboarding and FTO process for new firefighters (full and part-time) as well as managing the orientation process.
- Directed the revision process for the FTO manual used for all new firefighters.
- Responsible for department training budget.
- Managed all grant writing activities for the department, composing narratives, creating specifications for Request for Proposals (RFPs), and securing equipment.
- Successfully obtained more than two (2) million dollars through multiple grants since 2010 through the Assistance to Firefighters Grant (AFG) and SAFER programs.

Firefighter / Paramedic (2004-2019)

- Responds to emergency calls for service, including fire, EMS, and Haz-Mat calls.
- Provides ALS care to patients and transport to local hospitals.
- Report writing for EMS and fire incidents.
- Provides suppression activities including fire suppression, search and rescue and operating emergency vehicles.

TREVIN ROBINSON

EDUCATION

Executive Fire Officer (Expected: 2026)
National Fire Academy

Staff & Command (2024)
Eastern Michigan University

Master of Public Administration (MPA) (2009)
Oakland University - Rochester, MI

Bachelor of Science (BS), Public Administration & Policy (2005)
Oakland University - Rochester, MI

CERTIFICATIONS & LICENSURE

Fire Officer 1, 2 & 3 Certifications - Michigan Fire Fighter's Training Council (MFFTC)
Certified Fire Instructor 1 - Michigan Fire Fighter's Training Council (MFFTC)
ICS 100, 200, 300, 400, 700 & 800 - Federal Emergency Management Agency (FEMA)
Blue Card Incident Command Certified Instructor
EMS Instructor Coordinator - State of Michigan
Paramedic - State of Michigan Licensure
Certified Fire Inspector 1 - National Fire Protection Association (NFPA)
Certified Fire Plan Examiner - National Fire Protection Association (NFPA)
Advanced Cardiac Life Support (ACLS) Certification - American Heart Association

AWARDS

Medal of Merit (2019)
American Legion Firefighter of the Year (2019)
Life Saving Awards - multiple
Unit Citations - multiple
Auburn Hills Fire Department Firefighter of the Year Award (2012)
Meritorious Achievement Award (2006)

AFFILIATIONS/MEMBERSHIPS

International Association of Fire Chiefs
Michigan Association of Fire Chiefs
Michigan Fire Service Instructors Association
The Society of Michigan EMS Instructor Coordinators



CITY OF AUBURN HILLS

CITY COUNCIL AGENDA

MEETING DATE: SEPTEMBER 22, 2025

AGENDA ITEM NO 5D

COMMUNITY DEVELOPMENT

To: City Council
From: Brian W. Marzolf, Mayor; Stephanie Carroll, Economic Development Manager
Submitted: August 28, 2025
Subject: Motion – To confirm the appointment of Brandon Dadou

INTRODUCTION AND HISTORY

Please consider confirming the following appointment to fulfill the remaining term of Robin Bachan, who had to resign due to personal reasons.

Name	Board	Term Ending Date
Brandon M. Dadou	Downtown Development Authority	11/2026

STAFF RECOMMENDATION

It is recommended that Mr. Dadou be appointed to the Downtown Development Authority. A satisfactory background check was conducted by the Human Resources department.

MOTION

Move to confirm the appointment of Brandon Dadou to the Downtown Development Authority for a term ending November 2026.



**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: _____

(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)

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

Brandon Dadou

(Signature)

(Date)



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: SEPTEMBER 22, 2025

AGENDA ITEM NO 7A1
PLANNING COMMISSION



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

September 10, 2025

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

ROLL CALL: Present: **Carolyn Shearer, Darlene MacMillan, Jack Ferguson, Cynthia Pavlich, Sam Beidoun, Dominic Patrus, Greg Ouellette**
Absent: Dominick Tringali, Raymond Saelens
Also Present: Director of Community Development Steve Cohen, Assistant to the Director of Community Development Devin Lang, City Engineer Hannah Driesenga, Director of the Department of Public Works Stephen Baldante, DPW Manager of Fleet and Roads Jason Hefner
Guests: None

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

3. PERSONS WISHING TO BE HEARD

4. APPROVAL OF MINUTES – August 6, 2025

Moved by Beidoun to approve the minutes of August 6, 2025.

Second by Ferguson.

VOTE: Yes: Shearer, MacMillan, Ferguson, Pavlich, Beidoun, Patrus, Ouellette

No: None

Motion Carried (7-0)

5. PETITIONERS

5a. Municipal Campus Fuel Island (7:01 p.m.)

Public Hearing/Motion – Recommendation to City Council for Site Plan and Tree Removal Permit approval to construct a new municipal fueling island.

This is a request from the Auburn Hills Tax Increment Finance Authority and Department of Public Works to construct a dual dispenser fuel island on the City's municipal campus, located at 1827 N. Squirrel Road. The new fuel island will only serve municipal vehicles.

The island will provide a secondary location for refueling municipal vehicles with gasoline, diesel and diesel exhaust fluid. This addition will reduce the City's reliance on its current fueling location at the Department of Public Works facility. Locating this resource at the municipal campus will enhance fleet operations, maintain the readiness of emergency vehicles, and reduce service interruptions caused by traveling off-site to refuel.

Locating a second fuel island on the municipal campus will reduce the inefficiencies of requiring the Police, Fire and Senior Services departments to travel 10-17 miles round-trip to refuel at the Department of Public Works facility in the northernmost part of the City.

To minimize the aesthetic impact of the fuel island, there will be maximum landscaping and screening, preserving many existing trees and associated vegetation and installing new plantings between the fuel island and the

Community Center. The architectural design will also blend in well with the other buildings on the municipal campus.

The existing playground west of the Community Center will be removed. The Department of Public Works will work with the Department of Recreation and Senior Services to identify an appropriate location on the municipal campus for the construction of a new playground in 2026.

City Engineer Hannah Driesenga, Director of the Department of Public Works Stephen Baldante, DPW Manager of Fleet and Roads Jason Hefner were available to answer any questions of the Commission.

The Commission asked about the following:

1. The financial benefit to the City;
2. Choosing the supplier;
3. The number of vehicles per day;
4. Security of the area;
5. Hours of availability.

Mr. Baldante stated that the City Manager estimated that the financial benefit of installing this second fuel island will be realized in 4-5 years. He further explained that the choice of the fuel supplier follows the City's bid proposal process and that approximately 20 vehicles per day will use this new fueling island. The DPW vehicles will continue to use the original fuel island on Brown Road. However, this new fuel island will help with refueling snow plows working in the south end during storm events.

Mr. Hefner explained that there is a key required to access the fuel island and that the system is controlled through Fuel Master whereby each vehicle has a vehicle-specific key. The fuel island is available 24 hours per day. Mr. Baldante stated that security cameras may be considered in the future if necessary.

Mr. Ouellette opened the public hearing at 7:07 p.m.

There being no public comments, Mr. Ouellette closed the public hearing at 7:07 p.m.

Moved by Shearer to recommend to City Council approval of the Site Plan and Tree Removal Permit for the Auburn Hills Municipal Campus Fuel Island subject to the conditions of the City's Administrative Review Team.

Second by MacMillan.

VOTE:

Yes: MacMillan, Beidoun, Patrus, Pavlich, Shearer, Ferguson, Ouellette

No: None

Motion Carried (7-0)

5b. Text Amendments to the Zoning Ordinance (7:09 p.m.)

Public Hearing/Motion – Recommendation to City Council for approval of a text amendment to amend Article IX. B-2, General Business Districts of the Zoning Ordinance.

This revision will permit the outdoor storage of ice chests and propane tanks at gasoline service stations, provided they are screened from view with a masonry enclosure. Although outdoor storage and sale of merchandise and materials are prohibited at gasoline service stations, the issue has become an ordinance enforcement challenge for the City, as these items are often pushed outside by proprietors over time to create more space inside the convenience store for selling food, beverages and merchandise. These items are then placed on the sidewalk in front of the convenience store, which the Zoning Ordinance prohibits.

In 2019, Speedway proposed the enclosure solution outlined in this ordinance amendment to the Zoning Board of Appeals for its University Drive store, which was well-received. The City Council approved the project a few months later, but unfortunately, that rebuild project was a casualty of the COVID-19 pandemic and did not move forward. The same solution was proposed via the Planned Unit Development option for a new Speedway (2019), later changed to Mobil (2024), on the west side of Joslyn near I-75. That project is preparing to begin construction.

Mr. Ouellette opened the public hearing at 7:15 p.m.

The Commission discussed the possibility of asking the service station owners to voluntarily clean up their properties and comply with the requirements. Mr. Cohen explained that this service has become commonplace at gas stations, and staff desired direction from the Planning Commission and City Council regarding the allowance of outdoor ice chests and propane sales, as well as a solution to manage them in the best way possible.

The Commission discussed the possibility of allowing propane sales and ice chests by right, provided they are placed in an aesthetically pleasing and safe/secure location. It may be possible to require them to be located on the side of the building, rather than at the front entrance. The Commission also discussed requiring ice chests to be located inside the building. Propane sales would need to be conducted outside of the building due to Building and Fire codes. It was also noted that these items are often placed directly in front of the building, not only for the consumer to easily find, but for the safety and security of the clerks operating the convenience store.

The Commission discussed the importance of maintaining barrier-free access on the sidewalks in front of the convenience stores. Mr. Cohen advised that sidewalks in front of these stores range from five to seven feet wide, depending on when they were built and the ordinance in place at the time, and that the minimum continuous clear width for an accessible sidewalk is 36 inches (three feet).

It was noted that 18 public/oil-company branded gas stations operate in Auburn Hills (20, including membership-based Costco and Sam's Club), and almost every facility has ice chests and propane tank sales on the sidewalk in front of their business. As to how code enforcement would typically address the violation, Mr. Lang explained that there is a hierarchy of enforcement with the City, and this particular issue has not risen to a level of concern in recent years, as it has become commonplace for these businesses in and outside of Auburn Hills to utilize this type of outdoor sales.

The Commission asked Mr. Cohen to research additional options for them to consider that would be implemented by the Zoning Ordinance to permit the outdoor storage of ice chests and propane tanks at gasoline service stations, as this service provides convenience to Auburn Hills citizens and the general public.

There being no public comments, Mr. Ouellette closed the public hearing at 7:35 p.m.

Moved by Shearer to postpone recommendation to City Council regarding the enclosed Text Amendment to Article IX. B-2, General Business Districts of the Zoning Ordinance to the October 8, 2025 Planning Commission meeting.

Second by MacMillan.

VOTE:

Yes: Beidoun, Patrus, MacMillan, Pavlich, Shearer, Ferguson, Ouellette

No: None

Motion Carried (7-0)

6. UNFINISHED BUSINESS – None.

7. NEW BUSINESS – None.

8. COMMUNICATIONS

9. NEXT SCHEDULED MEETING

The next scheduled meeting is on Wednesday, October 8, 2025 at 7:00 p.m. in the Auburn Hills Council Chambers.

10. ADJOURNMENT

There being no further business, Chairperson Ouellette adjourned the meeting at 7:37 p.m.

Submitted by:

Susan McCullough, MiPMC III, CMC

Recording Secretary



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: SEPTEMBER 22, 2025

AGENDA ITEM NO 7A2

ZONING BOARD OF APPEALS



CITY OF AUBURN HILLS ZONING BOARD OF APPEALS MINUTES **NOT YET APPROVED**

September 11, 2025

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

1. **CALL TO ORDER:** Acting Chairman Boelter called the meeting to order at 6:00 p.m.
2. **ROLL CALL:**
Present: Jay Boelter, Jordan Vankuren, Itanya Montgomery, Greg Ouellette
Absent: Cheryl Verbeke
Also Present: City Attorney Brittney Ellis, Director of Community Development Steve Cohen, Assistant to the Director of Community Development Devin Lang, City Clerk Laura Pierce, Deputy City Clerk Kris Klassen, Building Official Jeffrey Spencer, Recording Secretary Susan McCullough
Guests: None
3. **ELECTION OF OFFICERS**
Chairperson
Moved by Ouellette to nominate Mr. Boelter as Chairperson.
Second by Montgomery.
Mr. Boelter accepted the nomination.

VOTE:	Yes:	Ouellette, Boelter, Montgomery, Vankuren	
	No:	None	Motion Passed (4-0)

Vice-Chairperson
Moved by Boelter to nominate Mr. Vankuren as Vice-Chairperson.
Second by Ouellette.
Mr. Vankuren accepted the nomination.

VOTE:	Yes:	Boelter, Vankuren, Montgomery, Ouellette	
	No:	None	Motion Passed (4-0)

Secretary
Moved by Boelter to nominate Mr. Ouellette as Secretary.
Second by Vankuren.
Mr. Ouellette accepted the nomination.

VOTE:	Yes:	Montgomery, Vankuren, Ouellette, Boelter	
	No:	None	Motion Passed (4-0)
4. **PERSONS WISHING TO BE HEARD** - None
5. **PETITIONERS** - None
6. **APPROVAL OF MINUTES** – February 9, 2023
Moved by Ouellette to approve the minutes of February 9, 2023.

Second by Vankuren.

VOTE: Yes: Montgomery, Vankuren, Boelter, Ouellette
No: None

Motion Passed (4-0)

7. UNFINISHED BUSINESS – None.

8. NEW BUSINESS

8a. Training Session – Facilitated by Brittney K. Ellis, Attorney, The Kelly Firm

Attorney Brittney Ellis with The Kelly Firm facilitated a training session for the Zoning Board of Appeals covering the following topics:

- i. Meeting Decorum
- ii. Open Meetings Act Requirements
- iii. Zoning Board of Appeals Duties
- iv. Rules Concerning the Granting of Non-Use Variances (Dimensional Variances) to the Zoning Ordinance

8b. Cancellation of the October 9, 2025 Zoning Board of Appeals meeting

Moved by Ouellette to cancel the October 9, 2025 Zoning Board of Appeals meeting due to a lack of agenda items.

Second by Vankuren.

VOTE: Yes: Boelter, Vankuren, Montgomery, Ouellette
No: None

Motion Passed (4-0)

9. **COMMUNICATIONS** – Mr. Cohen shared the timeline and process for an application. He stated that Mr. Spencer will email Board members a notice of cancellation each month if there is no business for the Board. Mr. Boelter asked if the Board can have a “mock” meeting because they meet so infrequently. Mr. Cohen stated that this could be arranged.

10. **NEXT SCHEDULED MEETING** - The next scheduled meeting is on Thursday, November 13, 2025 at 6:30 p.m. in the City Council Chambers.

11. **ADJOURNMENT – 7:06 p.m.**

Submitted by:

Susan McCullough, MiPMC III, CMC

Recording Secretary



CITY OF AUBURN HILLS

CITY COUNCIL AGENDA

MEETING DATE: SEPTEMBER 22, 2025

AGENDA ITEM NO 7B

FINANCE

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Michelle Schulz, Finance Director
Submitted: August 29, 2025
Subject: Motion – Amend the 2025 Local Streets Fund, Major Streets Fund, and General Fund Street Improvement

INTRODUCTION AND HISTORY

During the original 2025 budget planning stages, staff budgeted accordingly and within guidelines for the Major and Local Streets funds. Since then, amendments to expenditures in the 2025 Major and Local Streets budgets require us to increase budgeted transfers to avoid presenting a deficit budget.

STAFF RECOMMENDATION

Staff recommend an amendment to increase Local Streets fund's Transfer from General Fund account (203-453-699.101) \$1,037,000 and Major Streets fund's Transfer from General Fund account (202-452-699.101) \$590,000 to show a balanced 2025 amended budget as required by the Michigan Uniform Budget Manual for Local Units of Government. In addition, staff recommend an amendment to increase appropriations to the General Fund Street department transfer line (101-446-995.203) to provide funding for these increases.

MOTION

Move to amend the Local Streets fund revenues with an increase of \$1,037,000, the Major Streets fund revenue with an increase of \$590,000, and the General Fund Street Improvement department appropriations with an increase of \$1,627,000.

I CONCUR:

THOMAS A. TANGHE, CITY MANAGER



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: SEPTEMBER 22, 2025

AGENDA ITEM NO 7C

FIRE DEPARTMENT

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Lieutenant Bryan Shambeck, Fire Chief Adam Massingill
Submitted: September 9, 2025
Subject: Motion – Recommendation to Purchase Structural Firefighting Gear Purchase

INTRODUCTION AND HISTORY

The Auburn Hills Fire Department is seeking approval to purchase 15 new sets of structural firefighting turnout gear. This purchase is essential to ensuring the continued safety and effectiveness of our firefighters during emergency operations. Our current inventory includes gear that is approaching or has exceeded the recommended service life.

The department has evaluated various turnout gear manufacturers and has found Lion brand turnout gear to be the preferred option.

Lion is a globally recognized manufacturer of structural firefighting gear, currently in use by leading departments such as FDNY, Detroit, Chicago, Seattle, Houston, and many others. Auburn Hills has used Lion gear for over 10 years and have found it to be a reliable high-quality product. While there are other brands offering similar products, the lion brand offers a few valuable features that cannot be found elsewhere.

V-Force Cut: Ergonomically engineered pleating for better movement.

Magnetic Storm Flap System: This replaces the traditional Velcro flap that covers the main zipper in front of the gear. This system closes automatically, reduces wear, and simplifies the donning/doffing process.

ISO-DRI™ Technology: A patented moisture management system that reduces water retention within the lining of the gear, resulting in significantly lighter gear during operations and significantly faster drying times (within 4 hours on a rack, without fans or dryers).

Phoenix Safety Outfitters is the sole regional supplier for Lion turnout gear. The department has purchased gear through this supplier for over 10 years. We have consistently received excellent pricing and customer service.

The department received a proposal through the Sourcewell Government Cooperative Purchasing Program, which the city has used for multiple capital purchases in the past. The Sourcewell Purchasing Program meets the purchasing policy set forth by the City.

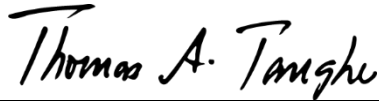
STAFF RECOMMENDATION

Staff recommends making a purchase of 15 sets of Lion brand turnout gear through Pheonix Safety Outfitters under Sourcewell contract # 010424-LIO. The price per set is \$3,984.00 with a total for 15 sets being \$59,760.00. The department has been awarded a grant through the Michigan Department of Labor and Economic Opportunity to cover \$3,500.00 per set. This leaves the city responsible for \$484.00 per set, for a total cost to the city of \$7,260.00 for the 15 sets which is a budgeted expense. This recommendation was reviewed and supported by the Public Safety Advisory Committee (PSAC).

MOTION

Move to approve the purchase of fifteen (15) sets of turnout gear from Phoenix Safety Outfitters through Sourcewell in the amount not to exceed \$59,760.00 from GL: 101-339-799.000-LABORECONOPP and 101-339-799.000.

I CONCUR:

A handwritten signature in black ink that reads "Thomas A. Tanghe". The signature is written in a cursive style with a large, stylized 'T' at the beginning.

THOMAS A. TANGHE, CITY MANAGER



CITY OF AUBURN HILLS

CITY COUNCIL AGENDA

MEETING DATE: SEPTEMBER 22, 2025

AGENDA ITEM NO 7D

DEPARTMENT OF PUBLIC WORKS

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Jason Hefner, Manager of Fleet & Roads
Submitted: September 12, 2025
Subject: Motion – Approve the purchase of a 2026 Dodge Durango

INTRODUCTION AND HISTORY

The 2025 Fleet Operating Budget includes \$45,000 for the replacement of one RAM pickup truck utilized by the Police Department. Through discussion of needs with the Police Department, it was decided that a pickup truck was not a requirement of the replacement, but that a SUV could fill the need. The Dodge Durango GT AWD is a more fiscally responsible option and has some safety features within the base package (including: driver inflatable knee-bolster air bag and an enhanced accident-response system) that a pick-up does not. The chart below shows the vehicle being replaced and the new vehicle being ordered. The vehicle being replaced meets both the 5-year and 80,000 mile replacement schedule.

Current Vehicle					New Vehicle			Price
Asset ID	Year	Make	Model	Mileage	Year	Make	Model	
AP2017	2020	RAM	1500 CREW	118,430	2026	Dodge	Durango GT AWD	\$ 38,577

Current electric vehicles on the market and the tasks asked of the current fleet were studied. At this time, the electric vehicles do not have the ability to run the continuous 24-hour shifts that are sometimes required with Police Department vehicles. The city has acquired and put into service a plug-in hybrid van for the community center, allowing extended range if needed while prioritizing usage of the battery. Additionally, the city has 13 Ford Maverick Hybrids in service being used across multiple departments.

The Dodge Durango GT AWD will be purchased under the MiDEAL contract #240000001206 (State of Michigan contract) with LaFontaine Chrysler Dodge Jeep Ram FIAT of Lansing, MI for the cost of \$38,577.00. The vehicle includes a 3-year/ 36,000-mile bumper to bumper warranty and a 5-year/ 60,000-mile powertrain warranty. We have used cooperative bids throughout the years to purchase a variety of items that include vehicles, equipment, and road salt. The cooperative bids that are used most often are the State of Michigan MiDEAL, the Oakland County Cooperative, Sourcewell, and the Rochester Hills Consortium. These cooperative bids are based on larger volumes which result in lower prices, a high-quality contract, and meet the spirit of the Purchasing Ordinance.

STAFF RECOMMENDATION

Staff recommend approval to purchase a Dodge Durango GT AWD for \$38,577.00 from LaFontaine Chrysler Dodge Jeep Ram FIAT of Lansing, MI under the MiDEAL contract #240000001206. Funding for the purchase is available via account number 661-594-981.000.

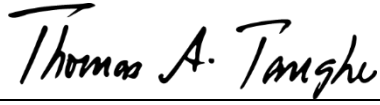
MOTION

Move to approve the purchase of a Dodge Durango GT AWD for \$38,577.00 from LaFontaine Chrysler Dodge Jeep Ram FIAT of Lansing, MI under the MiDEAL contract.

EXHIBIT

Exhibit 1 – Vehicle Quote

I CONCUR:

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

THOMAS A. TANGHE, CITY MANAGER

Please note payment is due within 30 days of delivery. Any invoices paid after 30 days may be subject to a 1.5% late fee



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: SEPTEMBER 22, 2025

AGENDA ITEM NO 7E

DEPARTMENT OF PUBLIC WORKS

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Jason Hefner, Manager of Fleet & Roads
Submitted: September 11, 2025
Subject: Motion – Approve The 2025-2026 Winter Operations Agreement Between the City of Auburn Hills and the Road Commission for Oakland County.

INTRODUCTION AND HISTORY

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

The 2025-2026 agreement has an increase of 4% which increases the compensation from \$49,772.47 to \$51,711.33. Included in this packet is the RCOC cover letter (Exhibit 1), the winter operations agreement (Exhibit 2) that includes the cost breakdown and the insurance provision as Exhibits A and B respectively.

STAFF RECOMMENDATION

Staff recommend approval of the 2025-2026 Winter Operations Agreement between the City of Auburn Hills and the Road Commission for Oakland County.

MOTION

Move to approve the 2025-2026 Winter Operations Agreement between the City of Auburn Hills and the Road Commission for Oakland County. Services to be reimbursed from the Road Commission for Oakland County to the City of Auburn Hills in the amount of \$51,711.33.

EXHIBITS

Exhibit 1 – RCOC Cover Letter

Exhibit 2 – 2025-2026 Winter Operations Agreement

I CONCUR:

THOMAS A. TANGHE, CITY MANAGER



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

Board of Road Commissioners

Ronald J. Fowkes
Commissioner

Andrea LaLonde
Commissioner

Nancy Quarles
Commissioner

Dennis G. Kolar, P.E.
Managing Director

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

**Highway Maintenance
Department**

**2420 Pontiac Lake Road
Waterford, MI 48328**

248-858-4881

**FAX
248-858-7607**

www.rcocweb.org

September 10, 2025

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

RE: 2025-2026 Winter Maintenance Agreement

Dear Mr. Hefner:

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

This 2025-2026 agreement has an increase of 4%, which increases the amount from \$49,722.47 to \$51,711.33.

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

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

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

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

Sincerely,

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

2025-2026 WINTER MAINTENANCE AGREEMENT
CITY OF AUBURN HILLS

Under 1951 PA 51, As Amended

This Winter Maintenance Agreement (“Agreement”) is made this ____ day of _____, 2025, between the Board of County Road Commissioners of the County of Oakland, State of Michigan, a public body corporate, hereinafter referred to as the “Board,” and the City of Auburn Hills, Oakland County Michigan, a Michigan municipal corporation hereinafter referred to as the “City.”

