



GENOA CHARTER TOWNSHIP
Application for Re-Zoning

APPLICANT NAME: Livingston County Planning Department ADDRESS: 304 E. Grand River Ave., Howell

OWNER NAME: Livingston County Government ADDRESS: 304 E. Grand River Ave., Howell

PARCEL #(s): 4711-02-400-004, 4711-01-300-005, 4711-01-300-006 PRIMARY PHONE: (517) 540-8734

EMAIL 1: KKline-Hudson@livgov.com EMAIL 2: SBarb@livgov.com

We, the undersigned, do hereby respectfully make application to and petition the Township Board to amend the Township Zoning Ordinance and change the zoning map of the township of Genoa as hereinafter requested, and in support of this application, the following facts are shown:

A. REQUIRED SUBMITTAL INFORMATION

1. A legal description and street address of the subject property, together with a map identifying the subject property in relation to surrounding properties;
2. The name, signature and address of the owner of the subject property, a statement of the applicant's interest in the subject property if not the owner in fee simple title, and proof of consent from the property owner;
3. It is desired and requested that the foregoing property be rezoned from:
Agriculture (AG) to PRF (Public and Recreational Facilities)
4. A site plan illustrating existing conditions on the site and adjacent properties; such as woodlands, wetlands, soil conditions, steep slope, drainage patterns, views, existing buildings, sight distance limitations, relationship to other developed sites. and access points in the vicinity;
5. A conceptual plan demonstrating that the site could be developed with representative uses permitted in the requested zoning district meeting requirements for setbacks, wetland buffers access spacing, any requested service drives and other site design factors;
6. A written environmental assessment, a map of existing site features as described in Article 18 describing site features and anticipated impacts created by the host of uses permitted in the requested zoning district;
7. A written description of how the requested rezoning meets Sec. 22.04 "Criteria for Amendment of the Official Zoning Map."
8. The property in question shall be staked prior to the Planning Commission Public Hearing.

B. DESCRIBE HOW YOUR REQUESTED RE-ZONING MEETS THE ZONING ORDINANCE CRITERIA FOR AMENDING THE OFFICIAL ZONING MAP:

1. How is the rezoning consistent with the goals, policies and future land use map of the Genoa Township Master Plan, including any subareas or corridor studies. If not consistent, describe how conditions have changed since the Master Plan was adopted?

The proposed rezoning is not consistent with the Master Plan designation of Agriculture/Country Estate.

Conditions regarding this property were changing concurrent with the 2013 adoption of the Genoa Township

Master Plan. The Warranty Deed for this Livingston County park property was recorded on October 22, 2013.

2. Are the site's physical, geological, hydrological and other environmental features suitable for the host of uses permitted in the proposed zoning district?

Yes, the environmental features on-site are suitable for the host of uses allowed in the PRF zoning district. The former agricultural fields are particularly suitable for the intended active recreational uses permitted in the PRF zoning district.

3. Do you have any evidence that a reasonable return on investment cannot be received by developing the property with one (1) of the uses permitted under the current zoning?

Yes, the Trust Agreement of Raymond Fillmore states that Livingston County is to only use the land for recreation purposes as a county park. Therefore, Livingston County is unable to utilize the land for agricultural purposes as permitted by the current AG zoning.

4. How would all the potential uses allowed in the proposed zoning district be compatible with surrounding uses and zoning in terms of views, noise, air quality, the environment, density, traffic impacts, drainage and potential influence on property values?

The potential uses allowed in the PRF zoning district shall be compatible with the adjacent recreational land uses and the PRF zoning of Camp Chaldean. Additionally, the future recreational uses of Fillmore County Park will not be detrimental to surrounding property values in terms of views, noise, etc. Conversely, use of the park will provide health and welfare benefits to the surrounding residential uses.

5. Are infrastructure capacity (streets, sanitary sewer, water, and drainage) and services (police and fire protection, etc.) sufficient to accommodate the uses permitted in the requested district?

Yes, current infrastructure capacity and services are sufficient to accommodate the uses permitted in the requested PRF district; particularly the limited recreational uses intended for Fillmore County Park.

6. Is there a demonstrated demand in Genoa Township or the surrounding area for the types of uses permitted in the requested zoning district? If yes, explain how this site is better suited for the zoning than others which may be planned or zoned to accommodate the demand.

In Northeast Genoa Charter Township there are only private recreational uses such as Camp Chaldean, Faulkwood Shores Golf Course and Roller Rama. Fillmore County Park will be the only public recreational resource in this area of the Township, thereby meeting a demand for free, public recreation.

7. If you have a particular use in mind, is another zoning district more appropriate? Why should the Township re-zone the land rather than amend the list of uses allowed in another zoning district to accommodate your intended use?

PRF zoning is the most appropriate Genoa Charter Township zoning district for the proposed municipal-owned, public recreation uses of Fillmore County Park. The Statement of Purpose for the PRF zoning district is a precise match to the intended government provided recreational uses, and recreational uses are permitted by right in the PRF zoning district.

8. Describe any deed restrictions which could potentially affect the use of the property.

The Trust Agreement of Raymond Fillmore states that Livingston
County to only use the land for recreation purposes as a County Park.

C. AFFIDAVIT

The undersigned says that they are the Owner Representative (owner, lessee, or other specified interest) involved in this petition and that the foregoing answers and statements herein contained and the information herewith submitted are in all respects true and correct to the best of his/her knowledge and belief.

BY: Donald J. Parker, Chair, Livingston County Board of Commissioners

ADDRESS: 304 East Grand River Avenue, Howell, MI, 48843

X Donald J. Parker
SIGNATURE

The following contact should also receive review letters and correspondence:

Name: Gary Childs, Livingston County Commissioner Email: gary@southlyoncycle.com

Business Affiliation: Chair, Livingston County Parks & Open Space Advisory Committee

FEE EXCEEDANCE AGREEMENT

As stated on the site plan review fee schedule, all site plans are allocated two (2) consultant reviews 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 to the Township Board. By signing below, applicant indicates agreement and full understanding of this policy.

PROJECT NAME: Fillmore County Park

PROJECT LOCATON & DESCRIPTION: 7315 McClements Road, Brighton, MI 48114
198 acres of vacant, fallow agricultural land

SIGNATURE: X Donald J. Parker DATE: 4-2-2018

PRINT NAME: Donald J. Parker PHONE: 517 546-3520

COMPANY NAME & ADDRESS: Livingston County, 304 East Grand River, Howell, MI 48843

Legal Description, Fillmore County Park

Tax Parcel No. 4711-01-300-005

Sec. 1 T2N, R5E, the SW 1/4 of the SW 1/4, containing 40 acres, more or less

Tax Parcel No. 4711-01-300-006 (7315 McClements Rd.)

Sec. 1 T2N, R5E, the E 1/2 of the SW 1/4, containing 80 acres, more or less

Tax Parcel No. 4711-02-400-004

Sec. 2 T2N, R5E, the E 1/2 of the SE 1/4, containing 80 acres, more or less, Excepting 2 acres, more particularly described as follows: A parcel of land located in the Southeast quarter of Section 2, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan, said parcel more fully described as: Commencing at the Southeast corner of said Section 2, T2N-R5E, Genoa Township; thence North 01°54'34" West, 1222.92 feet on the East line of said section and Centerline of Kellogg Road (66' wide, public) to the Point of Beginning; thence South 88°05'26" West, 295.13 feet; thence North 01°54'34" West, 295.16 feet parallel with said East line; thence North 88°05'26" East, 295.13 feet; thence South 01°54'34" East, 295.16 feet on said East line and Centerline to the Point of Beginning, said parcel containing 2.00 acres, more or less

Subject to easements and restrictions of record, if any, including the rights of the public within the public right of way of Kellogg Road. 198 acres, more or less.

Michael Arens, P.E.
February 1, 2017

Fillmore County Park PRF Impact Assessment

The following impact assessment follows the requirements of Section 18.07 “Written Impact Assessment Requirements” of the Genoa Township Zoning Ordinance.

a. Preparer.

Prepared by:

Kathleen Kline-Hudson, Director

Livingston County Planning Department

Staff Facilitator, Livingston County Parks and Open Space Advisory Committee

304 E. Grand River Ave.

Howell, MI 48843

Prepared for:

Livingston County Government

304 E. Grand River Ave.

Howell, MI 48843

Genoa Charter Township

2911 Dorr Road

Brighton, MI 48116

b. Description of the Project Site.

Fillmore County Park consists of 198 acres located in Sections 1 and 2 of the northeast quadrant of Genoa Charter Township. The land was bequeathed to Livingston County for park purposes by Raymond Fillmore. The site primarily consists of fallow agricultural land with the exception of the Fillmore farmstead located at 7315 McClements. For the near future the county intends to have the farmstead residence occupied by a park caretaker. In the future, this structure may be demolished or used for park purposes such as an interpretative center. The site is bordered by agriculture and rural residences to the north and west, Camp Chaldean to the south and Del-Sher Estates to the east.



c. Impact on Natural Features.

The project site contains three unregulated wetlands of less than 5 acres in size (NWI), three woodland areas totaling approximately 32 acres, and open, fallow agricultural land. The land is generally low-sloped, with gently-rolling topography of 0-12%. Elevations range from a low of 975 feet USGS to a high of 1,000 feet. The USDA Soil Survey of Livingston County indicates that the soils on-site are predominately well-drained Miami Loam, Owosso Miami Sandy Loam and Fox-Boyer Complex. These soils present only slight or moderate limitations for nonfarm use. The site also contains scattered pockets of muck soils.

Livingston County’s High-Quality Natural Areas, a 2003 publication of the Livingston County Planning Department, indicates that there are two (2) Priority 2 natural areas located on site. Priority 2 natural areas are usually between 50 and 200 acres and have average scores for bio-diversity.

This project is intended to not harm the natural features on-site; to do so would be counter-productive to the park setting.

Natural features on the Fillmore County Park site have been recorded by the Huron River Watershed Council (HRWC) through a Bioreserve Site Assessment. This assessment has been submitted to the Township with the rezoning application. In summary, the HRWC ranked East Fillmore (approx. 120 acres) and West Fillmore (approx. 80 acres) for 15 ecological criteria. HRWC rankings place both areas of the park in the lower range for all the Bioreserve Sites in the watershed ranging from 25 to 1244. The main differences between the two areas were that Fillmore East got slightly more points for being better connected to other natural areas and Fillmore West got points for being less ecologically disturbed than Fillmore East (Fillmore East got zero points for this due to former farming of land).

d. Impact on Stormwater Management.

Grading and construction operations at the site will be very minimal for the entrance drive, parking area, playfield, restroom facility and trail, therefore, there should be little to no impact on stormwater management. The Drain Commissioner is a member of the Livingston County Parks and Open Space Advisory Committee and his expertise will be sought throughout the construction project.

e. Impact on Surrounding Land Use.

Phase I development of Fillmore County Park will entail the construction of: a park entrance, driveway, parking lot with ADA spaces, a restroom facility with vaulted toilet, a sidewalk that will connect parking to the restroom, a sports playfield and a 5K trail. This construction will primarily occur near the Kellogg/McClements Road intersection.

Each of these permitted uses in the PRF zoning district are compatible with the adjacent recreational land uses and the PRF zoning of Camp Chaldean. Additionally, the future recreational uses of Fillmore County Park will not be detrimental to surrounding residential property values in terms of views, light, noise and other nuisances which could negatively impact adjacent properties. Conversely, use of the park will provide health and welfare benefits to the surrounding residential areas.

Subsequent phases of the park may be planned for the future. A conceptual site plan for park development has been created and can be found in the rezoning application materials. Additionally, the site currently contains the Fillmore farmstead consisting of a residence and outbuildings at 7315 McClements Road.

The Livingston County Parks and Open Space Advisory Committee has kept residents in the immediate area and the facility manager of Camp Chaldean, regularly informed of the plans for the park since February 2014 when a public meeting was held for a Michigan Natural Resources Trust Fund grant that was being submitted by Livingston County at that time. Since the February 2014 public meeting, the committee has maintained communication through periodic visits and e-mail contact, as well as through two (2) liaison Del-Sher Estates residents that attend meetings of the Parks and Open Space Advisory Committee in order to keep informed of the plans for the park so that they can better inform their neighbors.

f. Impact on Public Facilities and Services.

The Park will serve the Howell, Brighton and Hartland areas, being centrally located between them. With this ideal location, Fillmore County Park should attract a modest number of visitors, primarily on the weekends. There is no anticipated impact on public schools. County employee presence will be

periodic. In collaboration with the Livingston County Parks and Open Space Advisory Committee, the Livingston County Road Commission will provide upkeep of the gravel road and lot, and the Sheriff's Department will patrol the main use area. Letters of support were obtained from both of these entities for the Land and Water Conservation Fund grant that will partially fund park development.

g. Impact on Public Utilities.

Fillmore County Park will not be served by municipal utilities, nor are utilities currently requested for this park usage. Sanitary services will be provided to public by a waterless vault toilet in a restroom facility.

h. Storage and Handling of Any Hazardous Materials.

Hazardous substances will not be used, stored or disposed of on the site.

i. Impact on Traffic and Pedestrians.

Access to Fillmore County Park will be from McClements Road, a gravel road on the south side of the property. The park entrance drive will be located approximately 400 feet east of the intersection of Kellogg and McClements Roads, nearest to the areas from which most traffic will arrive. Through park planning it was determined that this is the best point of entry into the park. This entrance location creates a good starting point for future phases of the park, and the location is buffered from neighboring residential areas while establishing good cross access to the neighboring Camp Chaldean.

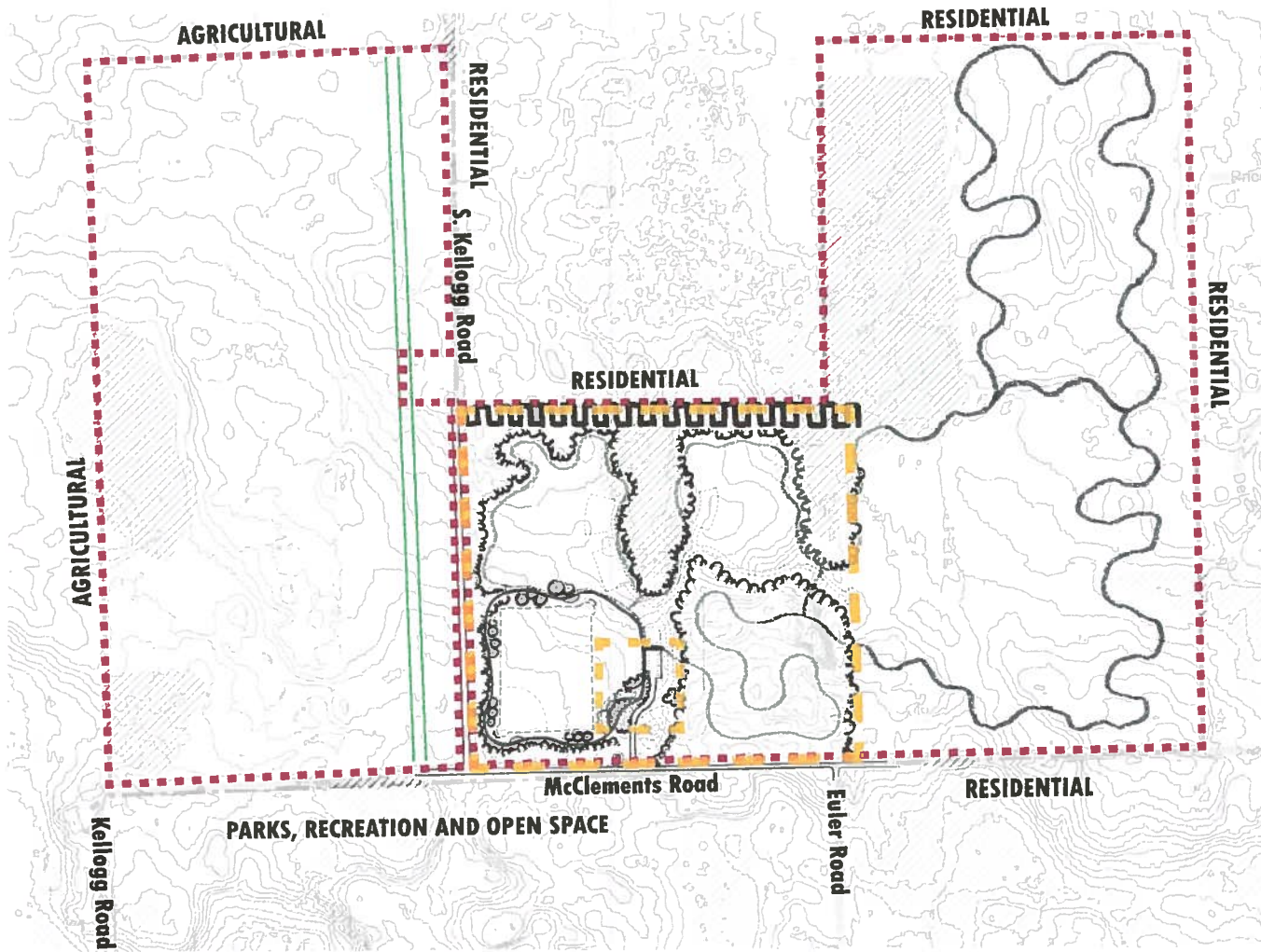
Based on the Institute of Transportation Engineers (ITE) common trip generation rates at the PM Peak Hour, a County Park of 198 acres generates 17.8 trips (.09 per unit).

j. Special Provisions.

The trust agreement of Raymond Fillmore states that Livingston County is to only use the land for recreation purposes as a county park. Therefore, Livingston County is unable to utilize the land for any other purpose.

