

GENOA CHARTER TOWNSHIP BOARD

Regular Meeting

February 5, 2007

6:30 p.m.

AGENDA

Call to Order

Pledge of Allegiance

Call to the Public

Approval of Consent Agenda:

1. Payment of Bills

2. Approval of Minutes: January 16, 2007

3. Request for approval to remove the refuse charge of \$90.00 and admin. fee of .90 from the 2006 Winter Tax Bill, Parcel ID #4711-02-301-075, vacant property as submitted by Treasurer Hunt.

4. Request for approval of special use, impact assessment and site plan for a 61,600 sq.ft. medical office and retail building located at 7526 W. Grand River, Sec. 13, petitioned by Talon Development Group, LLC.

5. Request for approval of appointment of Patricia Petrat as the alternate to Board of Review as submitted by Supervisor McCririe.

Approval of Regular Agenda:

6. Presentation by Julie Hall from Selcra.

7. Consideration of resolution to allow Township Manager to purchase additional credit service through the Municipal Employee's Retirement System.

8. Resolution to transfer ownership of a Resort Class C Liquor License from Emily's Restaurant to Oak Pointe County Club.

9. Resolution to transfer ownership of Resort Class C Liquor License from Clubcorp USA, Inc. to CCA Golf Course Holdco, LLC.

Correspondence

Member Discussion

Adjournment

CHECK REGISTERS FOR TOWNSHIP BOARD MEETING

DATE: FEBRUARY 5, 2007

TOWNSHIP GENERAL EXPENSES; Thru February 5, 2007	\$148,873.12
January 26, 2007, Bi-Weekly Payroll	\$30,430.67
February 1, 2007, Monthly Payroll	\$10,163.84
OPERATING EXPENSES; Thru February 5, 2007	<u>\$281,908.16</u>
TOTAL	\$471,375.79

<u>Check Number</u>	<u>Vendor No</u>	<u>Vendor Name</u>	<u>Check Date</u>	<u>Void Amount</u>	<u>Check Amount</u>
22525	Det Marr	Detroit Marriott Ren Center	01/16/2007	0.00	281.22
22526	MI TW AS	Michigan Township Assoc	01/16/2007	0.00	285.00
22527	Det Marr	Detroit Marriott Ren Center	01/16/2007	0.00	421.83
22528	MI TW AS	Michigan Township Assoc	01/16/2007	0.00	345.00
22529	GORDONFO	Gordon's Food Services	01/17/2007	0.00	20.09
22530	WOOSLE T	Timothy Woosley	01/17/2007	0.00	950.00
22531	MCCRIRIE	Gary McCririe	01/17/2007	0.00	239.50
22532	MORTENSE	H.J. Mortensen	01/17/2007	0.00	297.50
22533	Postmast	Postmaster	01/17/2007	0.00	63.00
22534	USPS	United States Postal Service	01/17/2007	0.00	1,105.41
22535	Administ	Total Administrative Services	02/01/2007	0.00	100.00
22536	Equitabl	Equivest Unit Annuity Lock Box	02/01/2007	0.00	70.00
22537	Administ	Total Administrative Services	01/26/2007	0.00	241.90
22538	Equitabl	Equivest Unit Annuity Lock Box	01/26/2007	0.00	499.46
22539	SOM-TRE	State Of Mich- Dept Of Treasur	01/26/2007	0.00	2,453.14
22540	ARCHINAL	Michael Archinal	01/24/2007	0.00	500.00
22541	AT&TLONGA	T Long Distance	01/24/2007	0.00	43.41
22542	BLUE CRO	Blue Cross & Blue Shield Of Mi	01/24/2007	0.00	12,393.46
22543	CONSUMER	Consumers Energy	01/24/2007	0.00	659.05
22544	DTE LAKE	DTE Energy	01/24/2007	0.00	207.54
22545	FED EXPR	Federal Express Corp	01/24/2007	0.00	45.31
22546	GMACPAY	GMAC Payment Processing Center	01/24/2007	0.00	363.20
22547	HEIKKINE	Heikkinen Law Firm	01/24/2007	0.00	50.00
22548	LDMI	LDMI Telecommunications	01/24/2007	0.00	20.04
22549	LOWES	Lowe's	01/24/2007	0.00	1,278.24
22550	SHELL	Shell	01/24/2007	0.00	181.54
22551	SKOLAR P	Paulette Skolarus	01/24/2007	0.00	89.50
22552	VERIZONW	Verizon Wireless	01/24/2007	0.00	549.16
22553	Unum	Unum Provident	01/29/2007	0.00	1,083.51
22554	Abes	Abe's Auto Glass	02/05/2007	0.00	245.00
22555	Americ G	American General Life Insuranc	02/05/2007	0.00	290.00
22556	ARCHINAL	Michael Archinal	02/05/2007	0.00	113.29
22557	BUS IMAG	Business Imaging Group	02/05/2007	0.00	107.53
22558	COMM BIB	Community Bible Church	02/05/2007	0.00	450.00
22559	CONTINEN	Continental Linen Service	02/05/2007	0.00	86.68
22560	DEL BUS	Deluxe Business Forms	02/05/2007	0.00	61.90
22561	ETNA SUP	Etna Supply Company	02/05/2007	0.00	7,489.70
22562	GENOA TW	Genoa Township	02/05/2007	0.00	187.42
22563	HEIKKINE	Heikkinen Law Firm	02/05/2007	0.00	2,000.00
22564	HWL CHAM	Howell Area Chamber Of Commere	02/05/2007	0.00	450.00
22565	LABSAFET	Lab Safety Supply, INC	02/05/2007	0.00	41.60
22566	LINDHOUT	Lindhout Associates Architects	02/05/2007	0.00	22,511.70
22567	Liv Cty	Livingston Cty Treasurers Assn	02/05/2007	0.00	10.00
22568	LIVGARCY	Livonia-Garden City Fire Ext.	02/05/2007	0.00	80.00
22569	LivWater	Livingston Water Care Service	02/05/2007	0.00	75.00
22570	MAA	Michigan Assessors Association	02/05/2007	0.00	150.00
22571	MASTER M	Master Media Supply	02/05/2007	0.00	706.16
22572	MCDONALD	McDonald Modular Solutions	02/05/2007	0.00	375.00
22573	MIAWWA	Michigan Section, AWWA	02/05/2007	0.00	275.00
22574	Miller C	Miller,Canf,Paddock,&Stone,PLC	02/05/2007	0.00	755.67
22575	MPA	Lawrence R. Heslip	02/05/2007	0.00	1,068.00
22576	Net serv	Network Services Group, L.L.C.	02/05/2007	0.00	105.95
22577	PFEFFER	Pfeffer, Hanniford, Palka	02/05/2007	0.00	2,650.00
22578	POLLARD	Pollardwater.com-East	02/05/2007	0.00	161.20
22579	Postmast	Postmaster	02/05/2007	0.00	1,433.89
22580	SELCRA	Selcra	02/05/2007	0.00	8,065.50
22581	Stand El	Standard Electric Company	02/05/2007	0.00	74.24
22582	SWANNS	Swann's Clothing Store	02/05/2007	0.00	79.80
22583	TTMPS	Tetra Tech MPS	02/05/2007	0.00	5,000.00
22584	TURTLE	Turtlehut.com	02/05/2007	0.00	249.95
22585	USA BLUE	USA Bluebook	02/05/2007	0.00	2,528.87
22586	Waste M	Waste Management of Michigan	02/05/2007	0.00	400.00

<u>Check Number</u>	<u>Vendor No</u>	<u>Vendor Name</u>	<u>Check Date</u>	<u>Void Amount</u>	<u>Check Amount</u>
22587	WASTE MA	Waste Management	02/05/2007	0.00	65,757.06
Report Total:				0.00	148,873.12

**First National
Direct Deposit
January 26, 2007
Bi-Weekly Payroll**

<u>Employee Name</u>	<u>Debit Amount</u>	<u>Credit Amount</u>
Adam Van Tassell		\$1,047.84
Amy Ruthig		\$930.43
Angela Williams		\$265.53
Barb Kries		\$929.31
Beverly Wilson		\$48.72
Carol Hanus		\$1,135.05
Dave Estrada		\$1,498.37
Deborah Rojewski		\$2,153.48
Donald Poduda		\$73.88
Genoa Township	\$19,517.17	
Greg Tatara		\$2,131.46
H.J. Mortensen		\$83.11
Judith Smith		\$1,005.30
Karen J. Saari		\$832.94
Kelly VanMarter		\$381.00
Laura Mrocicka		\$1,227.79
Mary Krencicki		\$604.74
Michael Archinal		\$2,460.15
Renee Gray		\$853.72
Robin Hunt		\$1,192.74
Tammy Lindberg		\$661.61
Total Deposit		\$19,517.17

EFT #: _____
INTERNET: _____
CHECK BOOK: _____

Accounts Payable
Computer Check Register



User: Angie
Printed: 01/22/2007 - 11:08
Bank Account: 101CH

Check	Vendor No	Vendor Name	Date	Invoice No	Amount
22537	Administ	Total Administrative Services	01/26/2007		241.90
				Check 22537 Total:	241.90
9258	AETNA LI	Aetna Life Insurance & Annuity	01/26/2007		25.00
				Check 9258 Total:	25.00
9259	EFT-FED	EFT- Federal Payroll Tax	01/26/2007		3,245.30 1,652.78 1,652.78 386.54 386.54
				Check 9259 Total:	7,323.94
9260	EFT-PENS	EFT- Payroll Pens Ln Pyts	01/26/2007		370.06
				Check 9260 Total:	370.06
22538	Equitabl	Equivest Unit Annuity Lock Box	01/26/2007		499.46
				Check 22538 Total:	499.46
9261	FIRST NA	First National Bank	01/26/2007		885.00 18,632.17

Check 9261 Total: 19,517.17

22539

SOM-TRE State Of Mich- Dept Of Treasur 01/26/2007

2,453.14

Check 22539 Total: 2,453.14

Report Total: 30,430.67

**First National
Direct Deposit
February 1, 2007
Monthly Payroll**

<u>Employee Name</u>	<u>Debit Amount</u>	<u>Credit Amount</u>
Genoa Township	\$6,479.39	
Adam Van Tassel		\$437.02
Gary McCririe		\$2,179.14
H.J. Mortensen		\$332.46
Jean Ledford		\$465.10
Paulette Skolarus		\$2,576.99
Steve Wildman		\$159.21
Todd Smith		\$329.47
Total Deposit		<u><u>\$6,479.39</u></u>

Accounts Payable
Computer Check Register



User: Angie
Printed: 01/18/2007 - 09:21
Bank Account: 101CH

Check	Vendor No	Vendor Name	Date	Invoice No	Amount
22535	Administ	Total Administrative Services	02/01/2007		100.00
Check 22535 Total:					100.00
9254	AETNA LI	Aetna Life Insurance & Annuity	02/01/2007		50.00
Check 9254 Total:					50.00
9255	EFT-FED	EFT- Federal Payroll Tax	02/01/2007		1,874.97 602.85 602.85 141.00 141.00
Check 9255 Total:					3,362.67
9256	EFT-PENS	EFT- Payroll Pens Ln Pyts	02/01/2007		101.78
Check 9256 Total:					101.78
22536	Equitabl	Equivest Unit Annuity Lock Box	02/01/2007		70.00
Check 22536 Total:					70.00
9257	FIRST NA	First National Bank	02/01/2007		500.00 5,979.39

Check 9257 Total:

6,479.39

Report Total:

10,163.84

<u>Check Number</u>	<u>Vendor No</u>	<u>Vendor Name</u>		<u>Check Date</u>	<u>Void Amount</u>	<u>Check Amount</u>
6255	ATT& IL	AT&T		01/24/2007	0.00	441.83
6256	CONSUMER	Consumers Energy		01/24/2007	0.00	774.37
6257	DTE ENER	DTE Energy		01/24/2007	0.00	3,039.67
6258	VELOCITY	Christopher R. Leland		01/24/2007	0.00	2,032.50
6259	AAA Serv	AAA Service Network, Inc.	VOID	02/05/2007	465.95	0.00
6260	ATT& IL	AT&T	VOID	02/05/2007	190.20	0.00
6261	Brighton	Brighton Analytical , L.L.C.	VOID	02/05/2007	617.00	0.00
6262	CORRIGAN	Corrigan Oil Co	VOID	02/05/2007	77.55	0.00
6263	CRAMPTON	Crampton Electric Co., Inc.	VOID	02/05/2007	2,264.94	0.00
6264	GENOAUTI	Genoa Township Utility Fund	VOID	02/05/2007	7,926.00	0.00
6265	GRAIN	Grainger	VOID	02/05/2007	54.20	0.00
6266	HADLEY	Jeff Hadley	VOID	02/05/2007	86.92	0.00
6267	LC DRAIN	Livingston County Drain Comm	VOID	02/05/2007	1,157.09	0.00
6268	MIPIPE	Michigan Pipe & Valve	VOID	02/05/2007	144.00	0.00
6269	MPA	Lawrence R. Heslip	VOID	02/05/2007	850.00	0.00
6270	PFEFFER	Pfeffer, Hanniford, Palka	VOID	02/05/2007	3,750.00	0.00
6271	PVS Nolw	PVS Nolwood Chemicals, Inc.	VOID	02/05/2007	784.80	0.00
6272	REULAND	Reuland Electric	VOID	02/05/2007	371.53	0.00
6273	SevernT	Severn Trent Environmental Services, IN	VOID	02/05/2007	36,244.93	0.00
6274	Stand El	Standard Electric Company	VOID	02/05/2007	186.95	0.00
6275	StatMi	State of Michigan	VOID	02/05/2007	8,423.53	0.00
6276	UIS Prog	UIS Programmable Services	VOID	02/05/2007	840.52	0.00
6277	USA BLUE	USA Bluebook	VOID	02/05/2007	30.78	0.00
6278	Waste M	Waste Management of Michigan	VOID	02/05/2007	83.25	0.00
6279	WATERM	Water Masters L.L.C.	VOID	02/05/2007	3,415.00	0.00
6280	GENTOPO	Genoa Twp-Oak Pointe Operating		02/05/2007	0.00	116,539.41
6281	GenTwPC	Genoa Twp-Pine Creek Operating		02/05/2007	0.00	159,080.38
Report Total:					67,965.14	281,908.16

GENOA CHARTER TOWNSHIP ELECTION COMMISSION
Special Meeting
January 16, 2007
6:25 P.M.

MINUTES

Clerk Skolarus called the meeting of the Election Commission to order at 6:25 p.m. The following persons were present constituting a quorum for the transaction of business: Paulette A. Skolarus and Jean Ledford. In addition there were also present township board members Gary McCririe, Robin Hunt and Jim Mortensen and Township Manager Michael Archinal.

1. Discussion of an addendum to the initial report allowing the Clerk to execute an agreement with Hartland Consolidated School District, Brighton Area Schools, Howell Public Schools, Pinckney Community Schools and Livingston Educational Service Agency with regard to a two-year agreement with the individual school districts, with an election being scheduled for May 8, 2007 and a recommendation to the Township Board.

Moved by Ledford, supported by Skolarus, to recommend to the Township Board the execution of the agreement with the local school districts as discussed. The motion carried.

2. Discussion of a possible consolidation of precincts allowed under Michigan Law regulating school election and a recommendation to the Township Board.

Moved by Ledford, supported by Skolarus, to recommend to the Township Board the consolidation of precincts for the May 8, 2007 school election. The motion carried.

The special meeting of the Election Commission was adjourned at 6:48 p.m.

GENOA CHARTER TOWNSHIP BOARD
Regular Meeting
Jan.16, 2007
6:30 p.m.

MINUTES

Supervisor McCririe called the regular meeting of the Genoa Charter Township Board to order at 6:30 p.m. The Pledge of Allegiance was then said. The following persons were present constituting a quorum for the transaction of business: Gary McCririe, Paulette Skolarus, Robin Hunt, Todd Smith, Jean Ledford, and Jim Mortensen. Also present were Township Manager Michael Archinal. There were no persons in the audience.

A Call to the Public was made with no response.

Approval of Consent Agenda:

Moved by Ledford, supported by Smith, to approve all items listed under the consent agenda with the moving of the Township Newsletter to discussion under the regular agenda. The motion carried by roll call vote as follows: Ayes - Ledford, Smith, Hunt, Mortensen, Skolarus and McCririe. Nay – None. Absent – Wildman.

1. Payment of Bills

2. Approval of Minutes: Jan 4, 2007

3. Request for approval of an addendum to the initial report allowing the Clerk to execute an agreement with Hartland Consolidated School District, Brighton Area Schools, Howell Public Schools, Pinckney Community Schools and Livingston Educational Service Agency for a two-year agreement with the individual school districts, with an election being scheduled for May 8, 2007.

4. Request for approval to consolidate precincts for the various school districts, thus reducing the cost to the schools for the May 8, 2007 election.

5. Request for approval of Township Manager's contract as presented by Supervisor McCririe.

6. Request for approval of Livingston Wireless Resolution.

Approval of Regular Agenda:

Moved by Ledford, supported by Smith, to approve for action items listed under the regular agenda. The motion carried unanimously.

5. Review of articles for the February 2007 newsletter.

Newsletter articles were discussed. McCririe will add an article, the Comcast article will be deleted, and a note on the township's large item pickup policy will be included.

The regular meeting of the Genoa Charter Township Board was adjourned at 6:48 p.m.



Paulette A. Skolarus
Genoa Township Clerk

(Press/argus 01/24/07)

Date: 2/01/07

To: Genoa Township Board

From: Robin Hunt

It has come to my attention that the following vacant parcel was levied the \$90.00 annual refuse charge in error

I am therefore requesting Township Board approval to remove \$90.90 from the following 2006 Winter Tax Bill and approval to decrease the Refuse Special Assessment Roll (X0012) by \$90.00, revising the 2006 levy for Refuse to \$616,775.50.

Parcel #4711-02-301-075 remove \$90.00 Refuse (X0012) & .90 Admin. Fee

Request for approval of special use, impact assessment and site plan for a 61,600 sq.ft. medical office and retail building located at 7526 W. Grand River, Sec. 13, petitioned by Talon Development Group, LLC.

The following motion would be appropriate:

Conditions for special use:

1. Special use applies to grading and special utility grading to the natural feature setback, subject to approval by DEQ;
2. The overlapping property at the southwest corner will be deeded to the neighboring owner upon closing.

No conditions for impact assessment

Conditions for site plan:

1. The 1:3 grading will be acceptable in the southeast corner of the parking area to avoid encroachment into the wetland area;

DEC 20 REC'D

RECEIVED

APPLICATION FOR SPECIAL LAND USE

GENOA TOWNSHIP

APPLICANT NAME* & ADDRESS: TALON DEVELOPMENT GROUP, 550 HULET, STE 103
BLOOMFIELD HILLS, MI 48302

OWNER NAME* & ADDRESS: BRIGHTON ATHLETIC CLUB
7526 W. GRAND RIVER, BRIGHTON, MI 48114

SITE ADDRESS: 7526 W. GRAND RIVER PARCEL #(s): 11-13-400-018

APPLICANT PHONE: 248 334-1950 OWNER PHONE: 810 229-2722

Location and brief description of site and surroundings: SITE IS LOCATED ON THE SOUTH SIDE OF GRAND RIVER + CONTAINS THE EXISTING BRIGHTON ATHLETIC CLUB FACILITIES. THE SITE HAS A JOINT INTERSECTION W/ WOODLAND HEALTH CENTER WHICH IS IMMEDIATELY NORTH OF THE SITE. THE BRIGHTON VILLAGE MOBILE HOME PARK IS TO THE WEST + THE OSFREY OFFICE COMPLEX IS TO THE EAST.

Proposed Use: THE EXISTING B.A.C. FACILITIES WILL REMAIN AND A NEW TWO (2) STORY 61,600 SF RETAIL / MEDICAL OFFICE BUILDING IS PROPOSED. THE FIRST FLOOR WILL BE HALF RETAIL (ON THE NORTH SIDE) + HALF OFFICE. THE ENTIRE SECOND STORY WILL BE OFFICE.

Describe how your request meets the Zoning Ordinance General Review Standards (section 19.03):

- a. Describe how the use will be compatible and in accordance with the goals, objectives, and policies of the Genoa Township Comprehensive Plan and subarea plans, and will promote the Statement of Purpose of the zoning district in which the use is proposed.

THE PROPOSED USE IS CONSISTENT W/ THE COMPREHENSIVE PLAN WHICH INDICATES GENERAL COMMERCIAL + OFFICE/RESEARCH FOR THIS PARCEL AND IS COMPATIBLE WITH THE EXISTING SURROUNDING DEVELOPMENTS. OFFICE + GENERAL RETAIL UNDER 39000 SF ARE PERMITTED USES WITHIN GCD ZONING + WILL PROVIDE OVERALL ENHANCEMENT TO THE SERVICES AVAILABLE TO THE COMMUNITY.

- b. Describe how the use will be designed, constructed, operated, and maintained to be compatible with, and not significantly alter, the existing or intended character of the general vicinity.

THE PROPOSED USE WILL BE COMPATIBLE WITH THE CHARACTER OF THE GENERAL VICINITY, TO THE EAST IS A LARGE OFFICE COMPLEX, TO THE NORTH IS WOODLAND HEALTH CENTER, AND NUMEROUS OTHER RETAIL + OFFICE USES EXIST WITHIN THE IMMEDIATE GRAND RIVER CORRIDOR.

- c. How will the use be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, water and sewage facilities, refuse disposal and schools?

THE SITE HAS AN EXISTING TRAFFIC-LIGHT CONTROLLED ENTRANCE ON GRAND RIVER + NO ADDITIONAL DRIVEWAYS ARE PROPOSED. EXISTING WATER + SANITARY SEWER EXIST IN THE ROW WITH ADEQUATE CAPACITY. A DRYWELL IS PROPOSED FOR WATER SOFTENER DISCHARGE TO REDUCE THE CHEMICAL LOADS IN SITE DISCHARGE TO SEWER PLANT. EXISTING WETLANDS CURRENTLY FUNCTION AS STREAMWATER-TREATMENT BARRIERS + WILL CONTINUE TO DO SO WITH MINOR MODIFICATIONS.

- d. Will the use involve any uses, activities, processes, or materials potentially detrimental to the natural environment, public health, safety, or welfare by reason of excessive production of traffic, noise, vibration, smoke, fumes, odors, glare, or other such nuisance? If so, how will the impacts be mitigated?

THE TRAFFIC REPORT PREPARED BY PARSONS INDICATES THAT THIS INTERSECTION CAN CONTINUE TO OPERATE AT ACCEPTABLE LEVELS WITH MINOR MODIFICATIONS. THE OFFICE/RETAIL USE WILL NOT RESULT IN EXCESSIVE PRODUCTION OF THE ABOVE MENTIONED NUISANCES.

e. Does the use have specific criteria as listed in the Zoning Ordinance (sections 3.03.02, 7.02.02, & 8.02.02)?
If so, describe how the criteria are met.

PLEASE SEE ATTACHED COPY OF PAGE 2 OF LSL PLANNING, INC'S
REASON LETTER, DATED 12/12/06, WHICH INDICATES THAT ALL SECTIONS
OF 7.02.02 HAVE BEEN MET.

I HEREBY CERTIFY THAT ALL INFORMATION AND DATA ATTACHED TO AND MADE PART OF THIS APPLICATION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AGREE TO DESIGN, CONSTRUCT AND OPERATE, AND MAINTAIN THESE PREMISES AND THE BUILDINGS, STRUCTURES, AND FACILITIES WHICH ARE GOVERNED BY THIS PERMIT IN ACCORDANCE WITH THE STATED REQUIREMENTS OF THE GENOA TOWNSHIP ZONING ORDINANCE, AND SUCH ADDITIONAL LIMITS AND SAFEGUARDS AS MAY BE MADE A PART OF THIS PERMIT.

THE UNDERSIGNED L. JOHN DONDANVILLE STATES THAT THEY ARE THE FREE OWNER* OF THE PROPERTY OF PROPERTIES DESCRIBED ABOVE AND MAKES APPLICATION FOR THIS SPECIAL LAND USE PERMIT.