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

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

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

I

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

II

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

III

In consideration of the assumption of Winter Maintenance by the City, the Board hereby agrees to pay to the City the sum of \$51,711.33, as set forth in Exhibit A, attached hereto and made a part hereof. Such amounts are to be used by the City for Winter Maintenance. Payments are to be made by the Board to the City as follows:

50% in December 2025
50% in March 2026

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

IV

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

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

V

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

Without the prior written consent of the Board, the City shall not cancel, reduce, or fail to renew the insurance coverage required by this Agreement. Certificates of insurance for each policy of insurance required by this Agreement shall provide for 30 days actual (not "endeavor to"), prior, written notice to the RCOC by the insurance carrier of any cancellation, termination, reduction or other material change of the policy; and the City shall deliver such certificates to the RCOC.

VI

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

VII

In accordance with Michigan 1976 Public Acts No. 220 and 453, being MCLA §§37.1209 and 37.2209, as the same may be amended, the City and its subcontractors shall not discriminate against an employee or

applicant for employment with respect to hire, tenure, terms, conditions, or privileges of employment, or matter directly or indirectly related to employment, because of race, color, religion, national origin, age, sex, height, weight, or marital status; or because of a disability that is unrelated to the individual's ability to perform the duties of a particular job or position. A breach of this covenant may be regarded as a material breach of this Agreement.

VIII

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

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

The terms and conditions of this Agreement shall become effective on October 1, 2025, and shall continue in full force and effect until a subsequent Winter Maintenance agreement has been executed by the parties hereto or until this Agreement is terminated, as set forth below.

In the event that a subsequent Winter Maintenance agreement has not been executed by the parties hereto on or before September 1, 2026, either party may terminate this Agreement by providing the other party hereto with written notice of intent to terminate, at least thirty (30) days prior to the date of termination.

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

Witnesses:

CITY OF AUBURN HILLS
A Municipal Corporation

By: _____

Its: _____

By: _____

Its: _____

Witnesses:

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

By: _____

Its: _____

By: _____

Its: _____

**PROPOSED WINTER MAINTENANCE
2025-2026**

CITY OF AUBURN HILLS

EXHIBIT A

Adams

Extending from S. Boulevard to Forester

<u>Miles</u>	<u>Cost Per Mile</u>	
0.19	\$4,624.26	\$ 878.61
0.59	\$6,561.00	\$ 3,870.99
0.12	\$8,092.46	\$ 971.10
<u>0.38</u>	<u>\$9,981.19</u>	<u>\$ 3,792.85</u>
1.28		\$ 9,513.55

Brown Rd.

Extending from Giddings to Squirrel

<u>Miles</u>	<u>Cost Per Mile</u>	
0.41	\$4,624.26	\$ 1,895.95
0.42	\$6,561.00	\$ 2,755.62
1.25	\$8,092.46	\$ 10,115.58
<u>0.24</u>	<u>\$9,981.19</u>	<u>\$ 2,395.49</u>
2.32		\$ 17,162.63

South Boulevard

Extending from Opdyke to Adams

<u>Miles</u>	<u>Cost Per Mile</u>	
1.18	\$4,624.26	\$ 5,456.63
0.75	\$8,092.46	\$ 6,069.35
<u>0.07</u>	<u>\$9,981.19</u>	<u>\$ 698.68</u>
2.00		\$ 12,224.66

Walton

Extending from E. Pontiac City Limit to Squirrel

<u>Miles</u>	<u>Cost Per Mile</u>	
1.25	\$8,092.46	\$ 10,115.58
<u>0.27</u>	<u>\$9,981.19</u>	<u>\$ 2,694.92</u>
1.52		\$ 12,810.50
<u>Total Miles</u>		
7.12		

TOTAL	<u><u>\$ 51,711.33</u></u>
-------	----------------------------

CITY OF AUBURN HILLS

EXHIBIT A

(cont.)

TWO LANES (\$4,624.26 per mile)

<u>Miles</u>	<u>Cost Per Mile</u>	
0.19	\$4,624.26	\$ 878.61
1.18	\$4,624.26	\$ 5,456.63
<u>0.41</u>	\$4,624.26	<u>\$ 1,895.95</u>
1.78		\$ 8,231.18

THREE LANES (\$6,561.00 per mile)

<u>Miles</u>	<u>Cost Per Mile</u>	
0.59	\$6,561.00	\$ 3,870.99
<u>0.42</u>	\$6,561.00	<u>\$ 2,755.62</u>
1.01		\$ 6,626.61

FOUR OR FIVE LANES (\$8,092.46 per mile)

<u>Miles</u>	<u>Cost Per Mile</u>	
0.12	\$8,092.46	\$ 971.10
0.75	\$8,092.46	\$ 6,069.35
1.25	\$8,092.46	\$ 10,115.58
<u>1.25</u>	\$8,092.46	<u>\$ 10,115.58</u>
3.37		\$ 27,271.59

SIX OR MORE LANES (\$9,981.19 per mile)

<u>Miles</u>	<u>Cost Per Mile</u>	
0.38	\$9,981.19	\$ 3,792.85
0.24	\$9,981.19	\$ 2,395.49
0.27	\$9,981.19	\$ 2,694.92
<u>0.07</u>	\$9,981.19	<u>\$ 698.68</u>
0.96		\$ 9,581.94

Total Miles

7.12	TOTAL	\$ 51,711.33
------	-------	--------------

50% in December, 2025 \$25,855.66

50% in March, 2026 \$25,855.67

\$51,711.33

EXHIBIT B

2025-2026 WINTER MAINTENANCE AGREEMENT

ROAD COMMISSION FOR OAKLAND COUNTY

INSURANCE PROVISION (CITY)

Insurance Coverage:

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

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

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

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

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

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

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

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

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

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

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

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

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Steven J. Cohen, AICP, Director of Community Development; Devin Lang, Assistant Director of Community Development
Submitted: September 17, 2025
Subject: Municipal Campus Fuel Island
Motion – Approval of Site Plan and Tree Removal Permit

INTRODUCTION AND HISTORY

This is a request from the Auburn Hills Tax Increment Finance Authority and Department of Public Works to construct a dual dispenser fuel island on the City's municipal campus, located at 1827 N. Squirrel Road. The new fuel island, which will serve only municipal vehicles, will not be available for public use.

The island will provide a secondary location for refueling municipal vehicles with gasoline, diesel, and diesel exhaust fluid. This addition will reduce the City's reliance on its current fueling point at the Department of Public Works facility. Locating this resource at the municipal campus will enhance fleet operations, maintain the readiness of emergency vehicles, and reduce service interruptions caused by traveling off-site to refuel.

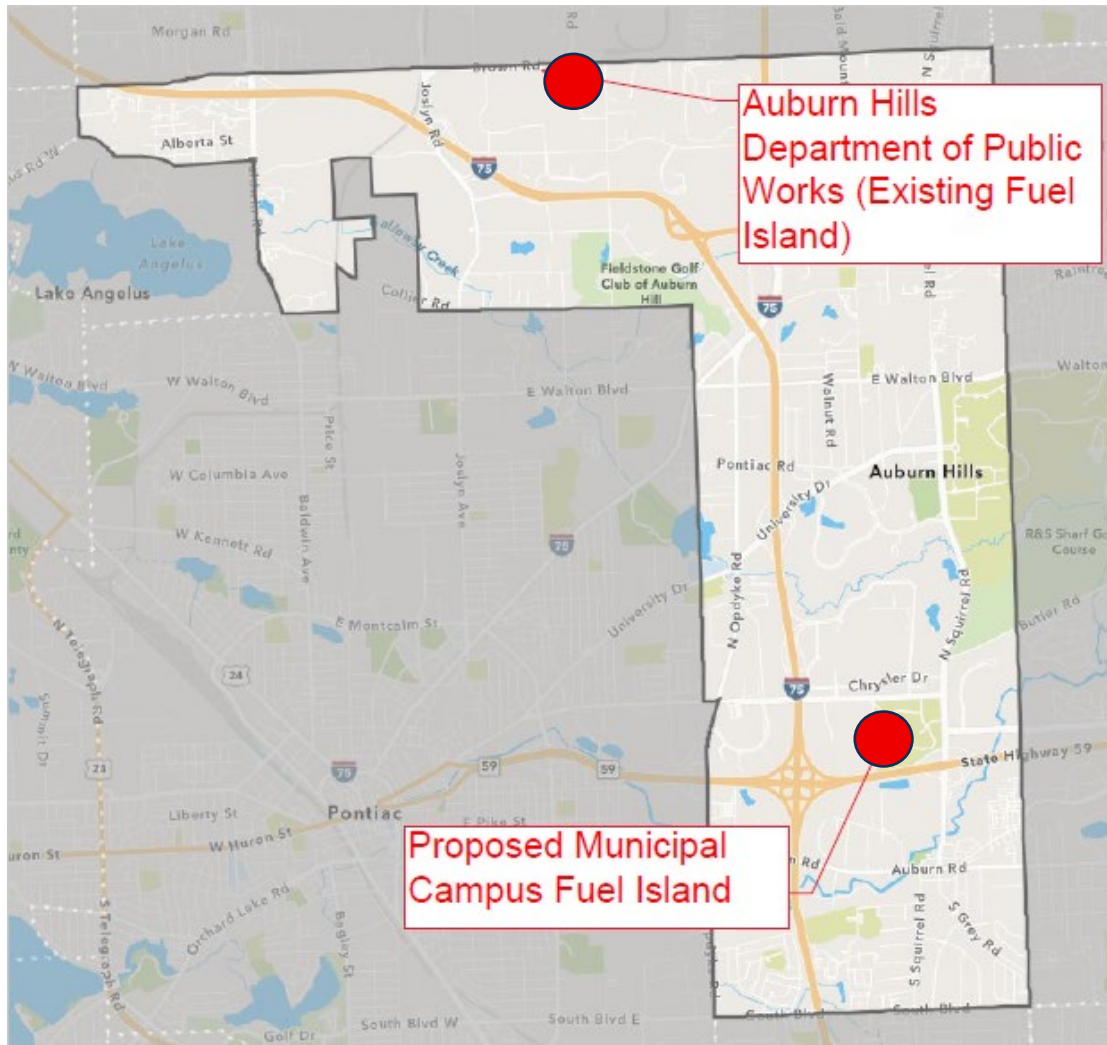
Site Plan



Illustrated Site Plan

INTRODUCTION AND HISTORY (cont.)

Currently, the only location available for refueling municipal vehicles is the Department of Public Works facility, located at 1500 Brown Road, situated in the northernmost part of the City. This creates a reliability issue and inefficiencies for the Police, Fire, and Senior Services Department, located on the municipal campus, as well as Fire Station #1, located Downtown. Currently, these vehicles must travel 10-17 miles round-trip to the Department of Public Works facility to refuel.



Existing Fuel Island at DPW - 1500 Brown Road, and Proposed Municipal Campus Fuel Island

KEY ISSUES

1. Community Center - Playground Removal

The playground west of the Community Center was slated for replacement in 2027; however, to minimize grading and maximize the amount of trees preserved, the playground will be removed as part of this project. **The playground will be replaced.** The Department of Public Works will collaborate with the Department of Recreation and Senior Services to identify an appropriate location on the municipal campus for the construction of a new playground in 2026.



Existing playground to be removed

KEY ISSUES (cont.)**2. Enhanced Landscaping and Architectural Design**

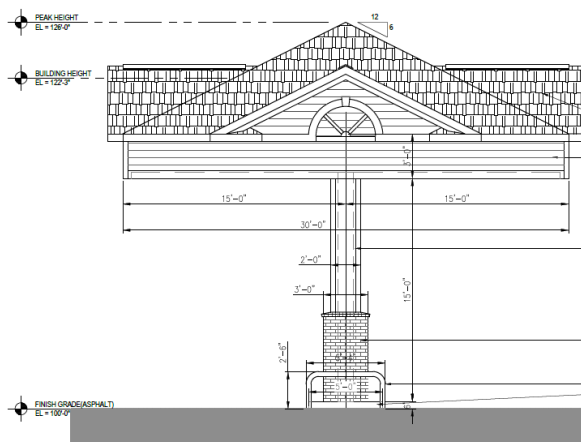
To mitigate the aesthetic impact of the fuel island, the site has been designed to maximize landscaping and screening by preserving as many existing trees and associated vegetation as possible and installing new plantings between the fuel island and the Community Center. In addition to enhanced landscaping, the fuel island canopy and control building have been designed to incorporate Colonial Revival elements with New England farmhouse influences, similar to those found in the Community Center and other buildings on the municipal campus.



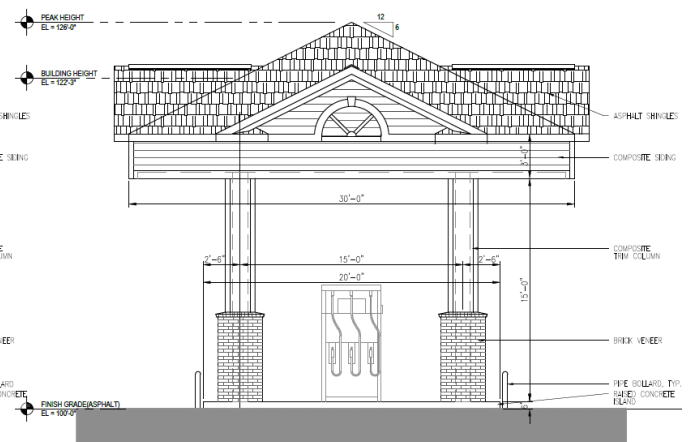
A EXISTING COMMUNITY CENTER
NONE



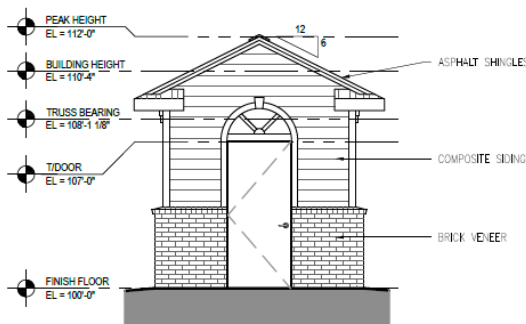
B EXISTING COMMUNITY CENTER
NONE



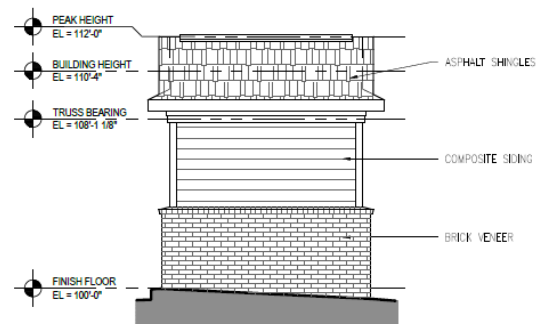
7 NORTH & SOUTH ELEVATION
1/4" = 1'-0"



8 EAST & WEST ELEVATION
1/4" = 1'-0"



3 NORTH ELEVATION
1/4" = 1'-0"



4 EAST ELEVATION
1/4" = 1'-0"

Enhanced architectural features were added to the fuel island canopy and control building

STAFF RECOMMENDATION

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

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

1. The Site Plan contains sufficient basic information required by the Zoning Ordinance for a recommendation.
2. The requirements of Section 1815, Items 7A-7E of the Zoning Ordinance can be met as follows:
 - a) All requirements and standards of the Zoning Ordinance and other City Ordinances can be met.
 - b) Safe, convenient vehicular ingress/egress has been depicted; primary access will be to Seyburn Drive.
 - c) Traffic circulation features within the site avoid common traffic problems and can promote safety.
 - d) A satisfactory and harmonious relationship will exist between the proposed development and the surrounding area.
 - e) The proposed use will not have an unreasonable, detrimental, or injurious effect upon the natural characteristics of the subject parcel or the adjacent area.
3. Greenbelts will be provided.
4. Landscape requirements will be met, and calculations have been submitted.
5. A note indicates that exterior lighting shall meet the requirements of the Zoning Ordinance. Pole and wall-mounted lighting shall be shielded and directed downward. The light poles will not exceed 22 feet in height. Lamp bulbs and lenses shall not extend below the light fixture shields.
6. A note indicates that outside storage, including pallet storage, overnight vehicles, and trailer storage, will not be permitted.
7. A Tree Removal Permit is required - 56 replacement trees are required, and 72 replacement trees are proposed.

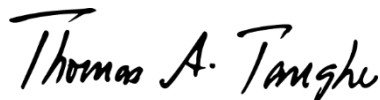
PLANNING COMMISSION RECOMMENDATION

Recommended Approval on September 10, 2025 (7-0 vote)

RECOMMENDED ACTION

Move to accept the Planning Commission's recommendation and approve the Site Plan and Tree Removal Permit for the Auburn Hills Municipal Campus Fuel Island subject to the conditions of the City's Administrative Review Team.

I CONCUR:



THOMAS A. TANGHE, CITY MANAGER



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

September 10, 2025

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

ROLL CALL: Present: **Carolyn Shearer, Darlene MacMillan, Jack Ferguson, Cynthia Pavlich, Sam Beidoun, Dominic Patrus, Greg Ouellette**
Absent: Dominick Tringali, Raymond Saelens
Also Present: Director of Community Development Steve Cohen, Assistant to the Director of Community Development Devin Lang, City Engineer Hannah Driesenga, Director of the Department of Public Works Stephen Baldante, DPW Manager of Fleet and Roads Jason Hefner
Guests: None

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

5. PETITIONERS

5a. Municipal Campus Fuel Island (7:01 p.m.)

Public Hearing/Motion – Recommendation to City Council for Site Plan and Tree Removal Permit approval to construct a new municipal fueling island.

This is a request from the Auburn Hills Tax Increment Finance Authority and Department of Public Works to construct a dual dispenser fuel island on the City's municipal campus, located at 1827 N. Squirrel Road. The new fuel island will only serve municipal vehicles.

The island will provide a secondary location for refueling municipal vehicles with gasoline, diesel and diesel exhaust fluid. This addition will reduce the City's reliance on its current fueling location at the Department of Public Works facility. Locating this resource at the municipal campus will enhance fleet operations, maintain the readiness of emergency vehicles, and reduce service interruptions caused by traveling off-site to refuel.

Locating a second fuel island on the municipal campus will reduce the inefficiencies of requiring the Police, Fire and Senior Services departments to travel 10-17 miles round-trip to refuel at the Department of Public Works facility in the northernmost part of the City.

To minimize the aesthetic impact of the fuel island, there will be maximum landscaping and screening, preserving many existing trees and associated vegetation and installing new plantings between the fuel island and the Community Center. The architectural design will also blend in well with the other buildings on the municipal campus.

The existing playground west of the Community Center will be removed. The Department of Public Works will work with the Department of Recreation and Senior Services to identify an appropriate location on the municipal campus for the construction of a new playground in 2026.

City Engineer Hannah Driesenga, Director of the Department of Public Works Stephen Baldante, DPW Manager of Fleet and Roads Jason Hefner were available to answer any questions of the Commission.

The Commission asked about the following:

1. The financial benefit to the City;
2. Choosing the supplier;
3. The number of vehicles per day;
4. Security of the area;
5. Hours of availability.

Mr. Baldante stated that the City Manager estimated that the financial benefit of installing this second fuel island will be realized in 4-5 years. He further explained that the choice of the fuel supplier follows the City's bid proposal process and that approximately 20 vehicles per day will use this new fueling island. The DPW vehicles will continue

to use the original fuel island on Brown Road. However, this new fuel island will help with refueling snow plows working in the south end during storm events.

Mr. Hefner explained that there is a key required to access the fuel island and that the system is controlled through Fuel Master whereby each vehicle has a vehicle-specific key. The fuel island is available 24 hours per day. Mr. Baldante stated that security cameras may be considered in the future if necessary.

Mr. Ouellette opened the public hearing at 7:07 p.m.

There being no public comments, Mr. Ouellette closed the public hearing at 7:07 p.m.

Moved by Shearer to recommend to City Council approval of the Site Plan and Tree Removal Permit for the Auburn hills Municipal Campus Fuel Island subject to the conditions of the City's Administrative Review Team.

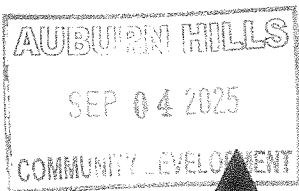
Second by MacMillan.

VOTE:

Yes: MacMillan, Beidoun, Patrus, Pavlich, Shearer, Ferguson, Ouellette

No: None

Motion Carried (7-0)



Development Application

Project Name: Municipal Campus Fuel Island

General Project Location: 1827 N Squirrel Rd.

Parcel Size: 60.11 Zoning: R-1

Sidwell Number(s): 14-13-300-008 (Part of)

Project Description: Additiion of one dual fuel dispenser,
canopy, and small support building

Building Size (sq. ft.): Canopy - 900 Support Building - 100

Check requested review(s)

- ☒ Site Plan
☒ Tree Removal Permit
☐ Special Land Use Permit(s) _____
☐ Land Division
☐ Land Exchange

- ☐ Subdivision
☐ Planned Unit Development - Step 1/Step 2/Combined
☐ Rezoning _____ to _____
☐ ZBA Variance or Interpretation
(see supplemental application)
☐ Other _____

City Use Only

Address: 1827 N Squirrel Rd.

Date Received: 9/4/25

Fees Paid: NO FEE - CITY PROJECT

SP #: 250016

SLU #(s): _____

LD/LE/SUB #: _____

RZ #: _____

PUD #: _____

ZBA #: _____

PTR #: 250006

Applicant

Name: Andrew Hagge - TIFA Executive Director Signature: [Signature]

Business Name and Address: Auburn Hills Tax Increment Finance Authority - 1827 N. Squirrel Rd.

City: Auburn Hills State: MI Zip Code: 48326 Phone Number: 248-364-6804

Fax Number: _____ Alt. Phone Number(s): _____

Property Owner(s)

Name: Tom Tanghe - City Manager Signature: [Signature]

Business Name and Address: City of Auburn Hills - 1827 N. Squirrel Rd.

City: Auburn Hills State: MI Zip Code: 48326 Phone Number: 248-370-9440

(Provide additional sheet if necessary for multiple property owners)

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

September 5, 2025

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

RE: City Campus Fueling Station
Site Plan 1st Review

Dear Mr. Cohen:

We have prepared this summary regarding the above referenced project with respect to grading, paving, storm drainage/detention, and availability of municipal utilities to serve the site. The site plan was prepared by OHM on behalf of the City as this is a public infrastructure project. The site comments are noted below.

PERMITS:

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

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

GENERAL:

The site is located on the Auburn Hills Civic Campus, west of the Community Center. The City is proposing to construct a new fuel station at this location to improve fleet operations with City vehicles not having to travel to the DPW site on Brown Road for fueling. The fuel station will consist of two pumps for diesel and gasoline. The station will include a canopy over the pumps as well as a small control building and vacuum pedestal on the south side of the site. The site is part of the larger Civic Campus parcel, which is zoned One Family Residential (R-1). The adjacent property to the west is zoned Technology & Research (T&R). A legal description of the overall parcel is included on the plan. The City of Auburn Hills Standard Notes and Fire Department Notes are included on the plan. A landscape plan and a soil erosion and sedimentation control plan were included in the plan set and appear to be acceptable.

It should be noted that the existing play structure adjacent to the Community Center will be removed as part of the project. A new play structure is being planned for a different location on the Civic Campus. In addition, the project will also include reconstruction of a portion of Seyburn Blvd, pavement replacement within the Community Center and Library parking lots, and water main looping.

MUNICIPAL UTILITIES:

There is an existing 8-inch water main that extends along the north side of the Community Center, ending with a hydrant near the northwest corner of the building. The project will include installation of new 8-inch water main from the end of this main, through the new fuel station drive and north along Seyburn Blvd to connect to existing water main west of the Library. This new water main will create an additional loop within the system for improved



service to the Community Center. A new fire hydrant is proposed at the corner of the fuel station driveway to provide adequate coverage for the new facility. No new water service is proposed for the fuel station.

There is an existing 12-inch sanitary sewer that runs along the east side of Seyburn Blvd and through the proposed site, continuing south through the Civic Campus parcel. No new sanitary sewer or services are proposed as part of the new fuel station. The proposed pavement for the fuel station has been set so that the existing sanitary sewer manhole will be located within the pavement area to allow for maintenance access by the City DPW.

STORM SEWER AND DETENTION:

The site is part of the City's Civic Campus, which has been allocated storm water runoff to the downstream drainage system at an average C-factor of 0.60. The additional impervious area resulting from the new fuel station pavement does not significantly change the overall site runoff and the overall C-factor is still well below what is allocated. Therefore, no additional detention is required for the proposed fuel station improvements.

Storm water runoff for the site will be collected via a series of catch basins and routed to existing storm sewer near the northwest corner of the Community Center. This storm sewer flows east in front of the building, then south to the existing drainage course through the Civic Campus, and ultimately to Galloway Creek. A water quality unit has been indicated on the plans prior to the storm water exiting the site in accordance with City requirements.

