

AGENDA



Planning Commission

Wednesday, March 6, 2024 ❖ 7:00 p.m.

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

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

1. **MEETING CALLED TO ORDER**
2. **ROLL CALL OF PLANNING COMMISSION**
3. **PERSONS WISHING TO BE HEARD** (regarding items not on the agenda)
4. **APPROVAL OF MINUTES** – January 10, 2024
5. **PETITIONERS**
 - 5a. **Chick-fil-A Restaurant**
Public Hearing / Motion - Recommendation to City Council for Special Land Use Permit, Site Plan, and Tree Removal Permit approval to construct a restaurant with a drive-thru facility and outdoor seating area.
 - 5b. **Text Amendment to the Zoning Ordinance**
Public Hearing / Motion - Recommendation to City Council for approval of a text amendment to amend Article XII. T&R, Technology and Research Districts of the Zoning Ordinance.
 - 5c. **Oakland Community College**
Public Hearing / Motion - Recommendation to City Council for Special Land Use Permit approval to construct two campus identification entry signs with LED changeable copy, two campus identification roadway wall signs, and one campus identification monument-style sign.
6. **OLD BUSINESS** – None
7. **NEW BUSINESS** – None
8. **COMMUNICATIONS**
9. **NEXT SCHEDULED MEETING** – Wednesday, April 3, 2024 at 7:00 p.m. – Council Chamber
10. **ADJOURNMENT**

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

IMPORTANT NOTICE TO PETITIONERS

Items will be presented to the City Council on **Monday, March 18, 2024**. It will be necessary for you to have a representative present to answer any questions from the City Council. **CITY COUNCIL WILL NOT ACT ON YOUR ITEM IF YOU OR YOUR REPRESENTATIVE ARE NOT PRESENT.**



CITY OF AUBURN HILLS
PLANNING COMMISSION/RECREATION COMMISSION
MINUTES
NOT YET APPROVED

January 10, 2024

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

ROLL CALL: Present: **Carolyn Shearer, Sam Beidoun, Jack Ferguson, Laura Ochs, Cynthia Pavlich, Greg Ouellette**
Absent: Chauncey Hitchcock, Dominick Tringali, Raymond Saelens
Also Present: Director of Community Development Steve Cohen, Assistant to the Director of Community Development Devin Lang, Director of Recreation and Senior Services Karen Adcock, Mayor Brian Marzolf
Guests: 2

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

3. PERSONS WISHING TO BE HEARD

4. APPROVAL OF MINUTES – December 6, 2023

Moved by Beidoun to approve the minutes of December 6, 2023.

Second by Ferguson.

VOTE: Yes: Pavlich, Shearer, Ochs, Ferguson, Beidoun, Ouellette
No: None

Motion Carried (6-0)

5. PETITIONERS – None.

6. SPECIAL PLANNING PROJECT

6a. Recess as Planning Commission/Convene as Recreation Commission (7:01 p.m.)

Moved by Beidoun to recess as the Planning Commission and convene as Recreation Commission.

Second by Pavlich

VOTE: Yes: Shearer, Ochs, Ferguson, Beidoun, Pavlich, Ouellette
No: None

Motion Carried (6-0)

6b. 2024-2028 City of Auburn Hills Parks and Recreation Master Plan (7:02 p.m.)

Public Hearing/Motion – Adopt the resolution of approval and recommend to City Council approval of the 2024-2028 City of Auburn Hills Parks and Recreation Master Plan.

Mr. Cohen introduced the City of Auburn Hills 2024-2028 Parks and Recreation Master Plan. He explained that proper notification had been provided to the public, and the plan was ready for adoption by the Planning Commission/Recreation Commission. He advised the Commission that before adoption, it would be appropriate to hold a public hearing to allow members of the public to comment on the draft plan.

Mr. Cohen explained that to be eligible to apply for the Land and Water Conservation Fund, the Michigan Natural Resources Trust Fund, or the Recreation Passport Grant Program this year, Auburn Hills must have an approved 5-Year Recreation Plan on file with the DNR by February 1, 2024. Thus, staff from multiple City Departments and OHM, led by Director of Recreation and Senior Services Karen Adcock, have worked diligently to bring the draft plan forward at this time.

Mr. Cohen provided a PowerPoint presentation that summarized and explained that the draft plan focused on enhancing and maintaining the City's current park system, completing pathway gaps concurrent with road construction projects, implementing the Riverwalk Master Plan, and maintaining pathway loops throughout the community. The City's events and programming will continue to focus on community demand based on available staffing and resources.

Mr. Ouellette opened the public hearing at 7:18 p.m.

Thomas O'Connor, 3395 Shimmons Road, Auburn Hills, MI 48326, inquired about the pathway connectivity to neighboring municipalities.

Mr. Cohen explained that the priorities for pathway construction are to make loops within the City for residents and connect to pathway systems outside the City when possible.

Mr. O'Connor questioned the benefit of the Riverwalk relative to its cost if it does not connect outside of the City.

Mr. Cohen explained that the priority of the Riverwalk pathway system is to connect the City's park, together with the Downtown, providing an anchor and amenity for the Downtown and area residents.

There being no further public comments, Mr. Ouellette closed the public hearing at 7:25 p.m.

The Commission asked about the following:

1. Increased popularity of e-bikes and similar devices
2. If additional regulations on e-bikes and similar devices were appropriate
3. How to increase the safety of pathway users

Mayor Marzolf explained that enforcing additional regulations on e-bikes is challenging and does not promote a welcoming atmosphere. Mr. Marzolf expressed his belief that additional education for trail users may be the solution to increasing safety. Mr. Marzolf explained that Auburn Hills is a member of the Clinton River Trail Association, which is a group of five cities that house the Clinton River Trail and meet to establish uniform regulations, signage, and standards related to the trail. Mr. Marzolf explained that the Association provides guidance for regulations that may be applied to other pathways in the City.

Mr. Ouellette questioned the park dedicated as part of the Kia dealership construction on Lapeer Road.

Mr. Cohen confirmed that there is a private conservation easement on the Dutton Corporate Center property, including a private park area and the project's detention pond.

Ms. Shearer questioned access to pool facilities.

Ms. Adcock explained that a partnership with Avondale Schools has been briefly discussed, but more research is needed on available options.

Mr. Ouellette and the Commission thanked Mr. Cohen and the City staff for the time and effort put into bringing the plan forward. Ms. Adcock also expressed appreciation to Mr. Cohen, explaining he played a critical role in keeping City staff on track and creating the document.

Moved by Beidoun to adopt the resolution of approval and recommend to City Council approval of the 2024-2028 City of Auburn Hills Parks and Recreation Master Plan. (Attachment A)

Second by Ochs

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

No: None

Motion Carried (6-0)

6c. Adjourn as Recreation Commission/Reconvene as Planning Commission (7:38 p.m.)

Moved by Beidoun to adjourn as the Recreation Commission and convene as the Planning Commission.

Second by Ferguson

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

No: None

Motion Carried (6-0)

7. OLD BUSINESS – None.

8. NEW BUSINESS – None.

9. COMMUNICATIONS

Mr. Cohen recommended that the Commission cancel their February 7, 2024, meeting since no private development will be ready to be heard by that meeting date. Mr. Ouellette and the Commission agreed to cancel the meeting.

Mr. Cohen advised the Commission of several development projects and text amendments to the Zoning Ordinance that are expected to be brought forward for review and approval at future meetings.

Mr. Cohen informed the Commission that he will present at the City Council study session regarding rental housing/multi-family housing in Auburn Hills on February 5, 2024, at 5:30 p.m. in the Administrative Conference Room.

Per Mr. Ouellette's request, Mr. Cohen advised the Commission that Bryan Rasnick of Webasto Roof Systems tragically passed away on December 30, 2023. Brian was instrumental in the planning and execution of the Auburn Hills 40th Anniversary Gala that was hosted at Webasto's facility on November 2, 2023.

10. ELECTION OF OFFICERS

Beidoun nominated Ouellette for Chairperson.

There were no other nominations.

Mr. Ouellette accepted the nomination.

Second by Shearer.

**VOTE: Yes: Pavlich, Ferguson, Beidoun, Shearer, Ochs, Ouellette
No: None**

Motion Carried (6-0)

Shearer nominated Beidoun for Vice Chairperson.

There were no other nominations.

Mr. Beidoun accepted the nomination.

Second by Ochs.

**VOTE: Yes: Ferguson, Beidoun, Ochs, Shearer, Pavlich, Ouellette
No: None**

Motion Carried (6-0)

Shearer nominated Ochs for Secretary.

There were no other nominations.

Ms. Ochs accepted the nomination.

Second by Pavlich.

**VOTE: Yes: Ferguson, Beidoun, Pavlich, Shearer, Ochs, Ouellette
No: None**

Motion Carried (6-0)

11. NEXT SCHEDULED MEETING

Mr. Ouellette confirmed that the meeting scheduled for Wednesday, February 7, 2024, at 7:00 p.m. is canceled.

The next scheduled meeting is on Wednesday, March 6, 2024, at 7:00 p.m. in the City Council Chamber.

12. ADJOURNMENT

There being no further business, Chairperson Ouellette adjourned the meeting at 7:51 p.m.

Submitted by:

Devin Lang

Construction Coordinator / Assistant to the Director of Community Development

ATTACHMENT A

**RESOLUTION OF ADOPTION
CITY OF AUBURN HILLS PARKS AND RECREATION PLAN (2024-2028)**

At a regular meeting of the Planning Commission of the City of Auburn Hills, Oakland County, Michigan, held at the Council Chamber at 1827 N. Squirrel Road, Auburn Hills, MI 48326, at 7:00 p.m., on the 10th day of January 2024.

The following resolution was offered by Planning Commissioner Beidoun and supported by Planning Commissioner Ochs:

WHEREAS, the City Planning Commission serves as the City Recreation Commission for the City of Auburn Hills; and

WHEREAS, the City Recreation Commission has undertaken a planning process to create a new Parks and Recreation Plan, which describes the City's existing recreation facilities and the desired actions to be taken to improve and maintain recreation facilities during the period between 2024 and 2028; and

WHEREAS, the City Recreation Commission has provided opportunities for citizens to express opinions, ask questions, and discuss all aspects of the City's park system and recreation programs at the beginning of the master planning process via focus group meetings and surveys; and

WHEREAS, the City Recreation Commission developed a new Parks and Recreation Plan for the benefit of the entire community as a document to assist in meeting the recreation needs of the community, and

WHEREAS, the public was given a well-advertised opportunity and reasonable accommodations to review the new Parks and Recreation Plan for a period of at least 30 days, and

WHEREAS, a public hearing was held by the City Recreation Commission on January 10, 2024, to provide an opportunity for citizens to provide input and comment on the new Parks and Recreation Plan, and

WHEREAS, after the public hearing on January 10, 2024, the City Recreation Commission adopted said Plan as a guideline for improving recreation for the residents of the City of Auburn Hills; and

NOW, THEREFORE, it is hereby resolved by the Auburn Hills Recreation Commission recommends to the City Council approval of the *City of Auburn Hills Parks and Recreation Plan (2024-2028)*.

AYES:	Shearer, Pavlich, Ferguson, Beidoun, Ochs, Ouellette
NAYS:	None
ABSENT:	Hitchcock, Tringali, Saelens
ABSTENTIONS:	None

RESOLUTION ADOPTED

STATE OF MICHIGAN)

)SS

COUNTY OF OAKLAND)

I, the undersigned, the duly appointed City Clerk for the City of Auburn Hills, Oakland County, Michigan do hereby certify that the foregoing is a true and complete copy of a resolution adopted at a regular meeting of the Auburn Hills Planning Commission on held on the 10th day of January, 2024.

IN WITNESS WHEREOF, I have hereunto affixed my official signature on this ____ day of January, 2024.

Laura M. Pierce, City Clerk



CITY OF AUBURN HILLS

PLANNING COMMISSION AGENDA

MEETING DATE: MARCH 6, 2024

AGENDA ITEM NO 5a.

COMMUNITY DEVELOPMENT

To: Chairperson Greg Ouellette and the Planning Commission
From: Steven J. Cohen, AICP, Director of Community Development
Submitted: March 1, 2024
Subject: Chick-fil-A Restaurant
Public Hearing / Motion - Recommendation to City Council for Special Land Use Permit, Site Plan, and Tree Removal Permit approval to construct a restaurant with a drive-thru facility and outdoor seating area

INTRODUCTION

This is a request from Doraid Markus, University Center Partners, LLC, on behalf of Chick-fil-A, Inc., for approval to construct a 5,196-square-foot Chick-fil-A restaurant with a drive-through facility and outdoor seating area at 2111 N. Squirrel Road. The land is currently vacant, as the Romano's Macaroni Grill restaurant, which previously operated on the site, was permanently closed in Spring 2020 and later demolished in February 2022. The property is 2.24 acres in size and zoned B-2, General Business District.

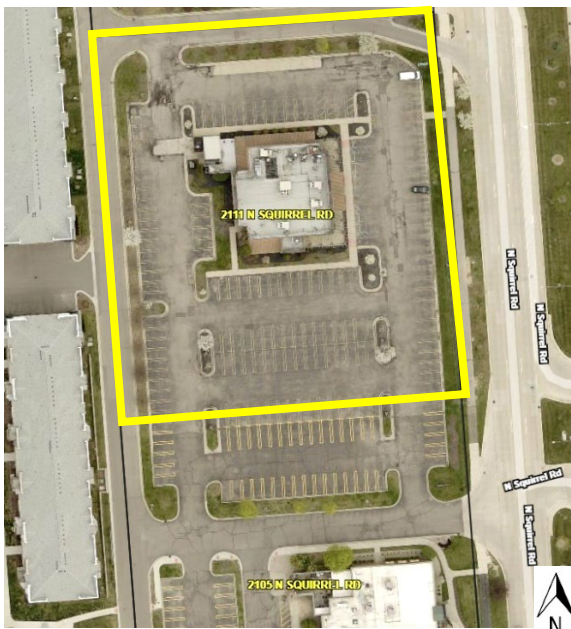


Rendering of the building viewed from N. Squirrel Road

Groundbreaking for the proposed Chick-fil-A restaurant is anticipated to occur in May 2024, with project completion in February 2025. The estimated cost of the project is \$1.2 million.

PRIOR REDEVELOPMENT PROPOSALS FOR THE PROPERTY

The City Council previously approved two separate development proposals for the property presented by Mr. Markus. The original request was approved on November 15, 2021, to construct a 27,419-square-foot, two-story commercial/office building. The second request was approved on September 26, 2022, to build a 3,480 square-foot Panera Bread restaurant with a drive-through facility and outside seating on the north end of the property and a 10,196 square-foot one-story retail center on the south end. Mr. Markus has explained to staff that these past development proposals were not implemented due to his company's difficulty with securing viable tenants, with, most recently, Panera Bread deciding not to locate on the property. It is noted that the previous two development proposals utilized both the Romano's Macaroni Grill site and the parking area north of the Applebee's Restaurant (2.97 acres). In contrast, the Chick-fil-A proposal utilizes only the former Romano's Macaroni Grill's site (2.24 acres).



Romano's Macaroni Grill – 2020 aerial photo

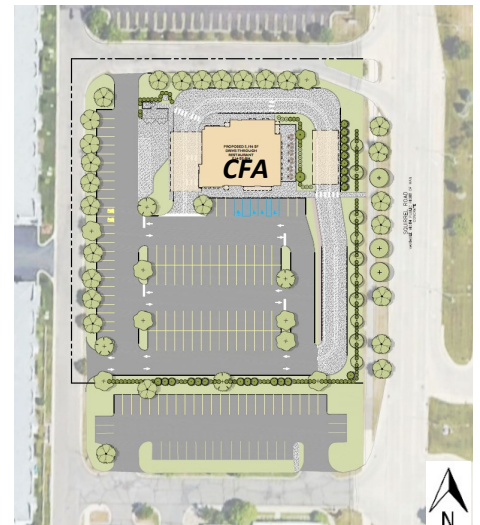


Building demolished – 2023 aerial photo

Approved 11-15-21

Approved 9-26-22

Chick-fil-A Proposed 3-06-24

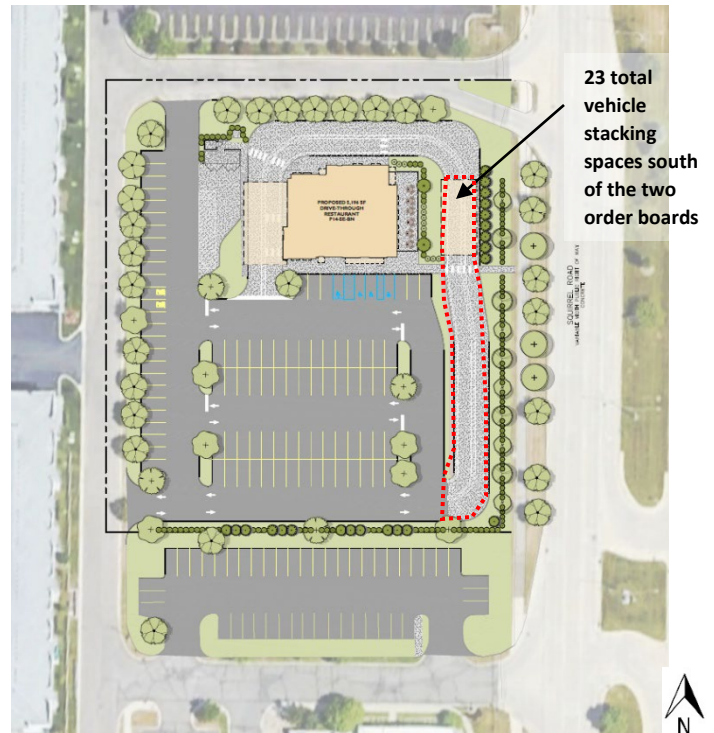


Side-by-Side Project Proposal Comparison – 2111 N. Squirrel Road

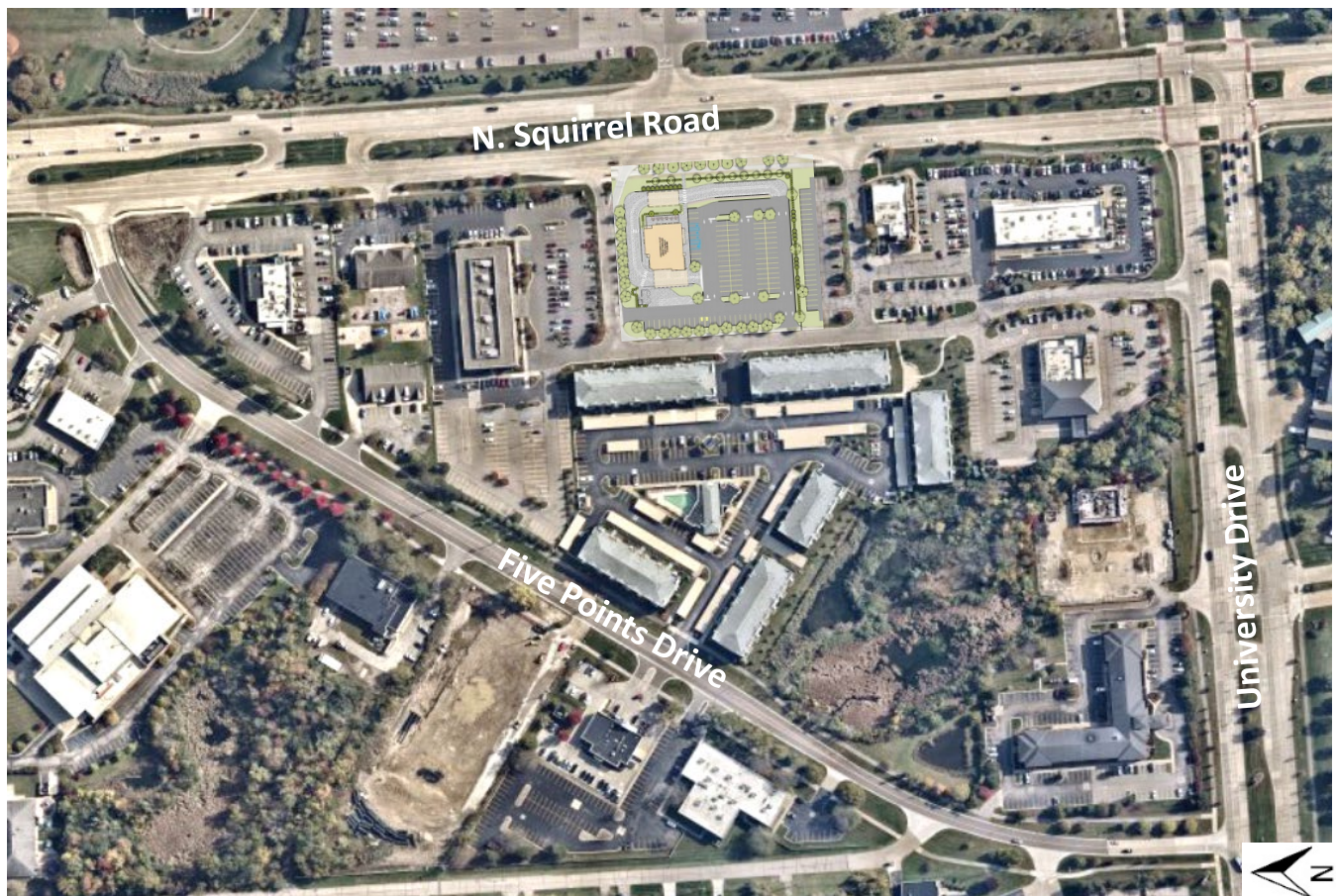
KEY ISSUES

1. Key Standards for a Freestanding Restaurant with Drive-Through Facility

Restaurants with drive-through facilities, like the Chick-fil-A restaurant proposed, require a Special Land Use Permit subject to several requirements listed in the Zoning Ordinance. The primary requirements are that the site must be at least 1.5 acres, and the drive-thru facility must have at least 10 stacking spaces from the order board. In addition, the stacking lane containing the 10 queuing spaces must be separate and distinct from other access drives and maneuvering lanes for parking spaces. **The proposed Chick-fil-A restaurant will exceed the minimum 1.5-acre site size at 2.24 acres, and the drive-through facility design will exceed the 10-stacking space requirement. The stacking area proposed will hold up to 23 vehicles from the order boards.**



Illustrated site plan for Chick-fil-A development



Rendering of the proposed Chick-fil-A project overlaid on aerial photo

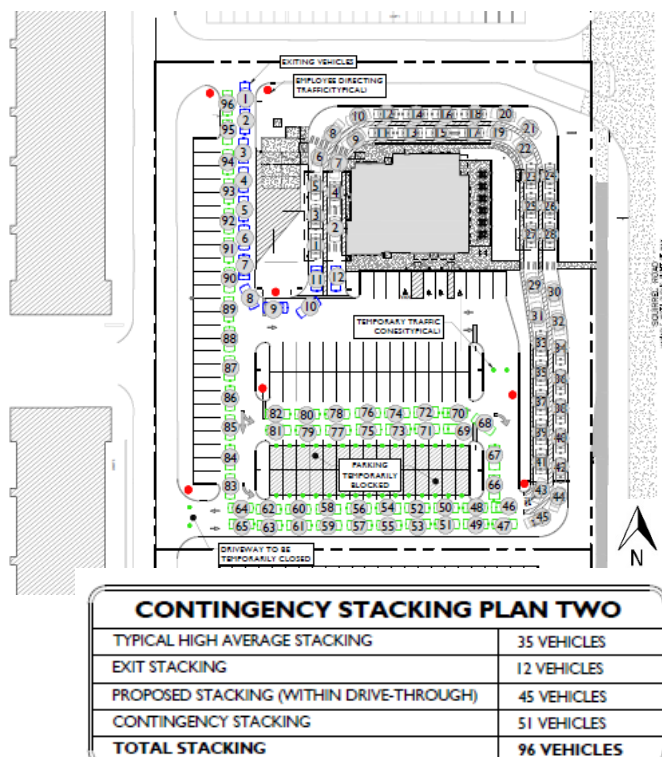
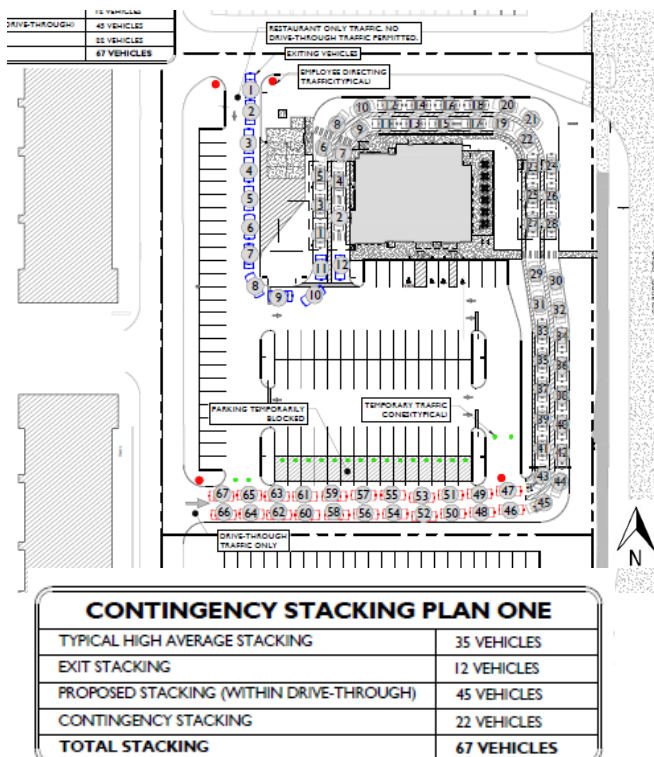
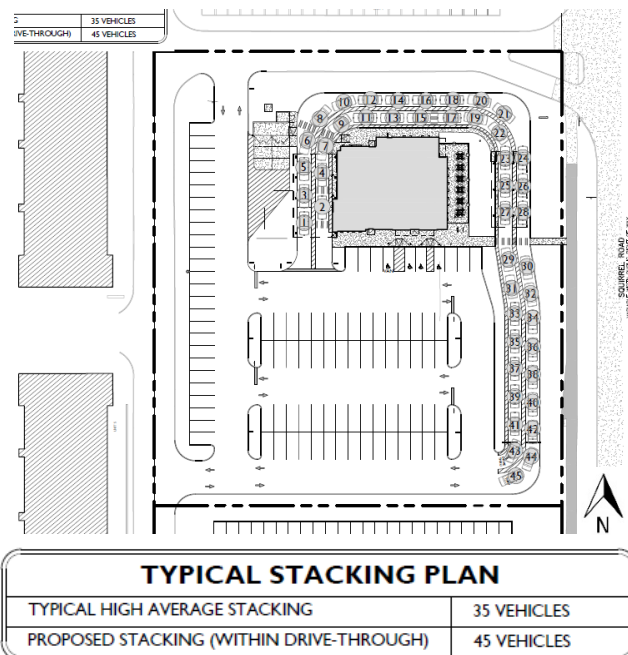
KEY ISSUES (cont.)

2. Traffic Review of the Land Use

Chick-fil-A is a very successful restaurant business that typically generates a higher customer demand than its competitors; thus, the City required the developer and Chick-fil-A, Inc. to provide a *Traffic Study*, *Drive-Through Lane Queuing Analysis*, and *Traffic and Circulation Narrative* to determine 1) the site could handle the vehicular demand associated with the proposed facility, and 2) the proposed facility would not negatively impacting the roadways and surrounding properties. Please review the enclosed reports from OHM Advisors and the Auburn Hills Police Department.

Based on OHM Advisors' technical review of the traffic data provided by Chick-fil-A, Inc. and the site plan design, the City's Administrative Site Plan Review Team finds the project will "not cause transportation, safety, or congestion problems" per the Special Land Use Permit approval requirements.

It is noted that a condition of the City's approval of the Special Land Use Permit and Site Plan is that Chick-fil-A, Inc. and the restaurant operator ensure that vehicle stacking for the drive-through facility will be confined to the Chick-fil-A restaurant site in an organized manner per the company's representations. The project's proposed motion for approval outlines this condition in more detail.



KEY ISSUES (cont.)

3. Upgraded Architectural Design

Staff requested, and Chick-fil-A, Inc. agreed to construct an upgraded version of their prototype building, focusing on durable brick and metal building materials. The proposed building's materials, colors, and design features will positively impact the aesthetics of the Five Points "Golden Triangle" area. The proposal complies with the City's Architectural Design Policy.



Perspective views of the proposed building

4. Outdoor Seating Area

The developer and Chick-fil-A, Inc. propose a 928-square-foot outdoor seating area on the east side of the building, which requires a Special Land Use Permit. The area is designed to be a seasonal dining area for the restaurant, with six tables and 24 seats. The outdoor seating area is not proposed to have outdoor speakers.

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 Conditional Approval of the Special Land Use Permit request to allow for a restaurant with a drive-through facility and outside seating and offer the following discretionary findings of fact:

1. The location of the use will not negatively impact adjacent areas, which include non-residential zoned property.
2. The land will be used in accordance with its immediate character, which is planned and zoned for non-residential development.
3. The requirements of Section 1818 in the City's Zoning Ordinance will be met.
4. The use will promote the purpose and intent of the City's Zoning Ordinance.
5. The use will be consistent with the health, safety, and general welfare of the City of Auburn Hills and the purpose and intent of the City's Zoning Ordinance.
6. The requirements of Section 902, Item 26, will be met for the drive-through facility.
7. The applicable requirements of Section 902, Item 23, will be met for the outside seating area.

STAFF RECOMMENDATION (cont.)**Special Land Use Permit Condition:**

* Refer to the conditions in this report's Site Plan recommendation section and motion for approval.

We recommend Conditional Approval of the Site Plan and offer the following discretionary findings of fact:

1. The Site Plan contains sufficient basic information required by the Zoning Ordinance for a recommendation.
2. The requirements of Section 1815, Items 7A-7E of the Zoning Ordinance can be met as follows:
 - a) All requirements and standards of the Zoning Ordinance and other City Ordinances can be met.
 - b) Safe, convenient vehicular and pedestrian ingress/egress has been depicted; primary access will be to N. Squirrel Road and University Drive through multiple shared access drives.
 - 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 restaurant's usable floor area, 51 parking spaces are required, and 96 parking spaces are depicted.
4. The parking layout meets minimum requirements, and parking spaces are provided for people with disabilities (four are required, and four are provided). One van-accessible space is provided.
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. The plans call for replacing existing landscape trees in poor condition and missing landscape trees removed as part of the Romano's Macaroni Grill demolition. 52 trees are required, and 67 trees will be provided (13 existing trees and 54 new trees).
8. A note indicates that signs shall meet the requirements of the Zoning Ordinance. The existing Romano's Macaroni Grill restaurant pole sign will be replaced with a 10-foot-tall monument sign with a brick base, which is included in the packet.
9. A note indicates that exterior lighting shall meet the requirements of the Zoning Ordinance. Pole and wall-mounted lighting shall be shielded and directed downward. Lamp bulbs and lenses shall not extend below the light fixture shields. Light poles shall not be taller than the proposed height of 20 feet from grade.
10. A note indicates that parking spaces shall be double-striped.
11. Ground-mounted and roof-mounted mechanical equipment will be screened.
12. A note indicates that there will be no pallet storage, overnight vehicles, or trailer storage.
13. An eight-foot-wide pathway exists along N. Squirrel Road. Considerations for Complete Streets pedestrian and bike connectivity were made as part of the site design, with a dedicated walkway proposed from the N. Squirrel Road pathway to the building. This project will add a sidewalk connection/crossing to the parking lot north of the Applebee's Restaurant site. It is noted that a bike rack is also provided adjacent to the Chick-fil-A restaurant building.
14. A 30-foot-tall flagpole is proposed to display the American Flag. The American Flag will be the only flag or sign permitted to be flown on the pole per the detail in the site plan package.

STAFF RECOMMENDATION (cont.)

15. The developer and Chick-fil-A, Inc. have agreed to install a dual electric vehicle (EV) charging station to service two EVs. Two EV parking spaces are depicted on the site plan. Signage for the spaces shall comply with City standards.
16. A Tree Removal Permit is required – 31 existing landscape trees have been identified to be removed or were removed as part of the demolition of the Romano's Macaroni Grill building and will be replaced with 54 new trees. A total of 67 trees will be provided on the site.

Conditions:

1. Chick-fil-A, Inc. and the restaurant operator shall comply with the *Chick-fil-A Traffic and Circulation Narrative* dated February 26, 2024, included in this packet.
2. Chick-fil-A, Inc. and the restaurant operator shall meet with assigned representatives of the City before the facility's opening, as represented in the *Chick-fil-A Traffic and Circulation Narrative* and as outlined in the Auburn Hills Police Department review.
3. The developer, Chick-fil-A, Inc. and their consultants have advised the City utilizing technical traffic and business operational studies that the proposed restaurant development and associated drive-through facility will “*not cause transportation, safety, or congestion problems*” per Section 1818, Item 2(C) of the Zoning Ordinance. Chick-fil-A, Inc. has provided contingency plans in the *Chick-fil-A Traffic and Circulation Narrative* showing that vehicle stacking for the drive-through facility can and will be confined to the Chick-fil-A restaurant site. For clarity of understanding of the City's approval of the development, Chick-fil-A, Inc. is aware that vehicle stacking for the drive-through facility shall not be permitted to occur within the private access drives of the Five Points Site Condominium, University Drive, N. Squirrel Road, or any adjoining properties. If vehicle stacking for the drive-through facility occurs within the private access drives of the Five Points Site Condominium, University Drive, N. Squirrel Road, or any adjoining properties, the Auburn Hills Police Department will notify Chick-fil-A, Inc. and the restaurant operator. Chick-fil-A, Inc. and the restaurant operator will have seven (7) days to remedy the situation upon notification. Failure to resolve the situation after the City's request may result in a public hearing and the potential revocation of the project's Special Land Use Permit by the City Council to operate the restaurant's drive-through facility.
4. Drive-through orders shall be taken and fulfilled utilizing both drive-through lanes, with customers entering either lane and staying in the same lane from the order canopy to the pickup canopy as shown in the “Typical Stacking Plan” to ensure sufficient stacking is provided during peak hours of operation. The Chick-fil-A restaurant operator may not utilize, at any time, 1) a dedicated lane for mobile/third-party meal delivery orders or 2) only a single lane (closure of one of the two lanes) without written approval from the Auburn Hills Police Department.
5. The location and assignment of dedicated parking spaces reserved for mobile/third-party meal delivery orders shall require approval from the Community Development Department. If utilized, permanent signage shall be installed, identifying the dedicated parking spaces.
6. Chick-fil-A, Inc. and the restaurant operator shall take all reasonable measures as represented in the *Chick-fil-A Traffic and Circulation Narrative* to prevent truck deliveries at the restaurant during peak hours of operation, including, for example, communicating with vendors and delivery services to avoid deliveries during peak hours of operation.
7. The developer and Chick-fil-A, Inc. shall utilize an underground grease containment/trap and internal oil/grease management system (closed-loop) for the restaurant. Above-ground grease containment systems shall be prohibited on the site.

STAFF RECOMMENDATION (cont.)

8. Existing landscape trees proposed to be saved on the landscape plan not found in good condition by the City's Woodland Consultant after the site's redevelopment shall be replaced by the developer and Chick-fil-A, Inc. before the City's Temporary Certificate of Occupancy issuance.
9. The developer and Chick-fil-A, Inc. agree to meet the requirements of Article XX Administration and Enforcement, Section 2007. Performance Guarantees.
10. The approval shall be based on the representations made by the developer and Chick-fil-A, Inc. as documented in the public meeting minutes, the City's staff and consultant reports, and project submittal documents.

RECOMMENDED ACTION

"Move to recommend to City Council approval of the Special Land Use Permit, Site Plan, and Tree Removal Permit for Chick-fil-A, Inc. to construct a restaurant with a drive-thru facility and outdoor seating area subject to the conditions of the City's Administrative Review Team.

The Chick-fil-A restaurant development shall not cause transportation, safety, or congestion problems per Section 1818, Item 2(C) of the Zoning Ordinance. Vehicle stacking for the drive-through facility shall be confined to the Chick-fil-A restaurant site, as outlined in Chick-fil-A's Traffic and Circulation Narrative dated February 26, 2024. Vehicle stacking for the drive-through facility shall not be permitted to occur within the private access drives of the Five Points Site Condominium, University Drive, N. Squirrel Road, or any adjoining properties. If vehicle stacking for the drive-through facility occurs within the private access drives of the Five Points Site Condominium, University Drive, N. Squirrel Road, or any adjoining properties, the Auburn Hills Police Department will notify Chick-fil-A, Inc. and the restaurant operator. Chick-fil-A, Inc. and the restaurant operator will have seven (7) days to remedy the situation upon notification. Failure to resolve the situation after the City's request may result in a public hearing and the potential revocation of the project's Special Land Use Permit by the City Council to operate the restaurant's drive-through facility."



Development Application



Project Name: 2111 Squirrel Road

General Project Location: North West corner of University Drive and N Squirrel Road

Parcel Size: 2.24 AC Zoning: B-2

Sidwell Number(s): 14-13-176-012 & 14-13-176-013

Project Description: Proposed Drive-Through Restaurant

Building Size (sq. ft.): 5,028 SF

Check requested review(s)

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

City Use Only	
Address:	<u>2111 N Squirrel</u>
Date Received:	_____
Fees Paid:	_____
SP #:	<u>230012</u>
SLU #(s):	<u>230005 & 230006</u>
LD/LE/SUB #:	_____
RZ #:	_____
PUD #:	_____
ZBA #:	_____

PTR 230013

Applicant

Name: University Center Partners, LLC Signature: [Signature]

Business Name and Address: 215 E Merrill, Suite 205

City: Birmingham State: MI Zip Code: 48009 Phone Number: 248-203-9090

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

Name: University Center Partners, LLC Signature: _____

Business Name and Address: 215 E Merrill, Suite 205

City: Birmingham State: MI Zip Code: 48009 Phone Number: 248-203-9090

(Provide additional sheet if necessary for multiple property owners)

Property Owner(s)

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

INV 68945 893.00

INV 68942 \$2-14-18 Version 3912.80
INV 68943 \$600.00
INV 68944 \$600.00



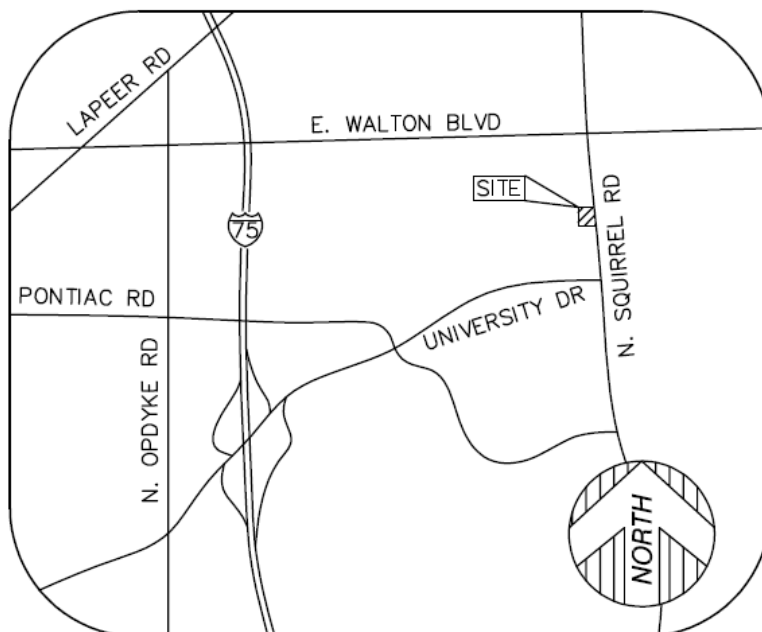
Planning Commission Public Notice

Meeting Date, Time, and Location:	Wednesday, March 6, 2024 at 7:00 p.m. City of Auburn Hills - City Council Chambers 1827 N. Squirrel Road, Auburn Hills, MI 48326
Project Name:	Chick-fil-A Restaurant
General Property Location:	2111 North Squirrel Road Sidwell Nos. 14-13-176-012 and 14-13-176-013 (part)
Applicant:	Doraid Markus – 248-203-9090
Nature of the Request:	Recommendation to City Council for Special Land Use Permit, Site Plan, and Tree Removal Permit approval to construct a restaurant with a drive-thru facility and outdoor seating area.
City Staff Contact:	Steven J. Cohen, AICP Director of Community Development - 248-364-6900

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, Director of Community Development, at the above address.

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



LOCATION MAP

February 29, 2024

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

RE: Chick-Fil-A (2111 North Squirrel Road)
Site Plan 1st Review

Dear Mr. Cohen:

We have completed the site plan review for the above referenced project with respect to grading, paving, storm drainage/detention, and availability of municipal utilities to serve the site. The site plan, received by this office on February 28, 2024, was prepared by Stonefield Engineering & Design. 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.
- Temporary grading easement from adjacent property owner

GENERAL:

The site is located on the west side of North Squirrel Road between University Drive and Walton Boulevard at 2111 North Squirrel Road in Section 13 of the City of Auburn Hills. The applicant is proposing to redevelop the existing Macaroni Grill site into a stand-alone Chick-Fil-A (CFA) which will contain a drive-through restaurant and space for outdoor seating. The proposed site will consist of 5,196 sq. ft of drive-through restaurant space and 928 sq. ft. of outdoor patio space. The proposed parcel along with the adjacent properties to the north and south are zoned General Business (B-2). The adjacent property to the west is zoned General Business (B-2) with a Planned Unit Development (PUD) Overlay of Multi Family Residential. 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 and appears to be acceptable. 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 16-inch water main runs through the boulevard in the center of North Squirrel Road. 8-inch water main extends west from the 16-inch main and continues along the east and north side of the site. The existing water main ultimately loops out to the 12-inch water main extending along the east side of Five Points Drive to the west of the site. A portion of the 8-inch water main that would have extended underneath the proposed drive-through order canopy on the east side of the site is proposed to be relocated approximately 15 feet west so that it is outside the limits of the proposed canopy. The fire suppression line and domestic water service are proposed to extend south from the existing 8-inch water main located on the north side of the site to the north side of the



building. The applicant is also proposing an irrigation lead that extends west from the north side of the building towards the greenbelt located between the trash enclosure and drive-through. Two (2) existing fire hydrants are proposed to be removed from the north side of the site. One (1) new fire hydrant will be installed approximately 70 feet south from the southeast corner of the building, and one (1) new fire hydrant will be installed on the northwest side of the site, to the north of the trash enclosure. A profile for the proposed 8-inch water main shall be provided at engineering review. The existing water main easement is identified to be vacated and a new easement is to be recorded, centered on the existing and proposed on-site public water main, during the close-out process of the project.

There is an existing 10-inch sanitary sewer that extends north through the adjacent parcel to the south and then extends west out to Five Points Drive. The applicant is proposing to tap the existing sanitary manhole in the northwest corner of the adjacent parcel and extend a new 6-inch sanitary sewer lead to the east side of the building. A grease trap is also proposed on the east side of the building, off-line of the proposed sanitary sewer lead. A 20-foot-wide private sanitary sewer easement is proposed over the sanitary sewer located on the adjacent parcel.

STORM SEWER AND DETENTION:

The site has a maximum discharge rate of 0.20 cfs/acre. Storm water runoff for the site will be collected via catch basins and routed to an underground detention system located in the northwest corner of the site. Preliminary underground detention and runoff calculations have been provided on the plan and appear to meet City requirements. Calculations were provided for the existing site which was designed for the 10-year storm event included within the Five Points development regional detention basin and proposed site designed for the 100-year storm event. The proposed site appears to provide adequate underground detention to detain the difference between the 100-year and 10-year storm event. Additional information on the proposed storm sewer and underground detention system (i.e., material, slope, profile, calculations, etc.) will be required for the engineering submittal. A water quality unit has been provided on the plans prior to the storm water entering the underground detention system. The water quality unit shall conform to City standards and additional details and calculations for the water quality unit will be needed for the engineering review.

PAVING/GRADING:

Access to the site is provided through two (2) existing approaches off North Squirrel Road and existing shared access drives with the adjacent parcels. New approaches are to be installed from the shared access drive to the north and the shared access drive to the west. The plans indicate concrete curb and gutter throughout the parking lot, a full depth asphalt pavement section for the parking area and drive aisles, and concrete pavement for the drive-through. Pavement cross-sections for the site have been provided on the plans and appear to meet City standards.

The applicant is proposing 96 parking spaces including 4 barrier free parking spaces. The proposed building includes a double lane drive-through with 45 stacking spaces. The drive through is adjacent to the west, north, and east side of the building continuing south along the east side of the property. The proposed dumpster location has been included on the plans in the northwest corner of the building. A loading/unloading zone is proposed on the west side of the building as well. Concrete sidewalk has been provided around the proposed buildings to provide access for employees and customers from the parking lot to the building. A connection to the pathway on North Squirrel Road has been provided from the building and a sidewalk connection has been provided at the parcel to the south.

Existing and proposed grades are shown with contours and spot elevations. The site slopes towards the north 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. 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. No retaining walls are currently proposed on the site.

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. This TIS took into account existing background traffic with anticipated future growth as well as the anticipated traffic for the planned Avant at Five Points development. The study analyzed signalized intersections on N. Squirrel at University and Walton as well as unsignalized intersections and crossovers along the corridor. Intersections and crossovers along University between Five Points and N. Squirrel were also evaluated. Count observations at four (4) CFA locations in the southeast Michigan area were used to forecast site-generated traffic. The TIS also took into account pass-by trips, which are trips already existing on the adjacent road network that are interrupted to visit the site. The CFA restaurant will operate Monday through Saturday and will be closed on Sunday. As indicated in the TIS, anticipated trips are greater during the weekday midday hour and Saturday midday peak hour. Approximately 406 trips are anticipated during the weekday midday hour with 162 trips being pass-by and 244 trips being new. During the Saturday midday hour, approximately 349 trips are anticipated with only 140 being pass-by. It should be noted that the prior site use of the Macaroni Grill restaurant generated similar total trips but had longer turnover of customers. We anticipate the traffic generated from the proposed CFA restaurant at this site will not significantly impact the adjacent road network.

In addition, a drive-through site queue analysis for the proposed CFA restaurant has been completed by Fishbeck. Data collection was performed at four (4) CFA locations in the southeast Michigan area in order to determine anticipated drive-through queue for the proposed development. The queue analysis established a maximum drive-through queue length (measured from the pick-up location) of 44 vehicles during the Saturday midday peak hour and an average maximum of 28 vehicles at any given time. The proposed drive-through for this site has been designed to accommodate 45 vehicles within the site drive-through stacking area. In order to address concerns with excessive drive-through demand during peak times (such as initial opening), the developer has provided a traffic circulation narrative which includes a typical stacking plan and two contingency stacking plans. The Typical Stacking Plan provides stacking within the drive-through for 45 vehicles with an anticipated typical high average stacking of 35 vehicles. Contingency Stacking Plan One provides stacking for 45 vehicles within the drive-through, and contingency stacking of 22 vehicles (total of 67 vehicles) within the parking aisle on the south side of the site. This contingency plan would temporarily block the southernmost 15 parking spaces as well as restrict drive-through traffic to access only the southwest drive. Contingency Stacking Plan Two also provides 45 vehicles within the drive-through and contingency stacking of 51 vehicles (total of 96 vehicles) within various parking aisles across the site. This plan would temporarily block the southernmost 30 parking spaces as well as close the southwest drive and impede access to parking across the site. In both contingency scenarios, additional employees will be deployed across the site to direct and monitor traffic (4 staff in Plan One and 7 staff in Plan Two), which is essential to the success of these plans.

We have reviewed the methodology, analysis, and conclusions for both the TIS and drive-through queue analysis and are in concurrence with the findings and recommendations included in the Traffic Circulation Narrative/Contingency Stacking Plans.

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

Hannah Driesenga, P.E.

Transmitted via e-mail to Steve Cohen: February 29, 2024
cc: File

P:\0101_0125\SITE_AUBURNHILLSCITY\2023\0120231170_CHICK-FIL-A_SITE\2111 NORTH SQUIRREL_SITE
REV#1_APP.DOCX



Date: February 26, 2024

Tenant: Chick-fil-A
5200 Buffington Road
Atlanta, GA 30349
Justin Lurk
573-268-0957
Justin.lurk@cfacorp.com

Traffic & Circulation Narrative

Chick-fil-A is proposing to lease the 2.24 acres of real estate located at 2111 Squirrel Road in Auburn Hills, Michigan. Chick-fil-A intends to construct a 5,028 s.f. one-story, fast-food restaurant with a drive-up door and outdoor patio.

Local Ownership

- Our business model is built on local owners who come from a variety of backgrounds and work experience. Most Chick-fil-A owner/operators (franchisee) have only one restaurant, and they live in the community where their restaurant is located.
- The Franchisee is responsible for the day-to-day operations of the restaurant. Operators are selected approximately six months prior to grand opening (typically at construction start of the project).
- The Franchisee will meet with the Police and Planning Department once selected to review/align on the traffic management plans for grand opening and beyond.

Hours of Operation:

- Monday through Saturday – 5:30am to 11:00pm. Hours of operation are determined by the Franchisee based on demand and volume.
- Sunday – Closed

Number of Employees (Typical Shift): 20-25 employees

Number of Company Vehicles: If the franchisee chooses to utilize one (1) catering van, then the franchisee shall apply for and obtain a Special Land Use Permit approval from the City of Auburn Hills for the outside storage of the vehicle.

Deliveries / Loading Areas:

- After hours key drop deliveries with WB-62 truck are typically made between 12:00am and 5:00am. Deliveries are dropped inside the building.
- During the normal business day (typically scheduled for off-peak hours) a box truck delivery of fresh bread, produce, etc. will be made. Dumpster area may be utilized for these short deliveries.

Refuse:

- Dumpster Enclosure provides space for two trash containers – Pickup day/time is based on vendor schedule by intended to be completed during off-peak hours.
- Hose bibb provided in the dumpster enclosure to allow for regular cleaning / maintenance.
- Enclosed room at dumpster enclosure is locked and utilized to store site related maintenance equipment (ie. Shovels, blower, salt, brooms, extra traffic cones, etc)

Drive-through lane circulation

- Chick-fil-A continues to evolve the way fast food is delivered efficiently to their customers by providing the best customer experience and speed of service. The dual flex drive-through lanes allow for flexibility throughout the day by the franchisee based on volume, staffing, weather conditions, etc.
- Volume
 - COVID: Many of the Michigan locations opened during COVID and thus experienced a huge burden on the drive-through (as all restaurants in the state had their doors closed for indoor dining).
 - Today: In-store vs drive-through orders (typical of most locations in Michigan):
 - 40-45% dine-in / third-party (Doordash, Grubhub, etc) / order pickup
 - 55-60% drive-through orders
- Drive-through orders may be taken and fulfilled in a variety of ways:
 - Both lanes may be utilized to allow customers to enter either lane and stay in the same lane from the order canopy to pickup canopy
 - Either lane may be used for mobile / third-party meal delivery orders only
 - Both lanes may be utilized for ordering and funneled down to one lane for order pickup (creating a pull around lane for cars receiving food faster than the car at the drive thru window/door area)
 - Single lane only may be utilized
 - Etc.
- During peak hours, employees may take orders via an electronic tablet in the drive-through lane to increase order capacity and reduce wait times.
- Drive-through traffic is continuously monitored to determine best method to service customers by the franchisee.
- Employees deliver orders to both lanes via the meal delivery door.
- The drive-through canopies have been designed to keep the customers and employees sheltered from Michigan's various weather conditions.
- Employees trained in traffic management will be positioned as needed on the site to direct traffic and assist customers (as needed).
- Private traffic management companies or retired police officers may also be hired to assist with traffic management during high volume periods (e.g. grand opening).
- Mobile orders may be picked up inside the restaurant or within the drive-through lane (or sometimes via dedicated spaces in the parking lot should the local franchisee choose that service).
- Third-party delivery orders require the driver to park and enter the restaurant to pick up orders.

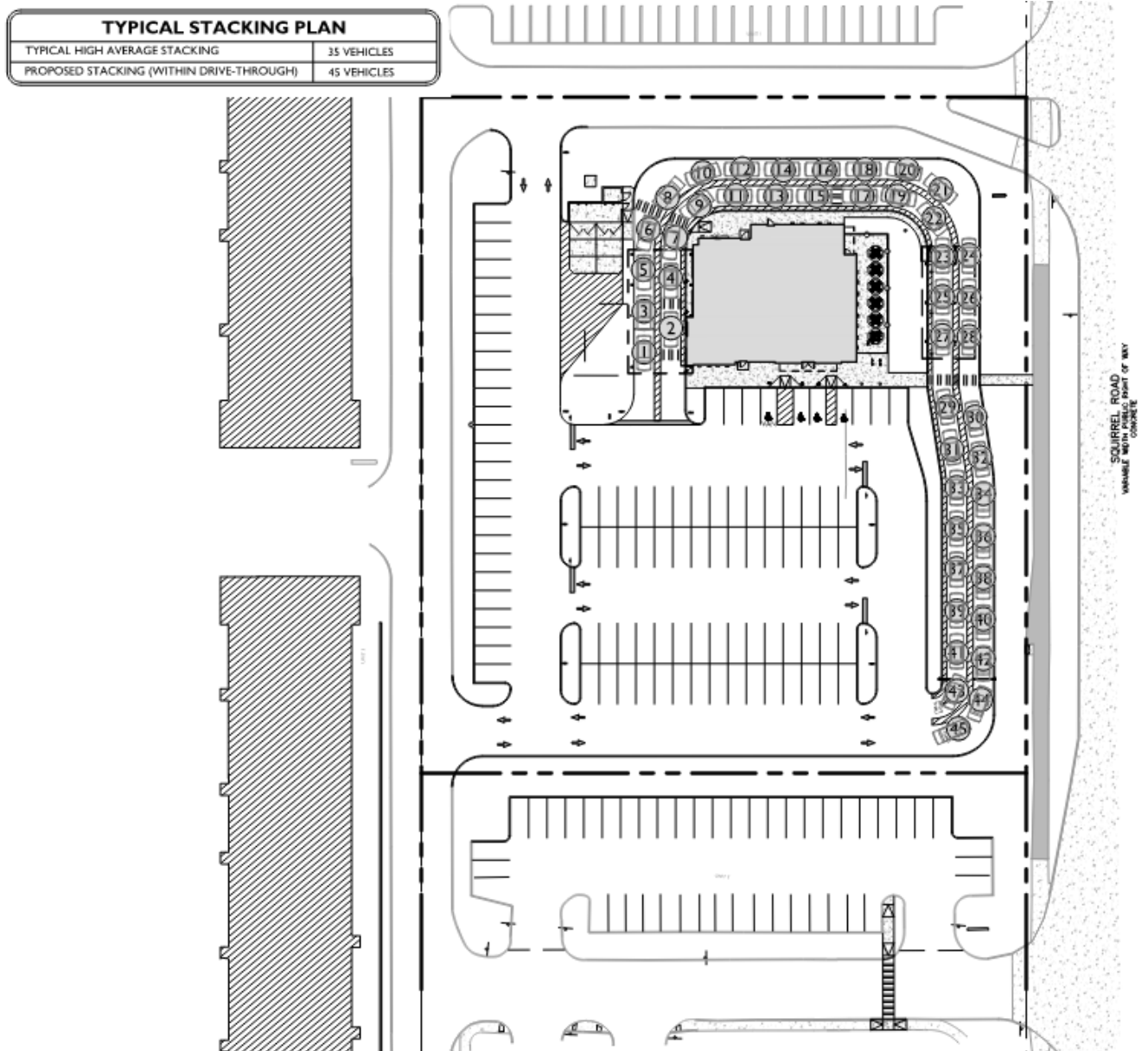
Chick-fil-A Drive-through queuing

- Information related to queuing has been provided via the Traffic Impact Study dated September 11, 2023. Report should be referenced for more detailed information relating to traffic volumes and trip generation.
- The maximum queuing for each site has been highlighted below.
- These are existing operating Chick-fil-A sites in the area.
- Maximum queue length based on the traffic study was 45 vehicles

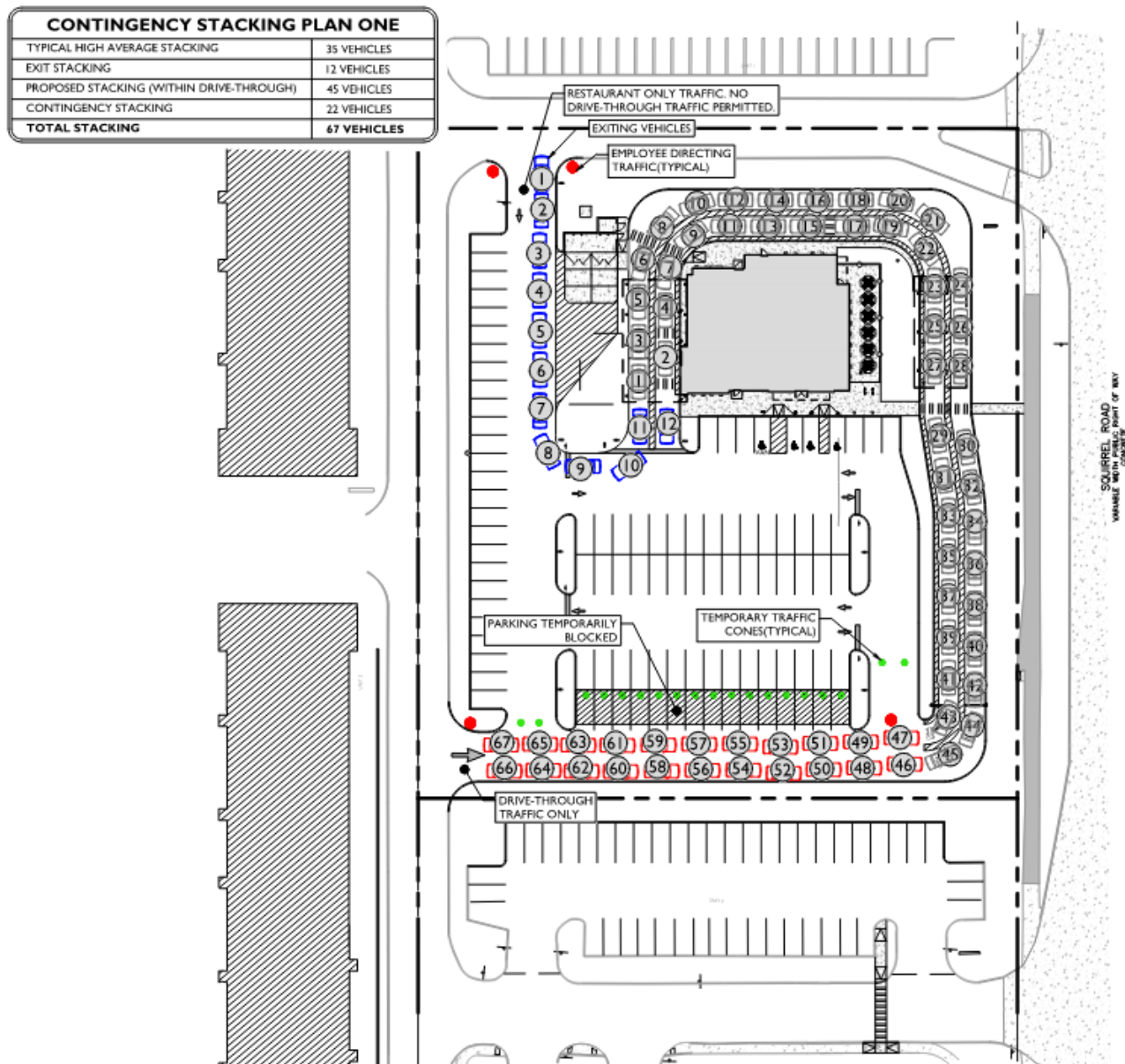
Table 4 – Queueing Results

Time	Locations (Queue Lengths [vehicles])							
	Weekday peak hour				Saturday midday peak hour			
	Novi	Allen Park	Northville	Shelby Township	Novi	Allen Park	Northville	Shelby Township
11:50 a.m.	4	10	14	40	18	12	7	24
12:00 p.m.	10	16	21	34	18	10	6	27
12:10 p.m.	16	14	22	31	22	9	13	29
12:20 p.m.	19	21	21	30	17	7	5	39
12:30 p.m.	23	18	19	38	16	5	10	44
12:40 p.m.	26	22	11	37	20	6	19	43
12:50 p.m.	24	19	10	22	23	18	18	34
1:00 p.m.	23	19	8	39	28	18	14	39

- The drive-through for the Auburn Hills location has been designed to accommodate 45 vehicles within the double drive-through lanes alone.