BY: [Signature]

ADDRESS: 550 HULET, STE 103, BLOOMFIELD HILLS, MI 48302

*Submit a letter of Authorization from Property Owner if application is signed by Acting Agent.

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

L. JOHN DONDANVILLE of TALON DEVELOPMENT GROUP at (248) 334-1915
Name Business Affiliation Fax No.

Note: This application must be accompanied by a site plan review application and the associated site plan review submittal requirements. (The Zoning Administrator may allow a less detailed sketch plan for a change in use.)

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: [Signature]

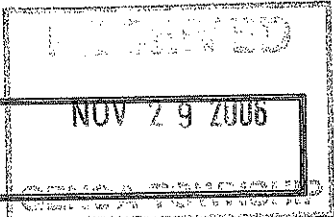
DATE: 12/15/06

PRINT NAME: JOHN DONDANVILLE

PHONE: 248-334-1950

ADDRESS: 550 HULET, STE 103, BLOOMFIELD HILLS, MI, 48302

06-26



**GENOA TOWNSHIP
APPLICATION FOR SITE PLAN REVIEW**

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:
APPLICANT NAME & ADDRESS*: TALON DEVELOPMENT GROUP, 550 HULET SUITE: 103; BLOOMFIELD HILLS, MI 48302
OWNER'S NAME & ADDRESS: BRIGHTON ATHLETIC CLUB 7526 W. GRAND RIVER, BRIGHTON, MI 48114
SITE ADDRESS: 7526 W. GRAND RIVER PARCEL #(s): 11-13-400-018
APPLICANT PHONE: (248) 334-1950 OWNER PHONE: (810) 229-2722

LOCATION AND BRIEF DESCRIPTION OF SITE: SITE IS LOCATED ON THE SOUTH SIDE GRAND RIVER; IT IS CURRENTLY USED AS THE "BRIGHTON ATHLETIC CLUB"

BRIEF STATEMENT OF PROPOSED USE: THE EAST SECTION OF THE SITE IS PROPOSED TO BE DEVELOPED AS A TWO(2) STORY; 61,600 S' MEDICAL OFFICE/RETAIL USE

THE FOLLOWING BUILDINGS ARE PROPOSED: ONE; TWO(2) STORY BUILDINGS.

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: L. JOHN DONDANVILLE

ADDRESS: 550 HULET ; SUITE 103 ; BLOOMFIELD HILLS, MI 48302

* If applicant is not the owner, a letter of Authorization from Property Owner is needed.

Contact Information - Review Letters and Correspondence shall be forwarded to the following:		
<u>L. JOHN DONDANVILLE</u>	<u>of TALON DEVELOPMENT GROUP</u>	at <u>(248) 334-1915</u>
Name	Business Affiliation	Fax No.

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: <u>11/27/06</u>
PRINT NAME: <u>JOHN DONDANVILLE</u>	PHONE: <u>248-334-1950</u>
ADDRESS: <u>550 HULET DRIVE; SUITE: 103; BLOOMFIELD HILLS, MICHIGAN 48302</u>	

REQUIRED SITE PLAN CONTENTS

Each site plan submitted to the Township Planning Commission shall be in accordance with the provisions of the Zoning Ordinance. No site plan shall be considered until reviewed by the Zoning Administrator. The following information shall be included in the site plan submittal packet:

<u>SUBMITTED</u>	<u>NOT APPLICABLE</u>	<u>ITEM</u>												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Application form and fee: A completed application form and payment of a non-refundable application fee. (A separate escrow fee may be required for administrative charges to review the site plan submittal.)												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Applicant information: The name and address of the property owner and applicant, interest of the applicant in the property, the name and address of the developer, and current proof of ownership of the land to be utilized or evidence of a contractual ability to acquire such land, such as an option or purchase agreement.												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Scale: The site plan should be drawn at an engineers scale on sheets measuring 24x36 inches at the scale noted below:												
		<table border="0"> <thead> <tr> <th style="text-align: center;"><u>ACREAGE</u></th> <th style="text-align: center;"><u>SCALE</u></th> </tr> </thead> <tbody> <tr> <td>160 or more</td> <td>1" = 200'</td> </tr> <tr> <td>5- 159.9</td> <td>1" = 100'</td> </tr> <tr> <td>2- 4.99</td> <td>1" = 50'</td> </tr> <tr> <td>1- 1.99</td> <td>1" = 30'</td> </tr> <tr> <td>0- .99</td> <td>1" = 20'</td> </tr> </tbody> </table>	<u>ACREAGE</u>	<u>SCALE</u>	160 or more	1" = 200'	5- 159.9	1" = 100'	2- 4.99	1" = 50'	1- 1.99	1" = 30'	0- .99	1" = 20'
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0- .99	1" = 20'													
		<u>COVER SHEET CONTAINING</u>												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The name and address of the project.												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	The name, address and professional seal of the architect, engineer, surveyor or landscape architect responsible for preparation of the site plan.												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A complete and current legal description and size of property in acres and square feet. Where a metes and bound description is used, lot line angles or bearings shall be indicated on the plan. Lot line dimensions and angles or angles or bearings shall be based upon a boundary survey and shall correlate with the legal description.												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A small location sketch of sufficient size and scale to locate the property within the Township.												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Title block with north arrow, date of preparation and any revisions.												
		<u>EXISTING CONDITION SHEETS ILLUSTRATING</u>												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	All existing lot lines and dimensions, including setback lines and existing or proposed easements.												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Existing topography (minimum contour interval of two feet)												

Existing natural features such as streams, marshes, ponds; wetlands labeled with size and type (upland, emergent, etc)

Existing woodlands shall be shown by an approximate outline of the total canopy; individual deciduous trees of eight inch caliper or larger and individual evergreen trees six feet in height or higher, where not a part of a group of trees, shall be accurately located and identified by species and size (caliper for deciduous, height for evergreen).

Soil characteristics of the parcel to at least the detail as provided by the Soil Conservation Service Soil Survey of Livingston County. A separate map or overlay at the same scale as the site plan map may be used.

Zoning and current land use of applicants property and all abutting properties and of properties across any public or private street from the site.

Indication of existing drainage patterns, surface or water bodies.

The limits of any wetland regulated by the MDEQ, including attachment of any MDEQ approved wetland determination or documentation that an application for an MDEQ review has been submitted. If an MDEQ regulated wetland is to be impacted, an indication of the status of application for an MDEQ wetland permit or copy of a permit including description of any wetland migration required attached.

Aerial photograph indicating the limits of the site, surrounding land uses and street system.

PROPOSED PROJECT INFORMATION

Base information: The location of all existing buildings, structures, street names and existing right-of-way, utility poles, towers, drainage ditches, culverts, pavement, sidewalks, parking areas and driveways on the property and within one-hundred feet of the subject property (including driveways on the opposite side of any street). Notes shall be provided indicating those which will remain and those which are to be removed.

Building information: Footprints, dimensions, setbacks, typical floor plans, and a sketch of any rooftop or ground mounted equipment to scale.

Building elevations: Elevation drawings shall be submitted illustrating the building design and height, and describing construction materials for all proposed structures. Elevations shall be provided for all sides visible from an existing or proposed public street or visible to a residential district. The Planning commission may require color renderings of the Building. Proposed materials and colors shall be specified on the Plan and color chips or samples shall also be provided at the time of site plan review. These elevations, colors, and materials shall be considered part of the approval site plan. (as amended 4/15/95)

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Building and lot coverage: Percentage of building coverage and impervious surface ratio (all paved areas and building v. total lot area) compared to the percentages specified in the Table of Dimensional Standards Article 4.</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>For residential developments: Number of residential unit for each project phase divided by acreage exclusive of any public right-of-way or private road access easement; lot area for each lot; and a description of the number of each unit by size and number of bedrooms; if a multi-phase development is proposed, identification of the areas included in each phase.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>For commercial and office uses: The Gross Floor Area and Useable Floor Area of each use or lease space. For industrial uses: The floor area devoted to industrial uses and the area intended for accessory office use.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Streets, driveways, and circulation: The layout and dimensions of proposed lots, streets and drives (including grades, existing or proposed right-of-way or easement and pavement width, number of lanes and typical cross section showing surface and sub base materials and dimensions, grades of all entrances and exits, location and typical detail of curbs, intersection radii), access points (including deceleration or passing lanes, distance from adjacent driveways or street intersection), sidewalks (width, pavement type and distance from street) and recreation areas. Written verification of any access easements or agreements for shared access or driveway curb return extending beyond the property line shall be required.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Utilities: Existing and proposed locations of utility services (with sizes), degrees of slope of sides of retention/ detention ponds; calculations for size of storm drainage facilities; location of electricity and telephone poles and wires; location and size of surface mounted equipment for electricity and telephone services; location and size of underground tanks where applicable; location and size of outdoor incinerators; location and size of wells, septic tanks and drain fields; location of manholes, catch basins and fire hydrants; location, size, and inverts for storm and sanitary sewers, any public or private easements; notes shall be provided clearly indicating which existing services will remain and which will be removed.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>Grading and drainage: A site grading plan for all developments where grading will occur, with existing and proposed topography at a minimum of two (2) foot contour intervals and with topography extending a minimum of twenty (20) feet beyond the site in all directions and a general description of grades within fifty (50), and further where required to indicate stormwater runoff into an approved drain or detention/ retention pond so as to clearly indicate cut and fill required. All finished contour lines are to be connected to existing contour lines</p>

at or before the property lines. A general description and location of the stormwater management system shall be shown on the grading plan. The Township Engineer may require detailed design information for any retention/detention ponds and stormwater outfall structures or basins. If MDEQ regulated wetlands are to be used, status of MDEQ permit application or copy of permit with attached conditions shall be provided.



Landscape and screening: A landscape plan indicating proposed ground cover and plant locations and with common plant name, number, and size at installation. For any trees over eight (8) inch caliper to be preserved. A detail shall be provided to illustrate protection around the tree's drip line. Berms, retaining walls or fences shall be shown with elevations or cross section from the surrounding average grade. The location, type and height of proposed fences shall be described.



Waste receptacles: Location of proposed outdoor trash container enclosures; size, typical elevation, and vertical section of enclosures; showing materials and dimensions in compliance with Zoning Ordinance Standards.



Signs: Locations of all signs including location, size, area type, height, and method of lighting. Note that all regulatory signs shall meet the standards from the Michigan Manual of Uniform Traffic Control Devices (MMUTCD).



Lighting: Details of exterior lighting including location, height, method of shielding and style of fixtures.



Parking: Parking, storage and loading/unloading areas, including the dimensions of typical space, aisle, and angle of spaces. The total number of parking and loading/unloading spaces to be provided and the method spaces to be provided and the method by which the required parking was calculated shall be noted.



The applicant shall erect flagged stakes at the perimeter points of the property to assist Township officials and staff in reviewing the site.



November 21, 2006

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, MI 48116

Re: Tax I.D. #11-13-400-018-201-47070
Vacant Property adjacent to Brighton Athletic Club
7526 West Grand River Avenue
Brighton, MI 48114

Ladies & Gentlemen:

This letter acknowledges that the owners of this parcel are aware of the submission by Talon Development Group, Inc. requesting Site Plan Approval for Phase I of a new project known as "Lakeview Center". Talon has our permission to request approval of the project as indicated on drawings for Phase I by Professional Engineering Associates and Gillett Associates. Feel free to contact me if you have any questions.

Very truly yours,

BAC, LLC

Sally Bessert

Sally Bessert

President

cc: Robert Bessert; BAC, LLC
John Dondanville; Talon Development Group

Planning Commission disposition of petition

- A. Recommendation regarding impact assessment (dated 12-13-06)
- B. Disposition regarding site plan (dated 12-13-06)

Motion by James Mortensen that the hearing on site plan change be tabled at the request of the petitioner. Support by Barbara Figurski. **Motion carried unanimously.**

OPEN PUBLIC HEARING # 4. Review of special use, impact assessment and site plan for a 61,600 sq. ft. medical office and retail building located at 7526 W. Grand River. Sec. 13, petitioned by Talon Development Group, LLC.

Petitioner present by John Donoville, vice president of Talon Development Group, Bloomfield Hills, Michigan. Also present are: Joe Newood of Cunningham, Farmington Hills, Michigan; Emily McKinnon of P.E.A. of Howell, Michigan; and Chip Faudie of Gilwood, Farmington Hills, Michigan.

Petitioner presents plans for a medical office and retail building next to Brighton Athletic Club. It's a four sided building. There is no intention on the part of the owner to split the property in the future. He realizes that a future split due to hardship would be self-imposed and therefore, he wouldn't qualify.

The underlying property beneath B.A.C. is being sold to Talon.

The petitioner has been working with D.E.Q. already regarding any potential wetland issues and anticipates permission to use the existing detention pond but there will be a few minor modifications to the outlet.

Emily McKinnon addresses the Planning Commission regarding engineering issues. Various specifics are pointed out, such as dumpster placement, overflow parking, loading areas, etc. It is anticipated that there would only be a need for short term delivery trucks. The site is approximately 9' lower than Grand River. Soil borings were performed on the property at an earlier time and were satisfactory. Sidewalks will be built. A sediment unit will be used to pre-treat the water before entering the existing basin. Maintenance plans for the unit will be provided to the Township. Re-grading around the basin will not be necessary due to minimum disturbance in that area. The drive alignment is as exists, but it will be widened. There will be minor changes to the timing of the traffic light.

Chip Faudie addresses the Planning Commission. He describes the building as two stories, real brick facing, cast stone accenting. Cast stone is an artificial material made by cement & resin meant to look like limestone. It will be red brick with bronze window frames and canopies will be aluminum. The entire 2nd floor

will be medical. The front portion of the first floor is retail and the rear portion will be medical. The canopies will not be illuminated and will be aluminum, not cloth.

If the tenant @ Brighton Athletic Club's building vacates, the petitioner will immediately move into phase two, which would be to build a new building on that site.

Rob Nesbitt indicates DEQ approval would be required for this approval. There were no specific concerns regarding architecture. As it relates to parking issues, it is suggested that signs for "employee parking" would be placed in the appropriate places. Petitioner will do so. The landscaping plans are satisfactory and any signs would require approval.

Gary Markstrom discusses the issues in the letter of December 29th. The issues outlined in that letter have been met, except for the design plan for the detaining wall. Petitioner will provide that. The grading requirement is 1-4, but the plan exceeds that. Emily McKinnon explains that grading of 1-3 is to accommodate the natural setback. Gary Markstrom has no problem with that. Petitioner has not received any comments back from the City of Brighton regarding tapping into water and sewer.

Petitioner will comply with suggestions made by the Brighton Fire Department letter. Once they obtain a letter of approval, they should provide it to the Township Board.

The 5' encroachment on the back of the property would be deeded to the property owner of the southwest parcel to solve the encroachment issue.

Steve Morgan asks Gary Markstrom about the four-bay type of system for sediment control. A sediment basin is preferred, but there is an existing system at that location and this suggested plan would bring it up to some level of quality control that would be satisfactory.

Banked parking would be approved by the township and would not need to come before the Planning Commission again.

The existing drain pipe will be incorporated into the storm water system.

Hazardous materials are disposed of via a pick-up service for medical materials. Rob Nesbitt there are no lighting issues.

The hours of operation of the building will range from 8 a.m. to 7 p.m., approximately.

They will use City of Brighton water and township sewage.

The rooftop appliances are screened architecturally.

Planning Commission disposition of petition

- A. Recommendation regarding special use.
- B. Recommendation regarding impact assessment (dated 12-20-06)
- C. Recommendation regarding site plan (dated 12-20-06)

Motion by James Mortensen to recommend to the Township Board approval of a special use permit subject to the following:

- 1. Special use applies to grading and special utility grading to the natural feature setback, subject to approval by DEQ;
- 2. The overlapping property at the southwest corner will be deeded to the neighboring owner upon closing.

Support by Barbara Figurski. **Motion carried unanimously.**

Motion by Barbara Figurski to recommend to the Township Board approval of the impact assessment contingent upon:

- 1. The site plan approval by the Township Board;
The site plan notes the hours of operation;
That a copy of the traffic impact assessment dated 12/15/06 be attached;
That there be a requirement that any deliveries will be made during normal business hours.
- Done { 2, 3, 4 }

Support by James Mortensen. **Motion carried unanimously.**

Motion by James Mortensen to recommend to the Township Board approval of the site plan reviewed this evening by the Planning Commission subject to the following:

- 1. Approval of impact assessment & special use permit by the Township board;
Requirements of 1/4/07 letter by Brighton Fire Department be met;
The proposed architectural renderings and materials reviewed this evening are acceptable and will become the property of the Township;
A sign directing employees to the employee parking area will be provided;
The requirements of the Township Engineer's letter of 12/29/06 will be met and with regard to item 2 in that letter, the design calculations for detaining walls will be provided;
- Done { 2, 3, 4, 5 }

Done

6.

The Fire Department requirements and requirements of the Township Engineer will be complied with or confirmed in writing prior to the review by the Township;

7.

The 1:3 grading will be acceptable in the southeast corner of the parking area to avoid encroachment into the wetland area;

Done

8.

The petitioner will furnish to the Township Engineer a maintenance plan for the storm water system.

Support by Steve Morgan. **Motion carried unanimously.**

OPEN PUBLIC HEARING #5...Review of special use, impact assessment and sketch plan for leasing and rental of truck and trailers, including outdoor storage and display of vehicles and for the outdoor display, sales, and storage of propane, located at 5670 E. Grand River, Sec. 10, petitioned by Cedar Investments, L.L.C.

Petitioner present via Robert Akouri and addresses the Planning Commission, seeking relief in the form of a variance to allow rental of U-Haul, propane storage and sale of propane product. He believes these things compliment self storage services.

James Mortensen feels there is not enough information at this time to discuss propane storage. The ordinance requires a setback of 75' and this site is 70' from the nearest lot line and 45' to nearest building.

Petitioner feels the 8'-10' green barrier wall should mitigate this. He is willing to move the tank back 5' to accommodate the 75' setback from the nearest lot line. James Mortensen indicates he's not in favor of having propane sales on that site, that he's not in favor of granting a variance and that he feels there is not enough information.

Dean Tenge concurs and indicates that it doesn't "fit" on this site. Curt Brown concurs. Barbara Figurski feels it's too close to residential area. Teri Olson agrees with that.

Steve Morgan has no issue with propane there, but doesn't feel a variance for propane is something he would support.

Petitioner would plant a longer tree line to help mask any U-Haul vehicles. There could be occasional storage of U-Hauls out front when people dropped them off after hours and left a key in a drop box.

Steve Morgan indicates an amended impact assessment and plan showing dimensions would be required for approval.



PROFESSIONAL ENGINEERING ASSOCIATES, INC.

CONSULTING CIVIL ENGINEERS / LAND SURVEYORS / LAND PLANNERS

Howell Office 2900 E. Grand River Avenue, Howell, MI 48843
(517) 546-8583 www.peainc.com Fax (517) 546-8973

Joseph M. Muller, PE
President/CEO
James P. Butler, PE
Vice President
David E. Cole, PS
Vice President
Wendy E. Graham, PE
Vice President
John C. Seelbach, PE, PS
Vice President

January 26, 2007

PEA Project No. 2006173.A

Ms. Amy Ruthig
Genoa Township
2911 Dorr Road
Brighton, MI 48116

GENOA TOWNSHIP

JAN 26 REC'D

**Re: Submittal for Township Board Approval
Lakeview Center Site Plan**

RECEIVED

Dear Ms. Ruthig:

Enclosed are ten (10) sets of revised site plan drawings, revision dated 1-26-07, and one (1) copy of the revised Impact Assessment, dated 1-26-07, (includes the Traffic Impact Study and MDEQ permit application) submitted for consideration at the Genoa Township Board meeting on February 5, 2007. The drawings have been revised per the various review agencies' comments as follows (revisions have been bubbled on the drawings):

Tetra Tech Review No. 2, dated December 29, 2006

General:

1. No plan revision required. The proposed disturbance within the 25-foot wetlands buffer is required in order to construct the proposed storm sewer outlet to the existing detention basin and to re-construct the outlet from the basin to the adjacent wetland. The public notice period for our MDEQ application was closed on January 1, 2007 with no submitted comments and we are awaiting a formal response from the MDEQ.
2. Design calculations were submitted to Tetra Tech via email on 1-18-07. A copy of the design calculations is attached. Further, a design detail for the wall near the eastern property line has been added to sheet P-3.

Drainage and Grading:

3. No plan revision required. The grading near the southeastern portion of the parking lot existing detention basin is still 1:3 in order to avoid disturbance to the 25-foot wetlands buffer and existing vegetation.
4. The dimension for the width of the detention basin overflow spillway is shown on sheet P-3 and P-5. A cross sectional view of the spillway, with dimensions, has been added to sheet P-5.

All other review comments do not require any plan revisions.

LSL Planning, Inc. Review No. 2, dated January 2, 2007

A. Summary of Issues:

3. The parking spaces near the eastern property line and proposed loading area will be designated with signs as employee parking only. Sign locations and a sign detail have been added to sheet P-2.

All other review comments do not require any plan revisions.

Brighton Area Fire Department Site Plan Review, dated January 4, 2006

We received a letter of approval from the Brighton Area Fire Department, dated 1-19-07. A copy of this letter is attached. In order to address the Fire Department's review, the proposed hydrant "d" has been relocated to be within 100 feet of the Fire Department Connection (FDC) located at the main, north entrance to the building, see sheet P-4.

Planning Commission Requirements from Meeting on January 8, 2007

- A note has been added to sheet P-2 indicating that the proposed hours of operation of the proposed building are 8AM to 7PM.
- A note has been added to sheet P-2 indicating that all deliveries shall occur during normal business hours.
- A copy of the proposed maintenance plan for the Stormceptor Pre-Treatment Unit was submitted to Tetra Tech via email on 1-25-07. A copy of the plan is attached.
- The traffic impact assessment has been attached to the Impact Assessment as well as the MDEQ permit application.

Please contact me if you have any questions or require clarification of any item.

Very truly yours,

PROFESSIONAL ENGINEERING ASSOCIATES, INC.



Emily S. McKinnon, P.E.

Project Engineer

ESM/lm

Encl: Ten (10) Sets of Site Plan Drawings, dated 1-26-07
One (1) Impact Assessment, dated 1-26-07

cc: John Dondanville, Talon Development Group, (2) Sets of Site Plan Drawings
Joe Newood, Cunningham-Limp Company, (1) Set of Site Plan Drawings
Matt Madden & Chip Faudie, Gillett Associates, Inc.
James Butler, P.E., Professional Engineering Associates, Inc.



LSL Planning, Inc.

Community Planning Consultants

January 2, 2007

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Subject: Lakeview Center – Special Land Use and Site Plan Review #2
Location: 7526 West Grand River Avenue - south side of Grand River Avenue, between Hubert Road and South Hacker Road
Zoning: GCD General Commercial District
Applicant: Talon Development Group
550 Hulet, Suite 103
Bloomfield Hills, MI

Dear Planning Commission:

At the Township's request, we have reviewed the special land use application and revised site plan, dated 12/20/06, for the development of a new retail and office center next to the Brighton Athletic Club. The site is located on the south side of Grand River Avenue, east of Hubert Road, and is currently zoned GCD General Commercial District. The request has been reviewed in accordance with the Genoa Township Zoning Ordinance and Master Plan.

A. Summary of Issues

1. Special use approval is required for the grading and utility activities within the natural feature setback. The activity within the regulated wetland also requires approval from MDEQ.
2. Planning Commission approval is required for the proposed architecture, including materials and colors. Rooftop screening is required for all mechanical equipment.
3. The location of the loading spaces reduces the drive aisle width to 18 feet, which will make accessing spaces difficult when a truck is parked in the loading area.
4. The Planning Commission may permit the substitution of evergreen trees within the greenbelt.
5. The Planning Commission may reduce or waive planting requirements in areas where existing vegetation serves the intent of the Ordinance requirement.
6. A separate sign permit is required in accordance with Article 16 of the Zoning Ordinance.

B. Proposal

The applicant proposes to construct a 2-story, 61,600 square foot retail and office center for multiple tenants adjacent to the Brighton Athletic Club. The preliminary floor plans identify the largest tenant space as a 13,207 square foot space for an office use. General retail and office uses of up to 30,000 square feet are permitted uses in the GCD. However, the plan proposes grading and utility activities within the required natural feature setback, which requires special use approval.

