

# AGENDA



Planning Commission  
Wednesday, April 8, 2026 ❖ 6:00 p.m.

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

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

**1. MEETING CALLED TO ORDER**

**2. ROLL CALL OF PLANNING COMMISSION**

*Welcome, New Planning Commission Member Michelle Case*

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

**4. APPROVAL OF MINUTES** – March 4, 2026

**5. PETITIONERS**

**5a. City-Initiated Rezoning of 3077 Auburn Road**

Public Hearing/Motion - Recommendation to City Council for approval of the Rezoning of 3077 Auburn Road from R-4, One-Family Residential District to D, Downtown District, or any other appropriate zoning district.

**5b. River Bend Townhomes - 3180-3200 Auburn Road**

Public Hearing/Motion - Recommendation to City Council for combined PUD Step One – Qualification / Step Two – Site Plan approval to facilitate the redevelopment of the property to allow the construction of a residential development with 32 townhomes.

**5c. OCC CREST Center Building Addition and Renovations - 2900 Featherstone Road**

Public Hearing/Motion - Recommendation to City Council for Special Land Use Permit, Site Plan, and Tree Removal Permit approval to allow for the expansion and renovation of the CREST Center, new maintenance building, and parking lot improvements.

**5d. FANUC Service First Academy - Parking Lot Expansion - 2630 Featherstone Road**

Public Hearing/Motion - Recommendation to City Council for Site Plan and Tree Removal Permit approval to implement the construction of previously approved landbanked parking spaces.

**5e. Lear Corporation – 3600 Giddings Road**

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.

**5f. Sheetz Auburn Hills – 3880 Lapeer Road**

Public Hearing / Motion - Recommendation to City Council for combined PUD Step One – Qualification / Step Two – Site Plan and Tree Removal Permit approval to facilitate the redevelopment of the property to allow the construction of a gas station with an associated convenience store and quick service restaurant.

**6. UNFINISHED BUSINESS**

**7. NEW BUSINESS**

**8. COMMUNICATIONS**

**9. NEXT SCHEDULED MEETING** – Wednesday, May 6, 2026 at 6:00 p.m. – Council Chamber

**10. ADJOURNMENT**

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

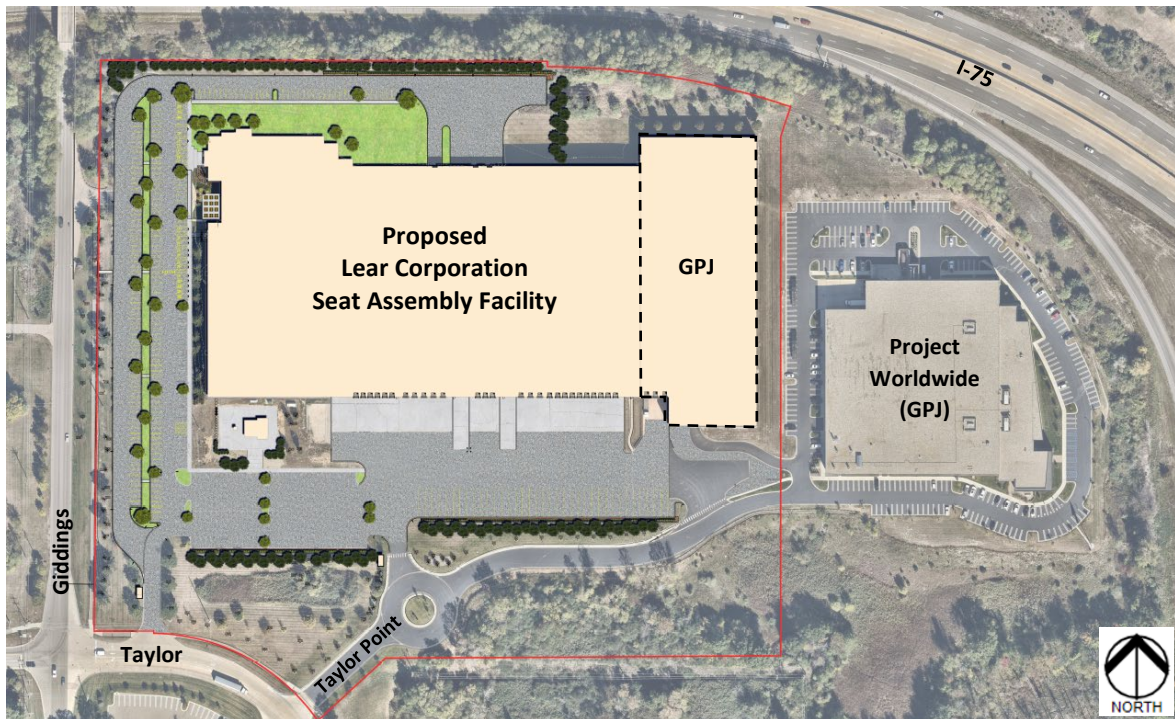
**IMPORTANT NOTICE TO PETITIONERS**

Items will be presented to the City Council on **Monday, April 20, 2026**. It will be necessary for you to have a representative present to answer any questions from the City Council. **CITY COUNCIL WILL NOT ACT ON YOUR ITEM IF YOU OR YOUR REPRESENTATIVE ARE NOT PRESENT.**

**To:** Chairperson Sam Beidoun and the Planning Commission  
**From:** Steven J. Cohen, AICP, Director of Community Development  
**Submitted:** April 2, 2026  
**Subject:** Lear Corporation – 3600 Giddings Road  
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.

### 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 and backstop 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 Drive, utilizing a wall and vegetation*



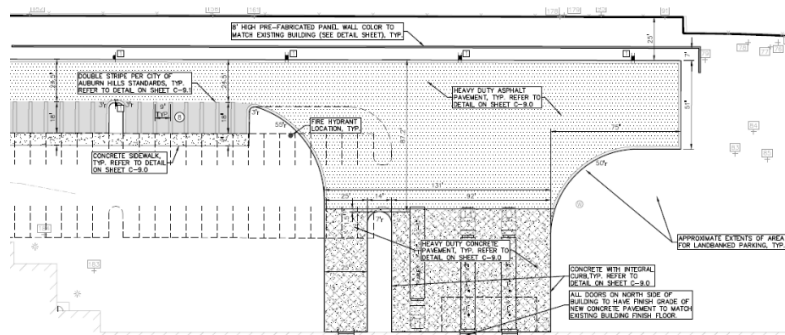
*Rendering showing the screening of the north loading area from I-75, utilizing a wall and vegetation*

**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 Drive, 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)

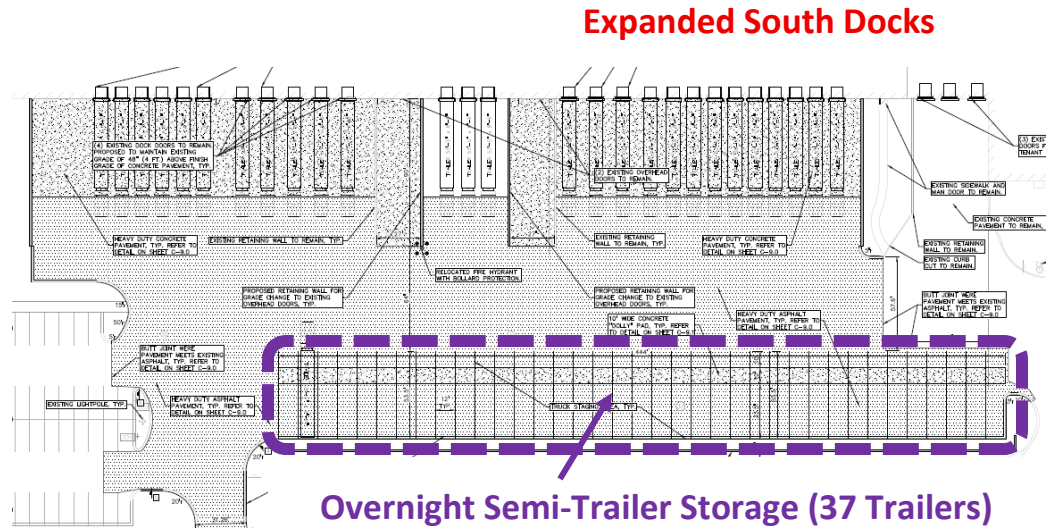


Seat set packaging returned from customer for reuse

**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.*



**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 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 Drive. 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.

**RECOMMENDED ACTION**

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



# DEVELOPMENT APPLICATION

**PLEASE CHECK YOUR REQUESTED REVIEW:**

SITE PLAN

TREE REMOVAL PERMIT

SPECIAL LAND USE PERMIT(S)

LAND DIVISION     LAND EXCHANGE

SUBDIVISION

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

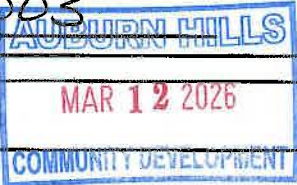
SLU #: \_\_\_\_\_

LD/LE/SUB#: \_\_\_\_\_

RZ#: \_\_\_\_\_

ZBA #: \_\_\_\_\_

PTR#: 260003



<b>PROJECT NAME</b> <u>Lear</u>			
<b>GENERAL PROJECT LOCATION</b> 3600 Giddings Rd Auburn Hills, MI 48326			
<b>PARCEL SIZE</b> 28.34 acres	<b>ZONING</b> T&R	<b>BUILDING SIZE (SQ FT)</b> Lear: 346,182	
<b>PROJECT DESCRIPTION</b> Renovation			
<b>SIDWELL NUMBER(S)</b> #14-01-100-031			
<b>APPLICANT INFORMATION</b>			
<b>NAME</b> Bart Roeser / Westen Price		<b>SIGNATURE</b> <i>Bart Roeser</i>	
<b>BUSINESS NAME</b> Cunningham-Limp (Agent)		<b>ADDRESS</b> 28970 Cabot Dr, Suite 100	
<b>CITY</b> Novi	<b>STATE</b> MI	<b>ZIP</b> 48377	<b>PHONE #</b> 248-202-5054 / 734-664-1662
<b>EMAIL ADDRESS</b> BRoeser@clc.build / WPrice@clc.build			
<b>PROPERTY OWNER(S)</b>			
<b>NAME</b> Nirmal Roy		<b>SIGNATURE</b> <i>Nirmal Roy</i>	
<b>BUSINESS NAME</b> 3600 Giddings LLC (Building Owner)		<b>ADDRESS</b> 660 Steamboat Road, 3rd Floor	
<b>CITY</b> Greenwich	<b>STATE</b> Connecticut	<b>ZIP</b> 06830	<b>PHONE #</b> 203-413-7729
<b>EMAIL ADDRESS</b> Jones@wheelockst.com			

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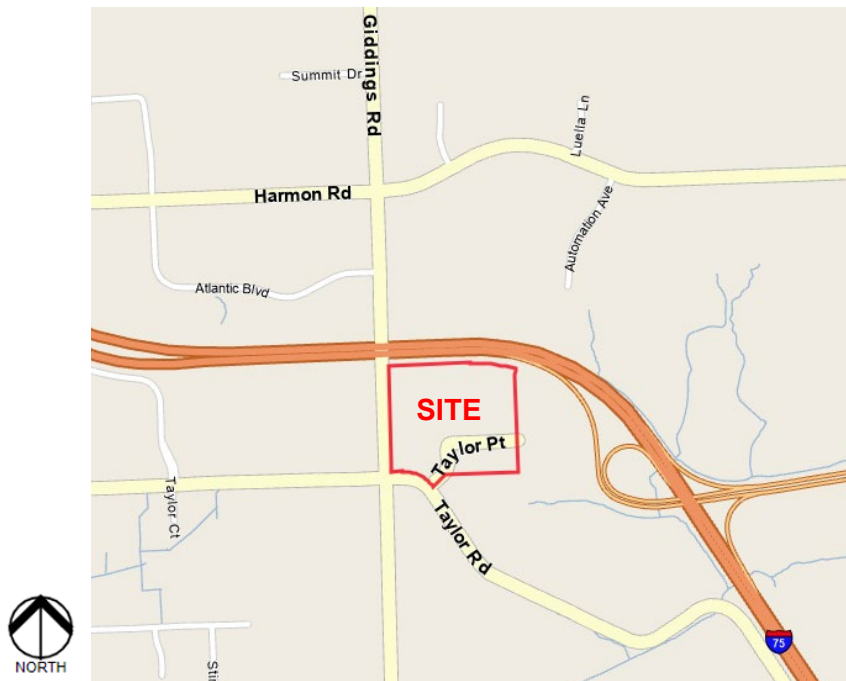
# Planning Commission Public Notice

Meeting Date, Time, and Location:	<b>Wednesday, April 8, 2026 at 6:00 p.m.</b> City of Auburn Hills - City Council Chambers 1827 N. Squirrel Road, Auburn Hills, MI 48326
Project Name:	Lear Corporation
General Property Location:	3600 Giddings Road (Sidwell No. 14-03-451-004)
Applicant:	Bart Roeser – 248-202-5054
Nature of the Request:	Recommendation to City Council for combined PUD Step One – Qualification / Step Two – Site Plan and Tree Removal Permit approval to facilitate the redevelopment of the existing facility to allow the operation of an automotive seating assembly facility with associated outside storage of trailers.
City Staff Contact:	Steven J. Cohen, AICP Director of Community Development - 248-364-6941

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

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

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



**LOCATION MAP**

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

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MaryKate Kirksey for Hannah Driesenga, P.E.



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

cc: File

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**POLICE DEPARTMENT**  
1899 North Squirrel Road  
Auburn Hills, MI 48326

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## MEMORANDUM

**TO:** Steve Cohen, Director of Community Development  
**FROM:** Michelle Hesse, Lieutenant  
**DATE:** March 30, 2026  
**SUBJECT:** Lear PUD

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I have reviewed the site plan for the Lear Corporation site renovation. The police department has no objections to the project as presented in the site plan.



# AUBURN HILLS FIRE DEPARTMENT



## Official Memorandum

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To: Steve Cohen, City Planner/Director of Community Development  
From: Fred Solomon, Fire Inspector  
Date: March 30, 2026  
Re: Site Plan Review

PROJECT: Lear, 3600 Giddings

XXX	Approved	
	Approved	Subject to the following revisions:
	Denied	

No Comments

Fred Solomon  
Fire Inspector  
Auburn Hills Fire Department

March 31, 2026

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

Subject: Lear Project, 3600 Giddings Road, Auburn Hills, MI

Dear Mr. Cohen,

The submittals regarding the above-mentioned project have been reviewed and site conditions verified. The Woodlands Ordinance will be satisfied by planting according to the proposed plans. See tree detail chart below for tree inventory, removal and replacement tree requirements.

**TREE DATA TABLE**

DESCRIPTION	TOTAL TREES	Required/REPLACEMENT TREES
Total Trees Surveyed	307	
Removed Regulated Trees	73	73
Removed Landmark Trees	0	0
<b>TOTAL Required Replacement Trees</b>		<b>73 Trees</b>

There are 73 regulated trees to be removed for this project, none are Landmark trees. The landscape plans provide 132 trees and satisfies City Ordinances' replacement requirements for regulated & removed trees.

This project is approved based on site conditions and accompanying landscape plans.

Best regards,

  
Julie Stachecki  
City of Auburn Hills Woodland Consultant





March 11, 2026

**RE: Citizens Participation Letter  
Lear Corporation, 3600 Giddings Road, Auburn Hills, MI**

Dear Neighbor:

In accordance with the City of Auburn Hills' Citizen Participation Ordinance, we are notifying you on behalf of our client, Lear Corporation, that a development application has been submitted to the City to renovate and improve the current site and building located at 3600 Giddings Road.

Lear Corporation is a Tier 1 supplier that provides vehicle seats, seat parts, electrical systems, and electronics to automakers around the world.

Our company plans to renovate the inside of the building and make improvements to the outside of the site at 3600 Giddings Road for Lear. 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.

This project has been designed to look attractive and to fit well with its industrial neighbors along Giddings and Taylor Roads. When the renovations are complete, the facility is expected to create about 400 new jobs, with employees working in two shifts.

The City of Auburn Hills Planning Commission is scheduled to review the development application on April 8, 2026. If you have any questions, concerns, or comments, please do not hesitate to contact me at 248-489-2300. If you wish to speak to a City representative, please contact Steve Cohen, Director of Community Development, at 248-364-6941.

Sincerely,

Nick Devlin  
Senior Estimator  
Cunningham-Limp



LOCATION MAP





March 31, 2026

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

**RE: Citizens Participation Letter  
Lear  
3600 Giddings Road**

Dear Mr. Cohen:

On March 12, 2026, 37 letters were sent out to neighboring residents regarding the Lear project based off the list provided by your office. As of this date, no responses or calls have been received regarding this CP letter.

Sincerely,

Nick Devlin  
Senior Estimator  
Cunningham-Limp



**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 20<sup>th</sup>, 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 2007 of 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 50<sup>th</sup> 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: [Signature]

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.

[Signature: Lydia E. Quane]  
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:
<b>Outbound Trucks per Day (Average):</b>	<b>10</b>	Inclusive of Both Shifts, 17 Hours Total
<i>From 3600 Giddings to Orion Plant</i>		
Trucks per Hour Rate	0.59	
Shift 1 Outbound Trucks per Day:	5	
Shift 2 Outbound Trucks per Day:	5	
<b>Inbound Trucks per Day (Average):</b>	<b>14</b>	Inclusive of Both Shifts, 17 Hours Total
<i>Various Locations (I-75 to 3600 Giddings)</i>		
Shift 1 Inbound Trucks per Day:	8	
Shift 2 Inbound Trucks per Day:	6	
<b>Average Total Trucks per Day:</b>	<b>24</b>	<b>Inbound and Outbound</b>
<b>Average Trucks per Hour During Operation:</b>	<b>1.41</b>	Less than 2 Per Hour During 17 Hour Operation



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.



### 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 Stretch 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:
<b>Outbound Trucks per Day (Average):</b>	<b>10</b>	Inclusive of Both Shifts, 17 Hours Total
<i>From 3600 Giddings to Orion Plant</i>		
Trucks per Hour Rate	0.59	
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<b>Inbound Trucks per Day (Average):</b>	<b>14</b>	Inclusive of Both Shifts, 17 Hours Total
<i>Various Locations (I-75 to 3600 Giddings)</i>		
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Shift 2 Inbound Trucks per Day:	6	
Average Total Trucks per Day:	<b>24</b>	<b>Inbound and Outbound</b>
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.

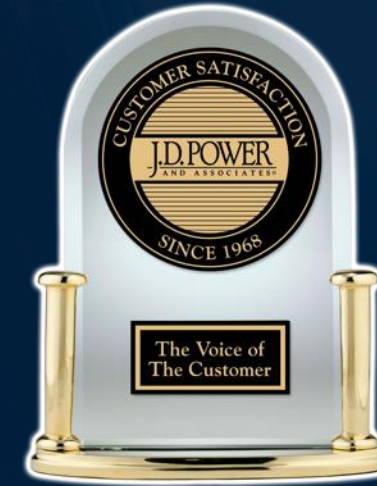
Lear has been a key seat supplier for GM's full-size trucks for more than 44 years

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<sup>SM</sup> — 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



32nd annual  
**supplier**  
of the **year**



# GM / Lear Current North American Footprint



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



# Lear Facility Launch Overview CY'18- CY'24

**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



**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 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

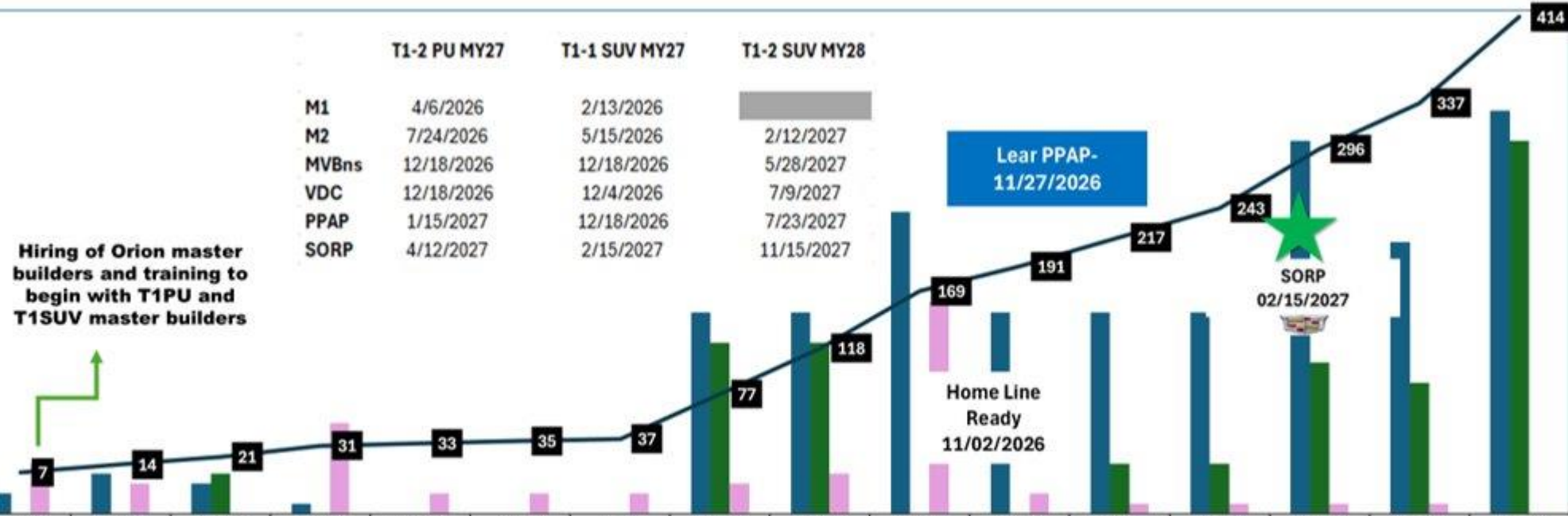
# Lear Auburn Hills Hiring Details

**Hiring Curve / Headcount Summary**

■ New JIT Direct ■ New JIT Indirect ■ Salary — Total HC

Head Count by Category

Total Head Count



	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 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 Outbound Shipments



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



Seat set packaging returned from  
customer for reuse

# 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 Trailer Queuing Area

Lear Yard Mule Moving Trailer



Over-the-Road Cab Moving Trailer





Lear Corporation  
March, 2026

0 30 60 120  
Scale: 1" = 60'



PEA  
GROUP

SITE VIEW MAP



Proposed Exterior Perspective Image for:

**Lear Corporation**



Community Planning  
Building Better Communities

**F.A.studio**

design to inspire



Proposed Exterior Perspective Image for:

**Lear Corporation**



Community Planning  
Building Better Communities

**F.A.studio**

design to inspire



A

Proposed Exterior Perspective Image for:

**Lear Corporation**



Community Planning  
Building Better Communities

**F.A.studio**

design to inspire



B

Proposed Exterior Perspective Image for:

**Lear Corporation**



Community Planning  
Building Better Communities

**F.A.studio**  
design to inspire



B

Proposed Exterior Perspective Image for:

**Lear Corporation**



Community Planning  
Building Better Communities

**F.A.studio**  
design to inspire

Proposed screen wall color to mach existing building siding



STEP I AND II PUD APPROVAL DRAWINGS

# LEAR

3600 GIDDINGS ROAD  
AUBURN HILLS, OAKLAND COUNTY, MI



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, 428.66 FEET; THENCE S18°19'56"W, 54.48 FEET; THENCE S00°00'00"W, 897.16 FEET; THENCE S88°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 ROB GIDDINGS ROAD, LLC, A MICHIGAN LIMITED LIABILITY COMPANY AND GEORGE P. JOHNSON COMPANY, A MICHIGAN CORPORATION, DATED DECEMBER 31, 2020 AND RECORDED JANUARY 26, 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.

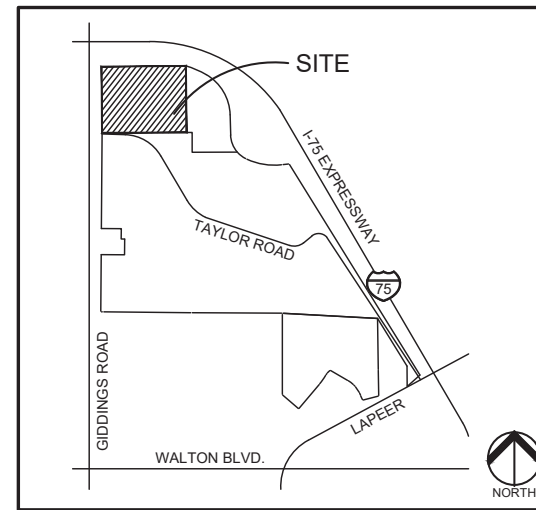
**SITE ACCESS AND CIRCULATION:**

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

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
PFP-2A	ARCHITECTURAL PLANS OVERALL FIRST FLOOR PLAN
PFP-2B	OVERALL SECOND FLOOR PLAN
PFP-1B	ELEVATIONS

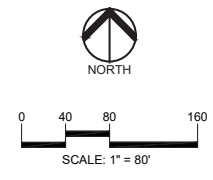
**DESIGN TEAM**

<b>DEVELOPER</b>	<b>CIVIL ENGINEER</b>
CUNNINGHAM-LIMP 28970 CABOT DRIVE, SUITE 100 NOVI, MI 48377 CONTACT: NICK DEVLIN PHONE: 248.318.7438 EMAIL: NDEVLIN@CLC.BUILD	PEA GROUP 1849 POND RUN AUBURN HILLS, MI 48326 CONTACT: JAMES P. BUTLER, PE PHONE: 844.813.2949 EMAIL: JBUTLER@PEAGROUP.COM
<b>ARCHITECT</b>	<b>LANDSCAPE ARCHITECT</b>
FA STUDIO 26261 EVERGREEN ROAD, SUITE 123 SOUTHFIELD, MI 48076 CONTACT: BRIAN LIMING, AIA PHONE: 248.217.7268 EMAIL: BLIMING@FA.STUDIO	PEA GROUP 7927 NEMCO WAY, STE. 115 BRIGHTON, MI 48116 CONTACT: JANET EVANS, PLA PHONE: 844.813.2949 EMAIL: JEVANS@PEAGROUP.COM

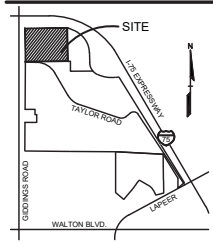


REVISIONS	
DESCRIPTION	DATE
ORIGINAL ISSUE DATE	3/19/2026
CITY COMMENTS	3/30/2026

NOT FOR CONSTRUCTION



**CAUTION!**  
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CLIENT  
**CUNNINGHAM-LIMP COMPANY**  
28970 CABOT DRIVE, SUITE: 100  
NORWICH, 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**

**LEGEND:**

-OH-ELEC-W-O-	EX. OH. ELEC. POLE & GUY WIRE
-UG-CATV-	EX. U.G. CABLE TV & PEDESTAL
-UG-COMM-	EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
-UG-ELEC-MH-	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

**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

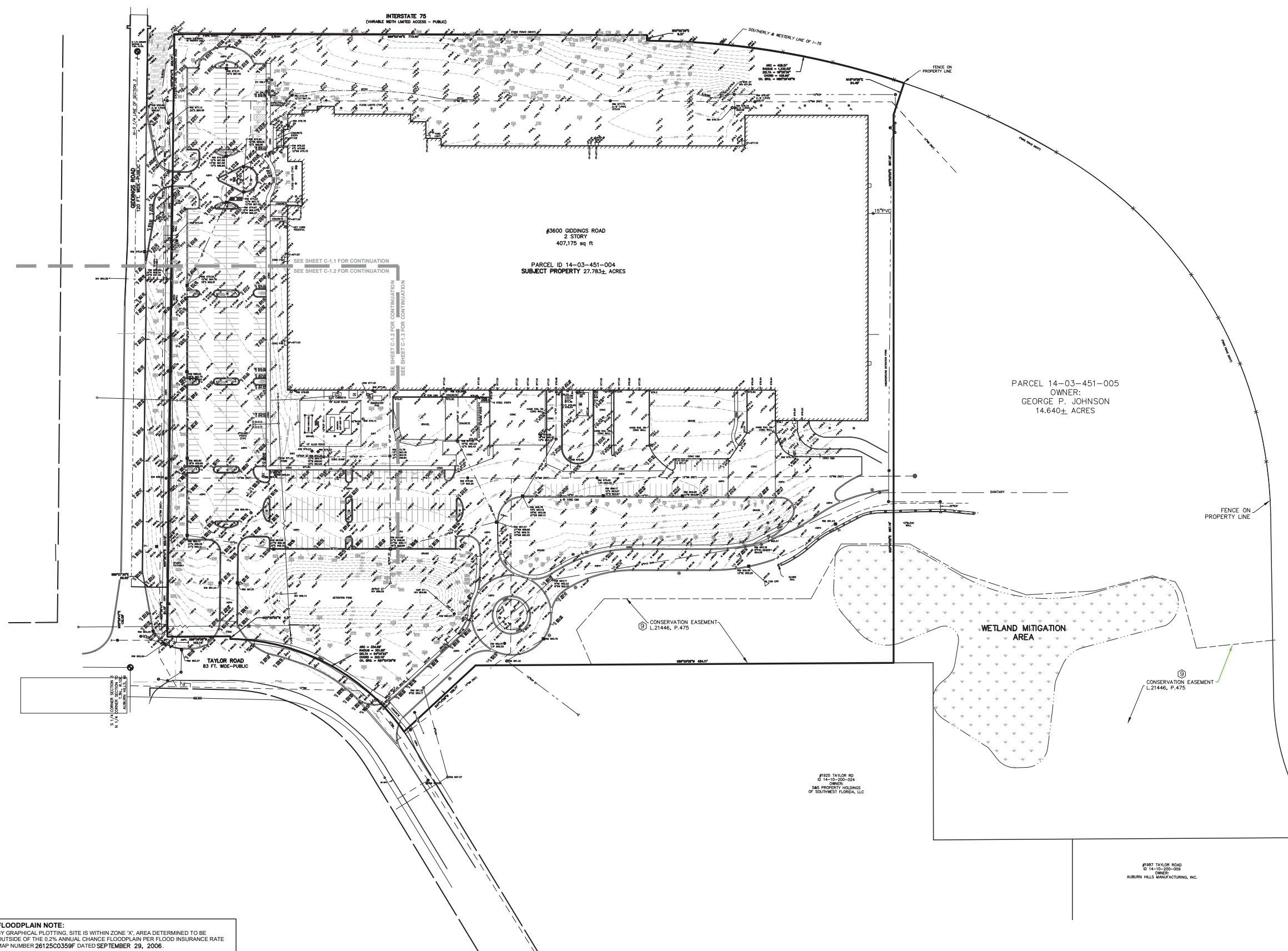
LAND SITUATED IN THE CITY OF AUBURN HILLS IN THE COUNTY OF OAKLAND IN THE STATE OF MICHIGAN  
LAND IN PART OF THE SOUTHEAST QUARTER OF SECTION 3, AND PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWN 3 NORTH, RANGE 10 EAST, CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN; BEING MORE PARTICULARLY DESCRIBED 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, 80.00 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, 805.15 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°52'48"E, 773.40 FEET; 2) THENCE S00°02'38"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 S89°39'48"E, 426.96 FEET; THENCE S18°19'56"W, 54.48 FEET; THENCE S00°00'00"W, 807.16 FEET; THENCE S89°30'08"W, 684.11 FEET; THENCE S47°14'58"W, 159.71 FEET TO A POINT ON THE NORTH-WESTERLY LINE OF TAYLOR ROAD (83' WIDE); THENCE ALONG SAID NORTH-WESTERLY 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.