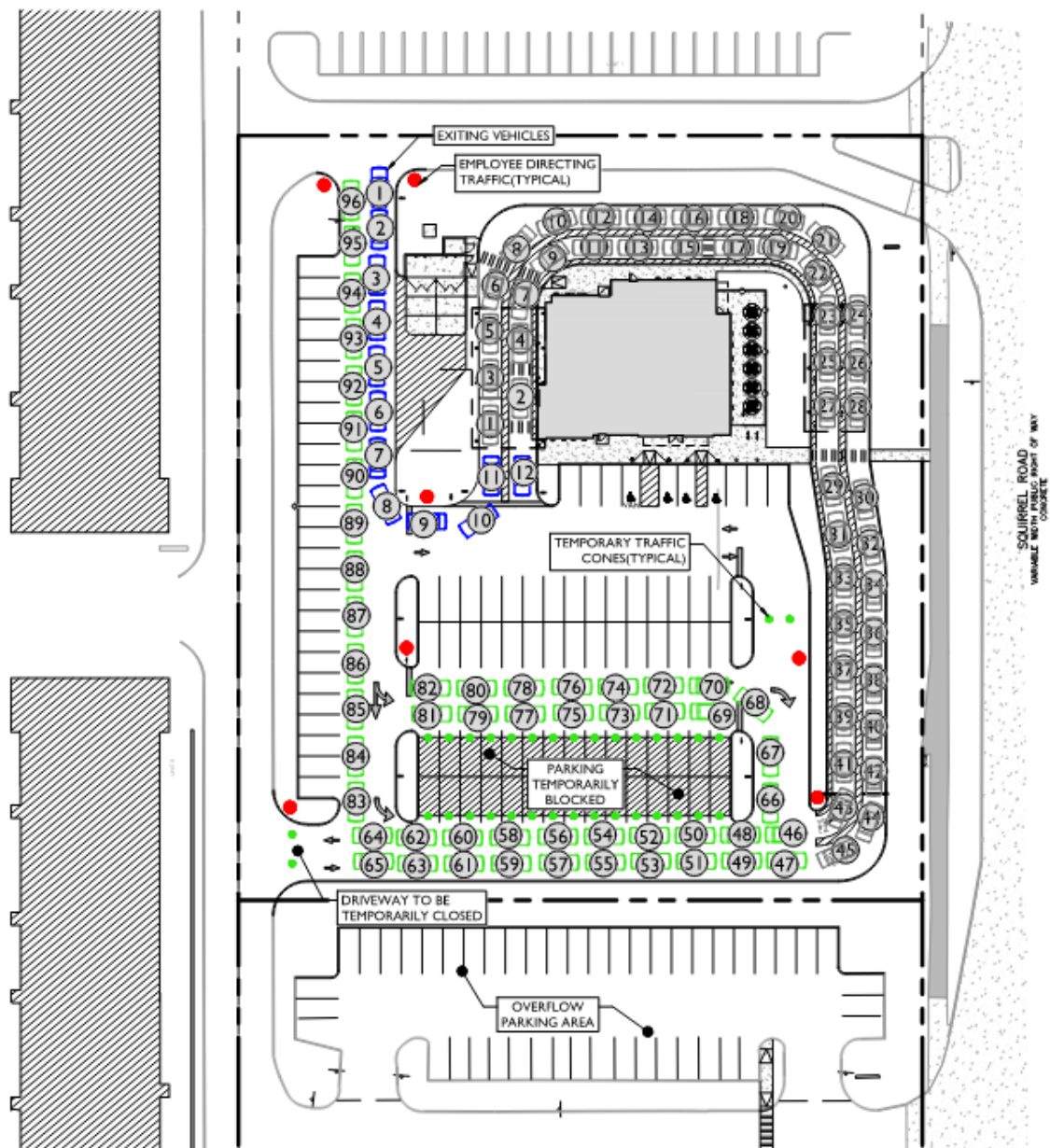


- Alternate plans have been proposed to accommodate additional vehicles.
- Contingency Stacking Plan One - This plan can accommodate 67 vehicles onsite



- Contingency Stacking Plan Two - This plan can accommodate 96 vehicles onsite

CONTINGENCY STACKING PLAN TWO	
TYPICAL HIGH AVERAGE STACKING	35 VEHICLES
EXIT STACKING	12 VEHICLES
PROPOSED STACKING (WITHIN DRIVE-THROUGH)	45 VEHICLES
CONTINGENCY STACKING	51 VEHICLES
TOTAL STACKING	96 VEHICLES



- Zoning Ordinance requires 10 vehicle queuing space 18' long (180') from the order station. Our site plan surpasses code requirement in each of our drive thru lanes by 25% or more.
- Based on similar locations, it is NOT expected that the drive-through queuing will exceed the lane capacity.

Drive-through in Emergency:

- In the event of an emergency in the drive-through lane, employees will direct traffic to empty one of the two lanes to allow the vehicle to exit. This is a benefit of having 2 lanes all the way around the building.

Retail Center / Access:

- Proposed site is part of a larger retail center which includes: Applebee's Restaurant, Credit Union, DiBella's Subs, Mediterranean Street Food, SVS Vision, AT&T, Jersey Mike's Subs, Blaze Pizza, Starbucks, Red Olive Restaurant, Medical Center and Apartments.
- Three (3) access points are available for entry / exit to the site
 - Two access points from N. Squirrel Road
 - One access point from University Drive





POLICE DEPARTMENT
1899 North Squirrel Road
Auburn Hills, MI 48326

MEMORANDUM

TO: Steve Cohen, Director of Community Development
FROM: Jeremy Stubbs, Lieutenant
DATE: February 28, 2024
SUBJECT: Chick-fil-A

The Auburn Hills Police Department consulted with the OHM Traffic Engineering team and concurred with their findings that the site Traffic Impact Study (TIS) and Queueing Analysis completed by the Developer for the proposed Chick-fil-A site had been completed appropriately.

The Auburn Hills Police Department has no objections to the project as presented in the site plans under the following conditions. Chick-fil-A, Inc. and the restaurant operator shall meet with assigned representatives of the City of Auburn Hills Police Department, Community Development Department, City Manager's Office, and City Attorney's Office at least 30 days before the facility's opening. The intent of this coordination meeting, along with subsequent meetings deemed necessary by the City, is to review Chick-fil-A's implementation of its site circulation and traffic management plan to best prepare for the initial customer demand and surge of traffic anticipated upon opening due to the restaurant's unique popularity in the region.

Respectfully,

Lieutenant Jeremy Stubbs
Auburn Hills Police Department



AUBURN HILLS FIRE DEPARTMENT



Official Memorandum

To: Steve Cohen, Director of Community Development
From: Fred Solomon, Fire Inspector
Date: February 29, 2024
Re: Site Plan Review

PROJECT: Chick-Fil-A, 2111 N Squirrel Rd

XXX	Approved	
	Approved	Subject to the following revisions:
	Denied	

No comments

Fred Solomon
Fire Inspector
Auburn Hills Fire Department

STONEFIELD

January 26, 2024

**RE: Proposed Chick-Fil-A
2111 North Squirrel Road
City of Auburn Hills, Michigan 48326**

To Whom It May Concern:

In accordance with the City of Auburn Hills' Citizen Participation Ordinance, we are notifying you that we have submitted a development application to the City on land near your property.

Our client, University Center Partners, LLC, has proposed a development plan for the former Macaroni Grill site located at 2111 N. Squirrel Road.

The new development will consist of a single-story, stand-alone Chick-Fil-A drive-through restaurant with outside seating. We believe our project has been proposed in such a manner as to be aesthetically pleasing both in architectural design and site improvements to the surrounding area (see the attached drawings).

The City of Auburn Hills' Planning Commission is scheduled to review the development application on Wednesday, March 6, 2024. If you have any questions, concerns, or comments, please do not hesitate to contact me at (248) 247-1115. If you wish to speak to a city representative, please contact Steve Cohen, Director of Community Development, at 248-364-6941.

Best Regards,



Eric Williams
Stonefield Engineering and Design, LLC
On behalf of University Center Partners, LLC



CHICK-FIL-A

UNIVERSITY & SQUIRREL
Auburn Hills, MI

THE COLORS AND MATERIALS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS AND NOT AN EXACT MATCH. RENDERING IS TO BE CONSIDERED FOR VISUAL DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.
PRELIMINARY DRAFT NOT FOR CONSTRUCTION, BID, RELIANCE, RECORDING PURPOSES OR IMPLEMENTATION.



UNIVERSITY CENTER PARTNERS, LLC
DORAID MARKUS
 251 E MERRILL, SUITE 205
 BIRMINGHAM, MI 48009
 248-203-9090
DMARKUS@MARKUSLLC.COM

THE LAND IS DESCRIBED AS FOLLOWS: CITY OF AUBURN HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN

UNIT 2, FIVE POINTS SITE CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 19812, PAGE(S) 688 THROUGH 733.1 AND AMENDED BY FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 20606, PAGES 1 THROUGH 4, INCLUSIVE, OAKLAND COUNTY RECORDS, AS AMENDED AND DESIGNATED AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLANS NUMBER 1168, TOGETHER WITH RIGHTS IN COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN THE AFOREFORMENTIONED MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

TOGETHER WITH A CROSS ACCESS EASEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN BIG AUBURN HILLS, L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY AND APPLEBEE'S OF MICHIGAN, INC., A MICHIGAN CORPORATION, DATED APRIL 16, 1998, RECORDED MAY 28, 1998 IN LIBER 18520, PAGE 678, OAKLAND COUNTY RECORDS.

PROPERTY DESCRIPTION AS SURVEYED:

UNIT 2 OF FIVE POINTS SITE CONDOMINIUM, OAKLAND COUNTY SUBDIVISION PLAN NO. 1168, CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 19812, PAGES 688 THROUGH 733, AND AMENDED IN FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 20066, PAGES 1 THROUGH 4 OF OAKLAND COUNTY RECORDS, TO CORRECT THE DIMENSIONS OF UNIT 2 TO NOW BE DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID UNIT 2, THENCE SOUTH 40 DEGREES 52 MINUTES 20 SECONDS EAST, 330.77 FEET, THENCE SOUTH 85 DEGREES 07 MINUTES 40 SECONDS WEST, 296.00 FEET, THENCE NORTH 85 DEGREES 07 MINUTES 40 SECONDS WEST, 330.77 FEET, THENCE NORTH 85 DEGREES 07 MINUTES 40 SECONDS EAST, 296.00 FEET TO THE POINT OF BEGINNING.

PLAT C.D. NUMBER	TEXT	COLOR		SIZE OF SIGN (WIDTH X HEIGHT)	TYPE OF MOUNT
		LEGEND	BACKGROUND		
STOP SIGN (R-1)		WHITE	RED	36"x36"	GROUND
DO NOT ENTER (R-5-1)		RED	WHITE	30"x30"	GROUND

NOTES

1. ALL SIGNS SHALL BE IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). EXCEPT AS NOTED
2. ALL SIGNS SHALL BE MOUNTED AS TO NOT OBSTRUCT THE SHAPE OF "STOP" (R1-1) AND "YIELD" (R1-2) SIGNS.

NOT TO SCALE



SCALE: 1" = 300'±

LAND USE AND ZONING			PARKING	
PGD 14-13-176-012 & 14-13-176-013 GENERAL BUSINESS DISTRICT (B-2)			REQUIRED SPACES PER 50 SF OF FPA 1.0 (1.0 SF = 486 (FLOOR SF) = 4) SPACES REQUIRED FOR THIS STAGING: N/A LOADING ZONE 10 SF PER SQUARE FOOT OF FLOORING (486 FLOOR SF) = 486 SF	PROPOSED 57 SPACES (11) NON-RESERVED FLOOR AREA INCLUDES STAIRWAYS, ELEVATOR SHAFTS, HALLWAYS AND TOILET ROOM AREAS. REFER TO SHEET A.1.1 SEE 9003.13 CROUCH SEATING SHALL BE PROVIDED FOR SAME USE AS THE SEATING SEVERIES (486 SF)
ZONING REQUIREMENT	REQUIRED	PROPOSED		
MINIMUM GROSS LOT AREA	2.24 AC (97,908 SF)	2.24 AC (97,908 SF)		
MINIMUM NET LOT AREA	2.24 AC (97,908 SF)	2.24 AC (97,908 SF)		
MINIMUM LOT WIDTH	130.67 FT	130.67 FT		44 SPACES
MINIMUM LOT DEPTH	296.67 FT	296.67 FT		1,882 SF
MINIMUM BUILDING HEIGHT	3 STORIES (30 FT)	3 ST. (33 FT - 43 IN) STORY		
MINIMUM FRONT YARD SETBACK	33 FT	80.0 FT		
MINIMUM YARD YARD SETBACK (NORTH)	33 FT	62.5 FT		
MINIMUM YARD YARD SETBACK (SOUTH)	33 FT	119.3 FT		
MINIMUM REAR YARD SETBACK	33 FT	124.4 FT		
MAXIMUM GROSS BUILDING COVERAGE	10.08 SF (1 FT)	10.08 SF (1 FT)		
MAXIMUM NET BUILDING COVERAGE	10.08 SF (1 FT)	10.08 SF (1 FT)		
MAXIMUM IMPERVIOUS COVERAGE	80%	79.91 SF (18.84)		

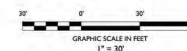
LIGHTING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 1810.2.A	NON-GLARE FULL CUT-OFF FIXTURES REQUIRED	PROVIDED
§ 1810.2.B	MAXIMUM LIGHTING FIXTURE HEIGHT: MAXIMUM HEIGHT OF BUILDING (22 FT - 4.5 IN.)	20 FT

SIGN AREA	
REQUIRED	PROPOSED
<u>SIGN AREA:</u> 8 SF PER 10 LF OF LOT FRONTAGE OR 80 SF PER NET ACRE WHICHEVER IS GREATER. (331 LF)(0.80) = 265 SF (2.24 AC)(80 SF/AC) = 179 SF	180 SF

SYMBOL	DESCRIPTION
	PROPERTY LINE
	SETBACK LINE
	PROPOSED CURB & GUTTER
	PROPOSED FLUSH CURB
	PROPOSED SIGNS / BOLLARDS / FLAG POLE
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED HANDRAIL
	PROPOSED BUILDING DOORS
	PROPOSED "NO PARKING FIRE LANE" SIGN
	PROPOSED ELECTRIC VEHICLE SPACE

GENERAL NOTES

1. ALL LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES. SIGNAGE SHALL MEET THE REQUIREMENTS OF ZONING ORDINANCE NO. 372.
2. SIGNS SHALL MEET THE REQUIREMENTS OF ZONING ORDINANCE NO. 372.
3. NO OUTSIDE STORAGE WILL BE ALLOWED, WHICH INCLUDES TRAILER, STORAGE, OVERNIGHT VEHICLES, OR TRAILER STORAGE.
4. GROUND MOUNTED TRANSFORMERS AND ROOF MOUNTED AIR CONDITIONING SHALL BE PROHIBITED BY ZONING ORDINANCE NO. 372.
5. ALL TRAILERS SHALL BE DOUBLE STAPPED FOR ZONING ORDINANCE NO. 372.
6. AN ENVIRONMENTAL IMPACT STATEMENT IS NOT REQUIRED FOR THIS COMBINATION IS NOT REQUIRED.
7. SPECIAL LAND USE PERMIT IS REQUIRED.
8. ALL TRAFFIC WITH DRIVE-THROUGH (SEE 902.26.A, SECTION 902)
- 8.2. OUTDOOR SEATING AREA (SECTION 902.23.A-1, SECTION 902)
9. RESTAURANTS SHALL USE INTERNAL GEAR, HANGERS, OR SYSTEMS TO STORE COATERS, HANGERS, OR COATERS. COATERS, HANGERS, OR COATERS IS PERMITTED.
10. CONTRACTOR SHALL REFER TO CHICK-FIL-A STANDARDS AND SPECIFICATIONS FOR FURTHER INFORMATION.



1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26

DATE PREPARED:
02/02/2024

STONEFIELD
engineering & design

Detroit, MI • New York, NY • Rutherford, NJ
Princeton, NJ • Tampa, FL • Boston, MA

ost

Suite 200, Detroit, MI 48226

Phone 248.247.1115

SITE PLAN RENDERING EXHIBIT
2111 SQUIRREL ROAD
PROPOSED CHICK-FIL-A

PID: 14-13-176-012 & 14-13-176-013
2111 NORTH SQUIRREL ROAD
CITY OF AUBURN HILLS
CLARK AND COUNTY, MICHIGAN

J. REID COOKSEY, P.E.
MICHIGAN LICENSE No. 6201069428
LICENSED PROFESSIONAL ENGINEER



STONEFIELD
engineering & design

SCALE:	1" = 30'	PROJECT ID: DET-10029
--------	----------	-----------------------

TITLE

SITE PLAN RENDERING
EXHIBIT

DRAWING

1 OF 1

Cohen, Steve

From: Doraid Markus <dmarkus@markusllc.com>
Sent: Wednesday, February 28, 2024 2:10 PM
To: Cohen, Steve
Cc: Doraid Markus
Subject: (EXTERNAL)RE: Chick-fil-A Citizen Participation Response Report

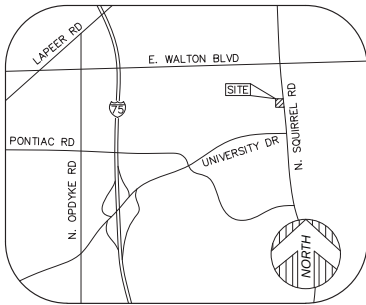
Hi Steve... We mailed 61 letters to the addresses provided to us by the City on February 5, 2024. As of this date, we have not received any calls, comments or emails from the recipients or from the public at large. We did receive 3 returned letters for "refusal to accept" or "no longer valid address".

Please let me know if anything further is needed.

Thank you,

Doraid Markus | MARKUS MANAGEMENT GROUP
Alliance Merchant Solutions | 2941 Mediterranean Street Food | Markus Hospitality Group

251 E Merrill Suite 205 | Birmingham, MI 48009 USA
248.892.2222 M
248.203-9090 O
248-203-9009 F
www.markusllc.com



VICINITY MAP
(NOT TO SCALE)

PARKING

HANDICAP PARKING = 8 STALLS
STANDARD PARKING = 125 STALLS

PARCEL AREA

97,908± SQUARE FEET = 2.24± ACRES

BASIS OF BEARING

SOUTH 04°52'20" EAST, BEING THE WEST RIGHT OF WAY
LINE OF N. SQUIRREL ROAD, AS PLATTED.

BENCHMARK

SITE BENCHMARK #1
ARROW ON HYDRANT, SOUTH SIDE OF SITE.
ELEVATION = 950.50' (NAVD 88 DATUM)

SITE BENCHMARK #2
MAG NAIL IN SOUTH FACE OF UTILITY POLE,
NORTH SIDE OF SITE.
ELEVATION = 944.76' (NAVD 88 DATUM)

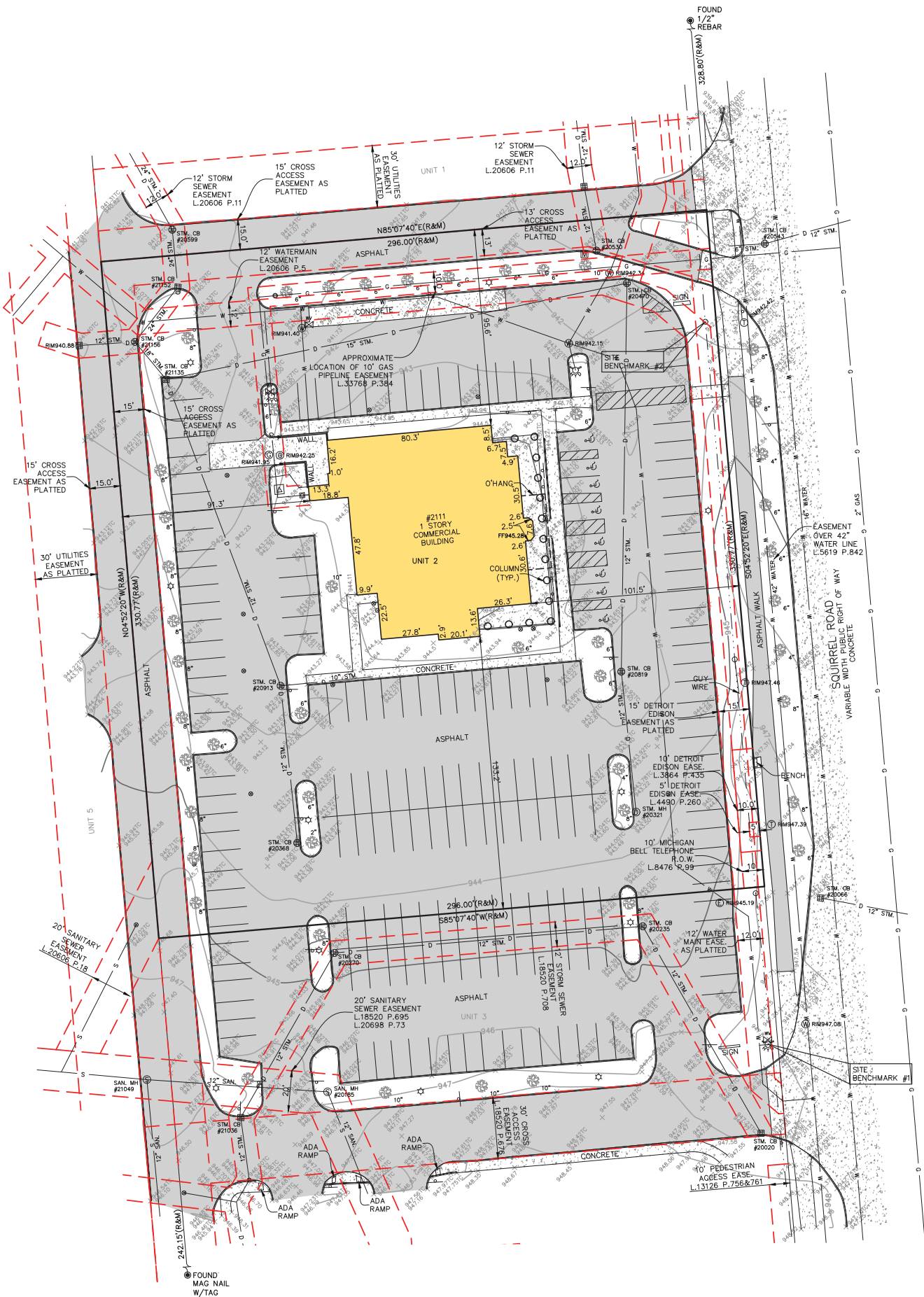
FLOOD NOTE

SUBJECT PARCEL LIES WITHIN:
OTHER AREA (ZONE X); AREAS DETERMINED TO BE OUTSIDE OF THE 0.2%
ANNUAL CHANCE FLOODPLAIN.

AS SHOWN ON FLOOD INSURANCE RATE MAP: MAP NUMBER 26125C0386F,
DATED 9/29/2006, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT
AGENCY.

LEGEND

●	FOUND MONUMENT (AS NOTED)
(R&M)	RECORD AND MEASURED DIMENSION
(R)	RECORD DIMENSION
(M)	MEASURED DIMENSION
0.00	GROUND ELEVATION
⊕	ELECTRIC MANHOLE
⊠	TRANSFORMER
○	UTILITY POLE
○	GAS LINE MARKER
○	GAS METER
⊙	TELEPHONE MANHOLE
⊙	CLEANOUT
⊙	SANITARY MANHOLE
⊙	ROUND CATCH BASIN
⊙	SQUARE CATCH BASIN
⊙	STORM MANHOLE
⊙	GREASE TRAP
⊙	FIRE HYDRANT
⊙	WATER GATE MANHOLE
⊙	WATER VALVE
⊙	BOLLARD
⊙	LIGHTPOST/LAMP POST
⊙	MAIL BOX
⊙	SINGLE POST SIGN
⊙	HANDICAP PARKING
⊙	DECIDUOUS TREE (AS NOTED)
---	PARCEL BOUNDARY LINE
---	PLATTED LOT LINE
---	EASEMENT (AS NOTED)
---	BUILDING
---	BUILDING OVERHANG
---	CONCRETE CURB
---	PARKING
---	EDGE OF CONCRETE (CONC.)
---	EDGE OF ASPHALT (ASPH.)
---	WALL (AS NOTED)
---	OVERHEAD UTILITY LINE
G	GAS LINE
S	SANITARY LINE
D	STORM LINE
W	WATER LINE
---	MINOR CONTOUR LINE
---	MAJOR CONTOUR LINE
---	BUILDING AREA
---	ASPHALT
---	CONCRETE



PROPERTY DESCRIPTION

THE LAND IS DESCRIBED AS FOLLOWS: CITY OF AUBURN HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN

UNIT 2, FIVE POINTS SITE CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 19812, PAGE(S) 688 THROUGH 733.1 AND AMENDED BY FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 20606, PAGES 1 THROUGH 4, INCLUSIVE, OAKLAND COUNTY RECORDS, AS AMENDED AND DESIGNATED AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NUMBER 1168, TOGETHER WITH RIGHTS IN COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN THE AFOREMENTIONED MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

TOGETHER WITH A CROSS ACCESS EASEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN BWG AUBURN HILLS, L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY AND APPLEBEE'S OF MICHIGAN, INC., A MICHIGAN CORPORATION, DATED APRIL 16, 1998, RECORDED MAY 28, 1998 IN LIBER 18520, PAGE 676, OAKLAND COUNTY RECORDS.

PROPERTY DESCRIPTION AS SURVEYED:
UNIT 2 OF FIVE POINTS SITE CONDOMINIUM, OAKLAND COUNTY SUBDIVISION PLAN NO. 1168, CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 19812, PAGES 688 THROUGH 733, AND AMENDED IN FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 20606, PAGES 1 THROUGH 4 OF OAKLAND COUNTY RECORDS, TO CORRECT THE DIMENSIONS OF UNIT 2 TO NOW BE DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID UNIT 2, THENCE SOUTH 04 DEGREES 52 MINUTES 20 SECONDS EAST, 330.77 FEET, THENCE SOUTH 85 DEGREES 07 MINUTES 40 SECONDS WEST, 296.00 FEET, THENCE NORTH 04 DEGREES 52 MINUTES 20 SECONDS WEST, 330.77 FEET, THENCE NORTH 85 DEGREES 07 MINUTES 40 SECONDS EAST, 296.00 FEET TO THE POINT OF BEGINNING.

MANHOLE SCHEDULE

#	TYPE	RIM	SIZE	DIRECTION	INVERT
20020	CATCH BASIN	946.68	12	B/STRUCTURE	937.15
		946.68		T/WATER	943.13
20066	CATCH BASIN	946.76	12	E	942.61
20185	SANITARY MANHOLE	947.03	12	SE	931.23
		947.03	12	W	931.18
20235	CATCH BASIN	944.70	12	W	938.50
		944.70	12	SE	938.60
		944.70		B/STRUCTURE	936.80
		944.70		T/WATER	943.20
20270	CATCH BASIN	944.72	12	E	937.77
		944.72	12	SW	938.02
		944.72		B/STRUCTURE	935.92
		944.72		T/WATER	943.17
20321	STORM MANHOLE	943.26	12	N	936.86
20368	CATCH BASIN	942.93	12	N	935.63
20470	CATCH BASIN	941.26	12	S	935.86
		941.26	15	SW	935.36
20530	CATCH BASIN	941.32	12	N	932.42
20543	CATCH BASIN	941.33	12	E	936.08
		941.33	6	W	936.68
20599	CATCH BASIN	940.46	24	S	930.96
		940.46	24	NE	931.06
20819	CATCH BASIN	942.29	12	N	936.46
		942.29	12	S	936.59
20913	CATCH BASIN	942.37	12	S	935.47
		942.37	12	NW	935.47
		942.37	10	E	935.62
21036	CATCH BASIN	946.31	12	S	937.86
		946.31	12	NE	937.41
21049	SANITARY MANHOLE	947.18	12	N	930.68
		947.18	12	E	930.63
		947.18	12	S	930.33
21135	CATCH BASIN	939.75	12	SE	935.25
		939.75	15	NE	935.25
		939.75	18	NW	935.25
21152	CATCH BASIN	940.45	24	SW	930.85
		940.45	24	N	931.00
21156	CATCH BASIN	940.83	18	SE	935.23
		940.83	12	W	931.43
		940.83	24	NE	930.83

TITLE REPORT NOTE

ONLY THOSE EXCEPTIONS CONTAINED WITHIN THE OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NO. 63-20724565-SCM, DATED JULY 13, 2020, AND RELISTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER RECORDS RESEARCH WAS PERFORMED BY THE CERTIFYING SURVEYOR.

10. RIGHT OF WAY IN FAVOR OF THE DETROIT EDISON COMPANY RECORDED IN LIBER 3864, PAGE 435 AND LIBER 4490, PAGE 260, OAKLAND COUNTY RECORDS. (AS SHOWN)

11. TERMS AND CONDITIONS OF AGREEMENT WITH THE BOARD OF WATER COMMISSIONERS OF THE CITY OF DETROIT RECORDED IN LIBER 5619, PAGE 842, OAKLAND COUNTY RECORDS. (AS SHOWN)

12. SANITARY SEWER EASEMENT IN FAVOR OF COUNTY OF OAKLAND RECORDED IN LIBER 5690, PAGE 492, OAKLAND COUNTY RECORDS. (EASEMENT DOES NOT CROSS SUBJECT PARCEL, THEREFORE EASEMENT IS NOT SHOWN)

13. RIGHT OF WAY TO MICHIGAN BEN TELEPHONE COMPANY RECORDED IN LIBER 8476, PAGE 99, OAKLAND COUNTY RECORDS. (AS SHOWN)

14. AGREEMENT WITH EASEMENTS AND RESTRICTIONS IN FAVOR OF MICHIGAN BELL TELEPHONE COMPANY FOR THE INSTALLATION AND MAINTENANCE OF COMMUNICATION FACILITIES AND ANCILLARY EQUIPMENT AS CONTAINED IN INSTRUMENT RECORDED IN LIBER 8476, PAGE 99, OAKLAND COUNTY RECORDS. (EASEMENT DOES NOT CROSS SUBJECT PARCEL, THEREFORE EASEMENT IS NOT SHOWN)

15. TERMS, CONDITIONS AND PROVISIONS OF EASEMENT AGREEMENTS FOR PEDESTRIAN ACCESS AND TEMPORARY CONSTRUCTION EASEMENT DATED JULY 27, 1992, RECORDED NOVEMBER 25, 1992 IN LIBER 13126, PAGE 756 AND IN LIBER 13126, PAGE 761, OAKLAND COUNTY RECORDS. (AS SHOWN)

16. TERMS AND CONDITIONS OF RESTRICTIVE COVENANT AGREEMENT RECORDED IN LIBER 18520, PAGE 650, OAKLAND COUNTY RECORDS. (SEE DOCUMENT FOR TERMS AND CONDITIONS)

17. COVENANTS, CONDITIONS AND RESTRICTIONS AND OTHER PROVISIONS BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN AS CONTAINED IN INSTRUMENT RECORDED IN LIBER 18520, PAGE 658, OAKLAND COUNTY RECORDS. (SEE DOCUMENT FOR TERMS AND CONDITIONS)

18. EASEMENTS AND TERMS, CONDITIONS AND PROVISIONS CONTAINED IN CROSS EASEMENT AGREEMENT RECORDED IN LIBER 18520, PAGE 676, OAKLAND COUNTY RECORDS. (AS SHOWN)

19. EASEMENTS AND TERMS, CONDITIONS AND PROVISIONS CONTAINED IN SANITARY SEWER EASEMENT RECORDED IN LIBER 18520, PAGE 695, OAKLAND COUNTY RECORDS. (AS SHOWN)

20. EASEMENTS AND TERMS, CONDITIONS AND PROVISIONS CONTAINED IN MUTUAL GRANT OF STORM SEWER EASEMENT RECORDED IN LIBER 18520, PAGE 708, AS AMENDED BY FIRST AMENDMENT DATED OCTOBER 18, 1999 RECORDED IN LIBER 20698, PAGE 73, OAKLAND COUNTY RECORDS.

21. EASEMENT FOR WATER MAIN PURPOSES VESTED IN CITY OF AUBURN HILLS BY INSTRUMENT RECORDED IN LIBER 20320, PAGE 728, OAKLAND COUNTY RECORDS. (EASEMENT DOES NOT CROSS SUBJECT PARCEL, THEREFORE EASEMENT IS NOT SHOWN)

22. TERMS AND CONDITIONS OF PARKING AND ACCESS EASEMENT RECORDED IN LIBER 20605, PAGE 867, OAKLAND COUNTY RECORDS. (SPECIFIC LOCATION NOT DESCRIBED, BLANKET EASEMENT, SEE DOCUMENT FOR TERMS AND CONDITIONS)

23. TERMS AND CONDITIONS CONTAINED IN WATER MAIN EASEMENT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 20606, PAGE 5, OAKLAND COUNTY RECORDS. (AS SHOWN)

24. TERMS AND CONDITIONS CONTAINED IN STORM SEWER EASEMENT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 20606, PAGE 11, OAKLAND COUNTY RECORDS. (AS SHOWN)

25. TERMS AND CONDITIONS CONTAINED IN SANITARY SEWER EASEMENT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 20606, PAGE 18, OAKLAND COUNTY RECORDS. (AS SHOWN)

26. RESTRICTIVE COVENANT AGREEMENT RECORDED IN LIBER 20606, PAGE 28, OAKLAND COUNTY RECORDS. (SEE DOCUMENT FOR TERMS AND CONDITIONS)

27. TERMS AND CONDITIONS CONTAINED IN GAS PIPELINE EASEMENT AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 33768, PAGE 384, OAKLAND COUNTY RECORDS. (AS SHOWN)

28. TEMPORARY CONSTRUCTION EASEMENT AGREEMENT BETWEEN FIRST MICHIGAN MAC ASSOCIATES, LLC (GRANTOR) AND FIVE POINTS INVESTMENT L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY (GRANTEE) RECORDED IN LIBER 50373, PAGE 214, OAKLAND COUNTY RECORDS. (EASEMENT IS TERMINATED, THEREFORE EASEMENT IS NOT SHOWN)

SURVEYOR'S NOTE

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. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES OTHER THAN THE STRUCTURE INVENTORY SHOWN HEREON.

SURVEYOR'S CERTIFICATION

TO OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; ATA NATIONAL TITLE GROUP, LLC; DORAD MARKUS ON BEHALF OF AN ENTITY TO BE FORMED; AND STONEFIELD ENGINEERING AND DESIGN:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 2, 3, 4, 5, 7A, 8, 9, AND 11 OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON 10/14/20.

DATE OF PLAT OR MAP: 10/15/20

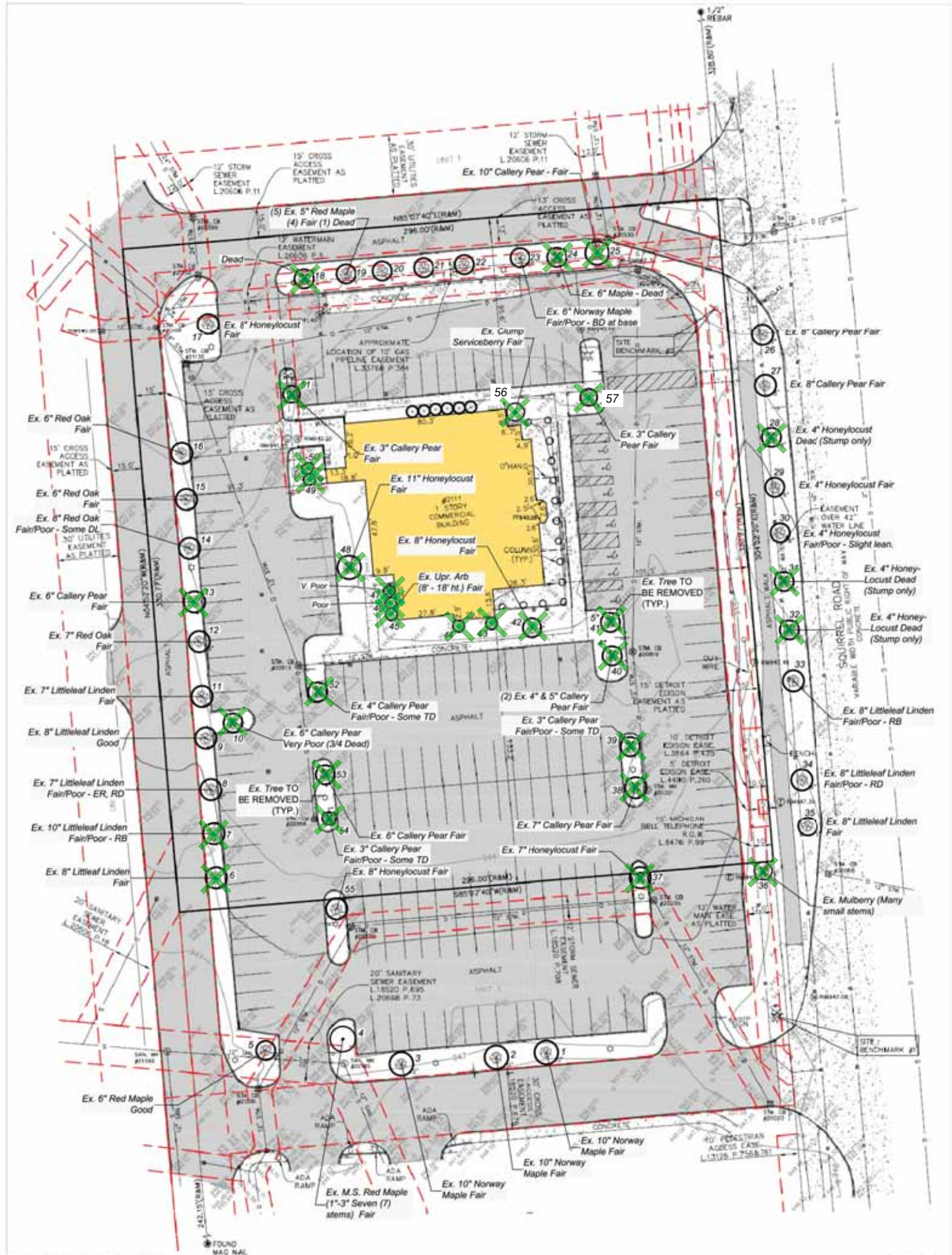
ANTHONY T. SYCKO, JR., P.S.
PROFESSIONAL SURVEYOR
MICHIGAN LICENSE NO. 47976
22656 GRATIOT AVE., EASTPOINTE, MI 48021
TSycko@kemttec-survey.com



ALTA / NSPS LAND TITLE SURVEY
PREPARED FOR: STONEFIELD ENGINEERING AND DESIGN
2111 N. SQUIRREL RD., AUBURN HILLS, MICHIGAN,
PART OF SECTION 13,
TOWN 3 NORTH, RANGE 10 EAST

DATE	BY	REVISION	DESCRIPTION
10/14/21	MRJ	1	REVISED WATERLINE PER GIS MAP
05/05/21	MRJ	2	ADDED OVERHEAD UTILITY LINES

DATE	10/15/20
DATE	10/15/20
DATE	OCTOBER 15, 2020
PROJECT NO.	20-02633
SCALE	1" = 30'



TREE INVENTORY LIST

No.	Size	Botanical Name	Common Name	Condition	Comments	Regulated Non Regulated	Landmark	Save (\$)	Remove (X)
1	10"	Acer platanoides	Norway Maple	Fair		R		\$	
2	10"	Acer platanoides	Norway Maple	Fair		R		\$	
3	10"	Acer platanoides	Norway Maple	Fair		R		\$	
4	M.S.	Acer rubrum	Red Maple	Fair		R		\$	
5	6"	Acer rubrum	Red Maple	Good		R		\$	
6	6"	Tilia cordata	Littleleaf Linden	Fair		R		\$	
7	10"	Tilia cordata	Littleleaf Linden	Fair		R		\$	
8	7"	Tilia cordata	Littleleaf Linden	Fair		R		\$	
9	8"	Tilia cordata	Littleleaf Linden	Good		R		\$	
10	6"	Pyrus calleryana	Callery Pear	Fair		R		\$	
11	7"	Tilia cordata	Littleleaf Linden	Fair		R		\$	
12	7"	Quercus rubra	Red Oak	Fair		R		\$	
13	6"	Pyrus calleryana	Callery Pear	Fair		R		\$	
14	8"	Quercus rubra	Red Oak	Fair	Some DL	R		\$	
15	6"	Quercus rubra	Red Oak	Fair		R		\$	
16	6"	Quercus rubra	Red Oak	Fair		R		\$	
17	6"	Gleditsia triacanthos	Honeylocust	Fair		R		\$	
18	5"	Acer rubrum	Red Maple	Dead		R		\$	X
19	4"	Acer rubrum	Red Maple	Fair		R		\$	
20	4"	Acer rubrum	Red Maple	Fair		R		\$	
21	6"	Acer rubrum	Red Maple	Fair		R		\$	
22	5"	Acer rubrum	Red Maple	Fair		R		\$	
23	4"	Acer platanoides	Norway Maple	Fair	BD at base	R		\$	
24	6"	Acer platanoides	Norway Maple	Dead		R		\$	X
25	10"	Pyrus calleryana	Callery Pear	Fair		R		\$	
26	8"	Pyrus calleryana	Callery Pear	Fair		R		\$	
27	8"	Pyrus calleryana	Callery Pear	Fair		R		\$	
28	4"	Gleditsia triacanthos	Honeylocust	Dead	Stump only	R		\$	X
29	4"	Gleditsia triacanthos	Honeylocust	Fair		R		\$	
30	4"	Gleditsia triacanthos	Honeylocust	Fair	Slight L.	R		\$	
31	4"	Gleditsia triacanthos	Honeylocust	Dead	Stump only	R		\$	X
32	6"	Gleditsia triacanthos	Honeylocust	Dead	Stump only	R		\$	X
33	8"	Tilia cordata	Littleleaf Linden	Fair	RB	R		\$	
34	8"	Tilia cordata	Littleleaf Linden	Fair	RD	R		\$	
35	8"	Tilia cordata	Littleleaf Linden	Fair		R		\$	
36	M.S.	Morus rubra	Red Mulberry	Poor	Suckering	R		\$	X
37	7"	Gleditsia triacanthos	Honeylocust	Fair		R		\$	
38	7"	Pyrus calleryana	Callery Pear	Fair		R		\$	
39	3"	Pyrus calleryana	Callery Pear	Fair	Some TD	R		\$	
40	4"	Pyrus calleryana	Callery Pear	Fair		R		\$	
41	5"	Pyrus calleryana	Callery Pear	Fair		R		\$	
42	5"	Gleditsia triacanthos	Honeylocust	Fair		R		\$	
43	8" M.	Thuja occidentalis	Arborvitae	Fair		R		\$	
44	10" M.	Thuja occidentalis	Arborvitae	Fair		R		\$	
45	10" M.	Thuja occidentalis	Arborvitae	Fair		R		\$	
46	10" M.	Thuja occidentalis	Arborvitae	Fair		R		\$	
47	10" M.	Thuja occidentalis	Arborvitae	Fair		R		\$	
48	11"	Gleditsia triacanthos	Honeylocust	Fair		R		\$	
49	10" M.	Thuja occidentalis	Arborvitae	Fair		R		\$	
50	10" M.	Thuja occidentalis	Arborvitae	Fair		R		\$	
51	3"	Pyrus calleryana	Callery Pear	Fair		R		\$	
52	4"	Pyrus calleryana	Callery Pear	Fair	Some TD	R		\$	
53	6"	Pyrus calleryana	Callery Pear	Fair		R		\$	
54	3"	Pyrus calleryana	Callery Pear	Fair	Some TD	R		\$	
55	8"	Gleditsia triacanthos	Honeylocust	Fair		R		\$	
56	-	Amelanchier arborea	Serviceberry	Fair		R		\$	
57	3"	Pyrus calleryana	Callery Pear	Fair		R		\$	

Total No. of Trees: 57
See this sheet for Definitions of Ratings for existing trees.
ABBREVIATIONS: BD - Bark damage; DL - Dead limbs; ER - Exposed roots; L - Leaning;
M.S. - Multiple stems; RB - Rootbound; RD - Root damage; TD - Tig dieback.

TOTAL 31 REGULATED TREES TO BE REMOVED.
TOTAL 31 REPLACEMENT TREES REQUIRED.
PLEASE REFER TO THE LANDSCAPING PLAN
(SHEET C-11) FOR REPLACEMENT TREE LOCATIONS.

SYMBOL DESCRIPTION

TREES TO BE REMOVED

DEFINITION OF RATINGS:

- GOOD: The tree appears to be in a healthy and satisfactory condition with an overall sound stem structure and with a full and balanced crown; the growth habit appears normal; there is no indication of pests or diseases present; and the life expectancy is judged to be greater than twenty-five (25) years. The rating based on the health / condition chart ranges from 30 to 24.
- FAIR: The tree appears to be in a healthy and satisfactory condition with a minimum of structural problems and with minor crown imbalance or thin crown; the growth habit appears normal; there is no indication of pests or diseases present; and the life expectancy is judged to be greater than twenty (20) years. The rating based on the health / condition chart ranges from 23 to 16.
- POOR: The tree appears to be in an unhealthy condition with structural problems and with major crown imbalance, dead or dying limbs, or growth only in the top quarter of the tree; the growth habit is misshapen and askew; there is evidence of pests or diseases present; and the life expectancy is judged to be less than ten (10) years. The rating based on the health / condition chart ranges from 15 to 7.
- VERY POOR (V. Poor): The tree appears to be in an unhealthy condition with major structural problems and with major crown imbalance or several dead limbs and/or peeling bark; the growth habit is severely misshapen and askew; there is evidence of pests or diseases present; and the life expectancy is judged to be less than five (5) years. The rating based on the health / condition chart ranges from 6 to 1.
- DEAD: The tree has no live branches, is topped, or has fallen. The rating based on the health / condition chart is 0.

TREE HEALTH / CONDITION FACTORS & RATINGS

Values	Best	5	4	3	2	1	0	Worst
1 Trunk	Sound & solid			Sections of bark missing				Extensive decay & hollow
2 Growth Rate	> 6 inch twig elongation			2 inch - 6 inch twig elongation				< 2 inch twig elongation
3 Structure	Sound			One major or several minor limbs dead				Two or more major limbs dead
4 Insects & Diseases	No pests present			One pest present				Two or more pests present
5 Crown Development	Full & balanced			Full but unbalanced				Unbalanced and lacking a full crown
6 Life Expectancy	> 30 years			15 years to 20 years				< 5 years

TREE NAMES

COMMON NAME	BOTANICAL NAME
Callery Pear	Pyrus calleryana
Littleleaf Linden	Tilia cordata
Honeylocust	Gleditsia triacanthos inermis
Mulberry	Morus sp.
Norway Maple	Acer platanoides
Red Maple	Acer rubrum
Red Oak	Quercus rubra
Serviceberry	Amelanchier sp.
Upright Arborvitae	Thuja occidentalis

PROJECT LOCATION:
Existing Tree Inventory
2111 N. Squirrel Road
Auburn Hills,
Michigan

LANDSCAPE PLAN FOR:
Stonefield Engineering
607 Shelby Street
Suite 200
Detroit, Michigan 48226
(248) 247-1115

LANDSCAPE PLAN BY:
Nagy Devlin Land Design, L.L.C.
31736 West Chicago Avenue
Livonia, Michigan 48150
(734) 634 9208

NOTE:
This drawing is provided as a record of the tree inventory and assessment conducted in May, 2021 and must not be used for any other purpose.



date: May 4, 2021
revised:
08-02-2021 Revise for City review ltr.

APPLICANT

UNIVERSITY CENTER PARTNERS, LLC
DORAD MARKUS
251 E MERRILL, SUITE 205
BIRMINGHAM, MI 48090
248-203-9090
DMARKUS@MARKUSLLC.COM

LEGAL DESCRIPTION

THE LAND IS DESCRIBED AS FOLLOWS: CITY OF AUBURN HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN

UNIT 2, FIVE POINTS SITE CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE MASTER DEED RECORDED IN LIBER 19812, PAGE(S) 688 THROUGH 733.1 AND AMENDED BY FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 20608, PAGES 1 THROUGH 4, INCLUSIVE, OAKLAND COUNTY RECORDS, AS AMENDED AND DESIGNATED AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NUMBER 1168, TOGETHER WITH RIGHTS IN COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN THE AFORESAID MASTER DEED.

TOGETHER WITH A CROSS ACCESS EASEMENT AND THE TERMS AND CONDITIONS THEREOF BETWEEN BKG AUBURN HILLS, L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY AND APPLEBEE'S OF MICHIGAN, INC., A MICHIGAN CORPORATION, DATED APRIL 16, 1999, RECORDED MAY 28, 1999 IN LIBER 18520, PAGE 676, OAKLAND COUNTY RECORDS.

PROPERTY DESCRIPTION AS SURVEYED:
UNIT 2 OF FIVE POINTS SITE CONDOMINIUM, OAKLAND COUNTY SUBDIVISION PLAN NO. 1168, CITY OF AUBURN HILLS, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 19812, PAGES 688 THROUGH 733.1 AND AMENDED IN FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 20608, PAGES 1 THROUGH 4 OF OAKLAND COUNTY RECORDS, TO CORRECT THE DIMENSIONS OF UNIT 2 TO NOW BE DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID UNIT 2, THENCE SOUTH 04 DEGREES 50 MINUTES 20 SECONDS EAST, 330.77 FEET, THENCE SOUTH 85 DEGREES 07 MINUTES 40 SECONDS WEST, 296.00 FEET, THENCE NORTH 04 DEGREES 52 MINUTES 20 SECONDS WEST 330.77 FEET, THENCE NORTH 85 DEGREES 07 MINUTES 40 SECONDS EAST, 296.00 FEET TO THE POINT OF BEGINNING.

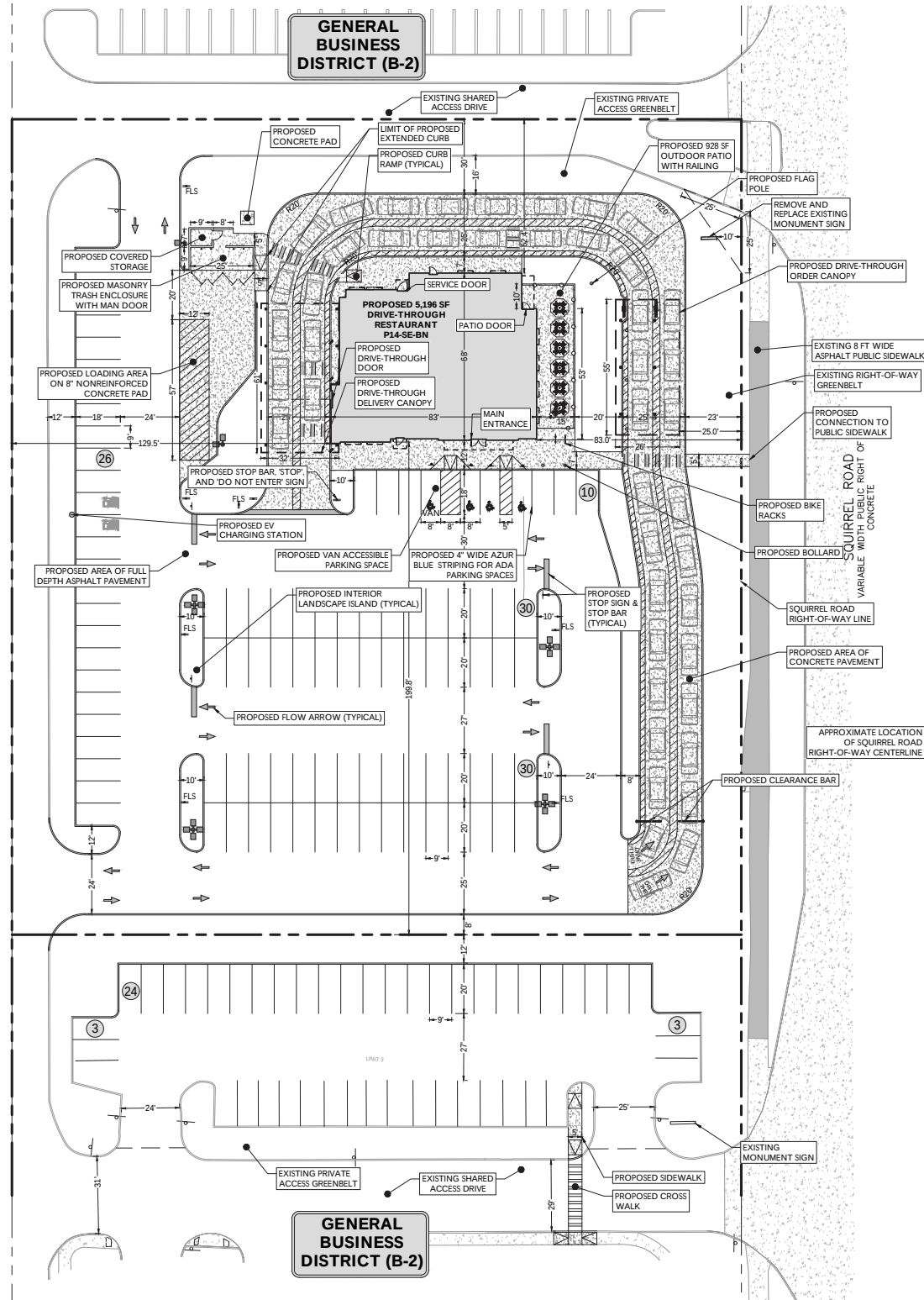
M.U.T.C.D. NUMBER	TEXT	COLOR		SIZE OF SIGN (WIDTH X HEIGHT)	TYPE OF MOUNT
		LEGEND	BACKGROUND		
STOP SIGN (R1-1)		WHITE	RED	36"x36"	GROUND
DO NOT ENTER (R5-1)		RED	WHITE	30"x30"	GROUND

NOTE

- ALL SIGNS SHALL BE IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), EXCEPT AS NOTED.
- ALL SIGNS SHALL BE MOUNTED AS TO NOT OBSTRUCT THE SHAPE OF "STOP" (R1-1) AND "YIELD" (R1-2) SIGNS.

SIGN DATA TABLE

NOT TO SCALE



SOURCE: GOOGLE EARTH PRO

LOCATION MAP

SCALE: 1" = 300'±

LAND USE AND ZONING

PID: 14-13-176-012 & 14-13-176-013

GENERAL BUSINESS DISTRICT (B-2)

ZONING REQUIREMENT	REQUIRED	PROPOSED
MINIMUM GROSS LOT AREA	2.24 AC (97,908 SF)	2.24 AC (97,908 SF)
MINIMUM NET LOT AREA	2.24 AC (97,908 SF)	2.24 AC (97,908 SF)
MINIMUM LOT WIDTH	330.7 FT	330.7 FT
MINIMUM LOT DEPTH	296.0 FT	296.0 FT
MAXIMUM BUILDING HEIGHT	2 STORIES (30 FT)	22 FT - 4.5 IN (1 STORY)
MINIMUM FRONT YARD SETBACK	25 FT	25.0 FT
MINIMUM SIDE YARD SETBACK (NORTH)	25 FT	62.4 FT
MINIMUM SIDE YARD SETBACK (SOUTH)	25 FT	199.8 FT
MINIMUM REAR YARD SETBACK	20 FT	129.5 FT
MAXIMUM GROSS BUILDING COVERAGE	5.028 SF (5.1%)	5.028 SF (5.1%)
MAXIMUM NET BUILDING COVERAGE	5.028 SF (5.1%)	5.028 SF (5.1%)
MAXIMUM IMPERVIOUS COVERAGE	80%	77.123 SF (78.8%)

PARKING

REQUIRED	PROPOSED
DRIVE THRU RESTAURANT/RESTAURANT: (*) (**) 1 SPACE PER 50 SF UFA (1,610 SF + 928 SF)/(50 SF) = 51 SPACES	96 SPACES
DRIVE THRU STACKING: N/A	45 SPACES (23 SPACES FROM ORDER POINT)
LOADING ZONE: 10 SF PER FRONT FOOT OF BUILDING (68 FT)(10 SF/FT) = 680 SF	12 FT X 57 FT 683 SF

(*) NON-LEASEABLE FLOOR AREA INCLUDES STAIRWAYS, ELEVATOR LOBBY, CORRIDOR AND TOILET ROOM AREAS. REFER TO SHEETS A.1 AND A.2

(**) SEC 900.23.D. OUTDOOR SEATING SHALL BE PROVIDED PARKING PER THE SAME USE AS THE SEATING SERVES (928 SF)

LIGHTING REQUIREMENTS

CODE SECTION	REQUIRED	PROPOSED
§ 1810.2.A	NON-GLARE FULL CUT-OFF FIXTURES REQUIRED	PROVIDED
§ 1810.2.B	MAXIMUM LIGHTING FIXTURE HEIGHT: MAXIMUM HEIGHT OF BUILDING (22 FT - 4.5 IN.)	20 FT

SIGNAGE REQUIREMENTS

REQUIRED	PROPOSED
MONUMENT SIGN AREA: 8 SF PER 10 LF OF LOT FRONTAGE OR 80 SF PER NET ACRE WHICHEVER IS GREATER (331 LF)(0.80) = 265 SF (2-24" AC)(80 SF / AC) = 179 SF	180 SF
MONUMENT SIGN HEIGHT: MAXIMUM HEIGHT: 10 FT	TBD
FLAG POLE HEIGHT: MAXIMUM HEIGHT: 30 FT	TBD

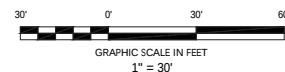
(TBD) TO BE DETERMINED

SYMBOL

	PROPERTY LINE
	SETBACK LINE
	PROPOSED CURB & GUTTER
	PROPOSED FLUSH CURB
	PROPOSED EXTENDED CURB
	PROPOSED SIGNS / BOLLARDS / FLAG POLE
	PROPOSED BUILDING
	PROPOSED CONCRETE
	PROPOSED HANDRAIL
	PROPOSED BUILDING DOORS
	PROPOSED "NO PARKING FIRE LANE" SIGN
	PROPOSED ELECTRIC VEHICLE SPACE

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 STRIPED PER ZONING ORDINANCE NO. 372.
- AN ENVIRONMENTAL IMPACT STATEMENT IS NOT REQUIRED.
- LAND DIVISION / COMBINATION IS NOT REQUIRED.
- SPECIAL LAND USE PERMIT IS REQUIRED.
 - RESTAURANT WITH DRIVE-THROUGH (SEC. 902.26.A, SECTION 903)
 - OUTDOOR SEATING AREA (SECTION 902.23.A-1, SECTION 903)
- RESTAURANTS SHALL USE INTERNAL GREASE MANAGEMENT SYSTEMS (CLOSED-LOOP). NO OUTDOOR STORAGE OF GREASE / OIL CONTAINERS IS PERMITTED.
- CONTRACTOR SHALL REFER TO CHICK-FIL-A STANDARDS AND SPECIFICATIONS FOR ALL DRIVE-THROUGH FEATURES.



SITE DEVELOPMENT PLAN

2111 SQUIRREL ROAD

PROPOSED CHICK-FIL-A



J. REID COOKSEY, P.E.
MICHIGAN LICENSE No. 6201069428
LICENSED PROFESSIONAL ENGINEER



SCALE: 1" = 30' PROJECT ID: DET-200290

TITLE:

SITE PLAN

DRAWING:

C-4

FOR SITE PLAN APPROVAL

DATE

BY

DESCRIPTION

DATE

BY

DESCRIPTION

DATE

BY

DESCRIPTION

DATE

BY

DESCRIPTION

DATE

BY

DESCRIPTION

DATE

BY

DESCRIPTION

DATE

BY

DESCRIPTION

DATE

BY

DESCRIPTION

DATE

BY

DESCRIPTION

DATE

BY

DESCRIPTION

DATE

BY

DESCRIPTION

DATE

BY

DESCRIPTION

DATE

BY

DESCRIPTION

DATE

BY

DESCRIPTION

DATE

BY

DESCRIPTION

DATE

BY

DESCRIPTION

DATE

BY

DESCRIPTION

DATE

BY

DESCRIPTION

DATE

BY

DESCRIPTION

DATE

BY

DESCRIPTION

DATE

BY

DESCRIPTION

DATE

BY

DESCRIPTION

DATE

BY

DESCRIPTION

DATE

BY

DESCRIPTION

DATE

BY

DESCRIPTION

DATE

BY

DESCRIPTION

DATE

BY

DESCRIPTION

DATE

BY

DESCRIPTION

DATE

BY

DESCRIPTION

DATE

BY

APPLICANT

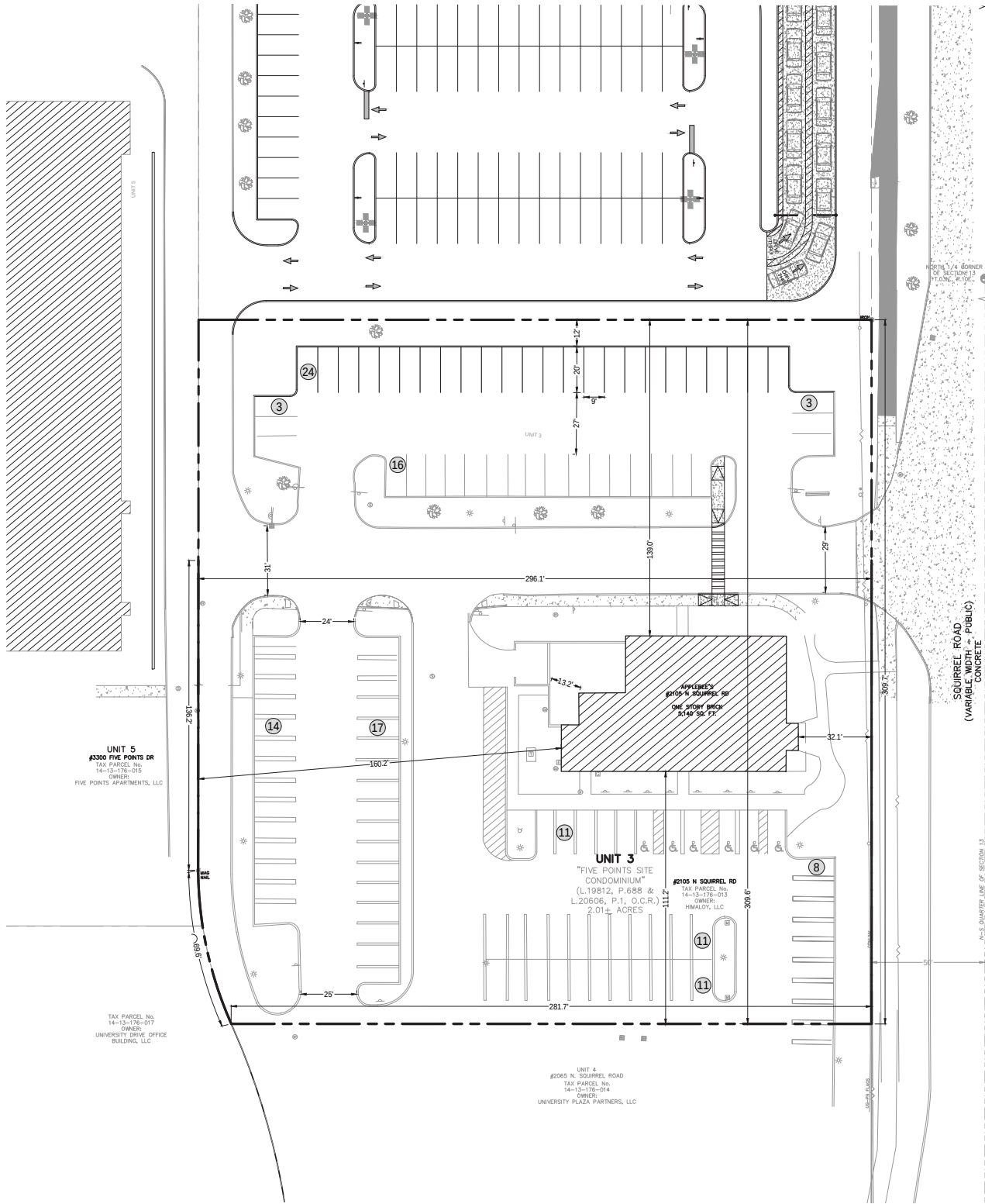
UNIVERSITY CENTER PARTNERS, LLC
DORAD MARKUS
251 E MERRILL, SUITE 205
BIRMINGHAM, MI 48009
248-203-9090
DMARKUS@MARKUSLLC.COM

LEGAL DESCRIPTION

(Per First American Title Insurance Company, Commitment No. 833307, effective date October 26, 2018)

Land in the City of Auburn Hills, Oakland County, MI, described as follows:

Unit No. 3, FIVE POINTS SITE CONDOMINIUM, according to the Master Deed recorded in Liber 19812, Page 688 and amended by First Amendment recorded in Liber 20606, Page 1, as amended and designated as Oakland County Condominium Subdivision Plan No. 1168, together with rights in the general common elements and the limited common elements as shown on the Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.



