CITY OF AUBURN HILLS
MONDAY, APRIL 20, 2026
Regular City Council Meeting ♦ 7:00 PM

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

248-370-9402 ♦ www.auburnhills.org

1. **MEETING CALLED TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL OF COUNCIL**
4. **APPROVAL OF MINUTES**
   - 4a. City Council Workshop Minutes, April 6, 2026
   - 4b. City Council Regular Meeting Minutes, April 6, 2026
5. **APPOINTMENTS AND PRESENTATIONS**
6. **PUBLIC COMMENT**
7. **CONSENT AGENDA**

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

   - 7a. Board and Commission Minutes
     - 7a1. Planning Commission, April 8, 2026
   - 7b. Motion – To approve the Large Format Temporary Wall Mural Agreement between the City of Auburn Hills and FCA US, LLC.
   - 7c. Motion – To award the purchase of 24 Lynx Smart Satellite Stations and Components at Fieldstone Golf Club to Spartan Turf Products.
   - 7d. Motion – To award the 2026 Installation of the Lynx Smart Satellite Upgrade at Fieldstone Golf Club to Fuse It Piping, LLC.
   - 7e. Motion – To award the Fieldstone Golf Club Pump Replacement.
8. **UNFINISHED BUSINESS**
9. **NEW BUSINESS**
   - 9a. Motion – To approve Rezoning from R-4, One-Family Residential District to D, Downtown District / 3077 Auburn Road.
   - 9b. Motion – To approve combined PUD Step One – Qualification / Step Two – Site Plan / River Bend Townhomes.
   - 9c. Motion – To approve Special Land Use Permit, Site Plan, and Tree Removal Permit / OCC CREST Center Building Addition and Renovations.
   - 9d. Motion – To approve Site Plan and Tree Removal Permit / FANUC Service First Academy - Parking Lot Expansion.
   - 9e. Motion – To approve combined PUD Step One – Qualification / Step Two – Site Plan and Tree Removal Permit / Lear Corporation.
   - 9f. Motion - To Approve the Resolution of Support for Transportation Economic Development Fund (TEDF) Category-A Funding for Giddings/Taylor Road Improvements, along with the associated Reimbursement Agreement with Lear Corporation.
   - 9g. Motion – To approve the Scope of Engineering Services for the design of the Giddings/Taylor Intersection Improvements.

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.

9h. Motion – To approve combined PUD Step One – Qualification / Step Two – Site Plan and Tree Removal Permit / Sheetz Auburn Hills.

9i. Motion – To award the Auburn Hills Riverwalk Pathway Construction to Artisan Contracting of Michigan, LLC, Construction Engineering Services to OHM Advisors and Material Testing to G2 Consulting.

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: APRIL 20, 2026 | **AGENDA ITEM NO 9E**

COMMUNITY DEVELOPMENT

To: Mayor and City Council

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

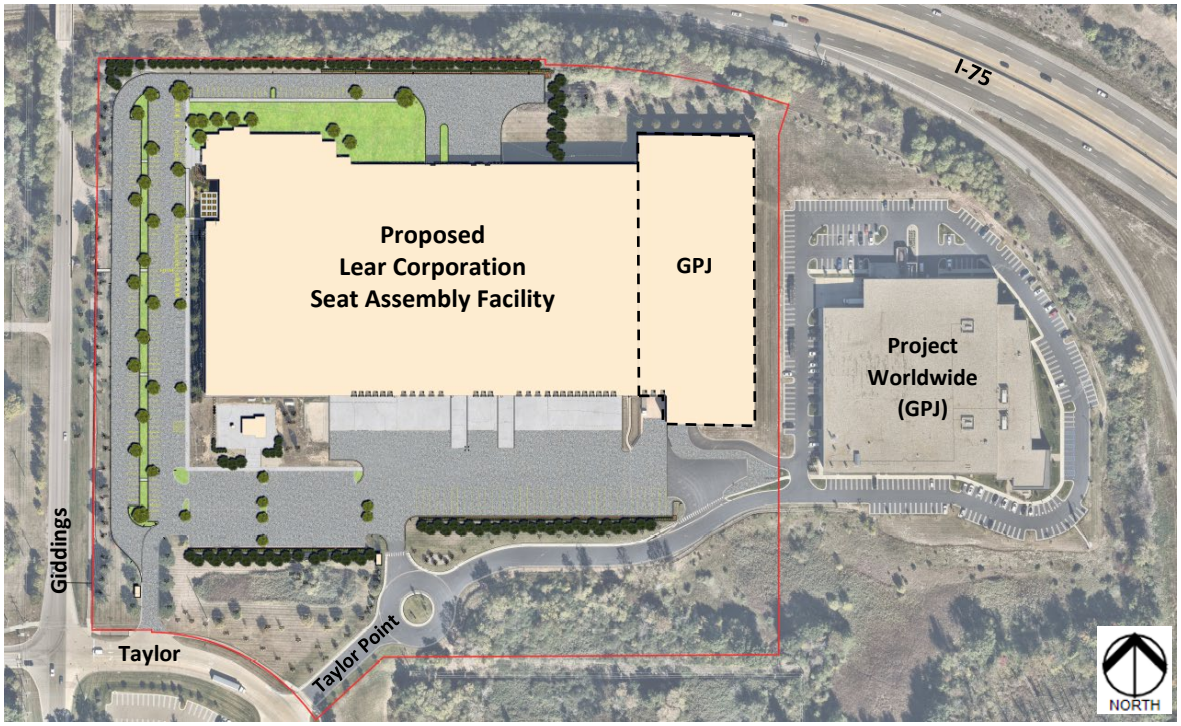
Submitted: April 15, 2026

Subject: Lear Corporation – 3600 Giddings Road

Motion – To approve the combined PUD Step One – Qualification / Step Two – Site Plan and Tree Removal Permit

INTRODUCTION AND HISTORY

This is a request from Lear Corporation for Planned Unit Development Option (PUD) and Tree Removal Permit approval to renovate and utilize approximately 77% of an existing 431,051-square-foot clean industrial building on a 27.8-acre site located at 3600 Giddings. The proposal also includes modifications to the associated parking areas and loading/unloading facilities. The property is zoned T&R, Technology and Research District.



Illustrated Site Plan

Lear Corporation is a Tier 1 supplier that provides vehicle seats, seat components, electrical systems, and electronics to automakers worldwide. The company plans to renovate the inside of the building and make improvements to the outside of the site. These updates will prepare the facility to operate the company's modern and highly efficient vehicle seat assembly program. The seats assembled at this location will support production for GM's Lake Orion Assembly Plant in Orion Township. The overall investment in the project is estimated at $87 million. The operation is expected to create between 414 and 460 jobs. Construction is anticipated to start in Spring 2026, with targeted completion by December 2026.

PUD OPTION USED TO IMPLEMENT THE PROPOSED FACILITY

The proposed Lear facility is a more intensive industrial land use than typically permitted in the T&R District. As a path forward, staff suggested the PUD Option would be the best mechanism to implement the project. For the development to become eligible, it must provide a recognizable net public benefit to the health, safety, and welfare of the City's residents. Staff finds the project would offer numerous net public benefits and meet several of the criteria for PUD qualification, such as:

1. Provision of financial contribution to assist with creating and maintaining off-site improvements;
2. Mitigation to offset impacts on public facilities such as road and utility improvements; and
3. High-quality landscaping.

KEY POINTS OF INTEREST

1. **Road Improvements and Site Modifications Planned.** Lear has indicated that the proposed facility will operate Monday through Friday for approximately 245 days per year, with daily operations spanning 17 hours across two shifts. The first shift will run from 6:00 a.m. to 2:30 p.m., and the second shift will be from 3:00 p.m. to 11:30 p.m., with up to 230 employees per shift. Shift start and end times are staggered to minimize overlapping employee arrivals and departures. Weekend operations may be conducted on an as-needed basis to accommodate production demand or for periodic maintenance.

   The development is expected to generate approximately 14 semi-trailer truck trips per day to deliver materials to the site via M-24 and Taylor Road, and approximately 10 semi-trailer truck trips per day to transport finished products to the GM Orion Assembly plant via Giddings Road. Given the heavy semi-trailer truck traffic associated with these operations, roadway and site access improvements are being undertaken to mitigate potential impacts on the surrounding transportation network.

   To address these conditions and enhance overall traffic safety and efficiency, the City is planning to construct a roundabout at the intersection of Giddings Road and Taylor Road, along with related traffic improvements to improve circulation in the area.

   In conjunction with these improvements, the facility's existing driveway connection to Giddings Road will be removed, and all site access, including employee and truck traffic, will be directed to Taylor Road, thereby reducing direct semi-trailer truck movements along Giddings Road. Based on these planned mitigation measures, the traffic generated by the proposed facility is not expected to adversely impact the City's roadway network.

Concept Drawing of Proposed Roundabout

   To further support the necessary improvements, Lear has agreed, at the City's request, to contribute up to $2 million to help cover the cost of the intersection improvements. It is noted that the City is coordinating with Lear to pursue funding assistance through the Michigan Department of Transportation (TEDF grant) based on the jobs created by the project to offset a substantial portion of the infrastructure project costs. This financial commitment by Lear to cover all the City's costs to implement this improvement is recognized as a net public benefit for PUD qualification.

2. **Outside Storage of Semi-Trailers.** As part of the PUD request, Lear has requested permission to store up to 37 semi-trailers outside the facility due to its just-in-time (JIT) nature. This JIT management strategy aligns the Lear seat assembly and delivery timing directly with GM's Orion Assembly Plant's production schedule.

KEY POINTS OF INTEREST (cont.)

The designated semi-trailer storage area will be located on the site's south side. The facility will also have 30 loading docks and five overhead doors distributed on the north and south sides of the building. As shown in the renderings below, masonry walls selected to match the color of the existing building façade, along with oversized evergreen trees, will be added to the existing vegetation on the property to screen the loading/unloading areas and semi-trailers from public view.

Rendering showing the screening south of the loading and semi-trailer storage areas from Taylor Road and Taylor Point, utilizing a wall and vegetation

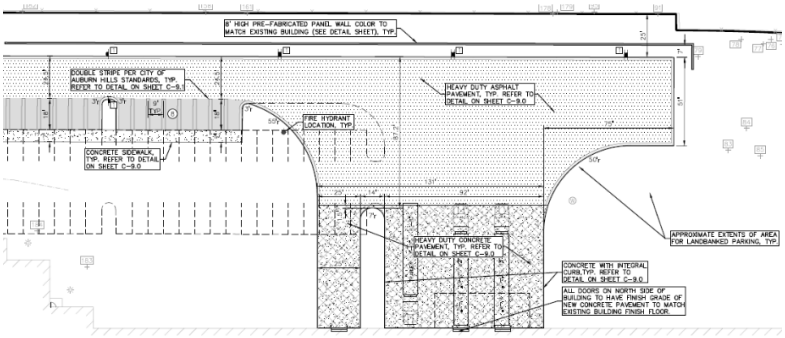
Rendering showing the screening of the north loading area from I-75, utilizing a wall and vegetation

KEY POINTS OF INTEREST (cont.)

3. **Mitigating Potential Nuisance Concerns Associated with Loading Docks and Semi-Trailer Storage.** As a condition of approval, Lear has agreed to implement the following site improvements and operational measures to minimize potential nuisances related to the facility's loading docks:
   a. Lear will install masonry walls and maintain high-quality landscaping, as shown on the site plan, to screen loading docks and semi-trailers from Taylor Road, Taylor Point, and I-75.
   b. Loading bay and overhead doors shall remain closed except during active loading and unloading, to reduce potential noise impacts.
   c. Lear shall use reasonable efforts to prevent semi-trailer trucks parked in loading and unloading areas from idling, minimizing noise, odor, and air quality impacts on neighboring properties.
   d. If utilized, loading dock light signals used for driver communication shall remain static, shall not flash or blink, and shall be positioned to avoid distraction to vehicles on adjacent roadways.
   e. Outdoor alarm systems and loudspeakers are prohibited on the property.
   f. Trash, recycling, and similar containers shall be located only in City-approved areas on the south side of the building. This activity is prohibited in the north loading area.
   g. Informational or educational signs, approved by the City, shall be posted inside and outside the building outlining these dock use restrictions.
   h. Lear shall provide employees, contractors, and suppliers with guidance on these City-imposed restrictions in a reasonable manner to promote compliance.

Outbound trucks will be generated from the building's north docks and will exit the site via Taylor Road, traveling north on Giddings Road to the Orion GM Plant. A total of 10 outbound trucks is anticipated per day, across both shifts (17 hours of operation), equating to approximately 0.59 trucks per hour.

New North Docks



Lear Outbound Shipments

Auto-loaded packaged seat sets to customer (front, middle, and rear seat sets)

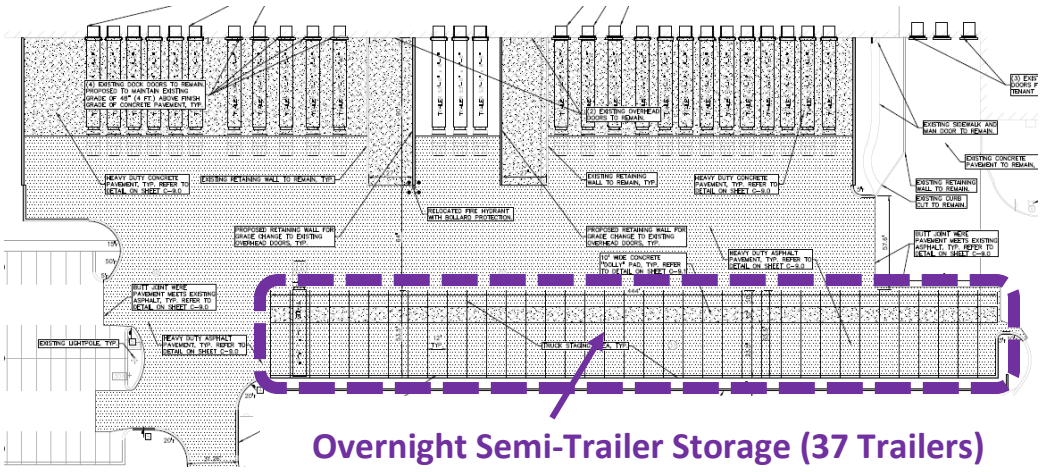
Seat set packaging returned from customer for reuse

Loading/Unloading of Outbound Shipments (north side of the building)

KEY POINTS OF INTEREST (cont.)

Inbound trucks delivering unassembled finished goods to the Lear facility will access the site via I-75 and Taylor Road, entering at the south driveway on Taylor Point Drive. A total of 14 inbound trucks is anticipated per day across both shifts (17 hours of operation), for an average of approximately 0.82 trucks per hour.

Expanded South Docks



Lear Inbound Shipments

Seats structures delivered in reusable racks

Seat components delivered in reusable bins

Seat cushions delivered in reusable containers

Smaller seat components delivered in both recyclable cardboard and reusable totes

Unloading of Inbound Shipments (south side of the building)

4. **Restoration Plan / Landbank Parking.** Per the Development Agreement, Lear acknowledges the City's interest in ensuring that the facility and property do not remain configured for more intensive industrial operations or high-volume, JIT logistics uses after the company vacates the site. While the City supports the proposed project, this PUD is intended to ensure the property can transition back to a high-tech, clean industrial use following Lear's departure. Accordingly, within 180 days after Lear, or any successor or assign, no longer leases or owns any portion of the property, all site and building improvements made as part of this project will be removed, and the affected areas will be restored to a condition generally consistent with the property's current state, with exceptions depicted on the restoration plan included in the attached site plan package. The site, as reconfigured for Lear, will provide 376 parking spaces. In accordance with the restoration agreement, the full required parking supply of 517 spaces, as determined by the building's size, will be constructed on the site following Lear's departure.

STAFF RECOMMENDATION

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

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

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

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

1. The Site Plan contains sufficient basic information required by the Zoning Ordinance for a recommendation.
2. The requirements of Section 1815, Items 7A-7E of the Zoning Ordinance can be met as follows:
   a) All requirements and standards of the Zoning Ordinance, and other City Ordinances, can be met.
   b) Safe, convenient vehicular and pedestrian ingress/egress has been depicted; primary access will be to Taylor Road and Taylor Point. The existing Giddings Road access will be removed.
   c) Traffic circulation features within the site and the location of parking areas avoid common traffic problems and can promote safety.
   d) A satisfactory and harmonious relationship will exist between the proposed development and the surrounding area.
   e) The proposed use will not have an unreasonable, detrimental or injurious effect upon the natural characteristics of the subject parcel, or the adjacent area.
3. Based on the project's total square footage, 376 parking spaces are required, and 517 parking spaces are depicted. *A landbank parking plan was submitted with the site plan as a PUD deviation showing how 141 parking spaces could be constructed if needed.*
4. The parking layout meets minimum requirements, and barrier-free parking spaces are provided (eight are required, and 14 are provided). Three spaces are van accessible.
5. Building and parking setback requirements will be met.
6. Greenbelts will be provided.
7. Landscape requirements will be met, and calculations have been submitted.
8. A note indicates that exterior lighting shall meet the requirements of the Zoning Ordinance. Pole and wall-mounted lighting shall be shielded and directed downward. Lamp bulbs and lenses shall not extend below the light fixture shields. Light poles shall not be taller than the proposed height of 25 feet from grade.
9. A note indicates that signs shall meet the requirements of the Zoning Ordinance.
10. A note indicates that parking spaces shall be double-striped.
11. A note indicates that ground-mounted transformers and roof-mounted mechanical equipment will be screened.
12. A note indicates that there will be no pallet storage and overnight vehicles. *A deviation has been requested per the PUD to store up to 37 semi-trailers overnight on the site in a location designed on the site plan.*

STAFF RECOMMENDATION (cont.)

13. Complete Streets considerations were reviewed during the evaluation process. However, due to the facility's operational nature with frequent truck movements, a pedestrian connection from the building to the adjacent roadways is not proposed. This approach minimizes potential conflicts between pedestrians and large vehicles, enhancing overall site safety.
14. Eight EV charging stations currently exist or will be provided on the property, as part of this project.
15. A Tree Removal Permit is required: 73 replacement trees are required, and 132 trees are proposed.

Conditions:

1. Development Agreement and Contribution. Lear shall enter into a Development Agreement with the City outlining the terms and conditions of the Planned Unit Development (PUD) approval.
2. Performance Guarantees. Lear shall comply with the requirements of Section 2007. Performance Guarantees of the Zoning Ordinance.
3. Conformance with Approved Plans and Representations. Approval of the project is based on the representations made by Lear, as documented in this staff report, submitted materials, and the public meeting minutes. The development shall remain in conformance with these representations.
4. Project Completion Timeline. The Development Agreement outlines the project's entitlement approval period. Lear has committed to commence construction within six months of City Council approval, with a completion deadline no later than one year after commencement.

PLANNING COMMISSION RECOMMENDATION

Recommended Approval on April 8, 2026 (8-0 vote).

MOTION

Move to accept the Planning Commission's recommendation and approve the combined PUD Step One – Concept Plan and PUD Step Two – Site Plan and Tree Removal Permit for Lear Corporation subject to the conditions of the City's Administrative Review Team.

I CONCUR: Thomas A. Tanghe

THOMAS A. TANGHE, CITY MANAGER

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

April 8, 2026

CALL TO ORDER: Chairperson Beidoun called the meeting to order at 6:00 p.m.

ROLL CALL: Present: **Carolyn Shearer, Michelle Case, Darlene MacMillan, Jack Ferguson, Dominick Tringali, Cynthia Pavlich, Dominic Patrus, Sam Beidoun**
Absent: Raymond Saelens
Also Present: Director of Community Development Steve Cohen, Assistant Director of Community Development Devin Lang, City Engineer Tim Juidici (OHM), City Attorney Dan Kelly (The Kelly Firm)
Guests: 23

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

5. PETITIONERS

5e. Lear Corporation – 3600 Giddings Road. (6:27 p.m.)
Public Hearing/Motion – Recommendation to City Council for combined PUD Step One – Qualification/Step Two – Site Plan and Tree Removal Permit approval to allow the redevelopment of the existing facility and operate an automotive seating assembly facility with associated outside storage of trailers.

Mr. Beidoun opened the public hearing at 6:28 p.m.

Mr. Cohen confirmed that the hearing documents are in order and that no written communications have been received regarding this petition.

Mr. Cohen stated that this is a request from Lear Corporation for approval of a Planned Unit Development Option (PUD) and a Tree Removal Permit to renovate and utilize approximately 77% of an existing 431,051-square-foot industrial building on a 27.8-acre site located at 3600 Giddings. The proposal also includes modifications to the associated parking areas and loading/unloading facilities. The property is zoned T&R, Technology and Research District.

Lear Corporation is a Tier 1 supplier that provides vehicle seats, seat components, electrical systems, and electronics to automakers worldwide. The seats assembled at this location will support production for GM's Lake Orion Assembly Plant in Orion Township.

The development is expected to generate approximately 14 semi-trailer truck trips per day to deliver materials to the site via M-24 and Taylor Road, and approximately 10 semi-trailer truck trips per day to transport finished products to the GM Orion Assembly plant via Giddings Road. Due to heavy truck traffic, roadway and site access improvements are being undertaken to mitigate potential impacts on the surrounding transportation network. The City is planning to construct a roundabout at the intersection of Giddings Road and Taylor Road, along with related traffic improvements to improve circulation in the area.

Lear is also requesting to store up to 37 semi-trailers outside the facility due to its just-in-time (JIT) nature. This JIT management strategy aligns the Lear seat assembly and delivery timing directly with the GM Orion Assembly Plant's production schedule. This storage area will be on the site's south side. The design of the masonry walls and additional vegetation will serve to screen the property from public view.

Mr. Cohen explained that the proposed Lear facility is a more intensive industrial land use than typically permitted in the T&R District. As a path forward, staff suggested the PUD Option would be the best mechanism to implement the project. For the development to become eligible, it must provide a recognizable net public benefit to the health, safety, and welfare of the City's residents. Staff finds the project would offer numerous net public benefits and meet several of the criteria for PUD qualification, such as:

1. Provision of financial contribution to assist with creating and maintaining off-site improvements;

2. Mitigation to offset impacts on public facilities such as road and utility improvements; and
3. High-quality landscaping.

Mr. Cohen explained that the proposed project provides a net community benefit as Lear has agreed, at the City's request, to contribute up to $2 million to help cover the cost of the intersection improvements. Funding assistance is also being sought through the Michigan Department of Transportation (TEDF grant).

The PUD's conditions also ensure the property can transition back to a high-tech, clean industrial use following Lear's departure. Accordingly, within 180 days after Lear or any successor or assign, no longer leases or owns any portion of the property, all site and building improvements made as a part of this project will be removed, and the affected areas will be restored to a condition generally consistent with the property's current state, with the exceptions shown on the restoration plan included with the site plan. Additionally, the full required parking supply of 517 spaces, as determined by the building's size, will be constructed on the site following Lear's departure.

Staff recommends approval of the request.

Sam Ashley, Cunningham Limp, 28970 Cabot Drive, Suite 100, Novi, MI 48377 and **Doug Daugherty, Lear Corporation, 2930 W. Auburn Road, Rochester Hills, MI 48309,** were available to answer any questions from the Commission.

Mr. Ashley emphasized Lear's commitment to mitigating and improving truck access to the property.

The Commission asked about the following:

1. Whether there will be tractors will be utilized on site;
2. Storage of hazardous materials; and
3. Restoration of the detention basin.

Mr. Ashley stated that there will be no over-the-road cabs left on site overnight, unattached to trailers, nor will the trucks be hauling hazardous materials. A yard mule moving trailer will be used to move trailers between the storage area and the loading docks. The trucks will only carry seating components. He also stated that the detention basin's capacity will need to be increased and will be addressed in engineering.

Ron Moniz, 3003 Garden Court, Auburn Hills, MI 48326, asked about whether the trucks will use Taylor Road. Mr. Ashley explained that the trucks will be GPS-equipped and will be prohibited from using Taylor Road. Any violation will be addressed. Mr. Moniz also asked if the property would be closed after 11:30 p.m. Mr. Ashley said that there will be 24-hour on-site security.

Mr. Moniz expressed concern about the additional traffic from other JIT operations on Brown Road and Giddings Road. Mr. Cohen explained that the GM facility is restricted under its Development Agreement to using only M-24 and Brown Road.

Mr. Moniz asked about the days of operation. Mr. Ashely explained that the facility will operate with two shifts, Monday through Friday, and will be staffed with security 24/7. He also stated that the trucks are all third-party-owned and will be GPS-monitored. The traffic routes will be specified in the Development Agreement.
There being no further public comments, Mr. Beidoun closed the public hearing at 6:46 p.m.

Moved by MacMillan to recommend to City Council approval of the combined Step One – Concept Plan and PUD Step Two – Site Plan and Tree Removal Permit for Lear Corporation subject to the conditions of the City's Administrative Review Team.
Second by Ferguson.

VOTE:
Yes: Tringali, Pavlich, MacMillan, Case, Shearer, Ferguson, Patrus, Beidoun
No: None **Motion Carried (8-0)**

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AUBURN HILLS

DEVELOPMENT APPLICATION

PLEASE CHECK YOUR REQUESTED REVIEW:

- [x] SITE PLAN
- [x] TREE REMOVAL PERMIT
- [ ] SPECIAL LAND USE PERMIT(S)
- [ ] LAND DIVISION [ ] LAND EXCHANGE
- [ ] SUBDIVISION
- [x] PLAN UNIT DEVELOPMENT (STEP 1/STEP 2/ COMBINED)
- [ ] REZONING [ ] TO [ ]
- [ ] ZBA VARIANCE OR INTERPRETATION
- [ ] OTHER: _____

CITY USE ONLY

ADDRESS: 3600 Giddings Rd
DATE RECEIVED: 3/12/26
FEES PAID: $11,652.30
SP #: _____
PUD#: 260002
SLU #: _____
LD/LE/SUB#: _____
RZ#: _____
ZBA #: _____
PTR#: 260003

AUBURN HILLS
MAR 12 2026
COMMUNITY DEVELOPMENT

PROJECT NAME Lear

GENERAL PROJECT LOCATION
3600 Giddings Rd Auburn Hills, MI 48326

PARCEL SIZE	ZONING	BUILDING SIZE (SQ FT)
28.34 acres	T&R	Lear: 346,182

PROJECT DESCRIPTION
Renovation

SIDWELL NUMBER(S)
#14-01-100-031

APPLICANT INFORMATION

NAME		SIGNATURE	
Bart Roeser / Westen Price			
BUSINESS NAME		ADDRESS	
Cunningham-Limp (Agent)		28970 Cabot Dr, Suite 100	
CITY	STATE	ZIP	PHONE #
Novi	MI	48377	248-202-5054 / 734-664-1662
EMAIL ADDRESS			
BRoeser@clc.build / WPrice@clc.build			

PROPERTY OWNER(S)

NAME		SIGNATURE	
Nirmal Roy		DocuSigned by: Nirmal Roy	
BUSINESS NAME		ADDRESS	
3600 Giddings LLC (Building Owner)		660 Steamboar Road, 3rd Floor	
CITY	STATE	ZIP	PHONE #
Greenwich	Connecticut	06830	203-413-7729
EMAIL ADDRESS			
Jones@wheelockst.com			

77857

March 31, 2026

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

RE: Lear Corporation
Site Plan Review

Dear Mr. Cohen:

We have completed the site plan review for the above referenced project with respect to grading, paving, storm drainage/detention, and availability of municipal utilities to serve the site. The site plan, received by this office on March 31, 2026 was prepared by PEA Group. The review comments are noted below.

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

- Soil erosion permit from O.C.W.R.C.
- N.P.D.E.S. permit from E.G.L.E.
- Water main extension permit from E.G.L.E.
- Recorded stormwater maintenance agreement for the detention pond will be required at close out if one was not previously recorded

GENERAL:
The project is located at the northeast corner of Giddings Road and Taylor Road at 3600 Giddings Road in Section 3 and 10 of the City of Auburn Hills. The site consists of an existing multi-tenant industrial facility and an associated parking lot. The applicant is proposing internal building renovations for the 333,551 sq. ft. west portion of the building, Lear Corporation, including 53,088 sq. ft. of office space, 129,230 sq. ft. of manufacturing space, and 151,235 sq. ft. of warehouse space. The new facility is anticipated to provide just-in-time (JIT) delivery of seating components to the GM assembly plant in Orion Township. The applicant is proposing to install new truck docks on the north and south sides of the building and reconfigure portions of the existing parking lot. The applicant is not proposing any changes to the east portion of the building that is currently occupied by George P. Johnson. The site along with the adjacent property to the east is zoned Technology and Research (T&R) while the adjacent property to the south is zoned General Industrial (I-2). A complete legal description of the parcel is shown on the plan. The City of Auburn Hills Standard Notes and Fire Department Notes are included on the plans. A landscape plan was included in the plan set. Trees and plantings shall be located outside the influence of utilities and public easements if feasible. The City of Auburn Hills Standard Details were not included in the plan set and will need to be in the engineering review submittal. Furthermore, a soil erosion and sedimentation control and a demolition plan is needed for engineering review.

Prefabricated panel screen walls are proposed along the south and north sides of the site to provide screening of the truck/trailer areas of the site. A detail for the block panel wall was included in the plan set.

MUNICIPAL UTILITIES:
An existing 12-inch water main extends along the east side of Giddings Road and east onto the site providing a looped water main connection around the existing building. There are four (4) existing fire hydrant assemblies located around the building. The applicant is proposing to relocate two (2) of the existing fire hydrant assemblies and install two (2) new fire hydrant assembly for a total of six (6) fire hydrant assemblies to provide adequate coverage. Note that hydrants indicated on the plan for relocation will need to be replaced with new hydrants meeting current City requirements, which can be addressed during the engineering review. An existing domestic service and fire suppression line extend from the 12-inch water main along Giddings Road to the west side of the building. The applicant is not proposing any changes to the existing domestic service line, fire suppression line, or fire department connection as part of this project. A note has been provided on the plan indicating that a 12-foot-wide public easement shall be provided for the public section of water main on and off site. The 12-foot-wide public easement shall be shown on the plan for engineering review.

There is an existing 12-inch sanitary sewer that extends along the south side of Taylor Road west of Giddings Road. There is also an existing 8-inch sanitary sewer that extends along Taylor Point, south of the site. An existing 6-inch sanitary sewer lead extends northeast from the 12-inch sanitary sewer at Taylor Road and Giddings Road. The applicant is not proposing any changes to the existing sanitary sewer as part of this project.

STORM SEWER AND DETENTION:
The site has a maximum discharge rate of 0.20 cfs/acre. Storm water runoff for the site is currently collected via a series of catch basins and routed to a detention pond on the south side of the site before ultimately discharging to the wetlands on the south side of Taylor Point. Storm water runoff from the new pavement on the north side of the building will be collected via catch basins and routed to a proposed underground detention system located underneath the parking area. The underground detention system is currently sized for Oakland County's 100-year volume. Preliminary detention calculations were provided on the plans. The maximum discharge rate for this site shall be used in the detention calculations and additional detention may be required based on the updated calculations. A water quality unit has been provided on the plans prior to the storm water runoff entering the underground detention system. The water quality structure shall be in accordance with City and OCWRC requirements. A note has been provided on the plans indicating that the new pavement in the southern area is to be offset by increased greenbelt areas within the western parking area. Additional information on the proposed storm sewer, water quality unit, and underground detention system (i.e., material, slope, profile, calculations, etc.) will be required for the engineering review. In addition, the existing detention basin on the site will be required to be restored to its original approved design condition (storage volume and outlet controls) as part of the project.

PAVING/TRAFFIC:
There is currently one (1) existing drive approach located off Taylor Road, two (2) existing drive approaches located off Taylor Point, and one (1) existing drive approach located off Giddings Road. The applicant is proposing to remove the existing drive approach located off Giddings Road. A guardhouse is proposed at each drive approach. The plans indicate concrete curb and gutter along the parking lot with 8-inch concrete pavement on 6-inch aggregate base for the truck docks, 4.5-inch asphalt pavement on 10-inch aggregate base for the truck route, and 4-inch asphalt pavement on 8-inch aggregate base for parking spaces. A 10-foot-wide concrete Dolly pad has been provided along the truck staging area. Pavement cross-sections have been provided on the plans. Heavy duty asphalt sections shall be a minimum of 6-inch asphalt on 8-inch aggregate base. No existing or proposed dumpster location is shown on the plans.

The applicant is proposing 376 parking spaces including 14 barrier free accessible parking spaces and 141 land banked parking spaces for a total of 517 parking spaces. Eight (8) electric vehicle spaces are also provided. A truck

staging area consisting of 37 truck parking spaces has been provided on the southeast side of the building. The applicant is proposing to extend the existing asphalt pathway along the east side of Giddings Road north to the property line.

Lear has indicated that the facility will operate 2 shifts, with up to 230 employees per shift. Approximately 15 trucks/day will bring deliveries/materials to the site, from M-24 via Taylor Road. In addition, approximately 10 trucks/day will deliver products from the proposed facility to the GM Orion Assembly plant via Giddings Road. For improved traffic operations and increased safety, a roundabout is proposed to be constructed by the City at the intersection of Giddings Road and Taylor Road. In addition, the existing site driveway to Giddings Road will be removed, and all site traffic (vehicles and trucks) will utilize driveways from Taylor Road. Based on these improvements, the truck and employee traffic anticipated from the proposed facility will not negatively impact the City's roadway network.

GRADING:
Existing and proposed grades are shown with contours and spot elevations. The site is sloped towards the south side of the site. There appear to be steep side slopes at the northeast and southeast corners of the site. Site slopes shall meet the requirement of 1:4 max and match into existing contours prior to all abutting property lines. Pavement slopes are consistent with City standards and are to remain between 1% and 6% for drive areas and between 1% and 4% for parking areas. Sidewalk and pathway grades shall meet ADA requirements.

The plans indicate a portion of the screen wall in the southeast portion of the site may also be a retaining wall for grading. Design details and computations (sealed by a licensed engineer) will need to be submitted and approved during the engineering review for walls greater than one (1) foot in height. Any retaining walls over 2.5 feet in height are required to be fenced. A detail for the retaining wall has not been included on the plan and shall be provided at engineering review.

RECOMMENDATIONS:
The site plan is in substantial compliance with City of Auburn Hills requirements and has been stamped "Approved" by our office. We ask that the site plan approval acknowledge the following:

1. The site improvement plan, designed in accordance with Ordinance No. 806, shall be submitted to the City for review and approval prior to construction. A detailed cost estimate for the improvements shall be submitted with the plans signed and sealed by the design engineer.
2. The developer must post a performance guarantee, in accordance with the City's requirements as set forth in the City of Auburn Hills Ordinance No. 372, Section 2007, Performance Guarantees. The estimate of the guarantee shall be submitted with the site improvement plan and must reflect all costs for site improvements, including but not limited to mass grading, roadways, lighting, utilities, pathways, sidewalks, screening, landscaping, driveways, training walls, parking lots, drainage, stormwater retention basins, and other similar features.

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

Sincerely,
OHM Advisors

MaryKate Kirksey for Hannah Driesenga, P.E.

Transmitted via e-mail to Steven Cohen: March 31, 2026
cc: File

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PLANNED UNIT DEVELOPMENT AGREEMENT
3600 GIDDINGS ROAD

Entered into between:

The City of Auburn Hills, a Michigan municipal corporation

and

Lear Corporation, a Delaware Corporation

Dated: _____, 2026

PLANNED UNIT DEVELOPMENT AGREEMENT
3600 Giddings Road

THIS PLANNED UNIT DEVELOPMENT AGREEMENT ("**Agreement**") is made and entered into this _____ day of _____, 2026 ("**Effective Date**"), by and between the City of Auburn Hills ("**City**"), a Michigan municipal corporation, with offices located at 1827 N. Squirrel Road, Auburn Hills, Michigan 48326, and Lear Corporation ("**Developer**"), a Delaware corporation, with offices located at 21557 Telegraph Road, Southfield, Michigan 48033.

Project Developer: Lear Corporation
21557 Telegraph Road
Southfield, Michigan 48033
ATTN: Global Real Estate and Facilities and General Counsel
Email: ddaugherty@lear.com

Project Engineer: PEA Group
1849 Pond Run
Auburn Hills, Michigan 48326

RECITALS

A. The Developer is the tenant under an executed lease agreement (the "**Lease**") for a portion of the building (the "**Building**") located on the 28.34-acre parcel of property commonly known as 3600 Giddings Road, Auburn Hills, Michigan as legally described on **Exhibit A**, which is attached hereto and incorporated herein by reference (the "**Property**").

B. Pursuant to Section 1830 of the Auburn Hills Zoning Ordinance (the "**Zoning Ordinance**"), the Developer has applied for approval of a "Site Plan" (as defined below) for redevelopment of the Building and Property into an office, research and development center, assembly, distribution and light industrial facility (the "**Project**").

C. The Planning Commission for the City of Auburn Hills, at its regular meeting on April 8, 2026, recommended approval of the Site Plan. Further, on April 20th, 2026, the Auburn Hills City Council approved the Site Plan which contained the combined PUD Step 1 – Qualification and PUD Step 2 – Site Plan Approval for the Site Plan and Project, subject to certain conditions, including, but not limited to, the condition that the Developer and the City enter into this Agreement.

D. The Project meets the conditions and criteria for qualification and approval of a PUD under Section 1830 of the Zoning Ordinance and will provide a recognizable net public benefit to the health, safety, and welfare of residents of the City of Auburn Hills.

E. It is the purpose of this Agreement to confirm the rights and obligations of the Developer and the City with respect to the development and use of the Property.

NOW, THEREFORE, it is hereby agreed as follows:

1. **SUMMARY DESCRIPTION OF THE PROJECT.** The Project is the redevelopment of an existing building and improvements located on the Property for use by Developer and its subtenants, successors and assigns. The existing Building will be renovated and utilized as a light assembly facility and warehouse, including related ancillary offices, lab and testing facilities, café and training space, and other uses as indicated in the Site Plan. The Property is located on Giddings

Road, north of Taylor Road. Developer is proposing to develop the Project which is generally consistent with the character of the surrounding area.

2. **ADHERENCE TO REQUIREMENTS FOR DEVELOPMENT.** The Property shall be developed and improved in full compliance with the following ("**Development Documents**"):

   a. All Zoning Ordinances and Code Ordinances of the City of Auburn Hills, including the Fire Code in effect as of the Effective Date of this Agreement ("**City Code and Ordinances**"), subject to any deviation or waiver in respect thereof set forth in this Agreement or any other provision hereof. The applicable City Code and Ordinances of Auburn Hills shall vest as of the Effective Date, subject to any deviation as set forth in the Site Plan. Notwithstanding the foregoing, any amendments to health and safety codes including fire codes, building codes, and other public safety regulations implemented to address threats to health and safety shall, subject to applicable grandfathering, apply to the Project regardless of the vesting date.

   b. The Site Plan for the Project, prepared by PEA Group, dated_____, PEA Job No.: _____, approved by the City Council as set forth in Recital C above, and on file with the Community Development Department (the "**Site Plan**").

   c. This Agreement and any conditions imposed herein.

   d. Any and all conditions of approval of the Site Plan set forth by the City Council for the City of Auburn Hills pertaining to the Project as reflected in the official minutes of said meeting.

To the extent that there are conflicts or discrepancies between respective provisions of the Site Plan, or between provisions of this Agreement and City Code and Ordinances, the terms and conditions of Agreement shall apply. In the event this Agreement is silent on any matters otherwise covered by the Site Plan, or City Code and Ordinances, the Site Plan shall control. To the extent this Agreement is silent on any issue, the Site Plan shall control.

This Agreement shall run with the Lease and all future tenants and occupants of the Property under the Lease shall be bound by the terms of this Agreement and the Developer's authority and responsibilities stated herein.. The City shall require that all other developers, present or future, pursuant to any portion of this Agreement or any amendment thereto, as the same may be expanded by the City and their respective successors in interest comply with the City Code and Ordinances, subject to any deviation or waiver in respect thereof set forth in this Agreement.

1. **PERMITS AND AUTHORIZATIONS.** Approval of the Site Plan constitutes the land use authorization for the Property, and all use and improvement of and to the Property leased or used by Developer shall be in conformity with the Development Documents. Nothing herein imposes any obligations on tenants or owners of the portions of the Property not leased or owned by Developer. The City shall grant to Developer and its contractors and subcontractors all City permits and authorizations necessary to develop and improve the Property in accordance with the Site Plan, provided the Developer has first made all requisite applications for permits, complied with the requirements for said permits, and paid all required fees. Any applications for permits from the City will be processed in the customary manner. The City will cooperate with Developer in connection with Developer's applications for any necessary county, state, federal or utility company approvals, permits or authorizations to the extent that such applications and/or discussions are consistent with the Site Plan and this Agreement.

2. **COMPLETION OF CONSTRUCTION.** Developer, at its own cost, shall be obligated to design, completely construct, finance and provide financial assurances in accordance with the Site Plan for the Project. Time is of the essence to this Agreement. Provided Developer has obtained all third party governmental and agency approvals required and the requisite permits from the City, then subject to delays outside of the Developer's control, the Developer shall commence construction of the Project no later than six (6) months after the Effective Date of this Agreement and substantially complete development of the Project as shown on the Site Plan, within twelve (12) months of the commencement of construction ("**Completion Date**"). However, the Developer may request extensions from the above time periods, each for a period of one (1) year for good cause from the City Council, the approval of which shall not be unreasonably withheld. If substantial completion of the Project has not occurred by the Completion Date (as extended for delays outside of the Developer's control), then upon 30 days written notice from the City this Agreement and the approval set forth herein shall be rendered null and void, unless otherwise determined by the City Council in accordance with this Section.

3. **WATER AND SANITARY SEWER SYSTEMS.** Since this Agreement relates to the modification of an existing Building, all of the grading, water mains, sewer lines, other utilities, curb cuts, and paved access streets/driveways that are required to service the Building and the Project on the Property have been accepted by the City and/or the appropriate utility companies.

4. **ROADS, DRIVES AND PARKING LOTS.** To the extent not already installed, Developer shall, at its sole expense, construct and install all the internal driveways and parking lots to serve the Project as shown on the Site Plan. The Developer shall, at its own cost, install, construct and locate any additional curb cuts and paved access streets/driveways as depicted on the Site Plan, which curb cuts and paved access streets/driveways shall be constructed, installed and located in accordance with the Development Documents.

5. **LANDSCAPING, LIGHTING, AND ARCHITECTURAL STANDARDS.** The City approved Development Documents include a final landscape plan and landscaping details and the Developer shall, at its own cost, install, plant and locate all of said landscaping, including trees, shrubs and bushes in accordance with the final landscape plan, subject to weather delays.

6. **REIMBURSABLE COSTS**

   a. Developer shall reimburse the City for its actual reasonable costs as set forth in the Zoning Ordinance, City fee schedule, and Engineering specifications.

7. **RECOGNIZABLE BENEFITS.** In connection with its development of the Project, the City has requested and the Developer has agreed to provide the following, which constitute recognizable net public benefits of the Project as defined in Sec. 1830 of the City's Zoning Ordinance:

   a. Contribution to Construction of Road Improvements at Taylor Road and Giddings Road. To address long-term traffic issues in the area of the Property and increased traffic load, including heavy truck traffic, on Giddings Road as a direct result of the Project, the City intends to undertake certain improvements to the intersection of Taylor and Giddings Roads, including, but not limited to construction of a roundabout and related traffic improvements to facilitate improved traffic flow in and around the surrounding land (the "**Road Improvements**"). The City has requested, and the Developer has agreed, to contribute to the cost of the Road Improvements in the amount of $2 million dollars ($2,000,000) (as reduced by any Funding Assistance, the "**Developer Contribution**"), which such contribution shall constitute a recognized public benefit of the Project. Within

thirty (30) days of the Effective Date, Developer shall deposit the Developer Contribution with the City, to be held in escrow for use by the City, subject to the following terms and conditions. The City agrees to hold the Developer Contribution in accordance with the terms of this Section 7(a).

i. The City may only utilize the Developer Contribution Deposit as reimbursement for the City's actual out-of-pocket costs incurred by the City for the design and construction of the Road Improvements, together with any City-required matching funds associated with grants or other Funding Assistance obtained for the Road Improvements.

ii. The City must commence material physical construction of the Road Improvements on or before April 15, 2027 (the "**Commencement Deadline**"). If such material construction has not commenced by the Commencement Deadline, then the Developer Contribution shall be returned by the City to Developer within seven (7) days after the Commencement Deadline. The Commencement Deadline may be extended: (A) by mutual written agreement of the Parties for any reason, or (B) by the City upon written notice to Developer demonstrating that material physical construction could not commence on or before the Commencement Deadline due to reasons outside the City's reasonable control. For purposes of this Agreement, "reasons outside the City's reasonable control" include, without limitation: acts of God; unusually severe weather conditions; fire, flood, tornado, or other natural disasters; war, terrorism, civil unrest, or national or regional emergencies; strikes or labor disputes not caused by the City; inability to retain a qualified contractor as defined solely by the City's Engineers, supply chain disruptions or material shortages; delays in obtaining required permits or approvals from governmental agencies other than the City; delays in required utility relocations or coordination with third-party utility providers; litigation, administrative appeals, or injunctions affecting the Road Improvements; condemnation proceedings; and delays caused by third-party contractors not under the City's direct control. Any extension under this subsection (i)(B) shall specify the new Commencement Deadline. Notwithstanding anything contained in this subsection to the contrary, in no event shall the Commencement Deadline be extended beyond November 30, 2027 ("**Final Extension Deadline**"). If such material construction has not commenced by the Final Extension Deadline, then the Developer Contribution shall be returned by the City to Developer within seven (7) days after the Final Extension Deadline.

iii. Provided the City begins material construction of the Road Improvements by the Commencement Deadline and is diligently pursuing completion of the Road Improvements, then the City may periodically draw upon the Developer Contribution as follows: (i) the City shall submit to Developer a written request (a "**Draw Request**") to release from escrow some or all of the Developer Contribution (the "**Draw Amount**"), together with invoices, paid receipts, and all documentation reasonably requested by Developer corresponding to the Draw Amount, and (ii) Developer shall have thirty (30) days after its receipt of the Draw Request to object to the Draw Request. If Developer approves the Draw Request (or has not timely objected), then the requested Draw Amount shall be released from escrow for reimbursement to the City. In the event Developer does timely object to a Draw Request, the City shall refrain from releasing the requested portion of the Developer Contribution until (a) the City and Developer have

mutually resolved such dispute in writing, or (b) the adverse claims shall have been finally settled by binding arbitration or finally adjudicated in a court having jurisdiction.

iv. After release to the City of the amount set forth in the final Draw Request, any remaining Developer Contribution shall be returned to Developer. In no event shall Developer be obligated to fund any additional deposit in excess of the Developer Contribution to complete the Road Improvements. Any costs and expenses for the Road Improvements in excess of the Developer Contribution shall be incurred and paid by the City.

v. The City hereby represents it has not obtained any funding for the Road Improvements from any other sources, including any state, county or federal grants. The City agrees to diligently pursue, apply for, and use its best efforts to obtain any and all available funding, grants, tax abatements, reimbursements and other financial assistance to defray the costs and expenses of the Road Improvements that the City Engineer, in its sole discretion, determines the City is eligible for (collectively, "Funding Assistance"), to defray the costs and expenses of the Road Improvements. To the extent the City receives any Funding Assistance for the Road Improvements, the amount of the Developer Contribution shall automatically be reduced by the amount of the Developer Contribution and the City shall return to Developer such portion of the Developer Contribution equal to the Funding Assistance, up to the full amount of the Developer Contribution Deposit. The terms and conditions of this Section 7(a)(iv) shall survive completion of the Road Improvements and shall be an ongoing obligation of the City.

b. Developer acknowledges that its tenancy of the Building is not permanent and that, upon expiration or termination of its lease, it will vacate the portion of the Property it occupies under the Lease. Developer further recognizes the City's interest in ensuring that the Building is not permanently configured for more intensive industrial operations or a high-volume, just-in-time logistics facility after Developer's departure. While the City supports Developer's proposed use, this offered public benefit is intended to facilitate the Building's transition back to a high-tech, clean industrial use once Developer vacates. The Site Plan includes a restoration plan showing which improvements made by Developer are required to remove from the Property at the End of Use Termination (such part of the plan being the "**Restoration Plan**"). Accordingly, Developer offers that within 180 days after such time that Developer (or its successor or assign as defined in Sec. 13b) does not lease or own a majority interest or controlling interest in any portion of the Property associated with the improvements (the "**End of Use Termination**"), Developer shall cause all improvements installed by Developer and shown on the Restoration Plan to be removed from the Property such that the impacted portions of the Building and the Property occupied by Developer revert to the condition depicted on the Restoration Plan. Developer shall have no obligation to construct, install, or restore any improvements not expressly required by the Site Plan. The Developer shall not be liable for any delays in the removal and restoration caused by City (including any delay in issuing any required permits for such restoration work) or for reasons outside the Developer's reasonable control. This offered public benefit is intended to ensure that the physical modifications associated with Developer's operations do not permanently intensify the site and that, upon Developer's departure, the Property is positioned for reuse as a clean, low-truck-traffic industrial facility consistent with the City's long-term planning objectives.

b. As an additional material public benefit in support of the requested Planned Unit Development approval, Developer represents that it has worked collaboratively with City staff during the site plan review process to incorporate enhanced screening and additional trees beyond the minimum ordinance requirements. Developer agrees to install and maintain the enhanced screening, landscaping, and additional tree plantings as depicted on the approved Site Plan, including the locations, quantities, and specifications shown thereon. These improvements are intended to provide increased visual buffering from adjacent properties and public rights-of-way, improve overall site aesthetics, and further integrate the development with surrounding uses.

8. **CONSTRUCTION.** The Developer shall be permitted to store and stage construction equipment and materials upon the Property during the construction of the Project relating to said construction activity in accordance with applicable sections of the City's Zoning Ordinance.

9. **CERTIFICATES OF OCCUPANCY**. Notwithstanding anything contained herein to the contrary, upon completion of the building improvements, to the extent that landscaping, final paving or other minor improvements as shown on the Site Plan are not yet complete, Developer shall still be entitled to a temporary or final certificate of occupancy, provided that Developer post security in the form set forth in Section 10 below for completion of such improvements.

10. **PERFORMANCE GUARANTEE**. If a performance guarantee is required by the City or required under Section 2007 of the City Zoning Ordinance, such shall be governed by Section 2007of the Zoning Ordinance. Return of performance guarantee amounts shall also be governed under Section 2007 of the City Ordinance.

11. **TRUCK ROUTES.** Trucks associated entering and exiting the Property which are utilized in connection with activities of Developer on the Property, will utilize pre-determined routes located on the Property and demarcated by Developer via internal site signage. Further, Developer will establish internal protocol and guidelines regarding internal truck circulation and will use its best efforts to notify all of Developer's incoming/outcoming truck traffic regarding the required truck route on the Property. All truck traffic in connection with Developer's use of the Property will not be permitted to utilize the portion of Giddings Road located south of Taylor Road, nor the portion of Taylor Road located west of Giddings Road. Developer's inbound and outbound trucking operations shall be GPS monitored for compliance. Inbound trucking in connection with the Developer's activities on the Property shall utilize the I-75 corridor and access the Property via the south secure entrance on Talor Road. There will be a queuing area for inbound trucks, as needed. Outbound trucking will receive shipping components internally on the north end of the Building via two (2) proposed overhead doors. Outbound trucks will travel out of the Property via the newly proposed trucking drive southward, access Taylor Road and connect to Giddings Road, heading northbound. This same drive will be utilized for outbound trucks to access the Developer portion of the Property.

12. **TRUCK COUNTS.** As part of its application for approval of the Site Plan, Developer submitted preliminary trucking counts detailing the expected number of Developer's inbound and outbound trucks per day to the Property allocated between the anticipated two (2) employee work shifts, as further described in Exhibit B attached hereto ("**Truck Counts**"). Developer shall not materially and routinely exceed the Truck Counts for inbound and outbound total truck trips per day without the prior approval of the City Council. For purposes of this Agreement, "Materially exceed" means exceeding the applicable Truck Counts by more than twenty percent (20%) on any given day, and "routinely exceed" means such exceedance occurs on more than five (5) days during any rolling thirty (30) day period. Developer shall maintain daily truck logs documenting inbound and

outbound truck trips and shall retain such logs for at least two (2) years. Developer shall provide such logs to the City upon request, and the City may use such records to verify compliance with this Section. The City's failure to request or review such logs shall not be deemed a waiver of any violation of this Section. If Developer requests an increase, Developer must submit a written request to the City identifying the proposed increase, duration, and justification, and the City may require, at Developer's cost, a traffic study or other supporting analysis. The City Council may approve or deny the request, in its sole discretion, taking into consideration the City Engineer's review and any determination that the proposed increase would result in unacceptable impacts to traffic operations.

13. **MISCELLANEOUS**

a. **Binding Effect.** This Agreement shall be binding upon and inure to the benefit of the parties. The rights and obligations contained in this Agreement shall run with the Property until terminated in accordance with this Agreement.

b. **Assignment.** Developer shall not have the right to assign its rights, title and interests in and to this Agreement without the consent of the City, except to an any entity which becomes the tenant under the Lease and which entity is affiliated with Developer, which merges with Developer or which purchases substantially all of its assets. The approvals rights set forth hereunder are solely intended to run to Developer and are not transferable to any third Party. City consent to any assignment will not be unreasonably withheld, conditioned or delayed. Provided, however, nothing herein limit subtenants from using the Property, so long in compliance with the requirements of this Agreement.

c. **Authority.** This Agreement has been duly authorized by all necessary action of Developer and the City, through the approval of the City Council at a meeting in accordance with the laws of the State of Michigan, and the Ordinances of the City. By the execution of this Agreement, the parties each warrant that they have the authority to execute this Development Agreement and bind the Property in its respective entities to its terms and conditions.

d. **Site Plan Approval and Minor Changes.** There may be a need in the future to make minor changes to the Site Plan for the Property, and Developer may request such changes. For purposes of expediency, minor changes to such site plans shall be reviewed by City Staff, and City Consultants at Developer's cost, and approved by the Community Development Department, provided that the height, density and location of buildings and uses as permitted under the Site Plan shall not be modified by City except as otherwise provided herein. It is within the Community Development Department's sole discretion to determine whether a change is minor and appropriate to be approved by the Community Development Department, or is a major modification that is appropriate to be approved by the City Council in accordance with the City Code and Ordinances. Minor changes may include the following: (a) a reduction in the size of any building; (b) an increase in the size of any building, provided that the size of other building(s) is decreased so that all buildings within the Project do not exceed the density limitation set forth in this Agreement; (c) landscaping materials identified in the attached plan may be replaced by similar types of landscaping materials of better or like quality; (d) changes in floor plans which do not alter the character of the use; (e) internal rearrangement of parking lots and driveways that do not reduce the total number of approved parking spaces; (f) correcting non material errors; (g) changes

requested by the City, County, or State for safety reasons; and (h) minor changes to the façade, exterior elevations and materials, which do not otherwise adversely impact the character or quality of the Project.

e. **Other Governmental Approvals.** It is understood that construction of some of the improvements included in the Project may require the approval of other governmental agencies not affiliated with the City. Developer shall construct improvements in accordance with the approval of such agencies.

f. **Amendment.** This Agreement may only be amended pursuant to an instrument executed by the City and the Developer after mutual consent of the parties. Any amendment shall be recorded in the Oakland County Records. Developer shall have the right to delegate its rights and obligations under this Agreement to its successors and assigns with written permission from the City or as otherwise permitted under Section 13(b). Until the rights and responsibilities under this Agreement are transferred to Developer's successor or assign, Developer and the City shall be entitled to amend, modify, replace, or terminate this Agreement, without requiring the consent of any person or entity whatsoever, regardless of whether such person has any interest in the Property, including unit owners, mortgagees, and others.

g. **Notice.** Unless later information is provided, notices under this Agreement will be provided to:

To Developer:

Lear Corporation
21557 Telegraph Road
Southfield, MI 48033
Attn: Global Real Estate and Facilities and General Counsel
E-mail: ddaugherty@lear.com

With a Required Copy to:

Bodman PLC
201 S. Division Street, Suite 400
Ann Arbor, Michigan 48104
Attn: Alexandra E. Dieck
E-mail: adieck@bodmanlaw.com

To the City:

City of Auburn Hills
1827 N. Squirrel Rd. Auburn Hills, MI 48326
ATTN: Laura M. Pierce
Lpierce@auburnhills.org

h. **Integration/Amendments.** This Agreement and its Exhibits (which are made a part of and incorporated herein in their entirety), set forth the entire agreement between the parties relative to the subject matter hereof. No prior or contemporaneous oral or written representations, statements, promises, agreements or undertakings made by either party or agent of either party that are not contained in this Agreement shall be valid or binding. This

Agreement may not be amended except in writing signed by the parties and recorded in the same manner as this Agreement. Actual final building plans and elevations will be provided to the City at the time building permit applications are submitted for the various phases.

i. **Severability.** It is understood and agreed by the parties that if any part, term or provision of this Agreement is held by the courts to be illegal or in conflict with any statute, ordinance, rule, regulation or other applicable law, the validity of the remaining portions or provisions of this Agreement shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if this Agreement did not contain the particular part, term or provisions held to be invalid. In the event any changes in applicable federal, state, or local laws or regulations enacted after the date of this Agreement operate to prevent compliance with parts of this Agreement, or render compliance impractical or unreasonably difficult, the inconsistent provisions of this Agreement shall be modified, deleted or suspended as necessary to conform to such changes in federal or state law.

j. **Governing Law.** This Agreement shall be governed by the laws of the State of Michigan, both as to interpretation and performance. This Agreement shall be governed, interpreted and enforced by the laws of the State of Michigan, excluding Michigan's conflict of laws principles. Any action brought to enforce, interpret or decide any provision of this Agreement or any claim arising under this Agreement shall be brought in the Sixth Judicial Circuit Court of the State of Michigan, the 50th District Court of the State of Michigan, or the United States District Court for the Eastern District of Michigan, Southern Division, as dictated by the applicable jurisdiction of the Court. Except as otherwise required by law, venue is proper in the Courts set forth above.

k. **Waiver.** No waiver of any breach of this Agreement shall be held to be a waiver of any other or subsequent breach.

l. **Inconsistency.** Notwithstanding anything herein to the contrary, the City Code and Ordinances applicable shall mean those in effect on the Effective Date. To the extent that this Agreement, Site Plan or its Exhibits conflict with City Ordinances or Zoning Ordinance requirements, the terms of this Agreement, the Site Plan and its Exhibits will control. Any clerical errors or mistakes in this Agreement or its Exhibits may be corrected by any of the parties, and all parties agree to cooperate in making such corrections in order to effectuate the intent of the parties in entering into this Agreement. Remedial amendments to correct errors and omissions may be approved and executed by the City Supervisor so long as they are consistent with the spirit and intent of this Agreement, in the Supervisor's reasonable judgment. In all events any reference to the City Ordinances, Zoning Ordinances, Sign Ordinances, Codes and PUD Ordinance, shall mean the existing Ordinances and Codes of the City as of the date of this Agreement.

m. **Limitation of City's Liability.** This Project is a private undertaking, and the parties understand and agree that: (a) this Project is a private development; (b) the City has no interest or responsibilities for or duty to third parties concerning any improvements on the Property except and only until such time that the City accepts any public improvements pursuant to this Agreement and the Site Plan; (c) the Developer shall have full and exclusive control of the Property subject to the limitations and obligations of the Developer under this Agreement and the Lease; and (d) the contractual relationship between the City and the Developer is such that Developer is not an agent, partner or joint venture of or with the City.

14. **DEFAULT.** In the event there is a failure to timely perform any obligation or undertaking required under or in accordance with the Site Plan or this Agreement, the City may serve written notice upon Developer setting forth such deficiencies and a demand that the deficiencies be cured within a stated reasonable time period, but in no event less than thirty (30) days, and if not cured, the date, time, and place for a hearing before the City Council, or such other board, body, or official delegated by the City Council, for the purpose of allowing the Developer to be heard as to why the City should not proceed with the correction of the deficiency or obligation which has not been undertaken or properly fulfilled. At any such hearing, the time for curing and the hearing itself may be extended and/or continued to a date certain at the discretion of the City Council. If, following the hearing described above, the City Council, or such other board, body, or official designated to conduct the hearing, shall determine that the obligation has not been fulfilled or failure corrected within the time specified in the notice, the City shall thereupon have the power and authority to take one or more of the following actions:

i. If the default relates Developer's failure to timely complete the improvements as shown in the Site Plan, the City may draw the funds from the Developer's posted Performance Guarantee and enter upon the Property through its officials, employees, agents, and/or contractors and either complete the improvements as shown on the Site Plan or restore and secure the Property to a safe condition. In such event, all reasonable costs and expenses incurred, shall be paid from the proceeds of the funds drawn on the Performance Guarantee, including an administrative fee equal to twenty-five percent (25%) of the total costs incurred to cover the City's overhead, coordination, and administrative expenses. Any amounts of unused proceeds of the Performance Guarantee shall be returned to Developer, or otherwise be credited, as the case may be. Developer shall be obligated to act and work in cooperation with the City to bring about completion of the site improvements or restore and secure the Property to a safe condition. To the extent the City enters the Property to perform work as set forth in this Section, the City shall defend, hold harmless and indemnify Developer in relation to any claims which arise as a result of the City's, or its employees, agents and consultants entering the Property and performing work as set forth herein.

ii. The City may issue a stop work order as to any or all aspects of the Project, deny the issuance of any requested building permit or Certificate of Occupancy, and suspend further inspections of any or all aspects of the Project until such time as Developer has remedied such default.

iii. In the event of breach of this Agreement, the City may also cite the Developer for any applicable violation of the City's Zoning Ordinance or other local ordinances, which shall be enforceable through the City's standard municipal civil infraction procedures.

iv. Notwithstanding the foregoing, in the event of an uncured default (after expiration of the notice and cure periods set forth above), the City Council may consider termination of the Planned Unit Development (PUD) approvals; provided, however, that prior to any such termination, the City Council shall conduct a public hearing upon not less than fourteen (14) days' written notice to Developer, which notice shall state the time, place, and purpose of the hearing. At such public hearing, Developer shall be afforded an opportunity to be heard and present evidence. Following the close of the public hearing, the City Council may, in its discretion, adopt a resolution terminating the PUD approvals.

v. In addition to the foregoing remedies, the City shall be entitled to pursue any other rights or remedies available to it at law or in equity, including, but not limited to, actions for specific performance, injunctive relief, or damages. The remedies set forth herein are cumulative and not exclusive.

No party shall be deemed in default of this Agreement for any delay or failure to fulfill any obligation so long as and to the extent to which any delay or failure in the fulfillment of such obligation is prevented or delayed as a consequence of circumstances of force majeure (i.e. any event outside of the reasonable control of the party delayed). In the event of any such delay, the time for performance of such shall be extended for a period equal to the time lost by reason of the delay. A party claiming the benefit of this provision shall, as soon as reasonably practicable after the occurrence of any such event, (a) provide written notice to the other party of the nature and extent of any such force majeure condition; and (b) use commercially reasonable efforts to remove any such causes and resume performance under this Agreement as soon as reasonably practicable.

15. **BINDING EFFECT; TERMINATION.** This Agreement shall become effective as of the Effective Date. The Agreement shall be recorded in the office of the Oakland County Register of Deeds by the Developer and a certified copy of the recorded Agreement shall be delivered to the City. It is also understood that the members of the City Council, Planning Commission, Zoning Board of Appeals, or the City departments may change, but the City shall nonetheless remain bound by this Agreement. Notwithstanding anything herein to the contrary, this Agreement shall expire and be deemed terminated at the End Of Use Termination as defined above. Upon such End Of Use Termination, the City may cause the zoning of the Property to revert to status existing immediately prior to the Effective Date.

[remainder of page intentionally left blank]

IN WITNESS WHEREOF, the parties have caused this Development Agreement to be executed on the day and year recited above.

CITY OF AUBURN HILLS,
a Michigan Municipal Corporation

By: _____

Name:_____
Its: Mayor

and

By: _____
Name:_____
Its: Clerk

STATE OF MICHIGAN)
)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by _____, as Mayor, and _____, as Clerk, on behalf of the City of Auburn Hills, a Michigan Municipal Corporation.

_____
NOTARY PUBLIC
_____ County, Michigan
Acting in _____ County, Michigan
My commission expires: _____

(Signatures continued on next page)

Lear Corporation, a Delaware corporation

By: _____

Name: R. Douglas Daugherty

Its: VP: FACILITIES & REAL ESTATE.

ACKNOWLEDGEMENT

STATE OF MICHIGAN)
) ss
COUNTY OF OAKLAND)

The foregoing Agreement was acknowledged before me by R. Douglas Daugherty, the VP Facilities & Real Estate of Lear Corporation, a Delaware corporation, on the 19 day of March, 2026, on behalf of the company.

_____
NOTARY PUBLIC
_____ County, Michigan
Acting in _____ County, Michigan
My commission expires: _____

LYDIA E QUANE
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Jan 16, 2029
ACTING IN COUNTY OF

Drafted by:
Alexandra E. Dieck
Bodman PLC
201 S. Division St., Suite 400
Ann Arbor, Michigan 48104

Return to:
Nancy Willson
Bodman PLC
201 W. Big Beaver Road, Suite 500
Troy, MI 48084

Table of Exhibits

Exhibit A: Property Legal Description

Exhibit B: Truck Counts

Exhibit A

Property Legal Description

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

Land in part of the Southeast Quarter of Section 3, and part of the Northeast Quarter of Section 10, Town 3 North, Range 10 East, City of Auburn Hills, Oakland County, Michigan; being more particularly described as follows:

Commencing at the South Quarter Corner of said Section 3; thence N00°39'47"E along the north-south quarter line of said Section 3, also being the Centerline of Giddings Road (120' wide) a distance of 132.09 feet; thence S89°27'30"E, 60.00 feet to a point on the easterly right of way line of said Giddings Road to the POINT OF BEGINNING; thence N00°39'47"E, 905.15 feet along said easterly right of way line to a point on the southerly line of the Interstate Highway 75 Interchange; thence along the southerly line of the said Interstate Highway 75 the following three (3) courses: 1) S89°52'46"E, 773.40 feet; 2) thence S00°02'36"E, 9.31 feet to a non-tangent point of curvature; and 3) 428.51 feet along the arc of a non-tangent curve to the right, having a radius of 1332.40 feet, a central angle of 18°25'36", and a chord bearing S80°39'48"E, 426.66 feet; thence S18°19'56"W, 54.48 feet; thence S00°00'00"W, 897.16 feet; thence S89°39'08"W, 684.11 feet; thence S47°14'58"W, 159.71 feet to a point on the northwesterly line of Taylor Road (83' wide); thence along said northwesterly line 334.59 feet on the arc of a non-tangent curve to the left, having a radius of 351.50 feet, a central angle of 54°32'22", and a chord bearing N61°54'36"W, 322.10 feet; thence N00°20'52"W, 4.31 feet; thence S89°39'08"W, 103.14 feet; thence N00°39'47" E, 81.15 feet to the POINT OF BEGINNING.

TOGETHER WITH perpetual, non-exclusive easements for the installation, use, operation, maintenance, repair, replacement, relocation, reconfiguration, reconstruction and removal of an Existing Water Main and for the installation, use, operation, maintenance, repair, replacement, relocation, modification, reconfiguration, reconstruction and removal of storm drains, detention basins, and related infrastructure and facilities, as contained in Access & Utility Easement Agreement by and between RDB Giddings Road, LLC, a Michigan limited liability company and George P. Johnson Company, a Michigan corporation, dated December 31, 2020 and recorded January 25, 2021 in Liber 55559, Page 837, Oakland County Records.

Tax Parcel Id. No.: 02-14-03-451-004

Exhibit B

Truck Counts

Trucking Counts:

Description:	Data:	Notes:
Outbound Trucks per Day (Average):	**10**	Inclusive of Both Shifts, 17 Hours Total
From 3600 Giddings to Orion Plant		
Trucks per Hour Rate	0.59	
Shift 1 Outbound Trucks per Day:	5	
Shift 2 Outbound Trucks per Day:	5	
Inbound Trucks per Day (Average):	**14**	Inclusive of Both Shifts, 17 Hours Total
Various Locations (I-75 to 3600 Giddings)		
Shift 1 Inbound Trucks per Day:	8	
Shift 2 Inbound Trucks per Day:	6	
Average Total Trucks per Day:	**24**	**Inbound and Outbound**
Average Trucks per Hour During Operation:	1.41	Less than 2 Per Hour During 17 Hour Operation

Cunningham-Limp
Building Better Communities

Headquarters
28970 Cabot Drive • Suite 100
Novi • MI • 48377

NW Michigan
818 Red Drive • Suite 30
Traverse City • MI • 49684

www.cunninghamlimp.com

March 10, 2026

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

RE: Statement of Proposed Operations
Lear, 3600 Giddings Road

Dear Mr. Cohen:

Please see below a summary of the proposed use and operations for Lear at 3600 Giddings Road:

1. **Description of Operations:**
   - A. Lear will operate on a Monday – Friday work week, with 245 working days. There will be two (2) shifts per day, amounting to 17 work hours per day. Note: Saturdays & Sundays will be utilized as needed and for infrequent maintenance.
   - B. Employee counts per shift will be 230:
     - i. Shift 1: 6AM – 2:30PM
     - ii. Shift 2: 3PM – 11:30PM

2. **Shipping & Logistics:**
   - A. Lear's trucking operations will not use Giddings Road, South of Taylor Road nor Taylor Road west of Giddings Road. Inbound and Outbound trucking operations are GPS monitored for compliance with authorized routeways.
   - B. Lear Inbound Shipping:
     - i. Inbound Trucking to Lear with un-assembled finished goods shall utilize the I-75 corridor and access the property via the south secure entrance on Taylor Point. There will be a queuing area for inbound trucks as needed for access to the building.
     - ii. Inbound Trucks will total to 14 per day, inclusive of both shifts (17 hours).
       - a) Shift 1: 8 Trucks
       - b) Shift 2: 6 Trucks
     - iii. Inbound Shipping Components:
       - a) Seat Structures are delivered in re-usable racks.
       - b) Seat Components are delivered in re-usable bins.
       - c) Seat Cushions are delivered in re-usable containers.
       - d) Smaller Seat Components are delivered in both recyclable cardboard & re-usable totes.

Seats structures delivered in reusable racks

Seat components delivered in reusable bins

Seat cushions delivered in reusable containers

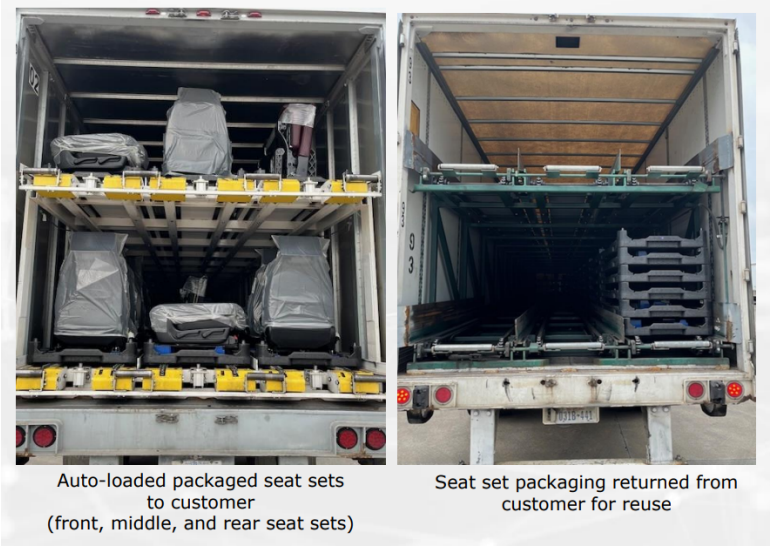
Smaller seat components delivered in both recyclable cardboard and reusable totes

C. Lear Inbound Queuing Area:
    i. Lear utilizes Over-The-Road Cab and Yard Mule Moving Trailers in the queuing area to maximize efficiency, protection and security and reduce waste and outside storage.

Lear Yard Mule Moving Trailer

Over-the-Road Cab Moving Trailer

D. Lear Outbound Shipping:
    i. Outbound Trucking will receive shipping components automatically and internally on the north end of the building via the two (2) proposed overhead doors. Outbound trucks will travel out of the property via the newly proposed trucking drive southward, access Taylor Road and connect to Giddings Road, heading northbound. This same drive will be utilized for Outbound Trucks accessing the site.
    ii. Outbound Trucks will total to 10 per day, inclusive of both shifts (17 hours), or .59 Truck per hour.
        a) Shift 1: 5 Trucks
        b) Shift 2: 5 Trucks
    iii. Lear Outbound Shipping Components:
        a) Auto-Loaded Packaged Seat Sets to Customer (Front, Middle & Rear Seat Sets).
        b) Seat Set Packaging is then returned by the customer for re-use.



Auto-loaded packaged seat sets to customer (front, middle, and rear seat sets)

Seat set packaging returned from customer for reuse

3. Waste Management:

The following information is anticipated for the proposed use by Lear, captured from their similar facilities located in the Midwest. Waste yielded from operations is very minimal, akin to an 80,000 SF office and managed via the following means:

A. General Waste: General trash and waste will be collected in a forty (40) cubic yard compactor located at the south end of the building (inbound trucking). General waste is picked up twice per week, with an estimated volume of ninety (90) tons per year.
B. Recyclable Waste:
    i. Cardboard: Recyclable Cardboard will be collected in a forty (40) cubic yard compactor located at the south end of the building (inbound trucking). Pickup frequency is twice per week, with an estimated volume of two hundred (200) tons per year.
    ii. Plastic: Recyclable Plastic Strech Wrap & Banding is collected in Gaylord Shipping Boxes and stored Indoors. It is picked up once per week with estimated volume of forty (40) tons per year.
    iii. Wood: Recyclable Wood is stored indoors, picked up once per week and has an estimated volume of one hundred (100) tons per year.
    iv. Metal: Recyclable Metal is collected in shipping boxes, stored indoors and has an estimated volume of ten (10) tons per year.

Sincerely,

Nick Devlin
Senior Estimator
Cunningham-Limp

LEAR - iDEA Hub - AI driven Automation Office and Light Assembly Facility

Statement of Use and Employee/Trucking Shift Data:

Project Introduction/Statement of Use:

Lear's proposed use for the 3600 Giddings Road Site/Building is for a First In Class AI and Automation Driven HUB Office & Research/Development Center with Light Assembly to Support the Automotive Industry. Lear is the industry leader in efficient OEM operations and the creator of the iDEA Model of Business (Innovate, Digital, Engineered and Automated Solutions). iDEA focuses on the development of new products, processes, and technology via implementation of digital technologies (Cloud Computing, AI, IoT (Internet of Things), combined with engineering expertise. This approach through automation, robotics and smart devices drives enhanced productivity, quality and safety. This will be utilized at this building and throughout America as Lear updates its facilities. Note that The Light Assembly Operations will yield no output waste.

Employee Counts:

Description:	Data:	Notes:
Workdays per Year:	245	
Workdays per Week:	5 (M-F)	*Sat/Sunday as Needed/Scheduled, Infrequently Used for Maintenance
Workhours per Day:	17	
Shifts Per Day:	2	
Shift 1:	6AM - 2:30PM	
Shift 2:	3PM - 11:30PM	
Employee Counts per Shift:	230	Includes Salary/Hourly Employees within the Office and Shop spaces.

Trucking Counts:

Description:	Data:	Notes:
Outbound Trucks per Day (Average):	**10**	Inclusive of Both Shifts, 17 Hours Total
From 3600 Giddings to Orion Plant		
Trucks per Hour Rate	0.59	
Shift 1 Outbound Trucks per Day:	5	
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Average Total Trucks per Day:	**24**	**Inbound and Outbound**
Average Trucks per Hour During Operation:	1.41	Less than 2 Per Hour During 17 Hour Operation

GM Lear Partnership

Lear Corporation has been a supplier to GM for 105 years and provides seat complete, seat components, electrical distribution systems and electronics globally.

Lear has been a key seat supplier for GM's full-size trucks for more than 44 years

Lear supports GM in 10 different Seating locations throughout North America

- ✓ Achieved seven top four finishes in the J.D. Power 2025 U.S. Seat Quality and Satisfaction Study℠ — more than any other seating competitor for the third consecutive year
- ✓ GM's prestigious Overdrive Award three times
- ✓ Winner of multiple GM Innovation Awards
- ✓ Awarded GM Supplier Excellence Award in 20+ locations
- ✓ Partnered with GM and the City of Detroit to open the Lear Conner Avenue facility to support GM Factory Zero
- ✓ Appointed to the General Motors Supplier Council for multiple years
- ✓ Awarded GM Supplier of the Year 24 times
- ✓ Presenting sponsor alongside Chevrolet at the Detroit Grand Prix for 9 consecutive years

Lear Proprietary and Confidential: The information contained herein is the exclusive property of Lear Corporation. This data shall not be disseminated or republished without the prior written consent of Lear Corporation.