TRAFFIC/PAVING:

The fuel station will include a new drive approach at the end of Seyburn Blvd to access the site. The site will include a large area of asphalt pavement for vehicle maneuvering to the fuel pumps as well as fuel delivery truck access. A vehicle turning diagram is included on the plan. An approximately 40-ft by 50-ft concrete pad will be located around the pumps and fuel tank area. Pavement details for the proposed asphalt and concrete sections are included in the plan meeting City requirements. New concrete sidewalk is proposed from the existing sidewalk in front of the Community Center along the west side of the building to provide improved access to an existing door.

GRADING:

Existing and proposed grades are shown with contours and spot elevations. The site significantly slopes to the south and east, and the proposed site grading is consistent with that pattern. Slope grading around the proposed pavement areas are 1 on 4 or less per City standards. Pavement slopes are also consistent with City standards and are to remain between 1% and 6% for drive areas and between 1% and 4% for parking areas. Sidewalk slopes shall comply with ADA standards. No retaining walls are proposed for this site.

RECOMMENDATIONS:

The site plan is in substantial compliance with City of Auburn Hills requirements, and has been stamped "Approved" by our office. If you have any questions or are in need of any further information, please feel free to contact our office.

Sincerely,

OHM Advisors

Timothy J. Juidici, P.E.

Transmitted via e-mail to Steven Cohen: September 5, 2025

cc: File

P:\0101_0125\0120240410_CITY_CAMPUS_FUEL_ISLAND\PM\CORRESPONDENCE\CAMPUS_FUEL_STATION_SITE
REV.DOCX

September 5, 2025

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

Subject: City Campus Fuel Station, Auburn Hills, MI

Dear Mr. Cohen,

The submittals regarding the above-mentioned project were reviewed and a site visit made. See tree detail chart below for tree inventory, removal and replacement tree requirements.

TREE DATA TABLE

DESCRIPTION	TOTAL TREES	Required/REPLACEMENT TREES
Total Trees Surveyed	101	
Trees Saved	50	0
Removed Regulated Trees	33	33
Non-regulated/Dead Trees Removed	9	0
Removed Landmark Trees	8 (232" x .25)/2.5	23
TOTAL Required Replacement Trees		56 Trees

Applicant is removing 41 regulated trees at the site; 8 are Landmark trees. Total replacement trees required to satisfy the Woodlands Ordinance is 56; $33 + (232 \times .25)/2.5$. The landscape plans provide 72 trees.

Woodland consultant reserves the right to identify trees requiring individual tree protection prior to land clearing. Land clearing to commence after November 1, 2025 to prevent oak wilt. This project is approved based on site conditions, tree inventory data, accompanying landscape plans, as stated.

Best regards,


Julie Stachecki

City of Auburn Hills Woodland Consultant



Site Specific, Inc.

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

Site Plan

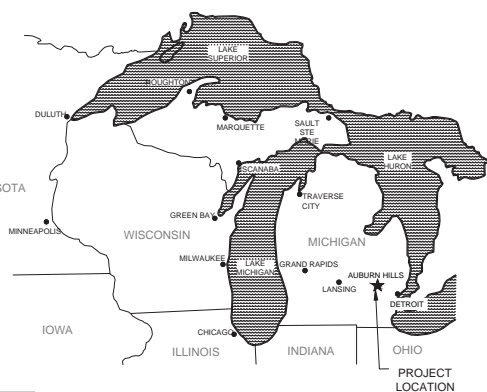


City of Auburn Hills Conceptual Fueling Station

- A** Asphalt Entry Drive
- B** Fuel Station on Concrete
- C** Covered Fueling
- D** Underground Storage
- E** Playground Removal
- F** Landscape & Restoration
- G** Building & Vacuum Pedestal

3350 E SEYBURN DRIVE
AUBURN HILLS, OAKLAND COUNTY, MICHIGAN
PARCEL ID: 14-13-300-008

OWNER:	CITY OF AUBURN HILLS 1827 N. SQUIRREL ROAD AUBURN HILLS, MI 48326
ENGINEER:	OHM ADVISORS, INC. CONTACT: TAVIO PALAZZOLO, P.E. 3400 PLYMOUTH RD. LYONIA, MICHIGAN 48150 734.466.4406 TAVIO.PALAZZO@OHM-ADVISORS.COM
SURVEYOR:	OHM ADVISORS, INC. CONTACT: ANDREW SCHRIPEMA, P.S. 3400 PLYMOUTH RD. LYONIA, MICHIGAN 48150 734.466.4514 ANDREW.SCHRIPEMA@OHM-ADVISORS.COM
ARCHITECT:	OHM ADVISORS, INC. CONTACT: JASON NOLFF, P.A. 3400 PLYMOUTH RD. LYONIA, MI 48150 734.777.1584 JASON.NOLFF@OHM-ADVISORS.COM
LANDSCAPE ARCHITECT:	OHM ADVISORS, INC. CONTACT: SARAH HUDDAS, P.L.A. 3400 PLYMOUTH RD. LYONIA, MI 48150 734.278.1428 SARAH.HUDDAS@OHM-ADVISORS.COM



PROJECT SCOPE:
INSTALLATION OF NEW GASOLINE AND DIESEL FUELING STATION INCLUDING GRADING OF EXISTING SITE, PLACEMENT OF ASPHALT PAVED LOT, PLACEMENT OF FUELING CANOPY AND TANK ON A CONCRETE PAD, CONTROL ROOM BUILDING, REMOVAL OF EXISTING PLAYGROUND, NEW SIDEWALK FOR COMMUNITY CENTER, AND PLANTING OF TREES AND OTHER LANDSCAPING FOLLOWING CONSTRUCTION.

AREA LOCATION MAP
NOT TO SCALE

VICINITY MAP
NOT TO SCALE



APPLICATION DATE	PERMITS	APPROVAL DATE
	OAKLAND COUNTY SESC PERMIT	

SHEET INDEX

REVISION KEY
 ○ NOT REVISED ▲ REVISED

[illegible]

CONSTRUCTION PLANS

OHM PROJECT NO. 0120-24-0410

DATE/ISSUE: 2025/09/04

SITE PLAN APPROVAL



THE CONTRACT DOCUMENTS, WHICH INCLUDE BUT ARE NOT LIMITED TO THE PLAN NOTES, SPECIFICATIONS, CONTRACT CONDITIONS, GENERAL CONDITIONS, SPECIAL CONDITIONS, LIST VARIOUS FIRMS AND AGENCIES HAVING VARYING LEVELS OF AUTHORITY OVER THE WORK. THE FOLLOWING ASSOCIATIONS OF AUTHORITY SHALL BE CONSIDERED PART OF THE CONTRACT AND SHALL BE HONORED BY THE CONTRACTOR IN ALL MATTERS RELATING TO THE PROJECT:

A. CONTRACTOR = TO BE DETERMINED (REQUIREMENTS OF CONTRACTOR SHALL EQUALLY APPLY TO ANY VENDOR, SUBCONTRACTOR, OR SERVICE PROVIDER RETAINED BY THE CONTRACTOR)

B. SENDER = BUREAU OF LAND MANAGEMENT, U.S. DEPARTMENT OF THE INTERIOR, LAND MANAGEMENT, AND AS-BUILT RECORD TO ADDITIONAL EXPENSE TO THE OWNER.

C. OWNER = CITY OF AUGUBURN HILLS (CONTACTS)

D. OWNER REPRESENTATIVE = CHIEF OF POLICE ENGINEER, OWNER, OR TESTING AGENCY. OWNER MAY DESIGNATE OR CHANGE SPECIFIC REPRESENTATIVES FOR EACH PROJECT REQUIREMENT

E. ENGINEER = CHAM ADVISORS (CONTACT: TAVO PRAZAKOZ, P. (734) 466-4406)

F. ENGINEER AGENCY = DESIGNATED AND RETAINED BY THE CITY OF AUGUBURN HILLS

G. UTILITY UTILITIES = CITY OF AUGUBURN HILLS

H. RIGHT-OF-WAY = NOT APPLICABLE - CONTRACTOR SHALL PERFORM ALL WORK AND STAGING WITHIN PROPERTY LIMITS OF THE CITY OF AUGUBURN HILLS

I. PROJECT BUILDING PERMIT = CITY OF AUGUBURN HILLS COMMUNITY DEVELOPMENT DEPARTMENT / BUILDING SERVICES 264-364-6900

J. TRAFFIC CONTROL REGULATION = MICHIGAN MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES

2. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL OBTAIN THE NECESSARY FEDERAL, STATE, AND LOCAL PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. CONTRACTOR SHALL PROVIDE ALL MATERIALS, PERSONNEL, AND EQUIPMENT NECESSARY TO COMPLY WITH ALL NOTES AND REQUIREMENTS CONTAINED WITHIN THE CONTRACT DOCUMENTS, INCLUDING THE PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. ANY VIOLATIONS CONTAINED HEREIN SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND THE RESPECTIVE LUMP SUM OR UNIT PRICE COSTS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING INFORMATION REQUIRED WHICH IS NOT INDICATED ON DRAWING DIMENSION STINGS SHALL BE OBTAINED FROM THE ENGINEER.
5. ALL MATERIALS, METHODS, EQUIPMENT, AND PERSONNEL TO BE USED SHALL CONFORM TO MINIMUM QUALITY STANDARDS AND SPECIFICATIONS OF THE AMERICAN SOCIETY OF CIVIL ENGINEERS, THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION, AND THE DEPARTMENT OF TRANSPORTATION. A200 STANDARD SPECIFICATIONS FOR CONSTRUCTION AND APPLICABLE SPECIAL SPECIFICATIONS. REFERENCES TO PAYMENT WITHIN THE REFERENCED MOST DOCUMENTS SHALL BE TO THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL MATERIALS AND EQUIPMENT AS DESCRIBED IN THE CONTRACT DOCUMENTS AND/OR OWNERS PURCHASE ORDER LANGUAGE.
6. CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE A MINIMUM OF 48 HOURS PRIOR TO PERFORMING ANY WORK THAT MAY CAUSE DAMAGE TO EXISTING UTILITIES OR STRUCTURES, OR THAT MAY BE DESCRIBED HEREIN.
7. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE WORK SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
9. EQUIPMENT, SOIL STOCKPILES, JOB TRAILERS, VEHICLES, AND OTHER MATERIALS SHALL NOT BE STORED IN OR NEAR THE CONSTRUCTION AREA. EXCESS MATERIALS SHALL BE STORED IN A SECURE AREA, AND IS ISOLATED FROM DRAINAGE FACILITIES, WETLANDS, STREAMS, AND TRAFFIC PATTERNS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS CONES, BARRICADES, SIGNS, FLAGGERS, TEMPORARY PAVEMENT MARKINGS, FENCES, AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY CONFORMING TO LOCAL TRAFFIC CONTROL AND PRACTICES AND TO THE REQUIREMENTS OF THE FEDERAL HIGHWAY DEPARTMENT FOR PAVEMENT, LANDSCAPING, RESTORATION, PAINT, OR ANY OTHER NEWLY INSTALLED FEATURE UNTIL THE OWNER'S REPRESENTATIVE AUTHORIZES OPENING TO TRAFFIC.
2. CONTRACTOR SHALL MAINTAIN AN ACCESSIBLE ROUTE FOR PEDESTRIANS AND EMERGENCY VEHICLES AND PROVIDE ACCESS TO ADJACENT PROPERTIES AT ALL TIMES.
3. THE CONTRACTOR SHALL PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN FOR ANY WORK ADJACENT TO OR WITHIN THE PUBLIC RIGHT-OF-WAY.

1. INSTALL TEMPORARY CONSTRUCTION FENCE TO SECURE THE SITE AND PROTECT THE PUBLIC. SITE SECURITY IS THE CONTRACTOR'S RESPONSIBILITY; THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
2. TREE PROTECTION: UNLESS OTHERWISE DIRECTED, ALL TREES SHALL BE PROTECTED FROM WOUNDS TO THE BARK AND FOLIAGE.
3. THE CRITICAL ROOT ZONE OF ALL TREES (1.5 FEET RADIUS FOR EACH INCH OF DIAMETER AT BREAST HEIGHT) SHALL BE PROTECTED FROM COMPACTION AND GRADING.
4. CHANGES IN TEMPORARY SITE DRAINAGE AND PONDING THAT AFFECT THE PROTECTED TREES IS PROHIBITED.

5. THE CRITICAL ROOT ZONE OF TREES SHALL BE SURROUNDED BY A HIGH-VISIBILITY FENCE (4 FT IN HEIGHT).
6. ANY EXISTING TREE THAT IS DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT EXPENSE OF THE CONTRACTOR. TREE WILL BE CONSIDERED DAMAGED IF THE CRITICAL ROOT ZONE COHESIVE SOILS IS COMPACTED OR IF THERE ARE SIGNIFICANT WOUNDS THAT COULD CONTRIBUTE TO ROT OR DISTRESS.

3. PRIOR TO THE WORK, PREPARE AND SUBMIT PRE-CONSTRUCTION VIDEO OR PHOTOS, CONSTRUCTION
 4. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF BURIED UTILITIES AND TOPOGRAPHIC
 FEATURES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY OWNER REPRESENTATIVE OF ANY
 5. UTILITY CONTACTS - PRIVATE:
 6. ELECTRIC - DTE ENERGY 313.254.4040 AND ALBURN HILLS CITY ELECTRIC 248.391.3777
 7. GAS - DTE ENERGY GAS 800.778.9110
 8. CABLE/DATA/FIBER - COMCAST 248.899.2424
 9. WATER - ARIAT 248.771.1097
 10. UTILITY CONTACTS - PUBLIC:
 11. WATER/SEWER - ALBURN HILLS CITY PORTABLE WATER AND SANITARY SEWER 248.391.1777
 12. WATER/SEWER - ALBURN HILLS CITY PORTABLE WATER 248.391.1777
 13. 5. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATIONS AND/OR ELEVATION OF EXISTING
 UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES
 AND ARE NOT GUARANTEED TO BE ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY
 AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO
 CONSTRUCTION AND NOTIFY THE OWNER'S REPRESENTATIVE OF DISCREPANCIES IN THE PLANS.
 14. 6. THE CONTRACTOR SHALL BE RESPONSIBLE TO RELOCATE ALL EXISTING UTILITIES WHICH
 COLLIDE WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS UNLESS OTHERWISE NOTED
 OTHERWISE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES AND
 ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE LOCATION OR DEPTH
 15. 7. ANY EXISTING UTILITY SHOWN OR NOT SHOWN ON THE PROJECT DRAWINGS
 16. 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING ADJOINING CONSTRUCTION
 INCLUDING FINISH SURFACES, THAT MIGHT BE MISCONSTRUCTED AS DAMAGE CAUSED BY CONSTRUCTION

[illegible][illegible]

- [illegible]

17. ANY SURFACE SOIL PROVIDED SAVING FOR GRADING, FILL, THICKNESS, CUT, AND FILL LIMITS, AND ANY OTHER SPECIAL CONTROL, NEEDED TO COMPLETE THE WORK IN STRICT ACCORDANCE WITH THE CONTRACT DOCUMENTS.
18. CONTAMINATED SOILS ARE NOT ANTICIPATED TO BE ENCOUNTERED. IF CONTAMINATED SOILS ARE DISCOVERED, THE CONTRACTOR SHALL IMMEDIATELY STOP WORK, AND SHALL ADVISE THE TESTING AGENCY OF THE DISCOVERY. CONTAMINANTS IN SOILS STORED IN TRENCHES AND WATERWAYS, AND SHALL BE DISPOSED OF ACCORDING TO LOCAL AND STATE REGULATIONS.
19. TRENCHES TO BE EXCAVATED AND DIMENSIONS WITHIN A TOLERANCE OF PLUS OR MINUS 0.10 FEET.
20. EXCAVATED MATERIALS SHALL BE PLACED ON THE UPWILL SLOPE OF TRENCHES, WHERE POSSIBLE, AND SHALL BE SET BACK 10 FEET FROM THE TRENCH.
21. TRENCH OR EXCAVATE TO ALLOW FOR PROPER PILE LINE AND GRADE, UTILITY STRUCTURE INSTALLATION AND PROTECTION, AND TO PROVIDE FOR THE PROPOSED PAVEMENT OR RESTORATION.
22. CROSS-SECTION PER PILE LINE. EXCESS EXCAVATION, NOT DIRECTED BY THE OWNER'S REPRESENTATIVE AND NOT NEEDED TO INSTALL UTILITIES OR SITE IMPROVEMENTS SHALL BE BACKFILLED WITH EXCAVATED MATERIALS. EXCESS EXCAVATION SHALL BE BACKFILLED WITH EXCAVATED MATERIALS. BACKFILL SHALL BE REMOVED AND BACKFILLED WITH COMPACTED GRANULAR FILL.
23. EXCESS EXCAVATION SHALL BE BACKFILLED WITH EXCAVATED MATERIALS TO PROTECT ZONES.
24. PLANTS/LANDSCAPING, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LANDSLIDE, UNDERMINING, WASHOUT, AND OTHER HAZARDS CREATED BY EARTH MOVING OPERATIONS.
25. PROTECTION OF EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. PRIOR TO COMPLETION, IF IT IS KNOWN TO ADDS, THE LAYER SHALL BE SPREAD IN EVEN LAYERS, MOISTENED AS NECESSARY, THOROUGHLY MIXED, AND COMPACTED.
26. EXCAVATED MATERIALS THAT ARE NOT THE UNDERLYING COURSE OR SUBGRADE SHALL BE CLEANED OF ALL FOREIGN/ORGANIC SUBSTANCES, ALL FROZEN MATERIALS REMOVED, AND THE EXCAVATED MATERIALS SHALL BE PLACED IN A SEPARATE AREA. EXCAVATED MATERIALS OF THE TOP SOIL MATERIAL SHALL NOT BE PERFORMED UNTIL THE UNDERLYING MATERIAL HAS BEEN VERIFIED AND ACCEPTED BY THE TESTING AGENCY TO HAVE MET THE CONSTRUCTION, GRADATION, WATER CONTENT, AND COMPACTION REQUIREMENTS.
27. EXCAVATED MATERIALS SHALL BE PLACED UNIFORMLY ON AN ACCEPTABLE SOIL SURFACE AND COMPACTED IN 8-INCH LAYERS UNLESS THE CONTRACTOR CAN DEMONSTRATE TO THE OWNER'S REPRESENTATIVE THAT EXCESS EXCAVATION IS REQUIRED.
28. COMPACTION EQUIPMENT: SHEET PILE ROLLER FOR COARSE MATERIALS, VIBRATORY FOR GRANULAR MATERIALS, AND ROLLER FOR FINE MATERIALS.
29. OVERLAPPING ON SUCCESSIVE TRIPS AT LEAST ONE-HALF THE WIDTH OF THE ROLLER. ALTERNATE TRIPS OF THE ROLLER SHALL BE SLIGHTLY DIFFERENT LENGTHS.
30. EXCAVATED MATERIALS SHALL BE PLACED UNIFORMLY ON AN ACCEPTABLE MINIMUM COMPACTION. NET OF 2.0% PLACED MATERIAL SHALL NOT BE PERMITTED. FILL AND BACKFILL SHALL BE PLACED WITH A WATER CONTENT OF PLUS OR MINUS 2% OF THE OPTIMUM (ASTM D 1557).
31. EXCAVATED MATERIALS SHALL BE PLACED IN 8-INCH LAYERS UNLESS THE CONTRACTOR CAN DEMONSTRATE TO THE TESTING AGENCY HAS AUTHORITY TO STOP OR REDUCE WORK FOR QUALITY ON BEHALF OF THE OWNER.
32. GRADE AREAS TO A SMOOTH SURFACE. SLOPE GRADERS TO DRAIN WATER AWAY FROM BUILDINGS AND STRUCTURES. SLOPE GRADERS TO BE USED TO GRADUATE TO THE DESIRED SLOPE.
33. TOLERANCES: UNPAVED AREAS: PLUS OR MINUS 1 INCH. WALKS: PLUS OR MINUS 1 INCH. PAVEMENTS: PLUS OR MINUS 1/2 INCH.
34. EXCESS EXCAVATION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY BY THE CONTRACTOR.
35. UNDESIRABLE SOIL AND WASTE MATERIAL SHALL BE REMOVED, INCLUDING TRASH, AND DEBRIS, AND LEGALLY DISPOSED OF IT OFF THE OWNER'S PROPERTY.

1. **SUB CONTRACTOR - OMAHA COUNTY WATER RESOURCE COMMISSIONER'S OFFICE - 248-5836/39**
2. **REGULATORS: PRODUCT INFORMATION FOR EACH MATERIAL PROPOSED FOR USE, INCLUDING AGGREGATE SIZE, PERCENTAGE, AND SPECIFIC GRAVITY, SHALL BE SUBMITTED TO THE OWNER FOR REVIEW AND APPROVAL.**
3. **REINFORCEMENT MATS, SILT FENCE, DENATURING FILTER BAGS, EROSION EROS, ERS, MATLIES, AND INLET TIES SHALL BE SUBMITTED TO THE OWNER FOR REVIEW AND APPROVAL.**
4. **TEMPORARY EROSION CONTROL SHALL BE INSTALLED BY THE CONTRACTOR TO CONTROL EROSION OF EARTH AND TO MAINTAIN QUALITY OF DISCHARGED RUNOFF DURING THE ACTIVITIES DESCRIBED IN THIS CONTRACT AND SHOWN ON THE CONTRACT PLANS. REMOVE AND COVER OF TEMPORARY MEASURES SHALL BE INSTALLED BY THE CONTRACTOR TO MAINTAIN QUALITY OF DISCHARGED RUNOFF DURING THE ACTIVITIES DESCRIBED IN THIS CONTRACT AND SHOWN ON THE CONTRACT PLANS. RESTORATION ARE FUNCTIONING FULLY, THE SITE IS STABILIZED (ESTABLISHMENT OF VEGETATION OR THE PROPER PLACEMENT, GRADING OR COVERING OF SOIL TO ENSURE RESISTANCE TO SOIL EROSION, AND PREVENT OTHER EARTH MOVEMENT) AND ONLY UNDER THE DIRECTION OF THE OWNER'S REPRESENTATIVE.**
5. **PERMANENT EROSION CONTROL SHALL BE INSTALLED BY THE CONTRACTOR TO CONTROL EROSION OF EARTH AND TO MAINTAIN QUALITY OF DISCHARGED RUNOFF DURING THE ACTIVITIES DESCRIBED IN THIS CONTRACT. COMPLETE PERMANENT SOIL EROSION CONTROL MEASURES FOR THE EARTH CHANGE WITHIN THE (5) FIVE CALENDAR DAYS AFTER FINAL GRADING OR UPON COMPLETION OF FINAL EARTH CHANGE.**
6. **THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES, MAINTAINING ALL STORMWATER QUALITY, AND RUNOFF DISCHARGE. INSPECT AND MAINTAIN ALL CONTROL MEASURES DAILY INSPECTIONS BY THE OWNER OR A REGULATOR MAY OCCUR AND RESULT IN DIRECTION FOR MAINTENANCE AND MEASURES TO BE TAKEN TO PREVENT ANY DAMAGE TO ANY ADJACENT, LOCAL, OR NATIONAL, STATE, OR FEDERAL PROPERTY.**
7. **PERFORMED CUTTING, GRADING, EARTH CHANGE, EROSION, OR CONSTRUCTION SHALL BE COMPLETED PRIOR TO FULL IMPLEMENTATION OF CONTROL MEASURES.**

7. DESIGN, CONSTRUCT, AND COMPLETE THE EARTH CHANCE IN A MANNER THAT LIMITS THE EXPOSED AREA OF EARTH TO THE MINIMUM NECESSARY TO CONVEY WATER THROUGH, THROUGH OR FROM THE EARTH CHANCE AT A NON-VELOCITY. REMOVE SEDIMENT CAUSED BY ACCELERATED SOIL EROSION FROM RUNOFF WATER EITHER BY CATCHES OR BY OTHER MEANS.
8. INSTALL TYPICAL INLET FILTERS AT ALL ADJACENT AND DOWN-DRAINING STORED WATER INLETS, CATCHES, OR OTHER COLLECTION DEVICES.
9. REPLACE INLET FILTERS THAT HAVE HOLES OR ARE INADQUATE WITH SEDIMENT. STORM DRAINS MUST BE PROTECTED AGAINST SEDIMENT AND EROSION. DESIGN INLET FILTERS BE MAINTAINED. CLEAN, RINSE, AND REPLACE INLET FILTERS AS NECESSARY.
10. SILT FENCE SHALL BE INSTALLED AROUND ALL DISTURBED EARTH AND MAINTAINED AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD. SILT FENCES SHALL BE MAINTAINED AND REPAIRED AS NECESSARY ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. MAINTENANCE INCLUDES THE REMOVAL OF BUILD-UP SEDIMENT ACCUMULATES TO THE HEIGHT OF THE FENCE. THE CONTRACTOR SHALL MAINTAIN RECORD OF SILT FENCE MAINTENANCE AND REPAIRS THROUGHOUT THE CONSTRUCTION ACTIVITY.
11. THE EXPOSED SOIL SPILL SHALL BE MINIMIZED AND SHALL BE PLACED AWAY FROM THE DRAINAGE SYSTEM TO MINIMIZE SEDIMENT TRANSPORT. IF THE STOCKPILE AND/OR SOIL PILE MUST REMAIN ON-SITE OVERNIGHT, OR IF THE WEATHER CONDITIONS INDICATE THE CHANCE FOR EROSION, THE STOCKPILE AND/OR SOIL PILE SHALL BE COVERED WITH A TARP OR SILT FENCING UNDER THE ROSE OF THE WIND OR APPLY OTHER CONTROL METHODS APPROPRIATE TO THE SITE. WEATHER CONDITIONS SHALL BE MONITORED AND THE STOCKPILE AND/OR SOIL PILE SHALL BE COVERED.
12. DITCHES AND SMALLS SHALL HAVE CHECK DAMS INSTALLED AT REGULAR INTERVALS; CURBUT INLETS AND/OR SPILLWAYS SHALL BE PROTECTED WITH STONE BARRIERS OR STRAW BARRIERS.
13. THE CONTRACTOR SHALL MAINTAIN RECORD OF CHECK DAMS AND SPILLWAYS OVER THE CONSTRUCTION PERIOD. CHECK DAMS AND SPILLWAYS SHALL BE MAINTAINED TO PREVENT TRACKING OF SOILS OFF SITE.
14. THROUGHOUT THE CONSTRUCTION PERIOD, ALL MUD/SILT TRACKED INTO EXISTING ROADS FROM THE SITE SHALL BE CLEANED UP IMMEDIATELY. THE CONTRACTOR SHALL MAINTAIN RECORD OF MUD/SILT TRACKING AND CLEANUP.
15. SEEDING OR OTHER STABILIZATION SHALL BE REQUIRED IMMEDIATELY IN AREAS DAMAGED BY EROSION. THE CONTRACTOR SHALL MAINTAIN RECORD OF SEEDING AND STABILIZATION ACTIVITIES.
16. THE CREATION OF A NUISANCE IN THE SURROUNDING AREA. DO NOT USE WATER IF IT RESULTS IN HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS, BUT NOT LIMITED TO, ICE, FLOODING, OR OTHER CONDITIONS.