**BENCHMARKS:**  
(NAVD88)

BM#300	MAG NAIL & WASHER 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 185 FEET SOUTH AND 280 FEET SW OF THE NW BLDG COR #3600 GIDDINGS. ELEV. - 970.99



S:\PROJECTS\2026\06-2026\02-LEAR\DWG\26-0057\TOPO\C-1\TOPO-C-1-01.DWG DATE: 03/07/2026 4:34 PM BY: JPB

**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**

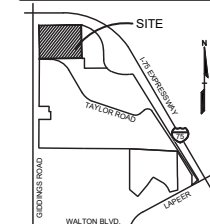




0 15 30 60  
 SCALE: 1" = 30'



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CLIENT  
**CUNNINGHAM-LIMP COMPANY**  
 28970 CABOT DRIVE, SUITE: 100  
 NOW, MICHIGAN 48317

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

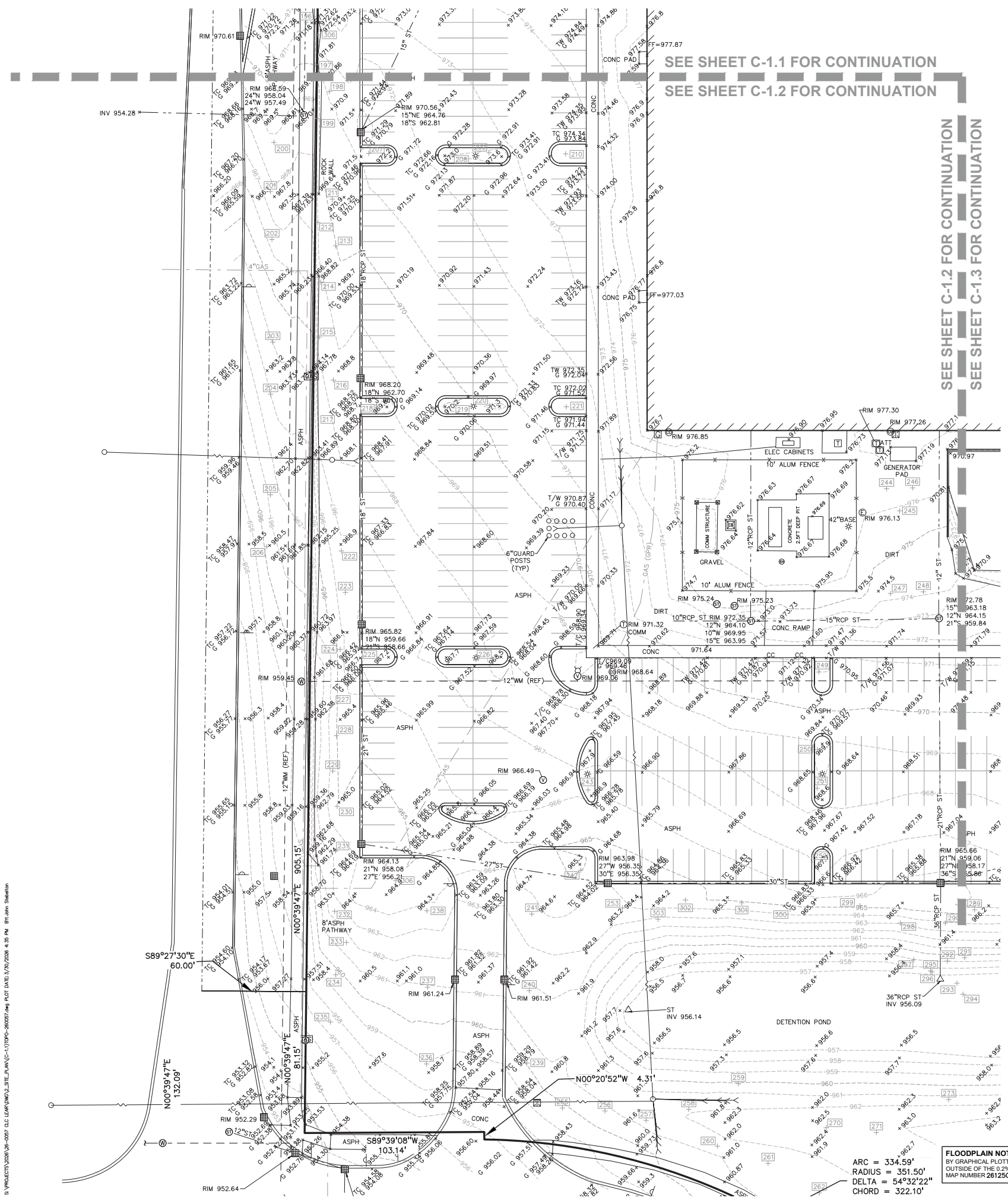
P.M. JPB  
 DN. JKS  
 DES. JKS

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



**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 SOUTHWEST QUARTER CORNER OF SAID 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  $N00^{\circ}39'47''E$  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  $S89^{\circ}27'30''E$ , 60.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID GIDDINGS ROAD TO THE POINT OF BEGINNING; THENCE  $N00^{\circ}39'47''E$ , 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)  $S89^{\circ}52'46''E$ , 773.40 FEET; 2) THENCE  $S00^{\circ}02'36''E$ , 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  $18^{\circ}23'36''$ ; AND A CHORD BEARING  $S80^{\circ}39'48''E$ , 426.66 FEET; THENCE  $S18^{\circ}19'56''W$ , 54.48 FEET; THENCE  $S00^{\circ}00'00''W$ , 897.16 FEET; THENCE  $S89^{\circ}39'08''W$ , 684.11 FEET; THENCE  $S47^{\circ}14'58''W$ , 159.71 FEET TO A POINT ON THE NORTHWESTERLY LINE OF TAYLOR ROAD (85' 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  $54^{\circ}32'22''$ ; AND A CHORD BEARING  $N61^{\circ}38'39''W$ , 322.10 FEET; THENCE  $N00^{\circ}20'52''W$ , 4.31 FEET; THENCE  $S89^{\circ}39'08''W$ , 103.14 FEET; THENCE  $N00^{\circ}39'47''E$ , 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, 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.

**BENCHMARKS:**  
 (NAVD88)  
 BM3000  
 MAG NAIL & WASHER 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  
 BM3001  
 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.

ARC = 334.59'  
 RADIUS = 351.50'  
 DELTA =  $54^{\circ}32'22''$   
 CHORD = 322.10'

- LEGEND:**
- OH-ELEC-W-O- EX. OH. ELEC. POLE & GUY WIRE
  - UG-CATV- EX. U.G. CABLE TV & PEDESTAL
  - UG-COMM- EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
  - UG-ELEC- EX. U.G. ELEC. MANHOLE, METER & HANDHOLE
  - - - EX. GAS LINE
  - ⊙ EX. GAS VALVE & GAS LINE MARKER
  - ⊠ EX. TRANSFORMER & IRRIGATION VALVE
  - EX. WATER MAIN
  - ⊕ EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
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  - EX. SANITARY SEWER
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  - EX. COMBINED SEWER MANHOLE
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  - ⊙ EX. CLEANOUT & MANHOLE
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  - EX. TREE TAG, & TREE LINE
  - ⊙ EX. SPOT ELEVATION
  - - - EX. CONTOUR
  - EX. WETLAND
  - ⊙ IRON FOUND / SET
  - ⊙ NAIL FOUND / NAIL & CAP SET
  - ⊙ BRASS PLUG SET
  - ⊙ MONUMENT FOUND / SET
  - ⊙ SECTION CORNER FOUND
  - ⊙ RECORDED / MEASURED / CALCULATED
  - ⊙ GNSS GLOBAL NAVIGATION SATELLITE SYSTEM

**NOT FOR CONSTRUCTION**

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

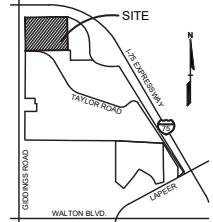
PARCEL ID 14-03-451-004  
SUBJECT PROPERTY 27.783± ACRES



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SCALE: 1" = 30'

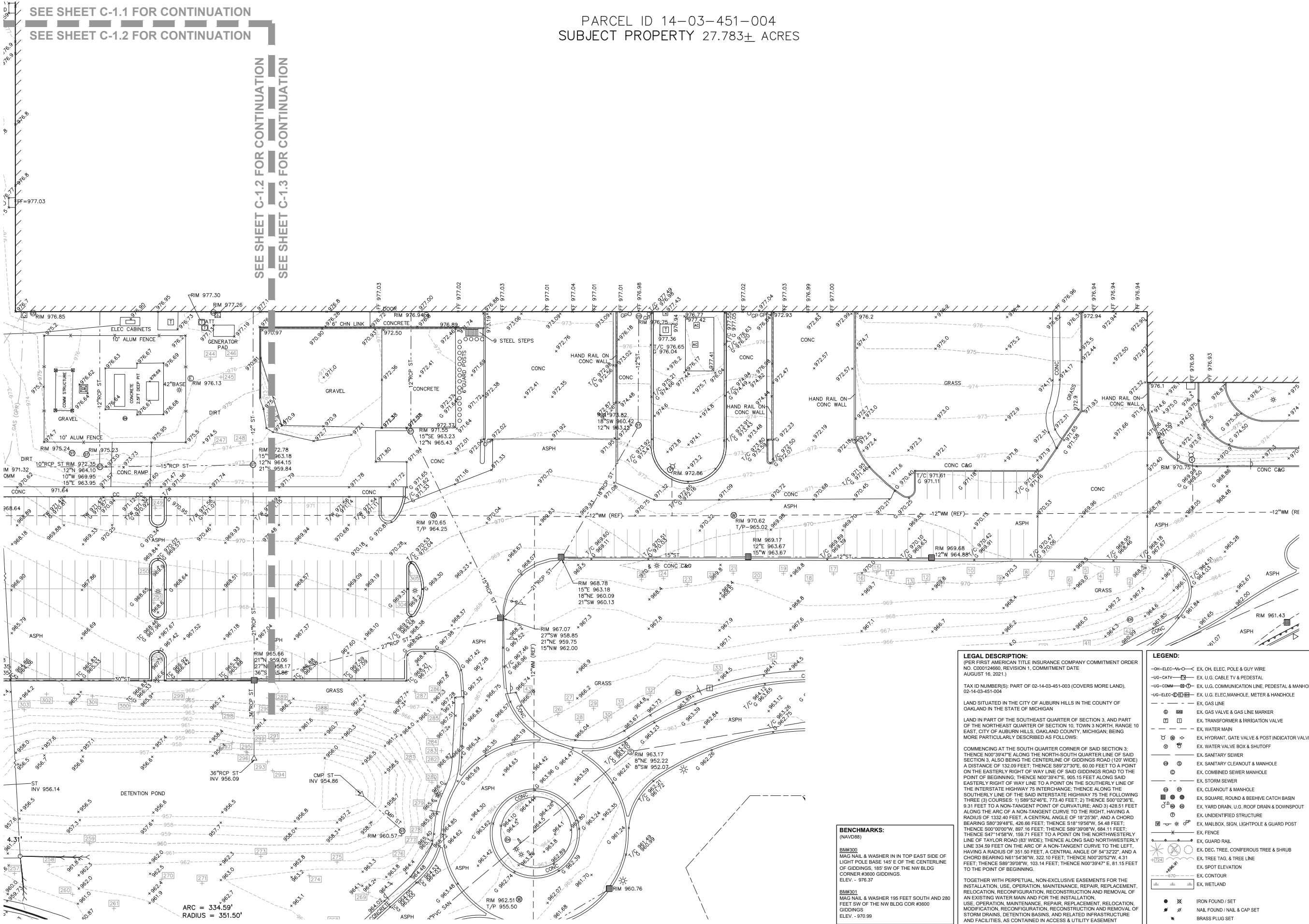


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CLIENT  
**CUNNINGHAM-LIMP COMPANY**  
28970 CABOT DRIVE, SUITE: 100  
NORWICH, MICHIGAN 48377

PROJECT TITLE  
**LEAR**  
3600 GIDDINGS ROAD  
AUBURN HILLS, MI



**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 SOUTHWEST 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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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.

**BENCHMARKS:**  
(NAVD88)  
BM9000  
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  
BM9001  
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.

- LEGEND:**
- OH-ELEC-W-C- 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
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  - ⊡ ⊡ EX. WATER MAIN
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  - ⊕ ⊕ EX. WATER VALVE BOX & SHUTOFF
  - ⊖ ⊖ EX. SANITARY SEWER
  - ⊗ ⊗ EX. SANITARY CLEANOUT & MANHOLE
  - ⊘ ⊘ EX. COMBINED SEWER MANHOLE
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  - ⊞ ⊞ R M C
  - ⊟ ⊟ GNS

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**

NOT FOR CONSTRUCTION

**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.

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

**SITE DATA TABLE:**

SITE AREA: 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

LEARNING 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

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

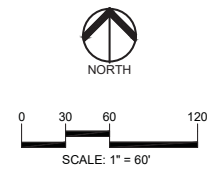
LAND IN PART OF THE SOUTHEAST QUARTER OF SECTION 3, AND PART OF THE NORTHEAST QUARTER OF SECTION 10, TOWN 3 NORTH, RANGE 10 EAST, CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 S88°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.

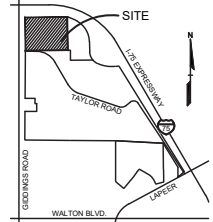
TOGETHER WITH PERPETUAL, NON-EXCLUSIVE EASEMENTS FOR THE INSTALLATION, USE, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, RELOCATION, RECONFIGURATION, RECONSTRUCTION AND REMOVAL OF AN EXISTING WATER MAIN AND FOR THE INSTALLATION, USE, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, RELOCATION, MODIFICATION, RECONFIGURATION, RECONSTRUCTION AND REMOVAL OF STORM DRAIN, DETENTION BASIN, AND RELATED INFRASTRUCTURE AND FACILITIES, AS CONTAINED IN ACCESS & UTILITY EASEMENT AGREEMENT BY AND BETWEEN ROB GIDDINGS ROAD, LLC, A MICHIGAN LIMITED LIABILITY COMPANY AND GEORGE P. JOHNSON, 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.S. CABLE TV & PEDESTAL
  - EX. U.S. COMMUNICATION LINE, PEDESTAL & MANHOLE
  - EX. U.S. ELEC. MANHOLE, METER & HANDHOLE
  - EX. GAS LINE
  - EX. GAS VALVE & GAS LINE MARKER
  - EX. TRANSFORMER & IRRIGATION VALVE
  - EX. WATER MAIN
  - EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
  - EX. WATER VALVE BOX & SHUTOFF
  - EX. SANITARY SEWER
  - EX. SANITARY CLEANOUT & MANHOLE
  - EX. COMBINED SEWER MANHOLE
  - EX. STORM SEWER
  - EX. CLEANOUT & MANHOLE
  - EX. SQUARE, ROUND & BEEHIVE CATCH BASIN
  - EX. YARD DRAIN, U.G. ROOF DRAIN & DOWNSPOUT
  - EX. UNIDENTIFIED STRUCTURE
  - EX. MAILBOX, SIGN, LIGHTPOLE & GUARD POST
  - EX. FENCE
  - EX. GUARD RAIL
  - EX. DEC. TREE, CONIFEROUS TREE & SHRUB
  - EX. TREE TAG & TREE LINE
  - EX. SPOT ELEVATION
  - EX. CONTOUR
  - EX. WETLAND
  - IRON FOUND / SET
  - NAIL FOUND / NAIL & CAP SET
  - BRASS PLUG SET
  - MONUMENT FOUND / SET
  - SECTION CORNER FOUND
  - RECORDED / MEASURED / CALCULATED
  - GNSS
  - GLOBAL NAVIGATION SATELLITE SYSTEM

**PEA GROUP**  
t: 844.813.2949  
www.peagroup.com



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

PROJECT TITLE  
**LEAR**  
3600 GIDDINGS ROAD  
AUBURN HILLS, MI

**REVISIONS**

CITY COMMENTS	DATE
3-30-26	

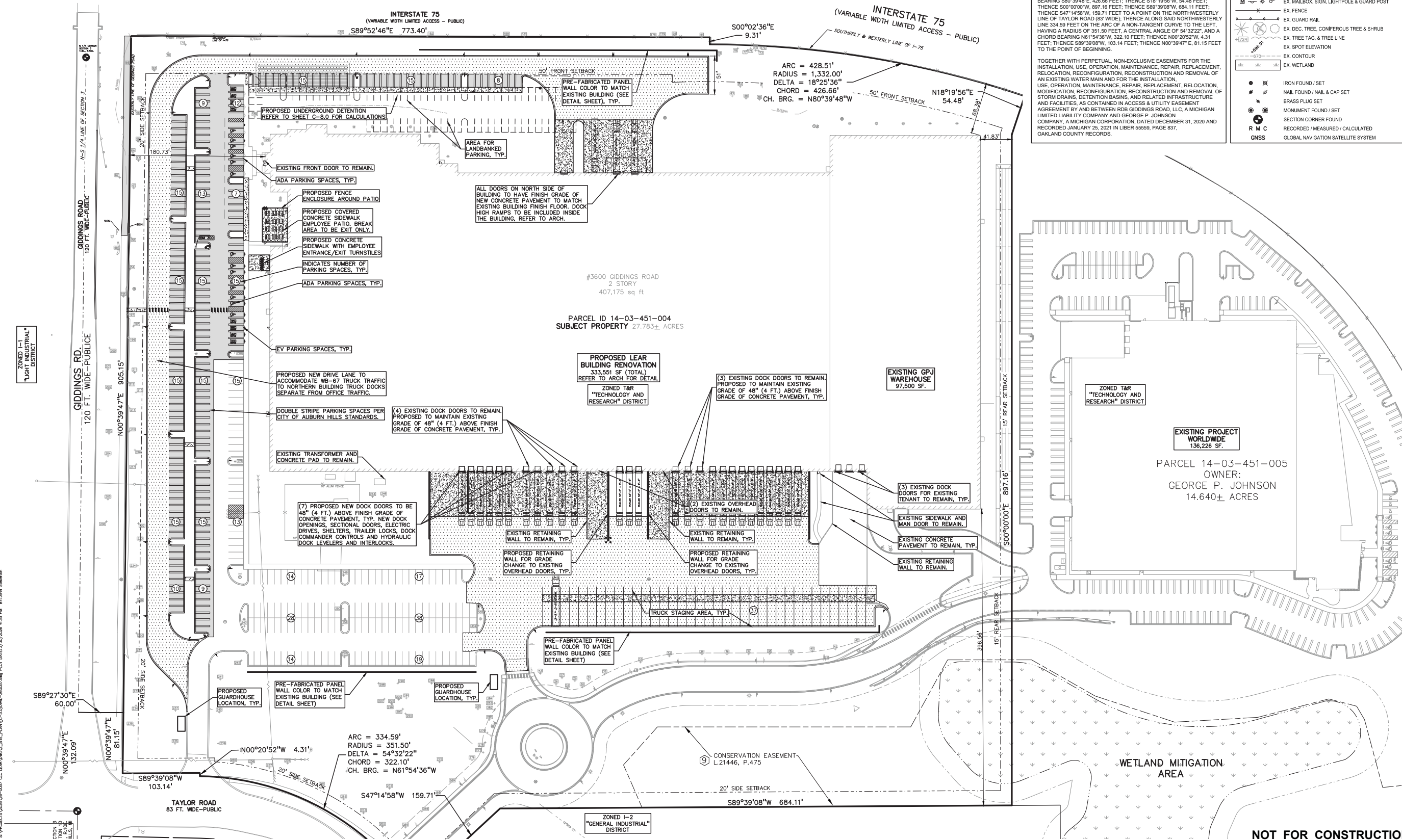
ORIGINAL ISSUE DATE:  
MARCH 19, 2026

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**

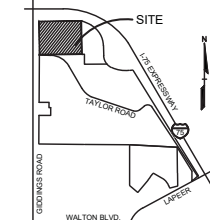
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0 15 30 60  
SCALE: 1" = 30'



**CAUTION!**  
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CLIENT  
**CUNNINGHAM-LIMP COMPANY**  
28970 CABOT DRIVE, SUITE: 100  
NORWICH, MICHIGAN 48877

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**

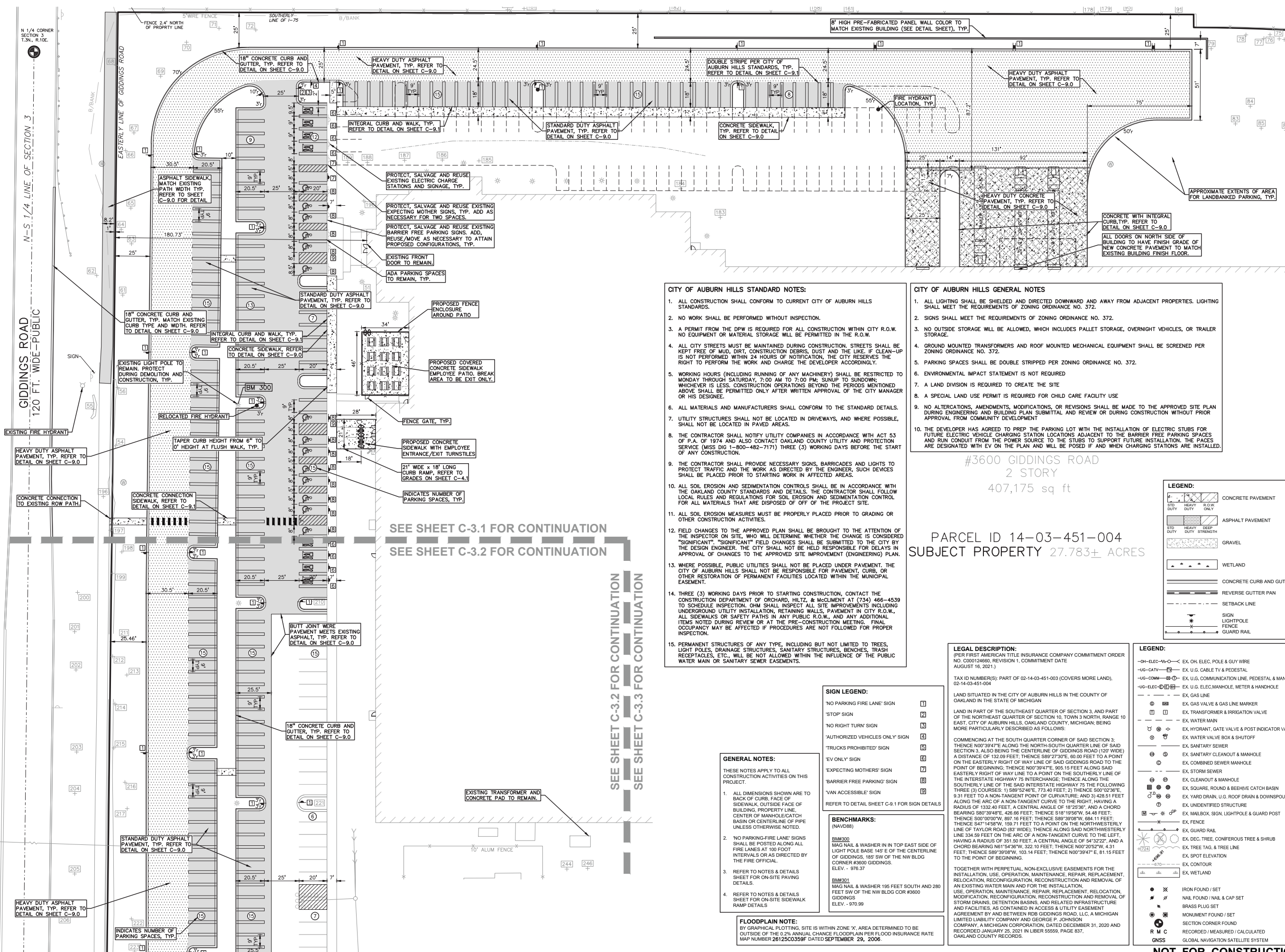
PEA JOB NO. 26-0057

P.M. JPB

DN. JKS

DES. JKS

DRAWING NUMBER:  
**C-3.1**



- CITY OF AUBURN HILLS STANDARD NOTES:**
- ALL CONSTRUCTION SHALL CONFORM TO CURRENT CITY OF AUBURN HILLS STANDARDS.
  - NO WORK SHALL BE PERFORMED WITHOUT INSPECTION.
  - A PERMIT FROM THE DPW IS REQUIRED FOR ALL CONSTRUCTION WITHIN CITY R.O.W. NO EQUIPMENT OR MATERIAL STORAGE WILL BE PERMITTED IN THE R.O.W.
  - ALL CITY STREETS MUST BE MAINTAINED DURING CONSTRUCTION. STREETS SHALL BE KEPT FREE OF MUD, DIRT, CONSTRUCTION DEBRIS, DUST AND THE LIKE. IF CLEAN-UP IS NOT PERFORMED WITHIN 24 HOURS OF NOTIFICATION, THE CITY RESERVES THE RIGHT TO PERFORM THE WORK AND CHARGE THE DEVELOPER ACCORDINGLY.
  - WORKING HOURS (INCLUDING RUNNING OF ANY MACHINERY) SHALL BE RESTRICTED TO MONDAY THROUGH SATURDAY, 7:00 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.
  - ALL MATERIALS AND MANUFACTURERS SHALL CONFORM TO THE STANDARD DETAILS.
  - UTILITY STRUCTURES SHALL NOT BE LOCATED IN DRIVEWAYS, AND WHERE POSSIBLE, SHALL NOT BE LOCATED IN AREAS.
  - 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.
  - THE CONTRACTOR SHALL PROVIDE NECESSARY SIGNS, BARRICADES AND LIGHTS TO PROTECT TRAFFIC AND THE WORK AS DIRECTED BY THE ENGINEER, SUCH DEVICES SHALL BE PLACED PRIOR TO STARTING WORK IN AFFECTED AREAS.
  - ALL SOIL EROSION AND SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE OAKLAND COUNTY STANDARDS AND DETAILS. THE CONTRACTOR SHALL FOLLOW LOCAL RULES AND REGULATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL FOR ALL MATERIALS THAT ARE DISPOSED OF OFF OF THE PROJECT SITE.
  - ALL SOIL EROSION MEASURES MUST BE PROPERLY PLACED PRIOR TO GRADING OR OTHER CONSTRUCTION ACTIVITIES.
  - FIELD CHANGES TO THE APPROVED PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE INSPECTOR ON SITE, WHO WILL DETERMINE WHETHER THE CHANGE IS CONSIDERED "SIGNIFICANT". "SIGNIFICANT" FIELD CHANGES SHALL BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER. THE CITY SHALL NOT BE HELD RESPONSIBLE FOR DELAYS IN APPROVAL OF CHANGES TO THE APPROVED SITE IMPROVEMENT (ENGINEERING) PLAN.
  - WHERE POSSIBLE, PUBLIC UTILITIES SHALL NOT BE PLACED UNDER PAVEMENT. THE CITY OF AUBURN HILLS SHALL NOT BE RESPONSIBLE FOR PAVEMENT, CURB, OR OTHER RESTORATION OF PERMANENT FACILITIES LOCATED WITHIN THE MUNICIPAL EASEMENT.
  - 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.
  - 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:**
- ALL LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES. LIGHTING SHALL MEET THE REQUIREMENTS OF ZONING ORDINANCE NO. 372.
  - SIGNS SHALL MEET THE REQUIREMENTS OF ZONING ORDINANCE NO. 372.
  - NO OUTSIDE STORAGE WILL BE ALLOWED, WHICH INCLUDES PALLET STORAGE, OVERNIGHT VEHICLES, OR TRAILER STORAGE.
  - GROUND MOUNTED TRANSFORMERS AND ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED PER ZONING ORDINANCE NO. 372.
  - PARKING SPACES SHALL BE DOUBLE STRIPPED PER ZONING ORDINANCE NO. 372.
  - ENVIRONMENTAL IMPACT STATEMENT IS NOT REQUIRED.
  - A LAND DIVISION IS REQUIRED TO CREATE THE SITE.
  - A SPECIAL LAND USE PERMIT IS REQUIRED FOR CHILD CARE FACILITY USE.
  - 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.
  - THE DEVELOPER HAS AGREED TO PREP THE PARKING LOT WITH THE INSTALLATION OF ELECTRIC STUBS FOR FUTURE ELECTRIC VEHICLE CHARGING STATION LOCATIONS ADJACENT TO THE BARRIER FREE PARKING SPACES AND RUN CONDUIT FROM THE POWER SOURCE TO THE STUBS TO SUPPORT FUTURE INSTALLATION. THE SPACES ARE DESIGNATED WITH EV ON THE PLAN AND WILL BE POSED IF AND WHEN CHARGING STATIONS ARE INSTALLED.

#3600 GIDDINGS ROAD  
2 STORY  
407,175 sq ft  
PARCEL ID 14-03-451-004  
SUBJECT PROPERTY 27.783± ACRES

**LEGEND:**

	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	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 SOUTHWEST 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°52'40"E, 773.40 FEET; 2) THENCE S00°02'00"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°23'36", 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 (85' 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°38'30"W, 322.10 FEET; THENCE N00°20'57"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.

**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

**BENCHMARKS:**  
(NAVD83)

BM#300 MAG NAIL & WASHER IN IN TOP EAST SIDE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.	ELEV. - 976.37
BM#301 MAG NAIL & WASHER 195 FEET SOUTH AND 280 FEET SW OF THE NW BLOC COR #3600 GIDDINGS	ELEV. - 970.99

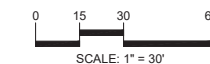
**GENERAL NOTES:**  
THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT:  
1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, PROPERTY LINE, CENTER OF MANHOLE/CATCH BASIN OR CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.  
2. 'NO PARKING-FIRE LANE' SIGNS 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.

