



GENOA CHARTER TOWNSHIP
Application for Site Plan Review

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

APPLICANT NAME & ADDRESS: Trinity Health-Michigan d/b/a St. Joseph Mercy Health System
If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: St. Joseph Mercy Health System

SITE ADDRESS: 7575 Grand River Existing Facility, 7555 Grand River for New Hospital PARCEL #(s): ID:4711-13-200-009

APPLICANT PHONE: (734) 712-2192 OWNER PHONE: (734) 712-2192

OWNER EMAIL: tom.tocco@stjoeshealth.org

LOCATION AND BRIEF DESCRIPTION OF SITE: Project site is located at
7575 Grand River Rd., Brighton, Michigan, 48114.

Project to include expansion and renovation of existing facility
known as St. Joseph Mercy Brighton.

BRIEF STATEMENT OF PROPOSED USE: Project is intended to expand community health service to Brighton
area and includes development of new hospital addition (four stories plus basement), support spaces,
72 inpatient beds including mother/baby unit, expanded emergency department services, cafeteria,
and associated upgrades to support spaces and utilities, with expanded onsite parking capacity.

THE FOLLOWING BUILDINGS ARE PROPOSED: _____
Hospital addition to existing facility = 175,043 gross sq.ft.
Expansion areas to Medical Office Building =11,114 gross sq.ft.
Renovation area within Medical Office Building = 23,326 net sq.ft

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: Tom Tocco
ADDRESS: 1600 South Canton Center Road, Canton, MI 48155

Contact Information - Review Letters and Correspondence shall be forwarded to the following:

I.) Tom Tocco of Trinity dba St. Joseph Mercy Health System at Tom.Tocco@stjoeshealth.org
Name Business Affiliation E-mail Address

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.

SIGNATURE:  DATE: March 29, 2022
PRINT NAME: Tom Tocco PHONE: Direct: 734-712-2192 Cell: 734-646-8730
ADDRESS: 1600 South Canton Center Road, Canton, MI 48155

IMPACT ASSESSMENT
St. Joseph Mercy Brighton Health Center
March 30, 2022

INTRODUCTION

The proposed development is a 77.59-acre medical use site residing north of Grand River Ave. Potential areas of concern are noted along with the proposed methods of addressing each item. The format conforms to the impact assessment requirements as outlined in section 18.07 of the published zoning ordinance for Genoa Township.

- a. **Name(s) and address(es) of person(s) responsible for preparation** of the impact assessment and a brief statement of their qualifications.

St. Joseph Mercy Brighton Health Center
7575 Grand River Ave Rd,
Brighton, MI 48114
(810) 844-7575

SmithGroup
Architecture architectural, engineering and planning firm
201 Depot St, Ann Arbor, MI 48104
(734) 662-4457

Michael Johnson |
michael.johnson@smithgroup.com | 734-712-2047

Dino Lekas | PLA
dino.lekas@smithgroup.com | 734-669-2678

Michael Campos | Civil, PE
michael.campos@smithgroup.com | 734-669-2749

Katherine DeKrey | Landscape Design
katherine.dekrey@smithgroup.com | 734-669-2712

Charles Langolf | Professional Surveyor
charlie.langolf@smithgroup.com | 734-669-2690

Bergmann
Transportation engineering firm
29777 Telegraph, Suite 1640 Southfield, MI 48034

Steven J. Russo, PE | Transportation Engineer
srusso@bergmannpc.com | 248-663-1379

Barr Engineering Co.
Wetland Consultant
3005 Boardwalk Dr Suite 100, Ann Arbor, Mi 48108

Woody L. Held | Senior Environmental Consultant
WHeld@barr.com | 734.922.4422

b. Map(s) and written description/analysis of the project site

The St. Joseph Mercy Brighton Health Center site (Parcel ID: 4711-13-200-009) is in Section 13 of Livingston County, north on Grand River Road, west of South Hacker Road and east of the Genoa Business Park. It is a 77.59-acre site that currently has a medical facility and a senior living facility residing on it. These establishments are supported by surface parking as well as an access road that has shared connections shared with the Business Park. Please see attached documentation Smith Group Site Submittal Package page CV-100 for easement information and surrounding zoning.

c. Impact on natural features:

1. Slopes and Grade: The site presents steeper slopes around the parking perimeter and road resulting from the excavation process from prior development. It is intended that this plan will minimize the amount of grading that will need to be done on-site. However, due to the nature of the medical building programming, a grade change over 3% will need to be performed in order to make it accessible. This grading will be performed on 11 acres of the site. The zoning administration will be notified of the grade change required for the building footprint, revised detention basin, parking, and utility yards. Smith Group Site Submittal Package page CG-100 to CG-104.
2. Wetland and Soils: The site contains two creeks and two wetland/detention ponds north of the existing medical building. Based on a Preliminary Wetland Analysis completed by SmithGroup, and a Wetland Inventory Study, currently being conducted by Barr engineering, wetland soils are present within the project area, and development and grading may fall within 25' of the wetland boundary north of the loop fire road. Mitigations will follow any state of Michigan EGLE regulated wetlands requirements and shall only be installed or constructed upon receiving all necessary approvals of EGLE and in accordance with all applicable EGLE rules and regulations. See attachment Smith Group Site Submittal Package page CV-200 and supporting wetland documentation.
3. Vegetation: There is significant existing vegetation on the site, as shown on the Site Plan. Most of this vegetation tends to be undergrowth and brush. Some of this vegetation will need to be removed in order to accommodate the required parking for the expanded medical building use. It is the intent of this design to minimize vegetation removal and the improvements will not be removing more than 25% of existing vegetation on site. See attachment Smith Group Site Submittal Package page CV-300.

d. Impact on stormwater management:

The existing stormwater drainage is contained within the site and drain to a regional pond/detention system. An existing wet pond with forebay is currently functioning as the stormwater mitigation system for the entirety of the site's drainage area. Existing on-site underground storm sewer will be utilized to continue to convey stormwater to the existing wet pond. Proposed underground storm sewer will be added to support the additional parking areas and impervious cover.