Sources:

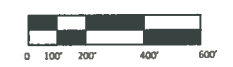
- National Wetlands Inventory Maps
- United States Geological Survey (USGS) Topographic Quadrangle Maps
- United States Department of Agriculture (USDA) Soil Conservation Service, Soil Survey of Livingston County, Michigan
- Livingston County's High-Quality Natural Areas, Livingston County Planning Department 2003
- Huron River Watershed Council, Bioreserve Site Assessment, 2014
- 9th Edition ITE Trip Generation Manual

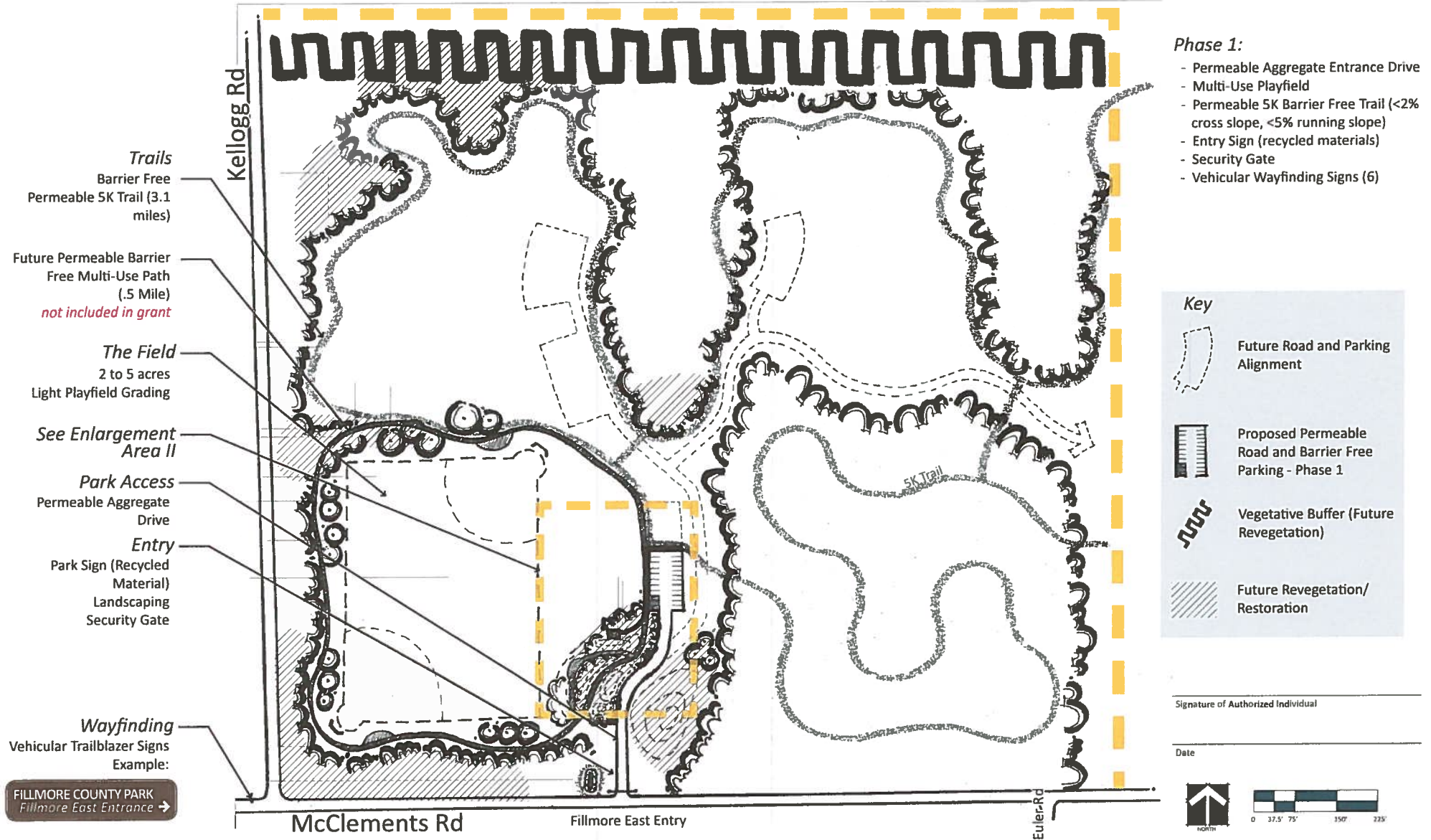


-  **Fillmore County Park Boundary**
-  **Project Enlargement Areas**
-  **Wetland**
-  **Wooded**
-  **Permeable 5K Barrier Free Trail (3.1 miles)**
-  **Vegetative Buffer (Future Revegetation)**
-  **Michigan Bell Telephone Company Easement**

 Signature of Authorized Individual

 Date



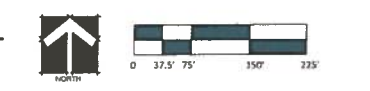


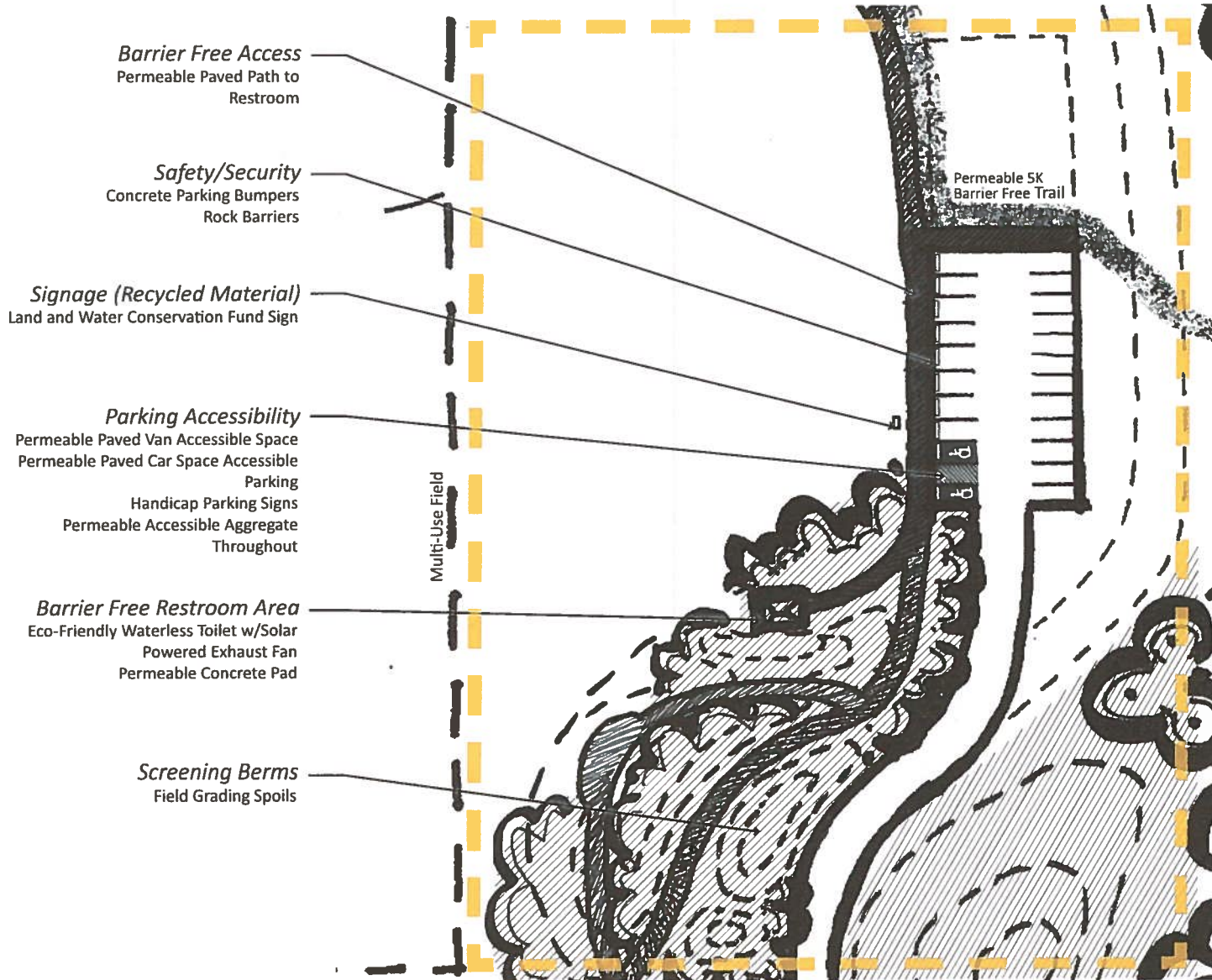
- Phase 1:**
- Permeable Aggregate Entrance Drive
 - Multi-Use Playfield
 - Permeable 5K Barrier Free Trail (<2% cross slope, <5% running slope)
 - Entry Sign (recycled materials)
 - Security Gate
 - Vehicular Wayfinding Signs (6)

Key

- Future Road and Parking Alignment
- Proposed Permeable Road and Barrier Free Parking - Phase 1
- Vegetative Buffer (Future Revegetation)
- Future Revegetation/ Restoration

Signature of Authorized Individual _____
 Date _____








Phase 1:

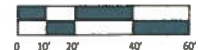
- Permeable Aggregate Parking Lot (20 spaces)
- Handicap Parking (1 permeable paved space)
- Van Accessible Parking (1 permeable paved space + loading zone)
- Handicap Parking Signs (2)
- Barrier Free, Eco-Friendly Waterless Toilet w/ Permeable Concrete Pad
- LWCF Sign on Recycled Material
- Permeable Paved Path (Asphalt or Concrete) to Restroom

Key

-  Future Road and Parking Alignment
-  Proposed Permeable Road and Barrier Free Parking - Phase 1
-  Future Revegetation/Restoration

Signature of Authorized Individual

Date

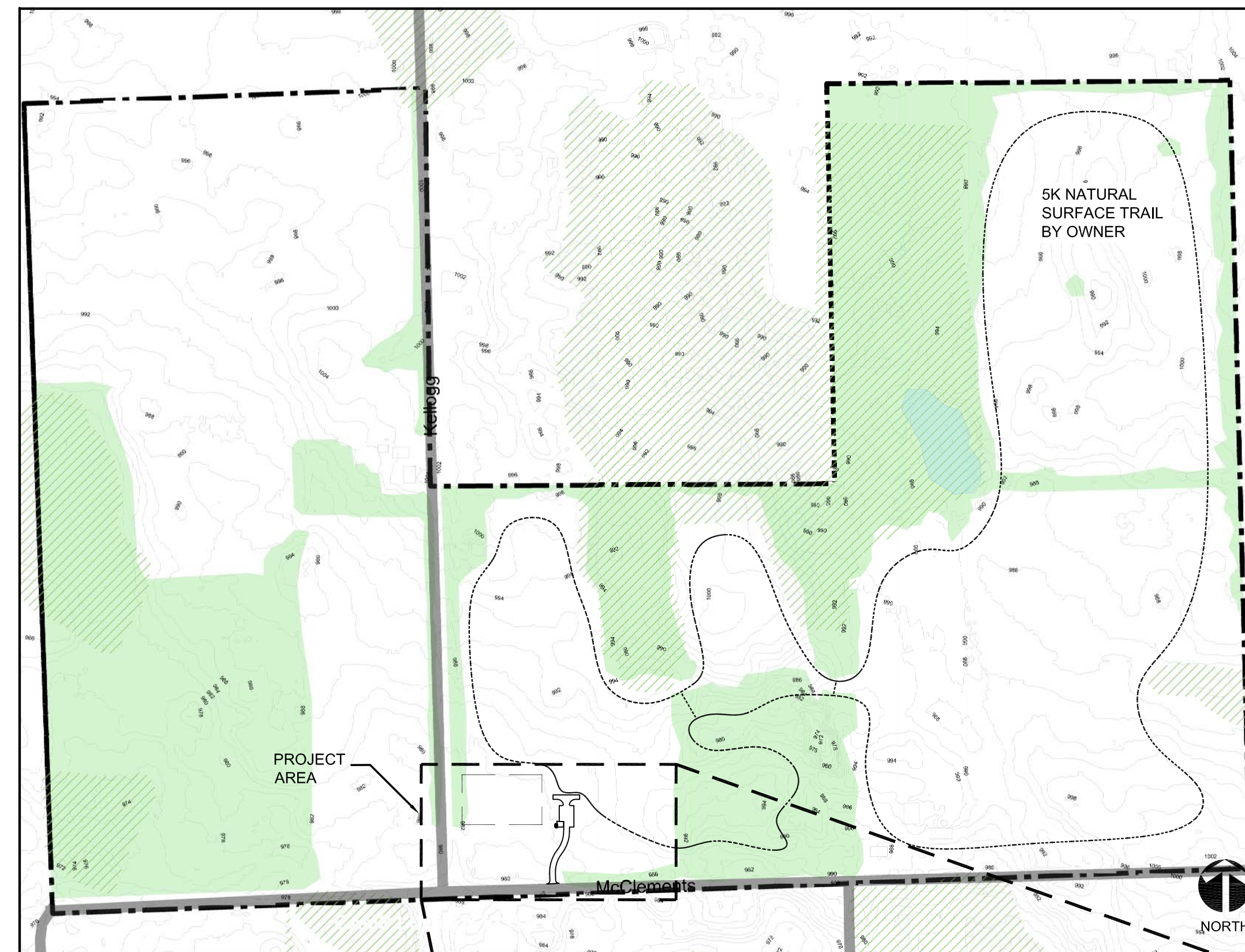


GENERAL PROJECT NOTES:

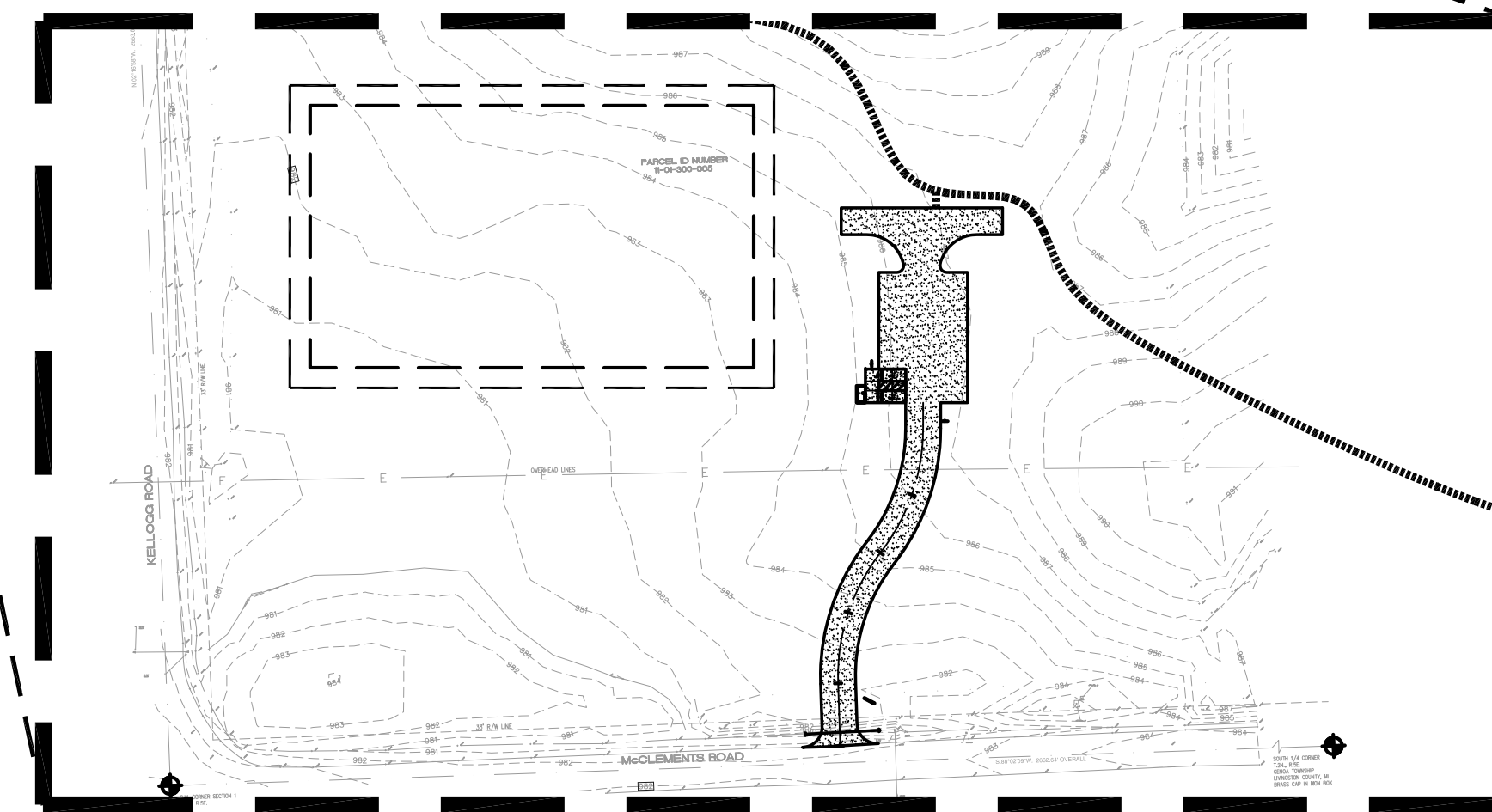
1. ORIGINAL BASE SURVEY PROVIDED BY:
HUBBELL, ROTH & CLARK, INC. on 06/06/2017
PH: (248) 454-6300
2. BENCHMARK: DESC. - SEE SHEET C1 - EXISTING CONDITIONS
3. ALL UNITS OF MEASURE ARE IN ENGLISH.
4. THE CONTRACTOR(S) SHALL NOTIFY ALL EXISTING UTILITY COMPANIES PRIOR TO THE START OF CONSTRUCTION.
5. ALL WORK SHALL CONFORM TO THE CURRENT STANDARD SPECIFICATIONS OF ALL STATE AND LOCAL APPLICABLE AUTHORITIES.
6. CONTRACTOR(S) TO NOTIFY LIVINGSTON COUNTY 48 HOURS PRIOR TO THE START OF ANY PHASE OF CONSTRUCTION.
7. THE CONTRACTOR(S) SHALL OBTAIN ANY/ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES, PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR(S) IS RESPONSIBLE FOR MAINTAINING ALL PREVIOUSLY INSTALLED S.E.S.C. MEASURES INCLUDING RESTORATION OF ALL DAMAGED AREAS OUTSIDE OF THE CONSTRUCTION LIMITS. AND INSTALLING AND MAINTAINING ALL NEW S.E.S.C. MEASURES.
9. CONTRACTOR(S) SHALL BE RESPONSIBLE FOR REPLACEMENT OR REPAIR OF ANY EXISTING UTILITIES OR OTHER SITE FEATURES THAT ARE DAMAGED DURING CONSTRUCTION TO THE SATISFACTION AND APPROVAL OF THE APPROPRIATE UTILITY COMPANY. OTHER EXISTING SITE ELEMENTS THAT ARE DAMAGED MUST BE REPAIRED OR REPLACED TO THE SATISFACTION AND APPROVAL OF THE OWNER.
10. NOTIFY MISS DIG AT 811 OR 1-800-482-7171, 72 HOURS PRIOR TO START OF CONSTRUCTION.
11. CONTRACTOR(S) SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS OR UTILITY COMPANIES AS REQUIRED TO ACCOMPLISH THEIR CONSTRUCTION OPERATIONS.
12. AS AN AID TO THE CONTRACTOR(S), VARIOUS UTILITIES ARE SHOWN ON THE PLAN. ALL INFORMATION CONCERNING ALL UTILITIES SHOWN ON THE PLAN ARE TAKEN FROM AVAILABLE RECORDS. THE OWNER OR ARCHITECT DOES NOT GUARANTEE THEIR LOCATION AND/OR ELEVATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH THE EXACT LOCATIONS AND/OR ELEVATIONS OF ALL EXISTING UTILITIES AND REFLECT THAT IN THEIR BID.
13. IT IS UNDERSTOOD THAT THE CONTRACTOR(S) SHALL PERFORM ALL WORK UNDER THIS CONTRACT IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS, POLICIES, RULES AND STANDARDS OF THE MICHIGAN OCCUPATIONAL SAFETY AND HEALTH ACT (MIOSHA) BEING ACT 154 OF THE PUBLIC ACTS OF 1974 AND AS AMENDED.
14. ANY QUANTITIES GIVEN WITHIN THESE PLANS AND SPECIFICATIONS ARE APPROXIMATIONS ONLY AND SHOULD NOT BE USED TO DETERMINE COSTS. ALL QUANTITIES SHOULD BE VERIFIED BY THE CONTRACTOR(S) FOR BIDDING PURPOSES. THIS IS A LUMP SUM BID. UNIT PRICES WILL BE TAKEN FOR SPECIFIC ITEMS THAT MAY BE NECESSARY TO ADD OR DELETE DURING PROJECT CONSTRUCTION.
15. CONTRACTOR IS RESPONSIBLE FOR ALL STAKING AND LAYOUT FOR THIS PROJECT. THIS INCLUDES GRADES AND ESTABLISHMENT OF A BENCHMARK.
16. CONTRACTOR TO PROVIDE ALL TRAFFIC CONTROL DURING CONSTRUCTION. ALL TRAFFIC CONTROL SHALL CONFORM TO CURRENT MMUTCD STANDARDS.
17. ANY ITEMS INDICATED TO BE REMOVED ARE TO BE LEGALLY DISPOSED OF OFF-SITE UNLESS OTHERWISE NOTED.
18. ALL PERSONNEL ARE REQUIRED TO WEAR HARD HATS WITHIN WORK ZONES AND COMPLY WITH ALL MIOSHA STANDARDS.
19. CONTRACTOR SHALL PERFORM DAILY CLEAN UP OF MATERIALS AND DEBRIS GENERATED BY THEIR WORK WITHIN THE PROJECT LIMITS AND IN PUBLIC AREAS IN WHICH THEY CREATE DEBRIS AND/OR TRACKING OF SOIL MATERIALS.
20. CONTRACTOR IS RESPONSIBLE FOR SECURITY OF THEIR OWN TOOLS, EQUIPMENT, MATERIALS, ETC. TO GUARD AGAINST FIRE, THEFT, VANDALISM, AND/OR WEATHER DAMAGE.
21. CONTRACTOR TO COORDINATE CONSTRUCTION SCHEDULE AND DISRUPTIONS OF NORMAL ACTIVITIES WITH OWNER.
22. THE CONTRACTOR WILL PROVIDE ALL MATERIAL TESTING.