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

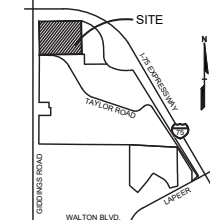
SEE SHEET C-3.1 FOR CONTINUATION  
SEE SHEET C-3.2 FOR CONTINUATION

SEE SHEET C-3.2 FOR CONTINUATION  
SEE SHEET C-3.3 FOR CONTINUATION

S:\PROJECTS\2026-08-0007 - C.C. LEAR\DWG\26\_PLMN\C-3.1\_Prelim-Dimension-Plan\_PLOT DATE: 4/7/2026 8:11 AM BR: John Sebastian



**CAUTION!**  
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**CLIENT**  
**CUNNINGHAM-LIMP COMPANY**  
 28970 CABOT DRIVE, SUITE: 100  
 NOKW, MICHIGAN 48317

**PROJECT TITLE**  
**LEAR**  
 3600 GIDDINGS ROAD  
 AUBURN HILLS, MI

**REVISIONS**

CITY COMMENTS	DATE
3-30-26	

**ORIGINAL ISSUE DATE:**  
 MARCH 19, 2026

**DRAWING TITLE**  
**PRELIMINARY DIMENSION PLAN - SOUTHWEST**

**PEA JOB NO.** 26-0057

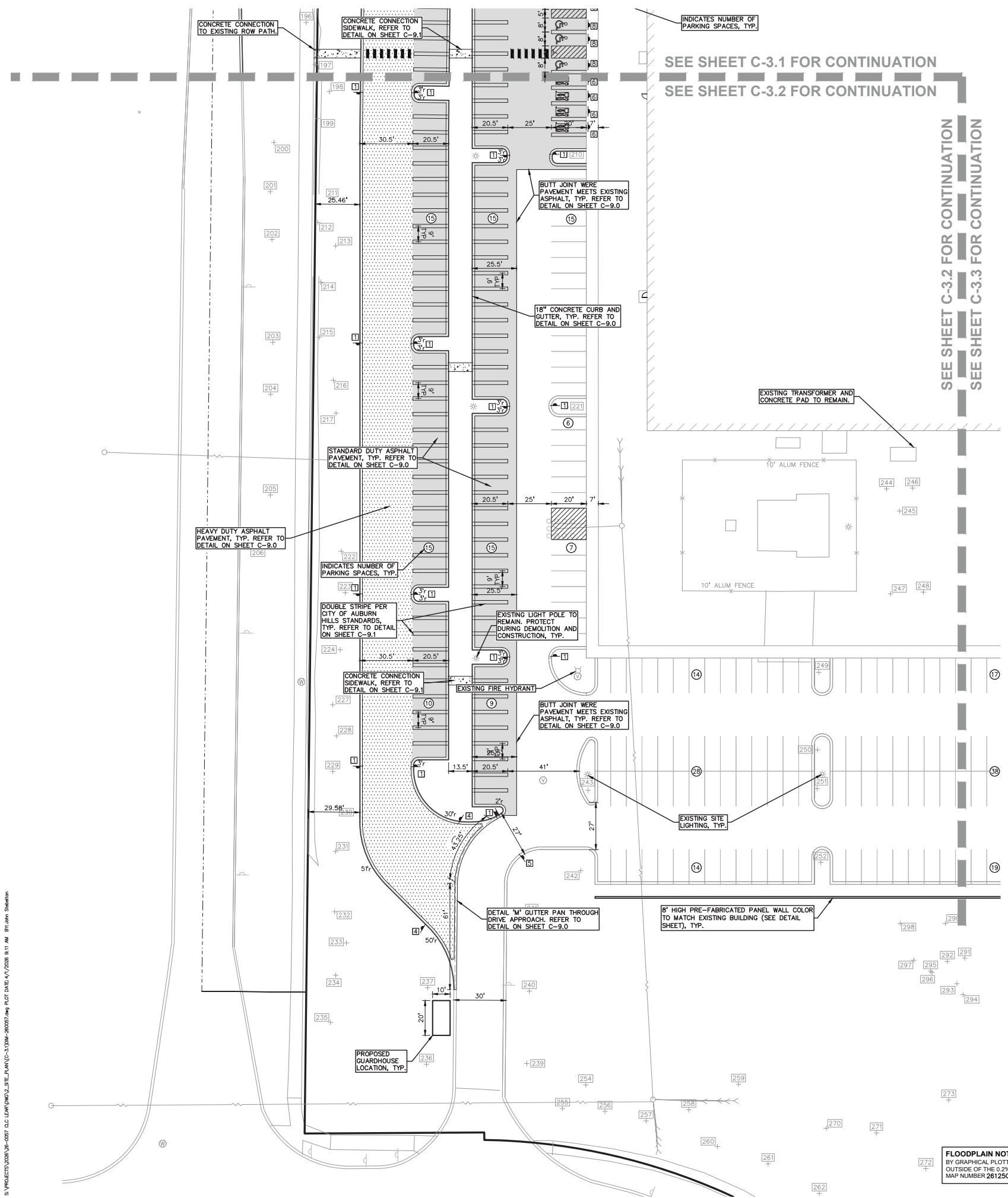
**P.M.** JPB  
**DN.** JKS  
**DES.** JKS

**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



**LEGEND:**

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

**LEGEND:**

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

**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)

BMM300 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
BMM301 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°52'40"E, 773.40 FEET; 2) THENCE S00°02'30"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°23'30", 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 (85' 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°54'38"W, 322.10 FEET; THENCE N00°20'20"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 555558, PAGE 837, OAKLAND COUNTY RECORDS.

S:\PROJECTS\2026\06-0057 - C.C. LEAR\DWG\26-0057\_PLOT\_FINAL\C-3.1\26-0057.dwg PLOT DATE: 4/7/2026 8:11 AM BR: jpb - Revision

**NOT FOR CONSTRUCTION**

SEE SHEET C-3.1 FOR CONTINUATION  
SEE SHEET C-3.2 FOR CONTINUATION

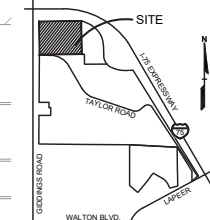
PARCEL ID 14-03-451-004  
SUBJECT PROPERTY 27.783± ACRES



0 15 30 60  
SCALE: 1" = 30'



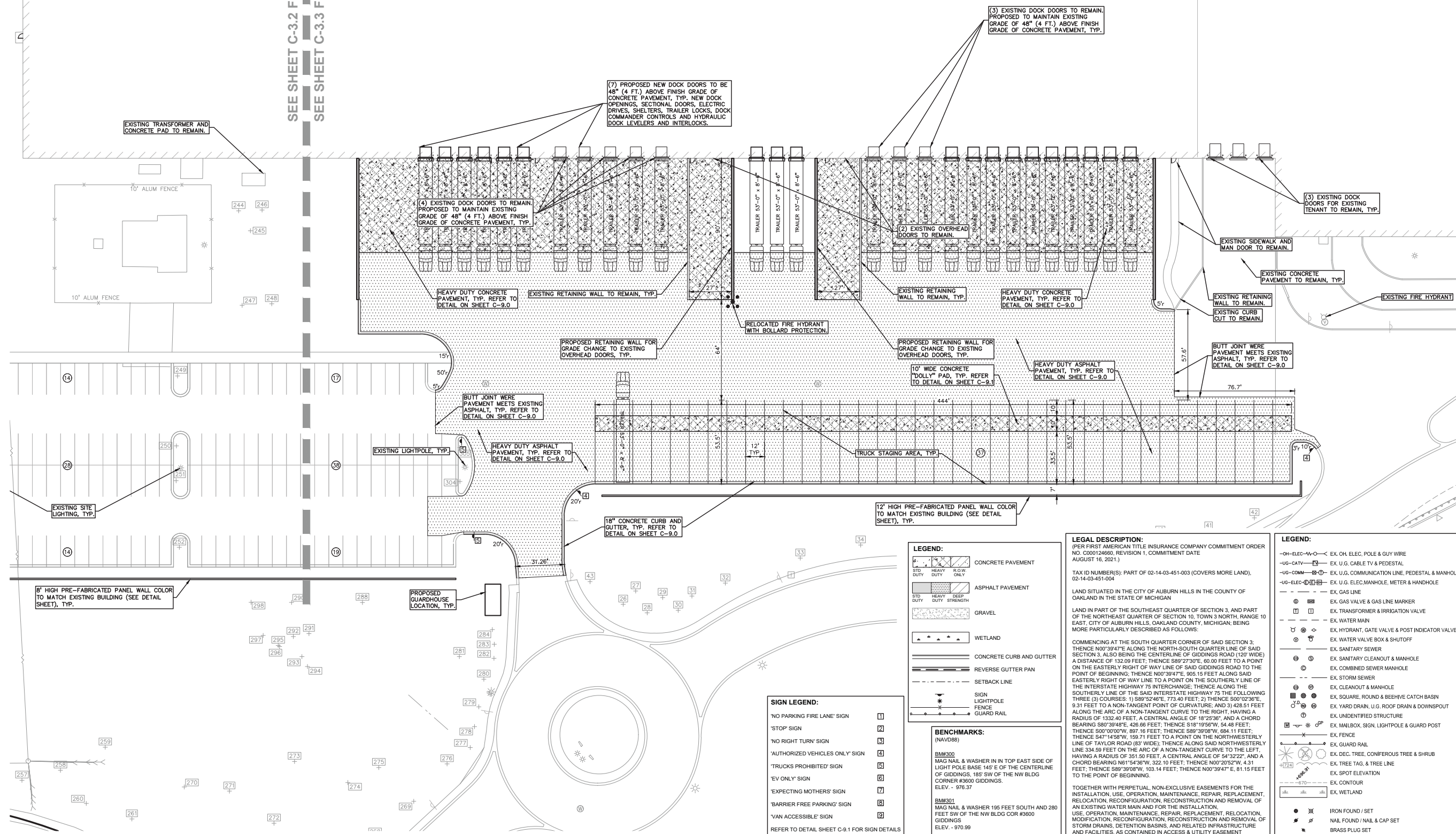
**CAUTION!**  
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CLIENT  
**CUNNINGHAM-LIMP COMPANY**  
28970 CABOT DRIVE, SUITE 100  
NORWICH, MICHIGAN 48917

PROJECT TITLE  
**LEAR**  
3600 GIDDINGS ROAD  
AUBURN HILLS, MI

SEE SHEET C-3.2 FOR CONTINUATION  
SEE SHEET C-3.3 FOR CONTINUATION



**LEGEND:**

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

**BENCHMARKS:**  
(NAVD88)

<b>BM3000</b>	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
<b>BM3001</b>	MAG NAIL & WASHER 195 FEET SOUTH AND 280 FEET SW OF THE NW BLDG COR #3600 GIDDINGS. ELEV. - 970.99

**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

**LEGAL DESCRIPTION:**  
IPER 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 SOUTHWEST 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°23'36", 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 (85' 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 34°32'22", AND A CHORD BEARING N61°54'38"W, 322.10 FEET; THENCE N00°20'29"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. COMM. MANHOLE, 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

**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.

REVISIONS  
CITY COMMENTS 3-30-26

ORIGINAL ISSUE DATE:  
MARCH 19, 2026

DRAWING TITLE  
**PRELIMINARY DIMENSION PLAN - SOUTHEAST**

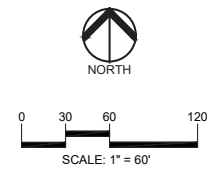
PEA JOB NO. 26-0057  
P.M. JPB  
DN. JKS  
DES. JKS

DRAWING NUMBER:

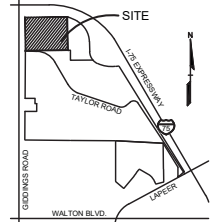
**C-3.3**

NOT FOR CONSTRUCTION

S:\PROJECTS\2026\06-0057 - C.C. LEAR\DWG\26-0057-PLAN\C-3.3\26-0057.dwg PLOT DATE: 4/7/2026 8:11 AM BR: John Sebastian



**CAUTION!**  
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CLIENT  
**CUNNINGHAM-LIMP COMPANY**  
28970 CABOT DRIVE, SUITE 100  
NORWICH, 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**

**LEGEND:**

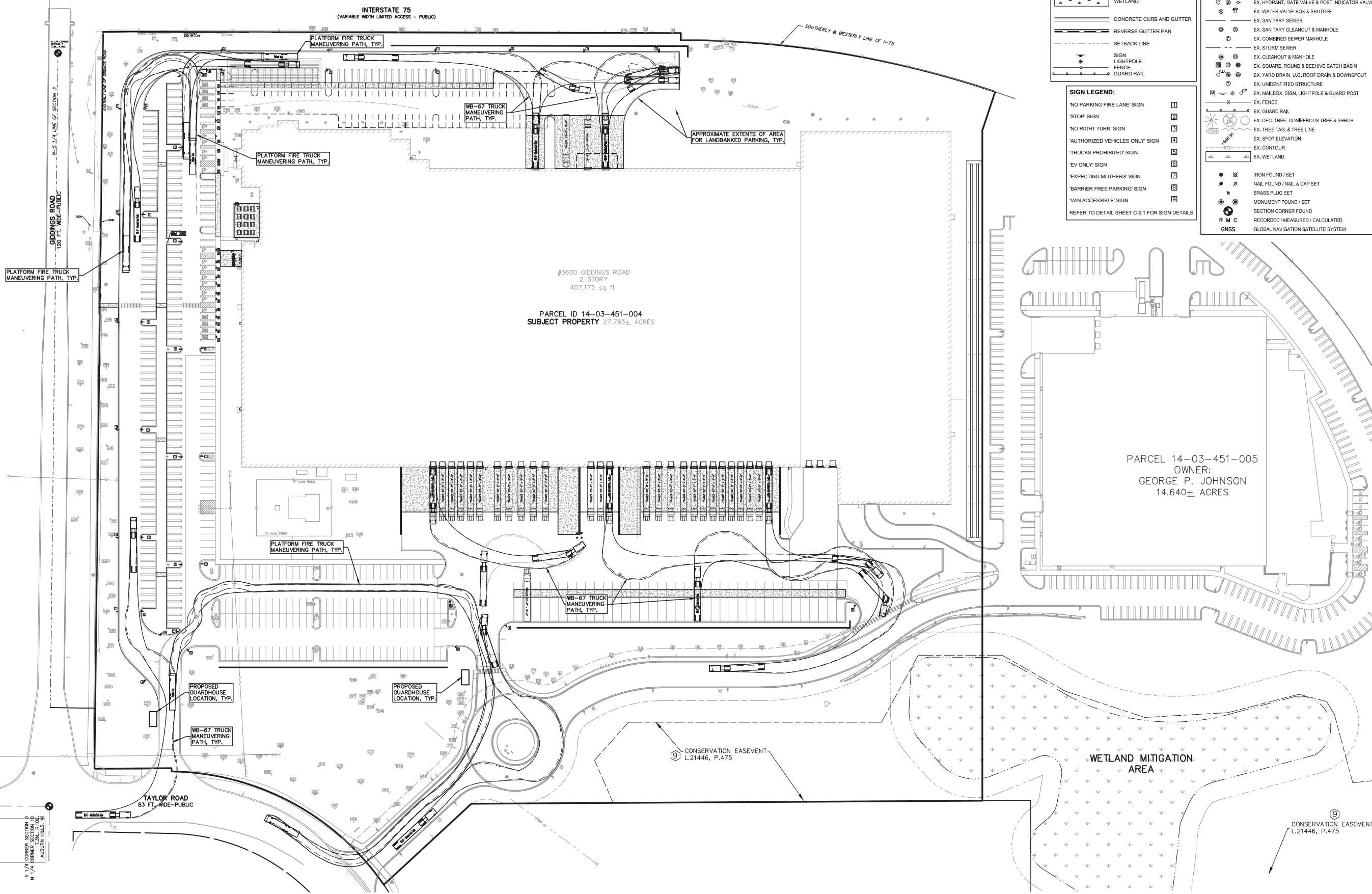
[Symbol]	CONCRETE PAVEMENT
[Symbol]	ASPHALT PAVEMENT
[Symbol]	GRAVEL
[Symbol]	WETLAND
[Symbol]	CONCRETE CURB AND GUTTER
[Symbol]	REVERSE GUTTER PAN
[Symbol]	SETBACK LINE
[Symbol]	SIGN LIGHTPOLE
[Symbol]	FENCE
[Symbol]	GUARD RAIL

**SIGN LEGEND:**

[Symbol]	'NO PARKING FIRE LANE' SIGN	[Symbol]	'EV ONLY' SIGN
[Symbol]	'STOP' SIGN	[Symbol]	'EXPECTING MOTHERS' SIGN
[Symbol]	'NO RIGHT TURN' SIGN	[Symbol]	'BARRIER FREE PARKING' SIGN
[Symbol]	'AUTHORIZED VEHICLES ONLY' SIGN	[Symbol]	'VAN ACCESSIBLE' SIGN
[Symbol]	'TRUCKS PROHIBITED' SIGN	[Symbol]	REFER TO DETAIL SHEET C-9.1 FOR SIGN DETAILS

**LEGEND:**

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



S:\PROJECTS\2026\26-0057 - CUNNINGHAM-LIMP COMPANY\26-0057-001\DWG\C-3.4 TRUCK MANUEVERING PLAN.dwg PLOT DATE: 3/19/2026 4:35 PM BY: JOHN SHEDDEN

S 1/4 CORNER SECTION 13  
N 1/4 CORNER SECTION 14  
AUBURN HILLS, MI

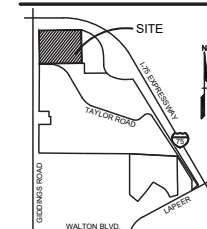
**NOT FOR CONSTRUCTION**



SCALE: 1" = 30'



**CAUTION!**  
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CLIENT  
**CUNNINGHAM-LIMP COMPANY**  
28970 CABOT DRIVE, SUITE: 100  
NORW, MICHIGAN 48317

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:

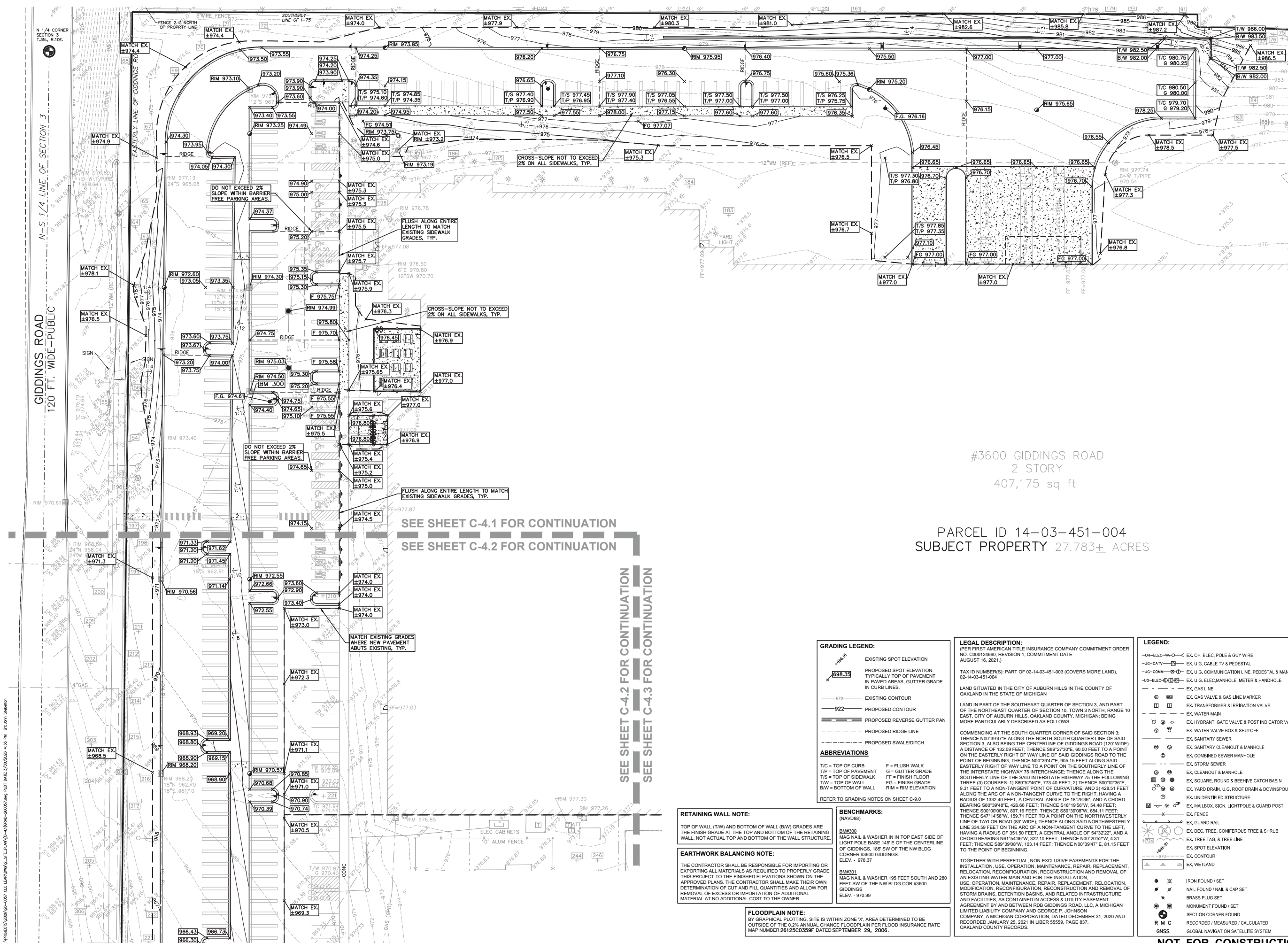
**C-4.1**

**NOT FOR CONSTRUCTION**

#3600 GIDDINGS ROAD  
2 STORY  
407,175 sq ft  
PARCEL ID 14-03-451-004  
SUBJECT PROPERTY 27.783± ACRES

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



**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  
B/W = TOP OF WALL FG = FINISH GRADE  
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.

**BENCHMARKS:**

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 AND 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°02'30"E, 9.31 FEET TO A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1332.40 FEET, A CENTRAL ANGLE OF 18°23'36", 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 NORTH-WESTERLY LINE OF TAYLOR ROAD (85' WIDE); THENCE ALONG SAID NORTH-WESTERLY 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 34°32'22", AND A CHORD BEARING N61°54'38"W, 322.10 FEET; THENCE N00°20'27"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
- RECORDED / MEASURED / CALCULATED
- GLOBAL NAVIGATION SATELLITE SYSTEM

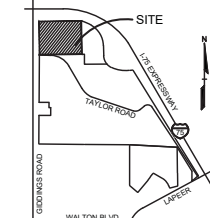
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SCALE: 1" = 30'



**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

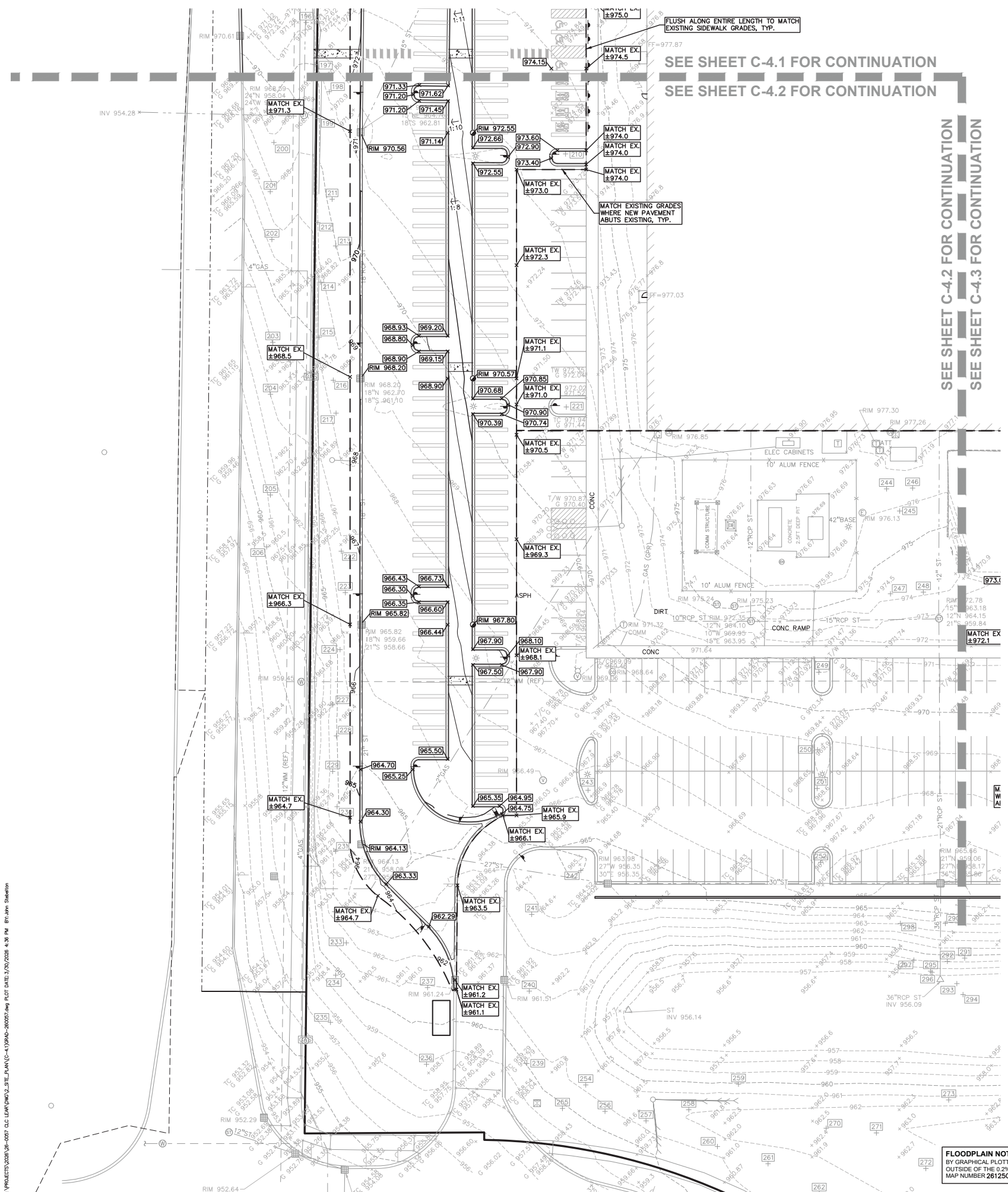
DRAWING TITLE  
**PRELIMINARY GRADING PLAN - SOUTHWEST**

PEA JOB NO. 26-0057

P.M. JPB  
D.N. JKS  
D.S. JKS

DRAWING NUMBER:

**C-4.2**



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

**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

**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 #8600 GIDDINGS.  
ELEV. - 976.37

**BM#301**  
MAG NAIL & WASHER 195 FEET SOUTH AND 280 FEET SW OF THE NW BLDG COR #8600 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 26125C0359 DATED SEPTEMBER 29, 2006.

**LEGAL DESCRIPTION:**  
IPER 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 SOUTHWEST 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°02'09"E, 9.31 FEET TO A NON-TANGENT POINT OF CURVATURE; AND 3) 428.21 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1332.40 FEET, A CENTRAL ANGLE OF 18°23'36", 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 (85' 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°54'38"W, 322.10 FEET; THENCE N00°20'27"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:**

—OH-ELEC-W—O	EX. OH. ELEC. POLE & GUY WIRE
—UG-CATV—	EX. U.G. CABLE TV & PEDESTAL
—UG-COMM—	EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
—UG-ELEC—	EX. U.G. ELEC. MANHOLE, METER & HANDHOLE
---	EX. GAS LINE
⊙	EX. GAS VALVE & GAS LINE MARKER
⊠	EX. TRANSFORMER & IRRIGATION VALVE
—	EX. WATER MAIN
⊕	EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
⊙	EX. WATER VALVE BOX & SHUTOFF
—	EX. SANITARY SEWER
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⊙	EX. TREE TAG, & TREE LINE
⊙	EX. SPOT ELEVATION
---	EX. CONTOUR
---	EX. WETLAND

**NOT FOR CONSTRUCTION**

S:\PROJECTS\2026\06-0057-LEA\DWG\26-0057-LEA\_PLMN\C-4.1\26-0057-LEA\_PLMN\_C-4.2.dwg PLOT DATE: 3/20/2026 4:38 PM PLOT BY: JPB

SEE SHEET C-4.1 FOR CONTINUATION  
SEE SHEET C-4.2 FOR CONTINUATION

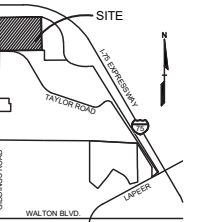
PARCEL ID 14-03-451-004  
SUBJECT PROPERTY 27.783± ACRES



0 15 30 60  
SCALE: 1" = 30'



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

PROJECT TITLE  
**LEAR**  
3600 GIDDINGS ROAD  
AUBURN HILLS, MI

REVISIONS  
CITY COMMENTS 3-30-26

ORIGINAL ISSUE DATE:  
MARCH 19, 2026

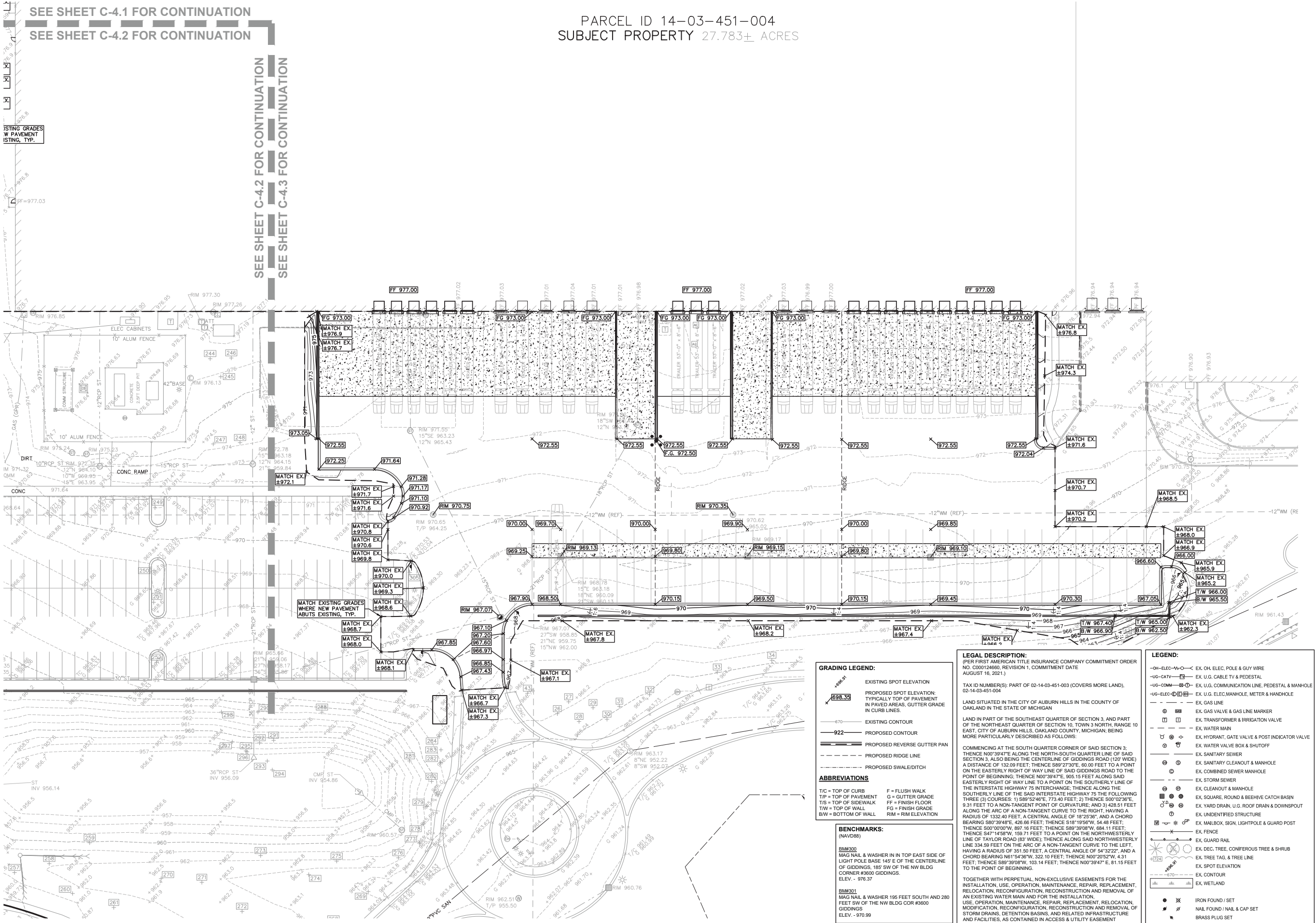
DRAWING TITLE  
**PRELIMINARY GRADING PLAN - SOUTHEAST**