Based on revised Livingston County Drain Commission requirements, improvements will be made to the existing forebay by dredging the bottom of the pond and increasing its storage volume. Proposed improvements to the existing system also include reconstructing the outlet pipe of the larger wet pond prior to discharging into the adjacent lake. Infiltration rates have been determined by the Geotechnical Engineer and additions of bioretention infiltration ponds throughout the site will be installed.

The improvements to the existing detention system as well as the bioretention infiltration ponds are to enhance the overall quality of the stormwater system.

Surface runoff during construction will be controlled by silt fences, inlet filters, and seed and mulch.

e. Impact on surrounding land used:

The new medical facilities are planned to benefit the community by providing state-of-the-art healthcare facilities in the area. This development enhances the existing medical development on-site, which can be accessed from the south via I-96 expressway and Grand River Avenue. Site improvements include a complete loop road, drop-off areas, parking lots, relocation of the helistop, loading area, generators, oxygen tanks,

mobile PET scanner for trucks and ambulance access. Although exterior lighting will be required for the roadways and walks to provide safe access for staff and visitors, full cut-off fixtures are planned to decrease unnecessary light pollution. Lighting will also be required for the safe use of the helipad, currently planned to only pick up patients and take them to another facility if needed. Additional building and site accent lighting will be automatically shut off via timeclock curfew control. Although the generators, helicopters, vehicles and ambulances planned for the site may increase the noise and air pollution, this is not expected to be a significant issue, due to the current noise level and air pollution from the existing site usage, its proximity to I-96 and Grand River, and significant setbacks from other adjacent development.

f. Impact on public facilities and services:

St. Joseph Mercy Health of Michigan intends to build an 175,000 square foot, 4-story, 72 bed hospital with basement, (with shell space for an additional 16 beds) within Livingston County, thus replacing the existing facility on Byron Road in Howell. The project will be located on and attached to the St. Joseph Mercy Brighton Health Center. The two buildings will be connected to the first and second levels, but no inpatients will move into the existing facility for services. There will be additions to the existing Brighton Health Center to expand Emergency Department and Outpatient Surgery Services as well as renovations of the Emergency Department, Outpatient Surgery, Imaging, and Lab.

The facility is anticipated to employ the same number of people as the two existing facilities. This development is not expected to impact the public schools. Police and fire protection will be needed for both the hospital and MOB.

g. Impact on public utilities:

Sanitary sewer and water utilities are reviewed by Marion, Howell, Oceola, and Genoa (MHOG) Sewer and Water Utilities.

The existing hospital is serviced by a sanitary sewer located south of the building that connects to Grand River Avenue. The sanitary sewer for the proposed building is to exit the north of the building and connect to the existing 8-inch sewer main running along the eastern property line. In discussion with MHOG, there is sufficient capacity in the sewer located just north of the site.

The site is currently serviced by one 12" water main connection along Grand River Avenue. With the planned hospital expansion there will be an 8" watermain that will provide a looped system by connecting the watermain system from the existing stub north of the current staff entrance to the stub located at The Village development. An existing water main runs along the north of the existing St. Joseph Mercy building to the edge of the staff parking lot. Based on the proposed building outline, a portion of the existing watermain will be removed and capped at the west edge of the driveway to the emergency department. Separate domestic and fire protection water main services will connect into the building off an extension from the capped watermain. Existing hydrants will be maintained to ensure adequate building coverage as required by all applicable fire codes.

Sanitary sewer and water main design will meet the MHOG Sanitary Sewer and Water Design Standards. All utility connections will follow guidelines set forth by the MHOG Utility Connection Manual.

h. Storage and handling of any hazardous materials:

Fuel tanks and other utilities will be installed north of the building adjacent to the loading dock, will not comply with 13.07.01 Above Ground (Fuel) Storage Tanks based on the nature of medical facility. Instead, the facility will comply with the State and Federal codes for fuel oil storage which are more rigorous than the intent of the local ordinance. It is the policy of Saint Joseph Mercy Health System (SJMHS) to ensure the safe handling and disposal of medical waste throughout the organization, including the proposed development. SJMHS enforces a strict medical waste policy and plan, including obtaining certificates from regulatory agencies, oversight from SJMHS Safety Program personnel to ensure safe practices for the transportation, packaging, and storage of medical waste.

i. Impact on Traffic and Pedestrians:

A traffic study was completed by Bergmann on March 24, 2022. The report covers all of the items listed below with the exception of the crash analysis as it was not requested by LCRC or MDOT. Please see attached Appendix I for the Traffic study's executive summary and full report.

Description of existing daily and peak hour traffic on adjacent street(s) and a description of any sight distance limitations along the right-of-way frontage of the site.

Forecasted trip generation of the proposed use for the a.m. and p.m. peak hour and average daily traffic generated.

For any project with a completion date beyond one year at the time of site plan approval, the analysis shall also include a scenario analyzing forecasted traffic at date of completion along the adjacent street network using a forecast based either on historic annual percentage increases and/or on expected development in the area.

Projected traffic generated shall be distributed (inbound v. outbound, left turn v. right turn) onto the existing street network to project turning movements at site driveways and nearby intersections. Rationale for the distribution shall be provided.

Capacity analysis at the proposed driveway(s) using the procedures outlined in the most recent edition of the *Highway Capacity Manual* published by the Transportation Research Board. Capacity analyses shall be provided for all street intersections where the expected traffic will comprise at least five-percent (5%) of the existing intersection capacity.

Accident data for the previous three (3) years for roadway sections and intersections experiencing congestion or a relatively high accident rate, as determined by the township or staff from the Livingston County Road Commission or Michigan Department of Transportation.