17. POLLUTION PREVENTION SUGGESTIONS
- DURING WORK ACTIVITIES IF SUSPECT CONTAMINATED SOIL (CHEMICAL OR UNUSUAL ODORS, STAINING, DISCOLORATION AND/OR UNUSUAL MAN-MADE DEBRIS), GROUNDWATER (CHEMICAL OR UNUSUAL ODORS, UNUSUAL COLORING, AND/OR SKEW), OR OTHER UNKNOWN MATERIAL IS ENCOUNTERED CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY. IMMEDIATELY CEASE ALL EXCAVATION, DEMANTING, OR REMEDIATION OF ESTABLISHED OR SUSPECTED CONTAMINATION. IMMEDIATELY REPORT TO THE OWNER'S REPRESENTATIVE.
- A. DISCHARGING OF OILS AND POLLUTANTS SUCH AS CHEMICALS, FUELS, OILS, BITUMENOUS MATERIALS, RAW WASTE, AND OTHER HARMFUL WATER OR AIR POLLUTANTS TO RIVERS, STREAMS, OR ENVIRONMENTAL AREAS OR INTO NATURAL OR MAN-MADE CHANNELS LEADING THERETO IS STRICTLY PROHIBITED. ANY SPILLS OR DISCHARGES AS DESCRIBED ABOVE MUST BE REPORTED TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
- B. THE FOLLOWING REQUIREMENTS APPLY:
1. ALL WASTE USED DURING EXCAVATION AND ASPHALT WORK (INCLUDING SHEETING AND SAW-CUTTING) MUST BE CONTAINED AND COLLECTED FOR PROPER DISPOSAL. SUGGESTED CONTAINERS INCLUDE TIE BACK VACUUM, OR RESIDENTS.
2. ALL WASTE SHEETING MUST BE PROPERLY STORED AT THE JOBSITE. MANIMIZE DUST.
3. DEMANTING: UNCONTAMINATED GROUNDWATER AND SEED-FREE SURFACE WATER MAY BE DISCHARGED TO AN IN-PROJECT PROTECTED STRAIN CONTRACTOR SHALL USE A FILTER (DEMANTING) TO REMOVE ALL SEEDS AND OTHER CONTAMINANTS. DISCHARGE TO THE NEAREST AVAILABLE CLEAR (NO TURBIDITY) AND ON A CLEAN SURFACE (NOT ON EXPOSED SOILS). INSPECT AND MAINTAIN THE PUMP HOSES AND FILTER BAGS DAILY, REPLACE COMPLETED OR DEPLETED EQUIPMENT IMMEDIATELY. IF THERE ARE INDICATIONS OF POSSIBLE CONTAMINATION, OR IF THE WATER IS TURBID IMMEDIATELY CEASE DISCHARGE.

2. THIS SUBMITTAL SHALL SPECIFY BASE COURSES: SAND OR STONE AGGREGATE LAYER EACH WITH A MIN. SIZE OF 1/4" (10mm) AND A MAXIMUM OF 1/2" (12.5mm).
3. BASE COURSES: MATERIAL TEST REPORTS FOR EACH BORROW SOIL (ONE PER SOURCE) AND EACH TYPE OF EXCAVATED FILL. REPORT SHALL INCLUDE CLASSIFICATION ACCORDING TO ASTM D 2487 (USCS), AND AGRICULTURE C, CEC, CEC, AND CEC TEST REPORTS ACCORDING TO ASTM D 1585 (MOISTURE PROCTOR), AND MATERIALS CERTIFICATION.
4. AGGREGATE BASE COURSE: SALVAGED AGGREGATE ONLY AS APPROVED BY THE OWNER'S REPRESENTATIVE. BASE COURSE SHALL BE PROTECTED FROM FROSTED GROUND, AND/OR CRUSHED CONCRETE OR SLAG MEETING THE SPECIFIED GRADATION.
5. GRANULAR BASE COURSE: SUBGRADE: SHARP SAND, GRAVEL, OR CRUSHED STONE THAT FREE FROM LUMPY MATERIALS, AND MEETING THE SPECIFIED GRADATION. AGGREGATE BASE COURSE: BOTTOM SPECIFICATION TABLE 902-3 FOR MOOT CLASS 1, UNLESS OTHERWISE STATED ON THE PLANS OR SPECIFICATIONS.
6. UNDERLYING SUBGRADE SHALL BE GRADUED TO CORRESPOND TO PROPOSED FINISH GRADE OF THE PAVEMENT, CONFORM TO THE LINES, GRADES, AND CROSS SECTION SHOWN, AND DRAIN THROUGHTS AND DITCHES TO THE PROPOSED DRAINAGE SYSTEM. THE SUBGRADE SHALL BE GRADUED TO MEET THE MINIMUM THICKNESS PER THE PAYMENT DATA.
7. REPAIRS: JOINTS SHALL BE REPAIRED TO THE FULL DEPTH OF THE EXISTING 1/4 INCH OF THE DESIGN AGGREGATE. CORRECT DEFECTS BY SCRAPING, RECOMPACT, RE-BLENDING, AND RE-COMPACTING AS DIRECTED. THE TOTAL THICKNESS OF THE BASE COURSE SHALL BE MEASURED AT THE POINTS OF THE DEFECTS. REPAIRS SHALL BE SCAPED, REWORKED AND RE-COMPACTED OR IT SHALL BE REPLACED AS DIRECTED.
8. THE SUBGRADE OR FILL SHALL BE PROTECTED PRIOR TO PLACING AGGREGATE BASE COURSE OR FILL. THE SUBGRADE OR FILL SHALL BE PROTECTED PRIOR TO SCAPING, REWORKED AND RE-COMPACTED PRIOR TO PLACING PAVEMENT. ANY SOIL STRATA IS SUBJECT TO PRIOR ROLL AT THE DISCRETION AND APPROVAL OF THE OWNER'S REPRESENTATIVE.
9. RUTS OR SOFT YIELDING SPOTS IN THE UNDERLYING COURSES, AREAS HAVING INADEQUATE COMPACT, AND DEVIATIONS OF THE SURFACE FROM THE REQUIREMENTS SHALL BE CORRECTED BY SPREADING AND ROLLING.
10. SUBGRADE UNDERCUT: UNDERCUT AND REMOVE UNSATISFACTORY SOILS TO DEPTH AND HORIZONTAL EXTENSION AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
11. GRANULAR FILL, GRADE AND COMPACT TO THE PLAN-INDICATED SUBGRADE ELEVATIONS IN ACCORDANCE WITH THE BACKFILL REQUIREMENTS OF THE PLAN. CONTRACTOR SHALL UNDERLAY FILL MATERIAL WITH A MINIMUM OF 1/4" (10mm) OF SAND OR STONE AGGREGATE.
12. ALL SUBGRADE UNDERCUTS ARE SUBJECT TO A HEAVY PNEUMATIC-TIRE ROLLER HAVING 40 OR MORE TONS, EACH LOADED TO A MINIMUM OF 30,000 POUNDS AND INFLATED TO A MINIMUM OF 125 PSI. PNEUMATIC-TIRE ROLLING SHALL BE COMPLETED PRIOR TO THE START OF PAVING.
13. PERCENTAGE DETERMINED FROM START OF COMPACTATION TO COMPLETION OF ROLLING OF THAT LAYER.
14. ANY BASE COURSE MATERIALS OR ANY UNDERLYING MATERIALS THAT PRODUCE UNSATISFACTORY RESULTS BY ROLLING SHALL BE REMOVED AND REPLACED WITH SATISFACTORY MATERIALS, RE-COMPACTED AND ROLLED.



ISSUED FOR: SITE PLAN/APPROVAL	2025/09/04	DATE
REVISION	DESCRIPTION	
1		
2		
3		
4		
5		

ORIGINATED

COMPONENT 2021 ORNADORS, ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF ORNADORS AND THE SAME MAY NOT BE REPRODUCED, DISTRIBUTED, OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF ORNADORS

33350 E SEYBURN DR, AUBURN HILLS, MI 48326

CIVIL NOTES

SIDWELL # 14-13-300-008

SIDWELL # 14-13-300-008

C-001

WATER & SEWER UTILITY SYMBOLS

EXISTING

	ST	STORM MANHOLE
		SQUARE CATCH BASIN
		ROUND CATCH BASIN
		CULVERT
	Ø	CULVERT W/O END SECTION
)	CULVERT W/END SECTION
	S	SANITARY MANHOLE
	Ø	CLEAN OUT
	ØW	GATE VALVE & WELL
	ØB	GATE VALVE & BOX
	Ø	WATER STOP BOX
	Ø	FIRE HYDRANT
	ØP	METER PIT
	Ø	WATER METER
	Ø	SPRINKLER HEAD
	Ø	IRRIGATION VALVE

PROPOSED

	●	STORM MANHOLE
	■	SQUARE INLET/CATCH BASIN
	●	ROUND INLET/CATCH BASIN
)	CULVERT END SECTION
	●	SANITARY MANHOLE
	●	CLEAN OUT
	●	GATE VALVE
	●W	GATE VALVE & WELL
	●B	GATE VALVE & BOX
	●SW	TAPPING SLEEVE VALVE & WELL
	●SB	TAPPING SLEEVE VALVE & BOX
	■	FIRE HYDRANT

REAL ESTATE SYMBOLS

	→	CONTIGUOUS PROPERTY SYMBOL
	XXXX	PARCEL NUMBER BOX
	XXXX	NO ROW IMPACTS

MISCELLANEOUS UTILITY SYMBOLS

EXISTING

	U	GUY WIRE
	ØUP	GUY POLE
	ØU	UTILITY POLE
	ØUL	UTILITY POLE W/LIGHT
	ØUL	LIGHT/DECOR LAMP POLE
	ØGV	GAS VALVE
	ØGM	GAS METER
	ØGR	GAS RISER
	ØTP	TRANSFORMER PAD
	ØPU	PRIVATE UTILITY MANHOLE
	ØEM	ELECTRIC METER
	ØTSC	TRAFFIC SIGNAL CONTROLLER
	ØHH	HAND HOLE
	ØER	ELECTRIC RISER
	ØMW	MONITORING WELL
	ØPS	PEDESTRIAN SIGNAL

REMOVAL LEGEND

	DIAGONAL HATCH	SIDEWALK REMOVAL
	DIAGONAL HATCH	HMA SURFACE REMOVAL
	CROSS-HATCH	PAVEMENT REMOVAL
	CROSS-HATCH	CLEARING AND GRUBBING
	DIAGONAL HATCH	CURB AND GUTTER, REM
	Ø	TREE, REM
	Ø	SIGN, REM
	Ø	SALVAGE
	Ø	BULKHEAD
	Ø	ABANDON
	Ø	CLEARING
	Ø	REMOVE
	Ø	RELOCATE
	Ø	RECONSTRUCT
	Ø	RELOCATE BY OTHERS
	Ø	ADJUST BY OTHERS

MISCELLANEOUS SYMBOLS

EXISTING

	RR	RIPRAP
	+	SIGN
	→	FLOW DIRECTION
	ST	STUMP
	CT	CONIFEROUS TREE
	DT	DECIDUOUS TREE
	CS	CONIFEROUS SHRUB
	DS	DECIDUOUS SHRUB
	ØSB	SOIL BORING
	ØSC	SECTION CORNER
	ØIR	IRON ROD/PIPE
	ØPK	PK NAIL
	ØBM	SURVEY BENCHMARK
	ØTP	SURVEY TRAVERSE POINT
	ØC	CONCRETE
	ØG	GRAVEL

PROPOSED

	RR	RIPRAP
	+	SIGN
	→	FLOW DIRECTION
	ØSN	STRUCTURE NUMBER
	ØCG	CURB AND GUTTER, STD
	ØCSP	CURB AND GUTTER, SPILLOUT
	ØAH	ASPHALT, HEAVY
	ØA	ASPHALT
	ØC	CONCRETE
	ØSF	SILT FENCE
	ØIF	INLET FILTER
	ØCD	CHECK DAM, STONE

GRADING

	→	FLOW DIRECTION
	ØSG	EXISTING SPOT GRADE
	ØPSG	PROPOSED SPOT GRADE
	ØEC	EXISTING CONTOUR
	ØPC	PROPOSED CONTOUR

UTILITY PATTERN

EXISTING

	EL	ELECTRIC *
	GO	GAS/OIL
	CT	CABLE/TELEPHONE *
	WM	WATER MAIN/SERVICE
	SS	SANITARY SEWER
	SSW	STORM SEWER

*OH = OVERHEAD, UG = UNDERGROUND

PROPOSED

	WM	WATER MAIN/SERVICE
	SS	SANITARY SEWER
	SSW	STORM SEWER
	UD	UNDERDRAIN
	ØSE	SITE ELEC / LIGHTING

ROW PATTERN

EXISTING

	ROW	ROW
	SECTION	SECTION
	PROPERTY/PARCEL	PROPERTY/PARCEL

TOPO PATTERN

EXISTING

	HT	HEDGE/TREE
	F	FENCE
	GR	GUARDRAIL
	CD	CENTERLINE OF DITCH
	WE	WETLAND/EDGE OF WATER

PROPOSED

	CD	CENTERLINE OF DITCH
	F	FENCE

SITE LAYOUT

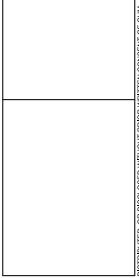
	ØEPC	EX AND PROP PARKING SPACE COUNT
	ØEBFPS	EX AND PROP BARRIER FREE PARKING SPACE

ABBREVIATION KEY

AC	ACRE	GV+W	GATE VALVE AND WELL
ADJ	ADJUST	IN	INCHES
ASPH	ASPHALT	MH	MANHOLE STRUCTURE
BC	BACK OF CURB	OHM	OHM ADVISORS
BF	BARRIER FREE	PMT	PAVEMENT
C+G	CURB AND GUTTER	PROP	PROPOSED
CB	CATCH BASIN (STORM)	RCP	REINFORCED CONCRETE PIPE
CF	CUBIC FEET	REM	REMOVE (AND DISPOSE)
CL	CENTERLINE	RM	TOP OF STRUCTURE CASTING
COMM	COMMUNICATION UTILITY (PHONE, CABLE, DATA, ETC)	SAN	SANITARY SEWER / SERVICE
CONC	CONCRETE	SF	SQUARE FEET
CPE	CORRUGATED POLYETHYLENE (PIPE)	SS	STORM SEWER
CY	CUBIC YARD	SVC	SERVICE (WATER/SANITARY)
DI	DUCTILE IRON	SY	SQUARE YARD
DIA	DIAMETER	T/	TOP OF
ELEC	ELECTRICAL	TC	TOP OF CURB
EX	EXISTING	TP	TOP OF PAVEMENT
FC	FACE OF CURB	TW	TOP OF WALK
FL	FLOWLINE	WM	WATER MAIN / SERVICE
FG	FINISH GRADE / SURFACE (NON-PAVED AREA)		
FM	FORCEMAIN		
FT	FEET		
GV	GATE VALVE		
GV+B	GATE VALVE AND BOX		

LANDSCAPE HATCHES AND SYMBOLS

	LAWN
	SPECIALTY SEED
	SPECIALTY SEED
	SPECIALTY SEED



DESIGNED FOR	SITE PLAN APPROVAL	REVISION	DATE

PROJECT NUMBER	PH
0200-24-000	
CITY OF AUBURN HILLS	
CITY CAMPUS FUELING STATION	
3350 E SEVYBURN DR. AUBURN HILLS, MI 48326	
LEGEND	

PRELIMINARY - NOT FOR CONSTRUCTION

SIWELL # 14-13-300-008

C-010

JOB BENCHMARK #204
ARROW ON FIRE HYDRANT IN THE
NORTH EAST CORNER OF AUBURN HILLS
COMMUNITY CENTER PLAYGROUND.
ELEV 926.19

JOB BENCHMARK #207
CORNER OF CONCRETE PAD IN THE
SOUTHWEST CORNER OF THE AUBURN
HILLS COMMUNITY CENTER.
ELEV 922.21

TRAVERSE POINT #102
N 42814.5
E 1343025.81 ELEV 943.66

TRAVERSE POINT #104
N 42636.46
E 1343016.00 ELEV 925.20

TRAVERSE POINT #105
N 42626.71
E 1343008.67 ELEV 931.74

TRAVERSE POINT #106
N 42642.24
E 1343020.31 ELEV 926.70

TRAVERSE POINT #107
N 428172.49
E 1343050.25 ELEV 921.83

TRAVERSE POINT #108
N 428163.10
E 1343047.12 ELEV 926.17

BENCHMARK ELEVATIONS NOTE:
BENCHMARK ELEVATIONS SHOWN ON
THESE PLANS ARE BASED ON
NAVD83 DATUM.

FLOODPLAIN NOTE:
SITE LOCATED IN AREA OF MINIMAL FLOOD
HAZARD (ZONE V) PER FEMA PANEL
28125C0386F DATED 09/29/2006

WETLAND NOTE:
NO WETLAND FOUND ON SITE

ZONING:
(R-1)- ONE FAMILY RESIDENTIAL

EXISTING STORM STRUCTURES

#808 SO CATCH BASIN 1/CATCH 920.21
24" RCP NE NW 919.72
30" RCP SW NW 921.00

#830 STORM MANHOLE 1/CATCH 931.31
30" RCP NE NW 920.82
30" RCP SW NW 920.77

#125A ROUND CULVERT
12" CMP N NW 917.75

#127A ROUND CULVERT
PVC E NW 918.21

#5313 STORM MANHOLE 1/CATCH 920.73
12" RCP S NW 917.85
12" RCP NE NW 917.85

#10137 SO CATCH BASIN 1/CATCH 941.63
12" RCP N NW 935.31

#10147 SO CATCH BASIN 1/CATCH 941.30
12" RCP S NW 935.31

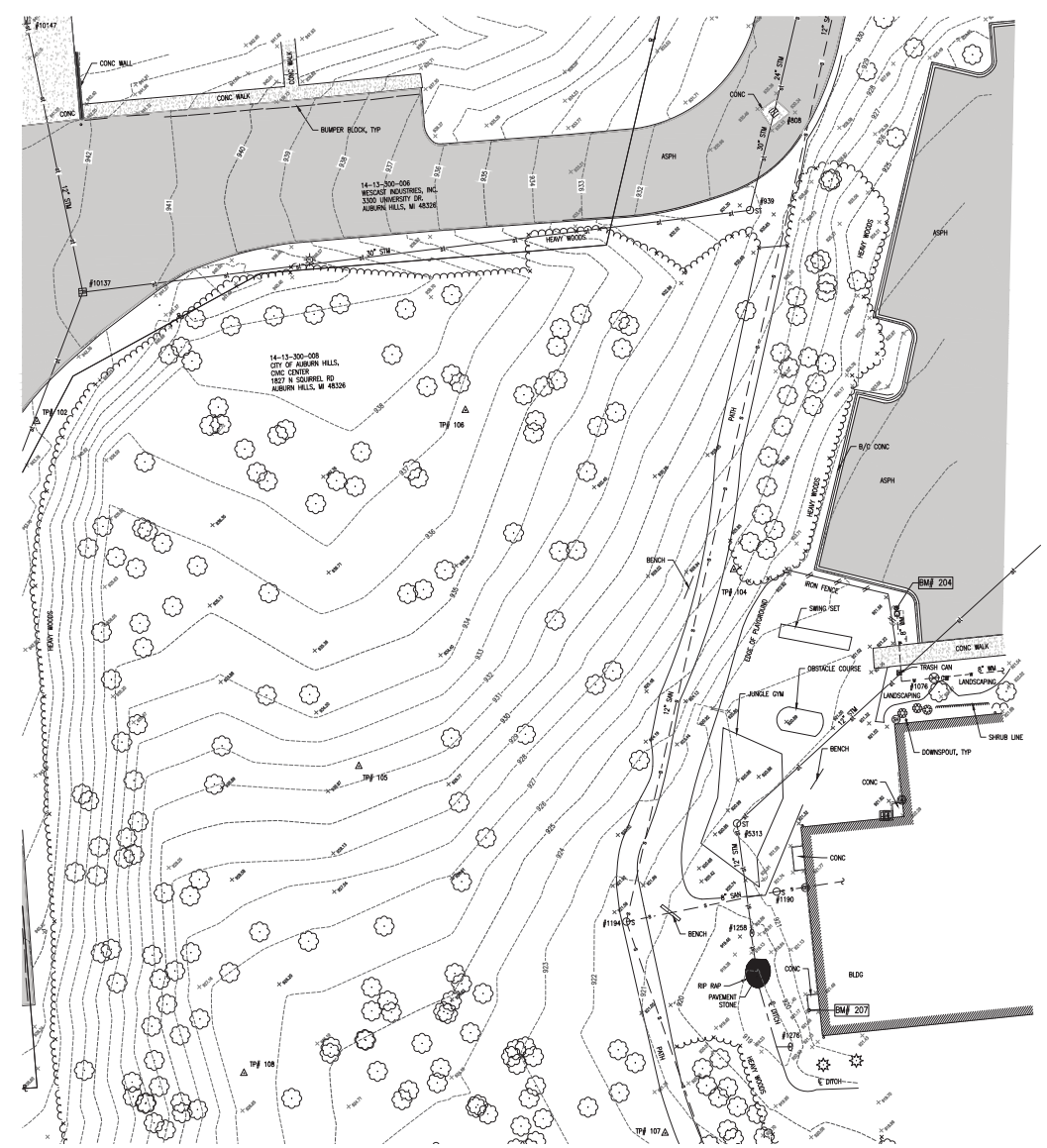
EXISTING SANITARY STRUCTURES

#1190 SANITARY MANHOLE 1/CATCH 921.75
8" RCP E 1/PIPE 914.82
8" RCP W 1/PIPE 914.82

#1104 SANITARY MANHOLE 1/CATCH 921.75
12" CLAY NE NW 908.50
12" CLAY SE NW 906.75
8" RCP E 1/PIPE 914.11

EXISTING WATER MAIN STRUCTURES

#1076 GATE WELL 1/CATCH 921.81



NOTES:

- EXISTING CONDITIONS ARE PRESENTED BASED ON TOPOGRAPHIC SURVEY BY OHM ADVISORS. ALL EXISTING INFORMATION PRESENTED IN THESE PLANS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. ANY DISCREPANCIES IN THE PLAN SHALL BE MADE AWARE TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
- ONE-CALL UTILITY LOCATING MESSAGE - 811 OR 800-482-7171. CONTRACTOR SHALL OPEN AN EXCAVATION TICKET A MINIMUM OF 3 WORKING DAYS PRIOR TO ANY EXCAVATION. WHEN MARKINGS AND FLAGS ARE DISRUPTED OR DESTROYED - CALL FOR REMARKS.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATIONS AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE CONTRACTOR SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES IN THE PLANS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS UNLESS OTHERWISE NOTED IN THE PLANS OR DIRECTED BY THE OWNER'S REPRESENTATIVE. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE LOCATION OR DEPTH OF ANY EXISTING UTILITY SHOWN OR NOT SHOWN ON THE PROJECT DRAWINGS.