GM / Lear Current North American Footprint

Lear supports GM North America in different locations with more than 5,000 employees

LEAR

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Lear Facility Launch Overview CY'18- CY'24

Greenfield
Brownfield

GMC/Chevy HD

T1XX (258,500 Veh.)
SOP: CY'18
Mfg: Lear Flint

GMC/Chevy/Cadillac

T1XX (327,000 Veh.)
SOP: CY '20
Mfg: Lear Grand Prairie

GMC/Chevy/Cadillac FG/UG/CC/CG/YL

BT1XX (214,000 Veh.)
SOP: CY'23
Mfg: Lear Conner

2018 2019 2020 2021 2022 2023 2024

- Lear has made targeted investments in vertical integration and technology through the acquisitions of ASI, Intouch, Thagora, WIP, Stone Shield, Kongsberg, and IGB along with partnering with Palantir.
- These capabilities enabled Lear to successfully launch the Oshawa and Gratiot facilities in 9 months with automation initiatives being executed pre and post SORP

GMC/Chevy HD +LD

T1XX (154,395 Veh.)
SOP: CY'21
Mfg: Lear Oshawa

GMC/Chevy LD

31XX +GMT 610 (306,088 Veh.)
SOP: CY'23
Mfg: Lear Wentzville

LEAR CORPORATION

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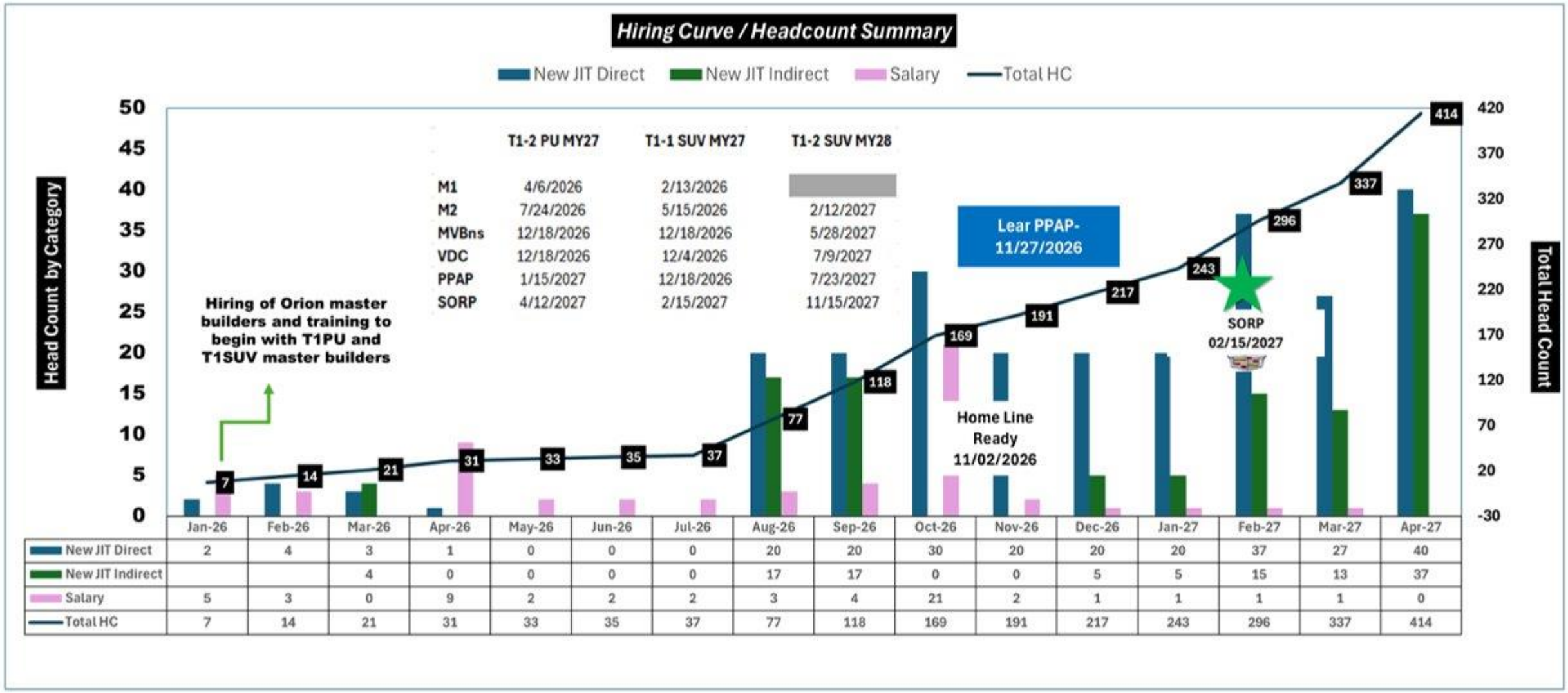
Lear Auburn Hills Hiring Details



	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	Jan-27	Feb-27	Mar-27	Apr-27
New JIT Direct	2	4	3	1	0	0	0	20	20	30	20	20	20	37	27	40
New JIT Indirect			4	0	0	0	0	17	17	0	0	5	5	15	13	37
Salary	5	3	0	9	2	2	2	3	4	21	2	1	1	1	1	0
Total HC	7	14	21	31	33	35	37	77	118	169	191	217	243	296	337	414

LEAR CORPORATION

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This data shall not be disseminated or republished without the prior written consent of Lear Corporation.

Lear Average Waste Stream (Annual)

- General trash collected in a 40 cubic yard compactor (attached to the facility at inbound loading area) – picked up 2X weekly - estimated volume 90 tons per year.

- Recyclable cardboard collected in a 40 cubic yard compactor (attached to the facility at inbound loading area) – picked up 2X weekly - estimated volume of 200 tons per year.
- Recyclable plastic waste (stretch wrap and banding) collected in gaylord shipping boxes, stored indoors - picked up 1X weekly - estimated volume of 40 tons per year.
- Recyclable wood stored indoors – picked 1X weekly - estimated volume of 100 tons per year.
- Recyclable metal collected in shipping boxes, stored indoors – picked up 2X per year - estimated volume of 10 tons per year.

LEAR

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This data shall not be disseminated or republished without the prior written consent of Lear Corporation.

Lear Outbound Shipments

Auto-loaded packaged seat sets
to customer
(front, middle, and rear seat sets)

Seat set packaging returned from
customer for reuse

LEAR

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Lear Inbound Shipments

Seats structures delivered in reusable racks

Seat components delivered in reusable bins

Seat cushions delivered in reusable containers

Smaller seat components delivered in both recyclable cardboard and reusable totes

LEAR

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Lear Trailer Queuing Area

Lear Yard Mule Moving Trailer

Over-the-Road Cab Moving Trailer

LEAR

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Lear Corporation

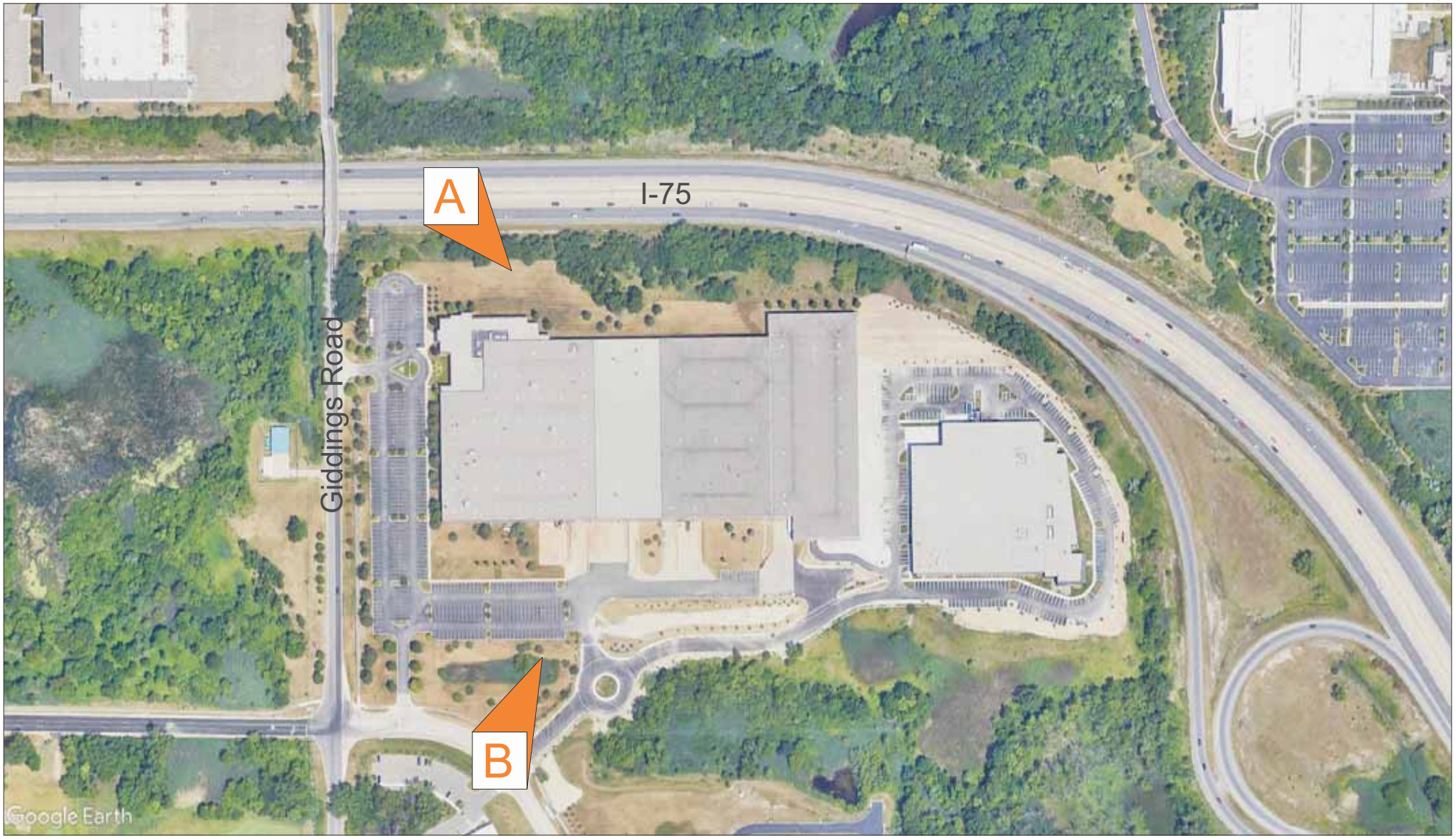
March, 2026

0 30 60 120
Scale: 1" = 60'

PEA GROUP

SITE VIEW MAP

4-1-26



Proposed Exterior Perspective Image for:

Lear Corporation

Cunningham Group
Building Better Communities

F.A.studio
design to inspire

Existing North facade view from I-75 Looking South (Existing/ Original)

4-1-26

A

Proposed Exterior Perspective Image for:

Lear Corporation

Cunningham Group
Building Better Communities

F.A.studio
design to inspire

Existing North facade view from I-75 Looking South with proposed landscape screening

4-1-26

A

Proposed Exterior Perspective Image for:

Lear Corporation

Cunningham Group
Building Better Communities

F.A.studio
design to inspire

Existing South facade view from Taylor Road (Existing/ Original)

4-1-26

B

Proposed Exterior Perspective Image for:

Lear Corporation

Cunningham Group
Building Better Communities

F.A.studio
design to inspire

Existing South facade view from Taylor Road with proposed berm and landscape screening

4-1-26

B

Proposed Exterior Perspective Image for:

Lear Corporation

Cunningham Group
Building Better Communities

F.A.studio
design to inspire

Proposed screen wall reference image

4-1-26

Proposed screen wall color to mach existing building siding

Lear Corporation

Cunningham Group
Building Better Communities

F.A.studio
design to inspire

STEP I AND II PUD APPROVAL DRAWINGS

LEAR

3600 GIDDINGS ROAD

AUBURN HILLS, OAKLAND COUNTY, MI

LEAR CORPORATION

PERMIT / APPROVAL SUMMARY		
DATE SUBMITTED	DATE APPROVED	PERMIT / APPROVAL

LEGAL DESCRIPTION:
(PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT ORDER NO. C000124660, REVISION 1, COMMITMENT DATE AUGUST 16, 2021.)

TAX ID NUMBER(S): PART OF 02-14-03-451-003 (COVERS MORE LAND), 02-14-03-451-004

LAND SITUATED IN THE CITY OF AUBURN HILLS IN THE COUNTY OF OAKLAND IN THE STATE OF MICHIGAN

LAND IN PART OF THE SOUTHEAST QUARTER OF SECTION 3, AND PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWN 3 NORTH, RANGE 10 EAST, CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3; THENCE N00°39'47"E ALONG THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 3, ALSO BEING THE CENTERLINE OF GIDDINGS ROAD (120' WIDE) A DISTANCE OF 132.09 FEET; THENCE S89°27'30"E, 60.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID GIDDINGS ROAD TO THE POINT OF BEGINNING; THENCE N00°39'47"E, 905.15 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO A POINT ON THE SOUTHERLY LINE OF THE INTERSTATE HIGHWAY 75 INTERCHANGE; THENCE ALONG THE SOUTHERLY LINE OF THE SAID INTERSTATE HIGHWAY 75 THE FOLLOWING THREE (3) COURSES: 1) S89°52'46"E, 773.40 FEET; 2) THENCE S00°02'36"E, 9.31 FEET TO A NON-TANGENT POINT OF CURVATURE; AND 3) 428.51 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1332.40 FEET, A CENTRAL ANGLE OF 18°25'36", AND A CHORD BEARING S80°39'48"E, 426.66 FEET; THENCE S18°19'56"W, 54.48 FEET; THENCE S00°00'00"W, 897.16 FEET; THENCE S89°39'08"W, 684.11 FEET; THENCE S47°14'58"W, 159.71 FEET TO A POINT ON THE NORTHWESTERLY LINE OF TAYLOR ROAD (83' WIDE); THENCE ALONG SAID NORTHWESTERLY LINE 334.59 FEET ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 351.50 FEET, A CENTRAL ANGLE OF 54°32'22", AND A CHORD BEARING N61°54'36"W, 322.10 FEET; THENCE N00°20'52"W, 4.31 FEET; THENCE S89°39'08"W, 103.14 FEET; THENCE N00°39'47" E, 81.15 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH PERPETUAL, NON-EXCLUSIVE EASEMENTS FOR THE INSTALLATION, USE, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, RELOCATION, RECONFIGURATION, RECONSTRUCTION AND REMOVAL OF AN EXISTING WATER MAIN AND FOR THE INSTALLATION, USE, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, RELOCATION, MODIFICATION, RECONFIGURATION, RECONSTRUCTION AND REMOVAL OF STORM DRAINS, DETENTION BASINS, AND RELATED INFRASTRUCTURE AND FACILITIES, AS CONTAINED IN ACCESS & UTILITY EASEMENT AGREEMENT BY AND BETWEEN RDB GIDDINGS ROAD, LLC, A MICHIGAN LIMITED LIABILITY COMPANY AND GEORGE P. JOHNSON COMPANY, A MICHIGAN CORPORATION, DATED DECEMBER 31, 2020 AND RECORDED JANUARY 25, 2021 IN LIBER 55559, PAGE 837, OAKLAND COUNTY RECORDS.

PROJECT DESCRIPTION:

PROJECT:

THE PROPOSED DEVELOPMENT INVOLVES THE RENOVATION AND SITE OPTIMIZATION OF AN EXISTING INDUSTRIAL FACILITY FOR LEAR CORPORATION, LOCATED WITHIN THE T&R "TECHNOLOGY & RESEARCH" DISTRICT IN THE CITY OF AUBURN HILLS. THE PROJECT SCOPE INCLUDES INTERNAL BUILDING RENOVATIONS AND THE ADDITION OF NEW AND RELOCATED TRUCK DOCKS AND STAGING TO IMPROVE OPERATIONS.

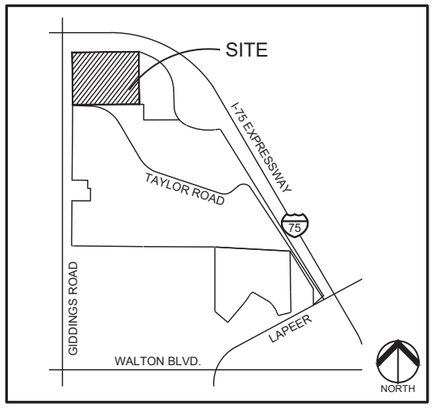
SITE ACCESS AND CIRCULATION:

TO ENHANCE SAFETY AND STREAMLINE SITE LOGISTICS, THE EXISTING EMPLOYEE PARKING AND ACCESS CONFIGURATION WILL BE SIGNIFICANTLY MODIFIED. THE CURRENT EMPLOYEE ENTRANCE APPROACH OFF GIDDINGS ROAD IS TO BE DECOMMISSIONED AND RELOCATED TO A PROPOSED APPROACH OFF TAYLOR ROAD. THIS REALIGNMENT ALLOWS FOR A DEDICATED TRUCK ACCESS ROUTE THAT IS PHYSICALLY SEPARATED FROM THE EMPLOYEE PARKING AREAS. NEW HEAVY DUTY CONCRETE WILL BE CONSTRUCTED ON THE NORTHERN PORTION OF THE SITE TO PROVIDE ACCESS TO NEW BUILDING DOORS WITH THIS DEDICATED TRUCK DRIVE.

WORK AT THE SOUTHERN PORTION OF THE BUILDING INCLUDES TRUCK DOCKS AND TRUCK STAGING WITH NEW AND EXISTING WALLS TO MAINTAIN GRADE FOR OVERHEAD DOOR ACCESS. BOTH HEAVY DUTY CONCRETE AND HEAVY DUTY ASPHALT PAVEMENT ARE PROPOSED IN THIS AREA.

STORM WATER MANAGEMENT AND GRADING:

SITE DRAINAGE IS DESIGNED TO MEET CURRENT CITY OF AUBURN HILLS AND OAKLAND COUNTY WATER RESOURCES COMMISSIONER (WRC) STANDARDS. A NEW UNDERGROUND DETENTION SYSTEM IS PROPOSED AT THE NORTH END OF THE SITE TO CAPTURE AND MANAGE RUNOFF FOR A 100-YEAR STORM EVENT, REPLACING THE PREVIOUS 10-YEAR STORM DESIGN CAPACITY FOR THE AREA OF DISTURBANCE. THE EXISTING STORM SEWER INFRASTRUCTURE IS PROPOSED TO REMAIN IN PLACE WHERE FEASIBLE. PROPOSED GRADING HAS BEEN ENGINEERED TO MAINTAIN EXISTING LOW POINTS AND DRAINAGE PATTERNS, UTILIZING NEW CATCH BASIN TIE-INS TO ENSURE THAT POST-DEVELOPMENT RUNOFF AREAS REMAIN CONSISTENT WITH HISTORICAL SITE CONDITIONS.



LOCATION MAP
NO SCALE

DESIGN TEAM

DEVELOPER

CUNNINGHAM-LIMP
28970 CABOT DRIVE, SUITE 100
NOVI, MI 48377
CONTACT: NICK DEVLIN
PHONE: 248.318.7438
EMAIL: NDEVLIN@CLC.BUILD

CIVIL ENGINEER

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AUBURN HILLS, MI 48326
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PHONE: 844.813.2949
EMAIL: JBUTLER@PEAGROUP.COM

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EMAIL: BLIMING@FA.STUDIO

LANDSCAPE ARCHITECT

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

PEA GROUP

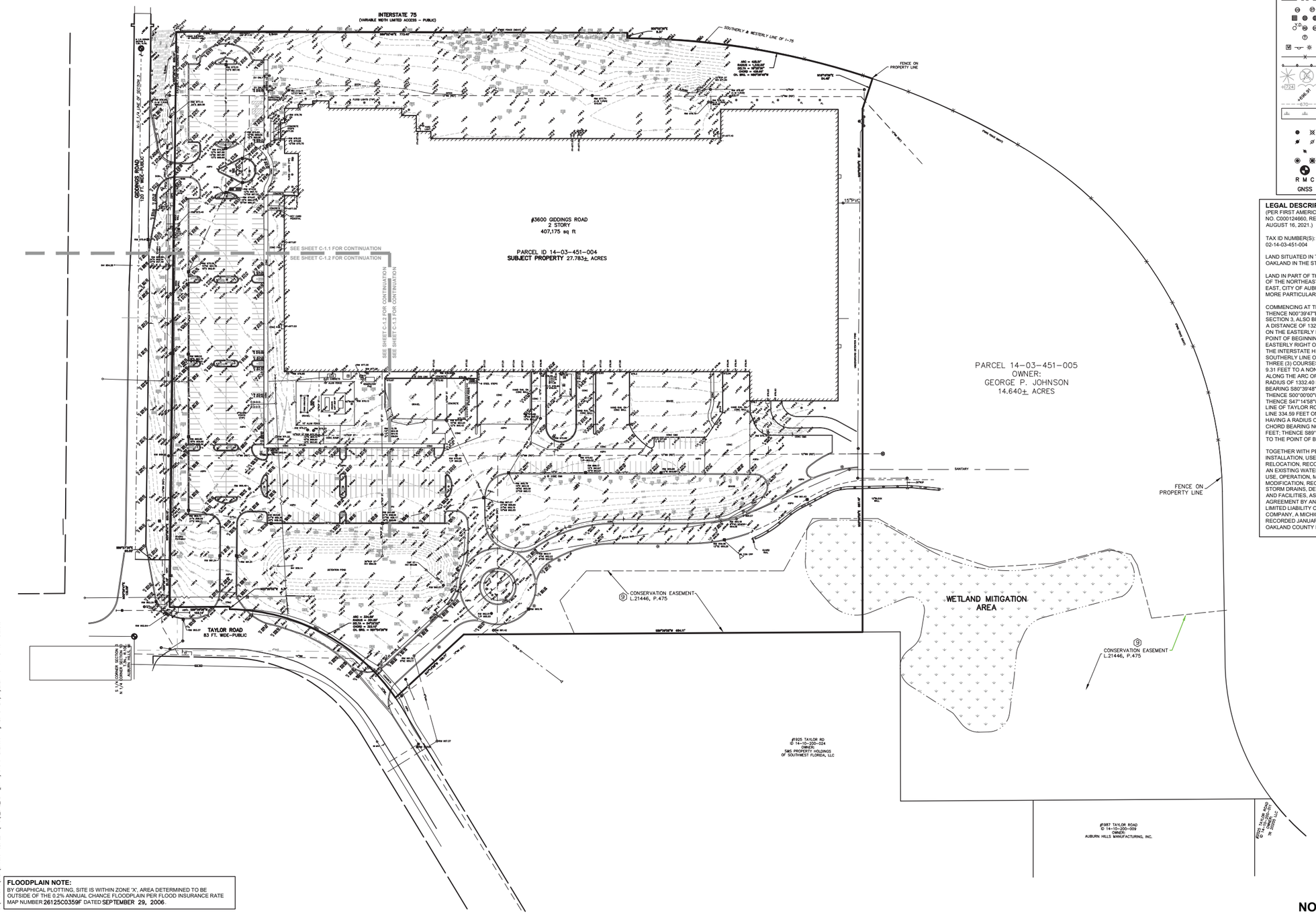
INDEX OF DRAWINGS

Sheet Number	Sheet Title
C-0.0	COVER SHEET
C-1.0	TOPOGRAPHIC SURVEY - OVERALL
C-1.1	TOPOGRAPHIC SURVEY - NORTH
C-1.2	TOPOGRAPHIC SURVEY - SOUTHWEST
C-1.3	TOPOGRAPHIC SURVEY - SOUTHEAST
C-3.0	OVERALL SITE PLAN
C-3.1	PRELIMINARY DIMENSION PLAN - NORTH
C-3.2	PRELIMINARY DIMENSION PLAN - SOUTHWEST
C-3.3	PRELIMINARY DIMENSION PLAN - SOUTHEAST
C-3.4	TRUCK MANUEVERING PLAN
C-4.1	PRELIMINARY GRADING PLAN - NORTH
C-4.2	PRELIMINARY GRADING PLAN - SOUTHWEST
C-4.3	PRELIMINARY GRADING PLAN - SOUTHEAST
C-6.1	PRELIMINARY UTILITY PLAN - NORTH
C-6.2	PRELIMINARY UTILITY PLAN - SOUTHWEST
C-6.3	PRELIMINARY UTILITY PLAN - SOUTHEAST
C-8.0	STORMWATER MANAGEMENT PLAN
C-9.0	NOTES AND DETAILS - 1
C-9.1	NOTES AND DETAILS - 2
C-10.0	RESTORATION PLAN
L-1.0	OVERALL PRELIMINARY LANDSCAPE PLAN
L-1.1	PRELIMINARY LANDSCAPE PLAN - NORTH
L-1.2	PRELIMINARY LANDSCAPE PLAN - SOUTHWEST
L-1.3	PRELIMINARY LANDSCAPE PLAN - SOUTHEAST
L-1.4	LANDSCAPE DETAILS
T-1.0	TREE PROTECTION PLAN
T-1.1	EXISTING TREE LIST
SO-001	S-SERIES OFFSET BLOCK WALL PANEL
	ARCHITECTURAL PLANS
PFP-2A	OVERALL FIRST FLOOR PLAN
PFP-2B	OVERALL SECOND FLOOR PLAN
PFP-1B	ELEVATIONS

REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	3/19/2026
CITY COMMENTS	3/30/2026

NOT FOR CONSTRUCTION

LEAR | PEA JOB NO. 2026-0057 | STEP I AND II PUD APPROVAL DRAWINGS



LEGEND:

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

NORTH

0 40 80 160

SCALE: 1" = 80'

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

CAUTION!!
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LEGAL DESCRIPTION:
(PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT ORDER NO. C000124660, REVISION 1, COMMITMENT DATE AUGUST 16, 2021.)

TAX ID NUMBER(S): PART OF 02-14-03-451-003 (COVERS MORE LAND), 02-14-03-451-004

LAND SITUATED IN THE CITY OF AUBURN HILLS IN THE COUNTY OF OAKLAND IN THE STATE OF MICHIGAN

LAND IN PART OF THE SOUTHEAST QUARTER OF SECTION 3, AND PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWN 3 NORTH, RANGE 10 EAST, CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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BENCHMARKS:
(NAVD88)

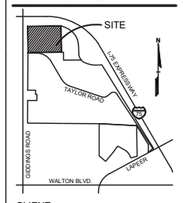
BM#300
MAG NAIL & WASHER IN IN TOP EAST SIDE OF LIGHT POLE BASE 145' E OF THE CENTERLINE OF GIDDINGS, 185' SW OF THE NW BLDG CORNER #3600 GIDDINGS.
ELEV. - 976.37

BM#301
MAG NAIL & WASHER 195 FEET SOUTH AND 280 FEET SW OF THE NW BLDG COR #3600 GIDDINGS
ELEV. - 970.99

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

NOT FOR CONSTRUCTION

PEA GROUP
t: 844.813.2949
www.peagroup.com



CLIENT

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

PROJECT TITLE

LEAR
3600 GIDDINGS ROAD
AUBURN HILLS, MI

REVISIONS	
CITY COMMENTS	3-30-26

ORIGINAL ISSUE DATE:
MARCH 19, 2026

DRAWING TITLE

TOPOGRAPHIC SURVEY - OVERALL

PEA JOB NO.	26-0057
P.M.	JPB
DN.	JKS
DES.	JKS

DRAWING NUMBER:

C-1.0

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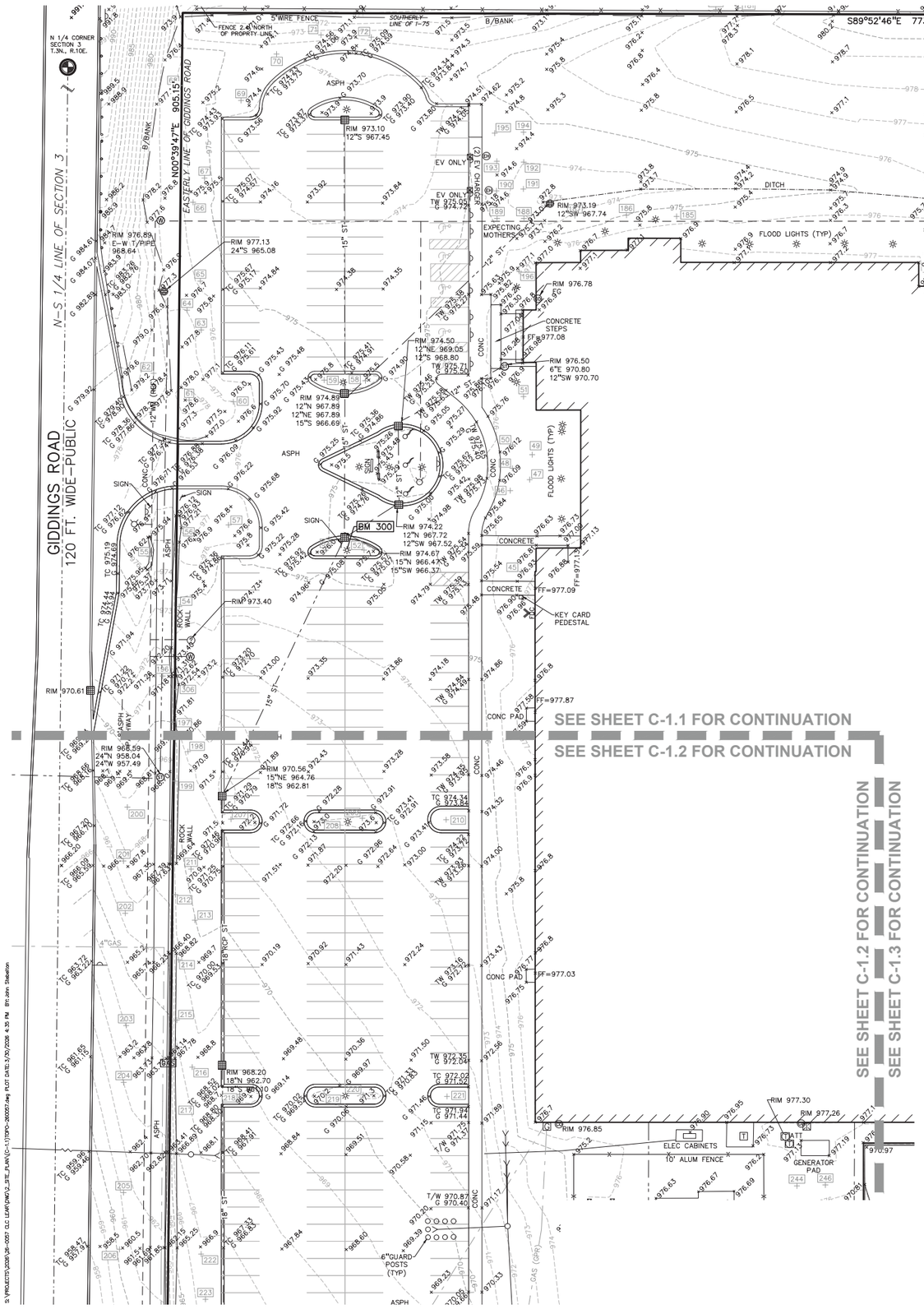

#3600 GIDDINGS ROAD
2 STORY
407,175 sq ft

PARCEL ID 14-03-451-004
SUBJECT PROPERTY 27.783± ACRES

BENCHMARKS:
(NAVD88)

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LEGAL DESCRIPTION:
(PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT ORDER NO. C000124660, REVISION 1, COMMITMENT DATE AUGUST 16, 2021.)

TAX ID NUMBER(S): PART OF 02-14-03-451-003 (COVERS MORE LAND), 02-14-03-451-004

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LEGEND:

- EX. OH. ELEC. POLE & GUY WIRE
- EX. U.G. CABLE TV & PEDESTAL
- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- EX. U.G. ELEC.MANHOLE, METER & HANDHOLE
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- EX. STORM SEWER
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- EX. MAILBOX, SIGN, LIGHTPOLE & GUARD POST
- EX. FENCE
- EX. GUARD RAIL
- EX. DEC. TREE, CONIFEROUS TREE & SHRUB
- EX. TREE TAG, & TREE LINE
- EX. SPOT ELEVATION
- EX. CONTOUR
- EX. WETLAND
- IRON FOUND / SET
- NAIL FOUND / NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND / SET
- SECTION CORNER FOUND
- R M C — RECORDED / MEASURED / CALCULATED
- GNSS — GLOBAL NAVIGATION SATELLITE SYSTEM

NOT FOR CONSTRUCTION

PEA GROUP
t: 844.813.2949
www.peagroup.com

NORTH

0 15 30 60
SCALE: 1" = 30'

CAUTION!!
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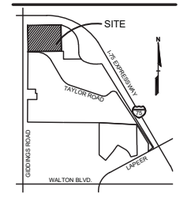

CLIENT
CUNNINGHAM-LIMP COMPANY
28970 CABOT DRIVE, SUITE: 100
NOVI, MICHIGAN 48377

PROJECT TITLE
LEAR
3600 GIDDINGS ROAD
AUBURN HILLS, MI

REVISIONS	
CITY COMMENTS	3-30-26

ORIGINAL ISSUE DATE:
MARCH 19, 2026

DRAWING TITLE
TOPOGRAPHIC SURVEY - NORTH

PEA JOB NO.	26-0057
P.M.	JPB
DN.	JKS
DES.	JKS

DRAWING NUMBER:
C-1.1

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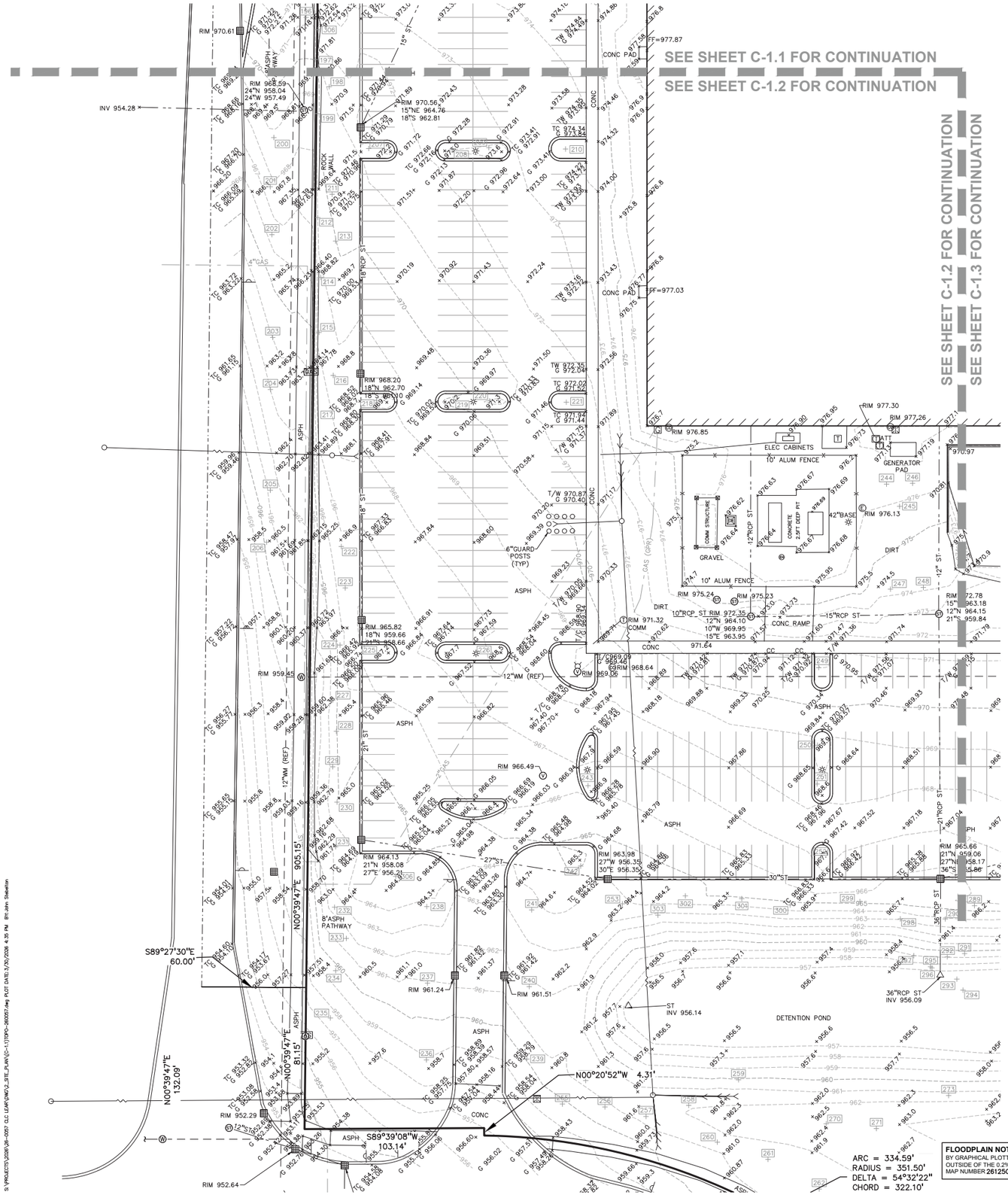

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BENCHMARKS:
(NAVD88)

BM#300
MAG NAIL & WASHER IN IN TOP EAST SIDE OF LIGHT POLE BASE 145' E OF THE CENTERLINE OF GIDDINGS, 185' SW OF THE NW BLDG CORNER #3600 GIDDINGS.
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LEGAL DESCRIPTION:
(PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT ORDER NO. C000124660, REVISION 1, COMMITMENT DATE AUGUST 16, 2021.)

TAX ID NUMBER(S): PART OF 02-14-03-451-003 (COVERS MORE LAND), 02-14-03-451-004

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LEGEND:

–OH–ELEC–W–O–	EX. OH, ELEC, POLE & GUY WIRE
–UG–CATV–TV–	EX. U.G. CABLE TV & PEDESTAL
–UG–COMM–⊠–O–	EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
–UG–ELEC–D–E–⊠–	EX. U.G. ELEC.,MANHOLE, METER & HANDHOLE
– – – – –	EX. GAS LINE
⊕ ⊠	EX. GAS VALVE & GAS LINE MARKER
⊞ ⊟	EX. TRANSFORMER & IRRIGATION VALVE
– – – – –	EX. WATER MAIN
⊕ Ⓦ ◇	EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
Ⓥ ⊕	EX. WATER VALVE BOX & SHUTOFF
———	EX. SANITARY SEWER
Ⓢ Ⓢ	EX. SANITARY CLEANOUT & MANHOLE
Ⓒ	EX. COMBINED SEWER MANHOLE
– – – – –	EX. STORM SEWER
Ⓢ Ⓢ	EX. CLEANOUT & MANHOLE
■ ● ●	EX. SQUARE, ROUND & BEEHIVE CATCH BASIN
⊕ ⊕	EX. YARD DRAIN, U.G. ROOF DRAIN & DOWNSPOUT
?	EX. UNIDENTIFIED STRUCTURE
Ⓜ ⊕ ⊕	EX. MAILBOX, SIGN, LIGHTPOLE & GUARD POST
–X–	EX. FENCE
——o——o——	EX. GUARD RAIL
	EX. DEC. TREE, CONIFEROUS TREE & SHRUB
+724	EX. TREE TAG, & TREE LINE
+698.91	EX. SPOT ELEVATION
670	EX. CONTOUR
	EX. WETLAND
● ⊠	IRON FOUND / SET
◢ ◢	NAIL FOUND / NAIL & CAP SET
◥	BRASS PLUG SET
◉ ⊠	MONUMENT FOUND / SET
	SECTION CORNER FOUND
R M C	RECORDED / MEASURED / CALCULATED
GNSS	GLOBAL NAVIGATION SATELLITE SYSTEM

NOT FOR CONSTRUCTION

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t: 844.813.2949
www.peagroup.com

NORTH

0 15 30 60
SCALE: 1" = 30'

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

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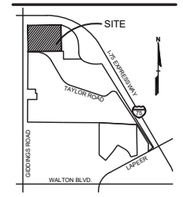


CLIENT
CUNNINGHAM-LIMP COMPANY
28970 CABOT DRIVE, SUITE: 100
NOVI, MICHIGAN 48377

PROJECT TITLE
LEAR
3600 GIDDINGS ROAD
AUBURN HILLS, MI

REVISIONS	
CITY COMMENTS	3-30-26

ORIGINAL ISSUE DATE:
MARCH 19, 2026

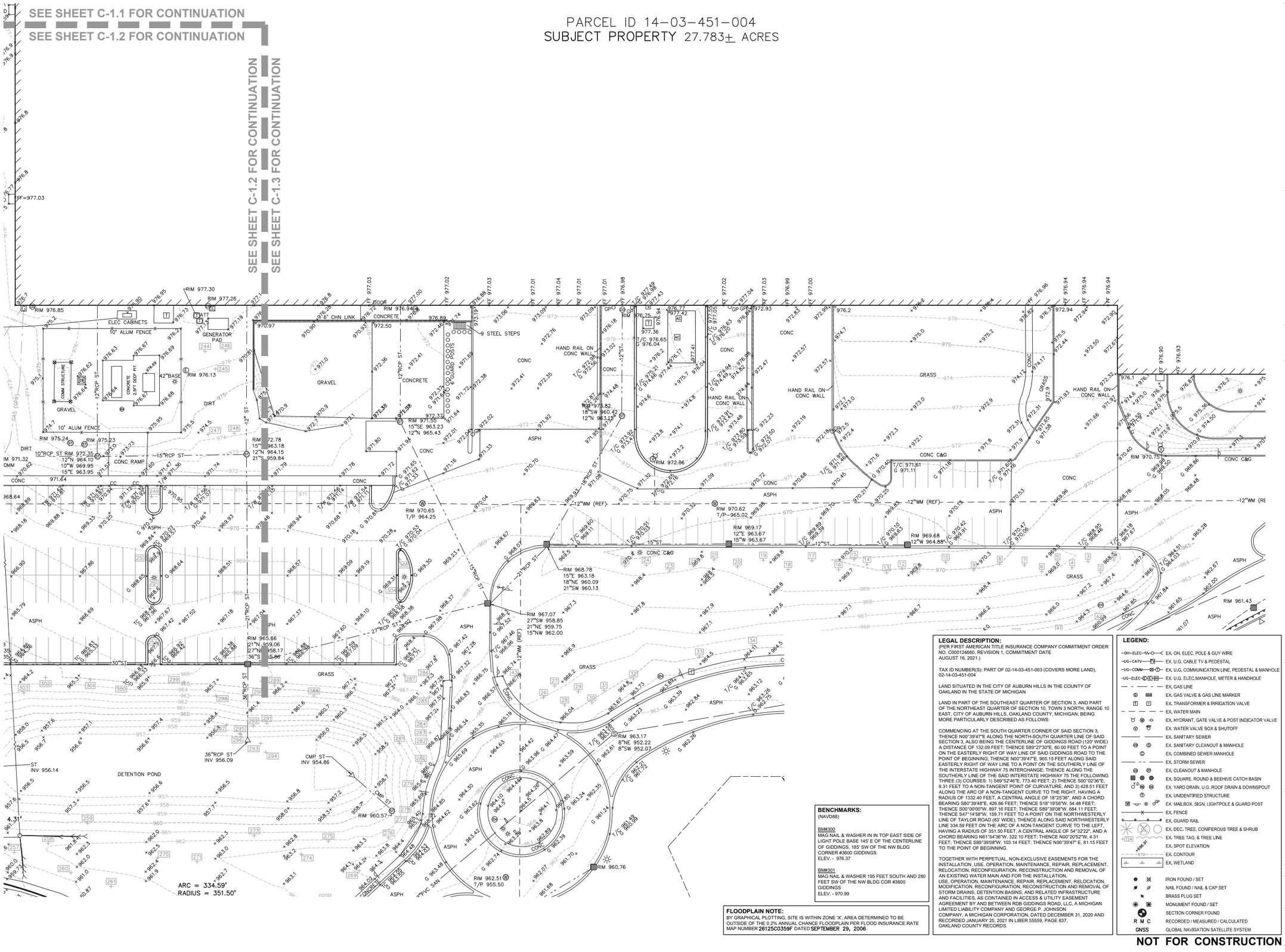
DRAWING TITLE
TOPOGRAPHIC SURVEY - SOUTHWEST

PEA JOB NO.	26-0057
P.M.	JPB
DN.	JKS
DES.	JKS

DRAWING NUMBER:
C-1.2

SEE SHEET C-1.1 FOR CONTINUATION
SEE SHEET C-1.2 FOR CONTINUATION
SEE SHEET C-1.2 FOR CONTINUATION
SEE SHEET C-1.3 FOR CONTINUATION

PARCEL ID 14-03-451-004
SUBJECT PROPERTY 27.783± ACRES



BENCHMARKS:
(NAVD88)

BM#300
MAG NAIL & WASHER IN IN TOP EAST SIDE OF LIGHT POLE BASE 145' E OF THE CENTERLINE OF GIDDINGS, 185' SW OF THE NW BLDG CORNER #3600 GIDDINGS.
ELEV. - 976.37

BM#301
MAG NAIL & WASHER 195 FEET SOUTH AND 280 FEET SW OF THE NW BLDG COR #3600 GIDDINGS
ELEV. - 970.99

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

LEGAL DESCRIPTION:
(PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT ORDER NO. C000124660, REVISION 1, COMMITMENT DATE AUGUST 16, 2021.)

TAX ID NUMBER(S): PART OF 02-14-03-451-003 (COVERS MORE LAND), 02-14-03-451-004

LAND SITUATED IN THE CITY OF AUBURN HILLS IN THE COUNTY OF OAKLAND IN THE STATE OF MICHIGAN

LAND IN PART OF THE SOUTHEAST QUARTER OF SECTION 3, AND PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWN 3 NORTH, RANGE 10 EAST, CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3; THENCE N00°39'47"E ALONG THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 3, ALSO BEING THE CENTERLINE OF GIDDINGS ROAD (120' WIDE) A DISTANCE OF 132.09 FEET; THENCE S89°27'30"E, 60.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID GIDDINGS ROAD TO THE POINT OF BEGINNING; THENCE N00°39'47"E, 905.15 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO A POINT ON THE SOUTHERLY LINE OF THE INTERSTATE HIGHWAY 75 INTERCHANGE; THENCE ALONG THE SOUTHERLY LINE OF THE SAID INTERSTATE HIGHWAY 75 THE FOLLOWING THREE (3) COURSES: 1) S89°52'46"E, 773.40 FEET; 2) THENCE S00°02'36"E, 9.31 FEET TO A NON-TANGENT POINT OF CURVATURE; AND 3) 428.51 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1332.40 FEET, A CENTRAL ANGLE OF 18°25'36", AND A CHORD BEARING S80°39'48"E, 426.66 FEET; THENCE S 18°19'56"W, 54.48 FEET; THENCE S00°00'00"W, 897.16 FEET; THENCE S89°39'08"W, 684.11 FEET; THENCE S47°14'58"W, 159.71 FEET TO A POINT ON THE NORTHWESTERLY LINE OF TAYLOR ROAD (83' WIDE); THENCE ALONG SAID NORTHWESTERLY LINE 334.59 FEET ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 351.50 FEET, A CENTRAL ANGLE OF 54°32'22", AND A CHORD BEARING N61°54'36"W, 322.10 FEET; THENCE N00°20'52"W, 4.31 FEET; THENCE S89°39'08"W, 103.14 FEET; THENCE N00°39'47" E, 81.15 FEET TO THE POINT OF BEGINNING.

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LEGEND:

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- EX. U.G. CABLE TV & PEDESTAL
- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
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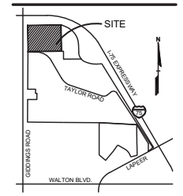

CLIENT
CUNNINGHAM-LIMP COMPANY
28970 CABOT DRIVE, SUITE: 100
NOVI, MICHIGAN 48377

PROJECT TITLE
LEAR
3600 GIDDINGS ROAD
AUBURN HILLS, MI

REVISIONS	
CITY COMMENTS	3-30-26

ORIGINAL ISSUE DATE:
MARCH 19, 2026

DRAWING TITLE
TOPOGRAPHIC SURVEY - SOUTHEAST

PEA JOB NO.	26-0057
P.M.	JPB
DN.	JKS
DES.	JKS

DRAWING NUMBER:
C-1.3

S:\PROJECTS\2026\26-0057 LLC (LEAR)\ENG\2_SITE_PLAN\[C-1.1]TOPO-26-0057.dwg PLOT DATE: 3/25/2026 4:35 PM BY: John Stapleton

BENCHMARKS
(NAVD88)

BM#300
MAG NAIL & WASHER IN IN TOP EAST SIDE OF LIGHT POLE BASE 145' E OF THE CENTERLINE OF GIDDINGS, 185' SW OF THE NW BLDG CORNER #3600 GIDDINGS.
ELEV. – 976.37

BM#301
MAG NAIL & WASHER 195 FEET SOUTH AND 280 FEET SW OF THE NW BLDG COR #3600 GIDDINGS
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LEGEND:
- CONCRETE PAVEMENT (STD DUTY, HEAVY DUTY, R.O.W. ONLY)
- ASPHALT PAVEMENT (STD DUTY, HEAVY DUTY, DEEP STRENGTH)
- GRAVEL
- WETLAND
- CONCRETE CURB AND GUTTER
- REVERSE GUTTER PAN
- SETBACK LINE
- SIGN
- LIGHTPOLE
- FENCE
- GUARD RAIL

SITE DATA TABLE:

SITE AREA: 27.783 ACRES (1,210,227 SQ.FT.) NET AND GROSS
ZONING: T&R "TECHNOLOGY & RESEARCH" DISTRICT

BUILDING INFORMATION:
BUILDING FOOTPRINT AREA = 407,175 SQ FT

TOTAL BUILDING AREA = 431,051 SQ FT

GPJ WAREHOUSE = 97,500 SQ FT
LEAR OFFICE = 53,088 SQ FT (1ST = 29,212 SQ FT; 2ND = 23,876 SQ FT)
LEAR MANUFACTURING = 129,230 SQ FT
LEAR WAREHOUSE = 151,235 SQ FT

BUILDING LOT COVERAGE = (407,175 / 1,210,227) = 33.64%

IMPERVIOUS AREA = 295,481 SQ.FT. (NOT INCLUDING BUILDING)

PARKING REQUIRED:

OFFICE = 1 SPACE/200 SQ FT (GFA)
MANUFACTURING = 1 SPACE/550 SQ FT (GFA)
WAREHOUSE = 1 SPACE/1700 SQ FT (GFA)

OFFICE = 53,088 x 0.8 x 1 SPACE/200 = 212 SPACES
MANUFACTURING = 129,230 SQ FT x 0.8 x 1 SPACE/550 SQ FT = 188 SPACES
WAREHOUSE = 248,735 SQ FT x 0.8 x 1 SPACE/1700 SQ FT = 117 SPACES

TOTAL PARKING REQUIRED = 517 SPACES

TOTAL PARKING PROVIDED = 376 SPACES (INCLUDING 14 ADA SPACES & 8 EV SPACES) + 141 LANDBANKED SPACES = 517 SPACES

ADA SPACES REQUIRED = 13 SPACES
ADA SPACES PROVIDED = 14 SPACES

SETBACK REQUIREMENTS:	REQUIRED:	PROPOSED:
FRONT (NORTH EAST):	50'	68.38'
SIDE (WEST):	20'	180.73'
SIDE (SOUTH):	20'	396.56'
REAR (EAST):	15'	41.83'

OPEN SPACE:

MINIMUM OPEN SPACE REQUIRED = 20%
PROVIDED OPEN SPACE = 42.98%

LEGAL DESCRIPTION:
(PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT ORDER NO. C000124660, REVISION 1, COMMITMENT DATE AUGUST 16, 2021.)

TAX ID NUMBER(S): PART OF 02-14-03-451-003 (COVERS MORE LAND), 02-14-03-451-004

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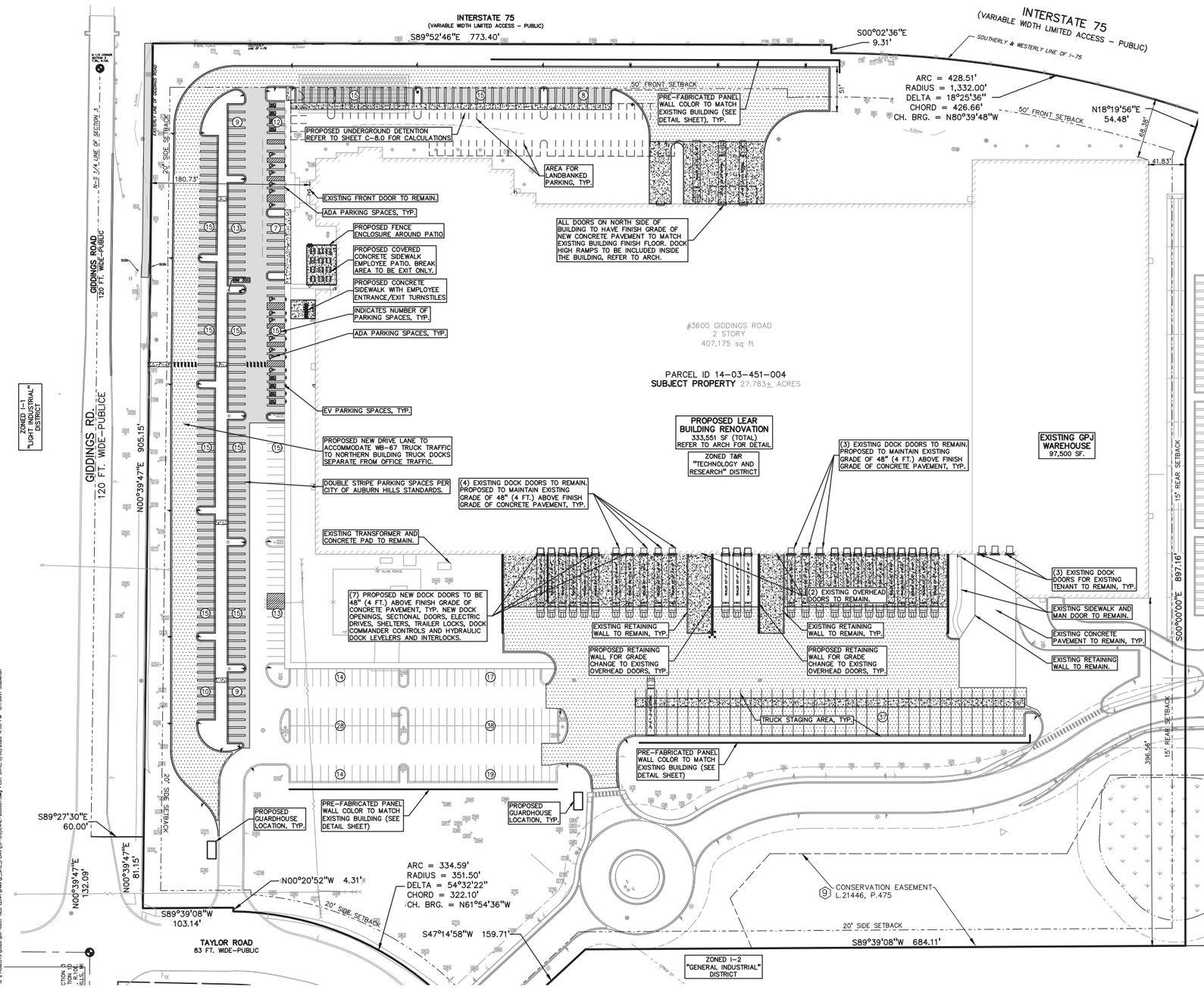

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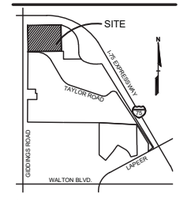


CLIENT
CUNNINGHAM-LIMP COMPANY
28970 CABOT DRIVE, SUITE: 100
NOVI, MICHIGAN 48377

PROJECT TITLE
LEAR
3600 GIDDINGS ROAD
AUBURN HILLS, MI

REVISIONS	
CITY COMMENTS	3-30-26

ORIGINAL ISSUE DATE:
MARCH 19, 2026

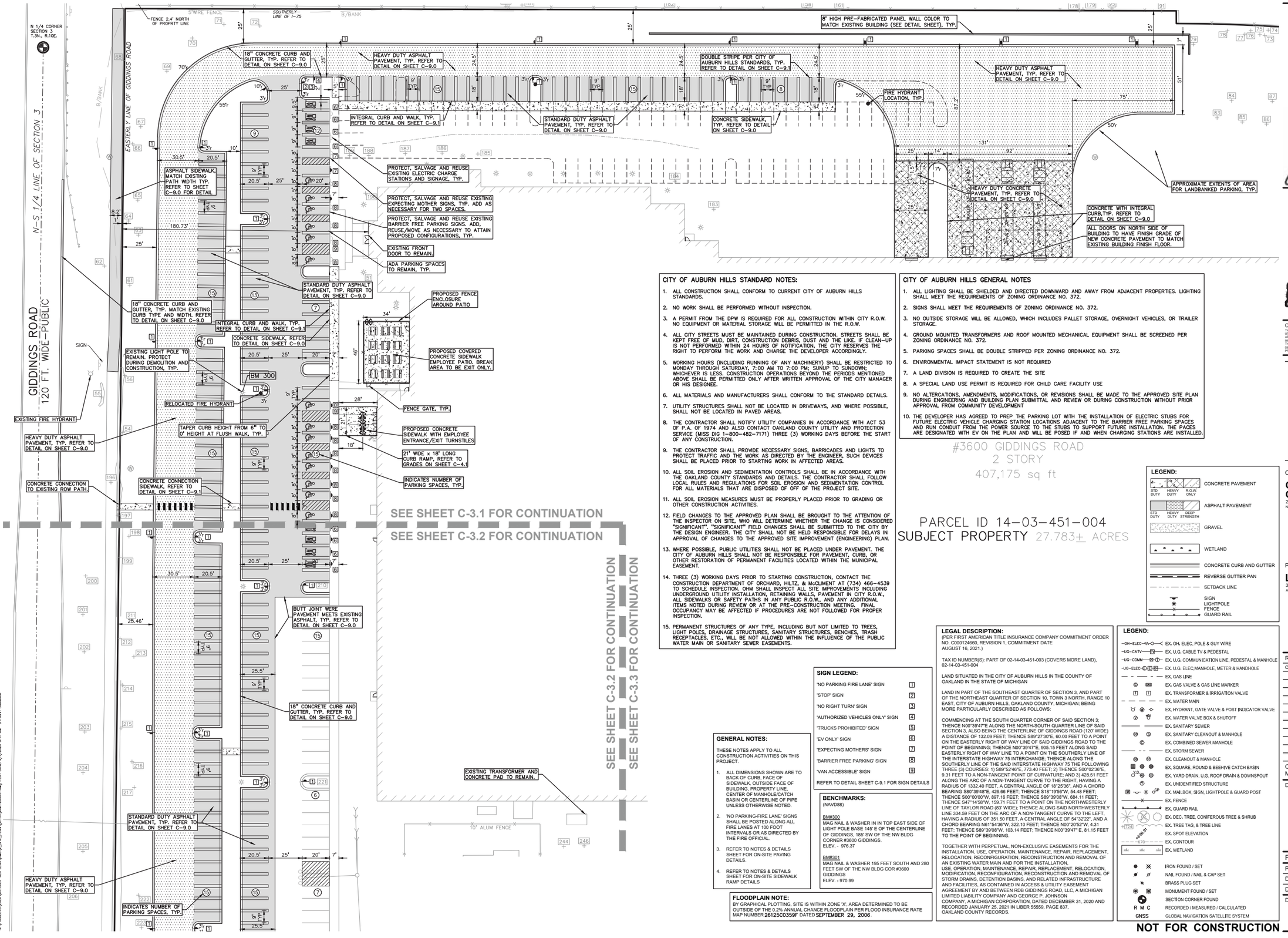
DRAWING TITLE
OVERALL SITE PLAN

PEA JOB NO.	26-0057
P.M.	JPB
DN.	JKS
DES.	JKS

DRAWING NUMBER:
C-3.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2026\26-0057 GC LEAR\DWG\2_SITE_PLAN\(C-3.0)SITE_260057.dwg PLOT DATE: 3/30/2026 4:35 PM BY: John Stakelton



CITY OF AUBURN HILLS STANDARD NOTES:

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

CITY OF AUBURN HILLS GENERAL NOTES

1. ALL LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES. LIGHTING SHALL MEET THE REQUIREMENTS OF ZONING ORDINANCE NO. 372.
2. SIGNS SHALL MEET THE REQUIREMENTS OF ZONING ORDINANCE NO. 372.
3. NO OUTSIDE STORAGE WILL BE ALLOWED, WHICH INCLUDES PALLET STORAGE, OVERNIGHT VEHICLES, OR TRAILER STORAGE.
4. GROUND MOUNTED TRANSFORMERS AND ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED PER ZONING ORDINANCE NO. 372.
5. PARKING SPACES SHALL BE DOUBLE STRIPPED PER ZONING ORDINANCE NO. 372.
6. ENVIRONMENTAL IMPACT STATEMENT IS NOT REQUIRED
7. A LAND DIVISION IS REQUIRED TO CREATE THE SITE
8. A SPECIAL LAND USE PERMIT IS REQUIRED FOR CHILD CARE FACILITY USE
9. NO ALTERCATIONS, AMENDMENTS, MODIFICATIONS, OR REVISIONS SHALL BE MADE TO THE APPROVED SITE PLAN DURING ENGINEERING AND BUILDING PLAN SUBMITTAL AND REVIEW OR DURING CONSTRUCTION WITHOUT PRIOR APPROVAL FROM COMMUNITY DEVELOPMENT
10. THE DEVELOPER HAS AGREED TO PREP THE PARKING LOT WITH THE INSTALLATION OF ELECTRIC STUBS FOR FUTURE ELECTRIC VEHICLE CHARGING STATION LOCATIONS ADJACENT TO THE BARRIER FREE PARKING SPACES AND RUN CONDUIT FROM THE POWER SOURCE TO THE STUBS TO SUPPORT FUTURE INSTALLATION. THE PACES ARE DESIGNATED WITH EV ON THE PLAN AND WILL BE POSED IF AND WHEN CHARGING STATIONS ARE INSTALLED.

#3600 GIDDINGS ROAD
2 STORY
407,175 sq ft

PARCEL ID 14-03-451-004
SUBJECT PROPERTY 27.783± ACRES

LEGEND:

CONCRETE PAVEMENT (STD DUTY / HEAVY DUTY / R.O.W. ONLY)
ASPHALT PAVEMENT (STD DUTY / HEAVY DUTY / DEEP STRENGTH)
GRAVEL
WETLAND
CONCRETE CURB AND GUTTER
REVERSE GUTTER PAN
SETBACK LINE
SIGN
LIGHTPOLE
FENCE
GUARD RAIL

SIGN LEGEND:

'NO PARKING FIRE LANE' SIGN	[1]
'STOP' SIGN	[2]
'NO RIGHT TURN' SIGN	[3]
'AUTHORIZED VEHICLES ONLY' SIGN	[4]
'TRUCKS PROHIBITED' SIGN	[5]
'EV ONLY' SIGN	[6]
'EXPECTING MOTHERS' SIGN	[7]
'BARRIER FREE PARKING' SIGN	[8]
'VAN ACCESSIBLE' SIGN	[9]

REFER TO DETAIL SHEET C-9.1 FOR SIGN DETAILS

GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

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

BENCHMARKS:
(NAVD88)

BM#300
MAG NAIL & WASHER IN IN TOP EAST SIDE OF LIGHT POLE BASE 145' E OF THE CENTERLINE OF GIDDINGS, 185' SW OF THE NW BLDG CORNER #3600 GIDDINGS.
ELEV. - 976.37

BM#301
MAG NAIL & WASHER 195 FEET SOUTH AND 280 FEET SW OF THE NW BLDG COR #3600 GIDDINGS
ELEV. - 970.99

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

LEGAL DESCRIPTION:
(PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT ORDER NO. C000124660, REVISION 1, COMMITMENT DATE AUGUST 16, 2021.)

TAX ID NUMBER(S): PART OF 02-14-03-451-003 (COVERS MORE LAND), 02-14-03-451-004

LAND SITUATED IN THE CITY OF AUBURN HILLS IN THE COUNTY OF OAKLAND IN THE STATE OF MICHIGAN

LAND IN PART OF THE SOUTHEAST QUARTER OF SECTION 3, AND PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWN 3 NORTH, RANGE 10 EAST, CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3; THENCE N00°39'47"E ALONG THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 3, ALSO BEING THE CENTERLINE OF GIDDINGS ROAD (120' WIDE) A DISTANCE OF 132.09 FEET; THENCE S89°27'30"E, 60.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID GIDDINGS ROAD TO THE POINT OF BEGINNING; THENCE N00°39'47"E, 905.15 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO A POINT ON THE SOUTHERLY LINE OF THE INTERSTATE HIGHWAY 75 INTERCHANGE; THENCE ALONG THE SOUTHERLY LINE OF THE SAID INTERSTATE HIGHWAY 75 THE FOLLOWING THREE (3) COURSES: 1) S89°52'46"E, 773.40 FEET; 2) THENCE S00°02'36"E, 9.31 FEET TO A NON-TANGENT POINT OF CURVATURE; AND 3) 428.51 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1332.40 FEET, A CENTRAL ANGLE OF 18°25'36", AND A CHORD BEARING S80°39'48"E, 426.66 FEET; THENCE S18°19'56"W, 54.48 FEET; THENCE S00°00'00"W, 897.16 FEET; THENCE S89°39'08"W, 684.11 FEET; THENCE S47°14'58"W, 159.71 FEET TO A POINT ON THE NORTHWESTERLY LINE OF TAYLOR ROAD (83' WIDE); THENCE ALONG SAID NORTHWESTERLY LINE 334.59 FEET ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 351.50 FEET, A CENTRAL ANGLE OF 54°32'22", AND A CHORD BEARING N61°54'36"W, 322.10 FEET; THENCE N00°20'52"W, 4.31 FEET; THENCE S89°39'08"W, 103.14 FEET; THENCE N00°39'47" E, 81.15 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH PERPETUAL, NON-EXCLUSIVE EASEMENTS FOR THE INSTALLATION, USE, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, RELOCATION, RECONFIGURATION, RECONSTRUCTION AND REMOVAL OF AN EXISTING WATER MAIN AND FOR THE INSTALLATION, USE, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, RELOCATION, MODIFICATION, RECONFIGURATION, RECONSTRUCTION AND REMOVAL OF STORM DRAINS, DETENTION BASINS, AND RELATED INFRASTRUCTURE AND FACILITIES, AS CONTAINED IN ACCESS & UTILITY EASEMENT AGREEMENT BY AND BETWEEN RDB GIDDINGS ROAD, LLC, A MICHIGAN LIMITED LIABILITY COMPANY AND GEORGE P. JOHNSON COMPANY, A MICHIGAN CORPORATION, DATED DECEMBER 31, 2020 AND RECORDED JANUARY 25, 2021 IN LIBER 55559, PAGE 837, OAKLAND COUNTY RECORDS.

LEGEND:

EX. OH, ELEC, POLE & GUY WIRE
EX, U.G. CABLE TV & PEDESTAL
EX, U.G, COMMUNICATION LINE, PEDESTAL & MANHOLE
EX. U.G. ELEC,MANHOLE, METER & HANDHOLE
EX, GAS LINE
EX, GAS VALVE & GAS LINE MARKER
EX, TRANSFORMER & IRRIGATION VALVE
EX, WATER MAIN
EX, HYDRANT, GATE VALVE & POST INDICATOR VALVE
EX. WATER VALVE BOX & SHUTOFF
EX, SANITARY SEWER
EX. SANITARY CLEANOUT & MANHOLE
EX, COMBINED SEWER MANHOLE
EX, STORM SEWER
EX, CLEANOUT & MANHOLE
EX, SQUARE, ROUND & BEEHIVE CATCH BASIN
EX. YARD DRAIN, U.G. ROOF DRAIN & DOWNSPOUT
EX, UNIDENTIFIED STRUCTURE
EX, MAILBOX, SIGN, LIGHTPOLE & GUARD POST
EX, FENCE
EX, GUARD RAIL
EX, DEC- TREE, CONIFEROUS TREE & SHRUB
EX. TREE TAG, & TREE LINE
EX, SPOT ELEVATION
EX, CONTOUR
EX, WETLAND

IRON FOUND / SET
NAIL FOUND / NAIL & CAP SET
BRASS PLUG SET
MONUMENT FOUND / SET
SECTION CORNER FOUND
R M C — RECORDED / MEASURED / CALCULATED
GNSS — GLOBAL NAVIGATION SATELLITE SYSTEM

NOT FOR CONSTRUCTION

PEA GROUP
t: 844.813.2949
www.peagroup.com

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

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

CAUTION!!
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CLIENT
CUNNINGHAM-LIMP COMPANY
28970 CABOT DRIVE, SUITE: 100
NOVI, MICHIGAN 48377

PROJECT TITLE
LEAR
3600 GIDDINGS ROAD
AUBURN HILLS, MI

REVISIONS	
CITY COMMENTS	3-30-26

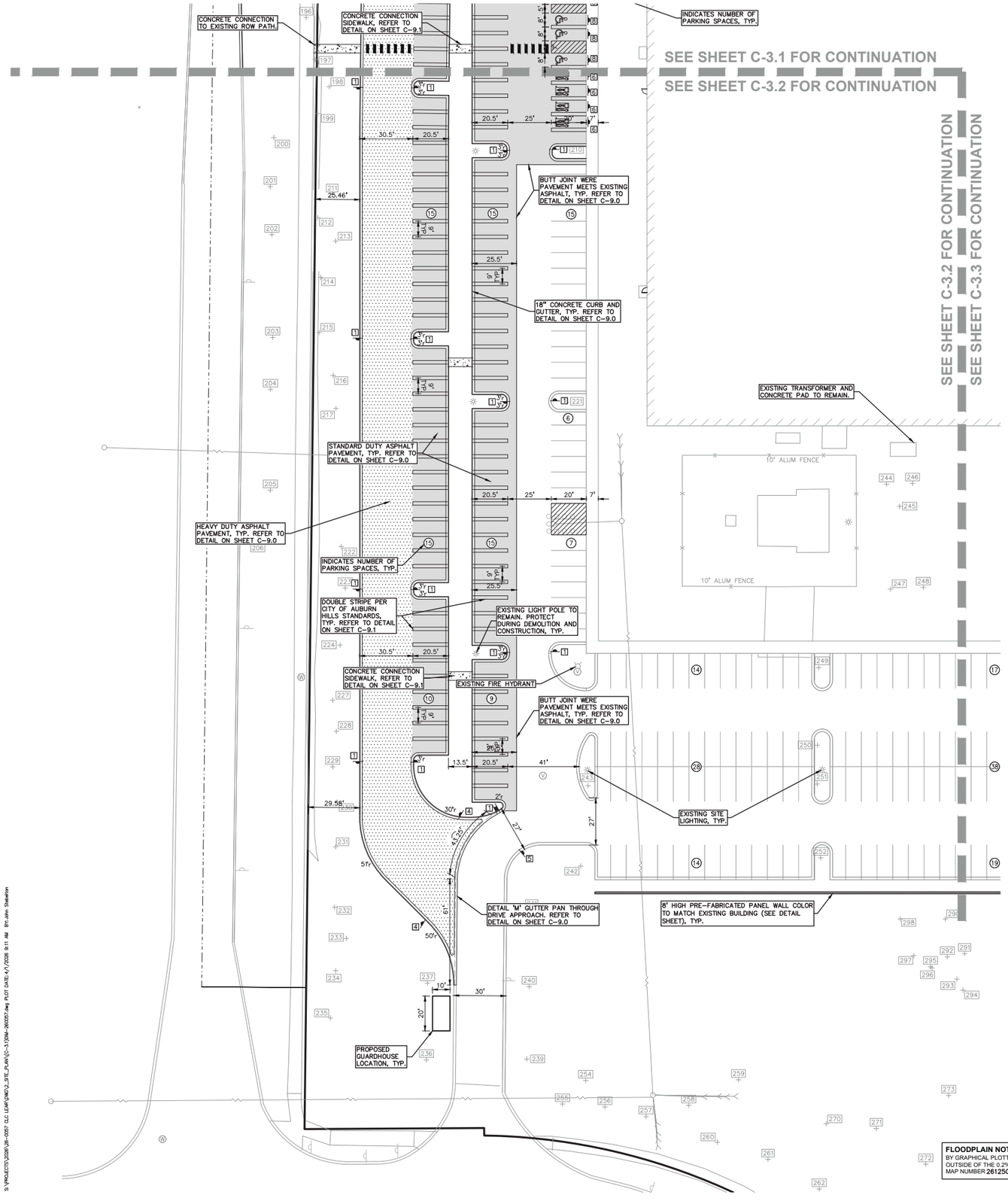
ORIGINAL ISSUE DATE:
MARCH 19, 2026

DRAWING TITLE
PRELIMINARY DIMENSION PLAN - NORTH

PEA JOB NO.	26-0057
P.M.	JPB
DN.	JKS
DES.	JKS

DRAWING NUMBER:
C-3.1

S:\PROJECTS\2026\26-0057 CLL LEAR\DWG\26_SITE_PLAN\26-0057 CLL LEAR-26000.dwg PLOT DATE: 4/1/2026 8:11 AM BY: John Sheldon



S:\PROJECTS\2026\26-0057 CLC LEAR\DWG_SITE_PLAN\[C-1.10(w-26005).dwg PLOT DATE: 1/7/2026 9:11 AM BY: John Stefanon

SIGN LEGEND:

'NO PARKING FIRE LANE' SIGN	[1]
'STOP' SIGN	[2]
'NO RIGHT TURN' SIGN	[3]
'AUTHORIZED VEHICLES ONLY' SIGN	[4]
'TRUCKS PROHIBITED' SIGN	[5]
'EV ONLY' SIGN	[6]
'EXPECTING MOTHERS' SIGN	[7]
'BARRIER FREE PARKING' SIGN	[8]
'VAN ACCESSIBLE' SIGN	[9]

REFER TO DETAIL SHEET C-9.1 FOR SIGN DETAILS

BENCHMARKS:
(NAVD88)

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MAG NAIL & WASHER IN IN TOP EAST SIDE OF LIGHT POLE BASE 145' E OF THE CENTERLINE OF GIDDINGS, 185' SW OF THE NW BLDG CORNER #3600 GIDDINGS.
ELEV. - 976.37

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LEGEND:

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- ASPHALT PAVEMENT (STD DUTY / HEAVY DUTY / DEEP STRENGTH)
- GRAVEL
- WETLAND
- CONCRETE CURB AND GUTTER
- REVERSE GUTTER PAN
- SETBACK LINE
- SIGN
- LIGHTPOLE
- FENCE
- GUARD RAIL

LEGAL DESCRIPTION:
(PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT ORDER NO. C000124660, REVISION 1, COMMITMENT DATE AUGUST 16, 2021.)