LOCATION MAP

SCALE: 1" = 300'±

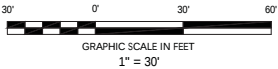
LAND USE AND ZONING		
PID: 14-13-176-012 & 14-13-176-013		
GENERAL BUSINESS DISTRICT (B-2)		
ZONING REQUIREMENT	REQUIRED	PROPOSED
MINIMUM GROSS LOT AREA		2.10 AC (91,358 SF)
MINIMUM NET LOT AREA		2.10 AC (91,358 SF)
MINIMUM LOT WIDTH		309.65 FT
MINIMUM LOT DEPTH		296.00 FT
MAXIMUM BUILDING HEIGHT	2 STORIES (30 FT)	±21 FT
MINIMUM FRONT YARD SETBACK	25 FT	32.1 FT
MINIMUM SIDE YARD SETBACK (NORTH)	25 FT	139.0 FT
MINIMUM SIDE YARD SETBACK (SOUTH)	25 FT	111.2 FT
MINIMUM REAR YARD SETBACK	20 FT	159.6 FT
MAXIMUM GROSS BUILDING COVERAGE		5,140 SF (5.6%)
MAXIMUM NET BUILDING COVERAGE		5,140 SF (5.6%)
MAXIMUM IMPERVIOUS COVERAGE	80%	70,502 SF (77.2%)

REQUIRED	PROPOSED
RESTAURANT: 1 SPACE PER 50 SF UFA (2,800 SF)/(50 SF) = 56 SPACES TOTAL = 56 SPACES FLOOR AREA BREAKDOWN: RESTAURANT GROSS LEASEABLE FLOOR AREA RESTAURANT USEABLE FLOOR AREA	118 SPACES 5,140 SF 2,800 SF

SIGN AREA	
REQUIRED	EXISTING
SIGN AREA: 8 SF PER 10 LF OF LOT FRONTAGE OR 80 SF PER NET ACRE WHICHEVER IS GREATER (409.6 LF)(0.80) = 328 SF (±.38 AC)(80 SF / AC) = 110 SF	192.67 SF*

(*) MONUMENT SIGN SF WAS NOT INCLUDED WITHIN THIS CALCULATION. FINAL SIGNAGE PLAN WILL BE PROVIDED ONCE TENANTS ARE KNOWN.

SYMBOL	DESCRIPTION
---	PROPERTY LINE
- - - -	SETBACK LINE
=====	EXISTING CURB & GUTTER
== == == ==	EXISTING FLUSH CURB
	EXISTING BUILDING
△ △ △ △	EXISTING CONCRETE



STONEFIELD
engineering & design

Detroit, MI • New York, NY • Rutherford, NJ
Princeton, NJ • Tampa, FL • Boston, MA
www.stonefielddesign.com

607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115

SITE DEVELOPMENT PLAN

2111 SQUIRREL ROAD

PROPOSED CHICK-FIL-A

PID: 14-13-176-012 & 14-13-176-013
2111 NORTH SQUIRREL ROAD
CITY OF AUBURN HILLS
OAKLAND COUNTY, MICHIGAN



J. REID COOKSEY, P.E.
MICHIGAN LICENSE NO. 6201069428
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: 1" = 30' PROJECT ID: DET-200290

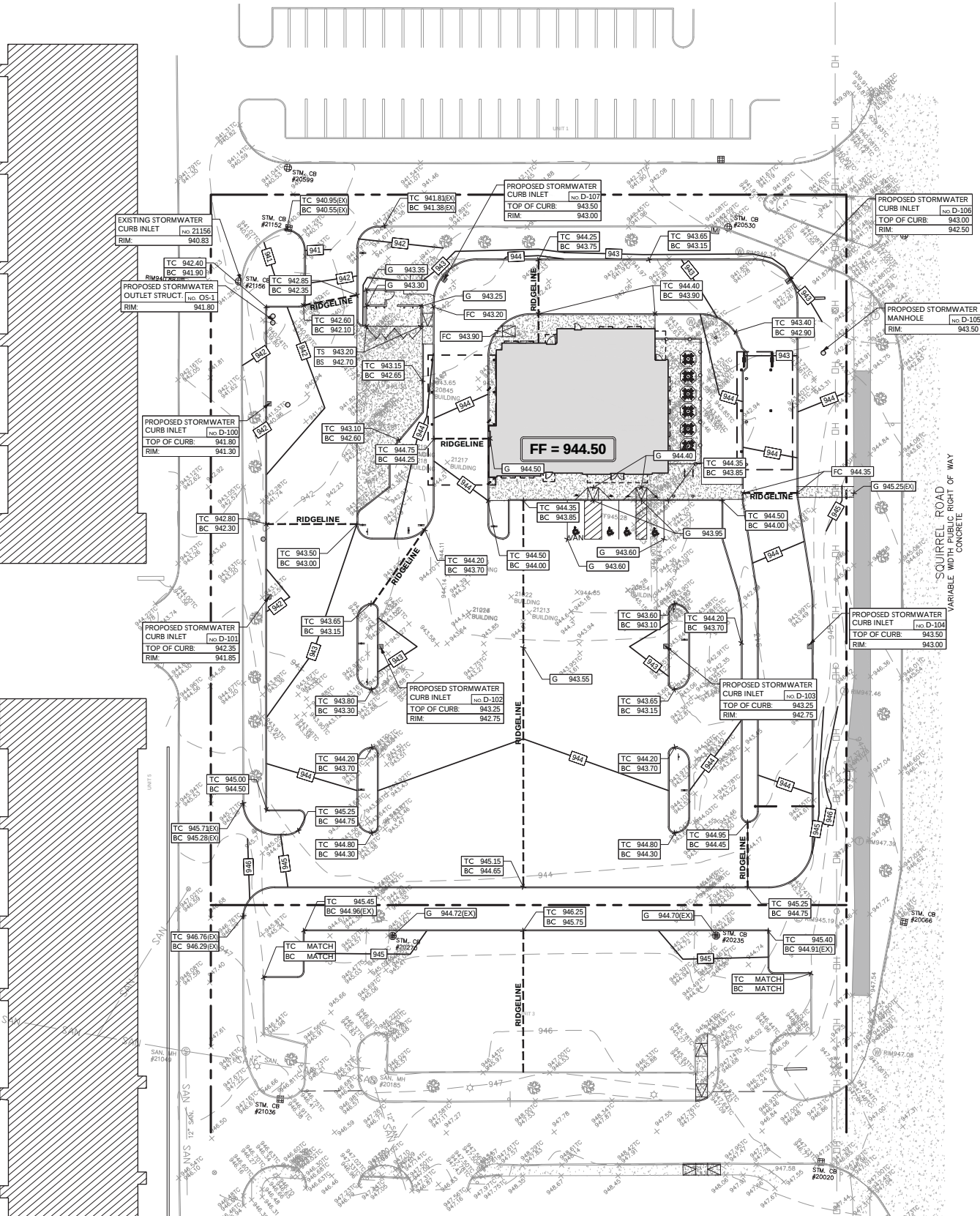
TITLE:

ADJACENT SITE PLAN

DRAWING:

C-5

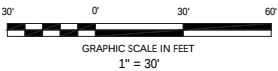
BENCHMARKS
SITE BENCHMARK #1
ARROW ON HYDRANT,
SOUTH SIDE OF SITE.
ELEVATION = 950.50'
(NAVD 88 DATUM)
SITE BENCHMARK #2
MAG NAIL IN SOUTH
FACE OF UTILITY POLE,
NORTH SIDE OF SITE.
ELEVATION = 944.76'
(NAVD 88 DATUM)



SYMBOL	DESCRIPTION
	PROPERTY LINE
	PROPOSED GRADING CONTOUR
	PROPOSED GRADING RIDGELINE
	PROPOSED DIRECTION OF DRAINAGE FLOW
	PROPOSED GRADE SPOT SHOT
	EXISTING GRADE SPOT SHOT
	PROPOSED TOP OF CURB / BOTTOM OF CURB SPOT SHOT
	EXISTING TOP OF CURB / BOTTOM OF CURB SPOT SHOT
	PROPOSED TOP OF SLAB / BOTTOM OF SLAB SPOT SHOT
	PROPOSED FLUSH CURB SPOT SHOT

- GRADING NOTES**
- ALL SOIL AND MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS. ANY GROUNDWATER DEWATERING PRACTICES SHALL BE PERFORMED UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS FOR THE DISCHARGE OF DEWATERED GROUNDWATER. ALL SOIL IMPORTED TO THE SITE SHALL BE CERTIFIED CLEAN FILL. CONTRACTOR SHALL MAINTAIN RECORDS OF ALL FILL MATERIALS BROUGHT TO THE SITE.
 - THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY AND/OR PERMANENT SHORING WHERE REQUIRED DURING EXCAVATION ACTIVITIES, INCLUDING BUT NOT LIMITED TO UTILITY TRENCHES, TO ENSURE THE STRUCTURAL INTEGRITY OF NEARBY STRUCTURES AND STABILITY OF THE SURROUNDING SOILS.
 - PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 4 INCHES TO 7 INCHES ABOVE EXISTING GRADES UNLESS OTHERWISE NOTED. THE CONTRACTOR WILL SUPPLY ALL STAKEOUT CURB GRADE SHEETS TO STONEFIELD ENGINEERING & DESIGN, LLC. FOR REVIEW AND APPROVAL PRIOR TO POURING CURBS.
 - THE CONTRACTOR IS RESPONSIBLE TO SET ALL PROPOSED UTILITY COVERS AND RESET ALL EXISTING UTILITY COVERS WITHIN THE PROJECT LIMITS TO PROPOSED GRADE IN ACCORDANCE WITH ANY APPLICABLE MUNICIPAL, COUNTY, STATE AND/OR UTILITY AUTHORITY REGULATIONS.
 - MINIMUM SLOPE REQUIREMENTS TO PREVENT PONDING SHALL BE AS FOLLOWS:
 - CURB GUTTER: 0.50%
 - CONCRETE SURFACES: 1.00%
 - ASPHALT SURFACES: 1.00%
 - A MINIMUM SLOPE OF 1.00% SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE FROM THE BUILDING IS ACHIEVED AND SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IF THIS CONDITION CANNOT BE MET.
 - FOR PROJECTS WHERE BASEMENTS ARE PROPOSED, THE DEVELOPER IS RESPONSIBLE TO DETERMINE THE DEPTH TO GROUNDWATER AT THE LOCATION OF THE PROPOSED STRUCTURE. IF GROUNDWATER IS ENCOUNTERED WITHIN THE BASEMENT AREA, SPECIAL CONSTRUCTION METHODS SHALL BE UTILIZED AND REVIEWED/APPROVED BY THE CONSTRUCTION CODE OFFICIAL. IF SUMP PUMPS ARE UTILIZED, ALL DISCHARGES SHALL BE CONNECTED DIRECTLY TO THE PUBLIC STORM SEWER SYSTEM WITH APPROVAL FROM THE GOVERNING STORM SEWER SYSTEM AUTHORITY.

- ADA NOTES**
- THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION WITHIN THE ADA PARKING SPACES AND ACCESS AISLES.
 - THE CONTRACTOR SHALL PROVIDE COMPLIANT SIGNAGE AT ALL ADA PARKING AREAS IN ACCORDANCE WITH STATE GUIDELINES.
 - THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 5.00% RUNNING SLOPE AND A MAXIMUM OF 2.00% CROSS SLOPE ALONG WALKWAYS WITHIN THE ACCESSIBLE PATH OF TRAVEL (SEE THE SITE PLAN FOR THE LOCATION OF THE ACCESSIBLE PATH). THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE ACCESSIBLE PATH OF TRAVEL IS 36 INCHES WIDE OR GREATER UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
 - THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 2.00% SLOPE IN ANY DIRECTION AT ALL LANDINGS. LANDINGS INCLUDE, BUT ARE NOT LIMITED TO, THE TOP AND BOTTOM OF AN ACCESSIBLE RAMP, AT ACCESSIBLE BUILDING ENTRANCES, AT AN AREA IN FRONT OF A WALK-UP ATM, AND AT TURNING SPACES ALONG THE ACCESSIBLE PATH OF TRAVEL. THE LANDING AREA SHALL HAVE A MINIMUM CLEAR AREA OF 60 INCHES BY 60 INCHES UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
 - THE CONTRACTOR SHALL MAINTAIN A MAXIMUM 8.33% RUNNING SLOPE AND A MAXIMUM 2.00% CROSS SLOPE ON ANY CURB RAMPS ALONG THE ACCESSIBLE PATH OF TRAVEL. WHERE PROVIDED, CURB RAMP FLARES SHALL NOT HAVE A SLOPE GREATER THAN 10.00% IF A LANDING AREA IS PROVIDED AT THE TOP OF THE RAMP. FOR ALTERATIONS, A CURB RAMP FLARE SHALL NOT HAVE A SLOPE GREATER THAN 8.33% IF A LANDING AREA IS NOT PROVIDED AT THE TOP OF THE RAMP. CURB RAMPS SHALL NOT RISE MORE THAN 6 INCHES IN ELEVATION WITHOUT A HANDRAIL. THE CLEAR WIDTH OF A CURB RAMP SHALL BE NO LESS THAN 36 INCHES WIDE.
 - ACCESSIBLE RAMPS WITH A RISE GREATER THAN 6 INCHES SHALL CONTAIN COMPLIANT HANDRAILS ON BOTH SIDES OF THE RAMP AND SHALL NOT RISE MORE THAN 30" IN ELEVATION WITHOUT A LANDING AREA IN BETWEEN RAMP RUNS. LANDING AREAS SHALL ALSO BE PROVIDED AT THE TOP AND BOTTOM OF THE RAMP.
 - A SLIP RESISTANT SURFACE SHALL BE CONSTRUCTED ALONG THE ACCESSIBLE PATH AND WITHIN ADA PARKING AREAS.
 - THE CONTRACTOR SHALL ENSURE A MAXIMUM OF 1/4 INCHES VERTICAL CHANGE IN LEVEL ALONG THE ACCESSIBLE PATH, WHERE A CHANGE IN LEVEL BETWEEN 1/4 INCHES AND 1/2 INCHES EXISTS, CONTRACTOR SHALL ENSURE THAT THE TOP 1/4 INCH CHANGE IN LEVEL IS BEVELED WITH A SLOPE NOT STEEPER THAN 1 UNIT VERTICAL AND 2 UNITS HORIZONTAL (2:1 SLOPE).
 - THE CONTRACTOR SHALL ENSURE THAT ANY OPENINGS (GAPS OR HORIZONTAL SEPARATION) ALONG THE ACCESSIBLE PATH SHALL NOT ALLOW PASSAGE OF A SPHERE GREATER THAN 1/4 INCH.



#	TYPE	RIM	SIZE	DIRECTION	INVERT
20020	CATCH BASIN	946.68		B/STRUCTURE	937.15
		946.68		T/WATER	943.13
20066	CATCH BASIN	946.76	12	E	942.61
20185	SANITARY MANHOLE	947.03	12	SE	931.23
		947.03	12	W	931.18
20235	CATCH BASIN	944.70	12	W	938.50
		944.70	12	SE	938.60
		944.70		B/STRUCTURE	943.20
		944.70		T/WATER	943.20
20270	CATCH BASIN	944.72	12	E	937.77
		944.72	12	W	938.02
		944.72		B/STRUCTURE	935.92
		944.72		T/WATER	943.17
20321	STORM MANHOLE	943.26	12	N	936.86
20368	CATCH BASIN	942.93	12	N	935.63
20470	CATCH BASIN	941.26	12	S	935.86
		941.26	15	SW	935.36
20530	CATCH BASIN	941.32	12	N	932.42
20543	CATCH BASIN	941.33	12	E	936.08
		941.33	6	W	936.68
20599	CATCH BASIN	940.46	24	S	930.96
		940.46	24	NE	931.06
20819	CATCH BASIN	942.29	12	N	936.46
		942.29	12	S	936.59
20913	CATCH BASIN	942.37	12	S	935.47
		942.37	12	NW	935.47
		942.37	10	E	935.62
21036	CATCH BASIN	946.31	12	S	937.86
		946.31	12	NE	937.41
21049	SANITARY MANHOLE	947.18	12	N	930.68
		947.18	12	E	930.63
		947.18	12	S	930.33
21135	CATCH BASIN	939.75	12	SE	935.25
		939.75	15	NE	935.25
		939.75	18	NW	935.25
21152	CATCH BASIN	940.45	24	SW	930.85
		940.45	24	N	931.00
21156	CATCH BASIN	940.83	18	SE	935.23
		940.83	12	W	931.43
		940.83	24	NE	930.83

STONEFIELD
engineering & design

Detroit, MI • New York, NY • Rutherford, NJ
Princeton, NJ • Tampa, FL • Boston, MA
www.stonefieldeng.com

607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115

2111 SQUIRREL ROAD
PROPOSED CHICK-FIL-A

RID: 14-13-176-012 & 14-13-176-013
2111 NORTH SQUIRREL ROAD
CITY OF AUBURN HILLS
OKLAND COUNTY, MICHIGAN



J. REID COOKSEY, P.E.
MICHIGAN LICENSE NO. 6201069428
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

SCALE: 1" = 30' PROJECT ID: DET-200290

TITLE:

GRADING PLAN

DRAWING:

C-6

SIDWELL #: 14-13-176-012 & 14-13-176-013

NOT FOR CONSTRUCTION

STORMWATER MANAGEMENT NOTES

1. THE PROPOSED DEVELOPMENT WILL REDUCE THE OVERALL IMPERVIOUS LAND COVER BY 1,420 SF. THE LAND COVER VALUE IS < THAN THE PREVIOUSLY APPROVED DEVELOPMENT PER UTILITY PLANS FOR THE FIVE POINTS DEVELOPMENT, PREPARED BY BRINKER INTERNATIONAL, DATED 04/29/1999.

CITY OF AUBURN HILLS STANDARD NOTES

1. CONSTRUCTION SHALL CONFORM TO CURRENT CITY OF AUBURN HILLS STANDARDS.
2. NO WORK SHALL BE PERFORMED WITHOUT INSPECTION.
3. A PERMIT FROM THE DPW IS REQUIRED FOR ALL CONSTRUCTION WITHIN CITY ROW. NO EQUIPMENT OR MATERIAL STORAGE WILL BE PERMITTED IN THE ROW.
4. ALL CITY STREETS MUST BE MAINTAINED DURING CONSTRUCTION. STREETS SHALL BE KEPT FREE OF MUD, DIRT, CONSTRUCTION DEBRIS, DUST AND THE LIKE. IF CLEAN-UP IS NOT PERFORMED WITHIN 24 HOURS OF NOTIFICATION, THE CITY RESERVES THE RIGHT TO PERFORM THE WORK AND CHARGE THE DEVELOPER ACCORDINGLY.
5. WORKING HOURS (INCLUDING RUNNING OF ANY MACHINERY) SHALL BE RESTRICTED TO MONDAY THROUGH SATURDAY, 7:00 AM TO 7:00 PM, SUN/UP TO SUNDOWN, WHICHEVER IS LESS. CONSTRUCTION OPERATIONS BEYOND THE PERIODS MENTIONED ABOVE SHALL BE PERMITTED ONLY AFTER WRITTEN APPROVAL OF THE CITY MANAGER OR HIS DESIGNEE.
6. ALL MATERIALS AND MANUFACTURERS SHALL CONFORM TO THE STANDARD DETAILS.
7. UTILITY STRUCTURES SHALL NOT BE LOCATED IN DRIVEWAYS, AND WHERE POSSIBLE, SHALL NOT BE LOCATED IN PAVED AREAS.
8. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH ACT 53 OF P.A. OF 1974 AND ALSO CONTACT OAKLAND COUNTY UTILITY AND PROTECTION SERVICE (MISS DIG 1-800-482-7171) THREE (3) WORKING DAYS BEFORE THE START OF ANY CONSTRUCTION.
9. THE CONTRACTOR SHALL PROVIDE NECESSARY SIGNS, BARRICADES AND LIGHTS TO PROTECT TRAFFIC AND THE WORK AS DIRECTED BY THE ENGINEER. SUCH DEVICES SHALL BE PLACED PRIOR TO STARTING WORK IN AFFECTED AREAS.

CITY OF AUBURN HILLS STANDARD NOTES (CONT.)

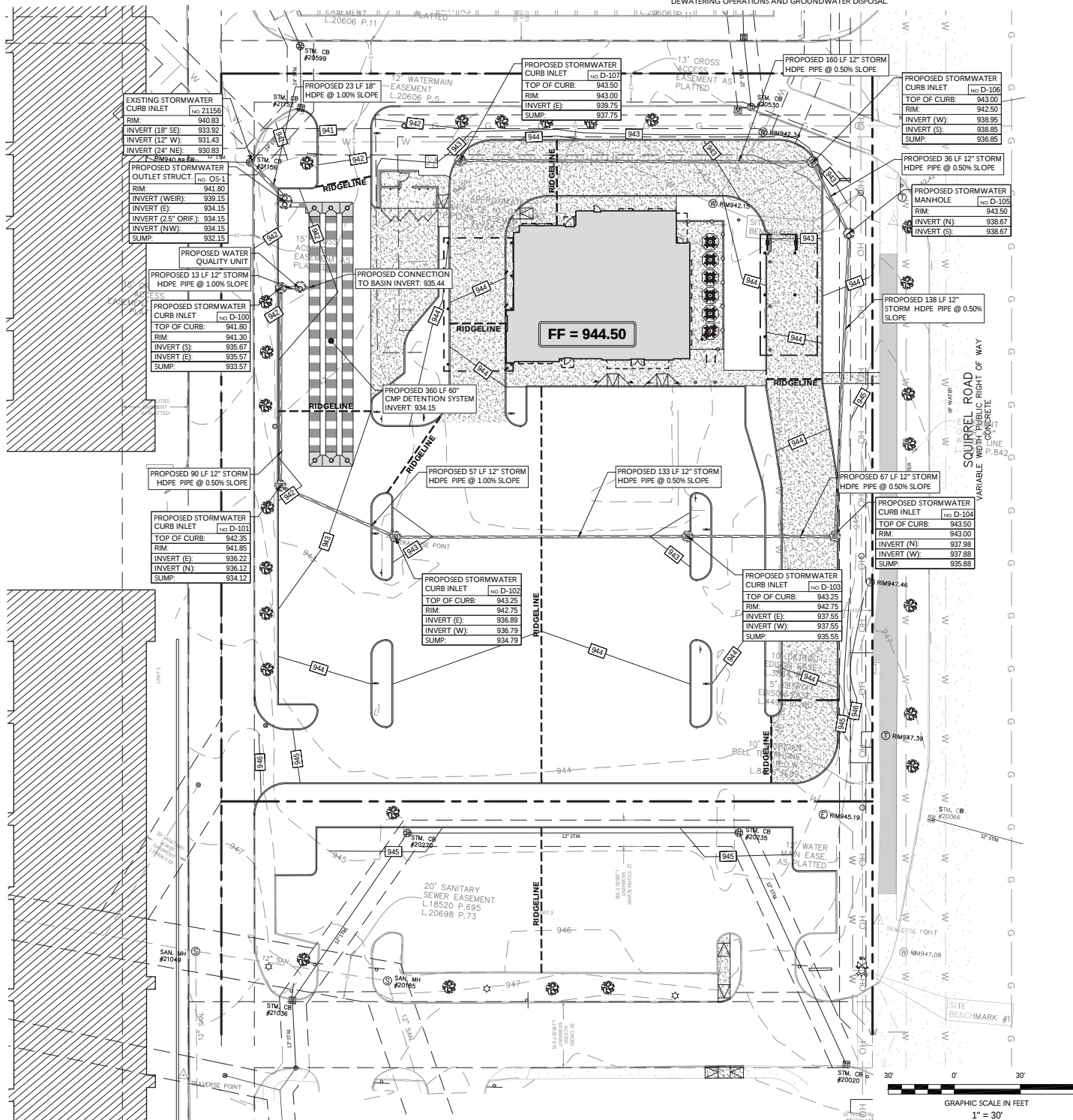
10. ALL SOIL EROSION AND SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE OAKLAND COUNTY STANDARDS AND DETAILS. THE CONTRACTOR SHALL FOLLOW LOCAL RULES AND REGULATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL FOR ALL MATERIALS THAT ARE DISPOSED OFF OF THE PROJECT SITE.
11. ALL SOIL EROSION MEASURES MUST BE PROPERLY PLACED PRIOR TO GRADING OR OTHER CONSTRUCTION ACTIVITIES.
12. FIELD CHANGES TO THE APPROVED PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE INSPECTOR ON SITE, WHO WILL DETERMINE WHETHER THE CHANGE IS CONSIDERED "SIGNIFICANT". "SIGNIFICANT" FIELD CHANGES SHALL BE SUBMITTED TO THE CITY BY THE DESIGN ENGINEER. THE CITY SHALL NOT BE HELD RESPONSIBLE FOR DELAYS IN APPROVAL OF CHANGES TO THE APPROVED SITE IMPROVEMENT (ENGINEERING) PLAN.
13. WHERE POSSIBLE, PUBLIC UTILITIES SHALL NOT BE PLACED UNDER PAVEMENT. THE CITY OF AUBURN HILLS SHALL NOT BE RESPONSIBLE FOR PAVEMENT, CURBS, OR OTHER RESTORATION OF PERMANENT FACILITIES LOCATED WITHIN THE MUNICIPAL EASEMENT.
14. 3 WORKING DAYS PRIOR TO STARTING CONSTRUCTION, CONTACT THE CONSTRUCTION DEPARTMENT OF ORCHARD, HILTZ & MCCLINTON, INC. AT (734) 466-4539 TO SCHEDULE INSPECTION. OHM SHALL INSPECT ALL SITE IMPROVEMENTS INCLUDING UNDERGROUND UTILITY INSTALLATION, EARTHWORK OPERATIONS, RETAINING WALLS, PAVEMENT IN CITY R.O.W., ALL SIDEWALKS OR SAFETY PATHS IN ANY PUBLIC R.O.W., AND ANY ADDITIONAL ITEMS NOTED DURING REVIEW OR AT THE PRE-CONSTRUCTION MEETING. FINAL OCCUPANCY MAY BE AFFECTED IF PROCEDURES ARE NOT FOLLOWED FOR PROPER INSPECTION.
15. PERMANENT STRUCTURES OF ANY TYPE, INCLUDING BUT NOT LIMITED TO, TREES, LIGHT POLES, DRAINAGE STRUCTURES, SANITARY STRUCTURES, BENCHES, TRASH RECYCLERS, ETC. WILL NOT BE ALLOWED WITHIN THE INFLUENCE OF THE PUBLIC WATER MAIN OR SANITARY SEWER EASEMENTS.

DRAINAGE AND UTILITY NOTES

1. THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR STORMWATER IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IN WRITING.
2. CONTRACTOR SHALL START CONSTRUCTION OF STORM LINES AT THE LOWEST INVERT AND WORK UP-GRADIENT.
3. THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC. IMMEDIATELY IN WRITING.
4. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.
5. CONTRACTOR TO TELETYPE AND INSPECT ALL STRUCTURES AND SEWERS PROPOSED TO REMAIN.

EXCAVATION, SOIL PREPARATION, AND DEWATERING NOTES

1. THE CONTRACTOR IS REQUIRED TO REVIEW THE REFERENCED GEOTECHNICAL DOCUMENTS PRIOR TO CONSTRUCTION. THESE DOCUMENTS SHALL BE CONSIDERED A PART OF THE PLAN SET.
2. THE CONTRACTOR IS REQUIRED TO PREPARE SUBGRADE SOILS BENEATH ALL PROPOSED IMPROVEMENTS AND BACKFILL ALL EXCAVATIONS IN ACCORDANCE WITH RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER OF RECORD.
3. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SHORING FOR ALL EXCAVATIONS AS REQUIRED. CONTRACTOR SHALL HAVE THE SHORING DESIGN PREPARED BY A QUALIFIED PROFESSIONAL. SHORING DESIGNS SHALL BE SUBMITTED TO STONEFIELD ENGINEERING & DESIGN, LLC. AND THE OWNER PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL OPEN EXCAVATIONS ARE PERFORMED AND PROTECTED IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS.
5. THE CONTRACTOR IS RESPONSIBLE FOR ANY DEWATERING DESIGN AND OPERATIONS, AS REQUIRED, TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS FOR DEWATERING OPERATIONS AND GROUNDWATER DISPOSAL.



EXISTING CONDITIONS

COMPOSITE C VALUE

Landcover	Area (SF)	C-Value*	Weighted Value
Building / Roof / Pavement	68,424	0.90	61,582
Open Space	10,864	0.20	2,173
Subtotal	79,288		63,754

*C-values obtained from City Engineering Standards

Composite C Value, C: 0.80

ALLOWABLE SITE DISCHARGE & BASIN DISCHARGE RATIO

Site Area, A:	1.82 AC	*Allowable Discharge Ratio:	0.20 CFS/AC
		Allowable Site Discharge, Q _a :	0.36 CFS
		Basin Discharge Ratio, Q:	0.25 CFS/AC/IMP

$$Q = Q_a / (A * C)$$

BASIN STORAGE TIME

Design Storm Frequency: 10 YR

$$T = -25 + (6,562.5 / Q)^{0.5}$$

Basin Storage Time, T: 137.43 MINS

BASIN VOLUME REQUIRED

$$V = (10,500 * T / (T + 25)) - 40 * Q * T$$

Basin Volume Ratio, V: 7.517 CF/AC/IMP

$$V_r = V * A * C$$

Basin Volume Required, V_r: 11,002 CF

PROPOSED DEVELOPMENT

COMPOSITE C VALUE

Landcover	Area (SF)	C-Value*	Weighted Value
Building / Roof / Pavement	65,970	0.90	59,373
Open Space	13,318	0.20	2,664
Subtotal	79,288		62,037

Note: Southern portion of site to be mulched/landscaped without exposing aggregate, and is to be omitted from improvement calculations per County criteria

*C-values obtained from City Engineering Standards

Composite C Value, C: 0.78

ALLOWABLE SITE DISCHARGE & BASIN DISCHARGE RATIO

Site Area, A:	1.82 AC	*Allowable Discharge Ratio:	0.20 CFS/AC
		Allowable Site Discharge, Q _a :	0.36 CFS
		Basin Discharge Ratio, Q:	0.26 CFS/AC/IMP

$$Q = Q_a / (A * C)$$

BASIN STORAGE TIME

Design Storm Frequency: 100 YR

$$T = -25 + (10,212.5 / Q)^{0.5}$$

Basin Storage Time, T: 175.86 MINS

BASIN VOLUME REQUIRED FOR 100-YEAR STORM

$$V = (16,500 * T / (T + 25)) - 40 * Q * T$$

Basin Volume Ratio, V: 12.648 CF/AC/IMP

$$V_r = V * A * C$$

Basin Volume Required, V₁₀₀: 18,014 CF

BASIN VOLUME REQUIRED

The existing site was included within the overall 'Five Points Development' regional detention basin, designed for the 10-year storm event. Therefore, the proposed site is to provide detention of the difference between the 100-year & 10-year storm events.

$$V_r = V_{100} - V_{10}$$

Existing Volume, V₁₀: 11,002 CF/AC/IMP

Differential Volume to be Detained: 7,012 CF

UNDERGROUND BASIN VOLUME PROVIDED

$$V_p = A_p * L$$

Basin Pipe Diameter:	60 In
Total Pipe LF:	360 FT
Basin Volume:	7,069 CF

Basin Volume Provided, V_p: 7,069 CFBottom of Basin, Z_b: 934.15 FTPipe Invert (Outlet), Z_{out}: 934.15 FT

Basin Height, H: 5.00 FT

REQUIRED CONTROL ORIFICE SIZE

$$A_o = Q_a / (0.62 * (2 * 32.2 * H)^{0.5})$$

Control Orifice Area, A_o: 4.71 IN²

$$D_o = 2 * (A_o / \pi)^{0.5}$$

Control Orifice Diameter, D_o: 2.45 IN

Orifice Diameter Proposed: 2.50 IN

BENCHMARKS

SITE BENCHMARK #1
ARROW ON HYDRANT,
SOUTH SIDE OF SITE.
ELEVATION = 950.50'
(NAVD 88 DATUM)

SITE BENCHMARK #2
NAG NAIL IN SOUTH
FACE OF UTILITY POLE,
NORTH SIDE OF SITE.
ELEVATION = 944.76'
(NAVD 88 DATUM)

SYMBOL

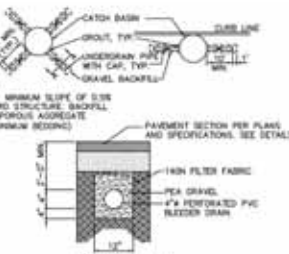
PROPERTY LINE

PROPOSED GRADING CONTOUR

PROPOSED GRADING RIDGELINE

PROPOSED STORMWATER STRUCTURES

PROPOSED STORMWATER PIPING



NOT TO SCALE

FINGER DRAIN DETAIL

NOT TO SCALE

MANHOLE SCHEDULE

#	TYPE	RIM	SIZE	DIRECTION	INVERT
20020	CATCH BASIN	946.68		B/STRUCTURE	937.15
		946.68		T/WATER	943.13
20066	CATCH BASIN	946.76	12	E	942.61
20185	SANITARY MANHOLE	947.03	12	SE	931.23
		947.03	12	W	931.18
20235	CATCH BASIN	944.70	12	W	938.50
		944.70	12	SE	938.60
		944.70		B/STRUCTURE	936.80
		944.70		T/WATER	943.20
20270	CATCH BASIN	944.72	12	E	937.77
		944.72	12	SW	938.02
		944.72		B/STRUCTURE	935.92
		944.72		T/WATER	943.17
20321	STORM MANHOLE	943.26	12	N	936.86
20368	CATCH BASIN	942.93	12	N	935.63
20470	CATCH BASIN	941.26	12	S	935.86
		941.26	15	SW	935.36
20530	CATCH BASIN	941.32	12	N	932.42
20543	CATCH BASIN	941.33	12	E	936.08
		941.33	6	W	936.68
20599	CATCH BASIN	940.46	24	S	930.96
		940.46	24	NE	931.06
20819	CATCH BASIN	942.29	12	N	936.46
		942.29	12	S	936.59
		942.29	12	S	935.47
20913	CATCH BASIN	942.37	12	NW	935.47
		942.37	10	E	935.62
		942.37	12	S	937.86
21036	CATCH BASIN	946.31	12	NE	937.41
		946.31	12	N	930.68
21049	SANITARY MANHOLE	947.18	12	E	930.63
		947.18	12	S	930.33
21135	CATCH BASIN	939.75	12	SE	935.25
		939.75	15	NE	935.25
		939.75	18	NW	935.25
21152	CATCH BASIN	940.45	24	SW	930.85
		940.45	24	N	931.00
21156	CATCH BASIN	940.83	18	SE	935.23
		940.83	12	W	931.43
		940.83	24	NE	930.83

GRAPHIC SCALE IN FEET

1" = 30'

SITE DEVELOPMENT PLAN

2111 SQUIRREL ROAD

PROPOSED CHICK-FIL-A



STONEFIELD engineering & design

SCALE: 1" = 30' PROJECT ID: DET-200290

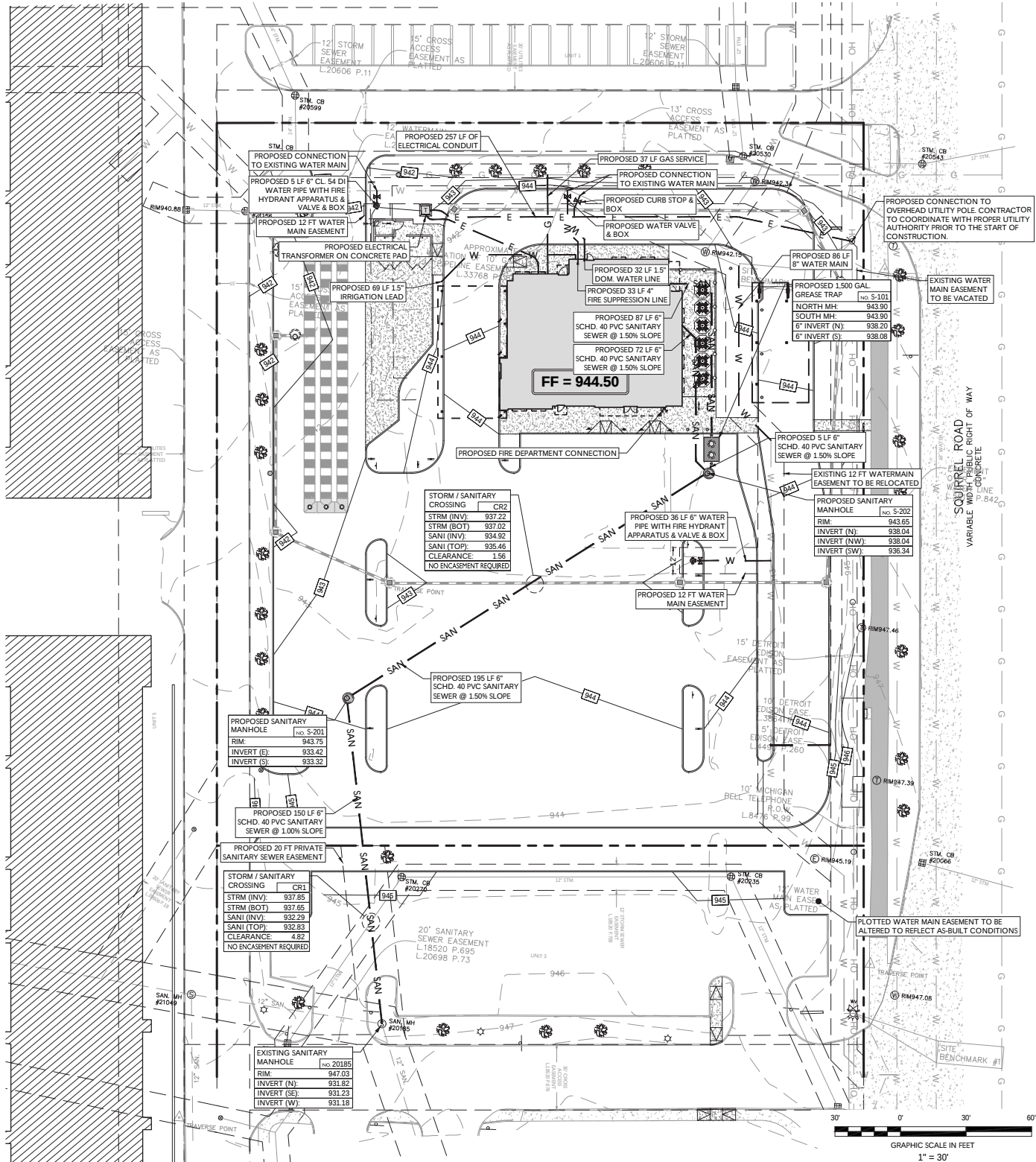
TITLE:

STORM MANAGEMENT PLAN

DRAWING:

C-7

NOTE: SUBJECT 20200-MANAGEMENT 0000-01111-1 SQUIRREL ROAD, AUBURN HILLS, MICHIGAN, CITY OF DETROIT, MI



UTILITY COVER NOTES

1. WATER MAINS SHALL BE PROVIDED A MINIMUM OF 5.5 FT OF COVER.
2. STORM SEWERS SHALL BE PROVIDED A MINIMUM OF 2.5 FT OF COVER.

FIRE DEPARTMENT NOTES

1. THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IMMEDIATELY IN WRITING.
2. 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

3. 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.
4. 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.
5. 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.
6. ALL DRIVE AREAS MUST BE POSTED AS FIRE LANES WITH UNIFORM SIGNS IN KEEPING WITH THE STANDARD ESTABLISHED IN THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGNS MUST BE ERECTED ON BOTH SIDES OF THE FIRE LANES WITH SPACING BETWEEN SIGNS NOT TO EXCEED ONE HUNDRED (100) FEET.
7. DESIGNATED EXIT DOORS ONTO DRIVES OR PARKING AREAS MUST BE PROTECTED WITH GUARD POSTS OR PARKING BLOCKS.
8. A WHITE HIGH VISIBILITY STRIP SHALL BE PAINTED ON THE UPPER FLANGE OF ALL FIRE HYDRANTS.

DRAINAGE AND UTILITY NOTES

1. THE CONTRACTOR TO PERFORM A TEST PIT PRIOR TO CONSTRUCTION (RECOMMEND 30 DAYS PRIOR) AT LOCATIONS OF EXISTING UTILITY CROSSINGS FOR STORMWATER IMPROVEMENTS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IN WRITING.
2. CONTRACTOR SHALL START CONSTRUCTION OF STORM LINES AT THE LOWEST INVERT AND WORK UP-GRADIENT.
3. THE CONTRACTOR IS REQUIRED TO CALL THE APPROPRIATE AUTHORITY FOR NOTICE OF CONSTRUCTION/EXCAVATION AND UTILITY MARK OUT PRIOR TO THE START OF CONSTRUCTION IN ACCORDANCE WITH STATE LAW. CONTRACTOR IS REQUIRED TO CONFIRM THE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES IN THE FIELD. SHOULD A DISCREPANCY EXIST BETWEEN THE FIELD LOCATION OF A UTILITY AND THE LOCATION SHOWN ON THE PLAN SET OR SURVEY, THE CONTRACTOR SHALL NOTIFY STONEFIELD ENGINEERING & DESIGN, LLC IMMEDIATELY IN WRITING.
4. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN A RECORD OF THE AS-BUILT LOCATIONS OF ALL PROPOSED UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR SHALL NOTE ANY DISCREPANCIES BETWEEN THE AS-BUILT LOCATIONS AND THE LOCATIONS DEPICTED WITHIN THE PLAN SET. THIS RECORD SHALL BE PROVIDED TO THE OWNER FOLLOWING COMPLETION OF WORK.

EXCAVATION, SOIL PREPARATION, AND DEWATERING NOTES

1. THE CONTRACTOR IS REQUIRED TO REVIEW THE REFERENCED GEOTECHNICAL DOCUMENTS PRIOR TO CONSTRUCTION. THESE DOCUMENTS SHALL BE CONSIDERED A PART OF THE PLAN SET.
2. THE CONTRACTOR IS REQUIRED TO PREPARE SUBGRADE SOILS BENEATH ALL PROPOSED IMPROVEMENTS AND BACKFILL ALL EXCAVATIONS IN ACCORDANCE WITH RECOMMENDATIONS BY THE GEOTECHNICAL ENGINEER OF RECORD.
3. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SHORING FOR ALL EXCAVATIONS AS REQUIRED. CONTRACTOR SHALL HAVE THE SHORING DESIGN PREPARED BY A QUALIFIED PROFESSIONAL. SHORING DESIGNS SHALL BE SUBMITTED TO STONEFIELD ENGINEERING & DESIGN, LLC AND THE OWNER PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL OPEN EXCAVATIONS ARE PERFORMED AND PROTECTED IN ACCORDANCE WITH THE LATEST OSHA REGULATIONS.
5. THE CONTRACTOR IS RESPONSIBLE FOR ANY DEWATERING DESIGN AND OPERATIONS, AS REQUIRED, TO CONSTRUCT THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL OBTAIN ANY REQUIRED PERMITS FOR DEWATERING OPERATIONS AND GROUNDWATER DISPOSAL.

CITY OF AUBURN HILLS STANDARD NOTES

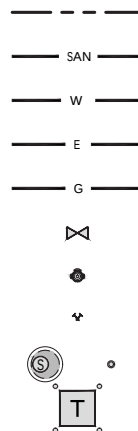
1. CONSTRUCTION SHALL CONFORM TO CURRENT CITY OF AUBURN HILLS STANDARDS.
2. NO WORK SHALL BE PERFORMED WITHOUT INSPECTION.
3. A PERMIT FROM THE DPW IS REQUIRED FOR ALL CONSTRUCTION WITHIN CITY ROW. NO EQUIPMENT OR MATERIAL STORAGE WILL BE PERMITTED IN THE ROW.
4. ALL CITY STREETS MUST BE MAINTAINED DURING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

BENCHMARKS

SITE BENCHMARK #1
ARROW ON HYDRANT,
SOUTH SIDE OF SITE.
ELEVATION = 950.50'
(NAVD 88 DATUM)

SITE BENCHMARK #2
MAG NAIL IN SOUTH
FACE OF UTILITY POLE,
NORTH SIDE OF SITE.
ELEVATION = 944.76'
(NAVD 88 DATUM)

SYMBOL



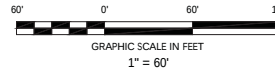
DESCRIPTION

PROPERTY LINE
PROPOSED SANITARY LATERAL
PROPOSED DOMESTIC WATER SERVICE
PROPOSED ELECTRIC CONDUITS
PROPOSED GAS LINE
PROPOSED VALVE
PROPOSED FIRE HYDRANT
PROPOSED FIRE DIRECT CONNECTION (FDC)
PROPOSED SANITARY MANHOLE / CLEANOUT
PROPOSED TRANSFORMER ON CONCRETE PAD WITH BOLLARDS

MANHOLE SCHEDULE

#	TYPE	RIM	SIZE	DIRECTION	INVERT
20020	CATCH BASIN	946.68		B/STRUCTURE	937.15
		946.68		T/WATER	943.13
20066	CATCH BASIN	946.76	12	E	942.61
20185	SANITARY MANHOLE	947.03	12	SE	931.23
		947.03	12	W	931.18
20235	CATCH BASIN	944.70	12	W	938.50
		944.70	12	SE	938.60
		944.70		B/STRUCTURE	936.80
		944.70		T/WATER	943.20
20270	CATCH BASIN	944.72	12	E	937.77
		944.72	12	SW	938.02
		944.72		B/STRUCTURE	935.92
		944.72		T/WATER	943.17
20321	STORM MANHOLE	943.26	12	N	936.86
20368	CATCH BASIN	942.93	12	N	935.63
20470	CATCH BASIN	941.26	12	S	935.86
		941.26	15	SW	935.36
20530	CATCH BASIN	941.32	12	N	932.42
20543	CATCH BASIN	941.33	12	E	936.08
		941.33	6	W	936.68
20599	CATCH BASIN	940.46	24	S	930.96
		940.46	24	NE	931.06
20819	CATCH BASIN	942.29	12	N	936.46
		942.29	12	S	936.59
20913	CATCH BASIN	942.37	12	S	935.47
		942.37	12	NW	935.47
		942.37	10	E	935.62
21036	CATCH BASIN	946.31	12	S	937.86
		946.31	12	NE	937.41
21049	SANITARY MANHOLE	947.18	12	N	930.68
		947.18	12	E	930.63
		947.18	12	S	930.33
21135	CATCH BASIN	939.75	12	SE	935.25
		939.75	15	NE	935.25
		939.75	18	NW	935.25
21152	CATCH BASIN	940.45	24	SW	930.85
		940.45	24	N	931.00
21156	CATCH BASIN	940.83	18	SE	935.23
		940.83	12	W	931.43
		940.83	24	NE	930.83

FIRE HYDRANT COVERAGE PLAN



SIDWELL #: 14-13-176-012 & 14-13-176-013

NOT FOR CONSTRUCTION

SITE DEVELOPMENT PLAN

2111 SQUIRREL ROAD

PROPOSED CHICK-FIL-A



Detroit, MI • New York, NY • Rutherford, NJ
Princeton, NJ • Tampa, FL • Boston, MA
www.stonefieldeng.com

P.D. 14-13-176-012 & 14-13-176-013
2111 SQUIRREL ROAD
CITY OF AUBURN HILLS
OAKLAND COUNTY, MICHIGAN



SCALE: AS SHOWN PROJECT ID: DET-200290

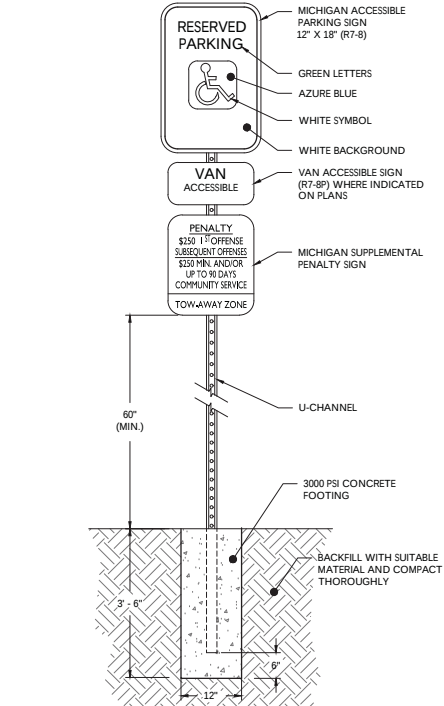
TITLE:

UTILITY PLAN

DRAWING:

C-8

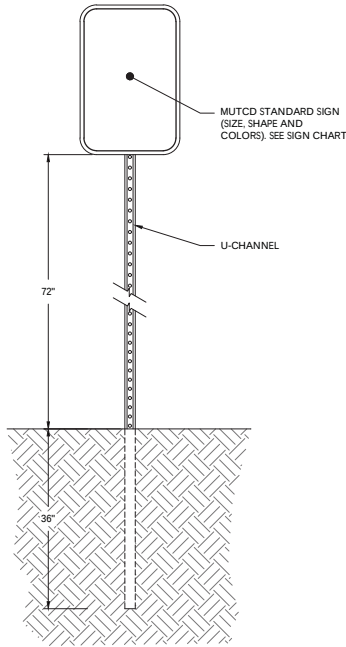
FOR SITE PLAN APPROVAL	DATE	BY	DESCRIPTION
JD	02/28/2024		
JD	02/01/2024		
EW	12/08/2023		
EW	11/16/2023		
ISSUE			



ACCESSIBLE PARKING SIGN DETAIL

NOT TO SCALE

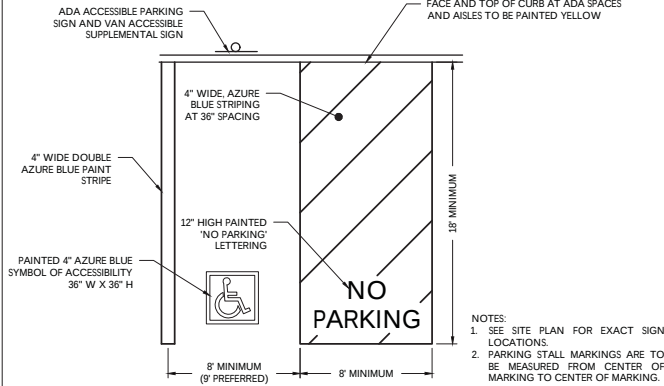
1



SIGN POST DETAIL

NOT TO SCALE

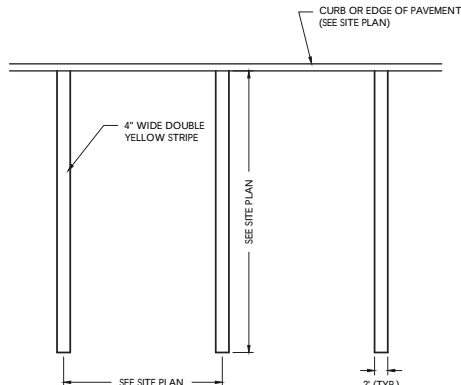
2



ACCESSIBLE PARKING STALL MARKINGS

NOT TO SCALE

3



PARKING STALL MARKINGS

NOT TO SCALE

5

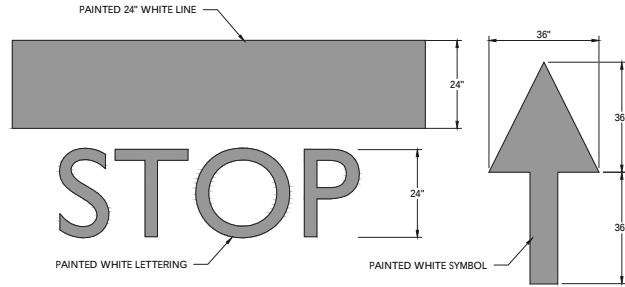
M.U.T.C.D. NUMBER	TEXT	COLOR		SIZE OF SIGN (WIDTH X HEIGHT)	TYPE OF MOUNT
		LEGEND	BACKGROUND		
STOP SIGN (R1-1)	STOP	WHITE	RED	36"x36"	GROUND
DO NOT ENTER (R5-1)	DO NOT ENTER	RED	WHITE	30"x30"	GROUND

NOTE:
1. ALL SIGNS SHALL BE IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), EXCEPT AS NOTED.
2. ALL SIGNS SHALL BE MOUNTED AS TO NOT OBSTRUCT THE SHAPE OF "STOP" (R1-1) AND "YIELD" (R1-2) SIGNS.

SIGN DATA TABLE

NOT TO SCALE

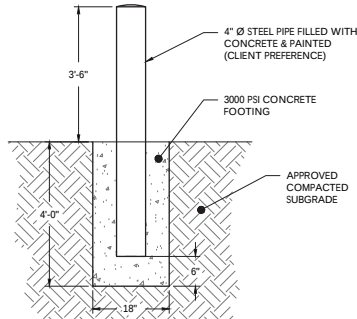
4



STOP BAR & ARROW DETAILS

NOT TO SCALE

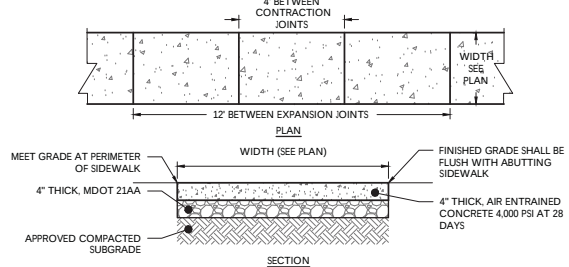
6



BOLLARD DETAIL

NOT TO SCALE

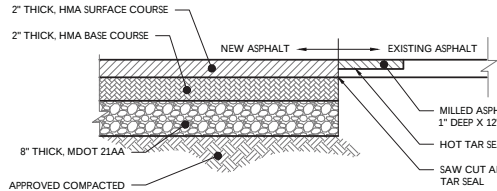
7



CONCRETE WALKWAY DETAIL

NOT TO SCALE

8

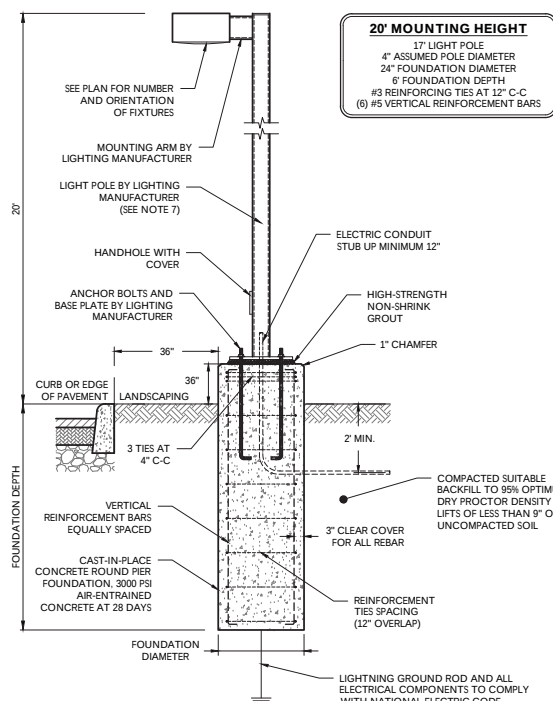


FULL DEPTH ASPHALT PAVEMENT DETAIL

NOT TO SCALE

NOTE:
HMA MIX AND DENSE GRADED AGGREGATE SHALL CONFORM TO STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.

9

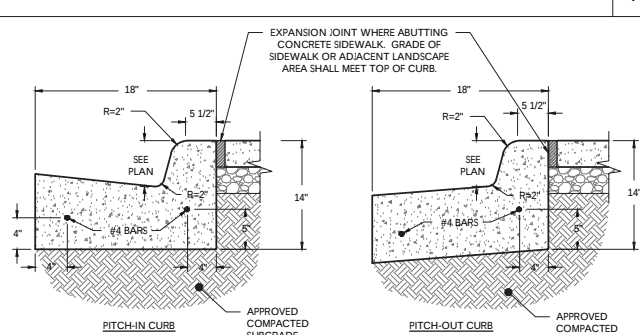


LIGHT POLE INSTALLATION DETAIL

NOT TO SCALE

NOTES:
1. MINIMUM SOIL BEARING PRESSURE OF 1500 PSF, SOIL FRICTION ANGLE OF 30 DEGREES, AND SOIL DRY UNIT WEIGHT OF 120 PCF SHALL BE CONFIRMED IN THE FIELD BY A QUALIFIED PROFESSIONAL.
2. CAST-IN-PLACE CONCRETE SHALL BE CONSOLIDATED USING VIBRATOR.
3. ALL REBAR TO BE NEW GRADE 60 STEEL.
4. PRE-CAST PIERS ACCEPTABLE UPON WRITTEN APPROVAL OF SHOP DRAWING BY ENGINEER.
5. CONCRETE TO BE INSTALLED A MINIMUM OF 7 DAYS PRIOR TO INSTALLING LIGHT POLE. POURED CONCRETE MIX REQUIRED TO OBTAIN 80% OF DESIGN STRENGTH PRIOR TO INSTALLING LIGHT POLE.
6. CONCRETE SHALL HAVE A MAXIMUM SLUMP OF 4" (WITHIN 1" TOLERANCE).
7. POLE SHALL BE RATED FOR 10 MPH HIGHER THAN MAXIMUM WIND SPEED 38FT ABOVE GROUND FOR THE AREA BASED ON ANSI/ASCE 7-03.
8. POUR TO BE TERMINATED AT A FORM.
9. WORK SHALL CONFORM TO ACI BEST PRACTICES FOR APPROPRIATE TEMPERATURE AND WEATHER CONDITIONS.
10. CONTRACTOR TO TEMPORARILY SUPPORT ADJACENT SOIL AND STRUCTURES DURING EXCAVATION IF REQUIRED.

13

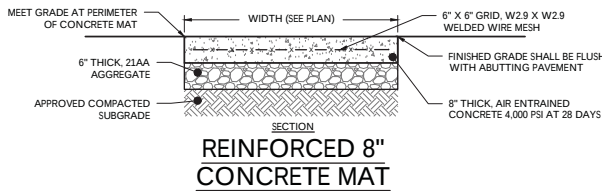


CONCRETE CURB AND GUTTER DETAIL

NOT TO SCALE

NOTES:
1. CONCRETE SHALL BE 3000 PSI AT 28 DAYS, AIR ENTRAINMENT.
2. TRANSVERSE EXPANSION JOINTS SHALL BE PROVIDED AT 20 FOOT INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED 1/2" FROM SURFACE.
3. HALF DEPTH CONTRACTION JOINTS SHALL BE PROVIDED AT 10 FOOT INTERVALS.
4. 14" CURB DEPTH SHALL BE MAINTAINED AT DEPRESSED OR FLUSH CURBED AREAS.

10

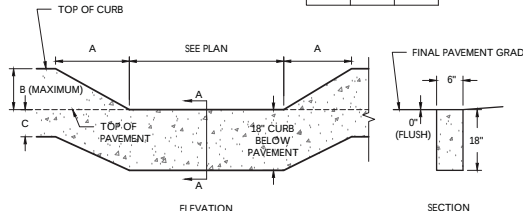


REINFORCED 8" CONCRETE MAT

NOT TO SCALE

NOTES:
1. 1/2" EXPANSION JOINTS WITH WATER SEAL SHALL BE PROVIDED AT 12' INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED 1/2" FROM THE SURFACE. LONGITUDINAL REBAR TO BE CUT AT EXPANSION JOINTS.
2. 1" DEEP BY 3/4" WIDE, TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT MID-POINT BETWEEN EXPANSION JOINTS OR 8' INTERVALS MAX.
3. CONCRETE SHALL RECEIVE BROOM FINISH.
4. ALL EXPOSED CORNERS TO HAVE 12" CHAMFER.

11



FLUSH CURB DETAIL

SIDWELL #: 14-13-176-012 & 14-13-176-013

NOT FOR CONSTRUCTION

STONEFIELD
engineering & design

Detroit, MI • New York, NY • Rutherford, NJ
Princeton, NJ • Tampa, FL • Boston, MA
www.stonefielddesign.com

607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115

2111 SQUIRREL ROAD
PROPOSED CHICK-FIL-A

RID: 14-13-176-012 & 14-13-176-013
MICHIGAN LICENSE No. 6201069428
CITY OF AUBURN HILLS
OAKLAND COUNTY, MICHIGAN

J. REID COOKSEY, P.E.
MICHIGAN LICENSE No. 6201069428
LICENSED PROFESSIONAL ENGINEER

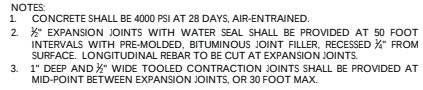
STONEFIELD
engineering & design

SCALE: AS SHOWN PROJECT ID: DET-200290

TITLE: CONSTRUCTION DETAILS

DRAWING:

C-9



2. A FLUSH CURB SHALL HAVE A MINIMUM WIDTH OF 36". SEE PLAN FOR EXACT WIDTH.
3. RAMP SHALL HAVE A MAXIMUM RISE OF 6" WITHOUT A HANDRAIL.

1. CROSS SLOPE ON RAMP SHALL NOT EXCEED 1:50 SLOPE.
2. WHERE A 60° X 60° LANDING EXISTS AT THE TOP OF RAMP, RAMP FLARE SHALL NOT EXCEED 1:10 SLOPE. WHERE LANDING IS NOT PROVIDED RAMP FLARE SHALL NOT EXCEED 1:12 SLOPE.
3. A FLUSH CURB SHALL HAVE A MINIMUM WIDTH OF 36". SEE PLAN FOR EXACT WIDTH.
4. RAMP SHALL HAVE A MAXIMUM RISE OF 6" WITHOUT A HANDRAIL.