C. Special Land Use Review

Section 19.03 of the Zoning Ordinance identifies the general review criteria for Special Land Use applications as follows:

- 1. Master Plan.** The Master Plan and Future Land Use Map identify the site as General Commercial. The Future Land Use Map also designates property to the west as Manufactured Housing and property to the east as Public/Quasi Public. The current zoning of the site and the proposed use are consistent with the Master Plan designation. The submittal notes that the wetland was originally built as a storm water detention basin for the Brighton Athletic Club. Provided the project is approved by MDEQ, the proposal to utilize the wetland for storm water management will be consistent with the goal of encouraging the integration of natural features into site design.
- 2. Compatibility.** The proposed retail and office center is intended for use by multiple tenants, which in general terms will be compatible with the existing and planned commercial uses along Grand River Avenue. Because the wetland is currently used for storm water management, the proposal for grading and utility activities within the natural feature setback is not anticipated to have an adverse impact upon the site or the area.
- 3. Public Facilities and Services.** The site is served by existing roadways, public facilities and services. The proposed project is not anticipated to have an adverse impact upon public facilities and services.
- 4. Impacts.** The proposed project requires approval from the MDEQ for work within a regulated wetland. The submittal to MDEQ states that the proposed wetland disturbance is less than 1/3 acre and does not require wetland mitigation.
- 5. Mitigation.** The Township may require mitigation necessary to limit or alleviate any potential adverse impacts created by the special land use.

D. Site Plan Review

- 1. Dimensional Requirements.** The site plan has been reviewed for compliance with the dimensional standards of the Zoning Ordinance for the GCD as described below.

District	Lot Size		Minimum Yard Setbacks (feet)				Max. Height	Lot Coverage
	Lot Area (acres)	Width (ft.)	Front Yard	Side Yard	Rear Yard	Parking Lot		
GCD	1	150	70	15	50	20 front 10 side/rear	35	35% bldg 75% impervious
Provided	11.3	688	90 to edge of sidewalk	75 E 245 W	543	20 front 10 side 375 rear	30	19.6% bldg 47.3% impervious

2. **Building Elevations.** The building elevation drawings identify the primary materials as brick and cast stone. Accents include cast stone and bronze canopies. The building has a flat roof with a 5-foot tall metal siding screen to block views of mechanical equipment. Rooftop screening is required for all mechanical equipment. Planning Commission approval is required for the proposed architecture, including materials and colors.

3. **Parking.** Overall, the site will contain several uses including general retail, medical office and a health and fitness center (existing). Based upon the uses and square footages listed on Sheet P-2, the Ordinance requires a total of 377 parking spaces. The site plan proposes 334 spaces with 80 banked spaces south of the Brighton Athletic Club. A note on Sheet P-2 indicates that the construction of the banked parking would result in an impervious surface coverage of 53%, which would still comply with Ordinance requirements. As an alternative to banked parking, the applicant could pursue a shared parking arrangement as outlined in Section 14.02.04 of the Zoning Ordinance.

The parking spaces and majority of the drive aisles conform to minimum dimensional requirements; however, the loading spaces on the east side of the building reduce the driveway width to 18 feet in this area. This width will make it difficult for vehicles to back out of parking spaces if a truck is in the loading area.

4. **Loading.** Section 14.08.08 requires 3 loading spaces for the proposed retail/office center, which are to be 500 square feet in area and located in a rear or side yard not directly visible to a public street. The plan provides a loading area 10 feet wide by 150 feet deep on the east side of the building. In addition to the impact these spaces have upon the drive aisle width, we are concerned over the potential visibility of the spaces from Grand River Avenue. The applicant has indicated that there is significant grade change from the street to the loading area that will help to screen the spaces from view. The plan also identifies an existing loading area at the rear of the Athletic Club building; however, this loading area would be lost if the banked parking is required to be constructed.

6. **Access.** The site has an existing driveway with access to Grand River Avenue. The driveway will be widened to accommodate both left and right turn egress lanes. The driveway is aligned with the hospital access across the street and sufficient spacing is provided from driveways on adjacent properties.

7. **Pedestrian Circulation.** The plan proposes a 5-foot wide concrete sidewalk along Grand River Avenue, as required. A 5-foot wide concrete sidewalk is also proposed around the building, providing separation between the building and parking lot.

8. Landscaping & Greenbelt. The following table summarizes the ordinance requirements for landscaping. It is worth noting that the landscape plan also provides numerous shrub and flower plantings around the building.

Location	Amount of Planting Required	Amount of Planting Provided	Additional Landscaping Required
Grand River greenbelt	20 foot greenbelt; 18 canopy trees; hedgerow	20 foot greenbelt; 13 canopy trees; 5 evergreen trees; hedgerow	None (a)
Buffer Zone B (West property line)	28 canopy OR 28 evergreen trees OR 111 shrubs; wall or berm	Existing wooded area	(b)
Buffer Zone C (East property line)	36 canopy OR evergreen trees OR 144 shrubs	4 canopy trees; 7 evergreen trees; existing wooded area	(b)
Detention pond	13 canopy OR evergreen trees; 124 shrubs	Existing wooded area	(b)
Parking lot	23 canopy trees; 2,227 sq. ft. landscaped area	24 canopy trees; 7,698 sq. ft. landscaped area	None

- a. The Planning Commission may permit the substitution of evergreen trees for up to 50% of the required canopy trees within the greenbelt.
- b. The Planning Commission may reduce or waive planting requirements in areas where existing vegetation serves the intent of the Ordinance requirement.

9. Waste Receptacle and Enclosure. Section 12.04 requires waste receptacles to be located in the rear or non-required side yard, and at least 20 feet from a residential zoning district. In accordance with this requirement, the proposed waste receptacle is located on the southeast corner of the parking lot, behind the proposed building. The site plan identifies a 15' x 20' concrete base pad and Sheet P-6 identifies a 6-foot tall masonry enclosure that matches the building, both of which meet Ordinance requirements.

10. Exterior Lighting. The plan identifies 15 light poles and 20 wall mounted light fixtures. The pole mounted fixtures are placed at a height of 20 feet, while the wall mounted fixtures are at a height of 10 feet. Proposed fixtures include 70-watt for the building lighting, as well as 250-watt and 400-watt for the pole mounted lighting. All fixtures are to be full cutoff metal halide. The photometric grid provided complies with the maximum intensity requirements of the Zoning Ordinance.

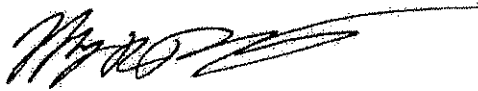
11. Signs. The site plan identifies a proposed sign along the Grand River Avenue frontage; however, the revised plans do not provide a detail. The elevation drawings also propose wall mounted tenant signs. A separate sign permit is required in accordance with Article 16 of the Zoning Ordinance.

12. Impact Assessment. Both a Traffic Impact Study (12/15/06) and an Impact Assessment (12/20/06) have been provided by the applicant. The Traffic Impact Study states that the

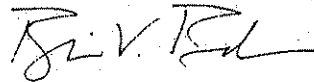
intersection can continue to operate at an acceptable level of service with a widening of the driveway and minor changes to the timing of the traffic signal. The Impact Assessment states that the project will not create any adverse impacts upon the environment, public services, surrounding land uses or traffic. The Assessment also includes a copy of an application to MDEQ to utilize the existing wetland for storm water control. It does not appear that MDEQ approval has been granted as of the date of this letter.

Should you have any questions concerning this matter, please do not hesitate to contact our office.

Sincerely,
LSL PLANNING, INC.



Jeffrey R. Purdy, AICP
Partner



Brian V. Borden, AICP
Project Planner II

Amy

From: Humphriss, Tesha L. -- Tetra Tech [tesha.humphriss@tetrattech.com]
Sent: Thursday, January 25, 2007 5:16 PM
To: Amy
Cc: emckinnon@peainc.com
Subject: Lakeview Center Site Plan

Amy,

In regards to engineering issues, per the unapproved Planning Commission meeting minutes for the Lakeview Center site, the requirements of the petitioner were:

1. The petitioner shall submit design calculations for the proposed retaining walls.
2. The petitioner shall submit a copy of the maintenance plan for the storm sewer system to the Township engineer.

The petitioner has submitted both of the above items to our office via e-mail, and a copy of the retaining wall calculations and maintenance plan are attached for your files.

The retaining wall calculations recommended moving the eastern retaining wall 4-feet to the west. The petitioner has submitted a revised sheet P-3 documenting this. In addition, sheet P-3 has been revised to add additional details regarding the retaining wall.

The petitioner has satisfactorily addressed the outstanding engineering items for this site. The Township and petitioner should be aware that construction plans will be required for the proposed water main.

Tesha

Tesha L. Humphriss, P.E. | Project Engineer
Direct: 810.225.8450 | Main: 810.220.2112 | Fax: 810.220.0094
tesha.humphriss@tetrattech.com

PLEASE NOTE: This message, including any attachments, may include privileged, confidential and/or inside information. Any distribution or use of this communication by anyone other than the intended recipient is strictly prohibited and may be unlawful. If you are not the intended recipient, please notify the sender by replying to this message and then delete it from your system.

1/29/2007



TETRA TECH, INC.

December 29, 2006

Ms. Kelly VanMarter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

GENOA TOWNSHIP

JAN 03 REC'D

RECEIVED

**Re: Lakeview Center
Site Plan Review #2**

Dear Ms. VanMarter:

As requested, we have performed a review of the above-referenced site plan as prepared by Professional Engineering Associates, dated December 20, 2006. This site is located on the south side of Grand River Avenue between Euler and Bendix, at the current Brighton Athletic Club site. The petitioner is proposing a two story retail/office building, with a total square footage of 61,600. We offer the following comments for your consideration.

GENERAL

1. The petitioner is proposing grading activities within the wetlands at this site for the proposed detention pond. The petitioner has applied for the required Michigan Department of Environmental Quality (MDEQ) permit. The Township should be aware that they are encroaching on the 25-foot wetlands buffer, and a variance is required.
2. The petitioner has provided design details for the proposed retaining walls. Given the proximity to the existing Brighton Athletic Club building design calculations for the proposed retaining wall should be provided.

DRAINAGE AND GRADING

3. Genoa Township standards require a minimum slope of 1 foot vertical to 4 feet horizontal (1:4 slope). The proposed grading on the northern portion of the detention pond exceeds the minimum slope of 1:4. A variance from the Planning Commission for the deviation from the minimum slope is required.
4. As requested, the petitioner has provided design criteria for sizing the width of the detention pond overflow spillway. We recommend the petitioner show this width with dimension arrows on the site plan.
5. The drainage for this site has been designed in general conformance with the Livingston County Drain Commissioner Standards.

TRAFFIC AND CIRCULATION

6. The petitioner has submitted an updated traffic impact study for this site. The traffic impact study recommends widening the driveway and signal timing optimization. The current site plan shows the driveway widened as recommended in the traffic impact study.
7. The petitioner has aligned the driveway as recommended in our December 12, 2006, review letter. A permit from the Livingston County Road Commission is required for the proposed improvements to the entrance drive.

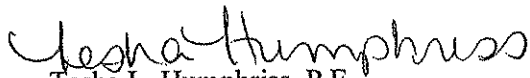
PREVIOUS NON-ACTION ITEMS

8. This site will be served with City of Brighton water. The petitioner has submitted the site plan to the City of Brighton for their review.
9. The site will discharge to the Lake Edgewood WWTP. The petitioner should be aware that a potassium based reagent is required in any on site water softening facilities. The petitioner has added a drywell to the site plan for the discharge of the water softener backwash.
10. The petitioner is proposing a live tap to the sanitary sewer system. A representative of Genoa Township must be present to observe this live tap.
11. A permit must be obtained from the Livingston County Building Department for the installation of the sanitary sewer and water leads.
12. Construction plans will be required for the proposed water main.
13. The petitioner should be aware that there are tap in fees associated with the proposed connection to the municipal sanitary sewer and water systems.

We recommend the Township consider the above issues prior to taking action on the site plan.

Please call if you have any questions.

Sincerely,


Tesha L. Humphriss, P.E.
Project Engineer

:cpl 123-12736-07-008.12

Copy: Mr. Gary McCririe, Genoa Township
Ms. Emily McKinnon, PEA

K:\LETTERS\Genoa Twp Lakeview Ctr 1.doc

FIRE DEPT.
APPROVAL



Brighton Area Fire Department

615 W. Grand River

Brighton, Michigan 48116

810-229-6640 Fax: 810-229-1619

January 19 2007

GENOA TOWNSHIP

Re: Site Plan

JAN 26 REC'D

Amy Ruthig, Deputy City Planner
Genoa Township
2911 Dorr Road
Brighton, Mi 48116

RECEIVED

Subject: SITE PLAN REVIEW Lakeview Center, 7526 W. Grand River, Brighton

Dear Amy Ruthig:

The Brighton Area Fire Department received a set of revised plans for the above mentioned project. This office has reviewed the resubmitted site and utility plans in connection with a request for the construction of a new two story office building on property located at 7526 W. Grand River.

Based on the adaptation of our requests in our review letter dated January 4, 2007, we have no objections to this proposal.

Respectfully yours,

A handwritten signature in black ink, appearing to read "J. Corcoran".

Inspector Jim Corcoran
Brighton Area Fire Department-Fire Marshal Division

Cc: File
Emily McKinnon, PEA



PROFESSIONAL ENGINEERING ASSOCIATE, INC.

CONSULTING CIVIL ENGINEERS / LAND SURVEYORS / LAND PLANNERS

Howell Office 2900 E. Grand River Avenue, Howell, MI 48843

(517) 546-8583

www.peainc.com

Fax (517) 546-8973

Joseph M. Muller, PE

President/CEO

James P. Butler, PE

Vice President

David E. Cole, PS

Vice President

Wendy E. Graham, PE

Vice President

John C. Seelbach, PE, PS

Vice President

GENOA TOWNSHIP

January 10, 2007

PEA Project No. 2006173.A

JAN 26 REC'D

RECEIVED

Inspector Jim Corcoran
Brighton Area Fire Department – Fire Marshal Division
615 W. Grand River
Brighton, MI 48114

PEA JOB FILES
~~2006-173A~~
 CENTRAL FILES
 CORRESPONDENCE
 COMPS / LEGALS
 CONTRACTS
 MEDIA
 SPECS/REPORTS
 REFERENCES

Re: Lakeview Center Site Plan Resubmittal

Dear Inspector Corcoran:

Enclosed are sheets P-2 and P-4, revision dated 1-10-07, submitted for your review and approval. The drawings have been revised per your review letter, dated January 4, 2007, as follows:

1. Fire protection water supplies are provided in accordance with International Fire Code, Section 508.
2. The proposed building will be equipped with an automatic sprinkler system. The Fire Department Connection location is shown on sheet P-4 near the main entrance on the north side of the building. The proposed hydrant "d" has been relocated to be within 100 feet of the FDC and is located outside of the collapse zone of the building.
3. Fire apparatus access lanes will be provided in accordance with International Fire Code Section 503.1.1. Access lanes, minimum width of 24 feet, are provided around the entire building.
4. Fire apparatus access lane markings will be provided where needed in accordance with International Fire Code Section 503.3.
5. Project Contact Information:

ARCHITECT:

Gillett Associates, Inc.
Matt Madden
39300 W. Twelve Mile Road, Suite 180
Farmington Hills, MI 48331
Phone: (248) 489-2345

GENERAL CONTRACTOR: Cunningham Limp Company
Joe Newood, Project Manager
39300 W. Twelve Mile Road, Suite 200
Farmington Hills, MI 48331
Phone: (248) 893-2306

OWNER'S AGENT: Talon Development Group
John Dondanville
550 Hulet Drive, Suite 103
Bloomfield Hills, MI 48302
Phone: (248) 334-1950

ON-SITE SUPERVISOR: TBD – Information will be provided to
division prior to start of construction.

This project was conditionally approved by the Genoa Township Planning Commission on January 8, 2007 and will be heard at the Genoa Township Board meeting on February 5, 2007. We kindly request your response as soon as possible as your approval is required prior to our resubmittal to the township that is due on January 26, 2007.

Thank you and please contact me if you have any questions or require clarification of any item.

Very truly yours,

PROFESSIONAL ENGINEERING ASSOCIATES, INC.



Emily S. McKinnon, P.E.
Project Engineer

ESM/

Encl: Sheets P-2 and P-4 of Site Plan Drawings

cc: Kelly VanMarter, Planning Director, Genoa Township
John Dondanville, Talon Development Group
Joe Newood, Cunningham-Limp Company
Matt Madden, Gillett Associates, Inc.
James Butler, P.E., Professional Engineering Associates, Inc.

GENOA TOWNSHIP

JAN 26 REC'D

RECEIVED

IMPACT STATEMENT / IMPACT ASSESSMENT

LAKEVIEW CENTER

Genoa Township, Michigan

TALON DEVELOPMENT GROUP

550 HULET DRIVE, SUITE 103

BLOOMFIELD HILLS, MICHIGAN, 48302

November 29, 2006
REVISED December 20, 2006
REVISED January 26, 2007



PROFESSIONAL ENGINEERING ASSOCIATES, INC.
2900 E. Grand River Avenue, Howell, MI 48843
(517) 546-8583 • Fax (517) 546-8973



IMPACT ASSESSMENT / IMPACT STATEMENT
LAKEVIEW CENTER

GENOA TOWNSHIP, LIVINGSTON COUNTY

A. Zoning Ordinance Requirement: Name(s) and address(es) of person(s) responsible for preparation of the impact assessment and a brief statement of their qualifications.

Response:

PREPARER:
Professional Engineering Associates, Inc.
2900 E. Grand River Avenue
Howell, MI 48834
(517) 546-8583

Since 1947, Professional Engineering Associates, Inc. (PEA) has been providing engineering (civil, municipal, geotechnical) and surveying expertise to clients on both a local and national level. PEA's staff consists of Registered Professional Engineers, Registered Landscape Architects, and Registered Land Surveyors. Professional Engineering Associates, Inc. offers its clients a comprehensive array of development services.

PROPRIETOR:
Talon Development Group
550 Hulet Drive
Suite 103
Bloomfield Hills, Michigan 48302

B. Zoning Ordinance Requirement: Map(s) and written description/analysis of the project site including all existing manmade facilities and natural features. The analysis shall also include information for areas within 10 feet of the

property. An aerial photograph or drawing may be used to delineate these areas.

Response:

Location:

Lakeview Center is located in the Southeast 1/4 of Section 13, Township 2 North, Range 5 East, Genoa Township, Livingston County, Michigan. A location map is included on the Title Sheet of the Site Plans.

Current / Proposed Zoning:

The current zoning is General Commercial.

Current Use:

The parcel currently is occupied by the Brighton Athletic Club. The remainder of the land is occupied by a field of mowed lawn, detention basin, and the wetlands surrounding Lake Edgewood.

The existing site conditions can be seen on the topographic survey submitted with the Site Plan.

- C. Zoning Ordinance Requirement: Impact on natural features: A written description of the environmental characteristics of the site prior to development and following development (i.e., topography, soils, geology, wildlife, woodlands, mature trees (eight inch caliper or greater), ground water (depth to aquifer(s), impermeable soil layers and Identification of nearby wells), wetlands, drainage, lakes, streams, creeks or ponds, and surface and groundwater quality. Documentation by a qualified wetland specialist shall be required wherever the Township determines that there is potential regulated wetland. Reduced copies of the Existing Conditions Maps(s) or aerial photographs may accompany written material.**

Response:

Topography:

The topography of the site is indicated in the plan set on the Topography sheet. The site is comprised of mostly upland areas of moderate grade change. The site slopes up to the property to the north and east and down towards the lake to the south.

The overall natural drainage outlet of the site will be maintained in order to facilitate efficient storm water control and minimize grading operations. An existing detention basin is located near the south end of the site adjacent to Lake Edgewood. Storm runoff from the proposed development will be conveyed to the detention basin via

means of storm piping. Proposed alterations in the site topography are relatively minimal and no significant impacts are expected.

Soils:

The proposed construction will expose the site soil. Site topsoil will be stockpiled and later utilized within greenbelts and other planting areas. With the construction confined to the interior area, there is opportunity and the statutory requirement to install, maintain and control the soil erosion and sedimentation. During construction, provisions will be made for water spraying to control dust. Soil Erosion and Sedimentation Control measures will be indicated on the grading plan. The grading plan with SESC measures will be submitted to the Livingston County Drain Commissioner upon Genoa Township approval and issuance of a land use permit.

Geology:

For the subject property the predominant parent material is glacial till. Glacial till is material laid down directly by glaciers with a minimum of water action. It consists of particles of different sizes that are mixed together. The small pebbles in glacial till have sharp corners, indicating that they have not been worn by water washing. The glacial till in Livingston County is calcareous and is friable or firm. Its texture is sandy loam, loam, silty clay loam, and clay loam. The soil on this site is mainly comprised of Boyer-Oshtemo loamy sands. The Boyer series are soils that formed in loamy sands and are well drained.

Wildlife:

Since the property is currently developed, the wildlife habitat is limited to the detention basin area and the wetlands and brush along Lake Edgewood. No existing endangered or rare species have been observed or reported. The quality wildlife habitat areas will not be disturbed.

Woodlands / Mature Trees:

The United States Geological Survey map confirms the upland status of the site. The majority of the site is an open field with patches of bare soil. An existing hedgerow of deciduous trees and evergreens is located along the western boundary of the site. The hedgerow is composed of poplar, elm, maple, pine, and spruce trees.

The existing shrub/scrub growth and trees will be removed in order to install the proposed facilities. The Landscape sheet, included in the plan set, shows the proposed trees to be installed along with the development.

Groundwater:

The proposed plan will provide controls for storm water and will allow natural treated

storm water to discharge into the lake. Municipal water will be utilized and no on-site wells are proposed. No further information is available about the depth of the aquifer.

Wetlands:

There are regulated wetlands on the south end of the site near the detention basin and along Lake Edgewood. The wetland boundary has been delineated and surveyed and is shown on the topographic survey. The Lake itself is a regulated body of water. An MDEQ permit application has been filed for the impacts to the regulated wetlands which include a modification to the detention basin. See attached application for reference.

Drainage:

A storm water detention system currently exists on the site for the building and parking area. The basin will be modified to accommodate the additional storm water runoff from the proposed improvements. A mechanical pre-treatment system will be installed for sediment removal prior to the detention basin.

- D. Zoning Ordinance Requirement: Impact on storm water management: Description of natural drainage pattern, and soil infiltration and capacity. A description of changes to site drainage and storm water management facilities to be installed. Description of measures to control soil erosion and sedimentation during grading and construction operations until a permanent ground cover is established. Recommendations for such measures may be obtained from County Soil Conservation Service.***

Response:

The natural drainage outlet of the site will be maintained in order to facilitate efficient storm water control and minimize grading operations. A detention basin exists on the south end of the property. The detention basin will be modified for the proposed project in order to maintain runoff rates per Livingston County Standards. The storm water currently outlets to Lake Edgewood. The storm water will continue to outlet at the same location.

Proposed alterations in the site topography are relatively minimal and no significant impacts are expected.

The majority of site soil is Boyer-Oshtemo loamy sands. The soils are well drained with a slow seepage rate and well suited for development. Although sloped areas are subject to runoff and erosion, most of the site has very minor slope. Proposed storm water controls will assure that there will be no adverse impacts from the

development. All storm water controls are subject to Genoa Township and Livingston County Drain Commissioner engineering review.

Planned provisions for protection against erosion during construction include use of silt fencing at limits of construction, seeding and mulching of open soil areas, stockpiling of topsoil to be re-spread and seeded upon project completion, paving and engineered catch basins and storm piping. Provisions will be made for dust control during construction as necessary and will likely consist of water spraying of exposed soils.