PEA JOB NO. 26-0057

P.M. JPB  
DN. JKS  
DES. JKS

DRAWING NUMBER:

**C-4.3**



**GRADING LEGEND:**

- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION: TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES.
- EXISTING CONTOUR
- PROPOSED CONTOUR
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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 SOUTHWEST 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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**LEGEND:**

- OH-ELEC-W-O EX. OH. ELEC. POLE & GUY WIRE
- UG-CATV EX. U.G. CABLE TV & PEDESTAL
- UG-COMM EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
- UG-ELEC-M EX. U.G. ELEC. MANHOLE, METER & HANDHOLE
- EX. GAS LINE
- EX. GAS VALVE & GAS LINE MARKER
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- EX. WATER MAIN
- EX. HYDRANT, GATE VALVE & POST INDICATOR VALVE
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**NOT FOR CONSTRUCTION**

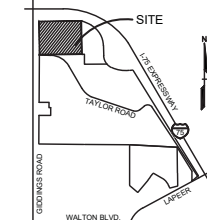
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SCALE: 1" = 30'



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

PROJECT TITLE  
**LEAR**  
3600 GIDDINGS ROAD  
AUBURN HILLS, MI

REVISIONS  
CITY COMMENTS 3-30-26

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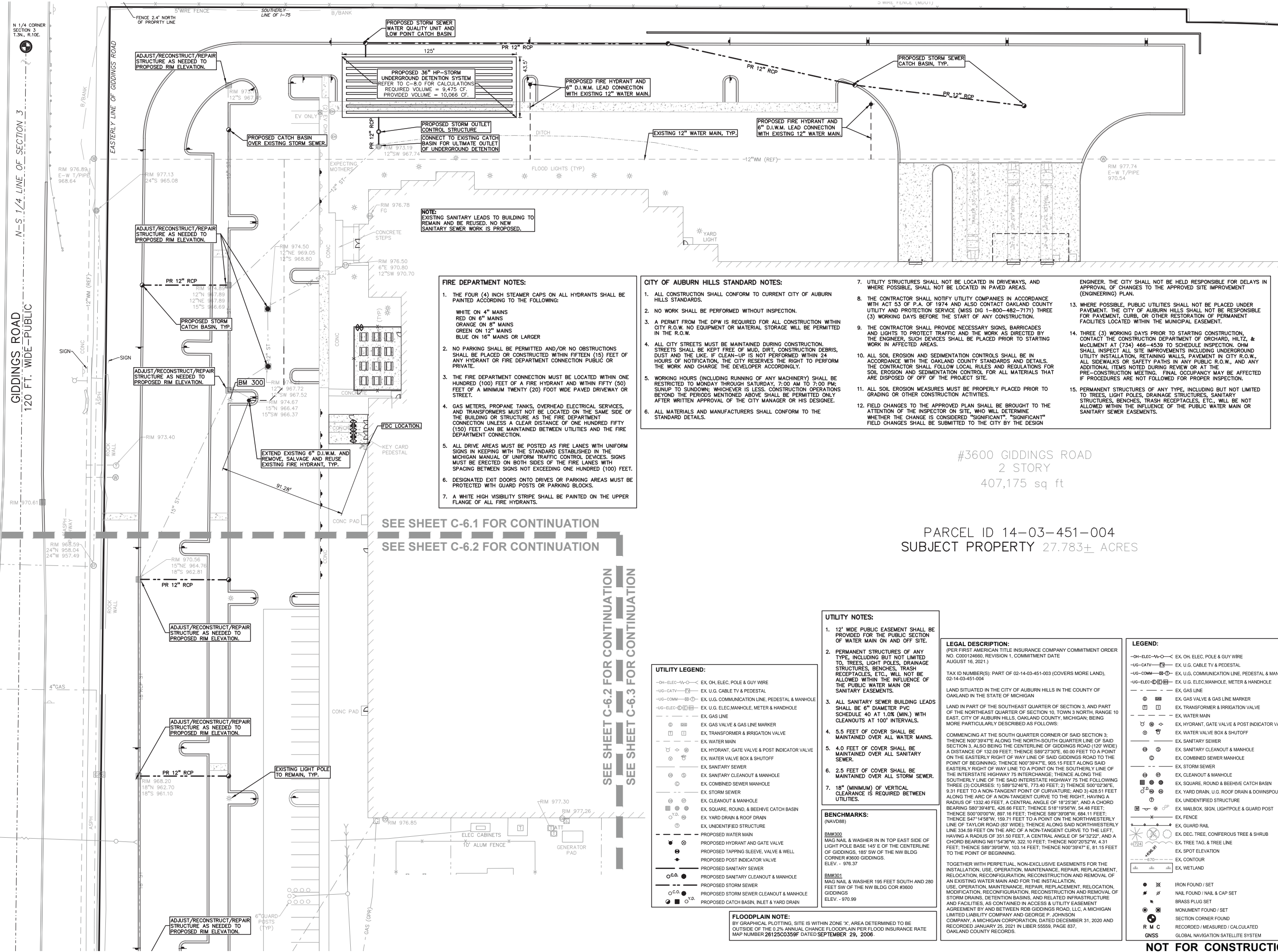
DRAWING TITLE  
**PRELIMINARY  
UTILITY PLAN -  
NORTH**

PEA JOB NO. 26-0057

P.M. JPB  
DN. JKS  
DES. JKS

DRAWING NUMBER:

**C-6.1**



- FIRE DEPARTMENT NOTES:**
- 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
  - 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.
  - THE FIRE DEPARTMENT CONNECTION MUST BE LOCATED WITHIN ONE HUNDRED (100) FEET OF A FIRE HYDRANT AND WITHIN FIFTY (50) FEET OF A MINIMUM TWENTY (20) FOOT WIDE PAVED DRIVEWAY OR STREET.
  - GAS METERS, PROPANE TANKS, OVERHEAD ELECTRICAL 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.
  - 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 ERRECTED ON BOTH SIDES OF THE FIRE LANES WITH SPACING BETWEEN SIGNS NOT EXCEEDING ONE HUNDRED (100) FEET.
  - DESIGNATED EXIT DOORS ONTO DRIVES OR PARKING AREAS MUST BE PROTECTED WITH GUARD POSTS OR PARKING BLOCKS.
  - A WHITE HIGH VISIBILITY STRIPE SHALL BE PAINTED ON THE UPPER FLANGE OF ALL FIRE HYDRANTS.

- CITY OF AUBURN HILLS STANDARD NOTES:**
- ALL CONSTRUCTION SHALL CONFORM TO CURRENT CITY OF AUBURN HILLS STANDARDS.
  - NO WORK SHALL BE PERFORMED WITHOUT INSPECTION.
  - A PERMIT FROM THE DPW IS REQUIRED FOR ALL CONSTRUCTION WITHIN CITY R.O.W. NO EQUIPMENT OR MATERIAL STORAGE WILL BE PERMITTED IN THE R.O.W.
  - ALL CITY STREETS MUST BE MAINTAINED DURING CONSTRUCTION. STREETS SHALL BE KEPT FREE OF MUD, DIRT, CONSTRUCTION DEBRIS, DUST AND THE LIKE. IF CLEAN-UP IS NOT PERFORMED WITHIN 24 HOURS OF NOTIFICATION, THE CITY RESERVES THE RIGHT TO PERFORM THE WORK AND CHARGE THE DEVELOPER ACCORDINGLY.
  - WORKING HOURS (INCLUDING RUNNING OF ANY MACHINERY) SHALL BE RESTRICTED TO MONDAY THROUGH SATURDAY, 7:00 AM TO 7:00 PM; SUNDAY TO SUNDOWN; WHICHEVER IS LESS. CONSTRUCTION OPERATIONS BEYOND THE PERIODS MENTIONED ABOVE SHALL BE PERMITTED ONLY AFTER WRITTEN APPROVAL OF THE CITY MANAGER OR HIS DESIGNEE.
  - ALL MATERIALS AND MANUFACTURERS SHALL CONFORM TO THE STANDARD DETAILS.

- UTILITY STRUCTURES SHALL NOT BE LOCATED IN DRIVEWAYS, AND WHERE POSSIBLE, SHALL NOT BE LOCATED IN PAVED AREAS.
- THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES IN ACCORDANCE WITH ACT 53 OF P.A. OF 1974 AND ALSO CONTACT OAKLAND COUNTY UTILITY AND PROTECTION SERVICE (MISS DIG 1-800-482-7171) THREE (3) WORKING DAYS BEFORE THE START OF ANY CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE NECESSARY SIGNS, BARRICADES AND LIGHTS TO PROTECT TRAFFIC AND THE WORK AS DIRECTED BY THE ENGINEER. SUCH DEVICES SHALL BE PLACED PRIOR TO STARTING WORK IN AFFECTED AREAS.
- ALL SOIL EROSION AND SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE OAKLAND COUNTY STANDARDS AND DETAILS. THE CONTRACTOR SHALL FOLLOW LOCAL RULES AND REGULATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL FOR ALL MATERIALS THAT ARE DISPOSED OF OFF OF THE PROJECT SITE.
- ALL SOIL EROSION MEASURES MUST BE PROPERLY PLACED PRIOR TO GRADING OR OTHER CONSTRUCTION ACTIVITIES.
- FIELD CHANGES TO THE APPROVED PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE INSPECTOR ON SITE, WHO WILL DETERMINE WHETHER THE CHANGE IS CONSIDERED "SIGNIFICANT". "SIGNIFICANT" FIELD CHANGES SHALL BE SUBMITTED TO THE CITY BY THE DESIGN

ENGINEER, THE CITY SHALL NOT BE HELD RESPONSIBLE FOR DELAYS IN APPROVAL OF CHANGES TO THE APPROVED SITE IMPROVEMENT (ENGINEERING) PLAN.

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, & McCLIMM 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.

#3600 GIDDINGS ROAD  
2 STORY  
407,175 sq ft

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

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

**UTILITY NOTES:**

- 12" WIDE PUBLIC EASEMENT SHALL BE PROVIDED FOR THE PUBLIC SECTION OF WATER MAIN ON AND OFF SITE.
- 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.
- ALL SANITARY SEWER BUILDING LEADS SHALL BE 6" DIAMETER PVC SCHEDULE 40 AT 1.0% (MIN.) WITH CLEANOUTS AT 100' INTERVALS.
- 5.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATER MAINS.
- 4.0 FEET OF COVER SHALL BE MAINTAINED OVER ALL SANITARY SEWER.
- 2.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL STORM SEWER.
- 18" (MINIMUM) OF VERTICAL CLEARANCE IS REQUIRED BETWEEN UTILITIES.

**BENCHMARKS:**

- BM300  
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
- BM301  
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 BASED ON THE FLOOD INSURANCE RATE MAP NUMBER 26125C0359F DATED SEPTEMBER 29, 2006.

**UTILITY LEGEND:**

-OH-ELEC-W-O-	EX. OH. ELEC. POLE & GUY WIRE
-UG-CATV-	EX. U.G. CABLE TV & PEDESTAL
-UG-COMM-	EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
-UG-ELEC-D-I-	EX. U.G. ELEC. MANHOLE, METER & HANDHOLE
-UG-ELEC-	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

**LEGEND:**

-OH-ELEC-W-O-	EX. OH. ELEC. POLE & GUY WIRE
-UG-CATV-	EX. U.G. CABLE TV & PEDESTAL
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○	EX. YARD DRAIN, U.G. ROOF DRAIN & DOWNSPOUT
○	EX. UNIDENTIFIED STRUCTURE
○	EX. MAILBOX, SIGN, LIGHTPOLE & GUARD POST
○	EX. FENCE
○	EX. GUARD RAIL
○	EX. DEC. TREE, CONIFEROUS TREE & SHRUB
○	EX. TREE TAG & TREE LINE
○	EX. SPOT ELEVATION
- - -	EX. CONTOUR
○	EX. WETLAND
○	IRON FOUND / SET
○	NAIL FOUND / NAIL & CAP SET
○	BRASS PLUG SET
○	MONUMENT FOUND / SET
○	SECTION CORNER FOUND
○	RECORDED / MEASURED / CALCULATED
○	GLOBAL NAVIGATION SATELLITE SYSTEM

**NOT FOR CONSTRUCTION**

S:\PROJECTS\2026\06-0057 - C.C. LEAR\DWG\C\_6\_1\_Plan(C-6.1)17-202605.dwg PLOT DATE: 3/20/2026 4:38 PM BR John Shestern



SEE SHEET C-6.1 FOR CONTINUATION  
SEE SHEET C-6.2 FOR CONTINUATION

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

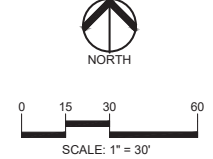
SEE SHEET C-6.2 FOR CONTINUATION  
SEE SHEET C-6.3 FOR CONTINUATION

**FIRE DEPARTMENT NOTES:**

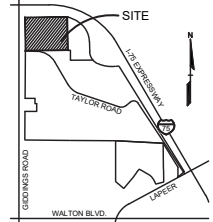
- THE FOUR (4) INCH STEAMER CAPS ON ALL HYDRANTS WILL BE PAINTED ACCORDING TO THE FOLLOWING:  
WHITE ON 4" MAINS  
RED ON 6" MAINS  
ORANGE ON 8" MAINS  
GREEN ON 12" MAINS  
BLUE ON 16" MAINS OR LARGER
- NO PARKING SHALL BE PERMITTED AND/OR NO OBSTRUCTIONS SHALL BE PLACED OR CONSTRUCTED WITHIN FIFTEEN (15) FEET OF ANY HYDRANT OR FIRE DEPARTMENT CONNECTION, PUBLIC OR PRIVATE.
- THE FIRE DEPARTMENT CONNECTION MUST BE LOCATED WITHIN ONE HUNDRED (100) FEET OF A FIRE HYDRANT AND WITHIN FIFTY (50) FEET OF A MINIMUM TWENTY (20) FOOT WIDE PAVED DRIVEWAY OR STREET.
- GAS METERS, PROPANE TANKS, OVERHEAD ELECTRICAL 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.
- 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.
- DESIGNATED EXIT DOORS ONTO DRIVES OR PARKING AREAS MUST BE PROTECTED WITH GUARD POSTS OR PARKING BLOCKS.
- A WHITE HIGH VISIBILITY STRIPE SHALL BE PAINTED ON THE UPPER FLANGE OF ALL FIRE HYDRANTS.

**UTILITY LEGEND:**

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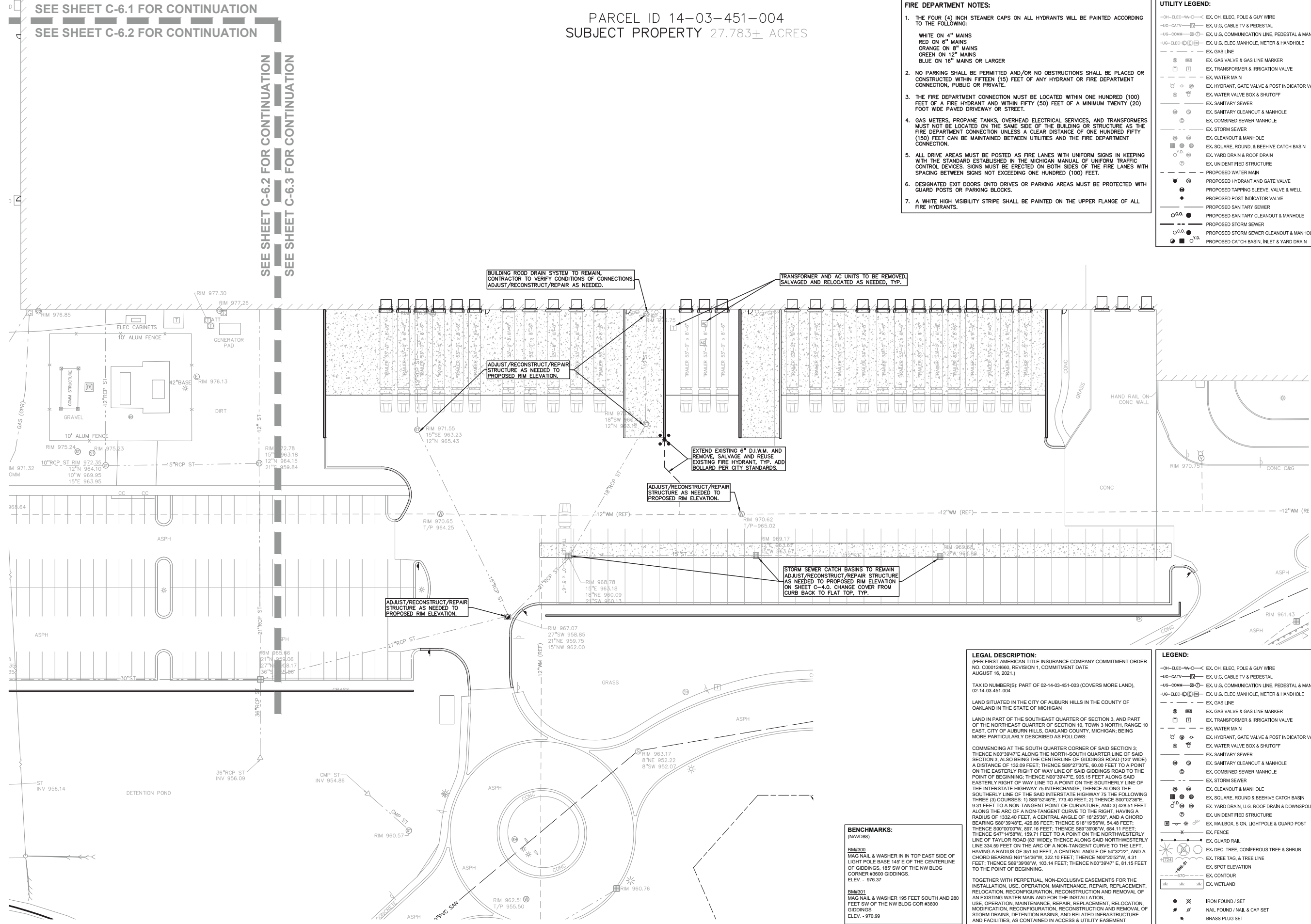


**CAUTION!**  
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND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



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

**PROJECT TITLE**  
**LEAR**  
3600 GIDDINGS ROAD  
AUBURN HILLS, MI



**LEGAL DESCRIPTION:**

IPER 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 SOUTHWEST 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, 95.15 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°52'40"E, 773.40 FEET; 2) THENCE S00°02'30"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°23'36", AND A CHORD BEARING S80°39'48"E, 426.66 FEET; THENCE S18°19'56"W, 54.48 FEET; THENCE S00°00'00"W, 897.10 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 (80' 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°54'38"W, 322.10 FEET; THENCE N00°20'27"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.

**LEGEND:**

- OH-ELEC-W-G EX. OH. ELEC. POLE & GUY WIRE
- UG-CATV EX. U.G. CABLE TV & PEDESTAL
- UG-COMM EX. U.G. COMMUNICATION LINE, PEDESTAL & MANHOLE
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- SECTION CORNER FOUND
- RECORDED / MEASURED / CALCULATED
- GNSS GLOBAL NAVIGATION SATELLITE SYSTEM

**BENCHMARKS:**

- (NAVD88)
- BMM300  
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
- BMM301  
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.

**REVISIONS**

CITY COMMENTS	DATE
	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

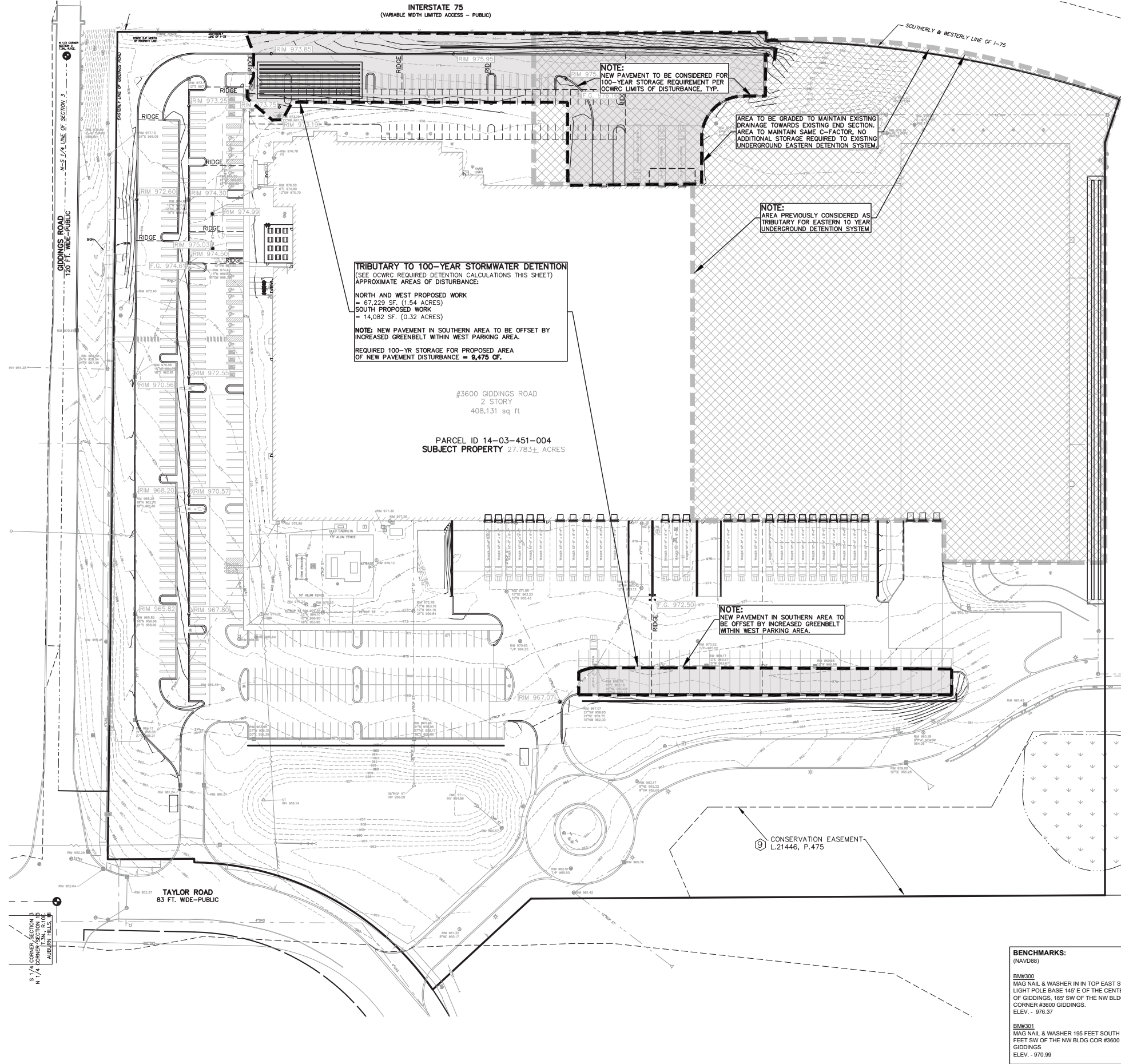
DRAWING NUMBER:

**C-6.3**

**NOT FOR CONSTRUCTION**

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INTERSTATE 75  
(VARIABLE WIDTH LIMITED ACCESS - PUBLIC)



NOTE:  
NEW PAVEMENT TO BE CONSIDERED FOR  
100-YEAR STORAGE REQUIREMENT PER  
OCWRG LIMITS OF DISTURBANCE, TYP.

AREA TO BE GRADED TO MAINTAIN EXISTING  
DRAINAGE TOWARDS EXISTING END SECTION.  
AREA TO MAINTAIN SAME C-FACTOR, NO  
ADDITIONAL STORAGE REQUIRED TO EXISTING  
UNDERGROUND EASTERN DETENTION SYSTEM.

NOTE:  
AREA PREVIOUSLY CONSIDERED AS  
TRIBUTARY FOR EASTERN 10 YEAR  
UNDERGROUND DETENTION SYSTEM

TRIBUTARY TO 100-YEAR STORMWATER DETENTION  
(SEE OCWRG REQUIRED DETENTION CALCULATIONS THIS SHEET)  
APPROXIMATE AREAS OF DISTURBANCE:  
NORTH AND WEST PROPOSED WORK  
= 67,229 SF. (1.54 ACRES)  
SOUTH PROPOSED WORK  
= 14,082 SF. (0.32 ACRES)  
NOTE: NEW PAVEMENT IN SOUTHERN AREA TO BE OFFSET BY  
INCREASED GREENBELT WITHIN WEST PARKING AREA.  
REQUIRED 100-YR STORAGE FOR PROPOSED AREA  
OF NEW PAVEMENT DISTURBANCE = 9,475 CF.

#3600 GIDDINGS ROAD  
2 STORY  
408,131 sq ft  
  
PARCEL ID 14-03-451-004  
SUBJECT PROPERTY 27.783± ACRES

NOTE:  
NEW PAVEMENT IN SOUTHERN AREA TO  
BE OFFSET BY INCREASED GREENBELT  
WITHIN WEST PARKING AREA.

**Design Requirements**

OCWRG Extended Detention: $V_{100}$	7,877 cf
OCWRG Allowable Outlet Rate: $Q_{out}$	0.05 cfs
100-Year Storage Volume: $V_{100}$	9,475 cf
100-Year Allowable Outlet Rate: $Q_{out}$	1.54 cfs
Detention Peak Inflow: $Q_{in}$	7.20 cfs

**Underground Detention Storage**

Required Storage Volume	9,475 cf
Pipe Diameter	36 in
Pipe Volume per Linear Foot	7.07 cft
Pipe Length: L	1,424 ft
Pipe Storage Volume	10,096 cft
Storage in Stone Backfill	N
Porosity	%
Stone Storage Volume	0 cf
Storage Volume per Linear Foot	0.00 cft
Proposed System Volume	10,096 cft
Required Grade over system	974.00
Proposed Cover over system	3.00 ft
Invert of Detention System	968.00
Invert of OCS	

**Pipe Manifold System Detention Design**

Pipe Diameter (in)	Spacing (ft)	ft	Maximum Number of Joints	Outlet Headset
36	1.5	135	10	Y

Header Length: Total Pipe (ft) 1,424  
Total Weight of Pipe to Equal to the Weight of Stone Times the Maximum Spacing, plus the spaces between all runs.

**Site Drainage Data**

Select County	Oakland
Select NCRS Soil type:	C

**Proposed**

Dry/Wet Detention/Retention Basin	0.00	C = 1.00
Water Surface	0.00	C = 1.00
Roof	1.00	C = 0.95
Asphalt or Concrete Pavement	0.50	C = 0.90
Gravel, Brick, or Mosaic	0.50	C = 0.90
Grass & open space	0.50	C = 0.90
Preserved	0.50	C = 0.90
Masturb/No-Masturb	0.50	C = 0.90
Stone	0.50	C = 0.90
Phosph. Pavement/Green Roof	0.50	C = 0.90
Water Area	0.00	C = 0.90
Impervious Area	1.54	C = 0.90
Permeous Area	0.54	C = 0.90
Total Area (A)	1.54	C = 0.90
Weighted Coefficient of Runoff (C)	0.74	

**Rainfall Intensity**  
Peak Control Time of Concentration,  $T_c$  = 15.00 minutes  
Peak Control Time of Concentration,  $T_c$  = 15.00

**Time of Concentration (T<sub>c</sub>)**  
15.00 min

**Site Area (A)**  
1.54 acres

**Rainfall Coefficient (C)**  
0.74

**Rainfall Intensity**  
 $I = 30.2(T_c + 10)^{-1.08}$   
I is the design storm intensity, in years

$I_1 = 3.29$  in/hr  
 $I_2 = 3.90$  in/hr  
 $I_{avg} = 6.30$  in/hr

**Water Quality Volume**  
 $V_{wq} = 3603PCA$  4,148 cf  
 $V_1 = 548CA$  622 cf

**First-Flush Dewatering Rate**  
 $Q_{15} = Q_{100}$  0.05 cfs

**OCWRG Channel Protection Volume Control Volume**  
 $V_{cpc} = 3630PCA$  5,390 cf  
Precipitation Depth, P: 1.30 inch

**OCWRG Channel Protection Rate Control Volume: Extended Detention**  
 $V_{ec} = 8887CA$  7,877 cf

**Target Dewatering Rate**  
 $Q_{d15} = V_{wq} / (48*60)$  0.05 cfs

**Detention and Flood Control Release Rate**  
 $Q_{d100} = 1.1050-0.2000(A)$  1.00 cfs/min  
Maximum  $Q_{d100} = 1.0$  cfs/min

**Standard Outflow Rate**  
 $Q_{out} =$  the lesser of the two rates multiplied by A.  
 $Q_{out} =$  1.54 cfs

**100-Year Runoff Volume**  
 $V_{100} = 1885CA$  21,683 cf

**Storage Curve Factor for the 100-year Detention Volume**  
 $Q_{d100} = C_{100}Q_{out}$  7.20 cfs  
 $R = [(2.00 - 0.15)(Q_{d100}/Q_{out})]$  0.44

**100-Year Runoff Volume**  
 $V_{100} = 1885CA$  21,683 cf

**Channel Protection Volume Credit**  
 $V_{cpc}$  is the volume infiltrated (cannot exceed  $V_{100}$ )  
Infiltration Volume Proposed: 0 cf  
 $V_{cpc} = V_{100} - V_{cpc}$  9,475 cf

**Storage System Volume**  
The larger of  $V_{cpc}$  and  $V_{100}$  controls: 9,475 cf  
Diameter at  $Q_{d100}$ : 1.54 cfs

**LEGAL DESCRIPTION:**  
IPER 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 SOUTHWEST 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°52'40"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°23'30", 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°14'59"W, 159.71 FEET TO A POINT ON THE NORTHWESTERLY LINE OF TAYLOR ROAD (85' 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°54'39"W, 322.10 FEET; THENCE N00°20'29"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.