TAX ID NUMBER(S): PART OF 02-14-03-451-003 (COVERS MORE LAND), 02-14-03-451-004

LAND SITUATED IN THE CITY OF AUBURN HILLS IN THE COUNTY OF OAKLAND IN THE STATE OF MICHIGAN

LAND IN PART OF THE SOUTHEAST QUARTER OF SECTION 3, AND PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWN 3 NORTH, RANGE 10 EAST, CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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- EX. U.G. CABLE TV & PEDESTAL
- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
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- EX. GAS LINE
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- EX. SANITARY CLEANOUT & MANHOLE
- EX. COMBINED SEWER MANHOLE
- EX. STORM SEWER
- EX. CLEANOUT & MANHOLE
- EX. SQUARE, ROUND & BEEHIVE CATCH BASIN
- EX. YARD DRAIN, U.G. ROOF DRAIN & DOWNSPOUT
- EX. UNIDENTIFIED STRUCTURE
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- EX. SPOT ELEVATION
- EX. CONTOUR
- EX. WETLAND

- IRON FOUND / SET
- NAIL FOUND / NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND / SET
- SECTION CORNER FOUND
- R M C — RECORDED / MEASURED / CALCULATED
- GNSS — GLOBAL NAVIGATION SATELLITE SYSTEM

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t: 844.813.2949
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NORTH

0 15 30 60
SCALE: 1" = 30'

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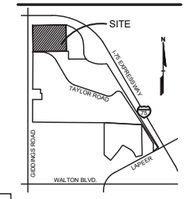

CLIENT
CUNNINGHAM-LIMP COMPANY
28970 CABOT DRIVE, SUITE: 100
NOVI, MICHIGAN 48377

PROJECT TITLE
LEAR
3600 GIDDINGS ROAD
AUBURN HILLS, MI

REVISIONS	
CITY COMMENTS	3-30-26

ORIGINAL ISSUE DATE:
MARCH 19, 2026

DRAWING TITLE
PRELIMINARY DIMENSION PLAN - SOUTHWEST

PEA JOB NO.	26-0057
P.M.	JPB
DN.	JKS
DES.	JKS

DRAWING NUMBER:
C-3.2

SEE SHEET C-3.1 FOR CONTINUATION

SEE SHEET C-3.2 FOR CONTINUATION

SEE SHEET C-3.2 FOR CONTINUATION

SEE SHEET C-3.3 FOR CONTINUATION

PARCEL ID 14-03-451-004
SUBJECT PROPERTY 27.783± ACRES

EXISTING TRANSFORMER AND CONCRETE PAD TO REMAIN.

(7) PROPOSED NEW DOCK DOORS TO BE 48" (4 FT.) ABOVE FINISH GRADE OF CONCRETE PAVEMENT, TYP. NEW DOCK OPENINGS, SECTIONAL DOORS, ELECTRIC DRIVES, SHELTERS, TRAILER LOCKS, DOCK COMMANDER CONTROLS AND HYDRAULIC DOCK LEVELERS AND INTERLOCKS.

(3) EXISTING DOCK DOORS TO REMAIN. PROPOSED TO MAINTAIN EXISTING GRADE OF 48" (4 FT.) ABOVE FINISH GRADE OF CONCRETE PAVEMENT, TYP.

(4) EXISTING DOCK DOORS TO REMAIN. PROPOSED TO MAINTAIN EXISTING GRADE OF 48" (4 FT.) ABOVE FINISH GRADE OF CONCRETE PAVEMENT, TYP.

(2) EXISTING OVERHEAD DOORS TO REMAIN.

(3) EXISTING DOCK DOORS FOR EXISTING TENANT TO REMAIN, TYP.

EXISTING SIDEWALK AND MAIN DOOR TO REMAIN.

EXISTING CONCRETE PAVEMENT TO REMAIN, TYP.

EXISTING RETAINING WALL TO REMAIN.

EXISTING CURB CUT TO REMAIN.

EXISTING FIRE HYDRANT

HEAVY DUTY CONCRETE PAVEMENT, TYP. REFER TO DETAIL ON SHEET C-9.0

EXISTING RETAINING WALL TO REMAIN, TYP.

EXISTING RETAINING WALL TO REMAIN, TYP.

HEAVY DUTY CONCRETE PAVEMENT, TYP. REFER TO DETAIL ON SHEET C-9.0

RELOCATED FIRE HYDRANT WITH BOLLARD PROTECTION.

PROPOSED RETAINING WALL FOR GRADE CHANGE TO EXISTING OVERHEAD DOORS, TYP.

PROPOSED RETAINING WALL FOR GRADE CHANGE TO EXISTING OVERHEAD DOORS, TYP.

10' WIDE CONCRETE "DOLLY" PAD, TYP. REFER TO DETAIL ON SHEET C-9.1

HEAVY DUTY ASPHALT PAVEMENT, TYP. REFER TO DETAIL ON SHEET C-9.0

BUTT JOINT WERE PAVEMENT MEETS EXISTING ASPHALT, TYP. REFER TO DETAIL ON SHEET C-9.0

BUTT JOINT WERE PAVEMENT MEETS EXISTING ASPHALT, TYP. REFER TO DETAIL ON SHEET C-9.0

HEAVY DUTY ASPHALT PAVEMENT, TYP. REFER TO DETAIL ON SHEET C-9.0

EXISTING LIGHTPOLE, TYP.

TRUCK STAGING AREA, TYP.

EXISTING SITE LIGHTING, TYP.

12' HIGH PRE-FABRICATED PANEL WALL COLOR TO MATCH EXISTING BUILDING (SEE DETAIL SHEET), TYP.

18" CONCRETE CURB AND GUTTER, TYP. REFER TO DETAIL ON SHEET C-9.0

8' HIGH PRE-FABRICATED PANEL WALL COLOR TO MATCH EXISTING BUILDING (SEE DETAIL SHEET), TYP.

PROPOSED GUARDHOUSE LOCATION, TYP.

10' ALUM FENCE

10' ALUM FENCE

444'

76.7'

57.6'

SIGN LEGEND:

'NO PARKING FIRE LANE' SIGN	[1]
'STOP' SIGN	[2]
'NO RIGHT TURN' SIGN	[3]
'AUTHORIZED VEHICLES ONLY' SIGN	[4]
'TRUCKS PROHIBITED' SIGN	[5]
'EV ONLY' SIGN	[6]
'EXPECTING MOTHERS' SIGN	[7]
'BARRIER FREE PARKING' SIGN	[8]
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REFER TO DETAIL SHEET C-9.1 FOR SIGN DETAILS

LEGEND:

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- GUARD RAIL

BENCHMARKS:
(NAVD88)

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MAG NAIL & WASHER 195 FEET SOUTH AND 280 FEET SW OF THE NW BLDG COR #3600 GIDDINGS
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LEGAL DESCRIPTION:
(PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT ORDER NO. C000124660, REVISION 1, COMMITMENT DATE AUGUST 16, 2021.)

TAX ID NUMBER(S): PART OF 02-14-03-451-003 (COVERS MORE LAND), 02-14-03-451-004

LAND SITUATED IN THE CITY OF AUBURN HILLS IN THE COUNTY OF OAKLAND IN THE STATE OF MICHIGAN

LAND IN PART OF THE SOUTHEAST QUARTER OF SECTION 3, AND PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWN 3 NORTH, RANGE 10 EAST, CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3; THENCE N00°39'47"E ALONG THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 3, ALSO BEING THE CENTERLINE OF GIDDINGS ROAD (120' WIDE) A DISTANCE OF 132.09 FEET; THENCE S89°27'30"E, 60.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID GIDDINGS ROAD TO THE POINT OF BEGINNING; THENCE N00°39'47"E, 905.15 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO A POINT ON THE SOUTHERLY LINE OF THE INTERSTATE HIGHWAY 75 INTERCHANGE; THENCE ALONG THE SOUTHERLY LINE OF THE SAID INTERSTATE HIGHWAY 75 THE FOLLOWING THREE (3) COURSES: 1) S89°52'46"E, 773.40 FEET; 2) THENCE S00°02'36"E, 9.31 FEET TO A NON-TANGENT POINT OF CURVATURE; AND 3) 428.51 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1332.40 FEET, A CENTRAL ANGLE OF 18°25'36", AND A CHORD BEARING S80°39'48"E, 426.66 FEET; THENCE S18°19'56"W, 54.48 FEET; THENCE S00°00'00"W, 897.16 FEET; THENCE S89°39'08"W, 684.11 FEET; THENCE S47°14'58"W, 159.71 FEET TO A POINT ON THE NORTHWESTERLY LINE OF TAYLOR ROAD (83' WIDE); THENCE ALONG SAID NORTHWESTERLY LINE 334.59 FEET ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 351.50 FEET, A CENTRAL ANGLE OF 54°32'22", AND A CHORD BEARING N61°54'36"W, 322.10 FEET; THENCE N00°20'52"W, 4.31 FEET; THENCE S89°39'08"W, 103.14 FEET; THENCE N00°39'47"E, 81.15 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH PERPETUAL, NON-EXCLUSIVE EASEMENTS FOR THE INSTALLATION, USE, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, RELOCATION, RECONFIGURATION, RECONSTRUCTION AND REMOVAL OF AN EXISTING WATER MAIN AND FOR THE INSTALLATION, USE, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, RELOCATION, MODIFICATION, RECONFIGURATION, RECONSTRUCTION AND REMOVAL OF STORM DRAINS, DETENTION BASINS, AND RELATED INFRASTRUCTURE AND FACILITIES, AS CONTAINED IN ACCESS & UTILITY EASEMENT AGREEMENT BY AND BETWEEN RDB GIDDINGS ROAD, LLC, A MICHIGAN LIMITED LIABILITY COMPANY AND GEORGE P. JOHNSON COMPANY, A MICHIGAN CORPORATION, DATED DECEMBER 31, 2020 AND RECORDED JANUARY 25, 2021 IN LIBER 55559, PAGE 837, OAKLAND COUNTY RECORDS.

LEGEND:

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

NOT FOR CONSTRUCTION

PEA GROUP
t: 844.813.2949
www.peagroup.com

NORTH

0 15 30 60
SCALE: 1" = 30'

CAUTION!!
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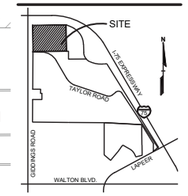


CLIENT

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

PROJECT TITLE

LEAR
3600 GIDDINGS ROAD
AUBURN HILLS, MI

REVISIONS

CITY COMMENTS	3-30-26

ORIGINAL ISSUE DATE:
MARCH 19, 2026

DRAWING TITLE

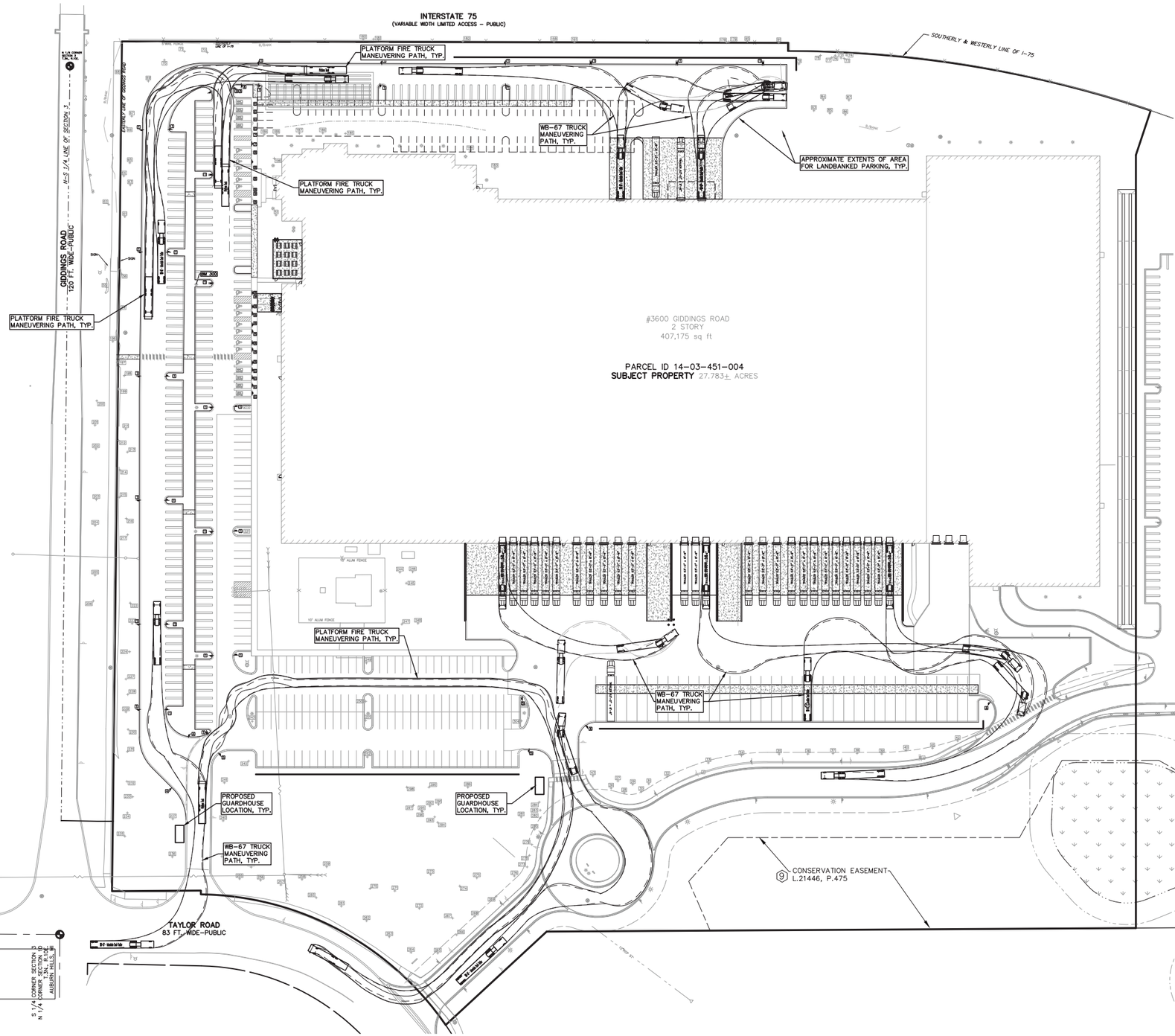
PRELIMINARY DIMENSION PLAN - SOUTHEAST

PEA JOB NO.	26-0057
P.M.	JPB
DN.	JKS
DES.	JKS

DRAWING NUMBER:

C-3.3

S:\PROJECTS\2026\26-0057 CLC LEAR\DWG\2_SITE_PLAN\[C-3.1]SM--260057.dwg PLOT DATE: 4/1/2026 9:11 AM BY: John Sheahan



LEGEND:

- CONCRETE PAVEMENT (STD DUTY, HEAVY DUTY, R.O.W. ONLY)
- ASPHALT PAVEMENT (STD DUTY, HEAVY DUTY, DEEP STRENGTH)
- GRAVEL
- WETLAND
- CONCRETE CURB AND GUTTER
- REVERSE GUTTER PAN
- SETBACK LINE
- SIGN
- LIGHTPOLE
- FENCE
- GUARD RAIL

SIGN LEGEND:

'NO PARKING FIRE LANE' SIGN	[1]
'STOP' SIGN	[2]
'NO RIGHT TURN' SIGN	[3]
'AUTHORIZED VEHICLES ONLY' SIGN	[4]
'TRUCKS PROHIBITED' SIGN	[5]
'EV ONLY' SIGN	[6]
'EXPECTING MOTHERS' SIGN	[7]
'BARRIER FREE PARKING' SIGN	[8]
'VAN ACCESSIBLE' SIGN	[9]

REFER TO DETAIL SHEET C-9.1 FOR SIGN DETAILS

LEGEND:

- EX. OH, ELEC, POLE & GUY WIRE
- EX. U.G. CABLE TV & PEDESTAL
- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- EX. U.G. ELEC.MANHOLE, METER & HANDHOLE
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NORTH

0 30 60 120
SCALE: 1" = 60'

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

PROJECT TITLE
LEAR
3600 GIDDINGS ROAD
AUBURN HILLS, MI

REVISIONS	
CITY COMMENTS	3-30-26

ORIGINAL ISSUE DATE:
MARCH 19, 2026

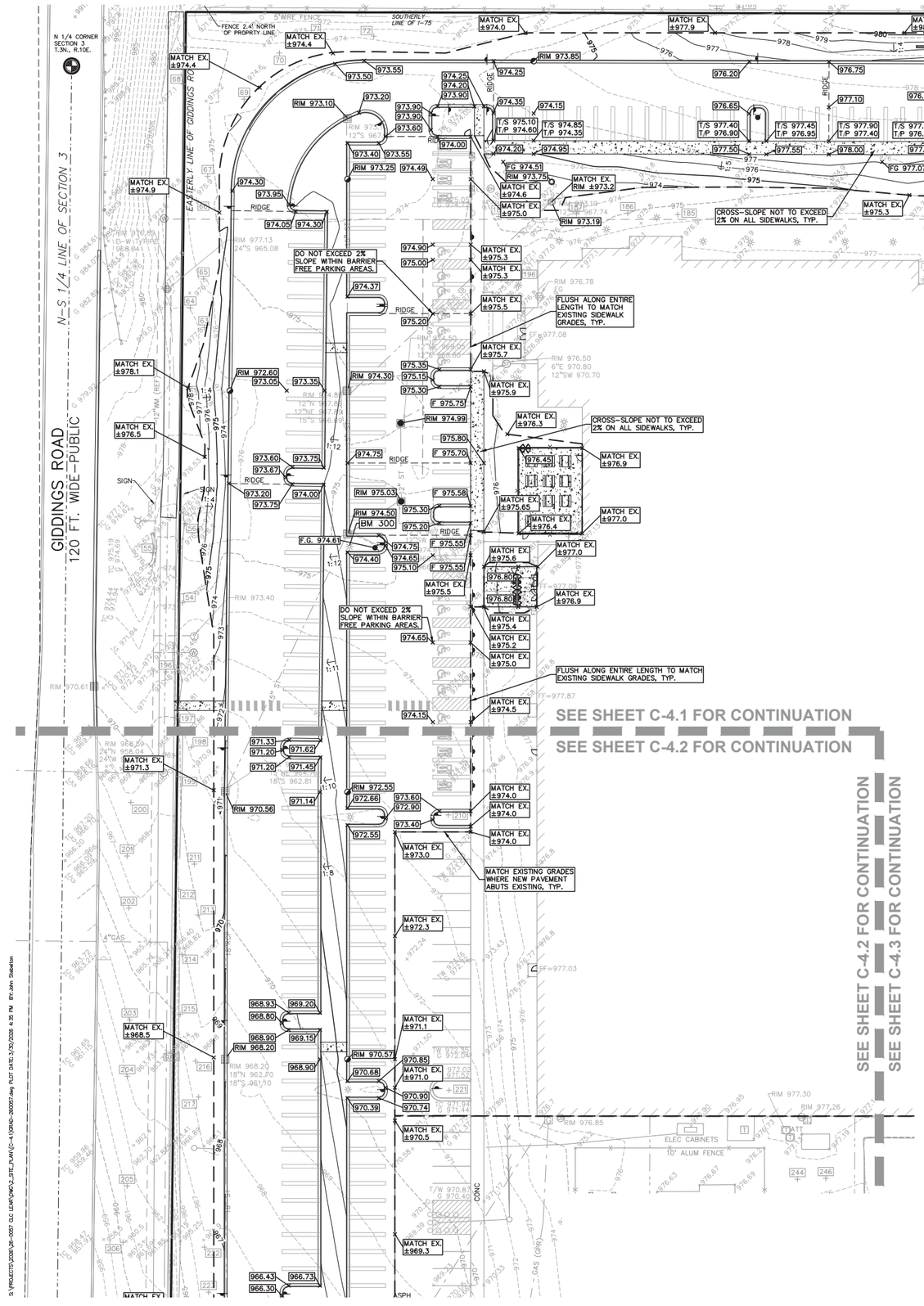
DRAWING TITLE
TRUCK MANUEVERING PLAN

PEA JOB NO.	26-0057
P.M.	JPB
DN.	JKS
DES.	JKS

DRAWING NUMBER:
C-3.4

NOT FOR CONSTRUCTION

S:\PROJECTS\2026\26-0057 CLC LEAR\DWG\2_SITE_PLAN\[C-3.4(TRUCK-260057.dwg PLOT DATE:3/30/2026 4:35 PM BY:John Stefanton



PARCEL ID 14-03-451-004
SUBJECT PROPERTY 27.783± ACRES

GRADING LEGEND:

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

ABBREVIATIONS

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

REFER TO GRADING NOTES ON SHEET C-9.0

RETAINING WALL NOTE:

TOP OF WALL (T/W) AND BOTTOM OF WALL (B/W) GRADES ARE THE FINISH GRADE AT THE TOP AND BOTTOM OF THE RETAINING WALL, NOT ACTUAL TOP AND BOTTOM OF THE WALL STRUCTURE.

EARTHWORK BALANCING NOTE:

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

FLOODPLAIN NOTE:

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

BENCHMARKS:
(NAVD88)

BM#300
MAG NAIL & WASHER IN IN TOP EAST SIDE OF LIGHT POLE BASE 145' E OF THE CENTERLINE OF GIDDINGS, 185' SW OF THE NW BLDG CORNER #3600 GIDDINGS.
ELEV. - 976.37

BM#301
MAG NAIL & WASHER 195 FEET SOUTH AND 280 FEET SW OF THE NW BLDG COR #3600 GIDDINGS
ELEV. - 970.99

LEGAL DESCRIPTION:
(PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT ORDER NO. O00124660, REVISION 1, COMMITMENT DATE AUGUST 16, 2021.)

TAX ID NUMBER(S): PART OF 02-14-03-451-003 (COVERS MORE LAND), 02-14-03-451-004

LAND SITUATED IN THE CITY OF AUBURN HILLS IN THE COUNTY OF OAKLAND IN THE STATE OF MICHIGAN

LAND IN PART OF THE SOUTHEAST QUARTER OF SECTION 3, AND PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWN 3 NORTH, RANGE 10 EAST, CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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NORTH

0 15 30 60
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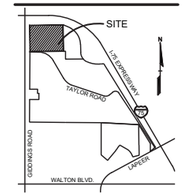


CLIENT
CUNNINGHAM-LIMP COMPANY
28970 CABOT DRIVE, SUITE: 100
NOVI, MICHIGAN 48377

PROJECT TITLE
LEAR
3600 GIDDINGS ROAD
AUBURN HILLS, MI

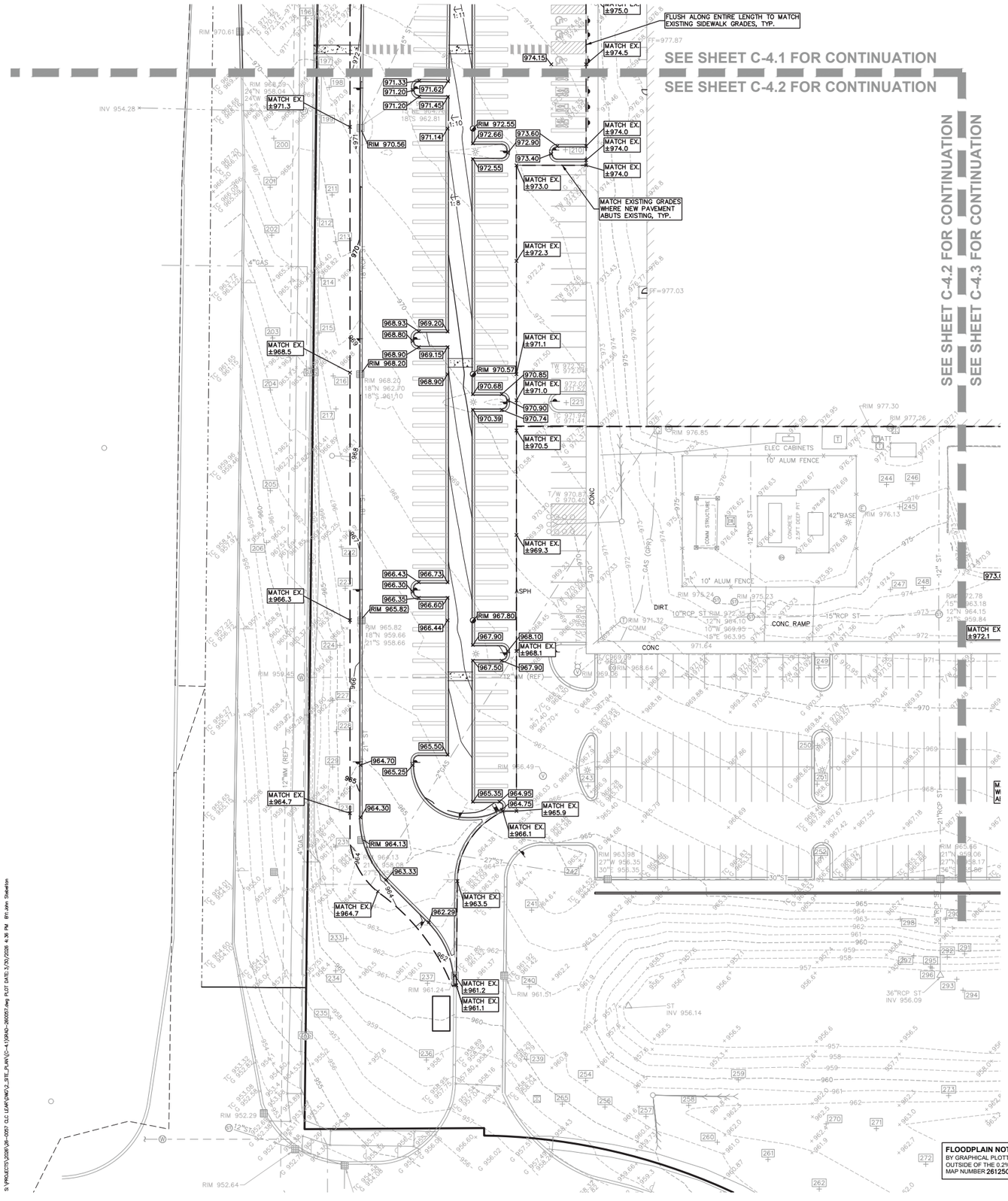
REVISIONS	
CITY COMMENTS	3-30-26

ORIGINAL ISSUE DATE:
MARCH 19, 2026

DRAWING TITLE
PRELIMINARY GRADING PLAN - NORTH

PEA JOB NO.	26-0057
P.M.	JPB
DN.	JKS
DES.	JKS

DRAWING NUMBER:
C-4.1


SEE SHEET C-4.1 FOR CONTINUATION
SEE SHEET C-4.2 FOR CONTINUATION
SEE SHEET C-4.2 FOR CONTINUATION
SEE SHEET C-4.3 FOR CONTINUATION
FLUSH ALONG ENTIRE LENGTH TO MATCH EXISTING SIDEWALK GRADES, TYP.
MATCH EXISTING GRADES WHERE NEW PAVEMENT ABUTS EXISTING, TYP.
MATCH EX. ±974.5
MATCH EX. ±974.0
MATCH EX. ±974.0
MATCH EX. ±974.0
MATCH EX. ±973.0
MATCH EX. ±972.3
MATCH EX. ±971.1
MATCH EX. ±971.0
MATCH EX. ±970.5
MATCH EX. ±969.3
MATCH EX. ±968.1
MATCH EX. ±972.1
MATCH EX. ±971.3
MATCH EX. ±968.5
MATCH EX. ±966.3
MATCH EX. ±964.7
MATCH EX. ±965.9
MATCH EX. ±966.1
MATCH EX. ±964.7
MATCH EX. ±963.5
MATCH EX. ±961.2
MATCH EX. ±961.1
RIM 970.56
RIM 968.20
RIM 967.80
RIM 964.13
RIM 972.55
RIM 970.57
971.33
971.20
971.62
971.20
971.45
971.14
972.66
973.60
972.90
973.40
972.55
968.93
968.80
969.20
968.90
969.15
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967.90
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967.50
967.90
965.50
964.70
965.25
965.35
964.95
964.75
964.30
963.33
962.29
ELEC CABINETS
10' ALUM FENCE
42"BASE
12"RCP ST
10" ALUM FENCE
15"RCP ST
CONC RAMP
DIRT
CONC
ASPH
4"GAS
12" WM (REF)
36"RCP ST
INV 954.28
INV 956.14
INV 956.09
RIM 952.29
RIM 952.64
RIM 970.61
RIM 977.30
RIM 977.26
RIM 976.55
RIM 976.13
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RIM 961.24
RIM 961.51
RIM 959.66
RIM 958.04
RIM 962.81
RIM 962.70
RIM 961.10
RIM 956.35
18"S 962.81
18"N 959.66
21"S 958.66
18"N 962.70
18"S 961.10
27"W 956.35
30"S 958.35
T/W 970.87
C 970.40
T/W 971.94
C 971.44
T/W 972.35
C 972.04
T/W 971.50
T/W 971.89
T/W 971.17
T/W 970.58
T/W 969.39
T/W 968.95
T/W 968.64
T/W 968.18
T/W 967.84
T/W 967.45
T/W 967.18
T/W 967.42
T/W 967.52
T/W 966.69
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T/W 954.37
T/W 953.87
T/W 953.37
T/W

SEE SHEET C-4.1 FOR CONTINUATION
SEE SHEET C-4.2 FOR CONTINUATION
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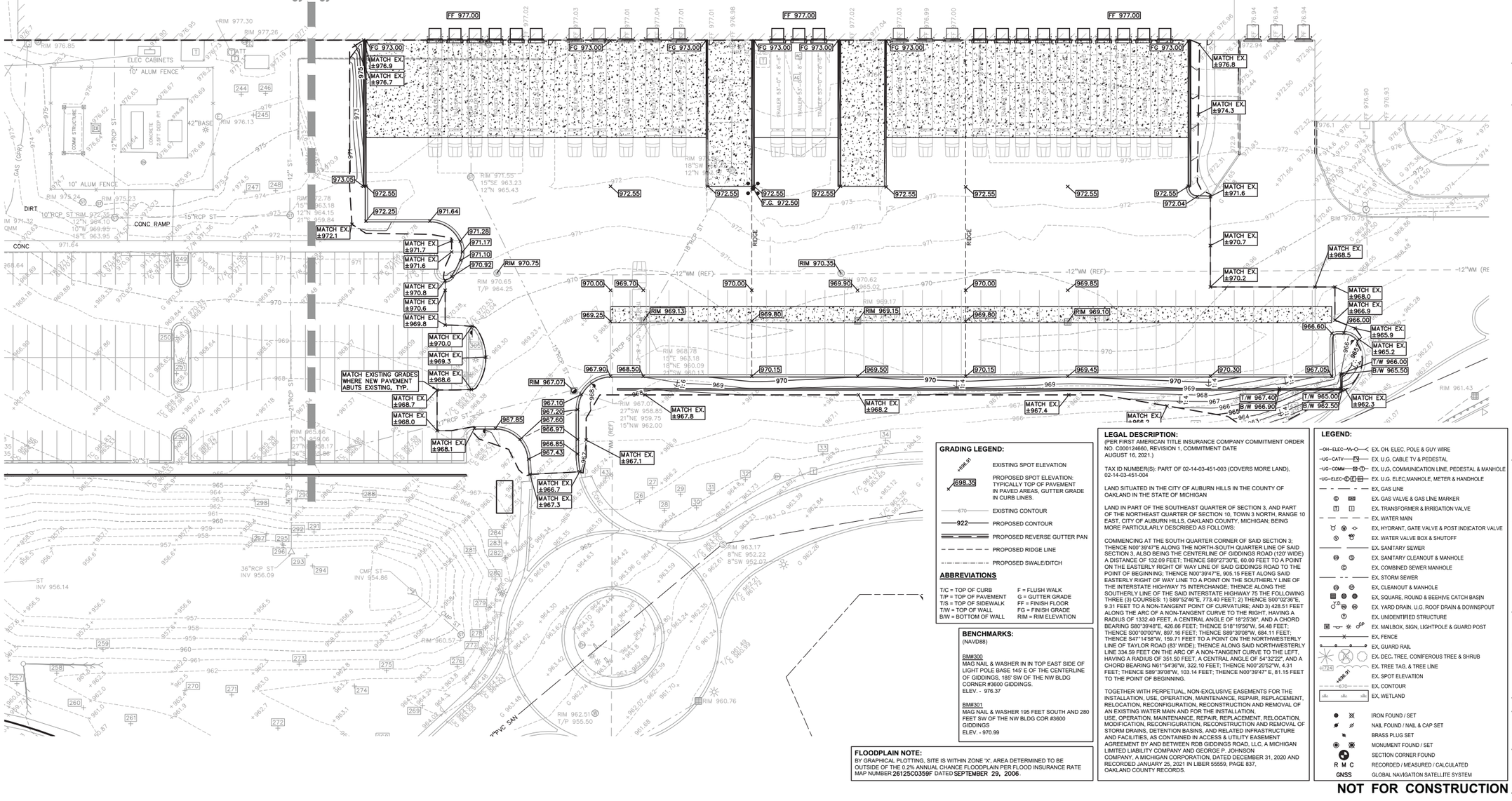
PARCEL ID 14-03-451-004
SUBJECT PROPERTY 27.783± ACRES


FF 977.00
FG 973.00
MATCH EX. ±976.9
MATCH EX. ±976.7
MATCH EX. ±976.8
MATCH EX. ±974.3
MATCH EX. ±971.6
MATCH EX. ±970.7
MATCH EX. ±968.5
MATCH EX. ±970.2
MATCH EX. ±968.0
MATCH EX. ±966.9
966.00
MATCH EX. ±965.9
MATCH EX. ±965.2
T/W 966.00
B/W 965.50
966.60
T/W 965.00
B/W 962.50
MATCH EX. ±962.3
T/W 967.40
B/W 966.90
MATCH EX. ±967.4
MATCH EX. ±968.2
MATCH EX. ±967.8
MATCH EX. ±967.1
MATCH EX. ±966.7
MATCH EX. ±967.3
MATCH EX. ±968.1
MATCH EX. ±968.7
MATCH EX. ±968.0
MATCH EX. ±969.3
MATCH EX. ±968.6
MATCH EXISTING GRADES WHERE NEW PAVEMENT ABUTS EXISTING, TYP.
MATCH EX. ±970.0
MATCH EX. ±970.8
MATCH EX. ±970.6
MATCH EX. ±969.8
MATCH EX. ±971.7
MATCH EX. ±971.6
MATCH EX. ±972.1
RIM 970.75
RIM 970.35
RIM 969.13
RIM 969.15
RIM 969.10
RIM 967.07
RIM 963.17
RIM 962.51
RIM 960.76
RIM 960.57
RIM 961.43
RIDGE
18"RCP ST
15"RCP ST
12"RCP ST
42"BASE
ELEC CABINETS
10' ALUM FENCE
CONC RAMP
DIRT
CONC
GAS (GRP)
36"RCP ST
INV 956.09
INV 956.14
INV 954.86
CMP ST
12"WM (REF)
T/C 964.13
T/C 963.65
T/C 963.26
T/C 962.86
T/C 962.46
T/C 962.06
T/C 961.66
T/C 961.26
T/P 964.25
T/P 955.50
T/P 960.62
T/P 969.17
T/P 968.78
T/P 967.07
T/P 959.75
T/P 962.00
T/P 960.13
T/P 959.84
T/P 963.18
T/P 964.15
T/P 963.95
T/P 964.10
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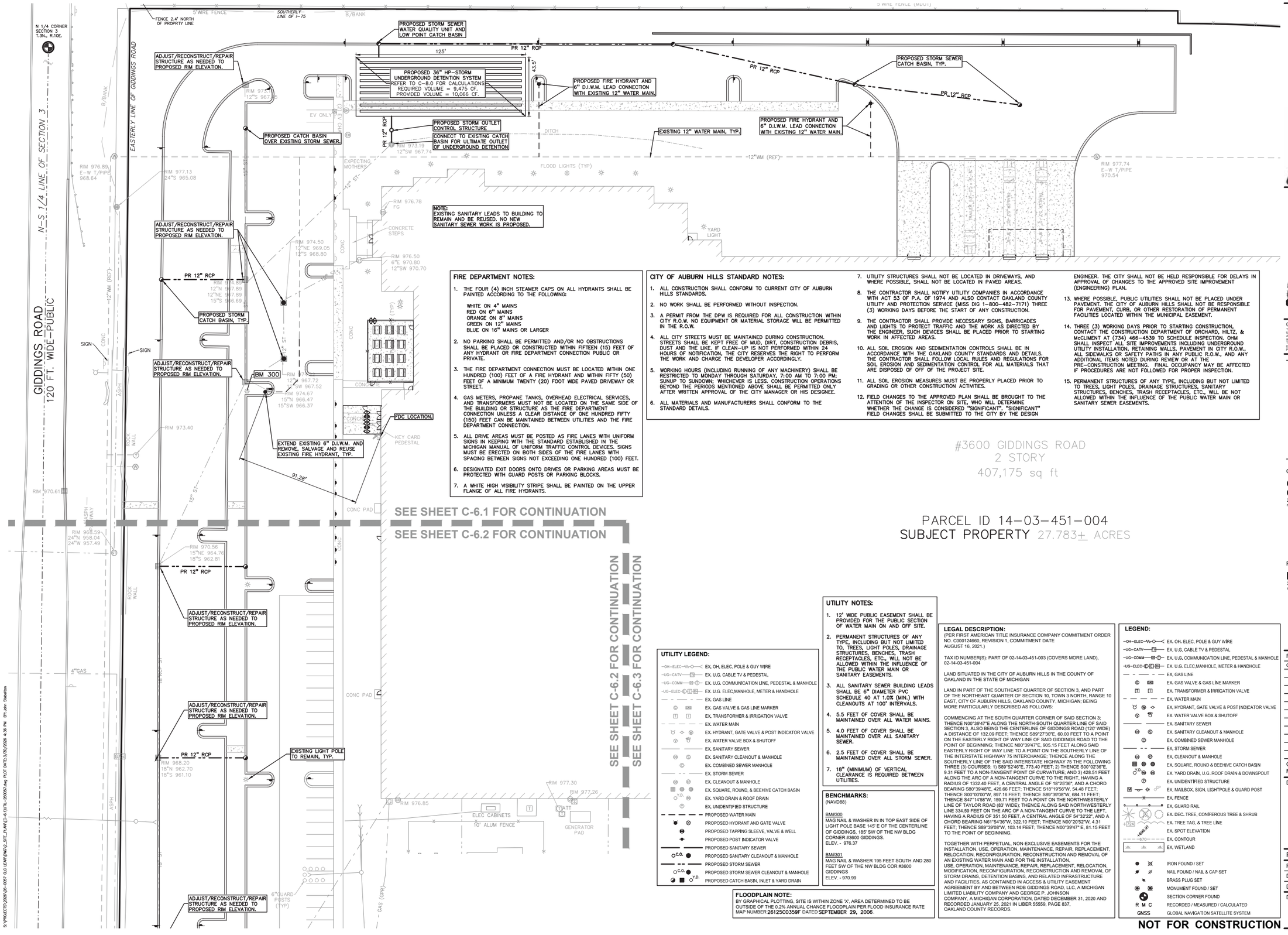

FIRE DEPARTMENT NOTES:

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

CITY OF AUBURN HILLS STANDARD NOTES:

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

#3600 GIDDINGS ROAD
2 STORY
407,175 sq ft

PARCEL ID 14-03-451-004
SUBJECT PROPERTY 27.783± ACRES

UTILITY LEGEND:

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

UTILITY NOTES:

1. 12' WIDE PUBLIC EASEMENT SHALL BE PROVIDED FOR THE PUBLIC SECTION OF WATER MAIN ON AND OFF SITE.
2. PERMANENT STRUCTURES OF ANY TYPE, INCLUDING BUT NOT LIMITED TO, TREES, LIGHT POLES, DRAINAGE STRUCTURES, BENCHES, TRASH RECEPTACLES, ETC., WILL NOT BE ALLOWED WITHIN THE INFLUENCE OF THE PUBLIC WATER MAIN OR SANITARY EASEMENTS.
3. ALL SANITARY SEWER BUILDING LEADS SHALL BE 6" DIAMETER PVC SCHEDULE 40 AT 1.0% (MIN.) WITH CLEANOUTS AT 100' INTERVALS.
4. 5.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATER MAINS.
5. 4.0 FEET OF COVER SHALL BE MAINTAINED OVER ALL SANITARY SEWER.
6. 2.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL STORM SEWER.
7. 18" (MINIMUM) OF VERTICAL CLEARANCE IS REQUIRED BETWEEN UTILITIES.

BENCHMARKS:

(NAVD88)

BM#300
MAG NAIL & WASHER IN IN TOP EAST SIDE OF LIGHT POLE BASE 145' E OF THE CENTERLINE OF GIDDINGS, 185' SW OF THE NW BLDG CORNER #3600 GIDDINGS.
ELEV. - 976.37

BM#301
MAG NAIL & WASHER 195 FEET SOUTH AND 280 FEET SW OF THE NW BLDG COR #3600 GIDDINGS
ELEV. - 970.99

FLOODPLAIN NOTE:

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

LEGAL DESCRIPTION:

(PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT ORDER NO. C000124660, REVISION 1, COMMITMENT DATE AUGUST 16, 2021.)

TAX ID NUMBER(S): PART OF 02-14-03-451-003 (COVERS MORE LAND), 02-14-03-451-004

LAND SITUATED IN THE CITY OF AUBURN HILLS IN THE COUNTY OF OAKLAND IN THE STATE OF MICHIGAN

LAND IN PART OF THE SOUTHEAST QUARTER OF SECTION 3, AND PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWN 3 NORTH, RANGE 10 EAST, CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3; THENCE N00°39'47"E ALONG THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 3, ALSO BEING THE CENTERLINE OF GIDDINGS ROAD (120' WIDE) A DISTANCE OF 132.09 FEET; THENCE S89°27'30"E, 60.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID GIDDINGS ROAD TO THE POINT OF BEGINNING; THENCE N00°39'47"E, 905.15 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO A POINT ON THE SOUTHERLY LINE OF THE INTERSTATE HIGHWAY 75 INTERCHANGE; THENCE ALONG THE SOUTHERLY LINE OF THE SAID INTERSTATE HIGHWAY 75 THE FOLLOWING THREE (3) COURSES: 1) S89°52'46"E, 773.40 FEET; 2) THENCE S00°02'36"E, 9.31 FEET TO A NON-TANGENT POINT OF CURVATURE; AND 3) 428.51 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1332.40 FEET, A CENTRAL ANGLE OF 18°25'36", AND A CHORD BEARING S80°39'48"E, 426.66 FEET; THENCE S18°19'56"W, 54.48 FEET; THENCE S00°00'00"W, 897.16 FEET; THENCE S89°39'08"W, 684.11 FEET; THENCE S47°14'58"W, 159.71 FEET TO A POINT ON THE NORTHWESTERLY LINE OF TAYLOR ROAD (83' WIDE); THENCE ALONG SAID NORTHWESTERLY LINE 334.59 FEET ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 351.50 FEET, A CENTRAL ANGLE OF 54°32'22", AND A CHORD BEARING N61°54'36"W, 322.10 FEET; THENCE N00°20'52"W, 4.31 FEET; THENCE S89°39'08"W, 103.14 FEET; THENCE N00°39'47" E, 81.15 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH PERPETUAL, NON-EXCLUSIVE EASEMENTS FOR THE INSTALLATION, USE, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, RELOCATION, RECONFIGURATION, RECONSTRUCTION AND REMOVAL OF AN EXISTING WATER MAIN AND FOR THE INSTALLATION, USE, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, RELOCATION, MODIFICATION, RECONFIGURATION, RECONSTRUCTION AND REMOVAL OF STORM DRAINS, DETENTION BASINS, AND RELATED INFRASTRUCTURE AND FACILITIES, AS CONTAINED IN ACCESS & UTILITY EASEMENT AGREEMENT BY AND BETWEEN RDB GIDDINGS ROAD, LLC, A MICHIGAN LIMITED LIABILITY COMPANY AND GEORGE P. JOHNSON COMPANY, A MICHIGAN CORPORATION, DATED DECEMBER 31, 2020 AND RECORDED JANUARY 25, 2021 IN LIBER 55559, PAGE 837, OAKLAND COUNTY RECORDS.

LEGEND:

- EX. OH, ELEC, POLE & GUY WIRE
- EX. U.G. CABLE TV & PEDESTAL
- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- EX. U.G. ELEC,MANHOLE, METER & HANDHOLE
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- EX. COMBINED SEWER MANHOLE
- EX. STORM SEWER
- EX. CLEANOUT & MANHOLE
- EX. SQUARE, ROUND & BEEHIVE CATCH BASIN
- EX. YARD DRAIN, U.G. ROOF DRAIN & DOWNSPOUT
- EX. UNIDENTIFIED STRUCTURE
- EX. MAILBOX, SIGN, LIGHTPOLE & GUARD POST
- EX. FENCE
- EX. GUARD RAIL
- EX. DEC. TREE, CONIFEROUS TREE & SHRUB
- EX. TREE TAG, & TREE LINE
- EX. SPOT ELEVATION
- EX. CONTOUR
- EX. WETLAND
- IRON FOUND / SET
- NAIL FOUND / NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND / SET
- SECTION CORNER FOUND
- R M C — RECORDED / MEASURED / CALCULATED
- GNSS — GLOBAL NAVIGATION SATELLITE SYSTEM

NOT FOR CONSTRUCTION

PEA GROUP
t: 844.813.2949
www.peagroup.com

NORTH

0 15 30 60
SCALE: 1" = 30'

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

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

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

PROJECT TITLE
LEAR
3600 GIDDINGS ROAD
AUBURN HILLS, MI

REVISIONS

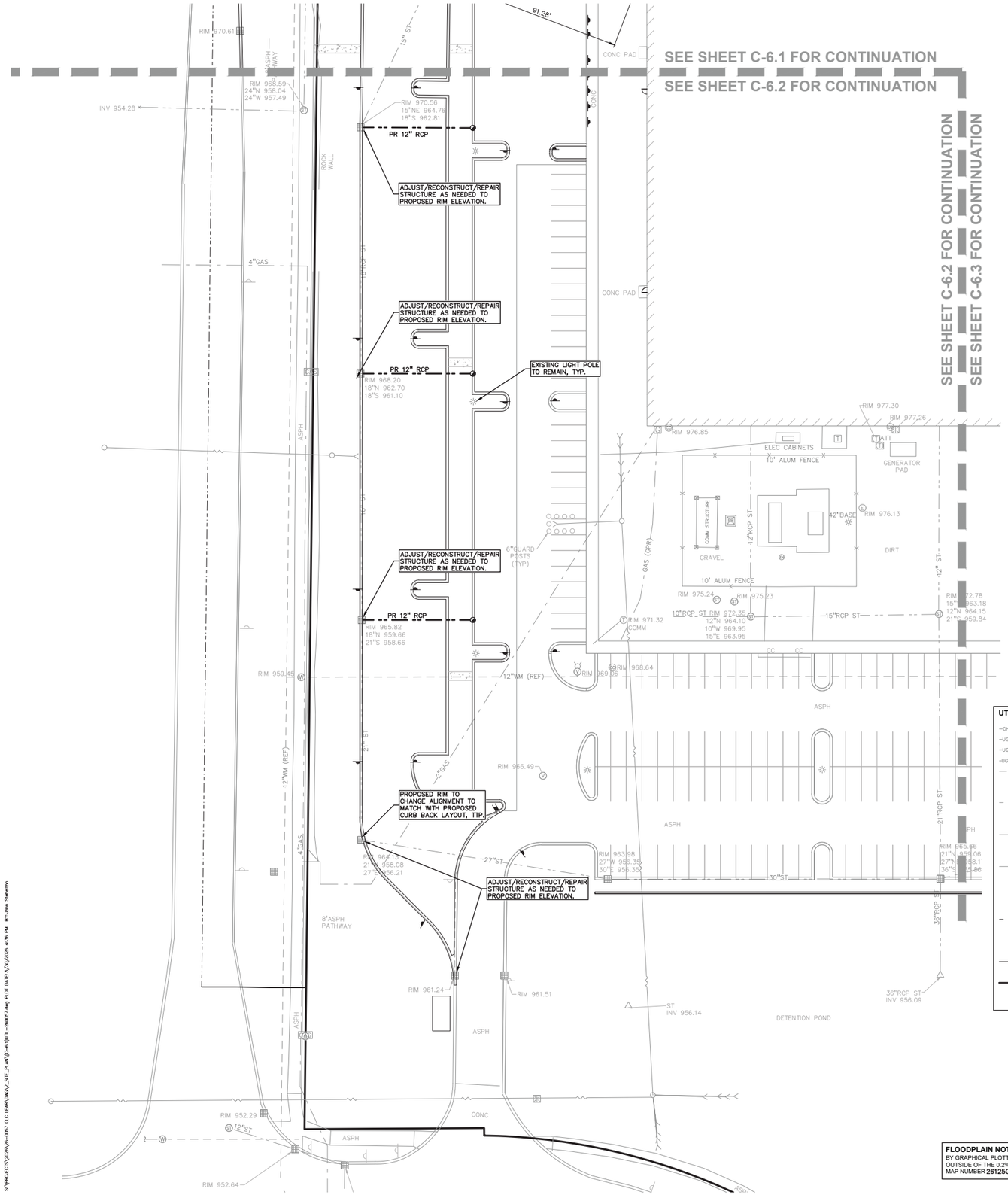
CITY COMMENTS	3-30-26

ORIGINAL ISSUE DATE:
MARCH 19, 2026

DRAWING TITLE
PRELIMINARY UTILITY PLAN - NORTH

PEA JOB NO.	26-0057
P.M.	JPB
DN.	JKS
DES.	JKS

DRAWING NUMBER:
C-6.1



ADDITIONAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.
2. REFER TO SHEET C-9.0 THRU C-9.1 FOR ON-SITE PAVING DETAILS.
3. REFER TO SHEET CONSTRUCTION PLANS FOR ON-SITE SIDEWALK RAMP DETAILS.
4. 'NO PARKING-FIRE LANE' SIGNS SHALL BE POSTED ALONG ALL FIRE LANES AT 100 FOOT INTERVALS OR AS DIRECTED BY THE FIRE OFFICIAL.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF AUBURN HILLS CURRENT STANDARDS AND REGULATIONS.
6. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
7. ANY WORK WITHIN THE STREET OR HIGHWAY RIGHT-OF-WAYS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN GRADED AND /OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.

CITY OF AUBURN HILLS STANDARD NOTES:

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4. ALL CITY STREETS MUST BE MAINTAINED DURING CONSTRUCTION. STREETS SHALL BE KEPT FREE OF MUD, DIRT, CONSTRUCTION DEBRIS, DUST AND THE LIKE. IF CLEAN-UP IS NOT PERFORMED WITHIN 24 HOURS OF NOTIFICATION, THE CITY RESERVES THE RIGHT TO PERFORM THE WORK AND CHARGE THE DEVELOPER ACCORDINGLY.
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   RED ON 6" MAINS
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   GREEN ON 12" MAINS
   BLUE ON 16" MAINS OR LARGER

2. NO PARKING SHALL BE PERMITTED AND/OR NO OBSTRUCTIONS SHALL BE PLACED OR CONSTRUCTED WITHIN FIFTEEN (15) FEET OF ANY HYDRANT OR FIRE DEPARTMENT CONNECTION, PUBLIC OR PRIVATE.
3. THE FIRE DEPARTMENT CONNECTION MUST BE LOCATED WITHIN ONE HUNDRED (100) FEET OF A FIRE HYDRANT AND WITHIN FIFTY (50) FEET OF A MINIMUM TWENTY (20) FOOT WIDE PAVED DRIVEWAY OR STREET.
4. GAS METERS, PROPANE TANKS, OVERHEAD ELECTRICAL SERVICES, AND TRANSFORMERS MUST NOT BE LOCATED ON THE SAME SIDE OF THE BUILDING OR STRUCTURE AS THE FIRE DEPARTMENT CONNECTION UNLESS A CLEAR DISTANCE OF ONE HUNDRED FIFTY (150) FEET CAN BE MAINTAINED BETWEEN UTILITIES AND THE FIRE DEPARTMENT CONNECTION.
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BENCHMARKS:

(NAVD88)

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MAG NAIL & WASHER IN IN TOP EAST SIDE OF LIGHT POLE BASE 145' E OF THE CENTERLINE OF GIDDINGS, 185' SW OF THE NW BLDG CORNER #3600 GIDDINGS.
ELEV. - 976.37

BM#301
MAG NAIL & WASHER 195 FEET SOUTH AND 280 FEET SW OF THE NW BLDG COR #3600 GIDDINGS
ELEV. - 970.99

FLOODPLAIN NOTE:

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

LEGAL DESCRIPTION:

(PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT ORDER NO. C000124660, REVISION 1, COMMITMENT DATE AUGUST 16, 2021.)

TAX ID NUMBER(S): PART OF 02-14-03-451-003 (COVERS MORE LAND), 02-14-03-451-004

LAND SITUATED IN THE CITY OF AUBURN HILLS IN THE COUNTY OF OAKLAND IN THE STATE OF MICHIGAN

LAND IN PART OF THE SOUTHEAST QUARTER OF SECTION 3, AND PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWN 3 NORTH, RANGE 10 EAST, CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3; THENCE N00°39'47"E ALONG THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 3, ALSO BEING THE CENTERLINE OF GIDDINGS ROAD (120' WIDE) A DISTANCE OF 132.09 FEET; THENCE S89°27'30"E, 60.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID GIDDINGS ROAD TO THE POINT OF BEGINNING; THENCE N00°39'47"E, 905.15 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE TO A POINT ON THE SOUTHERLY LINE OF THE INTERSTATE HIGHWAY 75 INTERCHANGE; THENCE ALONG THE SOUTHERLY LINE OF THE SAID INTERSTATE HIGHWAY 75 THE FOLLOWING THREE (3) COURSES: 1) S89°52'46"E, 773.40 FEET; 2) THENCE S00°02'36"E, 9.31 FEET TO A NON-TANGENT POINT OF CURVATURE; AND 3) 428.51 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1332.40 FEET, A CENTRAL ANGLE OF 18°25'36", AND A CHORD BEARING S80°39'48"E, 426.66 FEET; THENCE S18°19'56"W, 54.48 FEET; THENCE S00°00'00"W, 897.16 FEET; THENCE S89°39'08"W, 684.11 FEET; THENCE S47°14'58"W, 159.71 FEET TO A POINT ON THE NORTHWESTERLY LINE OF TAYLOR ROAD (83' WIDE); THENCE ALONG SAID NORTHWESTERLY LINE 334.59 FEET ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 351.50 FEET, A CENTRAL ANGLE OF 54°32'22", AND A CHORD BEARING N61°54'36"W, 322.10 FEET; THENCE N00°20'52"W, 4.31 FEET; THENCE S89°39'08"W, 103.14 FEET; THENCE N00°39'47"E, 81.15 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH PERPETUAL, NON-EXCLUSIVE EASEMENTS FOR THE INSTALLATION, USE, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, RELOCATION, RECONFIGURATION, RECONSTRUCTION AND REMOVAL OF AN EXISTING WATER MAIN AND FOR THE INSTALLATION, USE, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, RELOCATION, MODIFICATION, RECONFIGURATION, RECONSTRUCTION AND REMOVAL OF STORM DRAINS, DETENTION BASINS, AND RELATED INFRASTRUCTURE AND FACILITIES, AS CONTAINED IN ACCESS & UTILITY EASEMENT AGREEMENT BY AND BETWEEN RDB GIDDINGS ROAD, LLC, A MICHIGAN LIMITED LIABILITY COMPANY AND GEORGE P. JOHNSON COMPANY, A MICHIGAN CORPORATION, DATED DECEMBER 31, 2020 AND RECORDED JANUARY 25, 2021 IN LIBER 55559, PAGE 837, OAKLAND COUNTY RECORDS.

LEGEND:

- EX. OH, ELEC, POLE & GUY WIRE
- EX. U.G. CABLE TV & PEDESTAL
- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- EX. U.G. ELEC,MANHOLE, METER & HANDHOLE
- EX. GAS LINE
- EX. GAS VALVE & GAS LINE MARKER
- EX. TRANSFORMER & IRRIGATION VALVE
- EX. WATER MAIN
- EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
- EX. WATER VALVE BOX & SHUTOFF
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- EX. COMBINED SEWER MANHOLE
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- MONUMENT FOUND / SET
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- R M C — RECORDED / MEASURED / CALCULATED
- GNSS — GLOBAL NAVIGATION SATELLITE SYSTEM

NOT FOR CONSTRUCTION

PEA GROUP
t: 844.813.2949
www.peagroup.com

NORTH

0 15 30 60
SCALE: 1" = 30'

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

CAUTION!!
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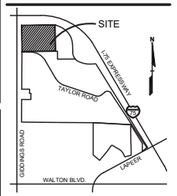


CLIENT

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

PROJECT TITLE

LEAR
3600 GIDDINGS ROAD
AUBURN HILLS, MI

REVISIONS	
CITY COMMENTS	3-30-26

ORIGINAL ISSUE DATE:
MARCH 19, 2026

DRAWING TITLE

PRELIMINARY UTILITY PLAN - SOUTHWEST

PEA JOB NO.	26-0057
P.M.	JPB
DN.	JKS
DES.	JKS

DRAWING NUMBER:

C-6.2

S:\PROJECTS\2026\26-0057 GJ. LEAR\DWG\2_SITE_PLAN\[C-6.1\7\5--26005?.dwg PLOT DATE:3/30/2026 4:36 PM BY:John Stakelton

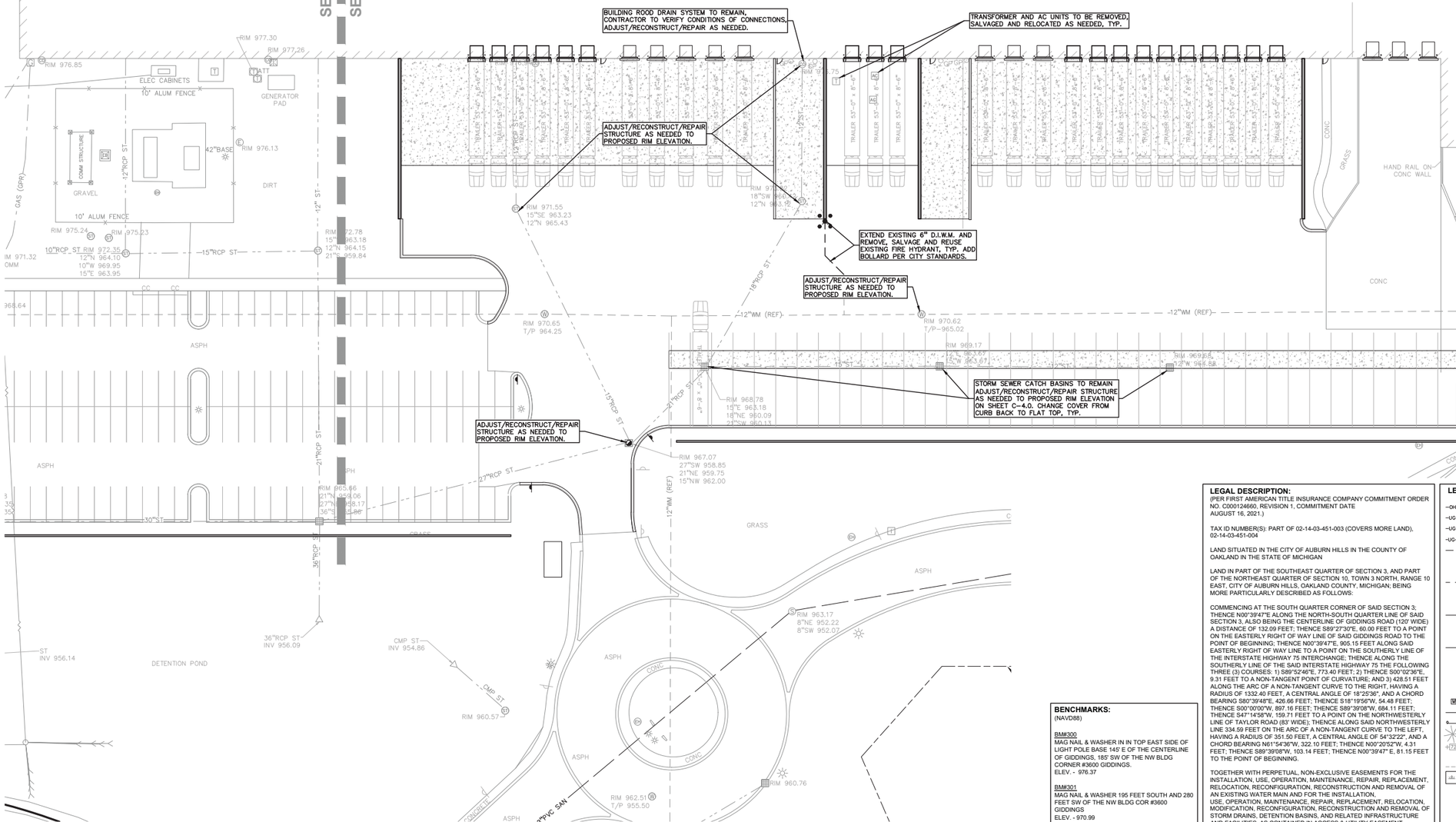
SEE SHEET C-6.1 FOR CONTINUATION

SEE SHEET C-6.2 FOR CONTINUATION

SEE SHEET C-6.2 FOR CONTINUATION

SEE SHEET C-6.3 FOR CONTINUATION

PARCEL ID 14-03-451-004
SUBJECT PROPERTY 27.783± ACRES



FIRE DEPARTMENT NOTES:

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

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- EX. U.G. CABLE TV & PEDESTAL
- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
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- EX. COMBINED SEWER MANHOLE
- EX. STORM SEWER
- EX. CLEANOUT & MANHOLE
- EX. SQUARE, ROUND, & BEEHIVE CATCH BASIN
- EX. YARD DRAIN & ROOF DRAIN
- EX. UNIDENTIFIED STRUCTURE
- PROPOSED WATER MAIN
- PROPOSED HYDRANT AND GATE VALVE
- PROPOSED TAPPING SLEEVE, VALVE & WELL
- PROPOSED POST INDICATOR VALVE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY CLEANOUT & MANHOLE
- PROPOSED STORM SEWER
- PROPOSED STORM SEWER CLEANOUT & MANHOLE
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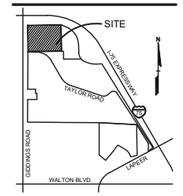

CLIENT

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

PROJECT TITLE

LEAR
3600 GIDDINGS ROAD
AUBURN HILLS, MI

BENCHMARKS:
(NAVD88)

BM#300
MAG NAIL & WASHER IN N TOP EAST SIDE OF LIGHT POLE BASE 145' E OF THE CENTERLINE OF GIDDINGS, 185' SW OF THE NW BLDG CORNER #3600 GIDDINGS.
ELEV. - 976.37

BM#301
MAG NAIL & WASHER 195 FEET SOUTH AND 280 FEET SW OF THE NW BLDG COR #3600 GIDDINGS
ELEV. - 970.99

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

LEGAL DESCRIPTION:
(PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT ORDER NO. C000124660, REVISION 1, COMMITMENT DATE AUGUST 16, 2021.)

TAX ID NUMBER(S): PART OF 02-14-03-451-003 (COVERS MORE LAND), 02-14-03-451-004

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- GNSS — GLOBAL NAVIGATION SATELLITE SYSTEM

REVISIONS	
CITY COMMENTS	3-30-26

ORIGINAL ISSUE DATE:
MARCH 19, 2026

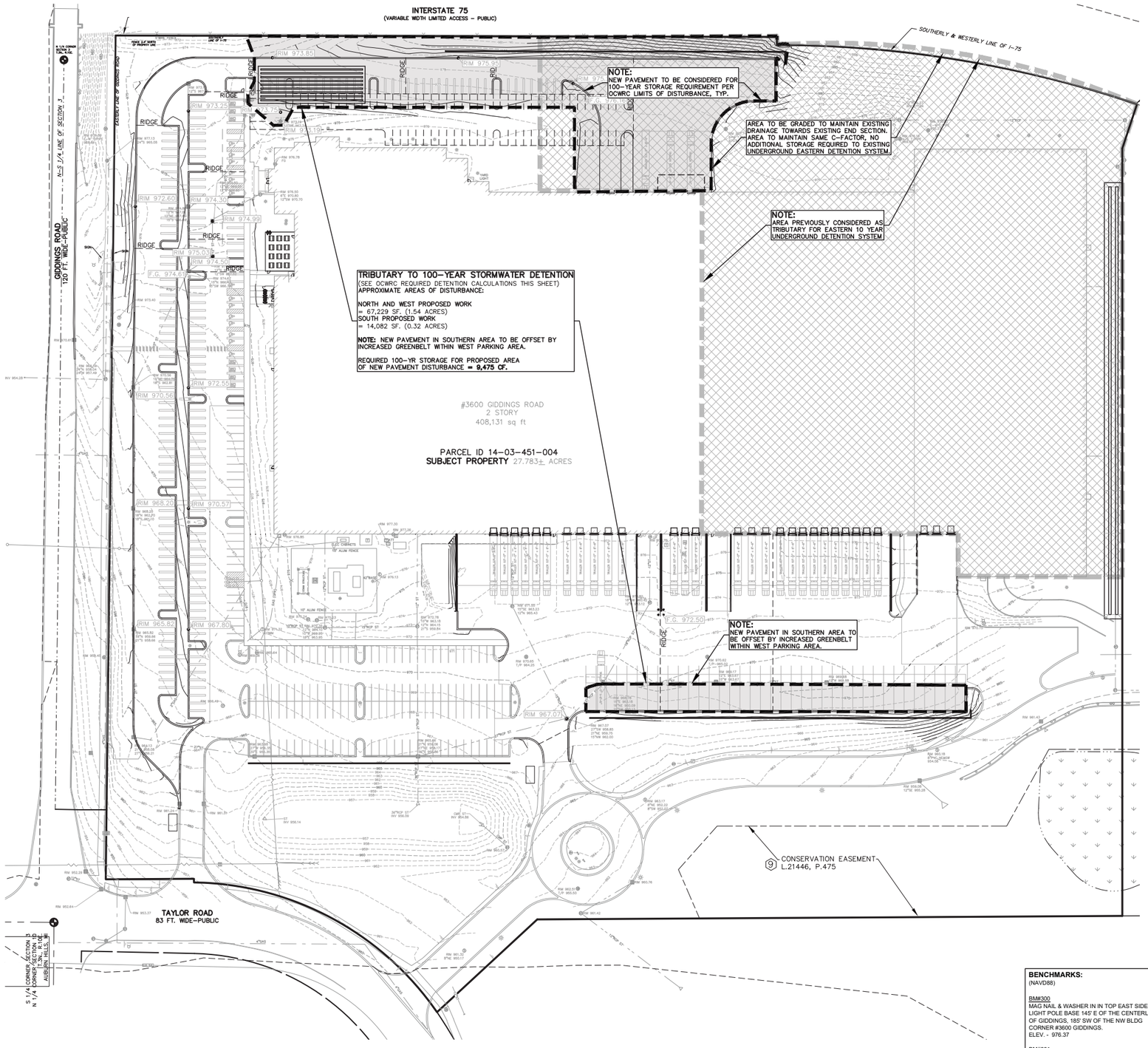
DRAWING TITLE
PRELIMINARY UTILITY PLAN - SOUTHEAST

PEA JOB NO.	26-0057
P.M.	JPB
DN.	JKS
DES.	JKS

DRAWING NUMBER:
C-6.3

NOT FOR CONSTRUCTION

S:\PROJECTS\2026\26-0057 CLC LEAR\CAD\C2_SITE_PLAN\[C-6.1UTIL-260057.dwg PLOT DATE: 3/30/2026 4:36 PM BY: John Stellefson



Design Requirements		
CPRC Extended Detention: V_{ED} =	7,877	cf
CPRC Allowable Outlet Rate: Q_{ALLO} =	0.05	cfs
100-Year Storage Volume: V_{100} =	9,475	cf
100-Year Allowable Outlet Rate: Q_{ALLOC} =	1.54	cfs
Detention Peak Inflow: Q_{100A} =	7.20	cfs

Underground Detention Storage		
Required Storage Volume:	9,475	cf
Pipe Diameter:	36	in
Pipe Volume per Linear Foot:	7.07	cf/lf
Total Pipe Length, L:	1,424	ft
Pipe Storage Volume:	10,066	cf
Storage in Stone Backfill?	N	
Porosity:		%
Stone Storage Volume:	0	cf
Stone Storage Volume per Linear Foot:	0.00	cf/lf
Provided System Volume:	10,066	cfs
Lowest Grade over system:	974.00	
Required Cover over system:	3.00	ft
Invert of Detention System:	968.00	
Invert of OCS:		

Pipe Manifold System Detention Design				
Pipe Diameter (ft)	Spacing (ft)	Maximum Run (ft)	Number of Runs	Double Header?
3	1.5	126	10	Y
			Footprint	
Header Length	Total Pipe (ft)	Storage (cf)	Length	Width
87.00	1,424	10,066	131	43.5

Total length of pipe is equal to the number of runs times the maximum run, plus the spaces between all runs.

Site Drainage Data			
Select County:	Oakland		
Select NCRS Soil type:	C		
Proposed			
Dry/Wet Detention/Retention Basin	acre	C =	1.00
Water Surface	acre	C =	1.00
Roof	1.01 acre	C =	0.95
Asphalt or Concrete Pavement	acre	C =	0.95
Gravel, Brick, or Macadam	acre	C =	0.85
Lawns & open space	0.54 acre	C =	0.35
Forested	acre	C =	0.35
Meadow/No-Mow area	acre	C =	0.35
Wetlands	acre	C =	
Porous Pavement/Green Roof	acre	C =	
Water Area:	0.00 acre	C =	0.00
Impervious Area:	1.01 acre	C =	0.95
Pervious Area:	0.54 acre	C =	0.35
Total Area (A):	1.54 acre		
Weighted Coefficient of Runoff (C):	0.74		
Rainfall Intensity			
Flood Control Time of Concentration, T_c =	15.00 minutes		
	15.00		

Time of Concentration (T_c):	15.00 min
Site Area (A)	1.54 acres
Runoff Coefficient (C)	0.74
Rainfall Intensity	
$i = 30.2p^{0.75}/(T_c + 9.1)^{0.81}$	
p is the design storm intensity, in years	
i_1 =	2.29 in/hr
i_{10} =	3.80 in/hr
i_{100} =	6.30 in/hr
Water Quality Volume	
V_{WQ} = 3630PCA	4,146 cf
V_1 = 5450A	622 cf
Forebay Dewatering Rate	
$Q_F = Q_{ALLO}$	0.05 cfs
CPVC: Channel Protection Volume Control Volume	
V_{CPVC} = 3630PCA	5,390 cf
Precipitation Depth, P:	1.20 inch
CPRC: Channel Protection Rate Control Volume: Extended Detention	
V_{ED} = 6897CA	7,877 cf
Target Dewatering Rate	
$Q_{ALLO} = V_{ED} / (48*60*60)$	0.05 cfs
Detention and Flood Control Release Rate	
Q_{ALLO} = 1.1055-0.206ln(A)	1.00 cfs/acre
Maximum Q_{ALLO} = 1.0 cfs/acre	
Mandated Outflow Rate:	N/A cfs/acre
Q_{ALLOC} is the lesser of the two rates multiplied by A.	
Q_{ALLOC} =	1.54 cfs
100-Year Runoff Volume	
V_{100} = 1868SCA	21,683 cf
Storage Curve Factor for the 100-year Detention Volume	
$Q_{100A} = C_{100}i_{100}A$	7.20 cfs
$R = [0.206 - 0.15ln(Q_{ALLOC}/Q_{100A})]$	0.44
100-Year Runoff Volume	
V_{100} = 1868SCA	21,683 cf
Channel Protection Volume Credit	
$V_{VC-CREDIT}$ is the volume infiltrated (cannot exceed V_{VC})	
Infiltration Volume Provided:	0 cf
$V_{VC-CREDIT}$ =	0 cf
$V_{100} = (V_{100}R) - V_{VC-CREDIT}$	9,475 cf
Storage System Volume	
The larger of V_{CPVC} and V_{ED} controls:	9,475 cf
Elevated at Q_{ALLOC} rate:	1.54 cfs

LEGAL DESCRIPTION:
(PER FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT ORDER NO. C000124660, REVISION 1, COMMITMENT DATE AUGUST 16, 2021.)

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LEGEND:

–OH–ELEC–	EX. OH, ELEC. POLE & GUY WIRE
–UG–CATV–	EX. U.G. CABLE TV & PEDESTAL
–UG–COMM–	EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
–UG–ELEC–	EX. U.G. ELEC.,MANHOLE, METER & HANDHOLE
	EX. GAS LINE
GAS	EX. GAS VALVE & GAS LINE MARKER
T	EX. TRANSFORMER & IRRIGATION VALVE
	EX. WATER MAIN
W	EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
W	EX. WATER VALVE BOX & SHUTOFF
	EX. SANITARY SEWER
S	EX. SANITARY CLEANOUT & MANHOLE
C	EX. COMBINED SEWER MANHOLE
	EX. STORM SEWER
S	EX. CLEANOUT & MANHOLE
	EX. SQUARE, ROUND & BEEHIVE CATCH BASIN
YD	EX. YARD DRAIN, U.G. ROOF DRAIN & DOWNSPOUT
?	EX. UNIDENTIFIED STRUCTURE
M	EX. MAILBOX, SIGN, LIGHTPOLE & GUARD POST
	EX. FENCE
	EX. GUARD RAIL
	EX. DEC. TREE, CONIFEROUS TREE & SHRUB
+724	EX. TREE TAG, & TREE LINE
1636.91	EX. SPOT ELEVATION
670	EX. CONTOUR
	EX. WETLAND
	IRON FOUND / SET
	NAIL FOUND / NAIL & CAP SET
	BRASS PLUG SET
	MONUMENT FOUND / SET
	SECTION CORNER FOUND
R M C	RECORDED / MEASURED / CALCULATED
GNSS	GLOBAL NAVIGATION SATELLITE SYSTEM

BENCHMARKS:
(NAVD88)

BM#300
MAG NAIL & WASHER IN IN TOP EAST SIDE OF LIGHT POLE BASE 145' E OF THE CENTERLINE OF GIDDINGS, 185' SW OF THE NW BLDG CORNER #3600 GIDDINGS.
ELEV. - 976.37

BM#301
MAG NAIL & WASHER 195 FEET SOUTH AND 280 FEET SW OF THE NW BLDG COR #3600 GIDDINGS
ELEV. - 970.99

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

NOT FOR CONSTRUCTION

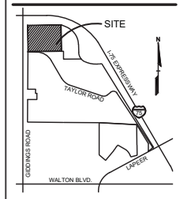
PEA GROUP
t: 844.813.2949
www.peagroup.com

NORTH

0 30 60 120
SCALE: 1" = 60'

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

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



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

PROJECT TITLE
LEAR
3600 GIDDINGS ROAD
AUBURN HILLS, MI

REVISIONS	
CITY COMMENTS	3-30-26

ORIGINAL ISSUE DATE:
MARCH 19, 2026

DRAWING TITLE
STORMWATER MANAGEMENT PLAN

PEA JOB NO.	26-0057
P.M.	JPB
DN.	JKS
DES.	JKS

DRAWING NUMBER:
C-8.0

S:\PROJECTS\2026\26-0057 CLC LEAR\DWG\2_SITE_PLAN\[C-8.0]MAP--260057.dwg PLOT DATE: 3/30/2026 4:36 PM BY: John Stapleton

GENERAL NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

1. ALL CONSTRUCTION, WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT OSHA, MDOT AND MUNICIPALITY STANDARDS AND REGULATIONS.
2. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
3. THE CONTRACTOR SHALL CONTACT THE ENGINEER SHOULD THEY ENCOUNTER ANY DESIGN ISSUES DURING CONSTRUCTION. IF THE CONTRACTOR MAKES DESIGN MODIFICATIONS WITHOUT THE WRITTEN DIRECTION OF THE DESIGN ENGINEER, THE CONTRACTOR DOES SO AT HIS OWN RISK.
4. UNLESS OTHERWISE AGREED UPON BETWEEN THE OWNER AND CONTRACTOR, THE CONTRACTOR SHALL PAY ALL MUNICIPAL, COUNTY, AND STATE PERMIT, INSPECTION, AND/OR TESTING FEES. THE CONTRACTOR SHALL ALSO PROVIDE THE NECESSARY BONDS AND INSURANCE REQUIRED TO COMPLETE THE PROJECT
5. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE 811/ONE CALL UTILITY LOCATING CENTER, THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION. IF NO NOTIFICATION IS GIVEN AND DAMAGE RESULTS, SAID DAMAGE WILL BE REPAIRED AT SOLE EXPENSE OF THE CONTRACTOR. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
6. CONTRACTOR SHALL VERIFY THAT THE PLANS AND SPECIFICATIONS ARE THE VERY LATEST PLANS AND SPECIFICATIONS AND FURTHERMORE, VERIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN APPROVED. ALL ITEMS CONSTRUCTED BY THE CONTRACTOR PRIOR TO RECEIVING FINAL APPROVAL, HAVING TO BE ADJUSTED OR RE-DONE, SHALL BE AT THE CONTRACTORS EXPENSE. SHOULD THE CONTRACTOR ENCOUNTER A CONFLICT BETWEEN THESE PLANS AND/OR SPECIFICATIONS, THEY SHALL SEEK CLARIFICATION IN WRITING FROM THE ENGINEER BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT SOLE EXPENSE TO THE CONTRACTOR.
7. ANY WORK WITHIN THE STREET OR HIGHWAY RIGHTS-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCIES HAVING JURISDICTION AND SHALL NOT BEGIN UNTIL ALL NECESSARY PERMITS HAVE BEEN ISSUED FOR THE WORK.
8. ALL PROPERTIES OR FACILITIES IN THE SURROUNDING AREAS, PUBLIC OR PRIVATE, DESTROYED OR OTHERWISE DISTURBED DUE TO CONSTRUCTION, SHALL BE REPLACED AND/OR RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR.
9. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADING, SIGNAGE, LIGHTS AND TRAFFIC CONTROL DEVICES TO PROTECT THE WORK AND SAFELY MAINTAIN TRAFFIC IN ACCORDANCE WITH LOCAL REQUIREMENTS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION). THE DESIGN ENGINEER, OWNER, CITY AND STATE SHALL NOT BE HELD LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.
10. THE USE OF CRUSHED CONCRETE IS PROHIBITED ON THE PROJECT WITHIN 100 FEET OF ANY WATER COURSE (STREAM, RIVER, COUNTY DRAIN, ETC.) AND LAKE, REGARDLESS OF THE APPLICATION OR LOCATION OF THE WATER COURSE OR LAKE RELATIVE TO THE PROJECT LIMITS.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADJUST THE TOP OF ALL EXISTING AND PROPOSED STRUCTURES (MANHOLES, CATCH BASINS, INLETS, GATE WELLS ETC.) WITHIN GRADED AND /OR PAVED AREAS TO FINAL GRADE SHOWN ON THE PLANS. ALL SUCH ADJUSTMENTS SHALL BE INCIDENTAL TO THE JOB AND WILL NOT BE PAID FOR SEPARATELY.