Analysis of any mitigation measures warranted by the anticipated traffic impacts. Where appropriate, documentation shall be provided from the appropriate road agency regarding time schedule for improvements and method of funding.

A map illustrating the location and design of proposed access, including any sight distance limitations, dimensions from adjacent driveways and intersections within 250 feet of the edge of the property frontage, and other data to demonstrate that the driveway(s) will provide safe and efficient traffic operation and be in accordance with Article 15.

j. Special Provisions: General description of any deed restrictions, protective covenants, master deed or association bylaws.

All easements are shown on Smith Group Site Submittal Package page CV-100.

k. A list of all sources shall be provided.

SmithGroup Survey and Plans
Traffic Study Appendix I
Preliminary Wetland Analysis Appendix II
Title Search Appendix III

TRAFFIC STUDY APPENDIX I

PRELIMINARY WETLAND ANALYSIS APPENDIX II

TITLE SEARCH APPENDIX III

St. Joseph Mercy Brighton Expansion and Renovation

7575 Grand River Ave., Brighton, Michigan 48114
7555 Grand River Ave., Brighton, Michigan 48114



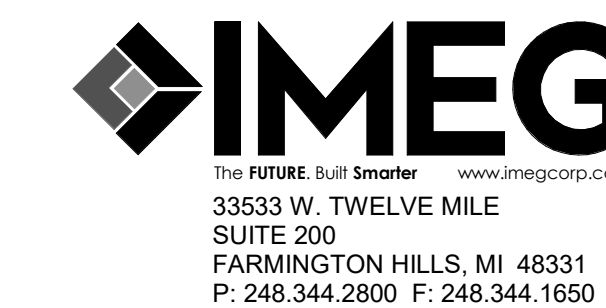
Trinity Health-Michigan/ Saint Joseph Mercy Health System

1600 South Canton Center Road
Canton, MI 48155
<https://www.stjoeshealth.org/>

Clinet Contact:
Stephen VanBrussel
Saint Joseph Mercy Health System
Regional Director of Construction
36475 Five Mile Road
Livonia, MI 48154
stephen.vanbrussel@stjoeshealth.org