**BENCHMARKS:**  
(NAVD88)

**BM3000**  
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

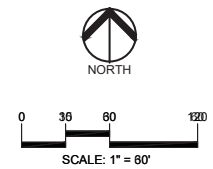
**BM3001**  
MAG NAIL & WASHER 195 FEET SOUTH AND 280 FEET SW OF THE NW BLDG COR #3600 GIDDINGS.  
ELEV. - 970.99

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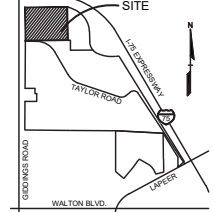
**LEGEND:**

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- 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

**PEA GROUP**  
t: 844.813.2949  
www.peagroup.com



**CAUTION!**  
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. ALL CONTRACTORS SHALL BE 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  
**STORMWATER MANAGEMENT PLAN**

PEA JOB NO. 26-0057

P.M. JPB  
DN. JKS  
DES. JKS

DRAWING NUMBER:

**C-8.0**

NOT FOR CONSTRUCTION

S:\PROJECTS\2026\06-0007 - C.C. LEAR\DWG\26-0057\DWG\26-0057.dwg PLOT DATE: 3/20/2026 4:36 PM BTL:jam 26/06/2026

**GENERAL NOTES:**

THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT.

- ALL CONSTRUCTION, WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT OSHA, MDOT AND MUNICIPALITY STANDARDS AND REGULATIONS.
- THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER AND/OR THE AUTHORITY HAVING JURISDICTION 3 BUSINESS DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION.
- 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.
- 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.
- THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE 811/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.
- 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 CONTRACTOR'S 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.
- 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.
- 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.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADE, 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.
- 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.
- 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:**

- IN AREAS WHERE NEW PAVEMENTS ARE BEING CONSTRUCTED, THE TOPSOIL AND SOIL CONTAINING ORGANIC MATTER SHALL BE REMOVED PRIOR TO PAVEMENT CONSTRUCTION.
- REFER TO ARCHITECTURAL PLANS FOR DETAILS OF FROST SLAB AT EXTERIOR BUILDING DOORS.
- 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 THE 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.
- ALL EXPANSION JOINTS AND CONCRETE PAVEMENT JOINTS TO BE SEALED.
- CONCRETE PAVEMENT JOINTING - UNLESS SHOWN OTHERWISE IN THE PLANS OR REQUIRED BY THE AUTHORITY HAVING JURISDICTION:
  - 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 1/2" TO ALLOW FOR SEALING.
  - WHERE PROPOSED CONCRETE ABUTS EXISTING CONCRETE OR IN BETWEEN FOURS 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.
  - WHERE PROPOSED CONCRETE ABUTS EXISTING SIDEWALK OR CURBING, PROVIDE A MINIMUM 1/2" EXPANSION JOINT.
  - 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:
    - 8-INCH THICK CONCRETE PAVEMENT: 12' X 12'
    - 8-INCH THICK CONCRETE PAVEMENT: 15' X 15'
    - 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.
    - 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.
- CONCRETE CURBING JOINTING - UNLESS SHOWN OTHERWISE IN THE PLANS OR REQUIRED BY THE AUTHORITY HAVING JURISDICTION
  - JOINTS WHEN ADJACENT TO ASPHALT PAVEMENT
    - PLACE CONTRACTION JOINTS AT 10' INTERVALS
    - PLACE 1/2" EXPANSION JOINT AT CATCH BASINS, EXISTING AND PROPOSED SIDEWALK OR EXISTING CURBING.
    - PLACE 1" EXPANSION JOINT:
      - AT SPRING POINTS OF INTERSECTIONS OR ONE OF THE END OF RADIUS LOCATIONS IN A CURVE
      - AT 400' MAXIMUM INTERVALS ON STRAIGHT RUNS
      - AT THE END OF RADIUS AT OPPOSITE ENDS IN A CURBED LANDSCAPE ISLAND
  - JOINTS WHEN TIED TO CONCRETE PAVEMENT
    - PLACE CONTRACTION JOINTS OPPOSITE ALL TRANSVERSE CONTRACTION JOINTS IN PAVEMENT
    - PLACE 1/2" EXPANSION JOINT AT CATCH BASINS, EXISTING AND PROPOSED SIDEWALK OR EXISTING CURBING.
    - PLACE 1" EXPANSION JOINT OPPOSITE ALL TRANSVERSE EXPANSION JOINTS IN PAVEMENT
    - CONCRETE CURB AND GUTTER AND CONCRETE PAVEMENT SHALL BE TIED TOGETHER SIMILAR TO A LONGITUDINAL LANE TIE ON MDOT DETAIL R-30-G, OR LATEST VERSION. THE BARS SHALL BE EPOXY COATED #6 DEFORMED BAR (1'-6" LONG FOR A 18" WIDE CURB AND GUTTER AND 28" OF R-24 CURB AND GUTTER) SIMILAR TO THE MDOT DETAIL R-44-H, OR LATEST VERSION, TYPE B.
  - IN BETWEEN POURS OF PROPOSED CONCRETE CURBING (CONSTRUCTION JOINT):
    - CARRY THE REBAR CONTINUOUSLY BETWEEN POURS
    - IF THE REBAR IS NOT LONG ENOUGH TO CARRY CONTINUOUSLY, THEN TIE TWO PIECES OF REBAR PER THE LATEST MDOT SPECIFICATIONS
- CONCRETE SIDEWALK JOINTING - UNLESS SHOWN OTHERWISE IN THE PLANS OR REQUIRED BY THE AUTHORITY HAVING JURISDICTION
  - PLACE TRANSVERSE CONTRACTION JOINTS EQUAL TO THE WIDTH OF THE WALK WHEN WIDTH IS LESS THAN 8'
  - PLACE TRANSVERSE AND LONGITUDINAL CONTRACTION JOINTS EQUAL TO 1/2 THE WIDTH OF THE WALK WHEN WIDTH IS EQUAL TO OR GREATER THAN 8'
  - PLACE 1" EXPANSION JOINT WHERE ABUTTING SIDEWALK RAMP AND/OR RADIUS IN INTERSECTION
  - PLACE TRANSVERSE 1/2" AT MAXIMUM OF 10' SPACING
  - 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

- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING TREES AND BRUSH AND REMOVE ALL THAT ARE NECESSARY TO GRADE SITE.
- ALL GRADES ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
- 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.
- 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.
- ALL EARTHWORK AND GRADING OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS INVESTIGATION AND REPORT.
- REFER TO SOIL EROSION CONTROL PLAN FOR ADDITIONAL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND NOTES.
- 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.
- 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.
- 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.
- 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.
- 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 GEOTEXTILES OR REMOVED AND REPLACED WITH ENGINEERED FILL OR AS DICTATED BY FIELD CONDITIONS.
- 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.
- 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.
- ANY SUB-GRADE WATERING REQUIRED TO ACHIEVE REQUIRED DENSITY SHALL BE CONSIDERED INCIDENTAL TO THE JOB.

**GENERAL UTILITY NOTES:**

- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY
- 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.
- 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.
- 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.
- 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.
- ALL SEWER CLEANOUTS TO BE PROVIDED WITH EJ #1565 BOX OR EQUAL.
- PIPE LENGTHS INDICATED ARE FROM CENTER OF STRUCTURE AND TO END OF FLARED END SECTION UNLESS NOTED OTHERWISE.
- 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:**

- 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).
- ALL STORM SEWER LEADS SHALL BE CONSTRUCTED AT 1.00% MINIMUM SLOPE.
- ALL STORM SEWER 10" OR LESS AND/OR LEADS SHALL BE PVC SDR 26.
- JOINTS FOR P.V.C. PIPE SHALL BE ELASTOMERIC (RUBBER GASKET) AS SPECIFIED IN A.S.T.M. DESIGNATION D-3212.

**WATER MAIN NOTES:**

- 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.
- ALL TEES, BENDS, CONNECTIONS, ETC. ARE CONSIDERED INCIDENTAL TO THE JOB.
- MAINTAIN 10' HORIZONTAL CLEARANCE BETWEEN OUTER EDGE OF WATERMAIN AND ANY SANITARY/STORM SEWER OR STRUCTURE.
- 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.
- ALL WATER MAIN AND FITTINGS (3" DIAMETER AND LARGER) SHALL BE DUCTILE IRON, CLASS 45.
- WATER MAIN SERVICE LEADS SHALL BE TYPE 'K' ANNEALED SEAMLESS COPPER WITH FLARED FITTINGS, UNLESS OTHERWISE NOTED.
- ALL FIRE HYDRANTS SHALL BE EJW #58R MODEL #250 PER CITY STANDARDS.
- ALL HYDRANTS TO BE A MINIMUM OF 5' FROM BACK OF CURB, TYP.
- 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.
- 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.
- ALL PIPES, PROTECTIVE MATERIALS, JOINING 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.
- 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:**

- DOWNSPOUTS, WEEP TILE, FOOTING DRAINS OR ANY CONDUIT THAT CARRIES STORM OR GROUND WATER SHALL NOT BE ALLOWED TO DISCHARGE INTO A SANITARY SEWER.
- ALL SANITARY LEADS SHALL BE CONSTRUCTED AT 1.00% MINIMUM SLOPE.
- ALL SANITARY SEWER 8" OR LARGER SHALL BE PVC SDR 26 PIPE (ASTM D2689) AND FITTINGS, WITH ELASTOMERIC GASKET JOINTS PER ASTM D3212 UNLESS OTHERWISE NOTED.
- 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.
- 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.

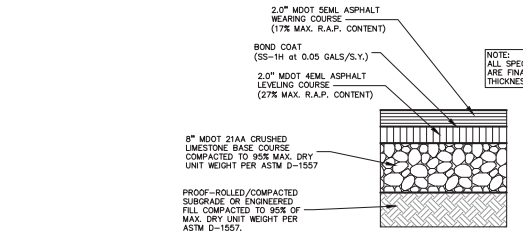
- SOIL EROSION AND SEDIMENTATION CONTROL MEASURES
- UTILITY TRENCH BACKFILL MATERIAL WITH ALL MATERIAL DATA INCLUDED IN THE SUBMITTAL BEING DATED WITHIN 60 DAYS OF THE SUBMITTAL UNLESS APPROVED OTHERWISE BY THE ENGINEER
- RIP RAP MATERIAL WITH ALL MATERIAL DATA INCLUDED IN THE SUBMITTAL BEING DATED WITHIN 60 DAYS OF THE SUBMITTAL UNLESS APPROVED OTHERWISE BY THE ENGINEER
- STORM AND SANITARY SEWER PIPING INCLUDING JOINTS
- STORM AND SANITARY SEWER STRUCTURES
- STORM AND SANITARY SEWER STRUCTURE FRAME AND COVERS INCLUDING CLEAN OUTS
- WATER DISTRIBUTION SYSTEM PIPING INCLUDING JOINTS
- WATER DISTRIBUTION SYSTEM STRUCTURES
- WATER DISTRIBUTION SYSTEM STRUCTURE FRAME AND COVERS
- WATER DISTRIBUTION SYSTEM SHUT OFF BOXES
- WATER DISTRIBUTION SYSTEM FIRE HYDRANTS
- WATER DISTRIBUTION SYSTEM GATE VALVES
- STORMWATER MANAGEMENT OUTLET CONTROL STRUCTURES INCLUDING COVERS OR GRATES
- STORMWATER MANAGEMENT OUTLET SEDIMENTATION BASIN RISERS INCLUDING GRATES
- 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.
- 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
- 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
- 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.
  - CONCRETE MIX DESIGN REVIEW CHECKLIST (FORM 2000)
  - SUPERPAVE MIX DESIGN CHECKLIST (FORM 1862)
  - MARSHALL MIX DESIGN CHECKLIST (FORM 1849)
- SITE FENCING AND GATES INCLUDING FOOTINGS
- SITE RAILINGS INCLUDING FOOTING OR EMBEDMENTS
- 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 SPECIALTY 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.

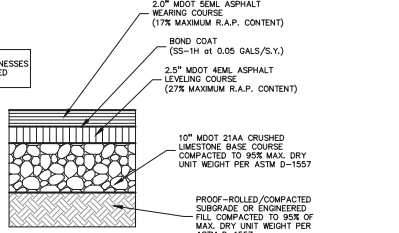
**ASPHALT MATERIAL NOTES:**  
HOT-MIX ASPHALT MIXTURES UTILIZING RECYCLED ASPHALT PAVEMENT (RAP) MUST MEET MDOT SPECIAL PROVISION 12SP50(E). THE BINDER GRADE FOR THIS WORK IS PS26-22. IF ASPHALT MIXES CONTAINING RAP ARE TO BE SUPPLIED FOR THIS PROJECT, THE ASPHALT BINDER MUST BE REVISED PER MDOT TIER 1' OR TIER 2' REQUIREMENTS (RAP CONTENT UP TO 27% MAXIMUM). TIER 3 MIXES ARE NOT 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**

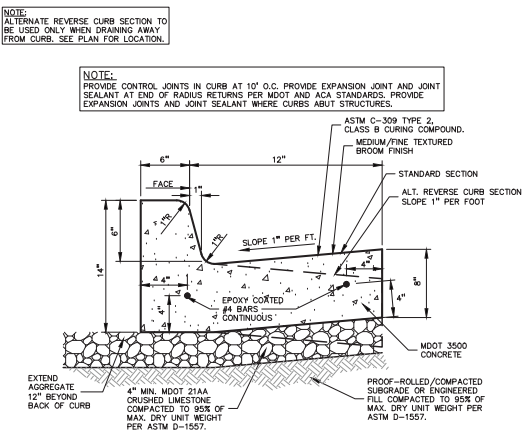
COMMERCIAL AOT 0-300	COMMERCIAL AOT 301-1000	COMMERCIAL ADR 1001-3400	COMMERCIAL ADT 33401	APPLICATION RATE (LB/100 <sup>2</sup> )	COURSE APPLICATION
				MINIMUM - MAXIMUM	
2EL	2EM	2EMH	2EH	435-550	BASE
3EL	3EM	3EMH	3EH	330-410	BASE AND/OR LEVELING
4EL	4EM	4EMH	4EH	220-275	LEVELING AND/OR TOP
5EL	5EM	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		



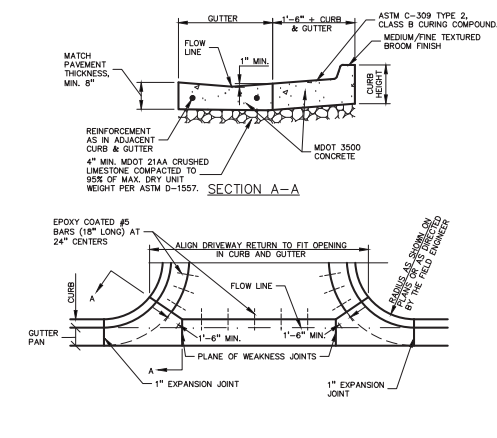
**STANDARD DUTY ASPHALT DETAIL**  
(NOT FOR USE IN THE RIGHT-OF-WAY) NOT TO SCALE



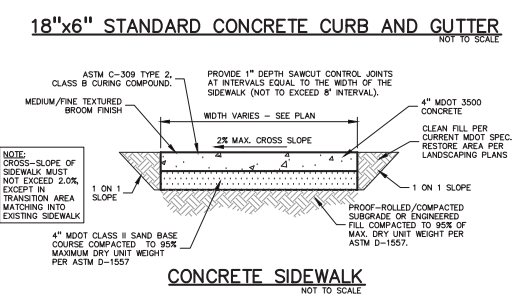
**HEAVY DUTY ASPHALT DETAIL**  
(NOT FOR USE IN THE RIGHT-OF-WAY) NOT TO SCALE



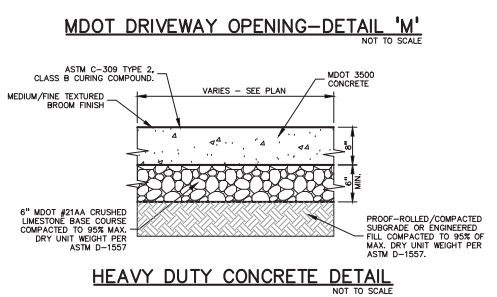
**18" x 6" STANDARD CONCRETE CURB AND GUTTER**  
NOT TO SCALE



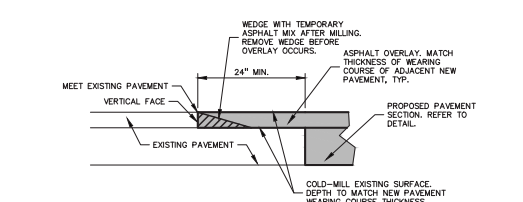
**MDOT DRIVEWAY OPENING-DETAIL 'M'**  
NOT TO SCALE



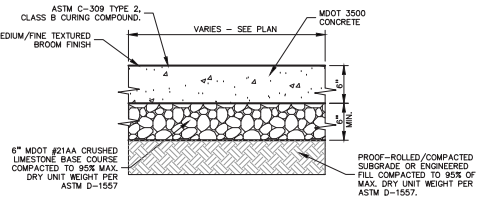
**CONCRETE SIDEWALK**  
NOT TO SCALE



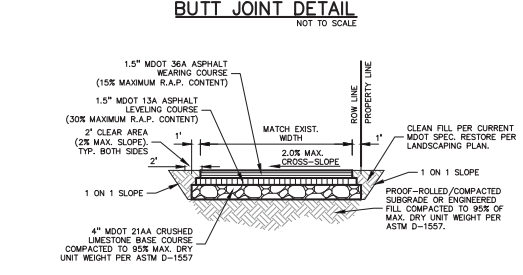
**HEAVY DUTY CONCRETE DETAIL**  
NOT TO SCALE



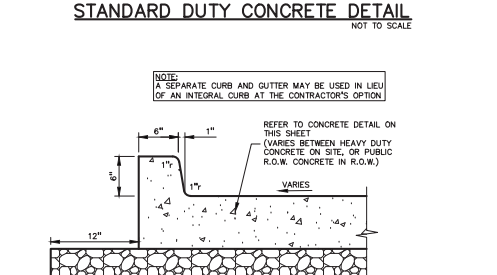
**BUTT JOINT DETAIL**  
NOT TO SCALE



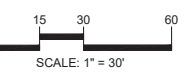
**STANDARD DUTY CONCRETE DETAIL**  
NOT TO SCALE



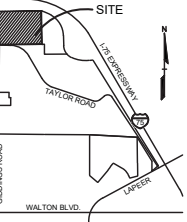
**ASPHALT BIKE PATH DETAIL**  
NOT TO SCALE



**CONCRETE PAVEMENT WITH INTEGRAL CURB**  
NOT TO SCALE



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

PROJECT TITLE  
**LEAR**  
3600 GIDDINGS ROAD  
AUBURN HILLS, MI

REVISIONS  
CITY COMMENTS 3-30-26

ORIGINAL ISSUE DATE:  
MARCH 19, 2026

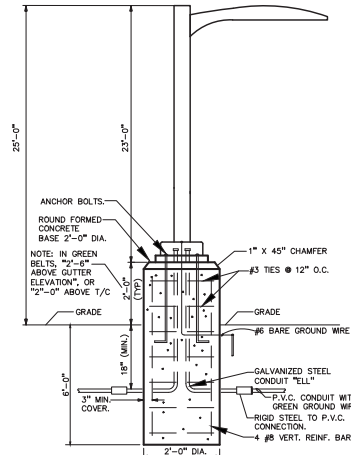
**NOTES AND DETAILS - 1**

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

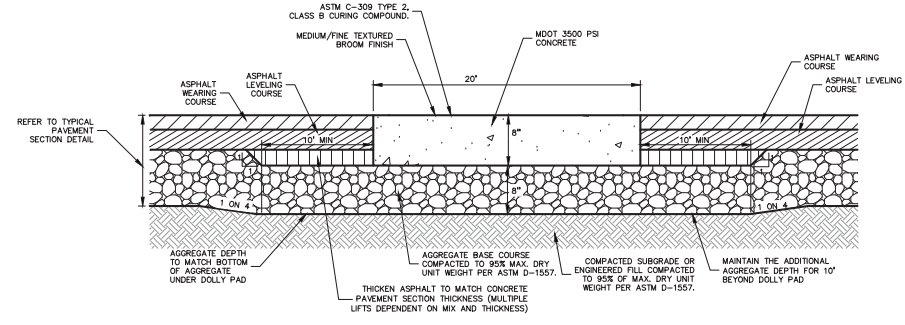
DRAWING NUMBER:

**C-9.0**

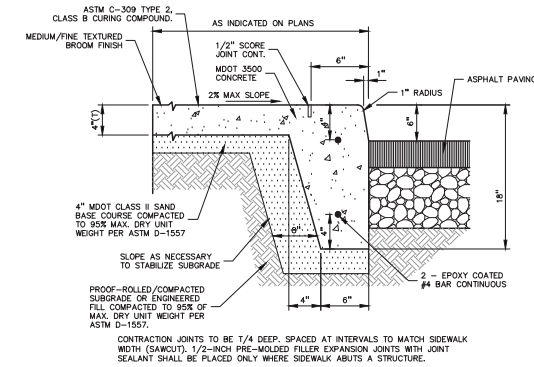
NOT FOR CONSTRUCTION



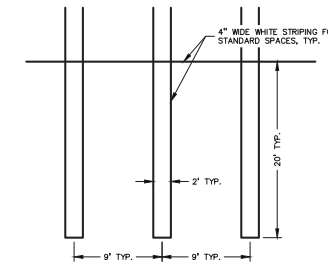
**CONCRETE BASE DETAIL**  
NOT TO SCALE



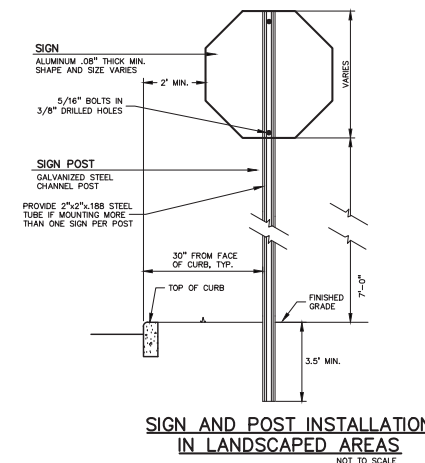
**CONCRETE DOLLY PAD / THICKENED AGGREGATE DETAIL**  
NOT TO SCALE



**INTEGRAL CURB AND SIDEWALK**  
NOT TO SCALE



**DOUBLE STRIPING DETAIL**  
NOT TO SCALE



**SIGN AND POST INSTALLATION IN LANDSCAPED AREAS**  
NOT TO SCALE



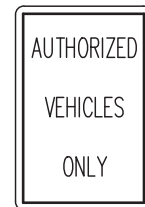
24" x 24"  
RED & BLACK ON WHITE REFLECTORIZED  
7'-0" MOUNTING HEIGHT  
(R3-1)

**NO RIGHT TURN SIGN DETAIL**  
NOT TO SCALE



24" x 24"  
RED & BLACK ON WHITE REFLECTORIZED  
7'-0" MOUNTING HEIGHT  
(R5-2)

**TRUCKS PROHIBITED SIGN DETAIL**  
NOT TO SCALE



12" x 18"  
BLACK ON WHITE REFLECTORIZED  
7'-0" MOUNTING HEIGHT  
(UR7-98)

**AUTHORIZED VEHICLES ONLY SIGN DETAIL**  
NOT TO SCALE



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

**STOP SIGN DETAIL**  
NOT TO SCALE



12" x 18"  
RED ON WHITE REFLECTORIZED  
7'-0" MOUNTING HEIGHT  
(UR7-22)

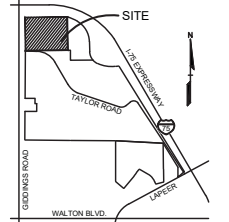
**NO PARKING SIGN DETAIL**  
NOT TO SCALE



0 15 30 60  
SCALE: 1" = 30'



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CLIENT  
**CUNNINGHAM-LIMP COMPANY**  
28970 CABOT DRIVE, SUITE: 100  
NORVI, MICHIGAN 48317

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:

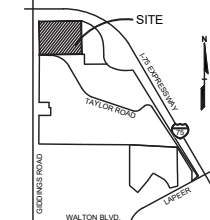
**C-9.1**



0 40 80 160  
 SCALE: 1" = 80'



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CLIENT  
**CUNNINGHAM-LIMP COMPANY**  
 28970 CABOT DRIVE, SUITE 100  
 NOWI, MICHIGAN 48317

PROJECT TITLE  
**LEAR**  
 3600 GIDDINGS ROAD  
 AUBURN HILLS, MI

REVISIONS	CITY COMMENTS	DATE

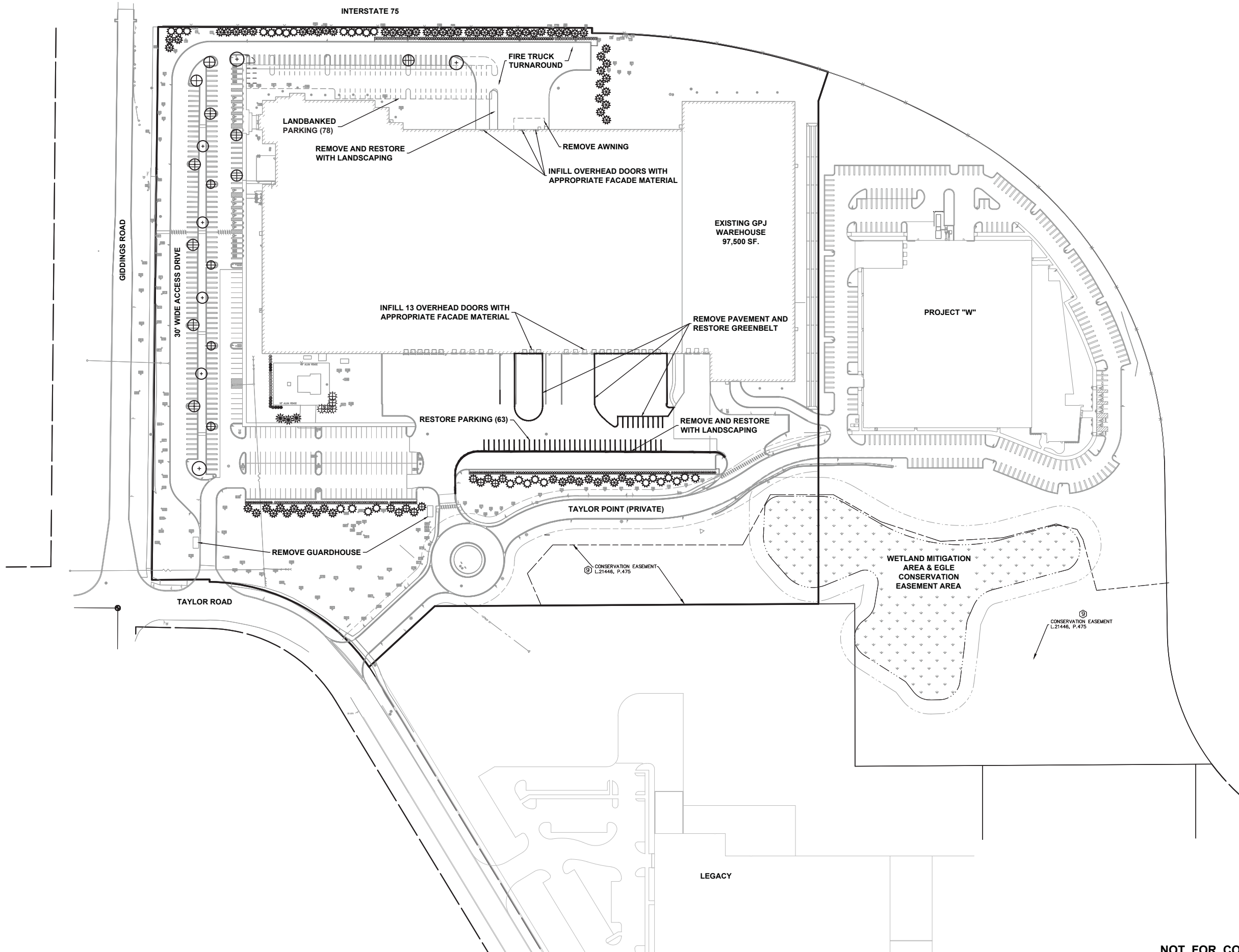
ORIGINAL ISSUE DATE:  
 MARCH 19, 2026

DRAWING TITLE  
**RESTORATION PLAN**

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

DRAWING NUMBER:

**C-10.0**



S:\PROJECTS\2026\26-0057 - C.C. LEAR\DWG\26-0057\_PEA\_C-10-01\REST-260057.dwg PLOT DATE: 3/20/2026 4:34 PM BY: JPB

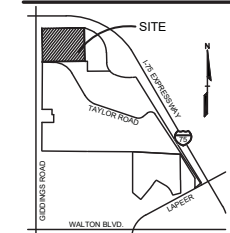
**NOT FOR CONSTRUCTION**



0 30 60 120  
SCALE: 1" = 60'



**CAUTION!**  
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CLIENT  
**CUNNINGHAM-LIMP COMPANY**  
28970 CABOT DRIVE, SUITE: 100  
NORWICH, MICHIGAN 48307

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**

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 FT. 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.)