PAVING NOTES:

1. IN AREAS WHERE NEW PAVEMENTS ARE BEING CONSTRUCTED, THE TOPSOIL AND SOIL CONTAINING ORGANIC MATTER SHALL BE REMOVED PRIOR TO PAVEMENT CONSTRUCTION.
2. REFER TO ARCHITECTURAL PLANS FOR DETAILS OF FROST SLAB AT EXTERIOR BUILDING DOORS.
3. CONSTRUCTION TRAFFIC SHOULD BE MINIMIZED ON THE NEW PAVEMENT. IF CONSTRUCTION TRAFFIC IS ANTICIPATED ON THE PAVEMENT STRUCTURE, THE INITIAL LIFT THICKNESS COULD BE INCREASED AND PLACEMENT OF THE FINAL LIFT COULD BE DELAYED UNTIL THE MAJORITY OF THE CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED. THIS ACTION WILL ALLOW REPAIR OF LOCALIZED FAILURE, IF ANY DOES OCCUR, AS WELL AS REDUCE LOAD DAMAGE ON THE PAVEMENT SYSTEM.
4. ALL EXPANSION JOINTS AND CONCRETE PAVEMENT JOINTS TO BE SEALED.
5. CONCRETE PAVEMENT JOINTING - UNLESS SHOWN OTHERWISE IN THE PLANS OR REQUIRED BY THE AUTHORITY HAVING JURISDICTION;
   - 5.1. WHERE PROPOSED CONCRETE ABUTS A STRUCTURE, PROVIDE A MINIMUM 1/2" EXPANSION JOINT. THE JOINT FILLER BOARD MUST BE AT LEAST THE FULL DEPTH OF THE CONCRETE AND HELD DOWN A 1/2" TO ALLOW FOR SEALING.
   - 5.2. WHERE PROPOSED CONCRETE ABUTS EXISTING CONCRETE OR IN BETWEEN POURS OF PROPOSED CONCRETE (CONSTRUCTION JOINT), PROVIDE 5/8" DOWELS EVERY 30" CENTER TO CENTER HALF WAY ALONG THE THICKNESS OF THE PROPOSED PAVEMENT. ALTERNATE DOWELS SIZES AND SPACING MUST BE APPROVED THE ENGINEER PRIOR TO COMMENCING WORK AND VIA THE SUBMITTAL PROCESS.
   - 5.3. WHERE PROPOSED CONCRETE ABUTS EXISTING OR PROPOSED SIDEWALK OR CURBING, PROVIDE A MINIMUM 1/2" EXPANSION JOINT.
   - 5.4. CONTROL, LONGITUDINAL AND/OR TRANSVERSE JOINTS SHALL BE PLACED TO PROVIDE PANELS WITHIN THE PAVEMENT AS SQUARE AS POSSIBLE WITH THE FOLLOWING MAXIMUM SPACING PARAMETERS:
     - 5.4.1. 6-INCH THICK CONCRETE PAVEMENT: 12' X 12'
     - 5.4.2. 8-INCH THICK CONCRETE PAVEMENT: 15' X 15'
   - 5.5. IRREGULAR-SHAPED PANELS MAY REQUIRE THE USE OF REINFORCING MESH OR FIBER MESH AS DETERMINED BY THE ENGINEER. THE USE OF MESH MUST BE APPROVED THE ENGINEER PRIOR TO COMMENCING WORK AND VIA THE SUBMITTAL PROCESS.
   - 5.6. IF A JOINT PLAN IS NOT PROVIDED IN THE PLANS, THE CONTRACTOR SHALL SUBMIT ONE TO THE ENGINEER FOR REVIEW PRIOR TO COMMENCING WORK AND VIA THE SUBMITTAL PROCESS.
6. CONCRETE CURBING JOINTING - UNLESS SHOWN OTHERWISE IN THE PLANS OR REQUIRED BY THE AUTHORITY HAVING JURISDICTION
   - 6.1. JOINTS WHEN ADJACENT TO ASPHALT PAVEMENT
     - 6.1.1. PLACE CONTRACTION JOINTS AT 10' INTERVALS
     - 6.1.2. PLACE 1/2" EXPANSION JOINT AT CATCH BASINS, EXISTING AND PROPOSED SIDEWALK OR EXISTING CURBING.
     - 6.1.3. PLACE 1" EXPANSION JOINT:
       - 6.1.3.1. AT SPRING POINTS OF INTERSECTIONS OR ONE OF THE END OF RADIUS LOCATIONS IN A CURVE
       - 6.1.3.2. AT 400' MAXIMUM INTERVALS ON STRAIGHT RUNS
       - 6.1.3.3. AT THE END OF RADIUS AT OPPOSITE ENDS IN A CURBED LANDSCAPE ISLAND
   - 6.2. JOINTS WHEN TIED TO CONCRETE PAVEMENT
     - 6.2.1. PLACE CONTRACTION JOINTS OPPOSITE ALL TRANSVERSE CONTRACTION JOINTS IN PAVEMENT
     - 6.2.2. PLACE 1/2" EXPANSION JOINT AT CATCH BASINS, EXISTING AND PROPOSED SIDEWALK OR EXISTING CURBING.
     - 6.2.3. PLACE 1" EXPANSION JOINT OPPOSITE ALL TRANSVERSE EXPANSION JOINTS IN PAVEMENT
     - 6.2.4. CONCRETE CURB AND GUTTER AND CONCRETE PAVEMENT SHALL BE TIED TOGETHER SIMILAR TO A LONGITUDUNAL LANE TIE ON MDOT DETAIL R-30-G, OR LATEST VERSION. TIE BARS SHALL BE EPOXY COATED #5 DEFORMED BAR (1'-6" LONG FOR A 18" WIDE CURB AND GUTTER AND 2'6" OF A 24" CURB AND GUTTER) SIMILAR TO THE MDOT DETAIL R-41-H, OR LATEST VERSION, TYPE B.
   - 6.3. IN BETWEEN POURS OF PROPOSED CONCRETE CURBING (CONSTRUCTION JOINT):
     - 6.3.1. CARRY THE REBAR CONTINUOUSLY BETWEEN POURS
     - 6.3.2. IF THE REBAR IS NOT LONG ENOUGH TO CARRY CONTINUOUSLY, THEN TIE TWO PIECES OF REBAR PER THE LATEST MDOT SPECIFICATIONS
7. CONCRETE SIDEWALK JOINTING - UNLESS SHOWN OTHERWISE IN THE PLANS OR REQUIRED BY THE AUTHORITY HAVING JURISDICTION
   - 7.1. PLACE TRANSVERSE CONTRACTION JOINTS EQUAL TO THE WIDTH OF THE WALK WHEN WIDTH IS LESS THAN 8'
   - 7.2. PLACE TRANSVERSE AND LONGITUDINAL CONTRACTION JOINTS EQUAL TO 1/2 THE WIDTH OF THE WALK WHEN WIDTH IS EQUAL TO OR GREATER THAN 8'
   - 7.3. PLACE 1" EXPANSION JOINT WHERE ABUTTING SIDEWALK RAMP AND/OR RADIUS IN INTERSECTION
   - 7.4. PLACE TRANSVERSE 1/2" EXPANSION JOINT AT MAXIMUM OF 100' SPACING
   - 7.5. PLACE 1/2" EXPANSION JOINT WHEN ABUTTING A FIXED STRUCTURE, OTHER PAVEMENT (CONCRETE PAVEMENT AND DRIVE APPROACHES), UTILITY STRUCTURES, LIGHT POLE BASES AND COLUMNS

GENERAL GRADING AND EARTHWORK NOTES:

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING TREES AND BRUSH AND REMOVE ALL THAT ARE NECESSARY TO GRADE SITE.
2. ALL GRADES ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
3. THE STAGING OF CONSTRUCTION ACTIVITIES SHALL OCCUR ONLY WITHIN THE SITE BOUNDARIES. ANY CONSTRUCTION ACTIVITIES OUTSIDE OF THE SITE BOUNDARIES SHALL BE AT THE SOLE RESPONSIBILITY AND RISK OF THE CONTRACTOR.
4. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL MEET THE REQUIREMENTS OF THE AUTHORIZED PUBLIC AGENCY OF JURISDICTION. AN EROSION CONTROL PERMIT MUST BE SECURED FROM OAKLAND COUNTY PRIOR TO CONSTRUCTION.
5. ALL EARTHWORK AND GRADING OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS INVESTIGATION AND REPORT.
6. REFER TO SOIL EROSION CONTROL PLAN FOR ADDITIONAL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND NOTES.
7. THE DETENTION BASIN SIDE SLOPES AND ALL SLOPE EXCEEDING 1:6 MUST BE STABILIZED BY SODDING OR BY PLACING A MULCH BLANKET PEGGED IN PLACE OVER SEED.
8. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED OR SODDED IN ACCORDANCE WITH THE LANDSCAPE PLANS. PROVIDE A MINIMUM OF 3" OF TOPSOIL IN THESE AREAS UNLESS OTHERWISE NOTED.
9. THE CONTRACTOR SHALL NOTE EXISTING UNDERGROUND UTILITIES WITHIN AND ADJACENT TO THE SITE. BACKFILL FOR EXISTING UTILITY TRENCHES SHALL BE EXAMINED CRITICALLY. ANY TRENCHES FOUND TO HAVE SOFT, UNSTABLE OR UNSUITABLE BACKFILL MATERIAL, IN THE OPINION OF THE THIRD PARTY TESTING COMPANY, THAT ARE TO BE WITHIN THE ZONE OF INFLUENCE OF PROPOSED BUILDINGS OR PAVEMENT SHALL BE COMPLETELY EXCAVATED AND BACKFILLED WITH SUITABLE MATERIAL.
10. ON-SITE FILL CAN BE USED IF THE SPECIFIED COMPACTION REQUIREMENTS CAN BE ACHIEVED. IF ON-SITE SOIL IS USED, IT SHOULD BE CLEAN AND FREE OF FROZEN SOIL, ORGANICS, OR OTHER DELETERIOUS MATERIALS.
11. THE FINAL SUBGRADE/EXISTING AGGREGATE BASE SHOULD BE THOROUGHLY PROOFROLLED USING A FULLY LOADED TANDEM AXLE TRUCK OR FRONT END LOADER UNDER THE OBSERVATION OF A GEOTECHNICAL/PAVEMENT ENGINEER. LOOSE OR YIELDING AREAS THAT CANNOT BE MECHANICALLY STABILIZED SHOULD BE REINFORCED USING GEOGRIDS OR REMOVED AND REPLACED WITH ENGINEERED FILL OR AS DICTATED BY FIELD CONDITIONS.
12. SUBGRADE UNDERCUTTING, INCLUDING BACKFILLING SHALL BE PERFORMED TO REPLACE MATERIALS SUSCEPTIBLE TO FROST HEAVING AND UNSTABLE SOIL CONDITIONS. ANY EXCAVATIONS THAT MAY BE REQUIRED BELOW THE TOPSOIL IN FILL AREAS OR BELOW SUBGRADE IN CUT AREAS WILL BE CLASSIFIED AS SUBGRADE UNDERCUTTING.
13. SUBGRADE UNDERCUTTING SHALL BE PERFORMED WHERE NECESSARY AND THE EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR. ANY SUBGRADE UNDERCUTTING SHALL BE BACKFILLED AS RECOMMENDED IN THE GEOTECHNICAL ENGINEERING REPORT FOR THE PROJECT.
14. ANY SUB-GRADE WATERING REQUIRED TO ACHIEVE REQUIRED DENSITY SHALL BE CONSIDERED INCIDENTAL TO THE JOB.

GENERAL UTILITY NOTES:

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY
2. ALL TRENCHES UNDER OR WITHIN THREE (3) FEET OR THE FORTY-FIVE (45) DEGREE ZONE OF INFLUENCE LINE OF EXISTING AND/OR PROPOSED PAVEMENT, BUILDING PAD OR DRIVE APPROACH SHALL BE BACKFILLED WITH SAND COMPACTED TO AT LEAST NINETY-FIVE (95) PERCENT OF MAXIMUM UNIT WEIGHT (ASTM D-1557). ALL OTHER TRENCHES TO BE COMPACTED TO 90% OR BETTER.
3. WHERE EXISTING MANHOLES OR SEWER PIPE ARE TO BE TAPPED, DRILL HOLES 4" CENTER TO CENTER, AROUND PERIPHERY OF OPENING TO CREATE A PLANE OF WEAKNESS JOINT BEFORE BREAKING SECTION OUT.
4. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING UTILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE DESIGN ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. CONTRACTOR SHALL FIELD VERIFY UTILITIES.
5. THE CONTRACTOR SHALL COORDINATE TO ENSURE ALL REQUIRED PIPES, CONDUITS, CABLES AND SLEEVES ARE PROPERLY PLACED FOR THE INSTALLATION OF GAS, ELECTRIC, PHONE, CABLE, IRRIGATION, ETC. IN SUCH A MANNER THAT WILL FACILITATE THEIR PROPER INSTALLATION PRIOR TO THE PLACEMENT OF THE PROPOSED PAVEMENT AND LANDSCAPING.
6. ALL SEWER CLEANOUTS TO BE PROVIDED WITH EJ #1565 BOX OR EQUAL.
7. PIPE LENGTHS INDICATED ARE FROM CENTER OF STRUCTURE AND TO END OF FLARED END SECTION UNLESS NOTED OTHERWISE.
8. CONTRACTOR SHALL INSPECT ALL EXISTING PUBLIC STORM SEWER, SANITARY SEWER AND WATER MAIN STRUCTURES WITHIN THE LIMITS OF CONSTRUCTION AND WITH THE GOVERNING AGENCY INSPECTOR PRIOR TO ESTABLISHING FINAL GRADE. NOTIFY THE ENGINEER, OWNER/DEVELOPER, AND GOVERNING AGENCY IF STRUCTURE IS DEEMED TO BE STRUCTURALLY UNSOUND AND/OR IN NEED OF REPAIR.

STORM SEWER NOTES:

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

WATER MAIN NOTES:

1. ALL WATER MAIN SHALL BE INSTALLED WITH A MINIMUM COVER OF 5.5' BELOW FINISH GRADE. WHEN WATER MAINS MUST DIP TO PASS UNDER A STORM SEWER OR SANITARY SEWER, THE SECTIONS WHICH ARE DEEPER THAN NORMAL SHALL BE KEPT TO A MINIMUM LENGTH BY THE USE OF VERTICAL TWENTY TWO AND A HALF (22.5°) DEGREE BENDS, PROPERLY ANCHORED.
2. ALL TEES, BENDS, CONNECTIONS, ETC. ARE CONSIDERED INCIDENTAL TO THE JOB.
3. MAINTAIN 10' HORIZONTAL CLEARANCE BETWEEN OUTER EDGE OF WATERMAIN AND ANY SANITARY/STORM SEWER OR STRUCTURE.
4. NO PHYSICAL CONNECTION TO THE EXISTING WATER MAIN CAN BE MADE UNTIL ALL NEW WATER MAIN PASSES PRESSURE AND BACTERIOLOGICAL TESTS TO THE SATISFACTION OF THE CITY.
5. ALL WATER MAIN AND FITTINGS (3" DIAMETER AND LARGER) SHALL BE DUCTILE IRON, CLASS 54.
6. WATER MAIN SERVICE LEADS SHALL BE TYPE 'K' ANNEALED SEAMLESS COPPER WITH FLARED FITTINGS, UNLESS OTHERWISE NOTED.
7. ALL FIRE HYDRANTS SHALL BE EJIW #5BR MODEL #250 PER CITY STANDARDS.
8. ALL HYDRANTS TO BE A MINIMUM OF 5' FROM BACK OF CURB, TYP.
9. ALL NECESSARY FITTINGS, THRUST BLOCKS, RESTRAINING GLANDS, BLOW OFFS, ETC. FOR WATER MAIN ARE CONSIDERED INCIDENTAL TO THIS PROJECT. THE CONTRACTOR SHALL INSTALL THESE ITEMS AS NECESSARY AND AS REQUIRED BY THE CITY.
10. UNLESS NOTED SPECIFICALLY OTHERWISE ON THE PLANS, THE DESIGN INTENT IS TO HAVE THE WATER MAIN CONSTRUCTED WITH THIS PROJECT BE INSTALLED VIA OPEN CUT TRENCH BY THE CONTRACTOR. IF THE CONTRACTOR CHOOSES A DIFFERENT METHOD OF CONSTRUCTION, OTHER THAN WHAT IS SHOWN ON THE APPROVED PLANS UPON WHICH THE PERMIT WAS GRANTED, THE CONTRACTOR WILL BE RESPONSIBLE TO CONTACT THE REGULATORY AGENCIES TO REVISE THE APPROVED PERMIT.
11. ALL PIPES, PROTECTIVE MATERIALS, JOINTING AND SEALING MATERIALS, AND MECHANICAL DEVICES USED IN THE WATERMAIN CONSTRUCTION SHALL COMPLY WITH THE CURRENT NSF/ANSI 61 STANDARDS FOR DRINKING WATER SYSTEM COMPONENTS.
12. THE WATER MAIN CONTRACTOR SHALL NOTIFY THE INSPECTION DEPARTMENT OF AUBURN HILLS DEPARTMENT OF PUBLIC WORKS AT 248-391-3777 AT LEAST THREE WORKING DAYS IN ADVANCE OF STARTING CONSTRUCTION.

SANITARY SEWER NOTES:

1. DOWNSPOUTS, WEEP TILE, FOOTING DRAINS OR ANY CONDUIT THAT CARRIES STORM OR GROUND WATER SHALL NOT BE ALLOWED TO DISCHARGE INTO A SANITARY SEWER.
2. ALL SANITARY LEADS SHALL BE CONSTRUCTED AT 1.00% MINIMUM SLOPE.
3. ALL SANITARY SEWER 8" OR LARGER SHALL BE PVC SDR 26 PIPE (ASTM D2680) AND FITTINGS, WITH ELASTOMERIC GASKET JOINTS PER ASTM D3212 UNLESS OTHERWISE NOTED.
4. ALL SANITARY SEWER LEADS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 23.5 PIPE AND FITTINGS. ALL JOINTS TO BE ELASTOMERIC GASKET JOINTS PER ASTM D3212 UNLESS OTHERWISE NOTED.
5. SANITARY LEADS SHALL BE PROVIDED WITH CLEANOUTS EVERY 100 FEET AND AT EVERY BEND AS SHOWN.

CONSTRUCTION MATERIAL SUBMITTALS

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

1. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES
2. UTILITY TRENCH BACKFILL MATERIAL WITH ALL MATERIAL DATA INCLUDED IN THE SUBMITTAL BEING DATED WITHIN 60 DAYS OF THE SUBMITTAL UNLESS APPROVED OTHERWISE BY THE ENGINEER
3. RIP RAP MATERIAL WITH ALL MATERIAL DATA INCLUDED IN THE SUBMITTAL BEING DATED WITHIN 60 DAYS OF THE SUBMITTAL UNLESS APPROVED OTHERWISE BY THE ENGINEER
4. STORM AND SANITARY SEWER PIPING INCLUDING JOINTS
5. STORM AND SANITARY SEWER STRUCTURES
6. STORM AND SANITARY SEWER STRUCTURE FRAME AND COVERS INCLUDING CLEAN OUTS
7. WATER DISTRIBUTION SYSTEM PIPING INCLUDING JOINTS
8. WATER DISTRIBUTION SYSTEM STRUCTURES
9. WATER DISTRIBUTION SYSTEM STRUCTURE FRAME AND COVERS
10. WATER DISTRIBUTION SYSTEM SHUT OFF BOXES
11. WATER DISTRIBUTION SYSTEM FIRE HYDRANTS
12. WATER DISTRIBUTION SYSTEM GATE VALVES
13. STORMWATER MANAGEMENT OUTLET CONTROL STRUCTURES INCLUDING COVERS OR GRATES
14. STORMWATER MANAGEMENT OUTLET SEDIMENTATION BASIN RISERS INCLUDING GRATES
15. STORMWATER MANAGEMENT MECHANICAL PRE-TREATMENT UNITS INCLUDING COVERS. CONTRACTOR MUST OBTAIN APPROVAL FROM AUTHORITY HAVING JURISDICTION (AHJ) FOR ANY ALTERNATE SYSTEM PRIOR TO SUBMISSION TO THE ENGINEER.
16. STORMWATER MANAGEMENT OIL/GREASE SEPARATORS
17. STORMWATER MANAGEMENT UNDERGROUND DETENTION SYSTEM MATERIAL AND SHOP DRAWINGS DEPICTING THE LAYOUT OF THE SYSTEM. CONTRACTOR MUST OBTAIN APPROVAL FROM AUTHORITY HAVING JURISDICTION (AHJ) FOR ANY ALTERNATE SYSTEM PRIOR TO SUBMISSION TO THE ENGINEER.
18. PAVEMENT AGGREGATE BASE MATERIAL WITH ALL MATERIAL DATA INCLUDED IN THE SUBMITTAL BEING DATED WITHIN 60 DAYS OF THE SUBMITTAL UNLESS APPROVED OTHERWISE BY THE ENGINEER
19. PAVEMENT UNDERDRAIN MATERIAL AND BACKFILL WITH ALL BACKFILL MATERIAL DATA INCLUDED IN THE SUBMITTAL BEING DATED WITHIN 60 DAYS OF THE SUBMITTAL UNLESS APPROVED OTHERWISE BY THE ENGINEER
20. PAVEMENT MIX DESIGNS SUBMITTED FOR REVIEW BY THE ENGINEER MUST FOLLOW THE CURRENT MDOT REVIEW CHECKLISTS AS SUMMARIZED BELOW AND ALL MATERIAL DATA INCLUDED IN THE SUBMITTAL BEING DATED WITHIN 60 DAYS OF THE SUBMITTAL UNLESS APPROVED OTHERWISE BY THE ENGINEER:
    - 8.1. CONCRETE MIX DESIGN REVIEW CHECKLIST (FORM 2000)
    - 8.2. SUPERPAVE MIX DESIGN CHECKLIST (FORM 1862)
    - 8.3. MARSHALL MIX DESIGN CHECKLIST (FORM 1849)
21. SITE FENCING AND GATES INCLUDING FOOTINGS
22. SITE RAILINGS INCLUDING FOOTING OR EMBEDMENTS
23. ANY ITEMS SHOWN IN THE PLANS OR DETAIL SHEETS THAT SPECIFICALLY STATE FOR THE CONTRACTOR TO SUBMIT A SHOP DRAWING TO THE ENGINEER FOR REVIEW. THESE ITEMS INCLUDE, BUT ARE NOT LIMITED TO:
    - •• RETAINING WALL MATERIAL AND STRUCTURAL CALCULATIONS
    - •• TRENCH DRAIN MATERIAL AND SHOP DRAWING DEPICTING THE LAYOUT OF THE SYSTEM
    - •• ANY SPECIALITY ITEMS SHOWN IN THE PLANS OR DETAIL SHEETS THAT SPECIFICALLY DO NOT STATE FOR THE CONTRACTOR SHALL SUBMIT A SHOP DRAWING TO THE ENGINEER FOR REVIEW BUT THE CONTRACTOR REQUESTS TO BE REVIEWED. THE CONTRACTOR'S REQUEST FOR REVIEW MUST BE IN WRITING AND APPROVED BY THE ENGINEER PRIOR TO SUBMITTING THE INFORMATION.

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

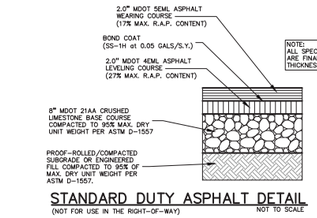
ASPHALT MATERIAL NOTES:
HOT-MIX ASPHALT (HMA) MIXTURES UTILIZING RECYCLED ASPHALT PAVEMENT (RAP) SHALL MEET MDOT SPECIAL PROVISION 12SP501(E). REFER TO ADJACENT CHART FOR BINDER.

IF RAP IS USED IN ANY HMA MIX, THE ASPHALT BINDER GRADE MUST BE ADJUSTED IN ACCORDANCE WITH MDOT TIER 1 OR TIER 2 REQUIRENTS (RAP BINDER CONTRIBUTION UP TO 27% MAXIMUM). TIER 3 MIXES ARE NOT PERMITTED.

AN APPROVED ASPHALT MIX DESIGN FOR EACH SPECIFIED MIX SHALL BE SUBMITTED TO PEA GROUP FOR REVIEW PRIOR TO CONSTRUCTION.

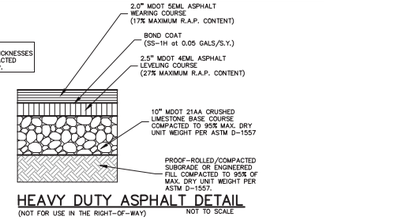
ASPHALT MIX DESIGN CHART

COMMERCIAL ADT 0-300	COMMERCIAL ADT 301-1000	COMMERCIAL ADT 1001-3400	COMMERCIAL ADT 13401	APPLICATION RATE (LB/YD²), MINIMUM - MAXIMUM	COURSE APPLICATION
2EL	2EML	2EMH	2EH	435-550	BASE
3EL	3EML	3EMH	3EH	330-410	BASE AND/OR LEVELING
4EL	4EML	4EMH	4EH	220-275	LEVELING AND/OR TOP
5EL	5EML	5EMH	5EH	165-220	TOP
PG 58-28	PG 64-28 (TIER 1) PG 64-22 (TIER 2)	PG 64-28 (TIER 1) PG 64-22 (TIER 2)	PG 70-28P		



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

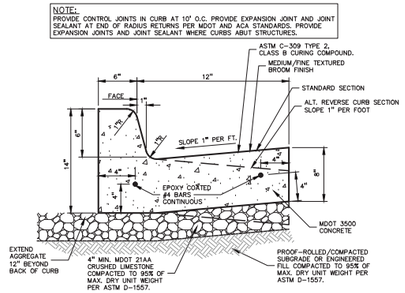
NOTE: ALL SPECIFIED THICKNESSES ARE FINAL COMPACTED THICKNESSES, TYP.



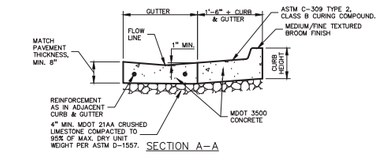
HEAVY DUTY ASPHALT DETAIL
(NOT FOR USE IN THE RIGHT-OF-WAY) NOT TO SCALE

NOTE: ALTERNATE REVERSE CURB SECTION TO BE USED ONLY WHEN DRAINING AWAY FROM CURB. SEE PLAN FOR LOCATION.

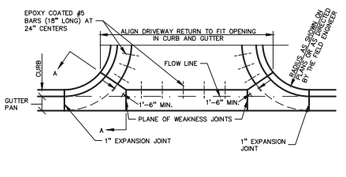
NOTE: PROVIDE CONTROL JOINTS IN CURB AT 10' O.C. PROVIDE EXPANSION JOINT AND JOINT SEALANT AT END OF RADIUS RETURNS PER MDOT AND ACA STANDARDS. PROVIDE EXPANSION JOINTS AND JOINT SEALANT WHERE CURBS ABUT STRUCTURES.

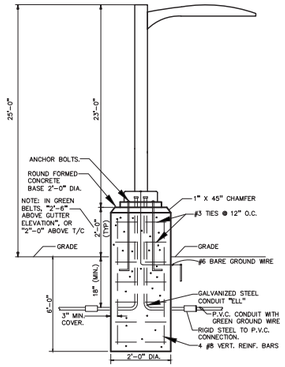


18"x6" STANDARD CONCRETE CURB AND GUTTER
NOT TO SCALE

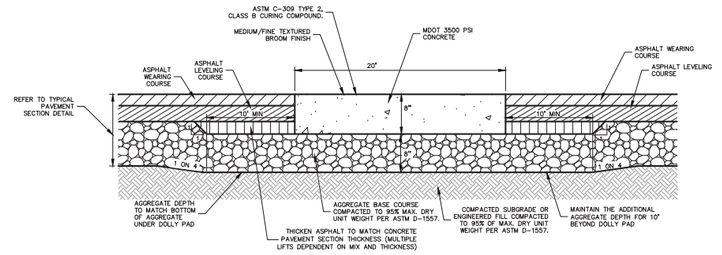


SECTION A-A

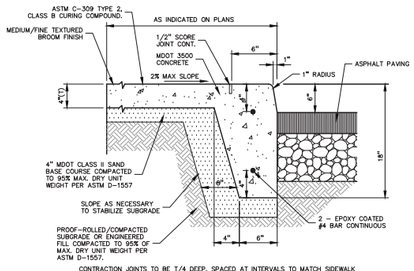

EPOXY COATED #5 BARS (18" LONG) AT 24" CENTERS
ALIGN DRIVEW



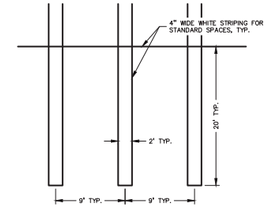
CONCRETE BASE DETAIL
NOT TO SCALE



CONCRETE DOLLY PAD / THICKENED AGGREGATE DETAIL
NOT TO SCALE



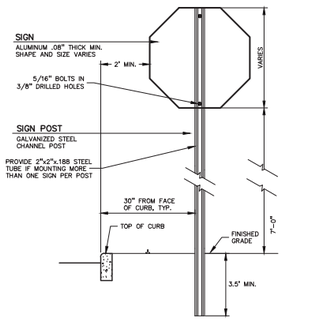
INTEGRAL CURB AND SIDEWALK
NOT TO SCALE



DOUBLE STRIPING DETAIL
NOT TO SCALE

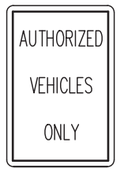
NO RIGHT TURN SIGN DETAIL
NOT TO SCALE

STOP SIGN DETAIL
NOT TO SCALE



SIGN AND POST INSTALLATION IN LANDSCAPED AREAS
NOT TO SCALE

TRUCKS PROHIBITED SIGN DETAIL
NOT TO SCALE



AUTHORIZED VEHICLES ONLY SIGN DETAIL
NOT TO SCALE

NO PARKING SIGN DETAIL
NOT TO SCALE

PEA GROUP
t: 844.813.2949
www.peagroup.com

NORTH

0 15 30 60
SCALE: 1" = 30'

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

CAUTION!!
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CLIENT
CUNNINGHAM-LIMP COMPANY
28970 CABOT DRIVE, SUITE: 100
NOVI, MICHIGAN 48377

PROJECT TITLE
LEAR
3600 GIDDINGS ROAD
AUBURN HILLS, MI

REVISIONS	
CITY COMMENTS	3-30-26

ORIGINAL ISSUE DATE:
MARCH 19, 2026

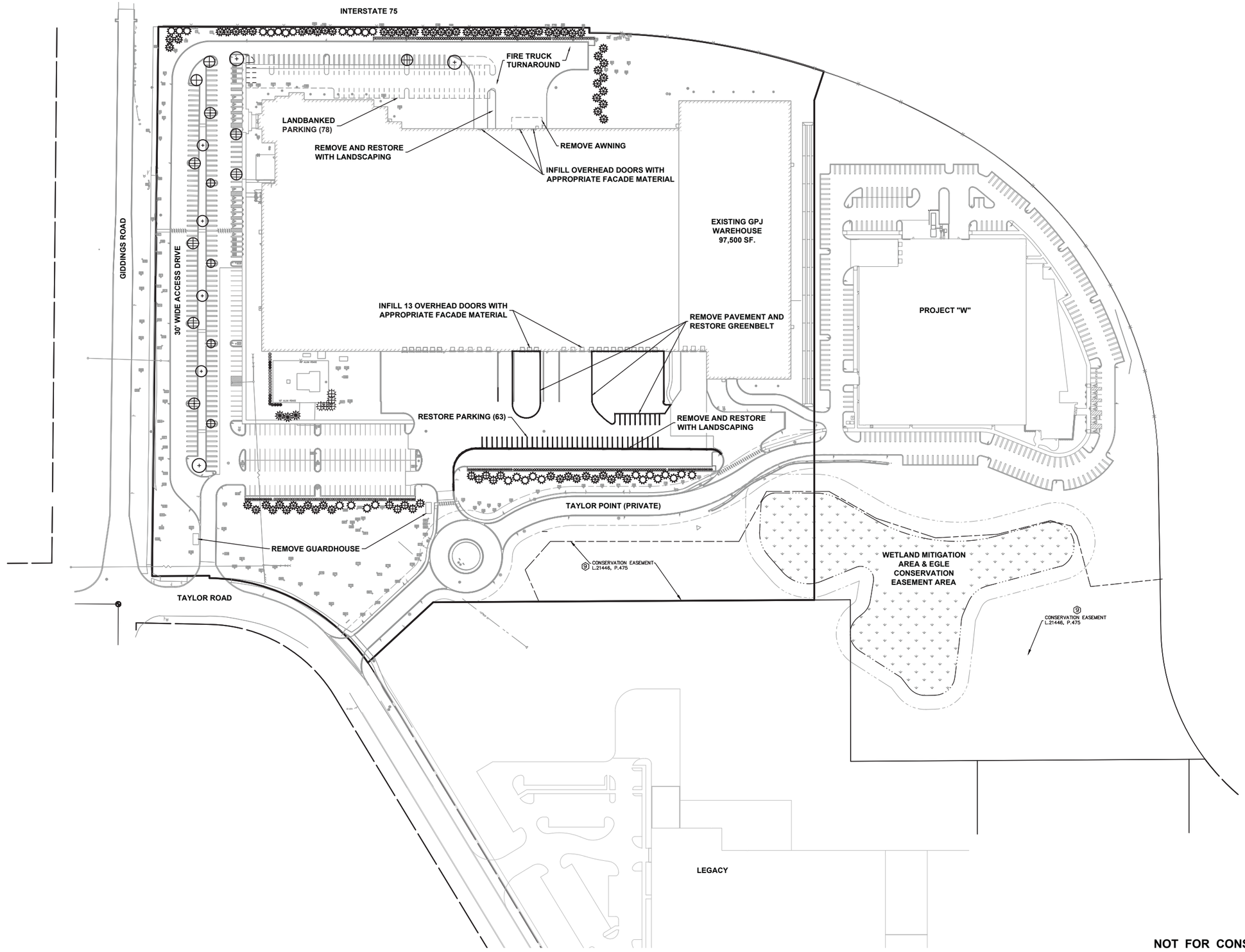
DRAWING TITLE
NOTES AND DETAILS - 2

PEA JOB NO.	26-0057
P.M.	JPB
DN.	JKS
DES.	JKS

DRAWING NUMBER:
C-9.1

NOT FOR CONSTRUCTION

S:\PROJECTS\2026\26-0057 CLC LEAR\DWG\2_SITE_PLAN\C-9.0(DETAIL-260057.dwg PLOT DATE:3/30/2026 4:36 PM BY:John Sidleton



PEA GROUP
t: 844.813.2949
www.peagroup.com

NORTH

0 40 80 160
SCALE: 1" = 80'

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

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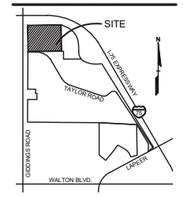


CLIENT
CUNNINGHAM-LIMP COMPANY
28970 CABOT DRIVE, SUITE: 100
NOVI, MICHIGAN 48377

PROJECT TITLE
LEAR
3600 GIDDINGS ROAD
AUBURN HILLS, MI

REVISIONS	
CITY COMMENTS	3-30-26

ORIGINAL ISSUE DATE:
MARCH 19, 2026

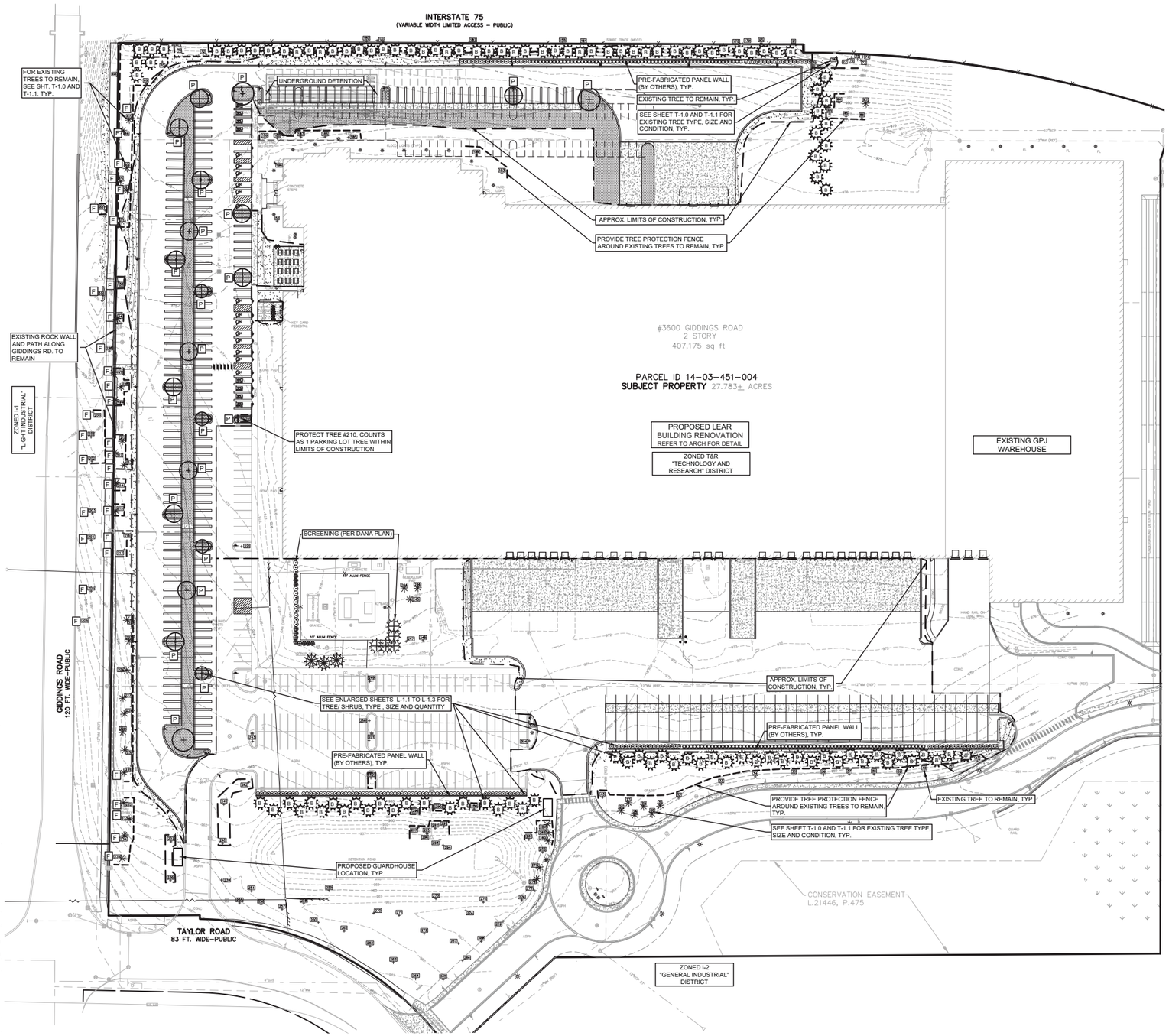
DRAWING TITLE
RESTORATION PLAN

PEA JOB NO.	26-0057
P.M.	JPB
DN.	JKS
DES.	JKS

DRAWING NUMBER:
C-10.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2026\26-0057 CLC LEAR\DWG\2_SITE_PLAN\C-10.0[REST-260057].dwg PLOT DATE: 3/30/2026 4:34 PM BY: John Stebelton



LANDSCAPE CALCULATIONS PER CITY OF AUBURN HILLS: ZONED TECHNOLOGY AND RESEARCH (T&R)

REQUIREMENT	REQUIRED	PROVIDED
FRONTAGE LANDSCAPE = F	GIDDINGS RD: 986 /30 = 33 TREES (LESS ACCESS DRIVES IF PRESENT)	33 EXISTING FRONTAGE TREES TO REMAIN IF EXISTING TREES DIE DURING CONSTRUCTION THEY MUST BE REPLACED
PARKING INTERIOR LANDSCAPE = P	1 TREE PER ISLAND AND 4 TREES EQUIDISTANCE ALONG PARKING ISLAND PER CITY ARBORIST COMMENT 3/27/26 = 22 TOTAL	21 PROPOSED TREES 1 EXISTING TREE #210, TO REMAIN (WITHIN LIMITS OF NEW CONSTRUCTION)
TOTAL REPLACEMENT TREES	73 TREES REQUIRED	73 BUFFER TREES COUNTING TOWARDS REPLACEMENT TREES
BUFFER TREES = B		62 EVG BUFFER TREES AT N / NE BOUNDARY 28 EVG TREES AT SE BOUNDARY 21 EVG BUFFER TREES AT SW BOUNDARY (73 TO COUNT AS REPLACEMENT TREES) AND 8' HT. PREFABRICATED PANEL WALL (BY OTHERS) WITH SHRUBS AT BASE OF WALL PROPOSED TO THE NORTH, SOUTH EAST AND SOUTH WEST

STANDARD TREES		
STANDARD TREES REMOVED:	73	(1:1 REPLACEMENT)
REPLACEMENT TREES REQUIRED:	73	(1:1 REPLACEMENT)

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

132 TOTAL NEW TREES PROVIDED

NOTE: LANDSCAPE CALCULATIONS ARE BASED ON AREAS AFFECTED BY PROPOSED PARKING EXPANSION.

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

NOTE: IF EXISTING EVERGREEN SYMBOL IS NOT PRESENT, THEN ALL OTHER EXISTING TREES ARE DECIDUOUS TYPE.

SEE SHEET L-1.1 TO L-1.3 FOR LANDSCAPE ENLARGEMENTS
SEE SHEET L-1.4 FOR LANDSCAPE DETAILS
SEE SHEET T-1.0 AND T-1.1 FOR EXISTING TREE LIST AND TREE REMOVAL

GENERAL PLANTING NOTES:

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

NOT FOR CONSTRUCTION

PEA GROUP
t: 844.813.2949
www.peagroup.com

NORTH

0 30 60 120
SCALE: 1" = 60'

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

CAUTION!!
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CLIENT
CUNNINGHAM-LIMP COMPANY
28970 CABOT DRIVE, SUITE: 100
NOVI, MICHIGAN 48377

PROJECT TITLE
LEAR
3600 GIDDINGS ROAD
AUBURN HILLS, MI

REVISIONS	
CITY COMMENTS	3-30-26

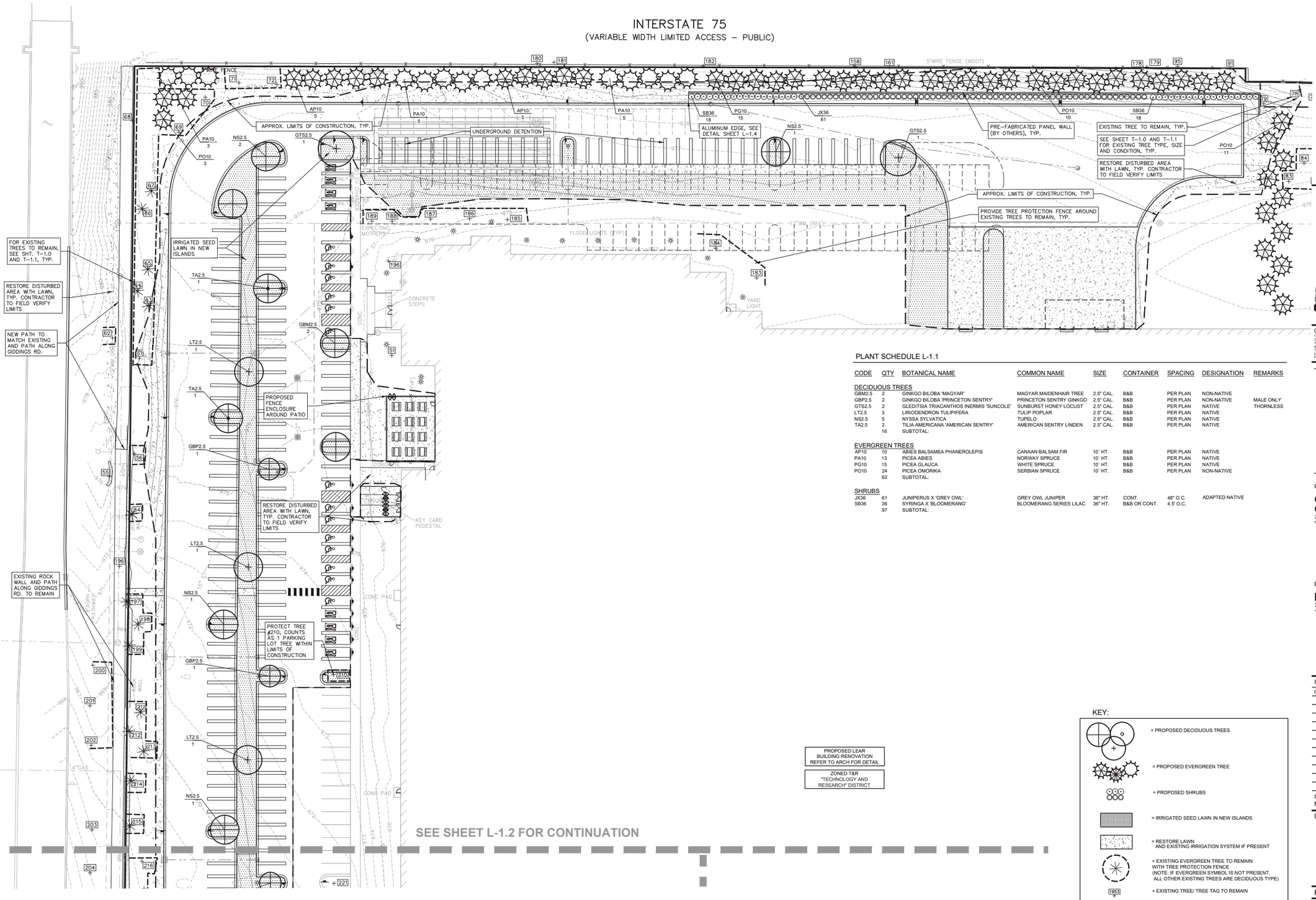
ORIGINAL ISSUE DATE:
MARCH 19, 2026

DRAWING TITLE
OVERALL PRELIMINARY LANDSCAPE PLAN

PEA JOB NO.	26-0057
P.M.	JPB
DN.	CAL
DES.	JLE

DRAWING NUMBER:
L-1.0

S:\PROJECTS\2026\26-0057 GLC LEAR\DWG\2_SITE_PLAN\L-1.0VAR_LANDSCAPE-260057.dwg PLOT DATE: 3/30/2026 2:32 PM BY: Janet Evans, PLA



PLANT SCHEDULE L-1.1

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS
DECIDUOUS TREES								
GBM2.5	2	GINKGO BILOBA 'MAGYAR'	MAGYAR MAIDENHAIR TREE	2.5" CAL.	B&B	PER PLAN	NON-NATIVE	
GBP2.5	2	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	2.5" CAL.	B&B	PER PLAN	NON-NATIVE	MALE ONLY
GTS2.5	2	GLEDITSIA TRIACANTHOS INERMIS 'SUNCOLE'	SUNBURST HONEY LOCUST	2.5" CAL.	B&B	PER PLAN	NATIVE	THORNLESS
LT2.5	3	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2.5" CAL.	B&B	PER PLAN	NATIVE	
NS2.5	5	NYSSA SYLVATICA	TUPELO	2.5" CAL.	B&B	PER PLAN	NATIVE	
TA2.5	2	TILIA AMERICANA 'AMERICAN SENTRY'	AMERICAN SENTRY LINDEN	2.5" CAL.	B&B	PER PLAN	NATIVE	
	16	SUBTOTAL:						
EVERGREEN TREES								
AP10	10	ABIES BALSAMEA PHANEROLEPIS	CANAAN BALSAM FIR	10' HT.	B&B	PER PLAN	NATIVE	
PA10	13	PICEA ABIES	NORWAY SPRUCE	10' HT.	B&B	PER PLAN	NATIVE	
PG10	15	PICEA GLAUCA	WHITE SPRUCE	10' HT.	B&B	PER PLAN	NATIVE	
PO10	24	PICEA OMORIKA	SERBIAN SPRUCE	10' HT.	B&B	PER PLAN	NON-NATIVE	
	62	SUBTOTAL:						
SHRUBS								
JX36	61	JUNIPERUS X 'GREY OWL'	GREY OWL JUNIPER	36" HT.	CONT.	48" O.C.	ADAPTED NATIVE	
SB36	36	SYRINGA X 'BLOOMERANG'	BLOOMERANG SERIES LILAC	36" HT.	B&B OR CONT.	4.5' O.C.		
	97	SUBTOTAL:						

PROPOSED LEAR BUILDING RENOVATION REFER TO ARCH FOR DETAIL

ZONED T&R "TECHNOLOGY AND RESEARCH" DISTRICT

KEY:

= PROPOSED DECIDUOUS TREES

= PROPOSED EVERGREEN TREE

= PROPOSED SHRUBS

= IRRIGATED SEED LAWN IN NEW ISLANDS

= RESTORE LAWN AND EXISTING IRRIGATION SYSTEM IF PRESENT

= EXISTING EVERGREEN TREE TO REMAIN WITH TREE PROTECTION FENCE (NOTE: IF EVERGREEN SYMBOL IS NOT PRESENT, ALL OTHER EXISTING TREES ARE DECIDUOUS TYPE)

1953 = EXISTING TREE/ TREE TAG TO REMAIN

= APPROX. LIMITS OF CONSTRUCTION

SEE SHEET L-1.0 FOR LANDSCAPE CALCULATIONS AND PLANTING NOTES
SEE SHEET L-1.0 FOR TREE REPLACEMENT
SEE SHEET L-1.4 FOR LANDSCAPE DETAILS
SEE SHEET T-1.0 AND T-1.1 FOR EXISTING TREE LIST AND TREE REMOVAL

NOT FOR CONSTRUCTION

PEA GROUP
t: 844.813.2949
www.peagroup.com

NORTH

0 15 30 60

SCALE: 1" = 30'

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

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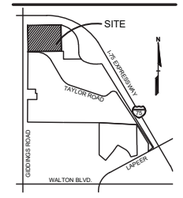


CLIENT

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

PROJECT TITLE

LEAR
3600 GIDDINGS ROAD
AUBURN HILLS, MI

REVISIONS

CITY COMMENTS	3-30-26

ORIGINAL ISSUE DATE:
MARCH 19, 2026

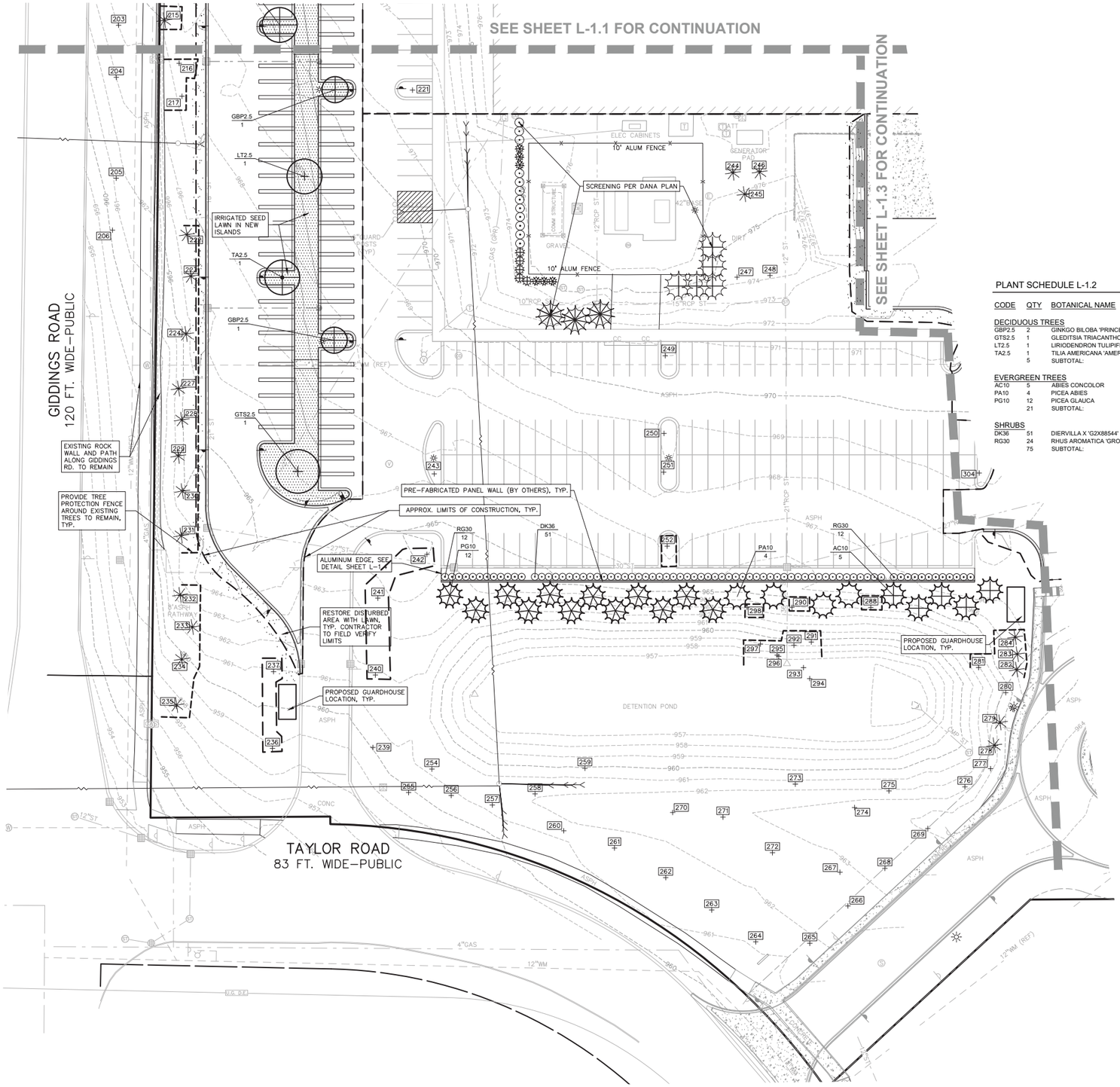
DRAWING TITLE

PRELIMINARY LANDSCAPE PLAN-NORTH

PEA JOB NO.	26-0057
P.M.	JPB
DN.	CAL
DES.	JLE

DRAWING NUMBER:
L-1.1

S:\PROJECTS\2026\26-0057 CLC LEAR\DWG\2_SITE_PLAN\L-1.0VARL_LANDSCAPE-260057.dwg PLOT DATE:3/30/2026 2:34 PM BY:Janet Evans, PLA



KEY:

= PROPOSED DECIDUOUS TREES

= PROPOSED EVERGREEN TREE

= PROPOSED SHRUBS

= IRRIGATED SEED LAWN IN NEW ISLANDS

= RESTORE LAWN AND EXISTING IRRIGATION SYSTEM IF PRESENT

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SEE SHEET L-1.0 FOR TREE REPLACEMENT
SEE SHEET L-1.4 FOR LANDSCAPE DETAILS
SEE SHEET T-1.0 AND T-1.1 FOR EXISTING TREE LIST AND TREE REMOVAL

PLANT SCHEDULE L-1.2

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS
DECIDUOUS TREES								
GBP2.5	2	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	2.5" CAL.	B&B	PER PLAN	NON-NATIVE	MALE ONLY
GTS2.5	1	GLEDITSIA TRIACANTHOS INERMIS 'SUNCOLE'	SUNBURST HONEY LOCUST	2.5" CAL.	B&B	PER PLAN	NATIVE	THORNLESS
LT2.5	1	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2.5" CAL.	B&B	PER PLAN	NATIVE	
TA2.5	1	TILIA AMERICANA 'AMERICAN SENTRY'	AMERICAN SENTRY LINDEN	2.5" CAL.	B&B	PER PLAN	NATIVE	
	5	SUBTOTAL:						
EVERGREEN TREES								
AC10	5	ABIES CONCOLOR	WHITE FIR	10' HT.	B&B	PER PLAN	NON-NATIVE	
PA10	4	PICEA ABIES	NORWAY SPRUCE	10' HT.	B&B	PER PLAN	NATIVE	
PG10	12	PICEA GLAUCA	WHITE SPRUCE	10' HT.	B&B	PER PLAN	NATIVE	
	21	SUBTOTAL:						
SHRUBS								
DK36	51	DIERVILLA X 'G2X88544'	KODIAK® ORANGE DIERVILLA	36" HT.	B&B OR CONT.	4' O.C.	NON-NATIVE	
RG30	24	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL.	CONT.	4' O.C.	NATIVE	
	75	SUBTOTAL:						

PEA GROUP
t: 844.813.2949
www.peagroup.com

JANET L. EVANS LANDSCAPE ARCHITECT

NORTH

0 15 30 60
SCALE: 1" = 30'

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

CAUTION!!
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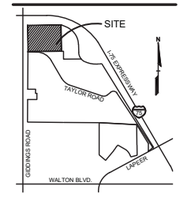


CLIENT

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

PROJECT TITLE

LEAR
3600 GIDDINGS ROAD
AUBURN HILLS, MI

REVISIONS	
CITY COMMENTS	3-30-26

ORIGINAL ISSUE DATE:
MARCH 19, 2026

DRAWING TITLE

PRELIMINARY LANDSCAPE PLAN- SOUTHWEST

PEA JOB NO.	26-0057
P.M.	JPB
DN.	CAL
DES.	JLE

DRAWING NUMBER:
L-1.2

NOT FOR CONSTRUCTION

S:\PROJECTS\2026\26-0057 CC LEAR\DWG\2_SITE_PLAN\L-1.0\DWG_LANDSCAPE_260057.dwg PLOT DATE: 3/30/2026 2:35 PM BY: Janet Evans, PLA

KEY:

= PROPOSED DECIDUOUS TREES

= PROPOSED EVERGREEN TREE

= PROPOSED SHRUBS

= IRRIGATED SEED LAWN IN NEW ISLANDS

= RESTORE LAWN
AND EXISTING IRRIGATION SYSTEM IF PRESENT

= EXISTING EVERGREEN TREE TO REMAIN
WITH TREE PROTECTION FENCE
(NOTE: IF EVERGREEN SYMBOL IS NOT PRESENT, ALL OTHER EXISTING TREES ARE DECIDUOUS TYPE)

= EXISTING TREE/ TREE TAG TO REMAIN

= APPROX. LIMITS OF CONSTRUCTION

SEE SHEET L-1.0 FOR LANDSCAPE CALCULATIONS AND PLANTING NOTES
SEE SHEET L-1.0 FOR TREE REPLACEMENT
SEE SHEET L-1.4 FOR LANDSCAPE DETAILS
SEE SHEET T-1.0 AND T-1.1 FOR EXISTING TREE LIST AND TREE REMOVAL

PLANT SCHEDULE L-1.3

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS
EVERGREEN TREES								
AC10	5	ABIES CONCOLOR	WHITE FIR	10' HT.	B&B	PER PLAN	NON-NATIVE	
PA10	13	PICEA ABIES	NORWAY SPRUCE	10' HT.	B&B	PER PLAN	NATIVE	
PG10	10	PICEA GLAUCA	WHITE SPRUCE	10' HT.	B&B	PER PLAN	NATIVE	
	28	SUBTOTAL:						
SHRUBS								
JX36	69	JUNIPERUS X 'GREY OWL'	GREY OWL JUNIPER	36" HT.	CONT.	48" O.C.	ADAPTED NATIVE	
RG30	40	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL.	CONT.	4` O.C.	NATIVE	
	109	SUBTOTAL:						

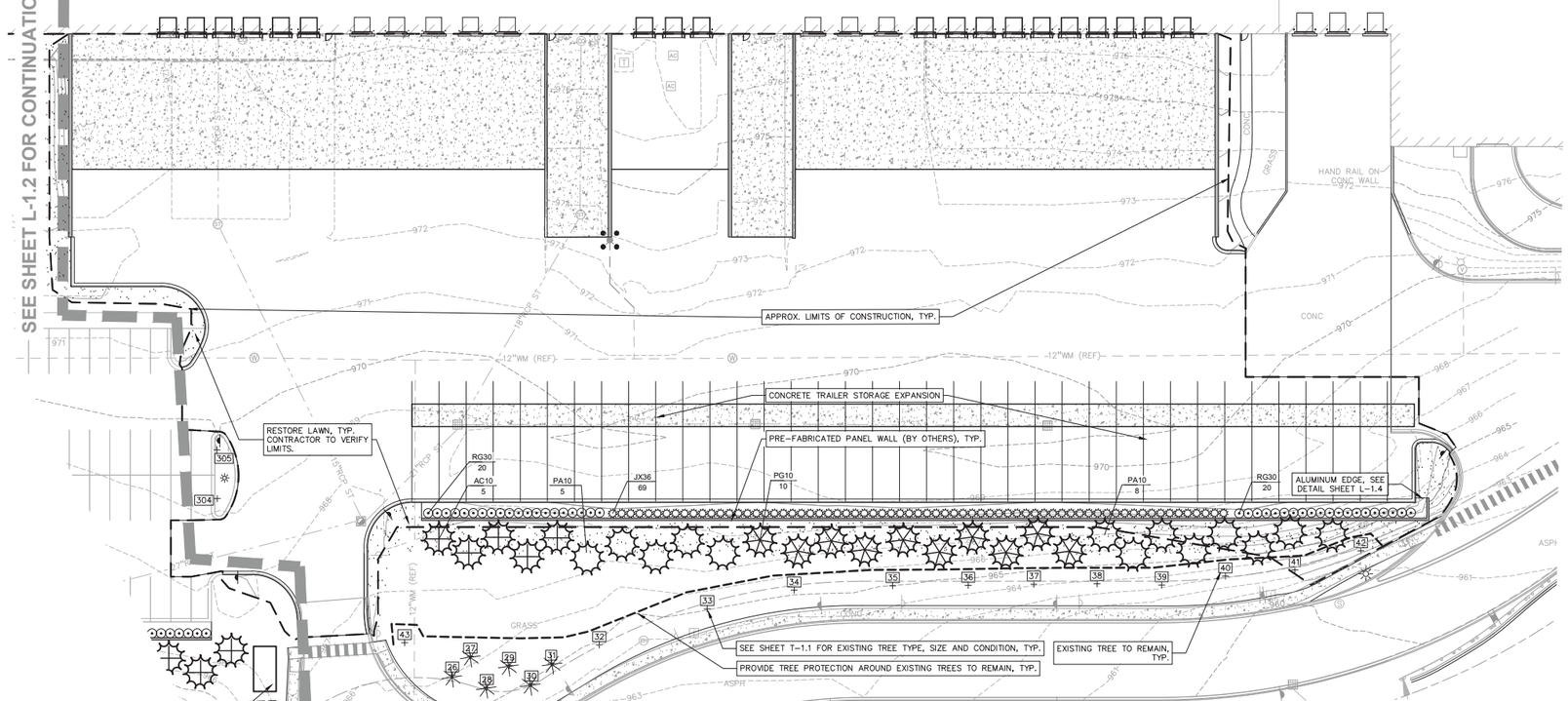
EXISTING GPJ WAREHOUSE

PROPOSED LEAR BUILDING RENOVATION REFER TO ARCH FOR DETAIL

ZONED T&R "TECHNOLOGY AND RESEARCH" DISTRICT

SEE SHEET L-1.2 FOR CONTINUATION

SEE SHEET L-1.2 FOR CONTINUATION



NOT FOR CONSTRUCTION

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
JANET L. EVANS
LANDSCAPE ARCHITECT
No. 3901
REGISTERED

NORTH

0 15 30 60
SCALE: 1" = 30'

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

CAUTION!!
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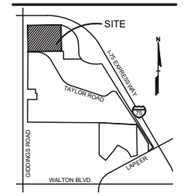


CLIENT
CUNNINGHAM-LIMP COMPANY
28970 CABOT DRIVE, SUITE: 100
NOVI, MICHIGAN 48377

PROJECT TITLE
LEAR
3600 GIDDINGS ROAD
AUBURN HILLS, MI

REVISIONS	
CITY COMMENTS	3-30-26

ORIGINAL ISSUE DATE:
MARCH 19, 2026

DRAWING TITLE
PRELIMINARY LANDSCAPE PLAN- SOUTHEAST

PEA JOB NO.	26-0057
P.M.	JPB
DN.	CAL
DES.	JLE

DRAWING NUMBER:
L-1.3

S:\PROJECTS\2026\26-0057 CLC LEAR\dwg\2_SITE_PLAN\CL-1.02VAR_LANDSCAPE-260057.dwg PLOT DATE: 3/30/2026 2:35 PM BY: Janet Evans, PLA

PER CITY OF AUBURN HILLS:

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

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

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

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

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

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

6 LANDSCAPE / TREE REPLACEMENT NOTES

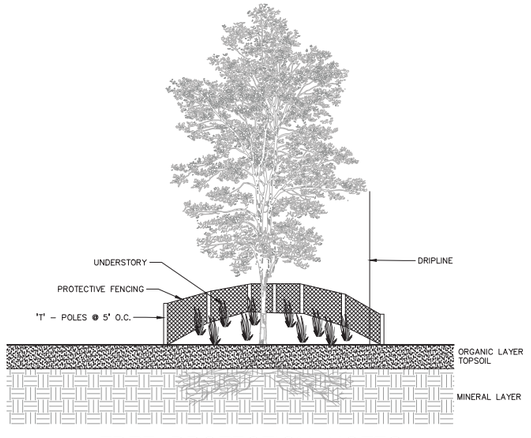
NOT TO SCALE

- 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.