- LEGEND
- EX ASPHALT
 - EX CONCRETE PAVEMENT
 - EX CONCRETE SIDEWALK
 - EX GRAVEL
 - EX RIPRAP
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - CONIFEROUS SHRUB
 - DECIDUOUS SHRUB
 - SIGN
- EXISTING UTILITIES
- ELECTRICAL
 - GAS/OIL
 - CABLE/TELEPHONE
 - WATER MAIN
 - SANITARY SEWER
 - STORM SEWER
- UTILITY SYMBOLS
- STORM MANHOLE
 - SQUARE CATCH BASIN
 - CULVERT W/O END SECTION
 - SANITARY MANHOLE
 - CLEAN OUT
 - GATE VALVE & BOX
 - FIRE HYDRANT
 - IRRIGATION VALVE
 - GATE VALVE & WELL
 - SPRINKLER HEAD
 - LIGHT/DECOR LAMP POLE
 - GAS METER

- ABBREVIATION KEY
- ASPH ASPHALT
 - CB CATCH BASIN (STORM)
 - CL CENTERLINE
 - CONC CONCRETE
 - DA DIAMETER
 - ELEC ELECTRICAL
 - FT FEET
 - GV GATE VALVE
 - IN INCHES
 - MAN MANHOLE STRUCTURE
 - OHM OHM ADVISORS
 - SM SANITARY SEWER / SERVICE
 - STM STORM SEWER
 - SVC SERVICE (WATER/SANITARY)
 - WM WATER MAIN / SERVICE

811

Know what's below.
Call before you dig.

PRELIMINARY - NOT FOR CONSTRUCTION

SIDWELL # 14-13-300-008

OHM

ARCHITECTS ENGINEERS PLANNERS
OHM-ADVISORS.COM

PROJECT NUMBER: 14-13-300-008
DATE: 03-20-2015
REVISION: 01

CITY OF AUBURN HILLS
CITY CAMPUS FUELING STATION
3350 E SEVIER DR, AUBURN HILLS, MI 48326

EXISTING CONDITIONS

C-110

REFER TO SHEET L-141 - TREE PROTECTION PLAN

Tag Number	Diameter DBH	Botanical Name	Common Name	Condition	Protected (P) Non-Protected (NP)	Landmark (L) Not (N)	Save (S) Remove (R)
11	10	Carpinus caroliniana	American Hornbeam	Good	P		S
20	28	Quercus rubra	Red Oak	Good	P	L	x
21	12	Juglans nigra	Black Walnut	Good	P		x
27	27	Quercus rubra	Red Oak	Fair	P	N (condition)	x
115	22	Populus deltoides	Eastern Cottonwood	Fair	NP (species)		x
207	25	Populus deltoides	Eastern Cottonwood	Fair	NP (species)	N (species)	S
3001	7 / 7 / 11 / 11	Acer negundo	Box Elder	Very Poor	NP (species)		S
3003	13	Acer negundo	Box Elder	Fair	NP (species)		S
3004	13	Prunus serotina	Black Cherry	Fair	P		S
3005	6	Prunus serotina	Black Cherry	Fair	P		S
3006	11	Acer negundo	Box Elder	Fair	NP (species)		S
3009	9	Populus grandidentata	Big-Tooth Aspen	Good	NP (species)	x	S
3010	11	Ulmus pumila	Siberian Elm	Poor	NP (species)	x	x
3011	7	Acer negundo	Box Elder	Fair	NP (species)	x	x
3012	6	Ulmus pumila	Siberian Elm	Dead	NP (species)		x
3013	6	Prunus serotina	Black Cherry	Good	P	x	x
3014	16	Quercus rubra	Red Oak	Fair	P	x	x
3017	8	Carya cordiformis	Bitternut Hickory	Good	P	x	x
3018	10	Prunus serotina	Black Cherry	Fair	P	x	x
3019	14	Acer negundo	Box Elder	Fair	NP (species)		S
3019	10	Acer negundo	Box Elder	Fair	NP (species)		S
3020	9	Prunus serotina	Black Cherry	Fair	P		S
3021	15	Prunus serotina	Black Cherry	Fair	P		S
3022	17	Quercus rubra	Red Oak	Good	P		S
3024	11	Acer negundo	Box Elder	Fair	NP (species)		S
3026	5	Malus sp	Crab Apple	Fair	P		S
3027	35	Quercus rubra	Red Oak	Fair	P	N (condition)	S
3028	5	Prunus serotina	Black Cherry	Fair	P		x
3033	12	Quercus rubra	Red Oak	Fair	P		x
3037	26	Quercus rubra	Red Oak	Fair	P	N (condition)	x
3041	6	Acer negundo	Box Elder	Fair	NP (species)	x	x
3042	7	Ulmus rubra	Red Elm	Fair	P	x	x
3044	7 / 8	Acer negundo	Box Elder	Fair	NP (species)	x	x
3046	4 / 6	Malus sp	Crab Apple	Fair	P		S
3048	9	Acer negundo	Box Elder	Very Poor	NP (species)		S
3050	14	Quercus rubra	Red Oak	Good	P		S
3053	14	Quercus rubra	Red Oak	Good	P		S
3054	6	Carya cordiformis	Bitternut Hickory	Fair	P		S
3055	14	Prunus serotina	Black Cherry	Fair	P		S
3057	20	Acer negundo	Box Elder	Fair	NP (species)		S
3058	10	Acer negundo	Box Elder	Fair	NP (species)		S
3059	9	Acer negundo	Box Elder	Fair	NP (species)		S
3064	13	Malus sp	Crab Apple	Fair	P	x	x
3067	10	Carpinus caroliniana	American Hornbeam	Good	P	x	x
3072	9	Juglans nigra	Black Walnut	Good	P		S
3073	9	Tilia americana	American Basswood	Good	P		S
3077	9	Carpinus caroliniana	American Hornbeam	Good	P		S
3610	6	Tilia americana	American Basswood	Good	P		S
3912	20	Tilia americana	American Basswood	Good	P		S
3920	30	Quercus rubra	Red Oak	Good	P		S

Tag Number	Diameter DBH	Botanical Name	Common Name	Condition	Protected (P) Non-Protected (NP)	Landmark (L) Not (N)	Save (S) Remove (R)
3022	16	Tilia americana	American Basswood	Good	P		S
3022	22	Carya cordiformis	Bitternut Hickory	Good	P		S
3033	13	Acer negundo	Box Elder	Fair	NP (species)		S
3033	10	Acer negundo	Box Elder	Fair	NP (species)		S
3036	9 / 12	Acer negundo	Box Elder	Fair	NP (species)		S
3085	6	Prunus serotina	Black Cherry	Good	P		S
3091	5	Carya cordiformis	Bitternut Hickory	Good	P		S
3092	36	Quercus rubra	Red Oak	Fair	P		S
3093	11	Acer negundo	Box Elder	Fair	NP (species)	L	S
3094	7	Prunus serotina	Black Cherry	Good	P		S
3091	12	Populus deltoides	Eastern Cottonwood	Good	NP (species)		S
3004	6 / 7 / 10 / 14	Tilia americana	American Basswood	Good	P	x	S
3021	6	Carya ovata	Shagbark Hickory	Good	P		S
3022	4 / 11 / 12	Tilia americana	American Basswood	Good	P		S
3023	4 / 6	Carya cordiformis	Bitternut Hickory	Good	P		S
3026	28	Quercus rubra	Red Oak	Good	P	L	x
3030	13	Tilia americana	American Basswood	Good	P	x	x
3031	8	Tilia americana	American Basswood	Good	P	x	x
3032	7.8	Tilia americana	American Basswood	Good	P	x	x
3036	8	Tilia americana	American Basswood	Good	P	x	x
3037	8	Prunus serotina	Black Cherry	Fair	P	L	x
3045	28	Quercus rubra	Red Oak	Good	P	N (condition)	x
3047	29	Quercus rubra	Red Oak	Fair	P	x	x
3047	8 / 11	Acer negundo	Box Elder	Fair	NP (species)	x	x
3049	30	Quercus rubra	Red Oak	Good	P	L	x
3051	32	Quercus rubra	Red Oak	Good	P	L	x
3054	25	Quercus rubra	Red Oak	Good	P	L	x
3056	7	Prunus serotina	Black Cherry	Good	P		x
3062	24	Quercus rubra	Red Oak	Fair	P	N (condition)	x
3063	6	Prunus serotina	Black Cherry	Good	P		x
3064	29	Quercus rubra	Red Oak	Good	P	L	x
3065	7	Quercus rubra	Red Oak	Good	P	L	x
3070	35	Quercus rubra	Red Oak	Good	P	L	x
3070	35	Quercus rubra	Red Oak	Fair	NP (condition)	N (condition)	x
3071	6	Prunus serotina	Black Cherry	Fair	P	x	x
3076	7	Carya cordiformis	Bitternut Hickory	Good	P	x	x
3077	6	Carya cordiformis	Bitternut Hickory	Good	P	x	x
3078	17	Carya cordiformis	Bitternut Hickory	Good	P		S
3079	6	Prunus serotina	Black Cherry	Good	P		S
3080	7 / 8	Acer negundo	Box Elder	Fair	NP (species)		S
3081	14	Acer negundo	Box Elder	Fair	NP (species)		S
3082	10 / 19	Acer negundo	Box Elder	Fair	NP (species)		S
3083	10	Acer negundo	Box Elder	Fair	NP (species)		S
3086	8	Prunus serotina	Black Cherry	Fair	P	x	x
3089	7	Prunus serotina	Black Cherry	Good	P		S
3091	9 / 11	Acer negundo	Box Elder	Fair	NP (species)		S
3092	4 / 8 / 8 / 19	Acer negundo	Box Elder	Fair	NP (species)		S
3093	13	Acer negundo	Box Elder	Fair	NP (species)		S
3095	9	Prunus serotina	Black Cherry	Fair	P		S
3096	12	Prunus serotina	Black Cherry	Fair	P		x
3097	6	Prunus serotina	Black Cherry	Fair	P		x

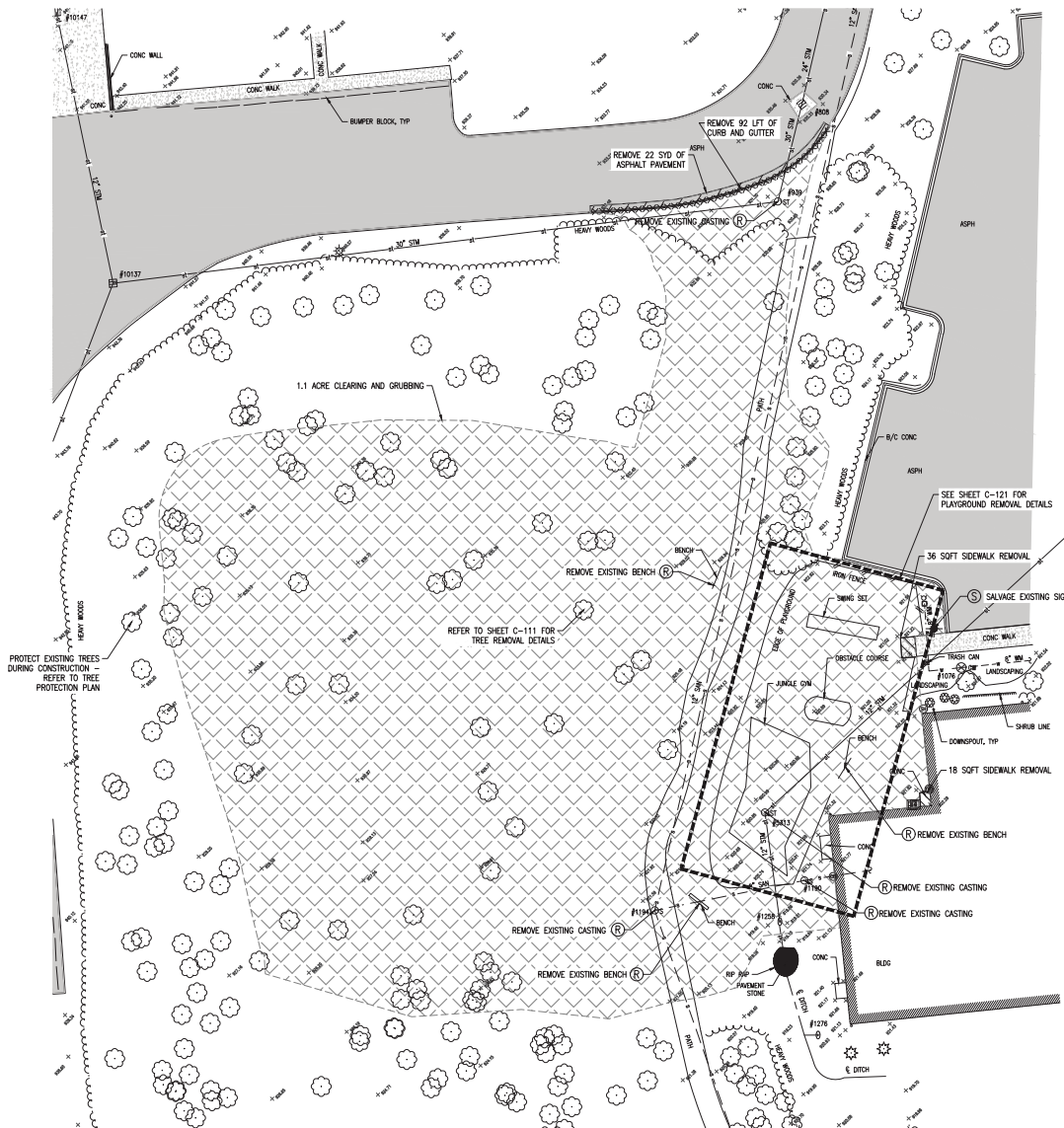


PRELIMINARY - NOT FOR CONSTRUCTION
SIDWELL # 14-13-300-008

CITY OF AUBURN HILLS
CITY CAMPUS FUELING STATION
3359 E SEYBURN DR., AUBURN HILLS, MI 48326

TREE SURVEY

C-111



1. ALL DEMOLITION SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
2. STAGING AND PHASING OF DEMOLITION AND CONSTRUCTION SHALL BE COORDINATED WITH OWNER PRIOR TO WORK BEGINNING.
3. SOIL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY DEMOLITION WORK COMMENCING.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE CLEAN-UP, NOISE CONTROL, DUST CONTROL, AND STREET/PARKING LOT SWEEPING AS SPECIFIED IN THE CONTRACT DOCUMENTS.
5. ONE-CALL UTILITY LOCATING: MESSAGE - 811 OR 800-482-7171. CONTRACTOR SHALL OPEN AN EXCAVATION TICKET A MINIMUM OF 3 WORKING DAYS PRIOR TO ANY EXCAVATION. WHEN MARKINGS AND FLAGS ARE DISRUPTED OR DESTROYED - CALL FOR RE-MARKING.
6. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATIONS AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES IN THE PLANS. THE CONTRACTOR SHALL VERIFY THE DEPTH OF ELECTRICAL CONDUIT BEFORE SCARIFYING GRAVEL SURFACE AND PROTECT IN PLACE DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY ELECTRICAL CONDUIT DAMAGED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS UNLESS OTHERWISE NOTED IN THE PLANS OR DIRECTED BY THE OWNER'S REPRESENTATIVE. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE LOCATION OR DEPTH OF ANY EXISTING UTILITY SHOWN OR NOT SHOWN ON THE PROJECT DRAWINGS.
8. ALL TREES LARGER THAN 8" DIA. WITHIN THE CONSTRUCTION AREAS SHALL BE PROTECTED FROM DAMAGE, UNLESS IDENTIFIED FOR REMOVAL. TREES IDENTIFIED FOR REMOVAL SHALL INCLUDE THE COMPLETE REMOVAL OF THE STUMP AT NO ADDITIONAL COST TO THE OWNER.
9. ALL PAVEMENT TO BE REMOVED SHALL BE SAW CUT TO THE FULL DEPTH TO PROVIDE A SMOOTH VERTICAL EDGE AND TO PROTECT ADJACENT SURFACES FROM DAMAGE.
10. TOPSOIL STRIPPING.
11. STRIP THE FULL DEPTH OF TOPSOIL ONLY FROM THOSE AREAS THAT WILL BE DISTURBED BY EXCAVATION, FILLING, CONSTRUCTION, OR COMPACTION BY EQUIPMENT.
12. STOCKPILE: TOPSOIL, WITHOUT INTERMIXING WITH ANY OTHER MATERIAL - BORROW TOPSOIL TO REPLACE MATERIAL CONTAMINATED BY THE CONTRACTOR SHALL BE AT THE CONTRACTOR'S EXPENSE.
13. DISPOSAL: ALL DEMOLITION AND REMOVED MATERIAL BECOMES THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OFF-SITE IN ACCORDANCE TO ALL FEDERAL, STATE, AND LOCAL HAULING AND DISPOSAL REGULATIONS UNLESS DIRECTED OTHERWISE BY THE OWNER. DISPOSAL IN WETLANDS AND FLOODPLAINS IS PROHIBITED. BURNING ON-SITE IS PROHIBITED.

REMOVAL LEGEND

- SIDEWALK REMOVAL
- HMA SURFACE REMOVAL
- PAVEMENT REMOVAL
- CLEARING AND GRUBBING
- CURB AND GUTTER, REM
- SIGN, REM
- SALVAGE
- BULKHEAD
- ABANDON
- CLEARING
- REMOVE
- RELOCATE
- RECONSTRUCT
- RELOCATE BY OTHERS
- ADJUST BY OTHERS

SEE SHEET L-141 - TREE PROTECTION PLAN FOR TREE REMOVALS



Know what's below.
Call before you dig.



PRELIMINARY - NOT FOR CONSTRUCTION

SIDWELL # 14-13-300-008



DESIGNED FOR: SEE PLAN MATERIAL REVISION: 08-23-2018

DATE: 08-23-2018

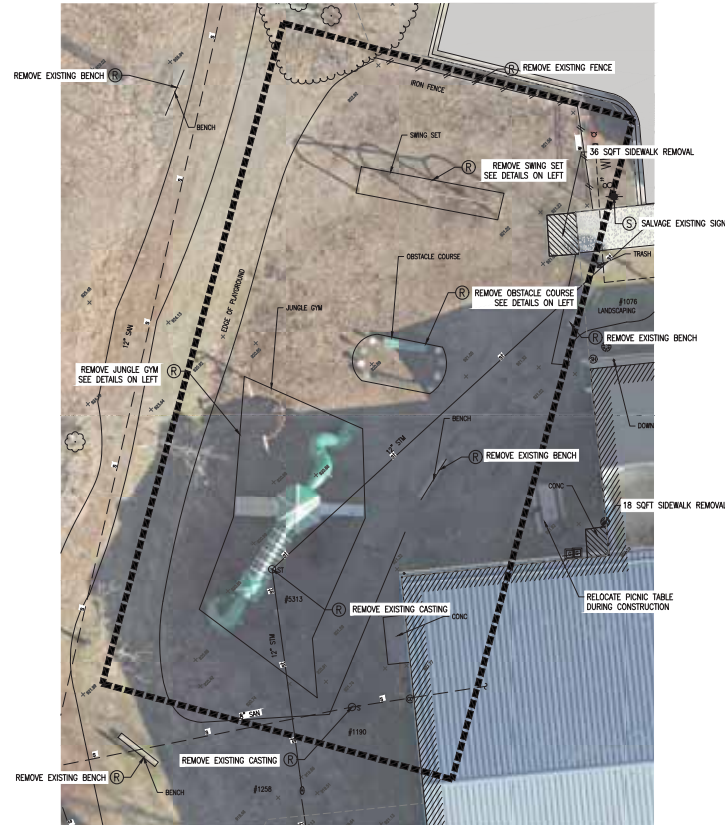
PROJECT NUMBER: 03-20-24-005

DATE: 08-23-2018

CITY OF AUBURN HILLS
CITY CAMPUS FUELING STATION
3350 E SEVYBURN DR. AUBURN HILLS, MI 48326







DEMOLITION AND REMOVAL PLAN

COPYRIGHT 2008 OHM. ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF OHM AND SHALL NOT BE REPRODUCED, COPIED, DISTRIBUTED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF OHM.



- ALL DEMOLITION SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
2. STAGING AND PHASING OF DEMOLITION AND CONSTRUCTION SHALL BE COORDINATED WITH THE OWNER PRIOR TO WORK BEGINNING. THE WORK SHALL BE PHASED TO MINIMIZE THE IMPACT TO THE ADJACENT PROPERTY.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE CLEAN-UP, NOISE CONTROL, DUST CONTROL, AND STAFF/PARKING LOT MAINTENANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES.
4. ONE-CALL UTILITY LOCATIONS: MISSISSIPPI - 811 OR 800-482-7171. THE CONTRACTOR SHALL OBTAIN AN EXCAVATION TICKET A MINIMUM OF 3 WORKING DAYS PRIOR TO ANY EXCAVATION. WHEN MARKINGS AND FLAGS ARE DISRUPTED OR DESTROYED CALL 811 IMMEDIATELY.
5. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATIONS AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES. UNDER CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES IN THE PLANS. THE CONTRACTOR SHALL ADVISE THE OWNER OF ANY DISCREPANCIES PRIOR TO ANY EXCAVATION. IF DISCREPANCIES ARE NOT DETECTED DURING CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY ELECTRICAL CONDUIT DAMAGED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS UNLESS OTHERWISE NOTED IN THE NOTES OR DIRECTED BY THE OWNER'S REPRESENTATIVE. THE OWNER AND ENGINEER ASSUME NO LIABILITY FOR THE COMPLETENESS OR ACCURACY OF THE INFORMATION OF THE DEPTH OF ANY UTILITY SHOWN OR NOT SHOWN ON THESE PLANS.
7. ALL TREES LARGER THAN 6" DIA. WITHIN THE CONSTRUCTION AREAS SHALL BE PROTECTED FROM DAMAGE. UNLESS IDENTIFIED OTHERWISE, TREES IDENTIFIED FOR REMOVAL SHALL INCLUDE THE COMPLETE REMOVAL OF THE STUMP AT NO ADDITIONAL COST TO THE OWNER.
8. ALL PAYMENT TO BE REMOVED SHALL BE SAW CUT TO THE FULL DEPTH TO PROVIDE A SMOOTH VERTICAL EDGE AND TO CONSTRUCT ADJACENT SURFACES FROM DAMAGE.
9. TOPSOIL SETBACK:
- A. STRIP THE FULL DEPTH OF TOPSOIL ONLY FROM THOSE AREAS THAT WILL BE DISTURBED BY EXCAVATION, FILLING, OR CONSTRUCTION OF CONCRETE OR OTHER MATERIAL.
- B. STOCKPILE TOPSOIL WITHOUT INTERMIXING WITH ANY OTHER MATERIAL - BORROW TOPSOIL TO REPLACE MATERIAL CONTAMINATED BY THE CONTRACTOR SHALL BE AT THE CONTRACTOR'S EXPENSE.
10. TEMPORARY STABILIZATION OF THE STOCKPILE(S) SHALL BE COMPLETED WITHIN SEVEN (7) DAYS OF THE FORMATION OF THE STOCKPILE(S) TO PREVENT EROSION AND TO PREVENT WIND-DRIVEN PARTICLES FROM BEING BLOWN OFF THE STOCKPILE(S).
11. TEMPORARY STOCKPILES: PROTECTIVE MEASURES SHALL BE INCORPORATED BY THE CONTRACTOR TO ENSURE SAFETY AND CONTROL EROSION ASSOCIATED WITH THE TEMPORARY STOCKPILES.
12. DISPOSAL: ALL DEMOLITION AND REMOVED MATERIAL BECOMES THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, REGULATIONS UNLESS DIRECTED OTHERWISE BY THE OWNER. DISPOSAL IN WETLANDS AND FLOODPLAINS IS PROHIBITED. BURNING ON-SITE IS PROHIBITED.

REMOVAL LEGEND

	SIDWALK REMOVAL
	HMA SURFACE REMOVAL
	PAVEMENT REMOVAL
	CLEARING AND GRUBBING
	CURBS AND GUTTER, REM
	SIGN, REM
(S)	SALVAGE
(B)	BULKHEAD
(A)	ABANDON
(C)	CLEARING
(R)	REMOVE
(REL)	RELOCATE
(RED)	RECONSTRUCT
(REL B/D)	RELOCATE BY OTHERS
(ADJ B/D)	ADJUST BY OTHERS



Know what's below.
Call before you dig.

