



GENOA CHARTER TOWNSHIP APPLICATION
Sketch Plan Review

TO THE GENOA TOWNSHIP PLANNING COMMISSION:

APPLICANT NAME & ADDRESS: Ventures Design - 29454 Haas Rd, Wixom, MI 48393
If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: Oak Pointe Country Club - 4500 Club Dr, Brighton, MI 48116

SITE ADDRESS: 4500 Club Dr, Brighton PARCEL #(s): 11-27-100-032

APPLICANT PHONE: (734) 276-3260 OWNER PHONE: (810) 227-4554 ext. 248

LOCATION AND BRIEF DESCRIPTION OF SITE: North side of Country Club with 4 tennis courts, pool, pool house and parking area.

BRIEF STATEMENT OF PROPOSED USE: Covered seating area between tennis and pool area.

THE FOLLOWING IMPROVEMENTS ARE PROPOSED: Construct an open air pavilion structure and brick paver patio between the tennis courts and pool house

I HEREBY CERTIFY THAT ALL INFORMATION AND DATA ATTACHED TO AND MADE PART OF THIS APPLICATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY: Ventures Design

ADDRESS: 29454 Haas Rd.

Contact Information - Review Letters and Correspondence shall be forwarded to the following:
1.) Loch Durrant of Ventures Design at Loch@ventures-design.com

FEE EXCEEDANCE AGREEMENT
All sketch plans are allocated one (1) consultant review and one (1) Planning Commission meeting. If additional reviews or meetings are necessary, the applicant will be required to pay the actual incurred costs for the additional reviews. If applicable, additional review fee payment will be required concurrent with submittal for a Land Use Permit. By signing below, applicant indicates agreement and full understanding of this policy.
SIGNATURE: [Signature] DATE: 3/16/2018
PRINT NAME: Loch Durrant PHONE: (734) 276-3260

Contact #2 Jacob Lubig 734-395-4375 Lubig@ventures-design.com

**Oak Pointe Country Club, Inc.**  
4500 Club  
Brighton, MI 48116

March 15, 2018

Community Development Director  
Genoa Township Planning Commission  
2911 Dorr Road  
Brighton, MI 48116

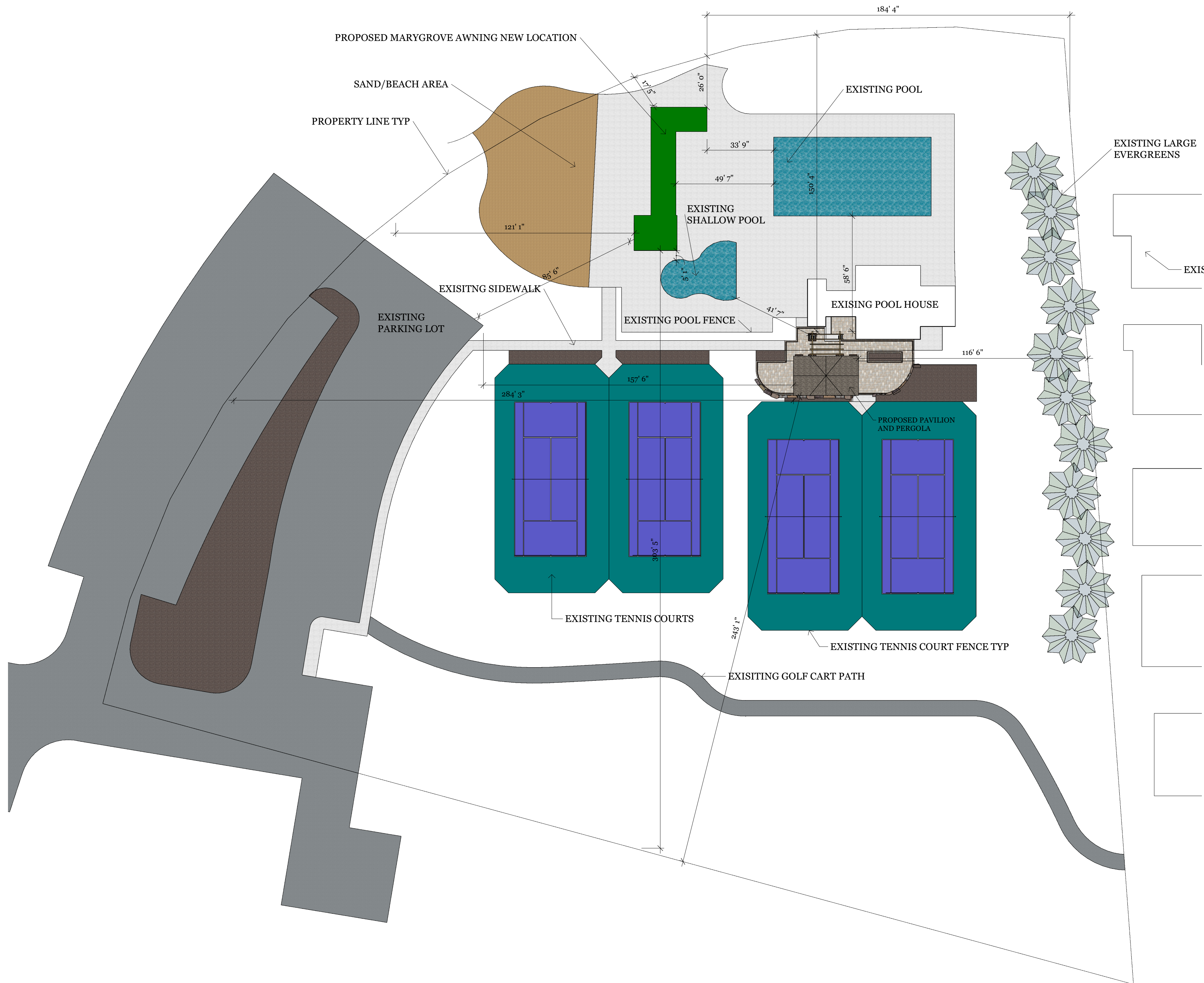
To Whom it May Concern:

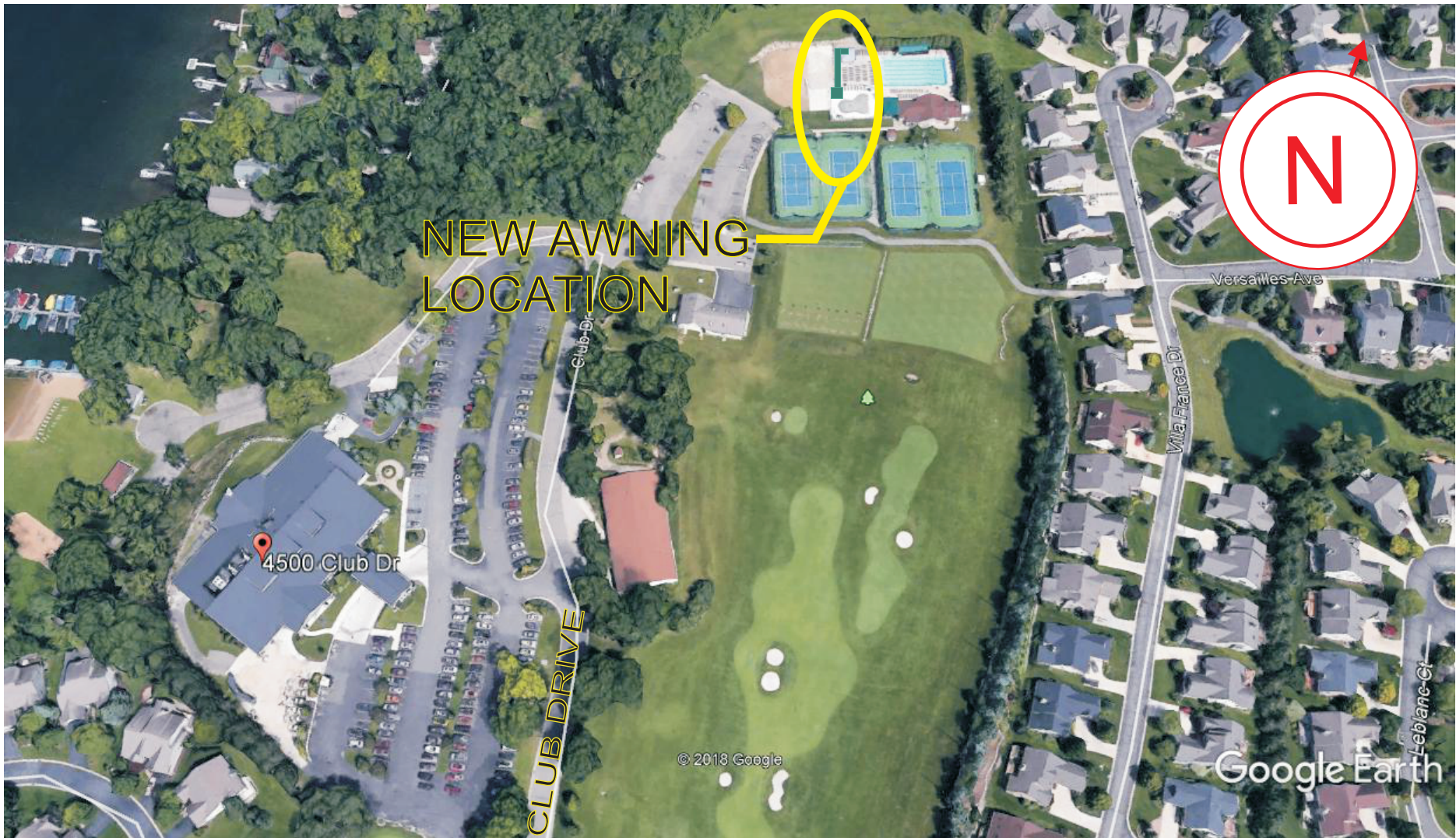
I, Ingrid Keiser am the Secretary for Oak Pointe Country Club, Inc., (the "Club") and hereby authorize Ventures Design, Inc. to act on the Club's behalf to submit to the Genoa Township Planning Commission for Sketch Plan Review.

Sincerely,

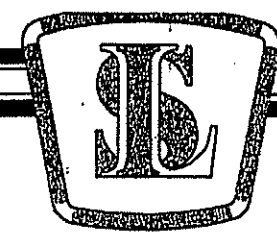
A handwritten signature in black ink that reads "Ingrid Keiser". The signature is written in a cursive style with a large initial 'I'.

Ingrid Keiser, Secretary  
Oak Pointe Country Club, Inc.





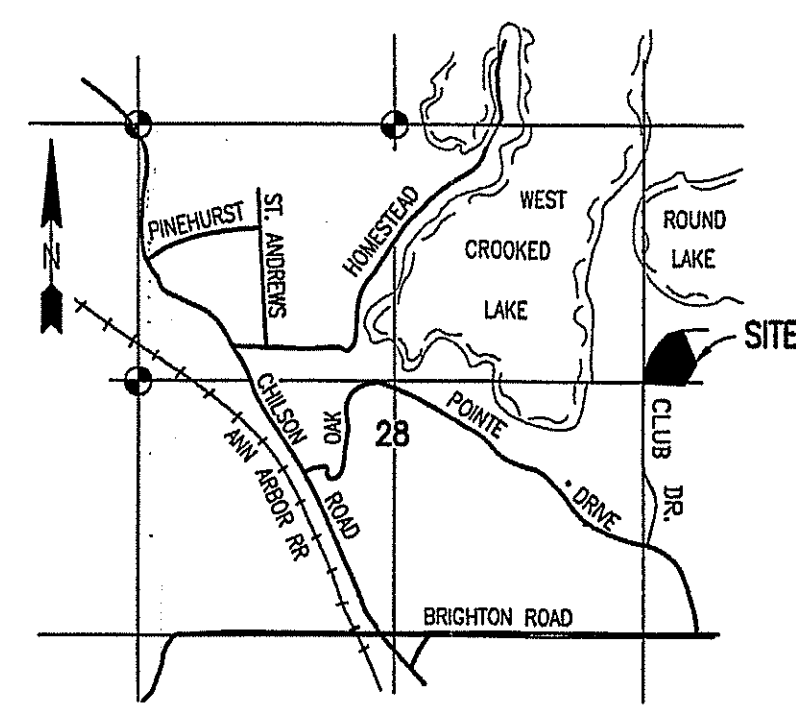
ACCOUNT REPRESENTATIVE  
DALE BACHE  
OAK POINTE COUNTRY CLUB  
4500 CLUB DRIVE  
BRIGHTON, MI 48116  
3/15/2018



# OAK POINTE COUNTRY CLUB POOL/TENNIS FACILITY

## 16 VICINITY MAP

SCALE: 1" = 2000'