SMITHGROUP

500 GRISWOLD
SUITE 1700
DETROIT, MI 48226
313.983.3600
smithgroup.com

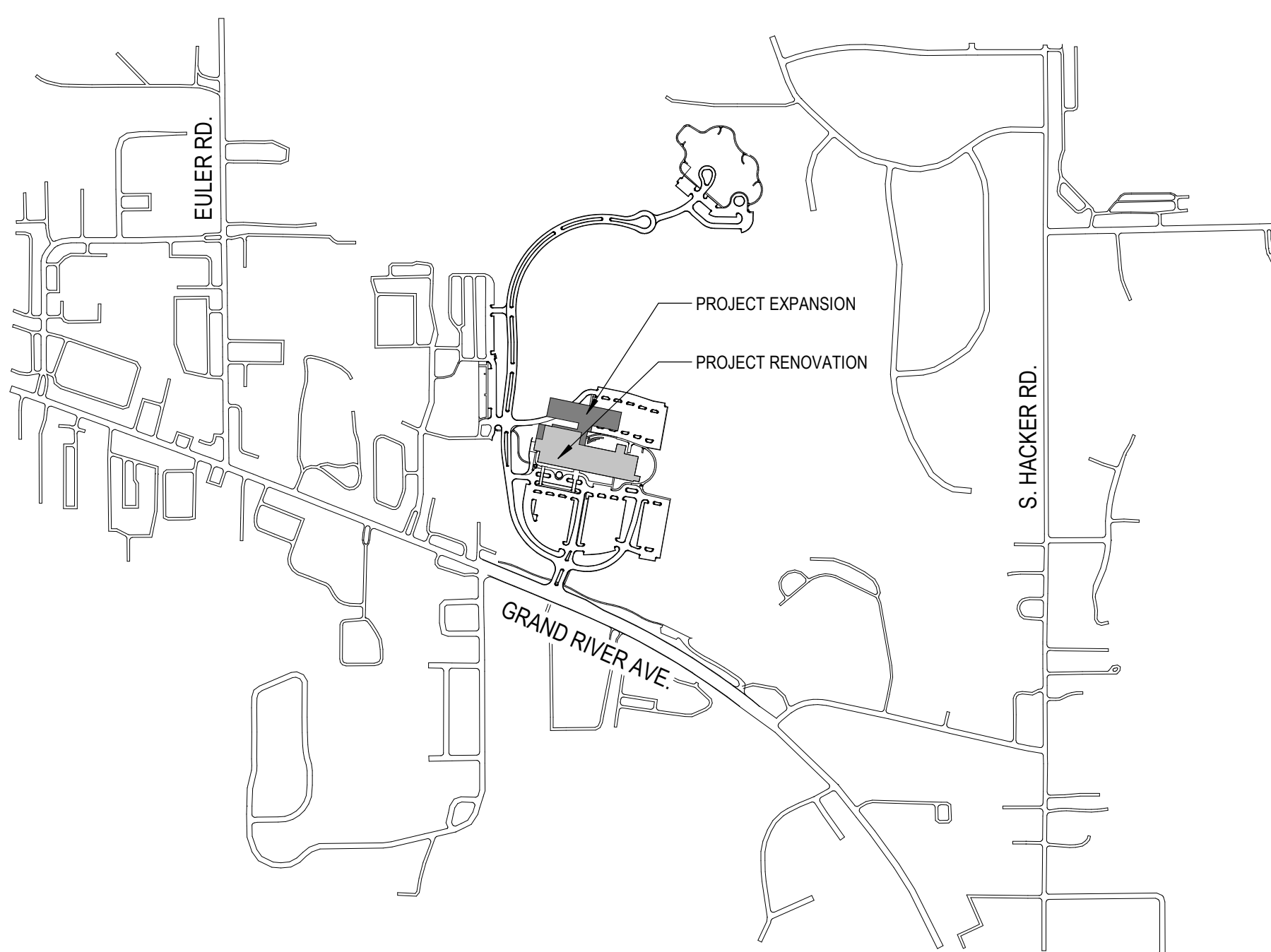


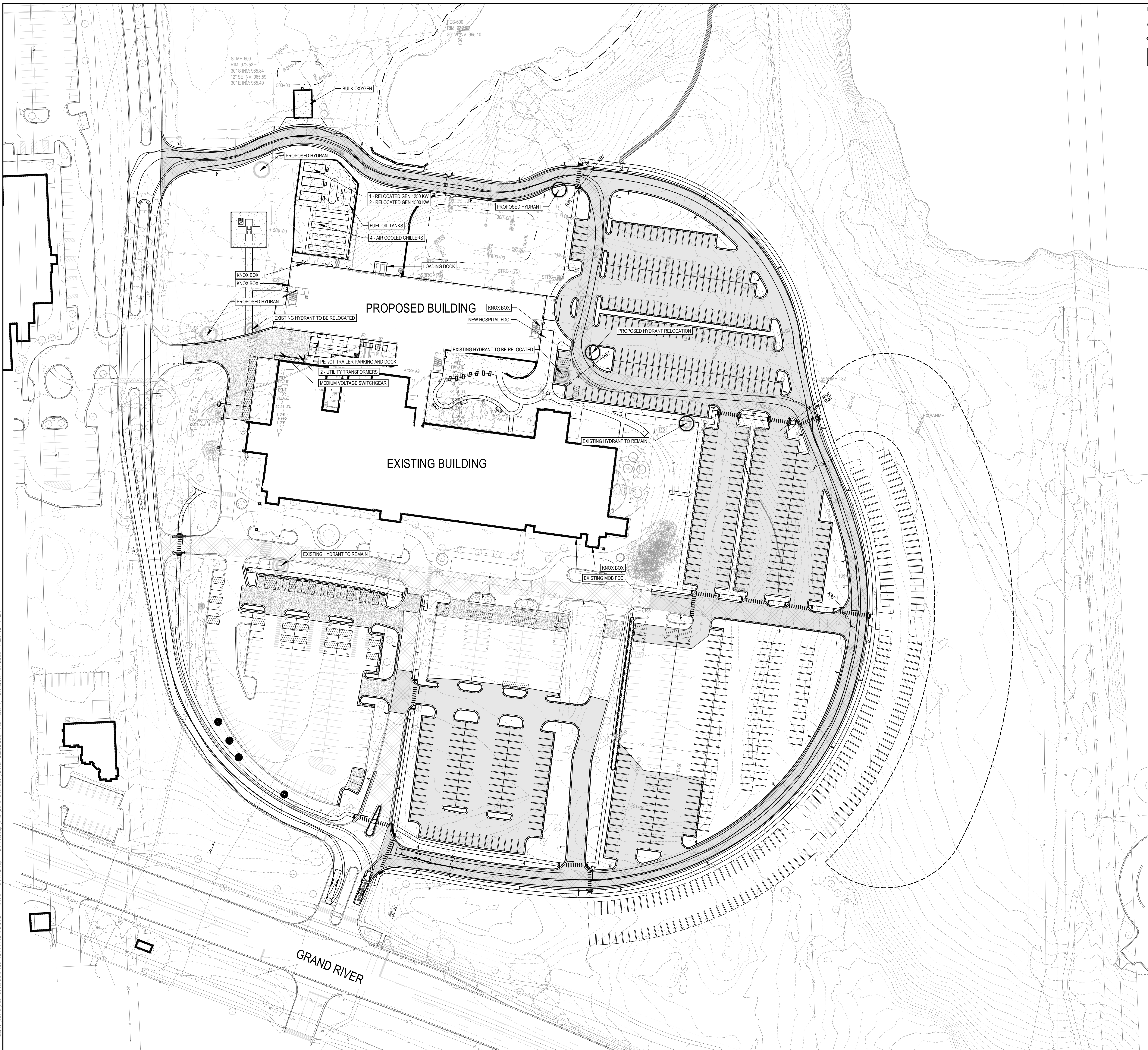
VOLUME I OF I

ISSUED FOR:
SITE PLAN RESUBMITTAL

ISSUE DATE:
JUNE 22, 2022

SG PROJECT #: 13472.000
IMEG PROJECT #: 21006742.00





SHEET NOTES

ACCESS ROADS TO THE SITE SHALL BE PROVIDED AND MAINTAINED DURING CONSTRUCTION. ACCESS ROADS SHALL BE CONSTRUCTED TO BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 84,000 POUNDS.

LEGEND

- FIRE ACCESS LANE
- NO PARKING FIRE LANE SIGNAGE

CONTACTS

OWNER: TRINITY HEALTH
 OWNER'S REPRESENTATIVE: TOM TOCCO
 1500 SOUTH CANTON CENTER ROAD
 CANTON, MI 48105
 PHONE: 734-712-2102 (OFFICE)
 734-646-8730 (CELL)
 EMAIL: TOM.TOCCO@STJOESHEALTH.ORG

ARCHITECT: SMITHGROUP, INC.
 500 GRISWOLD STREET, SUITE 1700
 DETROIT, MI 48226
 PROJECT MANAGER: CINDY POZZOLO
 PHONE: 313-442-8022 (OFFICE)
 313-462-9313 (CELL)
 EMAIL: CINDY.POZZOLO@SMITHGROUP.COM