FILLMORE COUNTY PARK PHASE 1 IMPROVEMENTS

GRANT # 26-01775



SITE MAP
NOT TO SCALE



PROJECT AREA
NOT TO SCALE



VICINITY LOCATION MAP

NOT TO SCALE

7315 MC CLEMENTS RD.
GENOA TOWNSHIP, MI 48114

PROJECT SHEET INDEX:

- C0 COVER
- C1 EXISTING CONDITIONS
- C2 SITE PREPARATION PLAN
- C3 SITE LAYOUT
- C3.1 5K TRAIL LAYOUT
- C4 GRADING PLAN
- C5 DETAILS
- C6 DETAILS

LEGAL DESCRIPTION

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, T.2N., R.5E., GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

LOCAL UTILITY CONTACTS:

ELECTRICAL: DTE ENERGY, PAUL GANZ - (313) 702-0571, Paul.Ganz@dteenergy.com

COUNTY DRAIN: LIVINGSTON COUNTY DRAIN COMMISSIONER, (517) 546-0040, drain@livgov.com

ADDITIONAL POINTS OF CONTACT:

LIVINGSTON COUNTY:
PH: (517) 546-7555
CONTACT PERSON: KATHLEEN KLINE-HUDSON
PLANNING DIRECTOR

LANDSCAPE ARCHITECTS & PLANNERS, INC.
(517) 485-5500
CONTACT PERSON: PROJECT MANAGER
LAP OTHER POC

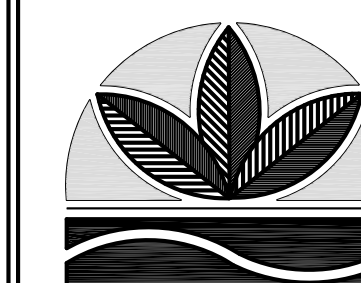
**LIVINGSTON COUNTY
PLANNING DEPARTMENT**
304 E. GRAND RIVER AVE. SUITE 206
HOWELL, MI 48843
PH: (517) 546-7555 FAX: ----



SURVEY COMPLETED BY :

HRC
HUBBELL, ROTH & CLARK, INC.
CONSULTING ENGINEERS SINCE 1915

HUBBELL, ROTH & CLARK, INC.
555 HULET DRIVE, P.O. BOX 824
BLOOMFIELD HILLS, MI 48303
PH: (248) 454-6300 FAX: (248) 454-6312
ON 06/06/2017



Landscape Architects & Planners, Inc.
OAKLAND CENTER - 809 CENTER STREET - SUITE 1 - LANSING, MI 48906
PH: (517) 485-5500 - FAX: (517) 485-5576 - EMAIL: INFO@LAPINC.NET

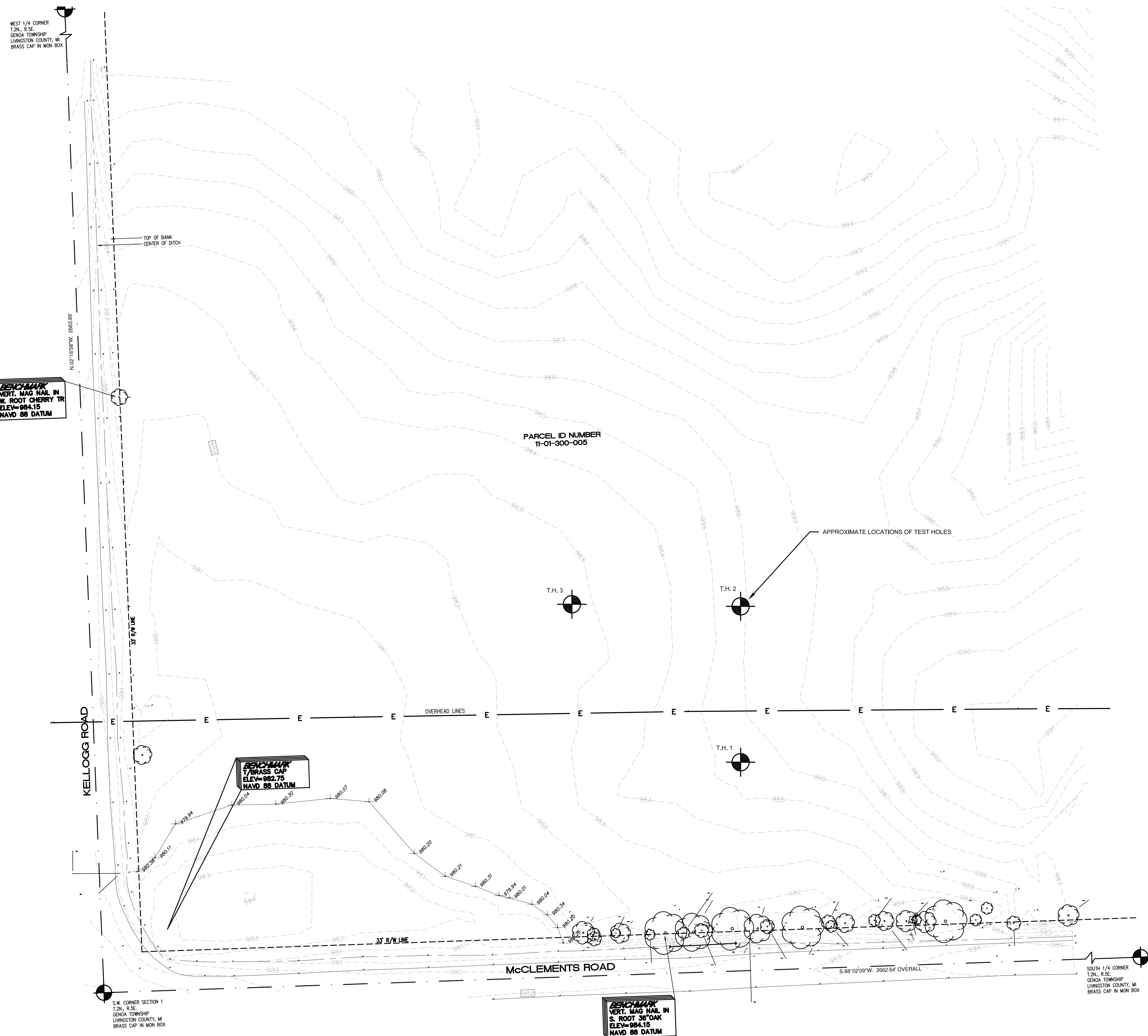
DATE: 1/24/2018
DESIGNED BY: ---
CHECKED BY: ---
DRAWN BY: NRW
PROJECT NO: 13040.02

**SHEET
C0**



Know what's below.
Call before you dig.

U:\P-SERV\COMPANY\PROJECTS\PROJECTS 2013\13040.02 LIVINGSTON FILLMORE PARK CONSTRUCTION\08 PAGE LAYOUTS AND PRESENTATION BOARDS\AUTOCAD\SSHEETS\EXISTING CONDITIONS\EXISTING CONDITIONS.DWG



TEST HOLES

- LOCATIONS ARE APPROXIMATE.
- SOIL CHARACTERIZATIONS ARE ACCURATE ONLY AT LOCATIONS SHOWN

T.H.1
0 - 8" LOAMY TOPSOIL
8" - 24" CLAYEY SAND
STOPPED DIGGING

T.H.2
0 - 12" LOAMY TOPSOIL
12" - 24" CLAYEY SAND
STOPPED DIGGING

T.H.3
0 - 16" LOAMY TOPSOIL
16" - 24" CLAYEY SAND
STOPPED DIGGING



Landscape Architects & Planners, Inc.
OAKLAND CENTER
809 CENTER STREET
SUITE ONE
LANSING, MI 48906
P: (517) 485-5500
F: (517) 485-5576
info@lapinc.net

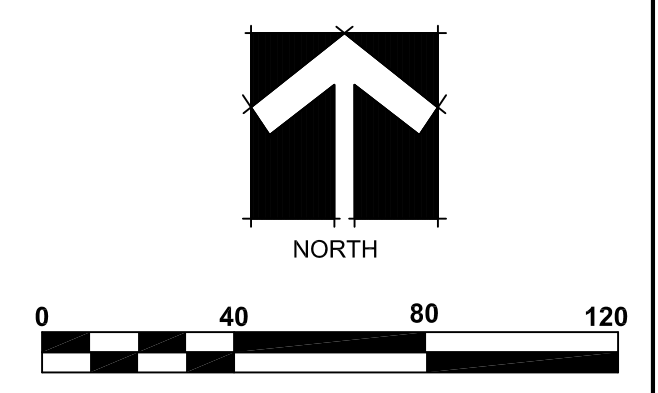
REVISIONS	DATE	COMMENTS

LIVINGSTON COUNTY
PLANNING DEPARTMENT
304 E. GRAND RIVER AVE. SUITE 206
HOWELL, MI 48843
P: (617) 546-7556 F: ---

FILLMORE COUNTY PARK PHASE 1 IMPROVEMENTS
EXISTING CONDITIONS
7315 MC CLEMENTS RD. GENOA TOWNSHIP, MI 48114

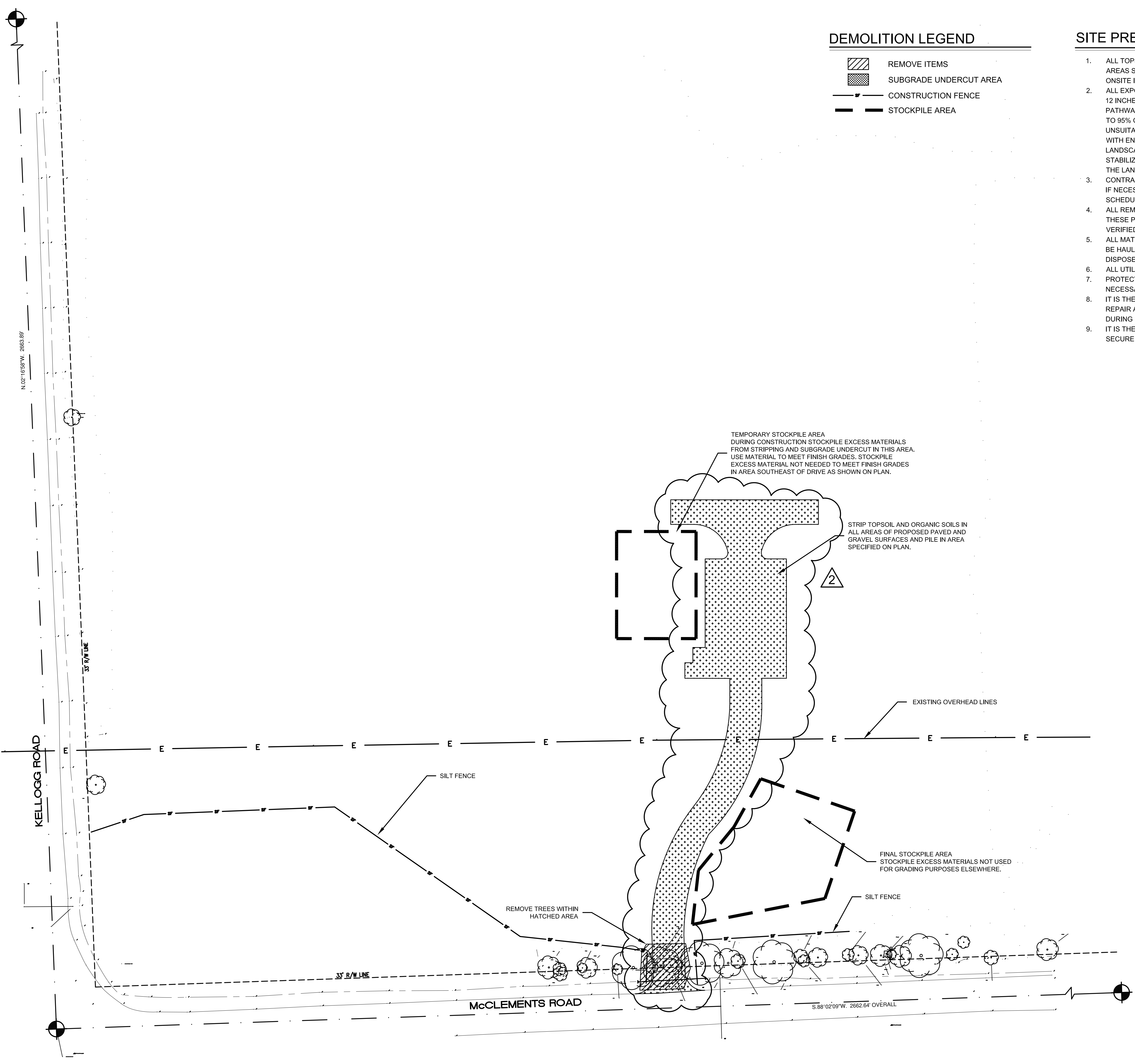
DATE: 1/24/2018
DESIGNED BY: ---
CHECKED BY: ---
DRAWN BY: ---
PROJECT NO.: 13040.02
SCALE: N/A
HORIZ: N/A
VERT: N/A

SHEET C1



I:\AP-SERV\COMPANY\PROJECTS\PROJECTS 2013\13040.02 LIVINGSTON FILLMORE PARK CONSTRUCTION\08 PAGE LAYOUTS AND PRESENTATION BOARDS\AUTOCAD\DWG\DEMOLITION\N2 DEMOLITION PLAN.DWG

Plot Date: 4/30/2018 5:19 PM



DEMOLITION LEGEND

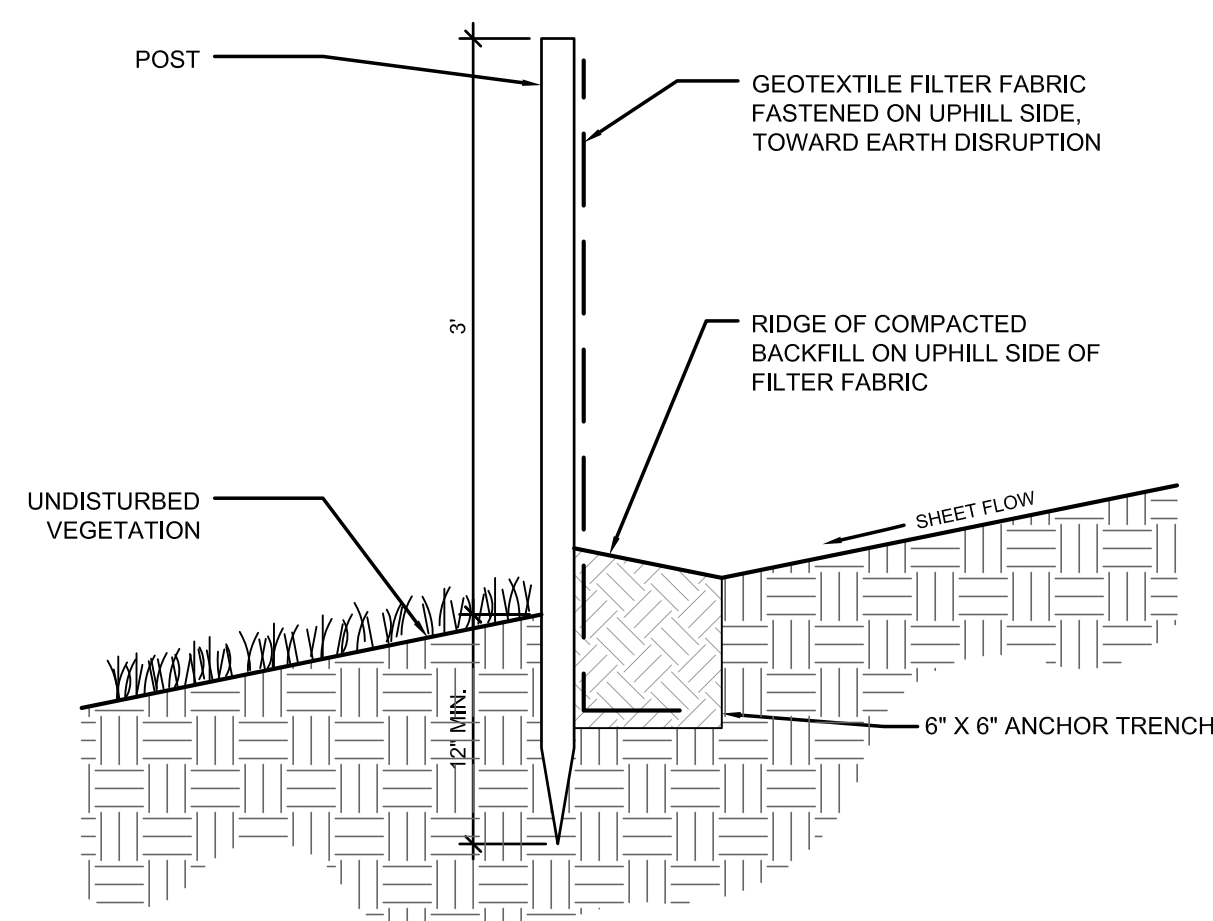
- REMOVE ITEMS
- SUBGRADE UNDERCUT AREA
- CONSTRUCTION FENCE
- STOCKPILE AREA

SITE PREPARATION NOTES:

1. ALL TOPSOIL AND ORGANIC SOILS ENCOUNTERED IN AREAS SHOWN SHALL BE STRIPPED AND SPREAD ONSITE IN AN AREA AS SHOWN ON PLAN.
2. ALL EXPOSED GRANULAR SUBGRADE TO A DEPTH OF 12 INCHES SCHEDULED FOR PAVEMENTS OR PATHWAYS OR STRUCTURES MUST BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY. ANY UNSUITABLE AREAS MUST BE EXCAVATED AND FILLED WITH ENGINEERED FILL AND BE APPROVED BY THE LANDSCAPE ARCHITECT. ALL SUBGRADE STABILIZATION PRACTICES MUST BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
3. CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING IF NECESSARY TO STABILIZE THE SUBGRADE FOR SCHEDULED CONSTRUCTION.
4. ALL REMOVAL QUANTITIES AND AREAS NOTED ON THESE PLANS ARE APPROXIMATE AND SHOULD BE VERIFIED IN FIELD PRIOR TO BIDDING.
5. ALL MATERIALS CALLED OUT TO BE REMOVED SHALL BE HAULED OFF-SITE BY CONTRACTOR AND LEGALLY DISPOSED OF PROPERLY UNLESS OTHERWISE NOTED.
6. ALL UTILITIES TO REMAIN UNLESS OTHERWISE NOTED.
7. PROTECT TREES SCHEDULED TO REMAIN AS NECESSARY.
8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR ANY DAMAGE TO THE UTILITIES IN THIS AREA DURING CONSTRUCTION.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE ALL EQUIPMENT.

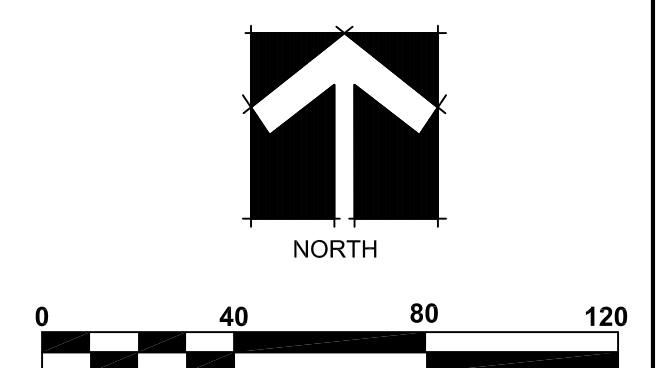
TREE PROTECTION NOTES:

1. TREES WILL BE PROTECTED USING PROTECTION FENCE TO DRIPLINE; ORANGE SAFETY SCREEN ON STEEL T-POSTS 1.33 LB / FT. SEE DETAIL 1.
2. IF PROTECTION TO THE DRIPLINE IS NOT FEASIBLE, CONTRACTOR TO SUBMIT ALTERNATE PLAN.
3. TEETH ARE REQUIRED TO BE REMOVED FROM MACHINE BUCKET WHEN REMOVING MATERIALS NEAR TREE DRIPLINES.
4. WHEN REMOVING MATERIAL AROUND DRIPLINE, IT MUST BE PULLED AWAY FROM THE TREE USING HAND METHODS AND WITH EXTREME CAUTION.
5. NOTIFY LANDSCAPE ARCHITECT 24 HOURS PRIOR TO DEMOLITION FOR OBSERVATION TO ENSURE PROTECTION OF TREE FEEDER ROOTS.
6. IF ANY QUESTIONS OR CONCERNS ARISE, CONTACT THE LANDSCAPE ARCHITECT IN ADVANCE.



SILT FENCE INSTALLATION DETAIL

SECTION - NOT TO SCALE



Landscape Architects & Planners, Inc.