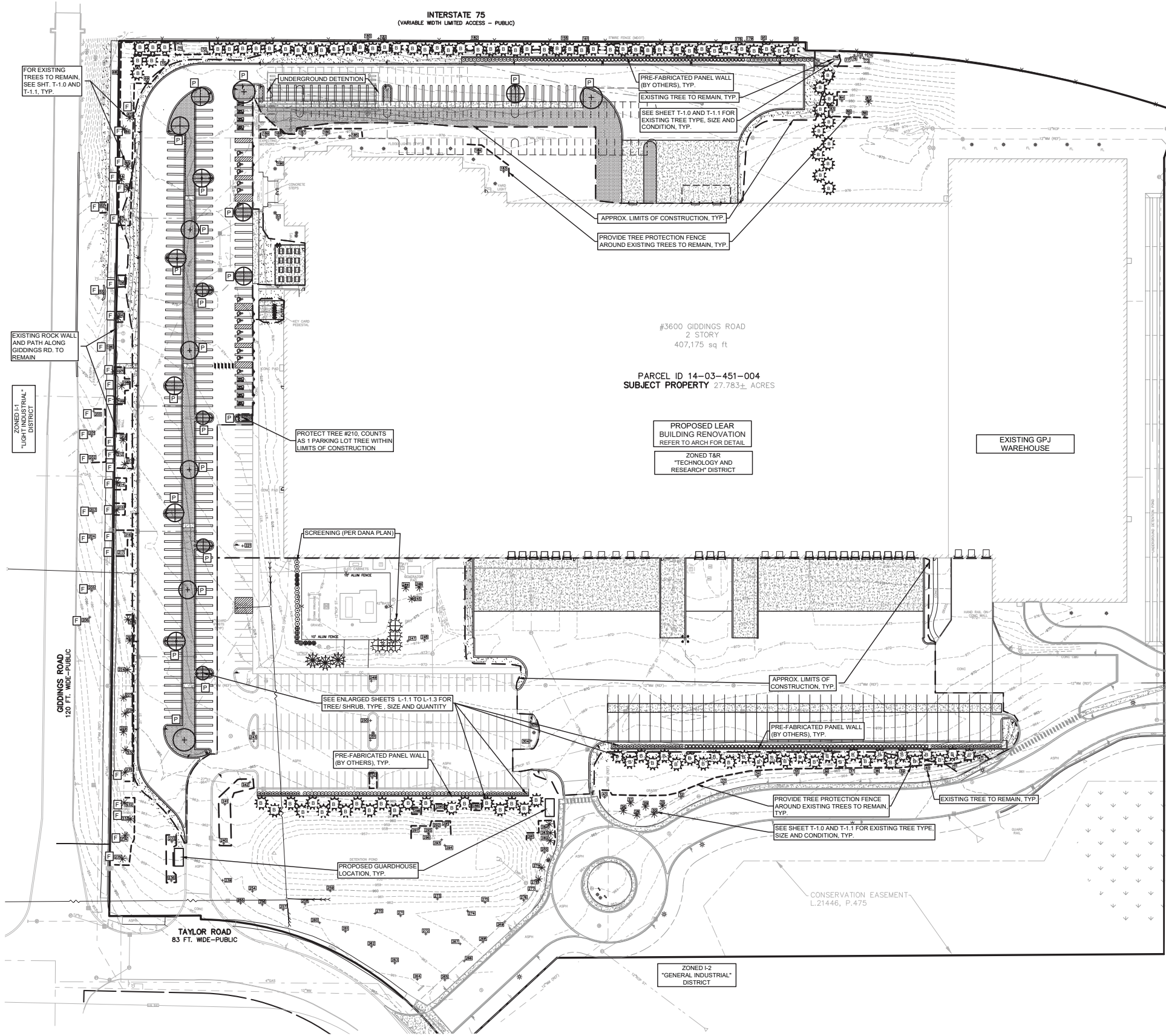
132 TOTAL NEW TREES PROVIDED

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:**

- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIGHER 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.
- 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.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
- 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.
- ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
- ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
- NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
- ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
- IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
- ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
- ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
- SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
- FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.
- CONTRACTOR SHALL NOT INSTALL PLANTS UNDER BUILDING OVERHANG AND SHALL NOTIFY LANDSCAPE ARCHITECT IF DRAWINGS CONFLICT WITH BUILDING OVERHANGS.
- TREES SHALL NOT CONFLICT/BLOCK PROPOSED REGULATORY DIRECTION SIGNAGE, MONUMENT SIGNS, ADDRESS OR LIGHT POLES. SHIFT TREES AS NECESSARY TYP.

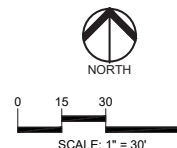


S:\PROJECTS\2026\06-0057 - OLC LEAR\DWG\L-1\_Preliminary Landscape Plan.dwg PLOT DATE: 3/20/2026 2:32 PM 8/1/2026

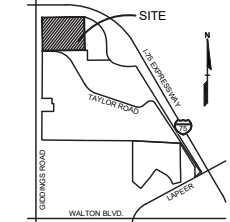
**NOT FOR CONSTRUCTION**







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CLIENT  
**CUNNINGHAM-LIMP COMPANY**  
28970 CABOT DRIVE, SUITE: 100  
NORW, MICHIGAN 48317

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**

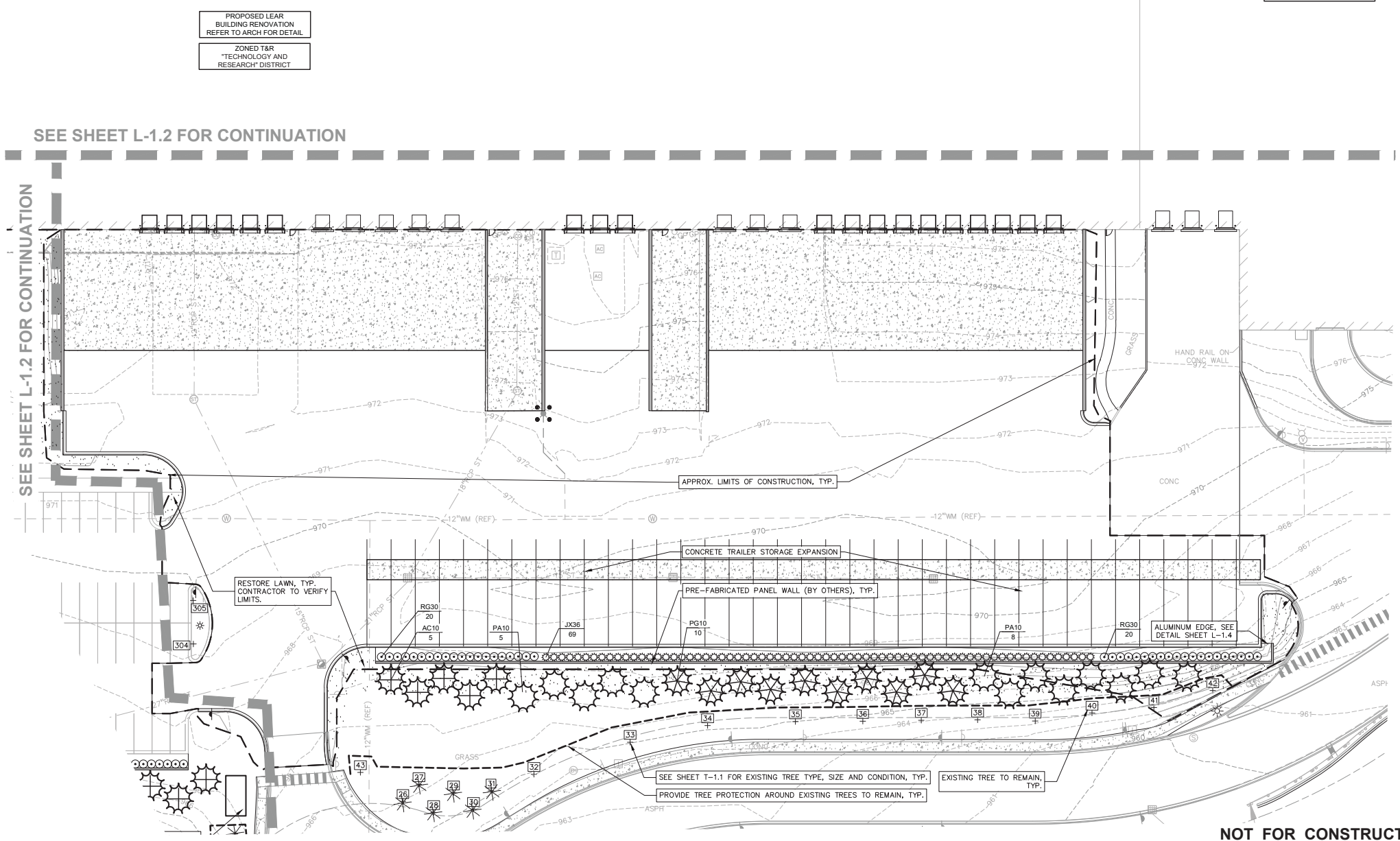
**KEY:**

- = 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
<b>EVERGREEN TREES</b>								
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:						
<b>SHRUBS</b>								
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:						



SEE SHEET L-1.2 FOR CONTINUATION

SEE SHEET L-1.2 FOR CONTINUATION

PROPOSED LEAR BUILDING RENOVATION REFER TO ARCH FOR DETAIL  
ZONED T&R "TECHNOLOGY AND RESEARCH" DISTRICT

RESTORE LAWN, TYP. CONTRACTOR TO VERIFY LIMITS.

APPROX. LIMITS OF CONSTRUCTION, TYP.

CONCRETE TRAILER STORAGE EXPANSION

PRE-FABRICATED PANEL WALL (BY OTHERS), TYP.

HAND RAIL ON CONC. WALL

ALUMINUM EDGE, SEE DETAIL SHEET L-1.4

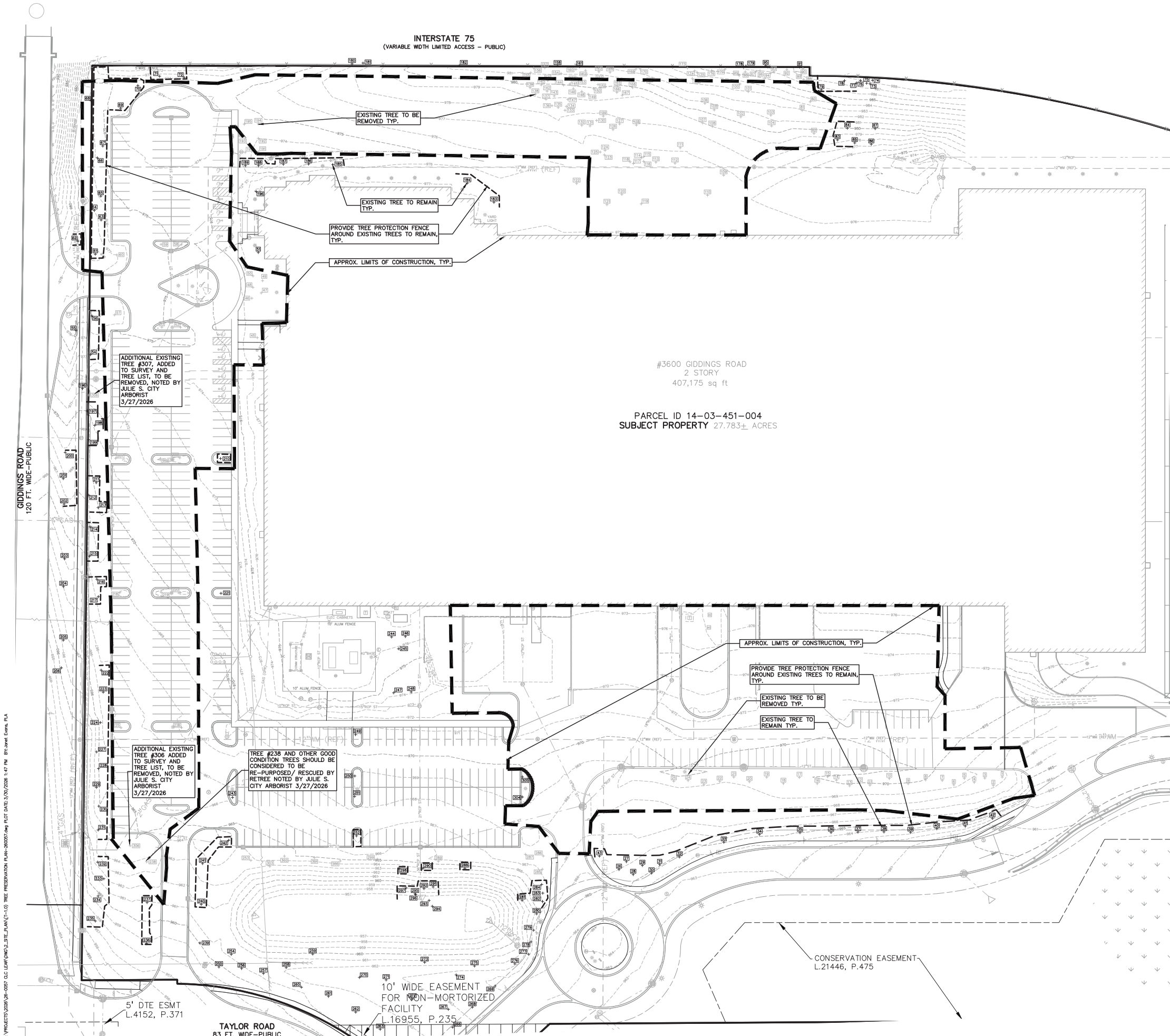
SEE SHEET T-1.1 FOR EXISTING TREE TYPE, SIZE AND CONDITION, TYP.

PROVIDE TREE PROTECTION AROUND EXISTING TREES TO REMAIN, TYP.

EXISTING TREE TO REMAIN, TYP.

NOT FOR CONSTRUCTION





KEY:

	= EXISTING TREE TO REMAIN
	= 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)

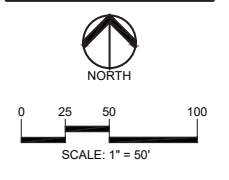
**LANDMARK TREES**

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

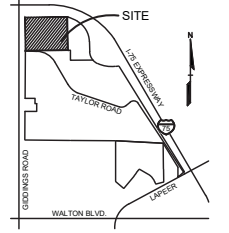
PER CITY ARBORIST, JULIE S., COMMENT ON 3/27/2026:  
ALL "LANDSCAPE" TREES REGARDLESS OF SIZE, ARE REGULATED



- TREE PROTECTION NOTES**
- Identify on site all trees or areas of trees which are being proposed to be preserved with fluorescent orange spray paint (stump holes) or by red flagging trees.
  - Best barriers of four (4) foot high fencing marked with metal "T-posts" five (5) feet on center on all four sides 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 best condition approved by the City to be removed, or when a Certificate of Occupancy is issued.
  - Keep clear of 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, loaders, 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 utility wires for trees), signs, or permits may be fastened to any tree protected by this Ordinance.



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CLIENT  
**CUNNINGHAM-LIMP COMPANY**  
28970 CABOT DRIVE, SUITE: 100  
NORW, MICHIGAN 48317

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

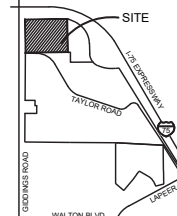
DRAWING NUMBER:  
**T-1.0**

NOT FOR CONSTRUCTION

S:\PROJECTS\2026\06-0057 - C.C. LEAR\DWG\T-1.0\_TREE\_PRESERVATION\_PLAN-202607.dwg PLOT DATE: 3/20/2026 1:47 PM B:\jleat.dwg P.L.A.



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THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. DETERMINING THE EXACT UTILITIES, LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



**CLIENT**  
**CUNNINGHAM-LIMP COMPANY**  
28970 CABOT DRIVE, SUITE: 100  
NORWICH, MICHIGAN 49477

**PROJECT TITLE**  
**LEAR**  
3600 GIDDINGS ROAD  
AUBURN HILLS, MI

**REVISIONS**  
CITY COMMENTS 3-30-26

ORIGINAL ISSUE DATE:  
MARCH 19, 2026

DRAWING TITLE  
**EXISTING TREE LIST**

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

DRAWING NUMBER:

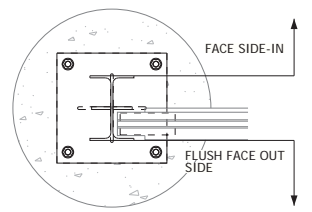
**T-1.1**

ITEM WITH STRIKE THROUGH INDICATES TREE TO BE REMOVED

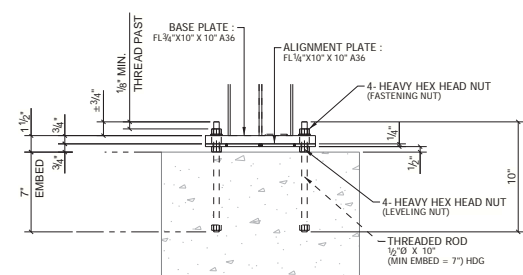
TAG NO.	CODE	DBH	LATIN NAME	COMMON NAME	COND	COMMENT	REGULATED (REG.) / NOT REGULATED (N)	LANDMARK (L)	SAVE (S) / REMOVE (X)
1	WS	2	White Spruce	Picea glauca	Good		REG/REPLACE	-	X
2	WS	2	White Spruce	Picea glauca	Good		REG/REPLACE	-	X
3	WS	2	White Spruce	Picea glauca	Good		REG/REPLACE	-	X
4	WS	2	White 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 sylvatica	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	2	Slippery Elm	Ulmus rubra	Good		N (SIZE)	-	S
38	SE	2	Slippery Elm	Ulmus rubra	Good		N (SIZE)	-	S
39	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 sylvatica	Good		N (SIZE)	-	S
45	CA	2	Crab Apple	Malus coronaria	Good		REG/REPLACE	-	X
46	CA	2	Crab Apple	Malus coronaria	Good		REG/REPLACE	-	X
47	CA	2	Crab Apple	Malus coronaria	Good		REG/REPLACE	-	X
48	CA	2	Crab Apple	Malus coronaria	Good		REG/REPLACE	-	X
49	CA	3	Crab Apple	Malus coronaria	Good		REG/REPLACE	-	X
50	CA	2	Crab Apple	Malus coronaria	Good		REG/REPLACE	-	X
51	CA	2	Crab Apple	Malus coronaria	Good		N (SIZE)	-	S
52	HL	7	Honeylocust	Gleditsia triacanthos	Good		REG/REPLACE	-	X
53	HL	6	Honeylocust	Gleditsia triacanthos	Good		REG/REPLACE	-	X
54	WS	14	White Spruce	Picea glauca	Good		REG	-	S
55	G	18	Ginkgo	Ginkgo biloba	Good		N (SPECIES)	-	S
56	G	11	Ginkgo	Ginkgo biloba	Good		N (SPECIES)	-	S
57	GZ	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	GZ	11	Ginkgo	Ginkgo biloba	Good		REG/REPLACE	-	X
61	G	13	Ginkgo	Ginkgo biloba	Good		N (SPECIES)	-	S
62	G	18	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	18.7	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
102	RI	7	Rick's 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	15	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	10	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	Rigloth Aspan	Populus grandidentata	Good		REG/REPLACE	-	X
144	CT	6	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	BL	6	Black Locust	Robinia pseudoacacia	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)	-	X
159	W	7	Willow	Salix spp.	Good</				

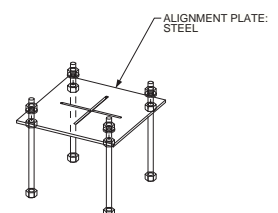
INSTALLER: BE SURE TO RECOGNIZE SIDE SLAT IS REQUIRED TO BE FACING BEFORE ATTACHING COLUMNS TO ALIGNMENT PLATES ON FOOTINGS



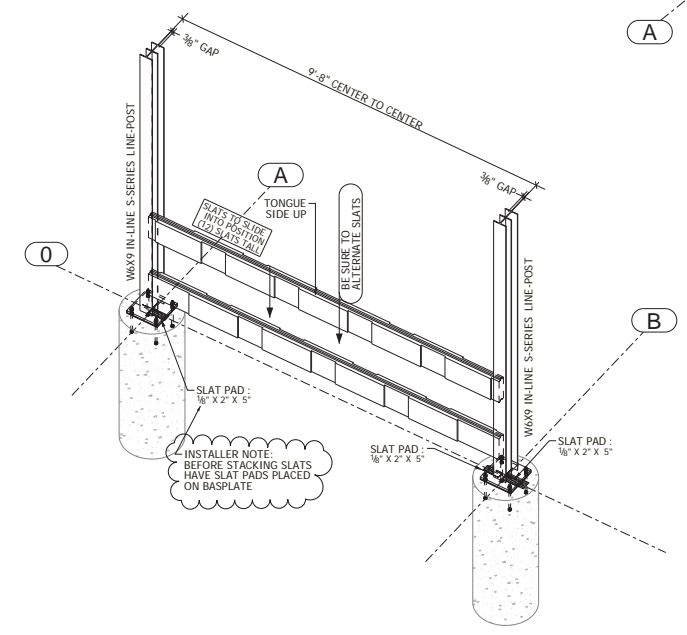
STANDARD TOP DETAIL - FLUSH FACE SIDE OUT  
SCALE = 1:8



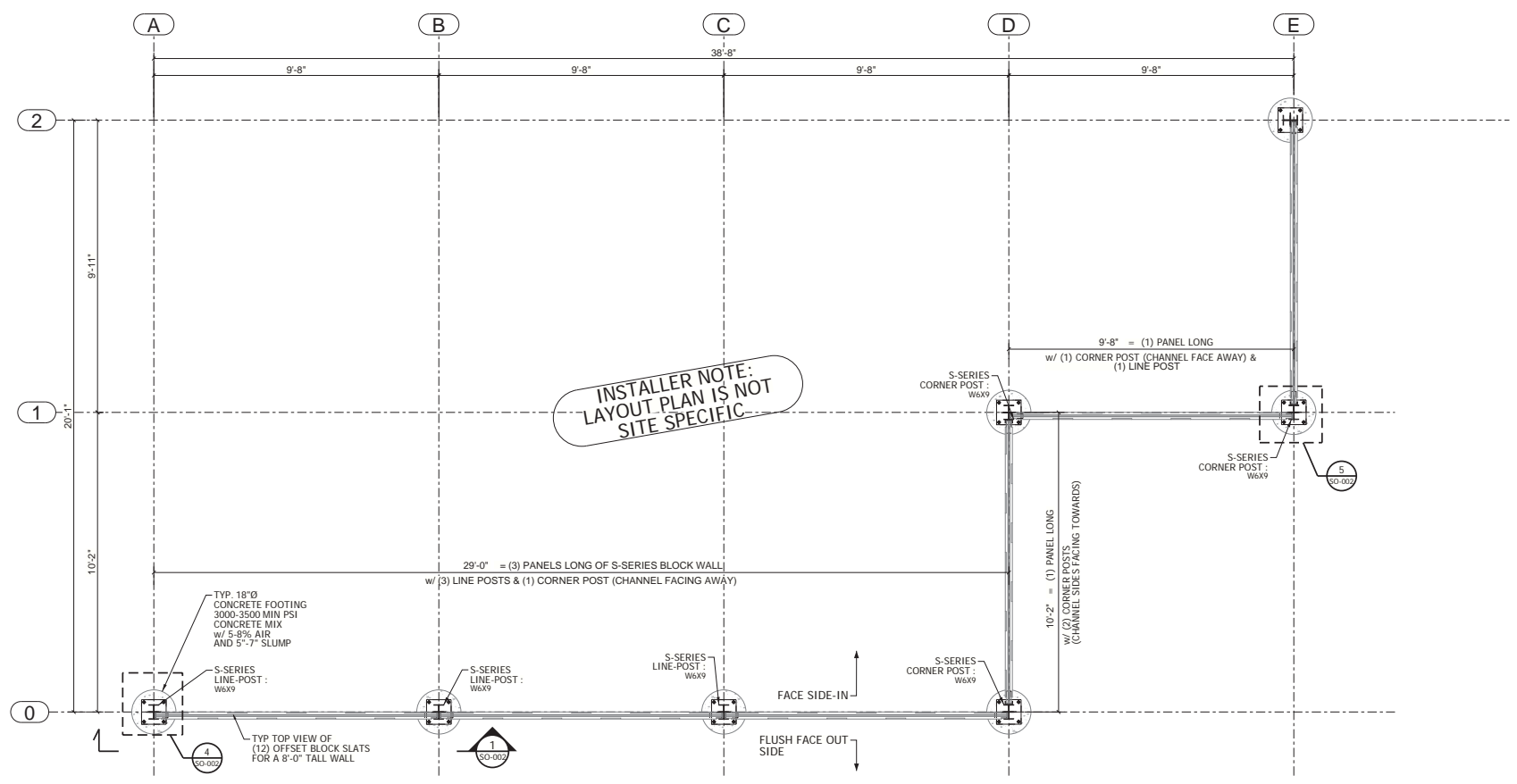
STANDARD BASE PLATE SECTION  
SCALE = 1:8



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

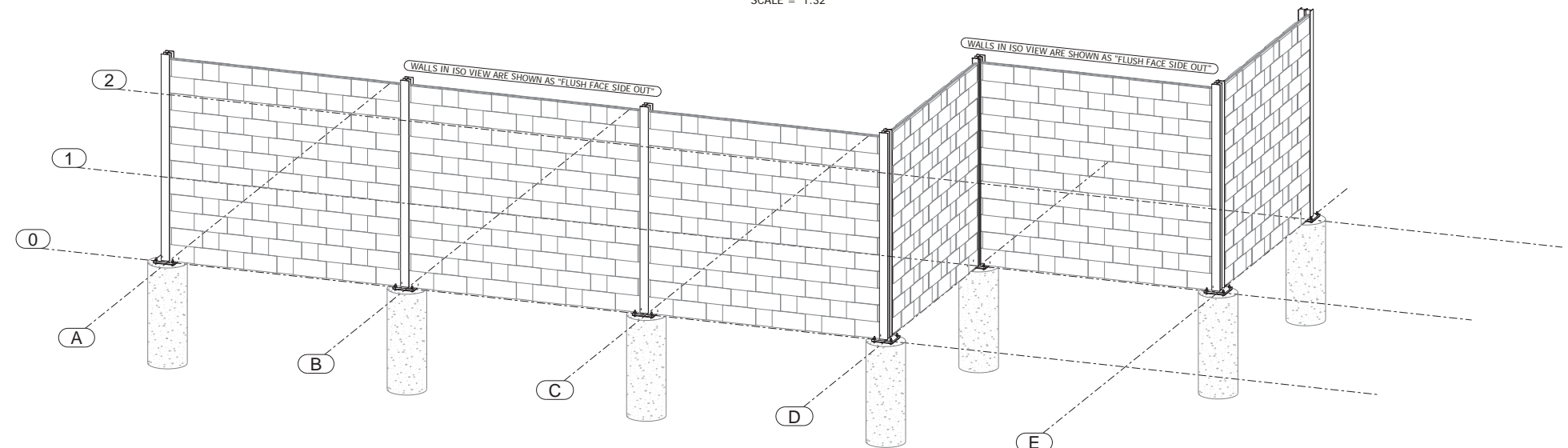


TYP SLAT INSTALL TO ERECTED S-SERIES POSTS  
SCALE = 1:24

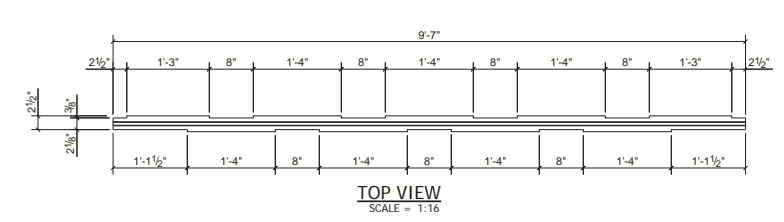


INSTALLER NOTE:  
LAYOUT PLAN IS NOT  
SITE SPECIFIC

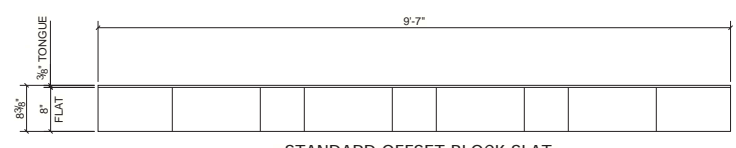
DURA-CRETE OFFSET BLOCK WALL w/ S-SERIES STEEL POSTS  
SCALE = 1:32



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



TOP VIEW  
SCALE = 1:16



END VIEW  
SCALE = 1:4

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

**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

**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-SERIES 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

REV	DATE	DESCRIPTION	BY
23450 REGENCY PARK DR WARREN, MI 48089 P: 586.759.4286 www.duracretewalls.com			
CLIENT:			
ORDER NUMBER: PROJECT NAME: S-SERIES OFFSET BLOCK WALL PANEL			
PROJECT LOCATION: STREET: CITY: STATE: PROJECT DESCRIPTION: SOUND WALL w/ 8'-0" TALL WALL			
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.			
DRAWN BY: C/M	CHECKED BY: RW	ORDER DONE BY: RW	SHEET NUMBER: <b>SO-001</b>
DRAWN DATE: 04/15/2024	CHECKED DATE: DATE OF ORDER:	copyright Dura-Crete Products 2023, patent pending	



**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:**

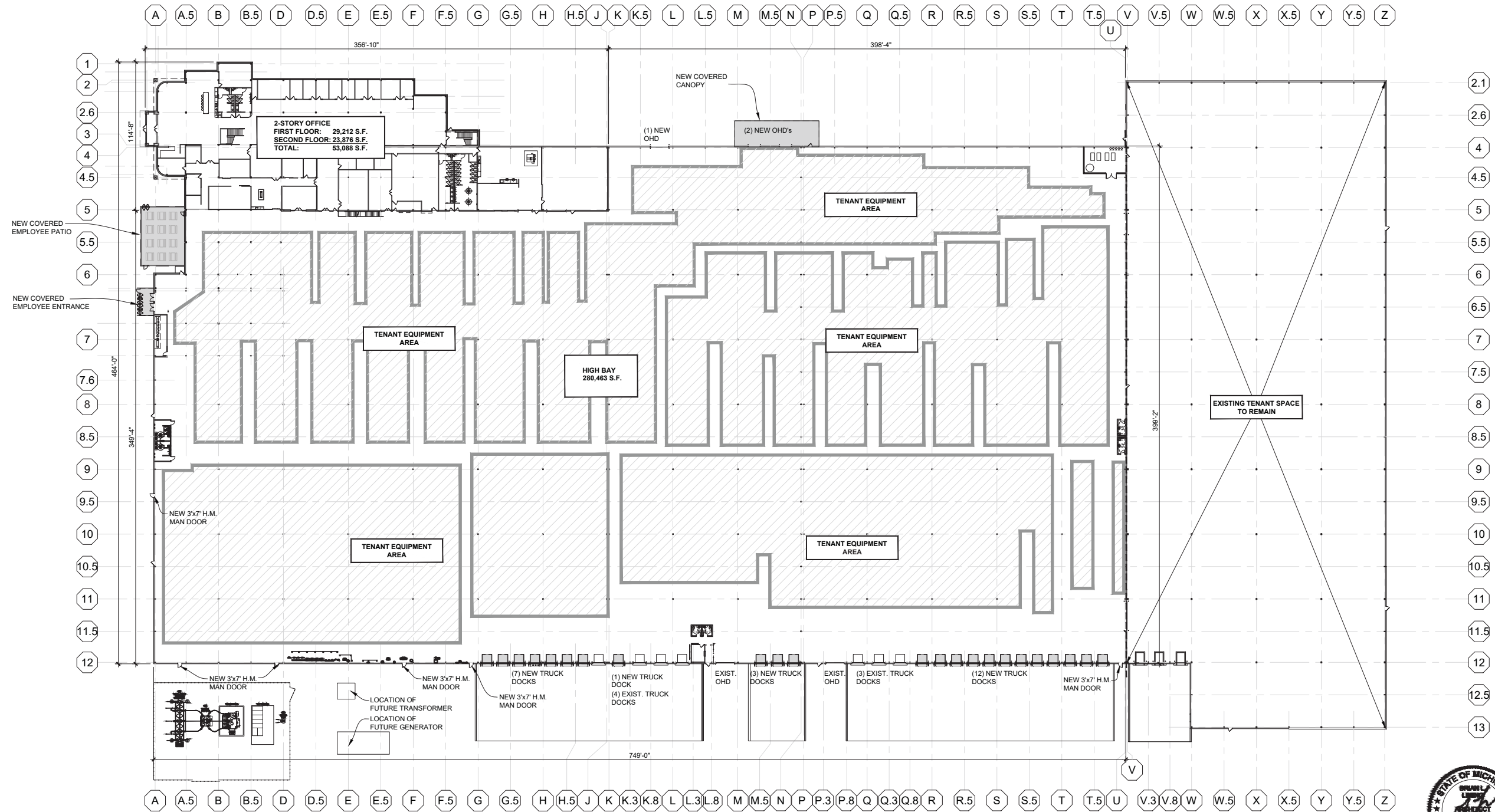
- ALLOWABLE BUILDING HEIGHT = 75'-0"; 4-STORIES  
 - EXISTING BUILDING HEIGHT = 35'-2"

**OCCUPANCY:**

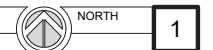
- PER MBC (MBC TABLE 1004.1.2)  
 FIRST FLOOR: 309,675 S.F. GROSS MINUS 1,706 S.F. PERIMETER WALL THICKNESS = 307,969 S.F.  
 - FIRST FLOOR GENERAL OFFICE/LAB AREAS: 28,490 S.F. / 150 S.F. PER OCC. = 190 OCC.  
 - FIRST FLOOR MANUFACTURING AREA: 279,479 S.F. / 200 S.F. PER OCC. = 1,397 OCC.  
 - SECOND FLOOR GENERAL OFFICE AREA: 23,829 S.F. / 150 S.F. PER OCC. = 158 OCC.  
 TOTAL BUILDING OCCUPANCY: = 1,745 OCC.