**PRELIMINARY - NOT
FOR CONSTRUCTION**

SIDWELL # 14-13-300-008

EXISTING STORM STRUCTURES

#1008 30' CATCH BASIN T/OPT 80.2175
24' HOP NW IN 80.9782
30' HOP SW IN 80.0026

#1039 STORM MANHOLE T/OPT 80.2175
30' HOP NW IN 80.9083
30' HOP W IN 80.8777

#1258 ROUND CULVERT
12" CIP IN NW 81.7329

#1276 ROUND CULVERT
PVC E IN 81.9301

#1031 STORM MANHOLE T/OPT 80.2175
12" HOP S IN 80.8788
12" HOP NE IN 80.8620

#10107 30' CATCH BASIN T/OPT 80.2175
12" HOP SW IN 80.8573

#10147 30' CATCH BASIN T/OPT 80.2175
12" HOP S IN 80.8573

EXISTING SANITARY STRUCTURES

#1190 SANITARY MANHOLE T/OPT 80.2175
8" R/W IN E/TPIPE 81.4420
8" R/W IN TPIPE 81.4520

#1194 SANITARY MANHOLE T/OPT 80.2175
12" CLX IN NW 81.4420
12" CLX IN SE 80.7620
8" R/W IN TPIPE 81.4417


















EXISTING WATER MAIN STRUCTURES

#1076 GALL WATER MAIN

[illegible]

1. THE FOUR (4) INCH STAMPER CAPS ON ALL HYDRANTS SHALL BE PAINTED ACCORDING TO THE FOLLOWING:
 - 1.1. WHITE ON 4" MAINS
 - 1.2. RED ON 4" MAINS
 - 1.3. ORANGE ON 6" MAINS
 - 1.4. GREEN ON 12" MAINS
 - 1.5. BLUE ON 16" MAINS OR LARGER
2. PARKING SHALL BE PERMITTED AND/OR NO OBSTRUCTIONS SHALL BE PLACED OR CONSTRUCTED WITHIN FIFTEEN (15) FEET OF ANY HYDRANT OR FIRE DEPARTMENT CONNECTION, PUBLIC OR PRIVATE.
3. THE FIRE DEPARTMENT CONNECTION MUST BE LOCATED WITHIN ONE HUNDRED (100) FEET OF A FIRE HYDRANT AND WITHIN FIFTY (50) FEET OF A MANHOLE WITHIN FIFTY (50) FEET OF A FIRE HYDRANT.
4. GAS METERS, PROPANE TANKS, OVERHEAD ELECTRICAL SERVICE, AND TRANSFORMERS MUST NOT BE LOCATED ON THE SAME SIDE OF THE ROAD OR STRUCTURE AS THE FIRE DEPARTMENT CONNECTION UNLESS A CLEAR DISTANCE OF ONE HUNDRED (100) FEET (150) FEET CAN BE MAINTAINED BETWEEN UTILITIES AND THE FIRE DEPARTMENT CONNECTION.
5. ALL DRIVE AREAS MUST BE POSTED AS FIRE LANES WITH UNIFORM SIGNS IN KEEPING WITH THE STANDARDS ESTABLISHED IN THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) FIRE LANE CONTROL DEVICES. SIGNS MUST BE PLACED AT THE END OF THE FIRE LANE WITH SPACING BETWEEN SIGNS NOT EXCEEDING ONE HUNDRED (100) FEET.
6. DESIGNATED EXIT DOORS ONTO DRIVE OR PARKING AREAS MUST BE PROTECTED WITH GUARD POSTS OR PARKING BLOCKS. GUARD POSTS MUST BE VISIBLE FROM ALL APPROACHES TO DRIVE OR PARKING AREAS.

UTILITY SYMBOLS

	CONFERRING TREE	<ul style="list-style-type: none"> 1 11" to 17" 2 6" to 12" 3 13" to 34" 4 35" and UP 	 STORM MANHOLE  SQUARE CATCH BASIN  CULVERT W/O END SECTION  SANITARY MANHOLE  CLEAN OUT  GATE VALVE & BOX  FIRE HYDRANT  IRRIGATION VALVE  GATE VALVE & WELL  SPRINKLER HEAD  LIGHT/SCOP MOUNT POLE  GAS METER
	DECIDUOUS TREE		
	CONFERRING SHRUB		
	DECIDUOUS SHRUB		
	SIGN		



**PRELIMINARY - NOT
FOR CONSTRUCTION**

SIDWELL # 14-13-300-008



ENGINEERING PLAN

Copyright 2025 CHW. All drawings and written materials appearing herein constitute the original and unpublished work of CHW and the same may not be duplicated, distributed, or disclosed without prior written consent of CHW.

JOB BENCHMARK #204
ARROW ON FIRE HYDRANT IN THE
NORTH EAST CORNER OF AUBURN HILLS
COMMUNITY CENTER PLAYGROUND.
ELEV 954.19

JOB BENCHMARK #207
CHIEFED SQUARE ON SOUTH WESTERLY
CORNER OF CONCRETE PAD IN THE
SOUTHWEST CORNER OF THE AUBURN
HILLS COMMUNITY CENTER.
ELEV 922.21

TRAVERSE POINT #102
N 430417.81 ELEV 943.66
E 1343025.81 ELEV 943.66

TRAVERSE POINT #104
N 43066.46 ELEV 925.20
E 1343015.09 ELEV 925.20

TRAVERSE POINT #105
N 43086.71 ELEV 931.74
E 1343008.67 ELEV 931.74

TRAVERSE POINT #106
N 43062.24 ELEV 935.70
E 1343023.31 ELEV 935.70

TRAVERSE POINT #107
N 430872.49 ELEV 921.83
E 1343050.25 ELEV 921.83

TRAVERSE POINT #108
N 430183.10 ELEV 926.17
E 1343047.12 ELEV 926.17

BENCHMARK ELEVATIONS NOTE:
BENCHMARK ELEVATIONS SHOWN ON
THESE PLANS ARE BASED ON
NAVD83 DATUM.



LEGEND

- B/C BACK OF CURB
- EA EDGE OF ASPH
- ES EDGE OF SHOULDER
- G GUTTER
- EW EDGE OF WALK
- T/CAST TOP OF CAST
- HP/LP HIGH POINT/LOW POINT

PROPOSED

- CURB AND GUTTER, SPILLOUT
- CURB AND GUTTER, STD
- ASPHALT
- CONCRETE
- SQUARE INLET/CATCH BASIN

GRADING

- FLOW DIRECTION
- EXISTING SPOT GRADE
- 749.25 FG PROPOSED SPOT GRADE
- EXISTING CONTOUR
- PROPOSED CONTOUR



Know what's below.
Call before you dig.



PRELIMINARY - NOT
FOR CONSTRUCTION

SIDWELL # 14-13-300-008

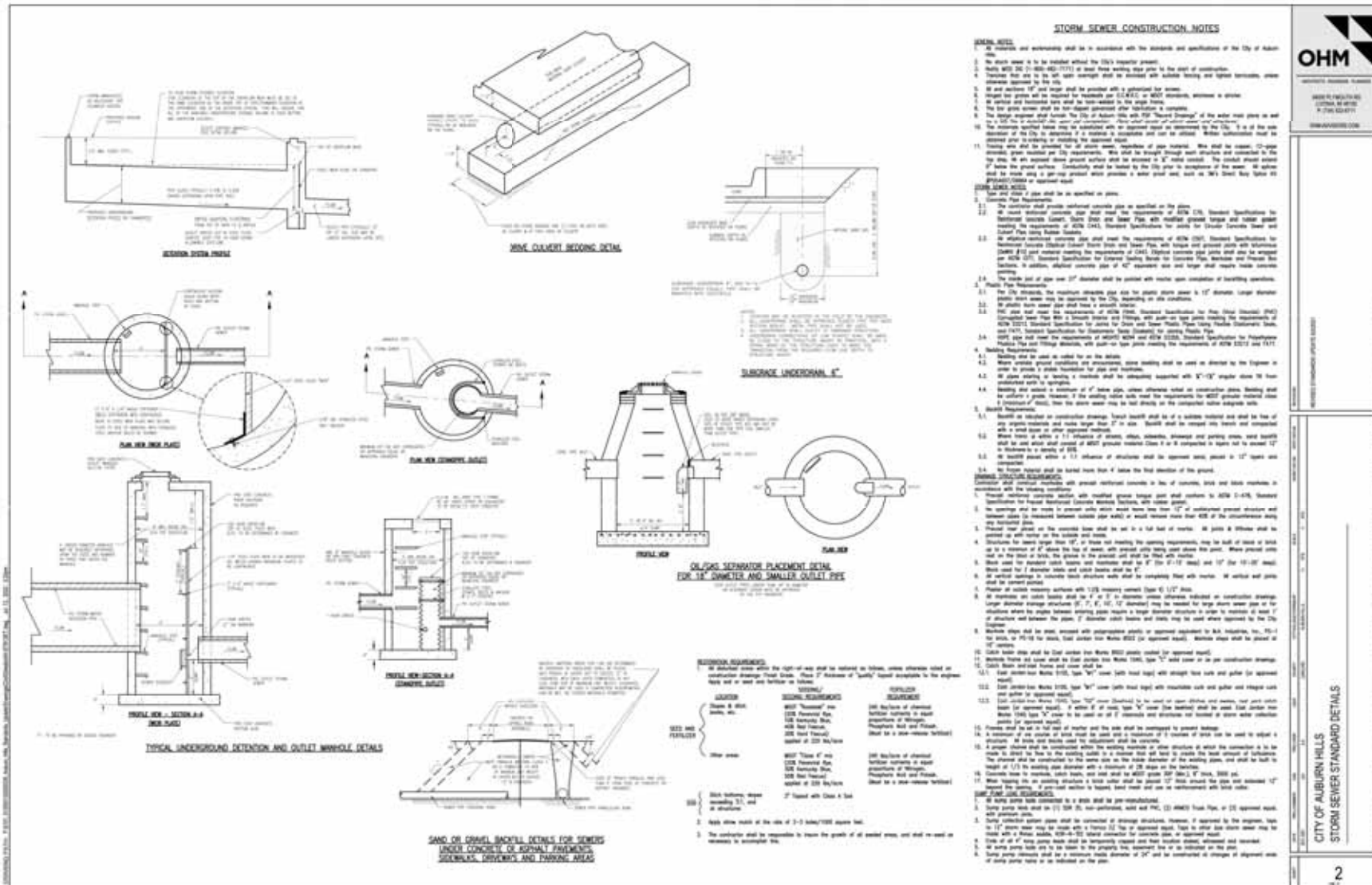


DESIGNED FOR: SEE PLAN PARALLEL
REVISION: 08-2017

CITY OF AUBURN HILLS
CITY CAMPUS FUELING STATION
3350 E SEYBURN DR. AUBURN HILLS, MI 48326

GRADING PLAN

C-170



- ### STORM SEWER CONSTRUCTION NOTES
- GENERAL NOTES**
1. All materials and workmanship shall be in accordance with the standards and specifications of the City of Auburn.
 2. The storm sewer is to be installed within the 100% completed project.
 3. Storm sewer shall be installed within the 100% completed project.
 4. Storm sewer shall be installed within the 100% completed project.
 5. All pipe sections 12\"/>
- PIPE LAYOUT NOTES**
1. The contractor shall provide minimum concrete pipe as specified on the plan.
 2. The contractor shall provide minimum concrete pipe as specified on the plan.
 3. The contractor shall provide minimum concrete pipe as specified on the plan.
 4. The contractor shall provide minimum concrete pipe as specified on the plan.
 5. The contractor shall provide minimum concrete pipe as specified on the plan.
- CONCRETE PIPE REQUIREMENTS**
1. The contractor shall provide minimum concrete pipe as specified on the plan.
 2. The contractor shall provide minimum concrete pipe as specified on the plan.
 3. The contractor shall provide minimum concrete pipe as specified on the plan.
 4. The contractor shall provide minimum concrete pipe as specified on the plan.
 5. The contractor shall provide minimum concrete pipe as specified on the plan.
- PLASTIC PIPE REQUIREMENTS**
1. The contractor shall provide minimum plastic pipe as specified on the plan.
 2. The contractor shall provide minimum plastic pipe as specified on the plan.
 3. The contractor shall provide minimum plastic pipe as specified on the plan.
 4. The contractor shall provide minimum plastic pipe as specified on the plan.
 5. The contractor shall provide minimum plastic pipe as specified on the plan.
- STEEL PIPE REQUIREMENTS**
1. The contractor shall provide minimum steel pipe as specified on the plan.
 2. The contractor shall provide minimum steel pipe as specified on the plan.
 3. The contractor shall provide minimum steel pipe as specified on the plan.
 4. The contractor shall provide minimum steel pipe as specified on the plan.
 5. The contractor shall provide minimum steel pipe as specified on the plan.
- OUTLET SEPARATOR PLACEMENT DETAIL FOR 18\"/>**



OHM
ARCHITECTS ENGINEERS PLANNERS
OHM ADVISORS, INC.



OHM
ARCHITECTS ENGINEERS PLANNERS
OHM ADVISORS, INC.



OHM
ARCHITECTS ENGINEERS PLANNERS
OHM ADVISORS, INC.



OHM
ARCHITECTS ENGINEERS PLANNERS
OHM ADVISORS, INC.



OHM
ARCHITECTS ENGINEERS PLANNERS
OHM ADVISORS, INC.



OHM
ARCHITECTS ENGINEERS PLANNERS
OHM ADVISORS, INC.



OHM
ARCHITECTS ENGINEERS PLANNERS
OHM ADVISORS, INC.



OHM
ARCHITECTS ENGINEERS PLANNERS
OHM ADVISORS, INC.



OHM
ARCHITECTS ENGINEERS PLANNERS
OHM ADVISORS, INC.



OHM
ARCHITECTS ENGINEERS PLANNERS
OHM ADVISORS, INC.



OHM
ARCHITECTS ENGINEERS PLANNERS
OHM ADVISORS, INC.



OHM
ARCHITECTS ENGINEERS PLANNERS
OHM ADVISORS, INC.

PRELIMINARY - NOT FOR CONSTRUCTION
 SOWELL # 14-13-300-008



OHM
ARCHITECTS ENGINEERS PLANNERS
OHM ADVISORS, INC.



OHM
ARCHITECTS ENGINEERS PLANNERS
OHM ADVISORS, INC.



OHM
ARCHITECTS ENGINEERS PLANNERS
OHM ADVISORS, INC.



OHM
ARCHITECTS ENGINEERS PLANNERS
OHM ADVISORS, INC.



OHM
ARCHITECTS ENGINEERS PLANNERS
OHM ADVISORS, INC.



OHM
ARCHITECTS ENGINEERS PLANNERS
OHM ADVISORS, INC.



OHM
ARCHITECTS ENGINEERS PLANNERS
OHM ADVISORS, INC.



OHM
ARCHITECTS ENGINEERS PLANNERS
OHM ADVISORS, INC.



OHM
ARCHITECTS ENGINEERS PLANNERS
OHM ADVISORS, INC.



OHM
ARCHITECTS ENGINEERS PLANNERS
OHM ADVISORS, INC.



OHM
ARCHITECTS ENGINEERS PLANNERS
OHM ADVISORS, INC.

CITY OF AUBURN HILLS
 CITY CAMPUS FUELING STATION
 3350 E. SEBURN HILLS, MI 48326
 CITY OF AUBURN HILLS STORM SEWER STANDARD DETAILS



800.448.2622

- [illegible]

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

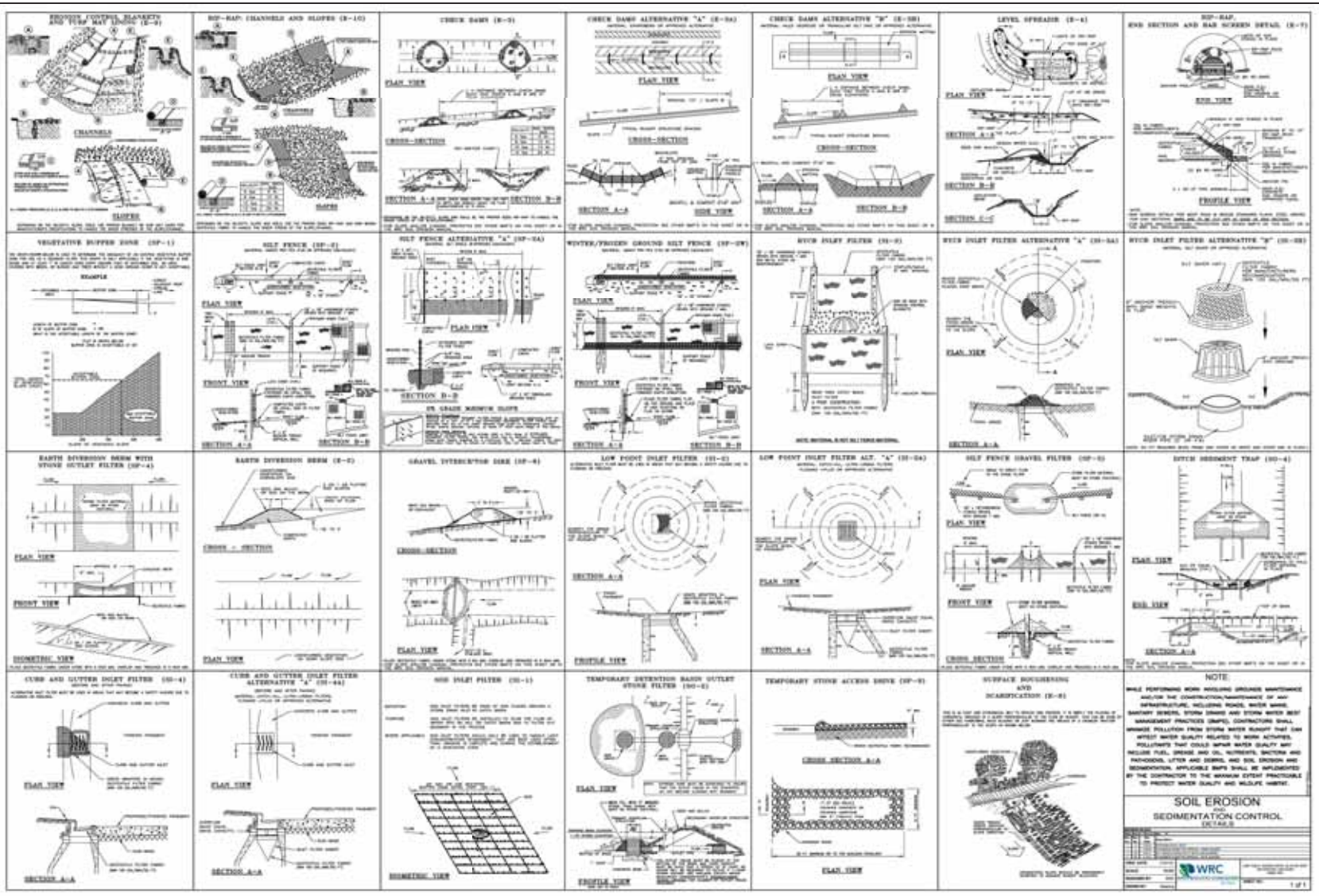
- [illegible]

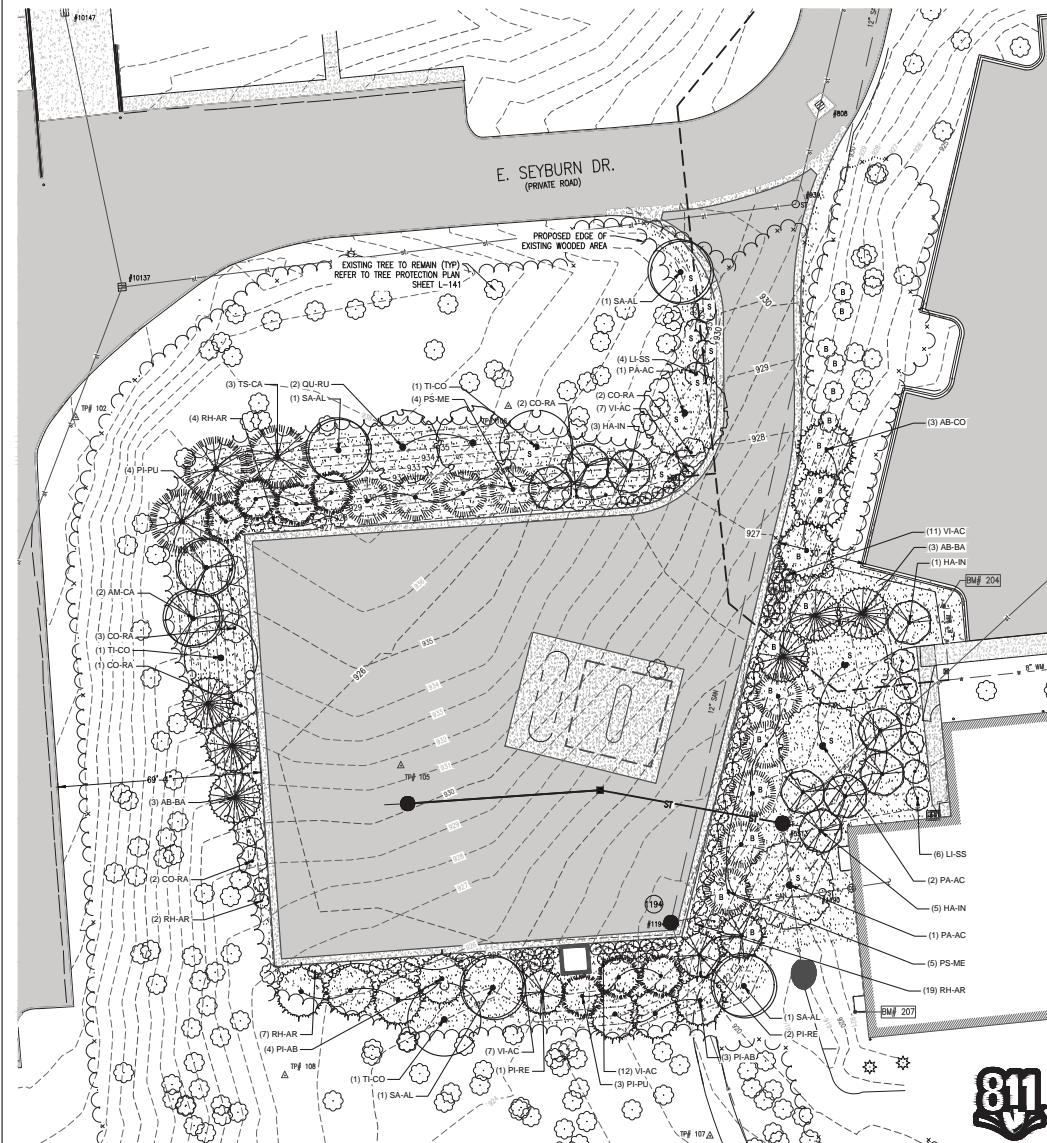
**PRELIMINARY - NOT
FOR CONSTRUCTION**
SIDWELL 14-13-300-008











OHM\DWG\DWG1 - PLANT - 2/20/2020\DWG1 - City Campus Fuel Station\Planting\Planting - 2/20/2020 - 10:40 AM

LANDSCAPE CODE COMPLIANCE			
CITY OF AUBURN HILLS : ZONING DISTRICT R-1: RESIDENTIAL			
TOTAL SITE AREA = 49.176 SF (1.13 ACRES)			
SECTION	REQUIREMENT	REQUIRED	PROVIDED
34-310 c(3)	TREE DIVERSITY REQUIREMENTS (MIN. PERCENTAGES) 1 TO 10 TREES: NO DIVERSITY REQUIRED 11 TO 50 TREES: 20% SPECIES & 50% GENUS 50 TO 100 TREES: 20% SPECIES & 40% GENUS 101+ TREES: 10% SPECIES & 20% GENUS	56 PROPOSED TREES DIVERSITY REQUIREMENT= 20% SPECIES & 40% GENUS	COMPLIES REFER TO PLANT SCHEDULE
1808 1A	BUFFER AREA AND SCREENING MINIMUM 15 FOOT WIDE BUFFER ONE TREE (A MIXTURE OF DECIDUOUS OR EVERGREEN) FOR EVERY TWENTY (20) LINEAR FEET OF BUFFER ZONE LENGTH, ROUNDED UPWARD. THE BUFFER STRIP SHALL ALSO CONTAIN A FIVE (5) FOOT HIGH CONTINUOUS OBSCURING SCREEN CONSISTING OF A MASONRY WALL, FENCE, PLANT MATERIAL, BERM, OR ANY COMBINATION OF THESE ELEMENTS.	BUFFER (EAST SIDE) = 3344 LF TREES REQUIRED = 17 TREES REQUIRED	EXISTING TREES TO REMAIN (WITHIN 15' BUFFER ZONE) = 6 EXISTING TREES PROPOSED TREES = 11 TOTAL BUFFER TREES = 17 (COUNTED TOWARDS REPLACEMENT TREES)
1808 2A	SITE AREA LANDSCAPING PERCENTAGE AT LEAST TWENTY-FIVE (25%) PERCENT OF THE NET AREA OF THE SITE (EXCLUSIVE OF RIGHT-OF-WAY) SHALL BE LANDSCAPED IN THE B-1 DISTRICT. IN ALL OTHER APPLICABLE DISTRICTS AT LEAST TWENTY (20%) PERCENT OF THE NET AREA OF THE SITE SHALL BE LANDSCAPED.	APPROXIMATE SITE AREA= 49,176 SF (1.13 ACRES) 20% OF SITE = 9,835 SF (0.22 ACRES)	SITE AREA LANDSCAPE = 21,218 SF (0.49 ACRES) LANDSCAPE AREA (43%)
1808 2C	SITE AREA TREE PLANTING A MIXTURE OF EVERGREEN AND DECIDUOUS TREES SHALL BE PLANTED AT A RATE OF ONE (1) TREE FOR EACH ONE THOUSAND (1,000) SQUARE FEET OF REQUIRED LANDSCAPE AREA, ROUNDED UPWARD, FOR NONRESIDENTIAL AND MULTIPLE-FAMILY DEVELOPMENTS.	REQUIRED LANDSCAPE AREA = 9,835 SF REQUIRED TREES = 10 REQUIRED TREES	SITE AREA TREES = 10 (COUNTED TOWARDS REPLACEMENT TREES)
	REPLACEMENT TREES	SEE TREE REPLACEMENT TABLE BELOW TOTAL = 56 TREES	REPLACEMENT TREES = 56 TREES (INCLUDING SITE AREA & BUFFER TREES)
TOTAL LANDSCAPE TREES		56	72