OAKLAND CENTER
809 CENTER STREET
SUITE ONE
LANSING, MI 48906
P: (517) 485-5500
F: (517) 485-5576
info@lapinc.net

REVISIONS	INITIALS	DATE	COMMENTS
ADD 2		5/1/2018	DRIVE WIDENED TO 26'. ADD FIRE TRUCK TURNAROUND TO LOT

**LIVINGSTON COUNTY
PLANNING DEPARTMENT**

304 E. GRAND RIVER AVE. SUITE 206
HOWELL, MI 48843
P: (617) 546-7556 F: ---

FILLMORE COUNTY PARK PHASE 1 IMPROVEMENTS

SITE PREPARATION PLAN

7315 MC CLEMENTS RD. GENOA TOWNSHIP, MI 48114

DATE: 1/24/2018	DESIGNED BY: ---
CHECKED BY: ---	DRAWN BY: NRW
PROJECT NO.: 13040.02	SCALE: N/A
HORIZ: N/A	VERT: N/A

\\P-SERV\COMPANY\PROJECTS\PROJECTS 2018\13040.02 LIVINGSTON FILLMORE PARK CONSTRUCTION\08 PAGE LAYOUTS AND PRESENTATION\BOARDS\AUTOCAD\SHETS\SITE LAYOUT\02 SITE LAYOUT.DWG

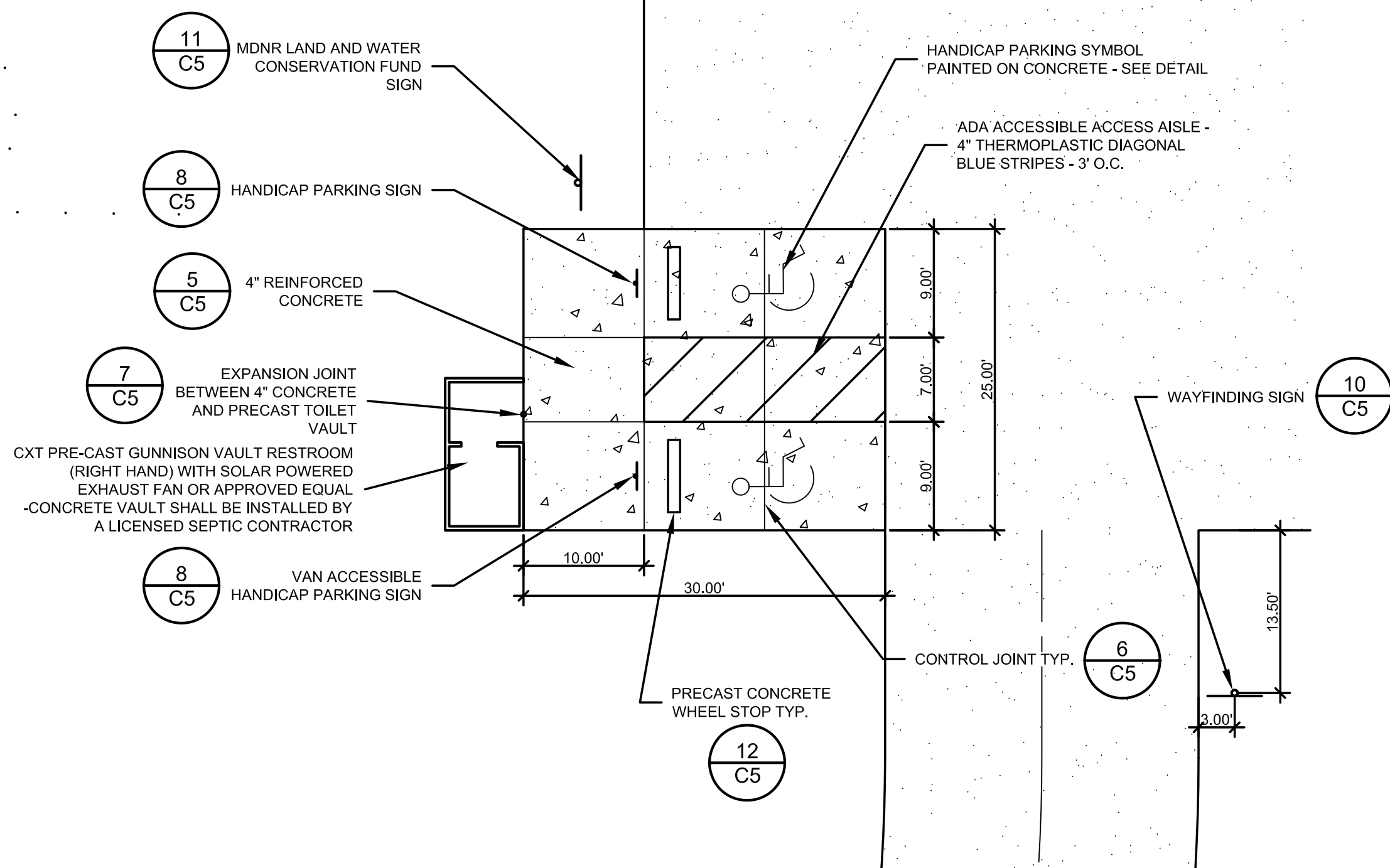
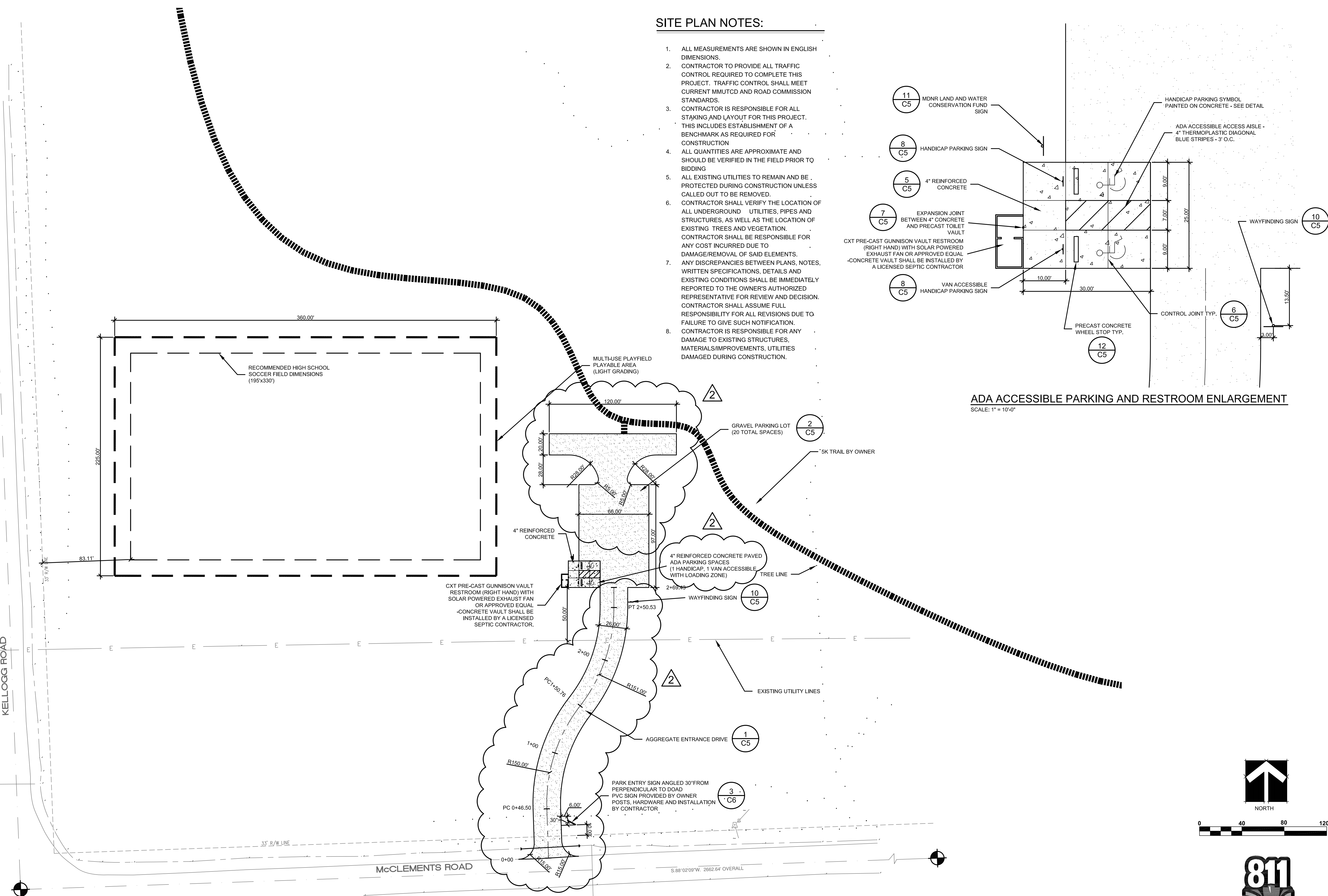


KELLOGG ROAD

McCLEMENTS ROAD

SITE PLAN NOTES:

1. ALL MEASUREMENTS ARE SHOWN IN ENGLISH DIMENSIONS.
2. CONTRACTOR TO PROVIDE ALL TRAFFIC CONTROL REQUIRED TO COMPLETE THIS PROJECT. TRAFFIC CONTROL SHALL MEET CURRENT MMUTCD AND ROAD COMMISSION STANDARDS.
3. CONTRACTOR IS RESPONSIBLE FOR ALL STAKING AND LAYOUT FOR THIS PROJECT. THIS INCLUDES ESTABLISHMENT OF A BENCHMARK AS REQUIRED FOR CONSTRUCTION
4. ALL QUANTITIES ARE APPROXIMATE AND SHOULD BE VERIFIED IN THE FIELD PRIOR TO BIDDING
5. ALL EXISTING UTILITIES TO REMAIN AND BE PROTECTED DURING CONSTRUCTION UNLESS CALLED OUT TO BE REMOVED.
6. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES, AS WELL AS THE LOCATION OF EXISTING TREES AND VEGETATION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE/REMOVAL OF SAID ELEMENTS.
7. ANY DISCREPANCIES BETWEEN PLANS, NOTES, WRITTEN SPECIFICATIONS, DETAILS AND EXISTING CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE OWNER'S AUTHORIZED REPRESENTATIVE FOR REVIEW AND DECISION. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
8. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING STRUCTURES, MATERIALS/IMPROVEMENTS, UTILITIES DAMAGED DURING CONSTRUCTION.



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 LANSING, MI 48906
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 info@lapinc.net

REVISIONS	INITIALS	DATE	COMMENTS
ADD 2		5/1/2018	DRIVE WIDENED TO 26'. ADD FIRE TRUCK TURNAROUND TO LOT. ALL CONC. 4"

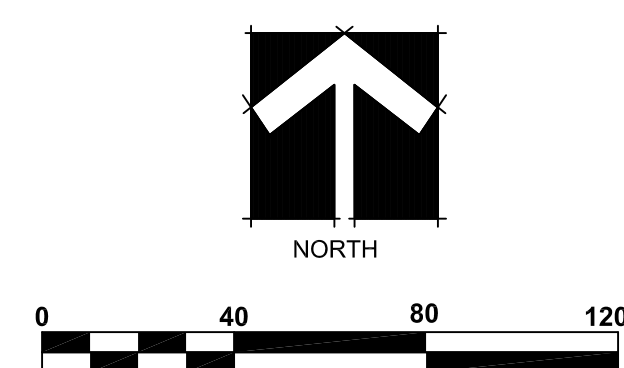
LIVINGSTON COUNTY PLANNING DEPARTMENT

FILLMORE COUNTY PARK PHASE 1 IMPROVEMENTS

304 E. GRAND RIVER AVE. SUITE 206
 HOWELL, MI 48843
 P: (617) 546-7556 F: ---

SITE LAYOUT

7315 MC CLEMENTS RD. GENOA TOWNSHIP, MI 48114



811
 Know what's below.
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DATE: 1/24/2018
 DESIGNED BY: ---
 CHECKED BY: ---
 DRAWN BY: ---
 PROJECT NO.: 13040.02
 SCALE: HORIZ: N/A
 VERT: N/A

SHEET C3

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\\P-SERV\COMPANY\PROJECTS\PROJECTS\2013\13040.02 LIVINGSTON FILLMORE PARK CONSTRUCTION\08 PAGE LAYOUTS AND PRESENTATION\BOARDS\AUTOCAD\SHSHEET\SITE LAYOUTS\C3.1 5K TRAIL LAYOUT.DWG

Plot Date: 4/30/2018 4:43 PM

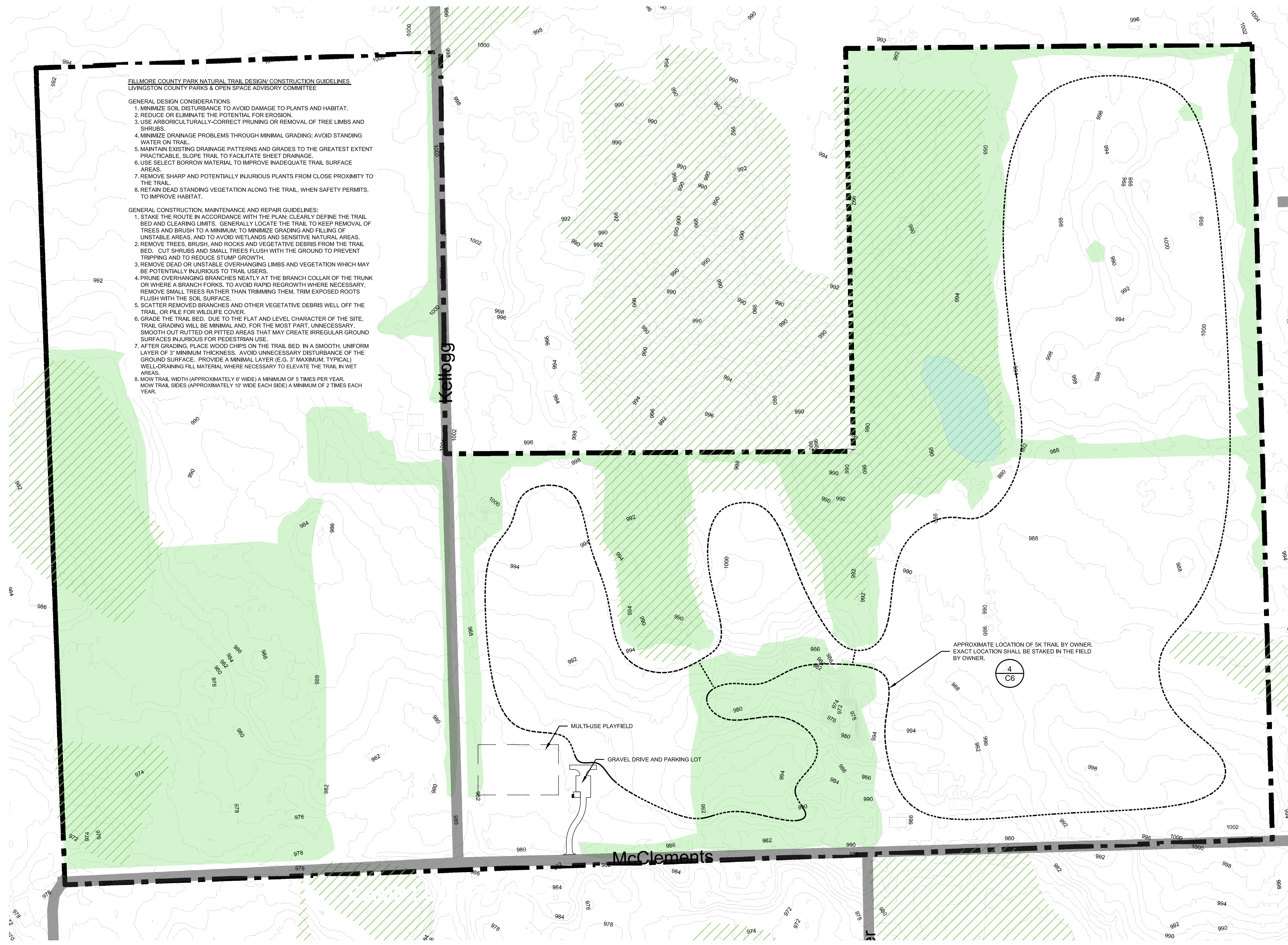
FILLMORE COUNTY PARK NATURAL TRAIL DESIGN/ CONSTRUCTION GUIDELINES
LIVINGSTON COUNTY PARKS & OPEN SPACE ADVISORY COMMITTEE

GENERAL DESIGN CONSIDERATIONS

1. MINIMIZE SOIL DISTURBANCE TO AVOID DAMAGE TO PLANTS AND HABITAT.
2. REDUCE OR ELIMINATE THE POTENTIAL FOR EROSION.
3. USE ARBORICULTURALLY-CORRECT PRUNING OR REMOVAL OF TREE LIMBS AND SHRUBS.
4. MINIMIZE DRAINAGE PROBLEMS THROUGH MINIMAL GRADING; AVOID STANDING WATER ON TRAIL.
5. MAINTAIN EXISTING DRAINAGE PATTERNS AND GRADES TO THE GREATEST EXTENT PRACTICABLE. SLOPE TRAIL TO FACILITATE SHEET DRAINAGE.
6. USE SELECT BORROW MATERIAL TO IMPROVE INADEQUATE TRAIL SURFACE AREAS.
7. REMOVE SHARP AND POTENTIALLY INJURIOUS PLANTS FROM CLOSE PROXIMITY TO THE TRAIL.
8. RETAIN DEAD STANDING VEGETATION ALONG THE TRAIL, WHEN SAFETY PERMITS, TO IMPROVE HABITAT.

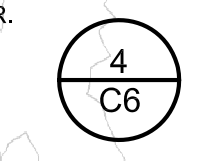
GENERAL CONSTRUCTION, MAINTENANCE AND REPAIR GUIDELINES:

1. STAKE THE ROUTE IN ACCORDANCE WITH THE PLAN. CLEARLY DEFINE THE TRAIL BED AND CLEARING LIMITS. GENERALLY LOCATE THE TRAIL TO KEEP REMOVAL OF TREES AND BRUSH TO A MINIMUM, TO MINIMIZE GRADING AND FILLING OF UNSTABLE AREAS, AND TO AVOID WETLANDS AND SENSITIVE NATURAL AREAS.
2. REMOVE TREES, BRUSH, AND ROCKS AND VEGETATIVE DEBRIS FROM THE TRAIL BED. CUT SHRUBS AND SMALL TREES FLUSH WITH THE GROUND TO PREVENT TRIPPING AND TO REDUCE STUMP GROWTH.
3. REMOVE DEAD OR UNSTABLE OVERHANGING LIMBS AND VEGETATION WHICH MAY BE POTENTIALLY INJURIOUS TO TRAIL USERS.
4. PRUNE OVERHANGING BRANCHES NEATLY AT THE BRANCH COLLAR OF THE TRUNK OR WHERE A BRANCH FORKS, TO AVOID RAPID REGROWTH WHERE NECESSARY. REMOVE SMALL TREES RATHER THAN TRIMMING THEM. TRIM EXPOSED ROOTS FLUSH WITH THE SOIL SURFACE.
5. SCATTER REMOVED BRANCHES AND OTHER VEGETATIVE DEBRIS WELL OFF THE TRAIL, OR PILE FOR WILDLIFE COVER.
6. GRADE THE TRAIL BED. DUE TO THE FLAT AND LEVEL CHARACTER OF THE SITE, TRAIL GRADING WILL BE MINIMAL AND, FOR THE MOST PART, UNNECESSARY. SMOOTH OUT RUTTED OR PITTED AREAS THAT MAY CREATE IRREGULAR GROUND SURFACES INJURIOUS FOR PEDESTRIAN USE.
7. AFTER GRADING, PLACE WOOD CHIPS ON THE TRAIL BED IN A SMOOTH, UNIFORM LAYER OF 3" MINIMUM THICKNESS. AVOID UNNECESSARY DISTURBANCE OF THE GROUND SURFACE. PROVIDE A MINIMAL LAYER (E.G. 3" MAXIMUM, TYPICAL) WELL-DRAINING FILL MATERIAL WHERE NECESSARY TO ELEVATE THE TRAIL IN WET AREAS.
8. MOW TRAIL WIDTH (APPROXIMATELY 6' WIDE) A MINIMUM OF 5 TIMES PER YEAR. MOW TRAIL SIDES (APPROXIMATELY 10' WIDE EACH SIDE) A MINIMUM OF 2 TIMES EACH YEAR.



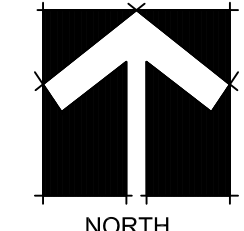
NOTE: CONSTRUCTION OF 5K TRAIL IS NOT IN CONTRACT. CONSTRUCTION BY OWNER

APPROXIMATE LOCATION OF 5K TRAIL BY OWNER. EXACT LOCATION SHALL BE STAKED IN THE FIELD BY OWNER.