5 AUBURN HILLS MAINTENANCE NOTES

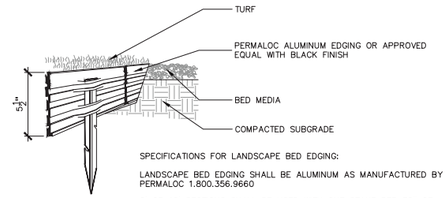
NOT TO SCALE

TREE PROTECTION DETAIL



TREE PROTECTION NOTES

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



SPECIFICATIONS FOR LANDSCAPE BED EDGING:

LANDSCAPE BED EDGING SHALL BE ALUMINUM AS MANUFACTURED BY PERMALOC 1.800.356.9660

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

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

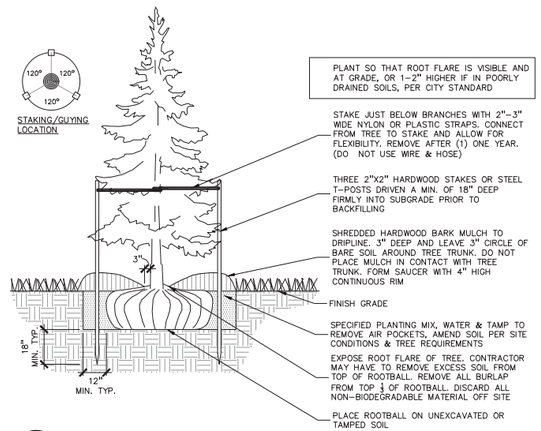
STAKE SHALL SECURELY ENGAGE EDGING AND SHALL BE ENTIRELY BELOW TOP SURFACE OF EDGING

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

INSTALL AS PER MANUFACTURER'S SPECIFICATIONS WITH TOP OF EDGING 1"-2" ABOVE COMPACTED FINISH GRADE. FINISH GRADE TO BE COMPACTED ON BOTH SIDES OF EDGING TO MAINTAIN STABILITY

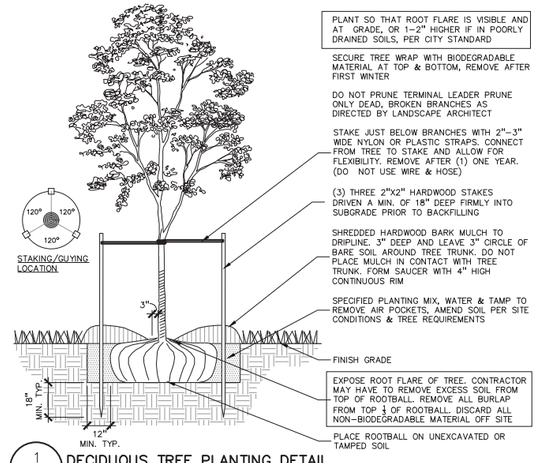
3 ALUMINUM EDGE DETAIL

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



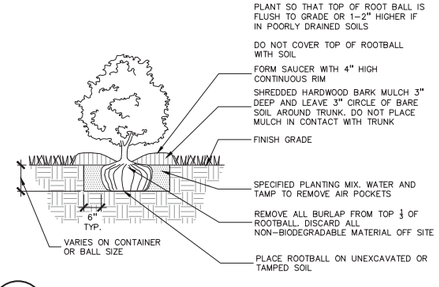
2 EVERGREEN TREE PLANTING DETAIL

SCALE: 1" = 3'-0"



1 DECIDUOUS TREE PLANTING DETAIL

SCALE: 1" = 3'-0"



7 SHRUB PLANTING DETAIL

SCALE: 1" = 2'-0"

4 TREE PROTECTION DETAIL

NOT TO SCALE

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN — JANET L. EVANS — LANDSCAPE ARCHITECT — NO. 3901

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

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CLIENT

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

PROJECT TITLE

LEAR
3600 GIDDINGS ROAD
AUBURN HILLS, MI

REVISIONS	
CITY COMMENTS	3-30-26

ORIGINAL ISSUE DATE:
MARCH 19, 2026

DRAWING TITLE

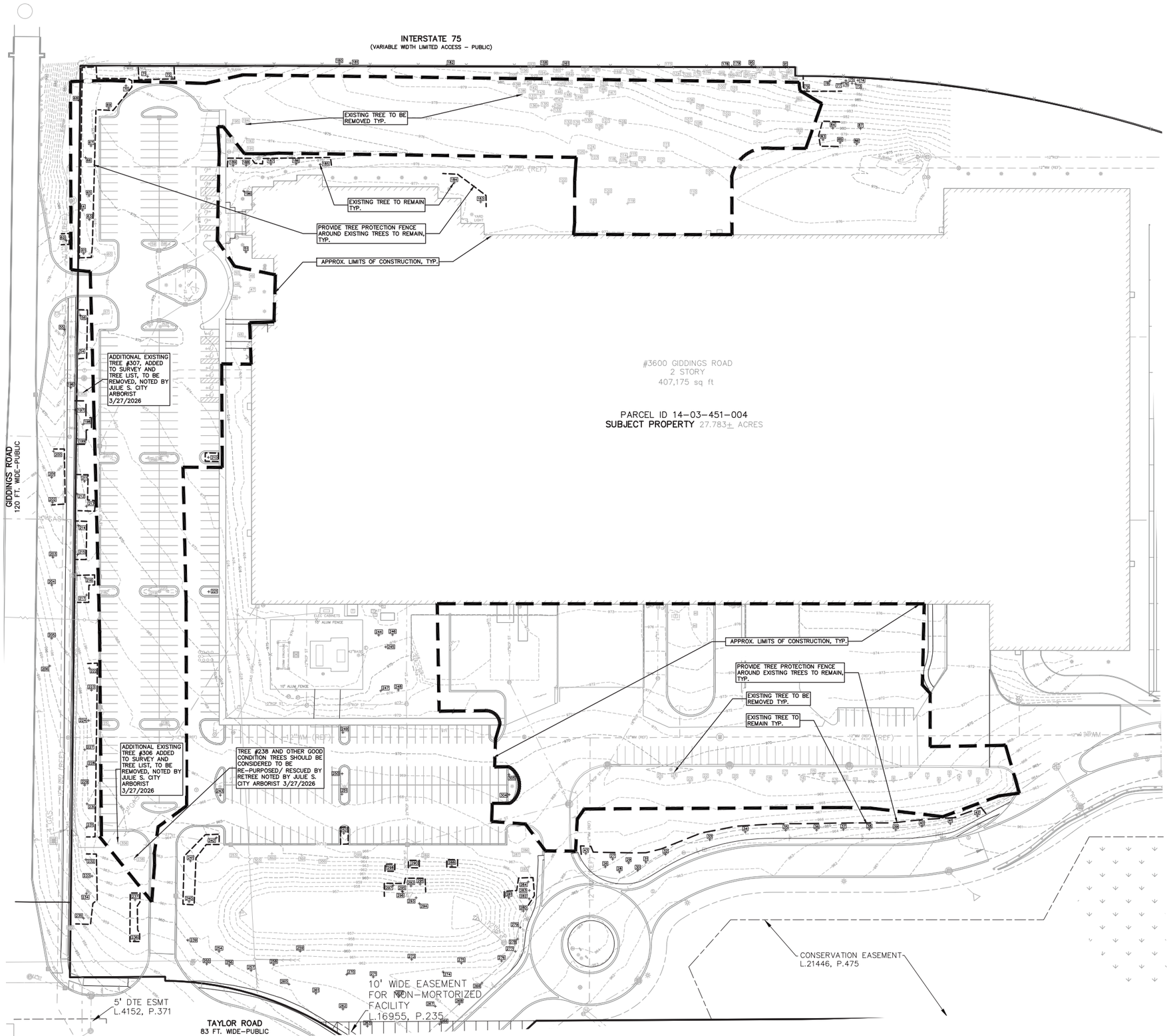
LANDSCAPE DETAILS

PEA JOB NO.	26-0057
P.M.	JPB
DN.	CAL
DES.	JLE

DRAWING NUMBER:

L-1.4

NOT FOR CONSTRUCTION



KEY:

1580	= EXISTING TREE TO REMAIN
1581	= EXISTING TREE TO BE REMOVED
– – – –	= TREE PROTECTION FENCING
– – – –	= APPROX. LIMITS OF CONSTRUCTION

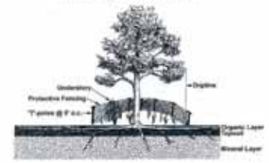
SEE SHEET T-1.1 FOR EXISTING TREE LIST
SEE SHEET L-1.0 FOR TREE REPLACEMENT

STANDARD TREES		
STANDARD TREES REMOVED:	73	(1:1 REPLACEMENT)
REPLACEMENT TREES REQUIRED:	73	(1:1 REPLACEMENT)

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

PER CITY ARBORIST, JULIE S., COMMENT ON 3/27/2026:
ALL " LANDSCAPE" TREES REGARDLESS OF SIZE, ARE REGULATED

TREE PROTECTION DETAIL



TREE PROTECTION NOTES

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

PEA GROUP
t: 844.813.2949
www.peagroup.com

JANET L. EVANS LANDSCAPE ARCHITECT No. 1301 STATE OF MICHIGAN REGISTERED

NORTH

0 25 50 100
SCALE: 1" = 50'

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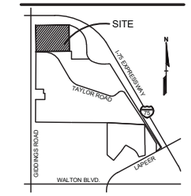


CLIENT
CUNNINGHAM-LIMP COMPANY
28970 CABOT DRIVE, SUITE: 100
NOVI, MICHIGAN 48377

PROJECT TITLE
LEAR
3600 GIDDINGS ROAD
AUBURN HILLS, MI

REVISIONS	
CITY COMMENTS	3-30-26

ORIGINAL ISSUE DATE:
MARCH 19, 2026

DRAWING TITLE
TREE PROTECTION PLAN

PEA JOB NO.	26-0057
P.M.	JPB
DN.	CAL
DES.	JLE

DRAWING NUMBER:
T-1.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2026\26-0057 CLC LEAR\DWG\2_SITE_PLAN\T-1.0 TREE PRESERVATION PLAN-260057.dwg PLOT DATE: 3/30/2026 1:47 PM BY: Janet Evans, PLA

ITEM WITH STRIKE THROUGH INDICATES TREE TO BE REMOVED

TAG NO.	CODE	DBH	LATIN NAME	COMMON NAME	COND	COMMENT	REGULATED (REG.) / NOT REGULATED (N)	LANDMARK (L)	SAVE (S) / REMOVE (X)
1	WS	2	White Spruce	Picea glauca	Good		REG./REPLACE	-	X
2	WS	2	White Spruce	Picea glauca	Good		REG./REPLACE	-	X
3	WS	2	White Spruce	Picea glauca	Good		REG./REPLACE	-	X
4	WS	2	White Spruce	Picea glauca	Good		REG./REPLACE	-	X
5	WS	2	White Spruce	Picea glauca	Good		REG./REPLACE	-	X
6	WS	2	White Spruce	Picea glauca	Good		REG./REPLACE	-	X
7	WP	3	(Eastern) White Pine	Pinus strobus	Good		REG./REPLACE	-	X
8	WP	3	(Eastern) White Pine	Pinus strobus	Good		REG./REPLACE	-	X
9	SB	1	Service Berry	Amelanchier arborea	Good		REG./REPLACE	-	X
10	SB	1	Service Berry	Amelanchier arborea	Good		REG./REPLACE	-	X
11	NS	2	Norway Spruce	Picea Abies	Good		REG./REPLACE	-	X
12	NS	2	Norway Spruce	Picea Abies	Good		REG./REPLACE	-	X
13	NS	2	Norway Spruce	Picea Abies	Good		REG./REPLACE	-	X
14	NS	2	Norway Spruce	Picea Abies	Good		REG./REPLACE	-	X
15	NS	1	Norway Spruce	Picea Abies	Fair	Sparse canopy	REG./REPLACE	-	X
16	NS	2	Norway Spruce	Picea Abies	Good		REG./REPLACE	-	X
17	SB	1	Service Berry	Amelanchier arborea	Good		REG./REPLACE	-	X
18	SB	1	Service Berry	Amelanchier arborea	Good		REG./REPLACE	-	X
19	SB	1	Service Berry	Amelanchier arborea	Good		REG./REPLACE	-	X
20	WP	2	(Eastern) White Pine	Pinus strobus	Good		REG./REPLACE	-	X
21	WP	2	(Eastern) White Pine	Pinus strobus	Good		REG./REPLACE	-	X
22	WP	2	(Eastern) White Pine	Pinus strobus	Good		REG./REPLACE	-	X
23	WP	3	(Eastern) White Pine	Pinus strobus	Good		REG./REPLACE	-	X
24	WP	2	(Eastern) White Pine	Pinus strobus	Good		REG./REPLACE	-	X
25	WP	2	(Eastern) White Pine	Pinus strobus	Good		REG./REPLACE	-	X
26	**WS**	**1**	**White Spruce**	**Picea glauca**	**Good**		N (SIZE)	-	S
27	**WS**	**1**	**White Spruce**	**Picea glauca**	**Good**		N (SIZE)	-	S
28	**WS**	**1**	**White Spruce**	**Picea glauca**	**Good**		N (SIZE)	-	S
29	**WS**	**1**	**White Spruce**	**Picea glauca**	**Good**		N (SIZE)	-	S
30	**WS**	**1**	**White Spruce**	**Picea glauca**	**Good**		N (SIZE)	-	S
31	**WS**	**1**	**White Spruce**	**Picea glauca**	**Good**		N (SIZE)	-	S
32	**TU**	**1**	**Tupelo**	**Nyssa Sylvatico**	**Good**		N (SIZE)	-	S
33	**SE**	**2**	**Slippery Elm**	**Ulmus rubra**	**Good**		N (SIZE)	-	S
34	**SE**	**2**	**Slippery Elm**	**Ulmus rubra**	**Good**		N (SIZE)	-	S
35	**SE**	**2**	**Slippery Elm**	**Ulmus rubra**	**Good**		N (SIZE)	-	S
36	**SE**	**2**	**Slippery Elm**	**Ulmus rubra**	**Good**		N (SIZE)	-	S
37	**SE**	**1**	**Slippery Elm**	**Ulmus rubra**	**Good**		N (SIZE)	-	S
38	**SE**	**1**	**Slippery Elm**	**Ulmus rubra**	**Good**		N (SIZE)	-	S
39	**SE**	**1**	**Slippery Elm**	**Ulmus rubra**	**Good**		N (SIZE)	-	S
40	**SE**	**2**	**Slippery Elm**	**Ulmus rubra**	**Good**		N (SIZE)	-	S
41	**SE**	**2**	**Slippery Elm**	**Ulmus rubra**	**Good**		N (SIZE)	-	S
42	**SE**	**2**	**Slippery Elm**	**Ulmus rubra**	**Good**		N (SIZE)	-	S
43	**TU**	**2**	**Tupelo**	**Nyssa Sylvatico**	**Good**		N (SIZE)	-	S
45	CA	2	Crab Apple	Malus caronaria	Good		REG./REPLACE	-	X
46	CA	2	Crab Apple	Malus caronaria	Good		REG./REPLACE	-	X
47	CA	2	Crab Apple	Malus caronaria	Good		REG./REPLACE	-	X
48	CA	2	Crab Apple	Malus caronaria	Good		REG./REPLACE	-	X
49	CA	3	Crab Apple	Malus caronaria	Good		REG./REPLACE	-	X
50	CA	2	Crab Apple	Malus caronaria	Good		REG./REPLACE	-	X
51	**CA**	**2**	**Crab Apple**	**Malus caronaria**	**Good**		N (SIZE)	-	S
52	HL	7	Honeylocust	Gleditsia triacanthos	Good		REG./REPLACE	-	X
53	IL	6	Honeylocust	Gleditsia triacanthos	Good		REG./REPLACE	-	X
54	**WS**	**14**	**White Spruce**	**Picea glauca**	**Good**		REG	-	S
55	**G**	**15**	**Ginkgo**	**Ginkgo biloba**	**Good**		N (SPECIES)	-	S
56	G	11	Ginkgo	Ginkgo biloba	Good		N (SPECIES)	-	S
57	G2	11	Ginkgo	Ginkgo biloba	Good		REG./REPLACE	-	X
58	HL	6	Honeylocust	Gleditsia triacanthos	Good		REG./REPLACE	-	X
59	HL	6	Honeylocust	Gleditsia triacanthos	Good		REG./REPLACE	-	X
60	G2	11	Ginkgo	Ginkgo biloba	Good		REG./REPLACE	-	X
61	**G**	**13**	**Ginkgo**	**Ginkgo biloba**	**Good**		N (SPECIES)	-	S
62	**G**	**16**	**Ginkgo**	**Ginkgo biloba**	**Good**		N (SPECIES)	-	S
63	**RP**	**14**	**Red Pine**	**Pinus resinosa**	**Good**		REG	-	S
64	**WS**	**10**	**White Spruce**	**Picea glauca**	**Good**		REG	-	S
65	**NS**	**21**	**Norway Spruce**	**Picea Abies**	**Good**		REG	-	S
66	**NS**	**19**	**Norway Spruce**	**Picea Abies**	**Good**		REG	-	S
67	**WS**	**7**	**White Spruce**	**Picea glauca**	**Good**		REG	-	S
68	**NS**	**20**	**Norway Spruce**	**Picea Abies**	**Good**		REG	-	S
69	**RM**	**7**	**Red Maple**	**Acer rubrum**	**Good**		REG	-	S
70	**RM**	**10**	**Red Maple**	**Acer rubrum**	**Good**		REG	-	S
71	**RM**	**10**	**Red Maple**	**Acer rubrum**	**Good**		REG	-	S
72	**RM**	**6**	**Red Maple**	**Acer rubrum**	**Good**		REG	-	S
73	**BL**	**9**	**Black Locust**	**Robinia pseudoacacia**	**Good**		N (SPECIES)	-	S
74	**BL**	**8**	**Black Locust**	**Robinia pseudoacacia**	**Good**		N (SPECIES)	-	S
75	**BL**	**6**	**Black Locust**	**Robinia pseudoacacia**	**Good**		N (SPECIES)	-	S
76	**BL**	**6**	**Black Locust**	**Robinia pseudoacacia**	**Good**		N (SPECIES)	-	S
77	**BL**	**7**	**Black Locust**	**Robinia pseudoacacia**	**Good**		N (SPECIES)	-	S
78	**BL**	**7.6**	**Black Locust**	**Robinia pseudoacacia**	**Good**		N (SPECIES)	-	S
79	**BL**	**15**	**Black Locust**	**Robinia pseudoacacia**	**Good**		N (SPECIES)	-	S
80	BL	7.6	Black Locust	Robinia pseudoacacia	Good		N (SPECIES)	-	X
81	EE	9	Siberian Elm	Ulmus pumila	Good		N (SPECIES)	-	X
82	RP	11	Red Pine	Pinus resinosa	Fair	Dead branches	REG./REPLACE	-	X
83	**BL**	**10.7**	**Black Locust**	**Robinia pseudoacacia**	**Good**		N (SPECIES)	-	S
84	**CT**	**13**	**Cottonwood**	**Populus deltoides**	**Good**		N (SPECIES)	-	S
85	**BL**	**18**	**Black Locust**	**Robinia pseudoacacia**	**Good**		N (SPECIES)	-	S
86	**BL**	**14**	**Black Locust**	**Robinia pseudoacacia**	**Good**		N (SPECIES)	-	S
87	**RP**	**14**	**Red Pine**	**Pinus resinosa**	**Good**		REG	-	S
88	BL	9	Black Locust	Robinia pseudoacacia	Good		N (SPECIES)	-	X
89	BL	7	Black Locust	Robinia pseudoacacia	Good		N (SPECIES)	-	X
90	BL	9	Black Locust	Robinia pseudoacacia	Good		N (SPECIES)	-	X
91	**BL**	**6**	**Black Locust**	**Robinia pseudoacacia**	**Good**		N (SPECIES)	-	S
92	BL	7	Black Locust	Robinia pseudoacacia	Good		N (SPECIES)	-	X
93	BL	9	Black Locust	Robinia pseudoacacia	Good		N (SPECIES)	-	X
94	BL	7	Black Locust	Robinia pseudoacacia	Good		N (SPECIES)	-	X
95	**BL**	**19**	**Black Locust**	**Robinia pseudoacacia**	**Good**		N (SPECIES)	-	S
96	BL	6	Black Locust	Robinia pseudoacacia	Good		N (SPECIES)	-	X
97	BL	10.10	Black Locust	Robinia pseudoacacia	Good		N (SPECIES)	-	X
98	BL	8	Black Locust	Robinia pseudoacacia	Good		N (SPECIES)	-	X
99	BL	10	Black Locust	Robinia pseudoacacia	Good		N (SPECIES)	-	X
100	BL	7	Black Locust	Robinia pseudoacacia	Good		N (SPECIES)	-	X
101	CT	12.8	Cottonwood	Populus deltoides	Good		N (SPECIES)	-	X
107	RI	7	Black Locust	Robinia pseudoacacia	Good		N (SPECIES)	-	X
103	BL	16	Black Locust	Robinia pseudoacacia	Good		N (SPECIES)	-	X
104	BL	10	Black Locust	Robinia pseudoacacia	Good		N (SPECIES)	-	X
105	EE	7	Siberian Elm	Ulmus pumila	Fair	Dead branches	N (SPECIES)	-	X

TAG NO.	CODE	DBH	LATIN NAME	COMMON NAME	COND	COMMENT	REGULATED (REG.) / NOT REGULATED (N)	LANDMARK (L)	SAVE (S) / REMOVE (X)
106	BL	16	Black Locust	Robinia pseudoacacia	Good		N (SPECIES)	-	X
107	CT	10	Cottonwood	Populus deltoides	Good		N (SPECIES)	-	X
108	CT	7	Cottonwood	Populus deltoides	Good		N (SPECIES)	-	X
109	NS	15	Norway Spruce	Picea Abies	Good		REG./REPLACE	-	X
110	WS	14	White Spruce	Picea glauca	Good		REG./REPLACE	-	X
111	CT	14	Cottonwood	Populus deltoides	Good		N (SPECIES)	-	X
112	CT	23	Cottonwood	Populus deltoides	Good		N (SPECIES)	-	X
113	CT	10	Cottonwood	Populus deltoides	Good		N (SPECIES)	-	X
114	CT	8	Cottonwood	Populus deltoides	Good		N (SPECIES)	-	X
115	CT	6	Cottonwood	Populus deltoides	Good		N (SPECIES)	-	X
116	CT	11.9	Cottonwood	Populus deltoides	Good		N (SPECIES)	-	X
117	CT	31	Cottonwood	Populus deltoides	Good		N (SPECIES)	-	X
118	CT	11	Cottonwood	Populus deltoides	Good		N (SPECIES)	-	X
119	NS	10	Norway Spruce	Picea Abies	Good		REG./REPLACE	-	X
120	RP	10	Red Pine	Pinus resinosa	Fair	Dead branches	REG./REPLACE	-	X
121	WP	13	(Eastern) White Pine	Pinus strobus	Good		REG./REPLACE	-	X
122	RP	15	Red Pine	Pinus resinosa	Good		REG./REPLACE	-	X
123	CT	19	Cottonwood	Populus deltoides	Good		N (SPECIES)	-	X
124	E	9	American Elm	Ulmus americana	Good		REG./REPLACE	-	X
125	CT	12	Cottonwood	Populus deltoides	Good		N (SPECIES)	-	X
126	CT	10	Cottonwood	Populus deltoides	Good		N (SPECIES)	-	X
127	CT	14	Cottonwood	Populus deltoides	Good		N (SPECIES)	-	X
128	CT	9.8	Cottonwood	Populus deltoides	Good		N (SPECIES)	-	X
129	CT	10	Cottonwood	Populus deltoides	Good		N (SPECIES)	-	X
130	CT	9	Cottonwood	Populus deltoides	Good		N (SPECIES)	-	X
131	CT	10	Cottonwood	Populus deltoides	Good		N (SPECIES)	-	X
132	CT	13	Cottonwood	Populus deltoides	Good		N (SPECIES)	-	X
133	CT	6	Cottonwood	Populus deltoides	Good		N (SPECIES)	-	X
134	CT	7	Cottonwood	Populus deltoides	Good		N (SPECIES)	-	X
135	CT	9	Cottonwood	Populus deltoides	Good		N (SPECIES)	-	X
136	CT	11	Cottonwood	Populus deltoides	Good		N (SPECIES)	-	X
137	CT	9	Cottonwood	Populus deltoides	Good		N (SPECIES)	-	X
138	CT	8	Cottonwood	Populus deltoides	Good		N (SPECIES)	-	X
139	CT	8	Cottonwood	Populus deltoides	Good		N (SPECIES)	-	X
140	CT	6	Cottonwood	Populus deltoides	Good		N (SPECIES)	-	X
141	BL	6	Black Locust	Robinia pseudoacacia	Good		N (SPECIES)	-	X
142	BL	9.7	Black Locust	Robinia pseudoacacia	Good		N (SPECIES)	-	X
143	RG	12	Bigtooth Aspen	Populus grandidentata	Good		REG./REPLACE	-	X
144	CT	7	Cottonwood	Populus deltoides	Good		N (SPECIES)	-	X
145	CT	6	Cottonwood	Populus deltoides	Good		N (SPECIES)	-	X
146	CT	6	Cottonwood	Populus deltoides	Good		N (SPECIES)	-	X
147	CT	6	Cottonwood	Populus deltoides	Good		N (SPECIES)	-	X
148	BL	11	Black Locust	Robinia pseudoacacia	Good		N (SPECIES)	-	X
149	CT	6	Cottonwood	Populus deltoides	Good		N (SPECIES)	-	X
150	CT	8	Cottonwood	Populus deltoides	Good		N (SPECIES)	-	X
151	CT	9	Cottonwood	Populus deltoides	Good		N (SPECIES)	-	X
152	BL	6	Black Locust	Robinia pseudoacacia	Good		N (SPECIES)	-	X
153	CT	11	Cottonwood	Populus deltoides	Good		N (SPECIES)	-	X
154	CT	8	Cottonwood	Populus deltoides	Good		N (SPECIES)	-	X
155	BL	10	Black Locust	Robinia pseudoacacia	Good		N (SPECIES)	-	X
156	BL	6	Black Locust	Robinia pseudoacacia	Good		N (SPECIES)	-	X
157	BL	6	Black Locust	Robinia pseudoacacia	Good		N (SPECIES)	-	X
158	**BL**	**6**	**Black Locust**	**Robinia pseudoacacia**	**Good**		N (SPECIES)	-	S
159	W	7	Willow	Salix Spp	Good		N (SPECIES)	-	X
160	BL	6	Black Locust	Robinia pseudoacacia	Good		N (SPECIES)	-	X
161	**BL**	**6**	**Black Locust**	**Robinia pseudoacacia**	**Good**		N (SPECIES)	-	S
162	BL	7	Black Locust	Robinia pseudoacacia	Good		N (SPECIES)	-	X
163	BL	8	Black Locust	Robinia pseudoacacia	Good		N (SPECIES)	-	X
164	BL	9	Black Locust	Robinia pseudoacacia	Good		N (SPECIES)	-	X
165	CT	8	Cottonwood	Populus deltoides	Good		N (SPECIES)	-	X
166	CT	7	Cottonwood	Populus deltoides	Good		N (SPECIES)	-	X
167	CT	8	Cottonwood	Populus deltoides	Good		N (SPECIES)	-	X
168	CT	9	Cottonwood	Populus deltoides	Good		N (SPECIES)	-	X
169	BL	8	Black Locust	Robinia pseudoacacia	Good		N (SPECIES)	-	X
170	BL	6	Black Locust	Robinia pseudoacacia	Good		N (SPECIES)	-	X
171	BL	10.10	Black Locust	Robinia pseudoacacia	Good		N (SPECIES)	-	X
172	BL	6	Black Locust	Robinia pseudoacacia	Good		N (SPECIES)	-	X
173	BL	7.6	Black Locust	Robinia pseudoacacia	Good		N (SPECIES)	-	X
174	BL	6	Black Locust	Robinia pseudoacacia	Good		N (SPECIES)	-	X
175	BL	7	Black Locust	Robinia pseudoacacia	Good		N (SPECIES)	-	X
176	BL	7	Black Locust	Robinia pseudoacacia	Good		N (SPECIES)	-	X
177	BL	6.6	Black Locust	Robinia pseudoacacia	Good		N (SPECIES)	-	X
178	**BL**	**8**	**Black Locust**	**Robinia pseudoacacia**	**Good**		N (SPECIES)	-	S
179	**BL**	**8**	**Black Locust**	**Robinia pseudoacacia**	**Good**		N (SPECIES)	-	S
180	**BL**	**16**	**Black Locust**	**Robinia pseudoacacia**	**Good**		N (SPECIES)	-	S
181	**BL**	**16**	**Black Locust**	**Robinia pseudoacacia**	**Good**		N (SPECIES)	-	S
182	**BL**	**18.9**	**Black Locust**	**Robinia pseudoacacia**	**Good**		N (SPECIES)	-	S
183	**SM**	**14**	**Silver Maple**	**Acer saccharinum**	**Good**		N (SPECIES)	-	S
184	**SM**	**13**	**Silver Maple**	**Acer saccharinum**	**Good**		N (SPECIES)	-	S
185	**SM**	**14**	**Silver Maple**	**Acer saccharinum**	**Good**		N (SPECIES)	-	S
186	**SM**	**13**	**Silver Maple**	**Acer saccharinum**	**Good**		N (SPECIES)	-	S
187	**SM**	**14**	**Silver Maple**	**Acer saccharinum**	**Good**		N (SPECIES)	-	S
188	**SWO**	**5**	**Swamp White Oak**	**Quercus bicolor**	**Good**		N (SIZE)	-	S
189	**SWO**	**5**	**Swamp White Oak**	**Quercus bicolor**	**Good**		N (SIZE)	-	S
190	SWO	4	Swamp White Oak	Quercus bicolor	Good		REG./REPLACE	-	X
191	SWO	5	Swamp White Oak	Quercus bicolor	Good		REG./REPLACE	-	X
192	SWO	4	Swamp White Oak	Quercus bicolor	Good		REG./REPLACE	-	X
193	SWO	4	Swamp White Oak	Quercus bicolor	Good		REG./REPLACE	-	X
194	SWO	5	Swamp White Oak	Quercus bicolor	Good		REG./REPLACE	-	X
195	SWO	5	Swamp White Oak	Quercus bicolor	Good		REG./REPLACE	-	X
196	**CA**	**2**	**Crab Apple**	**Malus caronaria**	**Good**		N (SIZE)	-	S
197	**NS**	**13**	**Norway Spruce**	**Picea Abies**	**Fair**		REG	-	S
198	**RP**	**18**	**Red Pine**	**Pinus resinosa**	**Fair**	**Dead branching**	REG	-	S
199	**RP**	**13**	**Red Pine**	**Pinus resinosa**	**Fair**		REG	-	S
200	**HO**	**9**	**Horsechestnut**	**Aesculus hoppocastanum**	**Good**		REG	-	S
201	**HO**	**6**	**Horsechestnut**	**Aesculus hoppocastanum**	**Fair**	**Trunk damage**	REG	-	S
202	**HO**	**8**	**Horsechestnut**	**Aesculus hoppocastanum**	**Fair**	**Trunk damage**	REG	-	S
203	**HO**	**6**	**Horsechestnut**	**Aesculus hoppocastanum**	**Fair**	**Trunk damage**	REG	-	S
204	**HO**	**5**	**Horsechestnut**	**Aesculus hoppocastanum**	**Fair**	**Scarring trunk**	N (SIZE)	-	S
205	**HO**	**5**	**Horsechestnut**	**Aesculus hoppocastanum**	**Fair**	**Trunk damage**	N (SIZE)	-	S
206	**HO**	**8**	**Horsechestnut**	**Aesculus hoppocastanum**	**Good**		REG	-	S
207	RM	6	Red Maple	Acer rubrum	Good		REG./REPLACE	-	X
208	HL	6	Honeylocust	Gleditsia triacanthos	Good		REG./REPLACE	-	X
209	HL	7	Honeylocust	Gleditsia triacanthos	Good		REG./REPLACE	-	X
210	**RM**	**5**	**Red Maple**	**Acer rubrum**	**Good**		N (SIZE)	-	S

TAG NO.	CODE	DBH	LATIN NAME	COMMON NAME	COND	COMMENT	REGULATED (REG.) / NOT REGULATED (N)	LANDMARK (L)	SAVE (S) / REMOVE (X)
211	**WS**	**7**	**White Spruce**	**Picea glauca**	**Fair**	**Canopy top dead**	REG	-	S
212	**RP**	**13**	**Red Pine**	**Pinus resinosa**	**Fair**		REG	-	S
213	**NS**	**18**	**Norway Spruce**	**Picea Abies**	**Fair**	**Canopy**	REG	-	S
214	**WS**	**5**	**White Spruce**	**Picea glauca**	**Fair**	**Lean, canopy**	N (SIZE)	-	S
215	**RP**	**18**	**Red Pine**	**Pinus resinosa**	**Good**		REG	-	S
216	**SU**	**3**	**Sugar Maple**	**Acer saccharum**	**Good**		N (SIZE)	-	S
217	**SU**	**3**	**Sugar Maple**	**Acer saccharum**	**Good**		N (SIZE)	-	S
218	RM	6	Red Maple	Acer rubrum	Good		REG./REPLACE	-	X
219	HL	6	Honeylocust	Gleditsia triacanthos	Good		REG./REPLACE	-	X
220	HL	6	Honeylocust	Gleditsia triacanthos	Good		REG./REPLACE	-	X
221	**RM**	**5**	**Red Maple**	**Acer rubrum**	**Good**		N (SIZE)	-	S
222	**BF**	**2**	**Balsam Fir**	**Abies balsamea**	**Good**		N (SIZE)	-	S
223	**BF**	**2**	**Balsam Fir**	**Abies balsamea**	**Good**		N (SIZE)	-	S
224	**WP**	**3**	**(Eastern) White Pine**	**Pinus strobus**	**Fair**	**Dead needles**	N (SIZE)	-	S
225	RM	5	Red Maple	Acer rubrum	Good		REG./REPLACE	-	X
226	HL	7	Honeylocust	Gleditsia triacanthos	Good		REG./REPLACE	-	X
227	**RP**	**15**	**Red Pine**	**Pinus resinosa**	**Fair**		REG	-	S
228	**BF**	**2**	**Balsam Fir**	**Abies balsamea**	**Dead**		N (SIZE)	-	S
229	**WP**	**3**	**(Eastern) White Pine**	**Pinus strobus**	**Fair**		N (SIZE)	-	S
230	**RP**	**17**	**Red Pine**	**Pinus resinosa**	**Fair**		REG	-	S
231	**WP**	**3**	**(Eastern) White Pine**	**Pinus strobus**	**Good**		N (SIZE)	-	S
232	**WS**	**7**	**White Spruce**	**Picea glauca**	**Fair**		REG	-	S
233	**RP**	**18,11**	**Red Pine**	**Pinus resinosa**	**Fair**		REG	-	S
234	**RP**	**17**	**Red Pine**	**Pinus resinosa**	**Fair**		REG	-	S
235	**NS**	**20**	**Norway Spruce**	**Picea Abies**	**Good**		REG	-	S
236	**RO**	**12**	**Red Oak**	**Quercus rubra**	**Fair**	**Not full**	REG	-	S
237	**RO**	**9**	**Red Oak**	**Quercus rubra**	**Good**		REG	-	S
238	RO	14	Red Oak	Quercus rubra	Good		REG./REPLACE	-	X
239	**RO**	**18**	**Red Oak**	**Quercus rubra**	**Good**		REG	-	S
240	**RO**	**14**	**Red Oak**	**Quercus rubra**	**Good**		REG	-	S
241	**RO**	**14**	**Red Oak**	**Quercus rubra**	**Good**		REG	-	S
242	**RM**	**5**	**Red Maple**	**Acer rubrum**	**Good**		N (SIZE)	-	S
243	HL	6	Honeylocust	Gleditsia triacanthos	Good		REG	-	S
244	**WP**	**5**	**(Eastern) White Pine**	**Pinus strobus**	**Good**		N (SIZE)	-	S
245	**WP**	**5**	**(Eastern) White Pine**	**Pinus strobus**	**Good**		N (SIZE)	-	S
246	**WP**	**6**	**(Eastern) White Pine**	**Pinus strobus**	**Good**		REG	-	S
247	**HL**	**8**	**Honeylocust**	**Gleditsia triacanthos**	**Good**		REG	-	S
248	**HL**	**9**	**Honeylocust**	**Gleditsia triacanthos**	**Good**		REG	-	S
249	**RM**	**4**	**Red Maple**	**Acer rubrum**	**Good**		N (SIZE)	-	S
250	**HL**	**5**	**Honeylocust**	**Gleditsia triacanthos**	**Good**		N (SIZE)	-	S
251	**HL**	**6**	**Honeylocust**	**Gleditsia triacanthos**	**Good**		REG	-	S
252	**RM**	**3**	**Red Maple**	**Acer rubrum**	**Good**		N (SIZE)	-	S
253	SU	2	Sugar Maple	Acer saccharum	Good		REG./REPLACE	-	X
254	**RB**	**3**	**River Birch**	**Betula nigra**	**Good**		N (SIZE)	-	S
255	**SU**	**3**	**Sugar Maple**	**Acer saccharum**	**Good**		N (SIZE)	-	S
256	**SU**	**3**	**Sugar Maple**	**Acer saccharum**	**Good**		N (SIZE)	-	S
257	**RB**	**3**	**River Birch**	**Betula nigra**	**Good**		N (SIZE)	-	S
258	**SB**	**MS x6**	**Service Berry**	**Amelanchier arborea**	**Fair**		N (SIZE)	-	S
259	**SB**	**MS x4**	**Service Berry**	**Amelanchier arborea**	**Fair**	**buckthorn growing in middle**	N (SIZE)	-	S
260	**HO**	**2**	**Horsechestnut**	**Aesculus hoppocastanum**	**Good**		N (SIZE)	-	S
261	**HO**	**2**	**Horsechestnut**	**Aesculus hoppocastanum**	**Good**		N (SIZE)	-	S
262	HO	2	Horsechestnut	Aesculus hoppocastanum	Good		N (SIZE)	-	S
263	**RB**	**2**	**River Birch**	**Betula nigra**	**Good**		N (SIZE)	-	S
264	**RB**	**2**	**River Birch**	**Betula nigra**	**Good**		N (SIZE)	-	S
265	**RM**	**3**	**Red Maple**	**Acer rubrum**	**Good**		N (SIZE)	-	S
266	**RM**	**3**	**Red Maple**	**Acer rubrum**	**Good**		N (SIZE)	-	S
267	**SU**	**3**	**Sugar Maple**	**Acer saccharum**	**Good**		N (SIZE)	-	S
268	**RM**	**3**	**Red Maple**	**Acer rubrum**	**Good**		N (SIZE)	-	S
269	**RM**	**3**	**Red Maple**	**Acer rubrum**	**Good**		N (SIZE)	-	S
270	**OB**	**6,5,3,2,3**	**Ohio Buckeye**	**Aesculus glabra**	**Good**		REG	-	S
271	**SU**	**2**	**Sugar Maple**	**Acer saccharum**	**Good**		N (SIZE)	-	S
272	**LL**	**3**	**Littleleaf Linden**	**Tilia Cordata**	**Good**		N (SIZE)	-	S
273	**SB**	**MS x17**	**Service Berry**	**Amelanchier arborea**	**Good**		N (SIZE)	-	S
274	**SB**	**MS x14**	**Service Berry**	**Amelanchier arborea**	**Good**		N (SIZE)	-	S
275	**SB**	**MS x12**	**Service Berry**	**Amelanchier arborea**	**Good**	**buckthorn growing alongside**	N (SIZE)	-	S
276	**OB**	**9**	**Ohio Buckeye**	**Aesculus glabra**	**Good**		REG	-	S
277	**SU**	**3**	**Sugar Maple**	**Acer saccharum**	**Good**		N (SIZE)	-	S
278	**NS**	**3**	**Norway Spruce**	**Picea Abies**	**Good**		N (SIZE)	-	S
279	**WS**	**3**	**White Spruce**	**Picea glauca**	**Good**		N (SIZE)	-	S
280	**SB**	**MS x13**	**Service Berry**	**Amelanchier arborea**	**Fair**	**buckthorn growing in middle**	N (SIZE)	-	S
281	**SB**	**MS x15**	**Service Berry**	**Amelanchier arborea**	**Good**		N (SIZE)	-	S
282	**WS**	**3**	**White Spruce**	**Picea glauca**	**Good**		N (SIZE)	-	S
283	**WS**	**3**	**White Spruce**	**Picea glauca**	**Fair**	**Cones hanging fir?**	N (SIZE)	-	S
284	**WS**	**3**	**White Spruce**	**Picea glauca**	**Good**		N (SIZE)	-	S
285	TU	2	Tupelo	Nyssa Sylvatico	Good		REG./REPLACE	-	X
286	WP	5	(Eastern) White Pine	Pinus strobus	Good		REG./REPLACE	-	X
287	WP	5	(Eastern) White Pine	Pinus strobus	Good		REG./REPLACE	-	X
288	**SB**	**MS x15**	**Service Berry**	**Amelanchier arborea**	**Good**		N (SIZE)	-	S
289	SB	MS x6	Service Berry	Amelanchier arborea			REG./REPLACE	-	X
290	**SB**	**MS x8**	**Service Berry**	**Amelanchier arborea**	**Good**		N (SIZE)	-	S
291	**BX**	**7**	**Box elder**	**Acer negundo**	**Fair**		N (SPECIES)	-	S
292	**CA**	**7**	**Crab Apple**	**Malus caronaria**	**Fair**		REG	-	S
293	**BWW**	**11**	**Black Willow**	**Salix nigra**	**Fair**		N (SPECIES)	-	S
294	**BWW**	**15**	**Black Willow**	**Salix nigra**	**Fair**		N (SPECIES)	-	S
295	**BWW**	**10**	**Black Willow**	**Salix nigra**	**Fair**		N (SPECIES)	-	S
296	**BWW**	**12**	**Black Willow**	**Salix nigra**	**Fair**		N (SPECIES)	-	S
297	**BWW**	**7**	**Black Willow**	**Salix nigra**	**Poor**	**No crown**	N (SPECIES)	-	S
298	**LL**	**3**	**Littleleaf Linden**	**Tilia Cordata**	**Good**		N (SIZE)	-	S
299	LL	2	Littleleaf Linden	Tilia Cordata	Good		REG./REPLACE	-	X
300	LL	2	Littleleaf Linden	Tilia Cordata	Good		REG./REPLACE	-	X
301	SB	MS x13	Service Berry	Amelanchier arborea	Good		REG./REPLACE	-	X
302	SB	MS x11	Service Berry	Amelanchier arborea	Good		REG./REPLACE	-	X
303	SB	MS x6	Service Berry	Amelanchier arborea	Good		REG./REPLACE	-	X
304	**HL**	**5**	**Honeylocust**	**Gleditsia triacanthos**	**Good**		N (SIZE)	-	S
305	**HL**	**5**	**Honeylocust**	**Gleditsia triacanthos**	**Good**		N (SIZE)	-	S
306	RM	6	Red Maple	Acer rubrum	Good		REG./REPLACE	-	X
307	AU	11	Austrian Pine	Pinus nigra	Poor	Dead needles	REG./REPLACE	-	X

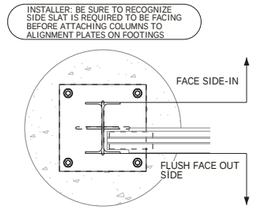
PER CITY ARBORIST, JULIE S. COMMENTS ON 3/27/2026:
ADDITIONAL EXISTING TREE #306 AND #307 HAVE BEEN ADDED TO TREE LIST

PEA GROUP
t: 844.813.2949
www.peagroup.com

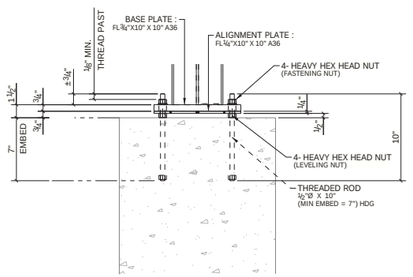
STATE OF MICHIGAN
JANET L. JENNE
LANDSCAPE ARCHITECT
No. 1301053956

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

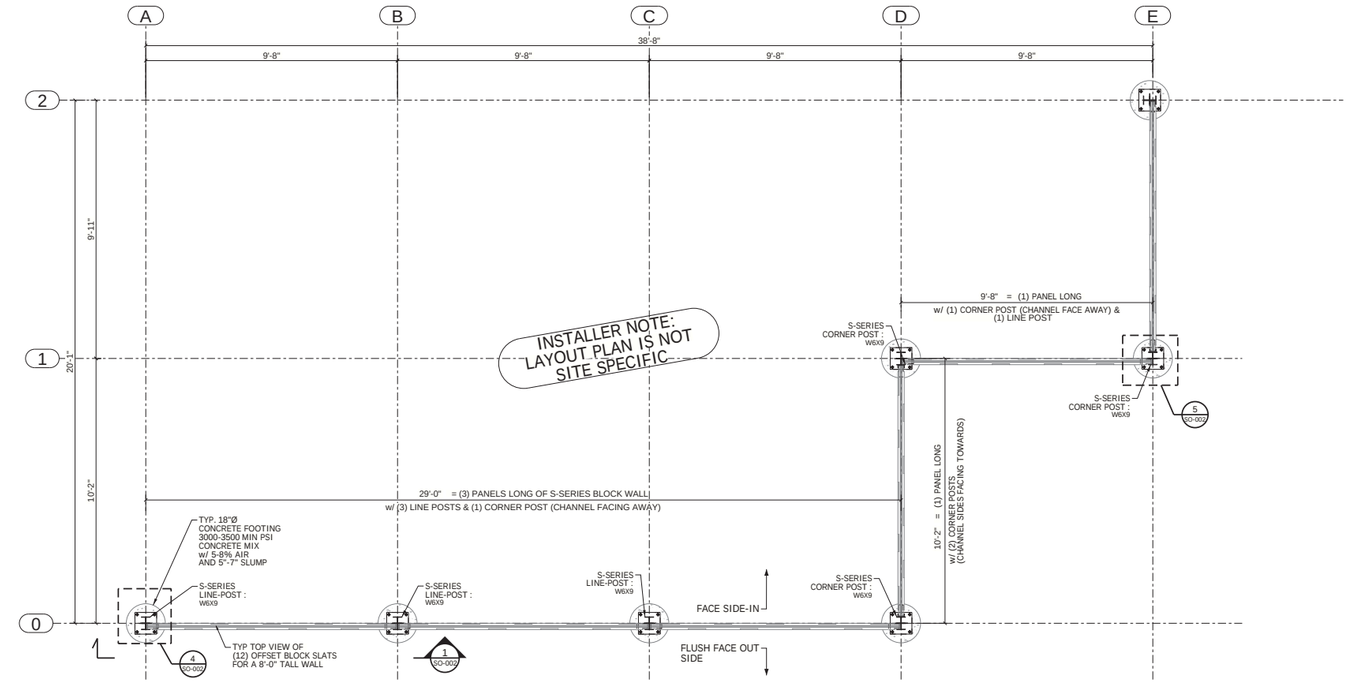
CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESS



STANDARD TOP DETAIL - FLUSH FACE SIDE OUT
SCALE = 1:8



STANDARD BASE PLATE SECTION
SCALE = 1:8



DURA-CRETE OFFSET BLOCK WALL w/ S-SERIES STEEL POSTS
SCALE = 1:32

MINIMUM FOUNDATION SPECS AS FOLLOWED:

18"Ø X 48" DEEP IN UNDISTURBED SOIL OR INTO BACKFILLED GRANULAR MATERIAL WITH 95% PROCTOR DENSITY COMPACTION.

3000-3500 PSI COMPRESSIVE STRENGTH AT 28 DAYS w/ 3-4" SLUMP

ENCLOSURE TYPE DURA-CRETE WALL PLAN PLEASE SEE BELOW FOR ADDITIONAL CONCRETE PAD SPECIFICATION REQUIREMENTS

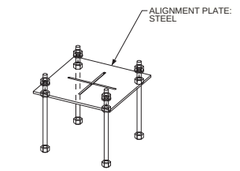
SOIL CONDITIONS ALLOWABLE AVERAGE SOIL STRESS FOR LATERAL DESIGNS, S1= 1000PSI MIN.
STANDARD WIND EXPOSURE CATEGORY B= 90MPH
GEO-TECHNICAL EVALUATION MAY BE REQUIRED PER YOUR CITY'S GUIDELINES.

GOVERNING BUILDING CODES:

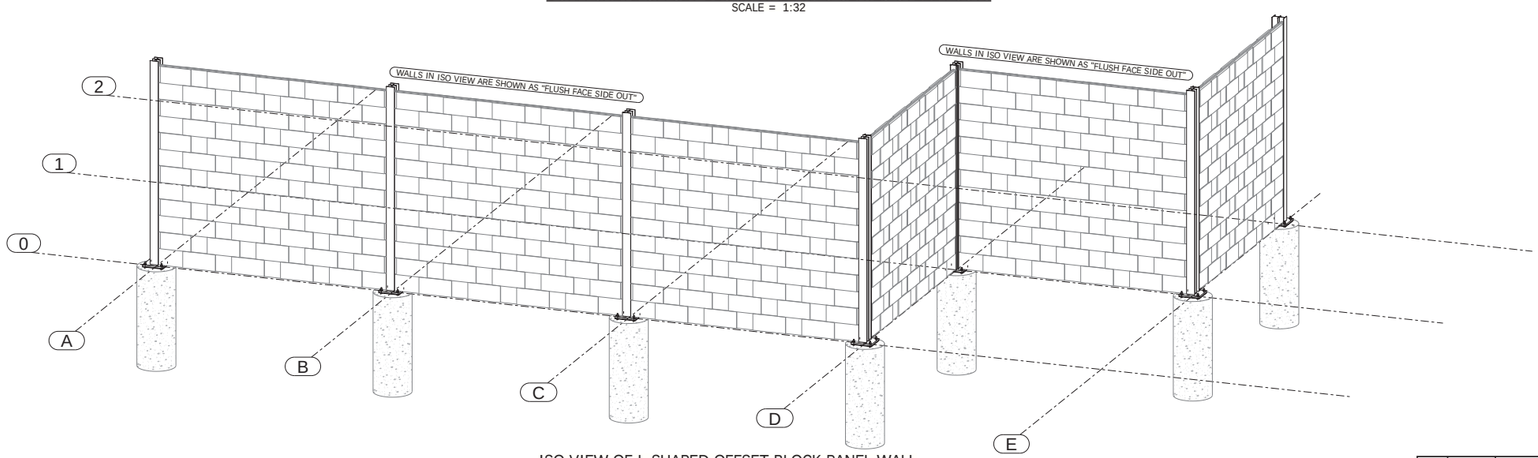
MICHIGAN BUILDING CODE BASED ON IBC, LATEST EDITION- OCCUPANCY CATEGORY II

OTHER APPLICABLE CODES:

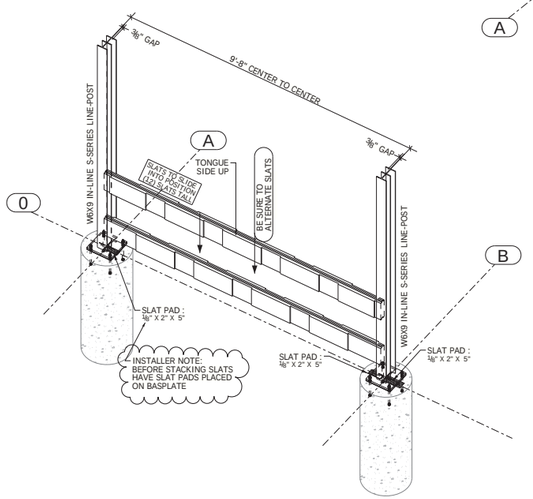
ASCE / SE7-05
ACI 318-08
ANSI / AISC 360-10



STANDARD (4) ANCHOR ROD SET UP
SCALE = 1:8



ISO VIEW OF L-SHAPED OFFSET BLOCK PANEL WALL
SCALE = 1:32



TYP SLAT INSTALL TO ERECTED S-SERIES POSTS
SCALE = 1:24

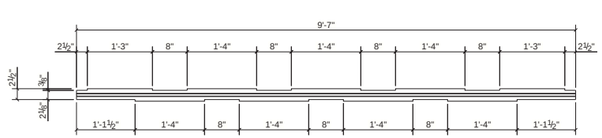
S-SERIES OFFSET BLOCK WALL SPECIFICATIONS

DURA-CRETE S-SERIES IN-LINE POST WT# = 121lbs
DURA-CRETE S-SERIES CORNER POST WT# = 139lbs

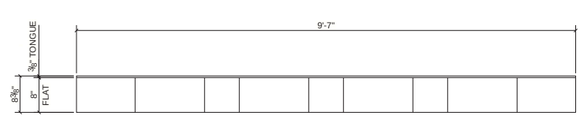
QTY OF DURA-CRETE S-SRIES POST PER WALL PANEL = 2 PER WALL PANEL WEIGHT= 242lbs(IN-LINE POST)

DURA-CRETE SLAT (115") WT# = 160lbs

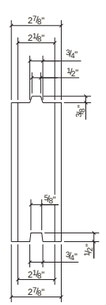
QTY OF DURA-CRETE SLATS REQ'D = 12 PER WALL PANEL
WEIGHT = 1920 POUNDS PER WALL PANEL



TOP VIEW
SCALE = 1:16



STANDARD OFFSET BLOCK SLAT
(TONGUE & GROOVE ASSEMBLY)
SCALE = 1:16



END VIEW
SCALE = 1:4

REV	DATE	DESCRIPTION	BY

DURA-CRETE WALLS

23450 REGENCY PARK DR.
WARREN, MI 48089
- P: 586.759.4286
- www.duracretewalls.com

PLEASE NOTE:

THESE DRAWINGS REPRESENT DURA-CRETE WALLS INTERPRETATION OF THE INTENT OF THE CONTRACT DOCUMENTS. EVERY EFFORT HAS BEEN MADE TO ENSURE THAT THEY ARE ACCURATE AND COMPLETE. APPROVAL BY THE AUTHORIZED PARTIES SHALL CONSTITUTE ACCEPTANCE, AND ANY POST-APPROVAL CHANGES WILL BE CONSIDERED TO BE CHANGES TO DURA-CRETE WALLS CONTRACT.

CLIENT:

ORDER NUMBER:

PROJECT NAME:
S-SERIES OFFSET BLOCK WALL PANEL

PROJECT LOCATION:

STREET:

CITY:

STATE:

REV:

PROJECT DESCRIPTION:
SOUND WALL w/ 8'-0" TALL WALL

copyright Dura-Crete Products 2023, patent pending

DRAWN BY:	CHECKED BY:	ORDER DONE BY:	SHEET NUMBER:
CZM	RW		SO-001
DRAWN DATE: 04/15/2024	CHECKED DATE:	DATE OF ORDER:	

Tekla Structures

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CODE COMPLIANCE

APPLICABLE CODES:

THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING:
- 2021 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS (MRCEB)
- 2021 MICHIGAN BUILDING CODE (MBC)
- 2021 MICHIGAN PLUMBING CODE (MPC)
- 2021 MICHIGAN MECHANICAL CODE (MMC)
- 2023 NATIONAL ELECTRIC CODE WITH PART 8 AMENDMENTS (NEC)
- PART 10 MICHIGAN UNIFORM ENERGY CODE PART 10A RULES (ANSI /ASRAE 90.1-CODE 2019)
- MICHIGAN BARRIER FREE DESIGN LAW (PA 1 OF 1966 AS AMENDED), INCORPORATING THE 2012 MICHIGAN BUILDING CODE WITH ICC/ANSI A-117.1, 2017
- NFPA 13-2013 FIRE SPRINKLER SYSTEM
- - NFPA 72-2013 FIRE ALARM SYSTEM

OCCUPANCY CLASSIFICATION:

USE GROUP 'B' (BUSINESS) / 'F-1' (FACTORY)
NON-SEPARATED MIXED USE

CONSTRUCTION CLASSIFICATION:

TYPE IIB (MBC 602.2)

BUILDING AREA:

FIRST FLOOR: = 309,675 S.F.
SECOND FLOOR: = 23,876 S.F.

ALLOWABLE BUILDING AREA:

- BUILDING IS CLASSIFIED AS AN UNLIMITED AREA BUILDING PER MBC 507

ALLOWABLE BUILDING HEIGHT:

- ALLOWABLE BUILDING HEIGHT = 75'-0"; 4-STORIES
- EXISTING BUILDING HEIGHT = 35'-2"±

OCCUPANCY:

- PER MBC (MBC TABLE 1004.1.2)

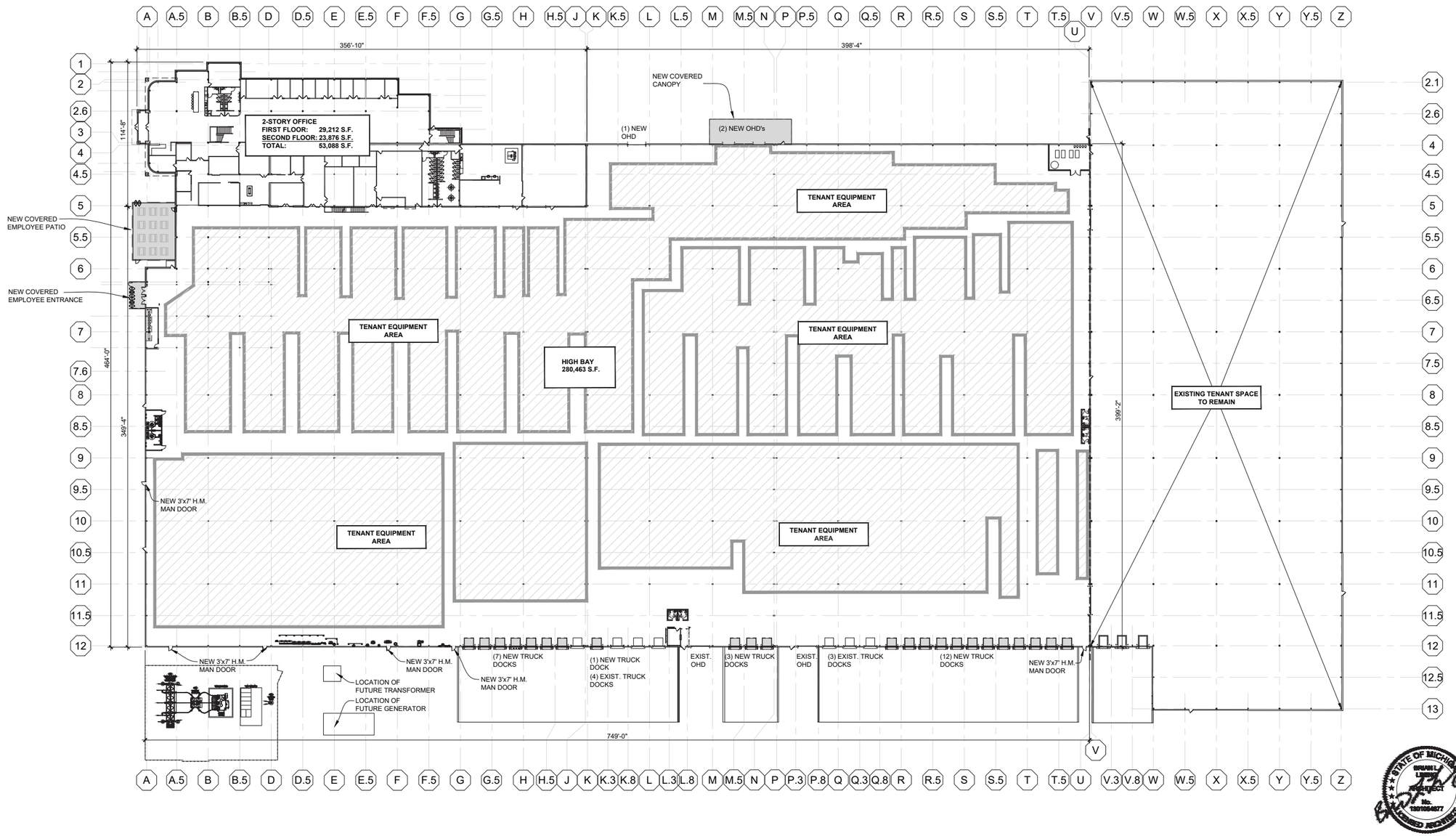
FIRST FLOOR: 309,675 S.F. GROSS MINUS 1,706 S.F. PERIMETER WALL THICKNESS = 307,969 S.F.

- FIRST FLOOR GENERAL OFFICE/LAB AREAS: 28,490 S.F. / 150 S.F. PER OCC. = 190 OCC.
- FIRST FLOOR MANUFACTURING AREA: 279,479 S.F. / 200 S.F. PER OCC. = 1,397 OCC.
- SECOND FLOOR GENERAL OFFICE AREA: 23,629 S.F. / 150 S.F. PER OCC. = 158 OCC.

TOTAL BUILDING OCCUPANCY: = 1,745 OCC.

MINIMUM NUMBER OF EXITS:

- 1,745 OCCUPANTS = 4 EXITS REQUIRED (MBC TABLE 1006.2.1)
12 EXITS PROVIDED



OVERALL FIRST FLOOR PLAN
SCALE: 1:40

NORTH

1

F.A.studio
design to inspire
26261 Evergreen Road, Suite #123
Southfield, MI 48076 | 248.419.3254

Cunningham-Limp
Building Solutions

PROJECT NAME:
LEAR
3600 GIDDINGS ROAD
AUBURN HILLS, MI 48326

ISSUED FOR: SITE PLAN APPROVAL
DATE: 3-16-26

DRAWING DATE: 3-16-26

PROJECT NUMBER: 26026

SHEET NUMBER: PFP-2A

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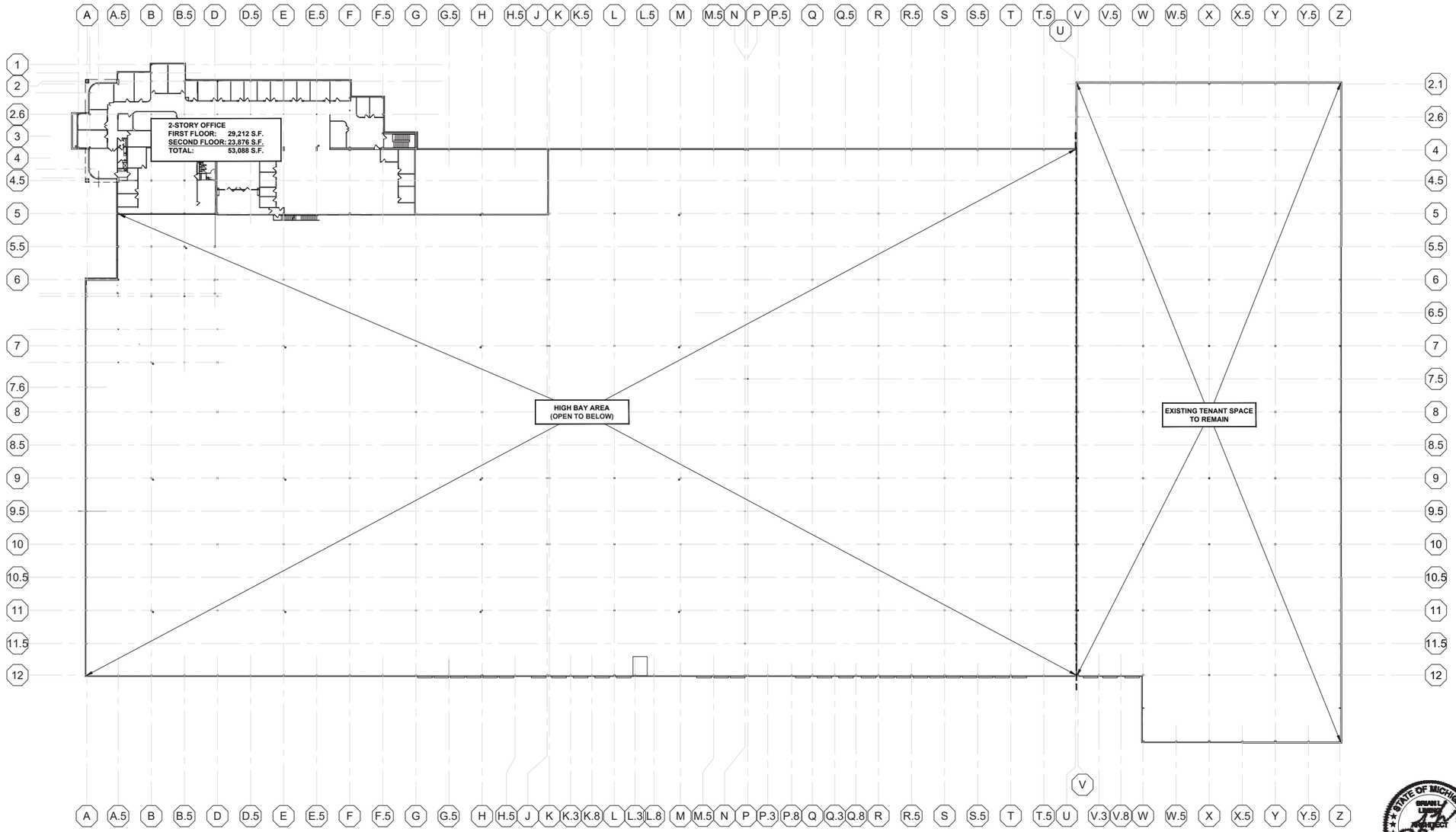

OVERALL SECOND FLOOR PLAN
SCALE: 1:40

NORTH

1

F.A.studio
design to inspire
26261 Evergreen Road, Suite #123
Southfield, MI 48076 | 248.619.2354

Cunningham-Limp
Building Better Communities

PROJECT NAME:
LEAR
3600 GIDDINGS ROAD
AUBURN HILLS, MI 48326

ISSUED FOR:	DATE:
SITE PLAN APPROVAL	3-16-26

DRAWING DATE: 3-16-26

PROJECT NUMBER: 26026

SHEET NUMBER: PFP-2B

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

AUBURN HILLS ZONING ORDINANCE
SECTION 1811, SIGNS: SECTION 3D, ITEM e-2

SIGNAGE CALCULATIONS

ALLOWABLE SIGNAGE AREA:
TOTAL SIGNAGE TO NOT EXCEED EIGHT (8) S.F. FOR EACH TEN (10) FEET OR FRACTION THEREOF OF LOT FRONTAGE, OR 80 S.F. PER NET ACRE FOR SITE LARGER THAN ONE (1) ACRE.

BASED ON FRONTAGE:
+ 1,211' L.F. NORTH SIDE I-75 FREEWAY FRONTAGE
+ 986' L.F. GIDDINGS ROAD FRONTAGE
= 2,197 **L.F. TOTAL FRONTAGE**

630 L.F. / 10 x 8 S.F. = 1,757 S.F. ALLOWABLE

1,757 S.F. TOTAL ALLOWABLE SIGNAGE AREA

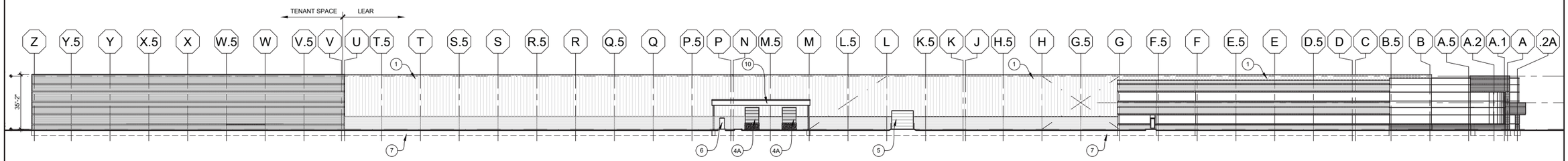
PROPOSED SIGNAGE AREA:
NO ONE SIGN CAN EXCEED 150 S.F. IN SIZE

(2) TOTAL SIGNS PROPOSED (LOCATION(S) TBD) = 150 x 2 = 300 S.F.

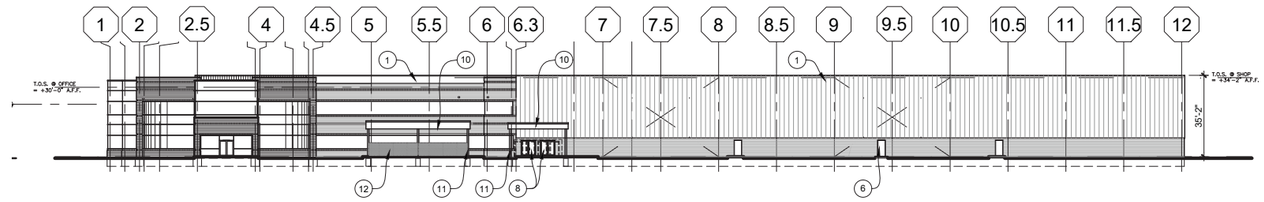
300 S.F. PROPOSED < 1,757 S.F. ALLOWABLE

EXTERIOR MATERIAL SCHEDULE

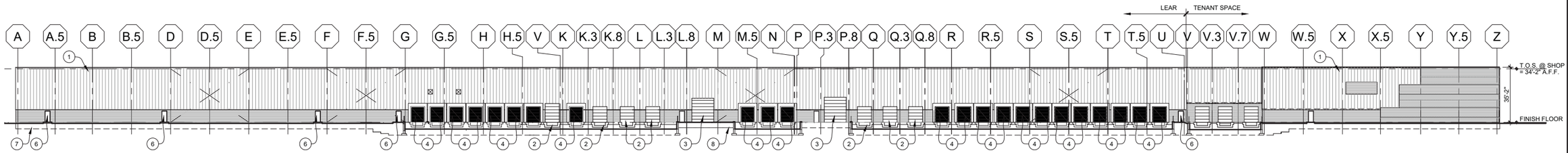
1	EXISTING BUILDING FACADE	7	EXISTING CONC. TRENCH FOOTING BELOW.
2	EXISTING TRUCK DOCK DOOR WITH LEVELER & SHELTER SEAL TO REMAIN	8	6'x7' ANOD. ALUM. ENTRY DOOR w/ GRAY TINTED TEMPERED GLASS.
3	EXISTING OVERHEAD DOOR TO REMAIN.	10	PREFINISHED METAL CANOPY
4	NEW 9'x10' INSULATED SECTIONAL TRUCK DOCK DOOR w/ DOCK LEVEL AND SHELTER SEAL.	11	STRUCTURAL STEEL COLUMN
4A	NEW 9'x10' INSULATED SECTIONAL OVERHEAD DOOR	12	DECORATIVE SECURITY FENCE.
5	NEW 14'X12' OVERHEAD DOOR	13	6'x7' BLACK ANOD. ALUM. ENTRY DOOR w/ GRAY TINTED TEMPERED GLASS.
6	NEW 3'-0"x7'-0" HOLLOW METAL DOOR AND FRAME. PAINT TO MATCH ADJACENT WALL COLOR		



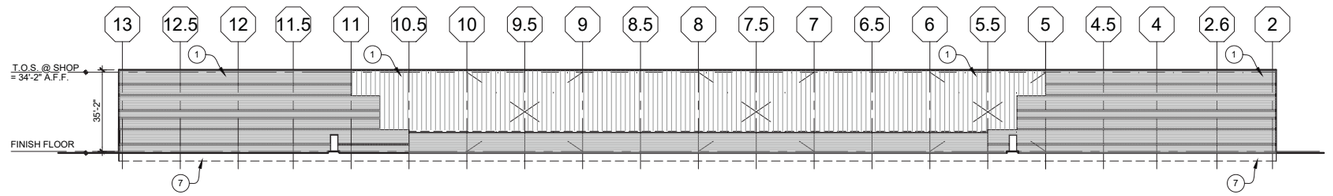
NORTH ELEVATION 4
SCALE: 1" = 30'-0"



WEST ELEVATION 3
SCALE: 1" = 30'-0"



SOUTH ELEVATION 2
SCALE: 1" = 30'-0"



EAST ELEVATION 1
SCALE: 1" = 30'-0"

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26261 Evergreen Road, Suite #123
Southfield, MI 48076 | 248.419.3294

Cunningham-Limp
Building Better Communities

PROJECT NAME:
LEAR
3600 GIDDINGS ROAD
AUBURN HILLS, MI 48326

DATE:	ISSUED FOR:
3-16-26	SITE PLAN APPROVAL

DRAWING DATE: 3-16-26

PROJECT NUMBER: 26026

SHEET NUMBER: PFP-1B

CHECKLIST

PROJECT NAME

Lear Corporation

(Check all that apply)

- [ ] SITE PLAN
- [ ] SPECIAL LAND USE
- [x] TREE REMOVAL PERMIT
- [ ] REZONING
- [x] 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
Woodlands Consultant Approval Letter
Citizen's Participation Letter and Report

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

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: APRIL 20, 2026 | **AGENDA ITEM NO 9F**

COMMUNITY DEVELOPMENT

To: **Mayor and City Council**

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

Submitted: **April 15, 2026**

Subject: **Motion – To Approve the Resolution of Support for Transportation Economic Development Fund (TEDF) Category A Funding for Giddings/Taylor Road Improvements with the associated Reimbursement Agreement with Lear Corporation**

INTRODUCTION AND HISTORY

We wish to advise the City Council that City staff and OHM Advisors have partnered with Lear Corporation to prepare a Transportation Economic Development Fund (TEDF) Category A grant application in support of the construction of a roundabout at the intersection of Taylor and Giddings Road that will facilitate truck traffic, increase safety measures, and reduce travel times at this intersection. The tentative grant award date is May 6, 2026.

Resolution of Support Required for Submittal

The proposed grant application requires extensive documentation, including a resolution of support from the local governing partner (the City). The resolution must indicate support for the development and include a commitment to provide at least 20% of the total as match funding. Should the project be awarded, Lear Corporation has committed to enter into an agreement with the City to reimburse the City the 20% match required ($400,00.00) to apply for the $1.6 million grant and all other costs associated with implementing the project.

Purpose of the TEDF Grant Program

The mission of the TEDF grant program is to enhance the State's ability to compete in an international economy, serve as a catalyst for the State's economic growth, and improve the State's quality of life. The funds are available to State, County, and City road agencies for immediate highway needs relating to various economic development issues. The grant funding is intended to support transportation projects in areas where new economic development is taking place that will create new jobs in Michigan; therefore, the proposed Taylor and Giddings Road improvements qualify for grant consideration.

The City has applied for and received three rounds of TEDF grant funding in the past. This supplemental grant funding has provided competitiveness to several economic development projects, most recently for the Lapeer Road improvements for the GM Project in 2023.

STAFF RECOMMENDATION

Staff recommends that the City Council approve the attached resolution and reimbursement agreement.

MOTION

Move to approve the Resolution of Support for Transportation Economic Development Fund (TEDF) Category A Funding for the Giddings/Taylor Road Improvements, along with the attached Reimbursement Agreement with Lear Corporation.

I CONCUR: Thomas A. Tanghe

THOMAS A. TANGHE, CITY MANAGER

CITY OF AUBURN HILLS

1827 N. SQUIRREL ROAD
AUBURN HILLS, MI 48326
248.370.9402
WWW.AUBURNHILLS.ORG

RESOLUTION OF SUPPORT
TAYLOR ROAD AND GIDDINGS ROUNDABOUT & ECONOMIC DEVELOPMENT PROJECT

At a regular meeting of the City Council of the City of Auburn Hills, County of Oakland, State of Michigan, held in the Council Chambers at 1827 N. Squirrel Road, Auburn Hills, Michigan 48326, at 7:00 PM, on the 20th day of April, 2026.

The following resolution was offered by Councilperson _____ and seconded by Councilperson _____:

WHEREAS, the Michigan Department of Transportation is accepting applications for grants from the Transportation Economic Development Fund Category A Program; and

WHEREAS, Lear Corporation intends to occupy a facility located at 3600 Giddings Road , investing $87,000,000 and creating 414 jobs, which will support the General Motors Orion Assembly Facility in Orion Township; and

WHEREAS, the City acknowledges and supports the new business developments in the area that will bring new jobs to Michigan, including General Motors and surrounding businesses; and

WHEREAS, the City of Auburn Hills has determined that to improve safety and traffic flow, Lear Corporation is required to construct a roundabout at the intersection of Taylor Road and Giddings Road to obtain its occupancy permit, and

WHEREAS, the City and Lear Corporation have partnered together to apply for grant funding through the Michigan Transportation Economic Development Fund to aid in funding the Taylor Road and Giddings Intersection Roundabout & Economic Development Project; and

NOW, THEREFORE BE IT RESOLVED, the City Council of the City of Auburn Hills hereby authorizes an application for a Transportation Economic Development Funds Category A grant for the Taylor Road and Giddings Road intersection roundabout project, wherein the City of Auburn Hills will commit to providing a local 20% match of $400,000 with the Michigan Transportation Economic Development Fund Grant consideration of $1,600,000. The City of Auburn Hills commits to continue to maintain the roundabout once constructed; and

BE IT FURTHER RESOLVED, by the City Council of the City of Auburn Hills that in an ongoing effort to manage traffic patterns safely, efficiently and effectively in Auburn Hills, and in support of economic development and bringing new jobs to Michigan, the City Council of the City of Auburn Hills supports the construction of the TAYLOR ROAD AND GIDDINGS ROAD INTERSECTION ROUNDABOUT ECONOMIC DEVELOPMENT PROJECT described in this document.

BE IT FURTHER RESOLVED NOW that the City Council of the City of Auburn Hills authorizes Thomas A. Tanghe, City Manager, to prepare and submit the application for the above-named project and to be designated as the authorized agent for all activities associated with securing and accepting any funding.

AYES:
NAYES:
ABSENT:
ABSTENTIONS:

RESOLUTION _____
Resolution #_____

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

I, the undersigned, the duly appointed City Clerk for the City of Auburn Hills, Oakland County, Michigan do hereby certify that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Auburn Hills City Council held on the 20th day of April, 2026.

IN WITNESS WHEREOF, I have hereunto affixed my official signature on this ___ day of April, 2026.

_____
Laura M. Pierce, City Clerk

CITY OF AUBURN HILLS
AGREEMENT REGARDING TRANSPORTATION IMPROVEMENT PROJECT FOR ROUNDABOUT AT INTERSECTION OF TAYLOR AND GIDDINGS ROAD

This Agreement Regarding Transportation Improvement Project (this "**Agreement**") dated _____, 2026 by and between the City of Auburn Hills, a Michigan Municipal Corporation (the "**City**"), and Lear Corporation, a Delaware corporation, with offices located at 21557 Telegraph Road, Southfield, Michigan 48033 (the "**Developer**"), is entered into to confirm certain rights and obligations relating to transportation improvements associated with development of the property located at 3600 Giddings Road, Auburn Hills, Michigan (the "**Property**").

BACKGROUND

A. Developer proposes to redevelop an existing building and improvements located on the Property for use by Developer and its subtenants, successors and assigns (the "**Project**"). The Property is located on Giddings Road, north of Taylor Road. The existing building will be renovated and utilized as a light assembly facility and warehouse, including related ancillary offices, lab and testing facilities, café and training space, and other uses as indicated on Developer's approved site plan (the "Site Plan") on file with the Auburn Hills Community Development Department.

B. In connection with the Project, the City and Developer have entered into a Planned Unit Development Agreement dated _____, 2026 (the "**PUD Agreement**").

C. The Developer and its consultants have been working with the City regarding the impacts of the Project on traffic flow in the surrounding area, including heavy truck traffic expected to utilize Giddings Road.

D. The City and the Developer have determined that in connection with the development of the Project certain road improvements are needed to address long-term traffic issues and increased traffic load in the area of the Property, including heavy truck traffic resulting from the Project. The improvements include, but are not limited to, construction of a roundabout at the intersection of Taylor Road and Giddings Road (see attached Exhibit "A") (collectively, the "**Road Improvement Project**").

E. The City, with assistance from Developer, has applied for a Transportation Economic Development Fund grant with respect to the Road Improvement Project from MDOT's Office of Economic Development (the "**Grant**"). If approved, the Grant will require City funding for the Road Improvement Project on a matching 20% basis (the "**Match**").

F. It is the purpose of this Agreement to confirm the rights and obligations of the Developer and the City with respect to the Match.

NOW, THEREFORE, for good and valuable consideration given, the receipt of which is hereby acknowledged by the parties, it is agreed as follows:

1. Pursuant to the PUD Agreement, the City has requested, and the Developer has agreed, to contribute to the cost of the Road Improvement Project in the amount of $2 million dollars ($2,000,000) (as reduced by any Funding Assistance, the "**Developer Contribution**"). Developer will deposit the Developer Contribution with the City, to be held in escrow for use by the City, subject to the terms and conditions of PUD Agreement.

2. The City shall undertake or coordinate the implementation of the Road Improvement Project, including construction of a roundabout and related traffic improvements at Taylor Road and Giddings Road. The City shall fund the Match and other costs and expenses of the Road Improvement Project when required; provided, however, the City may use the Developer Contribution to fund the Match pursuant to the terms and conditions of Section 7(a) of the PUD Agreement.

3. To the extent the City receives the Grant (or any other Funding Assistance as defined in the PUD Agreement) for the Road Improvement Project, the amount of the Developer Contribution shall automatically be reduced by the amount of the Grant (and other Funding Assistance) and the City shall return to Developer such portion of the Developer Contribution equal to the Grant (and such other Funding Assistance,) up to the full amount of the Developer Contribution.

4. Provided the City begins material construction of the Road Improvement Project by the Commencement Deadline (as defined in the PUD Agreement) and is diligently pursuing completion of the Road Improvement Project, then the City may periodically draw upon the Developer Contribution pursuant to the terms of PUD Agreement.

5. The Developer's obligations as described herein are conditioned upon any required approvals for the Project being obtained. This Agreement shall be binding upon and inure to the benefit of the Developer and the City and their respective heirs, successors, assigns, and transferees immediately upon execution of this Agreement by all of the parties. This Agreement shall be interpreted and construed in accordance with Michigan law, and shall be subject to enforcement only in Michigan courts. The parties understand and agree that this Agreement is consistent with the intent and provisions of the Michigan and U.S. Constitutions and all applicable law.

6. This Agreement (together with the PUD Agreement) constitutes the entire agreement between the parties with respect to Developer's funding obligations for the Road Improvement Project and may not be modified, amended or terminated except in writing executed by the parties with said amendments to this Agreement having to be mutually agreed to by all of the parties hereto.

THIS AGREEMENT is executed by the respective parties on the date set forth above.

"CITY"

CITY OF AUBURN HILLS
a Michigan Municipal Corporation

_____
Eugene Hawkins, III, Mayor

_____
Laura M. Pierce, City Clerk

"DEVELOPER"

LEAR CORPORATION
a Delaware corporation

By: _____

Its: _____

Exhibit “A”

Conceptual Drawing of the Proposed Roundabout

MDOT Michigan Department of Transportation

Letter of Interest Summary

Letter of Interest Details - TEDA 1489

Applicant Information

Lead Applicant Agency: City/Village

Lead Agency Name: City of Auburn Hills

Project Location

County: Oakland

Region: Metro

Prosperity Region: Detroit Metro Prosperity Region

City/Village or Township: City/Village of Auburn Hills

Zip Code:

Route No./Street Name/Facility Name: Taylor Road and Giddings Road

Project Limits (use nearest cross streets): Intersection of Taylor Road and Giddings Road

Project Description

Description of Transportation Improvement Project:

The City of Auburn Hills proposes to address safety and congestion issues at the intersection of Taylor Road and Giddings Road by constructing a single-lane roundabout with an inscribed circle diameter (ICD) of 100 feet. The roundabout would include single lane entries for each approach, a single circulating lane, and single exit lanes per approach. The roundabout will include complete reconstruction of the intersection along with approach work. The proposed roundabout provides much simpler, safer and easily understood traffic movements for the various approaches and is expected to result in significantly fewer serious crashes at this location.

Projected Timeline for Completion

Design Completion Date: 05/29/2026

Acquire ROW Completion Date: 06/05/2026

Construction Completion Date: 11/13/2026

Grant Funding

Potential Grant Request:	$1,600,000.00	80.00%
Potential Match:	$400,000.00	20.00%
Total:	**$2,000,000.00**	

Source of Match:

City of Auburn Hills

Development Information

Firm Name(s): Lear Corporation

Target Industry: Manufacturing

Description of Economic Development(s):

Lear Corporation has recently obtained a contract form GM to provide just-in-time seating for the new gasoline-powered Chevy Silverado and Sierra light-duty pickups and Cadillac Escalade SUV's in early 2027. vehicles that will be manufactured at the Orion Assembly Plant. Lear has negotiated a lease for a manufacturing facility in the City of Auburn Hills that was previously used by Dana Corporation. Lear will be investing $87,000,000 to retool the plant and begin manufacturing products as soon as possible. Auburn Hills has stipulated that as condition of an occupancy permit; Lear Corporation must fund the installation of a roundabout at the intersection of Taylor Road and Giddings Road.

Private Investment amount for all of the planned development(s): $87,000,000.00

Letter of Interest Details - TEDA 1489

Employment Related to Expansion/Retention Decision

New:	400
Transfer into State:	
At Risk:	
Total:	

Proposed Economic Development Timeline

Start Date:	03/02/2026
Finish Date:	01/08/2027

Contacts

Prefix Contact Type	Name Title	Phone Organization	Cell	Email
Mr Contact Person	Vince Ranger Senior Tech. Specialist	(586) 713-7726 OHM Advisors		vince.ranger@ohm-advisors.com
Mr Chief Administrative Official	Tom Tanghe City Manager	(248) 370-9400 City of Auburn hills		ttanghe@auburnhills.org
 Application Preparer	Vince Ranger			vince.ranger@ohm-advisors.com

Documents

#	Type	Description	User	Date
1	Map	Map of Auburn Hills showing project and facility locations.	rangerv2627	03/13/2026

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: APRIL 20, 2026 **AGENDA ITEM NO 9G**

DEPARTMENT OF PUBLIC WORKS

To: **Mayor and City Council**

From: **Thomas A. Tanghe, City Manager; Stephen Baldante, DPW Director; Jason Hefner, Manager of Fleet & Roads**

Submitted: **April 8, 2026**

Subject: **Motion – Approve the Scope of Engineering Services for the Design of the Giddings/Taylor Intersection Improvements**

INTRODUCTION AND HISTORY

The improvement of the intersection of Giddings and Taylor has long been a desire of City Council. Because of the current geometry of the intersection and the hill to the North, this has been a deceivingly dangerous intersection as far as accidents and speeds are concerned. As part of the PUD and site plan for the Lear Corporation, Lear has agreed to contribute up to $2 million to help cover or backstop the cost of the Giddings/Taylor Intersection.