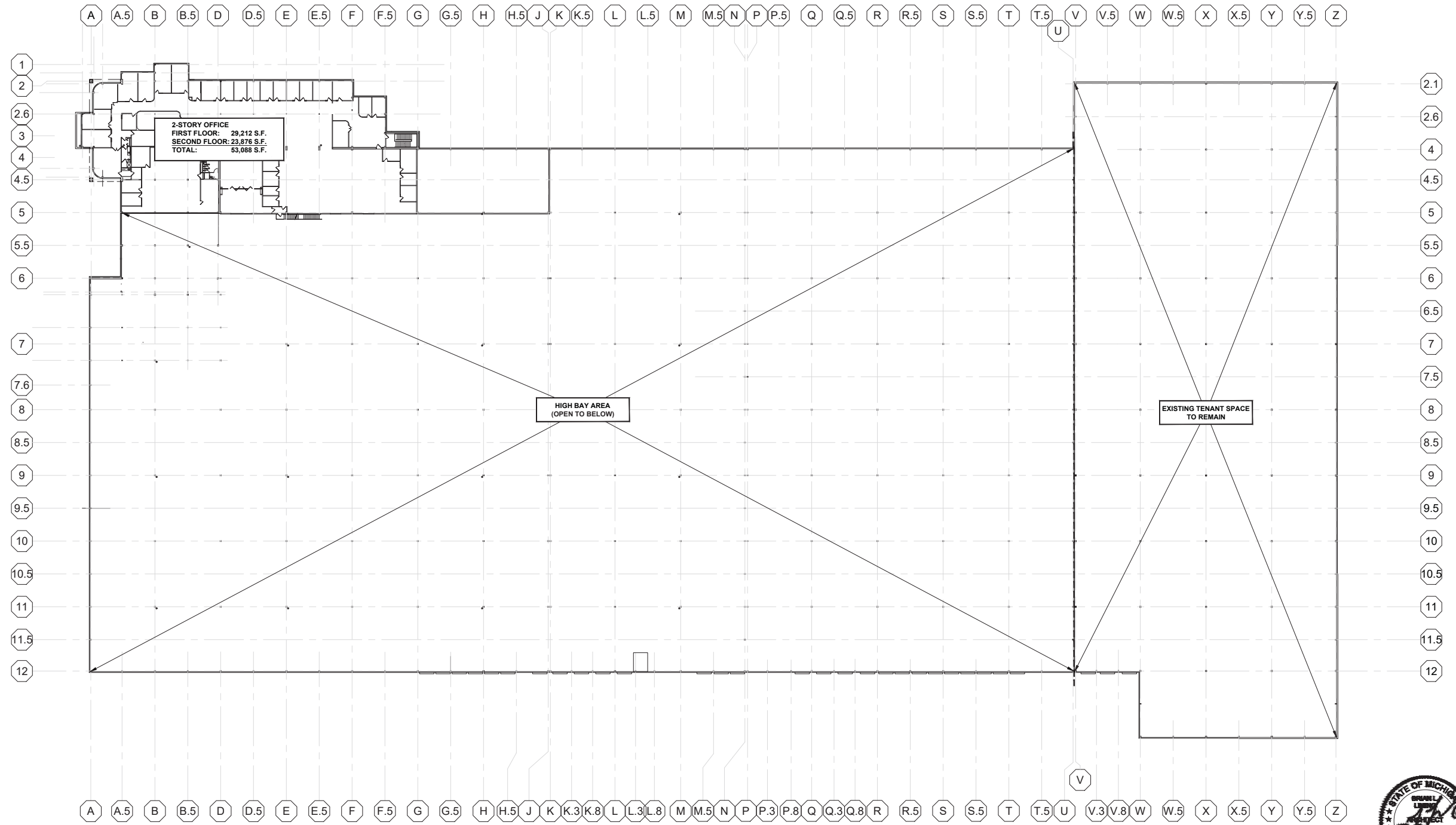
**MINIMUM NUMBER OF EXITS:**

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

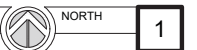


**OVERALL FIRST FLOOR PLAN**  
 SCALE: 1:40





OVERALL SECOND FLOOR PLAN  
SCALE: 1:40



1

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-2B

\*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.

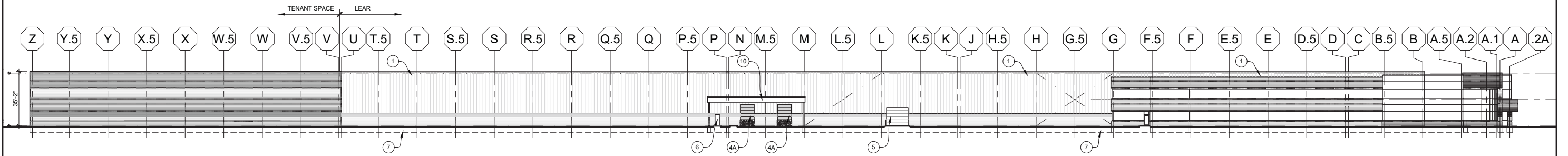
BASED ON FRONTAGE:  
+ 1,211' L.F. NORTH SIDE I-75 FREEWAY FRONTAGE  
+ 986' L.F. GIDDINGS ROAD FRONTAGE  
= 2,197 L.F. TOTAL FRONTAGE

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

**1,757 S.F. TOTAL ALLOWABLE SIGNAGE AREA**

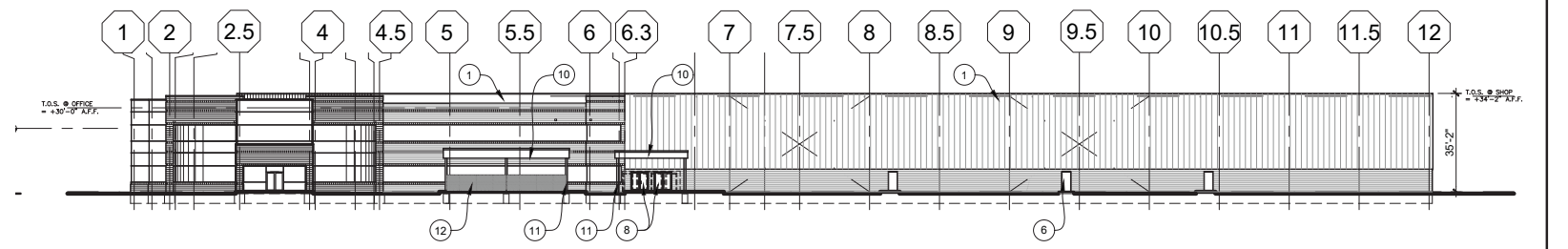
PROPOSED SIGNAGE AREA:  
NO ONE SIGN CAN EXCEED 150 S.F. IN SIZE  
(2) TOTAL SIGNS PROPOSED (LOCATION(S) TBD) = 150 x 2 = 300 S.F.  
**300 S.F. PROPOSED < 1,757 S.F. ALLOWABLE**

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		



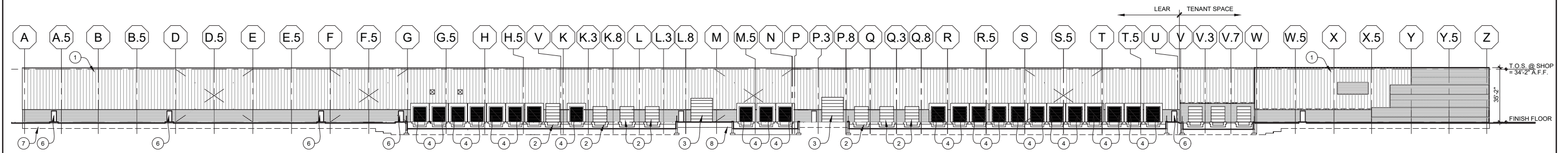
**NORTH ELEVATION**  
SCALE: 1" = 30'-0"

4



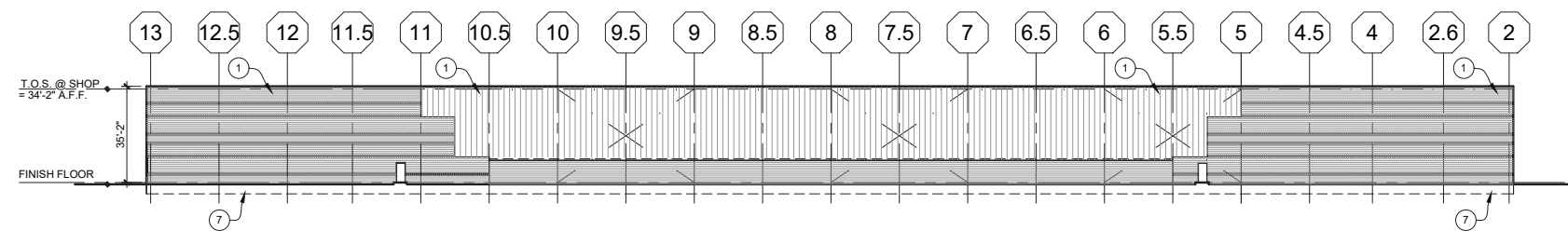
**WEST ELEVATION**  
SCALE: 1" = 30'-0"

3



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

2



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

1





# CITY OF AUBURN HILLS PLANNING COMMISSION AGENDA

MEETING DATE: APRIL 8, 2026

AGENDA ITEM NO 5f.

COMMUNITY DEVELOPMENT

**To:** Chairperson Sam Beidoun and the Planning Commission  
**From:** Steven J. Cohen, AICP, Director of Community Development  
**Submitted:** April 2, 2026  
**Subject:** Sheetz Auburn Hills – 3880 Lapeer Road  
Public Hearing / Motion – Recommendation to City Council for combined PUD Step One  
– Qualification / Step Two – Site Plan and Tree Removal Permit approval

### INTRODUCTION AND HISTORY

This is a request from 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-1, Light 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-1 District.** For the development to become eligible for the PUD Option, it must provide a recognizable net public benefit to the City's residents' health, safety, and welfare. Staff finds the project would offer a net public benefit and will meet several of the criteria for PUD qualification, such as:

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.

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.



*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 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 for 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.
7. Landscape requirements will be met.
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.
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.
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 3<sup>rd</sup> party operator obtains the appropriate permits from the City and complies with the City's electric vehicle station signage and pavement marking standards.

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**STAFF RECOMMENDATION (cont.)****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.

**RECOMMENDED ACTION**

**Move to recommend to City Council approval of the combined PUD Step One-Concept Plan and PUD Step Two-Site Plan and Tree Removal Permit for 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.**



# Development Application



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

### Check requested review(s)

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

**City Use Only**

Address: 3880 Lapeer Rd

Date Received: 03/05/2026

Fees Paid: \$7,211

SP #: \_\_\_\_\_

SLU #(s): \_\_\_\_\_

LD/LE/SUB #: \_\_\_\_\_

RZ #: \_\_\_\_\_

PUD #: 260001

ZBA #: \_\_\_\_\_

PTR #: 260002

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@skitkengold.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)

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

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


March 4<sup>th</sup>, 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**



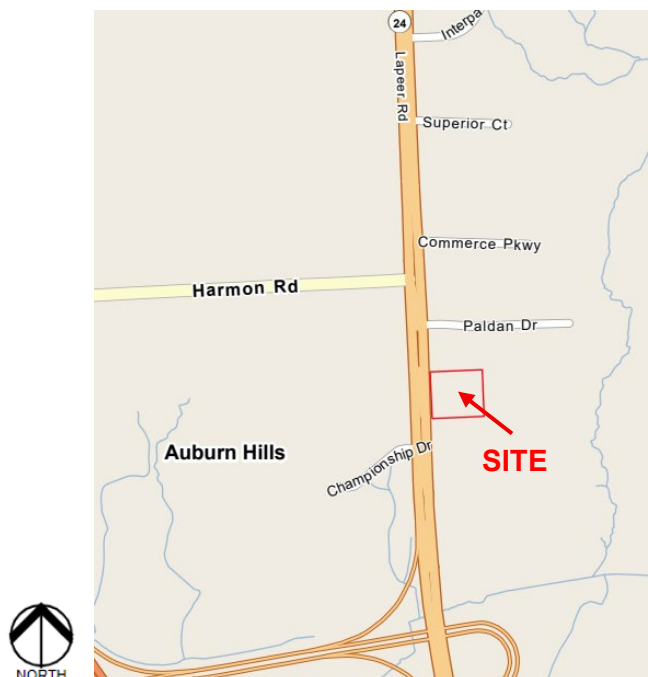
# Planning Commission Public Notice

Meeting Date, Time, and Location:	<b>Wednesday, April 8, 2026 at 6:00 p.m.</b> City of Auburn Hills - City Council Chambers 1827 N. Squirrel Road, Auburn Hills, MI 48326
Project Name:	Sheetz Auburn Hills
General Property Location:	3880 Lapeer Road (Sidwell No. 14-02-401-030)
Applicant:	Ashley Riba – 248-752-3331
Nature of the Request:	Recommendation to City Council for combined PUD Step One – Qualification / Step Two – Site Plan and Tree Removal Permit approval to facilitate the redevelopment of the property to allow the construction of a gas station with an associated convenience store and quick service restaurant.
City Staff Contact:	Steven J. Cohen, AICP Director of Community Development - 248-364-6941

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

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

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



**LOCATION MAP**

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 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

A handwritten signature in black ink that reads "MaryKate Kirksey".

---

MaryKate Kirksey for Hannah Driesenga, P.E.

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

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**POLICE DEPARTMENT**  
1899 North Squirrel Road  
Auburn Hills, MI 48326

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## MEMORANDUM

TO: Steve Cohen, Director of Community Development  
FROM: Michelle Hesse, Lieutenant  
DATE: March 30, 2026  
SUBJECT: **Sheetz PUD**

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I have reviewed the site plan for the Sheetz Restaurant/Convenience Store/Fueling Island on Lapeer Road. The police department has no objections to the project as presented in the site plan.



# AUBURN HILLS FIRE DEPARTMENT



## Official Memorandum

*To: Steve Cohen, City Planner/Director of Community Development*  
*From: Fred Solomon, Fire Inspector*  
*Date: March 30, 2026*  
*Re: Site Plan Review*

PROJECT: Sheetz, 3880 Lapeer

XXX	Approved	
	Approved	Subject to the following revisions:
	Denied	

No Comments

Fred Solomon  
 Fire Inspector  
 Auburn Hills Fire Department

March 23, 2026

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

Subject: Sheetz development project, 3880 Lapeer Road, Auburn Hills, MI

Dear Mr. Cohen,

The submittals regarding the above-mentioned project have been reviewed and site verification performed. The Woodlands Ordinance will be satisfied by planting according to the proposed plans. See tree detail chart below for tree inventory, removal and replacement tree requirements.

**TREE DATA TABLE**

DESCRIPTION	TOTAL TREES	Required/REPLACEMENT TREES
Total Trees Surveyed	57	
Trees Saved	13 (9 regulated; 4 Non-regulated)	0
Removed Regulated Trees	28	28
Non-regulated/Dead Trees Removed	16	0
Removed Landmark Trees	0	0
<b>TOTAL Required Replacement Trees</b>		<b>28 Trees</b>

There are 28 regulated trees to be removed for the development of this project, none are Landmark trees. The landscape plans provide 76 trees and satisfies City Ordinances' replacement requirements for regulated & removed trees.

This project is approved based on site conditions and accompanying landscape plans.

Best regards,

*Julie Stachecki J-*  
Julie Stachecki

City of Auburn Hills Woodland Consultant



Site Specific, Inc.

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

# SKILKEN | GOLD

Real Estate Development

March 11, 2026



Re: Citizen Participation Letter  
Sheetz Store – Planned Unit Development  
3880 Lapeer Road, Auburn Hills

Dear Neighbor:

In accordance with the City of Auburn Hills Citizen Participation Ordinance, we are notifying you that Skilken Gold LLC, as the developer on behalf of Sheetz Inc., has submitted an application for a planned unit development to be located at the 3.18-acre parcel at 3880 Lapeer Road. The site is currently occupied by a vacant restaurant building.

The proposal is to redevelop the property and build a Sheetz store, which includes a gas station, convenience store and a made-to-order quick service restaurant with a gourmet coffee counter, and indoor and outdoor seating. The building will be approximately 6,140 square feet in size, and will be a Sheetz high-end prototype building, which you may be familiar with from the other Sheetz locations in Michigan. Sheetz has opened stores in Romulus, Ypsilanti Township, Warren, Eastpointe and Chesterfield Township, with 14 locations opening in 2026. The building will be constructed with aesthetically pleasing materials, including 4 brick sides, canopies, metal accents, and other architectural features. Substantial landscaping in excess of City ordinance requirements is being provided. Please see the attached site plan, landscape plan and building renderings.

Sheetz was founded in Altoona, Pennsylvania in 1952. The Sheetz store will be both owned and operated by Sheetz, Inc., which remains a family-owned business with over 800 stores in 7 states. Sheetz provides tasteful, clean stores, striving to provide its customers with exemplary service and the ultimate one stop shop experience. Sheetz has won several accolades for customer service, including the #2 retailer in the country. Sheetz also offers generous benefits to its employees including health, vision, dental, PTO and much more.

The City of Auburn Hills' Planning Commission will be reviewing our development application at its April 8, 2026 meeting. If you have any questions, concerns or comments, please do not hesitate to contact me directly at [ariba@skilkengold.com](mailto:ariba@skilkengold.com). If you wish to speak to a City Representative, please contact Steve Cohen, Director of Community Development, at 248-364-6941.

Sheetz is excited about this opportunity and looks forward to servicing you and your neighbors in Auburn Hills.

Very truly yours,

A handwritten signature in black ink that reads "Ashley Riba".

Ashley Riba

Project Manager, Skilken Gold

4270 Morse Road Columbus, Ohio 43230 614.418.3100

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[www.skilkengold.com](http://www.skilkengold.com)



**SHEETZ**

UNLD 87	2.28
UNLD 88	2.38
AUTO DIESEL	2.88

SHEETZ

SHEETZ

SHEETZ

SHEETZ

Air



# SKILKEN | GOLD

Real Estate Development

April 1, 2026

Steve Cohen, AICP  
Community Development Director  
City of Auburn Hills Community Development Department  
1827 Squirrel Road  
Auburn Hills, Michigan 48326

Re: Citizen Participation Letter  
Sheetz Store – Planned Unit Development  
3880 Lapeer Road, Auburn Hills

Dear Mr. Cohen:

In accordance with the City of Auburn Hills' Citizen Participation Ordinance, we have mailed the Citizen's Participation letter related to the development application for a new Sheetz store to the mailing labels provided by the Community Development Department. 57 letters were postmarked March 12, 2026. We have not received any responses to these letters provided.

Very truly yours,



Ashley Riba  
Project Manager, Skilken Gold

4270 Morse Road Columbus, Ohio 43230 614.418.3100



[www.skilkengold.com](http://www.skilkengold.com)

**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.  
Columbus, Ohio 43230  
ATTN: Drew Janitzki  
Email: [djanitzki@skilkengold.com](mailto:djanitzki@skilkengold.com)

Project Engineer: Giffels Webster  
Attn: Nancy Standish, PE  
1025 E. Maple, Suite 100  
Birmingham, MI 48009  
Email: [nstandish@giffelswebster.com](mailto: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.  
Columbus, Ohio 43230  
ATTN: Drew Janitzki  
Email: [djanitzki@skilkengold.com](mailto:djanitzki@skilkengold.com)

With a Required Copy to:

Sheetz, Inc.  
5700 Sixth Ave.  
Altoona, Pennsylvania 16602  
ATTN: Real Estate Counsel  
Email: [rjochen@sheetz.com](mailto: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](mailto: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 50<sup>th</sup> 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.

- 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: [Signature]

Name: Andrew Janitaki

Its: General Counsel

**ACKNOWLEDGEMENT**

STATE OF Ohio )  
 ) ss  
COUNTY OF Franklin )

The foregoing Agreement was acknowledged before me by Andrew Janitaki, 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.



[Signature]  
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

GAL 2.281  
GAL 2.381

h  
HICKORY LANE





**SHEETZ**

UNLD 87	2.28
UNLD 88	2.38
AUTO DIESEL	2.88

SHEETZ

SHEETZ

SHEETZ

**h**  
HIROTEC

3800 LAPEER RD.













Executive:	NS
Manager:	NS
Designer:	NS
Quality Control:	JR
Section:	23
T-03-N-R-12-E	

Professional Seal:



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

**EXISTING CONDITIONS PLAN**

SHEETZ AUBURN HILLS (LAPEER)  
3880 LAPEER ROAD

AUBURN HILLS  
OAKLAND COUNTY  
MICHIGAN

Date:	03.03.2026
Scale:	1"=20'
Sheet:	SP-02
Project:	20725.00

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**UTILITY STATEMENT**  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.  
(R) = UTILITY SHOWN FROM RECORDS OR PLANS, & FIELD LOCATED WHERE POSSIBLE.  
PRIOR TO THE PLANNED BUILDING IMPROVEMENTS, AND/OR CONSTRUCTION, THE RESPECTIVE UTILITY COMPANIES MUST BE NOTIFIED TO STAKE THE PRECISE LOCATION OF THEIR UTILITIES.

**PROPERTY DESCRIPTION**

(PER TITLE COMMITMENT NO. 631266391N1S, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED OCTOBER 06, 2025)

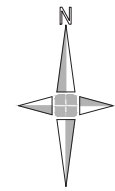
LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF OAKLAND, CITY OF AUBURN HILLS.

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 WEST, 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.

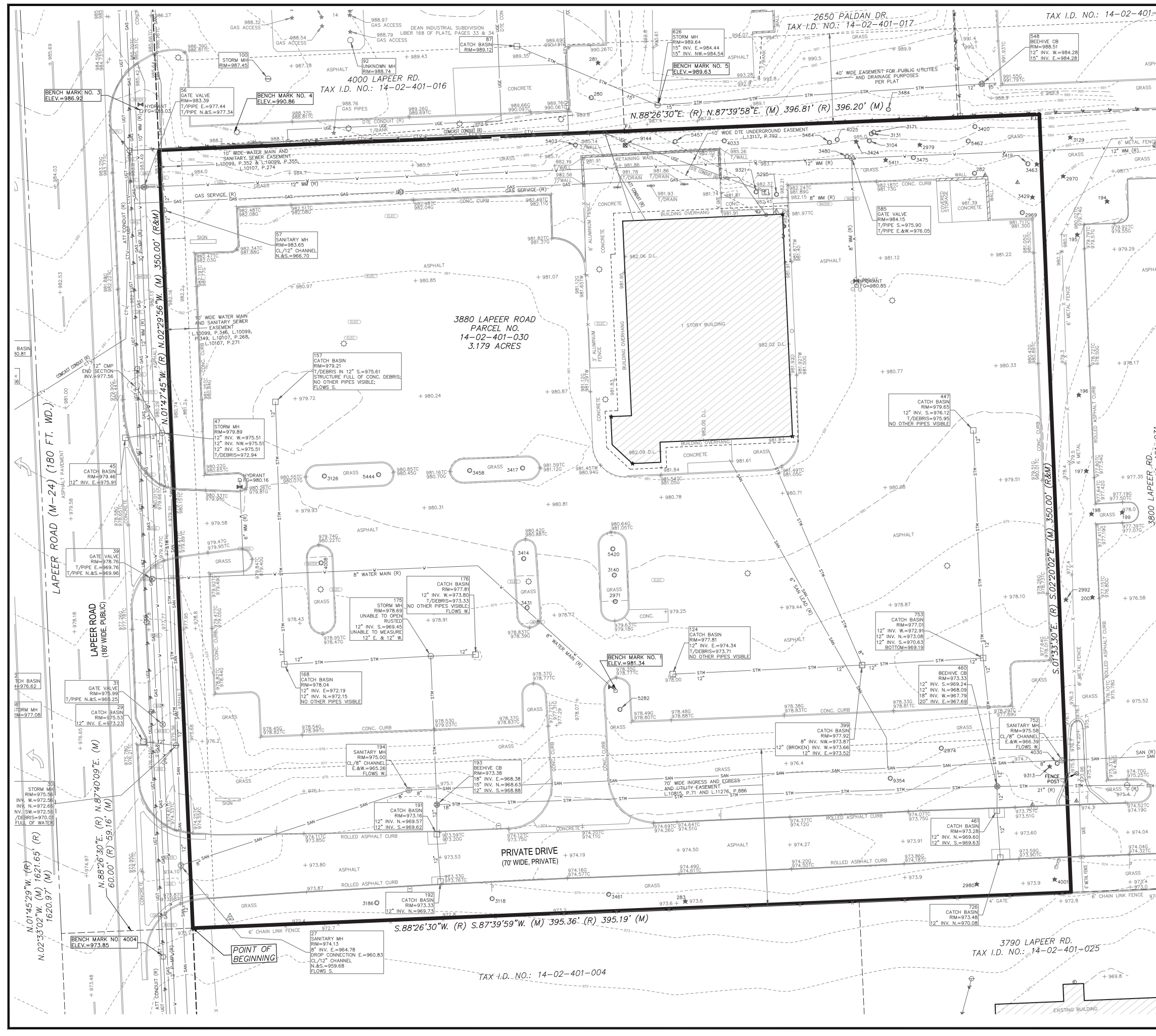
**EASEMENT PARCEL:**  
TOGETHER WITH THE NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS AND UTILITIES AS SET FORTH IN RECIPROCAL EASEMENT AGREEMENT RECORDED MARCH 8, 1959 IN LIBER 10815, PAGE 71, WHICH HAS BEEN MODIFIED BY FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED FEBRUARY 28, 1990 IN LIBER 11276, PAGE 886.

**LEGEND - EXISTING**

- SECTION LINE
- E/ PAVEMENT
- CURB
- E/ GRAVEL
- CL ROAD
- E/ WALK
- MSC. LINE
- FENCE
- WALL
- BLDG. LINE
- OVERHANG LINE
- T/ BANK
- STM STORM LINE
- SAN SAN. LINE
- WATER LINE
- GAS GAS LINE
- UGE UG ELEC. LINE
- UGT UG TELE. LINE
- CTV UG CABLE TV LINE
- ELECTRIC OVERHEAD
- ⊙ SAN. MH
- ⊙ GATE VALVE
- ⊙ HYDRANT
- ⊙ STORM MH
- ⊙ CATCH BASIN
- ⊙ BEEHIVE CB
- ⊙ CULVERT E.S.
- ⊙ ROUND CB
- ⊙ LIGHT POLE
- ⊙ UTILITY POLE
- ⊙ ELEC. TRANS.
- ⊙ ELEC. METER
- ⊙ ELEC. RISER
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ FDC CONNECTION
- ⊙ GAS METER
- ⊙ TELE. RISER
- ⊙ MANHOLE
- ⊙ SIGN
- ⊙ PROT. POST/GUARD POST
- ⊙ GUY
- ⊙ DEODOROUS TREE
- ⊙ CONIFEROUS TREE
- ⊙ DEAD TREE
- ⊙ UTILITY FLAG
- ⊙ F. CUT CROSS
- ⊙ C.L.F. CHAIN-LINK FENCE
- ⊙ D.L. DOOR LEDGE
- ⊙ F.I. FOUND IRON
- ⊙ F.I.P. FOUND IRON PIPE
- ⊙ (M) MEASURED
- ⊙ (R) RECORD
- ⊙ F.M. FOUND MONUMENT
- ⊙ ASPH. ASPHALT
- ⊙ CONC. CONCRETE



SCALE: 1"=20'



H:\2020\70020725\02\_Sheetz\Auburn Hills\Design\CAD\PU\02\_Existing Conditions Planning

# TREE LIST

SIZE (D.B.H.)	TAG #	COMMON NAME	BIOTANICAL NAME	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	GOOD	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: COUNTY OF OAKLAND  
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.  
(L10099, P. 346; L10099, P. 349; L10099, P. 352; L10099, P. 355; L10107, P. 268; L10107, P. 271; AND L10107, P. 274 ARE SHOWN ON SURVEY. L45433, 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 TOP 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. 631266391NITS, 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.