MULTI-USE PLAYFIELD

GRAVEL DRIVE AND PARKING LOT

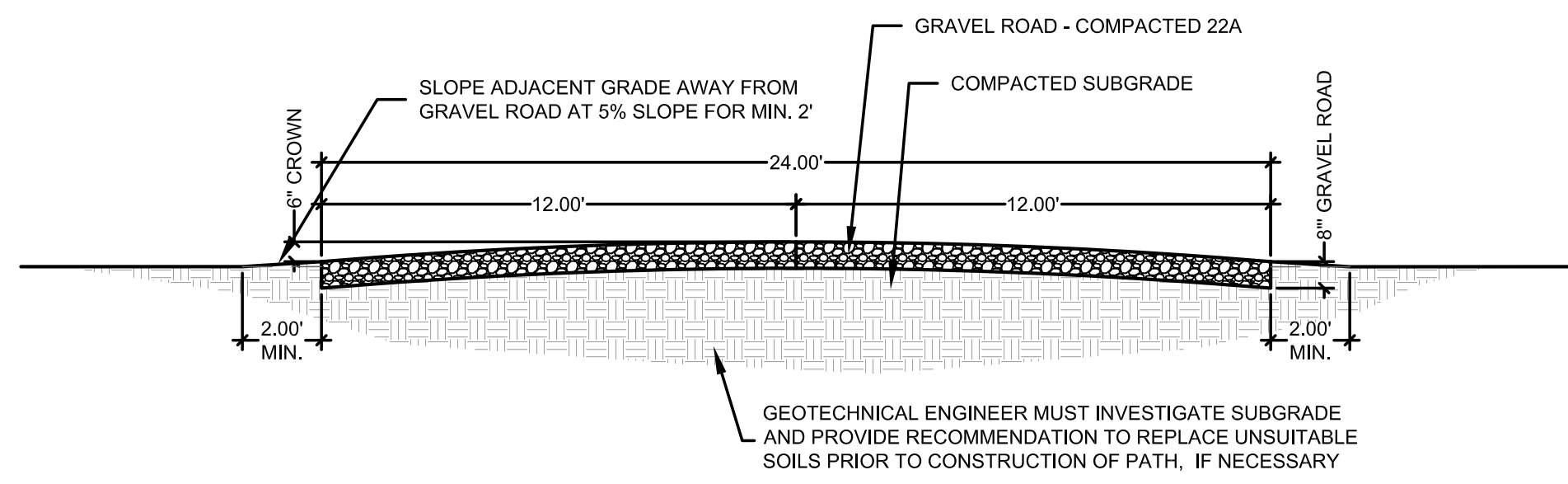


Know what's below. Call before you dig.

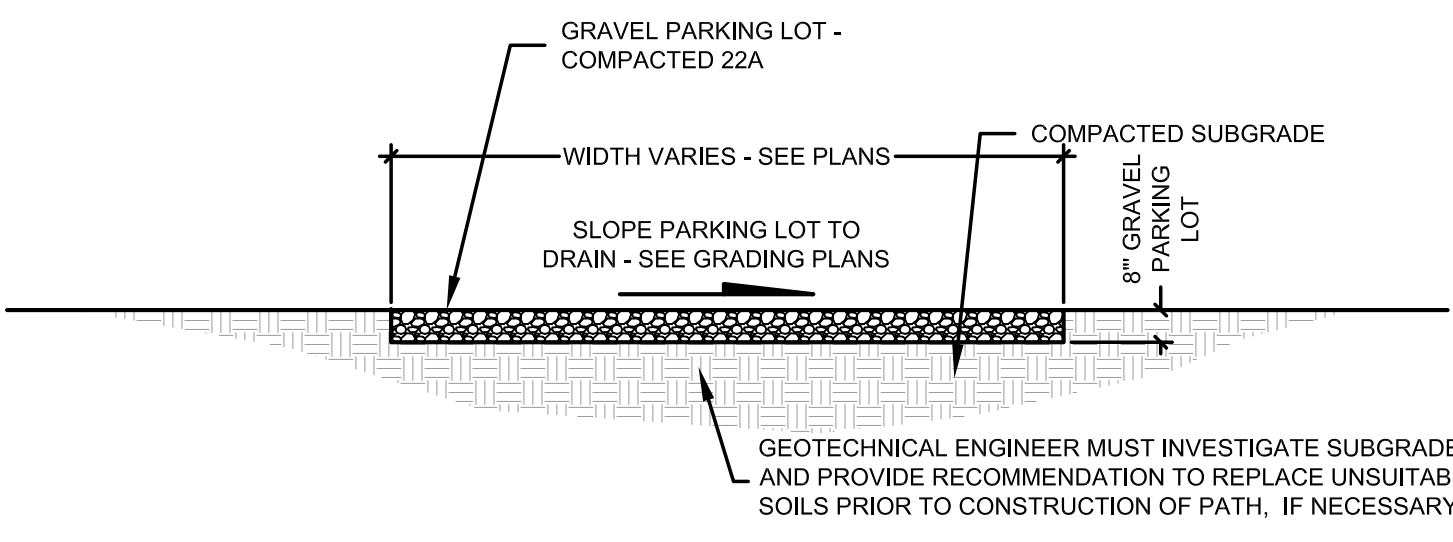
REVISIONS	INITIALS	DATE	COMMENTS

DATE: 1/24/2018
DESIGNED BY: ---
CHECKED BY: ---
DRAWN BY: NRW
PROJECT NO.: 13040.02
SCALE: N/A
HORIZ: N/A
VERT: N/A

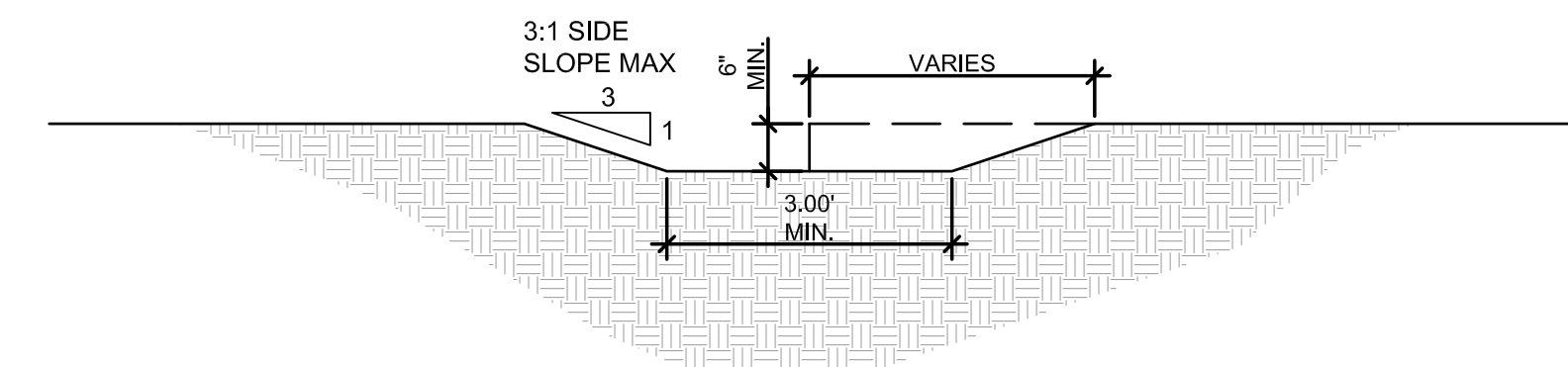
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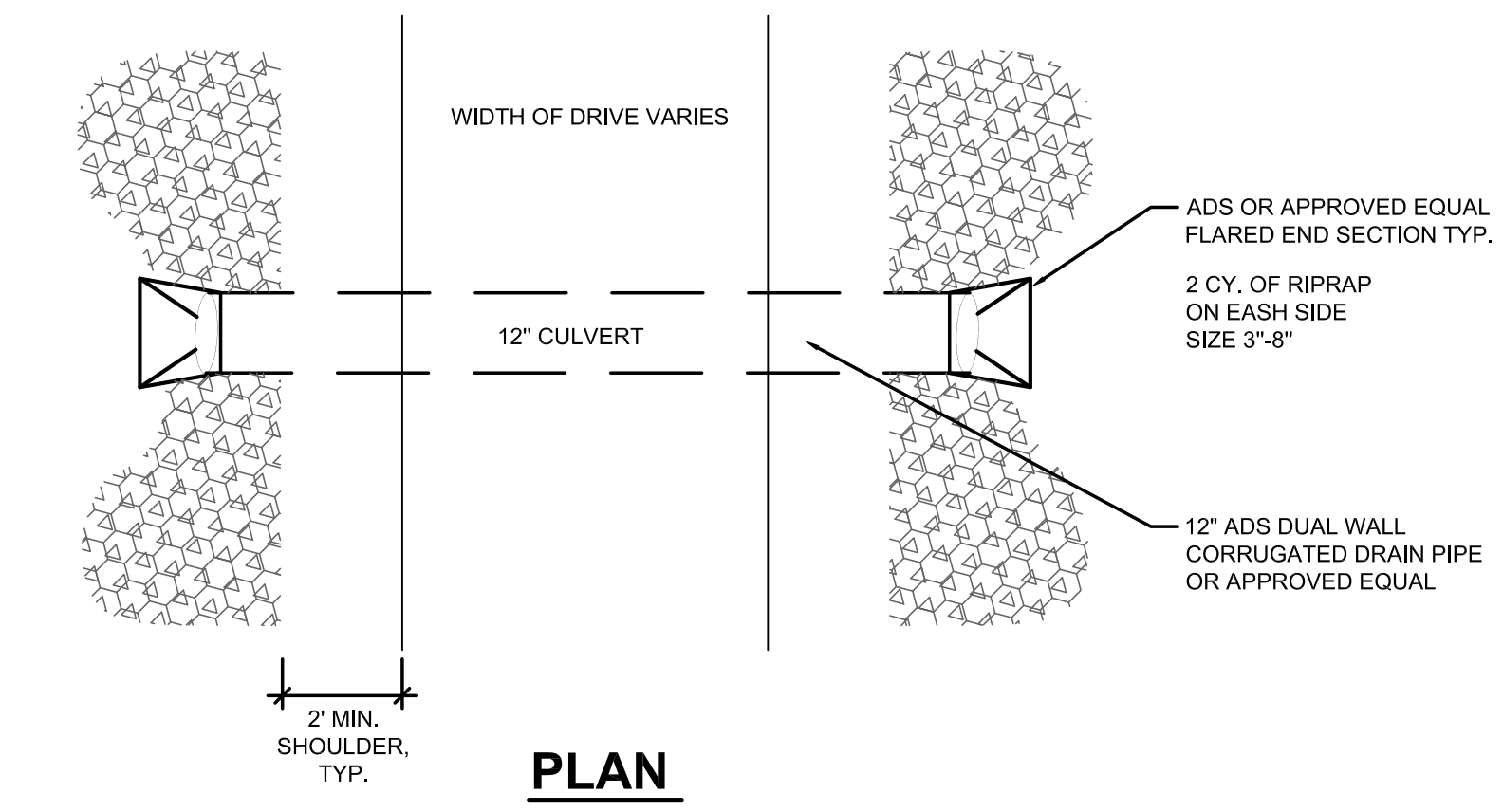
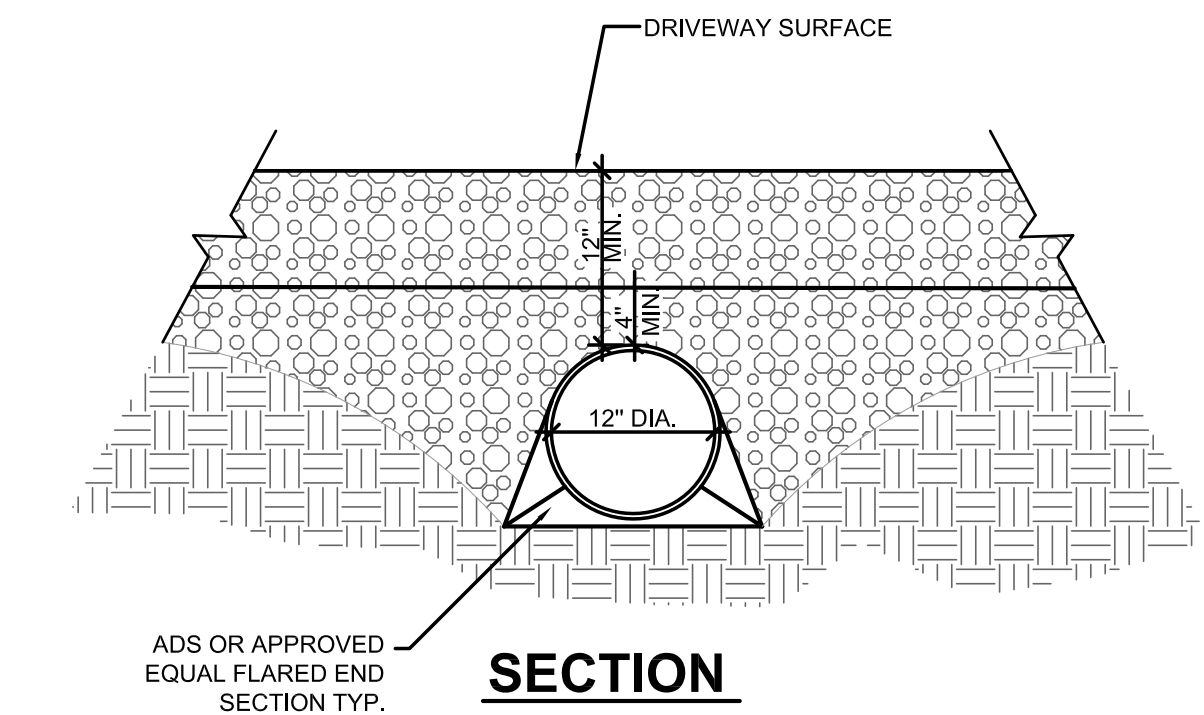
1 22A GRAVEL ROAD
SCALE: NOT TO SCALE



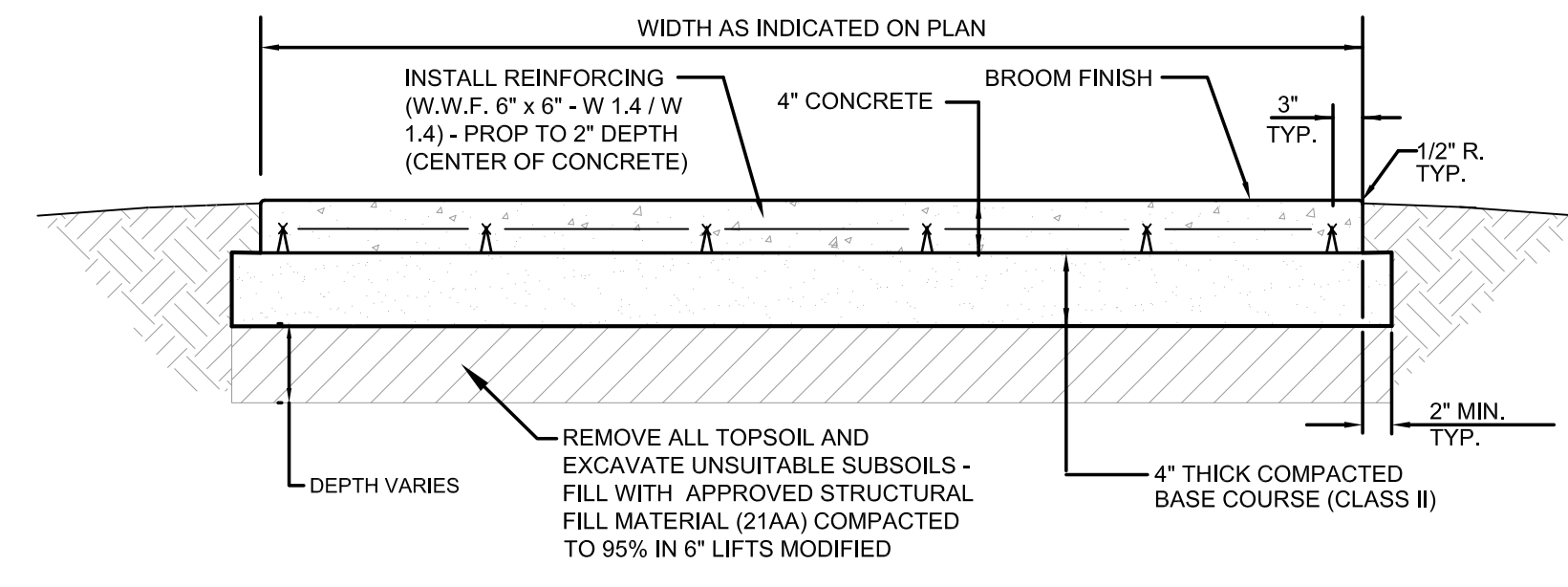
2 22A GRAVEL PARKING LOT
SCALE: NOT TO SCALE



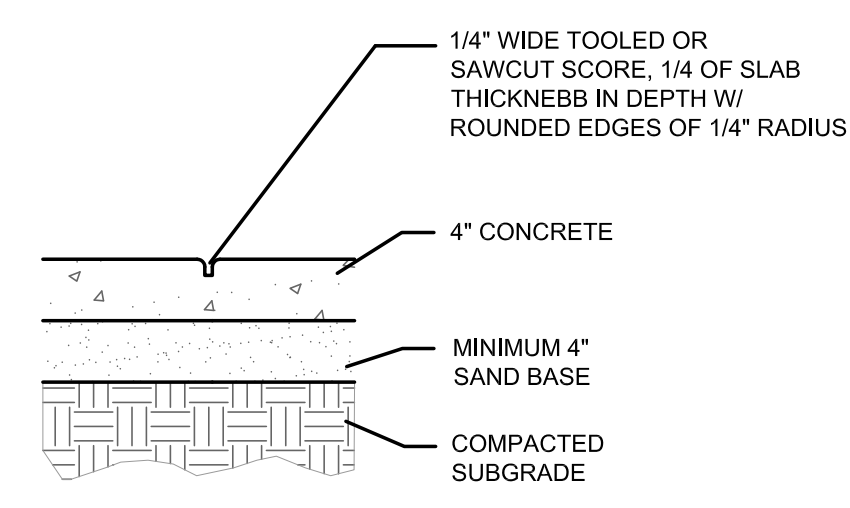
3 LAWN SWALE
SCALE: NOT TO SCALE



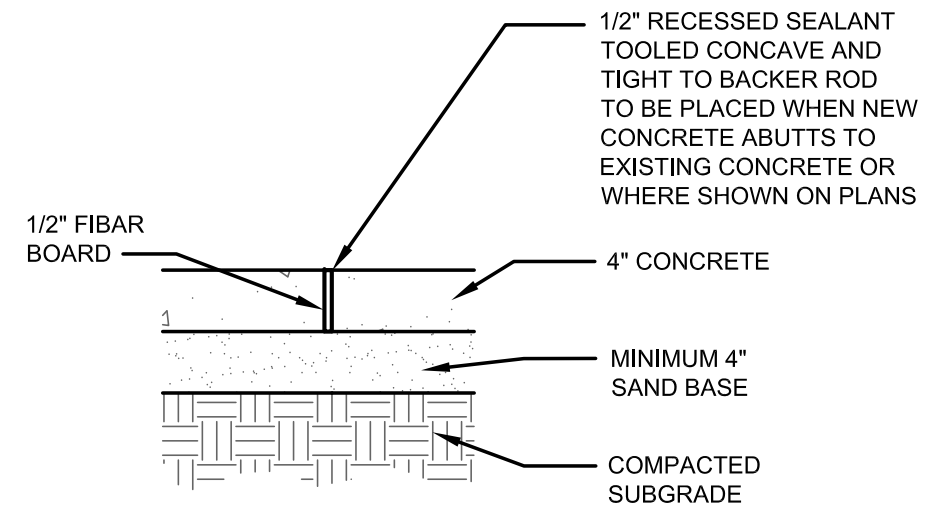
4 DRIVE CULVERT TYP.
SCALE: NOT TO SCALE