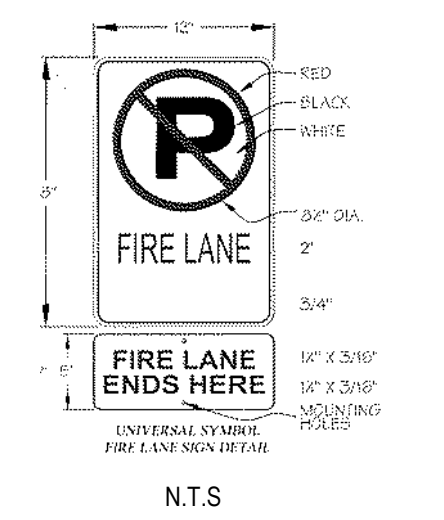

CONTRACTOR: GRANGER CONSTRUCTION COMPANY
 28475 W. 13 MILE ROAD, SUITE 100
 NOVI, MI 48377
 ON-SITE SUPERVISOR: RYAN SNELENBERGER
 PHONE: 517-628-2606
 EMAIL: RSNELENBERGER@GRANGERCONSTRUCTION.COM



**ST. JOSEPH MERCY
 BRIGHTON
 EXPANSION AND RENOVATION**
 7575 GRAND RIVER AVE., BRIGHTON, MI 48114
 7555 GRAND RIVER AVE., BRIGHTON, MI 48114

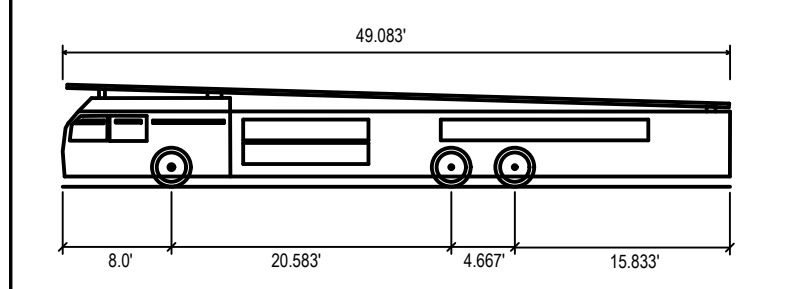
SMITHGROUP
 201 DEPOT STREET
 SECOND FLOOR
 ANN ARBOR, MI 48104
 734.662.4457
 www.smithgroup.com

SIGNAGE DETAIL

The Future. Built Smarter. www.imegcorp.com
 35533 W. TWELVE MILE
 SUITE 200
 FARMINGTON HILLS, MI 48331
 P: 248.344.2800 F: 248.344.1650

FIRE TRUCK TEMPLATE



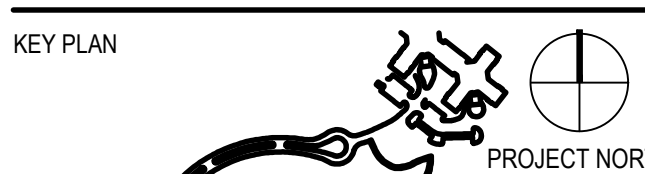
Brighton Fire Truck 49'

Overall Length	49.083ft
Overall Width	8.167ft
Overall Body Height	7.500ft
Min Body Ground Clearance	0.750ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	45.00°

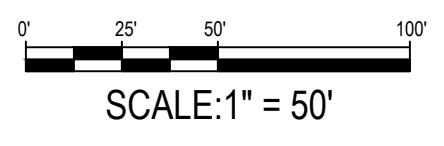
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SEALS AND SIGNATURES

NOT FOR CONSTRUCTION



DRAWING TITLE
FIRE DEPARTMENT ACCESS PLAN



SCALE: 13472.00
 PROJECT NUMBER
CS-200
 DRAWING NUMBER

FILE: C:\Users\kdeluca\OneDrive\Documents\Projects\13472 - SmithGroup - Brighton\13472 - CS200.dwg USER: kdeluca DATE: Jun 21, 2022 TIME: 10:40 am

GRAPHIC LEGEND

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[Pattern]	DCM-02
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[Pattern]	FMP-01
[Pattern]	FMP-02
[Pattern]	MCM-01
[Pattern]	MCM-02
[Pattern]	MASONRY CONTROL JOINT

GENERAL SHEET NOTES

- REFER TO THE A0.X SERIES SHEETS FOR ARCHITECTURAL GENERAL NOTES, DRAWING, REFERENCE AND MATERIAL SYMBOLS, ABBREVIATIONS AS WELL AS DIMENSIONING CONVENTIONS USED ON THIS SHEET.
- REFER TO AND COORDINATE WITH STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS SHEET.
- REFER TO AND COORDINATE WITH CIVIL DRAWINGS FOR ALL FINISH GRADES.
- REFER TO THE A4.X SERIES SHEETS FOR ENLARGED EXTERIOR ELEVATIONS.
- REFER TO THE A5.O.X SERIES SHEETS FOR EXTERIOR WINDOW ELEVATIONS.