Executive:	NS
Manager:	NS
Designer:	NS
Quality Control:	JR
Section:	23
	T-03-N R-12-E

Professional Seal:



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

## 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

**PROPERTY DESCRIPTION**

(PER TITLE COMMITMENT NO. 631266391N/TS, 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.  
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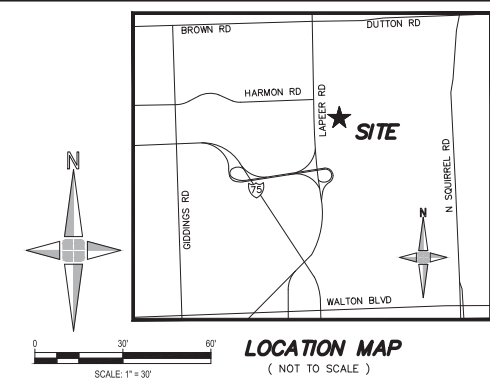
**TRAFFIC SIGNING:**

ITEM	MUTCD CODE	DESCRIPTION	SIZE	QUANTITY
(A)	R7-8	ACCESSIBLE PARKING ONLY	12"x18"	2
(B)	R7-9P	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



**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

**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):**

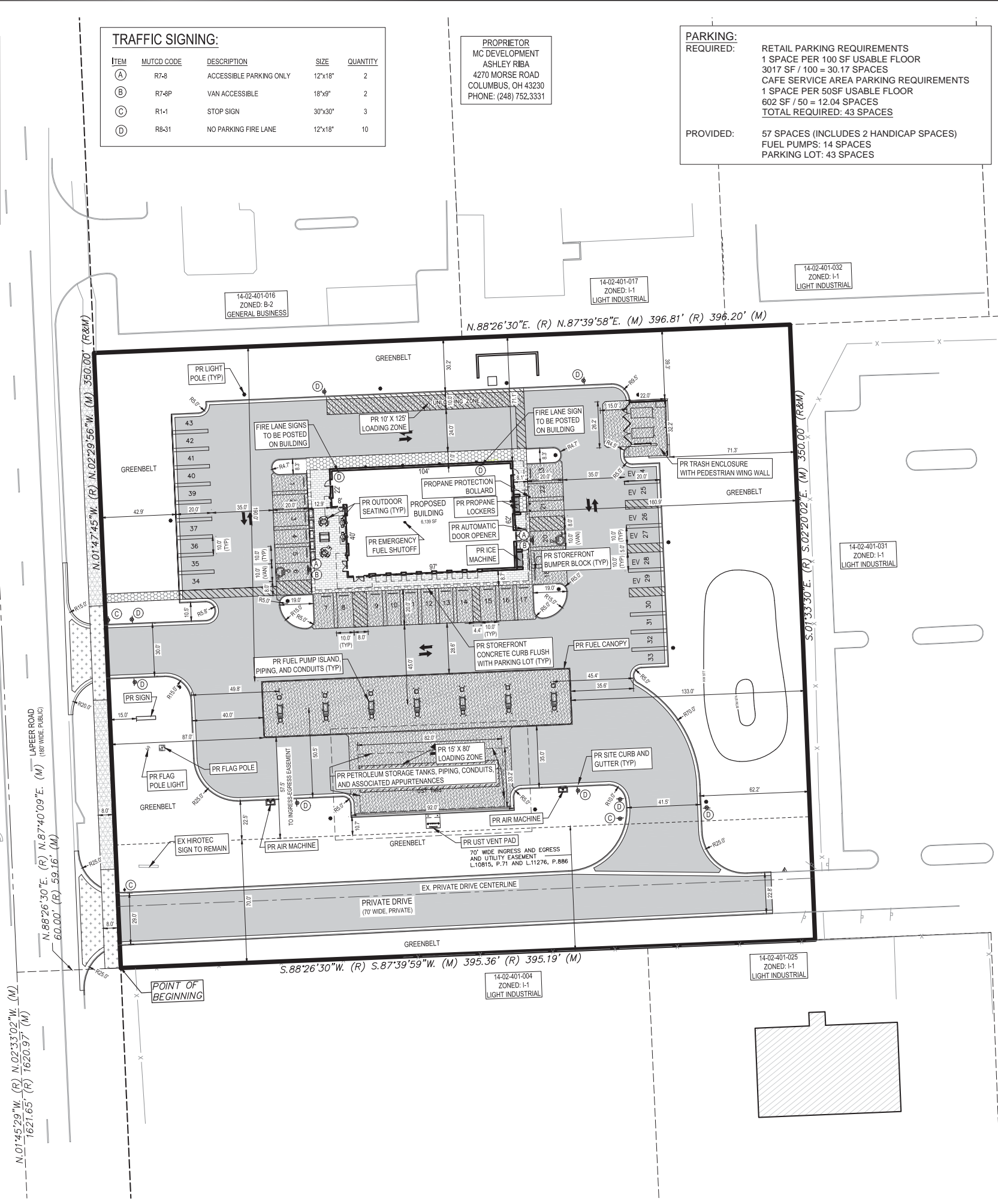
REQUIRED	PROPOSED	
FRONT (LAPEER)	40'	87'
FRONT (PRIVATE DRIVE)	25'	57'
SIDE (NORTH)	25'	190'
REAR (EAST)	20'	133'

**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**

- 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'. SIGNS SHALL MEET THE REQUIREMENTS OF ZONING ORDINANCE NO. 372.
- 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.
- GROUND-MOUNTED TRANSFORMERS AND ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED PER ZONING ORDINANCE NO. 372.
- PARKING SPACES SHALL BE DOUBLE-STRIPPED PER ZONING ORDINANCE NO. 372.
- THE SITE IS UNDER 20 ACRES, AN ENVIRONMENTAL IMPACT STATEMENT IS NOT REQUIRED.
- LAND DIVISION OR COMBINATION NOT REQUIRED.
- SPECIAL LAND USE PERMIT APPLICATION NOT REQUIRED.
- THE SALE OR RENTAL OF NEW OR USED CARS, TRUCKS, TRAILERS, AND OTHER VEHICLES ON THE PREMISES SHALL BE PROHIBITED.
- THE DEVELOPER SHALL ENSURE THAT OVERNIGHT PARKING OF VEHICLES SHALL NOT OCCUR AT THE SITE EXCEPT FOR EMPLOYEES WORKING AT THE STORE.
- THE DEVELOPER SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 2007, PERFORMANCE GUARANTEES OF THE ZONING ORDINANCE.
- 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.
- 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.
- 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.



Executive: NS  
 Manager: NS  
 Designer: NS  
 Quality Control: JR  
 Section: 23  
 T-03-N R-12-E



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

**DIMENSIONAL SITE PLAN**

SHEETZ AUBURN HILLS (LAPEER)  
 3880 LAPEER ROAD

AUBURN HILLS  
 OAKLAND COUNTY  
 MICHIGAN

Date: 03.03.2026  
 Scale: 1"=30'  
 Sheet: SP-04  
 Project: 20725.00

NOT FOR CONSTRUCTION DRAWINGS  
 PIN: 14-02-401-030

Executive:	NS
Manager:	NS
Designer:	NS
Quality Control:	JR
Section:	23
T-03-N-R-12-E	

Professional Seal:



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

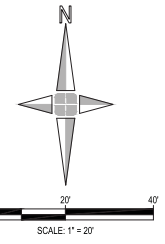
**ENGINEERING SITE PLAN**

SHEETZ AUBURN HILLS (LAPEER)  
3880 LAPEER ROAD

AUBURN HILLS  
OAKLAND COUNTY  
MICHIGAN

Date:	03.03.2026
Scale:	1"=20'
Sheet:	SP-05
Project:	20725.00

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**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
- GAS
- 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**

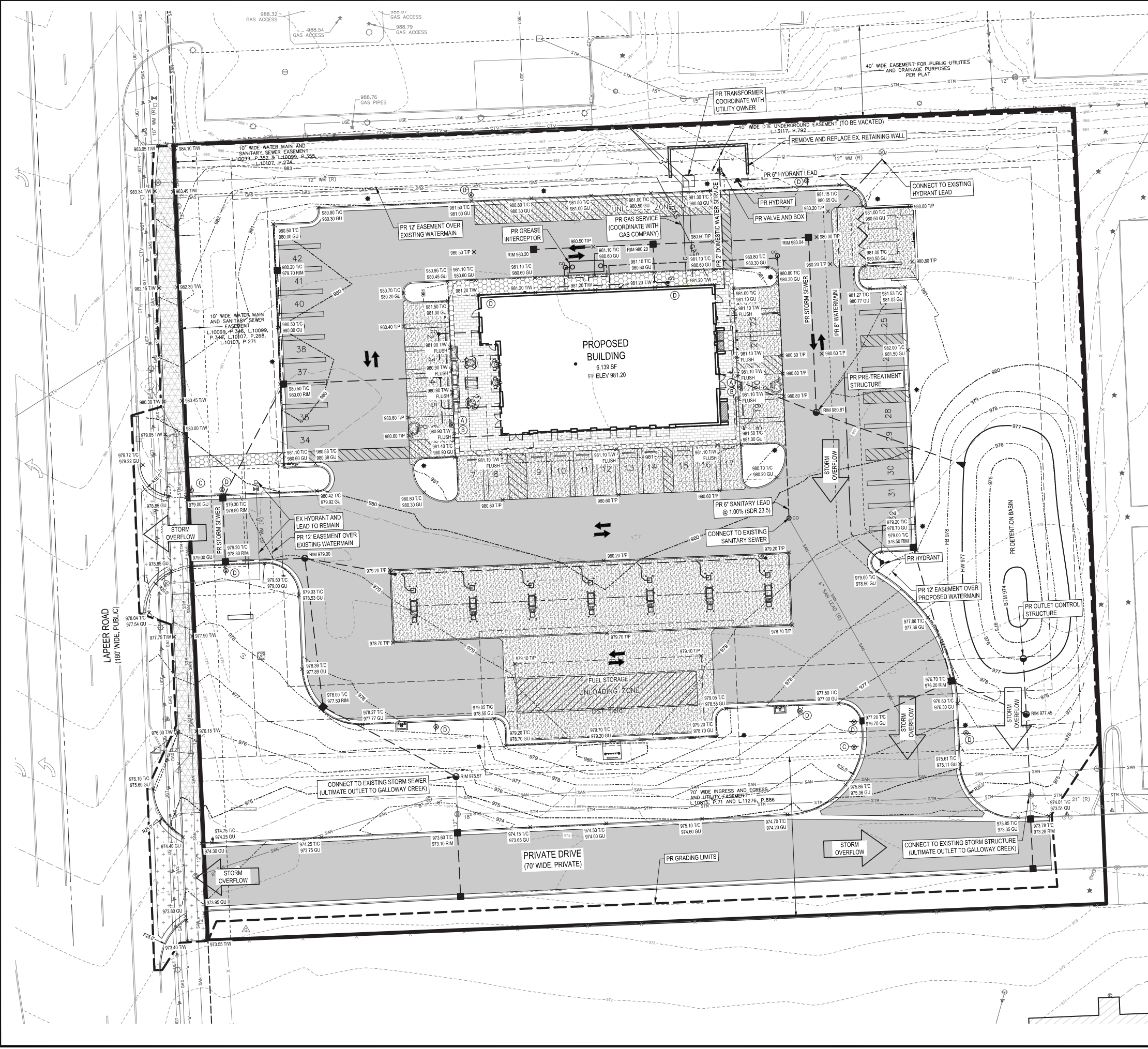
- COVER OVER EXISTING AND PROPOSED WATER MAIN MUST BE MAINTAINED AT 5.5'.
- COVER OVER EXISTING AND PROPOSED SANITARY SEWER MUST BE A MINIMUM OF 4'.
- COVER OVER EXISTING AND PROPOSED STORM SEWER MUST BE A MINIMUM OF 2.5'.

**FIRE DEPARTMENT NOTES**

- THE FOUR (4) INCH STEAMER CAPS ON ALL HYDRANTS WILL BE PAINTED ACCORDING TO THE FOLLOWING:
  - WHITE-ON 4.00 INCH MAINS
  - RED-ON 6.00 INCH MAINS
  - ORANGE-ON 8.00 INCH MAINS
  - GREEN-ON 12.00 INCH MAINS
  - BLUE-ON 16.00 INCH OR LARGER MAINS
- NO PARKING SHALL BE PERMITTED AND/OR NO OBSTRUCTIONS SHALL BE PLACED OR CONSTRUCTED WITHIN FIFTEEN (15) FEET OF ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION, PUBLIC OR PRIVATE.
- THE FIRE DEPARTMENT CONNECTION MUST BE LOCATED WITHIN ONE HUNDRED (100) FEET OF A FIRE HYDRANT AND WITHIN FIFTY (50) FEET OF A MINIMUM TWENTY (20) FOOT WIDE PAVED DRIVEWAY OR STREET.
- GAS METERS, PROPANE TANKS, OVERHEAD ELECTRICAL SERVICE, AND TRANSFORMERS MUST NOT BE LOCATED ON THE SAME SIDE OF THE BUILDING OR STRUCTURE AS THE FIRE DEPARTMENT CONNECTION UNLESS A CLEAR DISTANCE OF ONE HUNDRED FIFTY (150) FEET CAN BE MAINTAINED BETWEEN UTILITIES AND THE FIRE DEPARTMENT CONNECTION.
- ALL DRIVE AREAS MUST BE POSTED AS FIRE LANES WITH UNIFORM SIGNS IN KEEPING WITH THE STANDARD ESTABLISHED IN THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS MUST BE ERRECTED ON BOTH SIDES OF THE FIRE LANES WITH SPACING BETWEEN SIGNS NOT TO EXCEED ONE HUNDRED (100) FEET.
- DESIGNATED EXIT DOORS ONTO DRIVES OR PARKING AREAS MUST BE PROTECTED WITH GUARD POSTS OR PARKING BLOCKS.
- A WHITE HIGH VISIBILITY STRIP SHALL BE PAINTED ON THE UPPER FLANGE OF ALL FIRE HYDRANTS.

**TRAFFIC SIGNING:**

ITEM	MUTCD CODE	DESCRIPTION	SIZE	QUANTITY
(A)	R7-8	ACCESSIBLE PARKING ONLY	12"x18"	2
(B)	R7-6P	VAN ACCESSIBLE	18"x30"	2
(C)	R1-1	STOP SIGN	30"x30"	3
(D)	R8-31	NO PARKING FIRE LANE	12"x18"	10



H:\2020\70020725.00 Skilken Auburn Hills\Design\CAD\PRUD Plans\SP-05 Engineering Site Plan.dwg











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

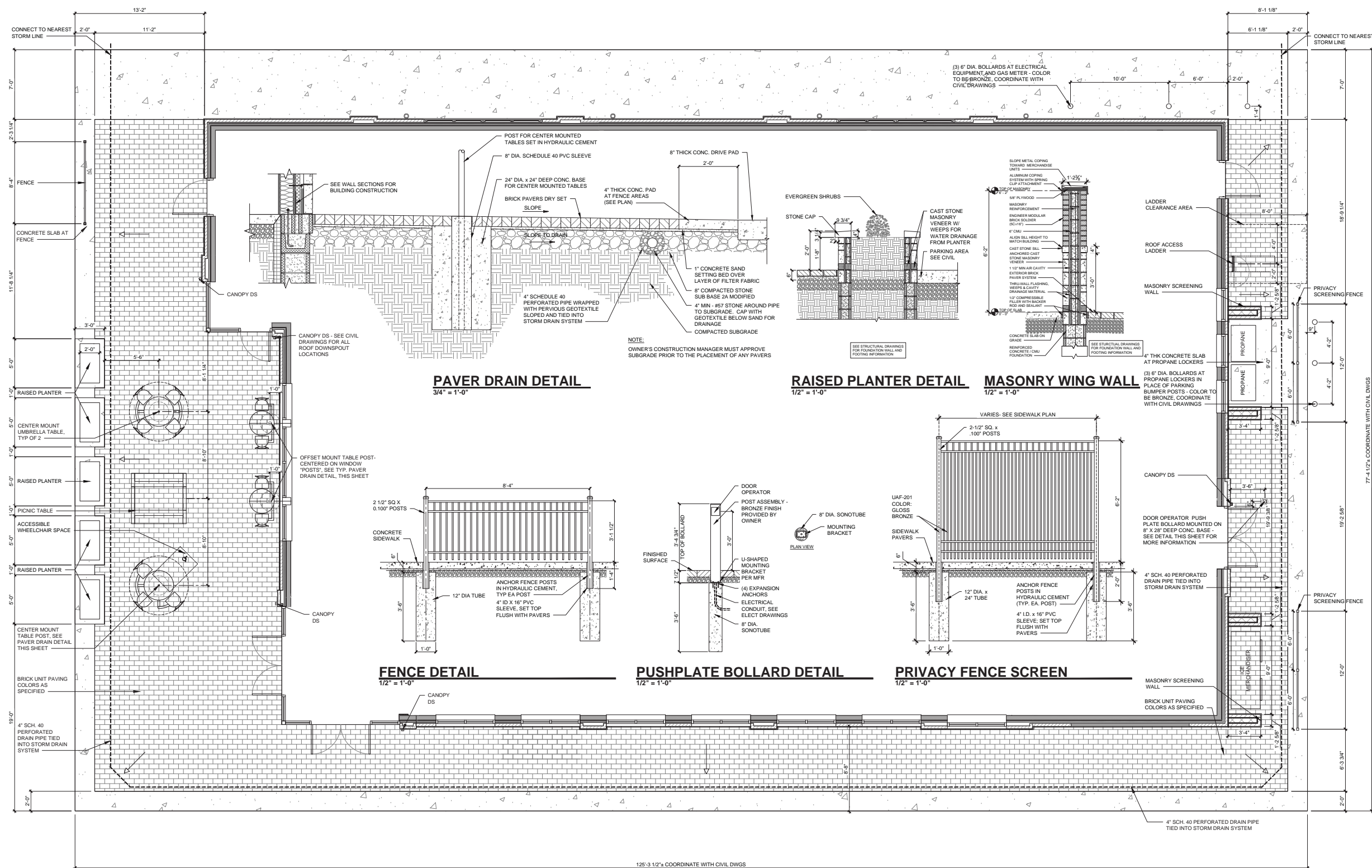
KEYPLAN

ISSUE: **1.30.2026**  
SITE ID NO: 214872  
AUTHOR BY: AMM  
REVIEW BY: RJH  
VERSION: 6132L\_v1.9

SIDEWALK PLAN

**A100**

**PRELIMINARY FLOOR PLAN**



**SIDEWALK PLAN**  
1/4" = 1'-0"

INDICATES DIRECTION OF SIDEWALK SLOPE.  
COORDINATE FINAL ELEVATIONS WITH CIVIL DRAWINGS

125'-3 1/2" ± COORDINATE WITH CIVIL DWGS

77'-4 1/2" ± COORDINATE WITH CIVIL DWGS

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

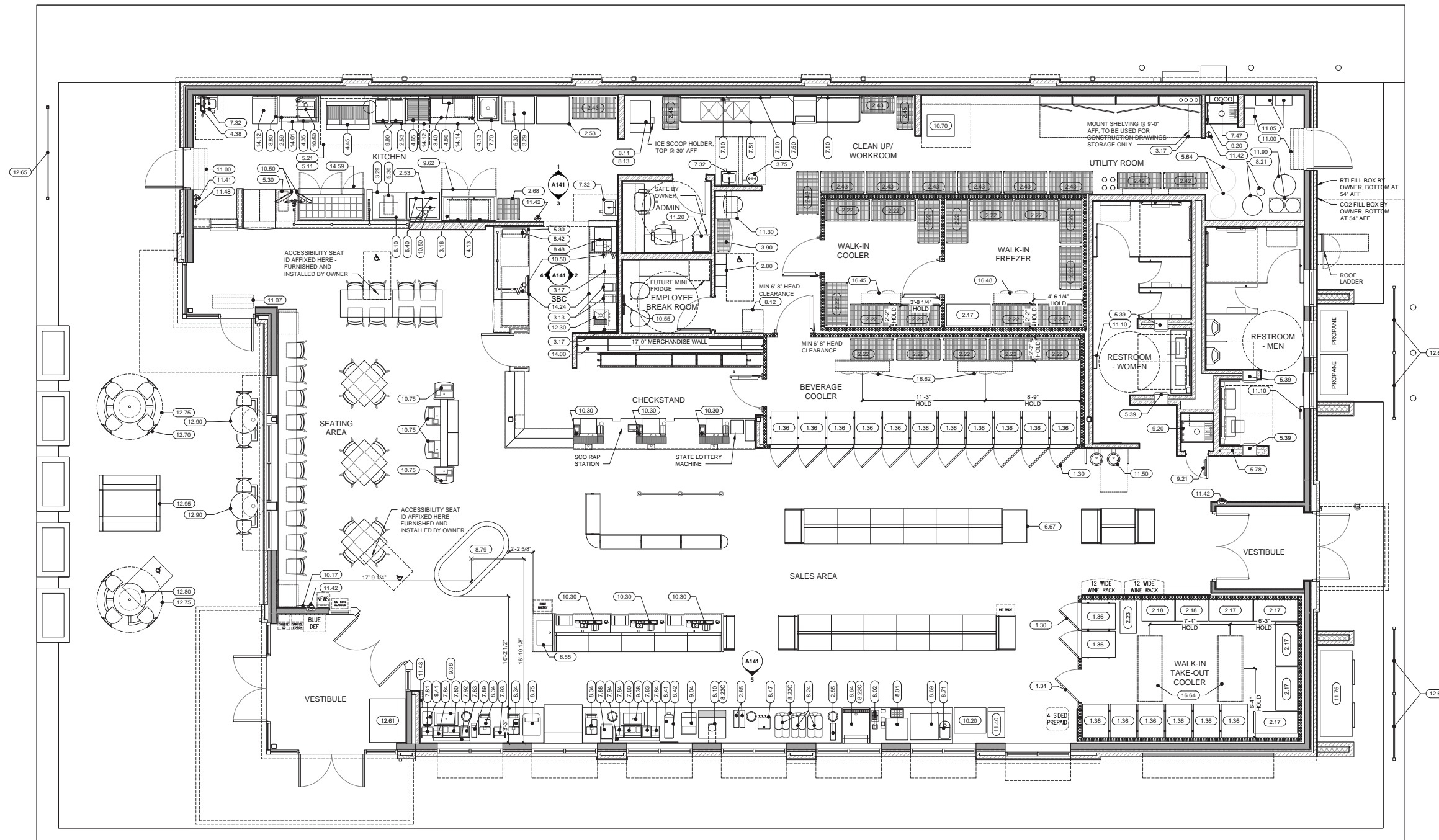
KEYPLAN

ISSUE: **1.30.2026**  
SITE ID NO: **214872**  
AUTHOR BY: **AMM**  
REVIEW BY: **RJH**  
VERSION: **6132L\_v1.9**

EQUIPMENT PLAN

# A140

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 MAIN DOOR	1	OWNER	N/A
1.36	UPRIGHT COOLER-SHELVING BRODEGMANN EVORACK	5	OWNER	N/A
2.17	24 X 48 DUNNAGE RACK	2	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/S 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 ACCESSIBLE	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 UNDER-SHELF	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	CAPITVAIRE TOFT 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 EDGINGS	1	PC	PC
7.80	COFFEE FRINGS WITH PROMO	2	OWNER	OWNER
7.81	COFFEE MERCHANDISER WITHOUT TEA	1	OWNER	OWNER
7.83	NAPIKIN 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 CLIP 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 LOCK (BATTERY OPERATED)	1	OWNER	OWNER
10.20	LOTTERY MACHINE	1	OWNER	OWNER
10.25	LOTTERY COUNTER/TOP 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"	4	BC	BC
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	TABACCO 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
16.45	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
12.65	ULTRA ALUMINUM FENCING - 6'-0" 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.





PROJECT NAME:  
**NEW SHEETZ STORE  
AUBURN  
HILLS**

3880 Lapeer Road  
Auburn Hills  
Michigan

OWNER:  
SHEETZ, INC.

5700 SIXTH AVE.  
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

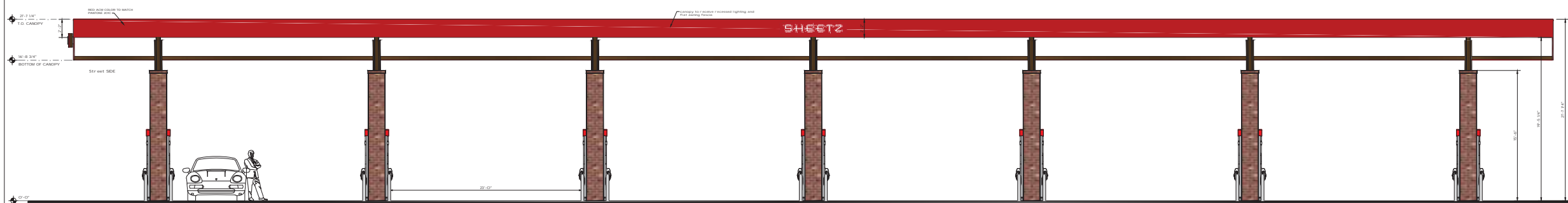
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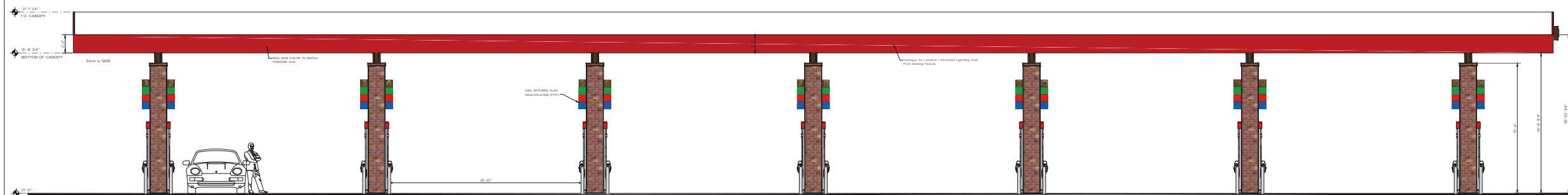
ISSUE: **02-16-2026**  
PROJECT NO:  
AUTHOR BY: DNC  
REVIEW BY:  
SHEET TITLE

GAS AWNING  
CONCAVE FASCIA

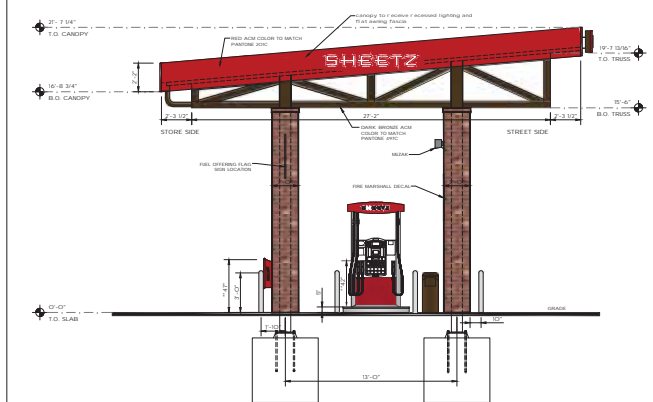
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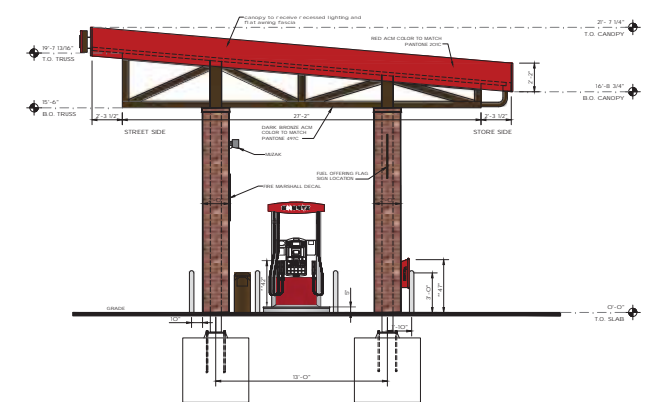
SIDE 'b' ELEVATION  
SCALE: 3/16" = 1'-0"



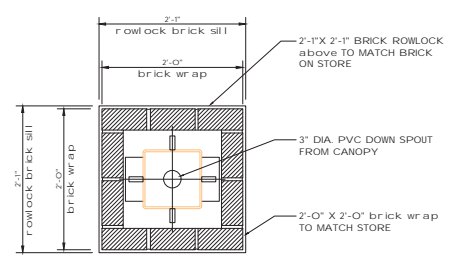
SIDE 'D' ELEVATION  
SCALE: 3/16" = 1'-0"



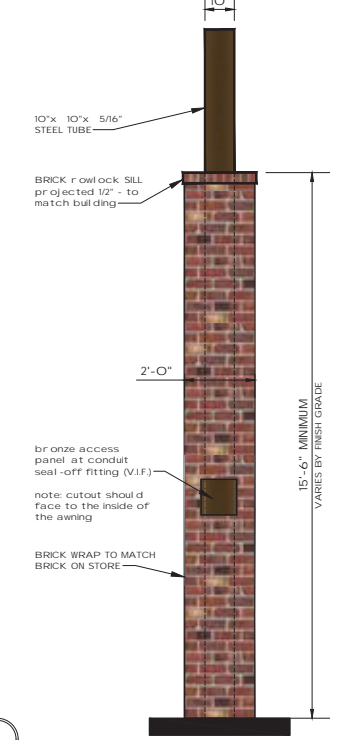
SIDE 'A' LEFT SIDE ELEVATION  
SCALE: 3/16" = 1'-0"



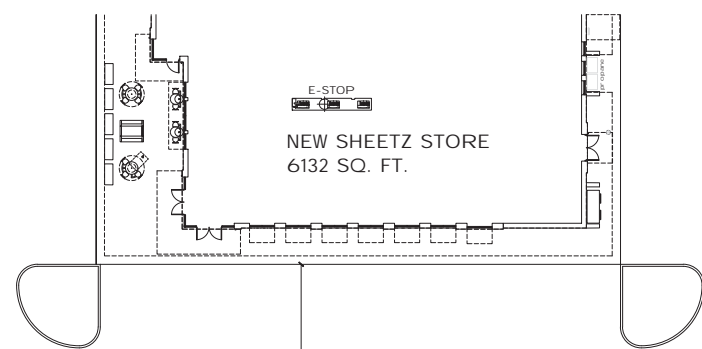
SIDE 'C' RIGHT SIDE ELEVATION  
SCALE: 3/16" = 1'-0"



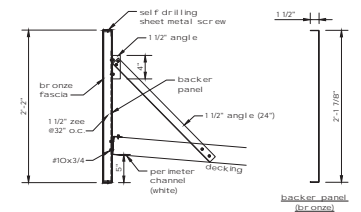
brick COLUMN BASE DETAIL  
SCALE: 1/4" = 1'-0"



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



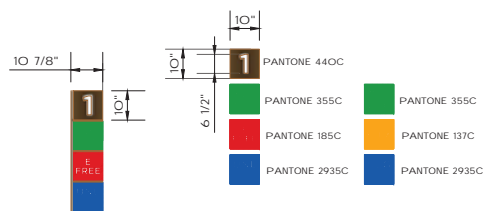
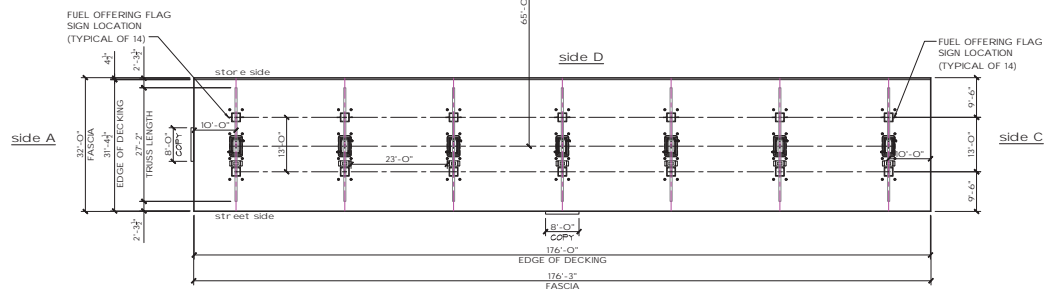
plan view FOR LOGO LOCATIONS



Concave fascia mounting detail  
SCALE: 1/4" = 1'-0"



canopy mounted sheetz sign detail  
SCALE: 1/2" = 1'-0"



FUEL OFFERING FLAG SIGN ELEVATION AND DETAIL  
SCALE: 1/2" = 1'-0"





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.	
	mtv vinyl graphic = 22.20 SQ. FT. x 1 = 22.20 SQ. FT.	
	<b>TOTAL = 55.30 SQ. FT.</b>	<b>55.30 sq. ft.</b>
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.	
	<b>TOTAL = 78.13 SQ. FT.</b>	<b>78.13 SQ. FT.</b>
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.	
	<b>TOTAL = 64.80 SQ. FT.</b>	<b>64.80 SQ. FT.</b>