1. $\frac{3}{4}$ " EXPANSION JOINTS WITH WATER SEAL SHALL BE PROVIDED AT 12' INTERVALS WITH PRE-MOLDED, BITUMINOUS JOINT FILLER, RECESSED $\frac{3}{4}$ " FROM THE SURFACE. LONGITUDINAL REBAR TO BE CUT AT EXPANSION JOINTS.
2. 1" DEEP BY $\frac{3}{4}$ " WIDE, TOOLED CONTRACTION JOINTS SHALL BE PROVIDED AT MID-POINT BETWEEN EXPANSION JOINTS OR 6' INTERVALS MAX.
3. CONCRETE SHALL RECEIVE BROOM FINISH.
4. ALL EXPOSED CORNERS TO HAVE 12" CHAMFER.

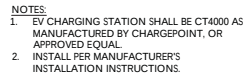
NOTES:

1. 3'-0" MINIMUM HEIGHT TO BE LISTED ALONG OPEN RAMP LEVELS WALKING SURFACES THAT ARE LOCATED LESS THAN 2'-0" ABOVE FLOOR OR GRADE BELOW 2'-0" GRADE. MINIMUM HEIGHT REQUIRED ALONG OPEN SEED BEDS WALKING SURFACES THAT ARE LOCATED 2'-0" OR GREATER ABOVE FLOOR OR GRADE BELOW OR WHERE REQUIRED BY A L.A. OR OTHER GOVERNING CODE REGULATION. ARCHITECT TO VERIFY SITE SPECIFIC CONDITIONS & COORDINATE.
2. ALL ALUMINUM TO BE .360 TYP WALL, .316 SIDE WALL.
3. USE ONLY COMMERCIAL GRADE ALUMINUM FINISHES WITH DAKS SMOOTH POWDER COAT FINISH.

L&L Industries Inc., 6095 Avenue Rd., Toronto, ON M3J 1K1 • (416) 772-5200 • www.l-and-l.com

NOT TO SCALE

1



NOT TO SCALE

2



NOT TO SCALE

2



4

SITE DEVELOPMENT PLAN

2111 SQUIRREL ROAD

PROPOSED CHICK-FIL-A

PID: 1413-176-012 & 1413-176-013
2111 NORTH SQUIRREL ROAD
CITY OF AUBURN HILLS
OAKLAND COUNTY, MICHIGAN



SCALE:	AS SHOWN	PROJECT ID: DET-200290
--------	----------	------------------------

TITLE:

DRAWING:

C-11

EXISTING TREE QUANTITIES	
DESCRIPTION	QUANTITY
TREES TO BE REMOVED	31 TREES
TREES TO REMAIN	26 TREES
TOTAL	57 TREES

TREE REPLACEMENT REQUIREMENTS	
REQUIRED	PROPOSED
TREE REPLACEMENT	
REPLACEMENT RATIO: 1:1	
31 TREES REMOVED = 31 REPLACEMENT TREES	31 REPLACEMENT TREES

REQUIRED TREE QUANTITIES		
DESCRIPTION	REQUIRED	PROPOSED
ON SITE TREES	20 TREES	2 TREES
STREET TREES	28 TREES	28 TREES
PARKING LOT TREES	5 TREES	6 TREES
TREE REPLACEMENT	31 TREES	31 TREES
TOTAL	84 TREES	67 TREES

LANDSCAPING AND BUFFER REQUIREMENTS	
REQUIRED	PROPOSED
PARKING LOT LANDSCAPING	
MINIMUM GREENBELT WIDTH: 7 FT	10.60 FT
SITE AREA LANDSCAPING REQUIREMENTS	
MINIMUM 20% OF SITE SHALL BE LANDSCAPED (97,908 SF) * (0.20) = 19,582 SF	20,080 SF (20.5%)
1 TREE FOR EVERY 1,000 SF OF REQUIRED AREA (19,582 SF) * (1 TREE / 1,000 SF) = 20 TREES	1 EXISTING TREE 1 PROPOSED TREE (W)
STREET TREES	
1 TREE FOR EVERY 30 LF OF FRONTAGE	
SQUIRREL ROAD: 293 FT (293 FT) * (1 TREE / 30 FT FRONTAGE) = 10 TREES	10 TREES
PRIVATE DRIVE (NORTH): 228 FT (228 FT) * (1 TREE / 30 FT FRONTAGE) = 8 TREES	5 EXISTING TREES 3 PROPOSED TREES
PRIVATE DRIVE (WEST): 284 FT (284 FT) * (1 TREE / 30 FT FRONTAGE) = 10 TREES	7 EXISTING TREES 3 PROPOSED TREES 22.67 FT
MINIMUM GREENBELT WIDTH FOR PUBLIC OR PRIVATE ROADS: 15 FT	
MINIMUM GREENBELT WIDTH FOR PRIVATE ACCESS DRIVES: 10 FT	10.60 FT
INTERIOR PARKING LOT LANDSCAPING	
MINIMUM AREA: 100 SF	147 SF
MINIMUM WIDTH: 8 FT	9 FT
MAXIMUM PLANT HEIGHT: 3 FT	3 FT
1 TREE FOR EVERY 20 SPACES (95 SPACES) * (1 TREE / 20 SPACES) = 5 TREES	6 TREES
MINIMUM AREA PER TREE: 100 SF	147 SF
MAXIMUM DISTANCE BETWEEN TREES: 180 FT	98 FT
(W) = WAIVER	

TREE PLANT SCHEDULE									
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	GENUS % *	SPECIES % *
	ACE	3	ACER RUBRUM	RED MAPLE	2.5" - 3" CAL	B&B	AS SHOWN	6%	6%
	AME	5	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	2.5" - 3" CAL	B&B	AS SHOWN	9%	9%
	GIN	4	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR TREE	2.5" - 3" CAL	B&B	AS SHOWN	6%	6%
	MAL	5	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2.5" - 3" CAL	B&B	AS SHOWN	10%	10%
	GYM	8	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEETREE	2.5" - 3" CAL	B&B	AS SHOWN	15%	15%
	QUE	2	QUERCUS X WAREI 'NADLER'	KINDRED SPIRIT OAK	2.5" - 3" CAL	B&B	AS SHOWN	4%	4%
	TIL	2	TILIA CORDATA	LITTLELEAF LINDEN	2.5" - 3" CAL	B&B	AS SHOWN	4%	4%
	GLE	3	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	2.5" - 3" CAL	B&B	AS SHOWN	6%	6%
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	GENUS % *	SPECIES % *
	OCC	11	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	8" - 10" HT	B&B	AS SHOWN	21%	21%
	JUN	11	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	8" - 10" HT	B&B	AS SHOWN	21%	21%
EXISTING TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING		
	EX-GLE	1	GLEDTISIA TRIACANTHOS	SHADEMASTER HONEY LOCUST	VARIES	-	AS SHOWN		
	EX-TIL	3	TILIA CORDATA	LITTLELEAF LINDEN	VARIES	-	AS SHOWN		
	EX-MAP	1	ACER PLATANOIDES	NORWAY MAPLE	VARIES	-	AS SHOWN		
	EX-ACE	4	ACER RUBRUM	RED MAPLE	VARIES	-	AS SHOWN		
	EX-QUE	4	QUERCUS RUBRA	RED OAK	VARIES	-	AS SHOWN		
TOTAL PROPOSED TREES		53						100%	100%
TOTAL EXISTING TREES		13							
TOTAL TREES		66							

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE

(*) DIVERSITY REQUIREMENTS FOR TREES: 51 TO 100 TREES = 40% GENUS; 20% SPECIES

SHRUB AND PERENNIAL PLANT SCHEDULE						
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	HYD	11	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'	BAILMER HYDRANGEA	18" - 24"	POT
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	BUX	61	BUXUS MICROPHYLLA JAPONICA 'WINTER GEM'	WINTER GEM JAPANESE BOXWOOD	18" - 24"	POT
	ILE	67	ILEX CRENATA 'COMPACTA'	DWARF JAPANESE HOLLY	18" - 24"	POT
	TAX	10	TAXUS X MEDIA 'DENSIFORMIS'	DENSE ANGLO-JAPANESE 'YEW'	18" - 24"	POT
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	CAL	57	CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	1 GAL	POT
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPACING	CONTAINER
	RHU	136	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	36" O.C.	1 GAL POT
PERENNIALS AND GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SPACING	CONTAINER
	ASC	23	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	18" O.C.	1 GAL POT
	CAR	152	CAREX PENSYLVANICA	PENNSYLVANIA SEDGE	24" O.C.	1 GAL POT

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN ON THE LANDSCAPE PLAN AND WITHIN THE PLANT LIST, THE PLAN SHALL DICTATE

SYMBOL	DESCRIPTION
	PROPOSED STREET TREES
	PROPOSED PARKING LOT TREES
	PROPOSED ON SITE TREES
	PROPOSED REPLACEMENT TREES



Know what's below
Call before you dig.

CITY OF AUBURN HILLS LANDSCAPE NOTES/TREE REPLACEMENT NOTES

- ALL INSTALLED TREES ARE TO HAVE A STRAIGHT TRUNK.
- ALL INSTALLED TREES ARE TO BE NORTHERN GROWN.
- ALL INSTALLED TREES ARE TO BE STATE DEPARTMENT OF AGRICULTURE NURSERY GRADE NO. 1 OR BETTER.
- ALL REPLACEMENT TREES ARE CONSIDERED PROTECTED REGARDLESS OF SIZE.
- ALL TREES SHALL BE GUARANTEED FOR A MINIMUM OF TWO YEARS.
- ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH AN UNDERGROUND SPRINKLER SYSTEM.

CITY OF AUBURN HILLS TREE PROTECTION PLAN

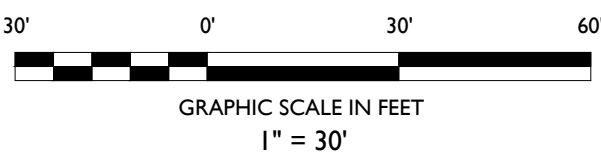
- IDENTIFY ON SITE ALL TREES OR AREAS OF TREES WHICH ARE BEING PROPOSED TO BE PRESERVED WITH FLUORESCENT ORANGE SPRAY PAINT (CHALK BASE) OR BY RED FLAGGING TAPE.
- ERECT BARRIERS OF FOUR (4) FOOT HIGH FENCING STAKED WITH METAL "T-POSTS" FIVE (5) FEET ON CENTER OR ALL SUCH TREES OR GROUPS OF TREES PROPOSED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

IRRIGATION NOTE:

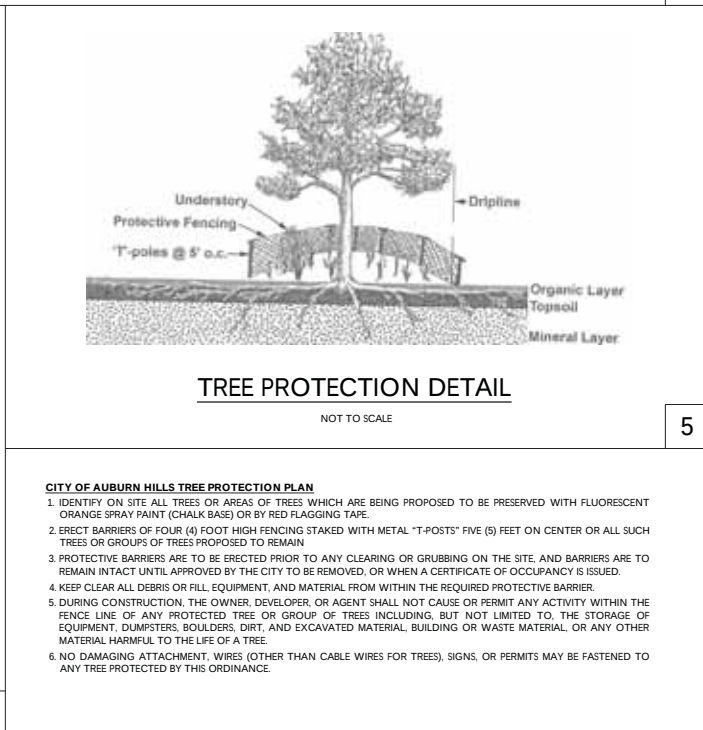
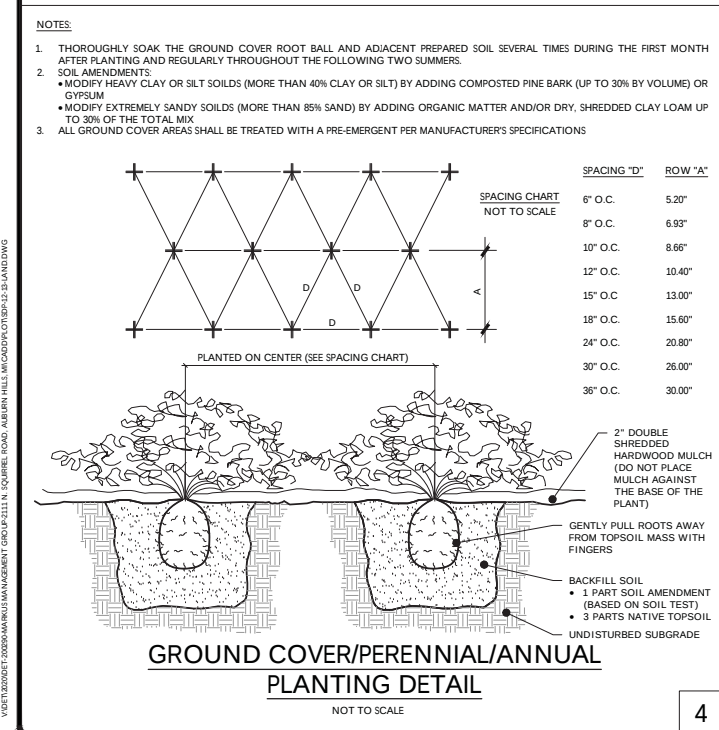
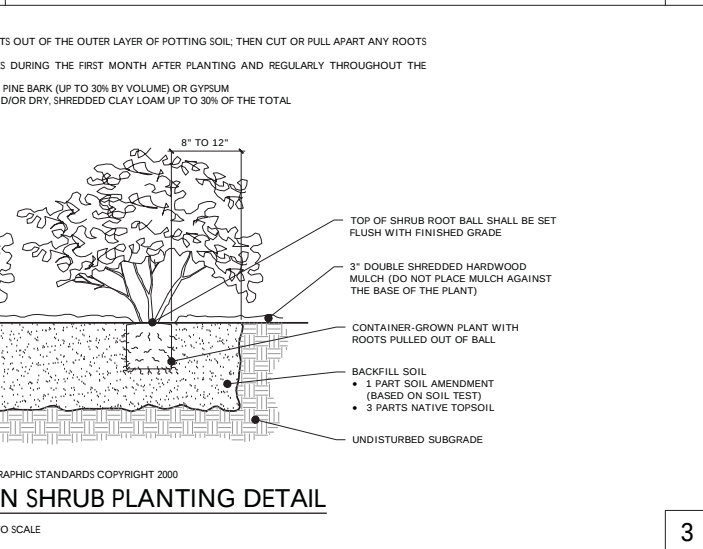
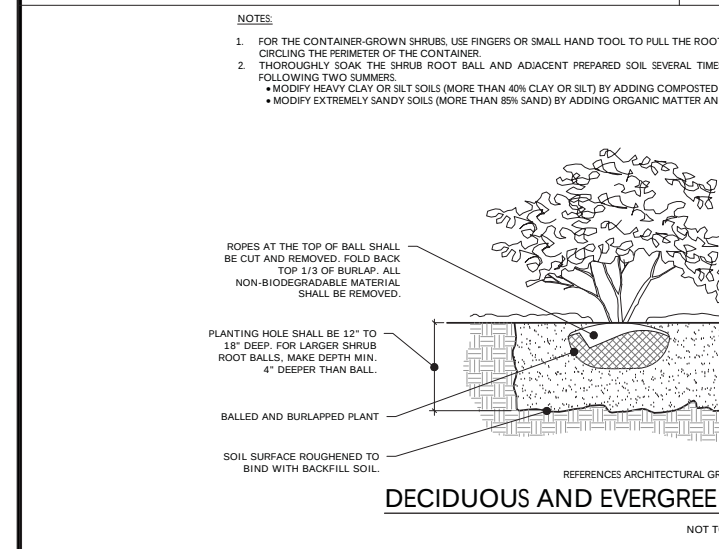
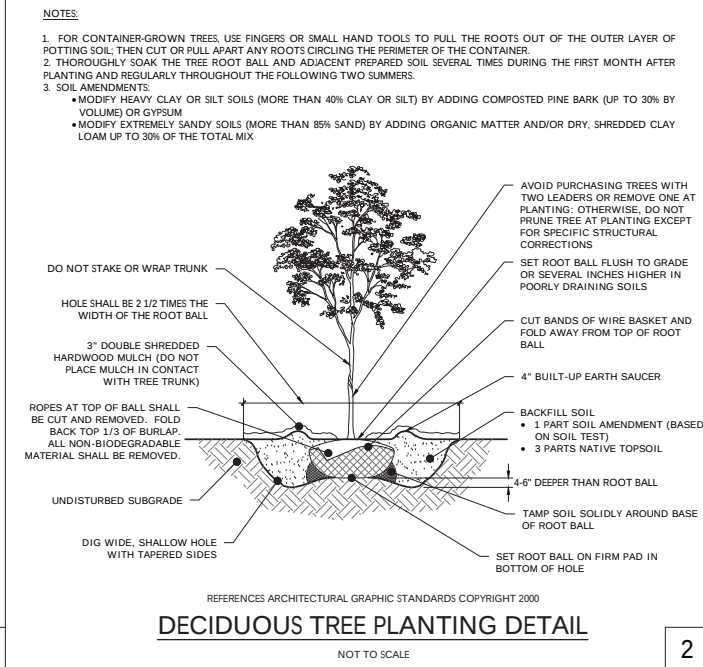
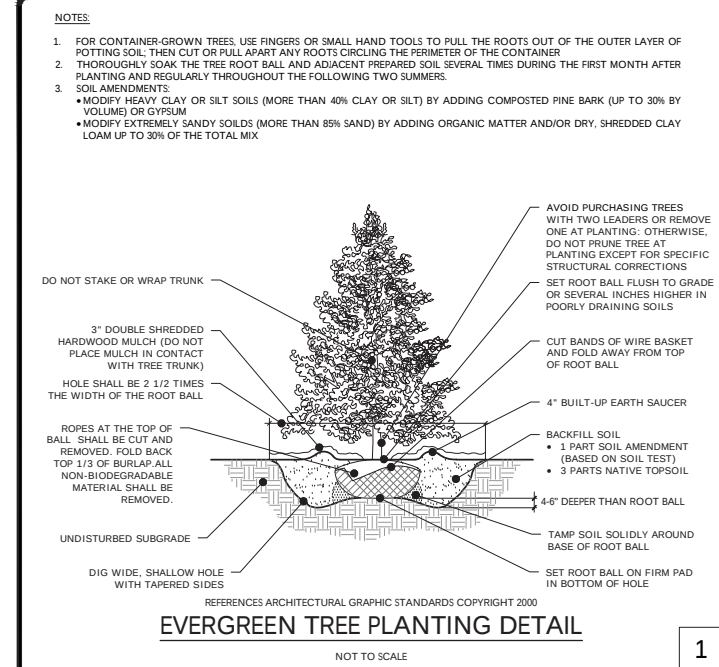
IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA. PRIOR TO CONSTRUCTION, DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, DRIP IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY MAXIMUM ON SITE DYNAMIC WATER PRESSURE AVAILABLE MEASURED IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPING, HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEVES WITHIN HARDSCAPE AREAS.

LANDSCAPING NOTES

- THE CONTRACTOR SHALL RESTORE ALL DISTURBED GRASS AND LANDSCAPED AREAS TO MATCH EXISTING CONDITIONS UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE CONTRACTOR SHALL RESTORE ALL DISTURBED LAWN AREAS WITH A MINIMUM 4 INCH LAYER OF TOPSOIL AND SEED.
- THE CONTRACTOR SHALL RESTORE MULCH AREAS WITH A MINIMUM 3 INCH LAYER OF MULCH.
- THE MAXIMUM SLOPE ALLOWABLE IN LANDSCAPE RESTORATION AREAS SHALL BE 3 FEET HORIZONTAL TO 1 FOOT VERTICAL (3:1 SLOPE) UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET.
- THE CONTRACTOR IS REQUIRED TO LOCATE ALL SPRINKLER HEADS IN AREA OF LANDSCAPING DISTURBANCE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL RELOCATE SPRINKLER HEADS AND LINES IN ACCORDANCE WITH OWNER'S DIRECTION WITHIN AREAS OF DISTURBANCE.
- THE CONTRACTOR SHALL ENSURE THAT ALL DISTURBED LANDSCAPED AREAS ARE GRADED TO MEET FLUSH AT THE ELEVATION OF WALKWAYS AND TOP OF CURB ELEVATIONS EXCEPT UNLESS INDICATED OTHERWISE WITHIN THE PLAN SET. NO ABRUPT CHANGES IN GRADE ARE PERMITTED IN DISTURBED LANDSCAPING AREAS.



NOTES: 1. ALL TREES TO BE REMOVED SHALL BE REMOVED PRIOR TO CONSTRUCTION. 2. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 3. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 4. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 5. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 6. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 7. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 8. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 9. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 10. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 11. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 12. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 13. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 14. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 15. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 16. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 17. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 18. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 19. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 20. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 21. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 22. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 23. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 24. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 25. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 26. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 27. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 28. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 29. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 30. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 31. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 32. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 33. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 34. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 35. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 36. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 37. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 38. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 39. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 40. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 41. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 42. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 43. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 44. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 45. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 46. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 47. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 48. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 49. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 50. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 51. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 52. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 53. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 54. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 55. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 56. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 57. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 58. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 59. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 60. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 61. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 62. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 63. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 64. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 65. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 66. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 67. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 68. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 69. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 70. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 71. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 72. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 73. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 74. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 75. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 76. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 77. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 78. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 79. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 80. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 81. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 82. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 83. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 84. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 85. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 86. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 87. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 88. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 89. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 90. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 91. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 92. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 93. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 94. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 95. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 96. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 97. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 98. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 99. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 100. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 101. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 102. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 103. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 104. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 105. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 106. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 107. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 108. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 109. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 110. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 111. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 112. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 113. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 114. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 115. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 116. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 117. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 118. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 119. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 120. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 121. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 122. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 123. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 124. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 125. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 126. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 127. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 128. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 129. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 130. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 131. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 132. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 133. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 134. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 135. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 136. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 137. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 138. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 139. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 140. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 141. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 142. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 143. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 144. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 145. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 146. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 147. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 148. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 149. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 150. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 151. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 152. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 153. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 154. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 155. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 156. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 157. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 158. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 159. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 160. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 161. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 162. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 163. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 164. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 165. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 166. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 167. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 168. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 169. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 170. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 171. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 172. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 173. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 174. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 175. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 176. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 177. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 178. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 179. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 180. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 181. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 182. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 183. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 184. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 185. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 186. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 187. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 188. ALL TREES TO BE REPLACED SHALL BE REPLACED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. 189. ALL TREES TO BE REPLACED SHALL BE REPLAC



GENERAL LANDSCAPING NOTES:

- THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS AND PERFORM ALL WORK IN ACCORDANCE WITH THESE SPECIFICATIONS, APPROVED OR FINAL DRAWINGS, AND INSTRUCTIONS PROVIDED BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIALS, OR GOVERNING MUNICIPAL OFFICIAL. ALL WORKMANSHIP AND MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH THE INTENTION OF THE SPECIFICATIONS, DRAWINGS, AND INSTRUCTIONS AND EXECUTED WITH THE STANDARD LEVEL OF CARE FOR THE LANDSCAPE INDUSTRY.
- WORK MUST BE CARRIED OUT ONLY DURING WEATHER CONDITIONS FAVORABLE TO LANDSCAPE CONSTRUCTION AND TO THE HEALTH AND WELFARE OF PLANTS. THE SUITABILITY OF SUCH WEATHER CONDITIONS SHALL BE DETERMINED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL.
- IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, BEFORE ORDERING OR PURCHASING MATERIALS, TO PROVIDE SAMPLES OF THOSE MATERIALS TO THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL FOR APPROVAL, IF SO REQUESTED.
- IF SAMPLES ARE REQUESTED, THE LANDSCAPE CONTRACTOR IS TO SUBMIT CERTIFICATION TAGS FROM TREES, SHRUBS AND SEED VERIFYING TYPE AND PURITY.
- UNLESS OTHERWISE AUTHORIZED BY THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL, THE LANDSCAPE CONTRACTOR SHALL PROVIDE NOTICE AT LEAST FOURTY-EIGHT HOURS (48 HRS) IN ADVANCE OF THE ANTICIPATED DELIVERY DATE OF ANY PLANT MATERIALS TO THE PROJECT SITE. A LEGIBLE COPY OF THE INVOICE, SHOWING VARIETIES AND SIZES OF MATERIALS INCLUDED FOR EACH SHIPMENT SHALL BE FURNISHED TO THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL.
- THE PROJECT LANDSCAPE DESIGNER OR GOVERNING MUNICIPAL OFFICIAL RESERVES THE RIGHT TO INSPECT AND REECT PLANTS AT ANY TIME AND AT ANY PLACE.

PROTECTION OF EXISTING VEGETATION NOTES:

- BEFORE COMMENCING WORK, ALL EXISTING VEGETATION WHICH COULD BE IMPACTED AS A RESULT OF THE PROPOSED CONSTRUCTION ACTIVITIES MUST BE PROTECTED FROM DAMAGE BY THE INSTALLATION OF TREE PROTECTION FENCING. FENCING SHALL BE LOCATED AT THE DRIPLINE OR LIMIT OF DISTURBANCE AS DEPICTED WITHIN THE APPROVED OR FINAL PLAN SET, ESTABLISHING THE TREE PROTECTION ZONE. FENCE INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE PROTECTION FENCE DETAIL." NO WORK MAY BEGIN UNTIL THIS REQUIREMENT IS FULFILLED. THE FENCING SHALL BE INSPECTED REGULARLY BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITIES HAVE BEEN COMPLETED.
- IN ORDER TO AVOID DAMAGE TO ROOTS, BARK OR LOWER BRANCHES, NO VEHICLE, EQUIPMENT, DEBRIS, OR OTHER MATERIALS SHALL BE DRIVEN, PARKED OR PLACED WITHIN THE TREE PROTECTION ZONE. ALL ON-SITE CONTRACTORS SHALL USE ANY AND ALL PRECAUTIONARY MEASURES WHEN PERFORMING WORK AROUND TREES, WALKS, PAVEMENTS, UTILITIES, AND ANY OTHER FEATURES EITHER EXISTING OR PREVIOUSLY INSTALLED UNDER THIS CONTRACT.
- IN RARE INSTANCES WHEN EXCAVATING, FILL, OR GRADING IS REQUIRED WITHIN THE DRIPLINE OF TREES TO REMAIN, THE WORK SHALL BE PERFORMED AS FOLLOWS:
 - TRENCHING: WHEN TRENCHING OCCURS AROUND TREES TO REMAIN, THE TREE ROOTS SHALL NOT BE CUT, BUT THE TRENCH SHALL BE TUNNELED UNDER OR AROUND THE ROOTS BY CAREFUL HAND DIGGING AND WITHOUT INJURY TO THE ROOTS. NO ROOTS, LIMBS, OR WOODS ARE TO HAVE ANY PAINT OR MATERIAL APPLIED TO ANY SURFACE.
 - RAISING GRADES: WHEN THE GRADE AT AN EXISTING TREE IS BELOW THE NEW FINISHED GRADE, AND FILL NOT EXCEEDING 6 INCHES (6") IS REQUIRED, WASHED GRAVEL FROM ONE TO TWO INCHES (1" - 2") IN SIZE SHALL BE PLACED DIRECTLY AROUND THE TREE TRUNK. THE GRAVEL SHALL EXTEND OUT FROM THE TRUNK ON ALL SIDES A MINIMUM OF 18 INCHES (18") AND FINISH APPROXIMATELY TWO INCHES (2") ABOVE THE FINISH GRADE AT TREE. INSTALL GRAVEL BEFORE ANY EARTH FILL IS PLACED. NEW EARTH FILL SHALL NOT BE LEFT IN CONTACT WITH THE TRUNK OF ANY TREE REQUIRING FILL. WHERE FILL EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID TREE WELL SHALL BE CONSTRUCTED. IF APPLICABLE, TREE WELL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE WELL DETAIL."
 - LOWERING GRADES: EXISTING TREES LOCATED IN AREAS WHERE THE NEW FINISHED GRADE IS TO BE LOWERED, SHALL HAVE RE-GRADING WORK DONE BY HAND TO THE INDICATED ELEVATION, NO GREATER THAN SIX INCHES (6"). ROOTS SHALL BE CUT CLEANLY THREE INCHES (3") BELOW FINISHED GRADE UNDER THE DIRECTION OF A LICENSED ARBORIST, WHERE CUT EXCEEDING 6 INCHES (6") IS REQUIRED, A DRY LAID RETAINING WALL SHALL BE CONSTRUCTED. IF APPLICABLE, THE RETAINING WALL INSTALLATION SHALL BE IN ACCORDANCE WITH THE PROVIDED "TREE RETAINING WALL DETAIL."

SOIL PREPARATION AND MCH NOTES:

- LANDSCAPE CONTRACTOR SHALL OBTAIN A SOIL TEST OF THE IN-SITU TOPSOIL BY A CERTIFIED SOIL LABORATORY PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL ALLOW FOR A TWO WEEK TURNAROUND TIME FROM SUBMITTAL OF SAMPLE TO NOTIFICATION OF RESULTS.
- BASED ON SOIL TEST RESULTS, ADJUST THE RATES OF LIME AND FERTILIZER THAT SHALL BE MIXED INTO THE TOP SIX INCHES (6") OF TOPSOIL. THE LIME AND FERTILIZER RATES PROVIDED WITHIN THE "SEED SPECIFICATION" OR "SOD SPECIFICATION" IS APPROXIMATE AND FOR BIDDING PURPOSES ONLY. IF ADDITIONAL AMENDMENTS ARE NECESSARY, ADJUST THE TOPSOIL AS FOLLOWS:
 - MODIFY HEAVY CLAY OR SILT SOILS (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) OR GYPSUM.
 - MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
- TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL TOPSOIL OF LOAMING CHARACTER, WITHOUT ADMXTURE OF SUBSOIL MATERIAL OBTAINED FROM A WELL-DRAINED ARABLE SITE, FREE FROM ALL CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIAL GREATER THAN ONE INCH (1").
- TOPSOIL SHALL HAVE A PH RANGE OF 5.0-7.0 AND SHALL NOT CONTAIN LESS THAN 6% ORGANIC MATTER BY WEIGHT.
- OBTAIN TOPSOIL ONLY FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT THE PROJECT SITE.
- CONTRACTOR SHALL PROVIDE A SIX INCH (6") DEEP LAYER OF TOPSOIL IN ALL PLANTING AREAS. TOPSOIL SHALL BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN SOIL CONDITIONS.
- UNLESS OTHERWISE NOTED IN THE CONTRACT, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBED AREA OF THE SITE.
- LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE SUB-GRADE ELEVATION MEETS THE FINISHED GRADE ELEVATION (LESS THE REQUIRED TOPSOIL) IN ACCORDANCE WITH THE APPROVED OR FINAL GRADING PLAN.
- ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM FLAT UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER SURFACE AND SUBSURFACE PLANT BED DRAINAGE PRIOR TO THE INSTALLATION OF PLANTINGS. IF POOR DRAINAGE CONDITIONS EXIST, CORRECTIVE ACTION SHALL BE TAKEN PRIOR TO INSTALLATION. ALL PLANTING AND LAWN AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW A FREE FLOW OF SURFACE WATER.
- DOUBLE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL SHRUB PLANTING BEDS AND AROUND ALL TREES PLANTED BY LANDSCAPE CONTRACTOR. GROUND COVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE MULCHED WITH A TWO INCH (2") TOP DRESSING. SINGLE TREES OR SHRUBS SHALL BE MULCHED TO AVOID CONTACT WITH TRUNK OR PLANT STEM. MULCH SHALL BE OF SUFFICIENT CHARACTER AS NOT TO BE EASILY DISPLACED BY WIND OR WATER RUNOFF.
- WHENEVER POSSIBLE, THE SOIL PREPARATION AREA SHALL BE CONNECTED FROM PLANTING TO PLANTING.
- SOIL SHALL BE LOOSENED WITH A BACKHOE OR OTHER LARGE COARSE-TILING EQUIPMENT UNLESS THE SOIL IS FROZEN OR EXCESSIVELY WET. TILING THAT PRODUCES LARGE COARSE CHUNKS OF SOIL IS PREFERABLE TO TILING THAT RESULTS IN FINE GRAINS UNIFORM IN TEXTURE. AFTER THE AREA IS LOOSENED IT SHALL NOT BE DRIVEN OVER BY ANY VEHICLE.
- APPLY PRE-EMERGENT WEED CONTROL TO ALL PLANT BEDS PRIOR TO MULCHING. ENSURE COMPATIBILITY BETWEEN PRODUCT AND PLANT MATERIAL.
- ALL PLANTING SOIL SHALL BE AMENDED WITH THE FOLLOWING:
 - MYCORB® TREE SAVER - A DRY GRANULAR MYCORRHIZAL FUNGI INOCULANT THAT IS MIXED IN THE BACKFILL WHEN PLANTING TREES AND SHRUBS. IT CONTAINS SPORES OF BOTH ECTOMYCORRHIZAL AND VA MYCORRHIZAL FUNGI (VAM), BENEFICIAL RHIZOSPHERE BACTERIA, TERRA-SORB SUPERABSORBENT HYDROGEL, TO REDUCE WATER LEACHING, AND SELECTED ORGANIC MICROBIAL NUTRIENTS.
 - DIRECTIONS FOR USE: USE 3-OZ PER EACH FOOT DIAMETER OF THE ROOT BALL, OR 3-OZ PER INCH CALPER. MIX INTO THE BACKFILL WHEN TRANSPLANTING TREES AND SHRUBS. MIX PRODUCT IN A RING-SHAPED VOLUME OF SOIL AROUND THE UPPER PORTION OF THE ROOT BALL, EXTENDING FROM THE SOIL SURFACE TO A DEPTH OF ABOUT 8 INCHES, AND EXTENDING OUT FROM THE ROOT BALL ABOUT 8 INCHES INTO THE BACKFILL. APPLY WATER TO SOIL SATURATION.
 - MYCORB® TREE SAVER® IS EFFECTIVE FOR ALL TREE AND SHRUB SPECIES EXCEPT RHODODENDRONS, AZALEAS, AND MOUNTAIN LAUREL, WHICH REQUIRE ERICOID MYCORRHIZAE.
 - SOIL PH: THE FUNGI IN THIS PRODUCT WERE CHOSEN BASED ON THEIR ABILITY TO SURVIVE AND COLONIZE PLANT ROOTS IN A PH RANGE OF 3 TO 9.
 - FUNGICIDES: THE USE OF CERTAIN FUNGICIDES CAN HAVE A DETRIMENTAL EFFECT ON THE INOCULATION PROGRAM. SOIL APPLICATION OF ANY FUNGICIDE IS NOT RECOMMENDED FOR TWO WEEKS AFTER APPLICATION.
 - OTHER PESTICIDES: HERBICIDES AND INSECTICIDES DO NOT NORMALLY INTERFERE WITH MYCORRHIZAL FUNGAL DEVELOPMENT, BUT MAY INHIBIT THE GROWTH OF SOME TREE AND SHRUB SPECIES IF NOT USED PROPERLY.

HEALTHY START MACRO TABS 12-8-8

- FERTILIZER TABLETS ARE PLACED IN THE UPPER 4 INCHES OF BACKFILL SOIL WHEN PLANTING TREES AND SHRUBS.
- TABLETS ARE FORMULATED FOR LONG-TERM RELEASE BY SLOW BIODEGRADATION, AND LAST UP TO 2 YEARS AFTER PLANTING. TABLETS CONTAIN 12-8-8 NPK FERTILIZER, AS WELL AS A MINIMUM OF SEVEN PERCENT (7%) HUMIC ACID BY WEIGHT, MICROBIAL NUTRIENTS DERIVED FROM SEA KELLS, PROTEIN BYPRODUCTS, AND YUKKA SCHIDIGERA, AND A COMPLEMENT OF BENEFICIAL RHIZOSPHERE BACTERIA. THE STANDARD 21 GRAM TABLET IS SPECIFIED HERE. DIRECTIONS FOR USE: FOR PLANTING BALLED & BURLAPPED (B&B) TREES AND SHRUBS, MEASURE THE THICKNESS OF THE TRUNK, AND USE ABOUT 1 TABLET (21-G) PER HALF-INCH PLATE THE TABLETS DIRECTLY NEXT TO THE ROOT BALL, EVENLY DISTRIBUTED AROUND ITS PERIMETER, AT A DEPTH OF ABOUT 4 INCHES.

PLANT QUALITY AND HANDLING NOTES:

- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI 260.1-2004) OR LATEST REVISION AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- IN ALL CASES, BOTANICAL NAMES LISTED WITHIN THE APPROVED OR FINAL PLANT LIST SHALL TAKE PRECEDENCE OVER COMMON NAMES.
- ALL PLANTS SHALL BE OF SELECTED SPECIMEN QUALITY, EXCEPTIONALLY HEAVY, TIGHTLY KNIT, SO TRAINED OR FAVORED IN THEIR DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY. ALL PLANTS SHALL HAVE A NORMAL HABIT OR SOUND, HEALTHY, VIGOROUS PLANTS WITH WELL DEVELOPED ROOT SYSTEM. PLANTS SHALL BE FREE OF DISEASE, INSECT PESTS, EGGS OR LARVAE.
- PLANTS SHALL NOT BE PRUNED BEFORE DELIVERY. TREES WITH ABRASION OF THE BARK, SUNSCALDS, DISFIGURING KNOTS OR FRESH CUTS OF LIMBS OVER ONE AND ONE-FOURTH INCHES (1-1/4") WHICH HAVE NOT COMPLETELY CALLOUSED SHALL BE REJECTED.
- ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH AND BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE.
- THE ROOT SYSTEM OF EACH PLANT SHALL BE WELL PROVIDED WITH FIBROUS ROOTS. ALL PARTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND DENSELY FOLIATED WHEN IN LEAF.
- ALL PLANTS DESIGNATED BALL AND BURLAP (B&B) MUST BE MOVED WITH THE ROOT SYSTEM AS SOLID UNITS WITH BALLS OF EARTH FIRMLY WRAPPED WITH BURLAP. THE DIAMETER AND DEPTH OF THE BALLS OF EARTH MUST BE SUFFICIENT TO ENCOMPASS THE FIBROUS ROOT FEEDING SYSTEMS NECESSARY FOR THE HEALTHY DEVELOPMENT OF THE PLANT. NO PLANT SHALL BE ACCEPTED WHEN THE BALL OF EARTH SURROUNDING ITS ROOTS HAS BEEN BADLY CRACKED OR BROKEN PREPARATORY TO OR DURING THE PROCESS OF PLANTING. THE BALLS SHALL REMAIN INTACT DURING ALL OPERATIONS. ALL PLANTS THAT CANNOT BE PLANTED AT ONCE MUST BE HEEL-ED IN BY SETTING IN THE GROUND AND COVERING THE BALLS WITH SOIL OR MULCH AND THEIR WATERING. HEAP BURLAP AND TWINE IS PREFERABLE TO TREATED. IF TREATED BURLAP IS USED, ALL TWINE IS TO BE CUT FROM AROUND THE TRUNK AND ALL BURLAP IS TO BE REMOVED.
- PLANTS TRANSPORTED TO THE PROJECT IN OPEN VEHICLES SHALL BE COVERED WITH TARPS OR OTHER SUITABLE COVERS SECURELY FASTENED TO THE BODY OF THE VEHICLE TO PREVENT INJURY TO THE PLANTS. CLOSED VEHICLES SHALL BE ADEQUATELY VENTILATED TO PREVENT OVERHEATING OF THE PLANTS. EVIDENCE OF INADEQUATE PROTECTION FOLLOWING DIGGING, CARELESSNESS WHILE IN TRANSIT, OR IMPROPER HANDLING OR STORAGE SHALL BE CAUSE FOR REJECTION OF PLANT MATERIAL. ALL PLANTS SHALL BE KEPT MOIST, FRESH, AND PROTECTED. SUCH PROTECTION SHALL ENCOMPASS THE ENTIRE PERIOD DURING WHICH THE PLANTS ARE IN TRANSIT, BEING HANDLED, OR ARE IN TEMPORARY STORAGE.
- ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE CORRESPONDING LANDSCAPE PLAN AND PLANTING DETAILS.
- LANDSCAPE CONTRACTOR SHALL MAKE BEST EFFORT TO INSTALL PLANTINGS ON THE SAME DAY OF DELIVERY. IF PLANTS ARE NOT PLANTED IMMEDIATELY, PLANTS SHALL BE TAKEN TO PLACE IN PARTIAL SHADE WHEN POSSIBLE. THE ROOT BALL SHALL BE KEPT MOIST AT ALL TIME AND COVERED WITH MOISTENED MULCH OR AGED WOODCHIPS. PROPER IRRIGATION SHALL BE SUPPLIED SO AS TO NOT ALLOW THE ROOT BALL TO DRY OUT. PLANTINGS SHALL BE UNINTED AND PROPER SPACING SHALL BE ALLOTTED FOR AIR CIRCULATION AND TO PREVENT DISEASE, WILTING, AND LEAF LOSS. PLANTS THAT REMAIN UNPLANTED FOR A PERIOD OF TIME GREATER THAN THREE (3) DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH AND WATERED AS REQUIRED TO PRESERVE ROOT MOISTURE.
- NO PLANT MATERIAL SHALL BE PLANTED IN MUDDY OR FROZEN SOIL.
- PLANTS WITH INJURED ROOTS OR BRANCHES SHALL BE PRUNED PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY DISEASED OR INJURED PLANTS SHALL BE PLANTED.
- IF ROCK OR OTHER UNDERGROUND OBSTRUCTION IS ENCOUNTERED, THE LANDSCAPE DESIGNER RESERVES THE RIGHT TO RELOCATE OR ENLARGE PLANTING SITE OR DELETE PLANT MATERIAL FROM THE CONTRACT.
- IF PLANTS ARE PROPOSED WITHIN RIGHT TRIANGLES, TREES SHALL BE LIMBS TRIMMED TO A HEIGHT OF EIGHT FEET (8') ABOVE GRADE AND SHRUBS, GROUND COVER, PERENNIALS, AND ANNUALS SHALL BE MAINTAINED TO A HEIGHT NOT TO EXCEED TWO FEET (2') ABOVE GRADE UNLESS OTHERWISE NOTED OR SPECIFIED BY THE GOVERNING MUNICIPALITY OR AGENCY.
- INSTALLATION SHALL OCCUR DURING THE FOLLOWING SEASONS:
 - PLANTS (MARCH 15 - DECEMBER 15)
 - LAWNS (MARCH 15 - JUNE 15 OR SEPTEMBER 1 - DECEMBER 1)
- THE FOLLOWING TREES ARE SUSCEPTIBLE TO TRANSPLANT SHOCK AND SHALL NOT BE PLANTED DURING THE FALL SEASON (OCTOBER - SEPTEMBER 15):

ABIES CONCOLOR	CORNUS VARIETIES	OSTRYA VIRGINIANA
ACER BURGERSIANUM	CRATAEGUS VARIETIES	PINUS NIGRA
ACER FREEMANII	CUPRESSOCYPARIS LEYLANDII	PLATANUS VARIETES
ACER VARIETIES	POPULUS VARIETIES	PRUNUS VARIETES
ACER SACCHARINUM	HALESIA VARIETIES	PRUNUS VARIETES
BETULA VARIETIES	ILEX X FOSTERII	PYRUS VARIETES
CARPINUS VARIETES	ILEX NELLE STEVENS	QUERCUS VARIETES (NOT Q. PALUSTRIS)
CERIS DEODORA	LEX OXYSPERMA	SALIX WEEPING VARIETES
CELTIS VARIETIES	JUNIPERUS VIRGINIANA	SORBUS VARIETIES
CERCIDIPHYLLUM VARIETIES	KOELREUTERIA PANICULATA	TAXODIUM VARIETES
CERIS CANADENSIS	KOELREUTERIA PANICULATA	TAXUS X REPANDENS
CORNUS VARIETIES	LIRODIODENDRON VARIETES	TILIA TOMENTOSA VARIETES
CRATAEGUS VARIETIES	MALUS IN LEAF	ULMUS PARVIFOLIA VARIETES
	NYSSA SYLVATICA	ZELKOVA VARIETES
- IF A PROPOSED PLANT IS UNAVAILABLE OR ON THE FALL DIGGING HAZARD LIST, AN EQUIVALENT SPECIES OF THE SAME SIZE MAY BE REQUESTED FOR SUBSTITUTION OF THE ORIGINAL PLANT. ALL SUBSTITUTIONS SHALL BE APPROVED BY THE PROJECT LANDSCAPE DESIGNER OR MUNICIPAL OFFICIAL PRIOR TO ORDERING AND INSTALLATION.
- DURING THE COURSE OF CONSTRUCTION/PLANT INSTALLATION, EXCESS AND WASTE MATERIALS SHALL BE CONTINUOUSLY AND PROMPTLY REMOVED AT THE END OF EACH WORK DAY. ALL DEBRIS, MATERIALS, AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF AND ALL PAVED AREAS SHALL BE CLEANED.
- THE LANDSCAPE CONTRACTOR SHALL DISPOSE OF ALL RUBBISH AND EXCESS SOIL AT HIS EXPENSE TO AN OFF-SITE LOCATION AS APPROVED BY THE LOCAL MUNICIPALITY.
- A 90-DAY MAINTENANCE PERIOD SHALL BEGIN IMMEDIATELY AFTER ALL PLANTS HAVE BEEN SATISFACTORILY INSTALLED.
- MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, REPLACING MULCH THAT HAS BEEN DISPLACED BY GROSS OR OTHER MEANS, REPAIRING AND RESHAPING WATER RINGS OR SAUCERS, MAINTAINING STAKES AND GUYS IF ORIGINALLY REQUIRED, WATERING WHEN NEEDED OR DIRECTED, WEEDING, PRUNING, SPRAYING, FERTILIZING, MOWING THE LAWN, AND PERFORMING ANY OTHER WORK REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION.
- MOW ALL GRASS AREAS AT REGULAR INTERVALS TO KEEP THE GRASS HEIGHTS EXCEEDING THREE INCHES (3"). MOWING SHALL BE PERFORMED ONLY WHEN GRASS IS DRY. MOWER BLADE SHALL BE SET TO REMOVE NO MORE THAN ONE THIRD (1/3) OF THE GRASS LENGTH. WHEN THE AMOUNT OF GRASS IS HEAVY, IT SHALL BE REMOVED TO PREVENT DESTRUCTION OF THE UNDERLYING TURF. MOW GRASS AREAS IN SUCH A MANNER AS TO PREVENT CLIPPINGS FROM BLOWING ON PAVED AREAS AND SIDEWALKS. CLEANUP AFTER MOWING SHALL INCLUDE SWEEPING OR BLOWING OF PAVED AREAS AND SIDEWALKS TO CLEAR THEM FROM MOWING DEBRIS.
- GRASSED AREAS DAMAGED DURING THE PROCESS OF THE WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL RESTORE THE DISTURBED AREAS TO A CONDITION SATISFACTORY TO THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE. THIS MAY INCLUDE FILLING TO GRADE, FERTILIZING, SEEDING, AND MULCHING.
- SHOULD THE OWNER REQUIRE MAINTENANCE BEYOND THE STANDARD 90-DAY MAINTENANCE PERIOD, A SEPARATE CONTRACT SHALL BE ESTABLISHED.
- LANDSCAPE CONTRACTOR SHALL WATER NEW PLANTINGS FROM TIME OF INSTALL AND THROUGHOUT REQUIRED 90-DAY MAINTENANCE PERIOD UNTIL PLANTS ARE ESTABLISHED. IF ON-SITE WATER IS NOT AVAILABLE AT THE PROJECT LOCATION, THE LANDSCAPE CONTRACTOR SHALL FURNISH IT BY MEANS OR A WATERING TRUCK OR OTHER ACCEPTABLE MANNER.
- THE QUANTITY OF WATER APPLIED AT ONE TIME SHALL BE SUFFICIENT TO PENETRATE THE SOIL TO A MINIMUM OF EIGHT INCHES (8") IN SHRUB BEDS AND SIX INCHES (6") IN TURF AREAS AT A RATE WHICH WILL PREVENT SATURATION OF THE SOIL.
- IF AN AUTOMATIC IRRIGATION SYSTEM HAS BEEN INSTALLED, IT CAN BE USED FOR WATERING PLANT MATERIAL. HOWEVER, FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY OF PLANT HEALTH AND ESTABLISHMENT.

PLANT MATERIAL GUARANTEE NOTES:

- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR (1 YR.) FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE PROJECT LANDSCAPE DESIGNER, MUNICIPAL OFFICIAL, OR OWNER/OWNER'S REPRESENTATIVE.
- THE LANDSCAPE CONTRACTOR SHALL REMOVE AND REPLACE DYING, DEAD, OR DEFECTIVE PLANT MATERIAL AT HIS EXPENSE. THE LANDSCAPE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS COMPANY'S OPERATIONS.
- ALL REPLACEMENT PLANTS SHALL BE OF THE SAME SPECIES AND SIZE AS SPECIFIED ON THE APPROVED OR FINAL PLANT LIST. REPLACEMENTS RESULTING FROM REMOVAL, LOSS, OR DAMAGE DUE TO OCCUPANCY OF THE PROJECT IN ANY PART, VANDALISM, PHYSICAL DAMAGE BY ANIMALS, VEHICLES, ETC., AND LOSSES DUE TO CURTAILMENT OF WATER BY LOCAL AUTHORITIES SHALL BE APPROVED AND PAID FOR BY THE OWNER.
- THE CONTRACTOR SHALL INSTRUCT THE OWNER AS TO THE PROPER CARE AND MAINTENANCE OF ALL PLANTINGS.

LAWN (SEED OR SOD) NOTES:

- SEED MIXTURE SHALL BE FRESH, CLEAN, NEW CROP SEED. SOD SHALL BE STRONGLY ROOTED, UNIFORM IN THICKNESS, AND FREE OF WEEDS, DISEASE, AND PESTS.
- SEED OR SOD SHALL BE PURCHASED FROM A RECOGNIZED DISTRIBUTOR AND SHALL BE COMPOSED OF THE MIX OR BLEND WITHIN THE PROVIDED "SEED SPECIFICATION" OR "SOD SPECIFICATION".
- REFERENCE LANDSCAPE PLAN FOR AREAS TO BE SEEDED OR SOD.
- SEEDING SHALL NOT BE PERFORMED IN WINDY WEATHER. IF THE SEASON OF THE PROJECT COMPLETION PROHIBITS PERMANENT STABILIZATION, TEMPORARY STABILIZATION SHALL BE PROVIDED IN ACCORDANCE WITH THE "TEMPORARY SEEDING SPECIFICATION".
- PROTECT NEW LAWN AREAS AGAINST TRESPASSING WHILE THE SEED IS GERMINATING. FURNISH AND INSTALL FENCES, SIGNS, BARRIERS OR ANY OTHER NECESSARY TEMPORARY PROTECTIVE DEVICES. DAMAGE RESULTING FROM TRESPASS, EROSION, WASHOUT, SETTLEMENT OR OTHER CAUSES SHALL BE REPAIRED BY THE LANDSCAPE CONTRACTOR AT HIS EXPENSE. REMOVE ALL FENCES, SIGNS, BARRIERS OR OTHER TEMPORARY PROTECTIVE DEVICES ONCE LAWN HAS BEEN ESTABLISHED.

SCALE: AS SHOWN PROJECT ID: DET-200290

TITLE:

LANDSCAPING DETAILS

DRAWING:

C-13

STONEFIELD
engineering & design

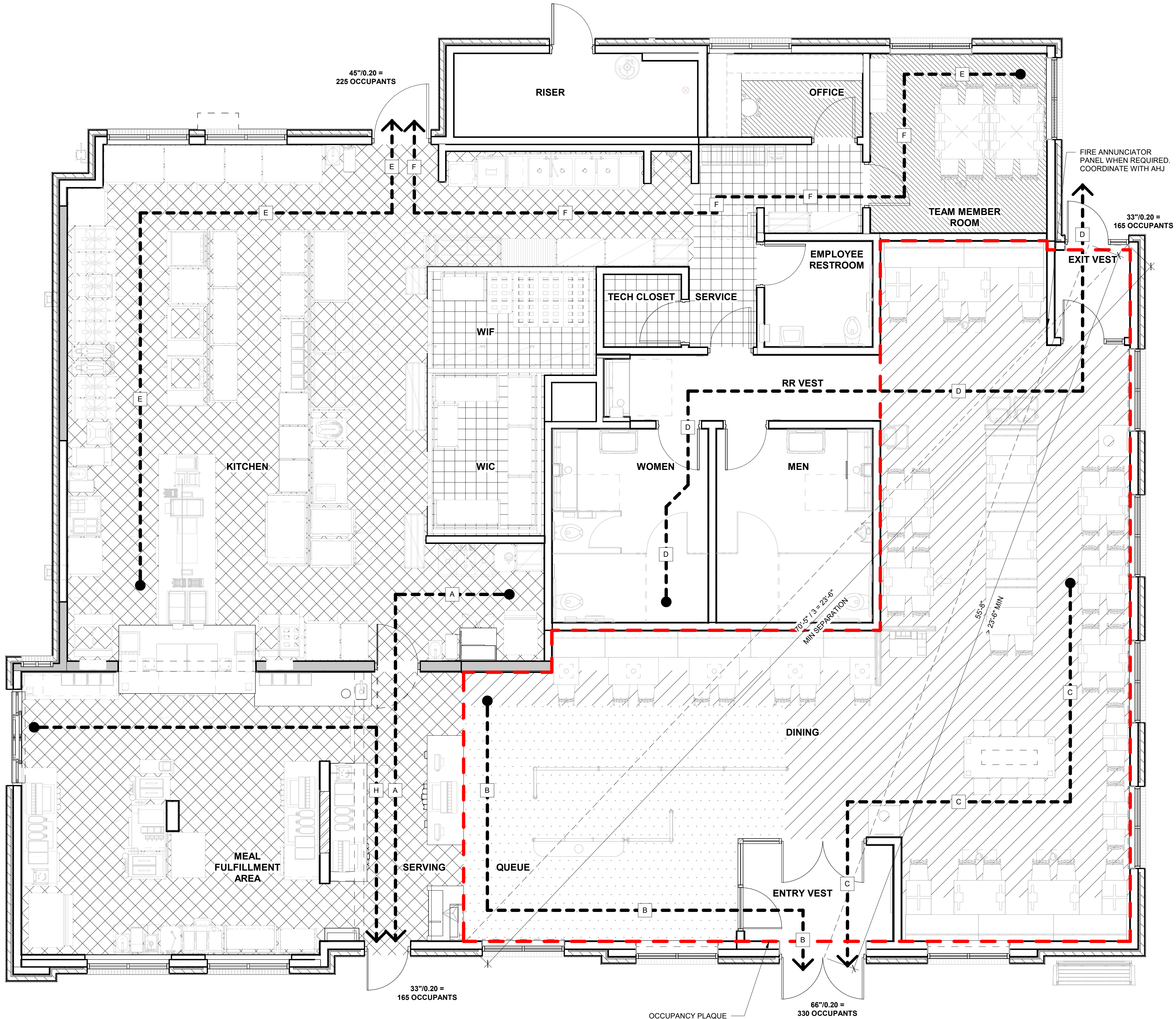
DETROIT, MI • NEW YORK, NY • RUTHERFORD, NJ
PRINCETON, NJ • TAMPA, FL • BOSTON, MA
www.stonefieldeng.com

607 Shelby Suite 200, Detroit, MI 48226
Phone 248.247.1115

STATE OF MICHIGAN
J. REID COOKEY, P.E.
MICHIGAN LICENSE NO. 6201069028
LICENSED PROFESSIONAL ENGINEER

STONEFIELD
engineering & design

C:\Users\scadet\OneDrive - GFD Group\Documents\05513 University & Squirrel, MI_SE_ARC_BNB_scadet\MIH3VD.rvt
2/1/2024 8:44:42 AM
05-SE-05513-G-003-LIFE SAFETY PLAN



FUNCTION OF SPACE

- ASSEMBLY - STANDING
ASSEMBLY - UNCONCENTRATED
BUSINESS
KITCHEN
STORAGE

USABLE SF = 1610 SF

IBC SF = 4852 SF

BOMA GROSS SF = 5196 SF

B4 LIFE SAFETY PLAN

1/4" = 1'-0"

FIRE SPRINKLER

1. PROVIDE A SUPERVISED AUTOMATIC FIRE SPRINKLER SYSTEM WHEN REQUIRED BY INTERNATIONAL BUILDING CODE AND OR LOCAL BUILDING CODE. FIRE SPRINKLER DRAWINGS SHALL BE PREPARED BY FIRE SPRINKLER SUBCONTRACTOR.

APPLICABLE CODES:
BUILDING: 2015 MICHIGAN BUILDING CODE
MECHANICAL: 2015 MICHIGAN MECHANICAL CODE
ELECTRICAL: NATIONAL ELECTRICAL CODE 2017 OF MICHIGAN
PLUMBING: 2018 MICHIGAN PLUMBING CODE
ENERGY: 2015 MICHIGAN ENERGY CODE
ACCESSIBILITY: 2009 ICC A117.1
FIRE: 2013 NFPA 13
2015 NFPA 221

FIRE CODE NOTES

1. PROVIDE SPRINKLER SYSTEM AS REQUIRED BY LOCAL JURISDICTION AND LOCATE RISER AS INDICATED IN ARCH/PLUMB PLANS.
2. PROVIDE HOOD SUPPRESSION SYSTEM AS SHOWN ON MECHANICAL DRAWINGS.
3. PROVIDE FIRE ALARM SYSTEM AS REQUIRED BY CODE OR JURISDICTION.
4. PROVIDE GLASS TYPES AS SHOWN ON ELEVATIONS, DOOR/WINDOW LEGENDS, AND GLAZING SCHEDULE.
5. PROVIDE #10 ABC GENERAL PURPOSE FIRE EXTINGUISHERS THROUGHOUT BUILDING. QUANTITIES AND LOCATIONS PER LOCAL JURISDICTION.
6. PROVIDE CLASS K FIRE EXTINGUISHERS IN KITCHEN AREAS AS REQUIRED BY CODE.

BUILDING CODE NOTES

1. PROVIDE FIREBLOCKING WITHIN CONCEALED SPACES PER LOCAL REQUIREMENTS.
2. PROVIDE THERMAL AND SOUND INSULATION WITH FIRE CLASSIFICATIONS AS INDICATED IN SPECS.
3. PROVIDE ROOFING MATERIALS WITH FIRE CLASSIFICATIONS AS INDICATED IN SPECS.
4. PROVIDE CEILING FINISHES WITH FIRE CLASSIFICATIONS AS INDICATED IN SPECS.
5. OCCUPANT LOAD SIGN BY G.C.: PROVIDE 2"x8" BLACK SIGN WITH 1/2" WHITE HELVETICA LETTERS STATING MAXIMUM OCCUPANT LOAD AS INDICATED IN ARCH DRAWINGS.
6. CHICK-FIL-A IS REQUIRING SPECIAL INSPECTIONS IN ACCORDANCE WITH CHAPTER 17 OF THE INTERNATIONAL BUILDING CODE.

PLUMBING FIXTURE COUNTS

TOTAL BUILDING OCCUPANT LOAD: 185
LOAD DISTRIBUTION: 50% MALE AND 50% FEMALE
DISTRIBUTION COUNT: 93 MALE AND 93 FEMALE
LAVATORIES REQUIRED (PER CHAPTER 4 IPC AND CHAPTER 29 IBC):
MALE LAVATORIES: 93 / 200 = 1
FEMALE LAVATORIES: 93 / 200 = 1
LAVATORIES PROVIDED:
MALE LAVATORIES: 2
FEMALE LAVATORIES: 2
EMPLOYEE LAVATORIES: 1
WATER CLOSETS REQUIRED (PER CHAPTER 4 IBC AND CHAPTER 29 IBC):
MALE WATER CLOSETS: 93 / 75 = 2
FEMALE WATER CLOSETS: 93 / 75 = 2
WATER CLOSETS PROVIDED:
MALE WATER CLOSETS: 1 WATER CLOSET
FEMALE WATER CLOSETS: 1 URINAL
2 WATER CLOSETS
EMPLOYEE WATER CLOSETS: 1 WATER CLOSET

EGRESS

1. REQUIRED WIDTH OF EGRESS
Occupant Load x 0.15 = 28" REQUIRED
2. WIDTH OF EGRESS PROVIDED
EXIT #1 = 66"
EXIT #2 = 33"
EXIT #3 = 33"
EXIT #4 = 45" (STAFF ONLY)
TOTAL: 177" TOTAL
EGRESS PATH | EGRESS DISTANCE
A 34'
B 43'
C 44'
D 60'
E 61'
F 53'
H 41'
MAX DISTANCE OF TRAVEL (IBC):
250'-0" SPRINKLERED

CODE SUMMARY

1. OCCUPANCY: A2
2. CONSTRUCTION TYPE: VB
3. SPRINKLERED: YES (NFPA 13)
4. ALLOWABLE AREA: 6000 SF
ACTUAL AREA: 4852 SF
5. ALLOWABLE HEIGHT: 40'-0"
ACTUAL HEIGHT: 20'-4 1/2"
6. STORIES: 1

OCCUPANT LOAD (SE)			
Name	Area	Load Factor	Occupants
ASSEMBLY - STANDING	379 SF	5 SF	76
ASSEMBLY - UNCONCENTRATED	876 SF	15 SF	59
BUSINESS	240 SF	100 SF	3
KITCHEN	1880 SF	200 SF	10
STORAGE	353 SF	300 SF	2
	3728 SF		150
ASSEMBLY - BOOTH	70 LF	2 LF	35
TOTAL			185



Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

SITE
ADAPT
LOGO
AND
ADDRESS

PROTOTYPICAL SET

NOT FOR
REGULATORY
APPROVAL,
BIDDING, OR
CONSTRUCTION

CHICK-FIL-A
UNIVERSITY & SQUIRREL
2111 SQUIRREL ROAD
AUBURN HILLS, MI

FSR#05513

BUILDING TYPE / SIZE: P14 SE BN
RELEASE: 23.09

PROJECT STATUS

REVISION SCHEDULE
NO. DATE DESCRIPTION

CONSULTANT PROJECT # 2023223.79
DATE 01/03/24

DRAWN BY SC

Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any form without written consent of the consultant.