REFERENCE KEYNOTES

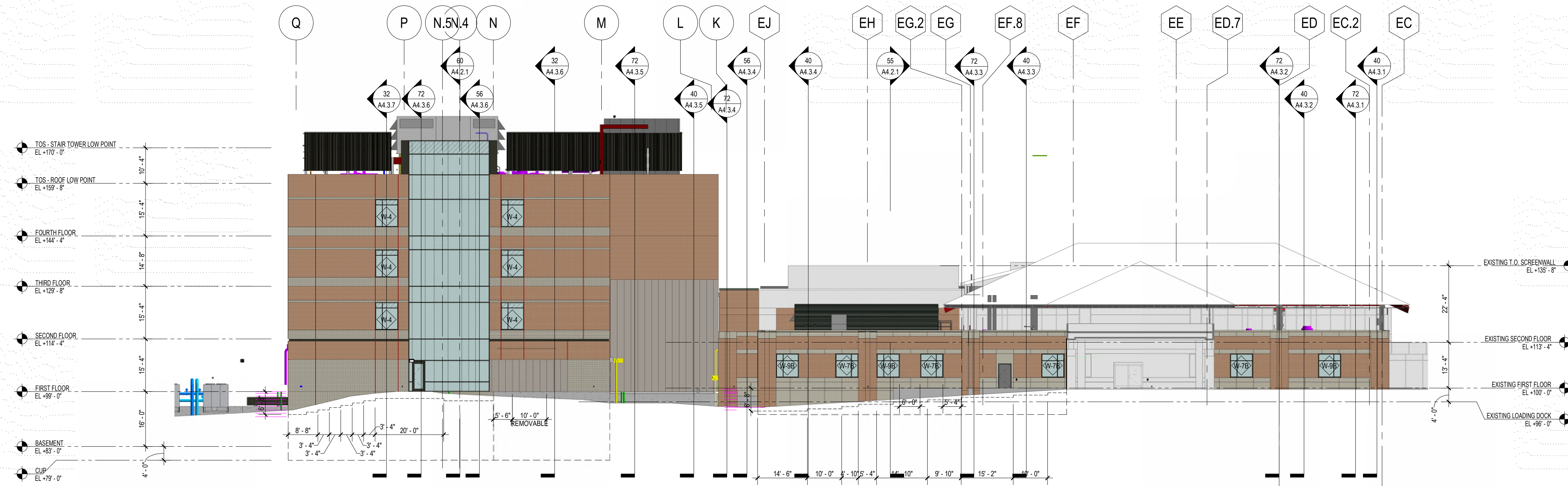
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SEALS AND SIGNATURES