Much like the recently completed M-24 improvements for the new GM building, the City is supporting the TEDF-A grant application by Lear to help cover the costs of this project, with the remainder of the project being paid for by Lear up to the $2 million agreement. The anticipated construction cost is $1.6 million with a total project estimated cost of $2 million.

Considering the existing and anticipated truck traffic, the intersection will be designed as a single lane roundabout with appropriate truck aprons and curb heights to accommodate trucks traversing the intersection. It is expected that the new pavement will consist of 8 to 9 inches of asphalt on 8 inches of aggregate base unless determined otherwise by the geotechnical engineer. Concrete curb and gutter will be installed throughout the roundabout and splitter islands within the approaches. New drainage structures will be installed within the reconfigured curb lines, connecting to existing storm sewer within the intersection.

Staff have requested a scope of work from the City's consulting engineer, OHM Advisors, to provide the necessary design work. The design of this project has been quoted at a not-to-exceed amount of $130,000. In addition, G2 Consulting will be used by OHM Advisors for geotechnical Services for an estimated cost of $10,000. Since this project was not originally in the DPW's Capital Improvement Plan for 2026, two (2) budget amendments will be needed to receive the revenue and cover the expense in the offsetting amount of $140,000. As mentioned previously, the City will be receiving reimbursement for design and engineering services related to the project from Lear Corporation.

STAFF RECOMMENDATION

Staff recommend amending the 2026 budget for GL# 202-452-676.001-GIDDINGS_RAB and 202-452-973.000-GIDDINGS_RAB (both revenue and expense) by $140,000. Staff also recommend approval of the OHM Advisors scope of engineering services for the Giddings/Taylor Intersection Improvements in the not-to-exceed amount of $130,000 and material testing to G2 Consulting in the estimated amount of $10,000. Funding will be provided from 202-452-973.000-GIDDINGS_RAB.

MOTION

Move to amend the 2026 budget as stated in the staff recommendation section of this memo and approve the OHM Advisors scope of engineering services for the Giddings/Taylor Intersection Improvements in the not to exceed amount of $130,000 and material testing to G2 Consulting in the estimated amount of $10,000.

EXHIBITS

Exhibit 1 – OHM Scope of Services

I CONCUR: Thomas A. Tanghe

THOMAS A. TANGHE, CITY MANAGER

April 3, 2026

City of Auburn Hills
1500 Brown Road
Auburn Hills, MI 48326

Attention: **Mr. Stephen Baldante**
Director of Public Works

Regarding: **Giddings/Taylor Intersection Improvements**
Scope of Engineering Services

Dear Mr. Baldante:

Thank you for this opportunity to provide professional engineering services for the above referenced project. We have prepared the following project understanding and scope of services to be provided by OHM Advisors based on our previous discussions.

PROJECT UNDERSTANDING

The project consists of reconstruction/improvement of the intersection of Giddings Road and Taylor Road with a single-lane roundabout. The City has long desired to improve this intersection due to concerns with traffic operations, safety, and sight-distance. The proposed roundabout will improve the capacity, operational efficiency, and safety for all users of the intersection. Due to the existing and anticipated truck traffic utilizing the intersection, the roundabout will be designed with appropriate truck aprons and curb heights to accommodate trucks traversing the intersection.. It is anticipated that the new pavement will consist of 8 to 9 inches of asphalt on 8 inches of aggregate base unless determined otherwise by the geotechnical engineer. Concrete curb and gutter will be installed throughout the roundabout and splitter islands within the approaches. New drainage structures will be installed within the reconfigured curb lines, connecting to existing storm sewer within the intersection. The anticipated construction cost for the project is approximately $1.6 million.

It is our understanding that the City is applying for funding from the Michigan Transportation Economic Development Fund (TEDF) for the project. The application is being coordinated with Lear and their adjacent development project. These funds will be awarded to the City via a "direct grant" and therefore the project will be bid through the City's normal process.

SCOPE OF SERVICES

Task 1 – Project Initiation and Obtain Information

Under this task, we will initiate the project and obtain necessary information to proceed with the design. Specific work efforts include:

- Organize and attend a kickoff meeting with City staff to review project objectives, prepare design criteria, and establish a specific delivery schedule.
- Prepare MDOT Programming Application for submission to Office of Economic Development (OED).
- Review existing utility information and record drawings for the project area.
- Perform a site review to identify elements that are sensitive to project, i.e. driveway locations and other access issues, utility facilities in the area, geometric deficiencies, landscape/aesthetic features and drainage items.
- Obtain specific topographic survey information for the project. It is anticipated the topographic survey information will be collected from fence line to fence line.
- Notify known utility agencies of the proposed work and verify locations of existing known utilities, including

both public and private, within the project limits for conflicts and coordinate relocations if necessary.
- Coordinate with a Geotechnical Engineer to obtain soil borings and pavement cores along the project route.

Task 2 – Preliminary Plan Development

Under this task, we will undertake the preparation of plans and specifications for the project and apply for the necessary permits. Specific work efforts include:

- Prepare typical roadway cross-sections for the project.
- Determine preliminary geometrics for road reconstruction.
- Coordinate with the Geotechnical Engineer and assist in developing pavement cross-sections for the proposed reconstruction.
- Develop road plans in accordance with current AASHTO standards based on comments received from the City on base plans. Plans will be prepared using a scale of 1"=40' (profile scale 1"=4').
- Develop proposed drainage and storm sewer plans in accordance with City standards.
- Prepare technical specifications and method of payment entailing materials, equipment, and labor necessary to perform the work.
- Compute preliminary quantities and prepare a preliminary Engineer's Opinion of Probable Construction Cost.
- Prepare a Maintenance of Traffic (MOT) plan. We anticipate the MOT plan will be developed in coordination with City staff and input from project stakeholders.
- Develop pavement marking and signing plans within the affected influence of the project in accordance with MMUTCD requirements.
- Evaluate grading and ROW impacts associated with the proposed work and determine construction limits.
- Prepare proposed preliminary schedule for work including the construction start, substantial completion, and final completion dates.
- Prepare documents to obtain Oakland County Water Resources Commission (OCWRC) soil erosion permit as well as right-of-way traffic detour permits from RCOC, MDOT, and City of Pontiac.
- Arrange and attend a meeting with City staff to review the preliminary plans and specifications.
- Assist as needed in the Michigan Transportation Economic Development Fund (TEDF) grant process.

Task 3 – Final Design and Contract Documents

Based on comments received on the preliminary plans, final construction documents will be created and advertised for bidding. Specific work efforts include:

- Finalize design plans based on comments obtained.
- Complete construction details.
- Finalize detailed grading.
- Finalize grading easement limits and locations (if required), and prepare up to four grading easements.
- Prepare a bid sheet entailing all items of work and associated quantities.
- Prepare a final engineer's opinion of probable cost.
- Prepare and place an advertisement for bid. It is anticipated that the job will be advertised for at least three (3) weeks through BidNet, MITA & CAM.
- Finalize the schedule for proposed work, including construction start, substantial completion, and final completion dates.
- Produce two (2) copies of contract documents for the DPW, if requested.
- Attend and plan one (1) meeting with the City to review contract documents prior to distribution for bid, if requested.
- Attend the bid opening.
- Prepare and evaluate a project bid tab. The bid tab shall include bidding contractors' total project bid and unit price breakdown.
- Check references for the three lowest bidding contractors.
- Provide a recommendation of award.

- OHM will assist in executing the Contract books including the following
    i. Create and mail out a Notice of Award letter to the awarded Contractor.
    ii. Coordinate the execution of six (6) copies of contract book.
    iii. Produce two (2) executed copies of contract documents for the City. One copy will be delivered to the City Clerk and one copy will be delivered to the DPW.
- If the City Council does not award the contract, then OHM will communicate that information to the appropriate Contractors.

SCHEDULE

The project will commence upon authorization to proceed. It is our understanding that the City desires the project to be constructed by November of this year. The field work for the project has been completed with design, and permitting underway. We anticipate that the project could be bid for a presentation to City Council in July. If the project is approved, construction could commence in late July. This schedule is based upon an authorization to proceed given by April 20, 2026.

COMPENSATION

The services outlined above will be performed on an hourly basis for the not-to-exceed amount of one hundred thirty thousand dollars ($130,000.00). 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:

Project Initiation		$ 32,000
Preliminary Plan Development		$ 60,000
Final Design & Contract Documents		$ 38,000
	Total	$130,000
Geotechnical Services Estimate (G2)		$ 10,000

FURTHER CLARIFICATIONS AND ASSUMPTIONS

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

- The City will be responsible for all permit application fees and permit fees.
- Geotechnical Services will be provided by G2 under a separate contract and are not included in this scope of services. The estimated amount for this service is indicated above.
- No permanent right-of-way is anticipated. City will obtain temporary grading easements, if required.
- OHM will be pleased to provide any additional services for this project on an hourly basis. Services not included in this proposal:
    a. Construction phase services such as, but not limited to, construction management, construction engineering, construction administration, construction observation and/or construction layout.
    b. Relocation design services for water main and/or sanitary sewer, if required.
    c. Wetland delineation and survey, mitigation, and permitting.
    d. Environmental assessments or reports, drainage studies, or other environmental evaluations associated with potential contaminated soils.
    e. Traffic signalization design.
    f. Preparation of plans for landscaping and ornamental features.
    g. Location of private utilities, other than requesting as-built information from private utility owners.

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 Roads & Fleet
Julie Roberts, OHM
File

City of Auburn Hills
Giddings/Taylor Intersection Improvements

Accepted By:_____

Printed Name:_____

Title:_____

Date:_____

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: APRIL 20, 2026 | **AGENDA ITEM NO 9H**

COMMUNITY DEVELOPMENT

To: Mayor and City Council

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

Submitted: April 15, 2026

Subject: Sheetz Auburn Hills – 3880 Lapeer Road

Motion – To approve the combined PUD Step One – Qualification / Step Two – Site Plan and Tree Removal Permit

INTRODUCTION AND HISTORY

This is a request from Skilken Gold, a developer representing Sheetz, Inc., for Planned Unit Development Option (PUD) and Tree Removal Permit approval to redevelop the site and construct a Sheetz store on a 3.18-acre parcel, zoned I-2, General Industrial District. The site is located at 3880 Lapeer Road.

The proposed project will consist of a passenger vehicle fueling area with 14 fueling positions and a 6,139-square-foot convenience store with a restaurant. A small outdoor seating area is provided on the west side of the building. The overall investment in the project is estimated at $8.5 million.

Sheetz plans to open 50-60 locations in southeast Michigan over the next five to six years. The Auburn Hills location is part of the company's 2026 expansion plan, which includes 14 stores across the region in communities such as Eastpointe, Ypsilanti, Warren, Taylor, Novi, Fraser, Orion Township, Macomb, Shelby Township, Belleville, and Royal Oak.

Aerial photo of the property

Rendering of the property looking southeast from Lapeer Road

INTRODUCTION AND HISTORY (cont.)

Established in 1952 in Altoona, Pennsylvania, Sheetz, Inc. is one of America's fastest-growing family-owned and operated convenience store chains with more than 27,000 employees. The company operates over 800 stores across Michigan, Pennsylvania, West Virginia, Virginia, Maryland, Ohio, and North Carolina. Sheetz offers an award-winning menu of made-to-order food and specialty coffee beverages, which are ordered at unique touchscreen order point terminals. Each Sheetz store is expected to employ approximately 30 individuals, with the majority being full-time positions. All Sheetz stores are open 24 hours a day, 365 days a year.

Rendering of the property looking east from Lapeer Road

Bird's eye view rendering of the proposed Sheetz facility looking southeast

PUD OPTION USED TO IMPLEMENT THE PROPOSED PROJECT

Staff recommends the PUD Option as the best mechanism for implementing the proposed project. **The primary deviation requested via the PUD Option is to allow the gasoline service station to be developed in the I-2 District.** The development meets PUD Option qualification requirements, as listed in the discretionary findings of fact in this report, and provides recognizable net public benefits to the City's residents' health, safety, and welfare.

Staff finds the project meets the following criteria for PUD qualification:

1. **Redevelopment of sites where an orderly change of use is desirable.** Over the past 30 years, this property has experienced frequent tenant turnover, with several bar and restaurant establishments operating at the site, including Venue Bar and Grille, Post Bar, Ciccarelli's Sports Bar, Loft Cigar Room, Clubhouse 81, and Gametime. The building has remained vacant for the past few years. The proposed Sheetz development represents an opportunity to reinvest in the site by introducing a high-quality fueling and retail establishment that will serve residents, visitors, and motorists traveling through Auburn Hills, thereby meeting PUD eligibility conditions.

   This project, in combination with the redevelopment of the former Palace of Auburn Hills property into a GM parts assembly plant, is expected to contribute to the continued evolution and refresh of this segment of Lapeer Road. It is anticipated that these developments will serve as catalysts for the reinvestment and modernization of surrounding properties (including older industrial sites with gravel/unimproved parking and outside storage), contributing to the corridor's long-term improvement. Thus, this Sheetz redevelopment proposal aligns with the City Council's goals and objectives for the community.

Aerial photo of the property looking northeast (Google Maps)

Photo of the property

2. **Architectural design quality and innovation**. Sheetz has proposed its highest-quality prototype for the site, featuring a brick-and-stone façade with earth-tone materials. The fuel canopy will be architecturally enhanced, with support columns clad in brick to complement the primary building design.

3. **Any other factor that contributes to Conditions that Create PUD Eligibility.** Sheetz has agreed to donate $100,000 to the Auburn Hills Community Foundation for public purposes.

STAFF RECOMMENDATION

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

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

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

STAFF RECOMMENDATION (cont.)

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

1. The Site Plan contains sufficient basic information required by the Zoning Ordinance for a recommendation.
2. The requirements of Section 1815, Items 7A-7E of the Zoning Ordinance can be met as follows:
   a) All requirements and standards of the Zoning Ordinance and other City Ordinances can be met.
   b) Safe, convenient vehicular and pedestrian ingress/egress has been depicted; primary access will be provided in two locations: 1) a curb cut directly to Lapeer Road; and 2) a shared private drive that outlets to Lapeer Road. *A driveway permit from the Michigan Department of Transportation is required.*
   c) Traffic circulation features within the site and the location of parking areas avoid common traffic problems and can promote safety.
   d) A satisfactory and harmonious relationship will exist between the proposed development and surrounding area.
   e) The proposed use will not have an unreasonable, detrimental or injurious effect upon the natural characteristics of the subject parcel, or the adjacent area.
3. Based on the convenience store's square footage and associated outdoor seating, 43 parking spaces are required, and 43 parking spaces are depicted. In addition, one space is provided at each fueling position per the Zoning Ordinance.
4. The parking layout meets minimum requirements, and barrier-free parking spaces are provided (two are required, and two are provided). Both spaces are designated as van accessible.
5. Building, canopy, and parking setback requirements will be met.
6. Greenbelts will be provided. *The project provides 42 feet of landscaped greenbelt along Lapeer, which exceeds the required 15 feet.*
7. Landscape requirements will be met. *The project provides 35.5% percent open space, which exceeds the required 20%.*
8. A note indicates that exterior lighting shall meet the requirements of the Zoning Ordinance. Pole and wall-mounted lighting shall be shielded and directed downward. Lamp bulbs and lenses shall not extend below the light fixture shields. Light poles shall not be taller than the proposed height of 23 feet from grade.
9. The canopy light fixtures will be recessed within the bottom of the canopy, and the canopy fascia will not be illuminated per the Zoning Ordinance.
10. A note indicates that signs shall meet the requirements of the Zoning Ordinance.
11. A note indicates that parking spaces shall be double-striped.
12. Ground-mounted transformers and roof-mounted mechanical equipment will be screened.
13. A note indicates that no outside storage, including pallet storage, overnight vehicles, or trailer storage, except for the approved locations for ice chests and propane tank sales.
14. A note indicates that the sale or rental of new cars or used cars, trucks, trailers, and any other vehicles on the premises shall be prohibited.
15. A note indicates that an underground grease containment/trap and internal oil/grease management system (closed loop) will be utilized for the convenience store kitchen. Above-ground grease containment systems shall be prohibited on the site.
16. A brick monument-style sign with an automatic changeable copy fuel price sign is proposed adjacent to Lapeer Road. *The sign shall be limited to a height of 15 feet, which is less than the allowed 20 feet.*
17. The existing eight-foot-wide pathway along Lapeer Road will be repaired and resurfaced. Complete Streets considerations were incorporated into the site design, and the development will provide a sidewalk connection between the convenience store and the pathway on Lapeer Road.
18. A Tree Removal Permit is required - 28 replacement trees are required, and 76 replacement trees are proposed.

STAFF RECOMMENDATION (cont.)

19. Sheetz participates in expanding the nation's electric vehicle (EV) charging network through partnerships with several third-party high-power fast-charging operators and has allocated space on this property for their installation. These partnerships focus on DC fast chargers (480V), which can charge vehicles rapidly (e.g., up to 80% in 25–30 minutes). Sheetz shall ensure that the future 3rd party operator obtains the appropriate permits from the City and complies with the City's electric vehicle station signage and pavement marking standards.

Conditions

1. Development Agreement and Contribution. Sheetz shall enter into a Development Agreement with the City outlining the terms and conditions of the Planned Unit Development (PUD) approval. As part of this agreement, Sheetz shall provide a $100,000 contribution to the Auburn Hills Community Foundation, in the timing and manner specified therein. These funds shall be used for public purposes at the sole discretion of the Foundation's Board of Directors. The Development Agreement will also include provisions that: (1) prohibit overnight parking, as well as prolonged standing, idling, or parking of commercial or passenger vehicles; (2) prohibit outdoor sales, storage, and display, except in designated and approved areas for ice chests and propane tanks; and (3) prohibit unapproved temporary signage, including signs affixed to light poles, bollards, walls, dumpster enclosures, fuel pumps, canopy supports, or other unauthorized structures.
2. Performance Guarantees. Sheetz shall comply with the requirements of Section 2007. Performance Guarantees of the Zoning Ordinance.
3. Conformance with Approved Plans and Representations. Approval of the project is based on the representations made by Skilken Gold and Sheetz, as documented in this staff report, submitted materials, and the public meeting minutes. The development shall remain in conformance with these representations.
4. Project Completion Timeline. The Development Agreement outlines the project's entitlement approval period. It generally states that Sheetz has committed to commence construction within eighteen (18) months of City Council approval, with a completion deadline no later than one year after commencement.

PLANNING COMMISSION RECOMMENDATION

Recommended Approval on April 8, 2026 (8-0 vote).

MOTION

Move to accept the Planning Commission's recommendation and approve the combined PUD Step One-Concept Plan and PUD Step Two-Site Plan and Tree Removal Permit for Sheetz Auburn Hills, subject to the conditions of the City's Administrative Review Team as set forth in the Staff Recommendation Report, and further conditioned upon Sheetz obtaining approval from the Michigan Department of Transportation for a commercial driveway permit.

I CONCUR: Thomas A. Tanghe

THOMAS A. TANGHE, CITY MANAGER

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

April 8, 2026

CALL TO ORDER: Chairperson Beidoun called the meeting to order at 6:00 p.m.

ROLL CALL: Present: **Carolyn Shearer, Michelle Case, Darlene MacMillan, Jack Ferguson, Dominick Tringali, Cynthia Pavlich, Dominic Patrus, Sam Beidoun**
Absent: Raymond Saelens
Also Present: Director of Community Development Steve Cohen, Assistant Director of Community Development Devin Lang, City Engineer Tim Juidici (OHM), City Attorney Dan Kelly (The Kelly Firm)
Guests: 23

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

5. PETITIONERS

5f. Sheetz Auburn Hills – 3880 Lapeer Road. (6:47 p.m.)
Public Hearing/Motion – Recommendation to City Council for combined PUD Step One – Qualification/Step Two – Site Plan and Tree Removal Permit approval.

Mr. Beidoun opened the public hearing at 6:48 p.m.

Mr. Cohen confirmed that the hearing documents are in order and that no written communications have been received regarding this petition.

Mr. Cohen stated that this is a request from Skilken Gold, a developer representing Sheetz, Inc., for Planned Unit Development Option (PUD) and Tree Removal Permit approval to redevelop the site and construct a Sheetz store on a 3.18-acre parcel, zoned I-2, General Industrial District. The site is located at 3880 Lapeer Road.

This proposal consists of a passenger vehicle fueling area with 14 fueling positions and a 6,139-square-foot convenience store with a restaurant. A small outdoor seating area is provided on the west side of the building.

The City staff recommended to Sheetz the PUD option as the best mechanism for implementing the proposed project. The primary deviation requested via the PUD Option is to allow the gasoline service station to be developed in the I-2, General Industrial District. The project will generally follow B-2, General Business District standards, as the previous restaurant proposal did via Special Land Use Permit approval in 1991.

Mr. Cohen stated that he finds the proposed development satisfies multiple criteria for PUD qualification and provides several net public benefits to the community. He noted that the subject property has experienced frequent tenant turnover over the past thirty years and has remained vacant in recent years, reflecting a pattern of underutilization. The proposed Sheetz development presents a meaningful opportunity to reinvest in the site by introducing a high-quality fueling and retail establishment that will serve residents, visitors, and motorists traveling through Auburn Hills.

Mr. Cohen further explained that the redevelopment advances the economic vitality of the Lapeer Road corridor and the City as a whole by:

1. Eliminating a long-vacant structure and addressing site blight through reinvestment in an underutilized property;
2. Promoting the efficient use and enhancement of existing infrastructure;
3. Significantly improving the site's appearance and overall condition;
4. Introducing a modern, well-designed commercial use that enhances the character of the corridor;
5. Providing needed services and creating employment opportunities for Auburn Hills residents; and
6. Supporting nearby commercial and industrial uses, as well as visitors and motorists traveling along the State highway with vehicle 24/7 fueling, retail, and food services.

Mr. Cohen also noted that this project, in conjunction with the redevelopment of the former Palace of Auburn Hills site, represents continued reinvestment along the Lapeer Road corridor. These projects are expected to contribute to the ongoing evolution and revitalization of the area and may serve as a catalyst for additional private investment and modernization of surrounding properties, consistent with the City Council's goals and objectives.

Mr. Cohen stated that the applicant provides additional tangible net community benefits by proposing to use a high-quality building prototype featuring a brick-and-stone façade with earth-tone materials, which exceeds the City's Architectural Design Policy and by committing to donate $100,000 to the Auburn Hills Community Foundation for public purposes.

Staff recommends approval of the request.

Alex Siwicki, Sheetz Corporation, Altoona, PA, and **John Gaber, Williams, Williams, Rattner & Plunkett, PC, 380 N. Old Woodward, Suite 300, Birmingham, MI 48009,** were available to answer any questions from the Commission.

The Commission asked about the following:

1. The number of EV charging stations and whether they will be quick charge stations;
2. Protection for the outdoor eating space;
3. Sheetz's level of community involvement;
4. Hours of operation;
5. The number of anticipated employees;
6. The potential of big trucks on the property;
7. Where the fuel will be hauled from;
8. Whether diesel fuel will be offered; and
9. Sheetz's business philosophy regarding competition.

Mr. Siwicki explained that the site will be prepped for six charging stations. A third party will be contracted to provide the actual service, and they will determine what type of stations will be installed. The outdoor eating area will be protected by bumpers and stone planters.

Mr. Siwicki stated that Sheetz has several departments dedicated to community involvement and various charities. This location will be open 24/7 and will employ approximately 30-35 full-time employees. Mr. Siwicki confirmed that this will not be a truck stop and will not have fueling areas for large trucks. At this time, the fuel will likely be brought in from Romulus. Each pump will offer diesel and other grades of gasoline.

Mr. Siwicki explained that Sheetz is not attempting to damage anyone else's business but looks forward to contributing to the community.

Tarek Gayar, 1960 S. Hammond Lake Drive, Bloomfield Hills, MI 48302, and owner of the Marathon Gas Station located at 4000 Lapeer Road, Auburn Hills, MI 48326, expressed concern with the additional traffic issues caused by this development. He also expressed his opposition to this development as it will severely harm his business, which has been in place for twenty-six years. He feels that while competition is good for consumers, existing businesses should be given consideration.

Mike Hustzti, HLI Land Brokers, LLC, Milford, MI 48381, representing the interests of Mr. Gayar and Mr. Hanna, expressed concerns regarding the proposed project and distributed a letter outlining his position that the development does not meet the City's zoning ordinance requirements for PUD qualification. He also questioned the proposed $100,000 donation, noting that it would set a precedent for developers to influence the approval process. In addition, he suggested that the City Assessor conduct a property tax analysis, stating that it would confirm the proposed Sheetz gas station would result in market cannibalization and potential closures of the nearby existing gas stations. He also expressed concerns about traffic impacts with the Sheetz proposal. Based on these concerns, he requested that the Planning Commission either deny the application or table it to allow additional time to review and analyze the project's traffic study.

As requested by Mr. Beidoun, Dan Kelly, City Attorney, explained that the City does not make land use decisions based on market demand or to protect existing businesses from competition. He explained that competition can benefit consumers by increasing choice and encouraging reinvestment in nearby properties. He also noted that it is common and legally appropriate for a developer to make a financial contribution for public purposes or provide a similar public benefit as part of meeting the requirements for PUD approval.

Izzat Hanna, 1651 Hamlet Drive, Troy, MI 48084, and owner of the BP Station located at 3640 Lapeer Road, Auburn Hills, MI 48326, thanked the Planning Commission for their service. He spoke against the application due to traffic concerns and the poor planning of having two gas stations side by side.

Tim Juidici, the City's consulting engineer, indicated the traffic engineers at his firm are satisfied with the findings of the traffic study conducted by Sheetz and support the project as designed. He indicated that Lapeer Road is a State highway under the Michigan Department of Transportation's driveway permitting jurisdiction.

John Gaber stated that he agrees with Mr. Kelly and the City's administrative review team's findings. He stated that Sheetz believes the proposal meets the requirements for a PUD and that the Sheetz store will be well-run, secure, and provide benefits to residents of Auburn Hills and to travelers.

As requested by Mr. Beidoun, Mr. Kelly reviewed the Planning Commission's role in the PUD review process. He explained that, while concerns had been raised about the potential economic impact on nearby gas stations from the new Sheetz development, such considerations do not constitute a valid basis for denial under zoning and land use law. He emphasized that the Commission's review is limited to determining whether the proposed use is appropriate for the site and complies with applicable ordinance standards.

Mr. Kelly stated that Mr. Cohen had provided a thorough explanation in his written report and presentation tonight, demonstrating several qualifying factors and supporting findings of fact for PUD approval. Based on the facts presented and the community benefits offered by the project, Mr. Kelly indicated that City staff have appropriately demonstrated and determined that the proposal meets the City's PUD ordinance requirements for qualification and approval.

There being no further public comments, Mr. Beidoun closed the public hearing at 7:49 p.m.

Moved by Patrus to recommend to City Council the approval of the combined PUD Step One-Concept Plan and PUD Step Two-Site Plan and Tree Removal Permit for Sheetz Auburn Hills, subject to the conditions of the City's Administrative Review Team as set forth in the Staff Recommendation Report, and further conditioned upon Sheetz obtaining approval from the Michigan Department of Transportation for a commercial driveway permit.
Second by Tringali.

VOTE:
Yes: Pavlich, MacMillan, Case, Tringali, Patrus, Shearer, Ferguson, Beidoun
No: None **Motion Carried (8-0)**

AUBURN HILLS
Community Development Department
1827 N. Squirrel Road - Auburn Hills, MI 48326
Phone: (248) 364-6900
Website: www.auburnhills.org

April 15, 2026

City of Auburn Hills
Mayor Eugene Hawkins III and Members of the City Council
1827 N. Squirrel Road
Auburn Hills, MI 48326

RE: City Staff Response to Opposition Correspondence
Sheetz PUD – 3880 Lapeer Road

Mayor Hawkins and Members of the City Council,

At the April 8, 2026 Planning Commission meeting, a member of the public submitted opposition correspondence asserting that the proposed Sheetz Planned Unit Development (PUD) does not meet the standards for approval under the Auburn Hills Zoning Ordinance. The purpose of this letter is to respond to those concerns and to clarify the basis for the staff's findings and recommendations.

Use of the PUD Option

The opposition correspondence suggests that the PUD option is not appropriate because a similar land use could be achieved through conventional zoning. Staff does not agree with this interpretation. While a rezoning of the property could permit comparable uses, it would not provide the same level of site-specific review or the ability to apply tailored, enforceable conditions to address the unique characteristics of this site and proposal.

A rezoning permanently changes the zoning classification and allows a range of uses by right, with limited ability to impose conditions beyond ordinance standards. In contrast, a PUD is a discretionary, site-specific tool that allows the City to evaluate a detailed development plan and require enforceable conditions related to site design, architecture, circulation, landscaping, and operations.

In this case, the PUD framework is appropriate because it:

- Allows the City to secure specific commitments beyond typical ordinance requirements that would not otherwise be guaranteed, including operational restrictions, enhanced architectural design, site improvements, and other public benefits tied directly to this proposal.
- Avoids permanently rezoning the property in a manner that would allow a broader range of by-right uses in the future.

PUD Eligibility and Public Benefit

The opposition correspondence also asserts that the proposal does not meet the eligibility criteria for a PUD. Based on the staff's detailed review, this conclusion is not supported.

Section 1830.2 of the Zoning Ordinance requires that a project demonstrate a recognizable net public benefit and satisfy one or more stated eligibility objectives. The proposed development meets this threshold in several meaningful ways.

Most notably, the project represents the reinvestment and redevelopment of a long-vacant and underutilized site that has experienced frequent tenant turnover over the past 30 years. The property has remained vacant in recent years, and the proposed $8.5 million investment will return the site to productive use with a high-quality development. This type of reinvestment is widely recognized as a public benefit, particularly when paired with enforceable design and operational standards.

The project supports the City Council's long-term goals and objectives by advancing the continued evolution of the Lapeer Road corridor. In combination with nearby reinvestment, including redevelopment of the former Palace of Auburn Hills property, this project is expected to support broader corridor revitalization and modernization over time.

In addition, as part of the overall public benefit, and as incorporated in the Planned Unit Development Agreement, the applicant has voluntarily committed to make a $100,000 contribution to the Auburn Hills Community Foundation.

The staff report further identifies several qualifying eligibility criteria that are satisfied:

- Flexibility in land development: The PUD allows for coordinated redevelopment of an industrially zoned site with site-specific controls that would not otherwise be achievable.
- Innovation in design and layout: The project incorporates modern site planning practices, including coordinated access management, internal circulation, and a high-quality architectural prototype featuring durable materials and enhanced canopy design.
- Efficiency in land and infrastructure use: The development reuses an existing site with established utilities and infrastructure, reducing the need for expansion into undeveloped areas.
- Provision of useful open space and landscaping: The proposal exceeds ordinance requirements, providing approximately 35.5% open space (where 20% is required) and a 42-foot landscaped greenbelt along Lapeer Road (where 15 feet is required).
- Support for employment and services: The development is expected to create approximately 30 jobs and provide 24-hour access to fueling, retail goods, and food service for residents, employees, and visitors on all seven days of the week.

Conclusion

As set forth in the report of City Administration and this staff response to the opposition correspondence, it remains the staff's opinion that the site plan demonstrates compliance with applicable ordinance standards and includes numerous enhancements such as site circulation, landscaping, and building design.

For these reasons, the Administration continues to support the findings outlined in the April 15, 2026 staff report and recommends approval of the PUD. We find that the proposed development meets the applicable ordinance standards, provides several net recognizable public benefits, and represents an appropriate and effective use of the PUD option.

The Planning Commission unanimously recommended to the City Council that the project be approved on April 8, 2026.

Sincerely,

Steven J. Cohen, AICP
Director of Community Development

Mike Huszti, Planning Consultant
(248) 210 – 3320 mikehuszti70@gmail.com

April 8, 2026

MEMORANDUM

TO: City of Auburn Hill Planning Commission

FROM: Mike Huszti, Planning Consultant

RE: **OPPOSITION TO SHEETZ PUD, 3880 Lapeer Road, Auburn Hills, MI**

The Sheetz proposal fails to meet the required legal standards for approval under the Auburn Hills Zoning Ordinance, including Article XIII (I-1 District), Article 1830 (PUD), and Section 1815 (Site Plan Review). The Planning Commission is therefore compelled to deny the application based on the applicant's inability to make the required findings.

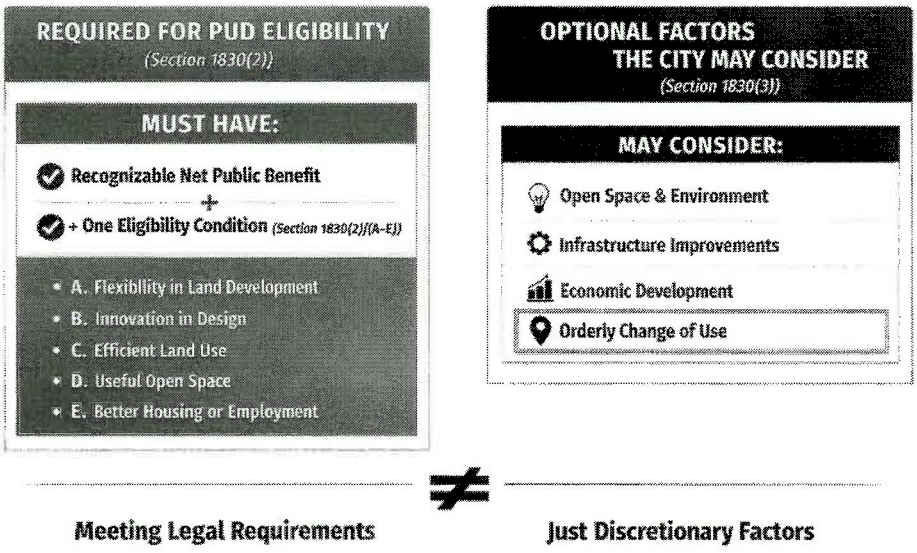
1. Could a gas station / retail use be developed at 3880 Lapeer Road under existing zoning with a rezoning or variance?

YES, it can be developed with a rezoning or variance. Ordinance Section 1803.4 clearly states:

4. Exception.
A PUD option may not be used if the same land use objectives can be accomplished by the application of conventional zoning provisions or standards.

CONCLUSION: The ordinance expressly prohibits use of the PUD option where the same land use objectives can be achieved through conventional zoning. The proposed development is a standard gas station and retail use that does not require unique zoning flexibility or innovation. Therefore, the PUD is simply prohibited under the ordinance.

2. PUD Fails Core Legal Requirement: No Public Benefit
Under Article 1830, the Planning Commission must determine if this threshold is met:



Mike Huszti, Planning Consultant
(248) 210 – 3320 mikehuszti70@gmail.com

Does the project meet PUD threshold criteria items A-E?

(A) Flexibility in land development— NOT MET
* No meaningful deviation from standard zoning or site design.
* Typical gas station layout with no unique planning solution enabled by the PUD.

(B) Innovation in land use or design — NOT MET
* Conventional mass-produced design used at hundreds of Sheetz locations. How is this innovative?
* No mixed-use, urban design, or site-specific innovation.

The proposed Sheetz relies on a standardized corporate prototype. While the use of brick, stone, and upgraded canopy columns may improve aesthetic quality, they are typical branding items, and not architectural innovation. The PUD intent is to encourage creative and unique design beyond conventional development. This project replicates a pre-engineered gas station format, without new design approaches, mixed-use integration, or adaptation to the site.

(C) Efficiency in land use — NOT MET
* Low building intensity and high pavement coverage.
* Less productive land use compared to industrial or mixed-use alternatives.

(D) Provision of useful open space — NOT MET
* No functional or public open space.
* Several tables for outdoor eating is not meaningful public open space.
* Site is dominated by parking, circulation, and fueling areas.

(E) Improvement of housing, employment, or shopping opportunities — NOT MET
* No housing provided & limited employment generation.
* With 3 existing gas stations within 0.6 miles, is a 4th gas station needed?
* Retail offering is duplicated and is not unique or underserved.

3. Is this a PUD Qualification?
"Redevelopment of sites where an orderly change of use is desirable."
NO, This is not adequate for PUD qualification because it does not show a real public benefit, which the ordinance requires.

1) The idea is too vague, as almost any project could claim it is a "better use," which would weaken the purpose of the PUD rules.

2) Vacancy and tenant turnover are normal market activities, and increased occupancy of vacant buildings do not create a public benefit.

3) This is not a truly "orderly" change, as it simply replaces one use with a standard gas station.

Mike Huszti, Planning Consultant
(248) 210 – 3320 mikehuszti70@gmail.com

4. Is this a PUD Qualification?
"Sheetz has agreed to donate $100,000 to the Auburn Hills Community Foundation for public purposes"

The donation (of any dollar amount) does not satisfy PUD eligibility because:
1) It is not tied to the land use or development itself.
2) The ordinance requires a recognizable net public benefit that results from the project, not a voluntary financial contribution.
3) Allowing a donation to qualify would set a precedent where approvals can effectively be "bought," thereby undermining the intent of PUD standards.
4) The payment does not address any specific public need created by the development, and does not result in a lasting improvement to the site or surrounding area.

CONCLUSION: A monetary contribution cannot be used to establish PUD eligibility (regardless of the dollar amount).

5. The Proposal Conflicts Directly with the Intent of the I-1 Light Industrial District
The subject property is zoned I-1 Light Industrial. The ordinance states this district is intended to accommodate:

> *"Industrial operations, warehousing, and employment-generating uses whose impacts remain internal to the district and do not adversely affect surrounding properties."*

Employment Comparison:

Metric	Sheetz	Industrial
Total employees	25–40	50–300+
Jobs per acre	10–20	25–100+
Job type	Retail/service	Skilled / technical
Wage level	Lower	Higher
Daytime activity	Moderate	High employment base

CONCLUSION: A Sheetz approval would undermine the purpose of the I-1 Light Industrial district and create a precedent that weakens the City's long-term employment goals.

6. Traffic Impact Study, Additional Time Needed For Review
Mr. Cohen provided the Sheetz Traffic Impact Study yesterday (April 7, 2026). This study relies on assumptions that minimize traffic impacts to adjacent properties by focusing on intersection capacity rather than real-world driveway operations, peak usage patterns, and safety. Therefore, it likely understates congestion, turning conflicts, and operational risks to adjacent businesses.

CONCLUSION: If the Planning Commission does not deny PUD approval, we request the Planning Commission to table this matter until next month, so neighboring property owners have time to engage a traffic engineer to review the Sheetz TIS for third party professional feedback.

Mike Huszti, Planning Consultant
(248) 210 – 3320 mikehuszti70@gmail.com

7. Market Cannibalization & Long Term Property Tax Revenue

There are two existing gas stations (Marathon & BP) within immediate proximity of the proposed Sheetz, and a third gas station (BP) within 0.65 miles.

The introduction of Fourth gas station in very close proximity to three existing gas stations will likely result in market cannibalization, potentially leading to closures of existing businesses.
** This potentially creates instability in the tax base rather than strengthening it.*

REQUEST: City Assessor Property Tax Analysis

The City Assessor is respectfully requested to provide a property tax analysis that quantifies the following long term economic impact of:

* Existing three gas stations go out of business, and are foreclosed for unpaid back taxes.
* Will the Sheetz property tax revenue be equal to or higher than the lost property tax revenue from three existing closed gas stations?
* Is this long term economic impact outcome a public benefit?

CONCLUSION: Denial is required by Ordinance

I respectfully suggest that denial is not discretionary. It is required by ordinance because:

* The ordinance expressly prohibits use of the PUD option where the same land use objectives can be achieved through conventional zoning, such as a rezoning or variance.

Secondary Reasons for PUD Denial Include:

1) The PUD application fails the core legal requirement by not providing public benefit.

2) "Redevelopment of sites where an orderly change of use is desirable" on its own does not qualify for PUD eligibility.

3) A monetary contribution (of any amount) cannot be used to establish PUD eligibility.

4) Sheetz approval would undermine the purpose of the I-1 Light Industrial district and create a precedent that weakens the City's long-term employment goals.

5) Additional time is required to review the Sheetz Traffic Impact Study for third party professional review of potential traffic issues relative to neighboring driveways.

6) An economic impact analysis is needed to quantify the potential detrimental impact to the public tax base from three existing gas stations that would likely go out of business if Sheetz is approved.

Development Application

AUBURN HILLS

AUBURN HILLS
MAR 05 2026
COMMUNITY DEVELOPMENT

Project Name: SHEETZ AUBURN HILLS (LAPEER)

General Project Location: East side of Lapeer, north of East side of Lapeer, north of I-75

Parcel Size: 3.18 AC **Zoning:** I-1

Sidwell Number(s):

Project Description: Pr. convenience store with fast food and fueling operations.

Building Size (sq. ft.): 6,132 sf

City Use Only

Address: 3880 Lapeer Rd

Date Received: 03/05/2026

Fees Paid: $7,211

SP #:

SLU #(s):

LD/LE/SUB #:

RZ #:

PUD #: 260001

ZBA #:

PTR #: 260002

Check requested review(s)

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

Applicant

Name: Ashley Riba Signature: Ashley Riba

Business Name and Address: MC Development, 4270 Morse Road

City: Columbus State: OH Zip Code: 43230 Phone Number: 248.752.3331

Fax Number: _____ Alt. Phone Number(s): ARiba@skillkengold.com

Property Owner(s)

Name: Stavros Apostolopoulos Signature: Stavros

Business Name and Address: Triple Properties Auburn Hills, LLC 645 Griswold St. Ste 1300

City: Detroit State: MI Zip Code: 48226 Phone Number: (313) 961-8800

(Provide additional sheet if necessary for multiple property owners)

Mr. Steven Cohen
Director of Community Development
City of Auburn Hills
1827 N. Squirrel Rd.
Auburn, Hills, MI, 48326

March 4th, 2026

Dear Mr. Cohen,

I am the legal owner of the property located at 3880 Lapeer Rd, Auburn Hills, MI, identified as ID 14-02-401-030.

This letter confirms that I am aware of and support Skilken Gold Development (MC Development Holdings, LLC) applying for a Planned Unit Development (PUD) for this property. I authorize Skilken Gold Development (MC Development Holdings, LLC) to file the PUD application and to seek approvals, permits, variances, or related land use entitlements that may be required in connection with the proposed development.

Please feel free to contact me directly at **(313) 961-8800** or **Steve@tripleproperties.com** if you need any additional information or documentation.

Sincerely,

Stavros Apostolopoulos
Triple Properties Auburn Hills, LLC
645 Griswold St.
Ste 1300
Detroit, MI, 48226
(313) 961-8800
Steve@tripleproperties.com

March 26, 2026

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

RE: Sheetz
Site Plan Review

Dear Mr. Cohen:

We have completed the site plan review for the above referenced project with respect to grading, paving, storm drainage/detention, and availability of municipal utilities to serve the site. The site plan, received by this office on March 25, 2026, was prepared by Giffels Webster. The review comments are noted below.

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

- Soil erosion permit from O.C.W.R.C.
- Water main extension permit from E.G.L.E.
- Right-of-way construction permit from M.D.O.T.

GENERAL:
The site is located on the east side of Lapeer Road (M-24) between Harmon Road and the I-75/Connector ramp at 3880 Lapeer Road in Section 2 of the City of Auburn Hills. The applicant is proposing to redevelop the former GameTime site into a Sheetz gas station. The proposed site will consist of a fuel pump island and a new 6,139 sq. ft building containing a convenience store and fast-food restaurant along with space for outdoor seating. The proposed parcel along with the adjacent properties to the northeast, east, and south are zoned Light Industrial (I-1) while the parcel to the northwest is zoned General Business (B-2). The applicant is proposing a Planned Unit Development (PUD) overlay of the site. A complete legal description of the parcel is shown on the plan. The City of Auburn Hills Standard Notes and Fire Department Notes are included on the plans. A landscape plan was included in the plan set. If feasible, trees and plantings shall be located outside the influence of utilities and any public easements. The City of Auburn Hills Standard Details were not included in the plan set and will need to be in the engineering review submittal. Furthermore, a demolition plan and a soil erosion and sedimentation control plan are needed for the engineering review.

MUNICIPAL UTILITIES:
An existing 12-inch water main runs along the east side of Lapeer Road (M-24). An existing 12-inch water main extends east from the 12-inch main and continues along the north side of the site. Existing 8-inch water main extends south from the 12-inch water main providing water services and fire hydrants on the northeast side of the existing building. An existing 8-inch water main also extends east from the 12-inch water main along Lapeer Road (M-24) southwest of the existing building. The applicant is proposing to extend the 8-inch water main near the northeast side of the building south to a new fire hydrant. The domestic water service is proposed to extend south from the existing 12-inch water main located on the north side of the site to the northeast side of the building. The applicant

is not proposing a fire suppression line. Two (2) existing fire hydrants are proposed to be removed from the site and one (1) is to remain. One (1) new fire hydrant will be installed northeast of the new building, and one (1) new fire hydrant will be installed southeast of the new building, between the fuel pump island and detention pond. A total of three (3) fire hydrants will service the site. A profile for the proposed 8-inch water main shall be provided at engineering review. The size and material type of the proposed water main shall be labeled for engineering review. A 12-foot-wide easement is shown on the existing and proposed 8-inch water main. A 12-foot-wide easement shall also be provided for the fire hydrant and 6-inch lead northeast of the new building.

There is existing 12-inch sanitary sewer that extends along the east side of Lapeer Road (M-24). An existing 10-inch sanitary sewer extends east from the 12-inch sanitary sewer and continues along the south side of the site. An existing 6-inch sanitary sewer lead extends north from the 10-inch sanitary sewer on the south side of the site. The applicant is proposing to tap the existing sanitary sewer lead and extend 6-inch PVC SDR 23.5 north along the east and north side of the new building. A grease interceptor is also proposed on the north side of the building.

STORM SEWER AND DETENTION:

The site is located within the Galloway Drainage District, which has a maximum discharge rate of 0.097 cfs/acre. Storm water runoff for the site will be collected via catch basins. A portion of the storm water runoff will be routed to a proposed detention basin located in the southeast corner of the site. Other storm water runoff will be routed to the existing storm sewer along the private drive, to the existing detention basin on the adjacent site to the east at 3800 Lapeer Road. It should be noted that the existing site was designed for the 10-year storm event and included within the detention for the property to the east, 3800 Lapeer Road. Preliminary detention calculations were provided on the plan and appear to meet City and OCWRC standards. The calculations may need to be broken out during engineering review to reflect the individual receiving drainage areas, as not all stormwater runoff is routed to the on-site detention basin. Additional information related to the proposed storm sewer system and detention basin, including materials, slopes, profiles, and supporting calculations, will be required as part of the engineering review. A pretreatment structure is shown on the plans upstream of a portion of the stormwater runoff entering the detention basin. The storm sewer system may need to be realigned during engineering review to ensure that all stormwater runoff is treated prior to discharging from the site, or additional pretreatment structures may be required. All pretreatment structures shall conform to City and OCWRC standards, and supplemental details and calculations for the pretreatment structures will be required for engineering review.

PAVING:

Access to the site is provided through one (1) existing approach off Lapeer Road (M-24) and one (1) existing shared private drive with the adjacent parcel off Lapeer Road (M-24). There is currently one (1) existing approach off the shared private drive; however, the approach will be removed, and one (1) new approach further east will be installed. The plans indicate concrete curb and gutter throughout the parking lot, standard duty asphalt for the perimeter parking areas and drive aisles, and concrete pavement for the parking areas around the new building, trash enclosure, unloading zones, and fuel pump island. The plans also include replacement of the private drive with concrete curb and gutter and asphalt pavement across the site frontage. Pavement cross-sections for the site have been provided on the plans and appear to meet City standards. Pavement within the Lapeer Road (M-24) shall meet MDOT standards.

The applicant is proposing 57 parking spaces including 2 barrier-free parking spaces. The proposed trash enclosure location has been included on the plans in the northeast corner of the site. A loading zone is proposed to the north of the building and as well as south of the fuel pump island, providing an area for petroleum storage. A concrete walk has been provided on the north side of the building, and a brick paver walk has been provided along the east, west, and south sides of the building to provide access for employees and customers from the parking lot to the building. The applicant is also proposing to replace the existing pathway along Lapeer Road (M-24). A connection to the pathway along Lapeer Road (M-24) has been provided from the west side of the parking lot.

GRADING:
Existing and proposed grades are shown with contours and spot elevations. The site slopes towards the south side of the parcel and follows the existing site's drainage pattern. Perimeter site slopes shall meet the requirement of 1:4 max and match into existing contours prior to all abutting property lines. The detention basin shall be fenced if side slopes exceed 1:6. Pavement slopes are mostly consistent with City standards and are to remain between 1% and 6% for drive areas and between 1% and 4% for parking areas. Sidewalk and pathway grades shall meet ADA requirements.

The plans indicate the existing retaining wall on the north side of the existing building will be removed and replaced. Design details and computations (sealed by a licensed engineer) will need to be submitted and approved during the engineering review for walls greater than one (1) foot in height. Any retaining walls over 2.5 feet in height are required to be fenced. A detail for the retaining wall has not been included on the plan and shall be provided at engineering review.

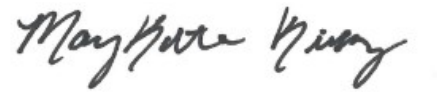
TRAFFIC:
A traffic impact study (TIS) has been completed by the applicant for the proposed development. The TIS was prepared by Fishbeck to evaluate traffic impacts of the proposed facility on the adjacent roadway network. The study analyzed the signalized crossovers along Lapeer Road (M-24) from south of the site to north of Harmon as well as the unsignalized private driveway south of the site and the site driveway. It should be noted that the TIS was completed using the TIS for the redevelopment of the former Palace site and accounted for future traffic conditions reflected from that development. As indicated in the TIS, much of the anticipated traffic for the proposed Sheetz development is expected to be "pass-by" as defined by ITE, meaning these vehicles are already traveling on Lapeer Road and visit the site. Based on this methodology, the Sheetz development is expected to generate approximately 76 new vehicle trips in both the morning and afternoon peak hours. It should be noted that a vehicle trip is defined as a vehicle entering or exiting the site, so approximately 38 inbound and 38 outbound trips. The TIS indicates that intersections continue to operate at an acceptable level of service and the proposed development does not have a significant impact on the surrounding road network. Proposed improvements indicated in the TIS include pavement markings and signage to convert the existing shoulder lane into dedicated right-turn-only lanes for both the private/shared driveway and site driveway. These proposed improvements will need to be approved by MDOT. We have reviewed the methodology, analysis, and conclusions for the TIS and are in concurrence with the findings.

RECOMMENDATIONS:
The site plan is in substantial compliance with City of Auburn Hills requirements and has been stamped "Approved" by our office. We ask that the site plan approval acknowledge the following:

1. The site improvement plan, designed in accordance with Ordinance No. 806, shall be submitted to the City for review and approval prior to construction. A detailed cost estimate for the improvements shall be submitted with the plans signed and sealed by the design engineer.
2. The developer must post a performance guarantee, in accordance with the City's requirements as set forth in the City of Auburn Hills Ordinance No. 372, Section 2007, Performance Guarantees. The estimate of the guarantee shall be submitted with the site improvement plan and must reflect all costs for site improvements, including but not limited to mass grading, roadways, lighting, utilities, pathways, sidewalks, screening, landscaping, driveways, retaining walls, parking lots, drainage, stormwater retention basins, and other similar features.

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

Sincerely,
OHM Advisors



MaryKate Kirksey for Hannah Driesenga, P.E.

Transmitted via e-mail to Steve Cohen: March 26, 2026
cc: File

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PLANNED UNIT DEVELOPMENT AGREEMENT
3880 LAPEER ROAD

Entered into between:

The City of Auburn Hills, a Michigan municipal corporation

and

MC Development Holdings, LLC, an Ohio limited liability company

Dated: _____, 2026

PLANNED UNIT DEVELOPMENT AGREEMENT
3880 Lapeer Road

THIS PLANNED UNIT DEVELOPMENT AGREEMENT ("**Agreement**") is made and entered into this _____ day of _____, 2026 ("**Effective Date**"), by and between the City of Auburn Hills ("**City**"), a Michigan municipal corporation, with offices located at 1827 N. Squirrel Road, Auburn Hills, Michigan 48326, and MC Development Holdings, LLC ("**Developer**"), an Ohio limited liability company, with offices located at 4270 Morse Rd., Columbus, Ohio 43230.

Project Developer: MC Development Holdings LLC
4270 Morse Rd.
Coumbus, Ohio 43230
ATTN: Drew Janitzki
Email: djanitzki@skilkengold.com

Project Engineer: Giffels Webster
Attn: Nancy Standish, PE
1025 E. Maple, Suite 100
Birmingham, MI 48009
Email: nstandish@giffelswebster.com

RECITALS

A. Developer is the owner of the approximately 3.18 acre parcel of property commonly known as 3880 Lapeer Road, Auburn Hills, Michigan as legally described on **Exhibit A**, which is attached hereto and incorporated herein by reference (the "**Property**").

B. Developer has entered into a ground lease with Sheetz, Inc. a Pennsylvania corporation ("**Sheetz**") to lease the Property from Developer and construct the Project (as defined below) on the Property (the "**Lease**").

C. Pursuant to Section 1830 of the Auburn Hills Zoning Ordinance (the "**Zoning Ordinance**"), Developer has applied for approval of a "Site Plan" (as defined below) for redevelopment of the Property into a mixture of uses, consisting of a fuel station, a made-to-order restaurant with indoor and outdoor seating, a convenience store and those commonly associated ancillary uses to the foregoing as depicted on the Site Plan (the "**Project**").

D. The Planning Commission for the City of Auburn Hills, at its regular meeting on _____, 2026, recommended approval of the Site Plan. Further, on _____, 2026, the Auburn Hills City Council approved the Site Plan which contained the combined PUD Step 1 – Qualification and PUD Step 2 – Site Plan Approval for the Site Plan and Project, subject to certain conditions, including, but not limited to, the condition that Developer and the City enter into this Agreement.

E. The Project meets the conditions and criteria for qualification and approval of a PUD under Section 1830 of the Zoning Ordinance and will provide a recognizable net public benefit to the health, safety, and welfare of residents of the City of Auburn Hills.

F. It is the purpose of this Agreement to confirm the rights and obligations of Developer and the City with respect to the development and use of the Property.

NOW, THEREFORE, it is hereby agreed as follows:

1. **SUMMARY DESCRIPTION OF THE PROJECT.** The Project is the redevelopment of an existing building and improvements located on the Property for use by Developer, Sheetz and their successors and assigns. The Property is located on Lapeer Road. The existing building will be razed and the site redeveloped for the Project, consisting of a fuel station, made-to-order restaurant with indoor and outdoor seating, and convenience store, and those commonly associated ancillary uses to the foregoing, as depicted on the site plan a manner which is generally consistent with the character of the surrounding area.

2. **ADHERENCE TO REQUIREMENTS FOR DEVELOPMENT.** The Property shall be developed and improved in full compliance with the following ("**Development Documents**"):

   a. The Zoning Ordinance, building code, and all other design standards, in effect as of the Effective Date of this Agreement subject to any deviation or waiver in respect thereof forth in this Agreement or any other provision hereof **("Applicable Ordinances")**. The Applicable Ordinances shall vest as of the Effective Date. Notwithstanding the foregoing, any amendments to health and safety codes including fire codes and other public safety regulations implemented to address threats to health and safety shall, subject to applicable grandfathering, apply to the Project as required by applicable law regardless of the vesting date.

   b. The Site Plan for the Project, prepared by Giffels Webster, dated_____, Job No.: _____, approved by the City Council as set forth in Recital C above, and as attached as **Exhibit B** (the "**Site Plan**").

   c. This Agreement and any conditions imposed herein.

   d. Any and all conditions of approval of the Site Plan set forth by the City Council for the City of Auburn Hills ("**City Council**") pertaining to the Project as reflected in the official minutes on file with the City Community Development Department.

   To the extent that there are conflicts or discrepancies between respective provisions of the Site Plan and/or this Agreement and the Applicable Ordinances, the terms and conditions of the Site Plan and this Agreement shall control. In the event this Agreement is silent on any matters otherwise covered by the Site Plan, which is inconsistent with the Applicable Ordinances, the Site Plan shall control. To the extent this Agreement is silent on any issue, the Site Plan shall control.

   This Agreement shall run with the land and Developer, Sheetz and all future tenants and occupants of the Property under the Lease shall be bound by the terms of this Agreement and Developer's authority and responsibilities stated herein. Successors and assigns of Developer shall take interest in the Property subject to this Agreement and all references to "Developer" in this Agreement shall include the successors, and assigns of Developer.

3. **PERMITS AND AUTHORIZATIONS.** Approval of the Site Plan constitutes the land use authorization for the Property, and all use and improvement of and to the Property used by Developer or leased to Sheetz in conformity with the Development Documents is hereby approved by the City. The City shall grant to Developer, Sheetz and their respective contractors and subcontractors all City permits and authorizations necessary to develop and improve the Property in accordance with the Site Plan, including permits and authorizations necessary to modify the existing utilities including electric, telephone, gas, cable television, water, storm and sanitary sewer and to otherwise develop and improve the Property in accordance with the Site Plan and this Agreement, provided Developer or Sheetz has first made all requisite applications for permits, complied with the requirements for said permits, and paid all required fees. Any applications for permits from the City will be processed in the customary manner. The City will cooperate with Developer and Sheetz in connection with such party's applications for any necessary county, state, federal or utility company approvals, permits or authorizations to the extent that such applications and/or discussions are consistent with the Site Plan and this Agreement.

4. **COMPLETION OF CONSTRUCTION.** Developer, at its own cost, shall be obligated to design, completely construct, finance and provide the financial assurances required by Section 2007 of the City's Zoning Ordinance in accordance with the Site Plan for the Project. Time is of the essence to this Agreement. Developer shall apply for all third party governmental and agency approvals required and the requisite permits from the City (collectively, "**Permits and Approvals**"). In the event Developer does not obtain all Permits and Approvals within twelve (12) months after the Effective Date ("**Permitting Period**"), subject to delays outside the control of Developer, then upon good cause shown, the Community Development Department shall grant one extension of six (6) months to the Permitting Period to enable Developer to obtain all Permits and Approvals. Developer shall commence construction of the Project within three (3) months following the expiration of the Permitting Period, as the same may be extended, subject to delays outside the control of Developer. Developer shall substantially complete the development and construction of the Project as shown on the Site Plan within twelve (12) months after the commencement of construction, subject to delays outside the control of Developer ("**Completion Date**"). If substantial completion of the Project has not occurred by the Completion Date (as extended for delays outside of Developer's control), and the City desires to render this Agreement and the approval set forth herein null and void, then the City shall provide the notice and hold a public hearing as set forth in the provisions of Section 12 below before taking such action. The parties acknowledge and agree that Sheetz may develop and construct the Project on the Property, so Sheetz may exercise all rights of Developer with respect to obtaining any Permits and Approvals and/or the development and construction of the Project hereunder.

5. **WATER AND SANITARY SEWER SYSTEMS.** Developer shall, at its sole expense, construct and install all improvements and connections tying the Property into the municipal water and sanitary sewer systems in accordance with the Development Documents. The water and sanitary sewer improvements for the Property must be completed and connected to the public systems so that upon completion and dedication of such improvements, the Property shall be fully capable of being serviced with municipal water and sewer. Upon completion of installation and testing of the public water and

sanitary sewer improvements, Developer shall convey and dedicate all interests in such facilities to the City by providing and executing such documentation as is required in accordance with the Applicable Ordinances, and the area dedicated shall include any easements which may be required to access such improvements for maintenance and repair purposes. The parties shall also terminate all existing easements and dedications or conveyances on the Property for municipal water and sanitary sewer purposes which are being replaced by new municipal water and sanitary sewer improvements and are no longer necessary.

6. **ROADS, DRIVES AND PARKING LOTS.** Developer shall, at its sole expense, construct and install all the internal driveways and parking lots to serve the Project as shown on the Site Plan. Developer shall, at its own cost, install, construct and locate any additional curb cuts and paved access streets/driveways as depicted on the Site Plan, which curb cuts and paved access streets/driveways shall be constructed, installed and located in accordance with the Development Documents, subject to approval by MDOT for any such improvements to Lapeer Road.

7. **LANDSCAPING, LIGHTING, AND ARCHITECTURAL STANDARDS.** The City approved Development Documents include a final lighting plan, and a final landscape plan and landscaping details and Developer shall, at its own cost, install, plant and locate all of said landscaping, including trees, shrubs and bushes in accordance with the final landscape plan, subject to weather delays, which shall not be deemed to be a delay in achieving substantial completion of the Project as provided in Section 4 above.

8. **REIMBURSABLE COSTS.** Developer shall reimburse the City for its actual reasonable costs as set forth in the Zoning Ordinance, City fee schedule, and Engineering specifications.

9. **RECOGNIZABLE BENEFITS.** In connection with its development of the Project, Developer has agreed to voluntarily provide recognizable net public benefits of the Project as defined in Sec. 1830 of the City's Zoning Ordinance. Developer shall contribute a non-refundable amount of One Hundred Thousand ($100,000) Dollars, to the Auburn Hills Community Foundation, payable as follows: (i) Fifty Thousand ($50,000) Dollars payable within seven (7) days after MDOT Approval (as defined in Section 16 below) is received; and (ii) Fifty Thousand ($50,000) Dollars payable upon the City's issuance of a building permit for the Project. These funds shall be used for public purposes at the sole discretion of the Auburn Hills Community Foundation Board of Directors. Such contribution shall constitute a recognized public benefit of the Project. In the event MDOT Approval is not received for the Project, and Developer terminates this Project as provided in Section 16 below, then Developer shall not be obligated to make any payment hereunder.

10. **CONSTRUCTION.** Developer shall be permitted to store and stage construction equipment and materials upon the Property during the construction of the Project relating to said construction activity in accordance with applicable sections of the City's Zoning Ordinance.

11. **CERTIFICATES OF OCCUPANCY**. Notwithstanding anything contained herein to the contrary, upon completion of the building improvements, to the extent that landscaping, final paving or other minor improvements as shown on the Site Plan are not yet complete, Developer shall still be entitled to a temporary or final certificate of occupancy, provided that Developer posts security in the form set forth in Section 12 below for completion of such improvements.

12. **PERFORMANCE GUARANTEE**. Developer shall comply with the performance guarantee requirements under Section 2007 of the City Zoning Ordinance. Return of performance guarantee amounts shall also be governed under Section 2007 of the City Ordinance.

13. **MISCELLANEOUS**

a. **Binding Effect.** This Agreement shall be binding upon and inure to the benefit of the parties and their heirs, successors and assigns. The rights and obligations contained in this Agreement shall run with the Property until terminated in accordance with this Agreement.

b. **Authority.** This Agreement has been duly authorized by all necessary action of Developer and the City, through the approval of the City Council at a meeting in accordance with the laws of the State of Michigan, and the Ordinances of the City. By the execution of this Agreement, the parties each warrant that they have the authority to execute this Development Agreement and bind the Property in its respective entities to its terms and conditions.

c. **Site Plan Approval and Minor Changes.** There may be a need in the future to make minor changes to the Site Plan for the Property, and Developer may request such changes. For purposes of expediency, minor changes to such site plans shall be reviewed by City Staff, and City Consultants at Developer's cost, and approved by the Community Development Department, provided that the height, density and location of buildings and uses as permitted under the Site Plan shall not be modified by City except as otherwise provided herein. It is within the Community Development Department's sole discretion to determine whether a change is minor and appropriate to be approved by the Community Development Department, or is a major modification that is appropriate to be approved by the City Council in accordance with the Applicable Ordinances. Notwithstanding the foregoing to the contrary, minor changes include the following: (a) a reduction in the size of any building; (b) minor shifts in the building or canopy locations that do not otherwise materially adversely impact the Site Plan; (c) an increase in the size of any building, provided that the size of other building(s) is decreased so that all buildings within the Project do not exceed the density limitation set forth in this Agreement; (d) landscaping materials identified in the attached plan may be replaced by similar types of landscaping materials of better or like quality; (e) changes in floor plans which do not alter the character of the use; (f) internal rearrangement of parking lots and driveways that do not reduce the total number of approved parking spaces; (g) correcting non material errors; (h) changes requested by the City, County, or

State for safety reasons; (i) and minor changes to the façade, exterior elevations and materials, which do not otherwise adversely impact the character or quality of the Project.

d. **Other Governmental Approvals.** It is understood that construction of some of the improvements included in the Project may require the approval of other governmental agencies not affiliated with the City. Developer shall construct improvements in accordance with the approval of such agencies.

e. **Amendment.** This Agreement may only be amended pursuant to an instrument executed by the City and Developer after mutual consent of the parties. Any amendment shall be recorded in the Oakland County Records. Developer shall assign all rights and obligations under this Agreement to its successor or assign, and all of Developer's rights and obligations under this Agreement shall be binding upon and inure to the benefit of Developer's successors and assigns upon such assignment, and upon such assignment Developer shall be released from all obligations under this Agreement. Until such assignment occurs, Developer and the City shall be entitled to amend, modify, replace, or terminate this Agreement, without requiring the consent of any person or entity whatsoever, regardless of whether such person has any interest in the Property, including unit owners, mortgagees, and others.

f. **Notice.** Unless later information is provided, notices under this Agreement will be deemed to have been delivered upon receipt by the recipient of notice delivered by overnight courier delivery service, certified mail postage prepaid return receipt requested or by electronic mail to the addresses below:

To Developer:

MC Development Holdings LLC
4270 Morse Rd.
Coumbus, Ohio 43230
ATTN: Drew Janitzki
Email: djanitzki@skilkengold.com

With a Required Copy to:

Sheetz, Inc.
5700 Sixth Ave.
Altoona, Pennsylvania 16602
ATTN: Real Estate Counsel
Email: rjochen@sheetz.com

To the City:

City of Auburn Hills
1827 N. Squirrel Rd.
Auburn Hills, MI 48326
ATTN: Laura M. Pierce
Lpierce@auburnhills.org

g. **Integration/Amendments.** This Agreement and its Exhibits (which are made a part of and incorporated herein in their entirety), set forth the entire agreement between the parties relative to the subject matter hereof. No prior or contemporaneous oral or written representations, statements, promises, agreements or undertakings made by either party or agent of either party that are not contained in this Agreement shall be valid or binding. This Agreement may not be amended except in writing signed by the parties and recorded in the same manner as this Agreement. Actual final building plans and elevations will be provided to the City at the time building permit applications are submitted.

h. **Severability.** It is understood and agreed by the parties that if any part, term or provision of this Agreement is held by the courts to be illegal or in conflict with any statute, ordinance, rule, regulation or other applicable law, the validity of the remaining portions or provisions of this Agreement shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if this Agreement did not contain the particular part, term or provisions held to be invalid. In the event any changes in applicable federal, state, or local laws or regulations enacted after the date of this Agreement operate to prevent compliance with parts of this Agreement, or render compliance impractical or unreasonably difficult, the inconsistent provisions of this Agreement shall be modified, deleted or suspended as necessary to conform to such changes in federal or state law.

i. **Governing Law.** This Agreement shall be governed by the laws of the State of Michigan, both as to interpretation and performance. This Agreement shall be governed, interpreted and enforced by the laws of the State of Michigan, excluding Michigan's conflict of laws principles. Any action brought to enforce, interpret or decide any provision of this Agreement or any claim arising under this Agreement shall be brought in the Sixth Judicial Circuit Court of the State of Michigan, the 50th District Court of the State of Michigan, or the United States District Court for the Eastern District of Michigan, Southern Division, as dictated by the applicable jurisdiction of the Court. Except as otherwise required by law, venue is proper in the Courts set forth above.

j. **Waiver.** No waiver of any breach of this Agreement shall be held to be a waiver of any other or subsequent breach.

k. **Inconsistency.** Notwithstanding anything herein to the contrary, the Applicable Ordinances applicable shall mean those in effect on the Effective Date. To the extent that this Agreement, Site Plan or its Exhibits conflict with the Applicable

Ordinances or Zoning Ordinance requirements, the terms of this Agreement, the Site Plan and its Exhibits will control. Any clerical errors or mistakes in this Agreement or its Exhibits may be corrected by any of the parties, and all parties agree to cooperate in making such corrections in order to effectuate the intent of the parties in entering into this Agreement. Remedial amendments to correct errors and omissions may be approved and executed by the City Manager so long as they are consistent with the spirit and intent of this Agreement, in the City Manager's reasonable judgment. In all events any reference to the Applicable Ordinances, Zoning Ordinances, Sign Ordinances, Codes and PUD Ordinance, shall mean the existing Applicable Ordinances of the City as of the date of this Agreement.

l. **Limitation of City's Liability.** This Project is a private undertaking, and the parties understand and agree that: (a) this Project is a private development; (b) the City has no interest or responsibilities for or duty to third parties concerning any improvements on the Property except and only until such time that the City accepts any public improvements pursuant to this Agreement and the Site Plan; (c) Developer shall have full and exclusive control of the Property subject to the limitations and obligations of Developer under this Agreement and the Lease; and (d) the contractual relationship between the City and Developer is such that Developer is not an agent, partner or joint venture of or with the City.

14. **DEFAULT.** In the event there is a failure to timely perform any obligation or undertaking required under or in accordance with the Site Plan or this Agreement, the City may serve written notice upon Developer setting forth such deficiencies and a demand that the deficiencies be cured within a stated reasonable time period, but in no event less than thirty (30) days, and if not cured, the date, time, and place for a hearing before the City Council, or such other board, body, or official delegated by the City Council, for the purpose of allowing Developer to be heard as to why the City should not proceed with the correction of the deficiency or obligation which has not been undertaken or properly fulfilled. At any such hearing, the time for curing and the hearing itself may be extended and/or continued to a date certain at the discretion of the City Council. If, following the hearing described above, the City Council, or such other board, body, or official designated to conduct the hearing, shall determine that the obligation has not been fulfilled or failure corrected within the time specified in the notice, the City shall thereupon have the power and authority to take one or more of the following actions:

a. If the default relates to Developer's failure to timely complete the public improvements as shown in the Site Plan or to otherwise maintain the premises in a safe condition, the City may draw the funds from Developer's posted Performance Guarantee and enter upon the Property through its officials, employees, agents, and/or contractors and either complete the public improvements as shown on the Site Plan or restore and secure the Property to a safe condition. In such event, all reasonable costs and expenses incurred, shall be paid from the proceeds of the funds drawn on the Performance Guarantee, including an administrative fee equal to twenty-five percent (25%) of the total costs incurred to cover the City's overhead, coordination, and administrative expenses. Any amounts of unused proceeds of the Performance Guarantee shall be returned to Developer, or otherwise be credited, as

the case may be. Developer shall be obligated to act and work in cooperation with the City to bring about completion of the public improvements or restore and secure the Property to a safe condition. To the extent the City enters the Property to perform work as set forth in this Section, the City shall defend, hold harmless and indemnify Developer in relation to any claims which arise as a result of the City's, or its employees, agents and consultants entering the Property and performing work as set forth herein.

b. The City may issue a stop work order as to any or all aspects of the Project, deny the issuance of any requested building permit or Certificate of Occupancy, and suspend further inspections of any or all aspects of the Project until such time as Developer has remedied such default.

c. In the event of breach of this Agreement, the City may also cite Developer for any applicable violation of the City's Zoning Ordinance or other local ordinances, which shall be enforceable through the City's standard municipal civil infraction procedures.

d. In addition to the foregoing remedies, the City shall be entitled to pursue any other rights or remedies available to it at law or in equity, including, but not limited to, actions for specific performance, injunctive relief, or other equitable relief, but shall not be entitled to recover damages of any nature. The remedies set forth herein are cumulative and not exclusive.

e. The City shall not be in default on any term or condition of this Agreement unless and until Developer has provided the City with written notice of the City's failure to comply with this Agreement, and the City has failed to cure such failure within thirty (30) days of the written notice. Upon such default, Developer shall have the right to pursue all available legal and equitable remedies.

No party shall be deemed in default of this Agreement for any delay or failure to fulfill any obligation so long as and to the extent to which any delay or failure in the fulfillment of such obligation is prevented or delayed as a consequence of circumstances of force majeure (i.e. any event outside of the reasonable control of the party delayed). In the event of any such delay, the time for performance of such shall be extended for a period equal to the time lost by reason of the delay. A party claiming the benefit of this provision shall, as soon as reasonably practicable after the occurrence of any such event, (a) provide written notice to the other party of the nature and extent of any such force majeure condition; and (b) use commercially reasonable efforts to remove any such causes and resume performance under this Agreement as soon as reasonably practicable.

15. **BINDING EFFECT; TERMINATION.** This Agreement shall become effective as of the Effective Date. The Agreement shall be recorded in the office of the Oakland County Register of Deeds by Developer and a copy of the recorded Agreement shall be delivered to the City. It is also understood that the members of the City Council, Planning Commission, Zoning Board of Appeals, or the City departments may change, but the City shall nonetheless remain bound by this Agreement. Developer shall have the right to

terminate this Agreement upon written notice to the City at any time prior to the commencement of construction of the Project.

16. **MDOT APPROVAL.** The parties acknowledge that the Project requires two (2) curb cut access points as shown on the Site Plan, which must be approved by the Michigan Department of Transportation ("**MDOT Approval**"). In the event MDOT Approval is not received for the Project, then Developer may terminate this Agreement upon written notice to the City, and this Agreement shall become null and void, and the parties shall have no further obligations or liability hereunder.

17. **RESTRICTIONS.**

a. Prohibition of Truck Stop Operations and Overnight Parking. Developer acknowledges that the Project shall not operate as a truck stop or rest area. Overnight parking, including semi-truck and trailer storage, is prohibited, provided that employees may park their vehicles overnight during their work shift. This restriction also applies to vehicles owned and/or branded by Sheetz. Developer shall install and maintain reasonable signage for the perimeter parking spaces on the Property (not for parking spaces adjacent to the building) and the south access easement drive, subject to approval by the City's Community Development Department, clearly indicating these restrictions.

b. Outdoor Storage Limitations. All materials, merchandise, and equipment shall be stored within the principal building, except for approved outdoor sales areas for ice chests and propane tanks. Ice chests and propane tank cages displayed in these designated areas shall not extend beyond the approved screen walls. No other outdoor storage or display shall be permitted unless otherwise approved by the City's Community Development Department and documented in the project file. This restriction shall not apply to outdoor table and seating furniture where shown on the Site Plan. Any violation of this provision shall be subject to enforcement action and may require immediate removal of non-compliant materials.

c. Temporary Signage Compliance. Temporary signage shall be limited to grand opening, annual sales events, "Now Hiring" signs sixty (60) days before grand opening, and temporary signage thirty (30) days each year thereafter, and must otherwise comply with the requirements of Section 1811 of the City's Zoning Ordinance. A permit from the City's Community Development Department is required before installing said signs. Developer shall ensure that unapproved temporary signs are not installed on the site, whether freestanding or affixed. Under no circumstances shall signs be affixed to light poles, bollards, walls, the dumpster enclosure, fuel pumps, canopy supports, or other unapproved structures. Noncompliant signage shall be subject to removal and enforcement action.

[remainder of page intentionally left blank]

IN WITNESS WHEREOF, the parties have caused this Development Agreement to be executed on the day and year recited above.

CITY OF AUBURN HILLS,
a Michigan Municipal Corporation

By: _____

Name:_____
Its: Mayor

and

By: _____
Name:_____
Its: Clerk

STATE OF MICHIGAN)
)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by _____, as Mayor, and _____, as Clerk, on behalf of the City of Auburn Hills, a Michigan Municipal Corporation.

_____
NOTARY PUBLIC
_____ County, Michigan
Acting in _____ County, Michigan
My commission expires: _____

(Signatures continued on next page)

MC Development Holdings LLC,
an Ohio limited liability company

By: _____

Name: Andrew Jankiewicz

Its: General Counsel

ACKNOWLEDGEMENT

STATE OF Ohio)
) ss
COUNTY OF Franklin)

The foregoing Agreement was acknowledged before me by Andrew Jankiewicz, the General Counsel of MC Development Holdings LLC., an Ohio limited liability company, on the 1 day of April, 2026, on behalf of the company.