LIFE SAFETY PLAN

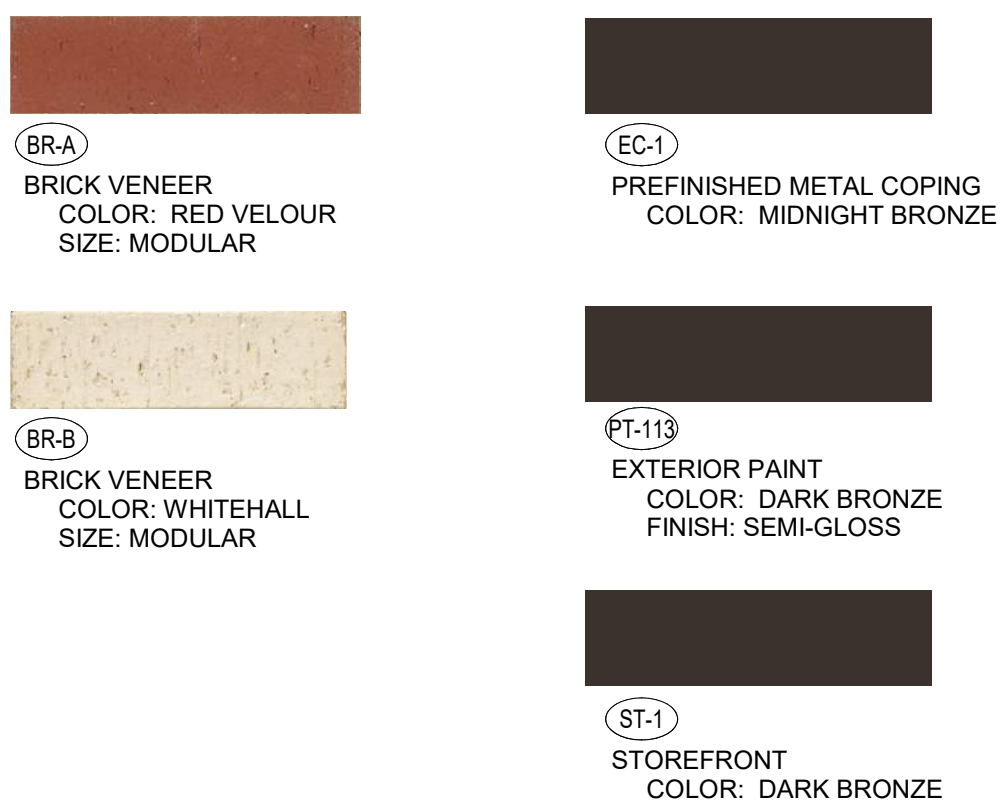
SHEET NUMBER

G-003



DISCLAIMER:
THIS PANORAMA IS FOR
THE PROTOTYPICAL
TEMPLATE AND MAY
NOT REPRESENT SITE
SPECIFIC CHANGES.

EXTERIOR FINISHES



ATTACHED CANOPY SCHEDULE BN						
Mark	Description	Count	Overall Width	Overall Depth	Tie Back Mounting (Offset From Top)	Integral Lighting
C1-C	Exterior Canopy	11	6'-4"	1'-0"	0"	No
C4-B	Exterior Canopy	2	5'-4"	4'-0"	2'-4"	Yes
C4-L	Exterior Canopy	1	28'-0"	4'-0"	2'-4"	Yes
C5-A	Exterior Canopy	1	13'-4"	5'-0"	2'-4"	Yes
Grand total		15				



PERSPECTIVE VIEW



PERSPECTIVE VIEW



PERSPECTIVE VIEW



PERSPECTIVE VIEW - PATIO

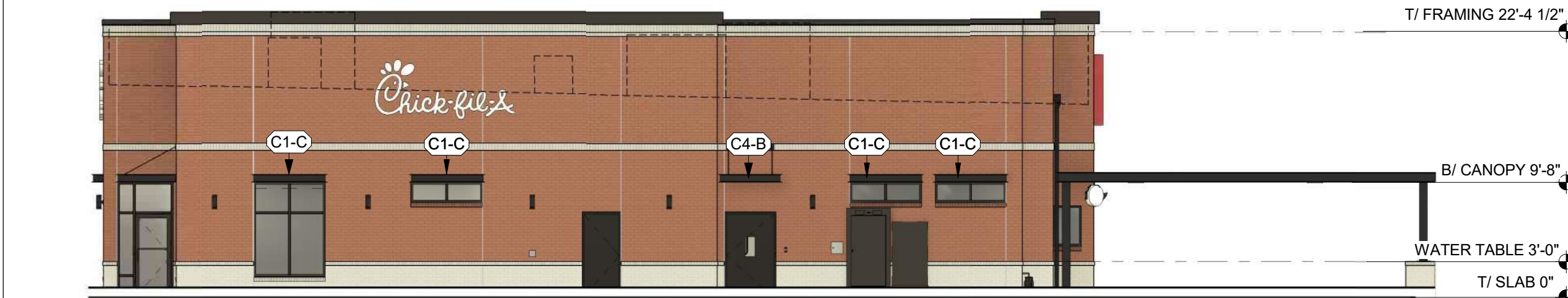
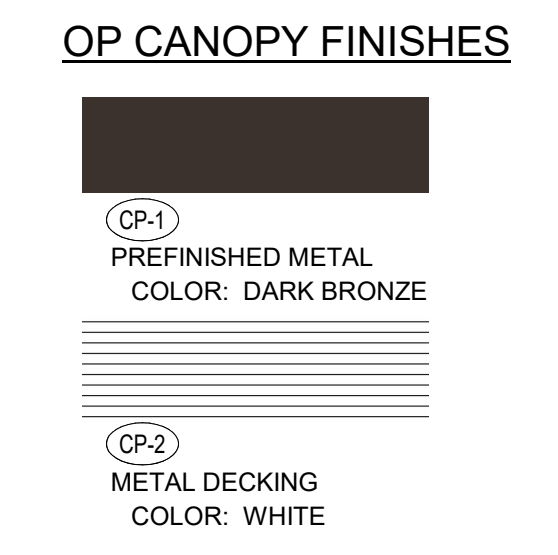
PATIO SEATING SCHEDULE									
Mark	Type	Count	Manufacturer	Model	Width	Depth	Height	Material	Finish
1	Patio Chair	24	Benchmark Design Group	WENDOVER CHAIR	3'-0"	3'-0"	2'-5 1/4"	Aluminum - Dark Bronze	RAL 49/66220 (C34 Bronze One Coat)
2	Patio Table - 4 Top	3	Benchmark Design Group	TAB3055-3636-AAL-WJ-UH-BDT	3'-0"	3'-0"	2'-5 1/4"	Aluminum - Dark Bronze	RAL 49/66220 (C34 Bronze One Coat)
3	Patio Table - 4 Top - ADA	3	Benchmark Design Group	TBL3056-3644-AL-UH	3'-8"	3'-0"	2'-5 1/4"	Aluminum - Dark Bronze	RAL 49/66220 (C34 Bronze One Coat)
5	Patio Umbrella	6	Tuuci	OCEAN MASTER PARASOL	2'-0"	2'-0"	3'-11"	Dark Bronze	RAL 49/66220 (C34 Bronze One Coat)
6	Trash Receptacle	2	Benchmark Design Group	CFA-AL-2444	2'-0"	2'-0"	3'-11"	Dark Bronze	RAL 49/66220 (C34 Bronze One Coat)
8	Bike Rack - Surface Mount	2	Belson Outdoors	ORN-2-SF-P	3'-4"	2 3/8"	2'-9"	Steel	Black Powder Coated



PERSPECTIVE VIEW



PERSPECTIVE VIEW



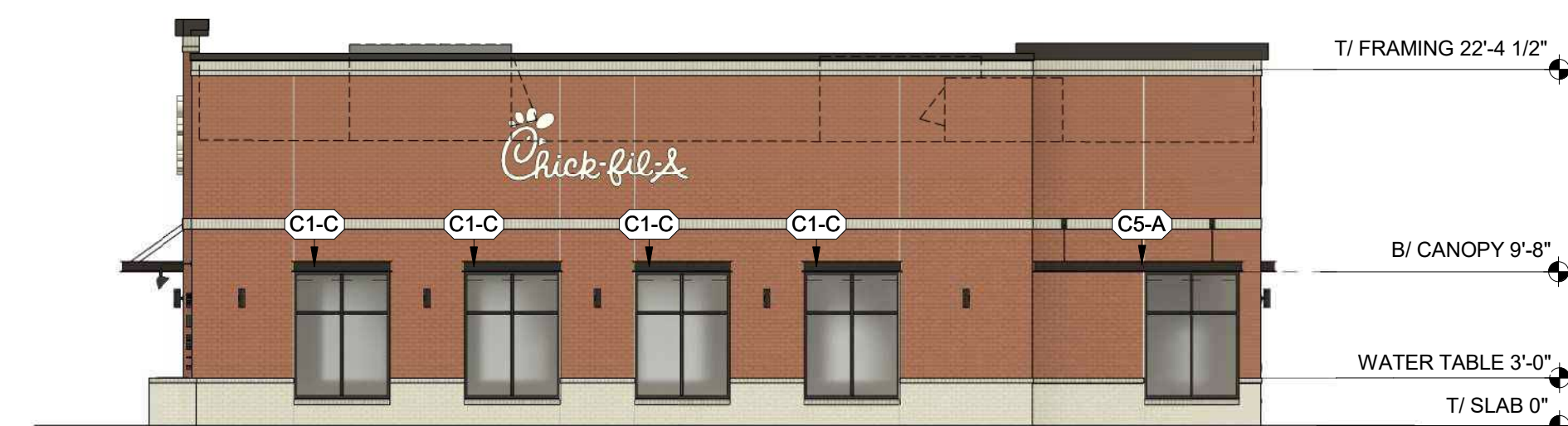
EXTERIOR ELEVATION (NORTH)



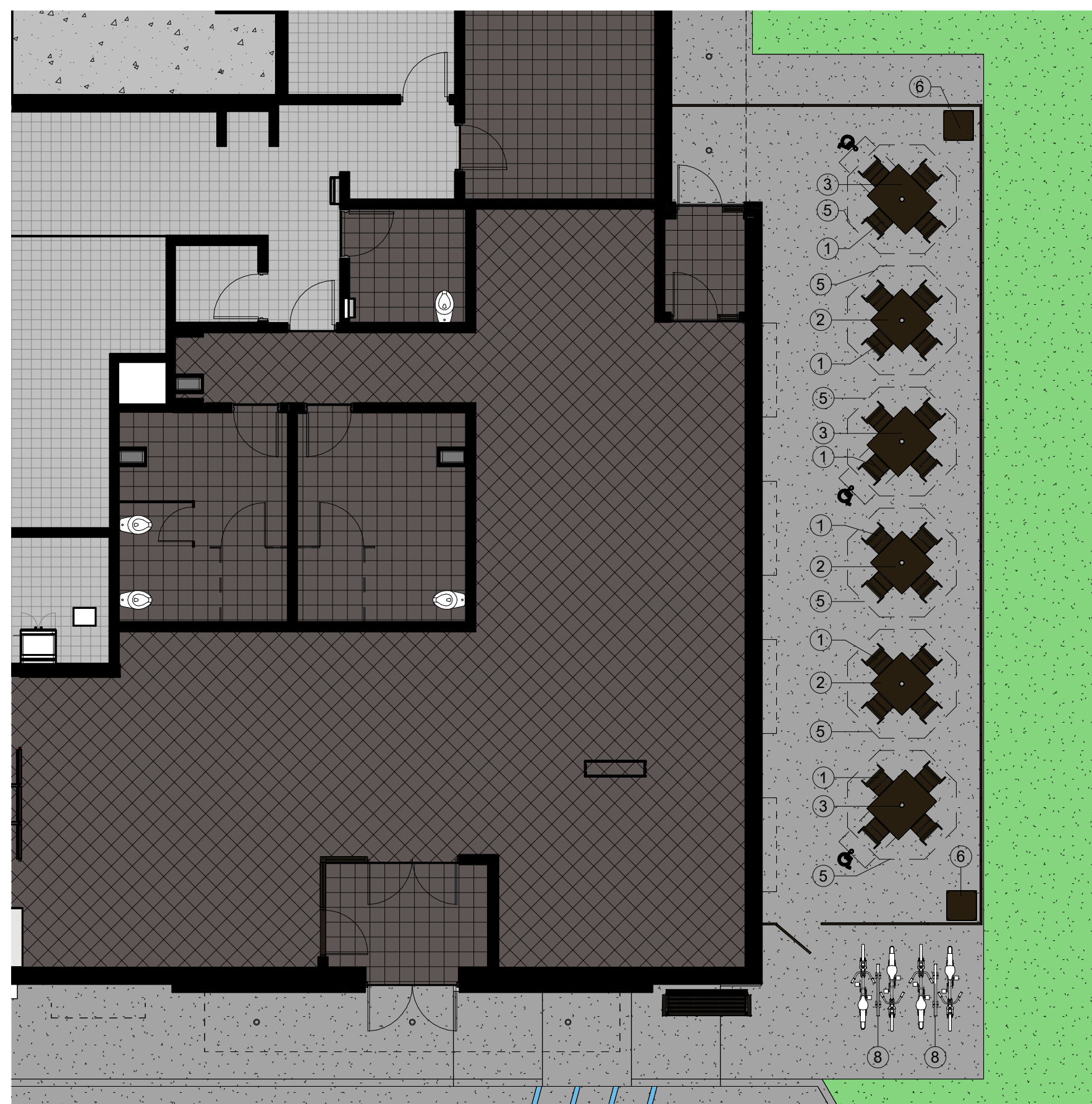
EXTERIOR ELEVATION (SOUTH)



EXTERIOR ELEVATION (WEST)



EXTERIOR ELEVATION (EAST)



DINING PATIO PLAN

BUILDING FOOTPRINT
(INSIDE FACE OF FINISH)
4852 SF

CANOPY AREA
1437 SF

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.

PROJECT DATA			
Prototype Edition:	SE	Playground	NO
Exterior Finish Type:	TOWER BRICK	Landscaping Type	STANDARD
Wall Framing Type:	METAL STUD	LEED Rating	NOT CERTIFIED
Kitchen Type:	CENTERLINE 3.0	Drive Thru Stack Count:	#
Water Filtration Type:	TYPE A/B, TYPE A/C, TYPE A/H-C, ETC.	Drive Thru Number of Approach Lanes:	2
Industrialized Construction:	NO	Drive Thru Number of Fulfillment Lanes:	2
Number of Parking Spaces:	#	Drive Thru Dedicated Bypass Lane:	NO
Number of Accessible Parking Spaces:	#	Drive Thru Door:	YES
Cross Parking:	YES	Canopy Structure:	STEEL
Menu Board - Interior:	YES	Canopy Type - Order Point:	DOUBLE
Menu Board - Interior - Count:	4	Canopy Type - Meal Delivery:	DOUBLE
Menu Board - Interior - Type:	DIGITAL	Seat Count - Interior:	78
Menu Board - Walk-up:	NO	Seat Count - Exterior:	20
Menu Board - Walk-up - Count:	0	Number of Walk-up Windows:	0
Menu Board - Walk-up - Type:	N/A	Number of Registers:	3
Menu Board - Order Point:	YES	Building Area Square Footage:	4852
Menu Board - Order Point - Count:	4		
Menu Board - Order Point - Type:	DIGITAL		
Planned Classification:	MODIFIED MEDIUM		



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

SITE
ADAPT
LOGO
AND
ADDRESS

PROTOTYPICAL SET

NOT FOR
REGULATORY
APPROVAL,
BIDDING, OR
CONSTRUCTION

CHICK-FIL-A
UNIVERSITY & SQUIRREL
2111 SQUIRREL ROAD
AUBURN HILLS, MI 48326

FSR#05513
BUILDING TYPE / SIZE: P14 SE BNB
RELEASE: 23.11
PRINTED FOR
ISSUED FOR PERMIT
REVISION SCHEDULE
NO. DATE DESCRIPTION

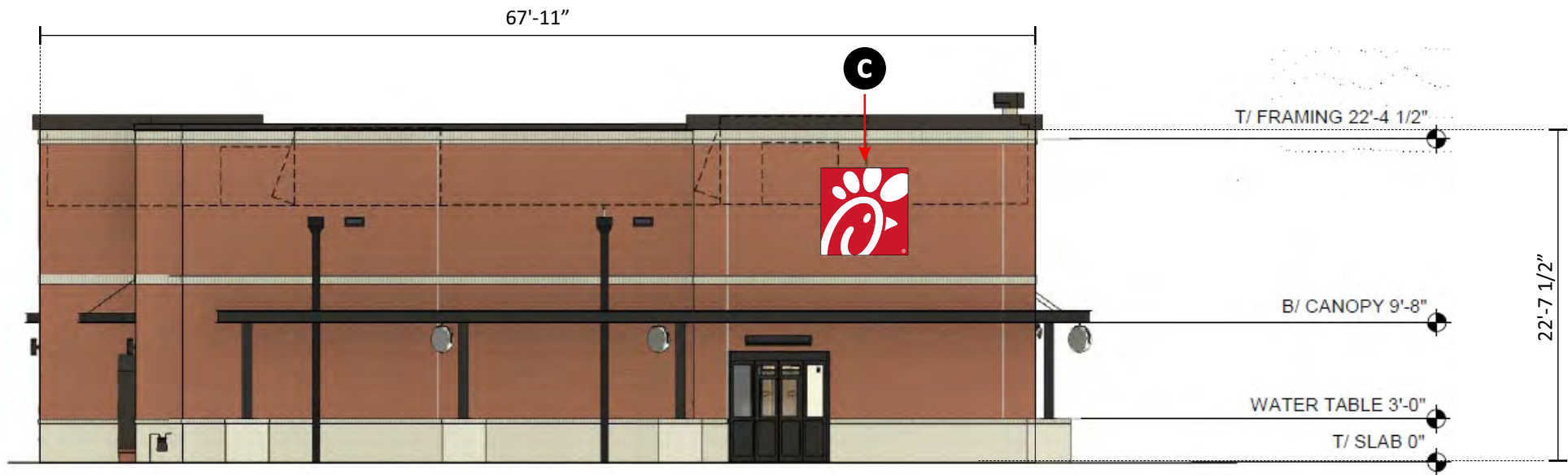
CONSULTANT PROJECT # 2023223.79
DATE 04/03/24
DRAWN BY JL
Information contained on this drawing and all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.
DESIGN OVERVIEW

SHEET NUMBER
X-900



CHICK-FIL-A
UNIVERSITY & SQUIRREL
Auburn Hills, MI

THE COLORS AND MATERIALS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS AND NOT AN EXACT MATCH. RENDERING IS TO BE CONSIDERED FOR VISUAL DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.
PRELIMINARY DRAFT NOT FOR CONSTRUCTION, BID, RELIANCE, RECORDING PURPOSES OR IMPLEMENTATION.



DRIVE THRU ELEVATION

SCALE: 3/32" = 1'-0"

BLDG. SQ. FT. 1545.87



MAIN ENTRY ELEVATION

SCALE: 3/32" = 1'-0"

SIGN: 38 SQ. FT.

BLDG. SQ. FT. 1939.01

PLEASE NOTE: 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

Design #	0637328AR5
Sheet	6 of 29
Client	#5513
Address	2111 N SQUIRREL ROAD, AUBURN HILLS, MI
Account Rep.	KRISTEN HAMILTON BRIAN HEAD
Designer	ANGELICA M
Date	10/25/2023
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

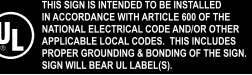
Revision/Date
R1(11/09/2023)AM: UPDATED ELEVATIONS
R2(01/26/2024)AM: UPDATED ELEVATIONS, REVISED SIGN L TO BE MOUNTED ON BOLLARDS, UPDATED FLAGPOLE SIZE TO 40FT, AND UPDATED MONUMENT TO 6FT
R3(02/01/2024)AM: UPDATED SP, ADDED PED-X AND STOP SIGNS, REVISED CHANNEL LETTERS TO WHITE WITH DOVER WHITE RETURNS
R4(02/23/2024)AM: REVISED SIGN A MONUMENT AND REMOVED READERBOARD FROM SIGN AND INCREASE ICON SIZE, REVISED FLAGPOLE TO 30FT
R5(02/28/2024)AM: REVISED SIGN A MONUMENT TO 10FT AND CHANGED TO ICON INSTEAD OF SCRIPT, UPDATED SITE PLAN, AND ADDED ICON SIGN TO DRIVE THRU ELEVATION
CORRECTION(02/28/2024)AM: UPDATED BASE FOR SIGN A MONUMENT TO 2FT



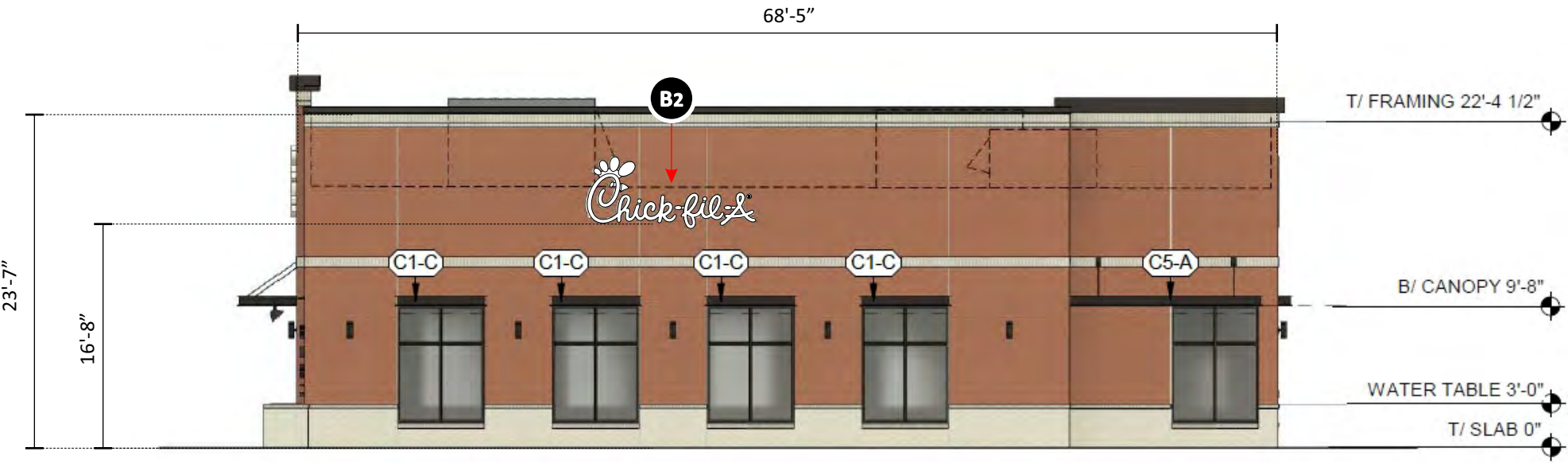
National Headquarters	14201 Sovereign Road #101 Fort Worth, TX 76155 (214)902-2000 Fax(214)902-2044
San Antonio	17319 San Pedro Ave Ste 200 San Antonio, TX 78232 (210)349-3804 Fax (210)349-8724
Georgia	111 Woodstone Place Dawsonville, GA 30534 (678) 725-8852 Fax (210) 349-8724
South Texas	PO BOX 125 206 Doral Drive Portland, TX 78374 (863) 563-5599 Fax (863) 643-6533

This drawing is the property of
Chandler Signs, LLC
All rights to its use for reproduction
are reserved by Chandler Signs, LLC

**FINAL ELECTRICAL
CONNECTION BY
CUSTOMER**



ELEVATION

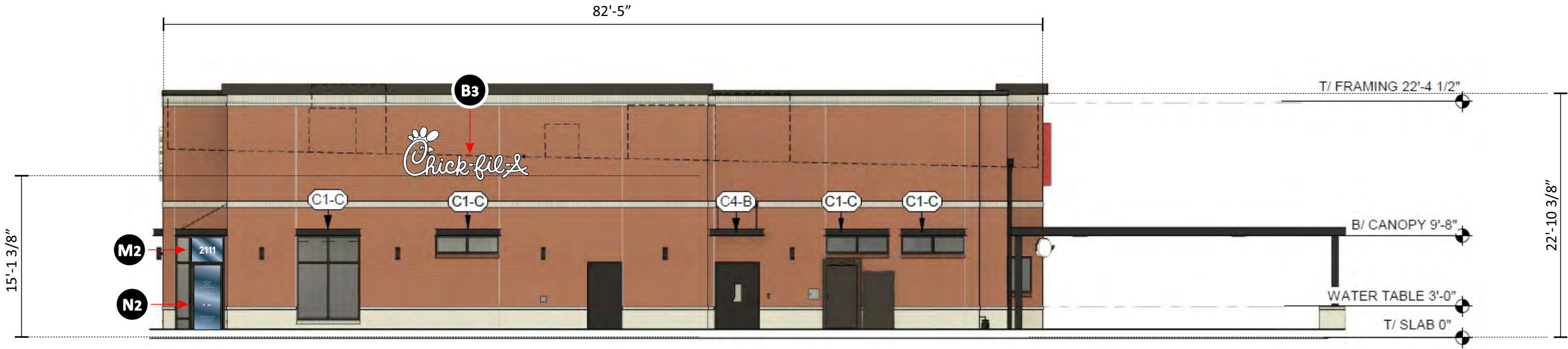


SIDE ELEVATION

SCALE: 3/32" = 1'-0"

SIGN: 38 SQ. FT.

BLDG. SQ. FT. 1594.23



REAR BLDG. ELEVATION

SCALE: 3/32" = 1'-0"

SIGN: 38 SQ. FT.

BLDG. SQ. FT. 1807.07

Design #	
0637328AR5	
Sheet	7 of 29
Client	
#5513	
Address	
2111 N SQUIRREL ROAD, AUBURN HILLS, MI	
Account Rep.	KRISTEN HAMILTON BRIAN HEAD
Designer	ANGELICA M
Date	10/25/2023
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

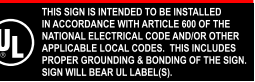
Revision/Date	
R1(11/09/2023)AM: UPDATED ELEVATIONS	
R2(01/26/2024)AM: UPDATED ELEVATIONS, REVISED SIGN L TO BE MOUNTED ON BOLLARDS, UPDATED FLAGPOLE SIZE TO 40FT, AND UPDATED MONUMENT TO 6FT	
R3(02/01/2024)AM: UPDATED SP, ADDED PED-X AND STOP SIGNS, REVISED CHANNEL LETTERS TO WHITE WITH DOVER WHITE RETURNS	
R4(02/23/2024)AM: REVISED SIGN A MONUMENT AND REMOVED READERBOARD FROM SIGN AND INCREASE ICON SIZE, REVISED FLAGPOLE TO 30FT	
R5(02/28/2024)AM: REVISED SIGN A MONUMENT TO 10FT AND CHANGED TO ICON INSTEAD OF SCRIPT, UPDATED SITE PLAN, AND ADDED ICON SIGN TO DRIVE THRU ELEVATION	
CORRECTION(02/28/2024)AM: UPDATED BASE FOR SIGN A MONUMENT TO 2FT	



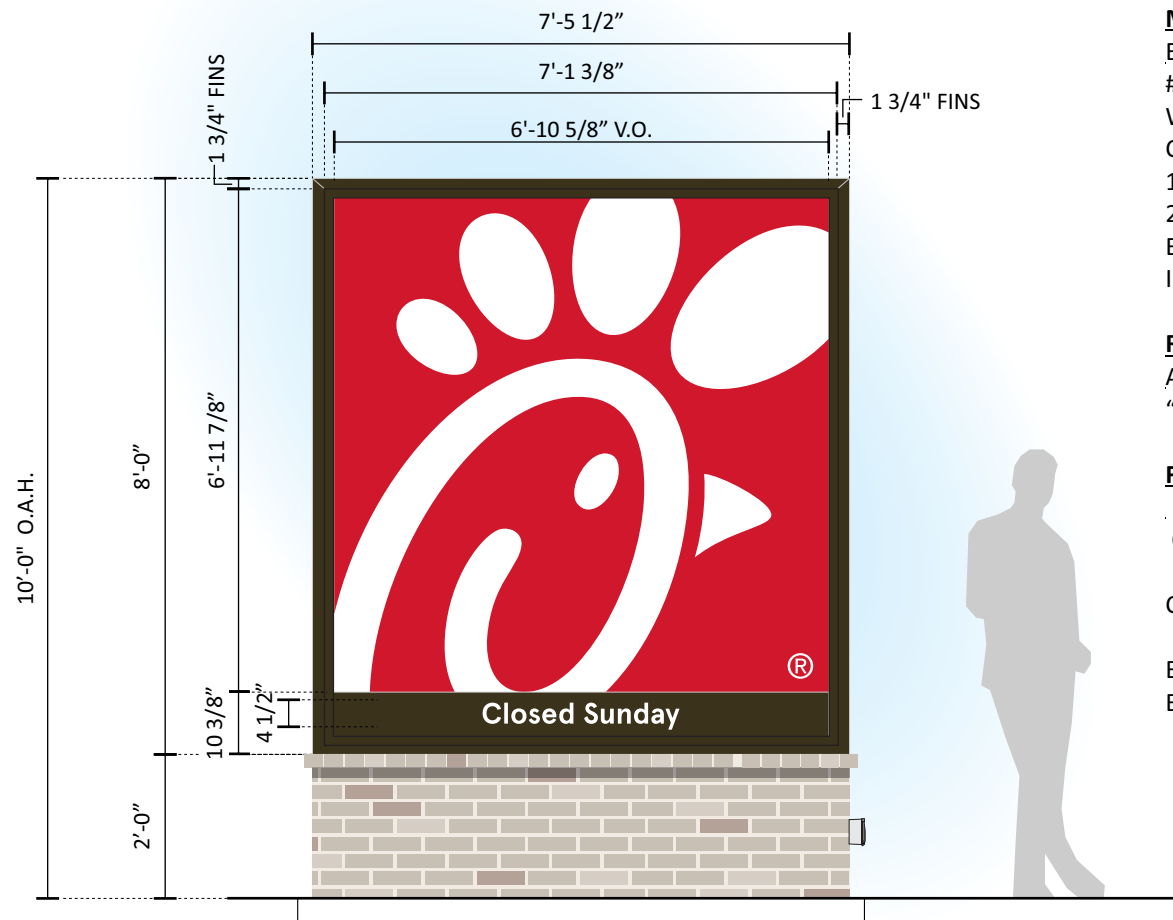
National Headquarters	14201 Sovereign Road #101 Fort Worth, TX 76155 (214)902-2000 Fax(214)902-2044
San Antonio	17319 San Pedro Ave Ste 200 San Antonio, TX 78232 (210)349-3804 Fax (210)349-8724
Georgia	111 Woodstone Place Dawsonville, GA 30534 (678) 725-8852 Fax (210) 349-8724
South Texas	PO BOX 125 206 Doral Drive Portland, TX 78374 (861) 563-5599 Fax (861) 643-6533

This drawing is the property of
Chandler Signs, LLC
All rights to its use for reproduction
are reserved by Chandler Signs, LLC

**FINAL ELECTRICAL
CONNECTION BY
CUSTOMER**



ELEVATION



A **D/F MONUMENT SIGN** SCALE: 3/8" = 1'-0"
ONE (1) REQUIRED - MANUFACTURE AND INSTALL 59.69 SQ. FT.

SPECS:
MONUMENT IS EXTRUDED ALUMINUM FRAME WITH ALUMINUM TUBE FRAME BASE WITH .080 ALUM. CLADDING. BASE PAINTED MATTHEWS #74155 DARK BRONZE, SEMI-GLOSS.

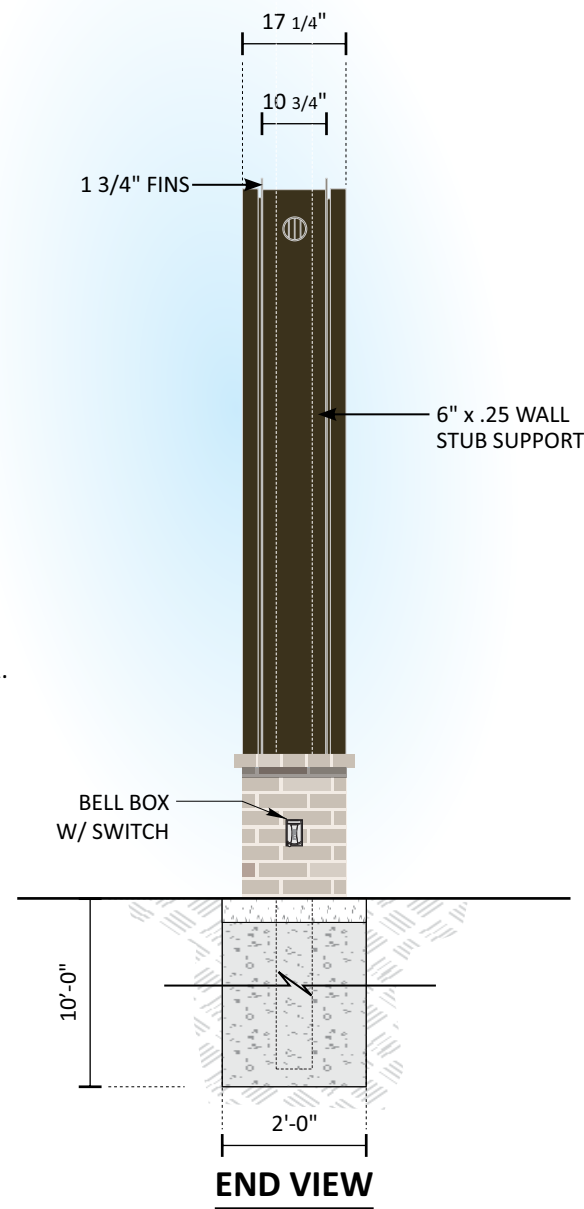
MAIN ID
EXTRUDED ALUM. CABINET PAINTED MATTHEWS #74155 DARK BRONZE, SEMI- GLOSS. WHITE POLYCARBONATE WITH 3M #3630-53 CARDINAL RED TRANSLUCENT VINYL APPLIED 1ST SURFACE AND WHITE DIFFUSER VINYL APPLIED 2ND SURFACE. 1 1/2" RETAINER PAINTED 74155 DARK BRONZE SEMIGLOSS. CABINET IS INTERNALLY ILLUMINATED WITH 7100K WHITE LEDS.

ROST "CLOSED SUNDAY" PANEL
ALUMINUM PANEL WITH ROST COPY READING "CLOSED SUNDAY"

FABRICATED BASE FRAME
.1" x 1" x .125" ALUMINUM SQ TUBE WITH 1/2" CEMENT BOARD.

CONCRETE PAD AND BACKER BOARD BY C.S.I.

BRICK MASONRY PROVIDED AND INSTALLED BY CUSTOMER.
BRICK TO MATCH THAT OF BUILDING.



Design #
0637328AR5

Sheet 5 of 29

Client
#5513

Address
2111 N SQUIRREL ROAD,
AUBURN HILLS, MI

Account Rep.
KRISTEN HAMILTON
BRIAN HEAD

Designer
ANGELICA M

Date
10/25/2023

Approval / Date

Client

Sales

Estimating

Art

Engineering

Landlord

Revision/Date
R1(11/09/2023)AM: UPDATED ELEVATIONS
R2(01/26/2024)AM: UPDATED ELEVATIONS, REVISED SIGN L TO BE MOUNTED ON BOLLARDS, UPDATED FLAGPOLE SIZE TO 40FT, AND UPDATED MONUMENT TO 6FT
R3(02/01/2024)AM: UPDATED SP, ADDED PED-X AND STOP SIGNS, REVISED CHANNEL LETTERS TO WHITE WITH DOVER WHITE RETURNS
R4(02/23/2024)AM: REVISED SIGN A MONUMENT AND REMOVED READERBOARD FROM SIGN AND INCREASE ICON SIZE, REVISED FLAGPOLE TO 30FT
R5(02/28/2024)AM: REVISED SIGN A MONUMENT TO 10FT AND CHANGED TO ICON INSTEAD OF SCRIPT, UPDATED SITE PLAN, AND ADDED ICON SIGN TO DRIVE THRU ELEVATION
CORRECTION(02/28/2024)AM: UPDATED BASE FOR SIGN A MONUMENT TO 2FT

CHANDLER
SIGNS

National Headquarters

14201 Sovereign Road #101
Fort Worth, TX 76155
(214)902-2000 Fax(214)902-2044

San Antonio

17319 San Pedro Ave
Ste 200
San Antonio, TX 78232
(210)349-3804 Fax (210)349-8724

Georgia

111 Woodstone Place
Dawsonville, GA 30534
(678) 725-8852 Fax (210) 349-8724

South Texas

PO BOX 125 206 Doral Drive
Portland, TX 78374
(863) 563-5599 Fax (863) 643-6533

This drawing is the property of
Chandler Signs, LLC
All rights to its use for reproduction
are reserved by Chandler Signs, LLC

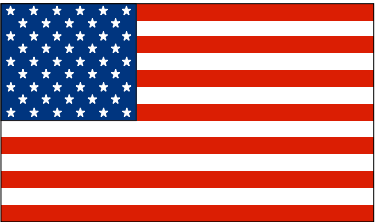
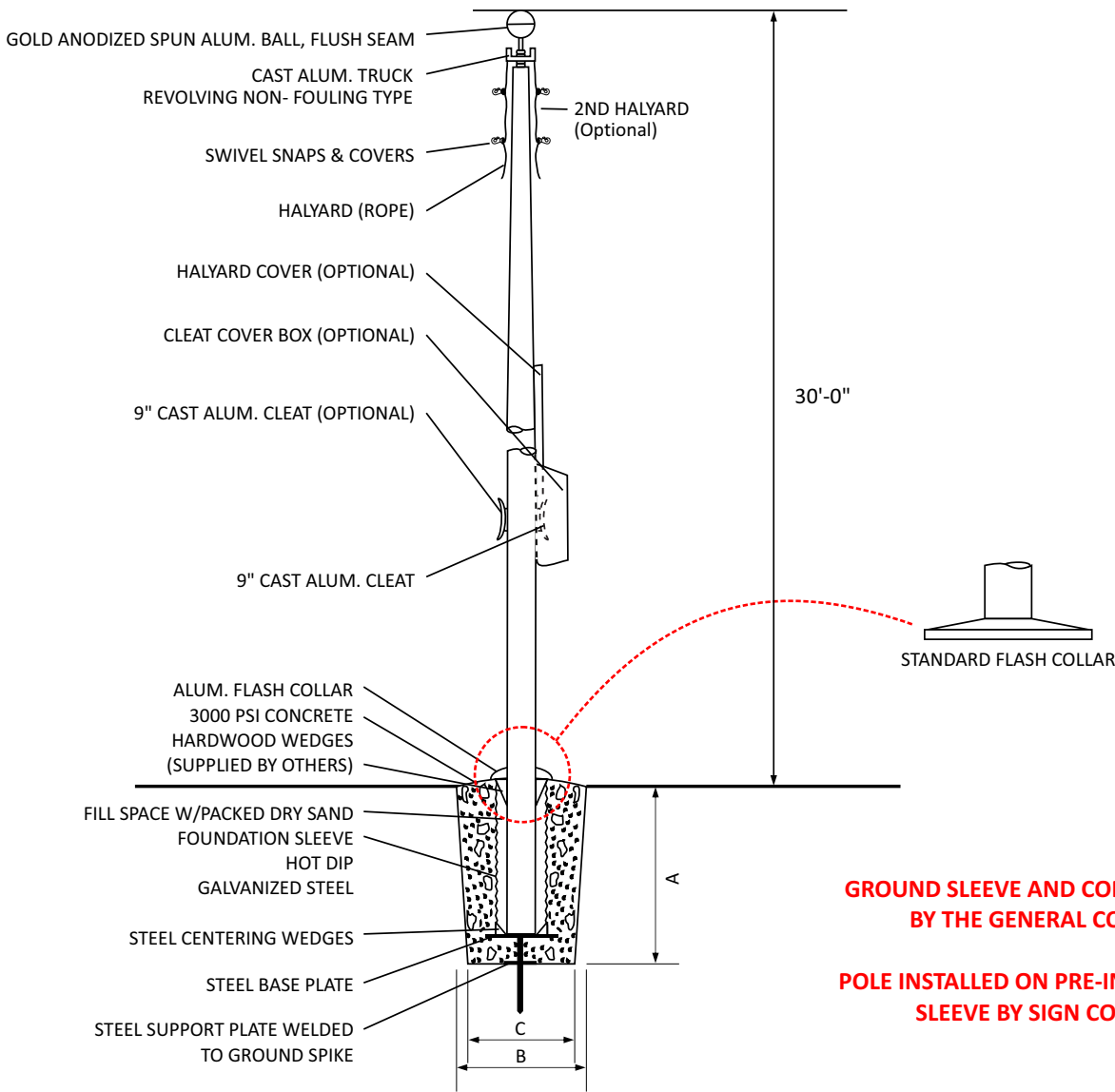
FINAL ELECTRICAL
CONNECTION BY
CUSTOMER

UL

THIS SIGN IS INTENDED TO BE INSTALLED
IN ACCORDANCE WITH ARTICLE 600 OF THE
NATIONAL ELECTRICAL CODE AND/OR OTHER
APPLICABLE LOCAL CODES. THIS INCLUDES
PROPER GROUNDING & BONDING OF THE SIGN.
SIGN WILL BEAR UL LABEL(S).

Chick-fil-A

A



FLAG PROVIDED BY CSI

FOUNDATION SIZES				
HEIGHT	A	B	C	FLAG SIZE
20'	3'-6"	30"	24"	6'-10'
25'	3'-6"	30"	24"	6'-10'
30'	3'-6"	30"	24"	6'-10'
35'	4'-0"	36"	30"	6'-10'
40'	4'-6"	42"	36"	10'-15'
45'	5'-0"	48"	42"	10'-15'
50'	5'-6"	48"	42"	10'-15'

GROUND SLEEVE AND CONCRETE INSTALLED BY THE GENERAL CONTRACTOR.

POLE INSTALLED ON PRE-INSTALLED GROUND SLEEVE BY SIGN CONTRACTOR.

F CFA - FLAG 30 N.T.S.
ONE (1) REQUIRED - PROVIDE AND INSTALL

Design #	
0637328AR5	
Sheet	19 of 29
Client	
#5513	
Address	
2111 N SQUIRREL ROAD, AUBURN HILLS, MI	
Account Rep.	KRISTEN HAMILTON BRIAN HEAD
Designer	ANGELICA M
Date	10/25/2023
Approval / Date	
Client	
Sales	
Estimating	
Art	
Engineering	
Landlord	

Revision/Date	
R1(11/09/2023)AM:	UPDATED ELEVATIONS
R2(01/26/2024)AM:	UPDATED ELEVATIONS, REVISED SIGN L TO BE MOUNTED ON BOLLARDS, UPDATED FLAGPOLE SIZE TO 40FT, AND UPDATED MONUMENT TO 6FT
R3(02/01/2024)AM:	UPDATED SP, ADDED PED-X AND STOP SIGNS, REVISED CHANNEL LETTERS TO WHITE WITH DOVER WHITE RETURNS
R4(02/23/2024)AM:	REVISED SIGN A MONUMENT AND REMOVED READERBOARD FROM SIGN AND INCREASE ICON SIZE, REVISED FLAGPOLE TO 30FT
R5(02/28/2024)AM:	REVISED SIGN A MONUMENT TO 10FT AND CHANGED TO ICON INSTEAD OF SCRIPT, UPDATED SITE PLAN, AND ADDED ICON SIGN TO DRIVE THRU ELEVATION
CORRECTION(02/28/2024)AM:	UPDATED BASE FOR SIGN A MONUMENT TO 2FT



National Headquarters	14201 Sovereign Road #101 Fort Worth, TX 76155 (214)902-2000 Fax(214)902-2044
San Antonio	17319 San Pedro Ave Ste 200 San Antonio, TX 78232 (210)349-3804 Fax (210)349-8724
Georgia	111 Woodstone Place Dawsonville, GA 30534 (678) 725-8852 Fax (210) 349-8724
South Texas	PO BOX 125 206 Doral Drive Portland, TX 78374 (861) 563-5599 Fax (861) 643-6533

This drawing is the property of Chandler Signs, LLC
All rights to its use for reproduction are reserved by Chandler Signs, LLC

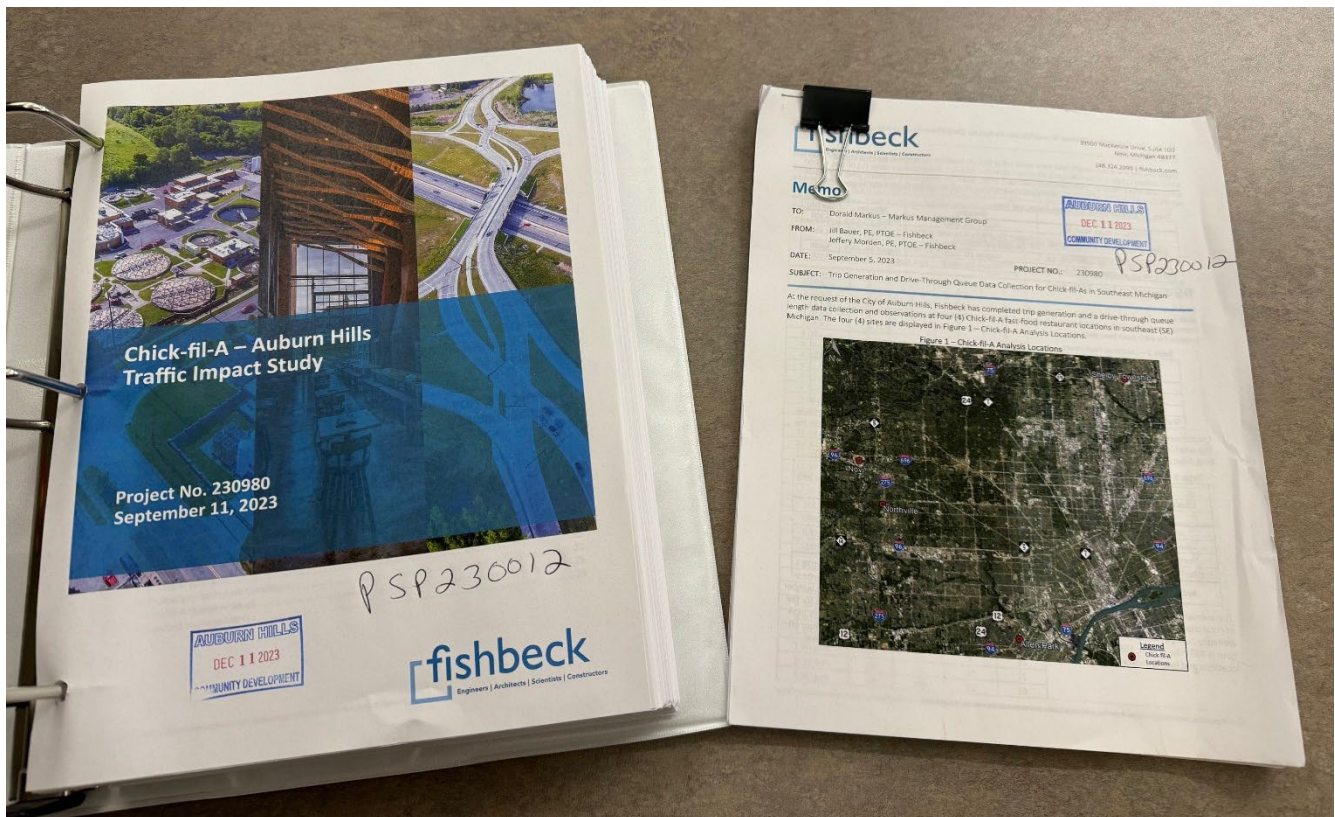
FINAL ELECTRICAL CONNECTION BY CUSTOMER

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF THE SIGN. SIGN WILL BEAR UL LABEL(S).



Traffic Study for Chick-fil-A

Note: The developer has submitted an extensive traffic study to the City for the proposed Chick-fil-A drive-thru restaurant, which OHM Advisors have reviewed and found acceptable. The extensive study is on file with the Community Development Department.



Provided in the packet are the following:

1. Executive Summary of the Traffic Study (2 pages)
2. Trip Generation and Drive-Through Queue Data Collection for Chick-fil-A's in Southeast Michigan (4 pages)

Executive Summary

Fishbeck has completed a traffic impact study (TIS) related to the development of a proposed fast-food restaurant with drive-through window located along the west side of Squirrel Road between Walton Boulevard and University Drive in the City of Auburn Hills (City), Oakland County, Michigan. The site was formerly a Macaroni Grill restaurant, which has been torn down, and the property is currently vacant. The proposed fast-food restaurant with drive-through window is a Chick-fil-A. The development will be completed and assumed to be open and fully operational in 2024.

Access to the property is proposed via two existing driveways along the south edge of the property. There are additional driveways proposed on the west edge of the property (one driveway), which is in line with the start of the drive-through stacking lanes, and on the north edge of the property (one driveway).

This study was conducted according to the methodologies and guidance published by Institute of Transportation Engineers (ITE), American Association of State Highway and Transportation Officials (AASHTO), Michigan Department of Transportation (MDOT), Road Commission for Oakland County (RCOC), and the city.

Vehicular, pedestrian, and cyclist Turning Movement Counts (TMCs) were collected at the study intersections during the weekday a.m. (7 a.m. to 9 a.m.) peak period on Wednesday, August 16, 2023, mid-day (m.d.) (11 a.m. to 1 p.m.) and p.m. (4 p.m. to 6 p.m.) peak periods on Thursday, May 25, 2023, and Saturday m.d. (11 a.m. to 1 p.m.) peak period on Saturday, May 27, 2023, of the road network.

Due to the proximity to the Oakland University Campus, traffic counts occurring after winter semester ended, and the impacts of COVID-19, historical RCOC Sydney Coordinated Adaptive Traffic System (SCATS) traffic signal traffic data from the Southeast Michigan Council of Governments (SEMCOG) Traffic Count Database System (TCDS) website was reviewed to determine if the traffic count data needed to be adjusted. Based on this review, for the weekday a.m. peak hour, adjustment factors of 1.50 for northbound (NB) Squirrel Road, 1.67 for southbound (SB) Squirrel Road, 1.43 for westbound (WB) University Drive, 1.55 for eastbound (EB) University Drive, and 1.09 for Walton Boulevard were used. For the weekday m.d. peak hour, adjustment factors of 2.94 for WB University Drive, 1.23 for EB University Drive, 1.18 for NB Squirrel Road, and 1.28 for SB Squirrel Road were used. For the weekday p.m. peak hour, an adjustment factor of 3.11 for WB University Drive and 1.14 for EB University Drive were used. For the Saturday m.d. peak hour, adjustment factors of 1.33 for NB Squirrel Road, 1.21 for SB Squirrel Road, 7.51 for WB University Drive, and 1.29 for EB University Drive were used. There was no adjustment factor applied to directions/roadways not listed above.

There is one known project in the site vicinity that would add additional traffic volumes or alter traffic patterns within the study network. The following development was included:

- The Avant at Five Points

Site-generated traffic was forecast using data from trip generation driveway count observations at four Chick-fil-A locations in southeast (SE) Michigan. Existing traffic volumes, site layout, and engineering judgement were used to develop a trip distribution model for the weekday a.m., m.d., and p.m. and Saturday m.d. peak hours for the new traffic that would be generated by the proposed development. A portion of the site-generated trips is anticipated to be “pass-by” in nature, meaning they already exist on the adjacent road network and are interrupted to visit the site. This percentage was based on a similar site from an AECOM study, which includes driveway counts from a Chick-fil-A in South Bend, IN.

Level of Service (LOS) analyses were conducted for existing, background, and total future conditions based on the *Highway Capacity Manual* (HCM) 6th Edition and HCM 2000 methodologies using Synchro traffic analysis software. Synchro network models were also simulated using SimTraffic to evaluate network operations including intersection queueing.

Based on the findings of the HCM operational analyses and site traffic generation, Table 1 – Proposed Improvements has the recommended existing, background, and future improvements to the study intersections to mitigate traffic impacts.

Table 1 – Proposed Improvements

Intersection	Existing	Background	Future
Squirrel Road and North Collector Driveway	-	-	Full width right turn lane
Squirrel Road and Middle Collector/NB to SB crossover 600 ft north of University Drive	-	-	Full width right turn lane
University Drive and South Collector Driveway	-	-	Right turn taper

Feet (ft)

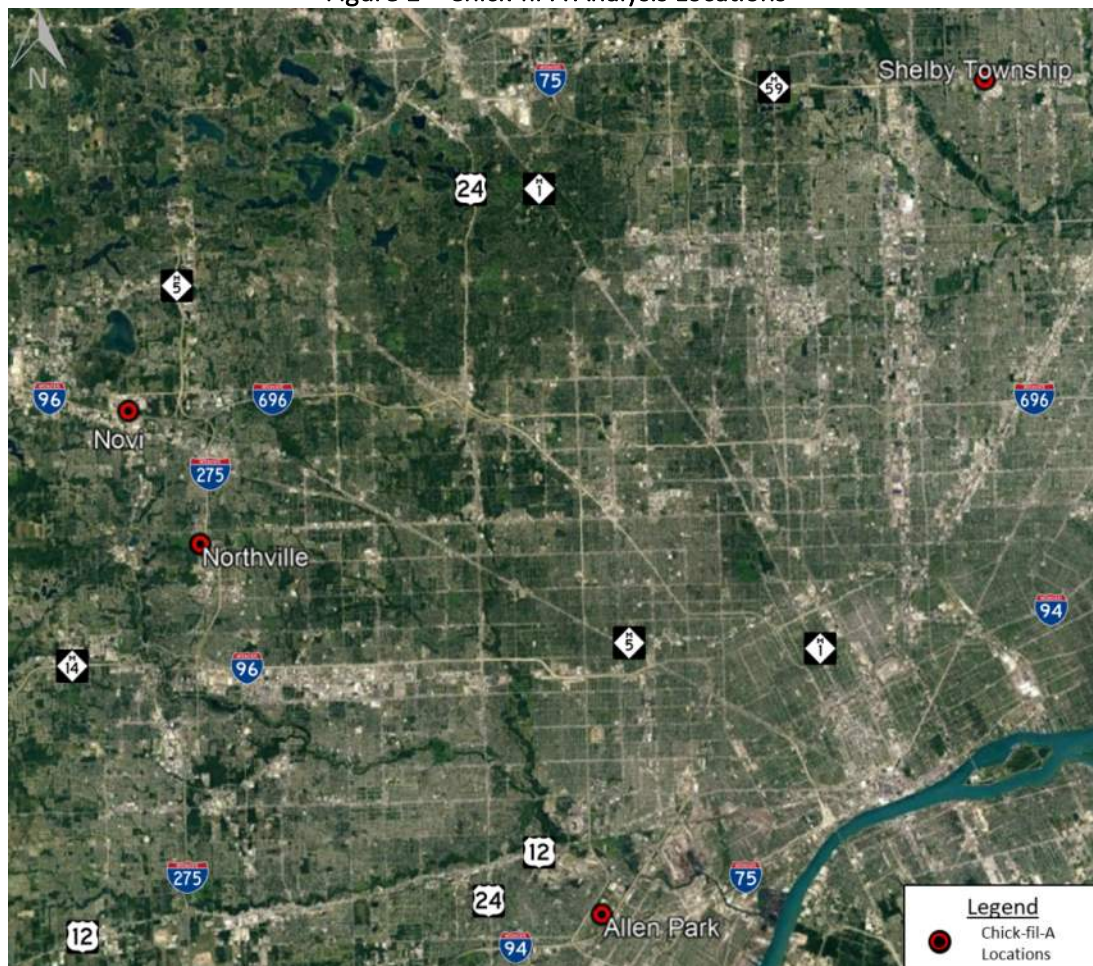
The opinions, findings, and conclusions expressed in this TIS are those of Fishbeck and not necessarily those of the Owner/Applicant, RCOC, or the city.

Prepared By:



Jeffrey Morden, PE, PTOE – Fishbeck

Jill Bauer, PE, PTOE – Fishbeck
Project Manager



Traffic volume and queue length data were collected at four (4) locations for weekday morning (7:00 to 9:00 a.m.), midday (11:00 a.m. to 1:00 p.m.), afternoon (4:00 to 6:00 p.m.), and Saturday midday (11:00 a.m. to 1:00 p.m.) peak hours. Table 1 – Data Collection Locations, Dates, and Sizes presents the locations, when traffic data were collected, and size of the location in square feet (sft) estimated based on Google Earth imagery.

Table 1 – Data Collection Locations, Dates, and Sizes

Location	Weekday	Saturday	Size (sft)
27750 Novi Road, Novi, MI	August 10, 2023	August 19, 2023	5,300
3355 Fairlane Drive, Allen Park, MI	August 16, 2023 – a.m. and midday August 24, 2023 – p.m. Only	August 12, 2023	4,950
20135 Haggerty Road, Northville, MI	August 16, 2023	August 19, 2023	5,060
13811 Hall Road, Shelby Township, MI	August 22, 2023	August 26, 2023	5,000

Trip Generation Data Collection

Peak hour trip generation data was collected for the weekday morning, midday, afternoon, and Saturday midday peak hours. The number of vehicles entering and exiting the Chick-fil-A driveways were counted in 15-minute intervals throughout the peak hour periods. Table 2 – Locations Peak Hours, presents the peak hours for each location for each peak hour period.

Table 2 – Locations Peak Hours

Location	Weekday			Saturday
	a.m. peak hour	midday peak hour	p.m. peak hour	midday peak hour
Novi	8:00 - 9:00 a.m.	12:00 - 1:00 p.m.	4:45 - 5:45 p.m.	12:00 - 1:00 p.m.
Allen Park	8:00 - 9:00 a.m.	11:45 a.m. - 12:45 p.m.	4:30 - 5:30 p.m.	12:00 - 1:00 p.m.
Northville	8:00 - 9:00 a.m.	11:45 a.m. - 12:45 p.m.	5:00 - 6:00 p.m.	12:00 - 1:00 p.m.
Shelby Township	8:00 - 9:00 a.m.	11:30 a.m. - 12:30 p.m.	4:00 - 5:00 p.m.	12:00 - 1:00 p.m.

For the weekday a.m. and Saturday midday peak hours, the four (4) locations present the same peak hour times. The weekday midday and p.m. peak hours present different peak hours. Table 3 – Trip Generation illustrates the peak hour in, out, and total trips for the four (4) Chick-fil-A locations.

Table 3 – Trip Generation

Location	Weekday									Saturday			Size (sft)
	a.m. peak hour			midday peak hour			p.m. peak hour			midday peak hour			
	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	
Novi	54	49	103	205	176	381	119	124	243	176	151	327	5,300
Allen Park	64	52	116	227	190	417	164	156	320	164	156	320	4,950
Northville	59	55	114	219	207	426	149	135	284	172	165	337	5,060
Shelby Township	69	61	130	218	198	416	187	185	372	223	201	424	5,000
Average	62	54	116	217	193	410	155	150	305	184	168	352	5,078

The average number of total trips for the weekday a.m. peak hour is 116 trips (62 in, 54 out). The average number of total trips for the weekday midday peak hour is 410 trips (217 in, 193 out). The average number of trips for the weekday p.m. peak hour is 305 trips (155 in, 150 out). The average number of trips for the Saturday midday peak hour is 352 trips (184 in, 168 out). Attached to this memorandum is the traffic count data for each of the four (4) locations and figures illustrating the site circulation information and traffic count camera recording locations.

Drive-Through Queue Analysis

A peak hour drive-through queue analysis was conducted for the weekday a.m., midday, p.m., and Saturday midday peak hours. The number of vehicles in the drive-through queues were counted throughout the analysis periods and recorded in ten (10) minute increments. Queue lengths were recorded starting at the drive-through window pick-up area. Table 4 – Queue Results Analysis presents the average, 95th percentile, and maximum queue lengths in vehicles.

Table 4 – Queueing Results

Time	Locations (Queue Lengths [vehicles])							
	Weekday peak hour				Saturday midday peak hour			
	Novi	Allen Park	Northville	Shelby Township	Novi	Allen Park	Northville	Shelby Township
7:00 a.m.	2	3	0	1				
7:10 a.m.	0	3	1	3				
7:20 a.m.	2	3	3	2				
7:30 a.m.	0	2	3	3				
7:40 a.m.	3	1	0	3				
7:50 a.m.	8	7	0	4				
8:00 a.m.	5	5	0	2				
8:10 a.m.	5	6	2	5				
8:20 a.m.	4	3	2	4				
8:30 a.m.	4	2	2	6				
8:40 a.m.	0	2	5	3				
8:50 a.m.	2	4	6	7				
9:00 a.m.	4	5	3	8				
11:00 a.m.	8	5	1	8	5	8	3	10
11:10 a.m.	9	8	7	14	10	15	12	5
11:20 a.m.	6	25	10	10	3	5	10	10
11:30 a.m.	11	15	9	19	5	9	5	7
11:40 a.m.	4	11	20	27	13	9	4	14
11:50 a.m.	4	10	14	40	18	12	7	24
12:00 p.m.	10	16	21	34	18	10	6	27
12:10 p.m.	16	14	22	31	22	9	13	29
12:20 p.m.	19	21	21	30	17	7	5	39
12:30 p.m.	23	18	19	38	16	5	10	44
12:40 p.m.	26	22	11	37	20	6	19	43
12:50 p.m.	24	19	10	22	23	18	18	34
1:00 p.m.	23	19	8	39	28	18	14	39
4:00 p.m.	12	13	3	21				
4:10 p.m.	9	9	5	25				
4:20 p.m.	14	10	6	22				
4:30 p.m.	22	11	4	21				
4:40 p.m.	17	9	9	19				
4:50 p.m.	15	9	6	22				
5:00 p.m.	16	11	5	16				
5:10 p.m.	18	22	10	15				
5:20 p.m.	18	10	12	13				

Table 4 – Queueing Results

Time	Locations (Queue Lengths [vehicles])							
	Weekday peak hour				Saturday midday peak hour			
	Novi	Allen Park	Northville	Shelby Township	Novi	Allen Park	Northville	Shelby Township
5:40 p.m.	10	10	18	20				
5:50 p.m.	9	21	27	19				
6:00 p.m.	11	16	29	22				
Average	12							
95th Percentile	31							
Maximum	44							

Over the four (4) Chick-fil-A locations in SE Michigan, the average, 95th percentile, and maximum queue lengths were 12, 31, and 44 vehicles, respectively. The Shelby Township location presented the longest queueing of the four (4) locations. This location has the highest trip generation among the four (4) locations. Where the maximum queues occur at the Shelby Township location, the queue decreases quickly from 40 to 34 vehicles in ten (10) minutes during the weekday and 44 to 43 to 34 vehicles in 20 minutes during the Saturday midday peak hour. Attached to this memorandum are the queueing observations. Based on 95th percentile queue of the four (4) locations, a Chick-fil-A fast-food restaurant queueing space should ideally be able to accommodate 31 vehicles in the main drive through area without impeding operations of the parking lot.