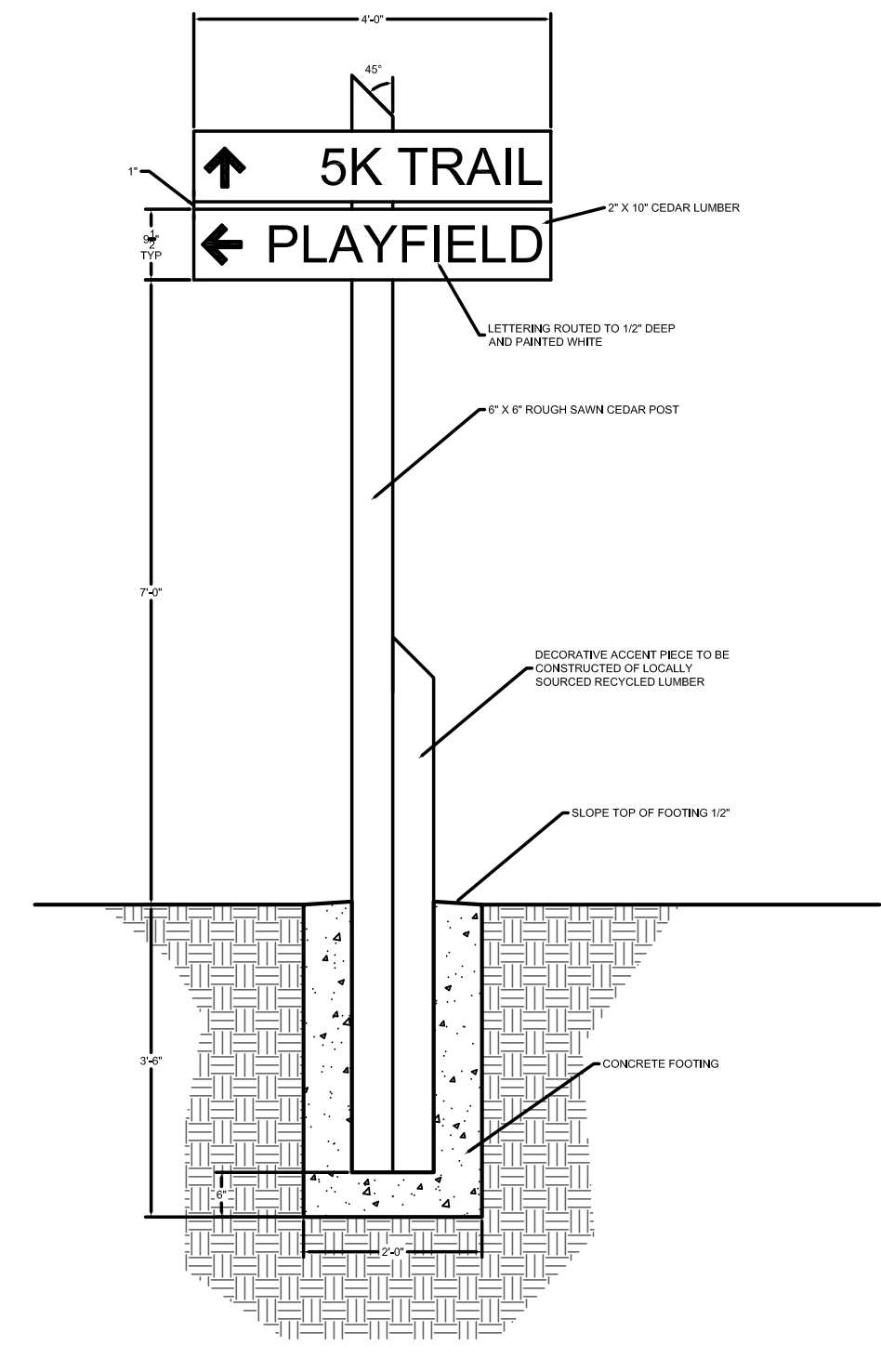
5 4 INCH REINFORCED CONCRETE
SCALE: NOT TO SCALE



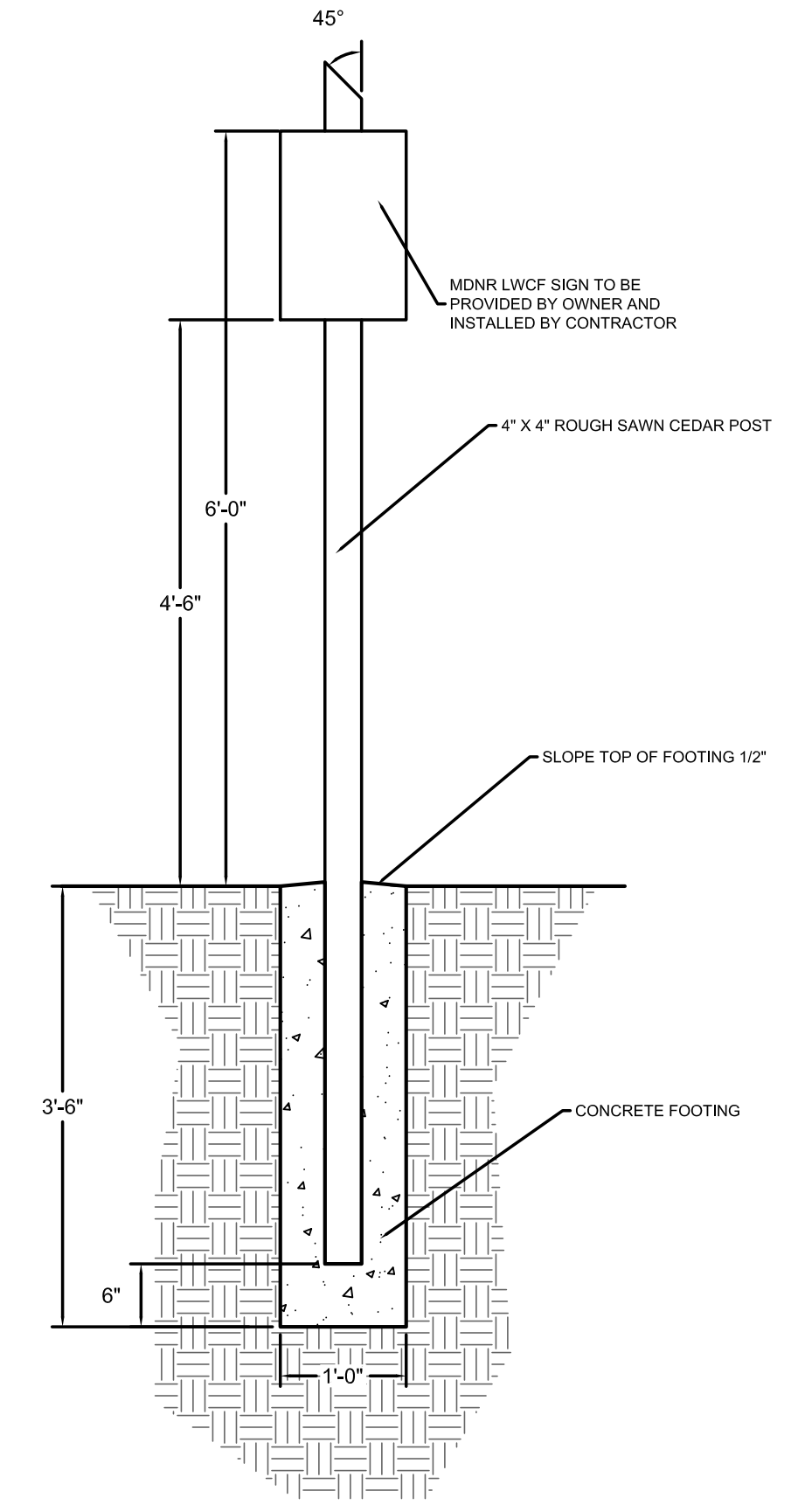
6 CONTROL JOINTS
SCALE: NOT TO SCALE



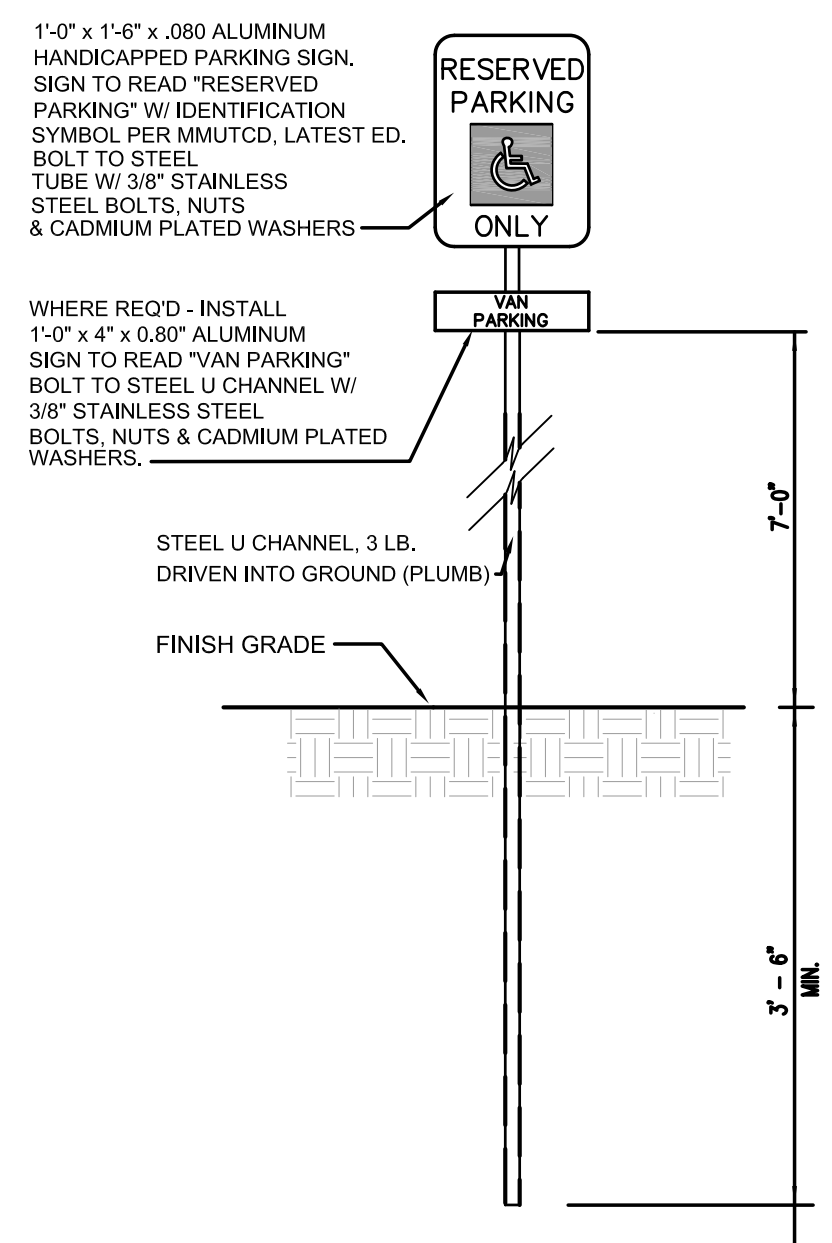
7 EXPANSION JOINTS
SCALE: NOT TO SCALE



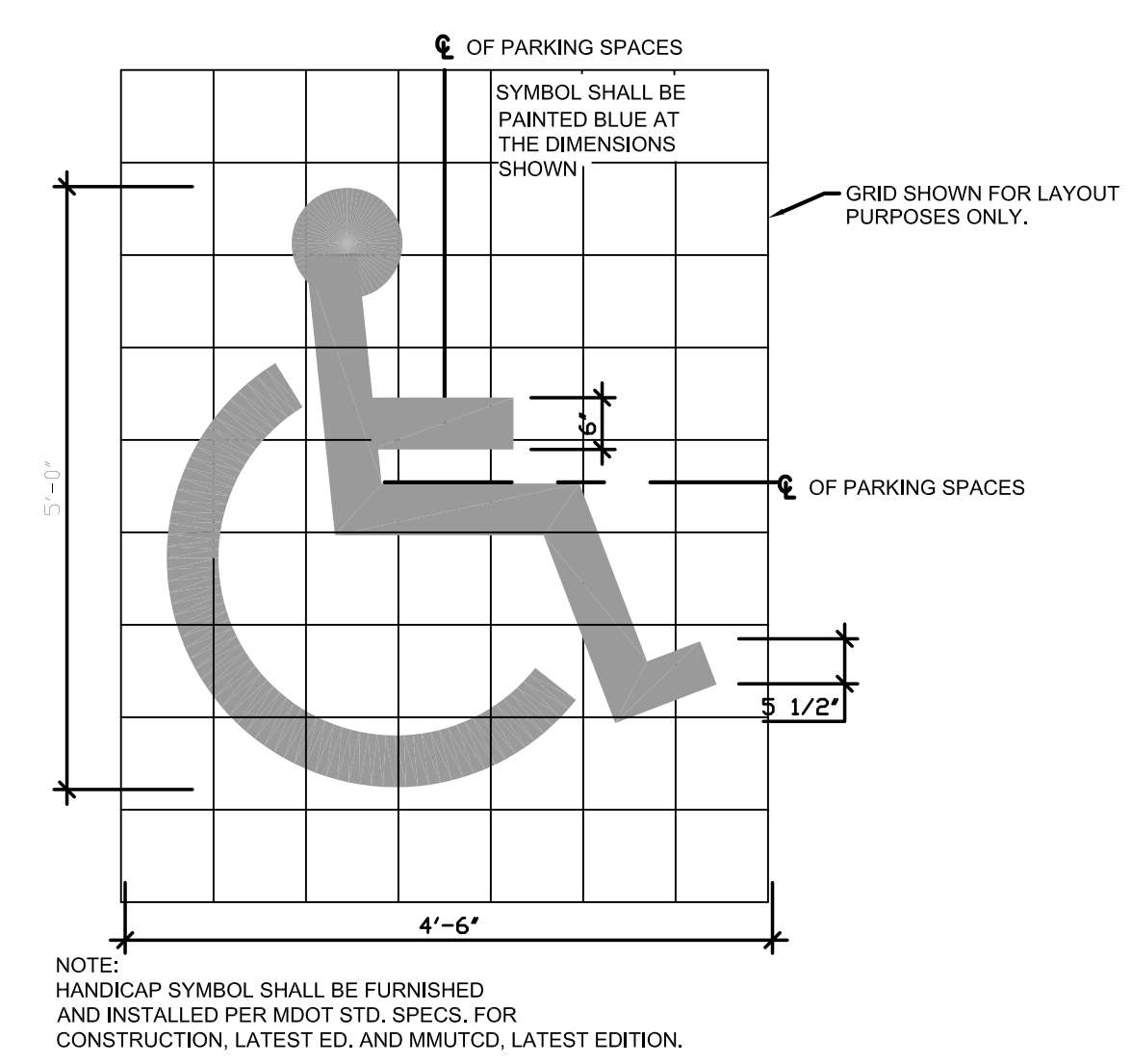
10 WAYFINDING SIGN
SCALE: 1/2\"/>



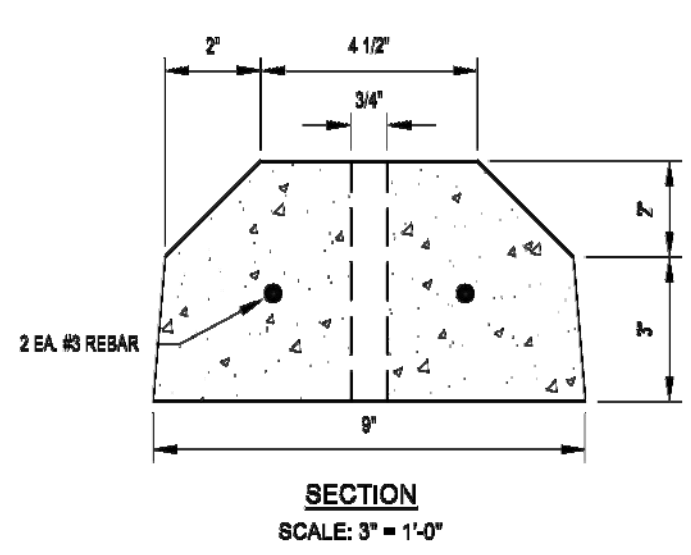
11 MDNR LWCF SIGN
SCALE: 3/4\"/>



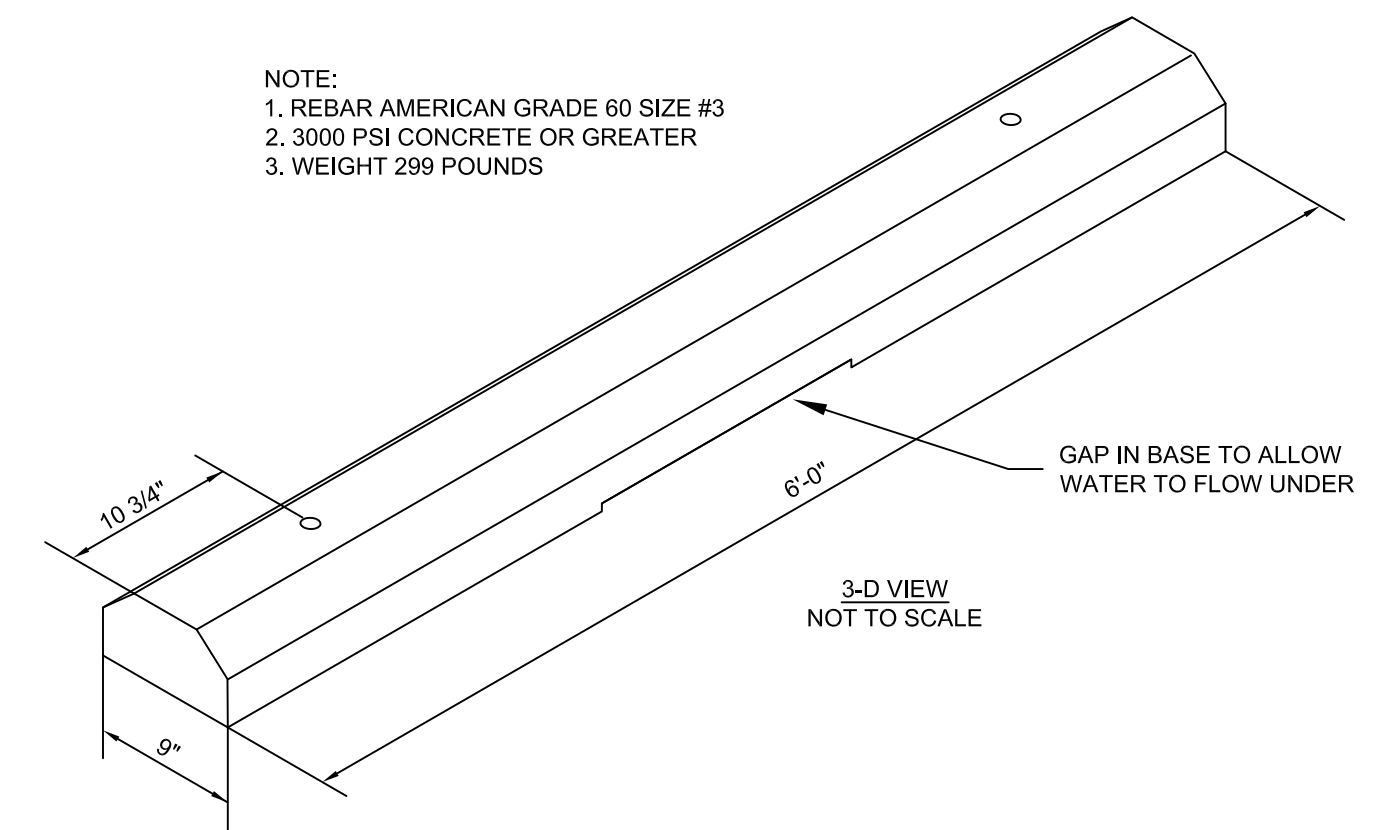
8 SIGN - HANDICAP PARKING
SCALE: NOT TO SCALE



9 HANDICAP SYMBOL PAINT
SCALE: 1:1



12 CONCRETE WHEEL STOP DETAIL
SCALE: 1:1



REVISIONS	INITIALS	DATE	COMMENTS

DATE: 1/24/2018	DESIGNED BY: ---
CHECKED BY: ---	DRAWN BY: NRW
PROJECT NO.: 13040.02	SCALE: ---
HORIZ: N/A	VERT: N/A

U:\P-SERV\COMPANY\PROJECTS\PROJECTS\201313040.02\LIVINGSTON FILLMORE PARK CONSTRUCTION\08 PAGE LAYOUTS AND PRESENTATION BOARDS\AUTOCAD\SHETS\DETAILS\DETAILS.DWG