- E. Zoning Ordinance Requirement: Impact on surrounding land use:**
Description of the types of proposed uses and other man made facilities, including any project phasing, and an indication of how the proposed use conforms or conflicts with existing and potential development patterns. Compatibility with current and planned adjacent development, as well as the proposal's conformance with the Master Plan shall be described. A description shall be provided of any increases in light, noise or air pollution which could negatively impact adjacent properties. Any increase or reduction in air pollutants (sulfur dioxide, nitrogen dioxide, carbon monoxide, ozone, and lead total suspended particulate matter) shall be documented. The suitability of the site's ambient noise levels for the proposed use shall be described. Modification to the aesthetic character of the area, obstruction of views or sunlight shall be described. Compliance with the site performance standards in Section 3.56 shall be described.

Response:

The proposed use for this development is retail / office complex. The proposed use is in keeping with the Township Master Plan and Grand River Avenue Corridor Study. Development will be of a character consistent with or improving upon the neighboring developments. The project will promote overall enhancement of the community and benefit the community through an increased tax base.

The Lakewood Center development will be located immediately adjacent to the Brighton Athletic Club. Parcels adjoining the site are zoned for various uses including office. The property to the west is zoned Manufactured Housing Park, and is occupied by a manufactured housing development. To the south is Lake Edgewood. The property to the east is zoned Office Service and is occupied by a newly renovated office development. The northern boundary borders Grand River Avenue and the property across the street is zoned PUD and is occupied by the Woodland Medical Center.

Proposed site lighting will be directed downward and will meet Township requirements for low light at the property boundaries. Noise pollution will be at its highest during the period of construction. The retail / office use may increase traffic to the site, but it is not expected that noise will be a major nuisance factor. The owner has stated that no public address will be installed at the facility. No air pollution hazards are expected with the proposed uses.

Access to the site is from Grand River Avenue. Grand River Avenue is a county road with a 100' R.O.W. and is under the jurisdiction of the Livingston County Road Commission.

No public or private roadways are proposed as part of this project.

Current access for police and fire protection is available along the entire boundary along Grand River Road and through the access easement to the site. No impact is expected to surrounding uses.

Section 3.56 Site Performance Standards outlines conformance standards for use, occupancy and operation. Proposed uses will not cause adverse impact due to smoke, airborne solids, odor, gases, vibration, noise, or glare and radioactive materials. Any flammable liquids will comply with all regulations of the Township and State. Section H of this report deals with the handling and storage of all hazardous materials to be stored or used on the site.

F. Zoning Ordinance Requirement: Zoning Ordinance Requirement: Impact on public facilities and services: Describe the number of expected residents, employees, visitors, or patrons, and the anticipated impact on public schools, police protection and fire protection. Letters from the appropriate agencies may be provided, as appropriate.

Response:

Employees / Patrons:

The site plan provides parking per the ordinance requirements. There will be 377 parking spaces required for the new development and existing building combined. 334 parking spaces are proposed, with 80 banked spaces, for a total potential site parking total of 414 spaces.

Public Schools:

No residential component is planned for this development. No impact is expected on public schools.

Police & Fire Protection:

The Livingston County Sheriff Department and Michigan State Police provide police protection for the area. Genoa Township is a participant in the Brighton Area Fire Authority. Existing hydrants are located along the Grand River frontage. The area will continue to be served by the public safety services available in the township. The development is not expected to put undue pressure on Township and County emergency services.

- G. Zoning Ordinance Requirement: Impact on public utilities: Describe the method to be used to service the development with water and sanitary sewer facilities, the method to be used to control drainage on the site and from the site, including runoff control during periods of construction. For sites serviced with sanitary sewer, calculations for pre- and post development flows shall be provided in comparison with sewer line capacity. Expected sewage rates shall be provided in comparison with sewer line capacity. Expected sewage rates shall be provided in equivalents to a single- family home. Where septic systems are proposed, documentation or permits from the Livingston County Health Department shall be provided. Other utilities serving the site shall be identified. The method of solid waste disposal shall be documented.**

Response:

Sanitary Sewers:

Public sanitary sewers are available for the collection and treatment of the wastewater flow generated from the site. Additional information on proposed flows could be provided through PEA or the township Engineer if necessary. The public sewer assures that water quality, both groundwater and surface, will be maintained.

Water:

Municipal water is available at the site.

Utilities:

Utility service is available from the companies serving the area. The proposed utilities will be installed underground thereby eliminating additional overhead wires and preserving the aesthetic character of the site and area.

- H. Zoning Ordinance Requirement: Storage and handling of any hazardous materials: A description of any hazardous substances expected to be used, stored or disposed of on the site. The information shall describe the type**

of materials, location within the site and method of containment. If a proposed facility will generate between 25 or 220 pounds and 250 gallons or 2200 pounds of hazardous wastes, the facility will be a small quantity generator and subject to federal and state regulation. If the facility involves the transportation, on-site treatment, storage or disposal of hazardous waste generated in quantities greater than 250 gallons or 2200 pounds, the facility will be a large quantity generator and subject to federal and state regulation. Documentation of compliance with federal and state requirements, and a Pollution Incident Prevention Plan (PIPP) shall be submitted, as appropriate. Any discharge of wastewater to a storm sewer, drain, lake, stream or other surface water shall be documented and appropriate permits obtained from the Department of Natural Resources, Surface Water Quality Division. A detailed description of any underground storage tanks and the materials to be stored shall be documented and appropriate permits obtained from the State Police Fire Marshall Division, Hazardous Materials Section. If flammable or combustible liquids are to be stored in fixed aboveground storage containers with a capacity greater than 1,100 gallons, this shall be documented and appropriate permits obtained from the State Police Fire Marshall Division. Storage of pesticide or fertilizer in quantities greater than 55 gallons or 100 pounds shall be documented and appropriate permits obtained from the Michigan Department of Agriculture, Pesticide and Plant Pest Division. All necessary permits shall be included within the appendix of the Environmental Impact Assessment.

I. Response:

No underground storage tanks are proposed. No hazardous wastewater discharge will occur into any storm sewer, drain, lake, stream or other surface body of water. The only hazardous materials located on the site will be household cleaners kept in a secure location.

J. Zoning Ordinance Requirement: Impact on Traffic:

Response:

The site is accessed directly from Grand River Ave. The entrance to the site will be aligned with the existing traffic light along Grand River Ave and the current entrance to the site.

K. Zoning Ordinance Requirement: Special Provisions: General description of any deed restrictions, protective covenants, master deed or association bylaws.

Response:

No special provisions apply to this project.

L. Zoning Ordinance Requirement: A list of all sources shall be provided.

Response:

United States Department of Agriculture, Soil Conservation Service, *Soil Survey of Livingston County, Michigan*, U.S. Government Printing Office, Washington, D.C., 1974,1993.

Genoa Township, *Genoa Township Zoning Ordinance*, Adopted 1990, Amended 1997.

M. Zoning Ordinance Requirement: Any impact assessment previously submitted relative to the site and proposed development which fulfills the above requirements (and contains current information on the site) may be submitted as the required Impact Assessment.

Response:

Any prior impact assessment submitted for this site is unknown or is currently unavailable.

Summary and Conclusions

Upon review of the available data for the site and surrounding area, there are no long-term adverse environmental impacts to the area of proposed development or on adjacent areas. Overall, the property is well suited for the proposed development and will be designed to maintain or elevate the character and aesthetic of the area.

October 24, 2006

Mr. Tom Kolhoff
Michigan Department of Environmental Quality
Land and Water Management Division
525 W. Allegan
4th Floor North – Constitution Hall
Lansing, MI 48933

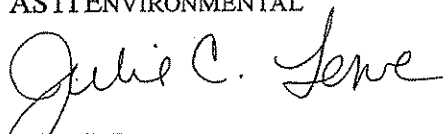
*RE: Part 303 Joint Permit Application for 7526 W. Grand River Avenue, Genoa
Township, Livingston County, Michigan
(ASTI File 2-6269)*

Dear Mr. Kolhoff:

The enclosure contains a Part 303 Joint Permit Application, permit application addendum with all attachments and the Michigan Department of Environmental Quality Electronic Fund Transfer Debit Authorization Form for the above-referenced property. Please feel free to contact me at 810.225.2800 with any questions you may have. Thank you for your time.

Sincerely,

ASTI ENVIRONMENTAL



Julie C. Lowe
Environmental Scientist



JOINT PERMIT APPLICATION



U.S. ARMY CORPS OF ENGINEERS (USACE)
 Detroit District Office
 Phone: 313-226-2218, Fax: 313-226-6763
 Website: www.lre.usace.army.mil

MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY (MDEQ)
 Land and Water Management Division (LWMD)
 Phone: 517-373-9244, Fax: 517-241-9003
 Website: www.michigan.gov/deg

The MDEQ, LWMD, regulates activities under the following Parts of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended. The regulated activities are summarized in Appendix D. The complete statutes and rules can be downloaded from our website at www.michigan.gov/jointpermit.

- Part 301, Inland Lakes and Streams
- Part 303, Wetlands Protection
- Part 325, Great Lakes Submerged Lands
- Floodplain Regulatory Authority found in Part 31, Water Resources Protection
- Part 353, Sand Dunes Protection and Management
- Part 323, Shorelands Protection and Management
- Part 315, Dam Safety

The USACE has the authority to regulate activities within the waters of the United States under the following statutes:

- Section 10, Rivers and Harbors Act of 1899 (33 U.S.C. 403)
- Section 404, Clean Water Act of 1977 (33 U.S.C. 1344)

DIRECTIONS for completing the Joint Permit Application

For additional guidance go to the "Joint Permit Application Training Manual" link on our website at www.michigan.gov/jointpermit.

Complete all items in Sections 1 through 9 on pages 1 and 2 of the application:

Make sure you:

- Provide the Township, Range, Section, and Property Tax Identification Numbers required in Section 1.
- Provide the requested information for all adjacent and impacted property owners in Section 8.
- Print your name and sign and date your application in Section 9. If applicant is a corporation, include title of authorized representative.
- Provide a letter of authorization if the legal property owner is not the individual who signs the application. A letter of authorization is a letter from the legal landowner(s) authorizing the applicant or agent to apply for the project. The letter should include the signature from the landowner, the project site address, and a brief project description.

Complete project-specific information:

- Complete items in Sections 10 through 21 on pages 3 through 7 that apply to your project. Follow the instructions at the beginning of each section. The instructions for each sample drawing in Appendix B indicate the application sections you will most likely need to complete. Utilize the application form as much as possible before adding attachments to save on paper resources and to make the review more efficient.

Provide maps and drawings with adequate detail for review. Refer to Appendix B of the application and/or www.michigan.gov/jointpermit for sample drawings.

- Vicinity Map:
 - A map to the proposed project location that includes ALL streets, roads, intersections, highways, or cross-roads to the project. Include written directions from a well-known landmark or major intersection. Do not assume field staff knows where your project is.
- Project Site Plan:
 - Overhead drawings to scale or including dimensions, length and width, of the proposed project are required.



- Section Views (cross and profile to scale or including dimensions, length, width, and height):
 - Cross sectional drawings of the proposed projects are required.
- Provide descriptive photographs of the proposed work site showing vegetation if wetlands are involved or the shoreline for shore protection projects. All photographs must be labeled with your name and the date of the photograph, indicate what they show, and be referenced to the site plan. Proposed activities or structure(s) may be indicated directly on the photographs using indelible markers or ink pens. Provide aerial photographs 1:400 or larger for major projects.
- Provide a reproducible version of maps and drawings if the originals are supplied in color.
- Elevation data must include a description of the reference point or benchmark used and its corresponding elevation. For projects on the Great Lakes or Section 10 Waters, elevations must be provided in IGLD 85. For observed Great Lake water elevations in IGLD, visit the USACE website under "water levels". If elevations are from still water, provide the observation date and water elevation. On inland sites, elevations can use NAVD 88, NGVD 29, a local datum or an assumed bench mark. The state building code requires an Elevation Certificate for any building construction or addition in the floodplain. A sample form can be found at www.fema.gov/nfip/elvinst.shtm

Flagging/staking project sites and project impacts:

- Flag the area for site inspection including the property corners, proposed road or driveway centerlines, and areas of proposed impacts. Site must be flagged at the time the application is submitted. A site visit will not be completed or action taken if the project is not flagged.

To prevent processing delays, make sure all the following items are mailed to the LWMD at the address below, label each attachment with applicant's name and date:

- Pages 1 and 2 of the application.
- Pages 3 through 7, as applicable, of the application. Do not submit blank application pages. Submit only those pages where you have provided information.
- The Site Location Map, Overall Site Plan, Plan View and Cross-Section Drawings, and additional information sheets on 8.5" x 11", 8.5" x 14", or 11" x 17" paper suitable for photocopying for public notice purposes. Aerial photographs do not substitute for site plans. If larger drawings or blueprints are required to show adequate detail for review, you may also submit 5 full size copies. The USACE requires one set of drawings on 8.5" x 11" paper, with all notations clearly legible. Larger supplemental drawings may be submitted, as well.
- An authorization letter from the property owner if someone other than the property owner is signing the application.
- A check made payable to the **State of Michigan**. Fees typically range from \$50.00 to \$4,000.00 depending on the type of project. Refer to Appendix C of the application and/or visit our website at <http://www.michigan.gov/jointpermit> to determine the appropriate fee for your project.

Mail to:

**MDEQ
LWMD-PCU
P.O. BOX 30204
LANSING, MI 48909-7704**

DEQ-LWM-PCU@michigan.gov

- Public Agencies eligible to receive federal and/or state transportation funding for a project involving public roadways, non-motorized paths, airports, or related facilities, do not require an application fee and should submit applications to:

**MDEQ
LWMD-TFHU
P.O. Box 30458
Lansing, MI 48909-7958**



APPENDICES

Appendix A: Acronyms and Abbreviations A-1

Appendix B: General Instructions for All Drawings and Sample Drawings

1. General Instructions for all Drawings and Sample Site Location Maps B-1
2. Inland Lake Shore Protection B-2
3. Bulkhead/Seawall B-2
4. Pond Construction B-3
5. Floodplain Fill B-3
6. Wetland Boardwalk B-4
7. Dredging Project B-4
8. Driveway Across Wetland B-5
9. Residential Wetland Fill and Boardwalk Construction B-5
10. Docks - Piers - Mooring Piles B-6
11. Beach Sanding B-6
12. Pipe/Utility Crossings in a Trench B-7
13. Pipe/Utility Crossings using Directional Bore B-7
14. Bridge or Culvert (4 drawings) B-8
15. Dam Construction B-12
16. Water Intake B-12
17. Great Lakes Shore Protection B-13
18. Maintenance Dredge Channel B-13
19. Proposed Residence in a High Risk Erosion Area B-14
20. Proposed Residence in a Critical Dune Area B-14
21. Marina Site Plan B-15
22. Outlet Pipe B-16
23. Temporary Logging Road Crossing B-16

Appendix C: State Fees, Federal Fees, Minor Permit and General Permit for Minor Activities Categories C-1

Appendix D: State Authority, Federal Authority, Privacy Act Statement, and State and Federal Penalties D-1

Appendix E: Glossary (listed words are italicized in the application package) E-1

Appendix F: Joint Permit Application Withdrawal Guidance F-1

Application status can be viewed on the MDEQ website at www.deq.state.mi.us/CIWPIS. Once the MDEQ/LWMD has received the information necessary for review of the project, **including drawings that have adequate detail for review and the full application fee**, the file will be reviewed for final processing. A mailed postcard or a public notice will provide the file number and the telephone number of the office where the application is being processed. The review time to determine if an application is complete for processing ranges from 15 to 30 days. Technical processing times may range from 60 to 90 days. Processing times will be longer if a public hearing is held. A LWMD staff person from your local District/Field Office may visit the project site and may request additional information prior to a decision on the permit. Fees are not refundable on files once a site visit is held, a public notice is posted, or an action is taken, including closure of a file due to no response to a correction request after 30 days. Applications can be reopened within 180 days of an initial correction request, if all the information requested is provided. The application file will be permanently closed if all of the requested information is not provided within 180 days of the initial correction request. A new application can be submitted after 180 days, but fees are not transferable.

If a federal permit will also be required, a copy of the permit application will be sent to the Detroit District Office, USACE, for processing at the federal level. Additional copies of this application form can be downloaded from the MDEQ website at www.michigan.gov/jointpermit or can be photocopied from the original. If you have any questions about the permitting process or if you need to modify your application, you can contact the LWMD by phone, fax, at the addresses on the previous page, or email at DEQ-LWM-PCU@michigan.gov.



AGENCY USE	Previous USACE Permit or File Number	Date Received	Land and Water Management Division, MDEQ File Number	AGENCY USE
	USACE File Number		Marina Operating Permit Number	
			Fee received \$	

• Complete all items in Sections 1 through 9 and those items in Sections 10 through 21 that apply to the project. Clear drawings and cross sections must be provided.

1 PROJECT LOCATION INFORMATION

• Refer to your property's legal description for the Township, Range, and Section information, and your property tax bill for your Property Tax Identification Number(s).

Address 7526 West Grand River Avenue		Township Name(s) Genoa Township		Township(s) 2N	Range(s) 5E	Section(s) 13
City/Village Brighton		County(ies) Livingston		Property Tax Identification Number(s) 11-13-400-018		
Name of Waterbody		Project Name or Job Number 2-6269		Subdivision/Plat		Lot Number Private Claim
Project types (check all that apply)		<input type="checkbox"/> private	<input type="checkbox"/> public/government	<input type="checkbox"/> industrial	<input type="checkbox"/> commercial	<input type="checkbox"/> multi-family
		<input checked="" type="checkbox"/> building addition	<input checked="" type="checkbox"/> new building or structure	<input type="checkbox"/> building renovation or restoration	<input type="checkbox"/> river restoration	<input type="checkbox"/> single-family
		<input checked="" type="checkbox"/> other (explain)	Storm water control			
The proposed project is on, within, or involves (check all that apply)		<input type="checkbox"/> a legally established County Drain (date established _____)				
<input type="checkbox"/> a stream	<input type="checkbox"/> a pond (less than 5 acres)	<input type="checkbox"/> a Great Lake or Section 10 Waters		<input type="checkbox"/> a natural river	<input type="checkbox"/> a new marina	
<input type="checkbox"/> a river	<input type="checkbox"/> a channel/canal	<input type="checkbox"/> a designated high risk erosion area		<input type="checkbox"/> a dam	<input type="checkbox"/> a structure removal	
<input type="checkbox"/> a ditch or drain	<input type="checkbox"/> an inland lake (5 acres or more)	<input type="checkbox"/> a designated critical dune area		<input checked="" type="checkbox"/> a wetland	<input type="checkbox"/> a utility crossing	
<input type="checkbox"/> a floodway area	<input type="checkbox"/> a 100-year floodplain	<input type="checkbox"/> a designated environmental area		<input checked="" type="checkbox"/> 500 feet of an existing waterbody		

2 DESCRIBE PROPOSED PROJECT AND ASSOCIATED ACTIVITIES, AND THE CONSTRUCTION SEQUENCE AND METHODS

• Attach separate sheets, as needed, including necessary drawings, sketches, photographs, aerials, or plans.

The proposed project entails using an existing wetland for storm water control from a proposed medical office complex (Lakeview Office Center). The project entails placing a new inlet pipe into an existing wetland (originally built as a storm water detention basin) and installing a standpipe at the existing outlet pipe to Lake Edgewood. For additional information, please see attached addendum.

3 APPLICANT, AGENT/CONTRACTOR, AND PROPERTY OWNER INFORMATION

• The applicant can be either the property owner or the person or company that proposes to undertake the activity.
• If the applicant is a corporation, both the corporation and its owner must provide a written document authorizing the agent/contractor to act on their behalf.

Applicant (individual or corporate name) Talon Development Company		Agent/Contractor (firm name and contact person) ASTI Environmental	
Mailing Address 550 Hulet Drive, Suite 103		Address 10448 Citation Drive	
City Bloomfield Hills	State MI	Zip Code 48302	
City Brighton	State MI	Zip Code 48116	
Daytime Phone Number with Area Code (248) 745-3515		Daytime Phone Number with Area Code (810) 225-2800	
Cell Phone Number		Cell Phone Number (810) 599-5470	
Fax (248) 334-1915		Fax (810) 225-3800	
E-mail jdondanville@talondev.com		E-mail jlowe@asti-env.com	
Is the applicant the sole owner of all property on which this project is to be constructed and all property involved or impacted by this project? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If No, provide a letter signed by the property owner authorizing the agent/contractor to act on his or her behalf or a copy of easements or right-of-ways. If multiple owners, attach all property owners' names, mailing addresses, and telephone numbers. Disclose any DEQ conservation easements or other easements, deed restrictions, leases, or any other encumbrance upon the property in the project area. A copy of the land restriction must be provided.			
Property Owner's Name (If different from applicant) Brighton Athletic Club		Mailing Address 7526 W. Grand River Ave.	
Daytime Phone Number with Area Code (810) 229-2722		City Brighton	
Cell Phone Number		State MI	
		Zip Code 48114	

4 PROPOSED PROJECT PURPOSE, INTENDED USE, AND ALTERNATIVES CONSIDERED (Attach additional sheets if necessary)

• The purpose must include any new development or expansion of an existing land use.
• Include a description of alternatives considered to avoid or minimize resource impacts. Include factors such as, but not limited to, alternative construction technologies; alternative project layout and design; alternative locations; local land use regulations and infrastructure; and pertinent environmental and resource issues.
• For utility crossings, include both alternative routes and alternative construction methods.

The proposed project purpose is to provide storm water control for the new Lakeview Office Center that meets the requirements of the Livingston County Drain Commissioner's Office by using an existing wetland basin originally constructed for storm water detention. The project will have limited wetland impacts. For additional information, please see attached addendum.



5 LOCATING YOUR PROJECT SITE

- Provide the requested information listed below to help staff locate your project site.
- Attach a copy of a map, such as a plat, county, or USGS topographic map, clearly showing the site location and include an arrow indicating the north direction.
- Project area must be staked at the time of application submittal.

Is there an access road to the project? No Yes (If Yes, type of road, check all that apply) private public improved unimproved
 Name of roads at closest main intersection W. Grand River Ave. and Hacker Road

Directions from main intersection From the Hacker Road/ W. Grand River Ave. intersection head west on Grand River Ave.. The site is located between Bendix Road and Court Street on the south side of Grand River Ave. A Brighton Athletic Club sign is visible.

Style of house or other building on site ranch 2-story cape cod bi-level cottage/cabin pole barn none other (describe) Athletic club

Color _____ Color of adjacent property house and/or buildings _____

House number _____ Address is visible on house garage mailbox sign other _____

Street name _____ Fire lane number _____ Lot number _____

How can your site be identified if there is no visible address? A Brighton Athletic Club sign is located at the club entrance at W. Grand River Ave.

Provide directions to the project site, with distances from the best and nearest visible landmark and waterbody _____

From I-96, exit # 145, turn left (west) at Grand River Ave. Head approximately 1.38 miles West. The property is located on the south side of the road.

Does project cross boundaries of two or more political jurisdictions? (City/Township, Township/Township, County/County, etc.)
 No Yes (If Yes, list jurisdiction names.)

6 List all other federal, interstate, state, or local agency authorizations required for the proposed activity, including all approvals or denials received.

Agency	Type approval	Identification number	Date applied	Date approved / denied	If denied, reason for denial
Livingston County Soil Erosion and Sedimentation Control	Permit - not applied for yet				

7 If a permit is issued, date activity will commence (M/D/Y) 03/01/2007 Proposed completion date (M/D/Y) 11/30/2007

Has any construction activity commenced or been completed in a regulated area? No Yes
 If Yes, identify the portion(s) underway or completed on drawings or attach project specifications and give completion date(s) (M/D/Y)

Were the regulated activities conducted under a MDEQ permit? No Yes
 If Yes, list the MDEQ permit number

Are you aware of any unresolved violations of environmental law or litigation involving the property? No Yes (If Yes, explain)

8 PUBLIC NOTIFICATION (Attach additional sheets if necessary)

- Complete information for all adjacent and impacted property owners and the lake association or established lake board, including the contact person's name.
- If you own the adjacent lot, provide the requested information for the first adjacent parcel beyond your property line.