Attachments

By email



CITY OF AUBURN HILLS
PLANNING COMMISSION
MINUTES - EXCERPT

September 14, 2022

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

ROLL CALL: Present: **Sam Beidoun, Cynthia Pavlich, Dominick Tringali, Carolyn Shearer, Raymond Saelens, Chauncey Hitchcock, Brian Marzolf, Greg Ouellette**
Absent: **Laura Ochs**
Also Present: Director of Community Development Steve Cohen, City Planner Shawn Keenan
Guests: 10

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

5b. 2111 North Squirrel Road (7:03 p.m.)

Public Hearing/Motion – Recommendation to City Council for combined PUD Step One – Qualification/Step Two – Site Plan approval to construct a mixed-use development comprising one retail center building with a drive-thru restaurant and outdoor seating area and a second restaurant building with a drive-thru and outdoor seating area.

Mr. Cohen explained that this is a request for PUD approval of a revised development proposal for the former Macaroni Grill site located at 2111 N. Squirrel Road. The property is 2.97-acres in size and is zoned B-2, General Business District.

City Council had previously approved the applicant's request to construct a 27,419 square foot, two-story commercial/office building on November 15, 2021. The applicant desires to revise the original plan due to the company's difficulty securing viable tenants for the office space. The new project allows for a 3,480 square foot Panera Bread restaurant with a drive-through facility and outside seating on the north end of the property and a 10,196 square foot one-story retail center on the south end.

This smaller retail center will include a drive-through facility and outdoor seating area for a future fast-casual restaurant tenant that is intended to occupy the southernmost tenant space. The architecture will remain substantially the same as the previous proposal.

Doraid Markus, University Center Partners, LLC, 251 E. Merrill, Suite 205, Birmingham, MI 48009 was available to answer any questions of the Commission.

Mr. Saelens asked about the potential tenants for the project. Mr. Markus stated that they have been talking to national retailers for the south end. They will find the best mix to complement the project.

Mr. Hitchcock asked what about the site would be attractive to national retailers. Mr. Markus explained that the proximity of Oakland University, the surrounding businesses, access to the highway, and the apartments to the rear of the development all contribute to the interest in the project.

Mr. Hitchcock stated that it is an attractive development and well laid out. Mr. Markus agreed, stating that Mr. Cohen and the administrative review team worked hard on this project.

Mr. Marzolf expressed concern with the double drive-thru backing up during busy times. He further stated that everything seems to be a little tight, though it is a great re-use of the site.

Mr. Markus explained that having double drive-thru lanes will alleviate some of the potential stacking issues. The other Starbucks location occasionally backs up because of an employee shortage. It is hoped that staffing problems will cure themselves soon.

Mr. Tringali expressed appreciation to Mr. Markus for adding additional glass to the façade of the retail center

building as requested by staff.

Mr. Ouellette opened the public hearing at 7:12 p.m.

There being no public comments, Mr. Ouellette closed the public hearing at 7:12 p.m.

Moved by Beidoun to recommend to City Council approval of the combined PUD Step One – Concept Plan and PUD Step Two – Site Plan approval for 2111 N. Squirrel Road subject to the conditions of the City's Administrative Review Team.

Second by Hitchcock.

VOTE: Yes: Beidoun, Hitchcock, Shearer, Tringali, Pavlich, Marzolf, Saelens, Ouellette

No: None

Motion Carried (8-0)



CITY OF AUBURN HILLS
REGULAR CITY COUNCIL MEETING
MINUTES - EXCERPT

SEPTEMBER 26, 2022

CALL TO ORDER:

Mayor McDaniel at 7:00 PM

LOCATION:

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

Present: Mayor McDaniel, Council Members Carrier, Cionka, Hawkins, Knight, Marzolf, Verbeke

Absent: None

Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Beckerleg, City Clerk Pierce, Police Chief Gagnon, Asst Fire Chief Robinson, Community Development Director Cohen, DPW Director Baldante, Mgr of Roads & Fleet Hefner, Mgr of Public Utilities Deman, Senior Services Director Adcock, Economic Development Mgr Carroll, Management Assistant Hagge, Engineer Juidici

13 Guests

4. NEW BUSINESS

9a. Motion – To approve the combined PUD Step One – Qualification / Step Two – Site Plan / 2111 N. Squirrel Road.

Mr. Cohen presented a revised development proposal to the 2111 N. Squirrel Road location. He shared that this parcel was previously approved to develop a two-story development but due to the changes in society the developer is going a different route. The new project will allow for a 3,480 square foot Panera Bread restaurant and outside seating on the north end of the property and a 10,196 square foot one-story retail center on the south end. Both developments will have a drive through option. Mr. Cohen explained that the PUD was specifically for the Panera Bread development and not being able to fulfill the 1.5-acre requirement in the B-2 district. Mr. Cohen stated that since these Ordinance requirements cannot be met, Mr. Markus will be donating \$75,000 to the Veteran's Memorial Fund to help provide a public benefit. This new proposal is estimated at a \$4 million investment.

Ms. Verbeke sought clarification for the traffic flow. Mr. Juidici explained that the traffic flow in the north is significantly improved over the traffic flow located to the south of this proposed development.

Mr. Markus of University Center Partners was present. He commented that the traffic flow at this development will not be the same as the development to the south due to the design.

Ms. Verbeke commented that the traffic flow of the customers leaving the development to the south is the congested and suggested that possibly a stop sign could be added to aid in a better flow of the traffic

Moved by Carrier, Seconded by Hawkins.

RESOLVED: To accept the Planning Commission's recommendation and approve the combined PUD Step One – Concept Plan and PUD Step Two – Site Plan for 2111 N. Squirrel Road subject to the conditions of the City's Administrative Review Team.

VOTE: Yes: Carrier, Cionka, Hawkins, Knight, Marzolf, McDaniel, Verbeke

No: None

Resolution No. 22.09.140

Motion Carried (7 - 0)

Approved by the City Council on September 26, 2022





CITY OF AUBURN HILLS
PLANNING COMMISSION
MINUTES - EXCERPT

November 3, 2021

CALL TO ORDER: Vice Chairman Beidoun called the meeting to order at 7:00 p.m.

ROLL CALL: Present: Laura Ochs, Sam Beidoun, Brian Marzolf, Bob Pierce, Carlene Pederson, Carolyn Shearer
Absent: Chauncey Hitchcock, Ray Saelens, Greg Ouellette
Also Present: City Planner Keenan
Guests: 5

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

5b. University Market (f.k.a. 2111 N. Squirrel Road) (7:02 p.m.)
Public Hearing/Motion – Recommendation to City Council for approval of Special Land Use Permits and Site Plan to construct a two-story office/retail building with a drive-thru restaurant and outdoor seating area.

Mr. Keenan explained that this is a request from University Center Partners, LLC to construct a two-story commercial/office building that is approximately 27,419 square feet in size on a 2.75-acre parcel, zoned B-2, General Business District. The site is located at 2111 North Squirrel Road, which is generally located on the west side of North Squirrel Road, between Walton and University Drive, where the Macaroni Grill now sits.

The plans call for the demolition of the existing restaurant to make room for the construction of a new, more modern two-story building that provides approximately 6,504 square feet of restaurant space 6,387 square feet of retail space on the ground floor, and 11,340 square feet of office space on the second floor. The plans also include a drive-through facility and outdoor seating area for the future restaurant tenant that will occupy the south unit, which requires Special Land Use Permit approval.

To ensure the site will accommodate the proposed use, the applicant intends to add, through a land exchange, approximately 0.5 acres of the land from the Applebee's parcel that the applicant owns.

There are three special land use permit approvals associated with the proposed development. They include a drive-through facility and outdoor seating for the southernmost tenant and the exceedance of maximum building height in the B-2, General Business District is 30-feet. The building height measured from grade to the top of the parapet or facade is 37'-6".

The last item involves the land exchange that will create the acreage needed for the proposed development. The applicant intends to add a one-half acre piece of land that will be split off from the neighboring parcel to the south, where Applebee's Grill stands. The applicant has demonstrated that the Applebee's Grill site will remain in compliance with the City's Zoning Ordinance if the land exchange were to occur.

Total investment in the project is estimated at \$6 million. Construction is expected to begin in January 2022 with completion occurring sometime in Summer 2022.

Mark Drane, Rogvoy Architects, 32500 Telegraph Road, Bingham Farms, MI 48025, was available to answer any questions of the Commission.

Ms. Pederson asked whether the drive-thru stacking lane is near the outdoor seating area and whether the exhaust from vehicles would bother those sitting outside. Mr. Drane stated that the major of the stacked vehicles would be behind the building and the outdoor seating area will have a decorative metal fence around it.

Mr. Marzolf stated that he feels this is a great re-use of the property. He appreciates the pedestrian access to the sidewalk. He asked whether the sidewalk to Applebees would cause an issue with drivers being able to see pedestrians using the crosswalks. Mr. Drane explained that there would be ample time for a motorist to slow down for a pedestrian crossing in that area.

Mr. Pierce asked whether the number of parking spaces required is different for each use of the property. Mr. Keenan explained that there is a different calculation for each type of use in order to calculate the total required spaces. The applicant is providing nine more spaces than are required.

Mr. Beidoun asked whether alcohol will be allowed in the outdoor seating area. Mr. Drane stated that there would not be alcohol served in the outdoor seating area.

Mr. Beidoun opened the public hearing at 7:13 p.m.

There being no public comments, Mr. Beidoun closed the public hearing at 7:13 p.m.

Moved by Marzolf to recommend to City Council the approval of the Special Land Use Permits and Site Plan for University Centers Partners, LLC subject to the conditions of the City's Administrative Review Team.

Second by Ochs.

VOTE: Yes: Shearer, Pierce, Beidoun, Ochs, Marzolf, Pederson

No: None

Motion Carried (6-0)



CITY OF AUBURN HILLS
REGULAR CITY COUNCIL MEETING
EXCERPT

NOVEMBER 15, 2021

CALL TO ORDER:

Mayor McDaniel at 7:00 p.m.

LOCATION:

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

Present: Mayor McDaniel, Council Members Hawkins, Kittle, Knight, Marzolf, and Verbeke

Absent: Council Member Burmeister

Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Beckerleg, City Clerk Pierce, Police Chief Baker, Fire Chief Taylor, Finance Director/Treasurer Schulz, City Planner Keenan, Recreation Director Hegdal, Mgr. of Municipal Properties Baldante, Senior Program Coordinator Beckett, Senior Services Program & Volunteer Coordinator Rank, Engineers Juidici & Cousino

14 Guests

14b. Motion – To approve the Special Land Use Permits and Site Plan / University Market.

Mr. Keenan presented the proposed Special Land Use Permit for University Center Partners, LLC to construct a two-story commercial building at the location of 2111 North Squirrel Road. The proposal calls for the current building to be demolished and a new building constructed. The first floor will contain retail and restaurant tenants with the second floor containing office space.

Mr. Doraid Marcus of University Center Partners, LLC and Mr. Mark Drane of Rogvov Architects were present.

Moved by Hawkins, Seconded by Marzolf.

RESOLVED: To accept the Planning Commission's recommendation and approve the Special Land Use Permits and Site Plan for University Centers Partners, LLC subject to the conditions of the City's Administrative Review Team.

VOTE: Yes: Carrier, Hawkins, Kittle, Knight, Marzolf, McDaniel, Verbeke

No: None

Resolution No. 21.11.163

Motion Carried (7 - 0)

University Market

Approved by the City Council on November 15, 2021



**CITY OF AUBURN HILLS
PLANNING COMMISSION MEETING
EXCERPT**

May 20, 1999

CALL TO ORDER: Chairperson Beckett called the meeting to order at 7:30 p.m.

ROLL CALL:

Present.	Beckett, Cooper, Hurt-Mendyka (arrived at 7:46 p.m.), Niedjelski, Ouellette, Shaw, Spurlin
Absent.	Cochran, DeClerck
Also Present.	Assessor Bennett Building Department Manager Thacker Planning Consultant Lehoczky 17 Guests

LOCATION: Civic Center, 1827 N. Squirrel Road, Auburn Hills MI 48326

PERSONS WISHING TO BE HEARD - None

PETITIONERS

SLU99-14, J. Kaatz and SP99-5, Macaroni Grille

The public hearing was opened at 8:04 p.m. with Mr. Lehoczky presenting the site plan for an 8,050 square foot restaurant on the west side of Squirrel Road, north of University Drive (part of 14-13-176-006) and request for Special Land Use approval for said restaurant in a B-2 General Business district. He referenced as follows the recommendations from Lehoczky & Associates:

SLU99-14 dated April 21, 1999

We are recommending approval of the above Special Land Use request and offer the following discretionary findings of fact for approval:

- 1. The location of the use will not negatively impact adjacent areas, which are all nonresidential.*
- 2. The land will be used in accordance with its immediate character, which is planned for nonresidential development.*
- 3. The requirements of Section 1818, Special Land Uses Permitted, in Zoning Ordinance No. 372 will be met.*
- 4. The use will promote the purpose and intent of Zoning Ordinance No. 372.*
- 5. The use will be consistent with the health, safety and general welfare of the City of Auburn Hills and purpose and intent of Zoning Ordinance No. 372.*

SP99-5 dated May 5, 1999

We are recommending conditional approval of the above site plan and offer the following discretionary findings of fact for conditional approval:

- 1. The site plan contains sufficient basic information required by Zoning Ordinance No. 372 for a recommendation.*
- 2. The requirements of Section 1815, Items 7A-7E of Zoning Ordinance No. 372 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; access will be to a service drive, then Squirrel Road.*
 - 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 upon usable floor area, 146 parking spaces are required and 163 are depicted.*
- 4. The parking layout meets minimum requirements and parking spaces are provided for the handicapped (6 required and 6 provided).*
- 5. Setback requirements will be met.*
- 6. Greenbelts will be provided.*
- 7. Landscape requirements will be met and calculations have been submitted.*
- 8. Loading/unloading area has been provided.*
- 9. A note indicates that signs shall meet the requirements of Zoning Ordinance No. 372.*

10. A note indicates that parking spaces shall be double striped.
11. A screened trash area has been provided (see Additional Comments).
12. Roof-mounted and ground-mounted mechanical equipment will be screened.
13. At least 1/4 lumen per square foot of parking area will be provided with shielded lighting.

ADDITIONAL COMMENTS

1. The dumpsters will require wooden gates on metal backing and a 6-inch thick concrete pad.

Mr. Beckett referenced as follows the Orchard Hiltz & McCliment letter of May 6, 1999:

GRADING

Existing grades are shown on the site plan by contours. Most of the site drains toward the east. Proposed grades have been provided in the new pavement areas. Proposed grading has been added in the northern and western greenbelts around the property lines. It does not appear that the drainage pattern will be adversely affected by the site improvements.

Mr. Matt Slicker explained that the petitioner's parking will connect to, and be level with, existing parking for Applebee's. Mr. Lehoczy noted continuation of the internal road system for facilities within the "Triangle" area.

Mr. Beckett called for comments from the petitioner. **Mr. Scott Edwards** (Legal Counsel) introduced **Mr. J. Kaatz** (Tech Express Corporation), **Mr. Pablo Medeiros** (Brinker), **Mr. Matt Slicker** (Consulting Engineer) and **Mr. Larry Goss** (Developer). He presented site and landscape drawings. Ms. Hurt-Mendyka referenced Item 9 in Mr. Lehoczy's recommendation. Mr. Kaatz affirmed that signage will meet ordinance requirements without the need for a variance.

Ms. Hurt-Mendyka referenced the following excerpt from the May 6, 1999 letter from Orchard Hiltz & McCliment:

Run-off calculations have been provided and it appears that adequate detention can be provided for by storage in the oversized storm pipes. However, please note that the pipe sizes may need to be increased if adequate storage cannot be obtained in the storm structures. In addition, no overflow route has been provided. A weir structure will be given consideration during the engineering review.

Mr. Kaatz explained the weir structure would be placed at the rear of the site - before exiting the existing pavement area - to retard water flow and preclude erosion.

In response to a request from Mr. Beckett, Mr. Medeiros apologized that he had brought no elevations. He described the facade as Italian country villa architecture incorporating sandstone-color faux stone with salmon-color stucco and wood wainscot under the windows, terra cotta barrel tile sloped roof and parapet with flat roof on top, barrel tile canopy over the entry door - all colors to be very subtle with no flashing neon signage. Landscaping of petitioner's facilities typically exceeds local requirements. As questioned by Ms. Hurt-Mendyka, it was affirmed that there will be no outdoor dining. Mrs. Cooper noted problems with cooking odors from similar restaurants in the City. Mr. Edwards affirmed that the ventilation system will be the same as Chili's which has been very successful in keeping odors from emanating to the exterior of the building.

Mr. Beckett called for comments from the audience. **Mr. Randy Whitney** of 3036 E. Walton expressed concern regarding blowing trash from food service facilities in this area. Mr. Beckett explained the site plan indicates a completely enclosed dumpster area with wood-backed gates. Mr. Whitney advised that trash will blow from overflowing dumpsters even if they are enclosed. Mr. Beckett referenced efforts to enforce ordinance requirements for trash receptacles. Mr. Thacker advised that ordinance officers typically check these facilities on a weekly basis. Mr. Whitney suggested more frequent trash pick-up. Mr. Lehoczy noted that City staff is very diligent in checking whenever a complaint is received.

There being no further comments, the public hearing was declared held at 8:23 p.m.

Mr. Ouellette moved to recommend to City Council approval of SLU99-14, J. Kaatz (Macaroni Grille), to allow a restaurant in a B-2 General Business district for Macaroni Grille, including discretionary findings of fact in Mr. Lehoczy's letter of April 21, 1999 and further including recommendations from all other applicable agencies.

Supported by Ms. Hurt-Mendyka.

VOTE: Yes: Beckett, Cooper, Hurt-Mendyka, Niedjelski, Ouellette, Shaw, Spurlin
No: None

Motion carried (7-0)

Ms. Hurt-Mendyka moved to recommend to City Council approval of SP99-5, Macaroni Grille, proposed restaurant of approximately 8,050 square feet on the west side of Squirrel Road, north of University Drive (part of Sidwell 14-13-176-006), including discretionary findings of fact in Mr. Lehoczy's letter of May 5, 1999, and further including discretionary findings of fact from all applicable agencies and City consultants. Supported by Mr. Niedjelski.

VOTE: Yes: Beckett, Cooper, Hurt-Mendyka, Niedjelski, Ouellette, Shaw, Spurlin
No: None

Motion carried (7-0)

Mrs. Cooper requested that the petitioner bring elevation drawings for presentation at the City Council meeting.

CITY OF AUBURN HILLS
REGULAR CITY COUNCIL MEETING
Excerpt

June 7, 1999

CALL TO ORDER: Mayor McDonald called the Regular Council Meeting to order at 7:30 p.m. with the Pledge of Allegiance

ROLL CALL:

Present.	Mayor McDonald, Mayor Pro Tem Knight, Council Members Cooper, Davis, Harvey-Edwards, McMillin, Sendegas
Absent.	None
Also Present.	City Manager Ross; Assistant City Manager Greve; Public Services Director Schoonfield; Public Services Deputy Director and Westmoreland; TIFA Board Member Bennett; Planning Attorney Beckerleg Approximately 30 Guests

LOCATION: Civic Center, 1827 N. Squirrel Road, Auburn Hills MI 48326

8d. SLU99-14, J. Kaatz (Macaroni Grill) and 8e. SP99-5, Macaroni Grill

Mr. Lehoczky presented the site plan for an 8,050 square foot restaurant and Special Land Use to allow said restaurant in a B-2 General Business district on the west side of Squirrel, north of University (part of 14-13-176-006). He referenced as follows the Planning Commission's recommendations for 'approval of SLU99-14, J. Kaatz (Macaroni Grill), to allow a restaurant in a B-2 General Business district for Macaroni Grill, including discretionary findings of fact in Mr. Lehoczky's letter of April 21, 1999 and further including recommendations from all other applicable agencies' and 'approval of SP99-5, Macaroni Grille, proposed restaurant of approximately 8,050 square feet on the west side of Squirrel Road, north of University Drive (part of Sidwell 14-13-176-006), including discretionary findings of fact in Mr. Lehoczky's letter of May 5, 1999, and further including discretionary findings of fact from all applicable agencies and City consultants.'

In response to a question from Mr. Knight, Mr. Lehoczky explained this is a condominium-type development with individual ownership of buildings and shared parking lots. The petitioner presented an artist's rendering of the building. Mrs. Cooper referenced Sgt. Amon's report regarding 6 liquor license violations in the past 5 years. **Mr. Scott Edwards** explained that, while all license violations are taken very seriously, the petitioner (Brinker) has many restaurants, employees are educated regarding liquor violations and automatically terminated for service to a minor.

Ms. Harvey-Edwards moved to accept the Planning Commission's recommendation and approve SLU99-14, J. Kaatz (Macaroni Grill) to allow a restaurant in a B-2 General Business district on the west side of Squirrel, north of University (part of 14-13-176-006), including discretionary findings of fact from Mr. Steve Lehoczky, subject to conditions as recommended by all appropriate agencies.

Supported by Mr. Davis.

VOTE: Yes: Cooper, Davis, Harvey-Edwards, Knight, McDonald, McMillin, Sendegas
No: None

Motion carried (7-0)

Mr. Knight questioned the parking lot drain. Mr. Lehoczky explained that, according to the City Engineer, there should be no problem with on-site drainage for the subject site.

Mrs. Cooper moved to accept the Planning Commission and the Environmental Review Board's recommendation and approve SP99-5, and the tree removal permit for Macaroni Grill - 8,050 square foot restaurant on the west side of Squirrel, north of University (part of 14-13-176-006), including discretionary findings of fact from Mr. Steve Lehoczky, subject to conditions as recommended by all appropriate agencies.

Supported by Mr. Davis.

VOTE: Yes: Cooper, Davis, Harvey-Edwards, Knight, McDonald, McMillin, Sendegas
No: None

Motion carried (7-0)

8m. Request for a liquor license by Macaroni Grill

As requested by Mr. McMillin, Mr. Ross agreed to provide a report on the number of liquor licenses within the City. Mr. Knight cautioned the petitioner that Council encourages sting operations to monitor licensed establishments and will not tolerate service to minors.

Mrs. Sendegas moved to approve Macaroni Grille's request for a transfer of ownership of a Class C license with Sunday sales.

Supported by Ms. Harvey-Edwards.

VOTE: Yes: Cooper, Davis, Harvey-Edwards, Knight, McDonald, Sendegas
No: McMillin

Motion carried (6-1)

DATE RECEIVED: 4-30-99

DATE RECEIVED: 4-30-99



NORTH SCALE: NOT TO SCALE

PART OF THE NORTHWEST ¼ OF SECTION 13, T3N, R10E, CITY OF AUBURN HILLS,
DAKOTA COUNTY, MICHIGAN AND DESCRIBED AS: COMMENCING AT THE NORTH ¼
CORNER OF SAID SECTION 13; THENCE S 45° 02' 00" E 1282.52 FEET ALONG THE
NORTH-SOUTH LINE OF SAID SECTION;
SOUTHWEST ROAD; 160.00 FEET TO A POINT ON THE WEST
RIGHT-OF-WAY LINE OF SQUIRREL ROAD; A POINT OF BEGINNING; THENCE
S 85° 17' 40" E 296.00 FEET TO A POINT ON THE RIGHT-OF-WAY LINE OF
S 85° 17' 40" E 296.00 FEET; THENCE S 45° 02' 00" E 320.00 FEET; THENCE
N 85° 17' 40" E 296.00 FEET TO A POINT ON SAID WEST-RIGHT-OF-WAY LINE AND
THENCE N 45° 02' 00" E 1282.52 FEET TO THE POINT OF BEGINNING.
TO ALL EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

POSITION: SW COR. CONC. LIGHT BASE
C/L ISLAND UNIVERSITY DRIVE
ELEVATION: 929.42

BM #1
POSITION: TOP OF CONC. LIGHT
BASE SW COR. OF PROP.
ELEVATION: 948.51

BM #2
POSITION: HYD. AT APPLEBEES SIGN
30' W OF SQUIRREL RD.
ELEVATION: 951.12

1. ALL MATERIALS AND INSTALLATION WITHIN THE PROPERTY LINE ARE THE RESPONSIBILITY OF THE BRINKER CONTRACTOR
2. ALL DRIVE AREAS MUST BE POSTED AS "FIRE LANES" WITH UNIFORM SIGNS- IN KEEPING WITH THE STANDARD ESTABLISHED IN THE MICHIGAN MANUAL OF TRAFFIC CONTROL DEVICES. SIGNS MUST BE ERECTED ON BOTH SIDES OF THE FIRE LANES WITH SPACING BETWEEN SIGNS NOT TO EXCEED ONE HUNDRED FEET. SIGNS MUST BE LOCATED IN THE FIRE DEPARTMENT

BRINKER INTERNATIONAL
6820 LBJ FREEWAY
DALLAS, TX 75240-6515

CONTACT: BRIAN MORAN

(972) 770-5822

EXISTING		CURB & CUTTER		PROPOSED		CURB & CUTTER
	WATER LINE		WATER LINE		WATER LINE	
	SANITARY SEWER		SAN		SANITARY SEWER	
	GAS LINE		G		GAS LINE	
	UNDERGROUND ELECTRIC		UGE		UNDERGROUND ELECTRIC	
	OVERHEAD ELECTRIC		O-E		OVERHEAD ELECTRIC	
	AIR LINE		A		AIR LINE	
	UNDERGROUND TELEPHONE		UGT		UNDERGROUND TELEPHONE	
	OVERHEAD TELEPHONE		O-T		OVERHEAD TELEPHONE	
	STORM SEWER		ST		STORM SEWER	
	SETBACK LINE		SAW		SAWCUT POINT	
MS		MANHOLE	MS		MANHOLE	
MB		MANHOLE	MB		MANHOLE	
CH		CATCH BASIN	CH		CATCH BASIN	
CB		CATCH BASIN	CB		CATCH BASIN	
YL		YARD/AREA LIGHT	YL		YARD/AREA LIGHT	
PH		U.G. ELECTRIC CONDUIT	PH		U.G. ELECTRIC CONDUIT	
FP		POWER POLE	FP		POWER POLE	
FW		FIRE HYDRANT	FW		FIRE HYDRANT	
TR		TELEPHONE RISER	TR		TELEPHONE RISER	
TP MH		TELEPHONE MANHOLE	TP MH		TELEPHONE MANHOLE	
LP		LIGHT POLE	LP		LIGHT POLE	
VL		SHUTOFF VALVE	VL		SHUTOFF VALVE	
EM		ELECTRIC METER	EM		ELECTRIC METER	
GM		GAS METER	GM		GAS METER	
GV		GATE VALVE	GV		GATE VALVE	
YB		YARD BASIN	YB		YARD BASIN	
CO		CLEAN OUT	CO		CLEAN OUT	
CD		CLEAN OUT WITH CONC.	CD		CLEAN OUT WITH CONC.	
TP		DRIVE UP PAY PHONE	TP		DRIVE UP PAY PHONE	
		EDGE OF WOODS			EDGE OF WOODS	
		EDGE OF BRUSH			EDGE OF BRUSH	
		DECIDUOUS TREE/SHRUB			DECIDUOUS TREE/SHRUB	
		CONIFER TREE/SHRUB			CONIFER TREE	

1. CONSTRUCTION SHALL CONFORM TO CURRENT CITY OF AUBURN HILLS' STANDARDS.
2. NO WORK SHALL BE PERFORMED WITHOUT INSPECTION.
3. A PERMIT FROM THE DPW IS REQUIRED FOR ALL CONSTRUCTION WITHIN CITY ROW. NO EQUIPMENT OR MATERIAL STORAGE WILL BE PERMITTED IN THE ROW.
4. ALL CITY STREETS MUST BE MAINTAINED DURING CONSTRUCTION. STREETS SHALL BE OPEN TO ALL TRAFFIC FREE OF ANY OBSTRUCTIONS, OBSTRUCTIONS, DIRT AND THE LIKE. IF CLEAN-UP IS NOT PERFORMED WITHIN 24 HOURS OF NOTIFICATION, THE CITY RESERVES THE RIGHT TO PERFORM THE WORK AND CHARGE THE DEVELOPER ACCORDINGLY.
5. WORKING HOURS (INCLUDING RUNNING OF ANY MACHINERY) SHALL BE RESTRICTED TO MONDAY THROUGH SATURDAY, 7:00 AM TO 7:00 PM SUN-UP TO SUNDOWN. WHICHEVER IS LATER. CONSTRUCTION OF ANY NATURE BEYOND THESE PERIODS LISTED ABOVE SHALL BE PERMITTED ONLY AFTER WRITTEN APPROVAL OF THE CITY MANAGER OR HIS DESIGNEE.
6. ALL MATERIALS AND MANUFACTURERS SHALL CONFORM TO THE STANDARD DETAILS.
7. UTILITY STRUCTURES SHALL NOT BE LOCATED IN DRIVEWAYS, AND WHERE POSSIBLE, SHALL NOT BE LOCATED IN PAVED AREAS.
8. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH ACT 53 OF P.A. OF 1974 AND ALSO CONTACT OAKLAND COUNTY UTILITY AND PROTECTION SERVICE (MISS 312-1800-482-7171) THREE (3) WORKING DAYS BEFORE THE START OF ANY CONSTRUCTION.
9. THE CONTRACTOR SHALL PROVIDE NECESSARY SIGNS, BARRICADES AND LIGHTS TO PROTECT TRAFFIC AND THE WORK AS DIRECTED BY THE ENGINEER. SUCH DEVICES SHALL BE PLACED PRIOR TO STARTING WORK IN AFFECTED AREAS.
10. ALL SOIL EROSION AND SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE OAKLAND COUNTY STANDARDS AND DETAILS. THE CONTRACTOR SHALL FOLLOW LOCAL RULES AND REGULATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL FOR ALL MATERIALS THAT ARE DISPOSED OF OFF OF THE PROJECT SITE.
11. ALL SOIL EROSION MEASURES MUST BE PROPERLY PLACED PRIOR TO GRADING OR OTHER CONSTRUCTION ACTIVITIES.
12. FIELD CHANGES TO THE APPROVED PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE INSPECTOR ON SITE, WHO WILL DETERMINE WHETHER THE CHANGE IS CONSIDERED "SIGNIFICANT." "SIGNIFICANT" FIELD CHANGES SUBMITTED TO THE CITY BY THE DESIGN ENGINEER SHALL NOT BE HELD RESPONSIBLE OR DELAYS IN APPROVAL OR 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 OR REPAIRS TO ANY UTILITIES LOCATED WITHIN THE MUNICIPAL WARDEN.

1. ON-SITE FIRE MAINTENANCE PERSONNEL SHALL BE AVAILABLE TO AID IN THE EVENT OF A FIRE.
2. NO PARKING OR STANDING SHALL BE ALLOWED ON THE MAINTENANCE AREA.
3. AN EMERGENCY ACCESS SHALL BE PROVIDED TO THE AUBURN HILLS. SHALL BE PROVIDED PRIOR TO THE CONSTRUCTION UNLESS THE MAINTENANCE AREA IS LOCATED PRIOR TO CONSTRUCTION.
4. CITY OF TOWN OF

C-1	SITE PLAN	REV#
C-2	UTILITY PLAN	REV#
C-2A	OVERALL UTILITY PLAN	REV#
C-3	GRADING AND DRAINAGE PLAN	REV#
C-4	SOIL EROSION PLAN & DETAILS	REV#
C-5	LANDSCAPE PLAN	REV#
C-6	SITE DETAILS	REV#

ATTACHMENTS:
SURVEY - (WILCOX ASSOCIATES)
C4.1 SITE UTILITY PLAN - (HUBBELL, ROTH, & CLARK INC.)
C-2 MASS GRADING - NORTH HALF (HUBBELL, ROTH, & CLARK INC.)
TS-2 TREE INVENTORY - (BURTON KATZMAN CO.)

WORKING DAYS PRIOR TO CONSTRUCTION. CONTACT ORCHARD, KATZ & MCCLINTEN (DENNIS HASSELL) AT (734) 522-6711 TO SCHEDULE INSPECTION. ORCHARD SHALL INSPECT THE FOLLOWING: UNDERGROUND WATER, SEWER, AND STORM, RETAINING WALLS, PAVEMENT IN CITY R.O.W. ALL SIDEWALKS OR BIKES IN ANY PUBLIC R.O.W. AND ANY OTHER ITEMS NOTED BY THE INSPECTOR. THE PRECONSTRUCTION MEETING. OCCUPANCY MAY BE AFFECTED IF PROCEDURES ARE NOT FOLLOWED FOR PROPER INSPECTION.

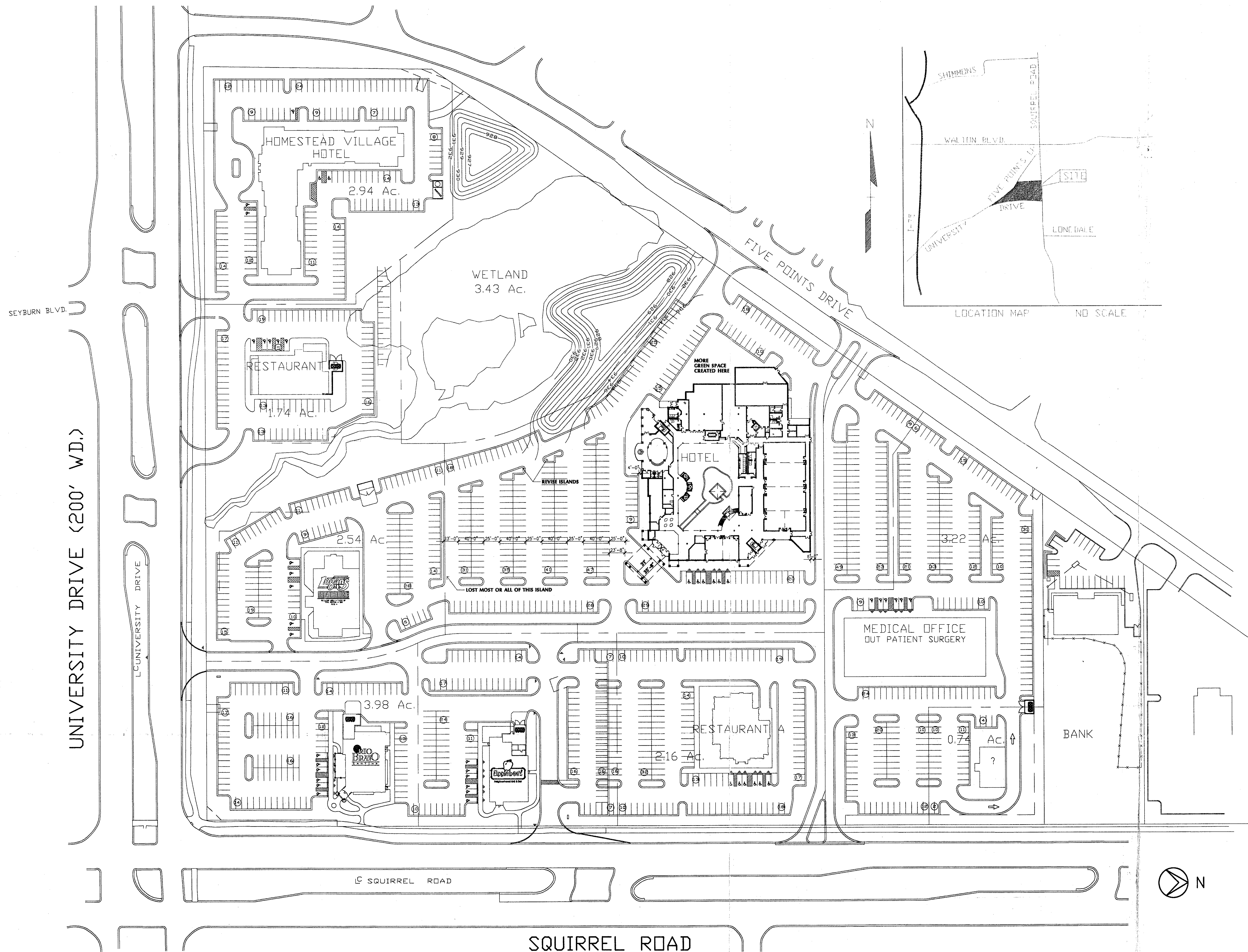
TRACTOR SHALL VERIFY INVERT ELEVATIONS AND OTHER
TIAL DIMENSIONS LISTED ON THESE DRAWINGS WHERE
AND ARE TIES ARE MADE. VERIFICATION SHALL BE
PLETED PRIOR TO INSTALLATION OF NEW UTILITIES.
SIGNIFICANT DISCREPANCIES SHALL BE IMMEDIATELY
UGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE

INFORMATION RELATING TO SITE HAS BEEN TAKEN FROM
A/CMS SURVEY PREPARED BY: WILCOX ASSOCIATES

PLS # 39377 . DRAWING/PROJECT # 98795
DPI 1/46/98

 BRINKER INTERNATIONAL. <i>2111 N. Quince</i>	techExpress 18901 Newburgh Road Suite 112 Lynch, MI 48154 Phone: (734) 953-4248 FAX: (734) 953-3048 Everywhere We Grow www.techx.com
SITE PLAN FIVE POINTS DEVELOPMENT AUBURN HILLS, MI	
SITE #:	SCALE AS NOTED
DATE: 12/31/98	
DRAWN BY: JGK CHECKED BY: DJK PROJECT: BR0003	SHT# C-1

m:\station\brinker\br900301.sp
29 APR 99 11:14:10



1 SITE PLAN
SCALE: 1"=60'-0"

EMBASSY SUITES HOTEL - AUBURN HILLS, MI
BUTLER, ROSEBURY & PARTNERS, INC.

DRAWN BY: OKE
CHECKED BY: OBT
12-8-98

C1.1



CITY OF AUBURN HILLS

PLANNING COMMISSION AGENDA

MEETING DATE: MARCH 6, 2024

AGENDA ITEM NOS 5b./5c.
COMMUNITY DEVELOPMENT

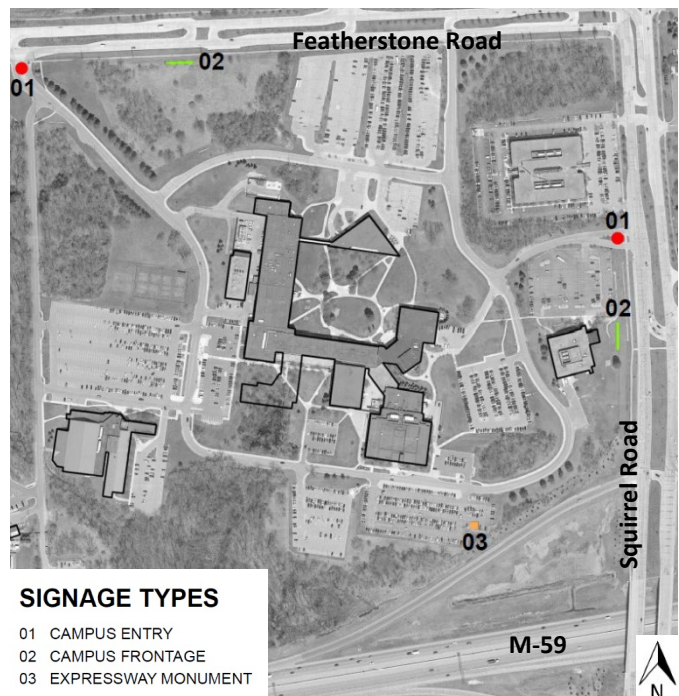
To: Chairperson Greg Ouellette and the Planning Commission
From: Steven J. Cohen, AICP, Director of Community Development
Submitted: February 28, 2024
Subject: **PART ONE:** Text Amendment to the Zoning Ordinance
Public Hearing / Motion - Recommendation to City Council for approval of a text amendment to amend Article XII. T&R, Technology and Research Districts of the Zoning Ordinance.
PART TWO: Oakland Community College
Public Hearing / Motion - Recommendation to City Council for Special Land Use Permit approval to construct two campus identification entry signs with LED changeable copy, two campus identification roadway wall signs, and one campus identification monument-style sign.

INTRODUCTION

This is a request from Oakland Community College (OCC) for Special Land Use Permit approval to install five new identification signs at its Auburn Hills campus at 2900 Featherstone Road. The property is zoned T&R, Technology and Research District.

City staff has also drafted a text amendment to the Zoning Ordinance to be considered concurrently with this Special Land Use Permit application, which would facilitate the signs proposed by OCC.

It is noted that these five signs are part of a larger campus sign improvement project that includes several other new signs that do not require City Council approval. These other signs will be handled administratively via separate sign permits through the Community Development Department.



Map showing the locations of the proposed signs that require Special Land Use Permit approval

TEXT AMENDMENT TO THE ZONING ORDINANCE TO FACILITATE NEW SIGNS

The attached text amendment to Article XII. T&R, Technology and Research Districts of the Zoning Ordinance has been drafted to incorporate ordinance language that would allow more prominent sized identification signs to be installed at *“Colleges, universities, and other such institutions of higher learning,*

TEXT AMENDMENT TO THE ZONING ORDINANCE TO FACILITATE NEW SIGNS (cont.)

both public and private, provided the property is located on the land bounded by M-59 and Featherstone Road, between I-75 and Squirrel Road.”

Consideration for creating the new standards for this land use in the T&R District was to allow the type and size of the signs proposed by OCC via a Special Land Use Permit. Staff believe the proposed signs would be in character and scale with OCC’s campus. In this case, the proposed ordinance amendment would allow more prominent identification signs on the OCC property, which staff finds would be appropriate and not cause an adverse visual or aesthetic effect on the surrounding area.

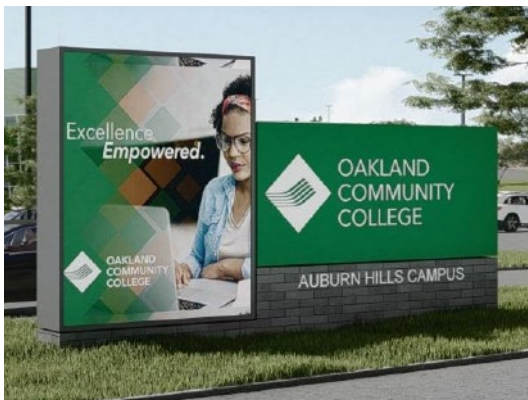
After consulting with City Attorney Derk Beckerleg, it was recommended that the City amend the Zoning Ordinance instead of having OCC apply to the Zoning Board of Appeals for variances or seek PUD approval from the City Council to facilitate the implementation of its proposal. This method of project implementation via a text amendment is consistent with how the City handled the eight, 50-foot-tall freestanding tenant identification “stylon” signs along the north side of Great Lakes Crossing Outlets, adjacent to I-75 in 2010 due to the unique nature of that facility. The mall’s sign proposal was accomplished by revising the standards for large shopping centers in the B-2, General Business District.

OVERVIEW OF OCC’S SIGN PROPOSAL

The signs proposed for the OCC - Auburn Hills campus have been developed as a brand standard to be installed across all OCC campuses. The OCC - Orchard Ridge campus in Farmington Hills was the first to receive these signs. Installed in 2021, each sign was developed at the Orchard Ridge campus to match the scale of the campus and its associated buildings. The same exercise was conducted at the Auburn Hills campus. An important distinction for these unique signs is that each OCC campus is large and has thousands more feet of street frontage than a standard building site. Lastly, OCC’s leadership aims to bring more attention to the OCC campuses as a community amenity. With the size of OCC campuses and speed limits on the main roads surrounding them, architectural professionals designed the more prominent size signs for each campus in a tasteful way to ensure visibility and readability for motorists.

SIGNAGE TYPE #1 – LED Automatic Changeable Copy Signs

(01- Campus Entry) - Located at the Featherstone Road and Squirrel Road campus entrances



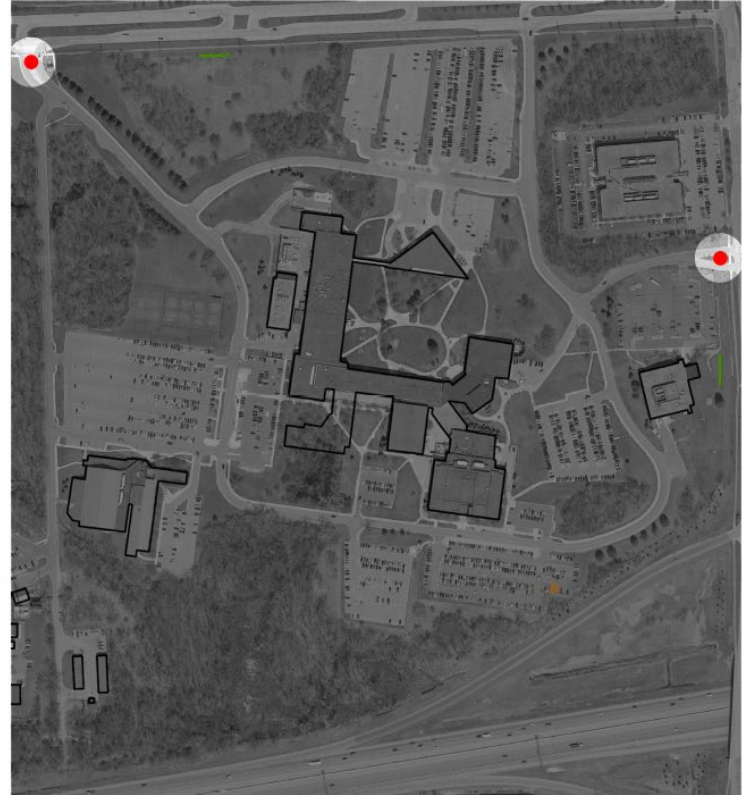
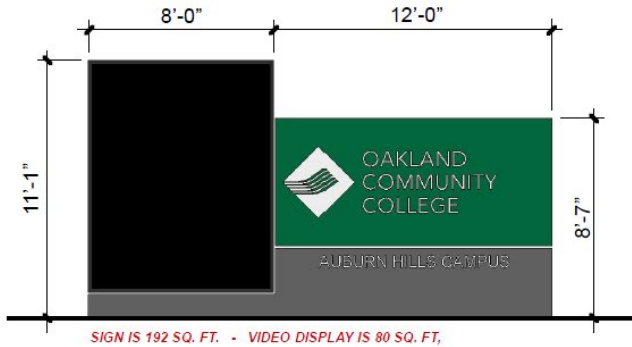
Rendering of the LED changeable copy sign proposed at the Squirrel Road entrance

These two new LED signs will replace the three existing digital signs approved by the City Council and installed 24 years ago. The text amendment proposes to 1) allow the new signs to be up to 12 feet in height instead of 10 feet; 2) allow the new signs to be up to 20 feet in width instead of 12 feet; 3) permit the LED changeable copy portion of the signs to be 80 square feet in size instead of 60 square feet; and 4) allow the signs to be setback one (1) foot from the right-of-way line. All the other general standards for automatic changeable copy signs listed in Section 1811 would apply to these signs, such as sign brightness and resolution, message copy interval (no less than 15 seconds), movement restriction (static image), and hours of operation (6:00 a.m. to 10 p.m.).

OCC SIGN PROPOSAL (cont.)

SIGNAGE TYPE #1 – LED Automatic Changeable Copy Signs (cont.)

(01- Campus Entry) - Located at the Featherstone Road and Squirrel Road campus entrances

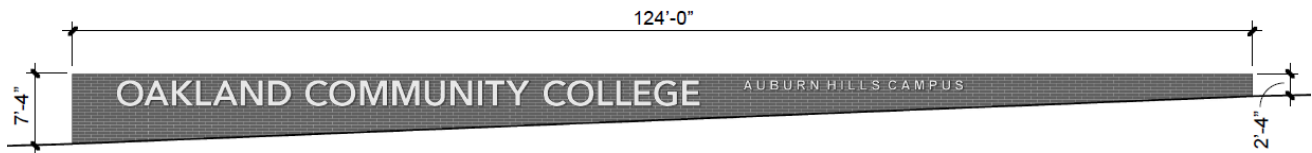


LED changeable copy sign proposed locations, photo of OCC – Orchard Ridge sign, and associated sign dimensions

SIGNAGE TYPE #2 – Decorative Roadway Landscape Wall Signs

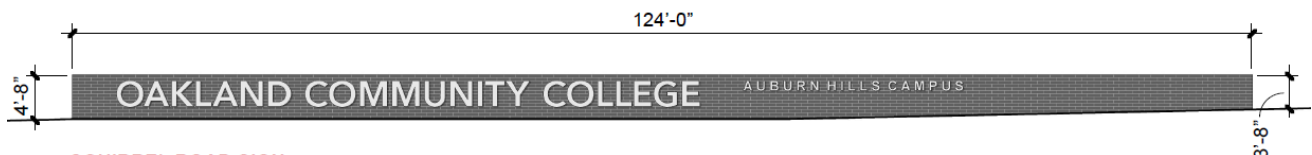
(02- Campus Frontage) - Located along Featherstone Road and Squirrel Road

These proposed signs resemble, in concept, those installed by Oakland University along its campus frontage. They are intended to assist with the OCC's campus's branding and create a sense of place.



FEATHERSTONE ROAD SIGN

WALL AREA = 599 SQ. FT.
OCC TEXT = 165 SQ. FT.
AH CAMPUS TEXT 23 SQ. FT.



SQUIRREL ROAD SIGN

WALL AREA = 554 SQ. FT.
OCC TEXT = 165 SQ. FT.
AH CAMPUS TEXT 23 SQ. FT.

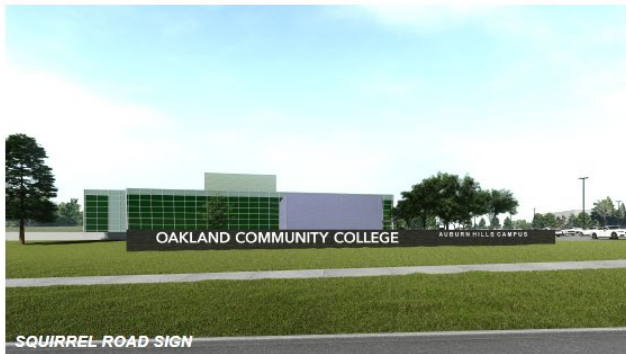
Decorative roadway landscape wall signs proposed

OCC SIGN PROPOSAL (cont.)

SIGNAGE TYPE #2 – Decorative Roadway Landscape Wall Signs (cont.)

(02- Campus Frontage) - Located along Featherstone Road and Squirrel Road

Per the staff's request, OCC will plant three additional trees south of the Squirrel Road wall, along the property line, to help improve the area's aesthetics and replace the one tree that will be removed to accommodate the N. Squirrel Road wall sign. Before construction, the minor tree removal activity will be handled via an administrative tree removal permit per the Woodlands Preservation Ordinance.



Decorative roadway landscape wall signs - proposed locations and renderings

SIGNAGE TYPE #3 – Tall Monument “Stylon” Sign

(03- Expressway Monument) - Located along M-59



Rendering of the tall monument sign proposed along M-59 – Westbound View

OCC SIGN PROPOSAL (cont.)**SIGNAGE TYPE #3 – Tall Monument “Stylon” Sign (cont.)**

(03- Expressway Monument) - Located along M-59

OCC proposes a tall monument sign adjacent to M-59. At 62' 5" feet in height, the proposed sign will be 12' 5" taller than the “stylon” signs installed at Great Lakes Crossing Outlets. The proposed text amendment will allow the sign to be up to 65 feet tall instead of 20 feet. As a reference, the same tall monument sign was installed at the OCC - Orchard Ridge campus in Farmington Hills along I-696. The sign is envisioned as a sculptural element to beautify and complement the campus while creating awareness for motorists driving along M-59 of OCC's presence in the community.



Tall monument “stylon” sign proposed location along M-59 and associated dimensions



Similar sign installed along I-696 in Farmington Hills

PART ONE: STAFF RECOMMENDATION FOR THE TEXT AMENDMENT

Staff recommends approval. The proposed text amendment has been reviewed and found acceptable from a legal standpoint by City Attorney Beckerleg.

PART TWO: STAFF RECOMMENDATION FOR THE SPECIAL LAND USE PERMIT

Staff recommends Conditional Approval of the Special Land Use Permit request and offers the following discretionary findings of fact:

1. The location of the use will not negatively impact adjacent areas, which are zoned non-residential.
2. The land will be used in accordance with its immediate character, which is planned and zoned for non-residential development.
3. The requirements of Section 1818 in the City's Zoning Ordinance will be met.
4. The use will promote the purpose and intent of the City's Zoning Ordinance.
5. The use will be consistent with the health, safety, and general welfare of the City of Auburn Hills, and the purpose and intent of the City's Zoning Ordinance.
6. The intent of Section 1811 and 1201, Item 13 (as amended) of the City's Zoning Ordinance will be met.

Conditions:

1. The Special Land Use Permit for the new signs shall be subject to the approval of the text amendment to amend Article XII. T&R, Technology and Research Districts of the Zoning Ordinance by the City Council.
2. The Special Land Use Permit for the five new signs shall be subject to separate sign permits being pulled for each sign proposed. An administrative tree removal permit shall be required for the one tree proposed to be removed in the location of the decorative roadway landscape wall along N. Squirrel Road, which will be addressed when the sign permit is pulled.
3. If requested by the City, OCC shall provide a hold harmless / indemnification agreement to the City for the two signs along Squirrel Road, which are setback one (1) foot from the right-of-way line.
4. The three existing electronic changeable copy signs installed in the year 2000 along the road frontage of the campus shall be removed as part of this Special Land Use Permit application.

RECOMMENDED ACTION**PART ONE: Text Amendment to the Zoning Ordinance**

"Move to recommend to City Council approval of the enclosed text amendment to amend Article XII. T&R, Technology and Research Districts of the Zoning Ordinance."

PART TWO: Oakland Community College

"Move to recommend to City Council approval of the Special Land Use Permit to construct two campus identification entry signs with LED changeable copy, two campus identification roadway wall signs, and one campus identification monument-style sign subject to the representations made by Oakland Community College and its representatives, packet materials, and conditions of Mr. Cohen's staff report."

Note: These two agenda items will be reviewed concurrently by the Planning Commission with a single presentation by staff. Please note that separate public hearings will be required for the proposed text amendment (Item 5b) and Special Land Use Permit application (Item 5c).



Planning Commission Public Notice

Meeting Date, Time, and Location:	Wednesday, March 6, 2024 at 7:00 p.m. City of Auburn Hills - City Council Chambers 1827 N. Squirrel Road, Auburn Hills, MI 48326
Applicant:	City of Auburn Hills
Nature of the Request:	Recommendation to City Council for approval of a text amendment to amend Article XII. T&R, Technology and Research Districts of the Zoning Ordinance.
City Staff Contact:	Steven J. Cohen, AICP Director of Community Development - 248-364-6900
The proposed amendments can be inspected during regular City business hours before the meeting at the Community Development Department, located on the municipal campus at 1827 N. Squirrel Road, Auburn Hills, MI 48326. Persons wishing to express their views may do so in person at the meeting or in writing addressed to the Planning Commission c/o Steve Cohen, Director of Community Development, at the above address. Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the City Clerk's Office at 248-370-9402 or the City Manager's Office at 248-370-9440 - 48 hours before the meeting. Staff will be pleased to make the necessary arrangements.	

**CITY OF AUBURN HILLS
COUNTY OF OAKLAND
STATE OF MICHIGAN
ORDINANCE NO. 24-938**

TEXT AMENDMENT TO ZONING ORDINANCE

AN ORDINANCE TO AMEND ARTICLE XII. T&R, TECHNOLOGY AND RESEARCH DISTRICTS OF THE AUBURN HILLS ZONING ORDINANCE NO. 372 ADDRESSING ADDITIONAL SIGN REQUIREMENTS FOR COLLEGES, UNIVERSITIES, AND OTHER SUCH INSTITUTIONS OF HIGHER LEARNING

THE CITY OF AUBURN HILLS ORDAINS

Section 1.

Section 1201, Item 13 of Article XII. T&R, Technology and Research Districts, of Auburn Hills Zoning Ordinance No. 372, as amended, is hereby amended and shall read as follows:

13. Colleges, universities, and other such institutions of higher learning, both public and private, provided the property is located on the land bounded by M-59 and Featherstone Road, between I-75 and Squirrel Road. In addition to requirements for signs permitted within Section 1811. Signs, the following additional sign standards shall apply:
 - A. Two (2) automatic changeable copy signs may be permitted and shall be considered as a separate special land use under the purview of Section 1818, provided the following conditions are met:
 1. The sign shall meet the standards of Section 1811.3(C)1 for automatic changeable copy signs, with the following exceptions:
 - a. The sign may be increased in height from ten (10) feet to twelve (12) feet and in width from twelve (12) feet to twenty (20) feet.
 - b. The LED copy area of the sign may be increased from sixty (60) to eighty (80) square feet in size.
 - c. The signs shall be setback a minimum of one (1) foot from the road right-of-way and adjacent property lines.
 - d. The total sign area on each face of the sign shall not exceed two hundred (200) square feet.
 - B. Two (2) signs incorporated in decorative landscape walls may be permitted and shall be considered as a separate special land use under the purview of Section 1818, provided the following conditions are met:
 1. The signs may only be permitted along Squirrel Road and Featherstone Road.
 2. The height of the sign shall not exceed eight (8) feet.
 3. The signs shall be setback a minimum of one (1) foot from the road right-of-way and adjacent property lines.
 4. The total sign area of each sign may not exceed two hundred (200) square feet.

- C. One (1) accessory identification pylon sign may be permitted on the property adjacent to an interstate highway and shall be considered as a separate special land use under the purview of Section 1818, provided the following conditions are met:
1. The height of the sign shall not exceed sixty-five (65) feet.
 2. The sign shall be setback a minimum of thirty (30) feet from the road right-of-way and adjacent property lines.
 3. The total sign area permitted on each face of the sign shall not exceed two hundred (200) square feet.
- D. The signs described in this subsection A-C may be submitted in a single special land use permit application package or in parts.

Section 2. Repealer.

All Ordinances or parts of Ordinances in conflict herewith are hereby repealed only to the extent necessary to give this Ordinance full force and effect.

Section 3. Severability.

If any section, clause, or provision of this Ordinance shall be declared to be unconstitutional, void, illegal, or ineffective by any Court of competent jurisdiction, such section, clause, or provision declared to be unconstitutional, void, or illegal shall thereby cease to be a part of this Ordinance, but the remainder of this Ordinance shall stand and be in full force and effect.

Section 4. Savings.

The proceedings pending and all rights and liabilities existing, acquired, or incurred at the time this Ordinance takes effect are saved and may be consummated according to the law when they were commenced.

Section 5. Effective Date.

The provisions of this Ordinance are hereby ordered to take effect upon publication in the manner prescribed by the Charter of the City of Auburn Hills.

Section 6. Adoption.

This Ordinance is hereby declared to have been adopted by the City Council of the City of Auburn Hills at a meeting thereof duly called and held on the 18th day of March and ordered to be given publication in a manner prescribed by the Charter of the City of Auburn Hills.

AYES:
NAYES:
ABSTENTIONS:

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

I, the undersigned, the duly qualified Clerk of the City of Auburn Hills, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of Ordinance No. 24-938 adopted by the Auburn Hills City Council on the 18th day of March the original of which is in my office.

LAURA PIERCE, City Clerk

DRAFT
2-28-24

MARKED UP COPY

Removed
Added

ARTICLE XII T&R, TECHNOLOGY AND RESEARCH DISTRICTS

PREAMBLE

The T&R Technology and Research Districts are designed to provide for the coordinated development and complementary research, office, applied technology, and light industrial uses in a planned complex which offers a full range of support facilities and services including hotels, recreation, and multiple family housing.

Technology and Research Districts are to be located and designed to:

1. Create employment and activity focal points which benefit the surrounding community.
2. Provide opportunities for establishing mutually supportive relationships with institutions for higher learning.
3. Afford safe and efficient access to and from nearby highway interchanges.
4. Ensure a high standard of visual and environmental quality by preserving significant open spaces, protecting natural site amenities, and strictly limiting the nuisance impacts sometimes associated with light industrial operations.
5. Create a unified District image through coordinated infrastructure development, site planning, and architectural design.

SECTION 1200. PRINCIPAL USES PERMITTED

In the T&R Technology and Research District no building or land shall be used and no building shall be erected except for one (1) or more of the following specified uses, unless otherwise provided in this Ordinance:

1. Any use charged with the principal function of research, design, and development of pilot or experimental products and processes including research labs, training facilities, and light assembly operations as adjuncts to the principal use. Assembly operations shall be limited to those involving premanufactured finished objects and components and shall include only the incidental fabrication, machining, or forming of metal, plastic, or other materials as part of product development, experimentation, demonstration and repair, or the provision of customized components.
2. Data processing and computing centers, and related services.
3. Single and multi-tenant office buildings. Sales as an adjunct to the principal use are also permitted.
4. Accessory buildings and accessory uses customarily incidental to any of the above principal uses permitted (e.g., child care, food service, and health/workout rooms, and other similar adjunct uses provided within a facility which are intended for sole use of the workers of said facility and not the general public).
5. Uses determined to be similar to the above principal permitted uses in accordance with the criteria set forth in Section 1827 and which are not listed below as Special Land Uses Permitted.