NOTARIAL SEAL
STATE OF OHIO
SARAH CAROLYN SALIBA
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
02-24-2031
Recorded in
Franklin County

_____
NOTARY PUBLIC
Franklin County, ~~Michigan~~ Ohio
Acting in Franklin County, ~~Michigan~~ Ohio
My commission expires: 2-24-31

Drafted by:
The Kelly Firm, P.C.
Brittney K. Ellis, Esq.
512 E. Eleven Mile Road
Royal Oak, MI 48306

Return to:
The City of Auburn Hills
Attn: Clerk
1827 N. Squirrel Rd.
Auburn Hills, MI 48326

Table of Exhibits

Exhibit A: Property Legal Description

Exhibit B: Site Plan

Exhibit A

Property Legal Description

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

A PART OF THE SOUTHEAST 1/4 OF SECTION 2, TOWN 3 NORTH, RANGE 10 EAST, CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT ON THE EAST LINE OF LAPEER ROAD (M-24), 180 FEET WIDE, DISTANT NORTH 01 DEGREES 45 MINUTES 29 SECONDS WEST, 1621.65 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 2, AND NORTH 88 DEGREES 26 MINUTES 30 SECONDS EAST, 60.00 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 2; THENCE CONTINUING ALONG SAID EAST LINE OF LAPEER ROAD (M-24), NORTH 01 DEGREES 47 MINUTES 45 SECONDS WEST, 350.00 FEET; THENCE NORTH 88 DEGREES 26 MINUTES 30 SECONDS EAST, 396.81 FEET ALONG THE SOUTH LINE OF "DEAN INDUSTRIAL SUBDIVISION", AS RECORDED IN LIBER 168, PAGES 33 AND 34 OF THE OAKLAND COUNTY RECORDS; THENCE SOUTH 01 DEGREES 33 MINUTES 30 SECONDS EAST, 350.00 FEET; THENCE SOUTH 88 DEGREES 26 MINUTES 30 SECONDS WEST, 395.36 FEET TO THE POINT OF BEGINNING.

EASEMENT PARCEL:
TOGETHER WITH THE NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS AND UTILITIES AS SET FORTH IN RECIPROCAL EASEMENT AGREEMENT RECORDED MARCH 8, 1989 IN LIBER 10815, PAGE 71, WHICH HAS BEEN MODIFIED BY FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED FEBRUARY 28, 1990 IN LIBER 11276, PAGE 886.

Commonly Known As: 3880 Lapeer Road, Auburn Hills, Michigan

Tax Parcel Id. No.: 02-14-02-401-030

Exhibit B

Site Plan dated [add date], which is on file with the City Community Development Department

[Following]

SHEETZ
SHEETZ
UNLD-87 2.28
UNLD-89 2.38
AUTO DIESEL 2.88
2800 LAPEER RD.

SHEETZ
SHEETZ
SHEETZ

SHEETZ
UNLD 87
2.28
UNLD 88
2.38
AUTO DIESEL
2.88
SHEETZ
SHEETZ
SHEETZ
SHEETZ
HIROTEC
3800 LAPEER RD.

SHEETZ
Air
M·T·O

SHEETZ

PROPOSED PUD STEP 1 QUALIFICATIONS & STEP 2 SITE PLAN

SHEETZ AUBURN HILLS, MI (LAPEER)

3880 LAPEER RD, AUBURN HILLS, MI 48326

PARCEL NO. 14-02-401-030

PUD PLAN

AUBURN HILLS, OAKLAND COUNTY, MICHIGAN

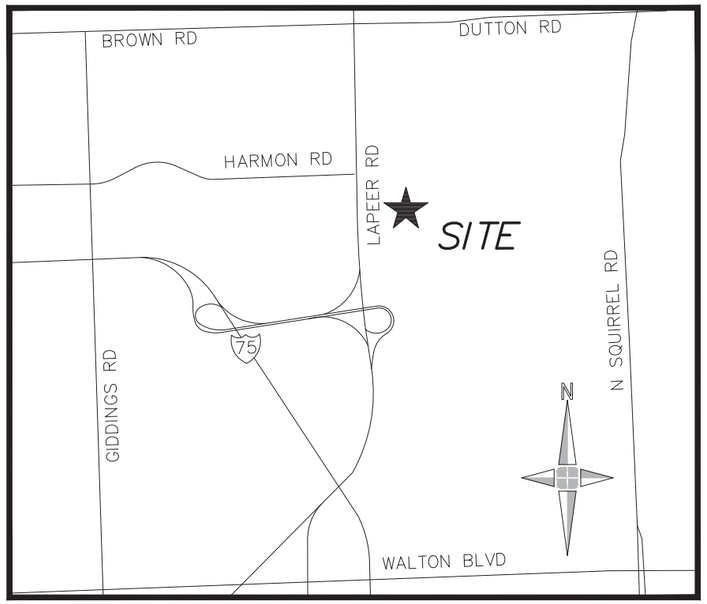
APPLICANT
MC DEVELOPMENT
ASHLEY RIBA
4270 MORSE ROAD
COLUMBUS, OH 43230
PHONE: (248) 752-3331

ENGINEER
GIFFELS WEBSTER
NANCY STANDISH, PE
1025 E. MAPLE, SUITE 100
BIRMINGHAM, MI 48009
PHONE: (248) 852-3100

SURVEYOR
GIFFELS WEBSTER
CHRIS ASIALA, PS
1025 E. MAPLE, SUITE 100
BIRMINGHAM, MI 48009
PHONE: (248) 852-3100

LANDSCAPE ARCHITECT
GIFFELS WEBSTER
FRANCESCA SCHOVERS, RLA
1025 E. MAPLE, SUITE 100
BIRMINGHAM, MI 48009
PHONE: (248) 852-3100

ARCHITECT
CONVENIENCE ARCHITECTURE
AND DESIGN P.C.
REBECCA HAWRANICK, AIA,
NCARB, LEED AP
242 SHEETZ WAY
CLAYSBURG, PA 16625
PHONE: (814) 239-6013



LOCATION MAP

(NOT TO SCALE)

SHEET INDEX

ENGINEERING PLANS

SP-01	COVER SHEET
SP-02	EXISTING CONDITIONS PLAN
SP-03	EXISTING CONDITIONS PLAN
SP-04	DIMENSIONAL SITE PLAN
SP-05	ENGINEERING SITE PLAN
SP-06	ENGINEERING SITE PLAN
SP-07	TREE PROTECTION PLAN
SP-08	LANDSCAPE PLAN
SP-09	LANDSCAPE PLAN
SP-10	LANDSCAPE PLAN

ARCHITECTURAL (BY OTHERS)

A100	SIDEWALK PLAN
A140	EQUIPMENT PLAN
A200	BUILDING ELEVATIONS
A201	BUILDING ELEVATIONS
1 SHEET	AWNING ELEVATIONS
1 SHEET	TRASH ENCLOSURE DETAILS
2 SHEETS	SIGNAGE DETAILS

PROJECT DESCRIPTION

ESTABLISHED IN 1952 IN ALTOONA, PA, SHEETZ IS ONE OF AMERICA'S FASTEST-GROWING FAMILY-OWNED AND OPERATED CONVENIENCE STORE CHAINS WITH MORE THAN 27,000 EMPLOYEES. THE COMPANY OPERATES MORE THAN 825 STORE LOCATIONS THROUGHOUT MICHIGAN, PENNSYLVANIA, WEST VIRGINIA, VIRGINIA, MARYLAND, OHIO AND NORTH CAROLINA. SHEETZ PROVIDES AN AWARD-WINNING MENU OF MTO® FOOD AND SPECIALTY COFFEE BEVERAGES, WHICH ARE ORDERED THROUGH UNIQUE TOUCH-SCREEN ORDER POINT TERMINALS. ALL SHEETZ CONVENIENCE STORES ARE OPEN 24 HOURS A DAY, 365 DAYS A YEAR. RECOGNIZED BY FORTUNE AS ONE OF THE 100 BEST COMPANIES TO WORK FOR, SHEETZ IS COMMITTED TO OFFERING EMPLOYEES SUSTAINABLE CAREERS BUILT ON AN INSPIRING CULTURE AND COMMUNITY ENGAGEMENT. FOR MORE INFORMATION, VISIT WWW.SHEETZ.COM OR FOLLOW US ON X (@SHEETZ), FACEBOOK (WWW.FACEBOOK.COM/SHEETZ) AND INSTAGRAM (WWW.INSTAGRAM.COM/SHEETZ).

OUR PROJECT IN AUBURN HILLS, LOCATED AT 3880 LAPEER ROAD AUBURN HILLS, MI 48326, CONSISTS OF A 6,312 SQUARE FOOT RESTAURANT AND CONVENIENCE STORE AND AN ASSOCIATED FUELING ISLAND FEATURING 20 FUELING POSITIONS. THE RESTAURANT AND CONVENIENCE STORE FEATURES SEATING FOR 30 CUSTOMERS AND AN ADDITIONAL OUTDOOR DINING SPACE WITH SEATING FOR 12. SHEETZ SITES FEATURE A PREMIUM ARCHITECTURAL LOOK WITH BRICK AND STONE FACADES, ARCHITECTURAL METAL AWNINGS AND BRICK PAVED SIDEWALKS. TO FINISH THIS PREMIUM LOOK, SHEETZ PROVIDES BEST IN CLASS LANDSCAPING AND IRRIGATION SYSTEMS.

giffels webster
Engineers
Surveyors
Planners
Landscape Architects

1025 East Maple Road
Suite 100
Birmingham, MI 48009
p (248) 852-3100
f (313) 962-5068
www.giffelswebster.com

Executive:	NS
Manager:	NS
Designer:	NS
Quality Control:	JR
Section:	23
	T-03-N R-12-E

Professional Seal:

NANCY MARIE STANDISH ENGINEER No. 6201061388 STATE OF MICHIGAN

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

DATE:	ISSUE:
03.03.2026	PUD SUBMITTAL
03.19.2026	PUD UPDATE TO CITY
03.25.2026	FINAL PUD PLANS

SKILKEN | GOLD
Real Estate Development
4270 MORSE ROAD
COLUMBUS, MI 43230

614.418.3100

COVER

SHEETZ AUBURN HILLS
(LAPEER)
3880 LAPEER ROAD

AUBURN HILLS
OAKLAND COUNTY
MICHIGAN

Date:	03.03.2026
Scale:	NO SCALE
Sheet:	SP-01
Project:	20725.00

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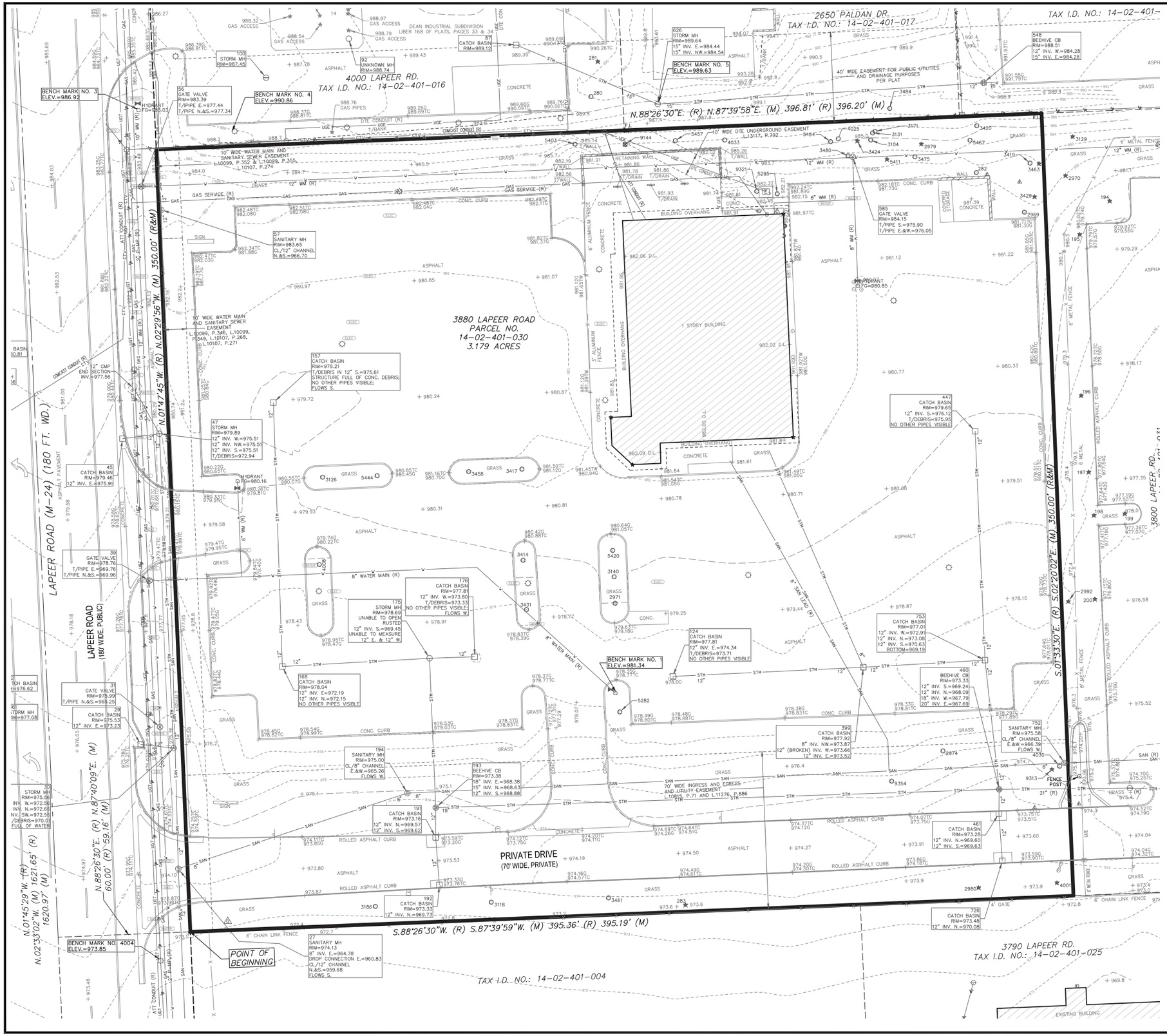
H:\2020\20020725.00 Sheetz Auburn Hills\Design\CAD\PUD Plans\SP-01 Cover Sheet.dwg


2650 PALDAN DR.
TAX I.D. NO.: 14-02-401-017
TAX I.D. NO.: 14-02-401-
4000 LAPEER RD.
TAX I.D. NO.: 14-02-401-016
3880 LAPEER ROAD
PARCEL NO.
14-02-401-030
3.179 ACRES
1 STORY BUILDING
BENCH MARK NO. 3
ELEV.=986.92
BENCH MARK NO. 4
ELEV.=990.86
BENCH MARK NO. 5
ELEV.=989.63
BENCH MARK NO. 1
ELEV.=981.34
BENCH MARK NO. 4004
ELEV.=973.85
N.88°26'30"E. (R) N.87°39'58"E. (M) 396.81' (R) 396.20' (M)
S.88°26'30"W. (R) S.87°39'59"W. (M) 395.36' (R) 395.19' (M)
S.01°33'30"E. (R) S.02°20'02"E. (M) 350.00' (R&M)
N.01°45'29"W. (R) N.02°29'56"W. (M) 350.00' (R&M)
N.02°33'02"W. (M) 1621.65' (R)
1620.97' (M)
N.88°26'30"E. (R) N.87°40'09"E. (M) 59.16' (M)
60.00' (R)
LAPEER ROAD (M-24) (180 FT. WD.)
LAPEER ROAD
(180' WIDE, PUBLIC)
PRIVATE DRIVE
(70' WIDE, PRIVATE)
3800 LAPEER RD.
3790 LAPEER RD.
TAX I.D. NO.: 14-02-401-025
TAX I.D. NO.: 14-02-401-004
POINT OF BEGINNING
10' WIDE WATER MAIN AND SANITARY SEWER EASEMENT L.10099, P.352 & L.10099, P.355, L.10107, P.274
10' WIDE WATER MAIN AND SANITARY SEWER EASEMENT L.10099, P.346, L.10099, P.349, L.10107, P.268, L.10107, P.271
10' WIDE DTE UNDERGROUND EASEMENT L.13117, P.792
40' WIDE EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES PER PLAT
70' WIDE INGRESS AND EGRESS AND UTILITY EASEMENT L.10810, P.71 AND L.11276, P.886
RETAINING WALL
BUILDING OVERHANG
CONCRETE
ASPHALT
GRASS
ROLLED ASPHALT CURB
CONC. CURB
6' ALUMINUM FENCE
3' ALUMINUM FENCE
6' METAL FENCE
6' CHAIN LINK FENCE
4' GATE
EXISTING BUILDING
FENCE POST
SIGN
BASIN
10.81
100 STORM MH RIM=987.45
92 UNKNOWN MH RIM=988.74
87 CATCH BASIN RIM=989.12
626 STORM MH RIM=989.64 15" INV. E.=984.44 15" INV. N.W.=984.54
548 BEEHIVE CB RIM=988.51 12" INV. W.=984.28 15" INV. E.=984.28
56 GATE VALVE RIM=983.39 T/PIPE E.=977.44 T/PIPE N.&S.=977.34
HYDRANT FDC=985.03
585 GATE VALVE RIM=984.15 T/PIPE S.=975.90 T/PIPE E.&W.=976.05
57 SANITARY MH RIM=983.65 CL/12" CHANNEL N.&S.=966.70
157 CATCH BASIN RIM=979.21 T/DEBRIS IN 12" S.=975.61 STRUCTURE FULL OF CONC. DEBRIS; NO OTHER PIPES VISIBLE; FLOWS S.
47 STORM MH RIM=979.89 12" INV. W.=975.51 12" INV. NW.=975.51 12" INV. S.=975.51 T/DEBRIS=972.94
45 CATCH BASIN RIM=979.46 12" INV. E.=975.91
HYDRANT FDC=980.16
447 CATCH BASIN RIM=979.65 12" INV. S.=976.12 T/DEBRIS=975.95 NO OTHER PIPES VISIBLE
39 GATE VALVE RIM=978.76 T/PIPE E.=969.76 T/PIPE N.&S.=969.96
175 STORM MH RIM=978.69 UNABLE TO OPEN RUSTED 12" INV. S.=969.45 UNABLE TO MEASURE 12" E. & 12" W.
176 CATCH BASIN RIM=977.81 12" INV. W.=973.80 T/DEBRIS=973.33 NO OTHER PIPES VISIBLE; FLOWS W.
124 CATCH BASIN RIM=977.81 12" INV. E.=974.34 T/DEBRIS=973.71 NO OTHER PIPES VISIBLE
753 CATCH BASIN RIM=977.01 12" INV. W.=972.91 12" INV. N.=973.08 12" INV. S.=970.63 BOTTOM=969.19
460 BEEHIVE CB RIM=973.33 12" INV. S.=969.24 12" INV. N.=968.09 18" INV. W.=967.79 20" INV. E.=967.69
168 CATCH BASIN RIM=978.04 12" INV. E.=972.19 12" INV. N.=972.15 NO OTHER PIPES VISIBLE
194 SANITARY MH RIM=975.00 CL/8" CHANNEL E.&W.=965.26 FLOWS W.
193 BEEHIVE CB RIM=973.38 18" INV. E.=968.38 15" INV. N.=968.63 12" INV. S.=968.88
191 CATCH BASIN RIM=973.16 12" INV. N.=969.57 12" INV. S.=969.62
399 CATCH BASIN RIM=977.92 8" INV. NW.=973.87 12" (BROKEN) INV. W.=973.66 12" INV. E.=973.52
752 SANITARY MH RIM=975.58 CL/8" CHANNEL E.&W.=966.39 FLOWS W.
463 CATCH BASIN RIM=973.28 12" INV. N.=969.60 12" INV. S.=969.63
192 CATCH BASIN RIM=973.33 12" INV. N.=969.73
726 CATCH BASIN RIM=973.48 12" INV. N.=970.08
27 SANITARY MH RIM=974.13 8" INV. E.=964.78 DROP CONNECTION E.=960.83 CL/12" CHANNEL N.&S.=959.68 FLOWS S.
30 STORM MH RIM=975.56 INV. W.=972.56 INV. N.=972.66 INV. SW.=972.53 /DEBRIS=970.01 FULL OF WATER
38 CATCH BASIN RIM=976.62
36 GATE VALVE RIM=975.99 T/PIPE N.&S.=968.25
40 STORM MH RIM=977.08
29 CATCH BASIN RIM=975.53 12" INV. E.=973.23
3126 3458 3414 5420 3140 2971 3431 5282 3186 3118 3461 283 2980 4001 2974 9354 4030 9313 2970 2969 3463 3429 3419 3420 3129 5467 5462 5411 5464 5457 5403 9144 4033 9321 5295 3480 3424 3104 3131 3171 4025 2979 3475 3484 5408 3126 5444 3417 2992 200 198 199 197 196 194 192 282 2974 2980 4001 3313 4030 2969 3463 3429 3419 3420 3129 2970 5467 5462 5411 5464 5457 5403 9144 4033 9321 5295 3480 3424 3104 3131 3171 4025 2979 3475 3484 5408 3126 5444 3417 3414 5420 3140 2971 3431 5282 3186 3118 3461 283 2980 4001 2974 9354 4030 9313 2970 2969 3463 3429 3419 3420 3129

TREE LIST

SIZE (D.B.H.)	TAG #	COMMOM NAME	BIOTANICAL NAME CONDICTION	CONDITION	INTENTION	REGULATED
6"	2969	BLACK LOCUST	ROBINIA PSEUDOACACIA	FAIR	REMOVE	NO
13"	2970	AUSTRIAN PINE	PINUS NIGRA	FAIR	SAVE	YES
7"	2971	PYRAMIDAL ENGLISH OAK TREE	QUERCUS ROBUR 'FASTIGIATA'	FAIR	REMOVE	YES
6"	2974	AMERICAN ELM	ULMUS AMERICANA	POOR	REMOVE	NO
13"	2979	AUSTRIAN PINE	PINUS NIGRA	FAIR	REMOVE	YES
13"	2980	NORWAY SPRUCE	PICEA ABIES	FAIR	REMOVE	YES
6"	2992	BLACK LOCUST	ROBINIA PSEUDOACACIA	FAIR	SAVE	NO
6"	3104	BLACK LOCUST	ROBINIA PSEUDOACACIA	GOOD	REMOVE	NO
13"	3118	BLACK OAK	QUERCUS VELUTINA	GOOD	REMOVE	YES
9"	3126	PYRAMIDAL ENGLISH OAK TREE	QUERCUS ROBUR 'FASTIGIATA'	GOOD	REMOVE	YES
13"	3129	AUSTRIAN PINE	PINUS NIGRA	FAIR	SAVE	YES
6"	3131	BLACK LOCUST	ROBINIA PSEUDOACACIA	GOOD	REMOVE	NO
6"	3140	PYRAMIDAL ENGLISH OAK TREE	QUERCUS ROBUR 'FASTIGIATA'	GOOD	REMOVE	YES
7"	3171	BLACK LOCUST	ROBINIA PSEUDOACACIA	GOOD	REMOVE	NO
14"	3186	BLACK OAK	QUERCUS VELUTINA	GOOD	REMOVE	YES
7"	3414	PYRAMIDAL ENGLISH OAK TREE	QUERCUS ROBUR 'FASTIGIATA'	GOOD	REMOVE	YES
7"	3417	PYRAMIDAL ENGLISH OAK TREE	QUERCUS ROBUR 'FASTIGIATA'	GOOD	REMOVE	YES
(2)8"9"	3419	BASSWOOD	TILIA AMERICANA	GOOD	REMOVE	YES
7"	3420	BLACK LOCUST	ROBINIA PSEUDOACACIA	GOOD	REMOVE	NO
10"	3424	AUSTRIAN PINE	PINUS NIGRA	POOR	REMOVE	YES
11"	3429	AUSTRIAN PINE	PINUS NIGRA	POOR	REMOVE	YES
(3)6"5"7"	3431	PYRAMIDAL ENGLISH OAK TREE	QUERCUS ROBUR 'FASTIGIATA'	GOOD	REMOVE	YES
6"	3458	PYRAMIDAL ENGLISH OAK TREE	QUERCUS ROBUR 'FASTIGIATA'	FAIR	REMOVE	YES
12"	3461	BLACK OAK	QUERCUS VELUTINA	GOOD	REMOVE	YES
571	3463	BLACK LOCUST	ROBINIA PSEUDOACACIA	GOOD	REMOVE	NO
7"	3475	BLACK LOCUST	ROBINIA PSEUDOACACIA	GOOD	REMOVE	NO
12"	3480	BLACK LOCUST	ROBINIA PSEUDOACACIA	GOOD	REMOVE	NO
6"	3484	BLACK LOCUST	ROBINIA PSEUDOACACIA	FAIR	SAVE	NO
12"	4001	NORWAY SPRUCE	PICEA ABIES	POOR	SAVE	YES
10"	4008	PYRAMIDAL ENGLISH OAK TREE	QUERCUS ROBUR 'FASTIGIATA'	GOOD	REMOVE	YES
7"	4025	BLACK LOCUST	ROBINIA PSEUDOACACIA	GOOD	REMOVE	NO
6"5"4"	4030	BOX ELDER	ACER NEGUNDO	FAIR	REMOVE	NO
10"	4033	RED MAPLE	ACER RUBRUM	GOOD	REMOVE	YES
13"	5282	PYRAMIDAL ENGLISH OAK TREE	QUERCUS ROBUR 'FASTIGIATA'	GOOD	REMOVE	YES
(5)9"10"6"7"4"	5295	BOX ELDER	ACER NEGUNDO	GOOD	REMOVE	NO
11"	5403	RED MAPLE	ACER RUBRUM	GOOD	REMOVE	YES
11"	5411	AUSTRIAN PINE	PINUS NIGRA	POOR	REMOVE	YES
12"	5420	PYRAMIDAL ENGLISH OAK TREE	QUERCUS ROBUR 'FASTIGIATA'	GOOD	REMOVE	YES
8"	5444	PYRAMIDAL ENGLISH OAK TREE	QUERCUS ROBUR 'FASTIGIATA'	GOOD	REMOVE	YES
10"	5457	RED MAPLE	ACER RUBRUM	GOOD	REMOVE	YES
6"	5464	BLACK LOCUST	ROBINIA PSEUDOACACIA	GOOD	REMOVE	NO
6"	5467	BLACK LOCUST	ROBINIA PSEUDOACACIA	GOOD	REMOVE	NO
6"	9144	AMERICAN ELM	ULMUS AMERICANA	FAIR	REMOVE	NO
(4)12"9"	9313	BOX ELDER	ACER NEGUNDO	GOOO	REMOVE	NO
(4)11"6"7"6"4"	9321	SCOTCH PINE	PINUS SYLVESTRIS	FAIR	REMOVE	YES
(10)7"	9354	BOX ELDER	ACER NEGUNDO	FAIR	REMOVE	NO
13"	194	LITTLE LEAF LINDEN	TILIA CORDATA	GOOD	SAVE	YES
13"	195	AUSTRIAN PINE	PINUS NIGRA	FAIR	SAVE	YES
(5)7"8"9"8"10"	196	AUSTRIAN PINE	PINUS NIGRA	FAIR	SAVE	YES
11"	197	AUSTRIAN PINE	PINUS NIGRA	FAIR	SAVE	YES
(2)11"10"	198	AUSTRIAN PINE	PINUS NIGRA	FAIR	SAVE	YES
10"	199	LITTLE LEAF LINDEN	TILIA CORDATA	GOOD	SAVE	YES
10"	200	AUSTRIAN PINE	PINUS NIGRA	FAIR	SAVE	YES
(4)12"	280	SILVER MAPLE	ACER SACCHARINUM	GOOD	SAVE	YES
(3)10"12"	281	BOX ELDER	ACER NEGUNDO	GOOD	SAVE	YES
6"	282	BLACK LOCUST	ROBINIA PSEUDOACACIA	GOOD	REMOVE	NO
17"	283	NORWAY SPRUCE	PICEA ABIES	DEAD	REMOVE	YES

SCHEDULE B – II. EXCEPTIONS:

ITEM 4. – RIGHT(S) OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: STATE OF MICHIGAN
RECORDING NO: LIBER 3397, PAGE 563.
(RIGHT OF WAY FOR M-24)

ITEM 5. – RIGHT(S) OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: COUNTY OF OAKLAND
RECORDING NO: LIBER 10099, PAGE 346 (PART RELEASE IN LIBER 10760, PAGE 612), LIBER 10099, PAGE 349, LIBER 10099, PAGE 352, LIBER 10099, PAGE 355, LIBER 10107, PAGE 268 (PART RELEASE IN LIBER 10760, PAGE 612), LIBER 10107, PAGE 271, AND LIBER 10107, PAGE 274, AS AFFECTED BY QUIT CLAIM CONVEYANCE OF EASEMENTS, RIGHT-OF-WAY AND SANITARY SEWER SYSTEM FACILITIES AND IMPROVEMENTS RECORDED IN LIBER 45433, PAGE 1.
(L.10099, P. 346; L.10099, P.349; L.10099, P.352; L.10099, P.355; L10107, P.268; L10107, P.271; AND L.10107, P.274 ARE SHOWN ON SURVEY. L.45433, P.001 WAS NOT PROVIDED.)

ITEM 6. – TERMS, COVENANTS, AND CONDITIONS OF RECIPROCAL EASEMENT AGREEMENT AS SET FORTH IN LIBER 10815, PAGE 71, AS AFFECTED BY FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED IN LIBER 11276, PAGE 886.
(SHOWN ON SURVEY. L10815, P.071 INCLUDES AN OFFSITE RETENTION POND EASEMENT.)

ITEM 7. – RIGHT(S) OF WAY AND/OR EASEMENT(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE DETROIT EDISON COMPANY, A MICHIGAN CORPORATION, AND MICHIGAN BELL TELEPHONE COMPANY, A MICHIGAN CORPORATION
RECORDING NO: LIBER 13117, PAGE 792.
(SHOWN ON SURVEY.)

BENCH MARK DATA

(NAVD88) DATUM

BENCH MARK NO. 1
ARROW ON HYDRANT (1991) LOCATED ON SOUTH SIDE OF PARKING LOT AT 3800 LAPEER ROAD ±45 FEET SOUTH OF BUILDING.
ELEVATION=981.34'

BENCH MARK NO. 2
ARROW ON HYDRANT (1988) LOCATED AT THE NORTH END OF PARKING LOT IN ISLAND ON THE WEST SIDE OF BUILDING AT 3800 LAPEER ROAD AND ±45 FEET EAST OF THE CENTERLINE OF NORTH BOUND LAPEER ROAD.
ELEVATION=979.84'

BENCH MARK NO. 3
ARROW ON HYDRANT (1988) ON EAST SIDE OF LAPEER ROAD ±45 FEET SOUTH OF CL OF SOUTH DRIVE AT ADDRESS 4000 LAPEER ROAD.
ELEVATION=986.92'

BENCH MARK NO. 4
SET CUT CROSS ON TOPO OF SOUTHWEST BOLT IN A LIGHT POLE BASE LOCATED ±3 FEET SOUTH OF PARKING LOT AT ADDRESS 4000 LAPEER ROAD AND ±50 FEET EAST OF THE NORTH BOUND LANE OF LAPEER ROAD.
ELEVATION=990.86'

BENCH MARK NO. 5
SET CHISELED "X" ON SOUTHWEST SIDE OF A MANHOLE RIM LOCATED ±45 FEET DUE EAST OF THE SOUTHEAST CORNER OF PARKING LOT AT 4000 LAPEER ROAD AND ±280 FEET EAST OF THE CENTERLINE OF NORTH BOUND LAPEER ROAD.
ELEVATION=989.63'

BENCH MARK NO. 4004
SET MAG NAIL IN NORTH FACE OF A UTILITY POLE WITH TAG NO. 4004 ±35 FEET SOUTH OF THE CENTERLINE OF SERVICED DRIVE TO 3800 LAPEER ROAD LOCATED ON THE EAST SIDE OF LAPEER ROAD.
ELEVATION=973.85'

NOTES:

- SURVEY IN ACCORDANCE WITH TITLE COMMITMENT NO. 631266391NTS, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED OCTOBER 06, 2025.
- THIS PARCEL IS LOCATED WITHIN A FEDERALLY DESIGNATED FLOOD HAZARD AREA ZONE "X" (AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) IN ACCORDANCE WITH THE FEDERAL INSURANCE RATE MAP, PANEL NUMBER 378 OF 704, MAP NUMBER 26125C0378E, EFFECTIVE DATE SEPTEMBER 29, 2006.
- NO ZONING REPORT LETTER HAS BEEN PROVIDED TO THE SURVEYOR BY THE CLIENT. THEREFORE SETBACK INFORMATION IS NOT SHOWN ON THIS DRAWING.
- AT&T, EVERSTREAM, DTE AND CONSUMERS UTILITY MAPS (PROVIDED BY THE UTILITY COMPANY) ARE SCHEMATICS. IT IS POSSIBLE THAT CONDUIT EXISTS WHERE IT IS NOT SHOWN. PLEASE CALL MISS DIG TO LOCATE ALL CONDUIT, PRIOR TO CONSTRUCTION.
- GAS LEAD LOCATIONS SHOULD BE CONSIDERED AS APPROXIMATE.
- MEASURED BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, MICHIGAN SOUTH (2113), NAD83.
- TREE INVENTORY WAS ACCURATE AT DATE OF SURVEY, AND DOES NOT REFLECT ANY TREES INSTALLED OR REMOVED AFTER SAID DATE.

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Section:	23
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DATE:	ISSUE:
03.03.2026	PUD SUBMITTAL
03.19.2026	PUD UPDATE TO CITY
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COLUMBUS, MI 43230

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EXISTING CONDITIONS PLAN

SHEETZ AUBURN HILLS (LAPEER)
3880 LAPEER ROAD

AUBURN HILLS
OAKLAND COUNTY
MICHIGAN

Date:	03.03.2026
Scale:	NO SCALE
Sheet:	SP-03
Project:	20725.00

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H:\2020\20020725.00 Sheetz Auburn Hills\Design\CAD\PUD Plans\SP-02 Existing Conditions Plan.dwg

PROPERTY DESCRIPTION

(PER TITLE COMMITMENT NO. 631266391NTS, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED OCTOBER 06, 2025)

LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF OAKLAND, CITY OF AUBURN HILLS.

A PART OF THE SOUTHEAST 1/4 OF SECTION 2, TOWN 3 NORTH, RANGE 10 EAST, CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT ON THE EAST LINE OF LAPEER ROAD (M-24), 180 FEET WIDE, DISTANT NORTH 01 DEGREES 45 MINUTES 29 SECONDS WEST, 1621.65 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 2, AND NORTH 88 DEGREES 26 MINUTES 30 SECONDS EAST, 60.00 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 2; THENCE CONTINUING ALONG SAID EAST LINE OF LAPEER ROAD (M-24), NORTH 01 DEGREES 47 MINUTES 45 SECONDS WEST, 350.00 FEET; THENCE NORTH 88 DEGREES 26 MINUTES 30 SECONDS EAST, 396.81 FEET ALONG THE SOUTH LINE OF 'DEAN INDUSTRIAL SUBDIVISION', AS RECORDED IN LIBER 168, PAGES 33 AND 34 OF THE OAKLAND COUNTY RECORDS; THENCE SOUTH 01 DEGREES 33 MINUTES 30 SECONDS EAST, 350.00 FEET; THENCE SOUTH 88 DEGREES 26 MINUTES 30 SECONDS WEST, 395.36 FEET TO THE POINT OF BEGINNING.

EASEMENT PARCEL:
TOGETHER WITH THE NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS AND UTILITIES AS SET FORTH IN RECIPROCAL EASEMENT AGREEMENT RECORDED MARCH 8, 1989 IN LIBER 10815, PAGE 71, WHICH HAS BEEN MODIFIED BY FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED FEBRUARY 28, 1990 IN LIBER 11276, PAGE 886.

TRAFFIC SIGNING:

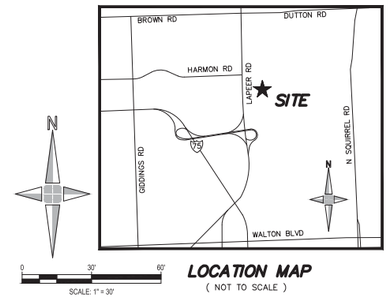
ITEM	MUTCD CODE	DESCRIPTION	SIZE	QUANTITY
A	R7-8	ACCESSIBLE PARKING ONLY	12"x18"	2
B	R7-8P	VAN ACCESSIBLE	18"x9"	2
C	R1-1	STOP SIGN	30"x30"	3
D	R8-31	NO PARKING FIRE LANE	12"x18"	10

PROPRIETOR
MC DEVELOPMENT
ASHLEY RIBA
4270 MORSE ROAD
COLUMBUS, OH 43230
PHONE: (248) 752.3331

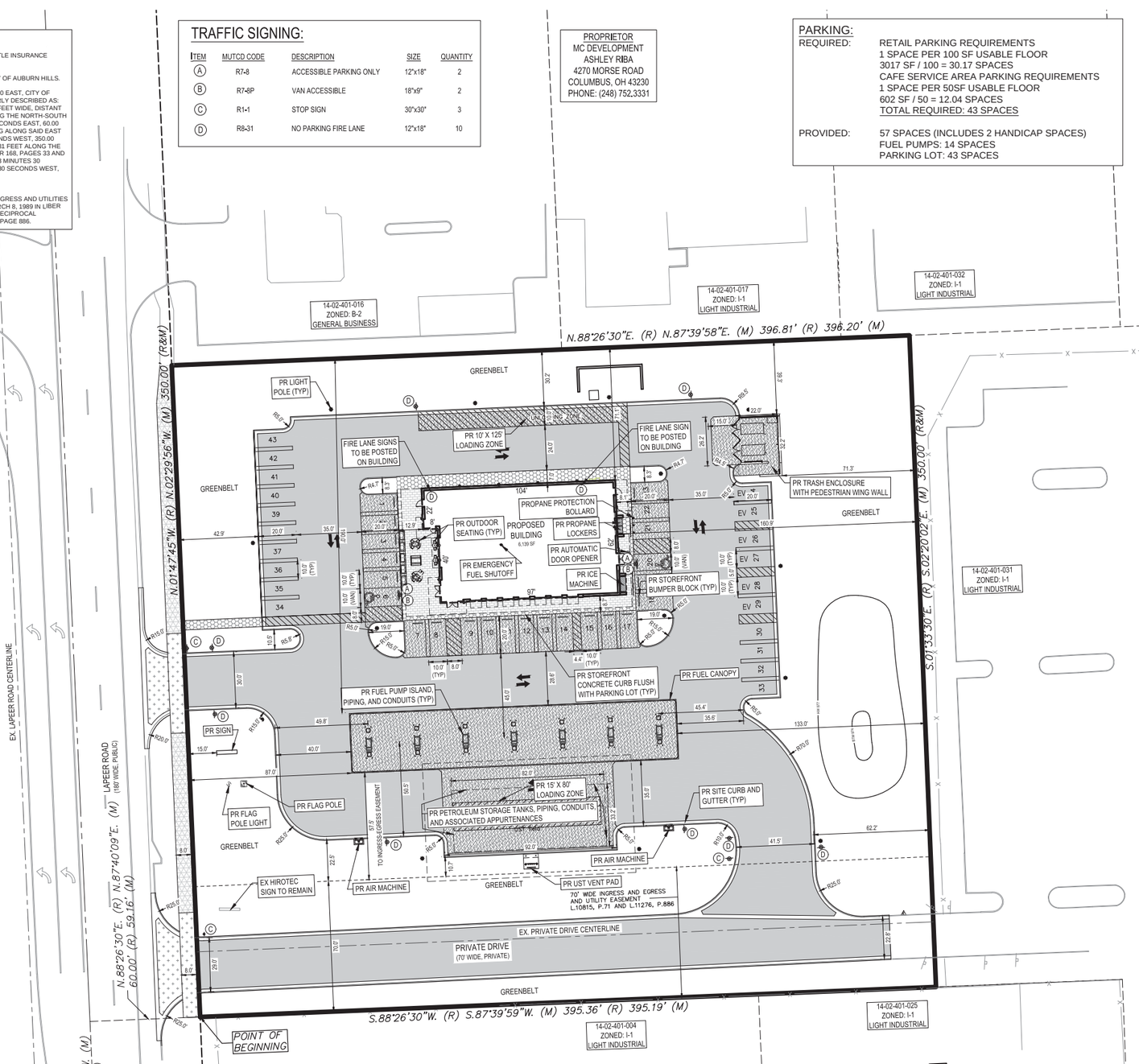
PARKING:

REQUIRED: RETAIL PARKING REQUIREMENTS
1 SPACE PER 100 SF USABLE FLOOR
3017 SF / 100 = 30.17 SPACES
CAFE SERVICE AREA PARKING REQUIREMENTS
1 SPACE PER 50SF USABLE FLOOR
602 SF / 50 = 12.04 SPACES
TOTAL REQUIRED: 43 SPACES

PROVIDED: 57 SPACES (INCLUDES 2 HANDICAP SPACES)
FUEL PUMPS: 14 SPACES
PARKING LOT: 43 SPACES



LOCATION MAP
(NOT TO SCALE)



SITE PLAN NOTES:

GROSS SITE AREA: 3.18 ACRES
NET SITE AREA: 3.18 ACRES
EXISTING ZONING: I-1 LIGHT INDUSTRIAL
PROPOSED ZONING: PUD OVERLAY
PR IMPERVIOUS AREA: 77,910 SF (1.79 ACRES)
PR PERVIOUS AREA: 60,610 SF (1.39 ACRES)
TOTAL BUILDING AREA: 6,139 SF
TOTAL BUILDING LOT COVERAGE: 4%
INTERIOR USABLE SF: 3,017 SF
OUTDOOR SEATING AREA: 602 SF

PROPOSED BUILDING HEIGHT: 1 STORY

PR IMPERVIOUS AREA: 77,910 SF (1.79 ACRES) 56.3%
PR PERVIOUS AREA: 60,610 SF (1.39 ACRES) 43.7%

BLDG. SETBACKS (B-2):	REQUIRED	PROPOSED
FRONT (LAPEER)	25'	130'
FRONT (PRIVATE DRIVE)	25'	147'
SIDE (NORTH)	25'	71'
REAR (EAST)	20'	160'

CANOPY SETBACKS (B-2):	REQUIRED	PROPOSED
FRONT (LAPEER)	40'	87'
FRONT (PRIVATE DRIVE)	25'	57'
SIDE (NORTH)	25'	190'
REAR (EAST)	20'	133'

PARKING SETBACKS (B-2):	REQUIRED	PROPOSED
FRONT (LAPEER)	15'	42'
FRONT (PRIVATE DRIVE)	10'	10'
SIDE (NORTH)	8'	30'
REAR (EAST)	8'	62'

GENERAL NOTES

1. ALL LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES. LIGHTING SHALL MEET THE REQUIREMENTS OF ZONING ORDINANCE NO. 372. LIGHT POLE HEIGHT IS 20' PLUS 3' BASE FOR A TOTAL OF 23'. MAX. BUILDING HEIGHT IS 26'.
2. SIGNS SHALL MEET THE REQUIREMENTS OF ZONING ORDINANCE NO. 372.
3. ALL MATERIAL, MERCHANDISE, AND EQUIPMENT SHALL BE STORED WITHIN THE ENCLOSURE AREA, SUBJECT TO THE FOLLOWING CONDITIONS: THE DEVELOPER SHALL ENSURE THAT THE ITEMS STORED WITHIN THE OUTSIDE SALES AREA SHALL NOT EXTEND ABOVE TO BEYOND THE WALLS OF THE MERCHANDISE ENCLOSURE IN A MANNER TO PROPERLY SCREEN THE CONTENTS. ITEMS STORED WITHIN THE ENCLOSURE ARE LIMITED TO ICE CHEST AND PROPANE TANKS.
4. GROUND-MOUNTED TRANSFORMERS AND ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED PER ZONING ORDINANCE NO. 372.
5. PARKING SPACES SHALL BE DOUBLE-STRIPPED PER ZONING ORDINANCE NO. 372.
6. THE SITE IS UNDER 20 ACRES, AN ENVIRONMENTAL IMPACT STATEMENT IS NOT REQUIRED.
7. LAND DIVISION OR COMBINATION NOT REQUIRED.
8. SPECIAL LAND USE PERMIT APPLICATION NOT REQUIRED.
9. THE SALE OR RENTAL OF NEW OR USED CARS, TRUCKS, TRAILERS, AND OTHER VEHICLES ON THE PREMISES SHALL BE PROHIBITED.
10. THE DEVELOPER SHALL ENSURE THAT OVERNIGHT PARKING OF VEHICLES SHALL NOT OCCUR AT THE SITE EXCEPT FOR EMPLOYEES WORKING AT THE STORE.
11. THE DEVELOPER SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 2007, PERFORMANCE GUARANTEES OF THE ZONING ORDINANCE.
12. THE DEVELOPER SHALL UTILIZE AN UNDERGROUND GREASE CONTAINMENT / TRAP AND INTERNAL OIL / GREASE MANAGEMENT SYSTEM (CLOSED LOOP) FOR THE KITCHEN. ABOVE GROUND GREASE CONTAINMENT SYSTEM SHALL BE PROHIBITED ON THE SITE.
13. NO ALTERATIONS, AMENDMENTS, MODIFICATIONS, OR REVISIONS SHALL BE MADE TO THE APPROVED SITE PLAN DURING ENGINEERING AND BUILDING PLAN SUBMITTAL AND REVIEW OR DURING CONSTRUCTION WITHOUT PRIOR APPROVAL FROM COMMUNITY DEVELOPMENT.
14. SHEETZ PARTICIPATES IN EXPANDING THE NATION'S ELECTRIC VEHICLE (EV) CHARGING NETWORK THROUGH PARTNERSHIPS WITH SEVERAL THIRD-PARTY HIGH-POWER FAST-CHARGING OPERATORS AND HAS ALLOCATED SPACE ON THIS PROPERTY FOR THEIR INSTALLATION. THESE PARTNERSHIPS FOCUS ON DC FAST CHARGERS (480V), WHICH CAN CHARGE VEHICLES RAPIDLY (E.G., UP TO 80% IN 25-30 MINUTES). SHEETZ SHALL ENSURE THAT THE FUTURE 3RD PARTY OPERATOR OBTAINS THE APPROPRIATE PERMITS FROM THE CITY AND COMPLIES WITH THE CITY'S ELECTRIC VEHICLE STATION SIGNAGE AND PAVEMENT MARKING STANDARDS.

NOT FOR CONSTRUCTION DRAWINGS
PIN: 14-02-401-030

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DIMENSIONAL SITE PLAN

SHEETZ AUBURN HILLS (LAPEER)
3880 LAPEER ROAD

AUBURN HILLS
OAKLAND COUNTY
MICHIGAN

Date:	03.03.2026
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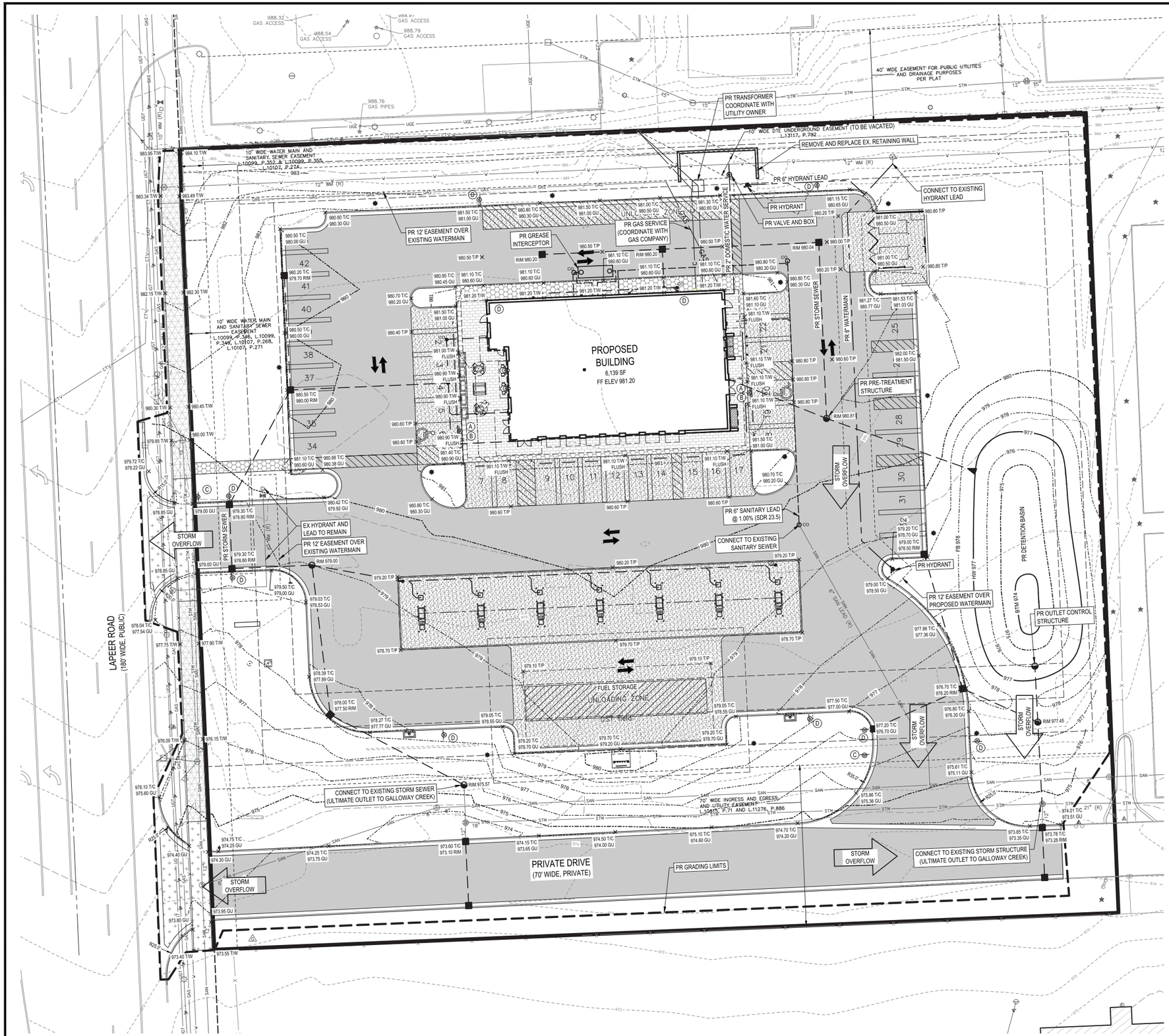

N

0 20' 40'

SCALE: 1" = 20'

LEGEND

- PR GATE VALVE AND WELL
- PR HYDRANT
- PR VALVE AND BOX
- PR WATERMAIN
- PR STORM CATCH BASIN
- PR STORM MANHOLE
- PR STORM REAR YARD
- PR STORM END SECTION
- PR RIP RAP
- PR STORM SEWER
- PR CLEAN OUT
- PR SANITARY MANHOLE
- PR SANITARY SEWER
- PR UNDERGROUND ELECTRIC SERVICE
- PR UNDERGROUND GAS SERVICE
- PR UNDERGROUND TELEPHONE SERVICE
- PR UTILITY CROSSING
- PR CONTOUR MINOR (1')
- PR CONTOUR MAJOR (5')
- PR SPOT ELEVATION
- PR SWALE
- PR CURB AND GUTTER
- PR REVERSE CURB AND GUTTER
- PR STD. DUTY ASPHALT
- PR M-24 ASPHALT
- PR ASPHALT PATHWAY
- PR CONCRETE PAVEMENT
- PR APPROACH CONCRETE
- PR CONCRETE WALK
- PR BRICK PAVER WALK

UTILITY NOTES

1. COVER OVER EXISTING AND PROPOSED WATER MAIN MUST BE MAINTAINED AT 5.5'.
2. COVER OVER EXISTING AND PROPOSED SANITARY SEWER MUST BE A MINIMUM OF 4'.
3. COVER OVER EXISTING AND PROPOSED STORM SEWER MUST BE A MINIMUM OF 2.5'.

FIRE DEPARTMENT NOTES

1. THE FOUR (4) INCH STEAMER CAPS ON ALL HYDRANTS WILL BE PAINTED ACCORDING TO THE FOLLOWING:
   - WHITE-ON 4.00 INCH MAINS
   - RED-ON 6.00 INCH MAINS
   - ORANGE-ON 8.00 INCH MAINS
   - GREEN-ON 12.00 INCH MAINS
   - BLUE-ON 16.00 INCH OR LARGER MAINS
2. NO PARKING SHALL BE PERMITTED AND/OR NO OBSTRUCTIONS SHALL BE PLACED OR CONSTRUCTED WITHIN FIFTEEN (15) FEET OF ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION, PUBLIC OR PRIVATE.
3. THE FIRE DEPARTMENT CONNECTION MUST BE LOCATED WITHIN ONE HUNDRED (100) FEET OF A FIRE HYDRANT AND WITHIN FIFTY (50) FEET OF A MINIMUM TWENTY (20) FOOT WIDE PAVED DRIVEWAY OR STREET.
4. GAS METERS, PROPANE TANKS, OVERHEAD ELECTRICAL SERVICE, AND TRANSFORMERS MUST NOT BE LOCATED ON THE SAME SIDE OF THE BUILDING OR STRUCTURE AS THE FIRE DEPARTMENT CONNECTION UNLESS A CLEAR DISTANCE OF ONE HUNDRED FIFTY (150) FEET CAN BE MAINTAINED BETWEEN UTILITIES AND THE FIRE DEPARTMENT CONNECTION.
5. ALL DRIVE AREAS MUST BE POSTED AS FIRE LANES WITH UNIFORM SIGNS IN KEEPING WITH THE STANDARD ESTABLISHED IN THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS MUST BE ERECTED ON BOTH SIDES OF THE FIRE LANES WITH SPACING BETWEEN SIGNS NOT TO EXCEED ONE HUNDRED (100) FEET.
6. DESIGNATED EXIT DOORS ONTO DRIVES OR PARKING AREAS MUST BE PROTECTED WITH GUARD POSTS OR PARKING BLOCKS.
7. A WHITE HIGH VISIBILITY STRIP SHALL BE PAINTED ON THE UPPER FLANGE OF ALL FIRE HYDRANTS.

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ENGINEERING SITE PLAN

SHEETZ AUBURN HILLS (LAPEER)
3880 LAPEER ROAD

AUBURN HILLS
OAKLAND COUNTY
MICHIGAN

Date:	03.03.2026
Scale:	1"=20'
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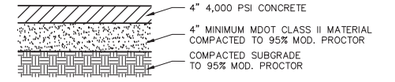
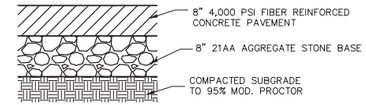
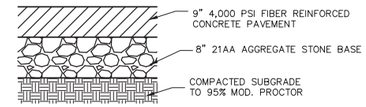


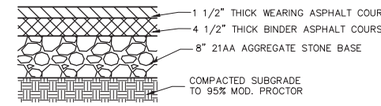
CONCRETE WALK CROSS SECTION



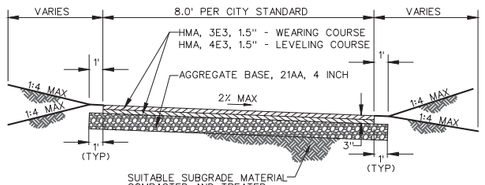
CONCRETE PAVEMENT CROSS SECTION



APPROACH CONCRETE CROSS SECTION

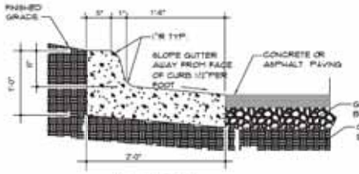


STANDARD DUTY ASPHALT CROSS SECTION

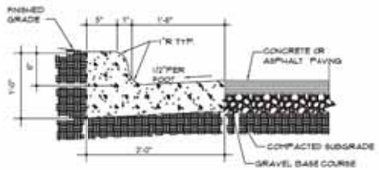


TYPICAL HMA PATH CROSS SECTION FOR PATHWAY IN ROW

SITE PAVEMENT DETAILS
NOT TO SCALE



SPILL TYPE



CATCH TYPE

CURB AND GUTTER
SCALE: NO SCALE

NOTE:
- CONTRACTION JOINTS TO BE PLACED 10'-0" O.C.,
- EXPANSION JOINTS TO BE PLACED 15' O.C. TYP.
- 1/4" PRE-MOLDED BITUMINOUS EXPANSION JOINT WHEN ADJACENT TO CONCRETE PAVING
- CONCRETE SHALL BE 4,000# PSI FIBER MESH CONCRETE UNLESS OTHERWISE REQUIRED BY LOCAL JURISDICTION.
- AT CONTRACTOR OPTION, GUTTER THICKNESS MAY BE INCREASED AT END OF GUTTER TO MATCH THICKNESS OF ASPHALT/CONCRETE PAVEMENT SECTION.
- GUTTER PAN SLOPE TO BE ADJUSTED WITHIN ACCESSIBLE PARKING SPACES TO MATCH SLOPE BETWEEN SPOT ELEVATIONS.

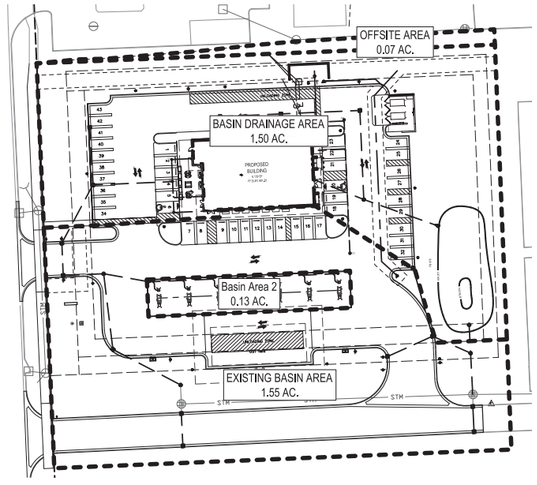
SHEETZ

CURB AND GUTTER DETAIL

SCALE: AS SHOWN
DATE: 12/10/2025
DRAWN BY: DMH
15

CITY OF AUBURN HILLS STANDARD NOTES

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



OVERALL DRAINAGE AREAS

SCALE: 1"=60'

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Detention Design
Project Name
Project Number
Completed By
Working Date
Jurisdiction

PROPOSED DETENTION CALCULATIONS

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Detention Design
Project Name
Project Number
Completed By
Jurisdiction

STORMWATER NARRATIVE

PER CONSTRUCTION PLANS FOR JIM ROBBINS CO. PROPERTY DEVELOPMENT TO THE EAST, DETENTION WAS PROVIDED FOR THE PROPOSED SHEETZ SITE FOR THE OCWRC 10-YEAR STORM EVENT USING A 'C' FACTOR OF 0.80. CALCULATIONS ARE PROVIDED INDICATING THIS EXISTING PROVIDED VOLUME FOR THE SHEETZ SITE ONLY. DETENTION CALCULATIONS ARE PROVIDED USING THE NEW OCWRC CALCULATIONS FOR THE PROPOSED SITE WITH THE NEW 'C' FACTOR FOR THE PROPOSED SITE AND NEW GALLOWAY CREEK OUTLET RATE. THESE TWO VALUES WERE SUBTRACTED FROM ONE ANOTHER FOR THE ADDITIONAL DETENTION VOLUME STILL NEEDED TO BE PROVIDED.

PROPOSED SITE WILL PROVIDE PRETREATMENT FOR UNDETAINED STORM WATER PRIOR TO ENTERING THE EXISTING SYSTEM. STORM WATER WILL BE PRETREATED WITH A MANUFACTURED PRETREATMENT DEVICE PRIOR TO ENTERING THE DETENTION BASIN. ALONG WITH PRETREATMENT, ALL STRUCTURES THAT ACCEPT DRAINAGE FROM THE FUEL CANOPY AREA WILL HAVE A SNOUT HOOD SEPARATOR ON THE OUTLET PIPE.

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03.19.2026	PUD UPDATE TO CITY
03.25.2026	FINAL PUD PLANS

SKILKEN | GOLD
Real Estate Development
4270 MORSE ROAD
COLUMBUS, MI 43230
614.418.3100

ENGINEERING SITE PLAN

SHEETZ AUBURN HILLS (LAPEER)
3880 LAPEER ROAD

AUBURN HILLS
OAKLAND COUNTY
MICHIGAN

Date:	03.03.2026
Scale:	NO SCALE
Sheet:	SP-06
Project:	20725.00

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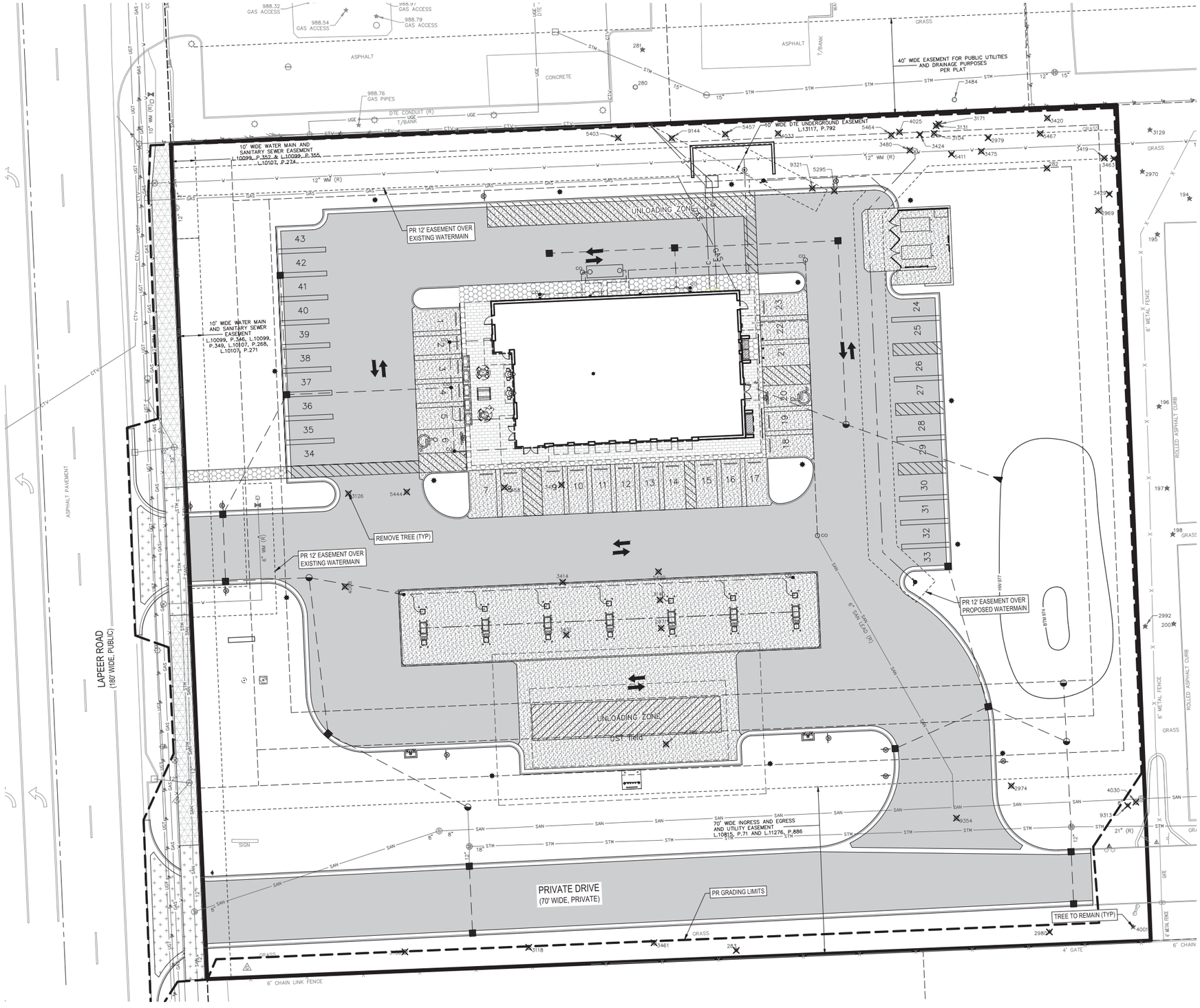
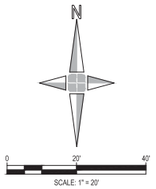
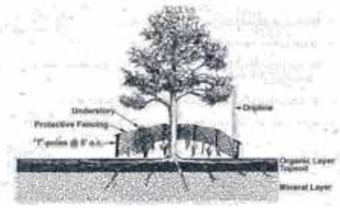




TREE PROTECTION DETAIL



TREE PROTECTION NOTES

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

ADDITIONAL NOTES

1. ALL CROSSED OUT TREES TO BE REMOVED. REST TO REMAIN.

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TREE PROTECTION PLAN

SHEETZ AUBURN HILLS (LAPEER)
3880 LAPEER ROAD

AUBURN HILLS
OAKLAND COUNTY
MICHIGAN

Date:	03.03.2026
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0 20' 40'
SCALE: 1" = 20'

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LANDSCAPE PLAN

SHEETZ AUBURN HILLS
(LAPEER)
3880 LAPEER ROAD

AUBURN HILLS
OAKLAND COUNTY
MICHIGAN

Date:	03.03.2026
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LANDSCAPE CALCULATIONS

REQUIREMENT	REQUIRED	PROVIDED
Net Landscape Area	3.18 acres x .20 = 0.64 AC (27,878 sf)	35.5%
Site Area Landscaping	27,878 sf / 1,000 = 28 trees	50,161 SF = 36 Trees
Frontage Landscaping	Lapeer: 350' / 30 = 12 trees Private Dr.: 395' / 30 = 13 trees North 13 trees South	Lapeer = 12 Trees Private Dr. = 26 Trees Total: 36 Trees
Parking Interior Landscaping	Four Islands = 4 trees	4 Trees
Total Landscape Trees	70 Trees	76Trees
Total Replacement Trees	54 Trees	76 Trees

TREE_REPLACEMENT

Non-regulated Trees	16
Removed - Landmark Trees (90")	n/a
Removed - Regulated Trees	28
Previous Mass-Grading	n/a
Saved Trees	13 (9 regulated/ 4 non-regulated)
Totals	44

PLANT SCHEDULE

DIVERSITY REQUIREMENTS:
One genus to contribute no more than 40% of the trees
One species to contribute no more than 20% of the trees

CODE	QTY	BOTANICAL / COMMON NAME	SIZE/ROOT (MIN)	CONTAINER	SPECIES %	GENUS %
TREES						
AS	13	ACER SACCHARUM / SUGAR MAPLE	3" CAL.	B&B	17%	-
BR	9	BETULA NIGRA / RIVER BIRCH	3" CAL.	B&B	12%	-
GA	6	GINKGO BILOBA 'AUTUMN GOLD' / AUTUMN GOLD MAIDENHAIR TREE	3" CAL.	B&B	8%	-
GI	12	GLEDITSIA TRIACANTHOS INERMIS / THORNLESS HONEY LOCUST	3" CAL.	B&B	16%	-
PW	7	PINUS STROBUS / WHITE PINE	8'-10" HT.	B&B	9%	-
TS	12	THUJA OCCIDENTALIS 'SMARAGD' / EMERALD GREEN ARBORVITAE	8' HT.	B&B	16%	-
TG	10	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	3" CAL.	B&B	13%	-
UA	7	ULMUS AMERICANA 'PRINCETON'/ AMERICAN ELM	3" CAL.	B&B	9%	-
TOTAL	76					

PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	
SHRUBS					
PK	114	PENNISETUM ORIENTALE 'KARLEY ROSE' / KARLEY ROSE FOUNTAIN GRASS	1 GAL.	POT	
SN	32	SPIRAEA NIPPONICA 'SNOWMOUND' / SNOWMOUND SPIREA	5 GAL.	POT	
TW	56	TAXUS X MEDIA 'WARDII' / WARD ANGLO-JAPANESE YEW	5 GAL.	POT	
CO	6	CALAMAGROSTIS X ACUTIFLORA 'OVERDAM' / OVERDAM REED GRASS	5 GAL.	POT	
CODE		BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING
GROUND COVERS					
HB	497	HEMEROCALLIS X 'BIG TIME HAPPY' / BIG HAPPY TIME DAYLILY	1 GAL.	POT	18" o.c.
NP	66	NEPETA X FAASSENII 'PURRSIAN BLUE' / PURRSIAN BLUE CATMINT	1 GAL.	POT	18" o.c.

LANDSCAPE/TREE REPLACEMENT NOTES

1. ALL INSTALLED TREES TO HAVE A STRAIGHT TRUNK
2. ALL INSTALLED TREES TO BE NORTHERN GROWN
3. ALL INSTALLED TREES ARE TO BE STATE DEPARTMENT OF AGRICULTURE NURSERY GRADE NO. 1 OR BETTER
4. ALL REPLACEMENT TREES ARE CONSIDERED PROTECTED REGARDLESS OF SIZE
5. ALL TREES SHALL BE GUARANTEED FOR A MINIMUM OF TWO YEARS
6. ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH AN UNDERGROUND SPRINKLER SYSTEM

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LANDSCAPE PLAN

SHEETZ AUBURN HILLS
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PLANT NOTES:

1. PLANT MATERIALS SHALL BE SOUND, HEALTHY VIGOROUS, FREE FROM PLANT DISEASES AND INSECTS OR THEIR EGGS, AND SHALL HAVE NORMAL, HEALTHY ROOT SYSTEMS. CALIPER MEASUREMENTS SHALL BE TAKEN 6' ABOVE THE GROUND LEVEL. ALL OTHER MEASUREMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z-60.1 + A3002004.)
2. PLANTING BED SOIL FOR ANNUALS SHALL BE SCREENED TOPSOIL. TO DETER WEED GROWTH DURING THE ESTABLISHMENT OF ANNUAL, & PERENNIAL BED, APPLY A PRE-EMERGENT ('PREEN' OR EQUAL) AFTER PLANTING 2-3 TIMES PER GROWING SEASON, AT A RATE PER RECOMMENDATION OF PRODUCT MANUFACTURER.
3. PLANTING POCKETS SHALL BE NO DEEPER THAN THE HEIGHT OF THE ROOT BALL, SAUCER SHALL BE MADE ON THE EDGES OF THE PLANT POCKET.
4. ALL TREE WRAP SHALL BE REMOVED UPON PLANTING.
5. MULCH SHALL BE SHREDDED HARDWOOD BARK, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF PLANTING BEDS AND INDIVIDUAL TREE PLANTINGS.
6. TREES SHALL BE MULCHED WITH MINIMUM OF 3" DEEP HARDWOOD BARK MULCH.
7. GRASS SEED SHALL BE CERTIFIED TURF GRASS SEED COMPLYING WITH A.S.P.A. SPECIFICATIONS, AND FREE OF WEED SEEDS AND UNDESIRABLE NATIVE GRASSES. SEEDED AREAS SHALL NOT BE PERMITTED TO DRY OUT. ALL LAWN AREAS SHALL BE FERTILIZED AND WATERED AS REQUIRED DURING THE FIRST GROWING SEASON TO MAINTAIN A DENSE AND VIGOROUS GROWING LAWN.
8. PLANTS SHALL BE GUARANTEED FOR TWO COMPLETE GROWING SEASONS (24 MONTHS). DEAD MATERIAL SHALL BE REPLACED AS NEEDED PRIOR TO THE EXPIRATION OF THE GUARANTEE PERIOD, IN ACCORDANCE WITH THE LOCAL ORDINANCE REQUIREMENTS.
9. CONTRACTOR SHALL PROVIDE IN WRITING A LIST OF RECOMMENDED MAINTENANCE PROCEDURES FOR THE FIRST TWO (2) GROWING SEASONS.
10. REMOVE TOP $\frac{1}{3}$ OF BURLAP ON ROOT BALL OR ALL IF WRAPPED IN PLASTIC COVERING AND/OR NYLON CORD.
11. PLANT MATERIALS SHALL BE USED IN COMPLIANCE WITH THE PROVISIONS OF THE LOCAL ORDINANCE AND SHALL BE NURSERY GROWN, FREE OF PESTS AND DISEASES, HARDY IN THIS COUNTY, IN CONFORMANCE WITH THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN, AND SHALL HAVE PASSED INSPECTIONS REQUIRED UNDER STATE REGULATIONS. IN ADDITION, PLANT MATERIALS SHALL CONFORM TO THE STANDARD OF THE COUNTY COOPERATIVE EXTENSION SERVICE.

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF LOCAL ORDINANCES.
2. ALL AREAS NOT BUILT, LANDSCAPED, OR PAVED UPON SHALL BE SEEDED OR SODDED. TERRA SEED SYSTEM OR APPROVED EQUAL IS ENCOURAGED.
3. CONTRACTOR TO PROVIDE TREE GATERS, ONE PER TREE AS SHOWN ON PLAN, TO CONVEY WATER FOR THE FIRST TWO YEARS.
4. TWO (2) YEAR GUARANTEE PERIOD BEGINS AT FINAL INSPECTION OF LANDSCAPE MATERIAL BY THE CITY'S REPRESENTATIVE, A LANDSCAPE ARCHITECT OR NURSERYMAN, AND PRIOR TO THE AUTHORIZATION OF THE OCCUPANCY PERMIT. THIS IS THE FIRST OF TWO (1 OF 2) REQUIRED CITY INSPECTIONS OF THE LANDSCAPE PLAN INSTALLATION.
5. BUILDING DEPARTMENT WILL NOT RELEASE CONSTRUCTION BONDS UNTIL CITY APPROVED LANDSCAPE ARCHITECT OR NURSERYMAN HAS INSPECTED THE SITE AND APPROVED THE INSTALLATION OF LANDSCAPE PLANS. FINAL BOND WILL NOT BE RELEASED UNTIL THE TWO (2) YEAR GUARANTEE EXPIRES AND FINAL INSPECTION IS MADE.
6. OWNER IS THEN RESPONSIBLE FOR CARE AND MAINTENANCE OF ALL PLANTS UPON RETURN OF BONDS. ALL PLANT MATERIAL IS TO BE MAINTAINED FOR THE NATURAL LIFE OF THE PLANT. NO REMOVAL OF ANY PLANTS MATERIAL IS PERMITTED WITHOUT REPLACEMENT.

LANDSCAPE CONTRACTOR'S "TWO-YEAR IRRIGATION REQUIREMENT PERIOD"

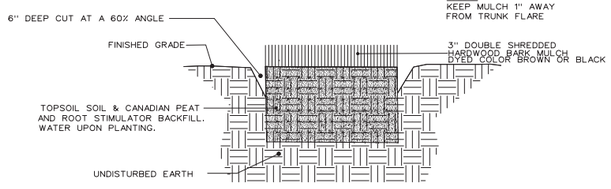
IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO PROGRAM AND PERIODICALLY ADJUST THE IRRIGATION SYSTEM (PROVIDED BY OTHERS) AS REQUIRED TO ENSURE DELIVERY OF PROPER AND ADEQUATE WATER SUPPLY TO ALL PLANT MATERIAL, AND SEEDED LAWN AREAS SERVICED BY THE SAME IRRIGATION SYSTEM, TO ENSURE THE ESTABLISHMENT OF HEALTHY PLANT MATERIAL AND LAWN FOR THEIR FIRST YEAR OF GROWTH. FOLLOWING THE LANDSCAPE CONTRACTOR'S TWO-YEAR IRRIGATION REQUIREMENT PERIOD, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH SUGGESTED IRRIGATION MAINTENANCE SCHEDULE FOR THEIR USE.