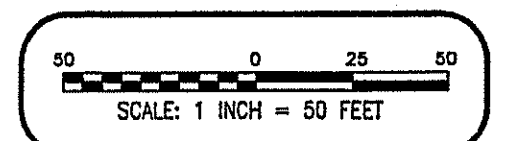


**BOSS ENGINEERING**  
ENGINEERS • SURVEYORS • PLANNERS  
LANDSCAPE ARCHITECTS

OSTON COUNTY:  
3121 E. GRAND RIVER AVE.  
HOWELL, MI 48843  
(800) 246-8735; FAX (517) 548-1570

OSHTON COUNTY:  
2435 WALSTED ROAD  
PARAMOUNT HILLS, MI 48335  
(800) 783-0390; FAX (248) 622-9490

## 17 SCALE



## 9 LEGEND

- 35** KEY PLAN PARCEL REFERENCE NUMBER CORRESPONDING TO LEGAL DESCRIPTION
- U UTILITY POLES
  - G GREEN
  - T TREE
  - STORM SEWER W/CATCH BASIN/FLARED-END SECTION
  - SANITARY SEWER W/MANHOLE
  - CONCRETE
  - FENCE
  - G GAS SERVICE
  - WATERMAIN W/8" GATE VALVE
  - HYDRANT W/6" GATE VALVE
  - LIGHT POLE
  - POWER POLE
  - GUY WIRE
  - TELEPHONE RISER
  - WELL
  - ELECTRIC METER
  - SECTION CORNER
  - FOUND IRON
  - SET IRON
  - FOUND CONCRETE MONUMENT
  - L.P. LIBER, PAGE
  - L.C.R. LIVINGSTON COUNTY RECORDS
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT
  - PROPERTY LINE
  - HANDICAP SYMBOL
  - CONC. CONCRETE
  - MH MANHOLE
  - LF LINEAR FEET
  - SN SANITARY SEWER
  - OE OVERHEAD ELECTRIC
  - BOLLARDS

ALTA/ACSM Land Title Survey

## 18 CLIENT INFORMATION BOX

Outland sticker here

This Work Coordinated By:

**INTERNATIONAL**

**LAND SERVICES, INC.**

621 24th Avenue S.W.  
Norman, Oklahoma 73069  
(405) 701-9352 www.ils-ita.com

## 11 SURVEYOR'S NOTES

- THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF.
- THE IMPROVEMENTS CONFORM TO THE APPROVED SITE PLAN ASSUMING OPEC HAS A PURCHASE AGREEMENT TO OBTAIN PROPERTY AS SHOWN ON THE APPROVED SITE PLAN.
- SINCE OAK POINTE IS A PLANNED UNIT DEVELOPMENT SPECIFIC SETBACKS ARE NOT SHOWN ON THE APPROVED SITE PLAN.

Drawn By: AEB	Date: 10-25-06
Surveyor Ref. No: 06343	Revision:
App'd By: AEB	Date: 11-03-06
Field Date: 10-2-06 THRU 10-12-06	Revision: ILS COMMENTS
Scale: 1"=50'	Date: 01-02-07
	Revision: ILS COMMENTS

Prepared For:	
Client Ref. No: OAK POINTE COUNTRY	
Project Address:	4500 CLUB DRIVE
Project Location:	BRIGHTON, MI
Project Name:	CLUB CORP.
Job Number:	06-09-001-014

## 12 PARKING INFORMATION

THERE ARE 28 GENERAL PARKING SPACES AND 2 HANDICAP PARKING SPACES ON PARCEL 37D. 22 SPACES FALL OUTSIDE OF PARCEL 37D IN AN AREA THAT IS SHOWN AS THE PROPERTY BOUNDARY ON "POOL/TENNIS FACILITY" APPROVED SITE PLAN.

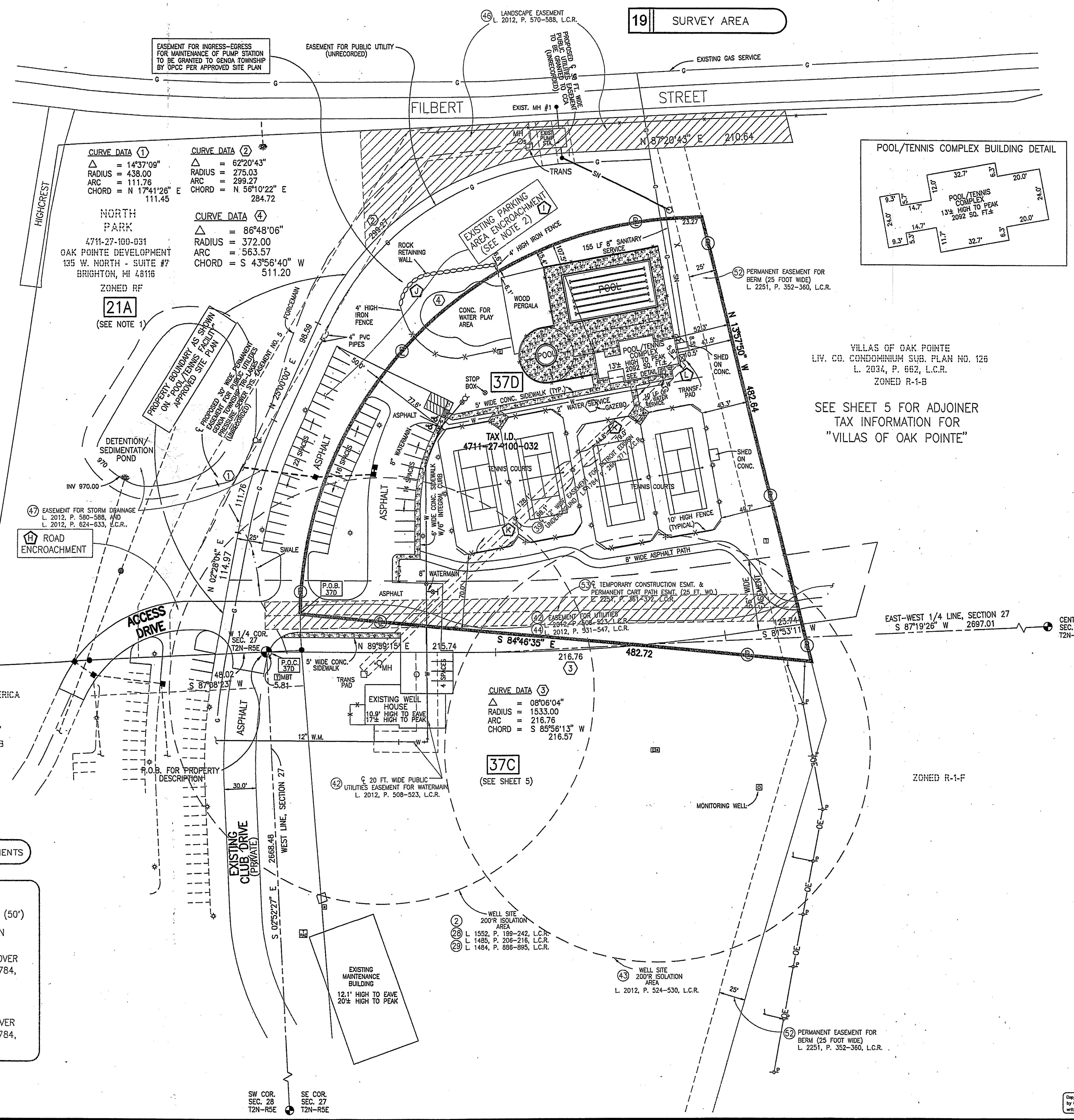
THERE ARE 4 GENERAL PARKING SPACES NEAR THE EXISTING GENOA TOWNSHIP WATER SUPPLY BUILDING ON PARCEL 37C.