SECTION 1201. SPECIAL LAND USES PERMITTED:

The following uses may be permitted under the purview of Section 1818 by the City Council, after site plan review and Public Hearing by the Planning Commission, and subject further to such other reasonable conditions which, in the opinion of the City Council, are necessary to provide adequate protection to the health, safety, general welfare, morals and comfort of the abutting property, neighborhood and the City of Auburn Hills:

1. Retail business conducted wholly within an enclosed building. Such uses shall be accessory to the principal use of the premises. Freestanding retail shopping centers and freestanding restaurants, including drive-through and drive-in restaurants, shall not be permitted in the district.
2. Banks and credit unions with drive-in facilities may be permitted when said drive-in facilities are incidental to the principal function, and subject to the following conditions:
 - A. Drive-up stations shall provide at least five (5) queuing spaces eighteen (18) feet long by ten (10) feet wide from each order/transaction station. The lane containing the queuing spaces shall be separate and distinct from other access drives and maneuvering lanes for parking spaces. The queuing space lane shall have a clear width of ten (10) feet and be physically separated from access drives, maneuvering lanes and parking spaces with a landscaped area eight (8) feet wide with raised curbs on all sides.
 - B. Drive-up windows shall provide at least ten (10) queuing spaces eighteen (18) feet long by ten (10) feet wide from the window. The lane containing the queuing spaces shall be separate and distinct from other access drives and maneuvering lanes for parking spaces. The queuing space lane shall have a clear width of ten (10) feet and be physically separated from access drives, maneuvering lanes and parking spaces with a landscaped area eight (8) feet wide with raised curbs on all sides.
3. New motels, hotels, and conference centers, or the expansion of existing motels, hotels, and conference centers, shall only be permitted in the T&R Technology and Research Districts via Section 1830. Planned Unit Development Option. The decision to approve a Planned Unit Development allowing a motel, hotel, and/or conference center, or the expansion of an existing motel, hotel, and/or conference center, in the T&R Technology and Research Districts shall be at the sole discretion of the City Council, after recommendation from the Planning Commission. An applicant shall not have the right to seek relief from this section to the Zoning Board of Appeals. Motels, hotels, and conference centers approved by the City Council in the T&R Technology and Research Districts before February 17, 2020 shall be considered legally conforming and subject to the Zoning Ordinance standards and conditions in effect at the time of the City approval.
4. Nursery schools, day nurseries and child care centers provided the following conditions are met:
 - A. Such facilities shall be located on major thoroughfares with an existing or proposed right-of-way of one hundred and twenty (120) feet.
 - B. Any area not used for parking in the front yard shall be kept in lawn and landscaped in accordance with Section 1808.
 - C. Outdoor play areas shall be in the side or rear yard in the amount of one hundred (100) square feet for each child cared for, but at least a minimum of one thousand two hundred (1,200) square feet.
 - D. Whenever the school or center abuts a residential district, parking, drop off, and play areas shall be screened with an obscuring six (6) foot fence or wall, four foot six inch (4'6") high berm with landscaping or a twenty (20') foot wide greenbelt landscaped in accordance with Section 1808, or a combination of the above, whichever in the opinion of the Planning Commission and City Council achieves the objective of screening and controlling noise levels.
 - E. Any other conditions which the Planning Commission and City Council deem necessary to assure that the technology and research character of the district shall be maintained.
5. Multiple family residential dwellings as permitted by Article VI provided that the total site area in any one (1) development is no less than ten (10) contiguous acres and no more than twenty (20) percent of the total developed acreage within the District is developed for multiple family residential use. The requirements of Section 1700 shall also be adhered to.
6. Public, quasi-public, and commercial recreation facilities including parks, golf courses, health and athletic clubs.
7. Light industrial uses listed as Principal Uses Permitted in Section 1300 when conducted wholly within an enclosed building and subject to the Required Conditions specified below in Section 1202
8. Vertical Take-Off and Landing fields (VTOL), and Heliports shall be permitted subject to the following conditions:

- A. The minimum site size for heliports shall be one (1) acre, unless the location or other circumstances would dictate a smaller site, and shall conform in dimension to the requirements of the FAA.
 - B. Any petitioner for a heliport shall prepare a written statement to City Council addressing at least the following factors:
 - 1. Minimum obstructions in the approach and departure area.
 - 2. Minimum disturbance from noise and desirable location with regard to adjacent land use.
 - 3. Access to surface transportation.
 - 4. Safety precautions for the control of pedestrian and vehicular circulation in relation to the heliport.
9. Wireless communication facilities in accordance with the standards and requirements listed in Section 1832, except for co-location applications which are subject to the administrative review provisions listed in Section 1832, Item K.
10. Vehicular evaluating tracks, provided the following conditions are met:
- A. The track shall be screened from public view in accordance with Section 1808.
 - B. Any outdoor lighting shall be shielded in compliance with Section 1810.
 - C. The noise limitations and other requirements of Section 1807, shall be adhered to.
 - D. Adequate safeguards shall be provided to prevent the trespass of animals onto the track.
11. Outside storage of vehicles only when the vehicles are accessory to the principal use of the premises. Space for said outside storage of vehicles shall be provided in addition to required parking. Such areas shall be screened from adjacent public right-of-ways and properties with a minimum twenty-five (25) foot landscaped greenbelt with staggered eight (8) foot evergreen trees. Alternative screening techniques within the minimum twenty-five (25) foot landscaped greenbelt shall be at the discretion of the City Council, after recommendation from the Planning Commission. The vehicle storage shall relate to the retrofit, manufacture, or testing of said vehicles.
Exception: The Director of Community Development may approve the outside storage of vehicles only when the vehicles are accessory to the principal use of the premises and provided the total site area is no less than four-hundred (400) contiguous acres.
12. Free standing sports stadiums or arenas provided that the total site area is no less than one-hundred (100) contiguous acres and access to the property is provided from both Lapeer Road and Harmon Road.
13. Colleges, universities and other such institutions of higher learning, both public and private, provided the property is located on the land bounded by M-59 and Featherstone Road, between I-75 and Squirrel Road. ***In addition to requirements for signs permitted within Section 1811. Signs, the following additional sign standards shall apply:***
- A. Two (2) automatic changeable copy signs may be permitted and shall be considered as a separate special land use under the purview of Section 1818, provided the following conditions are met:***
 - 1. The sign shall meet the standards of Section 1811.3(C)1 for automatic changeable copy signs, with the following exceptions:***
 - a. The sign may be increased in height from ten (10) feet to twelve (12) feet and in width from twelve (12) feet to twenty (20) feet.***
 - b. The LED copy area of the sign may be increased from sixty (60) to eighty (80) square feet in size.***
 - c. The signs shall be setback a minimum of one (1) foot from the road right-of-way and adjacent property lines.***
 - d. The total sign area on each face of the sign shall not exceed two hundred (200) square feet.***
 - B. Two (2) signs incorporated in decorative landscape walls may be permitted and shall be considered as a separate special land use under the purview of Section 1818, provided the following conditions are met:***
 - 1. The signs may only be permitted along Squirrel Road and Featherstone Road.***
 - 2. The height of the sign shall not exceed eight (8) feet.***
 - 3. The signs shall be setback a minimum of one (1) foot from the road right-of-way and adjacent property lines.***

4. The total sign area of each sign may not exceed two hundred (200) square feet.
 - C. One (1) accessory identification pylon sign may be permitted on the property adjacent to an interstate highway and shall be considered as a separate special land use under the purview of Section 1818, provided the following conditions are met:
 1. The height of the sign shall not exceed sixty-five (65) feet.
 2. The sign shall be setback a minimum of thirty (30) feet from the road right-of-way and adjacent property lines.
 3. The total sign area permitted on each face of the sign shall not exceed two hundred (200) square feet.
 - D. The signs described in this subsection A-C may be submitted in a single special land use permit application package or in parts.
14. Accessory buildings and accessory uses customarily incidental to any of the above special land uses permitted.
 15. Special land uses determined to be similar to the above special land uses in accordance with the criteria set forth in Section 1828. The application for Special Land Use Approval will be evaluated on the basis of the following criteria in addition to the requirements of Section 1818. Will the proposed development:
 1. Have an adverse effect on the ambient noise level for a significant number of people?
 2. Have an adverse visual or aesthetic effect?
 3. Adversely divide or disrupt an established community, or divide existing uses?
 4. Have an adverse effect on areas of unique interest or scenic beauty?
 5. Destroy or detract from important recreational areas?
 6. Interfere with important wildlife breeding, nesting, or feeding grounds?
 7. Significantly increase air or water pollution?
 8. Adversely affect the water table of the area?
 9. Cause excessive congestion on existing ground transportation facilities?
 10. Adversely affect the Master Land Use Plan for the area and the City?

SECTION 1202. REQUIRED CONDITIONS:

Principal and Special Land Uses Permitted shall be subject to the following conditions, as applicable:

1. Building Height:
Any building over four (4) stories shall require the approval of the City Council in accordance with Section 1818. Any mechanical equipment on the roof of the building, and penthouses on the building, may not be more than twenty (20) feet in height. Mechanical equipment and penthouses are not counted as a story for purposes of this Section.
2. Setbacks:
 - A. Buildings containing office uses, light industrial uses or research-related lab and/or assembly operations, or any mixture of said uses, shall be setback a minimum of fifty (50) feet from any public right-of-way. Minimum side and rear yard setbacks specified in Section 1701 for I-1, Light Industrial uses shall be observed.
 - B. Buildings four (4) stories or taller shall provide a minimum front, side, and rear setback equal to the height of the building.
 - C. Nursery schools, day nurseries, and child care centers shall observe the minimum setback requirements specified in Section 1701 for the B-2, General Business district.
 - D. Hotels, motels, and conference centers shall be set back a minimum of fifty (50) feet from any public right-of-way. Minimum side and rear yard setbacks shall be equal to the height of the building.
 - E. Public, quasi-public, and commercial recreation buildings shall be setback a minimum of fifty (50) feet from any public right-of-way. Minimum side and rear yard setbacks specified in Section 1701 for B-2, General Business uses shall be observed.
 - F. All buildings shall be located at least one hundred (100) feet from any residential development.
 - G. All residential uses shall observe the applicable minimum setback requirements specified in Section 1700.

3. Landscaping and Buffers:
 - A. Landscaping shall be provided in accordance with the requirements of Section 1808.
 - B. A minimum twenty-five (25) foot landscaped greenbelt shall be provided abutting public right-of-ways and private road easements in accordance with Section 1808 and kept free of parking.
 - C. A minimum twenty-five (25) foot landscaped greenbelt with staggered eight (8) foot evergreen trees shall be provided between residential and non-residential uses. Alternative screening techniques within the minimum twenty-five (25) foot landscaped greenbelt shall be at the discretion of the City Council, after recommendation from the Planning Commission.
 - D. For each one (1) story increase over four (4) stories, an additional three (3) feet of greenbelt shall be added to the greenbelt required by Section 1805 and Section 1808. This provision shall not apply to the twenty-five (25) foot required greenbelt.
4. Outside Storage:

No outside storage shall be permitted, with the exception of outside storage of vehicles as provided in Section 1201, Item 11.
5. Off-Street Parking:

Off-street parking shall be provided in accordance with Sections 1804 and 1805.
6. Cross-Access Interior Drives:

Cross-access interior drives, or drives that will allow vehicles to move from one site to another without entering the frontage street, may be required.
7. Off-Street Loading:

Off-street loading space shall be provided in accordance with Section 1701, Item p and Section 1806, with the exception that office uses shall provide paved loading space at a ratio of ten (10) square feet per front foot of building.
8. Performance Standards:

All development shall adhere to the Performance Standards specified in Section 1807.
9. Protection of Natural Amenities:

Natural terrain and amenities shall be protected and preserved to the greatest extent possible.
10. Site Plan Review:

Site plan review and approval is required for all development within the District in conformance with Section 1815.
11. Freestanding Lighting:

Freestanding light poles shall not exceed forty (40) feet in height and lighting shall be shielded onto the site so as to not become a nuisance to adjacent areas. For purposes of clarification, the height of light poles illuminating outdoor recreation facilities permitted via Section 1201, Item 6 may exceed forty (40) feet in height at the discretion of the City Council upon Special Land Use review and approval of said use.

SECTION 1203. AREA AND BULK REQUIREMENTS

See Article XVII, Schedule of Regulations, for additional requirements limiting the height and bulk of buildings and not in conflict with this Article XII.

(Amended: 3-06-00 per Ordinance No. 658)
(Amended: 11-11-02 per Ordinance No. 712)
(Amended: 10-06-03 per Ordinance No. 726)
(Amended: 6-26-17 per Ordinance No. 894)
(Amended: 2-17-20 per Ordinance No. 913)



Development Application

Project Name: OCC - Auburn Hills Signage

General Project Location: Auburn Hills Campus
Featherstone & Squirrel Rd

Parcel Size: Campus Zoning: _____

Sidwell Number(s): _____

Project Description: SIGNAGE PROJECT:
install new exterior signage

Building Size (sq. ft.): Campus wide

City Use Only

Address: 2900 Featherstone

Date Received: 2/13/24

Fees Paid: 1250.00

SP #: _____

SLU #(s): 240001

LD/LE/SUB #: _____

RZ #: _____

PUD #: _____

ZBA #: _____

Check requested review(s)

☐ Site Plan

☐ Tree Removal Permit

☒ Special Land Use Permit(s) _____

☐ Land Division

☐ Land Exchange

☐ Subdivision

☐ Planned Unit Development - Step 1/Step 2/Combined

☐ Rezoning _____ to _____

☐ ZBA Variance or Interpretation
(see supplemental application)

☐ Other _____

Applicant

Name: CHRIS SCHNEIDER Signature: Chris Schneider

Business Name and Address: BARTON MARLOW; 26500 American Dr

City: Southfield State: MI Zip Code: 48034 Phone Number: (248) 534-5003

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

Property Owner(s)

Name: ROBERT KELLY Signature: _____

Business Name and Address: OAKLAND COMMUNITY COLLEGE: 2900 Featherstone

City: Auburn Hills State: MI Zip Code: 48324 Phone Number: (586) 610-4881

(Provide additional sheet if necessary for multiple property owners)

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



Planning Commission Public Notice

Meeting Date, Time, and Location:	Wednesday, March 6, 2024 at 7:00 p.m. City of Auburn Hills - Council Chamber 1827 N. Squirrel Road, Auburn Hills, MI 48326
Project Name:	Oakland Community College
General Property Location:	2900 Featherstone Road (Sidwell Nos. 14-25-101-004 and 14-25-176-001, and 14-26-226-006)
Applicant:	Chris Schneider - 248-534-5003
Nature of the Request:	Recommendation to City Council for Special Land Use Permit approval to construct two campus identification entry signs with LED changeable copy, two campus identification roadway wall signs, and one campus identification monument-style sign.
City Staff Contact:	Steven J. Cohen, AICP Director of Community Development - 248-364-6900

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 requires 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

February 26, 2024

The Honorable Mayor Brian Marzolf and
Auburn Hills City Council
c/o Steven J. Cohen, AICP, PCP
Director of Community Development
City of Auburn Hills
1827 Squirrel Road
Auburn Hills, Michigan 48326

Re: Develop Application for Special Land Use Permit to the City of Auburn Hills

Dear Mayor Marzolf and Council Members,

Over the last several years, Oakland Community College (OCC) has been in the process of updating the branding standards for the college. There had been a lack of consistency across the various campuses and the new plan is to brand OCC as one college with multiple locations in lieu of five separate Community Colleges within Oakland County.

In 2021, the college completed the first major step to support their branding update with new signage at the Orchard Ridge campus in Farmington Hills. The new signage matches their new branding guidelines and aimed to achieve the following goals for OCC:

- Building identification signs are now consistent and clearly marked over entrances to aid in wayfinding for visitors.
- Vehicular wayfinding signs were developed to be more readable and were simplified to guide visitors to the appropriate parking.
- The campus entry sign was developed and scaled to be more easily readable to drivers along the wide boulevard of Orchard Lake Road. The new digital sign gives the college more opportunities to share with the local community what resources are available to them on campus.
- The new expressway monument announces the presence of OCC in an artistic way to the thousands of people driving daily along I-696.

Fast forward to today and the next phase of the college's branding update includes the replacement of all existing signs at the Auburn Hills campus with 73 new signs in an effort to both improve wayfinding and beautify the campus. The majority of the new signs being proposed meet all of the ordinance requirements and have been submitted to the City for approval. Included in that package are 5 signs that we are requesting a Special Land Use Permit for. They are described in more detail below and in the attached document.

The first two are new campus entry signs that replace the existing ones along Squirrel and Featherstone. These new signs have been designed to attempt to address the shortcomings of the existing signs. Each existing campus entry sign is properly sited based on ordinance requirements, but with Featherstone being 100' wide and Squirrel being over 150' wide, reading the existing smaller digital signs is a challenge particularly for northbound and westbound traffic. Each new campus entry sign proposes a larger two-sided 10'x8' digital screen and is sized to be more safely read from traffic along these wide and busy boulevards.

The second two proposed signs are new campus frontage signs also located along Squirrel and Featherstone. And while each provide OCC and Auburn Hills identification letters, they are primarily intended as street frontage beautification projects. Along Featherstone, the proposed long low wall and sign were seen as a way to add an architectural element centered in the more than a quarter mile stretch between campus entries that is otherwise empty. The one proposed along Squirrel is intended to sit in front of the M-Tec building and block views into the stone drainage ditch just behind it to the west.

5211 cascade road se, ste. 300
grand rapids, mi 49546

1441 w. long lake road, ste. 200
troy, mi 48098

248-823-2100 www.ids-michigan.com

INTEGRATED design SOLUTIONS
architecture engineering interiors & technology

The final sign included in the attached document is referred to as the expressway monument. Like the campus entry signs, the proposed expressway monument is an exact replica of the one that was put in place on the Orchard Ridge campus in Farmington Hills almost 3 years ago. While it would have been more cost effective to put a large OCC logo on a tall signpost, the college wanted to create an elevated sculptural element that would be a recognizable monument to expressway traffic. The proposed structure is triangular shaped in plan with three steel columns connected with carefully proportioned cascading arrays of cross bracing. The intent of this structure is for it to transform depending on both your proximity to it and the various lighting conditions throughout the year. When viewed up close, the monument appears much more monolithic, but from street views the galvanized steel cladding turns into a transparent veil allowing light to filter through in unique ways. With the OCC logo and college text applied to all three sides, this sculptural element becomes a recognizable icon across all campuses signifying OCC as one college.

OCC is excited for this opportunity to elevate and beautify its Auburn Hills campus similar to what has been started at Orchard Ridge. We look forward to addressing any questions you may have regarding this request. Please do not hesitate to contact me at 248-444-3480.

Sincerely,

Integrated Design Solutions, LLC



Mark Reaves, AIA, LEED® AP® BD+C, NCARB
Vice President

cc: File

OAKLAND COMMUNITY COLLEGE

AUBURN HILLS CAMPUS SIGNAGE

Project Number: 20206-1000

SIGNAGE TYPES

- 01 CAMPUS ENTRY
- 02 CAMPUS FRONTAGE
- 03 EXPRESSWAY MONUMENT

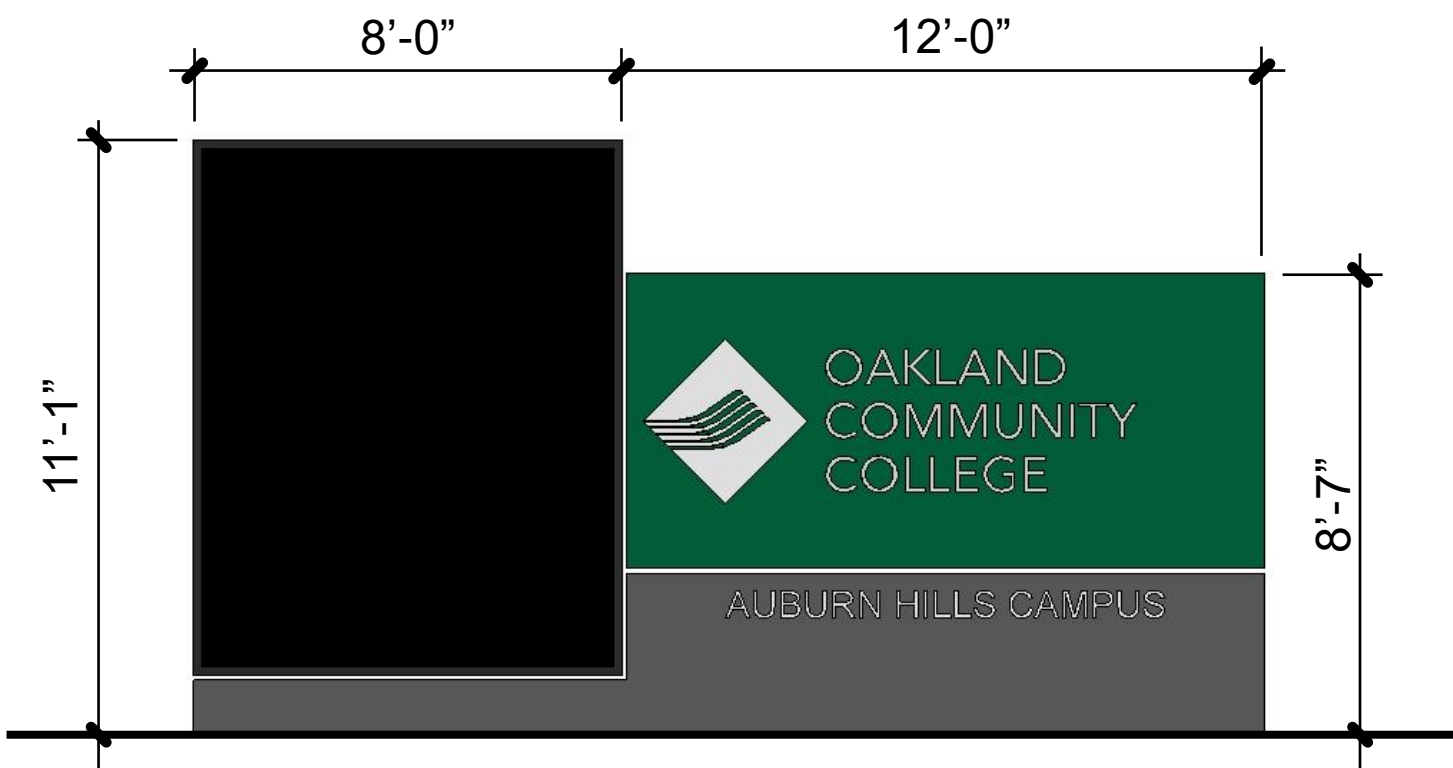


CAMPUS PLAN

SIGNAGE TYPE

CAMPUS ENTRY

01



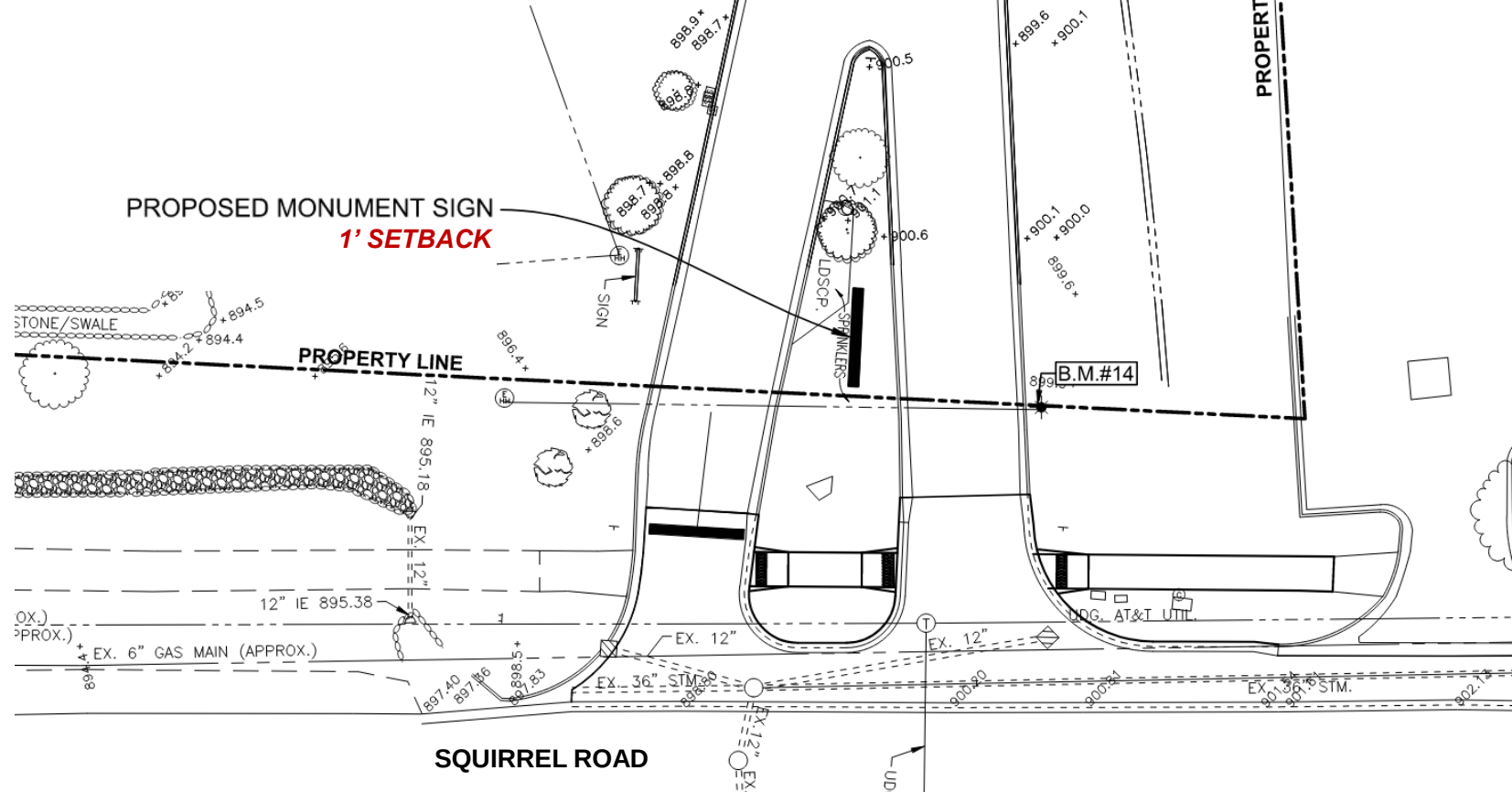
SIGN IS 192 SQ. FT. - VIDEO DISPLAY IS 80 SQ. FT.,



CAMPUS ENTRY SIGNS



CAMPUS ENTRY SIGN - ORCHARD RIDGE CAMPUS



LOCATING THE NEW CAMPUS ENTRY SIGN
ALONG SQUIRREL AT THE 10' REQUIRED
SETBACK WOULD PLACE IT BEHIND A SMALL
HILL WHICH WOULD OBSCURE IT SIGNIFICANTLY
SIMILAR TO THE EXISTING SIGN AS SEEN IN THE
MAGE BELOW.

WE ARE PROPOSING THIS SIGN TO BE PLACED WITHIN 1' OF THE CURRENT PROPERTY LINE WHICH PUTS IT APPROXIMATELY 75' FROM THE CENTER OF THE RIGHT SOUTHBOUND LANE MAKING VISIBILITY OF THE SIGN POSSIBLE WITH THE REMOVAL OF THE TREE CLOSEST TO THE ROADWAY.



CAMPUS ENTRY SIGNS – PLACEMENT / SETBACK

SIGNAGE TYPE

CAMPUS FRONTAGE

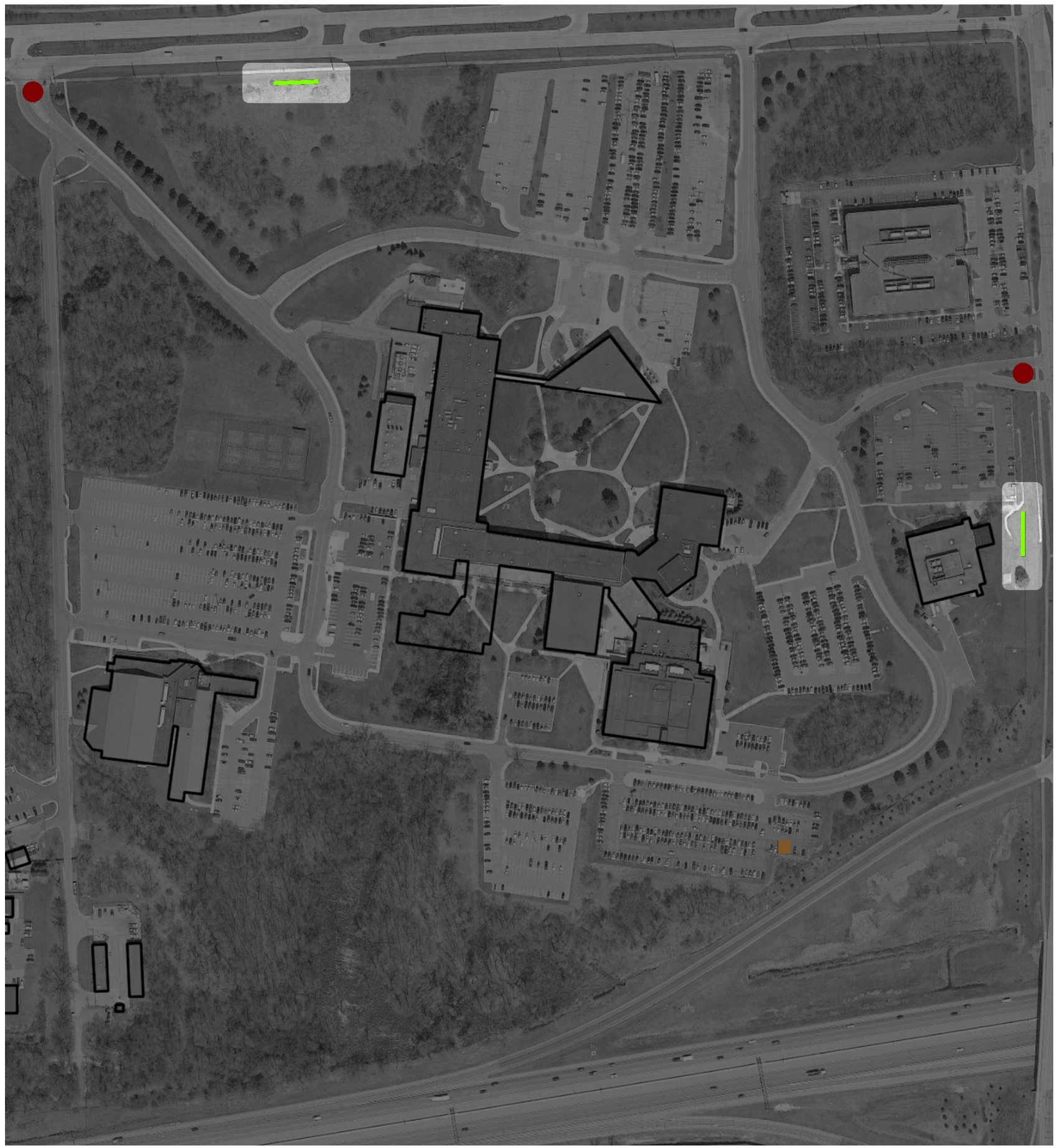
02



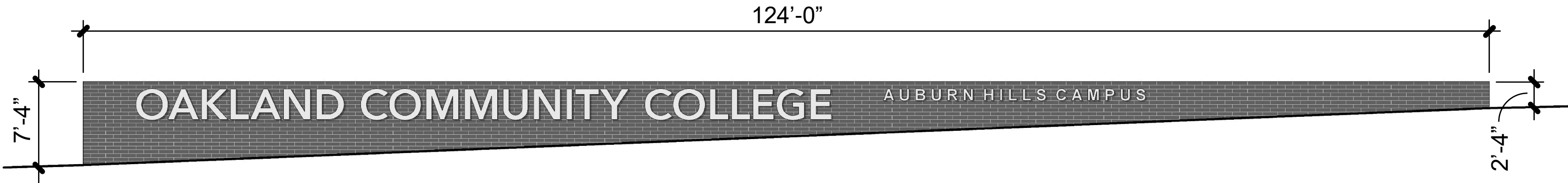
SQUIRREL ROAD SIGN



FEATHERSTONE ROAD SIGN

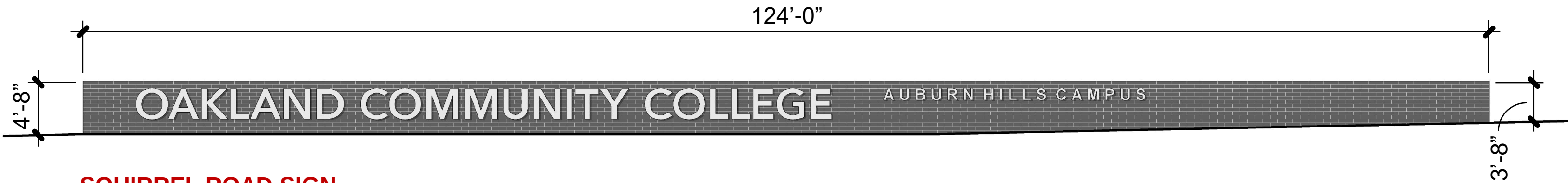


CAMPUS FRONTAGE SIGNS



FEATHERSTONE ROAD SIGN

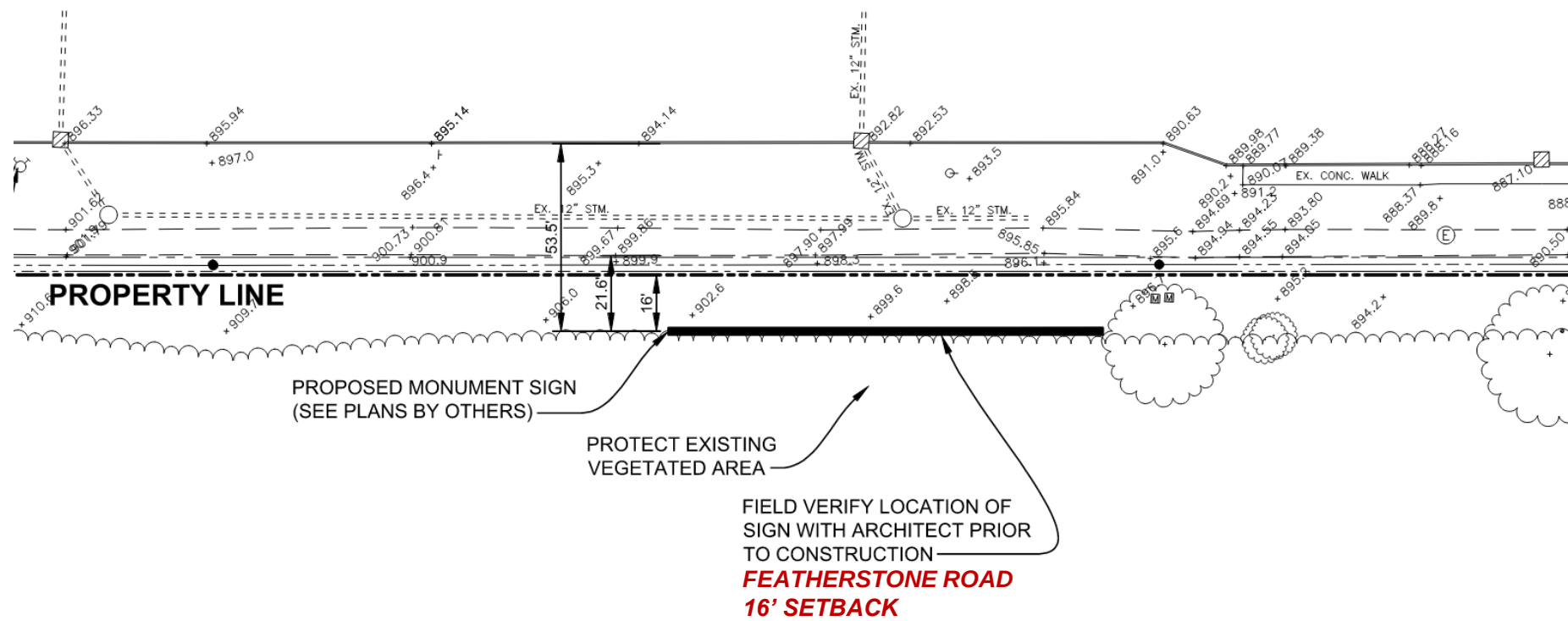
WALL AREA = 599 SQ. FT.
 OCC TEXT = 165 SQ. FT.
 AH CAMPUS TEXT 23 SQ. FT.



SQUIRREL ROAD SIGN

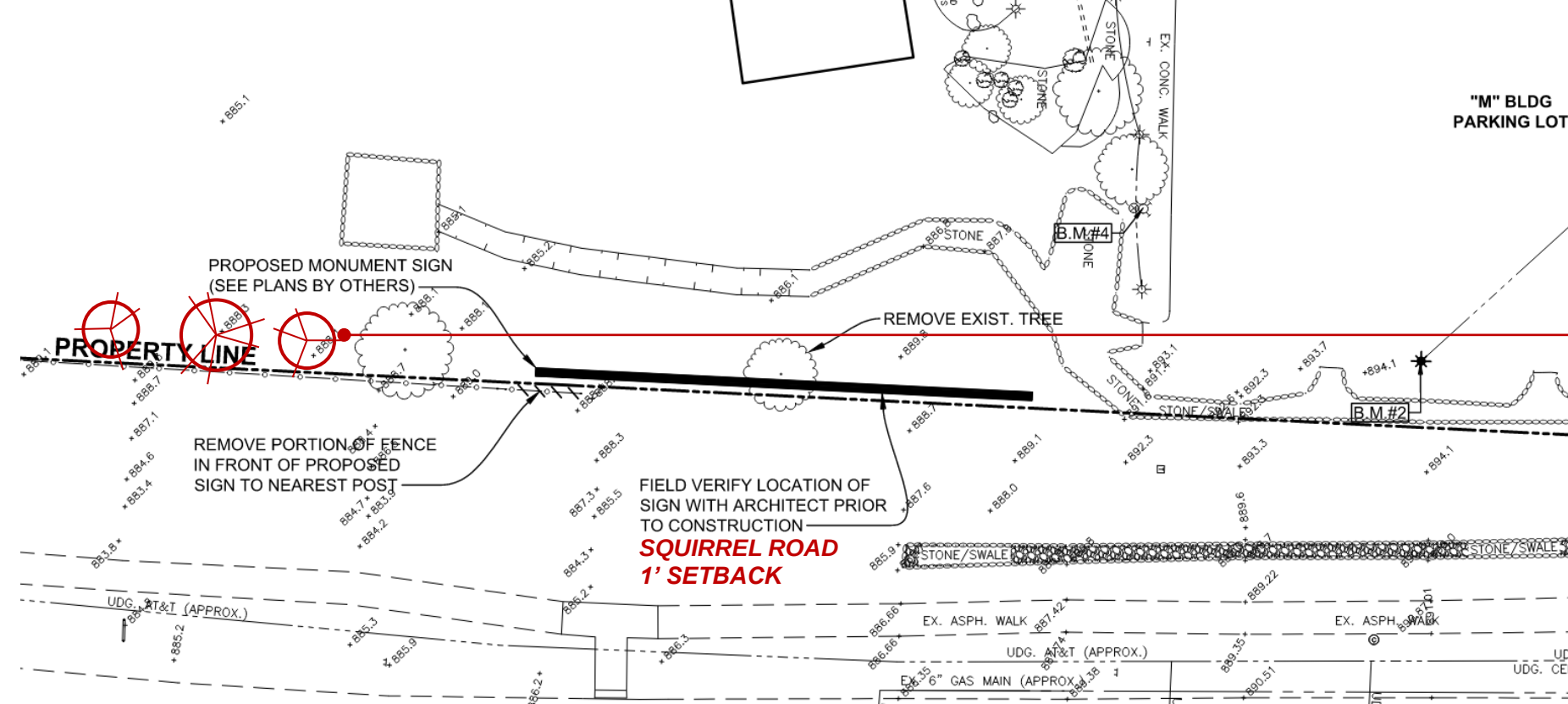
WALL AREA = 554 SQ. FT.
 OCC TEXT = 165 SQ. FT.
 AH CAMPUS TEXT 23 SQ. FT.

CAMPUS FRONTAGE SIGNS



THE 16' SETBACK PUTS THE
WALL AT THE CREST OF THE
HILL AND MEETS THE CITIES
ZONING REQUIREMENTS.

CAMPUS FRONTAGE SIGNS - FEATHERSTONE SETBACK



- ADDITION OF NEW TREES FOR FRONTAGE BEAUTIFICATION AND REPLACEMENT OF REMOVED TREE

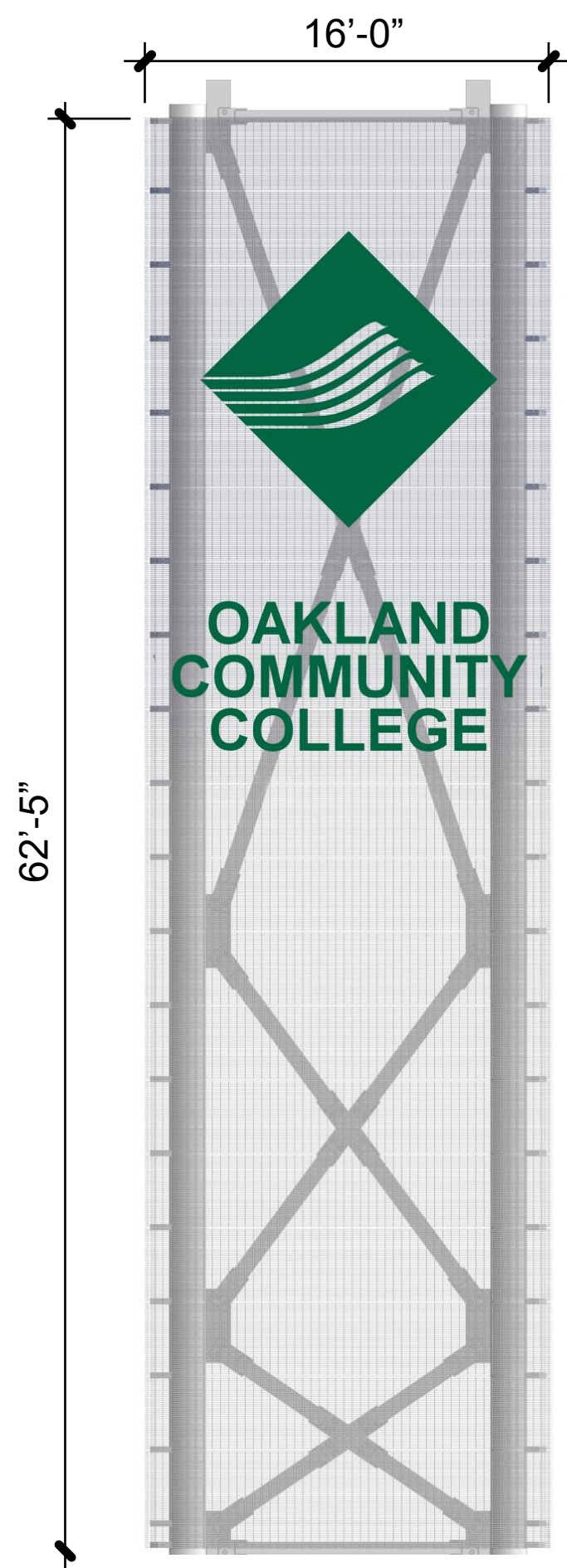


- WE ARE PROPOSING PLACING THIS CAMPUS FRONTAGE SIGN 1' BEHIND THE PROPERTY LINE WHICH PUTS THE WALL AT THE CREST OF THE HILL AND IN-LINE WITH THE EXISTING FENCE TO THE SOUTH OBSCURING THE STONE DRAINAGE DITCH BEYOND

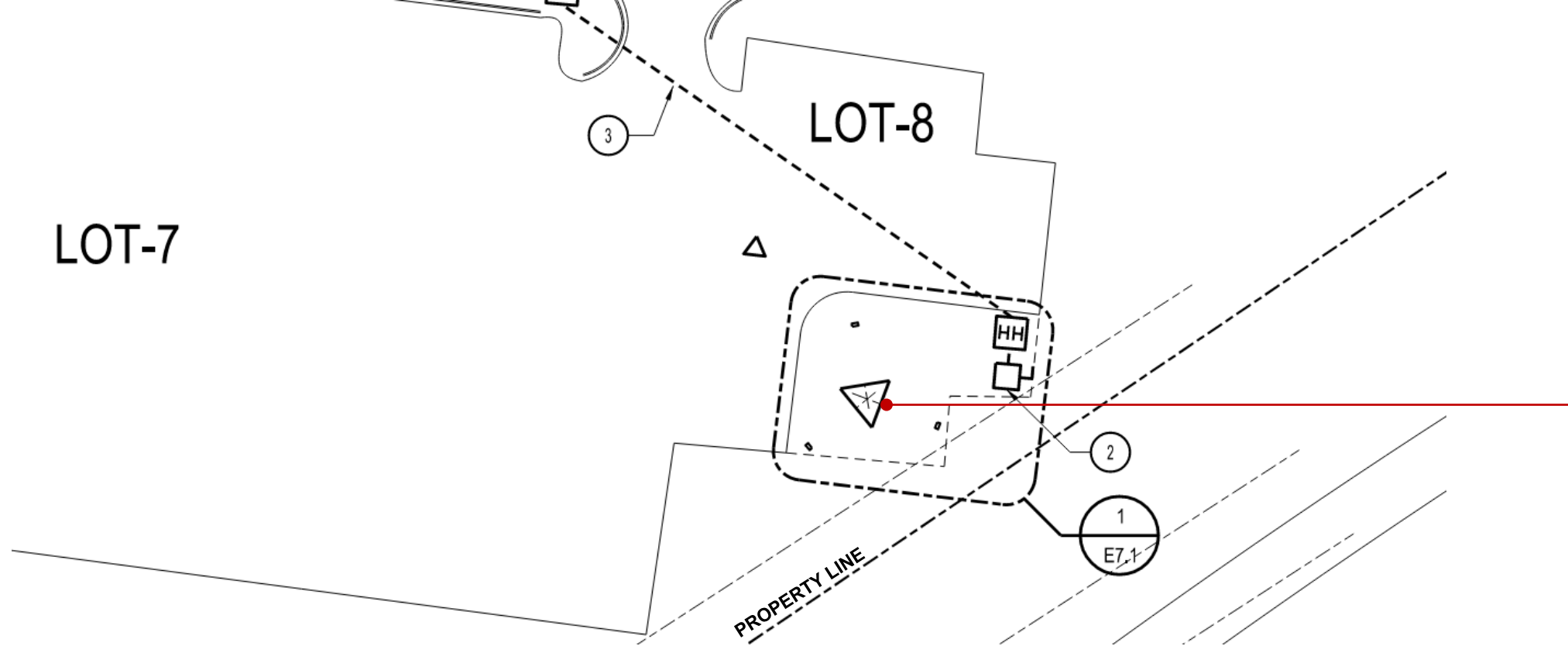
CAMPUS FRONTAGE SIGNS - SQUIRREL SETBACK

SIGNAGE TYPE MONUMENT

03



EXPRESSWAY MONUMENT



THE PROPOSED EXPRESSWAY MONUMENT SIGN IS POSITIONED WITHIN THE EXISTING PARKING LOT AND IS LOCATED APPROXIMATELY 35' INSIDE THE PROPERTY LINE AND 112' FROM THE M-59 ON RAMP.



EXISTING LOW TREES ARE WITHIN THE MDOT RIGHT OF WAY AND ARE INTENDED TO REMAIN AS THEY DO NOT IMPACT MONUMENT VISIBILITY.

EXPRESSWAY MONUMENT



MONUMENT SIGN - EASTBOUND



MONUMENT SIGN – WESTBOUND UNDER BRIDGE



MONUMENT SIGN



February 12, 2024

RE: CITIZEN PARTICIPATION LETTER

Oakland Community College – New Identification Signs
2900 Featherstone Road

Dear Neighbor,

Per the City of Auburn Hills' Citizen Participation Ordinance, I am notifying you that our company, on behalf of Oakland Community College (OCC), has applied for City approval to install new signs on its Auburn Hills campus located at 2900 Featherstone Road.

Highlights of the parts of OCC's proposal that require Planning Commission and City Council approval include:

1. Two new campus identification entry signs with LED changeable copy, one adjacent to N. Squirrel Road and the other adjacent to Featherstone Road, will replace the existing signs in those locations.
2. Two new campus identification wall signs, one adjacent to N. Squirrel Road and the other adjacent to Featherstone Road.
3. One new campus identification monument-style sign is proposed to be installed adjacent to M-59. It will resemble the sign OCC installed at its Orchard Ridge campus in Farmington Hills, adjacent to I-696.

Attached are illustrations for your review.

The City of Auburn Hills Planning Commission is scheduled to review our application at their March 6, 2024 meeting. If you have any questions, concerns, or comments, please do not hesitate to contact myself at 248-534-5003 or Mark Reaves at (248) 444-3480. If you wish to speak with a City representative, please contact Steve Cohen, Director of Community Development, at 248-364-6900.

Chris Schneider

Sr. Project Manager

Barton Malow Builders

Mark Reaves, AIA

Vice President

Integrated Design Solutions

OAKLAND COMMUNITY COLLEGE

AUBURN HILLS CAMPUS SIGNAGE

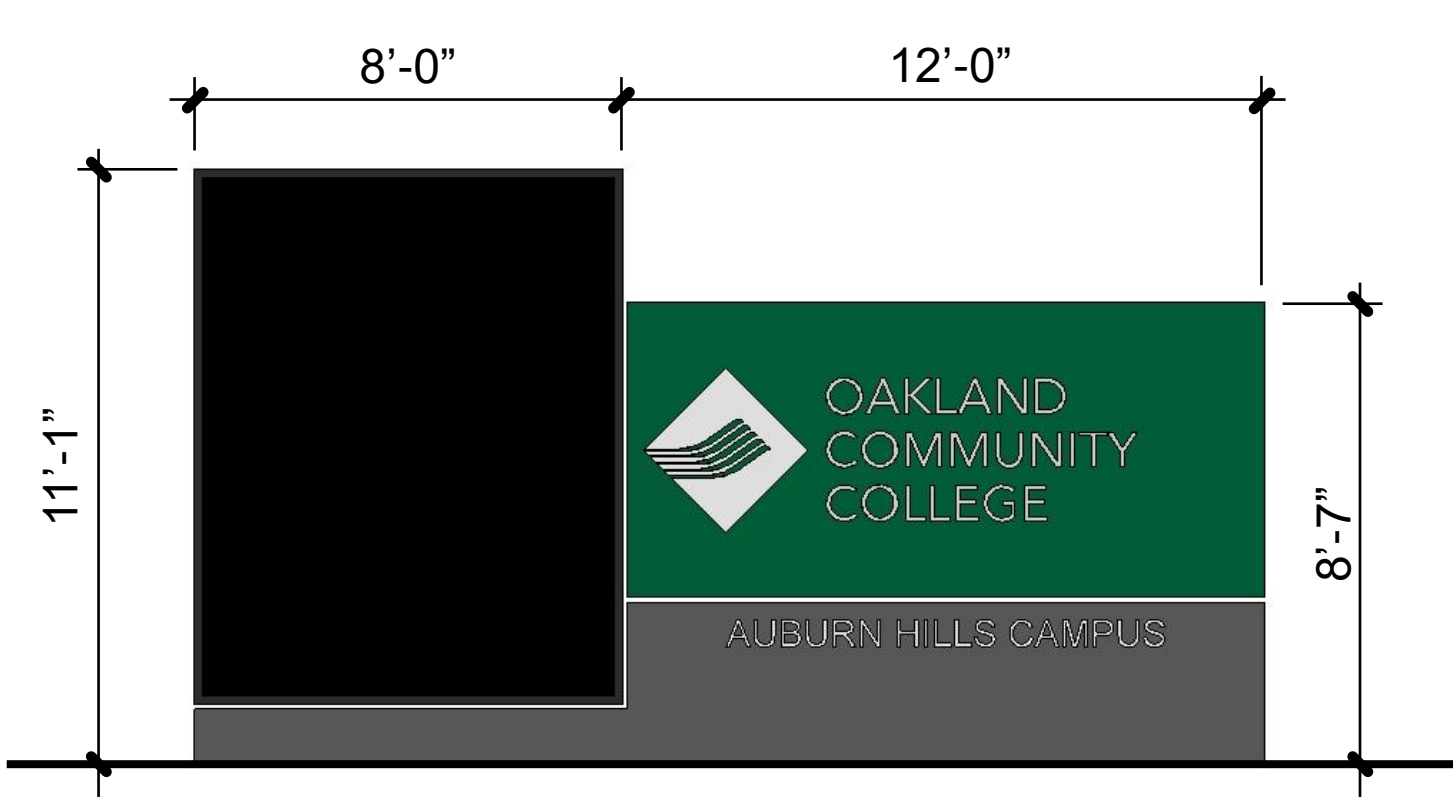
Project Number: 20206-1000

SIGNAGE TYPES

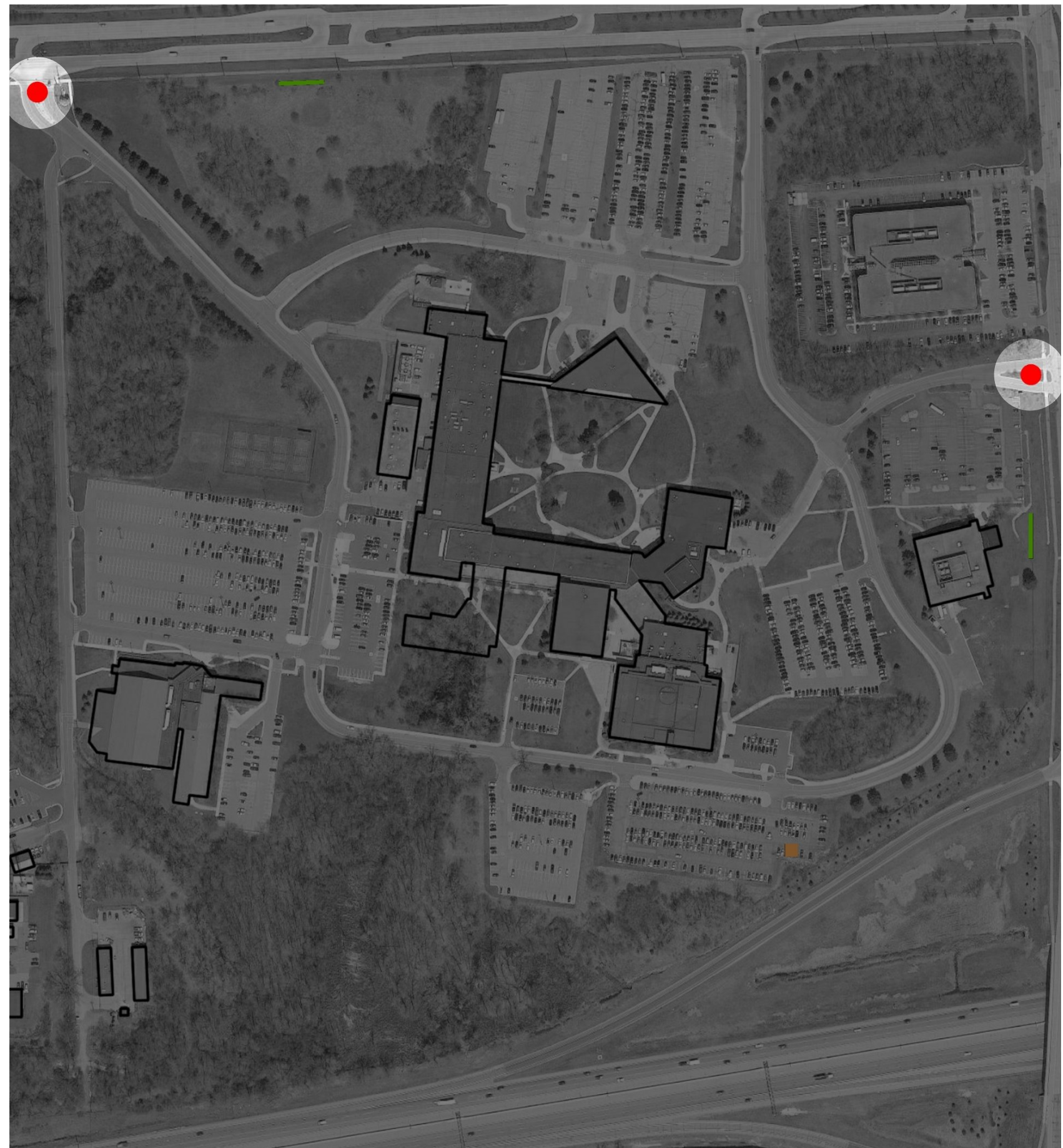
- 01 CAMPUS ENTRY
- 02 CAMPUS FRONTAGE
- 03 EXPRESSWAY MONUMENT



CAMPUS PLAN



SIGN IS 192 SQ. FT. - VIDEO DISPLAY IS 80 SQ. FT.,



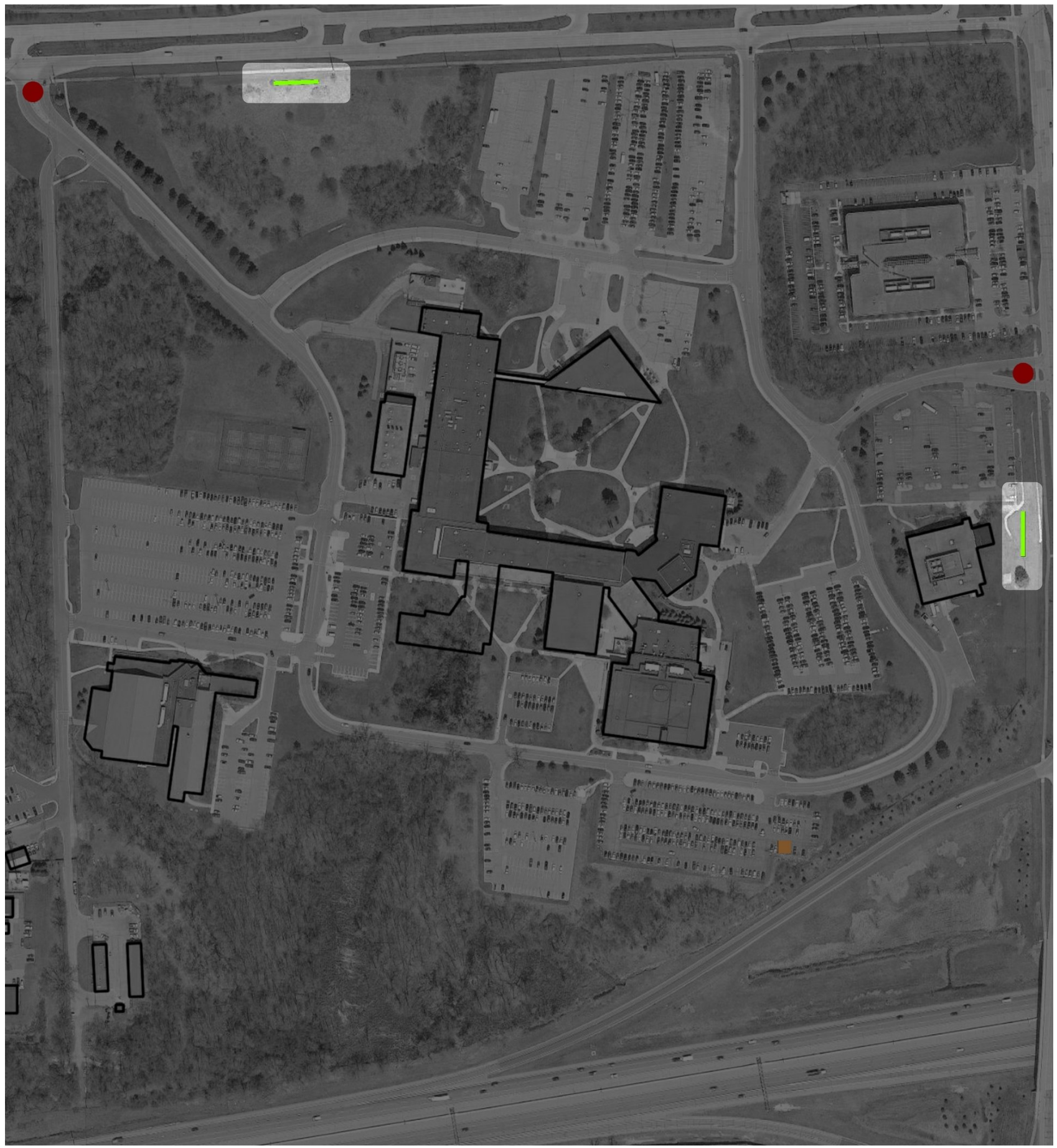
CAMPUS ENTRY SIGNS



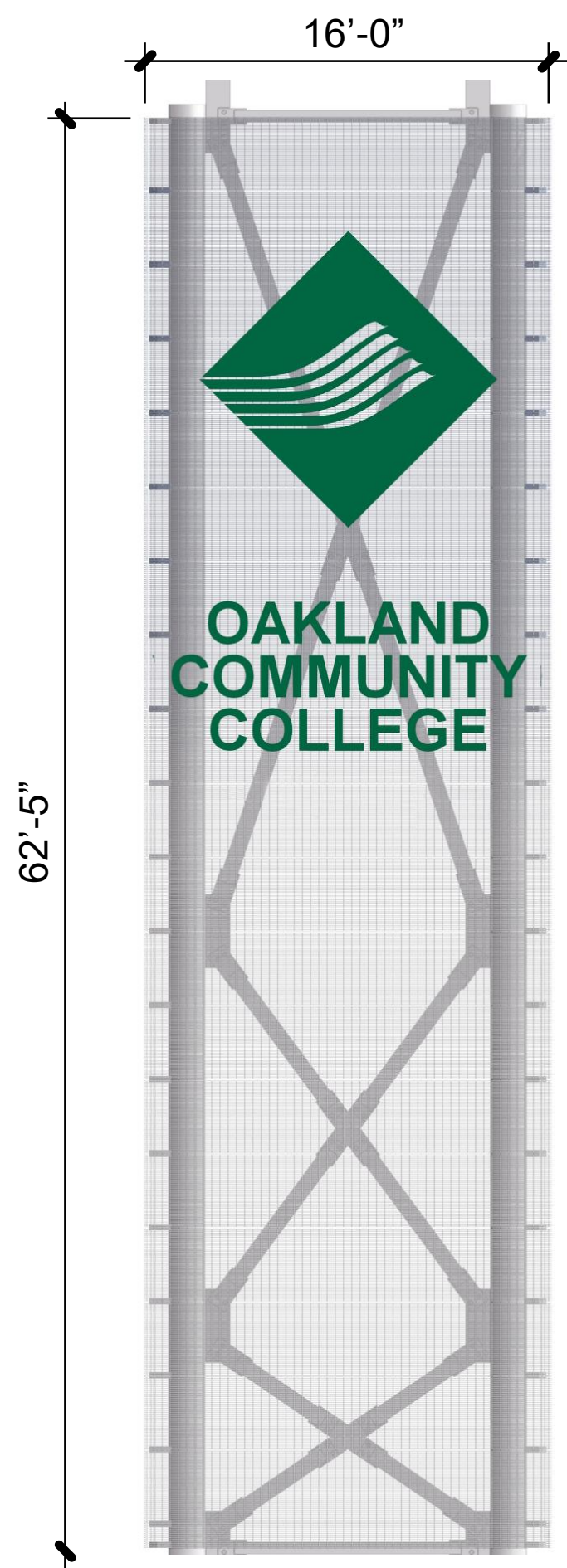
SQUIRREL ROAD SIGN



FEATHERSTONE ROAD SIGN



CAMPUS FRONTAGE SIGNS



EXPRESSWAY MONUMENT



February 27, 2024

RE: CITIZEN PARTICIPATION RESPONSE
Oakland Community College – New Identification Signs
2900 Featherstone Road

Dear Mr Cohen,

In accordance with City of Auburn Hills Participation Ordinance, we have mailed the Citizen Participation Letter related to Oakland Community College new identification signs to sixty seven(67) neighboring properties, utilizing the address labels supplied by the City of Auburn Hills. These letters were post marked February 13, 2024.