NOTES:
1. ALWAYS FOLLOW RETAILERS PLANTING AND WATERING INSTRUCTIONS - FOR SPECIFIC PLANTS. BEFORE YOU BACKFILL THE HOLE, EQUALLY SPACE THE ROOTWELL UNITS UPRIGHT IN THE HOLE TOUCHING THE ROOT BALL. PLACE THE ROOTWELLS SO THE TOPS RE LEVEL WITH THE GROUND. BACKFILL THE HOLE.
2. FOR EXISTING TREES LOCATE THE ROOTWELL AT THE MIDWAY POINT BETWEEN THE TRUNK AND THE DRIP LINE. AUGER HOLES AS DEEP AS THE ROOTWELL UNIT PLACE ROOT WELL FLUSH TO THE GROUND AND LOOSELY BACKFILL WITHOUT COMPACTING. WATER IN PLACE WHEN INSTALLED. INSERT PROVIDED CAP.
3. TO DETERMINE THE NUMBER OF ROOTWELLS NEEDED: ON TREES 2-1/2" D.B.H. 3 ROOTWELLS ARE REQUIRED. ON LARGER TREES, PLACE THE ROOTWELLS AT 4' INTERVALS ALONG THE CIRCUMFERENCE MIDPOINT BETWEEN THE TRUNK AND THE DRIP LINE WITH THE RED REMOVABLE CAPS UP.
4. ROOTWELLS BENEFIT THE PLANTS BY ALLOWING OXYGEN TO BETTER GET TO THE ROOTS. PLANTS WILL BE MANUALLY WATERED AND FERTILIZED PER LOCAL NURSERY RECOMMENDATIONS.
5. ALL ROOTWELLS SHALL BE HAND DUG. CONTRACTOR IS REAPONCABLE FOR CALLING MISS-DIG PRIOR TO INSTALLATION. NO WORK SHOULD BEGIN UNTIL ALL UTILITIES HAVE BEEN MARKED.
6. CONTRACTOR SHALL USE ROOTWELLS OR APPROVED EQUALS.

NOTES:
1. LANDSCAPED AREAS WILL BE IRRIGATED.
2. IF LANDSCAPED AREAS FALL INTO DISREPAIR, OR TREE AND VEGETATED AREAS REMOVED WITHOUT APPROVAL, A VIOLATION(S) FROM THE PLANNING DEPARTMENT AND BUILDING DIVISION (ZONING SECTION) WILL BE GIVEN.
3. LANDSCAPING PROVIDED ALONG THE REAR AND SIDE YARDS IN LIEU OF A CHAIN LINK FENCE REQUIRED BY ORDINANCE. DEVELOPER WILL SEEK VARIANCE TO PROVIDE THE LANDSCAPING IN LIEU OF FENCING.
4. PLACE "DEWITT 15 YEAR WEED BARRIER" WOVEN POLYPROPYLENE OR APPROVED EQUAL IN ALL PLANTED BEDS AND AT EACH TREE RING.
5. 3 INCHES' THICK DOUBLE SHREDDED HARDWOOD MULCH DYED COLOR BROWN OR BLACK.

LAWN SEED MIX: (USE AS NEEDED)

30% PERENNIAL RYGRASS
20% PARK KENTUCKY BLUEGRASS
45% CREEPING RED FESCUE
5% ANNUAL RYEGRASS
4#/1000 S.F. SEEDING RATE



MULCH BED DETAIL
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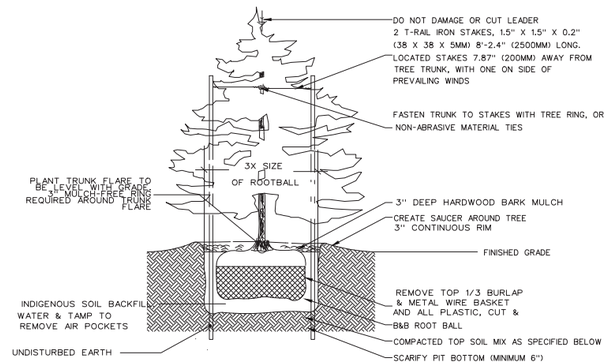
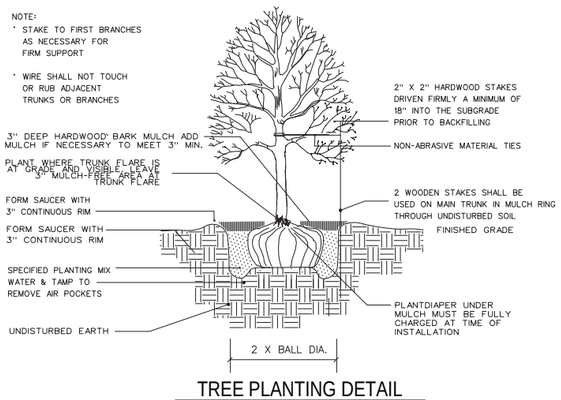


EVERGREEN TREE PLANTING DETAIL
NO SCALE

SPECIFICATIONS:
1. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
2. WATER THOROUGHLY AFTER INSTALLATION.
3. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATIONS
4. PROVIDED DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL.



TREE PLANTING DETAIL
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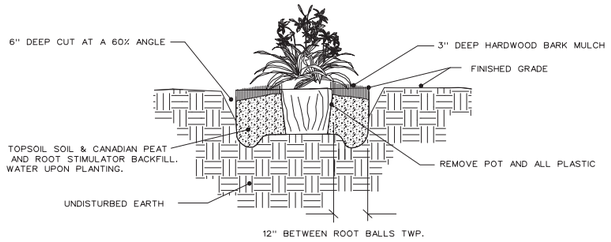

PERENNIAL PLANTING DETAIL
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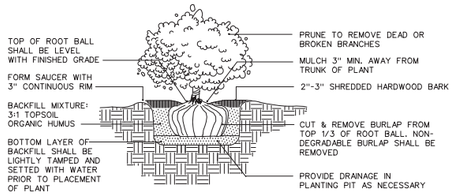

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LANDSCAPE DETAILS

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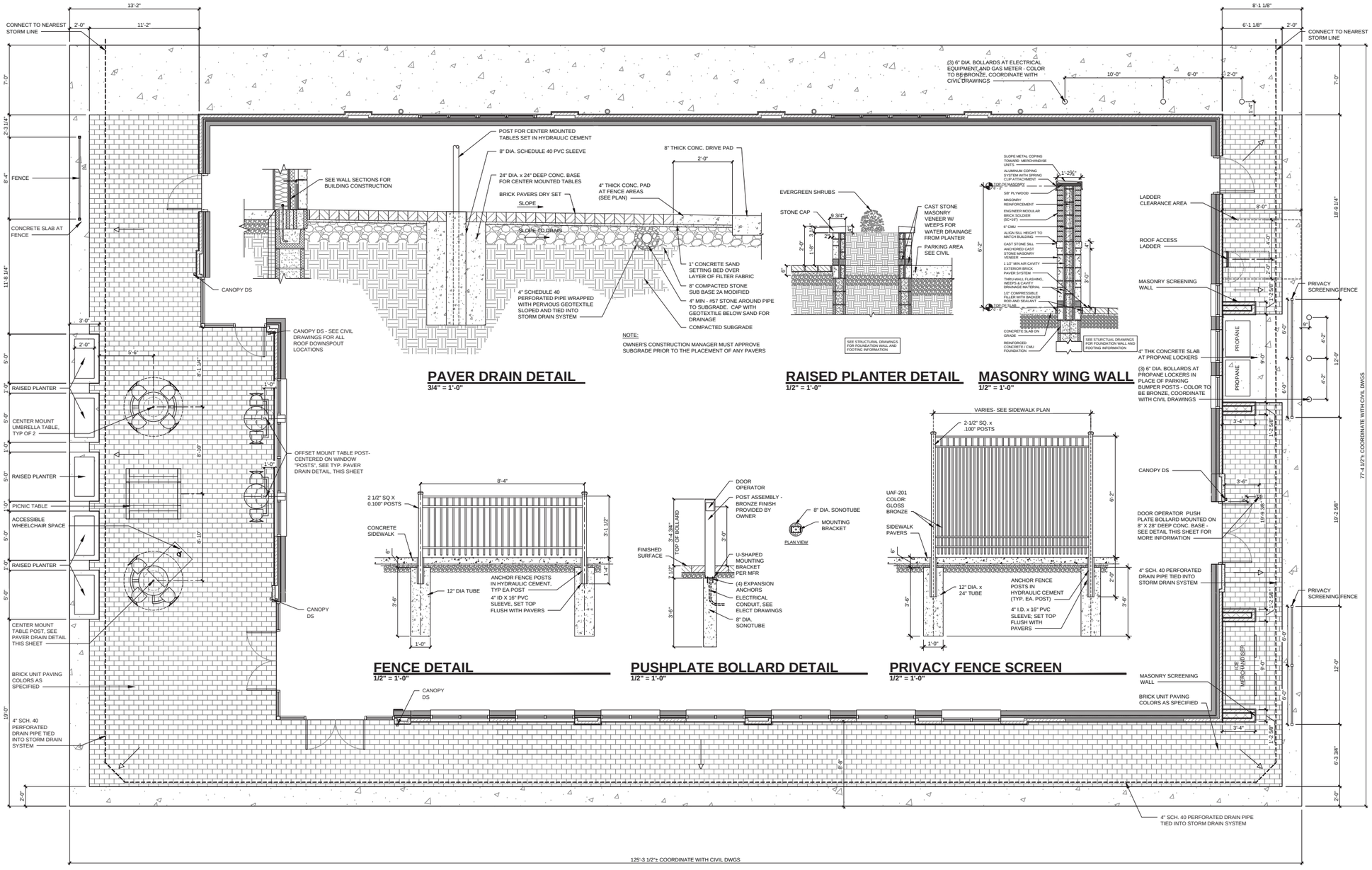

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242 Sheetz Way, Claysburg, PA 16625

phone (814) 239-6013
email tcolumbu@sheetz.com
web site www.sheetz.com

PROJECT NAME:

NEW SHEETZ STORE STORE

AUBURN HILLS

Along Lapeer Road
Auburn Hills, MI 48326

OWNER:

SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

KEYPLAN

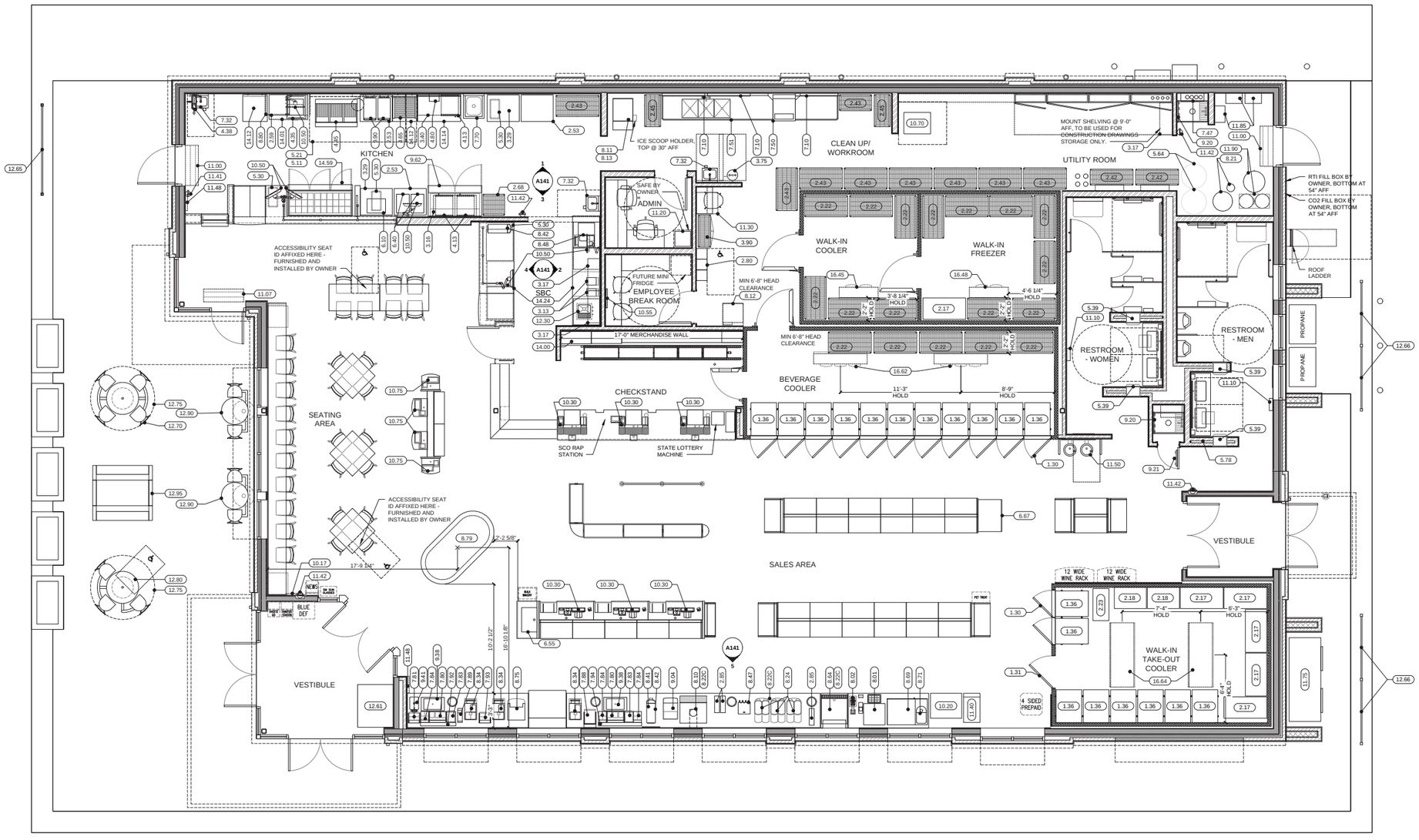
MARK	DATE	DESCRIPTION

ISSUE:	1.30.2026
SITE ID NO:	214872
AUTHOR BY:	AMM
REVIEW BY:	RJH
VERSION:	6132L_v1.9

SIDEWALK PLAN

A100

PRELIMINARY FLOOR PLAN



EQUIPMENT PLAN

1/4" = 1'-0"

SALES FIXTURE CHART - 6132	
NUMBER OF GONDOLAS	43
LINEAR FEET OF GONDOLA	131'-11"
NUMBER OF REACH-IN COOLER DOORS	13 (2 W/ BEER)
LINEAR FEET OF REACH-IN COOLER DOORS	33'-4"
NUMBER OF RTE UNITS	2 (1 HOT, 1 COLD)
NUMBER OF NOVELTY ICE CREAM FREEZERS	1
LINEAR FEET OF TABACCO WALL	17'-0"
NUMBER OF CHECKOUTS	6 (3 POS, 3 SCO)
NUMBER OF INDOOR SEATS	30 (2 HC)

SPECIALTY EQUIPMENT SCHEDULE

Equip No	Item Description	Count	Installed by	Connected by
1.30	TAKE-HOME COOLER DOORS	13	OWNER	N/A
1.31	TAKE-HOME COOLER MAN DOOR	1	OWNER	N/A
1.36	UPRIGHT COOLER SHELVING BRUEGMANN EVORACK	19	OWNER	N/A
2.17	24 x 48 DUNNAGE RACK	5	OWNER	N/A
2.18	24 x 36 DUNNAGE RACK	2	OWNER	N/A
2.22	24 x 48 EPOXY SHELVING W/ CASTERS	18	OWNER	N/A
2.23	18x36 EPOXY RACK W/5 SHELVES	1	OWNER	N/A
2.42	18x48 CHROME SHELVING W/ CASTERS	2	OWNER	N/A
2.43	24x48 CHROME SHELVING W/ CASTERS	9	OWNER	N/A
2.45	18 x 36 CHROME SHELVING W/ CASTERS	2	OWNER	N/A
2.53	36 x 30 SS TABLE	3	OWNER	N/A
2.59	EAGLE SHELF 24 X 48	1	OWNER	N/A
2.68	24 X 24 MOBILE BREAD RACK	1	OWNER	N/A
2.80	STEEL LOCKER - 6-HIGH BOX 12"X12", 1 MIN ACCESIBLE	3	OWNER	OWNER
2.85	LID & STRAW HOLDER	3	OWNER	OWNER
3.13	VITAMIX BLENDER	2	OWNER	OWNER
3.16	WALL MOUNTED SOLID SHELVING 24 x 48	1	OWNER	N/A
3.17	WALL MOUNTED SOLID SHELVING 14 x 36	3	OWNER	N/A
3.29	36 x 30 SS TABLE - W/O UNDERSHELF	2	OWNER	N/A
3.40	WALL MOUNTED WIRE SHELVING 24 x 48	1	OWNER	N/A
3.75	EYE WASH	1	PC	OWNER
3.90	14 x 36 EAGLE SECURITY RACK	1	OWNER	OWNER
4.13	MICROWAVE	3	OWNER	OWNER
4.35	FRY HOLDING STATION	1	OWNER	OWNER
4.38	HOSE REEL	1	PC	PC
4.45	ELECTRIC FRYER - 3 VAT	1	OWNER	OWNER
4.65	ROLLER GRILL	1	OWNER	OWNER
4.80	LABEL MINDER 2	1	OWNER	OWNER
5.11	FIRE SUPPRESSION SYSTEM	1	OWNER	OWNER
5.21	CAPTIVEAIRE 10FT EXHAUST HOOD	1	OWNER	OWNER
5.30	TRASH CAN	4	OWNER	OWNER
5.39	PAPER TOWEL DISPENSER	4	OWNER	OWNER
5.64	RTI INDOOR GREASE TANK SYSTEM	1	OWNER	OWNER
6.10	HOT FOOD PRODUCT HOLDING UNIT	1	OWNER	OWNER
6.40	DOUBLE BARREL CONDIMENT DISPENSER	2	OWNER	OWNER
6.55	HEATED GLASS MINI-MERCHANDISER WARMER	1	OWNER	OWNER
6.67	FREEZER MERCHANDISER	1	OWNER	OWNER
7.10	MODULAR WALL WIRE SHELF, MAT, AND HOOK SYSTEM	3	OWNER	OWNER
7.32	KNEE OPERATED HANDSINK	3	PC	PC
7.47	WALL MOUNTED WATER FILTRATION SYSTEM	1	PC	PC
7.50	VENTLESS DISH MACHINE	1	OWNER	EC/PC
7.51	SCULLERY DISH TABLE 102" W/ 3 BOWL SINK	1	OWNER	PC
7.70	ONE-COMPARTMENT RINSE SINK WITH COVED EDGING	1	PC	PC
7.80	COFFEE FIXINGS WITH PROMO	2	OWNER	OWNER
7.81	COFFEE MERCHANDISER WITHOUT TEA	1	OWNER	OWNER
7.83	NAPKIN DISPENSER	2	OWNER	OWNER
7.84	STRAW AND LID HOLDER	3	OWNER	OWNER
7.88	MUG RACK	1	OWNER	OWNER
7.89	TIERED BAKERY DISPLAY	1	OWNER	OWNER
7.92	COUNTERTOP SPACER - SHORT	1	OWNER	OWNER
7.93	COFFEE MERCHANDISER AND TEA INSERT	1	OWNER	OWNER
7.94	COUNTERTOP SPACER - WIDER	1	OWNER	OWNER
8.01	POPCORN MACHINE	1	OWNER	OWNER
8.02	POPCORN BUTTER DISPENSER	1	OWNER	OWNER
8.10	BEVERAGE DISPENSER	1	OWNER	OWNER
8.11	TRUE ICE MAKER TI-522-MA	1	OWNER	OWNER
8.12	ICE MACHINE (WITH ELEVATED SUPPORT STAND)	1	OWNER	EC
8.13	TRUE ICE BIN TIB-422	1	OWNER	OWNER
8.21	CO2 CARBONATION SYSTEM	1	OWNER	OWNER
8.22C	UNDER COUNTER COMPACT WATER BOOSTER	3	OWNER	OWNER
8.24	2 HEAD FUB	3	OWNER	OWNER
8.34	FRANKE COFFEE BREWER	3	OWNER	OWNER
8.41	GAS MODULE (DASHED) UNDER NITRON	1	OWNER	OWNER
8.42	NITRON COLD DRAFT ON 5" LEGS	2	OWNER	OWNER
8.47	ICE TEA MACHINE	1	OWNER	OWNER
8.36	FRANKE A1000 WITH DAIRY ATTACHMENT	1	OWNER	OWNER
8.64	SELF CONTAINED FCB MACHINE	1	OWNER	OWNER
8.69	MILKSHAKE BLENDING BAR	1	OWNER	OWNER
8.71	MILKSHAKE BLENDER	1	OWNER	OWNER
8.75	5 HOPPER HOT BEVERAGE SYSTEM	1	OWNER	OWNER
8.79	OPEN AIR RTE CASE	1	OWNER	EC
8.80	COUNTERTOP CUP DISPENSING CABINETS	1	OWNER	OWNER
9.04	FOLLETT ON COUNTER ICE MAKER	1	OWNER	OWNER
9.20	24" MOP AND BROOM HOLDER	2	OWNER	OWNER
9.21	18" MOP AND BROOM HOLDER	1	OWNER	OWNER
9.38	DROP IN COLD WELL	2	OWNER	OWNER
9.41	UNDERMOUNT SINK COFFEE BAR EAGLE	1	OWNER	OWNER
9.62	FOOD PREP TABLE - 60" SOLID DOOR SANDWICH UNIT	1	OWNER	OWNER
9.90	HIGH SPEED OVEN	2	OWNER	OWNER
10.17	STORE CLOCK (BATTERY OPERATED)	1	OWNER	OWNER
10.20	LOTTERY MACHINE	1	OWNER	OWNER
10.25	LOTTERY COUNTERTOP TICKET DISPENSER	1	OWNER	OWNER
10.30	POS TERMINAL	6	OWNER	OWNER
10.50	ORDER MONITOR	6	OWNER	OWNER
10.55	EMPLOYEE KIOSK	1	OWNER	OWNER
10.70	STORE SERVER	1	OWNER	OWNER
10.75	TOUCH SCREEN	4	OWNER	OWNER
11.00	AIR CURTAIN - 42", WHITE	2	OWNER	EC
11.07	AIR CURTAIN - 42", BRONZE	1	OWNER	EC
11.10	HAND DRYER	2	OWNER	EC
11.20	MULTI-FUNCTION PRINTER	1	OWNER	OWNER
11.30	TV SECURITY WALL MOUNT ENCLOSURE	1	OWNER	OWNER
11.40	ATM - CASH DISPENSER	1	OWNER	OWNER
11.41	FIRE EXTINGUISHER "CLASS K"	1	OWNER	OWNER
11.42	FIRE EXTINGUISHER	4	BC	BC
11.48	INSECT LIGHT TRAP	2	OWNER	OWNER
11.50	WATER FOUNTAIN	1	PC	PC
11.75	OUTDOOR ICE MERCHANDISER	1	OWNER	OWNER
11.85	TANKLESS WATER HEATER	3	OWNER	EC/PC
11.90	WATER SOFTENER	1	OWNER	EC/PC
12.30	SINGLE BOWL UNDERMOUNT SS SINK	1	OWNER	PC
12.50	CYCLESAFE U BIKE RACK (SEE CIVIL)	2	OWNER	OWNER
12.61	36" AUTOMOTIVE RACK	1	OWNER	OWNER
14.00	TOBACCO MERCHANDISER	1	OWNER	OWNER
14.01	WORKTOP DRAWERED FREEZER - 43"	1	OWNER	OWNER
14.12	27" WORKTOP REFRIGERATOR	2	OWNER	OWNER
14.14	48" WORKTOP FREEZER	1	OWNER	OWNER
14.24	UNDERCOUNTER SINGLE DOOR COOLER - 27"	2	OWNER	OWNER
14.59	REFRIGERATED FOOD PREP TABLE - 72"	1	OWNER	OWNER
16.45	EVAPORATOR - WALK-IN COOLER	1	OWNER	EC
16.48	EVAPORATOR - WALK-IN FREEZER	1	OWNER	EC
16.62	EVAPORATOR - BEVERAGE COOLER	2	OWNER	EC
16.64	EVAPORATOR - WALK-IN TAKE-OUT COOLER	2	OWNER	EC

OUTDOOR FURNITURE SCHEDULE

MARK	DESCRIPTION	Count
12.65	ULTRA ALUMINUM FENCING - 8'-4"	1
12.66	ULTRA ALUMINUM FENCING - 6'-0"H x 6'-0"W	4
12.70	4 SEAT OUTDOOR TABLE CLUSTER	1
12.75	ALUMINUM UMBRELLA	2
12.80	3 SEAT OUTDOOR TABLE CLUSTER	1
12.90	2 SEAT OUTDOOR TABLE CLUSTER	2
12.95	ALUMINUM PICNIC TABLE	1

LEGEND:
BC = BUILDING CONTRACTOR
EC = ELECTRICAL CONTRACTOR
MC = MECHANICAL CONTRACTOR
PC = PLUMBING CONTRACTOR
SC = SPECIALTY CONTRACTOR

NOTES:
1. ALL EQUIPMENT LISTED IS SUPPLIED BY OWNER, UNO.
2. ALL OVERHEAD EQUIPMENT TO BE MOUNTED 80" AFF MIN, UNO.
3. REFER TO G003 FOR ALL EQUIPMENT INSTALLATION PARAMETERS

Convenience Architecture and Design P.C.
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phone (814) 239-6013
email tcolumbu@sheetz.com
web site www.sheetz.com

PROJECT NAME:
NEW SHEETZ STORE STORE

AUBURN HILLS

Along Lapeer Road
Auburn Hills, MI 48326

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

KEYPLAN

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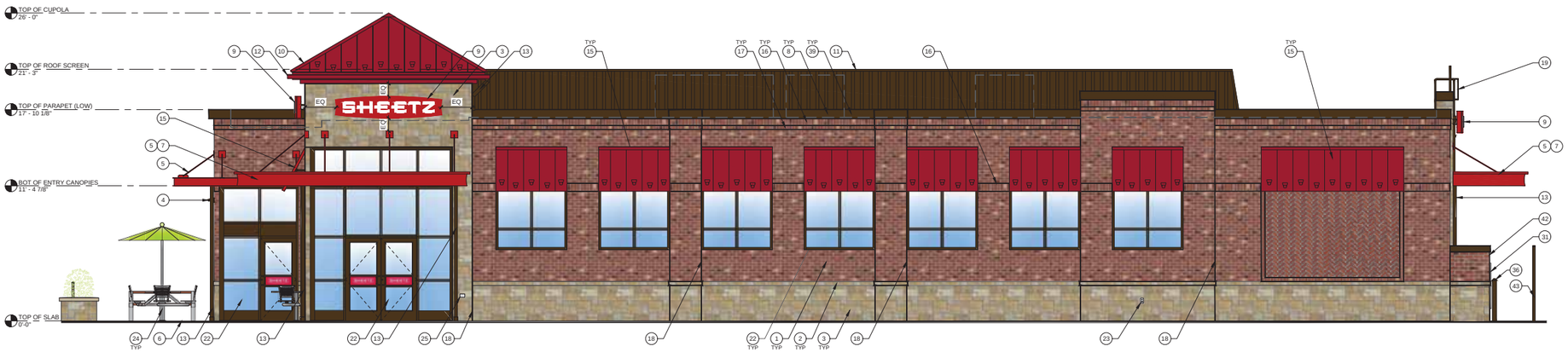
EQUIPMENT PLAN

A140

PRELIMINARY FLOOR PLAN



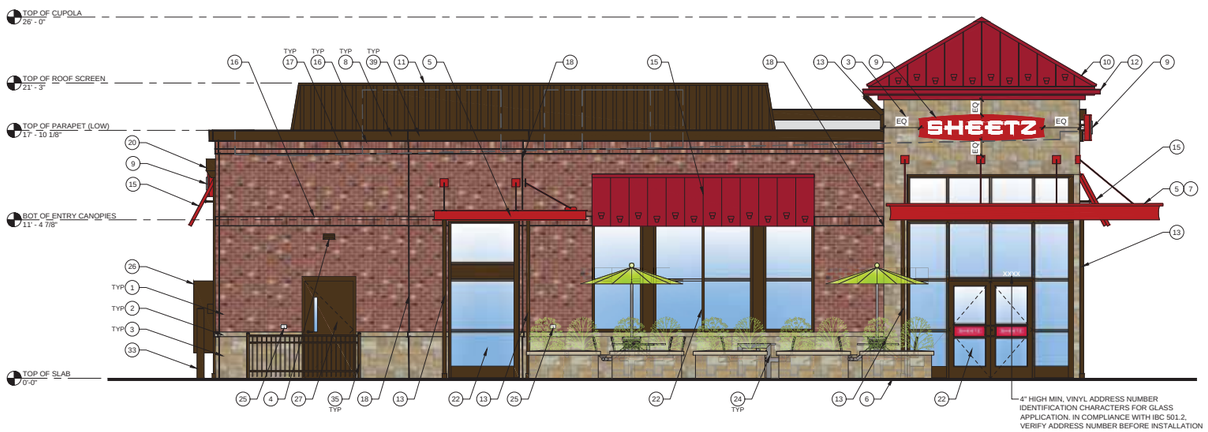
1 FRONT ELEVATION
1/4" = 1'-0"

TYPICAL EXTERIOR ELEVATION NOTES:

- ALL LIGHTS SHOWN ABOVE AND/OR BELOW DOORS OR WINDOWS ARE TO BE CENTERED ON THE DOOR OR WINDOW UNLESS NOTED OTHERWISE.
- FIXTURES/EQUIPMENT BETWEEN TWO DOORS OR WINDOWS ARE TO BE CENTERED EQUALLY.
- EXTERIOR SEALANT FOR STONE SHALL COMPLY WITH SECTION 07 9005 JOINT SEALANTS, GENERAL BUILDING FASCADE WEATHER SEALANT AND SHALL MATCH THE COLOR OF THE STORE.

EXTERIOR ELEVATION KEYNOTES:

1. BRICK VENEER, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
2. CAST STONE SILL, COLOR: CRAB ORCHARD. SEE MASONRY SPEC
3. ANCHORED CAST STONE MASONRY VENEER, COLOR: CRAB ORCHARD. SEE MASONRY SPEC
4. EXTERIOR LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS
5. ARCHITECTURAL CANOPY, COLOR: REGAL RED, PREMIUM TWO-COAT KYNAR FINISH
6. BRICK PAVER WALKWAY
7. LIGHTED CURVED FASCIA CANOPY ATTACHMENT
8. METAL COPING, COLOR: DARK BRONZE
9. WALL MOUNTED BUILDING SIGN, SEE SHEET A200.
10. STANDING SEAM METAL ROOF, COLOR: BRITE RED
11. ROOF EQUIPMENT SCREEN, COLOR: DARK BRONZE
12. GUTTER, COLOR TO MATCH CUPOLA COLOR
13. DOWNSPOUT, COLOR: DARK BRONZE
14. NOT USED
15. METAL STANDING SEAM SHED STYLE AWNING AND FRAME ASSEMBLY, ROOF COLOR: BRITE RED, FRAME COLOR: DARK BRONZE
16. BRICK SOLDIER COURSE, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
17. BRICK ROWLOCK COURSE, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
18. CONTROL JOINT, SEE MASONRY SPEC
19. STEEL ROOF LADDER AND CRANKY POST, COLOR: DARK BRONZE
20. STANDARD THROUGH WALL SCUPPER WITH CONDUCTOR HEAD & DOWNSPOUT, COLOR: DARK BRONZE
21. OVERFLOW SCUPPER
22. ALUMINUM STOREFRONT SYSTEM, SEE A600
23. EXTERIOR HOSE BIB, REFER TO PLUMBING DRAWINGS
24. OUTDOOR FURNITURE
25. ELECTRICAL RECEPTACLE, REFER TO ELECTRICAL DRAWINGS
26. ELECTRICAL EQUIPMENT, REFER TO ELECTRICAL DRAWINGS
27. HM DOOR AND FRAME, COLOR: DARK BRONZE
28. EMERGENCY WATER CONNECTION, REFER TO PLUMBING DRAWINGS
29. SEAMLESS ALUM PANEL SYSTEM WITH EXPOSED FASTENERS, COLOR: DARK BRONZE
30. PROPANE LOCKER
31. ICE MERCHANDISER
32. RTI FILLPORT
33. STEEL BOLLARD, COLOR: DARK BRONZE
34. CO2 FILLPORT
35. DECORATIVE ALUMINUM FENCE, COLOR DARK BRONZE
36. AUTOMATIC DOOR PUSH PLATE AND BOLLARD, BOLLARD COLOR: DARK BRONZE
37. GAS METER AND RISER, REFER TO CIVIL UTILITY PLAN, COLOR: DARK BRONZE
38. NOT USED
39. LIGHT CHANNEL AT PARAPET COPING. SEE ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
40. NOT USED
41. FAUX WINDOWS WITH INTERNAL GRAPHIC
42. MASONRY SCREEN WALL
43. ALUMINIUM FENCE (COLOR = DARK BRONZE)



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

OUTLINE AREA = 14.84 SQ.FT.
BOX AREA = 16.52 SQ.FT.
TYPICAL OF FOUR
PROJECTS 7" OFF FACE OF BUILDING

A WALL MOUNTED "SHEETZ" BUILDING SIGN
1/2" = 1'-0"

*C*onvenience *A*rchitecture and *D*esign P.C.
242 Sheetz Way, Claysburg, PA 16625
phone (814) 239-6013
email tcolumbu@sheetz.com
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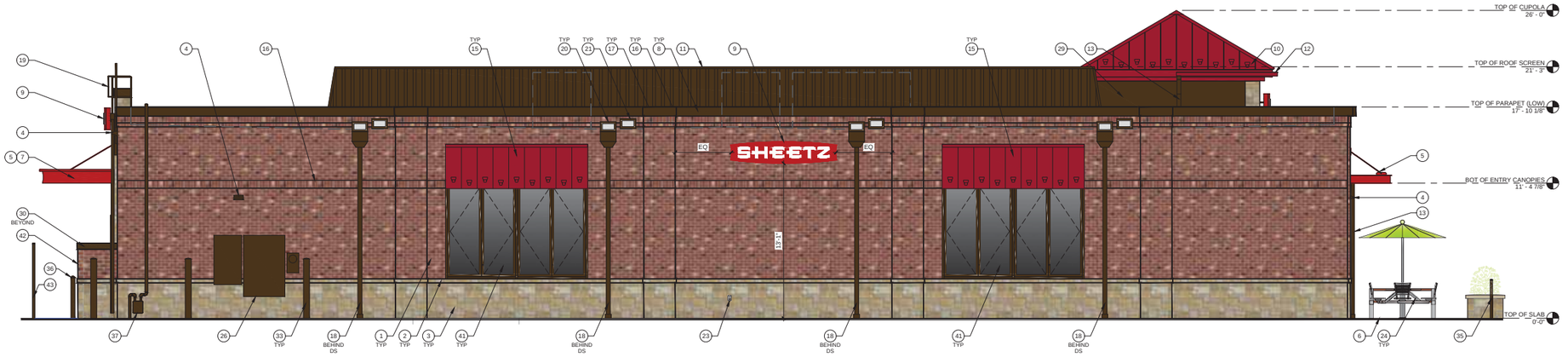
EXTERIOR ELEVATIONS

A200

PRELIMINARY ELEVATIONS



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

TYPICAL EXTERIOR ELEVATION NOTES:

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- EXTERIOR SEALANT FOR STONE SHALL COMPLY WITH SECTION 07 9005 JOINT SEALANTS, GENERAL BUILDING FASCADE WEATHER SEALANT AND SHALL MATCH THE COLOR OF THE STORE.

EXTERIOR ELEVATION KEYNOTES:

1. BRICK VENEER, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
2. CAST STONE SILL, COLOR: CRAB ORCHARD. SEE MASONRY SPEC
3. ANCHORED CAST STONE MASONRY VENEER, COLOR: CRAB ORCHARD. SEE MASONRY SPEC
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40. NOT USED
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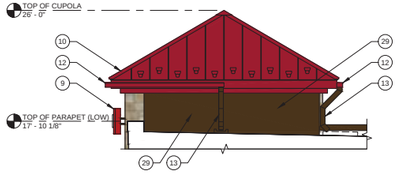
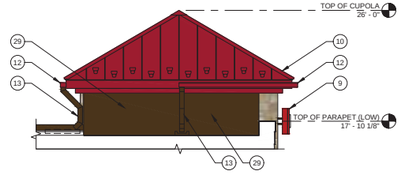
43. ALUMINIUM FENCE (COLOR = DARK BRONZE)

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



5 CUPOLA ELEVATION FROM ROOF
1/4" = 1'-0"



6 CUPOLA ELEVATION FROM ROOF
1/4" = 1'-0"

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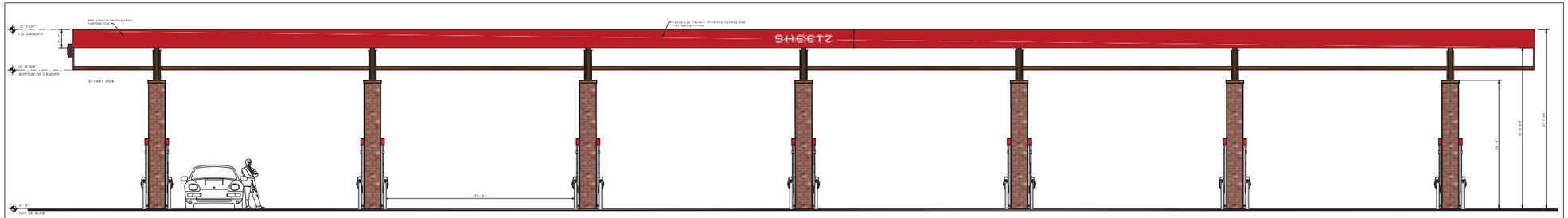
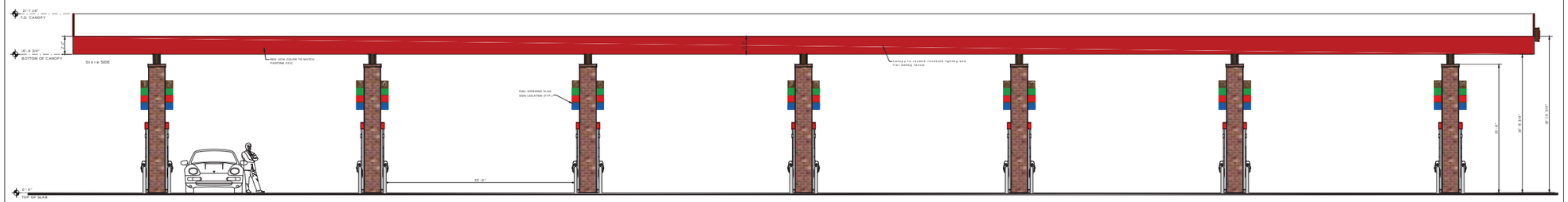
EXTERIOR ELEVATIONS

A201

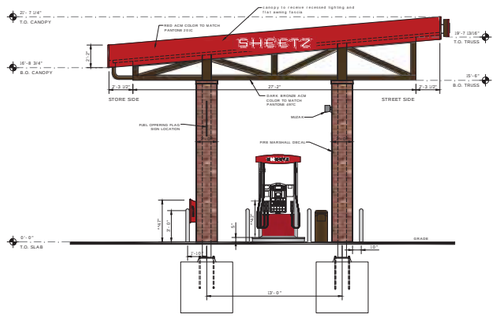
PRELIMINARY ELEVATIONS



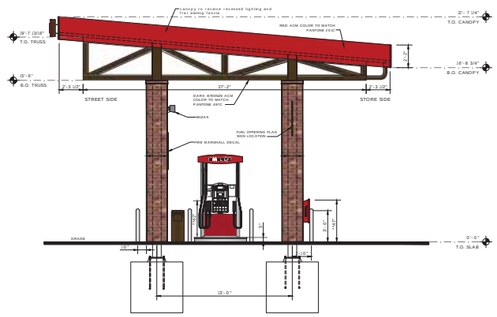
SIDE 'b' ELEVATION
SCALE: 3/16" =1'-0"



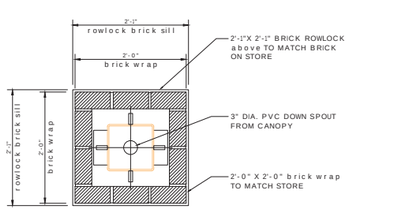
SIDE 'D' ELEVATION
SCALE: 3/16" =1'-0"



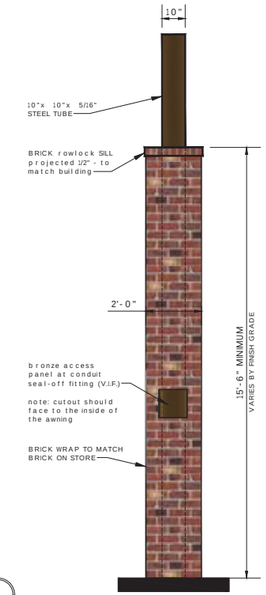
SIDE 'A' LEFT SIDE ELEVATION
SCALE: 3/16" =1'-0"



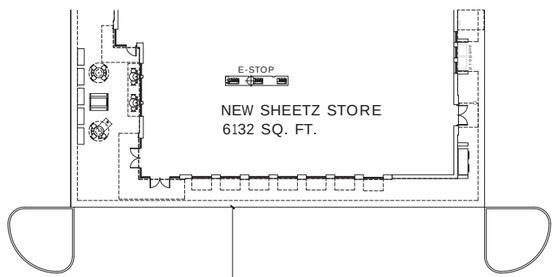
SIDE 'C' RIGHT SIDE ELEVATION
SCALE: 3/16" =1'-0"

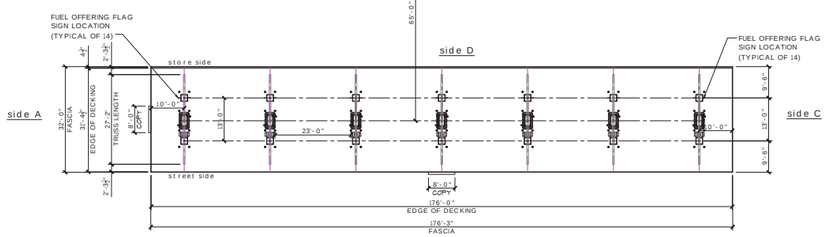


brick COLUMN BASE DETAIL
SCALE: 1/4" =1'-0"

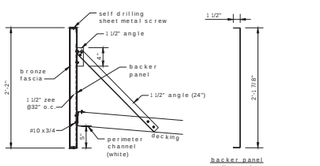


COLUMN ELEVATION
SCALE: 1/2" =1'-0"

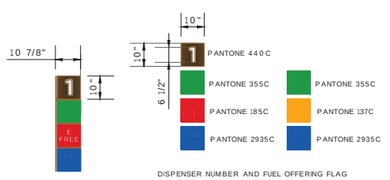




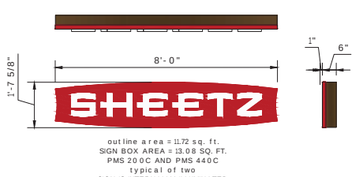
plan view FOR LOGO LOCATIONS



concave fascia mounting detail
SCALE: 1/4" =1'-0"



FUEL OFFERING FLAG SIGN ELEVATION AND DETAIL
SCALE: 1/2" =1'-0"



canopy mounted sheetz sign detail
SCALE: 1/2" =1'-0"

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3880 Lapeer Road
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Michigan

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ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

KEYPLAN

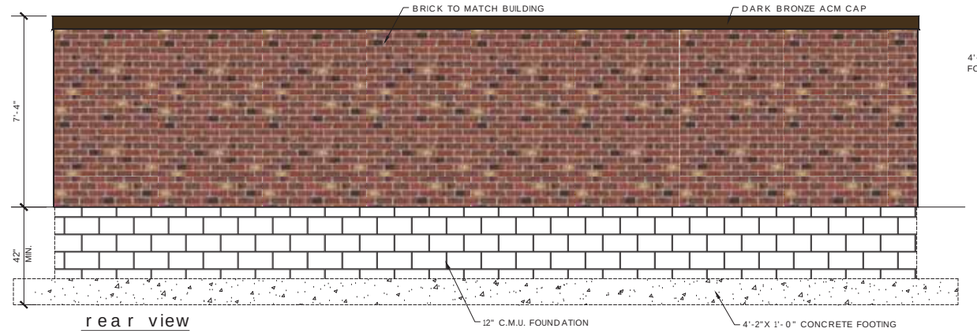
MARK	DATE	DESCRIPTION

ISSUE: **02-16-2026**
PROJECT NO:
AUTHOR BY: DNC
REVIEW BY:
SHEET TITLE

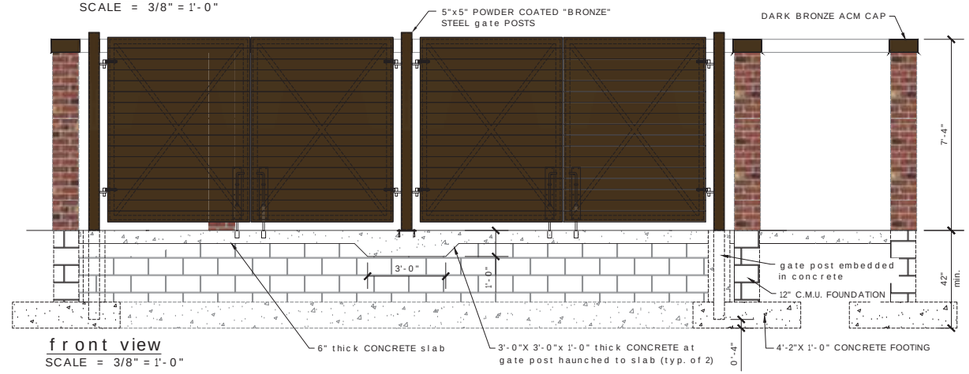
GAS AWNING
CONCAVE FASCIA

AWNING

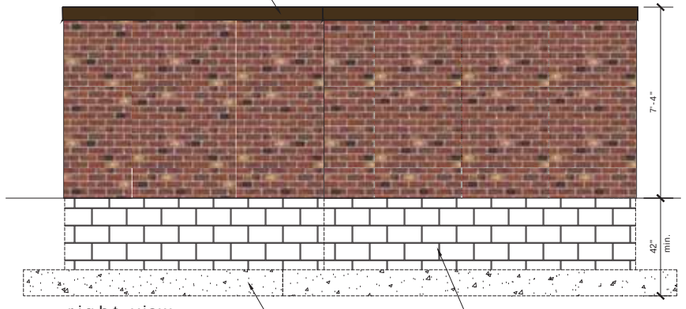
G:\Sheetsunder-contract\Mk-21487\2-Auburn Hills - Lapeer Road\Sign Package\M1-Auburn Hills-Lapeer awning.dwg, 2/19/2026 4:30:23 PM



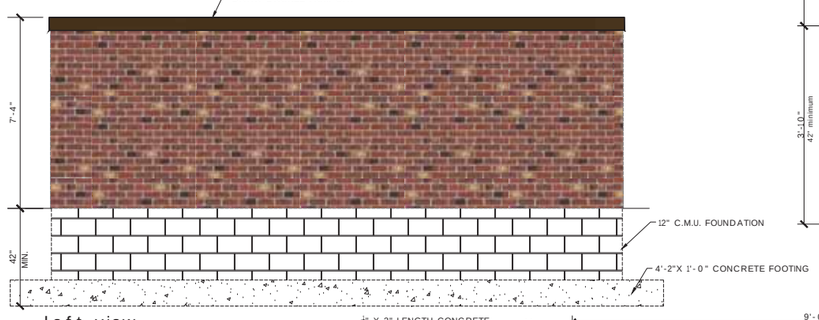
rear view
SCALE = 3/8" = 1'-0"



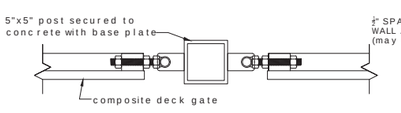
front view
SCALE = 3/8" = 1'-0"



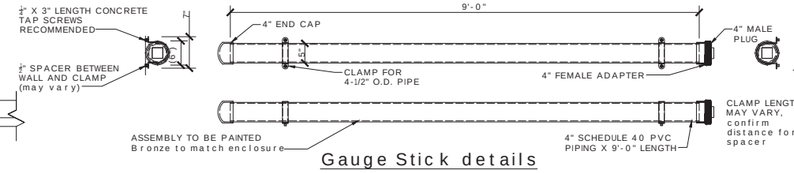
right view
SCALE = 3/8" = 1'-0"



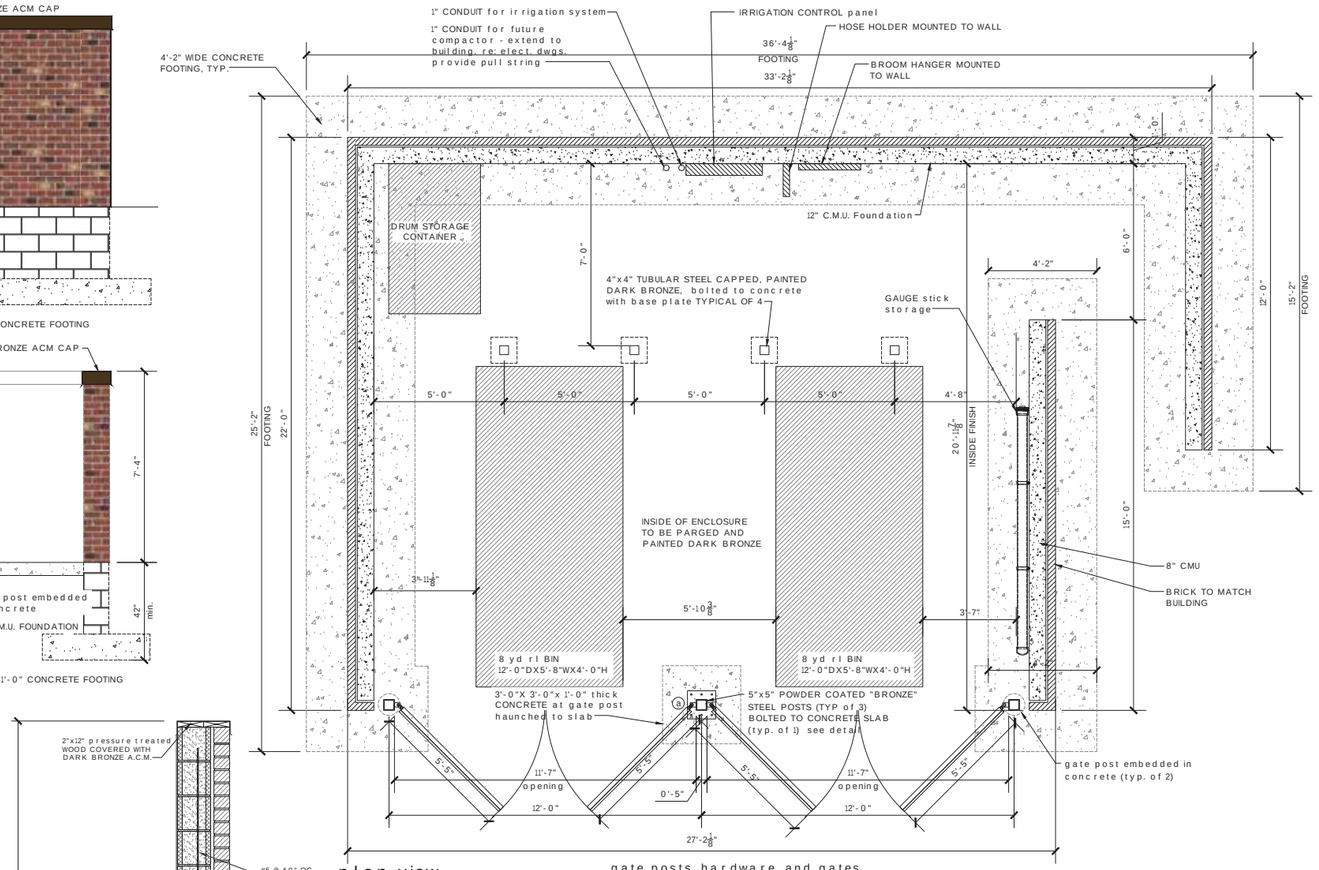
left view
SCALE = 3/8" = 1'-0"



gate hinge DETAILS
SCALE: NOT TO SCALE

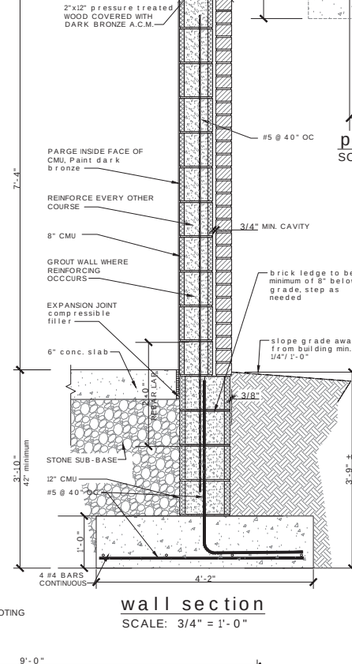


Gauge Stick details
scale: 3/4" = 1'-0"

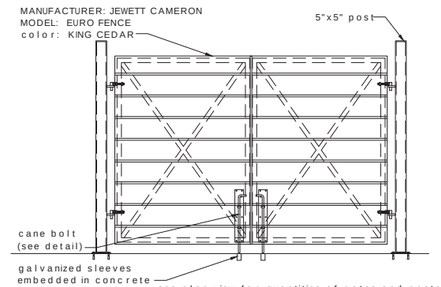


plan view
SCALE = 3/8" = 1'-0"

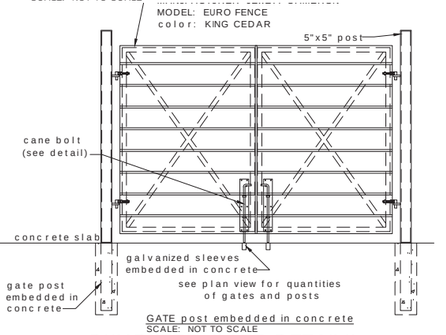
gate posts, hardware, and gates supplied by sheetz, installed by contractor



wall section
SCALE: 3/4" = 1'-0"

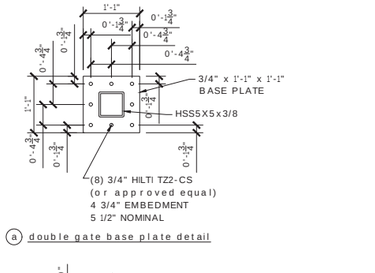


GATE post bolted to concrete
SCALE: NOT TO SCALE

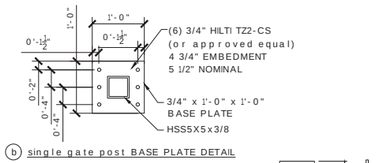


GATE post embedded in concrete
SCALE: NOT TO SCALE

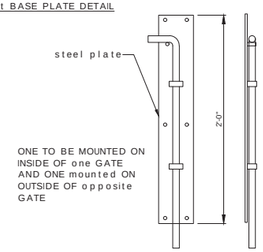
DUMPSTER GATE DETAILS
SCALE: NOT TO SCALE



(a) double gate base plate detail



(b) single gate post BASE PLATE DETAIL



ONE TO BE MOUNTED ON INSIDE OF one GATE AND ONE mounted ON OUTSIDE OF opposite GATE

cane bolt detail

Convenience Architecture and Design P.C.
351 Sheetz Way, Claysburg, PA 16625
phone (814) 239-6013
email tcolumbu@sheetz.com
web site www.sheetz.com

PROJECT NAME:

NEW SHEETZ STORE

AUBURN HILLS

3880 Lapeer Road
Auburn Hills
Michigan

OWNER:

SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

MARK	DATE	DESCRIPTION

ISSUE: 02-16-2026
PROJECT NO:
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SHEET TITLE

TRASH ENCLOSURE

1

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SHEETZ

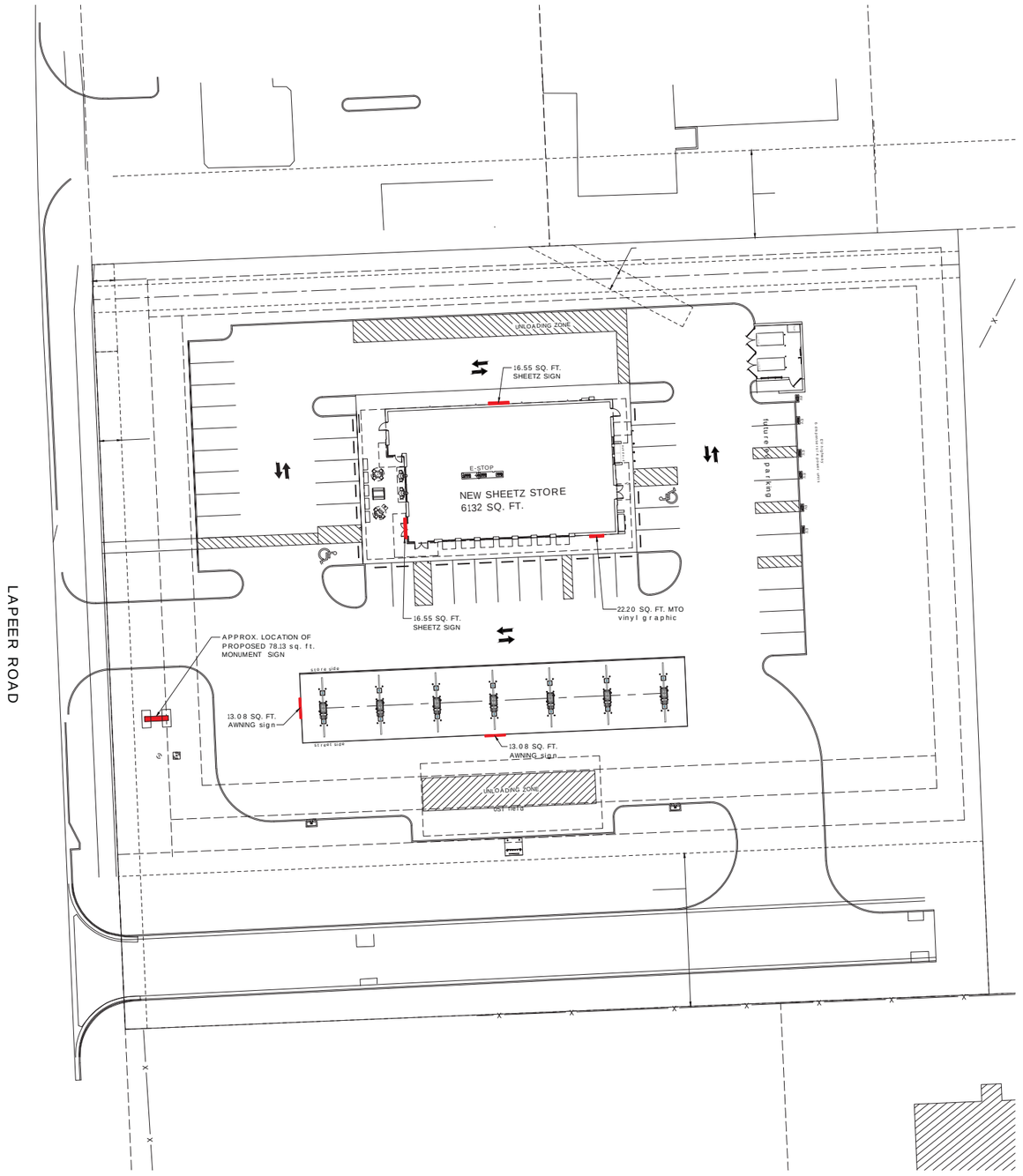
SHEETZ, INCORPORATED
5700 SIXTH AVENUE
ALTOONA, PA 16602
(814) 946-3611

NEW SHEETZ STORE "AUBURN HILLS"

3880 LAPEER ROAD
AUBURN HILLS
MICHIGAN

SIGNAGE SQUARE FOOTAGE BREAKDOWN

BUILDING ELEVATIONS	SHEETZ SIGN = 16.55 SQ. FT. x 2 = 33.10 SQ. FT.		
	mto vinyl graphic = 22.20 SQ. FT. x 1 = 22.20 SQ. FT.		
	TOTAL = 55.30 SQ. FT.	55.30 sq. ft.	
GAS PRICE monument SIGN	SHEETZ SIGN = 24.75 SQ. FT. x 1 = 24.75 SQ. FT.		
	GAS PRICE SIGN = 53.38 SQ. FT. x 1 = 53.38 SQ. FT.		
	TOTAL = 78.13 SQ. FT.	78.13 SQ. FT.	
GAS CANOPY AWNING	SHEETZ sign AREA = 13.08 SQ. FT. x 2 = 26.16 SQ. FT.		
	FUEL OFFERING FLAG AREA = 2.76 SQ. FT. x 14 = 38.64 SQ. FT.		
	TOTAL = 64.80 SQ. FT.	64.80 SQ. FT.	



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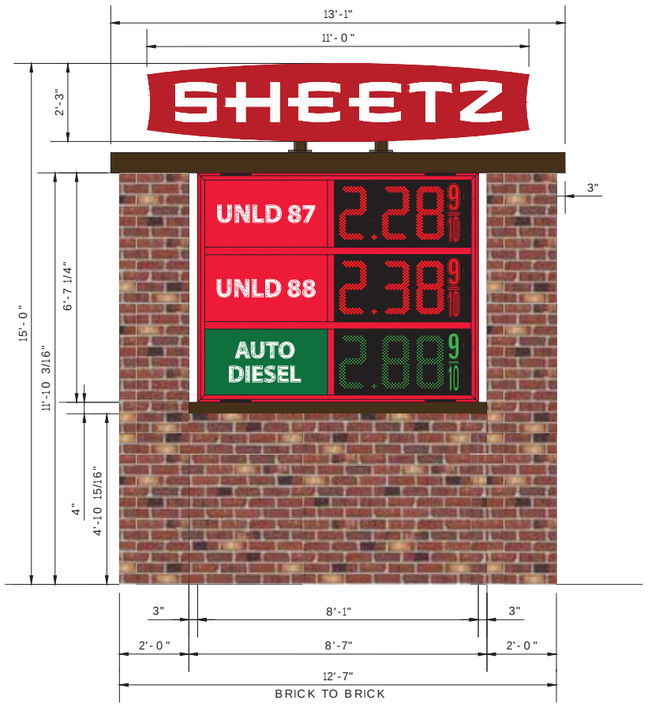
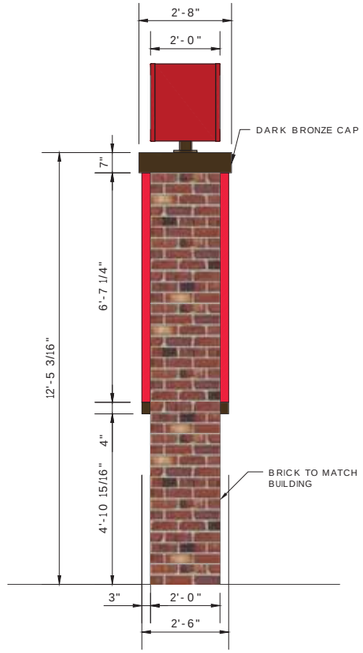


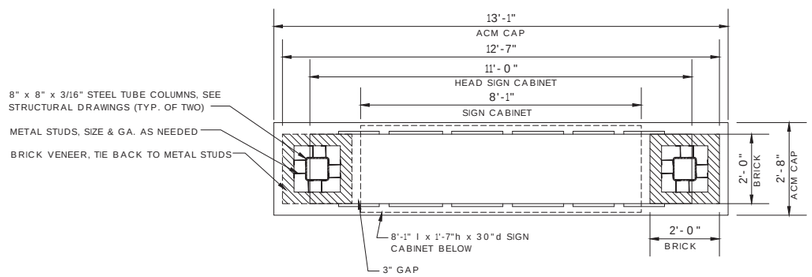
GAS PRICE SIGN DETAIL - PARTIAL ELEVATION

SCALE: 1/2" = 1'-0" AREA: 78.13 SQ. FT.



MONUMENT SIGN SIDE ELEVATION

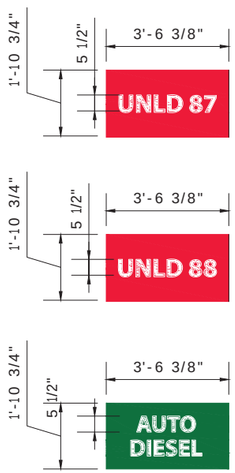
SCALE: 1/2"=1'-0"

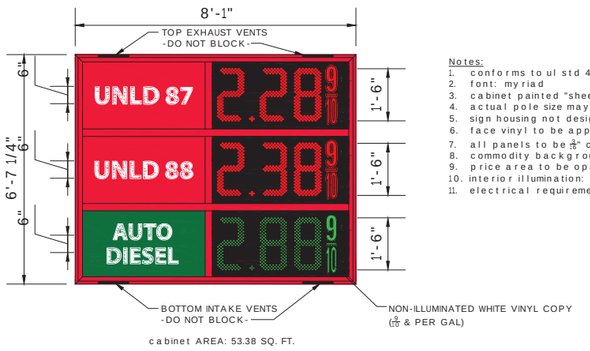


PLAN VIEW

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

outline area = 22.11 sq. ft.
SIGN BOX AREA = 24.75 SQ. FT.
PMS 200C AND PMS 440C





cabinet AREA: 53.38 SQ. FT.

Notes:
1. conforms to ul std 48
2. font: myriad
3. cabinet painted "sheetz red"
4. actual pole size may determine sign depth
5. sign housing not designed to be load bearing
6. face vinyl to be applied on outside surface (first surface)
7. all panels to be 3/16" clear or white acrylic
8. commodity background to be opaque with translucent copy
9. price area to be opaque with led copy
10. interior illumination: led backlighting
11. electrical requirements: input voltage: 120vac
control 24/7: 3 amps

SIGN CABINET DETAILS

TOTAL SIGN AREAS: 78.13 SQ. FT.

Convenience Architecture and Design P.C.
351 Sheetz Way, Claysburg, PA 16625
phone (814) 239-6013
email tcolumbu@sheetz.com
web site www.sheetz.com

PROJECT NAME:

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MARK	DATE	DESCRIPTION

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SHEET TITLE

MONUMENT SIGN DETAILS

SIGN

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CHECKLIST

PROJECT NAME

Sheetz

(Check all that apply)

- [ ] SITE PLAN
- [ ] SPECIAL LAND USE
- [x] TREE REMOVAL PERMIT
- [ ] REZONING
- [x] 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
Woodlands Consultant Approval Letter
Citizen's Participation Letter and Report

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

CITY OF AUBURN HILLS
CITY COUNCIL AGENDA

MEETING DATE: APRIL 20, 2026 **AGENDA ITEM NO 9I**

DEPARTMENT OF PUBLIC WORKS

To: **Mayor and City Council**

From: **Thomas A. Tanghe, City Manager; Stephen Baldante, DPW Director; Jason Hefner, Manager of Fleet & Roads**

Submitted: **April 7, 2026**

Subject: **Motion – To Award the Auburn Hills Riverwalk Pathway Construction to Artisan Contracting of Michigan, LLC, Construction Engineering Services to OHM Advisors and Material Testing to G2 Consulting**

INTRODUCTION AND HISTORY

Included within the Capital plan for the Department of Public Works in 2026 and 2027 is $1,700,000 for the construction of the Riverwalk Pathway phases 1-3. Phases 1 and 2 are planned for construction in 2026, while phase 3 is planned to be completed in 2027. Phase 1 starts at N. Squirrel, south of the skate park and continues north to the East-West path that extends from the Riverwoods parking lot to Forester Boulevard. Phase 2 extends North from the East-West path on the East side of the Clinton River to phase 3, which completes the loop and a connection to the Residents at River Trail development currently being constructed. A pathway easement and licensing agreement have been secured from parcels 14-25-426-002 and 14-25-327-005 and the purchase of parcel 14-25-401-003 has been finalized for this project to proceed. Full construction of the project includes 3,200 square yards of HMA pathway with concrete landings, 80 linear feet of a prefabricated bridge spanning across the Clinton River, 205 linear feet of boardwalk, a 45”x29” elliptical culvert, 300 square yards of gravel pathway, and associated restoration and soil erosion and control measures.

Bids were received on April 2nd, 2026, with Artisan Contracting of Michigan, LLC of Highland, MI being the low bidder. Their company has over 12 years of experience in civil construction and many of their key management has over 20+ years of industry experience. In addition, they have completed other similar projects for municipalities in the area. Based on our previous experience, reference checks, and their qualifications, we would recommend that City Council award this contract to Artisan Contracting of Michigan, LLC in the amount of $1,606,009.08 per the unit prices listed on the bid. The amount entered in the bid for Crew Days ($41,280) 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.

OHM Advisors serves as the City Engineer and provides engineering, observation, and contract administration for all of the City’s infrastructure capital projects. Their Scope of Services is attached as Exhibit 1 and includes G2 Consulting Group’s estimate for material testing services. The total breakdown is included in the following chart:

	Construction Contract	CE/CA Services	Crew Days (Observation)	Testing Services	Totals
Phase 1	$350,264.00	$21,000	$11,180	$7,400	$389,844.00
Phase 2	$279,845.00	$14,000	$8,600	$4,600	$307,045.00
Phase 3	$975,900.08	$58,000	$21,500	$20,000	$1,075,400.08
Totals	$1,606,009.08	$93,000	$41,280	$32,000	$1,772,289.08

Later this year, staff will bring an appropriate budget amendment to the 2026 budget if needed. If not, the 2027 budget will be increased through the budget cycle to accommodate the extra $72,289.08 potentially needed for the project.

STAFF RECOMMENDATION

Staff recommends award of the Auburn Hills Riverwalk Pathway construction contract to Artisan Contracting of Michigan, LLC, Construction Engineering/ Observation and Contract Administration Services to OHM Advisors, Material Testing Services to G2 Consulting Group for an estimated total cost of $1,772,289.08 to be paid from GL# 101-770-973.005-RIVERWALKPRJ.

MOTION

Move to award the Auburn Hills Riverwalk Pathway construction contract to Artisan Contracting of Michigan, LLC, Construction Engineering/ Observation and Contract Administration Services to OHM Advisors, Material Testing Services to G2 Consulting Group for an estimated total cost of $1,772,289.08 to be paid from GL# 101-770-973.005-RIVERWALKPRJ.

EXHIBITS

Exhibit 1 – OHM Scope of Services

I CONCUR: Thomas A. Tanghe

THOMAS A. TANGHE, CITY MANAGER

April 7, 2026

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

RE: **Auburn Hills Riverwalk Pathway**
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 Auburn Hills Riverwalk Pathway project for which bids were received on Thursday, April 2nd. The proposed project consists of 3,200 square yards of HMA pathway with concrete landings, 80 linear feet of a prefabricated bridge spanning across the Clinton River, 205 linear feet of boardwalk, a 45"x29" elliptical culvert, 300 square yards of gravel pathway, and associated restoration and soil erosion and control measures.

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 pathways, structure, 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 biweekly 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.

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

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 schedule, we anticipate that the award for the project would occur at the April 20th Council meeting. Construction on the project is anticipated to begin in June and be substantially completed by September of 2027.

COMPENSATION

The construction engineering and contract administration outlined above will be performed on an hourly basis for the not-to-exceed amount of ninety-three thousand dollars ($93,000.00). The construction observation as Crew Days will be performed on a per day basis for the amount of forty-one thousand two hundred eighty dollars ($41,280.00), 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	Contract Administration	Crew Days (Observation)	**Total**
Phase 1	$11,000	$10,000	$11,180	**$32,180**
Phase 2	$7,500	$6,500	$8,600	**$22,600**
Phase 3	$32,000	$26,000	$21,500	**$79,500**
Total	$50,500	$42,500	$41,280	**$134,280**

Materials Testing Services (G2) $32,000

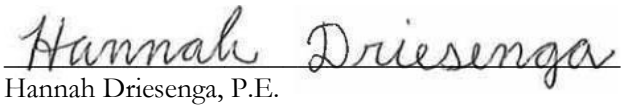
FURTHER CLARIFICATIONS AND ASSUMPTIONS

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 will be responsible for all permit fees.

Should you find this agreement acceptable, please execute both copies and return one 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



Hannah Driesenga, P.E.
Client Representative

cc: Tim Wisser, Manager of Municipal Properties
Jason Hefner, Manager of Fleet & Roads
Tim Juidici, OHM
Jim Pontek, OHM
File

City of Auburn Hills
Auburn Hills Riverwalk Pathway
Construction Services

Accepted By: _____

Printed Name: _____

Title: _____

Date: _____

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

STATE OF MICHIGAN
BEFORE THE MICHIGAN PUBLIC SERVICE COMMISSION NOTICE OF HEARING
FOR THE ELECTRIC CUSTOMERS OF
DTE ELECTRIC COMPANY
CASE NO. U-21595

- DTE Electric Company requests Michigan Public Service Commission approval for reconciliation of its power supply cost recovery plan (Case No. U-21594) for the twelve months ending December 31, 2025.

- The information below describes how a person may participate in this case.

- You may call or write DTE Electric Company, 1 Energy Plaza, Detroit, MI 48226, (800) 477-4747, for a free copy of its application. Any person may review the documents at the offices of DTE Electric Company or on the Commission's website at: https://mi-psc.my.site.com/s/.

- A pre-hearing will be held:

DATE/TIME:	**Thursday, May 7, 2026 at 9:00 AM**
BEFORE:	**Administrative Law Judge Theresa A.G. Staley**
LOCATION:	Video/Teleconference
PARTICIPATION:	Any interested person may participate. Persons needing any assistance to participate or who are seeking access to the video/teleconference should contact the Administrative Law Judge's secretary at (517) 284-8130 or by email at LARA-MOAHR-PSC@michigan.gov in advance of the hearing.

The Michigan Public Service Commission (Commission) will hold a pre-hearing to consider DTE Electric Company's (DTE Electric) March 31, 2026 application requesting the Commission to: 1) approve it's 2025 Power Supply Cost Recovery (PSCR) reconciliation, as proposed; 2) authorize DTE Electric to reconcile its total PSCR under-recovery at year-end 2025 of $109,166,402 including interest and the impacts from nuclear production tax credits and Financial Compensation Mechanism earnings, from all PSCR customers via a roll-over of such under-recovery as the January 2026 starting balance for the 2026 PSCR Reconciliation; and 3) grant DTE Electric such further additional relief and authority as the Commission may deem necessary, suitable and appropriate.

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

Any person wishing to intervene and become a party to the case shall electronically file a petition to intervene with this Commission by April 30, 2026. (Interested persons may elect to file using the traditional paper format.) The proof of service shall indicate service upon DTE Electric Company's attorney, Jon P. Christinidis, 1 Energy Plaza, 688 WCB, Detroit, MI 48226.

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

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

Any person wishing to file a public comment may do so by filing a written statement in this docket. The written statement may be mailed or emailed and should reference Case No. **U-21595**. Statements may be emailed to: LARA-MPSC-edockets@michigan.gov. Statements may be mailed to: Executive Secretary, Michigan Public Service Commission, 7109 West Saginaw Hwy., Lansing, MI 48917.

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

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

The Utility Consumer Representation Fund has been created for the purpose of aiding in the representation of residential utility customers in various Commission proceedings. Contact the Chairperson, Utility Consumer Participation Board, Department of Licensing and Regulatory Affairs, P.O. Box 30004, Lansing, Michigan 48909, for more information.

Jurisdiction is pursuant to 1909 PA 106, as amended, MCL 460.551 et seq.; 1919 PA 419, as amended, MCL 460.54 et seq.; 1939 PA 3, as amended, MCL 460.1 et seq.; 1969 PA 306, as amended, MCL 24.201 et seq.; 1982 PA 304, as amended, MCL 460.6j et seq.; and Parts 1 & 4 of the Michigan Office of Administrative Hearings and Rules, Mich. Admin Code, and R 792.10401 through R 792.10448.

OAKLAND COUNTY

DIA bringing back outdoor art displays for another year

BY MATTHEW FAHR

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The Detroit Institute of Arts has announced the communities in Oakland County participating in Inside|Out 2026.

Now in its 17th year, the program brings reproductions from the DIA's collection to outdoor spaces in Oakland, Wayne, and Macomb counties. Through this program, the DIA invites residents to discover art in new ways, fostering a deeper connection between the museum and its community in the Tri-County area.

"We're looking forward to once again bringing Inside|Out to Oakland County and seeing residents experience the collection in their own backyards," said Julie McFarland, executive director of public affairs and engagement at the DIA. "We hope that seeing art in this way inspires people to visit the museum to experience the original works—and the full breadth of the collection—in person."

The program will bring artwork reproductions to the following communities in Oakland County:

Auburn Hills

Farmington

Groveland Township

Lathrup Village

Lawrence Technological University

Lyon Township

Meadow Brook Hall (Oakland University)

Oakland Community College (all campuses)

Oakland County Parks

Oakland Senior Centers

Oakland Township

Oxford

Walled Lake

Community members can expect to see 120 reproductions throughout he area including Robert S. Duncanson's Ellen's Isle, Loch Katrine, Odilon Redon's Evocation of Butterflies and Claude Monet's Rounded Flower Bed (Corbeille de fleurs).

The Inside|Out program is supported by tri-County millage support and Ford Philanthropy.

For more information, visit https://dia.org/insideout