TREE REPLACEMENT TABLE		
DESCRIPTION	SURVEYED TREES	REPLACEMENT TREES
REMOVED - NON-PROTECTED TREES	10	0
REMOVED - LANDMARK TREES (232')	8	23
REMOVED - PROTECTED TREES	33	53
SAVED TREES	51	0
TOTALS	104	56

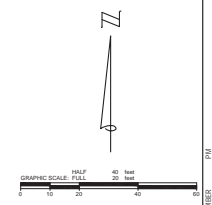
LANDSCAPE KEY	
S	SITE AREA TREE
B	BUFFER TREE
TOPSOIL/SEEDING	
MULCHING	

PLANT SCHEDULE		DIVERSITY REQUIREMENT (50-100 TREES):		20% SPECIES & 40% GENUS		MAX. 14 PER SPECIES & MAX. 29 PER GENUS		PERCENTAGE	
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS		SPECIES	GENUS
DECIDUOUS TREES									
LI-SS	10	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEET GUM	2.5" CAL	6.6B			14%	14%
PA-AC	4	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	2.5" CAL	6.6B			6%	6%
QU-RU	2	QUERCUS RUBRA	NORTHERN RED OAK	2" CAL	6.6B			3%	3%
SA-AL	4	SASSAPARAS ALBIDUM	SASSAPARA	2" CAL	6.6B			6%	6%
TI-CO	3	TILIA CORDATA	LITTLELEAF LINDEN	2.5" CAL	6.6B			4%	4%
EVERGREEN TREES									
AB-BA	5	ABIES BALSAMEA	BALSAM FIR	5" HT.	6.6B			8%	13%
AB-CO	3	ABIES CONCOLOR	WHITE FIR	8" HT.	6.6B			4%	13%
PI-AB	7	PICEA ABIES	NORWAY SPRUCE	8" HT.	6.6B			10%	19%
PI-PU	7	PICEA PUNGENS GLAUCOA	COLORADO BLUE SPRUCE	8" HT.	6.6B			10%	19%
PI-RE	3	PINUS RESINOSA	RED PINE	8" HT.	6.6B			4%	4%
PS-ME	9	PRINUS MENZIESII	DOUGLASS FIR	8" HT.	6.6B			13%	19%
TS-CA	3	TSUGA CANADENSIS	EASTERN HEMLOCK	5" HT.	6.6B			4%	4%
ORNAMENTAL TREES									
AM-CA	2	AMELANCHIER CANADENSIS	SERVICEBERRY	2" CAL	6.6B			3%	3%
HA-IN	9	HAMAMELIS X INTERMEDIA 'ARNOLD PROMISE'	ARNOLD PROMISE WITCH HAZEL	2" CAL	6.6B			13%	13%
TOTAL	72								

PLANT SCHEDULE				
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS SHRUBS				
CO-RA	10	CORNUS RACEMOSA	GRAY DOGWOOD	3 GAL.
RH-AR	32	RHYNCHOSPORA ACERIFOLIA	FRAGRANT SUMAC	3 GAL.
VI-AC	37	VIBURNUM ACERIFOLIUM	MAPLELEAF VIBURNUM	3 GAL.
TOTAL	79			

CITY OF AUBURN LANDSCAPE/TREE REPLACEMENT NOTES

- All installed trees are to have a straight trunk.
- All installed trees are to be northern grown.
- All installed trees are to be State Department of Agriculture Nursery Grade No. 1 or better.
- All replacement trees are considered protected regardless of size.
- All trees shall be guaranteed for a minimum of two years.
- All landscaped areas shall be irrigated with an underground sprinkler system.
- If evergreen trees are in mulched beds, provide separate zone from lawn, avoid overhead spray.



PRELIMINARY - NOT FOR CONSTRUCTION
SIDWELL # 14-13-300-008

PROJECT NUMBER: 14-13-300-008
DATE: 2/20/2020
DESIGNER: J. SIDWELL
CHECKER: J. SIDWELL
DATE: 2/20/2020

CITY OF AUBURN HILLS
CITY CAMPUS FUELING STATION
3350 E SEYBURN DR. AUBURN HILLS, MI 48324

LANDSCAPE AND RESTORATION PLAN

L-140

1. STRIP TOPSOIL FROM EXISTING LAWN AREAS WITHIN PROJECT WORK LIMITS EXCEPT IN TREE PROTECTION ZONES. REMOVE ALL GRASS, WEEDS, OR VEGETATION OVER THE AREA BEFORE STRIPPING.
2. ASSUMED EXISTING TOPSOIL AVERAGE DEPTH IS 6 INCHES.
3. DO NOT STRIP TOPSOIL DEEPER THAN 6 INCHES. IF SOIL IS STONY, MUDDY, OR EXCESSIVELY WET, TOP SURFACE TO BE REMOVED TO A MINIMUM DEPTH OF 2 INCHES. REMOVE STONES LARGER THAN 1-1/2 INCHES IN ANY DIMENSION AND STICKS, ROOTS, BRUMBS, AND OTHER EXTRANEOUS MATERIAL, AND LEGALLY DISPOSE OF THEM OFF THE PROJECT SITE. PLACE TOPSOIL TO A DEPTH OF 6" AFTER COMPACTION AND GRADE TOPSOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORM FINE TEXTURE. ROLL AND REMOVE RIDGES, AND FLAT PRESSURES TO MEET FINISH GRADES.
4. EXCESS TOPSOIL TO BE LEGALLY REMOVED FROM SITE.
5. COST FOR ALL WORK, LABOR, EQUIPMENT, AND MATERIAL SHALL BE INCLUDED IN THE UNIT PRICE FOR THIS ITEM.

1. WORK SHALL INCLUDE FURNISHING AND PLACING PLANTING SOIL IN PROPOSED PLANTING BEDS PER PLANTING DETAILS.
2. FURNISHED PLANTING SOIL SHALL MEET THE FOLLOWING REQUIREMENTS. PROVIDE TEST REPORT.

- 2A. LOOSE, FRACTION, NATURAL, FERTILE SOIL, FREE OF STONES, CLAY LUMPS, ROOTS, AND FOREIGN OR TOXIC MATTER. MIX SHALL BE CLASSIFIED IN THE "USDA SOIL TEXTURAL TRIANGLE. THE FRACTION PASSING THE #10 SIEVE SHALL MEET THE FOLLOWING MECHANICAL ANALYSIS:
- 10% TO 20% CLAY,
60% TO 75% SAND,
20% TO 30% SILT.
- 2B. CONTAIN 5-15% ORGANIC MATTER AS DETERMINED BY LOSS OF IGNITION OF SAMPLES OVEN DRYED TO CONSTANT WEIGHT AT 212 DEG F.
- 2C. HAVE A PH LEVEL BETWEEN 6.3 AND 7.5.
- 2D. BE SCREENED THROUGH A 1-1/4" SCREEN.

3. PLACING PLANTING SOIL OVER/UPON SUBGRADE: APPLY MANUFACTURED SOIL, ON-SITE IN ITS FINAL BLENDED CONDITION, DO NOT PLACE MATERIALS OR TILL IF EXISTING SOIL OR SUBGRADE IS FROZEN, MOIST, OR EXCESSIVELY MUD. TILL SUBGRADE TO A MINIMUM OF 4 INCHES (10 CM) DEEP AND 4 INCHES (10 CM) WIDE. REMOVE ALL STONES, LIMESTONE, OR OTHER HARD AND OTHER EXCESSIVE MATERIAL, AND LEGALLY DISPOSE OF THEM OFF PROJECT SITE. WHERE PROPOSED TPOF DEPTHS ARE GREATER THAN 6 INCHES, APPLY PLANTING SOIL IN LIFTS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH. SPREAD TPOF TO DEPTH OF 6 INCHES, OR EXCESSIVELY MUD; GRADE PLANTING SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORM FINE TEXTURE, ROOT AND HAWK, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
4. PROTECTION: PROTECT AREAS IN-PLACE SOIL FROM ADDITIONAL COMPACTION, DISTURBANCE, AND CONTAMINATION. IF TPOF OR SUBGRADE IS EXPOSED TO COMPACTION, DISTURBANCE, OR CONTAMINATION, REMOVE EXPOSED MATERIALS OR LIQUIDS, REMOVE THE TPOF AND CONTAMINATION, RESTORE THE SUBGRADE, AND REPLACE CONTAMINATED SOIL WITH NEW PLANTING SOIL.

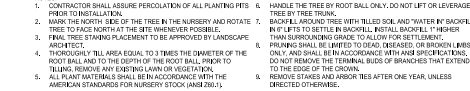
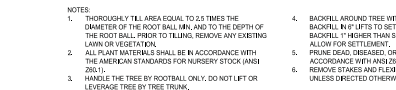
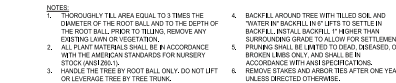
1. EXCEPT AS MODIFIED HEREIN, WORK SHALL INCLUDE SEEDING AND MULCHING PROPOSED LAWN AND DISTURBED LAWN AREAS.
2. PROVIDE SEED OF GRASS SPECIES AS LISTED BELOW, WITH NOT LESS THAN 85% GERMINATION, NOT LESS THAN 95% PURE SEED, AND NOT MORE THAN 0.5% WEED SEED. PROPORTIONED MIX BY WEIGHT AS FOLLOWS:

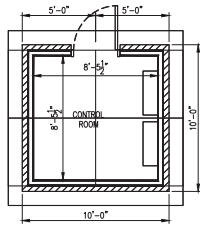
- SEED MIX
- 70-30 TURF KENTUCKY BLUE GRASS (MINIMUM OF 4 CULTIVARS)
20-30C SCORPION BLUEGRASS (POA PRATENSIS)
3. SEED SOWING RATE: 5-8 LB/100 SQ. FT.
4. SEEDING: SOW WITH SPREADER OR SEEDING MACHINE, EVENLY DISTRIBUTE SEED BY SOWING EQUAL QUANTITIES IN TWO DIRECTIONS. SEEDING SHOULD BE DONE WHEN SOIL IS WET OR SEED THAT IS MOISTLY OR DAMAGED, RARE SEED LIGHTLY INTO TOP 1/8" OF SOILS, ROLL LIGHTLY, AND WATER WITH FINE SPRAY.
5. SEED PROTECTION: PROTECT SEEDING AREA BY SPREADING STRAW, SPREAD UNIFORMLY TO FORM A CONTINUOUS 1-1/2" BLANKET IN THICK LAYERS. ANCHOR STRAW BY CHIPPING INTO SOIL OR BOND WITH ASPHALT EMULSION.
6. MAINTENANCE: MAINTAIN ESTABLISHED LAWN FORKED FERTILIZER, NITROGEN, 3% PHOSPHORUS, 3% POTASH BY WEIGHT (18-24-6), OR SIMILAR APPROVED COMPOSITION, APPLY AT MANUFACTURER'S RECOMMENDED RATE.
7. MAINTENANCE: MAINTAIN AND ESTABLISHED SEEDING LAWN BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, REPLANTING, AND PERFORMING OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY VIBRANT LAWN. PROVIDE THOROUGHLY WATERING TO KEEP SEEDS MOIST AND SOIL MOIST AND WATER LAWN FREQUENTLY TO KEEP LAWN MOIST AT A MINIMUM RATE OF 1 INCH PER WEEK UNLESS RAINFALL PRECIPITATION IS ADEQUATE. MOW TURF AS SOON AS TROPIC GROWTH IS TALL ENOUGH TO CUT. REFRAIN MOWING TO MAINTAIN SPECIFIED HEIGHT WITHOUT CUTTING MORE THAN ONE-THIRD OF GRASS HEIGHT. DO NOT DELAY MOWING UNTIL GRASS BECOMES TOO LONG TO MOW. MOW WHEN GRASS IS WET. SCHEDULE LATER, AND SUBSEQUENT MOWINGS TO MAINTAIN A GRASS HEIGHT OF 2 TO 3 INCHES.
8. 30 DAYS AFTER SEEDING: PROVIDE A PROCT 30 DAY FERTILIZER CONTAINING 3% NITROGEN, 3% PHOSPHORIC ACID, AND 10% POTASH TO MAINTAIN LAWN HEALTHY AND VIBRANT.
9. SATISFACTORY SEEDING LAWN: AT TERM OF MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS HAS BEEN ESTABLISHED, FREE OF WEEDS AND SURFACE IRREGULARITIES, WITH COVERAGE EXCEEDING 90 PERCENT ABOVE ANY 10 SQ. FT. AND BARE SPOTS NOT EXCEEDING 5 BY 5 INCHES. USE SPECIFIED MATERIALS TO REESTABLISH LAWN THAT DOES NOT COMPLY WITH SPECIFICATIONS FOR MAINTENANCE.
10. COST FOR ALL WORK, LABOR, EQUIPMENT, AND MATERIAL, SHALL BE INCLUDED IN THE UNIT PRICE FOR THIS ITEM.

1. PROVIDE ORGANIC MULCH FREE FROM DELETERIOUS MATERIALS CONSISTING OF:
100% DOUBLE SHREDDED HARDWOOD BARK MULCH WITH NO FILLERS OR COMPOST.
3 INCHES MAXIMUM, 1/2" MINIMUM SIZE RANGE.
NATURAL COLOR (NO DYES).
2. COST FOR ALL WORK, LABOR, EQUIPMENT, AND MATERIAL SHALL BE INCLUDED IN THE UNIT PRICE FOR THIS ITEM.

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

- [illegible]





1 CONCEPTUAL FLOOR PLAN - CONTROL ROOM
1/4" = 1'-0"

GENERAL PROJECT INFORMATION:
USE: U (SINGLE USE)
TYPE OF CONSTRUCTION: VB

CONTROL BUILDING:
GROSS FLOOR AREA: 100 S.F.
USABLE FLOOR AREA: 71.5 S.F.
NON-SPRINKLERED
PEAK HEIGHT: 12'-4"
BUILDING HEIGHT: 10'-8"

FUELING CANOPY:
AREA UNDER ROOF: 900 S.F. (GROSS)
SUPPRESSED PER FUELING STATION REQUIREMENTS
PEAK: 22'-0"
BUILDING HEIGHT: 22'-3"

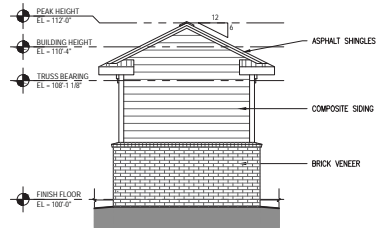
ANY MODIFICATIONS TO THE FACADE PLAN (INCLUDING COLOR) MUST BE RESUBMITTED TO THE CITY OF AUBURN HILLS FOR REISED APPROVAL. THE USE OF NEON, FLAGS, OR ANY OTHER TYPE OF UNAPPROVED SIGNAGE SHALL BE PROHIBITED PER SITE PLAN REVIEW.



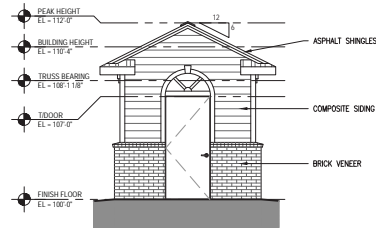
A EXISTING COMMUNITY CENTER
NONE



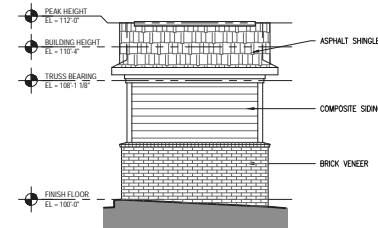
B EXISTING COMMUNITY CENTER
NONE



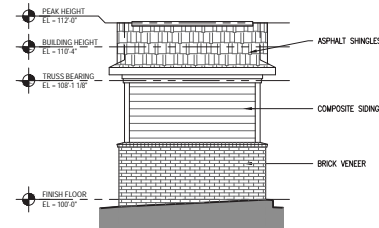
2 SOUTH ELEVATION
1/4" = 1'-0"



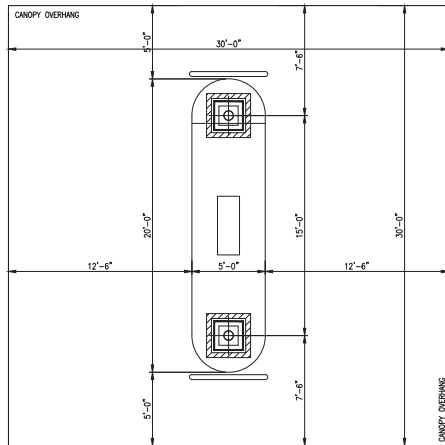
3 NORTH ELEVATION
1/4" = 1'-0"



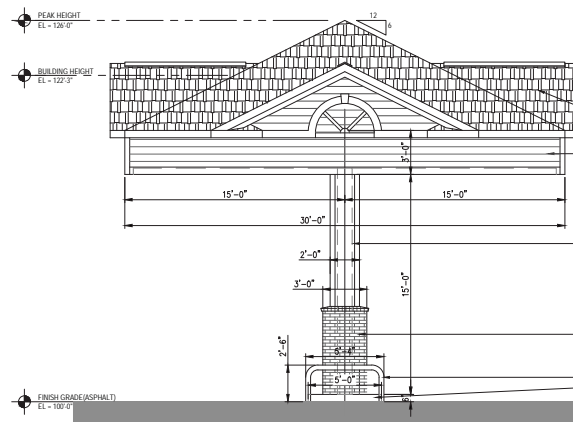
4 EAST ELEVATION
1/4" = 1'-0"



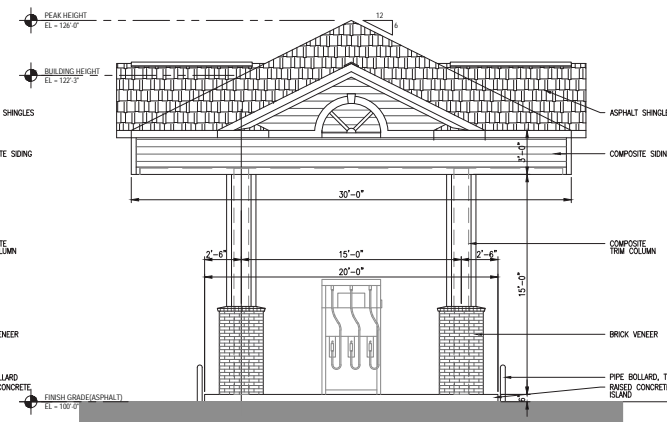
5 WEST ELEVATION
1/4" = 1'-0"



6 CONCEPTUAL FLOOR PLAN - CANOPY
1/4" = 1'-0"



7 NORTH & SOUTH ELEVATION
1/4" = 1'-0"



8 EAST & WEST ELEVATION
1/4" = 1'-0"

CHECKLIST

PROJECT NAME

AH Municipal Campus - Fuel Island

(Check all that apply)

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

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

Public Notice
Police Department Approval Letter
Fire Department Approval Letter
Citizen Participation Letter
Citizen Participation Response

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



CITY OF AUBURN HILLS CITY COUNCIL AGENDA

MEETING DATE: SEPTEMBER 22, 2025

AGENDA ITEM NO 9B

DEPARTMENT OF PUBLIC WORKS

To: Mayor and City Council
From: Thomas A. Tanghe, City Manager; Stephen Baldante, Public Works Director
Submitted: September 9, 2025
Subject: Motion – To approve a budget amendment and award contracts for a new traffic signal at N. Squirrel Road and Shimmons Road

INTRODUCTION AND HISTORY

Budgeted in 2025 is a new traffic signal at the corner of N. Squirrel Road and Shimmons Road. A traffic signal warrant analysis was performed in 2024 and the results showed that a traffic signal was warranted and would improve traffic operations as well as vehicle and pedestrian safety in the area. The proposed project will include the removal of the existing solar-powered actuated pedestrian crossing signs and push buttons. The proposed design will include mast-arm configuration, new signal controller and cabinet, vehicular detection and countdown pedestrian signals with push buttons. The signal modernization will utilize MDOT's 2023 Traffic Signal Special Details and Signal and Mast Arm Design specifications. The project will also include replacement of impacted sidewalk ramps and pavement markings at the intersection.

A bid opening was held at City Hall on September 4th and three companies offered bids for the project (exhibit A). Rauhorn Electric of Bruce Township was the lowest bidder at \$326,878.32. Rauhorn Electric has extensive experience in traffic light installation with 45 years of similar construction and is currently working on the Lapeer Road Improvement project in Auburn Hills.

In addition, construction services, including crew days will be performed by OHM Advisors in the amount of \$47,500 and will include construction engineering, observation and contract administration. Materials testing services will be provided by G2 Consulting Group in the estimated amount of \$7,500. When factoring in previous design costs and expected crew days, a budget amendment increasing appropriations by \$77,878.32 to the Major Roads fund will be needed to facilitate the project.

STAFF RECOMMENDATION

Staff recommend approving a budget amendment in the amount of \$77,878.32 and awarding a contract for the installation of a new traffic signal at N. Squirrel Road and Shimmons Road in the amount of \$326,878.32 to Rauhorn Electric. In addition, approve contracts to OHM Advisors and G2 Consulting for \$55,000 for contract observation, administration and materials testing.

MOTION

Move to approve a budget amendment increasing appropriations to the Major Road fund in the amount of \$77,878.32 and approve a contract with Rauhorn Electric for \$326,878.32, for the installation of a new traffic signal at N. Squirrel Road and Shimmons Road. In addition, approve contracts with OHM Advisors and G2 Consulting in the amount of \$55,000 for construction services, contract administration and materials testing as part of the project.