Property Owner's Name	Mailing Address	City	State	Zip Code
Please see attached addendum				

Name of Established Lake Board or Lake Association and the Contact Person's name, phone number, and mailing address

9 APPLICANT'S CERTIFICATION READ CAREFULLY BEFORE SIGNING

I am applying for a permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, that it is true and accurate, and, to the best of my knowledge, is in compliance with the State *Coastal Zone Management Program* and the *National Flood Insurance Program*. I understand that there are penalties for submitting false information and that any permit issued pursuant to this application may be revoked if information on this application is untrue. I certify that I have the authority to undertake the activities proposed in this application. By signing this application, I agree to allow representatives of the MDEQ, USACE, and/or their agents or contractors to enter upon said property in order to inspect the proposed activity site and the completed project. I understand that I must obtain all other necessary local, county, state, or federal permits and that the granting of other permits by local, county, state, or federal agencies does not release me from the requirements of obtaining the permit requested herein before commencing the activity. I understand that the payment of the application fee does not guarantee the issuance of a permit.

- All applicants must complete all of the items in Sections 1 through 9 on pages 1 and 2 of this application.
- Complete those items in Sections 10 through 21 that apply to the project. Submit only those pages where you have provided information.
- Your application will not be processed if the application form is not completely filled out.
- List here the application page numbers being submitted and a brief description of other attachments included with your application. pp 1-4, addendum and appendices
- Submit 8.5" by 11," 8.5" by 14" or 11" by 17" size drawings with 4 copies. The USACE requires one set of drawings on 8.5" x 11" paper, with all notations clearly legible. Larger copies may be submitted in addition to the standard size copies.
- A letter of authorization from the owner must be included if not signed below by the owner.

<input type="checkbox"/> Property Owner	Printed Name	Signature	Date
<input checked="" type="checkbox"/> Agent/Contractor			
<input type="checkbox"/> Corporation - Title _____			



10 PROJECTS IMPACTING WETLANDS OR FLOODPLAINS OR LOCATED ON AN INLAND LAKE OR STREAM OR A GREAT LAKE

- Check boxes A through N that may be applicable to your project and provide the requested information.
If your project may affect wetlands, also complete Section 12. If your project may impact regulated floodplains, also complete Section 13.
Provide an overall site plan showing existing lakes, streams, wetlands, and other water features; existing structures; and the location of all proposed structures, land change activities and soil erosion and sedimentation control measures. Review sample drawings for guidance in completing site-specific drawings for your project.
Some projects on the Great Lakes require an application for conveyance prior to Joint Permit Application completeness.
On a Great Lake use IGLD 85 surveyed converted from observed still water elevation. On inland waters, NGVD 29 local datum other
Observed water elevation (ft), date of observation (M/D/Y) 950.68', 8/16/06

A. PROJECTS REQUIRING FILL (See All Sample Drawings)

- To calculate volume in cubic yards (cu yd), multiply the average length in feet (ft) times the average width (ft) times the average depth (ft) and divide by 27.
Attach both plan and cross-section views to scale showing maximum and average fill dimensions.

(Check all that apply) floodplain fill wetland fill riprap seawall, bulkhead, or revetment bridge or culvert
boat launch off-shore swim area beach sanding boatwell crib dock other

Fill dimensions (ft) length 18 width 14 maximum depth 0.38 Total fill volume (cu yd) 3.5 Maximum water depth in fill area (ft) 0.66

Type of clean fill pea stone sand gravel wood chips other washed stone Will filter fabric be used under proposed fill? No Yes (If Yes, type)

Source of clean fill on-site, If on-site, show location on site plan commercial other, If other, attach description of location

Fill will extend 4 feet into the water from the shoreline and upland 0 feet out of the water. Fill volume below OHWM (cu yd) 3.5

B. PROJECTS REQUIRING DREDGING OR EXCAVATION (For dredging projects see Sample Drawing 7, for excavation see other applicable Sample Drawings)

- To calculate volume in cubic yards (cu yd), multiply the average length in feet (ft) times the average width (ft) times the average depth (ft) and divide by 27.
Attach both plan and cross-section views to scale showing maximum and average dredge or excavation dimensions.
The applicant will be notified if sediment sampling is required.

(Check all that apply) floodplain excavation wetland dredge or draining seawall, bulkhead, or revetment
navigation boat well boat launch other

Total dredge/excavation volume (cy) 3.73 Dimensions length 11.5 width 13 depth 0.5 Dredge/excavation volume below OHWM (cu yd) 3.73 Method and equipment for dredging excavator

Has proposed dredge material been tested for contaminants? No Yes (If Yes, attach testing results) Will dredged or excavated spoils be placed on-site off-site. Attach a detailed disposal area site plan, location map. If dispose off site, provide address and letter of authorization.

Has this same area been previously dredged? No Yes (If Yes, provide date and permit number, if available) If Yes, are you proposing to enlarge the previously dredged area No Yes

Is long-term maintenance dredging planned? No Yes (If Yes, when and how much?)

C. PROJECTS REQUIRING RIPRAP (See Sample Drawings 2, 3, 8, 12, 14, 17, 22, and 23. Others may apply)

Riprap waterward of the shoreline OR ordinary high water mark Dimensions (ft) length width depth Volume (cu yd)

Riprap landward of the shoreline OR ordinary high water mark Dimensions (ft) length width depth Volume (cu yd)

Type of riprap field stone angular rock other Will filter fabric be used under proposed riprap? No Yes (If Yes, type)

D. SHORE PROTECTION PROJECTS (See Sample Drawings 2, 3, and 17)

(check all that apply) riprap - length (ft) seawall/bulkhead - length (ft) revetment - length (ft) Distances of project from both property lines (ft)

E. DOCK - PIER - MOORING PILING (See Sample Drawing 10)

Type open pile filled crib Seasonal structure? No Yes Proposed structure dimensions (ft) length width Dimensions of nearest adjacent structures (ft) length width

F. BOAT WELL (No Sample Drawing available)

Type of bank stabilization wood steel concrete vinyl riprap other Boat well dimensions (ft) length width depth Number of boats

Volume of backfill behind sidewall stabilization (cu yd) Distances of boat well from adjacent property lines (ft)

G. BOAT LAUNCH (No Sample Drawing available) (check all that apply) new existing public private commercial replacement

Proposed overall boat launch dimensions (ft) length width depth Type of material concrete wood stone other

Existing overall boat launch dimensions (ft) length width depth Boat launch dimensions (ft) below ordinary high water mark length width depth

Distances of launch from both property lines (ft) Number of skid piers Skid pier dimensions (ft) width length

H. BOAT HOIST (No Sample Drawing available)

(Check all that apply) seasonal permanent cradle side lifter other located on seawall dock bottomlands

I. BOARDWALKS AND DECKS IN WETLANDS - OR - FLOODPLAINS (See Sample Drawings 5 and 6. Provide table if necessary)

(Check all that apply) boardwalk deck Boardwalk or deck is on fill piling Dimensions (ft) length width



10 Continued - PROJECTS IMPACTING WETLANDS OR FLOODPLAINS OR LOCATED ON AN INLAND LAKE OR STREAM OR A GREAT LAKE							
<input checked="" type="checkbox"/> J. INTAKE PIPES (See Sample Drawing 16) <input checked="" type="checkbox"/> OUTLET PIPES (See Sample Drawing 22)							
Type <input type="checkbox"/> headwall <input checked="" type="checkbox"/> end section <input checked="" type="checkbox"/> pipe <input type="checkbox"/> other See Addendum				if outlet pipe, discharge is to <input type="checkbox"/> wetland <input checked="" type="checkbox"/> inland lake <input type="checkbox"/> stream, drain, or river <input type="checkbox"/> Great Lake <input type="checkbox"/> other			
Dimensions of headwall OR end section (ft) length 4.25 width 5 depth 2.5				Number of pipes 1		Pipe diameters and invert elevations D=30", 951.5' invert	
<input type="checkbox"/> K. MOORING AND NAVIGATION BUOYS (No Sample Drawing available)							
<ul style="list-style-type: none"> Provide an overall site plan showing the distances between each buoy, distances from the shore to each buoy, and depth of water at each buoy in feet. Provide cross-section drawing(s) showing anchoring system(s) and dimensions. 							
Number of buoys		Type of anchor system		Purpose of buoy <input type="checkbox"/> mooring <input type="checkbox"/> navigation <input type="checkbox"/> swimming			
Dimensions of buoys (ft) width height				Do you own the property along the shoreline? <input type="checkbox"/> No <input type="checkbox"/> Yes If No, you must provide an authorization letter from the property owner(s)			
<input type="checkbox"/> L. GROINS (No Sample Drawing available)							
<ul style="list-style-type: none"> Provide an overall site plan showing the distances (ft) of the outermost groins from the property lines, distances between groins, length and width of each groin, and the distance from the existing toe of the bluff to the lakeward end of the groins. If existing groins are located on adjacent properties, provide distances (ft) from closest neighboring groin to your property lines on the site plan. Provide cross-section views showing the length and height of each groin and the height of groin ends above the observed water level (date and time). If step down type, show the height of each section above the observed water level. 							
Number of groins		Type of groin <input type="checkbox"/> steel <input type="checkbox"/> wood <input type="checkbox"/> other		Will groin be placed on a foundation? <input type="checkbox"/> No <input type="checkbox"/> Yes (If Yes, dimensions of foundation (ft) length width height			
<input type="checkbox"/> M. FENCES IN WETLANDS, STREAMS, OR FLOODPLAINS (No Sample Drawing available)							
<ul style="list-style-type: none"> Provide an overall site plan showing the proposed fencing through wetlands, streams, or floodplains. Provide drawing of fence profile showing the design, dimension, post spacing, board spacing, and distance from ground to bottom of fence (if in a floodplain). 							
(check all that apply) <input type="checkbox"/> wetlands <input type="checkbox"/> streams <input type="checkbox"/> floodplains		Total length (ft) of fence through wetlands streams floodplains		Fence height (ft)		Fence type and material	
<input type="checkbox"/> N. OTHER - e.g., structure removal, marine railway, low sand trap wall, breakwater, and structural foundations in wetlands or floodplains Dredging an area of wetland to install a standpipe to regulate the amount of water released to an existing outlet pipe.							
11 EXPANSION OF AN EXISTING OR CONSTRUCTION OF A NEW LAKE OR POND (See Sample Drawings 4 and 15)							
Which best describes your proposed waterbody use (check all that apply)							
<input type="checkbox"/> wildlife <input type="checkbox"/> stormwater retention basin <input type="checkbox"/> stormwater detention basin <input type="checkbox"/> recreation <input type="checkbox"/> wastewater basin <input type="checkbox"/> other							
Water source for lake/pond							
<input type="checkbox"/> groundwater <input type="checkbox"/> natural springs <input type="checkbox"/> Inland Lake or Stream <input type="checkbox"/> stormwater runoff <input type="checkbox"/> pump <input type="checkbox"/> sewage <input type="checkbox"/> other							
Location Of the lake/basin/pond <input type="checkbox"/> floodplain <input type="checkbox"/> wetland <input type="checkbox"/> upland							
Will project involve construction of a dam, dike, outlet control structure, or spillway? <input type="checkbox"/> No <input type="checkbox"/> Yes (If Yes, complete Section 17)							
12 ACTIVITIES THAT MAY IMPACT WETLANDS (See Sample Drawings 8 & 9)							
<ul style="list-style-type: none"> For information on the MDEQ's Wetland Assessment Program, visit the LWMD website or call 517-373-1170. 							
(check all that apply) <input checked="" type="checkbox"/> fill (Section 10A) <input checked="" type="checkbox"/> dredge or excavation (Section 10B) <input type="checkbox"/> boardwalk or deck (Section 10I) <input type="checkbox"/> dewatering							
<input type="checkbox"/> fences (Section 10M) <input type="checkbox"/> bridges and culverts (Section 14) <input type="checkbox"/> draining surface water <input type="checkbox"/> other							
Has a professional wetland delineation been conducted for this parcel? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (If Yes, provide a copy; if federal method was used, supply data sheets)						Applicant purchased property <input type="checkbox"/> before OR <input checked="" type="checkbox"/> after October 1, 1980.	
Is there a recorded DEQ easement on the property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If Yes, provide the number _____)							
Has the MDEQ conducted a wetland assessment for this parcel? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If Yes, provide a copy)							
Describe the wetland impacts, proposed use or development, and efforts to avoid/minimize impacts. Describe the wetland alternatives and provide the type and amount of mitigation proposed if more than 1/3 acre is to be impacted.							
The proposed wetland impacts include dredging 0.93 cubic yards to install an intake pipe and 2.8 cubic yards to install a standpipe in the existing wetland. The total wetland dredge is 3.73 cubic yards; therefore, no mitigation is proposed.							
Is any grading or mechanized land clearing proposed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If Yes, show locations on site plan)				Has any of the proposed grading or mechanized land clearing been completed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (If Yes, label and show locations on site plan)			
<ul style="list-style-type: none"> Complete the wetland dredge and wetland fill dimension information for each impacted wetland area. Attach additional sheets if necessary and label the impacted wetland areas on a site plan drawn to scale. Attach at least one typical cross-section for each wetland dredge and/or fill area. Also complete Section 10A for fill and Section 10B for dredge or excavation activities. If dredge material will be disposed of on site, show the location on site plan in an upland area and include soil erosion and sedimentation control measures. 							
Wetland dredge dimensions		maximum length (ft) 13		maximum width (ft) 11.5		dredge area <input type="checkbox"/> acres <input checked="" type="checkbox"/> sq ft 200	
						average depth (ft) 0.5	
						dredge volume (cu yd) 3.73	
Wetland fill dimensions		maximum length (ft) 18		maximum width (ft) 14		fill area <input type="checkbox"/> acres <input checked="" type="checkbox"/> sq ft 252	
						average depth (ft) 0.38	
						fill volume (cu yd) 3.5	
Total wetland dredge area <input type="checkbox"/> acres <input checked="" type="checkbox"/> sq ft 200				Total wetland dredge volume (cu yd) 3.73			
Total wetland fill area <input type="checkbox"/> acres <input checked="" type="checkbox"/> sq ft 252				Total wetland fill volume (cu yd) 3.5			
The proposed project will be serviced by <input checked="" type="checkbox"/> public sewer <input type="checkbox"/> private septic system (If septic system, show existing and new or expanded system on plans)						If septic system, has application been made to the County Health Department for a permit? <input type="checkbox"/> No <input type="checkbox"/> Yes	
						If Yes, has permit been issued? <input type="checkbox"/> No <input type="checkbox"/> Yes (If Yes, provide copy)	



13 FLOODPLAIN ACTIVITIES (See Sample Drawing 5. Others may apply.)

- Attach additional sheets with the requested information when multiple *floodplain* activities are included in this application.

(check all that apply) fill excavation other _____

Site is _____ feet above ordinary high water mark (OHWM) OR observed water level _____. Date of observation _____ (M/D/Y)

Fill volume below the 100-year floodplain elevation (cu yd) _____ Compensating cut volume below the 100-year floodplain elevation (cu yd) _____

14 BRIDGES AND CULVERTS (Including Foot and Cart Bridges)

- Provide detailed site-specific drawings of existing and proposed *Plan View* (Sample Drawing 14A), *Elevation View* (Sample Drawing 14B), *Stream and Floodplain Cross-Section* (Sample Drawing 14C), *Stream Profile* (Sample Drawing 14D) and *Floodplain Fill* (Sample Drawing 5) at a scale adequate for detailed review.
- Provide the requested information that applies to your project. If there is not an existing *structure*, leave the "Existing" column blank.
- If you choose to have a Licensed Professional Engineer "certify" that your project will not cause a "harmful interference" for a range of flood discharges up to and including the 100-year flood discharge then you must use the "Required Certification Language". You may request a copy by phone, email, or mail. A hydraulic report supporting this certification may also be required.
- Attach additional sheets with the requested information when multiple crossings are included in this application.

		Existing	Proposed			Existing	Proposed
Culvert type (box, circular, arch) and material (corrugated metal, timber, concrete, etc.)				Bridge span (length perpendicular to stream) OR culvert <input type="checkbox"/> width <input type="checkbox"/> diameter (ft)			
Bridge type (concrete box beam, timber, concrete I-beam, etc.)				Bridge width (parallel to stream) OR culvert length (ft)			
Entrance design (projecting, mitered, wingwalls, etc.)				Bridge rise (from bottom of beam to streambed) OR Culvert rise (from top of culvert to streambed) (ft)			
Total structure waterway opening above streambed (sq ft)							
<input type="checkbox"/> elevation of culvert crown	Upstream			Higher elevation of <input type="checkbox"/> culvert invert OR <input type="checkbox"/> streambed within culvert (ft)	Upstream		
<input type="checkbox"/> bottom of bridge beam (ft)	Downstream				Downstream		
Elevation of road grade at structure (ft)				Distance from low point of road to mid-point of bridge crossing (ft)			
Elevation of low point in road (ft)							
Cross-sectional area of primary channel (sq ft) (See Sample Drawing 14C)		Average stream width at OHWM outside the influence of the structure (ft)		upstream _____	downstream _____		
Reference datum used (show on plans with description) <input type="checkbox"/> NGVD 29 <input type="checkbox"/> IGLD 85 (Great Lakes coastal areas) <input type="checkbox"/> local							
High water elevation – describe reference point and highest known water level above or below reference point and date of observation.							

15 STREAM, RIVER, OR DRAIN CONSTRUCTION ACTIVITIES (No sample drawing available)

- Complete Section 10A for fill, Section 10B for dredge or excavation, and Section 10C for *riprap* activities.
- If side casting or other proposed activities will impact wetlands or *floodplains*, complete Sections 12 and 13, respectively.
- Provide an overall site plan showing existing lakes, streams, wetlands, and other water features; existing *structures*; and the location of all proposed *structures* and land change activities. Provide *cross-section* (elevation) drawings necessary to clearly show existing and proposed conditions. Be sure to indicate drawing scales.
- For activities on legally established county drains, provide original design and proposed dimensions and elevations.

(check all that apply) maintenance improvement relocation enclosure new drain wetlands other _____

Dimensions (ft) of existing stream/drain channel to be worked on.		length	width	depth	Volume of Dredge/excavation (cu yds)
Dimensions (ft) of new, relocated, or enclosed stream/drain channel.		length	width	depth	
Existing channel average water depth in a normal year (ft)			Proposed side slopes (vertical / horizontal)		
How will slopes and bottom be stabilized?					
Will old/enclosed stream channel be backfilled to top of bank grade? <input type="checkbox"/> No <input type="checkbox"/> Yes				Length of channel to be abandoned (ft)	Volume of fill (cu yds)
If an enclosed structure is proposed, check type		<input type="checkbox"/> concrete	<input type="checkbox"/> corrugated metal	<input type="checkbox"/> plastic	<input type="checkbox"/> other _____
Dimensions of the structure		size	length	volume of fill	
Will spoils be disposed of on site? <input type="checkbox"/> No <input type="checkbox"/> Yes (If Yes, show location of spoils on site plan in an upland area.)					
Reference datum used (show on plans with description) <input type="checkbox"/> NGVD 29 <input type="checkbox"/> IGLD 85 (Great Lakes coastal areas) <input type="checkbox"/> local _____					

16 DRAWDOWN OF AN IMPOUNDMENT

- If wetlands will be impacted, also complete Section 12.

Type of drawdown over winter temporary one-time event annual event permanent (dam removal) other _____

Reason for drawdown _____

Has there been a previous drawdown? No Yes (If Yes, provide date (M/Y)) _____ Previous MDEQ permit number, if known _____

Does waterbody have established legal lake level? No Yes Not Sure _____ Dam ID Number, if known _____

Extent of vertical drawdown (ft) _____ Impoundment design head (ft) _____ Number of adjacent or impacted property owners _____

Date drawdown would start (M/D/Y) _____ Date drawdown would stop (M/D/Y) _____ Rate of drawdown (ft/day) _____

Date refilling would start (M/D/Y) _____ Date refill would end (M/D/Y) _____ Rate of refill (ft/day) _____

Type of outlet discharge structure to be used surface bottom mid-depth _____ Impoundment area at normal water level (acres) _____ Sediment depth behind impoundment discharge structure (ft) _____

17 DAM, EMBANKMENT, DIKE, SPILLWAY, OR CONTROL STRUCTURE ACTIVITIES (See Sample Drawing 15)

- If wetlands will be impacted, also complete Section 12.
- Attach site-specific conceptual plans for construction of a new dam, reconstruction of a failed dam, or enlargement of an existing dam for resource impact review. Detailed engineering plans are required once the activity has been determined to be permissible from an environmental standpoint.
- Attach detailed engineering plans for a dam repair, dam alteration, dam abandonment, or dam removal.

Which one best describes your project? new dam construction reconstruction of a failed dam enlargement of an existing dam dam repair dam alteration dam abandonment dam removal other _____

Dam ID Number if known _____ Type of outlet discharge structure surface bottom mid depth _____ Will proposed activities require a drawdown of the waterbody to complete the work? No Yes (If Yes, also complete Section 16)

Riprap Volume (cu yd) _____ Dredging/excavation Volume (cu yd) _____ Fill volume (cu yd) _____ Does structure allow complete drainage of waterbody? No Yes

Benchmark elevation (ft) _____ Datum used Local NGVD 29 other _____ Describe benchmark and show on plans _____

Have you engaged the services of a Licensed Professional Engineer? No Yes (If Yes, name, registration number, and mailing address) _____

Will a water diversion during construction be required? No Yes (If Yes, describe how the stream flow will be controlled through the dam construction area during the proposed project activities) _____

- The following additional information is required for a new dam, reconstruction of a failed dam, or enlargement of an existing dam.

Describe the type of dam and how you will design the dam and embankment to control seepage through and underneath the dam. _____

Embankment top elevation (ft) _____ Streambed elevation at downstream embankment toe (ft) _____ Structural height (difference between embankment top elevation and streambed elevation at downstream embankment toe) (ft) _____

Embankment length (ft) _____ Embankment top width (ft) _____ Embankment bottom width (ft) _____ Embankment slopes (vertical / horizontal) Upstream _____ Downstream _____

Proposed normal pool elevation (ft) _____ Impoundment flood elevation (ft) _____ Maximum vertical drawdown capability (ft) (attach operational procedure of the proposed structure if available) _____

Have soil borings been taken at dam location? No Yes (If Yes, submit results with permit application) _____ Will a cold water underspill be provided? No Yes (If Yes, invert elevation (ft.) _____) _____ Do you have flowage rights to all proposed flooded property at the design flood elevation? No Yes

18 UTILITY CROSSINGS (See Sample Drawings 12 and 13)

- If side casting is required, complete Subsections 10A and 10B. If spoils will be placed in wetlands or wetlands may be impacted, complete Section 12.
- Attach additional sheets with the requested information as needed for multiple crossings.

What method will be used to construct the crossings? flume plow open trench jack and bore directional drilling _____ Crossing of Inland Lake or Stream floodplain international waters wetlands (also complete Section 12)

Type	Number of wetland crossings	Number of inland lake or stream crossings	Pipe diameter (in.)	Pipe length per crossing (ft.)	Distance below streambed or wetland (in.)	Trench width (ft.)
<input type="checkbox"/> sanitary sewer						
<input type="checkbox"/> storm sewer						
<input type="checkbox"/> watermain						
<input type="checkbox"/> cable						
<input type="checkbox"/> oil/gas pipeline						



19 MARINA CONSTRUCTION AND OPERATING PERMIT INFORMATION (See Sample Drawing 21)

- Marinas located on one of the Great Lakes, including Lake St. Clair, may be required to secure leases or conveyances from the state of Michigan to place structures on the bottomlands.
- Enclose a copy on any current pump-out agreement with another marina facility.
- Attach a copy of the property legal description or a property boundary survey report to your application.
- Some projects on the Great Lakes require an application for conveyance prior to Joint Permit Application completeness.