## 15 BUILDING HEIGHT

HEIGHTS ARE SHOWN AT BUILDINGS

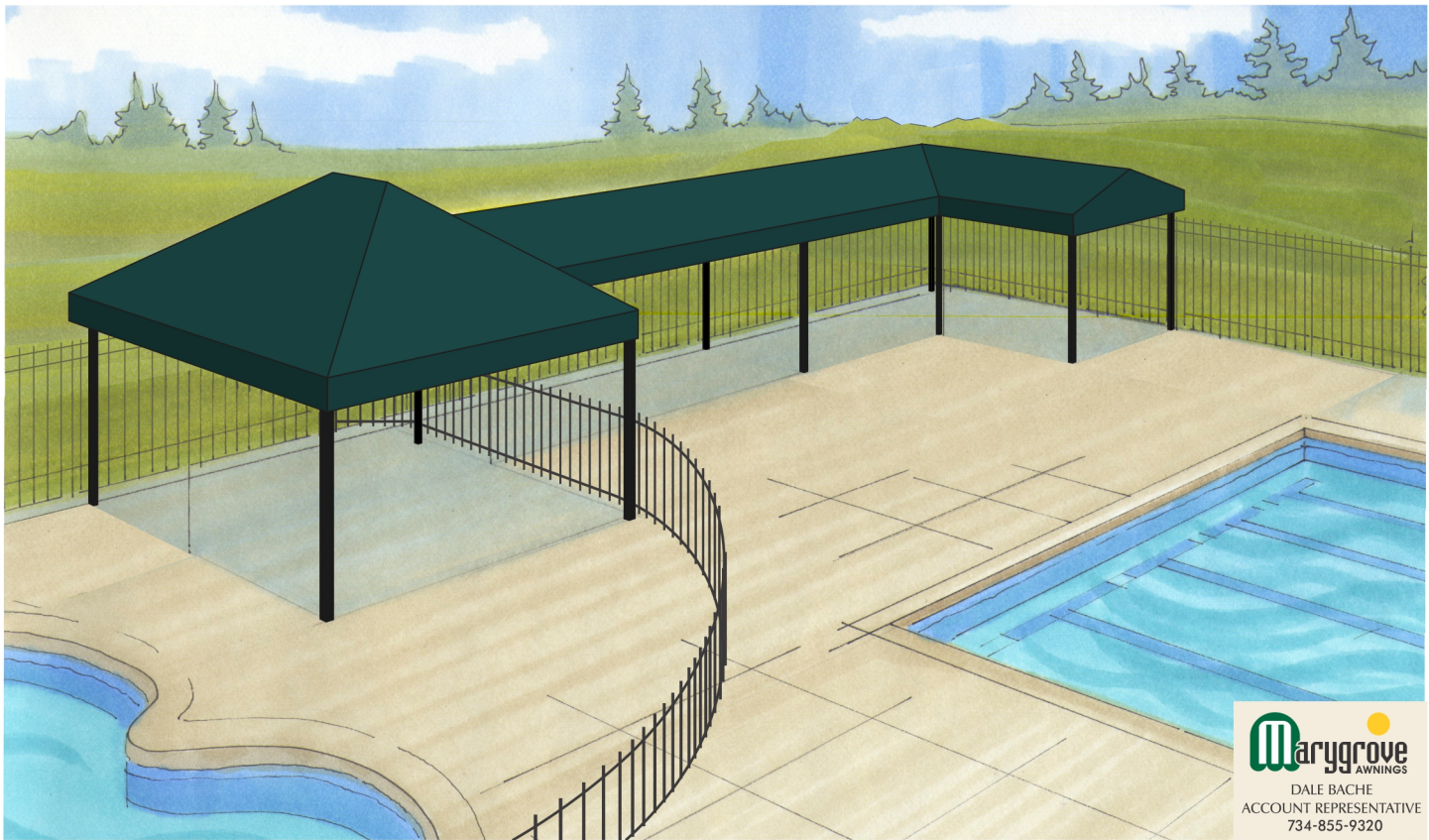
## 7 POSSIBLE ENCROACHMENTS

- ROAD ENCROACHMENT
- PARKING ENCROACHMENT (50')
- RETAINING WALL AND IRON FENCE ENCROACH 39±
- TENNIS COURTS CROSS OVER EDISON EASEMENT, (L. 1784, P. 266-271, L.C.R.)
- SOUTHEAST CORNER OF POOL/TENNIS COMPLEX BUILDING ENCROACHES OVER EDISON EASEMENT, (L. 1784, P. 266-271, L.C.R.)