REVISIONS	INITIALS	DATE	COMMENTS
ADD.2		5/1/2018	ADDRESS ADDED TO SIGN

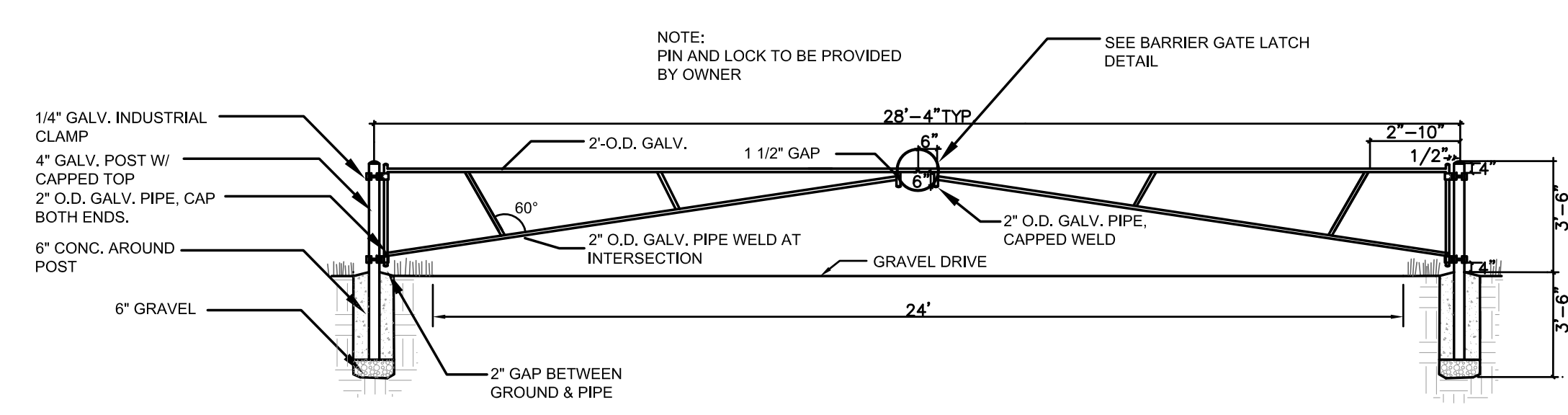
LIVINGSTON COUNTY
 PLANNING DEPARTMENT
 304 E. GRAND RIVER AVE. SUITE 206
 HOWELL, MI 48843
 P: (517) 546-7556 F: ---

FILLMORE COUNTY PARK PHASE 1 IMPROVEMENTS
DETAILS
 7315 MC CLEMENTS RD. GENOA TOWNSHIP, MI 48114

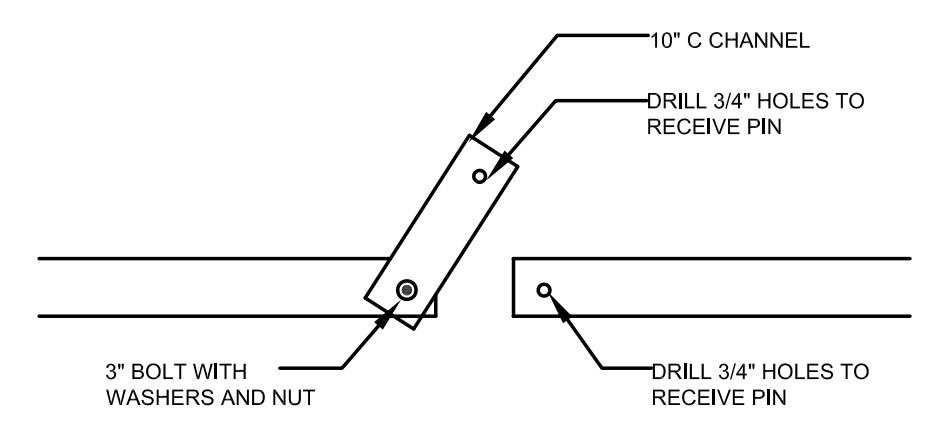
DATE: 1/24/2018
 DESIGNED BY: ---
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 PROJECT NO.: 13040.02
 SCALE:
 HORIZ: N/A
 VERT: N/A

SHEET C6

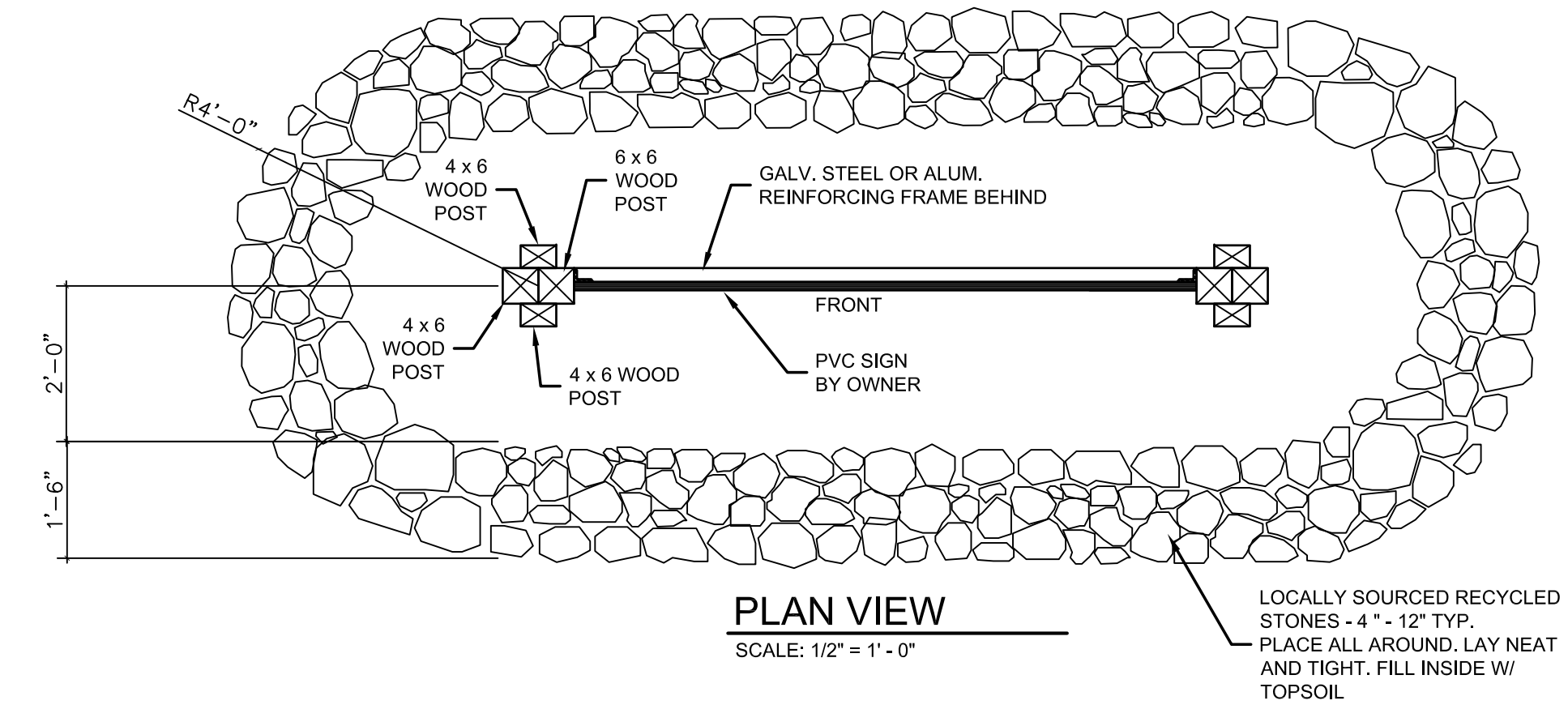
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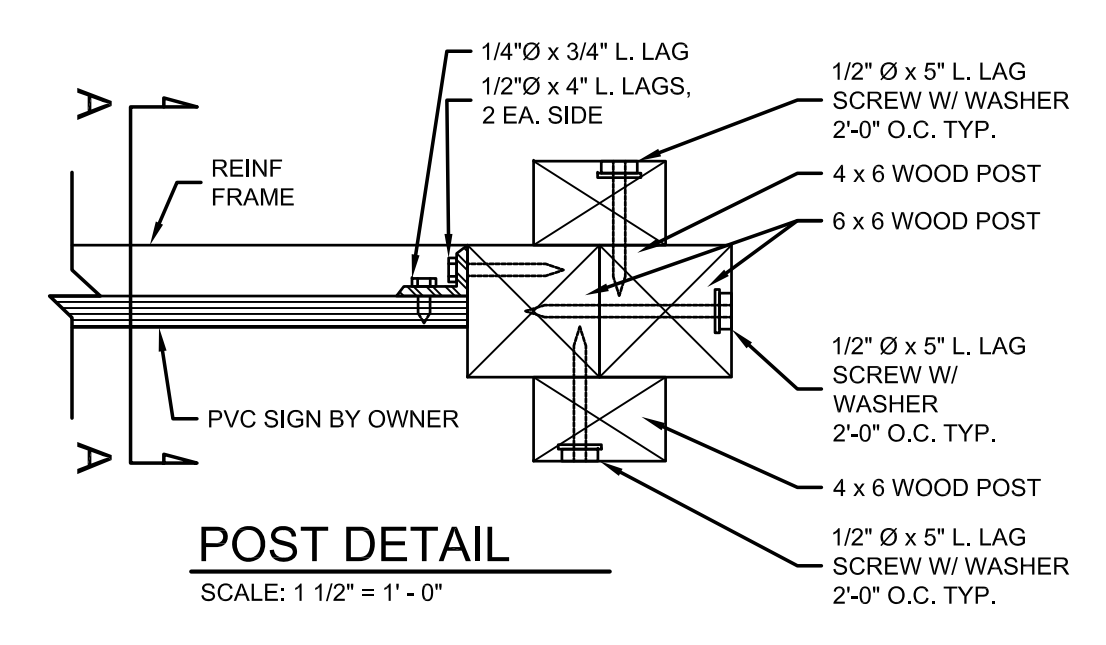
1 VEHICULAR BARRIER GATE (BY OWNER)
 SCALE: NOT TO SCALE



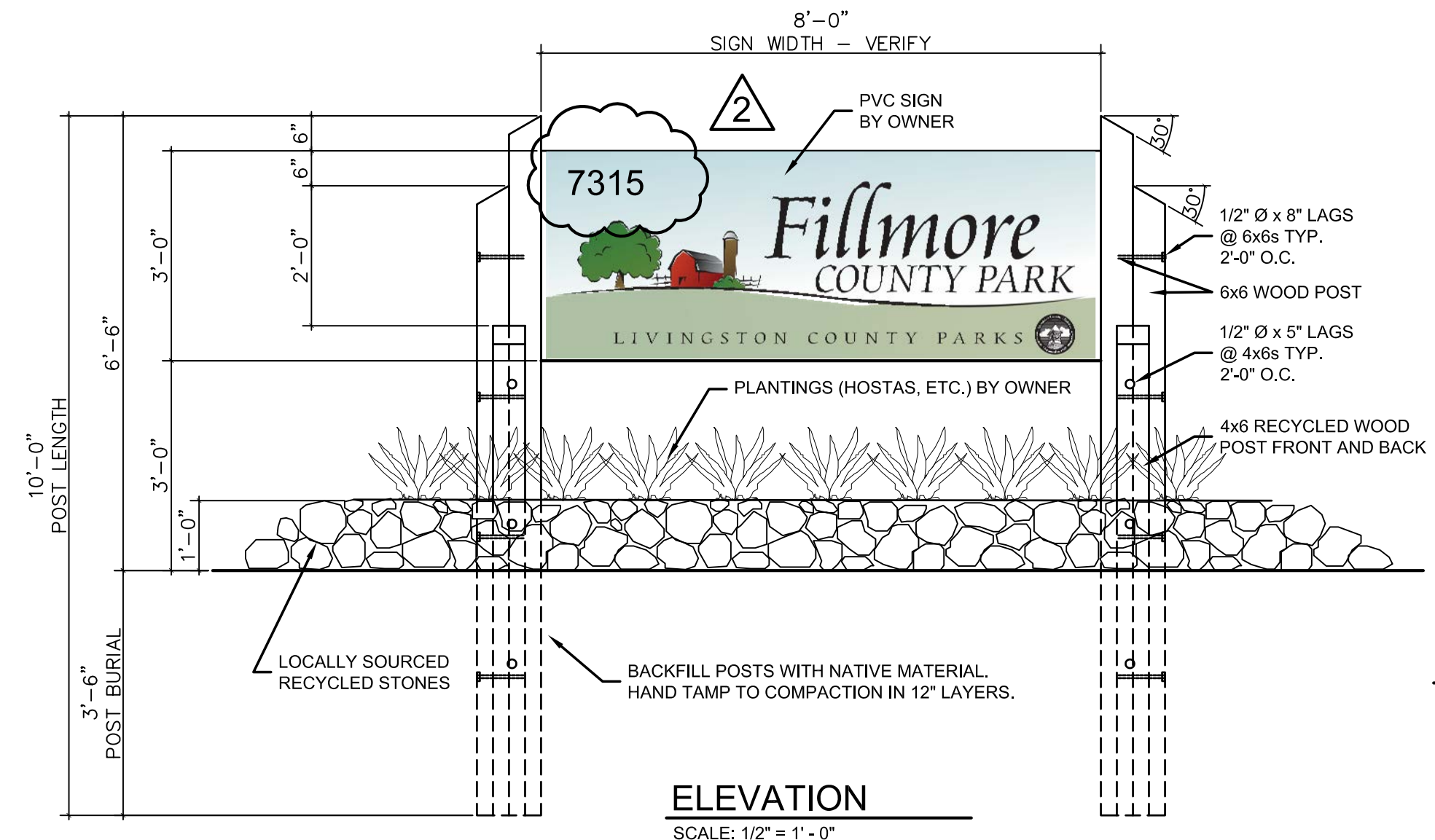
2 VEHICULAR BARRIER GATE LATCH (BY OWNER)
 SCALE: NOT TO SCALE



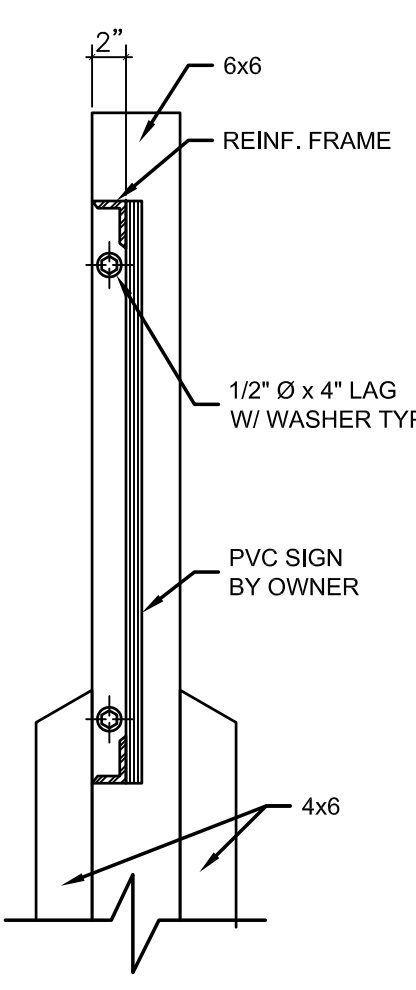
PLAN VIEW
 SCALE: 1/2" = 1'-0"



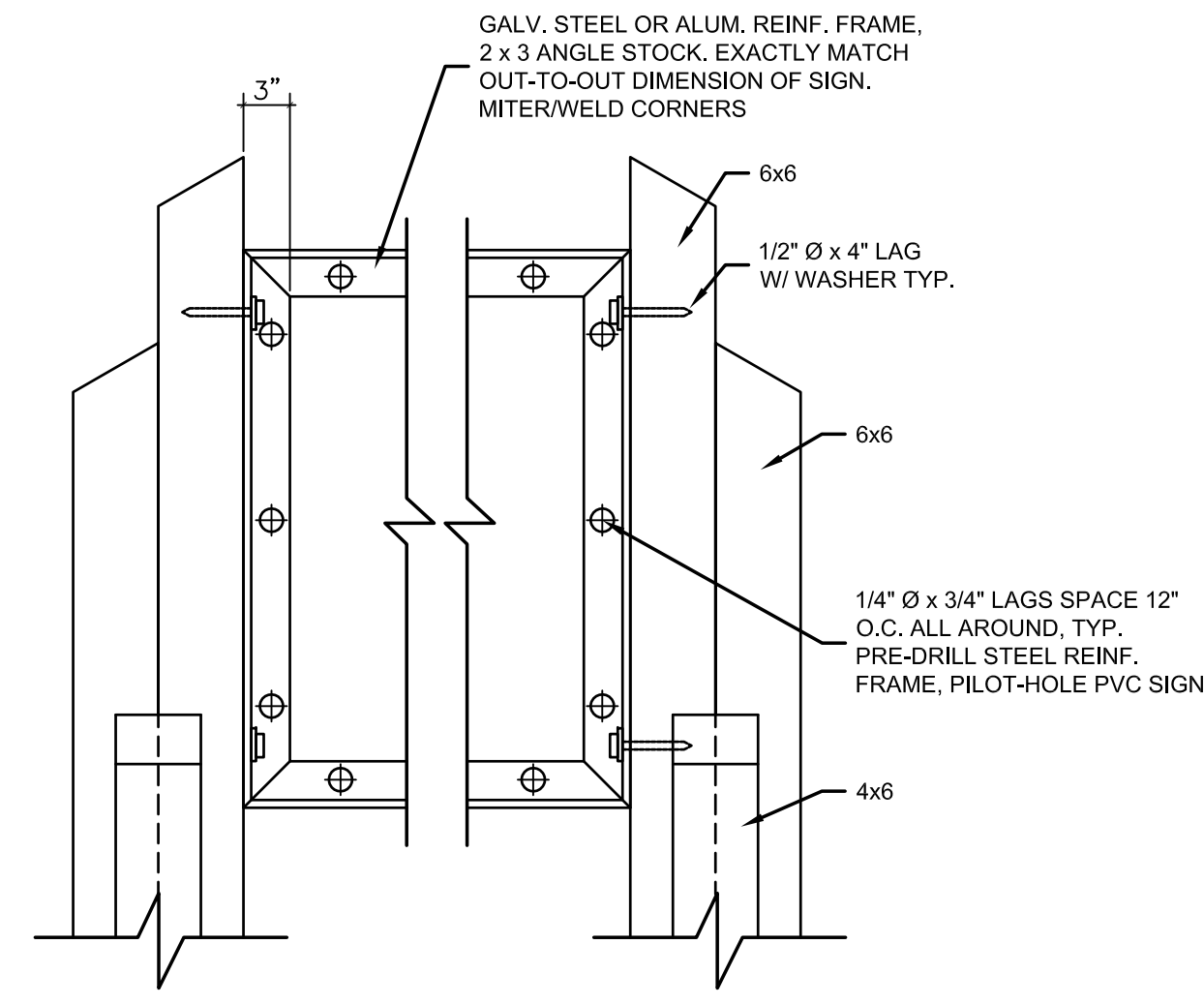
POST DETAIL
 SCALE: 1 1/2" = 1'-0"



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

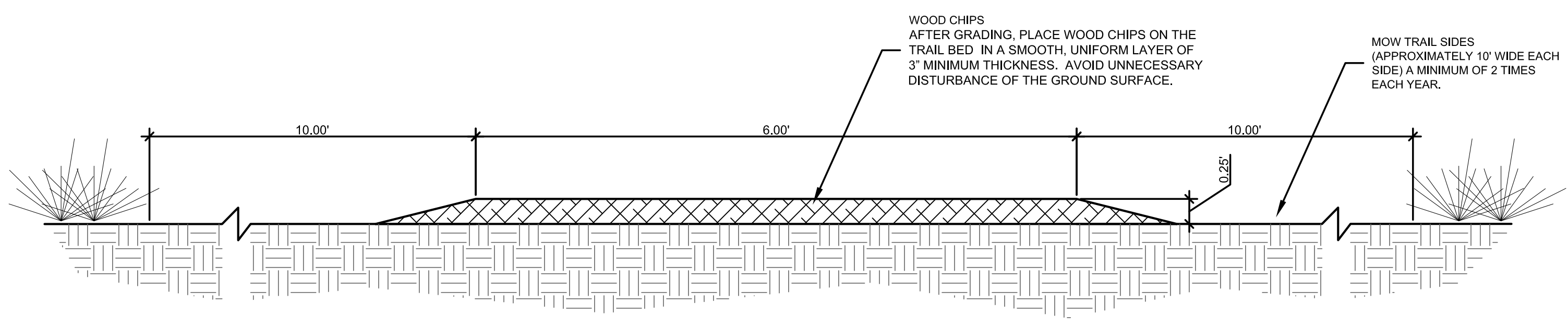


SECTION A-A
 SCALE: 1" = 1'-0"