Marina owner		Marina name	
Mailing address		Location address	
City	State	Zip Code	City State Zip Code
Marina owner's daytime telephone number with area code		Marina's daytime telephone number with area code	
Check the reasons for submitting this application <input type="checkbox"/> Owner's name change <input type="checkbox"/> Construction of a new marina <input type="checkbox"/> Issuance of a new Marina Operating Permit <input type="checkbox"/> Expansion/modification of an existing marina <input type="checkbox"/> Reissuance of a Marina Operating Permit		Current Marina Operating Permit Number _____ Expiration Date (M/D/Y) _____	
	Existing	Proposed	Existing Proposed
Number of boat slips/wells			Are sanitary pump-out facilities available? <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes
Number of launch ramps/lanes			Number of hoist/take-out wells
Number of mooring buoys			Number of gas pumps
Lineal feet of broadside dockage			Name of marina insurance company
Number of parking spaces			

20 HIGH RISK EROSION AND CRITICAL DUNE AREAS (See Sample Drawings 19 and 20, also Sample Drawing 9 if wetlands are impacted)

- Construction in critical dune areas on slopes greater than a 1-foot vertical rise in a 3-foot horizontal plane (33 percent) are prohibited without a special exception.
- Construction in critical dune areas on slopes that measure from a 1-foot vertical rise in a 4-foot horizontal plane (25 percent) to less than a 1-foot vertical rise in a 3-foot horizontal plane (33 percent) requires plans prepared by a registered architect or licensed professional engineer.
- Construction in critical dune areas requires the following written assurances: 1) permit or letter from county enforcing agent stating project complies with Part 91 (Soil Erosion and Sedimentation Control), 2) permit or letter from County Health Department for work on a septic system, and 3) letter from applicant stating tree/vegetation removal complies with instructions of the local Soil Conservation District.
- All property boundaries and proposed structure corners, septic system, water well, and driveway locations must be staked before the MDEQ site inspection.
- Scaled overhead and cross-section plans that include all property boundaries, and the location and dimensions of all structures and terrain alterations must be included.
- Additional information, including the building construction plans, may be required to complete the application review.

Parcel dimensions (ft) width _____ depth _____	Property is a <input type="checkbox"/> platted lot <input type="checkbox"/> unplatted parcel	Year current property boundaries created _____	Date project staked _____
Type of construction activities <input type="checkbox"/> home <input type="checkbox"/> garage <input type="checkbox"/> driveway <input type="checkbox"/> septic <input type="checkbox"/> addition <input type="checkbox"/> renovation <input type="checkbox"/> other _____			
The proposed project will be serviced by <input type="checkbox"/> public sewer <input type="checkbox"/> private septic system (If septic system, show existing and new or expanded system on plans)	If septic system, has application been made to the County Health Department for a permit? <input type="checkbox"/> No <input type="checkbox"/> Yes If Yes, has permit been issued? <input type="checkbox"/> No <input type="checkbox"/> Yes	If Yes, critical dune projects require County Health Department approval submitted with application.	Number of individual living-units in proposed building _____
Existing construction is on <input type="checkbox"/> pilings <input type="checkbox"/> basement <input type="checkbox"/> concrete slab <input type="checkbox"/> crawl space	Proposed new construction will be on <input type="checkbox"/> pilings <input type="checkbox"/> basement <input type="checkbox"/> concrete slab <input type="checkbox"/> crawl space		
Existing construction material above foundation wall <input type="checkbox"/> stud frame <input type="checkbox"/> log <input type="checkbox"/> block <input type="checkbox"/> other _____	Proposed new construction material above foundation wall <input type="checkbox"/> stud frame <input type="checkbox"/> log <input type="checkbox"/> block <input type="checkbox"/> other _____		
Existing siding material <input type="checkbox"/> wood <input type="checkbox"/> vinyl <input type="checkbox"/> block <input type="checkbox"/> other _____	Proposed new siding material <input type="checkbox"/> wood <input type="checkbox"/> vinyl <input type="checkbox"/> block <input type="checkbox"/> other _____		
Area of the existing foundation, excluding attached garage (sq ft) _____	Area of the proposed foundation, Excluding attached garage (sq ft) _____		
Area of the existing garage foundation (sq ft) _____	Area of the proposed garage foundation (sq ft) _____		
If renovating or restoring existing structure, renovation or restoration cost \$ _____	Current structure replacement value \$ _____	Tax assessed value of existing structure (excluding land value) \$ _____	Assessment year _____

21 ACTIVITIES IN DESIGNATED ENVIRONMENTAL AREAS (No Sample Drawings Available)

- Many designated environmental areas are completely or partially wetlands. Be sure to complete Section 12 if your proposed activities will also occur in wetlands.
- If you are proposing any alteration in a designated environmental area, attach a detailed site plan.

(Check all that apply)	<input type="checkbox"/> placement of structures	<input type="checkbox"/> grading or other soil alteration	<input type="checkbox"/> alteration of natural drainage
	<input type="checkbox"/> alteration of vegetation	<input type="checkbox"/> boardwalk or deck	<input type="checkbox"/> driveway or road
	<input type="checkbox"/> dredge <input type="checkbox"/> fill	<input type="checkbox"/> culvert	<input type="checkbox"/> other _____
Has the MDEQ staff or anyone else conducted a wetland assessment for this parcel? <input type="checkbox"/> No <input type="checkbox"/> Yes (If Yes, provide copy of response)			

Addendum to Part 303 Wetland Protection, Joint Permit Application

Applicant: Talon Development Group, Inc.

Project Name: Lakeview Office Center

Location: 7526 West Grand River Avenue, Brighton, Michigan

Agent: ASTI Environmental

Overview

The proposed project entails using an existing wetland for storm water detention for a new medical office building (The Lakeview Office Center) in Genoa Township, Livingston County, Michigan (Figure 1 Site Location Map). Site topography and review of building plans indicates that the existing wetland was originally built as a storm water detention basin for the Brighton Athletic Club, the current use of the site. The existing wetland has an outlet pipe that releases water to Lake Edgewood (formerly known as Morse Lake). The wetland is an emergent and open water wetland dominated by white water lily (*Nymphaea odorata*), reed canary grass (*Phalaris arundinacea*), and narrow-leaved cattail (*Typha angustifolia*) with a limited forested wetland fringe on the north and a narrow scrub-shrub fringe on the south that transitions to upland forest. Sources of hydrology to the wetland under current conditions include direct precipitation and storm water runoff from the Brighton Athletic Club building, parking lot, and lawn areas. The wetland is described further as Wetland B in the attached wetland delineation report (Appendix A).

Wetland impacts include utilizing the existing wetland for storm water control from the proposed site development, installing an inlet pipe from the newly proposed parking lot into the existing wetland, installing a new standpipe at the outlet, and filling a small portion of wetland to provide an apron of washed stone to filter runoff in the standpipe. The proposed wetland disturbance is less than 1/3 of an acre; therefore, no wetland mitigation is required.

Wetland limits shown on the site plan (Appendix B) were determined by a wetland delineation completed by Paul Rentschler of ASTI Environmental, on June 14, 2006 (Appendix A).

The property owner of the proposed parcel is the Brighton Athletic Club. Appendix C contains the property owner authorization form and signature, and the Land Title Survey for the property.

Section 2. Describe Proposed Project and Associated Activities, and the Construction Sequence and Methods

The proposed project entails dredging a small amount of wetland to install an inlet pipe that extends from the parking lot to the existing wetland (Appendix D, Wetland Impact Area 1). The proposed project also entails dredging a small amount of wetland to install

a standpipe in the existing wetland (Appendix D, Wetland Impact Area 2) to regulate the amount of water released to Lake Edgewood. The standpipe and an apron of washed stone to filter runoff constitute a proposed wetland fill.

Construction Sequence for Inlet Pipe

The proposed inlet pipe (Appendix D, Figure A-A) will extend from the proposed parking lot and into the existing wetland. For the installation of the inlet pipe, soil erosion and sedimentation controls will be installed to prevent sedimentation from entering the existing wetland. The inlet pipe will be installed concurrently with the installation of underground utilities. Storm water conveyance systems will be installed beginning at the lowest site elevations – in this case at the detention wetland. A small amount of wetland dredge of approximately 0.93 cubic yards is proposed to insert the end section of the pipe in the wetland.

Construction Sequence for Standpipe Installation

The proposed standpipe will be inserted into the existing wetland and connected to the outlet pipe (Appendix D, Figure B-B). Before construction begins, soil erosion and sedimentation controls will be installed to prevent sedimentation from entering the existing wetland. The existing 12" diameter outlet pipe will be replaced and attached to the standpipe once installed at the same invert elevation. A small amount of wetland dredge (approximately 2.8 cubic yards) is proposed to insert the standpipe. The standpipe will then be backfilled with washed stone and MDOT 6A stone. The proposed wetland fill for the standpipe installation is approximately 3.5 cubic yards of clean fill.

Section 4. Proposed Project Purpose, Intended Use, and All Alternatives Considered

The site is currently utilized as the Brighton Athletic Club, with approximately ½ of the total site undeveloped lawn. Proposed development of the site involves construction of a medical office complex in this undeveloped portion of the site, with retention of the existing Athletic Club building. The site is ideally suited to medical offices with the existing St. Joseph's Hospital complex across the street. The intended use of the wetland is storm water detention to meet Livingston County Drain Commissioner's Office (LCDC) requirements and to provide water quality treatment prior to discharge to Lake Edgewood. The following project alternatives have been carefully evaluated with Alternative "B" being the preferred alternative.

Alternative A: No Action

A "No Action" alternative that neither utilizes the existing wetland for storm water detention nor provides alternative storm water storage is not feasible because it fails to provide the required storm water detention. The "No Action" alternative necessitates that the site be left undeveloped and does not include the water quality treatment provided by Alternative B.

Alternative B: Preferred Alternative

This alternative proposes dredging small portions of the existing wetland to install a standpipe outlet and an inlet pipe to meet LCDC storm water detention requirements for the proposed medical office complex. The preferred alternative includes pre-treatment of storm water prior to discharge to the wetland. This pre-treatment would be provided by an in-line manufactured swirl separator system (e.g., Stormceptor or equivalent). The preferred alternative would utilize the existing wetland to temporarily detain the first flush (first ½" of rain off the site), and slowly release storm water to Lake Edgewood. It would allow the economic development of the site, provide water quality treatment and flood storage for the protection of Lake Edgewood, and maintain storm water flows to the existing wetland.

Alternative C: Alternative Storm Water Control

This alternative entails detaining storm water runoff from the proposed building and parking lot elsewhere on site in a basin constructed within upland to meet LCDC storm water control requirements. This alternative would require extensive modification of the existing site topography which drains toward the existing wetland and Lake Edgewood (Appendix B). This alternative is not desirable because the existing wetland is dependent upon storm water runoff from the site as its water source. Re-routing the storm water flow elsewhere on the site may negatively affect the hydrology of the existing wetland.

Section 8. Public Notification

Property Name	Owner	Mailing Address	City	State	Zip Code	Parcel ID #
Osprey-7400 LLC	Associates,	7600 Grand River Ave., Ste 180	Brighton	MI	48114	11-13-400-023
Livingston County Development	Condo	7600 W. Grand River Ave.	Brighton	MI	48114	11-13-400-028
St. Joseph Mercy Health Systems		P.O. Box 992	Ann Arbor	MI	48106-0992	11-13-200-009
Schniers, Jon & Joyce		4278 Rurik	Howell	MI	48843	11-13-100-002
Wolverine Investments, Newbury Co.	Property LTD. Management	31200 Northwestern Hwy.	Farmington	MI	48334	11-13-300-011

Section 10. Projects Impacting Wetlands or Floodplains or Located on An Inland Lake or Stream or a Great Lake

The proposed project entails dredging wetland soils to install an inlet pipe and a standpipe for adequate storm water control, filling a small portion of the wetland to provide an apron of washed stone to filter runoff in the standpipe, and using an existing wetland for storm water containment for the proposed development. The following dredge dimensions are listed in Table 1, fill dimension are listed in Table 2 and pipe

diameters and invert elevations are shown in Table 3. Plan View Details and Cross-Section drawings are available in Appendix D.

Table 1. Wetland Dredge Dimensions

Location	Dredge Length (Maximum)	Dredge Width (Maximum)	Dredge Depth (Average)	Dredge Amount (Cubic Yards)
Inlet Pipe	5'	10'	0.5'	0.93
Standpipe	11.5'	13'	0.5'	2.8
<i>Total Wetland Dredge</i>				3.73

Table 2. Wetland Fill Dimensions

Location	Fill Length (Maximum)	Fill Width (Maximum)	Fill Depth (Average)	Fill Amount (Cubic Yards)
Standpipe	18'	14'	0.38'	3.5

Table 3. Pipe Diameters and Invert Elevations.

Location	Pipe Diameter	Pipe Invert Elevation
Inlet Pipe	30"	951.5'
Outlet	12"*	950.9'*
Standpipe	36"	951.92'***

*The same diameter pipe will be replaced at the outlet and the invert elevation will remain the same where the pipe enters in Lake Edgewood.

**This is the existing and proposed invert elevation of the outlet pipe where it connects to the standpipe.

Section 12. Activities that May Affect Wetlands (describe the wetland impacts, proposed use or development, and efforts to avoid/minimize impacts):

The proposed wetland impacts include utilizing an existing wetland located on the property for storm water runoff control. Activities that may affect the existing wetland and efforts to minimize wetland impacts are described below:

Inlet Pipe Installation

The proposed inlet pipe will contain storm water runoff collected from the new site development (building, lawn and parking lot). A proposed inlet pipe will extend 76' from the proposed parking lot and into the wetland. A pre-treatment system will be installed in the pipe to filter sediment and oil from the water before it enters the wetland. A small wetland dredge is proposed to install the end section of the pipe into the wetland.

Standpipe Installation and Outlet Pipe Replacement

A proposed standpipe will be installed to regulate the release of water from the wetland into Lake Edgewood. The outlet pipe that currently exists and connects the wetland with Lake Edgewood will be removed and replaced and attached to the standpipe. Currently, the outlet pipe acts as an equalization pipe that releases water to Lake Edgewood once the water reaches and elevation of 951.92 feet in the wetland. The standpipe will be installed and connected to the outlet pipe at the same invert elevation (951.92 feet); however, the

standpipe will release water to the outlet pipe at 952.42 feet in elevation. The standpipe will provide both a first flush and bank-full elevation release to the outlet pipe. The standpipe has been proposed to minimize impacts to Lake Edgewood by slowly releasing water from the wetland.

Using the Existing Wetland for Storm Water Control

The proposed project entails using the existing wetland (currently used for storm water control from the Brighton Athletic Club) for storm water control for the proposed new development. The existing wetland is fed primarily by storm water and the proposed development and standpipe insertion will slightly change the current hydrology; however, the current floating and emergent plant communities will be able to adapt to the change. The added pre-treatment system and controlled outlet design will allow for improved water quality and flood storage for the protection of Lake Edgewood.

Currently, the existing invert elevation of the outlet pipe in the existing wetland is 951.92 feet with an existing invert elevation of 950.93 feet at Lake Edgewood. The outlet pipe acts as an equalization pipe and dewatering time is based on the elevation of the wetland and the elevation of Lake Edgewood. Once the wetland water elevation reaches 951.92 feet in elevation, storm water is released into Lake Edgewood.

The proposed standpipe will be attached to the outlet pipe at the same wetland invert elevation of 951.92 feet and outlet elevation of 950.93 feet. The first flush on the standpipe will release water at a new elevation of 952.42 feet. This will increase the storage capacity of the wetland by 0.5 feet. The release and velocity of water will be regulated and since the diameter of the outlet pipe will remain the same, the dewatering time will be the same for the proposed development as it is currently. The first flush is expected to dewater the wetland in 27 hours with bank-full dewatering time of 39 hours. Table 4 indicates proposed storage depth, dewatering times, storage elevations and volumes and storm events for the existing wetland.

Table 4. Proposed Storage Depth, Dewatering Time, Storage Elevations and Volumes.

Storm Event	Storage Volume (cubic feet)	Storage Elevation	Storage Depth (feet)	Dewatering Time (hours)
First Flush	12,161	952.42	0.50	27
Bank Full	34,572	953.19	1.27	39
100-Year	77,090	954.50	2.58	-

The required storage volume, based on the rules of the Livingston County Drain Commissioner, is 77,090 cubic feet of water. The amount provided including both existing and proposed developments is 96,358 cubic feet. Volumes and capacities based on elevation are listed in Table 5. Calculations are provided in Appendix D.

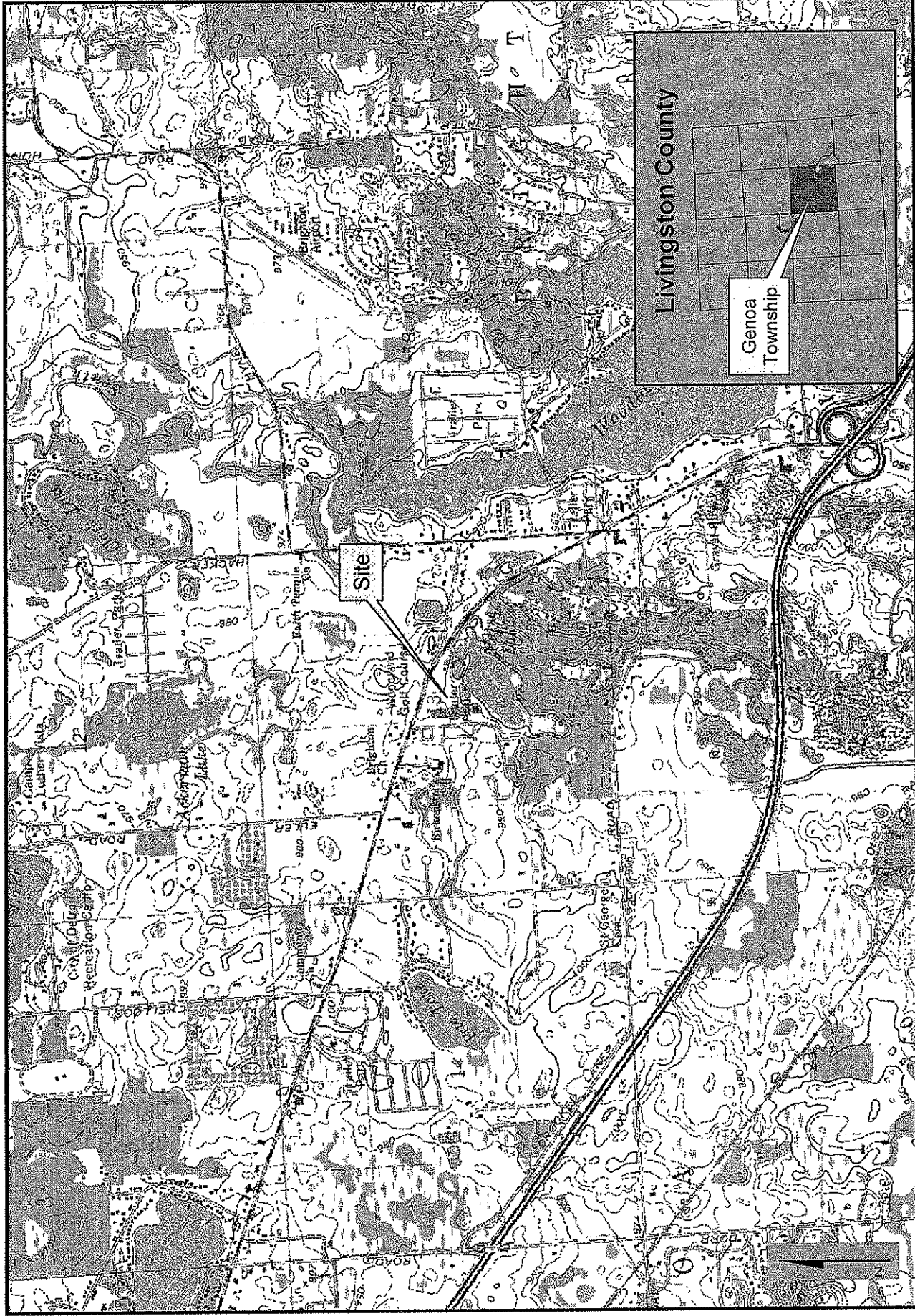
Table 5. Existing Wetland Proposed Storm Water Capacities at Outlet Elevation

Elevation	Surface Area (square feet)	Volume (cubic feet)	Total Volume (cubic feet)	100-Year	Bank-Full	First Flush
952'	27,141			77,090 c.f.	34,572 c.f.	12,161 c.f.
953'	30,587	28,864	28,864	-	-	952.42'
954'	33,669	32,128	60,992	-	953.18'	-
955'*	37,062	35,366	96,358	954.46'	-	-

*Proposed addition to the existing berm (in upland areas)

First flush = 1-year storm event, otherwise known as the first half-inch of runoff

Bankfull = the 1.5 year storm



MDEQ Wetland Permit Application 7526 West Grand River Avenue 2,000 1,000 0 2,000 Feet **ASTI** Environmental

Created for: Cunningham - Limp Co.
 Created by: ALH, October 16, 2006, ASTI Project 2-6269

Figure 1 - Site Location Map

APPENDIX A
WETLAND DELINEATION REPORT

November 16, 2006

Mr. John Dondanville
Talon Development Group, Inc.
550 Hulet Drive, Suite 103
Bloomfield Hills, MI 48302

*RE: Wetland Delineation and Jurisdictional Assessment, Brighton Athletic Club
Genoa Township, Livingston County, Michigan
ASTI File 1-6269*

Dear Mr. Dondanville:

A site inspection was conducted on June 14, 2006 to delineate the wetland boundary on the above-referenced 13-acre parcel at 7526 West Grand River Avenue in Genoa Township, Michigan (Property). Two regulated wetlands (A & B) that had an approximate total area of 1.85 acres were found on the property (Figure 1, Approximate Wetland Boundary). The wetlands were determined to be regulated by the Michigan Department of Environmental Quality (MDEQ) under the Natural Resources and Environmental Protection Act (1994 P.A. 451), Part 303 Wetland Protection. Wetlands A and B are regulated because they are contiguous with, or within 500 feet of, an inland lake.

DATA USED

The United States Geological Survey (USGS) Brighton 7.5' Quadrangle Map, the Soil Survey of Livingston County, National Wetland Inventory (NWI) Brighton Quadrangle Map, and aerial photography (Aerodata 2005) were used to support the wetland delineation and jurisdictional determination. The USGS Map does not show any wetlands on the subject property. However, the USGS map indicates the presence of two areas of open water, the largest, and southernmost, of which is labeled Morse Lake. The NWI Map identifies a single area of palustrine permanent open water surrounded by palustrine emergent wetland with a semi-permanent hydrologic regime.

According to the Soil Survey, the site consists of Boyer-Oshtemo loamy sands, 2 to 6% slopes (BtB); Boyer-Oshtemo loamy sands, 6 to 12% slopes (BtC); Boyer-Oshtemo loamy sands, 18 to 25% slopes (BtE); Bronson loamy sand, 0-2% slopes (BwA); and Houghton Muck (Ho). Of these, the BtB, BtC, BwA, and Ho soil mapping units are listed in the *Livingston County, Michigan Comprehensive Hydric Sols List* (1993). The lower sloped Boyer-Oshtemo soil mapping units may contain inclusions of Gilford and Tawas soils in depressional areas. Gilford soils are categorized as hydric because they are very poorly drained soils in the Aquic suborder, while Tawas and Houghton soils are categorized as hydric because they are Histosols (organic soils). All these soils exhibit a frequently occurring water table less than 1.5 feet below the ground surface for a

significant period of time during the growing season, and are frequently ponded for a long or very long duration during the growing season.

FINDINGS

Wetland vegetation, hydrology, and soils were used to locate the wetland boundaries. Approximately 0.76 acres of wetland (total) was found on the 13-acre subject property (Figure 1). Two wetland areas (A&B) were flagged on the property and are discussed below.