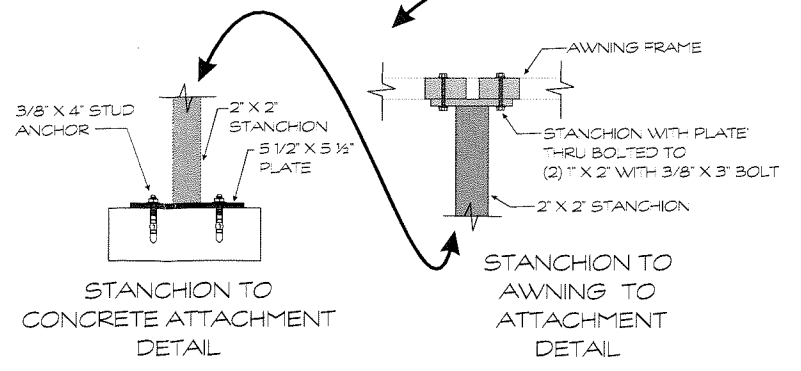
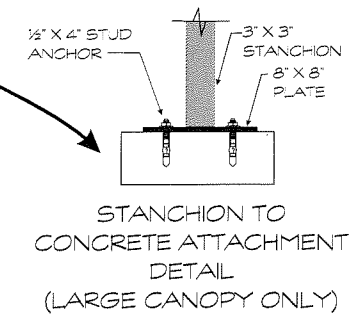
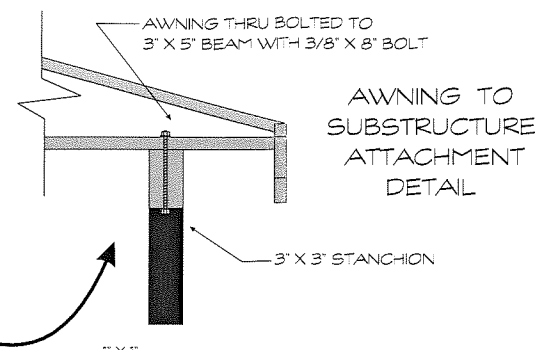
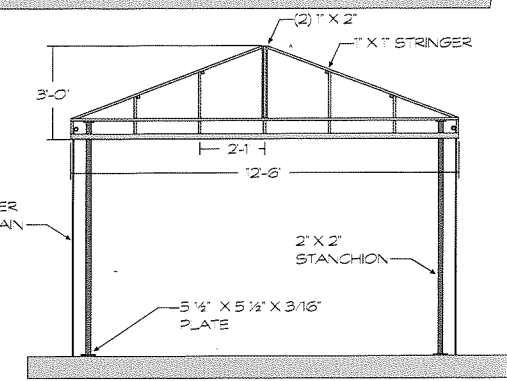
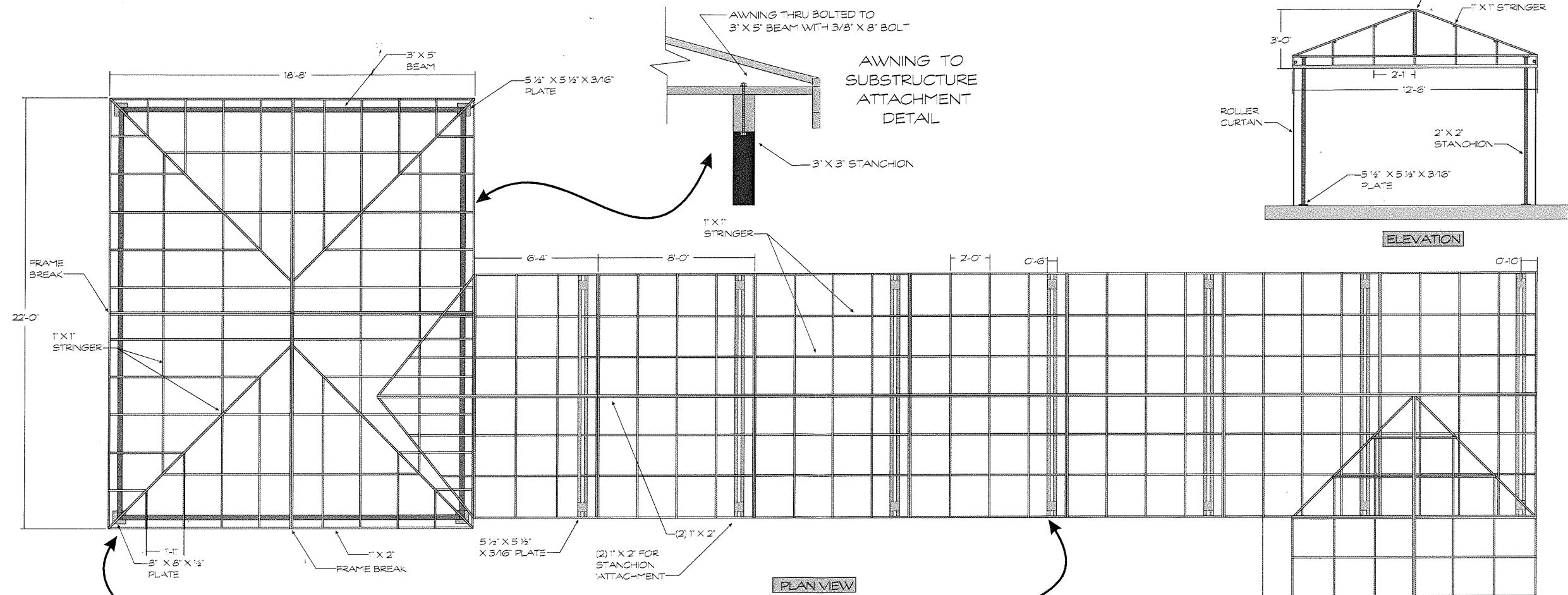
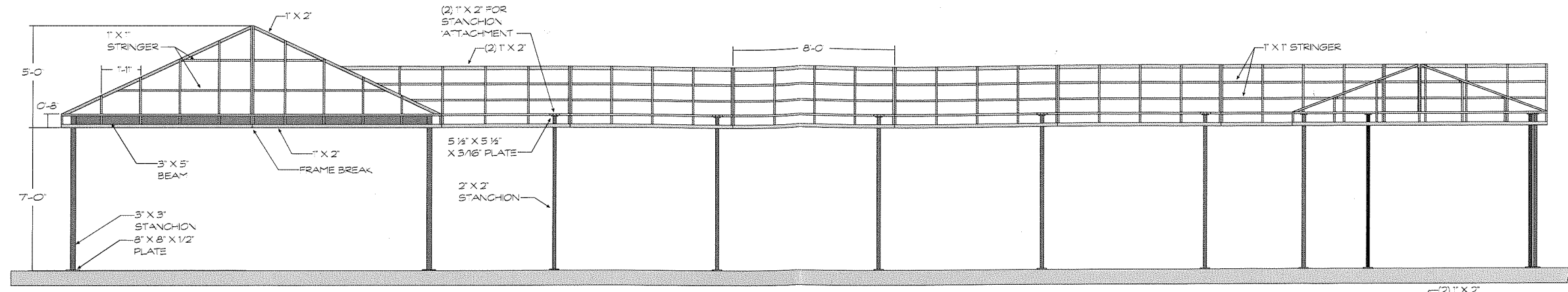
This survey coordinated, but not performed, by International Land Services, Inc. Survey obtained from a land surveyor licensed in state property is located.