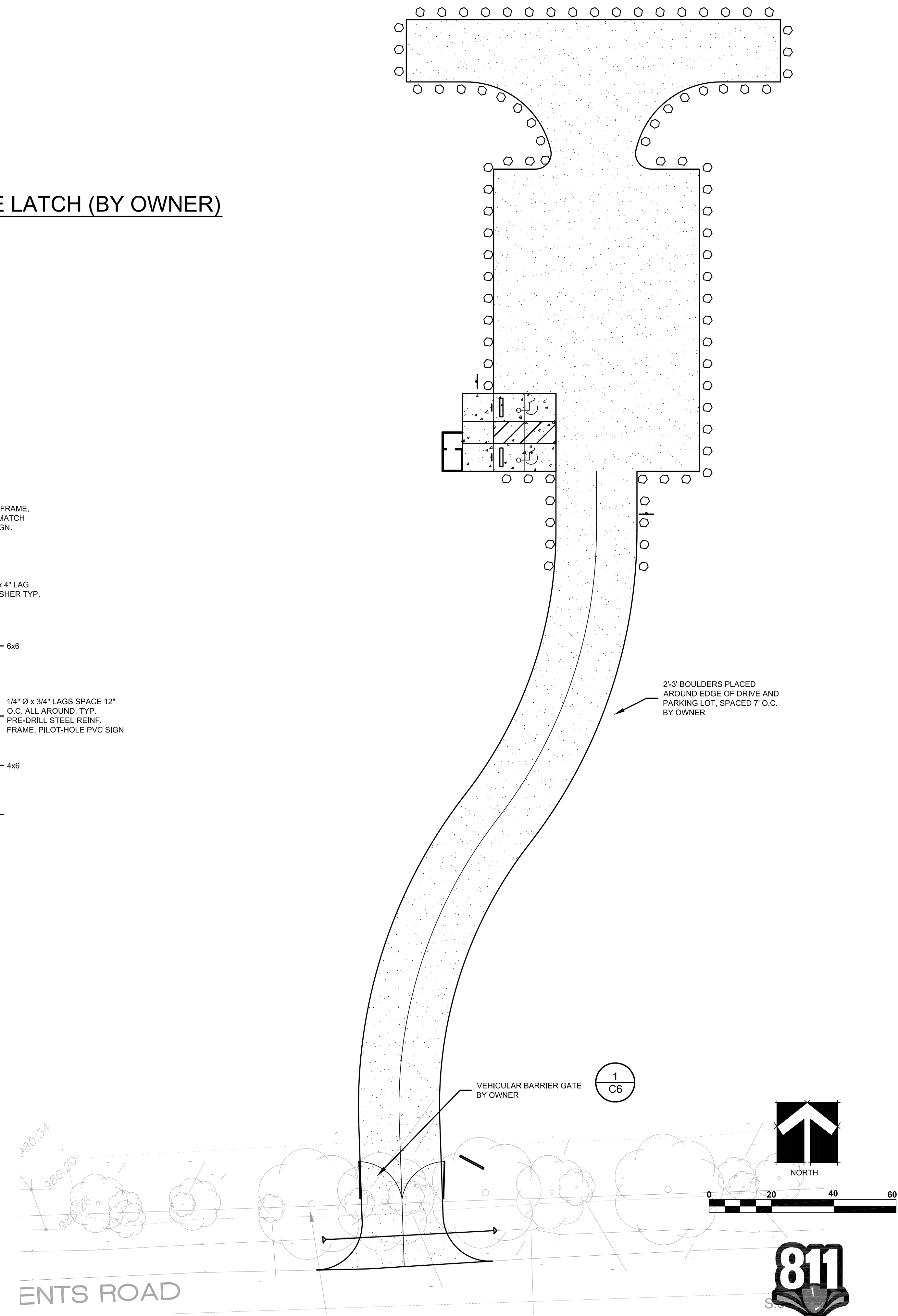


SIGN ELEV. (BACK)
 SCALE: 1" = 1'-0"

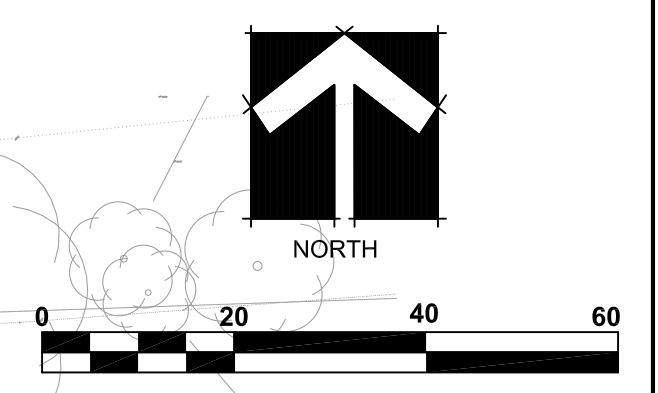
3 FILLMORE COUNTY PARK ENTRY SIGN
 SCALE: 1/2" = 1'-0"



4 5K TRAIL SECTION
 SCALE: 1:1



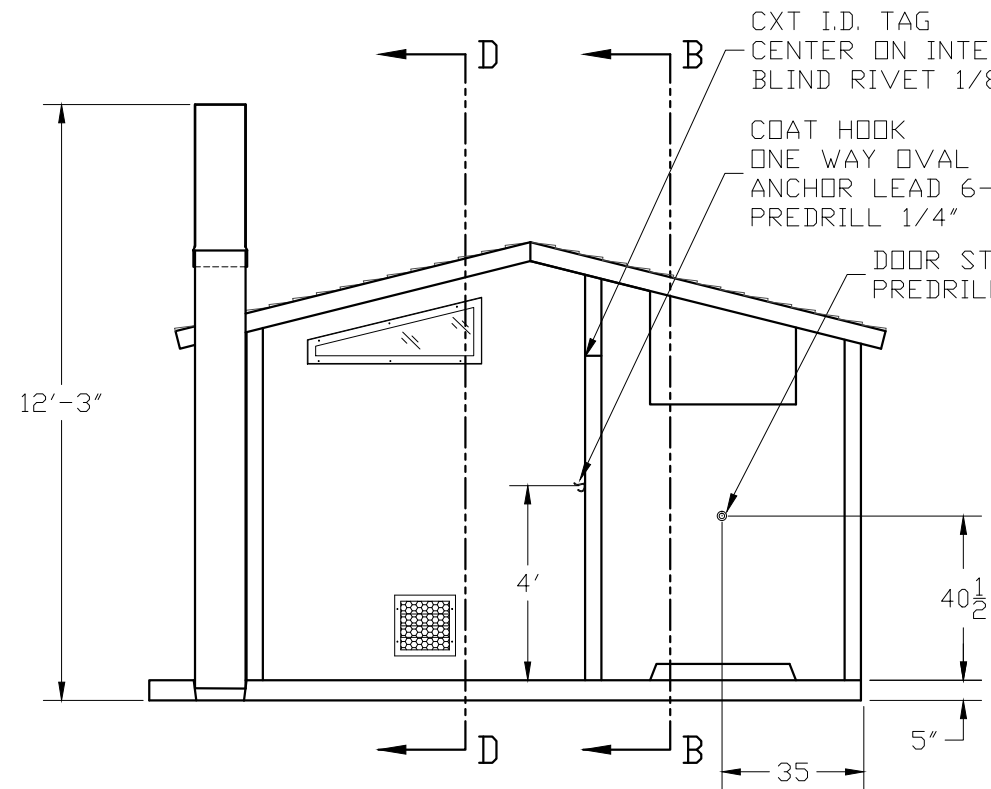
5 BOULDER LAYOUT PLAN (BY OWNER)
 SCALE: 1" = 20' - 0"



811
 Know what's below.
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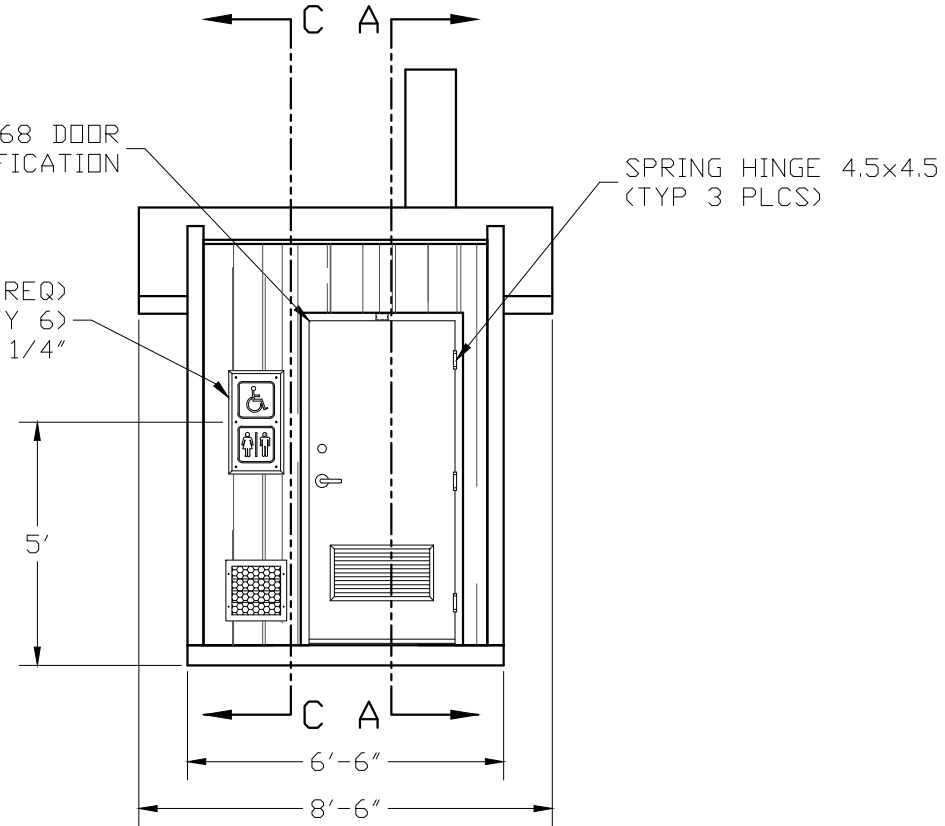
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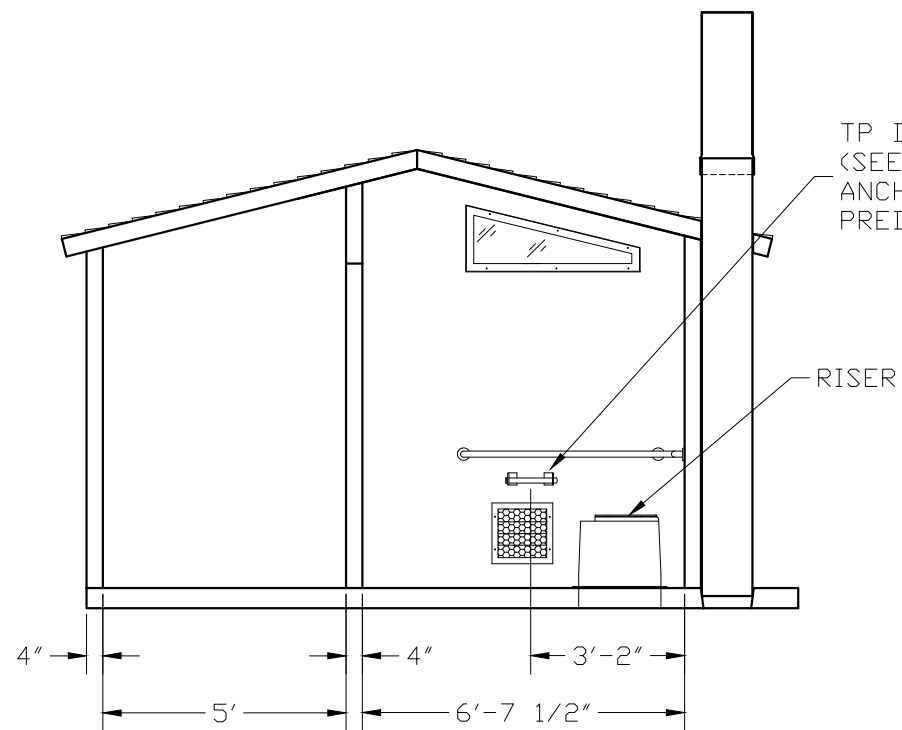


SECTION A - A

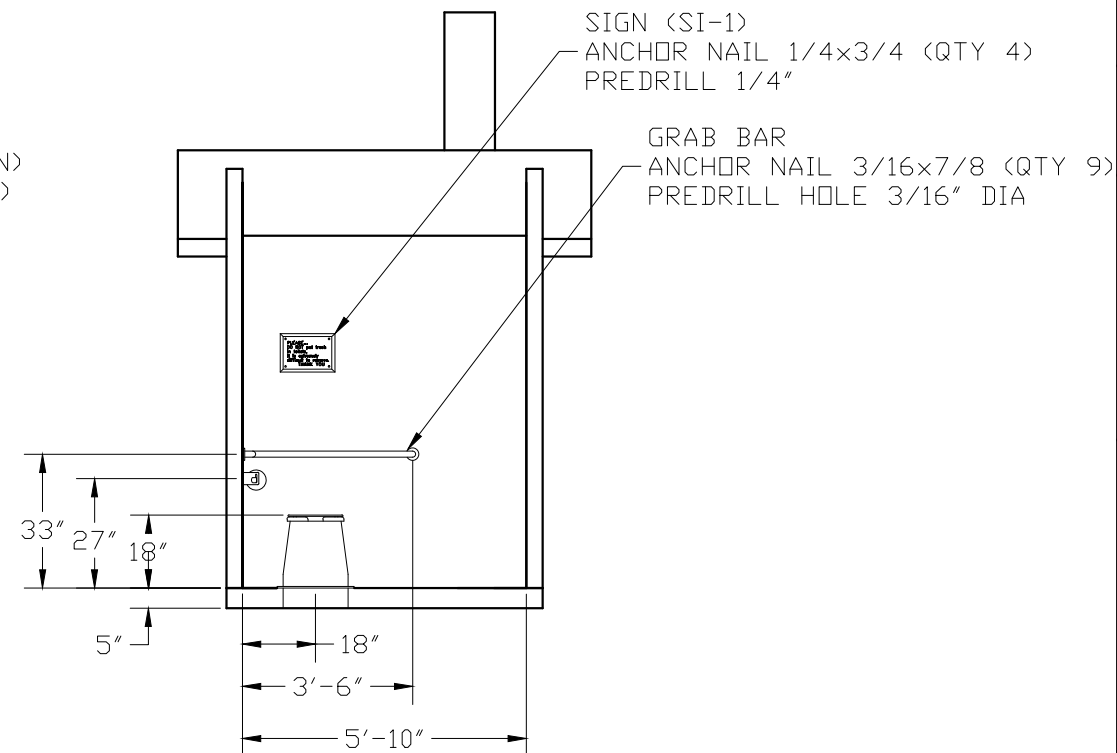
**FOR
REFERENCE
ONLY**



SECTION B - B



SECTION C - C



SECTION D - D

EMBEDDED MATERIALS			
ITEM	QTY	ITEM	QTY
RISER	1	ONE WAY OVAL 8x1 1/4	2
GRAB BAR	1	ANCHOR LEAD 6-8x1	2
TP DISPENSER	1	BLIND RIVET 1/8x1/4	2
TOILET PAPER ROLL	2-3	3068 DOOR ASSEMBLY	1
COAT HOOK	1	SPRING HINGE 4.5x4.5	3
DOOR STOP	1		
SI-1	1		
SI-2	1		
CXT I.D. TAG	1		
ANCHOR NAIL 1/4x1	6		
ANCHOR NAIL 1/4x3/4	10		
ANCHOR NAIL 3/16x7/8	9		
CU. FT. CONC.		SQ. FT. W.W.F.	APPROXIMATE WEIGHT



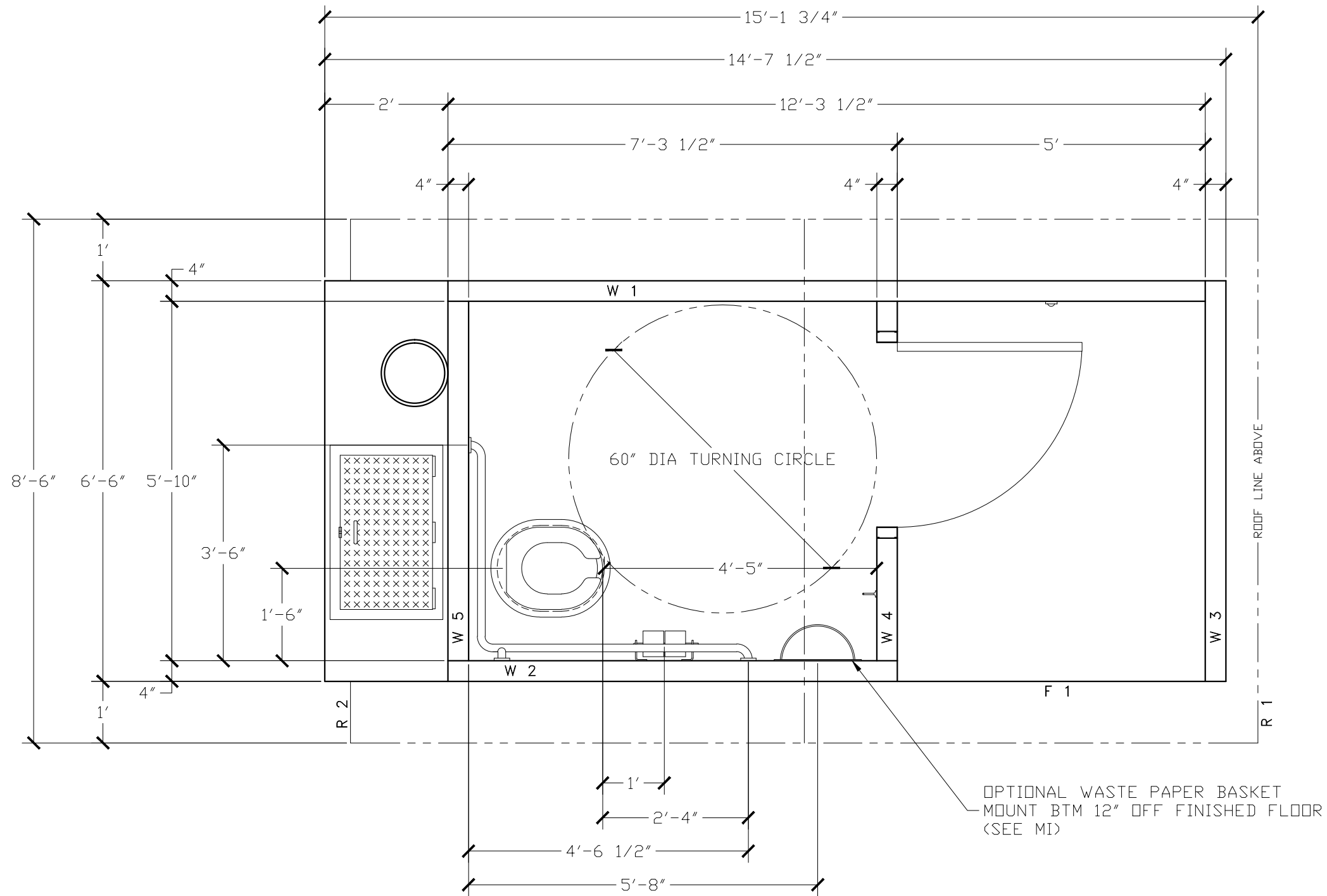
PROJECT TITLE
GUNNISON RIGHT HAND
CXT STANDARD BUILDING

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REV.	DESCRIPTION	APPROVAL	DATE
SCALE	1/4"=1'-0"	DATE	07-19-16
DRAWN	FILE NO.	PD-G03	
CHECKED	PLOT	48	

INTERIOR ELEVATIONS

DWG NO. **G-03** SHEET REV.



OPTIONAL WASTE PAPER BASKET
 MOUNT BTM 12" OFF FINISHED FLOOR
 (SEE MI)

**FOR
 REFERENCE
 ONLY**



PROJECT TITLE
GUNNISON RIGHT HAND
 CXT STANDARD BUILDING

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REV.	DESCRIPTION	APPROVAL	DATE
SCALE	1/2"=1'-0"	DATE	07-19-16
DRAWN	FILE NO.	PD-G04	
CHECKED	PLOT	24	

FLOOR PLAN

DWG NO.	SHEET	REV.
G-04	/	