As of this date, only one property made inquiry about the project and new signs. Patty Dourjalian, 489 Robert Ct, requested information concerning the sightline from her house to the new tower sign and if she'd be able to see it from her house. This question was submitted directly to your office. IDS provided expressway monument visibility packet to answer her question. Based on the topography, dense tree canopy and distance, the tower sign would not be visible from her property. This information was provided to Patty Dourjalian via email on Monday February 26, 2024. The referenced packet is attached for your convenience.

If we receive more inquiries prior to the March 6, 2024 Planning Commission Meeting, I will amend this letter.

If you have any questions, concerns, or comments, please do not hesitate to contact myself at 248-534-5003 or Mark Reaves at (248) 444-3480.

Chris Schneider

Sr. Project Manager

Barton Malow Builders

Mark Reaves, AIA

Vice President

Integrated Design Solutions

Cohen, Steve

From: Patty Dourjalian <patty.prov31@gmail.com>
Sent: Monday, February 26, 2024 2:04 PM
To: Cohen, Steve
Subject: Re: Follow-Up - OCC signs - Citizen Participation Letter Inquiry

You don't often get email from patty.prov31@gmail.com. [Learn why this is important](#)

I have read the report which is very thorough and answers all my questions. Thank you for the timely and efficient follow through. I have no further concerns or reasons why the proposed signage should not go through.

On Mon, Feb 26, 2024 at 1:31 PM Cohen, Steve <scohen@auburnhills.org> wrote:

Hi Patty,

I've attached an analysis addressing your question as to whether the proposed expressway sign at OCC would be visible from your property. We do not believe it will be seen based on the existing woods and elevation. OCC's analysis helps show that condition.

If you have any more questions, please don't hesitate to contact OCC and/or me.



Steven J. Cohen, AICP

Director of Community Development

[1827 N. Squirrel Road](#) | [Auburn Hills, MI 48326](#)

248-364-6900 Office

scohen@auburnhills.org | www.auburnhills.org

OAKLAND COMMUNITY COLLEGE

AUBURN HILLS CAMPUS SIGNAGE

Project Number: 20206-1000

EXPRESSWAY MONUMENT VISIBILITY DIAGRAMS

01



It was brought to the attention of the design team that a resident reached out to OCC with a question if they would be able to see the proposed expressway monument from their home.

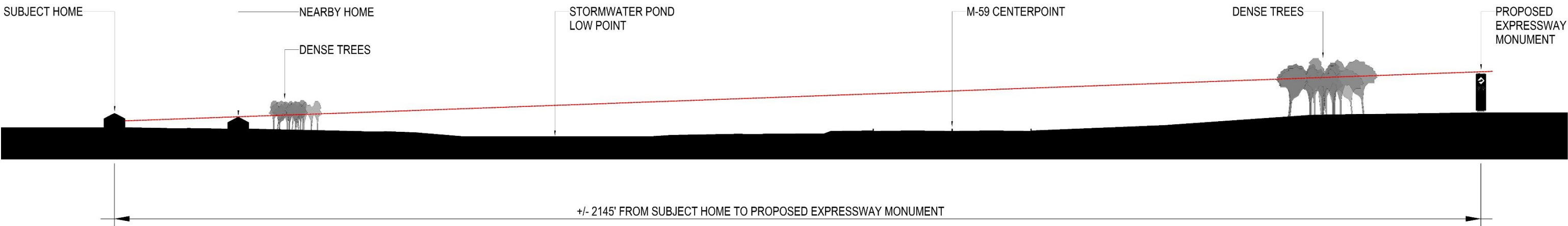
In an effort to answer that question, two diagrams were created. The first one to the left shows the location of the proposed expressway monument sign in the existing parking lot on the OCC campus. A direct line of sight is shown with a yellow line. Centered on the subject property, the line of sight passes over a house across the street, through a grove of dense trees within the neighborhood, over an existing stormwater pond, across M-59, and through another grove of dense trees before reaching the proposed structure.

The second diagram on the next page is a section cut along this line of sight.

EXPRESSWAY SIGN SITE LOCATION

In the second diagram below (with elevations drawn to scale) the section shows the subject home on the far left and the proposed expressway monument sign on the far right. The ground level base of this proposed structure is approximately 24' higher than the ground level base of the subject home and is approximately ½ mile away. The red line shows the line of sight from the second-floor windows of the subject home, taken at 10'-6" above the ground, and extends over the roof of the nearby home across the street.

As you can see in the diagram, the nearby home blocks the view of the proposed expressway monument from the subject home. In addition to the home blocking the view. Two dense groves of trees will block the view of the structure. In fact, in initial visibility studies, it became evident that the proposed expressway monument would not be visible from M-59 through the dense grove of trees on campus and eastbound vehicular traffic will not see it until it passes the trees. A similar condition exists at the OCC Orchard Ridge Campus in Farmington Hills where an identical sign was installed 3 years ago along I-696 and it is only visible to traffic once they pass a nearby grove of trees.



EXPRESSWAY MONUMENT SITE SECTION

**CITY OF AUBURN HILLS
PLANNING COMMISSION MEETING
EXCERPT**

May 18, 2000

CALL TO ORDER: Chairperson Beckett called the meeting to order at 7:30 p.m.

ROLL CALL:

Present.	Beckett, Cooper, Hurt-Mendyk, McKissack, Ouellette, Shaw, Spurlin
Absent.	Cochran, DeClerck
Also Present.	City Planner Cohen TIFA Chairperson Bennett 6 Guests

LOCATION: Civic Center, 1827 N. Squirrel Road, Auburn Hills MI 48326

PETITIONERS

SLU 00-14, Oakland Community College - Public Hearing

(Sidwell No. 14-25-101-004)

Mr. Beckett stated this item was tabled from the April 20, 2000 meeting.

Ms. Hurt-Mendyk moved to remove SLU 00-14, Oakland Community College (Sidwell No. 14-25-101-004), from the table.

Supported by Mr. Spurlin.

VOTE Yes: Beckett, Cooper, Hurt-Mendyk, McKissack, Ouellette, Shaw, Spurlin
No: None

Motion Carried (7-0)

Mr. Beckett presented the request for Special Land Use for approval to allow three identical automatic changeable copy signs at the college's entrances at Featherstone Road and Squirrel Road on property zoned SP, Special Purpose district. The property is located at 2900 Featherstone Road.

Mr. Beckett opened the public hearing at 7:32 p.m.

Mr. Cohen reviewed his letter dated May 11, 2000 with the following recommendations:

The Community Development Department is recommending approval of the Special Land Use request and offer the following discretionary findings of fact:

- 1. The location of the use will not negatively impact adjacent areas, which are nonresidential.*
- 2. The land will be used in accordance with its immediate character, which is planned and zoned for nonresidential development.*
- 3. The requirements of Section 1818, Special Land Use Permitted, in Zoning Ordinance No. 372 will be met.*
- 4. The use will promote the purpose and intent of Zoning Ordinance No. 372.*
- 5. The use will be consistent with the health, safety, and general welfare of the City of Auburn Hills, and purpose and intent of Zoning Ordinance 372.*

Mr. Cohen stated the sign size did not receive approval from the ZBA. The applicant has brought the sign size into conformance.

Mr. Douglas McFerren, of Integrated Design Solutions, LLC was present, as well as **Mr. David Bugay**, Director of Operations at Oakland Community College.

In answer to Ms. Cooper, Mr. McFerren explained this would not be a scrolling or flashing sign. The sign message would be changed as needed, with lighted-red-nine-inch text on a dark background.

Ms. Cooper said she was not in favor of any type of electronic sign, she felt simple was best. She was also concerned with commercial advertising on such a sign. Mr. McFerren explained Oakland Community College would like all campuses to have the same type of sign, and by no means would there be any advertising. An electronic sign with three line capacity would save numerous hours of manually changing each campus sign. Mr. Bugay further explained, with 9,000 students attending Oakland Community College the message board could reach more students. With numerous training sessions held for corporations, the signs can indicate directions for those who may not be familiar with the campus or just a simple welcome back. Mr. Cohen also mentioned these new signs will meet the required 20 ft. setback, unlike the existing signs.

Mr. Beckett inquired if each of these signs would be identical and Mr. McFerren assured him they would be. Mr. Bugay replied no to Ms. Cooper's question of changing the sign at the administrative office on Opdyke Road.

Mr. Clarence Bennett, 3814 Tienken Road, mentioned the difficulty reading the Palace sign during daylight hours with the red lettering on the black background, and hoped for more contrast on this sign.

There being no further questions, Mr. Beckett declared the public hearing held at 7:43 p.m.

Mr. Spurlin moved to recommend to the City Council approval of SLU 00-14, Oakland Community College (Sidwell No. 14-25-101-004), the request for Special Land Use to allow three identical automatic changeable copy signs at the college's entrances at Featherstone Road and Squirrel Road on property zoned SP, Special Purpose district. The property is located at 2900 Featherstone Road. This is to include the findings of fact found in Mr. Cohen's letter dated May 11, 2000.

Supported by Ms. Cooper.

VOTE

Yes: Beckett, Cooper, Hurt-Mendyka, McKissack, Ouellette, Shaw, Spurlin

No: None

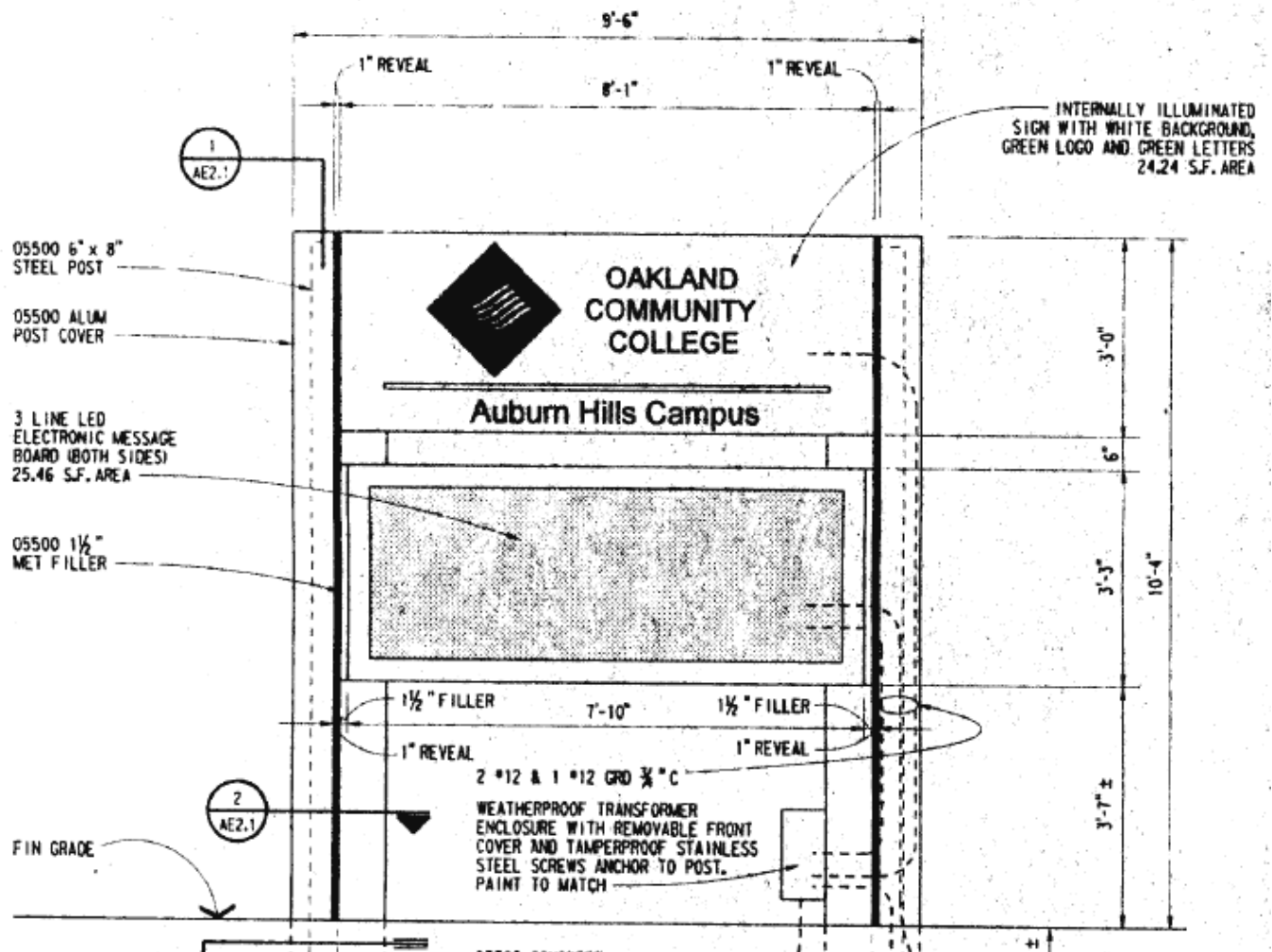
Motion Carried (7-0)

4. Oakland Community College

Style: Pole Sign

Height: 10' 4"

Copy Sign Area: 3' 3" tall x 7' 8" wide = 25.46 sq. ft. (39.7% of the sign)



EXCERPT
CITY OF AUBURN HILLS
REGULAR CITY COUNCIL MEETING

June 5, 2000

CALL TO ORDER: Mayor McMillin called the City Council Meeting to order at 7:30 p.m. with the Pledge of Allegiance

ROLL CALL: Present. Mayor McMillin, Mayor Pro Tem Cooper, Council Members Harvey-Edwards, McDonald, Pillsbury, Sendegas
Absent. Council Member Davis
Also Present. City Manager Ross, Assistant City Manager Greve, Department of Public Works Director Culpepper, Community Development Director McBroom, Clerk Venos, Police Chief Olko, Police Lieutenant Chase, MIS Director Valko, City Engineers Hiltz and Westmoreland, Brownfield Redevelopment Authority Member Capen, Environmental Review Board Member Zellen, TIFA Board Member Bennett, City Attorney Beckerleg
State Representative, 42nd District, Robert Gosselin
County Commissioner, 11th District, Sue Ann Douglas
Rochester Hills Mayor Somerville
over 140 guests

8. NEW BUSINESS

8a. SLU00-14, Oakland Community College

Mr. McBroom presented the request for Special Land Use approval to allow three identical automatic changeable copy signs at the college's entrances at Featherstone Road and Squirrel Road on property zoned SP, Special Purpose, located at 2900 Featherstone Road. He noted the two current signs which will be replaced are nonconforming because of their proximity to Featherstone.

Ms. Harvey-Edwards asked how the proposed signs differ from billboards. **Mr. Douglas McFerren**, Integrated Design Solutions, explained the signs will not scroll or flash and will not display advertising as the Oakland University sign does. He further noted the purpose of the new signs is to allow the college to change the text electronically, rather than manually.

Mr. Dan Cherewick, Director of Physical Facilities for Oakland Community College, confirmed for Mr. McMillin the sign will not display any advertising.

Ms. Harvey-Edwards requested, and received, clarification that the signs will be located at all three campus entrances.

Ms. Cooper moved to accept the Planning Commission's recommendation and approve SLU00-14, Oakland Community College request for Special Land Use approval to allow three identical automatic changeable copy signs at the college's entrances at Featherstone Road and Squirrel Road on property zoned SP, Special Purpose, located at 2900 Featherstone Road (Sidwell No. 14-25-101-004), including the discretionary findings of fact from Mr. Steve Cohen, subject to any conditions as recommended by all appropriate agencies, and, in addition, the signs will not be changed more frequently than once a day and will be for the purpose of announcing Oakland Community College events only.
Supported by Mr. Pillsbury.

In response to questions from Mr. Pillsbury the petitioner confirmed the signs will not require a variance, the signs will be the maximum allowed size and the signs will be permanent.

VOTE: Yes: Cooper, Harvey-Edwards, McDonald, McMillin, Pillsbury, Sendegas
No: None

Motion carried (6-0)



innovative *by* nature

Bryan K. Barnett
Mayor

January 25, 2024

City Council

Carol Morlan
District 1

David J. Blair
District 2

Jason Carlock
District 3

Ryan J. Deel
District 4

Theresa Mungioli
At-Large

Marvie Neubauer
At-Large

David Walker
At-Large

**RE: Notice of Intent to Plan
City of Rochester Hills**

To Whom It May Concern:

Pursuant to the requirements of Section 125.3839 (2) of the Michigan Planning Enabling Act, this notification is to inform you of the City of Rochester Hills's intent to update the City's Master Plan. As required by the Michigan Planning Enabling Act, a copy of the draft Plan will be made available to you for your review and comment in advance of the City's public hearing.

We welcome you to follow the progress of the plan update on the City of Rochester Hills Webpage: <http://rochesterhills.org/> The City of Rochester Hills intends to provide further information on the Plan through electronic mail, as permitted through the state statute referenced above. If you would like to receive any future notices regarding the Rochester Hills Master Plan Update process through first class mail delivery, please e-mail your request to Chris McLeod, Planning Manager at mcleodc@rochesterhills.org.

Please feel free to contact the City's Planning & Economic Development Department at 248.656.4660 if you have any questions. We look forward to your input as we prepare this update to the City's Master Plan.

Sincerely,

ROCHESTER HILLS PLANNING COMMISSION
Deborah Brnabic, Chair

City of Rochester Hills
1000 Rochester Hills Dr.
Rochester Hills, MI 48309



CITY OF AUBURN HILLS
CITY COUNCIL WORKSHOP
MINUTES

FEBRUARY 5, 2024

CALL TO ORDER: Mayor Marzolf at 5:30 PM

LOCATION: Admin Conference Room, City Hall, 1827 N. Squirrel Rd, Auburn Hills, MI 48326

Present: Mayor Marzolf, Council Members Ferguson, Fletcher, Hawkins, Knight McDaniel,
Absent: Council Member Verbeke

Also Present: City Manager Tanghe, Assistant City Manager Skopek, City Attorney Beckerleg, City Clerk Pierce, Chief of Police Gagnon, Fire Chief Massingill, Community Development Director Cohen, Construction Coordinator Lang, Economic Development Director Carroll

2 Guests

Workshop Topic: Rental Housing/Discussion of Update to 2016 Study

Mr. Cohen led the discussion regarding the City's Housing Policy. He reviewed the history of residential land use, including the number of housing units. He presented an overview of the City's population demographics and housing stock. Mr. Cohen reviewed the inventory of the City's housing with a focus on attached single-family and multi-family housing stock.

Mr. Cohen discussed the results of past neighborhood studies. He stated that staff is looking for direction regarding housing such as should the City proactively seek to grow its residential population. He discussed the pros and cons of adding additional housing units, both single family homes and rental units. He noted that the City has a smaller amount of rental housing compared to other communities, however there are not a lot of rental housing opportunities left.

Discussion ensued regarding this item. It was noted that the younger generation do not want to own a home, but the older generation want to settle down. The increase in population will affect the cost for City services. It was suggested that a mobile home type park where each lot is owned separately could be a low-cost housing option. It was noted that apartments should be located in an area that is walkable to stores and restaurants. A tiny home community was also suggested. It was noted that there is a void in the market for ranch-style housing options. There was concern that if there were too many rentals and there is a downturn in the economy, those units would deteriorate and the demand would decrease. It was suggested that the City be particular and allow good projects with good architecture in the right area. There needs to be a balance and certain areas make sense.

The meeting adjourned at 6:40 PM.

Brian W. Marzolf, Mayor

Laura M. Pierce, City Clerk



HOUSING POLICY

FOCUS ON RENTAL HOUSING

CITY COUNCIL WORKSHOP – FEBRUARY 5, 2024



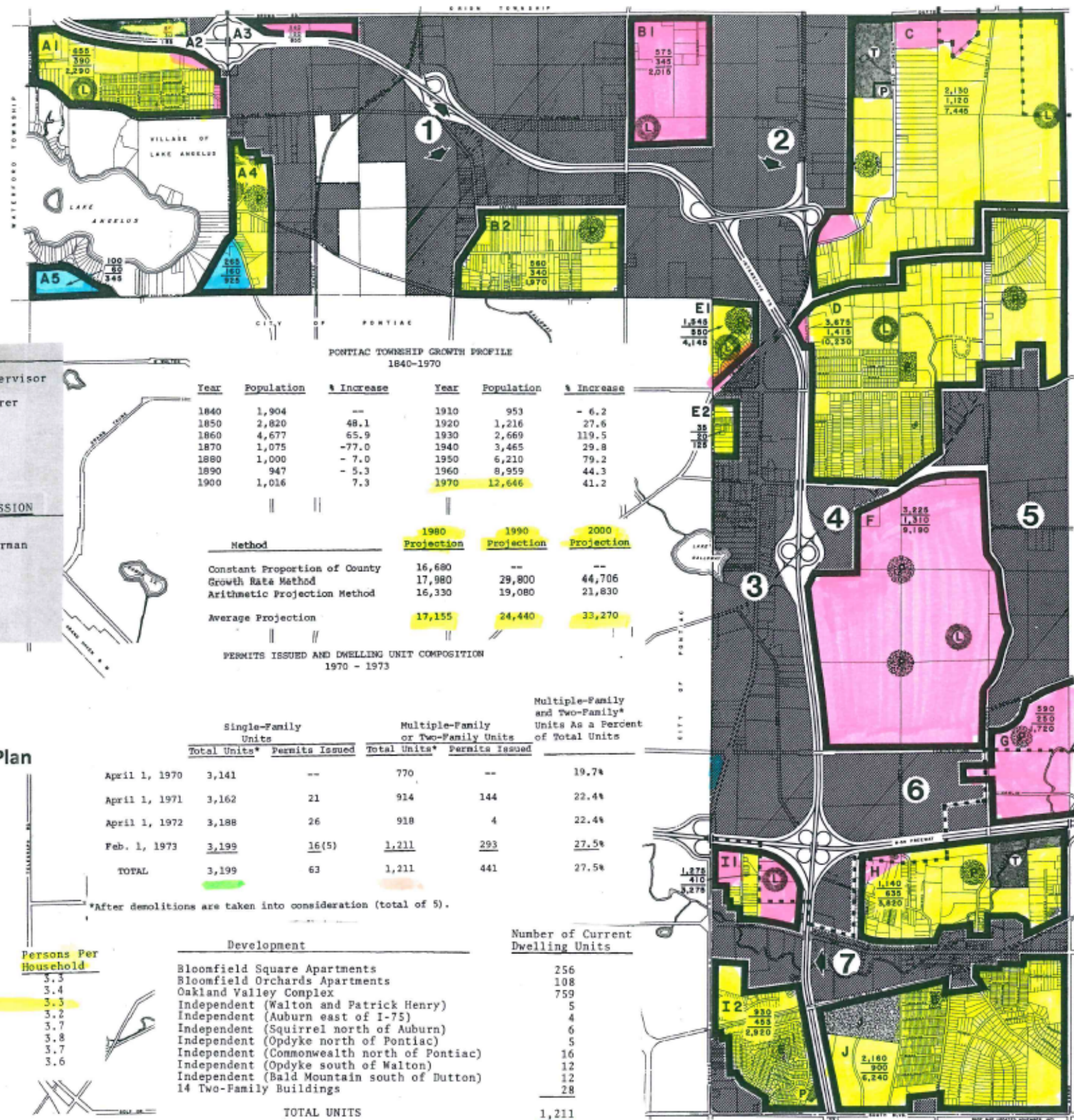


FEBRUARY 5, 2024

AUBURN HILLS CITY COUNCIL WORKSHOP
DISCUSSION REGARDING HOUSING POLICY
(FOCUS ON RENTAL HOUSING)

AGENDA

1. History of residential land use in Pontiac Township/Auburn Hills
2. Overview of the City's population demographics and housing stock
3. City's rental home registration program
4. Inventory of the City's housing with a focus on attached single-family and multi-family housing stock
5. Next Steps
 - a. Should the City proactively seek to grow its residential population?
 - b. Constraints on the construction of detached single-family home developments
 - c. City Council's preferred multi-family housing design
 - d. Potential infill site locations for multi-family housing (Condominiums/Apartments)



- A RESIDENTIAL AREA DESIGNATION
- E EXISTING ELEMENTARY SCHOOL
- P PROPOSED ELEMENTARY SCHOOL
- J EXISTING JUNIOR - SENIOR HIGH
- P EXISTING PARK OR OPEN AREA
- L PROPOSED LOCAL PARK
- T PROPOSED TOWNSHIP - WIDE PARK
- R PREDOMINANT NON-RESIDENTIAL AREA
- RESIDENTIAL AREA BOUNDARY
- ... SCHOOL DISTRICT BOUNDARY

19,255 PLANNED DWELLING UNITS
8,490 PLANNED ELEMENTARY SCHOOL PUPIL GENERATION
57,695 PLANNED POPULATION HOLDING CAPACITY

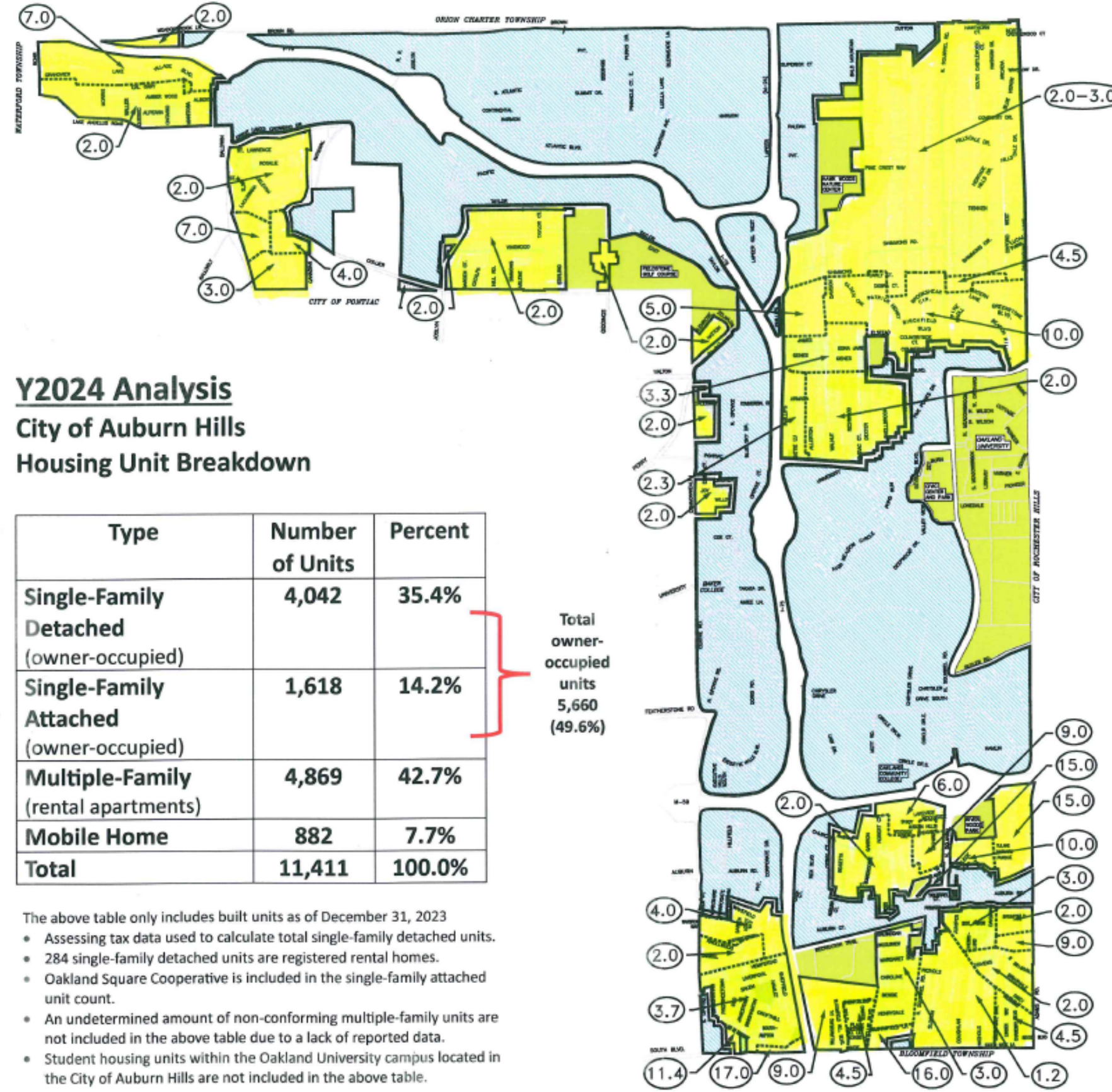
- Residential land planned in 1974 and still residential land in 2024
- Residential land planned in 1974 and now non-residential land in 2024
- Land no longer part of Auburn Hills

RESIDENTIAL AREAS & RECREATION PLAN

PONTIAC TOWNSHIP
OAKLAND COUNTY, MICHIGAN
PONTIAC TOWNSHIP PLANNING COMMISSION

Community Planning & Management, P.C.
UTICA, MICHIGAN

February, 1974
PLANNING COMMISSION ADOPTION:
November 19, 1973



LAND USE CLASSIFICATIONS

- RESIDENTIAL
- NON-RESIDENTIAL
- PUBLIC

RESIDENTIAL DENSITY PROPOSALS

- XX DWELLING UNITS PER ACRE

THIS PLAN IS INTENDED TO SHOW GENERALIZED LAND USE AND IS NOT INTENDED TO INDICATE PRECISE SIZE, SHAPE OR DIMENSION. THESE PROPOSALS REFLECT FUTURE LONG RANGE PLAN USE RECOMMENDATIONS AND DO NOT NECESSARILY IMPLY SHORT RANGE ZONING PROPOSALS.

PURSUANT TO THE PROVISIONS OF ACT 33, THE MICHIGAN PLANNING ENABLING ACT, OF THE MICHIGAN PUBLIC ACTS OF 2006, AS AMENDED, THE CITY OF AUBURN HILLS PLANNING COMMISSION HAS DULY HELD A PUBLIC MEETING ON June 13, 2018, DOES HEREBY OFFICIALLY ADOPT SAID MASTER PLAN FOR LAND USE.

June 13, 2018

ADOPTED

ATTESTED BY:

Greg Ouellette
GREG OUELLETTE, CHAIRPERSON
Eric Menck
ERIC MENCK, SECRETARY

MASTER LAND USE PLAN

CITY OF AUBURN HILLS
CITY OF AUBURN HILLS PLANNING COMMISSION



IN COORDINATION WITH THE CITY OF AUBURN HILLS
COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING AND ZONING SERVICES

Y2024 Analysis City of Auburn Hills Housing Unit Breakdown

Type	Number of Units	Percent
Single-Family Detached (owner-occupied)	4,042	35.4%
Single-Family Attached (owner-occupied)	1,618	14.2%
Multiple-Family (rental apartments)	4,869	42.7%
Mobile Home	882	7.7%
Total	11,411	100.0%

Total owner-occupied units
5,660 (49.6%)

4,042 detached units 35%

6,487 attached units 57%
(2,445 more than detached)

8%

- The above table only includes built units as of December 31, 2023
- Assessing tax data used to calculate total single-family detached units.
 - 284 single-family detached units are registered rental homes.
 - Oakland Square Cooperative is included in the single-family attached unit count.
 - An undetermined amount of non-conforming multiple-family units are not included in the above table due to a lack of reported data.
 - Student housing units within the Oakland University campus located in the City of Auburn Hills are not included in the above table.

DETACHED SINGLE-FAMILY HOMES

Pre-1999 - 3,135 units in existence

1999 to Present - 907 units added

Projects built during the past 25 years:

1. Heritage in the Hills Condominiums – 277 (of 281)
2. Meadowbrook Grove Condominiums – 15
3. Thornhill Subdivision Subdivision – 52
4. Paramount Estates Condominiums – 60 (of 72)
5. Simmons Woodgrove Subdivision – 53
6. Orchard View Condominiums – 14
7. Hawkwoods Circle Condominiums – 15
8. Villa Montclair Condominiums – 88
9. Forester Square Condominiums – 48 (+ 4) = 52
10. Forester Hills Condominiums – 27
11. Sumerlyn Condominiums - 36



Time Period	Year Home Built
No date	21
Pre-1940	712
1940-1949	195
1950-1959	677
1960-1969	756
1970-1979	174
1980-1989	58
1990-1999	675
2000-2009	456
2010-2019	280
2020 to present	38

City of Auburn Hills Demographics - Compared to Other Municipalities in the Region

Southeast Michigan Region: Livingston, Macomb, Monroe, Oakland, St. Clair, Washtenaw, and Wayne counties (250 units of government)

Source: SEMCOG Community Explorer Tool - 2020 U.S. Census and 2021 American Community Survey Data

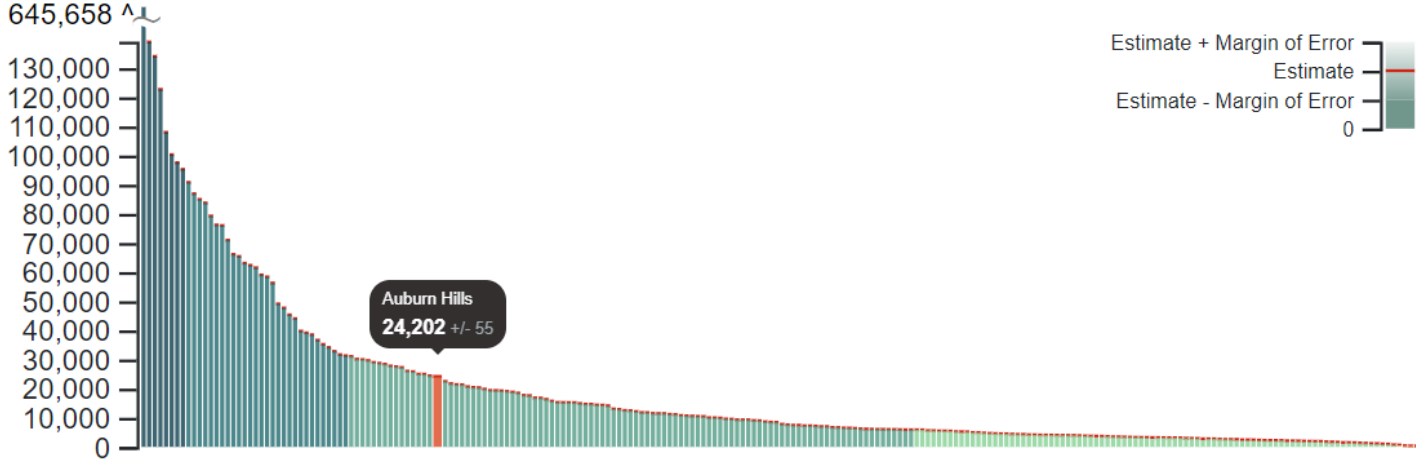
February 2, 2024



POPULATION DATA

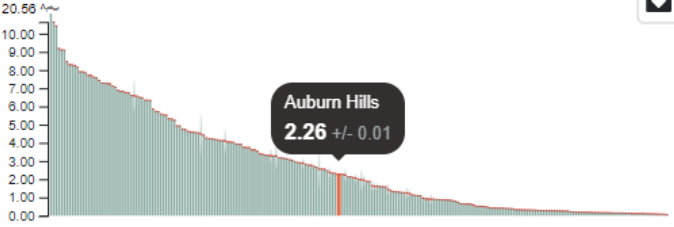
Total Population

Southeast Michigan: 4,820,684
Oakland County: 1,271,983



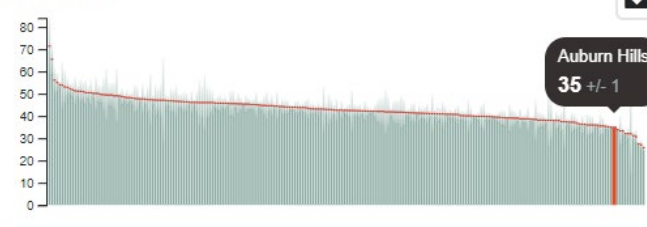
Population Density (Persons/Acre)

Southeast Michigan: 1.64
Oakland County: 2.19



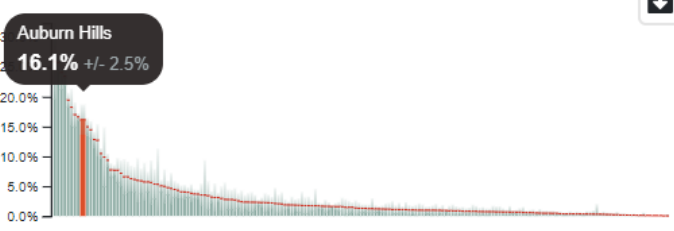
Median Age

Southeast Michigan: 39
Oakland County: 41



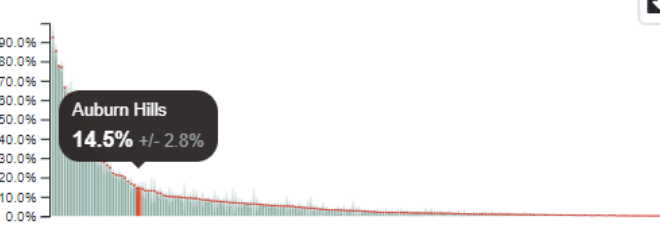
Percent Asian

Southeast Michigan: 4.9%
Oakland County: 7.8%



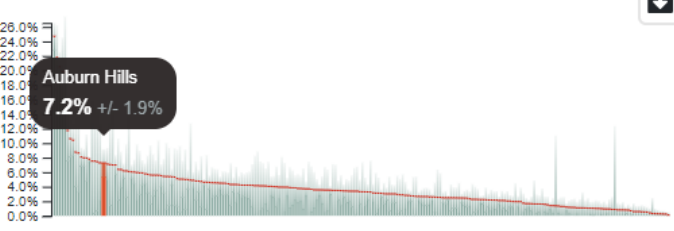
Percent Black

Southeast Michigan: 20.7%
Oakland County: 13.1%



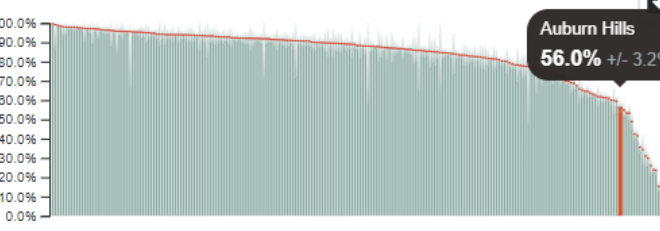
Percent Hispanic

Southeast Michigan: 4.7%
Oakland County: 4.4%



Percent White

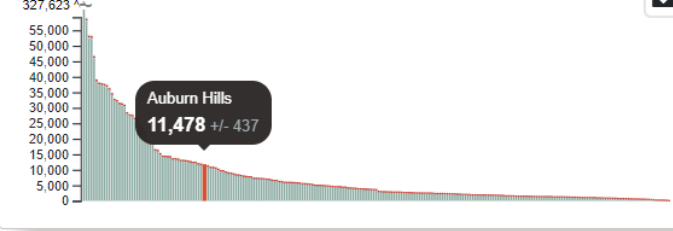
Southeast Michigan: 65.9%
Oakland County: 70.6%



HOUSING DATA

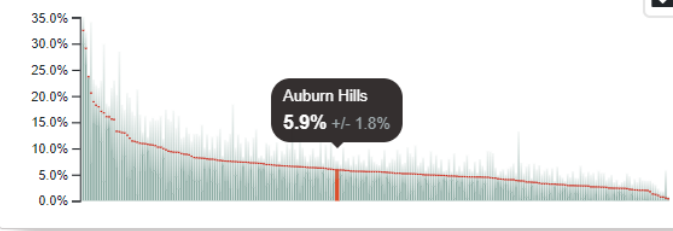
Total Housing Units

Southeast Michigan: 2,084,280
Oakland County: 551,642



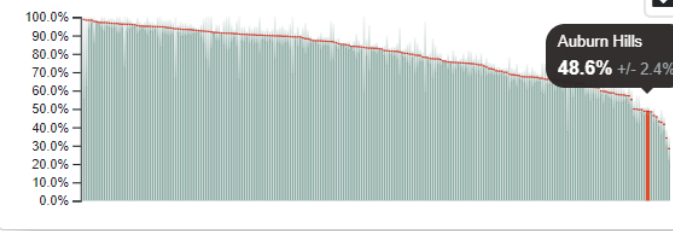
Percent Vacant

Southeast Michigan: 8.6%
Oakland County: 5.7%



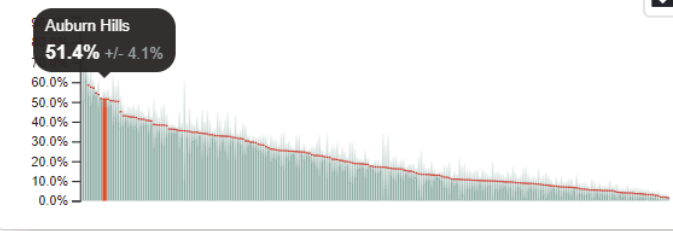
Percent Owner Occupied

Southeast Michigan: 69.5%
Oakland County: 71.7%



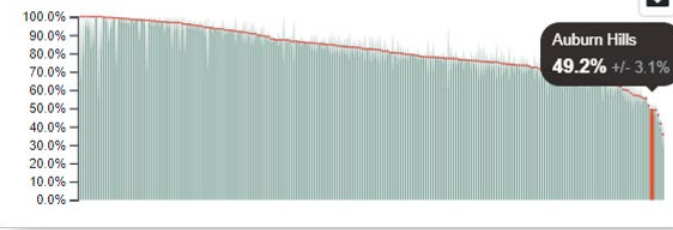
Percent Renter Occupied

Southeast Michigan: 30.5%
Oakland County: 28.3%



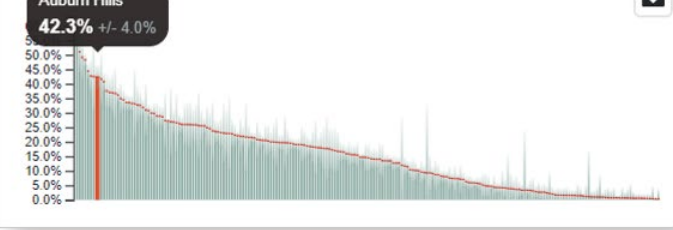
Percent Single Family

Southeast Michigan: 75.7%
Oakland County: 74.6%



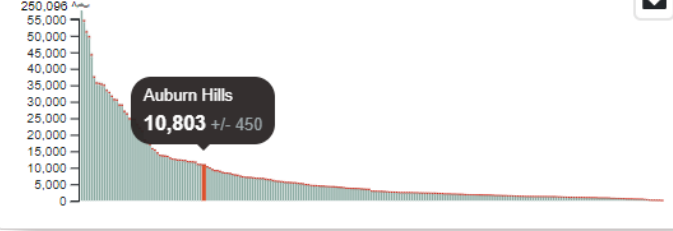
Percent Multi-Family

Southeast Michigan: 21.3%
Oakland County: 25.4%



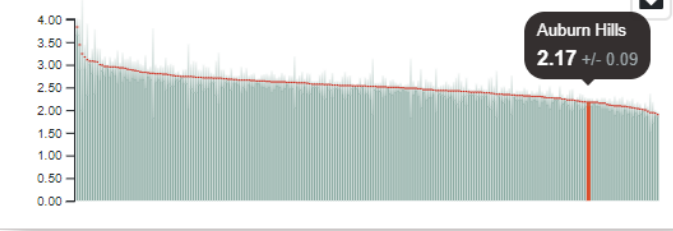
Total Households

Southeast Michigan: 1,905,737
Oakland County: 520,393



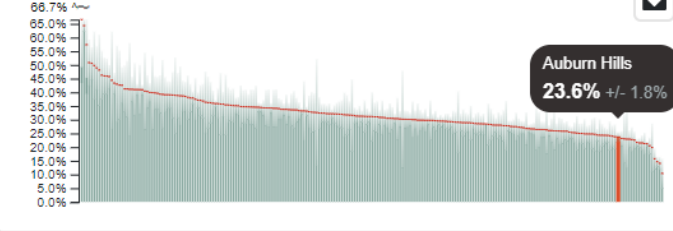
Average Household Size

Southeast Michigan: 2.53
Oakland County: 2.42



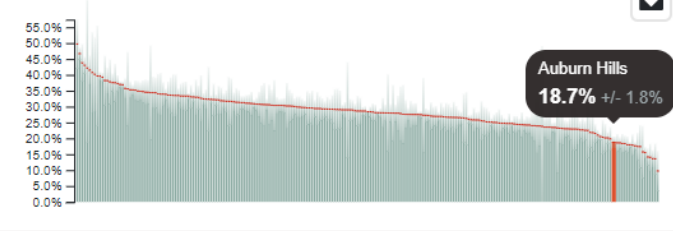
Percent Households with Seniors

Southeast Michigan: 29.9%
Oakland County: 29.7%



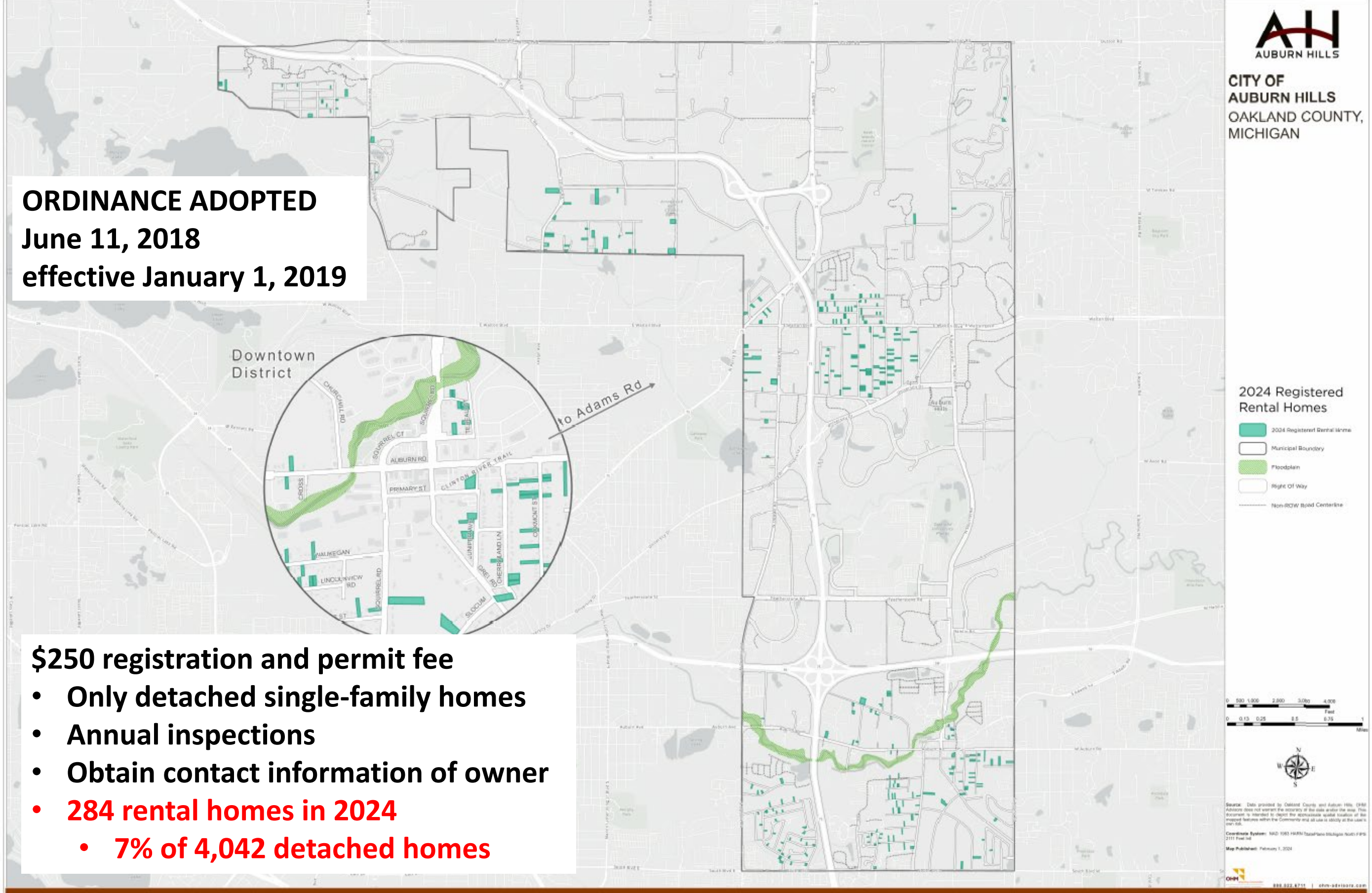
Percent Households with Children

Southeast Michigan: 28.1%
Oakland County: 27.9%



ORDINANCE ADOPTED
June 11, 2018
effective January 1, 2019

- \$250 registration and permit fee**
- Only detached single-family homes
 - Annual inspections
 - Obtain contact information of owner
 - **284 rental homes in 2024**
 - **7% of 4,042 detached homes**



Y2024 Analysis

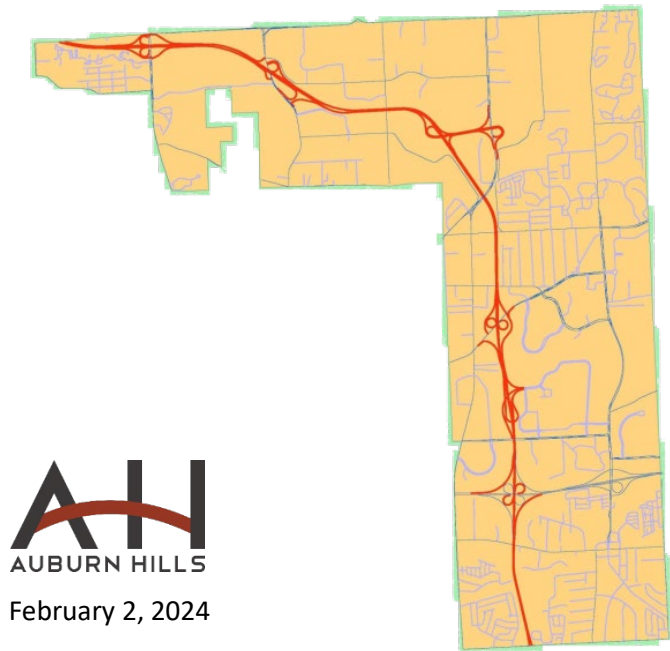
City of Auburn Hills

Housing Unit Breakdown

Type	Number of Units	Percent
Single-Family Detached (owner-occupied)	4,042	35.4%
Single-Family Attached (owner-occupied)	1,618	14.2%
Multiple-Family (rental apartments)	4,869	42.7%
Mobile Home	882	7.7%
Total	11,411	100.0%

Total owner-occupied units 5,660 (49.6%)

- The above table only includes built units as of December 31, 2023
- Assessing tax data used to calculate total single-family detached units.
 - 284 single-family detached units are registered rental homes.
 - Oakland Square Cooperative is included in the single-family attached unit count.
 - An undetermined amount of non-conforming multiple-family units are not included in the above table due to a lack of reported data.
 - Student housing units within the Oakland University campus located in the City of Auburn Hills are not included in the above table.



Multiple-Family Residential – Apartments/Rental (includes proposed and under construction)

Name	Street	Region	Status	Type	Units	Parcel Size (acreage)
Adams Creek Apartments	S. Adams Road	South	Built	Rental Apartments	117	14.2
Auburn Gate Apartments (f.k.a., Lake Village)	Lake Village Boulevard	West	Built	Rental Apartments	584	92.6
Auburn Hills Apartments (Patrick Henry)	Patrick Henry	North	Built	Rental Apartments	280	19.3
Auburn Square (Mixed Use PUD)	Auburn Road	South	Built	Rental Apartments	97	0.8
Barrington Square Apartments	N. Squirrel Road	North	Built	Rental Apartments	45	5.1
Beacon Hills Townhomes Apartments	Beacon Hill Drive	North	Built	Rental Apartments	624	74.9
Bloomfield Orchards Apartments	South Boulevard	South	Built	Rental Apartments	108	6.4
Bloomfield Square Apartments	Bloomfield Lane	South	Built	Rental Apartments	259	16.2
Bloomfield Villas Apartments	Tall Oaks	South	Built	Rental Apartments	461	50.2
Boulevard Apartments	Greenstone Drive	North	Built	Rental Apartments	156	14.9
Countryside Townhouses	Brookshear	North	Built	Rental Apartments	439	45.8
Five Points Apartments PUD	Five Points Drive	North	Built	Rental Apartments	178	6.9
Fountain Circle Apartments PUD	Parkways Boulevard	South	Built	Rental Apartments	258	16.6
Meadow Creek Village Senior Housing	South Boulevard	South	Built	Rental Apartments	60	5.1
Meadowbrook Village Apartments	Olden Oak	North	Built	Rental Apartments	197	18.9
Meadows of Auburn Hills Senior Housing	N. Squirrel Road	North	Built	Rental Apartments/Senior	120	11.0
Mosaic of Auburn Hills PUD	Baldwin	West	Built	Rental Apartments	81	20.0
Oakland Square Townhomes Co-Ops (rental only)	Patrick Henry	North	Built	Rental Apartments	5	0.5
Parkways of Auburn Hills PUD	Parkways Boulevard	South	Built	Rental Apartments	118	9.5
Patrick Henry Apartments	Patrick Henry	North	Built	Rental Apartments	48	3.6
The Avalon of Auburn Hills (First & Main) Senior Housing PUD	Walton Boulevard	North	Built	Congregate Care Apartments	102	8.1
The Brunswick (Mixed Use PUD)	S. Squirrel Road	South	Built	Rental Apartments	18	0.2
The Courtyard at Auburn Hills	N. Squirrel Road	North	Built	Congregate Care Apartments	80	11.0
The Edge at Oakland Apartments (f.k.a., Knollwood)	N. Squirrel Road	North	Built	Rental Apartments	144	14.6
The Jordan (Mixed Use PUD)	Auburn Road	South	Built	Rental Apartments	48	1.1
The MiL (Mixed Use PUD)	S. Squirrel Road	South	Built	Rental Apartments	6	0.2
Westbury Village Townhomes Apartments	N. Squirrel Road	South	Built	Rental Apartments	236	29.1
Residences at River Trail PUD	Old Adams Road	South	Proposed	Rental Apartments	95	15.5
Beacon Hills Townhomes Apartments (Phase 5)	Beacon Hill Drive	North	Under Construction	Rental Apartments	65	14.2
Parkways of Auburn Hills PUD (Phase Three)	Parkways Boulevard	South	Under Construction	Rental Apartments	32	3.9
Primary Place Apartments PUD	Primary Street	South	Under Construction	Rental Apartments	18	1.1
Taylor Crossing (Clover) Senior Housing PUD	Taylor Road	West	Under Construction	Rental Apartments/Senior	124	7.5
The Avant Apartments PUD	Five Points Drive	North	Under Construction	Rental Apartments	68	2.7
The Webster (Mixed Use PUD)	Auburn Road	South	Under Construction	Rental Apartments	88	0.6
					5359	542.0

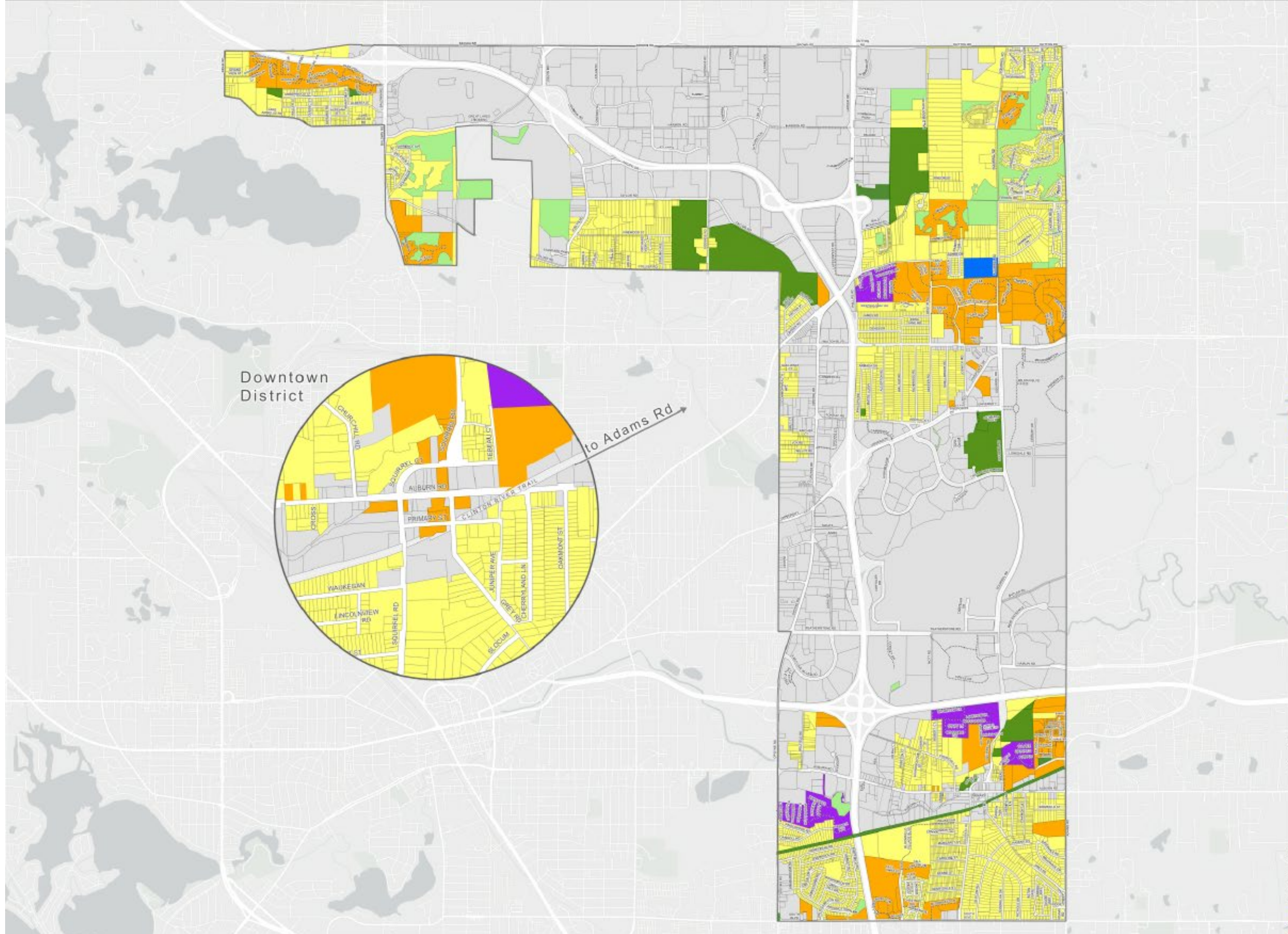
4,869 units built

Single-Family Attached Residential – Condominiums/Owner-Occupied (includes under construction)

Name	Street	Region	Status	Type	Units	Parcel Size (acreage)
Arbor Cove Condominiums	N. Squirrel Road	North	Built	Attached Condos - Owner Occupied	94	36.7
Astoria Park PUD	N. Squirrel Road	South	Built	Attached Condos - Owner Occupied	15	0.8
Auburn Grove Condominiums PUD	Grove Lane	North	Built	Attached Condos - Owner Occupied	124	52.1
Auburn Park Condominiums	Vista Drive	West	Built	Attached Condos - Owner Occupied	123	48.7
Auburn Ridge Townhomes Condominiums	Davidson	North	Built	Attached Condos - Owner Occupied	230	25.5
Boulevard Condominiums	Greenstone Drive	North	Built	Attached Condos - Owner Occupied	100	10.0
Chestnut Hill Village Condominiums	Chestnut Hill Drive	South	Built	Attached Condos - Owner Occupied	140	6.7
Forester Square Condominiums PUD	Forester Square Boulevard	South	Built	Attached Condos - Owner Occupied	205	11.9
Meadowbrook Villas Condominiums	Carly Court	North	Built	Attached Condos - Owner Occupied	96	9.7
Oakland Square Townhomes Co-Ops	Patrick Henry	North	Built	Cooperative Housing	275	24.5
Riverside Townes PUD	Parkways Boulevard	South	Built	Attached Condos - Owner Occupied	14	1.1
Riverwalk PUD	N. Squirrel Road	South	Built	Attached Condos - Owner Occupied	12	1.1
The Reserves of Auburn Hills Condominiums PUD	N. Squirrel Road	North	Built	Attached Condos - Owner Occupied	65	14.9
The Townes at Trailways Condominiums PUD	Auburn Road	South	Built	Attached Condos - Owner Occupied	29	2.6
Williamsburg II Condominiums	Williamsburg Lane	South	Built	Attached Condos - Owner Occupied	31	4.9
Williamsburg Village Condominiums	Williamsburg Lane	South	Built	Attached Condos - Owner Occupied	65	9.1
The Parkways of Auburn Hills PUD - Condo Portion	Parkways Boulevard	South	Under Construction	Attached Condos - Owner Occupied	18	1.1
					1636	261.3

1,618 units built

RESIDENTIAL AREAS



Residential Zoned Properties

Auburn Hills Zoning

- Single Family Detached Residential
- Mobile Home Park
- SP - Multiple Family
- Other
- Tax Parcel
- Existing City of Auburn Hills Parks / Recreation
- Existing Private Parks / Conservation Easement
- Attached Residential Units (Rent & Owner Occupied)
- IOL (Oakland, Right-of-Way)

Non ROW Road Centerline