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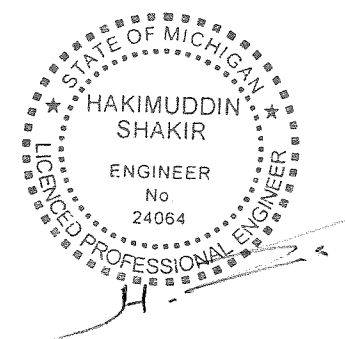
**Marygrove**  
AWNINGS

DALE BACHE  
ACCOUNT REPRESENTATIVE  
734-855-9320



**Marygrove**  
AWNINGS  
ACCOUNT REPRESENTATIVE  
DALE BACHE  
OAK POINTE COUNTRY CLUB  
4500 CLUB DRIVE  
BRIGHTON, MI 48116  
3/9/2018

FABRIC: FERRARI SATIN TENNIS GREEN 502V2-8056C  
FRAME COLOR: GREEN STANCHIONS: BLACK  
ALL FRAMING ALUMINUM  
1\"/>



# VENTURES

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29454 Hass Rd  
Wixom, Mi 48393  
248-767-1666  
ventures-design.com

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ADDRESS  
OAKPOINTE  
COUNTRY CLUB

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ISSUE  
March 15, 2018

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NOTES

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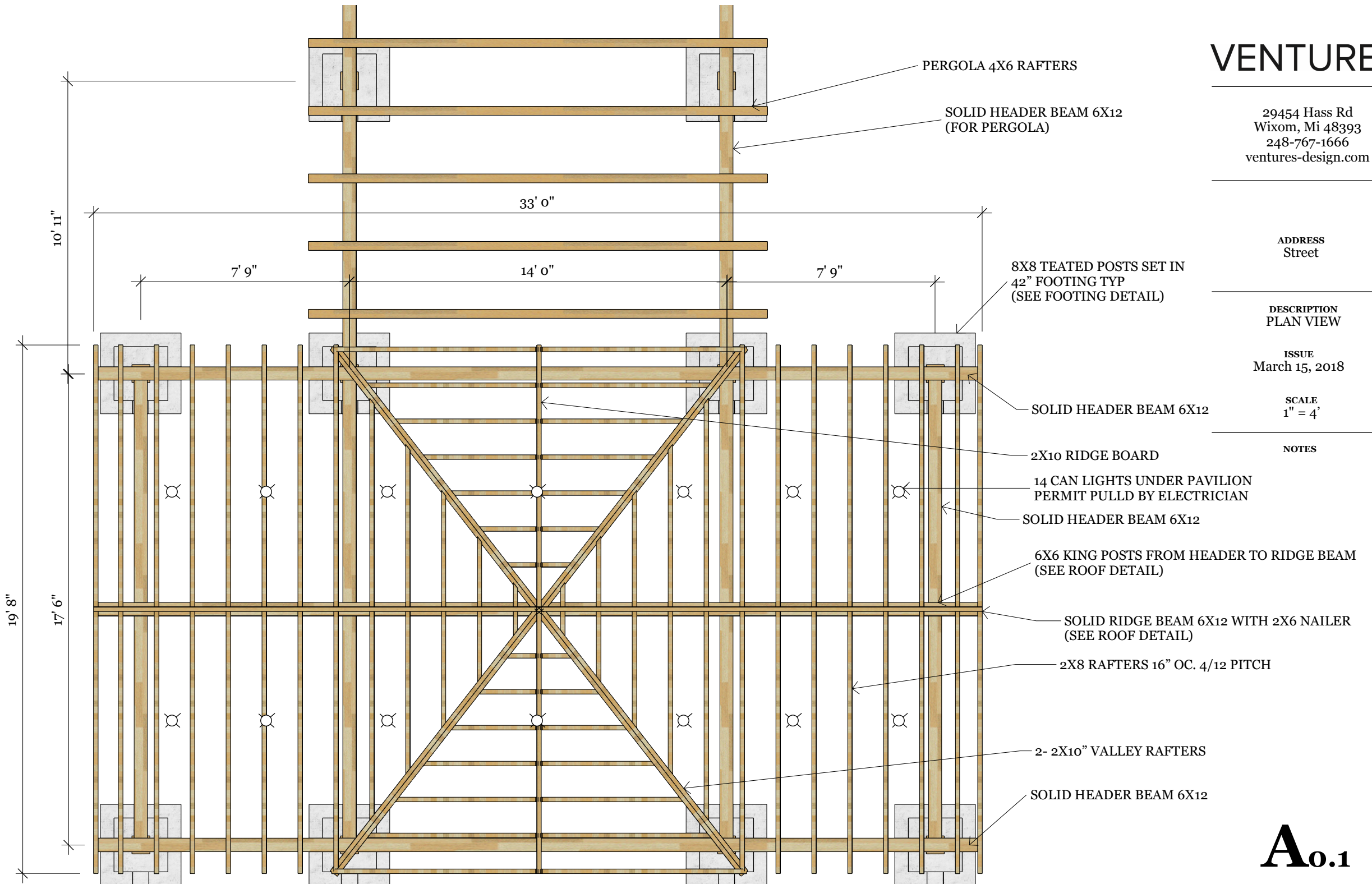
ADDRESS  
Street

DESCRIPTION  
PLAN VIEW

ISSUE  
March 15, 2018

SCALE  
1" = 4'