Wetland A

Wetland A is an emergent and scrub-shrub wetland contiguous to Morse Lake (alternatively named Edgewood Lake). It extends the width of the southeast Property boundary and extends off-site to the east, south and west. Approximately 1.37 acres of Wetland A are located on the subject property. The common and scientific names (represented in italic text) of plant species observed in this wetland, and the corresponding indicator status category [*Floristic Quality Assessment for Michigan, Appendix C: Michigan Plants Database – 2001* (Michigan Department of Natural Resources, 2001)] are listed in Table 1, below:

Table 1. Plants Recorded Within Wetland A

Dominant Plant Species		
Common Name	Scientific Name	Indicator Status
Reed canary grass	<i>Phalaris arundinacea</i>	FACW+
Spotted touch-me-not	<i>Impatiens capensis</i>	FACW
Narrow-leaved cattail	<i>Typha angustifolia</i>	OBL
Supporting Plant Species		
Broad-leaved cattail	<i>Typha latifolia</i>	OBL
Fringed sedge	<i>Carex crinita</i>	FACW+
Water smartweed	<i>Polygonum amphibium</i>	OBL
Black willow	<i>Salix nigra</i>	OBL
Sandbar willow	<i>Salix exigua</i>	OBL
Purple loosestrife	<i>Lythrum salicaria</i>	OBL
Soft rush	<i>Juncus effusus</i>	OBL

Evidence of a wetland hydrologic regime within Wetland A included areas of inundation, saturation within the upper 12-inches of soil, drift lines, sediment deposits, and water-stained leaves. Field examination of the soils indicated that they are hydric: Wetland A soils were a black (10 YR 2/1), organic muck matching the *Soil Survey* description for Houghton Muck.

The wetland/upland boundary was located based on the transition of vegetation to upland species, the lack of wetland hydrology indicators, and the lack of hydric soil field indicators within the upper 12" of the soil profile. A narrow strip of upland separates Wetlands A and B. Plants observed within this upland strip included those listed in Table 2 below:

Table 2. Plants Recorded Within Upland Areas Adjacent to Wetland A

Dominant Plant Species		
Common Name	Scientific Name	Indicator Status
Autumn-olive	<i>Eleagnus umbellata</i>	FACU
Honey locust	<i>Gleditsia tricanthos</i>	FAC
Red cedar	<i>Juniperus virginiana</i>	FACU
Virginia creeper	<i>Parthenocissus quinquefolia</i>	FAC-

Supporting Plant Species		
Common Name	Scientific Name	Indicator Status
Staghorn sumac	<i>Rhus typhina</i>	UPL
Smooth sumac	<i>Rhus glabra</i>	UPL
Green ash	<i>Fraxinus pennsylvanica</i>	FACW
Multiflora rose	<i>Rosa multiflora</i>	FACU
Tall agrimony	<i>Agrimonia gryposepala</i>	FACU+
Tall goldenrod	<i>Solidago altissima</i>	FACU
Glossy buckthorn	<i>Rhamnus frangula</i>	FAC+

Wetland A is likely to be regulated by the MDEQ because it is part of a wetland complex that is greater than 5 acres in size and because it is contiguous to Morse Lake.

Wetland B

Wetland B is an emergent and open water wetland approximately 0.48 acres in size. Dominant wetland species in Wetland B included those presented in Table 3 below:

Table 3. Plants Recorded Within Wetland B

Dominant Plant Species		
Common Name	Scientific Name	Indicator Status
White water-lily	<i>Nymphaea odorata</i>	OBL
Reed canary grass	<i>Phalaris arundinacea</i>	FACW+
Narrow-leaved cattail	<i>Typha angustifolia</i>	OBL

Supporting Plant Species		
Common Name	Scientific Name	Indicator Status
Black willow	<i>Salix nigra</i>	OBL
Sandbar willow	<i>Salix exigua</i>	OBL
Water smartweed	<i>Polygonum amphibium</i>	OBL
Purple loosestrife	<i>Lythrum salicaria</i>	OBL
Silver maple	<i>Acer saccharinum</i>	FACW
Indian hemp	<i>Apocynum cannabinum</i>	FAC

Wetland B receives storm water runoff from the Athletic Club parking lot and grounds via a culvert and vegetated swale. Evidence of a wetland hydrologic regime within Wetland B included areas of inundation, areas of saturation within the upper 12-inches of soil, drift lines, sediment deposits, and water-stained leaves. Field examination of the soils indicated that they are hydric: Wetland B

soils were a black (10 YR 2/1), organic muck matching the *Soil Survey* description for Houghton Muck.

The wetland/upland boundary was located based on the transition of vegetation to upland species, the lack of wetland hydrology indicators, and the lack of hydric soil field indicators within the upper 12" of the soil profile. Plants observed within the upland area adjacent to Wetland B included those listed in Table 4 below:

Table 4. Plants Recorded Within Upland Areas Adjacent to Wetland B

Dominant Plant Species		
Common Name	Scientific Name	Indicator Status
Virginia creeper	<i>Parthenocissus quinquefolia</i>	FAC-
Multiflora rose	<i>Rosa multiflora</i>	FACU
Eastern cottonwood	<i>Populus deltoides</i>	FAC+
Enchanter's nightshade	<i>Circaea lutetiana</i>	FACU

Supporting Plant Species		
Black cherry	<i>Prunus serotina</i>	FACU
Scots pine	<i>Pinus sylvestris</i>	UPL
Red cedar	<i>Juniperus virginiana</i>	FACU
Autumn-olive	<i>Eleagnus umbellata</i>	FACU
Staghorn sumac	<i>Rhus typhina</i>	UPL
Smooth sumac	<i>Rhus glabra</i>	UPL
Canada thistle	<i>Cirsium arvense</i>	FACU
Yellow wood sorrel	<i>Oxalis fontana</i>	FACU
Tall goldenrod	<i>Solidago altissima</i>	FACU
Glossy buckthorn	<i>Rhamnus frangula</i>	FAC+

Wetland B is likely to be regulated by the MDEQ because it is within 500 feet of Morse Lake.

SUMMARY

Based upon the data, information, criteria, and evidence noted above, it is ASTI's professional opinion that that the subject property contains all or part of two (2) wetlands (Wetlands A & B) which total approximately 1.85 acres of on-site wetland regulated by the MDEQ. However, the MDEQ has the final authority on the extent of regulated wetlands, lakes, and streams in the State of Michigan.

The boundary of the regulated wetland was flagged with day-glo pink flagging marked "WETLAND DELINEATION" and the flags were labeled A-1 through A-41 and B-1 through B-31. Enclosed is a site map of the above-referenced parcel showing the approximate location of the wetland flagging (Figure 1). Survey should be scheduled to determine the exact location of the wetland flagging.

Any dredge, fill, or construction activities in the areas that ASTI has identified as regulated wetland will require an MDEQ permit. ASTI would be happy to discuss the options available to you and assist you with scheduling of survey, coordinating with MDEQ, and completing an MDEQ permit application if required. Thank you for the opportunity to assist you with this project.

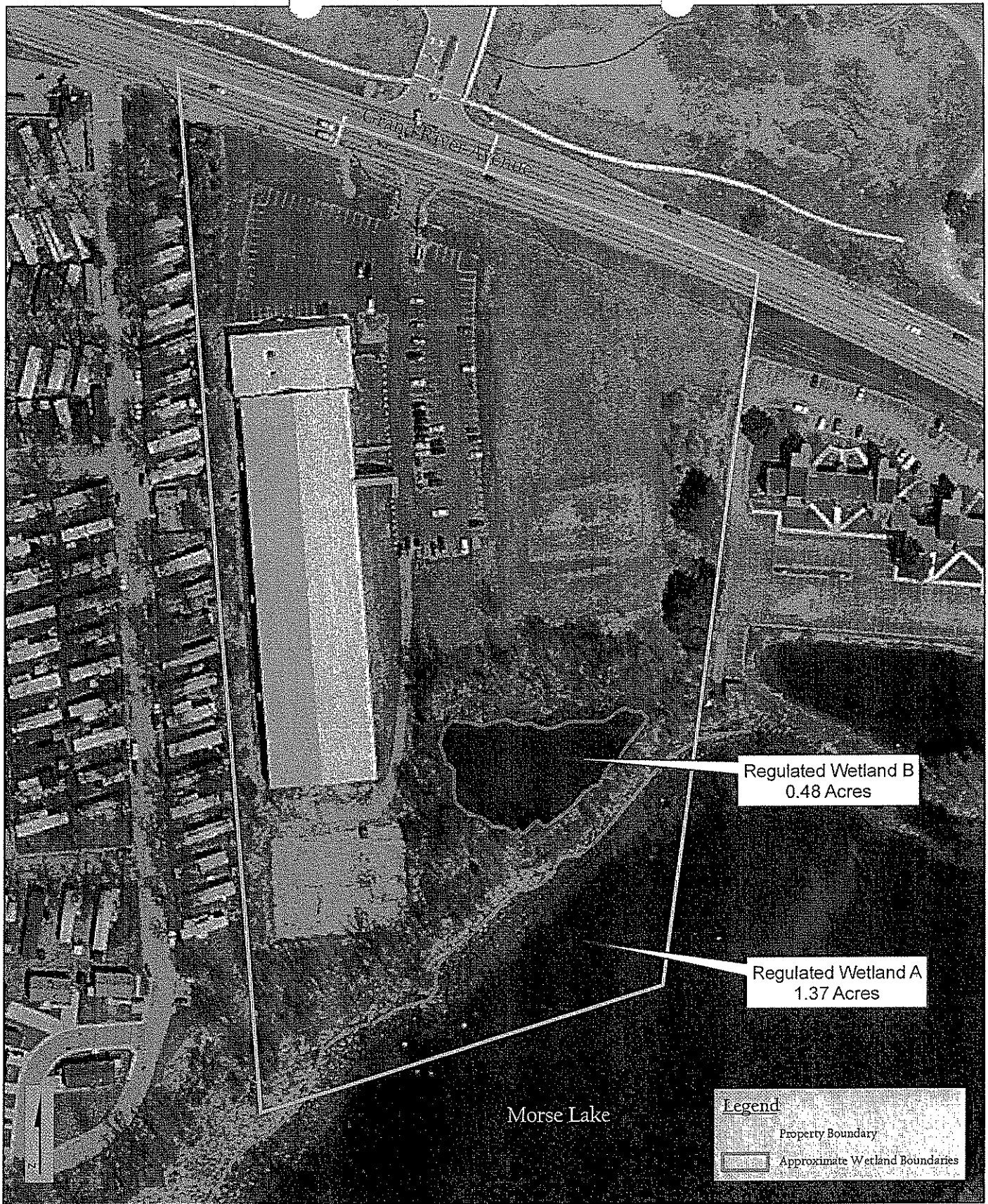
Sincerely,

ASTI ENVIRONMENTAL, INC.

Paul E. Rentschler
Wetland Ecologist

Dianne C. Martin
Director, Resource Assessment and Management
Professional Wetland Scientist #1313

Enclosure: Figure 1, Approximate Wetland Boundary



Brighton Athletic Club

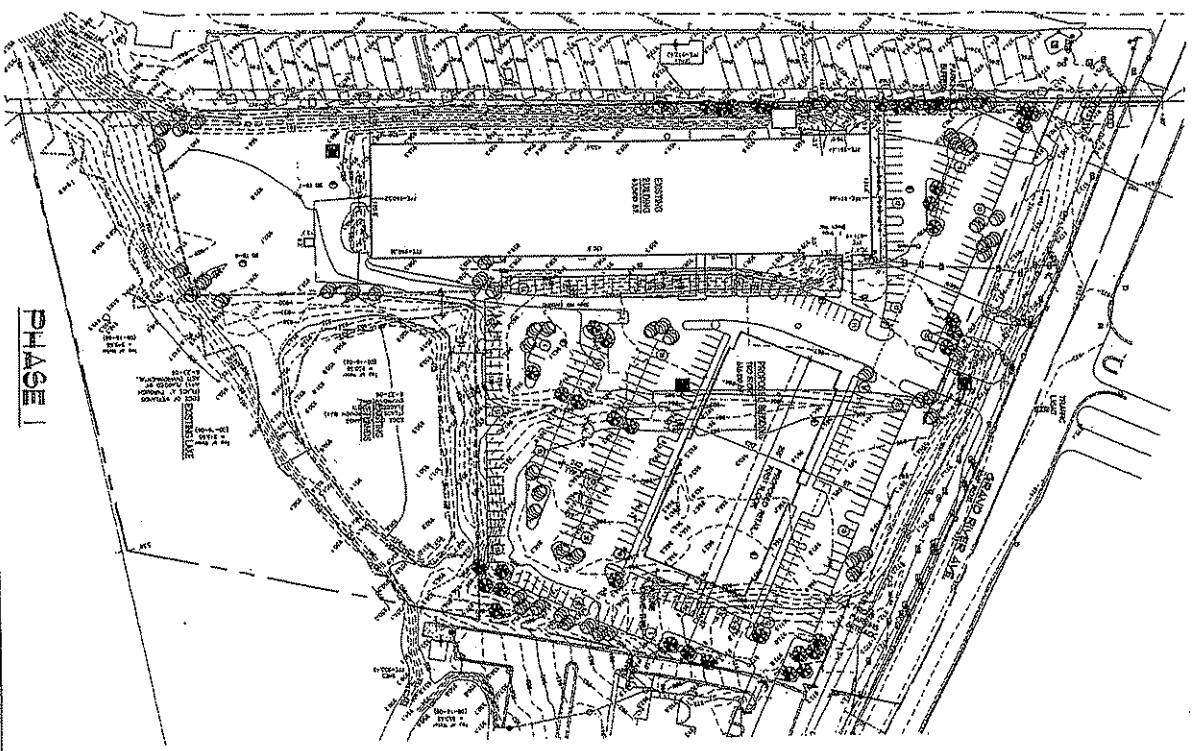
Brighton, MI

Created for: Talon Development Group
 Created by: ALH, June 16, 2006, ASTI Project 1-6269

Figure 1. Approximate Wetland Boundaries

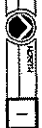
APPENDIX B
SITE PLAN

PRELIMINARY SITE PLAN

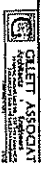


PHASE I

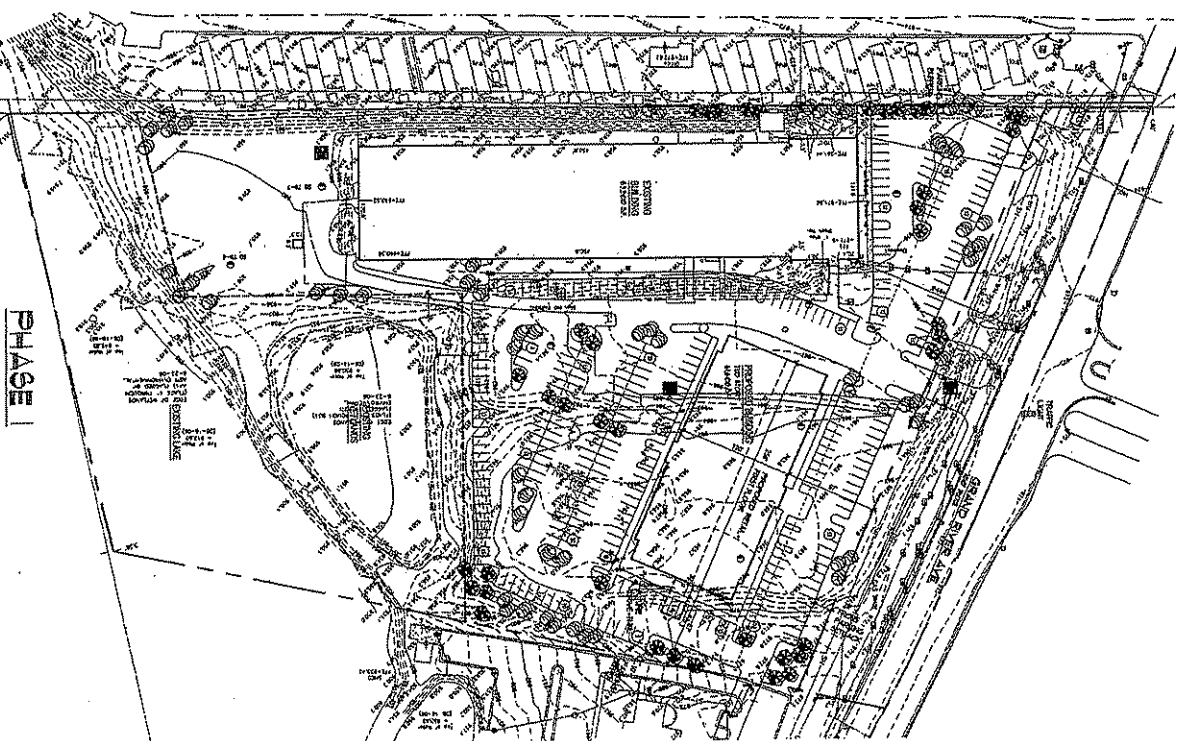
SITE DATA
 1. ACRES
BUILDING AREA
 BUILDING AREA (PROPOSED DRIVE WAY)
 TOTAL BUILDING AREA (EXISTING DR.)
PARKING REQUIREMENTS
 PARKING REQUIREMENTS PER OFFICE EQUIPMENT AND SUPPLIES
 1 SPACE PER 500 SF OFFICE EQUIPMENT AND SUPPLIES AREA
 1 SPACE PER 100 SF OFFICE EQUIPMENT AND SUPPLIES AREA
 1 SPACE PER 100 SF OFFICE EQUIPMENT AND SUPPLIES AREA
 TOTAL OFFICES PROVIDED - 110



MANUFACTURER'S
 2-2-84 PRELIMINARY REVIEW



PRELIMINARY SITE PLAN



PHASE I



SITE DATA
 1.7 ACRES
BUILDING AREA
 BUILDING AREA, FEDERAL OFFICE USE
 TOTAL SQUARE FEET 60,000 SQ
PARKING REQUIREMENTS
 FEDERAL REQUIREMENT 100 PERCENT 10000 SQUARE
 FEET (1000) 1000 - 1000 SQUARE
 FEDERAL REQUIREMENT 100 PERCENT 10000 SQUARE
 FEET (1000) 1000 - 1000 SQUARE
 TOTAL REQUIRED SQUARE FEET 10000
 TOTAL SQUARE FEET 10000

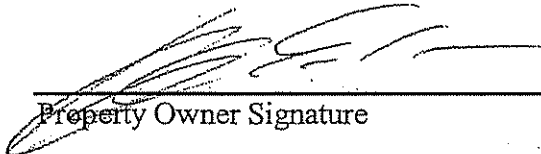
DATE: 10/10/2000
 BY: J. J. JONES



APPENDIX C
PROPERTY OWNER AUTHORIZATION

I hereby authorize Talon Development Group and their agent, ASTI Environmental, to act on my behalf to apply for a Michigan Department of Environmental Quality/United States Army Corps of Engineers *Joint Permit Application* for parcel identification # 11-13-400-018 located at 7526 W. Grand River Avenue, Genoa Township, Livingston County, Michigan, T2N, R5E, Section 13.

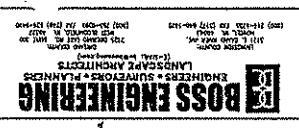
KYLE E. CANADA - BRIGETOWN ATHLETIC CLUB 10/23/06
Printed Property Owner Name and Company Date

 10/23/06
Property Owner Signature Date

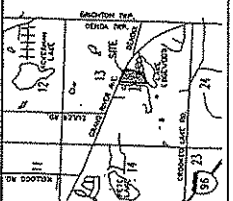
BRIGHTON ATHLETIC CLUB
FALCON DEVELOPMENT GROUP
ALTA/ACSM LAND TITLE SURVEY

RESUBMITTED PERMITS IN #4202
 5500 MARKET STREET, SUITE 1100
 (416) 334-1930

PROJECT: BRIGHTON ATHLETIC CLUB
 PREPARED BY: YALON DEVELOPMENT GROUP
 FOR: BRIGHTON ATHLETIC CLUB
 DATE: 02-13-66
 REVISIONS: NONE



ALTA/ACSM LAND TITLE SURVEY
 This survey was conducted in accordance with the provisions of the Missouri Revised Statutes, Chapter 461, Section 461.040, et seq., and the rules and regulations of the Board of Surveyors, State of Missouri, and the rules and regulations of the Board of Engineers and Surveyors, State of Missouri.



LOCATION MAP
 NOT TO SCALE

CHERRYWOOD DR.
 KENWOOD RD.

- 1. The correct property or interest in the land (including easements, rights, and interests) as shown on the plans and maps is the fee simple interest in the land.
- 2. The correct area of the land as shown on the plans and maps is 100,000 square feet, more or less.
- 3. The correct location of the land as shown on the plans and maps is as indicated by the location map.
- 4. The correct location of the easements, rights, and interests as shown on the plans and maps is as indicated by the location map.
- 5. The correct location of the improvements as shown on the plans and maps is as indicated by the location map.

ALTA/ACSM LAND TITLE SURVEY

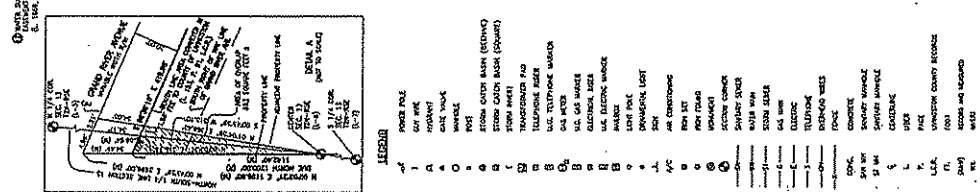
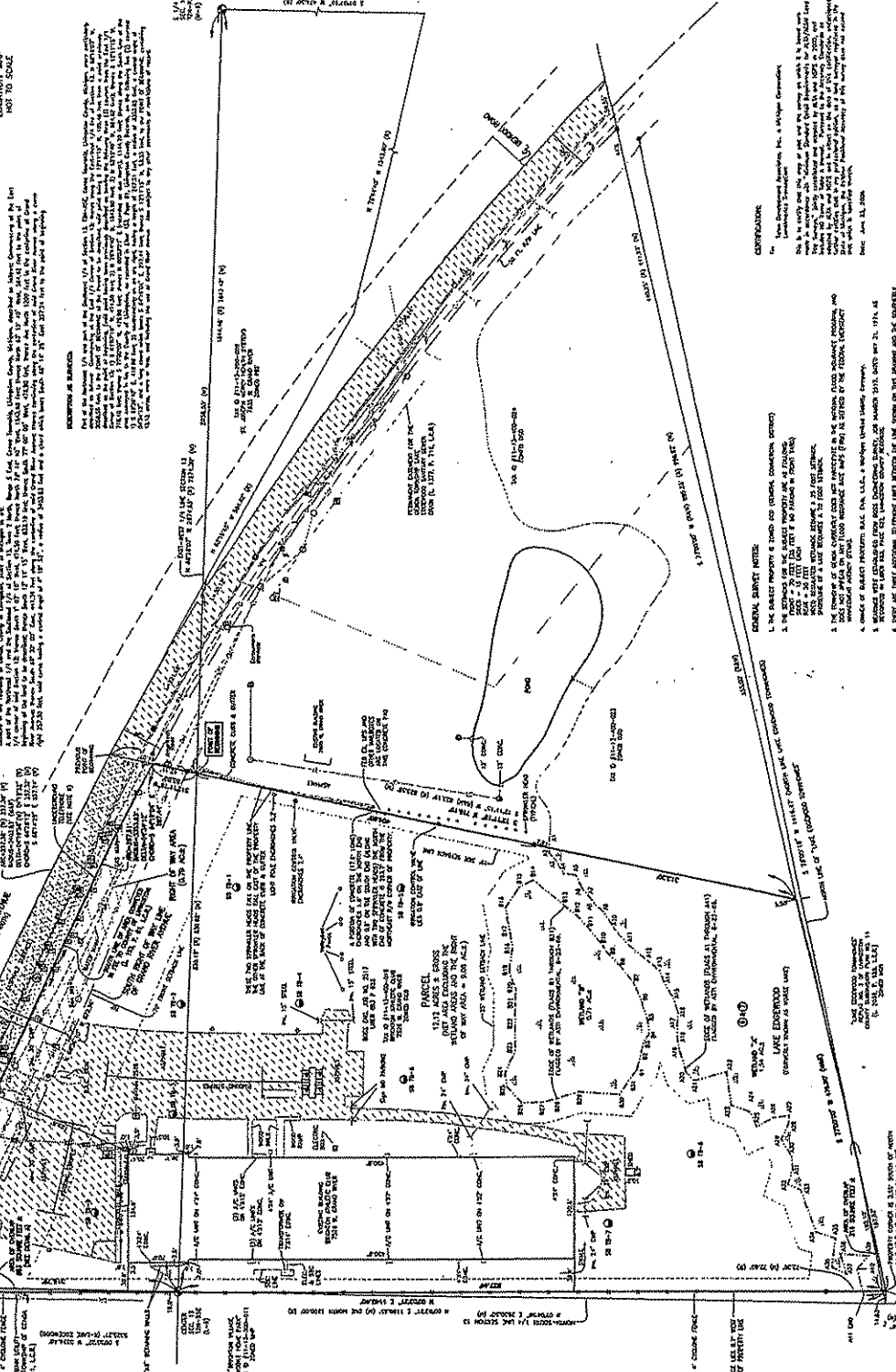
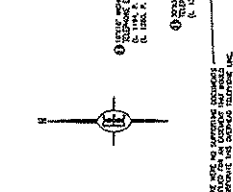
This survey was conducted in accordance with the provisions of the Missouri Revised Statutes, Chapter 461, Section 461.040, et seq., and the rules and regulations of the Board of Surveyors, State of Missouri, and the rules and regulations of the Board of Engineers and Surveyors, State of Missouri.