I CONCUR:

THOMAS A. TANGHE, CITY MANAGER

BID Tabulation for Bids Received on 9/4/2025				Rauhorn Electric, Inc.		Dan's Excavating, Inc.		J. Ranck Electric, Inc.	
Squirrel and Shimmons Traffic Signal Installation				14140 33 Mile Road		12955 23 Mile Road		1993 Gover Parkway	
City of Auburn Hills, Oakland County, State of Michigan				Bruce Township, MI 48065		Shelby Township, MI 48315		Mt. Pleasant, MI 48858	
OHM Job Number: 0120-24-0390				Phone: 586-992-0400		Phone: 586-254-2040		Phone: 800-792-3822	
Item	Description	Estimated Quantity	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	
1	Mobilization, Max	1 LSUM	\$ 42,000.00	\$ 42,000.00	\$ 25,000.00	\$ 25,000.00	\$ 37,000.00	\$ 37,000.00	
2	Curb and Gutter, Rem	55 Ft	\$ 30.00	\$ 1,650.00	\$ 30.00	\$ 1,650.00	\$ 30.00	\$ 1,650.00	
3	Masonry and Conc Structure, Rem	5 Cyd	\$ 100.00	\$ 500.00	\$ 100.00	\$ 500.00	\$ 100.00	\$ 500.00	
4	Sidewalk, Rem	55 Syd	\$ 30.00	\$ 1,650.00	\$ 30.00	\$ 1,650.00	\$ 30.00	\$ 1,650.00	
5	Exploratory Investigation, Vertical	30 Ft	\$ 77.00	\$ 2,310.00	\$ 108.95	\$ 3,268.50	\$ 35.00	\$ 1,050.00	
6	Non Haz Contaminated Material Handling and Disposal, LM	10 Cyd	\$ 20.00	\$ 200.00	\$ 20.00	\$ 200.00	\$ 20.00	\$ 200.00	
7	Erosion Control, Inlet Protection, Fabric Drop	3 Ea	\$ 150.00	\$ 450.00	\$ 150.00	\$ 450.00	\$ 150.00	\$ 450.00	
8	Subbase, CIP	5 Cyd	\$ 50.00	\$ 250.00	\$ 50.00	\$ 250.00	\$ 50.00	\$ 250.00	
9	Aggregate Base, 6 inch, Modified	62 Syd	\$ 30.00	\$ 1,860.00	\$ 30.00	\$ 1,860.00	\$ 30.00	\$ 1,860.00	
10	Maintenance Gravel	10 Ton	\$ 1.00	\$ 10.00	\$ 1.00	\$ 10.00	\$ 1.00	\$ 10.00	
11	HMA Surface, Rem	13 Syd	\$ 10.00	\$ 130.00	\$ 10.00	\$ 130.00	\$ 10.00	\$ 130.00	
12	Hand Patching	6 Ton	\$ 500.00	\$ 3,000.00	\$ 500.00	\$ 3,000.00	\$ 500.00	\$ 3,000.00	
13	Curb and Gutter, Conc, Det F4	33 Ft	\$ 100.00	\$ 3,300.00	\$ 100.00	\$ 3,300.00	\$ 100.00	\$ 3,300.00	
14	Detectable Warning Surface	12 Ft	\$ 75.00	\$ 900.00	\$ 75.00	\$ 900.00	\$ 75.00	\$ 900.00	
15	Curb Ramp Opening, Conc	22 Ft	\$ 50.00	\$ 1,100.00	\$ 50.00	\$ 1,100.00	\$ 50.00	\$ 1,100.00	
16	Curb Ramp, Conc, 4 inch	135 Sft	\$ 10.00	\$ 1,350.00	\$ 10.00	\$ 1,350.00	\$ 10.00	\$ 1,350.00	
17	Curb Ramp, Conc, 6 inch	310 Sft	\$ 10.00	\$ 3,100.00	\$ 10.00	\$ 3,100.00	\$ 10.00	\$ 3,100.00	
18	Sign, Type III, Rem	1 Ea	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 70.00	\$ 70.00	
19	Ground Mtd Sign Support, Rem	1 Ea	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 70.00	\$ 70.00	
20	Pavt Mrkg, Polyurea, 12 inch, Crosswalk	207 Ft	\$ 7.50	\$ 1,552.50	\$ 6.00	\$ 1,242.00	\$ 6.00	\$ 1,242.00	
21	Pavt Mrkg, Polyurea, 24 inch, Stop Bar	76 Ft	\$ 15.00	\$ 1,140.00	\$ 12.00	\$ 912.00	\$ 12.00	\$ 912.00	
22	Recessing Pavt Mrkg, Transv	359 Sft	\$ 3.50	\$ 1,256.50	\$ 5.00	\$ 1,795.00	\$ 5.00	\$ 1,795.00	
23	Pedestrian Type II Barricade, Temp	5 Ea	\$ 100.00	\$ 500.00	\$ 100.00	\$ 500.00	\$ 0.01	\$ 0.05	
24	Channelizing Device, 42 inch, Fluorescent, Furn	50 Ea	\$ 26.00	\$ 1,300.00	\$ 26.00	\$ 1,300.00	\$ 0.01	\$ 0.50	
25	Channelizing Device, 42 inch, Fluorescent, Oper	50 Ea	\$ 0.01	\$ 0.50	\$ 0.01	\$ 0.50	\$ 0.01	\$ 0.50	
26	Lighted Arrow, Type C, Furn	2 Ea	\$ 600.00	\$ 1,200.00	\$ 600.00	\$ 1,200.00	\$ 300.00	\$ 600.00	
27	Lighted Arrow, Type C, Oper	2 Ea	\$ 0.01	\$ 0.02	\$ 0.01	\$ 0.02	\$ 0.01	\$ 0.02	
28	Minor Traf Devices	1 LSUM	\$ 5,988.00	\$ 5,988.00	\$ 27,865.00	\$ 27,865.00	\$ 10,000.00	\$ 10,000.00	
29	Sign, Type A, Temp, Prismatic, Furn	65 Sft	\$ 7.00	\$ 455.00	\$ 7.00	\$ 455.00	\$ 0.01	\$ 0.65	
30	Sign, Type A, Temp, Prismatic, Oper	65 Sft	\$ 0.01	\$ 0.65	\$ 0.01	\$ 0.65	\$ 0.01	\$ 0.65	
31	Sign, Type B, Temp, Prismatic, Furn	219 Sft	\$ 6.00	\$ 1,314.00	\$ 6.00	\$ 1,314.00	\$ 0.01	\$ 2.19	
32	Sign, Type B, Temp, Prismatic, Oper	219 Sft	\$ 0.01	\$ 2.19	\$ 0.01	\$ 2.19	\$ 0.01	\$ 2.19	
33	Sign, Type B, Temp, Prismatic, Spec, Furn	55 Sft	\$ 12.00	\$ 660.00	\$ 12.00	\$ 660.00	\$ 0.01	\$ 0.55	
34	Sign, Type B, Temp, Prismatic, Spec, Oper	55 Sft	\$ 0.01	\$ 0.55	\$ 0.01	\$ 0.55	\$ 0.01	\$ 0.55	
35	Traf Regulator Control	1 LSUM	\$ 0.01	\$ 0.01	\$ 0.01	\$ 0.01	\$ 8,250.00	\$ 8,250.00	
36	Turf Establishment, Performance	169 Syd	\$ 35.35	\$ 5,974.15	\$ 38.50	\$ 6,506.50	\$ 19.00	\$ 3,211.00	
37	Power Company (Estimated Cost to Contractor)	2000 Dlr	\$ 1.00	\$ 2,000.00	\$ 1.00	\$ 2,000.00	\$ 1.00	\$ 2,000.00	
38	Conduit, DB, 1, 1 1/4 inch	45 Ft	\$ 25.00	\$ 1,125.00	\$ 15.03	\$ 676.35	\$ 19.00	\$ 855.00	
39	Conduit, DB, 1, 3 inch	35 Ft	\$ 35.00	\$ 1,225.00	\$ 22.31	\$ 780.85	\$ 22.50	\$ 787.50	
40	Conduit, DB, 3, 3 inch	10 Ft	\$ 54.00	\$ 540.00	\$ 43.22	\$ 432.20	\$ 70.00	\$ 700.00	
41	Conduit, DB, 3, 4 inch	15 Ft	\$ 84.00	\$ 1,260.00	\$ 55.92	\$ 838.80	\$ 55.00	\$ 825.00	
42	Cable, Sec, 600V, 1, 3/C#6	225 Ft	\$ 8.53	\$ 1,919.25	\$ 6.46	\$ 1,453.50	\$ 10.50	\$ 2,362.50	
43	Serv Disconnect	1 Ea	\$ 1,444.00	\$ 1,444.00	\$ 1,137.56	\$ 1,137.56	\$ 1,600.00	\$ 1,600.00	
44	Wood Pole, Fit Up, Sec Cable Pole	1 Ea	\$ 848.00	\$ 848.00	\$ 508.57	\$ 508.57	\$ 1,000.00	\$ 1,000.00	
45	Conduit, Directional Bore, 2, 4 inch, RCOC	140 Ft	\$ 78.00	\$ 10,920.00	\$ 74.56	\$ 10,438.40	\$ 100.00	\$ 14,000.00	
46	Conduit, Directional Bore, 1, 4 inch, RCOC	75 Ft	\$ 69.00	\$ 5,175.00	\$ 67.74	\$ 5,080.50	\$ 88.50	\$ 6,637.50	
47	Hh, Round, 2 foot Dia, RCOC	3 Ea	\$ 2,416.00	\$ 7,248.00	\$ 1,511.38	\$ 4,534.14	\$ 2,025.00	\$ 6,075.00	
48	Hh, Round, 3 foot Dia, RCOC	1 Ea	\$ 4,001.00	\$ 4,001.00	\$ 2,767.27	\$ 2,767.27	\$ 4,200.00	\$ 4,200.00	
49	Controller Fdn, Base Mtd	1 Ea	\$ 2,902.00	\$ 2,902.00	\$ 5,635.25	\$ 5,635.25	\$ 2,850.00	\$ 2,850.00	
50	Digital Loop Detector	2 Ea	\$ 778.00	\$ 1,556.00	\$ 492.90	\$ 985.80	\$ 725.00	\$ 1,450.00	
51	Pedestal, Fdn	1 Ea	\$ 1,384.00	\$ 1,384.00	\$ 1,176.96	\$ 1,176.96	\$ 1,825.00	\$ 1,825.00	
52	Pushbutton and Sign	2 Ea	\$ 894.00	\$ 1,788.00	\$ 642.19	\$ 1,284.38	\$ 1,150.00	\$ 2,300.00	
53	Traf Loop	5 Ea	\$ 1,934.00	\$ 9,670.00	\$ 2,024.81	\$ 10,124.05	\$ 2,675.00	\$ 13,375.00	
54	TS, Pedestrian, One Way Bracket Arm Mtd (LED) Countdown	1 Ea	\$ 1,510.00	\$ 1,510.00	\$ 1,190.97	\$ 1,190.97	\$ 1,525.00	\$ 1,525.00	
55	TS, Pedestrian, One Way Pedestal Mtd (LED) Countdown	1 Ea	\$ 1,575.00	\$ 1,575.00	\$ 1,261.66	\$ 1,261.66	\$ 1,700.00	\$ 1,700.00	
56	Casing, 42 inch	26 Ft	\$ 245.00	\$ 6,370.00	\$ 652.25	\$ 16,958.50	\$ 275.00	\$ 7,150.00	
57	Mast Arm Pole, Cat I	2 Ea	\$ 11,545.00	\$ 23,090.00	\$ 11,789.30	\$ 23,578.60	\$ 19,000.00	\$ 38,000.00	
58	Mast Arm, 35 foot, Cat I	1 Ea	\$ 17,946.00	\$ 17,946.00	\$ 19,268.87	\$ 19,268.87	\$ 20,000.00	\$ 20,000.00	
59	Mast Arm, 45 foot, Cat I	1 Ea	\$ 18,354.00	\$ 18,354.00	\$ 19,778.73	\$ 19,778.73	\$ 21,000.00	\$ 21,000.00	
60	Mast Arm, 50 foot, Cat I	1 Ea	\$ 23,511.00	\$ 23,511.00	\$ 21,770.47	\$ 21,770.47	\$ 25,000.00	\$ 25,000.00	
61	Mast Arm Pole Fdn, 6 Bolt	33 Ft	\$ 649.00	\$ 21,417.00	\$ 125.25	\$ 4,133.25	\$ 725.00	\$ 23,925.00	
62	TS, One Way Mast Arm Mtd (LED), Long Life	5 Ea	\$ 1,556.00	\$ 7,780.00	\$ 1,250.90	\$ 6,254.50	\$ 1,600.00	\$ 8,000.00	
63	TS, One Way Mast Arm Mtd, Five Sect (LED), Long Life	1 Ea	\$ 2,105.00	\$ 2,105.00	\$ 1,914.83	\$ 1,914.83	\$ 2,250.00	\$ 2,250.00	
64	Antenna, Delivered, RCOC	1 Ea	\$ 915.00	\$ 915.00	\$ 1,874.25	\$ 1,874.25	\$ 950.00	\$ 950.00	
65	Pushbutton Support Post, RCOC	1 Ea	\$ 2,352.00	\$ 2,352.00	\$ 1,241.00	\$ 1,241.00	\$ 575.00	\$ 575.00	
66	St Name Sign, Non-Illuminated, Bracket Arm, RCOC	1 Ea	\$ 2,667.00	\$ 2,667.00	\$ 2,008.58	\$ 2,008.58	\$ 2,525.00	\$ 2,525.00	
67	St Name Sign, Non-Illuminated, One Way, 8 foot, RCOC	1 Ea	\$ 3,379.00	\$ 3,379.00	\$ 2,557.66	\$ 2,557.66	\$ 3,600.00	\$ 3,600.00	
68	St Name Sign, Non-Illuminated, Two Way, 8 foot, RCOC	1 Ea	\$ 3,851.00	\$ 3,851.00	\$ 2,999.68	\$ 2,999.68	\$ 4,100.00	\$ 4,100.00	
69	Backplate, TS, RCOC	6 Ea	\$ 213.00	\$ 1,278.00	\$ 186.71	\$ 1,120.26	\$ 250.00	\$ 1,500.00	
70	Cabinet, ITS Type, Delivered, RCOC	1 Ea	\$ 502.00	\$ 502.00	\$ 26,587.25	\$ 26,587.25	\$ 25,000.00	\$ 25,000.00	
71	Cabinet, ITS Type, RCOC	1 Ea	\$ 23,194.00	\$ 23,194.00	\$ 10,971.02	\$ 10,971.02	\$ 1,450.00	\$ 1,450.00	
72	Ground Rod, RCOC	4 Ea	\$ 238.00	\$ 952.00	\$ 213.79	\$ 855.16	\$ 275.00	\$ 1,100.00	
73	Pedestal, Alum, RCOC	1 Ea	\$ 1,298.00	\$ 1,298.00	\$ 882.09	\$ 882.09	\$ 1,150.00	\$ 1,150.00	
74	Controller, Digital Type, Delivered, SCATS, RCOC	1 Ea	\$ 5,877.00	\$ 5,877.00	\$ 3,588.10	\$ 3,588.10	\$ 4,450.00	\$ 4,450.00	
75	Cellular Router, 4/5G, Delivered, RCOC	1 Ea	\$ 3,501.00	\$ 3,501.00	\$ 2,806.43	\$ 2,806.43	\$ 3,550.00	\$ 3,550.00	
76	Case Sign, One Way, 24 inch by 30 inch, Non-Illuminated, RCOC	1 Ea	\$ 1,757.00	\$ 1,757.00	\$ 1,438.88	\$ 1,438.88	\$ 2,075.00	\$ 2,075.00	
77	Contractor Staking	1 LSUM	\$ 6,800.00	\$ 6,800.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00	
78	Tree Trimming, RCOC	124 Ft	\$ 37.00	\$ 4,588.00	\$ 30.00	\$ 3,720.00	\$ 30.00	\$ 3,720.00	
79	Crew Days	\$780.00 Cdays	23.00	\$ 17,940.00	30.00	\$ 23,400.00	27.00	\$ 21,060.00	
Total Bid Amount (Items 1-79 incl.):				\$	\$344,818.32	\$	\$347,187.24	\$	\$375,355.35

BID ITEM:	Squirrel/Shimmons Signal
BID OPENING DATE:	September 4, 2025
BID OPENING TIME:	1:00 PM
ELECTRONIC BIDS ACCEPTED?	Hard Copy Only
ATTENDED BY:	Lamb, Parent, Hefner, Pierce

[illegible]

 Mailboxes have been checked for bids that may have been mailed in

N/A	Were electronic bids allowed. If so, was BidNet checked for received bids
-----	---

also send results to: Baldante



September 12, 2025

Stephen Baldante
Director of Public Works
City of Auburn Hills
1500 Brown Road
Auburn Hills, Michigan 48326

RE: **Squirrel and Shimmons Traffic Signal Installation**
Scope of Construction Services

Dear Mr. Baldante:

Outlined below is a Scope of Work for construction services to be provided by OHM Advisors for the above referenced project.

PROJECT UNDERSTANDING

It is our understanding that the City of Auburn Hills plans to move forward with the construction phase of the Squirrel and Shimmons Traffic Signal Installation. Bids were received on September 4, 2025. The project two mast arm signal installations covering the three legs of the Squirrel and Shimmons intersection. The mast arm to be installed in the southwest corner of the intersection will direct southbound Squirrel traffic. The dual mast arm to be installed in the northeast corner of the intersection will direct northbound Squirrel and eastbound Shimmons traffic. Associated pushbuttons, pedestrian signal heads, and sidewalk ramps replacements will be done as well.

SCOPE OF SERVICE

Construction Engineering / Observation

Under this task the project team will observe the construction efforts on the project and assist with any necessary field changes to successfully complete the work. Specific work efforts include:

- ▶ Provide daily observation of the project when construction work is occurring to verify that materials, installation, and construction methods used are in conformance with the project plans and specifications as well as applicable standards. Full-time observation will be provided for all roadway and utility construction.
- ▶ Produce daily field reports to document construction activities and record quantities of contract pay items.
- ▶ Prepare and provide the Contractor with a list of required submittals and review shop drawings, construction schedules, materials certifications, and other submittals.
- ▶ Address Contractor's construction concerns and resolve conflicts with the executed contract specifications.
- ▶ Arrange and attend regularly scheduled progress meetings during the construction phase. It is anticipated that meetings will be held weekly during the active construction period.
- ▶ Coordinate with the materials testing consultant on material related items.
- ▶ Coordinate with the property owners and other stakeholders in the construction area regarding access, traffic staging, schedule, and other pertinent items for the duration of the project.
- ▶ Prepare and deliver record (As-Built) plans that include the constructed location of all installed underground utilities. Record plans will be delivered electronically in PDF format.



Contract Administration

Under this task, the project team will complete services necessary to administer the contract. Specific work efforts include:

- Coordination with the Contractor and City to execute the contract documents.
- Arrange and attend one (1) pre-construction meeting prior to the start of the project.
- Provide two (2) signed copies of the contract documents to the City, one (1) to the Clerk's office and one (1) to the DPW.
- Review Contractor's progress on the project to ensure that the work is in compliance with the proposed schedule.
- Prepare monthly construction pay estimates and process contract change orders (if required).
- Request and review information from the Contractor to verify compliance with wage rates, Buy America, and other funding requirements.
- Review construction claims and coordinate claim resolution with Contractor and City.
- Request and collect Contractor's declaration, contractor's affidavit, waivers from major suppliers and subcontractors, release of surety, and release from other public agencies for which permits have been obtained under this contract.

Crew Days (Construction Observation)

This project contract includes a line item for Crew Days in Contractor's bid. This item is for construction observation required for the Contractor's operations. OHM will provide daily observation of work under this Crew Day item. Full-time inspection will be provided for all construction operations as indicated in the contract specifications for Crew Days. The Contractor has included the Crew Day amount in their bid based on their anticipated schedule for the project.

SCHEDULE

Based on the Council meeting schedules, we anticipate that the project award would be approved at the September 22nd Council meeting and construction on the project may commence later this year, but is likely to occur in the spring as there is a significant lead time for the mast arms. The project work is expected to be completed in summer 2026.

COMPENSATION

The services outlined above will be performed on an hourly basis for the not-to-exceed amount of forty-seven thousand five hundred dollars (\$47,500.00). This amount is based on the assumptions listed below. The City will be invoiced for services on a monthly basis. The estimated budget breakdown is as follows:

The construction engineering and contract administration outlined above will be performed on an hourly basis for the not-to-exceed amount of twenty-nine thousand five hundred sixty dollars (\$29,560.00). The construction observation as Crew Days will be performed on a per day basis for the amount of seventeen thousand nine hundred forty dollars (\$17,940.00), which is based on the amount bid by the Contractor for this item. The City will be invoiced for services on a monthly basis. The estimated budget breakdown is as follows:

Construction Engineering	\$ 14,960
Contract Administration	\$ 14,600
Crew Days (Observation)	<u>\$ 17,940</u>
Total	\$ 47,500
Materials Testing Services Estimate (G2)	\$ 7,500



FURTHER CLARIFICATIONS AND ASSUMPTIONS

The above-listed scope of services was prepared with the following assumptions:

- Materials testing services will be provided by G2 Consulting Group under a separate contract and are not included in this scope of services. The estimated amount for this service is indicated above.
- The City may be responsible for all permit fees and County inspection fees, if not paid by the Contractor.

Should you find this agreement acceptable, please sign the authorization below and return a copy to us for our files. We look forward to providing professional services on this project. If you have any questions, please contact us.

Sincerely,

OHM ADVISORS

Timothy J. Juidici, P.E.
Principal-in-Charge

cc: Jason Hefner, Manager of Fleet & Roads
Alex Parent, OHM
Paul Wilkerson, OHM
File

City of Auburn Hills
Squirrel and Shimmons Traffic Signal Installation
Construction Services

Accepted By: _____

Printed Name: _____

Title: _____

Date: _____



memorandum

Date: September 12, 2025

To: Jason Hefner, Manager of Fleet and Roads
Stephen Baldante, Director of Public Works

cc: Alex Parent, OHM

From: Tim Juidici

Re: Squirrel and Shimmons Traffic Signal Installation

As you are aware, bids were received for the Squirrel and Shimmons Traffic Signal Installation project on September 4, 2025. The project is being funded via Major Roads (202). The following table summarizes the anticipated project cost breakdown:

	Construction Contract	CA/CE Services	Crew Days (Observation)	Testing Services	Total
Project Total	\$326,878.32	\$29,560	\$17,940	\$7,500	\$381,878.32

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



September 12, 2025

Stephen Baldante
Director of Public Works
CITY OF AUBURN HILLS
1500 Brown Road
Auburn Hills, MI 48326

RE: Squirrel and Shimmons Traffic Signal Installation
Letter of Recommendation

Dear Mr. Baldante:

On September 4th, 2025, at 1:00 pm, a total of three bids were received for the above referenced project. The three (3) bidders were as follows:

Contractor	Total Bid
Rauhorn Electric, Inc.	\$344,818.32
Dan's Excavating, Inc.	\$347,187.24
J.Ranck Electric, Inc.	\$375,355.35

The project consists of construction of new traffic signals at the intersection of Squirrel Road and Shimmons Road in Auburn Hills.

Rauhorn Electric, Inc. out of Bruce Township, Michigan is the low bidder for this project. Their company has over 45 years of experience in similar construction and they have completed many other projects for municipalities and MDOT within Oakland County. Based on our previous experience, reference checks, and their qualifications, **we would recommend award of this contract to Rauhorn Electric, Inc. in the amount of \$326,878.32, per the unit prices listed on the bid.** The amount entered in the bid for Crew Days (\$17,940.00) is not included in the recommended award amount as these are not part of payments made to the Contractor, but these amounts are included in the total for determining the lowest bid.

Digital files of this letter and a bid tabulation have been emailed to your office. If you have any questions or require additional information, please feel free to contact this office.

Sincerely,
OHM Advisors

A handwritten signature in blue ink, reading "Timothy J. Juidici", written over a horizontal line.

Timothy J. Juidici, P.E.
Principal

Combat vehicle company to invest \$32M, hire 450 workers in Michigan



From left, Gov. Gretchen Whitmer listens as Dug Song of the Song Foundation talks about Michigan with state Chief Innovation Ecosystem Officer Ben Marchionna during the Reindustrialize summit at Hudson's Detroit event space on Thursday, July 17, 2025. Song urged attendees to locate their businesses in the Great Lakes state.(Robin Buckson, The Detroit News)

By Summer Ballentine, MediaNews Group
UPDATED: September 10, 2025 at 10:50 AM EDT

American Rheinmetall plans to hire additional 450 workers in Michigan as part of a nearly \$32 million investment in the defense company's Metro Detroit headquarters, Gov. Gretchen Whitmer said Tuesday.

American Rheinmetall is a subsidiary of German-based Rheinmetall AG. The company makes combat vehicles and parts and is competing for U.S. Department of Defense contracts to make new vehicles slated to replace the U.S. Army's M-2 Bradley.

"This new investment in Michigan represents a significant step forward in expanding our advanced engineering and manufacturing capabilities across our facilities, while creating high-quality jobs for Michiganders," American Rheinmetall CEO Matt Warnick said in a statement.

The Michigan project includes construction of a new headquarters in Auburn Hills to "support new U.S. Department of Defense contracts," according to a release from the governor's office. The new headquarters will consolidate locations from the nearby suburbs of Sterling Heights and Troy and focus on engineering, prototyping and technical work.

In March 2023, the company opened an engineering and technology center in Sterling Heights that employed about 100 people at the time.

"Their decision to locate here not only brings advanced technology and high-quality jobs to our city, but also reinforces Auburn Hills' standing as a premier destination for global innovation and manufacturing," Mayor Brian Marzolf said in a statement.

American Rheinmetall also plans to ramp up production at the company's Plymouth, Lapeer and Lansing sites as part of the project. Both skilled and unskilled laborers will be needed.

Calls and emails to a Whitmer spokesperson, the Michigan Economic Development Corporation and Rheinmetall requesting information about tax incentives offered to the company for the project were not immediately returned Tuesday.

The investment follows a trade mission by Whitmer to Rheinmetall AG's providing grounds in Germany. In a statement, Whitmer touted the deal as a way to "build on the state's leadership in the defense industry."

In July, she courted executives at an industrial summit in Detroit in hopes of bringing more manufacturing to the state, including in the defense sector.

Originally Published: September 10, 2025 at 10:46 AM EDT