NOTES



# VENTURES

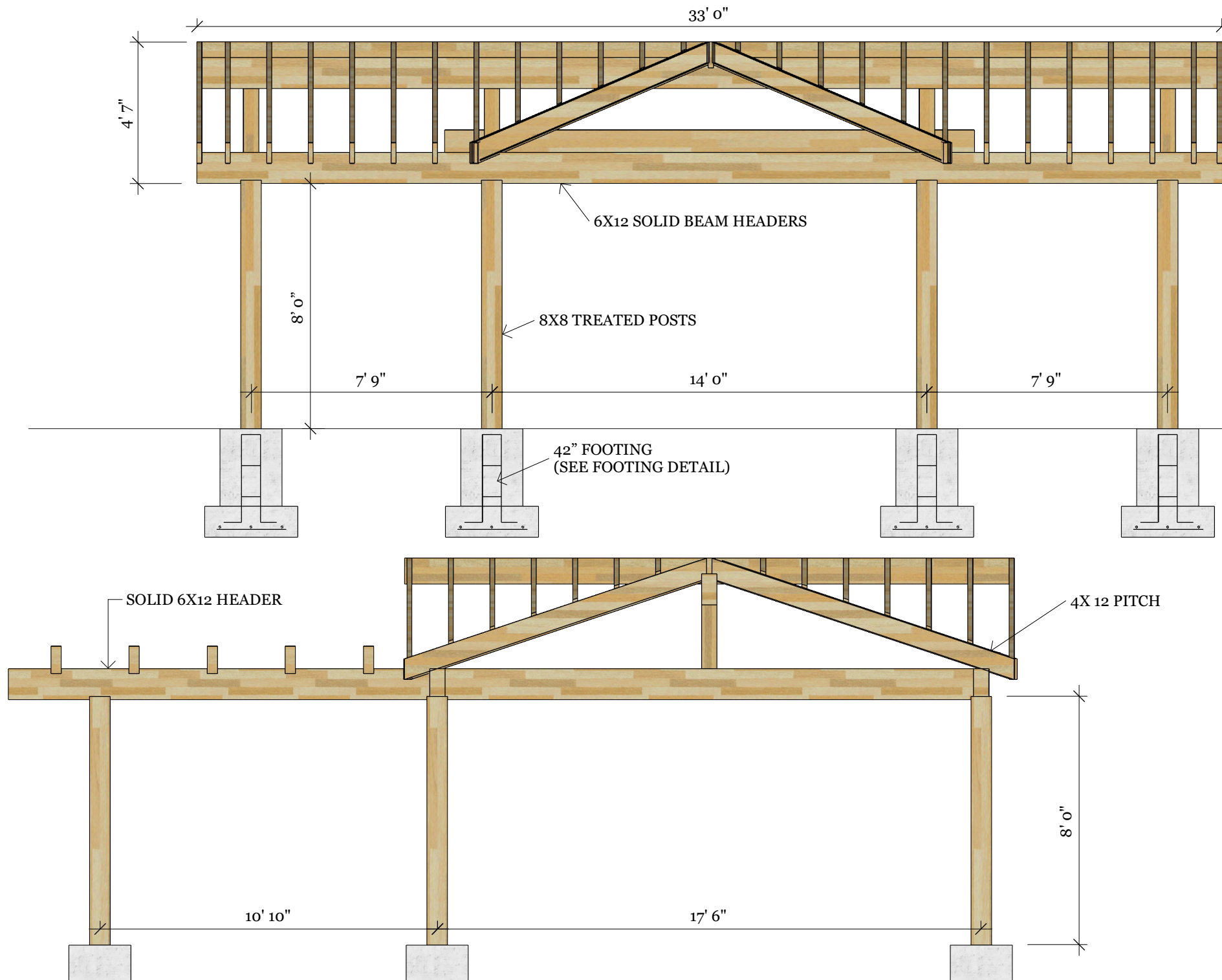
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248-767-1666  
ventures-design.com

ADDRESS  
Street

ISSUE  
March 15, 2018

SCALE  
1" = 4'

NOTES



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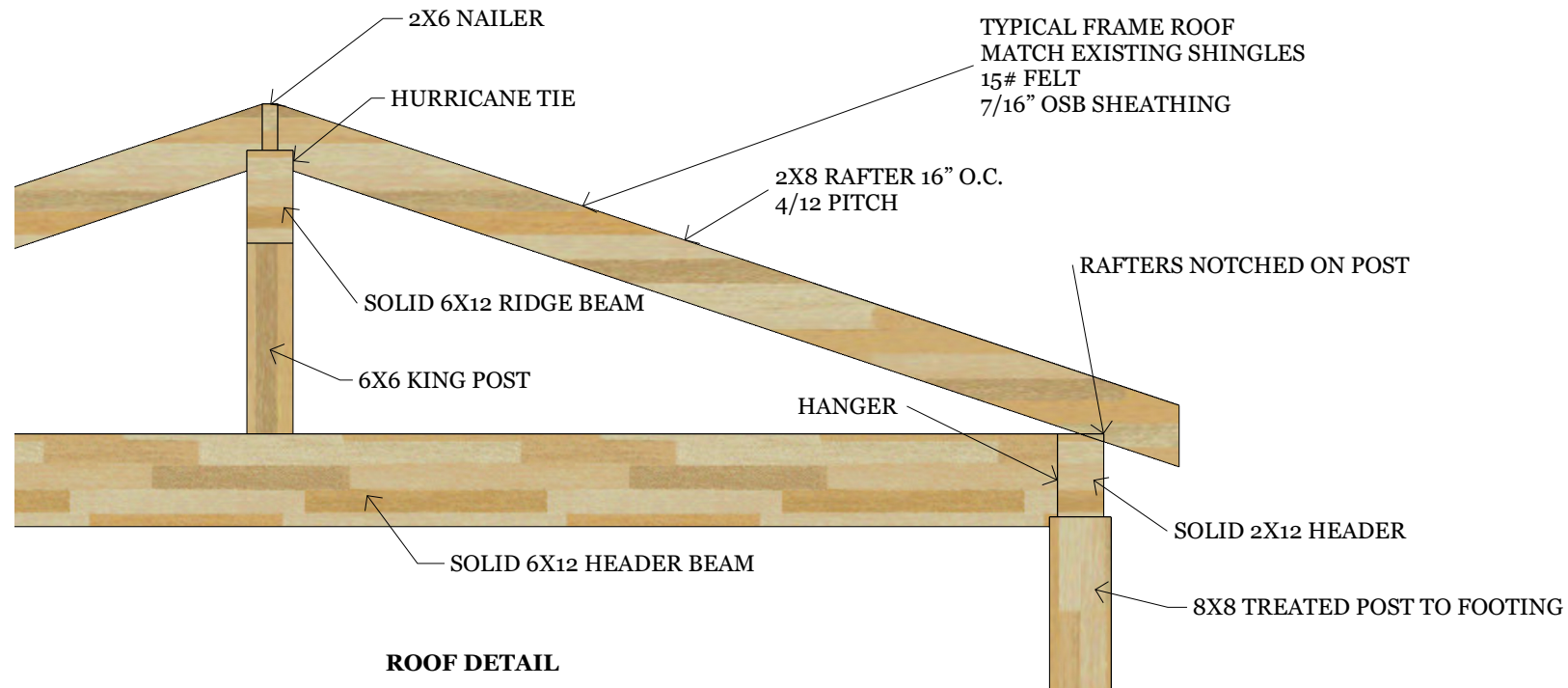
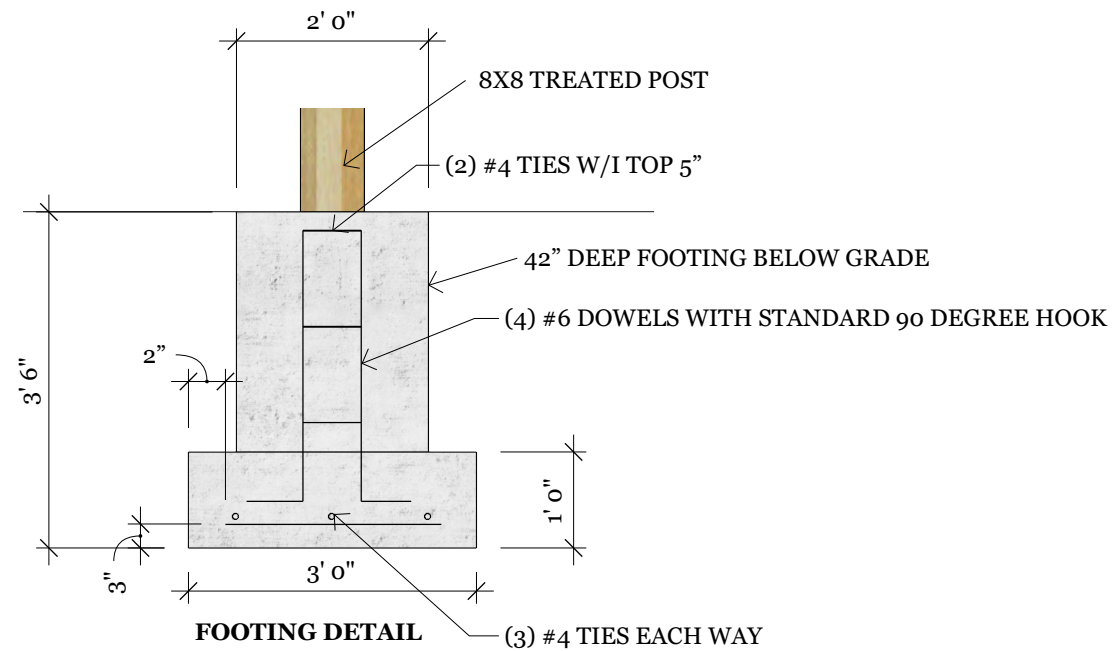
ADDRESS  
Street