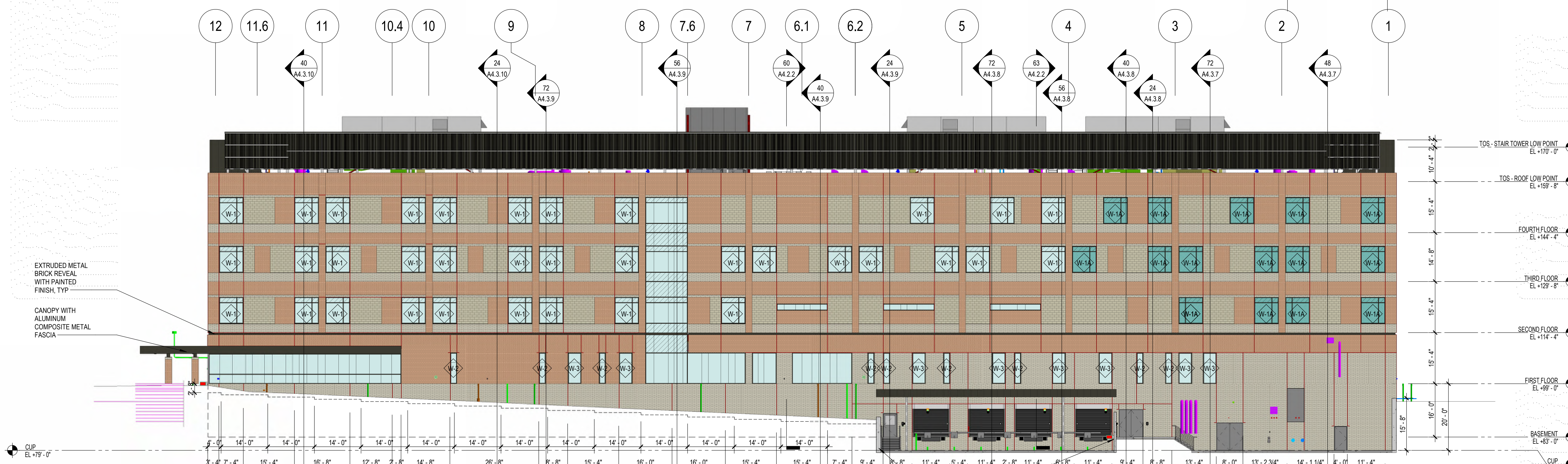
SHEET KEYNOTES

SHEET TITLE
EXTERIOR BUILDING ELEVATIONS & EXTERIOR FINISH SCHEDULE

67 EXTERIOR ELEVATION - WEST EXISTING AND NEW
SCALE: 1/16" = 1'-0"



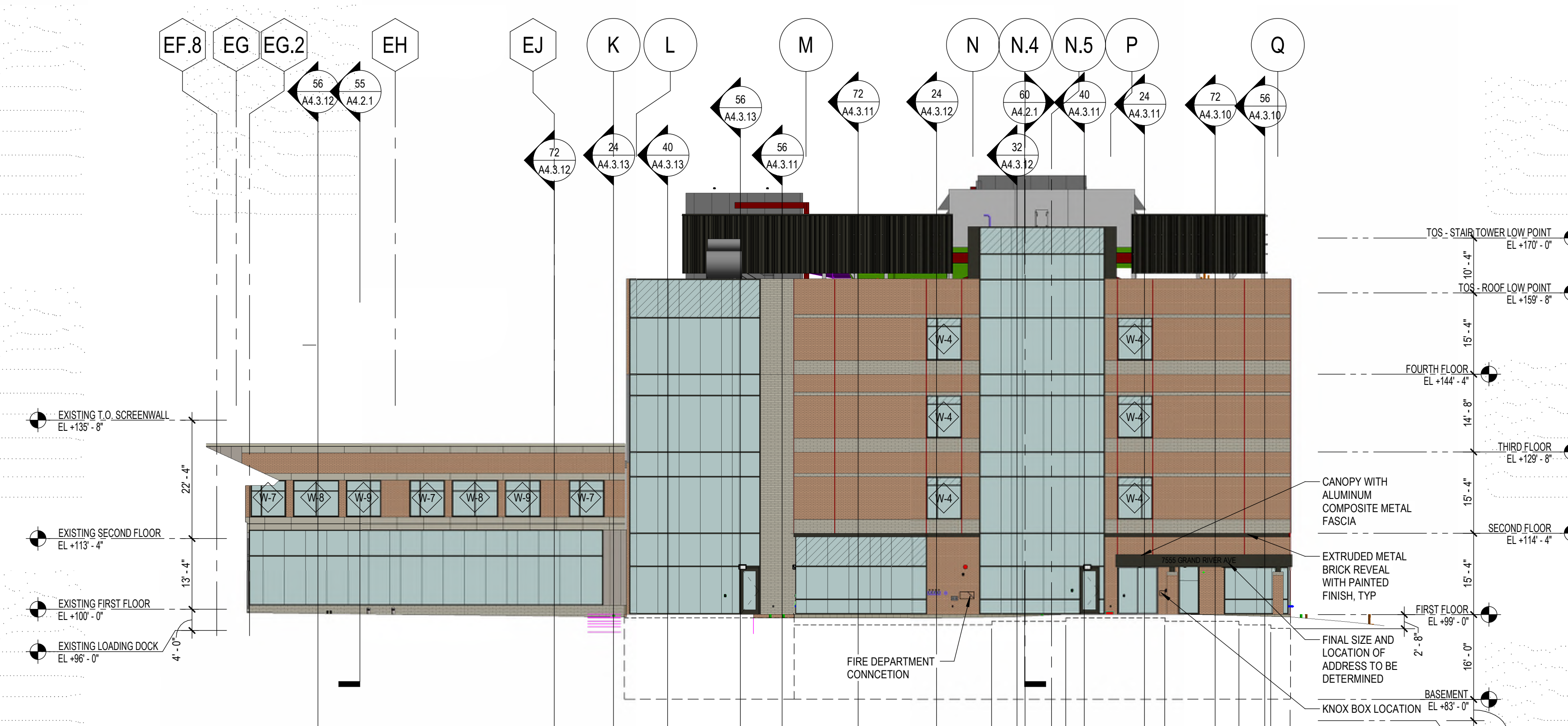
62 EXTERIOR ELEVATION - NORTH NEW
SCALE: 1/16" = 1'-0"



EXTERIOR MATERIAL SCHEDULE

SPEC	TAG	MANUFACTURER / SUPPLIER	SERIES/NAME	COLOR	SIZE	INSTALLATION	NOTES
EIFS							
072413.A00	EIFS-01	STO CORP.	ISTOTHERM CI	81524-600 STOLITE X FINE: 16005	SEE RCP	SOFFIT	---
GLAZING							
08800.A00	GL-I1	IVTRO	SOLARBAN 90	STARPHIRE - STARFIRE	1"-1 1/8" IGU	VISION	---
08800.A00	GL-I2	IVTRO	SOLARBAN 90	---	1"-1 1/8" IGU	VISION	---
08800.A00	GL-S1	IVTRO	SOLARBAN 90	---	1"-1 1/8" IGU	SPANDREL	---
08800.A00	GL-S2	IVTRO	SOLARBAN 90	---	1"-1 1/8" IGU	SPANDREL	---
MASONRY							
042000.B01	MORTAR	SOLOMON COLORS, INC.	SSS CONCENTRATED- X SERIES	10X LT. BUFF	---	FOR ALL MASONRY	---
042000.A18	BRK-01	BRICK TECH ARCHITECTURAL	GLENN-GERRY MARYSVILLE	MARYSVILLE RED BLEND	MODULAR: 3-5/8" x 2-1/4" x 7-5/8"	RUNNING BOND	MATCH EXISTING
042000.A10	DCM-01	ECHOLON MASONRY	TRENDSTONE PLUS MASONRY VENEER	FOUR COLOR MIX LINCOLN - MIDWEST	STRETCHER 4FE: 3-5/8" x 7-5/8" x 15 5/8"	RUNNING BOND	---
042000.A10	DCM-02	ECHOLON MASONRY	TRENDSTONE MASONRY VENEER	FOUR COLOR MIX GOLDSTONE - MIDWEST	STRETCHER 44F: 3-5/8" x 3-5/8" x 15 5/8"	RUNNING BOND	---
047200.A00	PRC-01	ROYAL STONE LLC	CAST STONE VENEER	LIMESTONE	5'-0" WIDTH (TYP)	---	MATCH EXISTING
METAL							
074213.13.A00	FMP-01	CENTRIA	CONCEPT SERIES: CS-210/CS-220/CS-250	DARK BRONZE	1'-0" WIDTH	VERTICAL	---
074213.13.A00	FMP-02	CENTRIA	CONCEPT SERIES: CS-260	HEMLOCK GREEN (CUSTOM MATCH)	1'-0" HEIGHT	HORIZONTAL	MATCH EXISTING
074213.23.A02	MCM-01	ALUCOBOND	ALUCOBOND PLUS	EPERNAY CHAMPAGNE METALLIC	---	VERTICAL	---
074213.23.A02	MCM-02	ALUCOBOND	ALUCOBOND PLUS	NEW-AGE DARK BRONZE MICA	---	VERTICAL	---
ROOFING							
075323.A00	EPDM-01	REFER TO SPEC	REFER TO SPEC	---	---	---	---

48 EXTERIOR ELEVATION - EAST NEW
SCALE: 1/16" = 1'-0"



NOT FOR CONSTRUCTION

START Sheet
6/21/2022 10:45:22 AM
Plot Date:



59 EXTERIOR ELEVATION - SOUTH AT ADDITION
SCALE: 1/16" = 1'-0"

GRAPHIC LEGEND

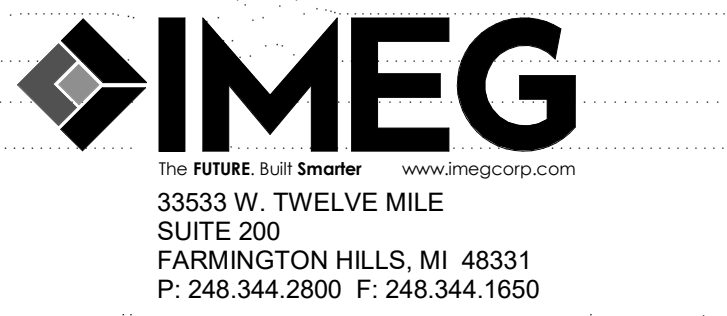
- GL-11
 - GL-S1
 - GL-12
 - GL-S2
 - BRK-01
 - DCM-01
 - DCM-02
 - PRC-01
 - FMP-01
 - FMP-02
 - MCM-01
 - MCM-02
- DEDUCT ALTERNATE PROVIDE GL-11/GL-S1 IN PLACE OF GL-12/GL-S2
- MASONRY CONTROL JOINT



ST. JOSEPH MERCY
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GENERAL SHEET NOTES



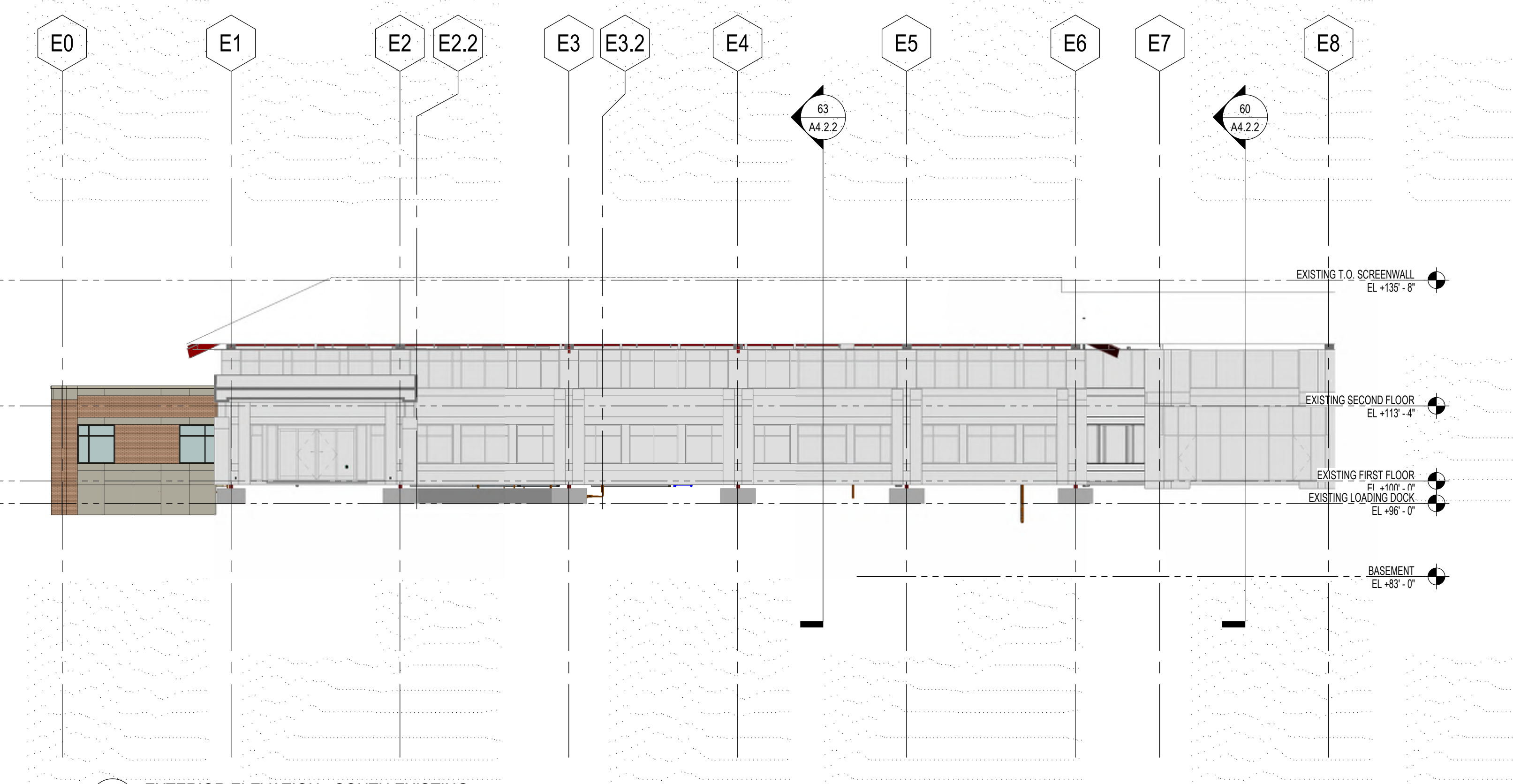
REFERENCE KEYNOTES

ISSUED FOR	REV	DATE
SITE PLAN RESUBMITTAL	E	22JUN22
DESIGN DEVELOPMENT	D	21JUN22
SITE PLAN REVIEW	C	30MAR22
SCHEMATIC DESIGN	B	04MAR22
SD PROGRESS	A	22DEC21

SEALS AND SIGNATURES



38 EXTERIOR ELEVATION - NORTH EXISTING AT CONNECTOR
SCALE: 1/16" = 1'-0"



40 EXTERIOR ELEVATION - SOUTH EXISTING
SCALE: 1/16" = 1'-0"

○ SHEET KEYNOTES

NOT FOR CONSTRUCTION

SHEET TITLE
EXTERIOR BUILDING ELEVATIONS

SG PROJECT #: 13472.000
IMEG PROJECT #: 21006742.00

PROJECT NUMBER
A4.1.2
SHEET NUMBER
Plot Date: 6/21/2022 10:46:27 AM