DESCRIPTION  
PLAN VIEW

ISSUE  
March 15, 2018

SCALE  
1/2" = 1'

NOTES



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CLIENT  
12-21 Oak Pointe Plan

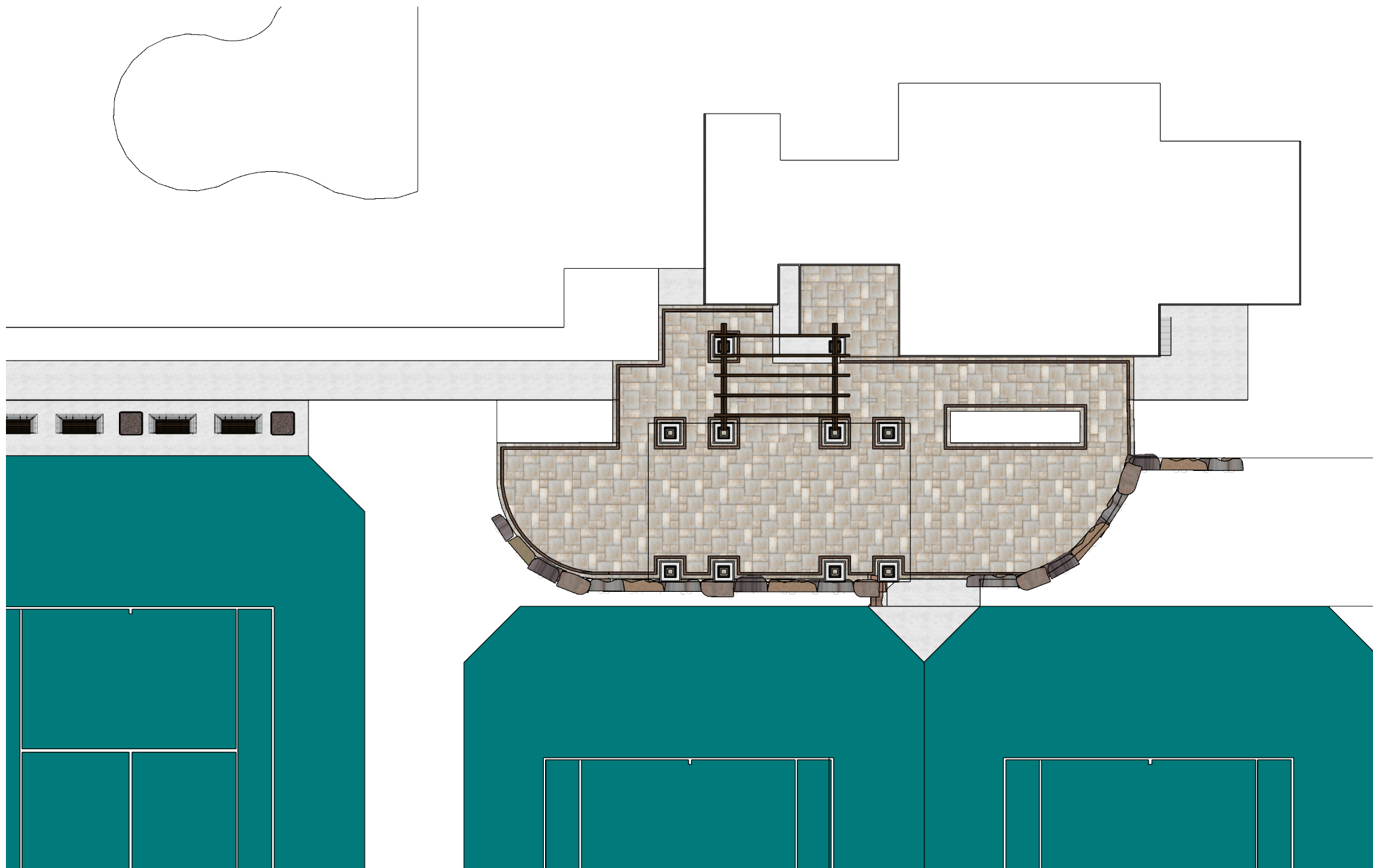
ADDRESS  
Street

DESCRIPTION  
PLAN VIEW

ISSUE  
March 15, 2018

SCALE  
1" = 16'

NOTES



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CLIENT  
12-21 Oak Pointe Plan

ADDRESS  
Street

DESCRIPTION  
PLAN VIEW

ISSUE  
March 15, 2018

SCALE  
1" = 10'

NOTES