The purpose of this survey is to determine the correct location, area, and location of the easements, rights, and interests in the land as shown on the plans and maps.

The survey was conducted by the undersigned, a duly qualified and licensed Professional Engineer and Surveyor in the State of Missouri, and the results are as shown on the plans and maps.

GENERAL SURVEY NOTES:

- 1. The correct property or interest in the land (including easements, rights, and interests) as shown on the plans and maps is the fee simple interest in the land.
- 2. The correct area of the land as shown on the plans and maps is 100,000 square feet, more or less.
- 3. The correct location of the land as shown on the plans and maps is as indicated by the location map.
- 4. The correct location of the easements, rights, and interests as shown on the plans and maps is as indicated by the location map.
- 5. The correct location of the improvements as shown on the plans and maps is as indicated by the location map.



GENERAL SURVEY NOTES:

1. The correct property or interest in the land (including easements, rights, and interests) as shown on the plans and maps is the fee simple interest in the land.
2. The correct area of the land as shown on the plans and maps is 100,000 square feet, more or less.
3. The correct location of the land as shown on the plans and maps is as indicated by the location map.
4. The correct location of the easements, rights, and interests as shown on the plans and maps is as indicated by the location map.
5. The correct location of the improvements as shown on the plans and maps is as indicated by the location map.

CONTRIBUTOR:
 The Brighton Athletic Club, a corporation organized under the laws of the State of Missouri, is the owner of the land shown on the plans and maps.

DATE: OCT 27, 1966

SCALE: 1" = 50'

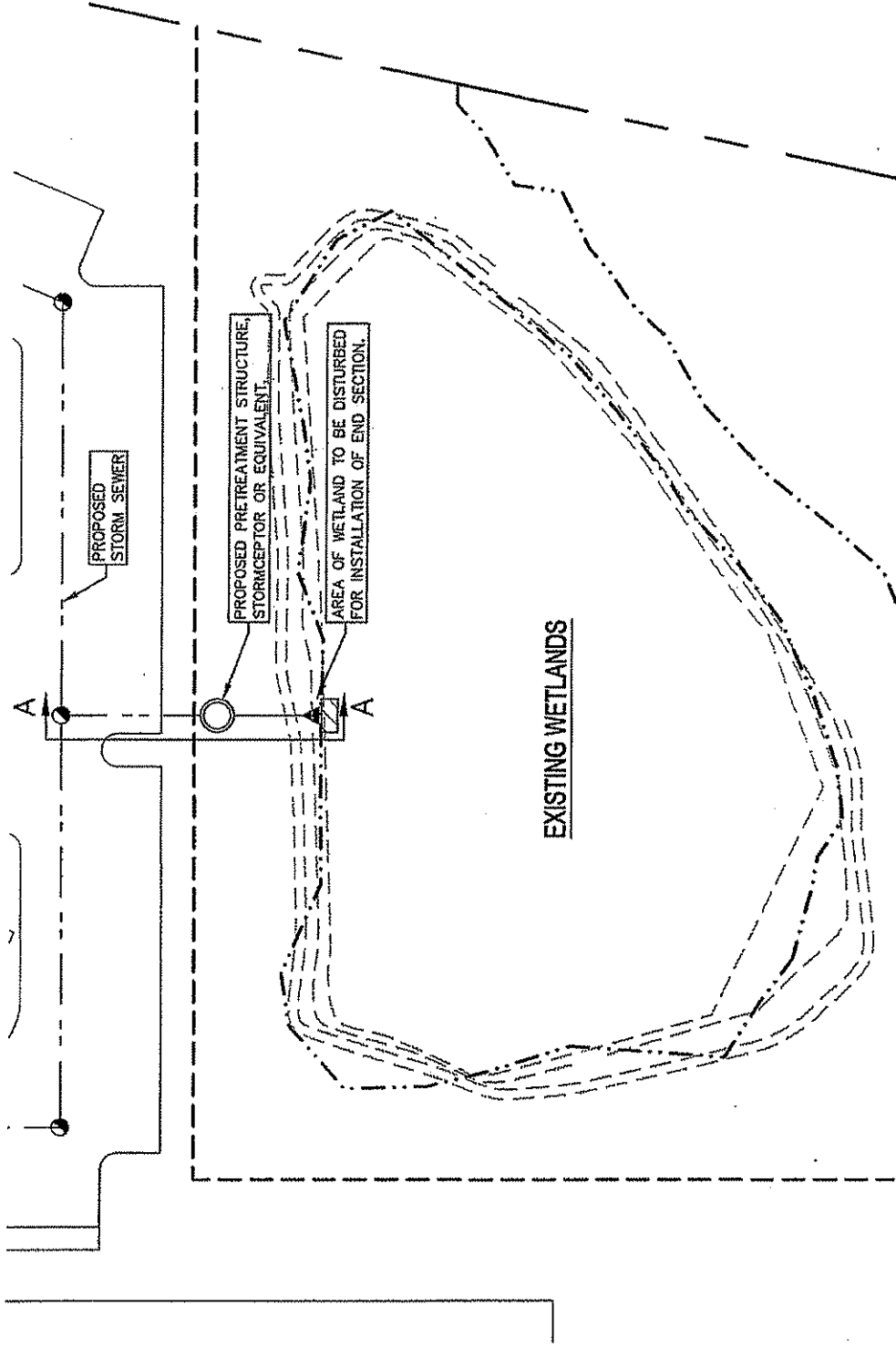
JOB NO.: 92259

DRAWN BY: KID

CHECKED BY: KID

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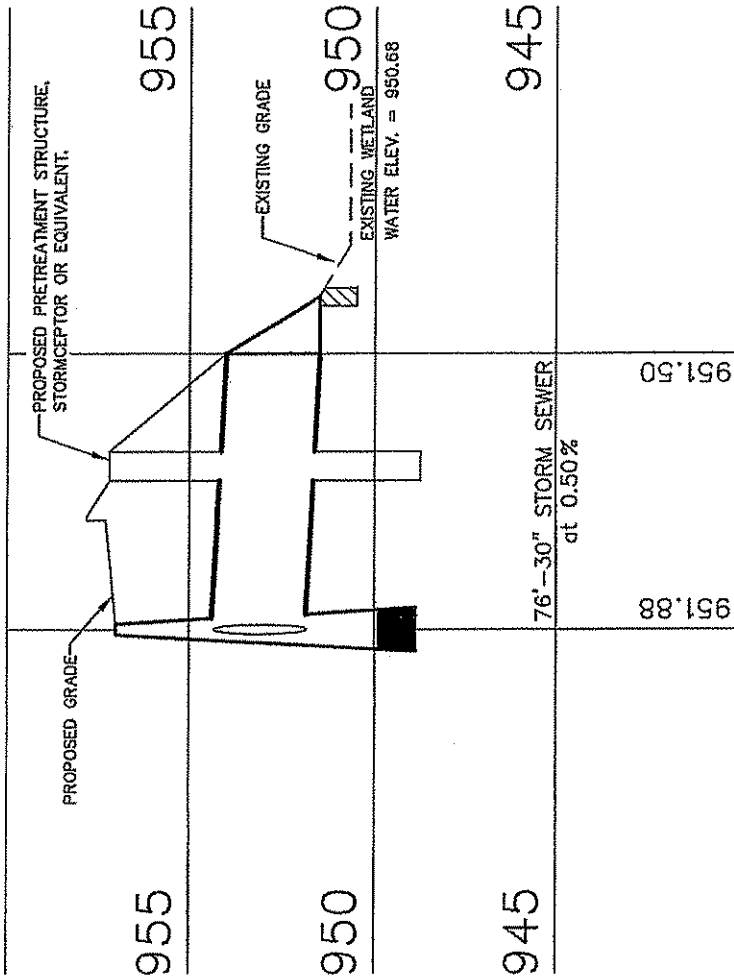
APPENDIX D
DRAWINGS AND DETENTION CALCULATIONS



WETLAND IMPACT AREA #1

SCALE: 1" = 50'
 WETLAND IMPACT
 AREA = 50 SQ.FT.
 0.93 C.Y. OF CUT

DATE	DWG. NO.	1
NO.	BY	CK.
CUNNINGHAM LIMP COMPANY 3830R WEST TWELVE MILE ROAD, SUITE 200 FARMINGTON HILLS, MICHIGAN 48331-2803		
IMPACT AREA #1 LAKEVIEW OFFICE CENTER PART OF THE NE 1/4 AND SE 1/4 OF SECTION 13, T.2N., R.5E. GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN		
DES.	ENW	P.M. JPB
DRAWN	ENW	P.M. JPB
SCALE	1"=50'	DATE
JOB NO.	2008-173	DWG. NO.
DATE	10-17-08	DWG. NO.
PROFESSIONAL ENGINEERING ASSOCIATES 2480 Bechtel Ct, Suite 100 Troy, MI 48063-1972 (248) 699-8990		




SECTION A-A
 HORIZ. SCALE: 1"=50'
 VERT. SCALE: 1"=5'



CUT IN WETLAND

CUNNINGHAM LIMP COMPANY 33300 WEST TWELVE MILE ROAD, SUITE 200 FARMINGTON HILLS, MICHIGAN 48331-2903	
SECTION A-A LAKEVIEW OFFICE CENTER PART OF THE NE 1/4 AND SE 1/4 OF SECTION 13, T2N, R2E, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN	
DES. E.M.W.	SUR. R/A
SCALE 1"=50'	JOB NO. 2006-173
DATE 10-17-06	DRG. NO. 2
PROFESSIONAL ENGINEERING ASSOCIATES 2400 Rochester Ct. Suite 100 Troy, MI 48063-1872 (248) 689-0880	

2006/10/17 09:57:23 (GMT-05:00) 10-17-06

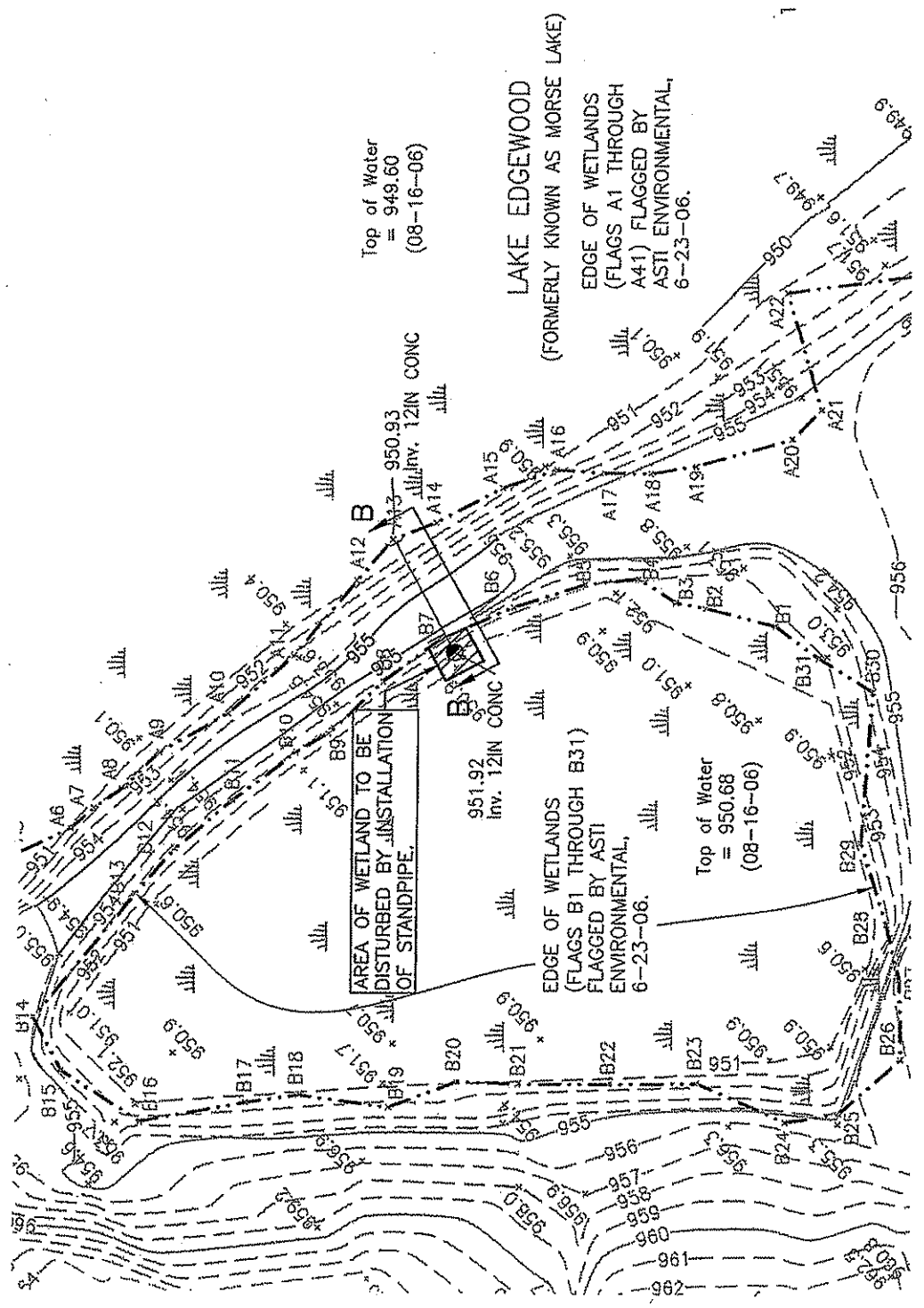


PROFESSIONAL ENGINEERING ASSOCIATES
2400 Rochester Ct., Suite 100
Livestock, MI 48063-1872
(248) 689-9109

CUNNINGHAM LIMP COMPANY
33300 WEST TWELVE MILE ROAD, SUITE 209
FARMINGTON HILLS, MICHIGAN 48334-2203

IMPACT AREA #2
LAKEVIEW OFFICE CENTER
PART OF THE NE 1/4 AND SE 1/4 OF SECTION 13, T2N, R1E,
GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

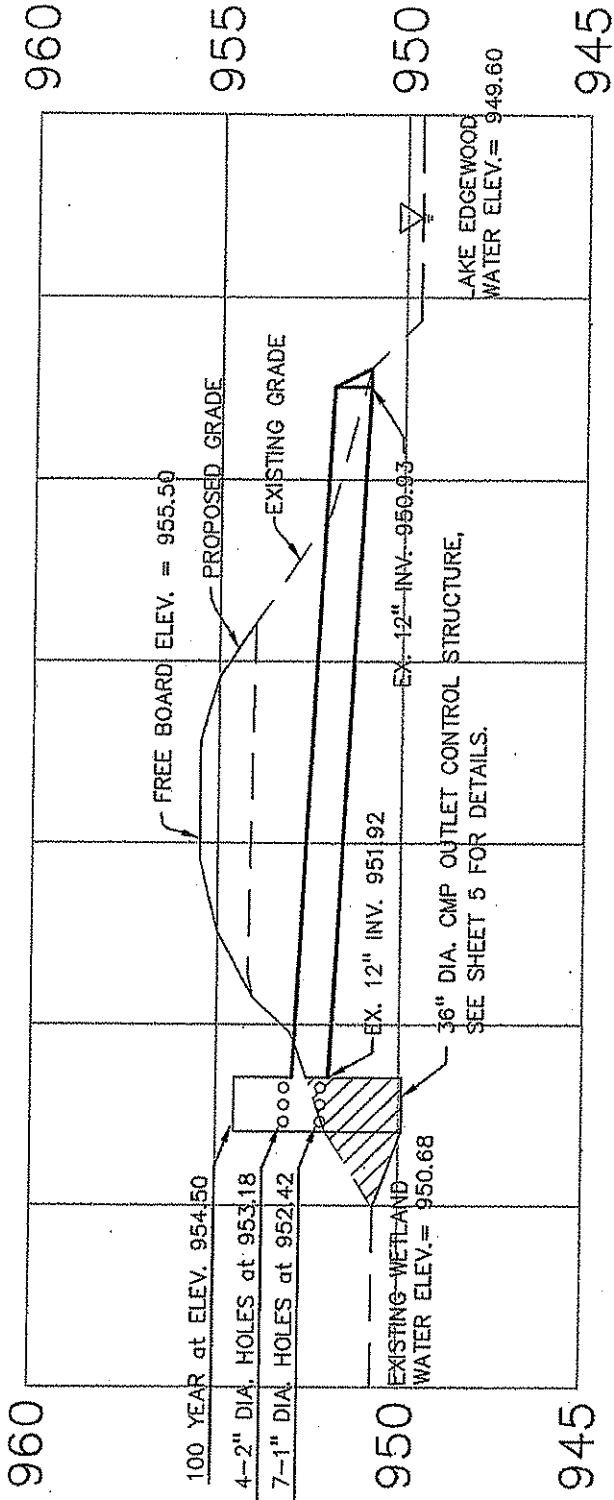
DRAWN BY: E.M.W. / P.M.J. / J.P.B. DATE: 10-17-06 DRAWING NO.: 3



WETLAND IMPACT AREA #2

SCALE: 1" = 50'
WETLAND IMPACT AREA = 153 SQ.FT.
2.8 C.Y. OF CUT

33300 WEST TWELVE MILE ROAD, SUITE 209, FARMINGTON HILLS, MI 48334-2203




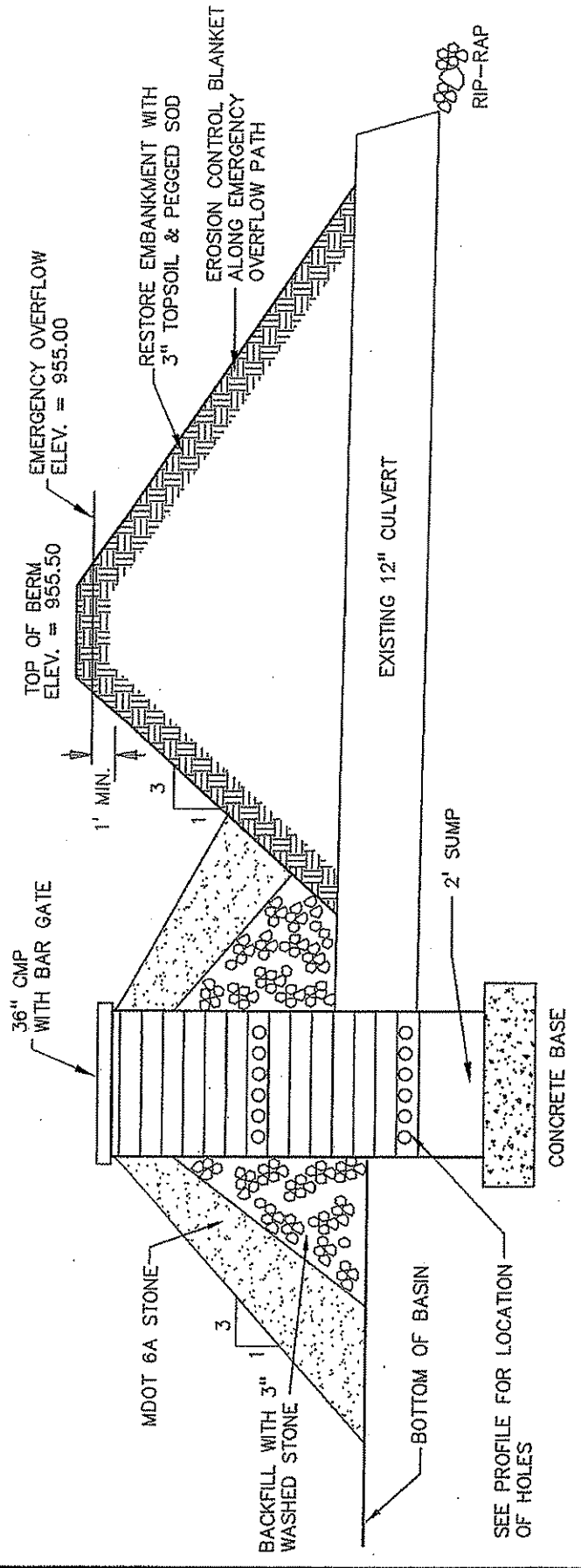
SECTION B-B

HORIZ. SCALE: 1"=10'
VERT. SCALE: 1"=5'



CUT IN WETLAND

	
CUNNINGHAM LIMP COMPANY 39300 WEST TWELVE MILE ROAD, SUITE 200 FARMINGTON HILLS, MICHIGAN 48331-2903	
SECTION B-B LAKEVIEW OFFICE CENTER PART OF THE NE 1/4 AND SE 1/4 OF SECTION 13, T24N, R3E, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN	
DES. ENW	SUR. R/A
DNW	P.K. JCB
SCALE 1"=50'	JOB NO. 2006-173
DATE 10-17-06	DRWG. NO. 4
PROFESSIONAL ENGINEERING ASSOCIATES 2400 Rochester, Ct., Suite 100 Troy, MI 48065-1822 (248) 689-9030	



NOTE: HOLES IN STANDPIPE MUST NOT BECOME CLOGGED WITH SEDIMENT DURING CONSTRUCTION

DETENTION BASIN OUTLET DETAIL

N.T.S.

		CUNNINGHAM LIMP COMPANY 35300 WEST THREE MILE ROAD, SUITE 200 FARMINGTON HILLS, MICHIGAN 48331-2903	
		LAKEVIEW OFFICE CENTER PART OF THE NE 1/4 AND SE 1/4 OF SECTION 13, T24N, R5E GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN	
DES. ENR	SUR. N/A	SCALE 1"=50'	JOB NO. 2006-173
DN	ENR	P.M. JPB	DATE 10-17-06 DWG. NO. 5

PROJ. NO. 06082-1872 (248) 689-0800

**Lakeview Office Center
Genoa Township, Michigan**

Inlet Invert 951.92
Outlet Invert 950.93

Storm Event	Storage Volume (Cubic Feet)	Storage Elevation	Storage Depth (feet)	Dewatering Time (hours)
First Flush	12,161.00	952.42	0.50	27
Bank Full	34,572.00	953.19	1.27	39
100 Year	77,090.00	954.50	2.58	

**Lakeview Office Center
Genoa Township, Michigan**

Inlet Invert 951.92
Outlet Invert 950.93

Storm Event	Storage Volume (Cubic Feet)	Storage Elevation	Storage Depth (feet)	Dewatering Time (hours)
First Flush	12,161.00	952.42	0.50	27
Bank Full	34,572.00	953.19	1.27	39
100 Year	77,090.00	954.50	2.58	

STORMCEPTOR MAINTENANCE PLAN

Emily McKinnon

From: Emily McKinnon [emckinnon@peainc.com]
Sent: Thursday, January 25, 2007 10:59 AM
To: Tesha Humphriss (E-mail)
Cc: Joe Newood (E-mail); John Dondanville (E-mail)
Subject: Maintenance for Stormceptor @ Lakeview Center

GENOA TOWNSHIP

JAN 26 REC'D

RECEIVED

Tesha-
Attached is the owners manual for the Stormceptor pre-treatment unit that we are specifying at the Lakeview Center project. I have highlighted the maintenance specifications in the manual specific for our proposed model, STC-4800. I have noted on the plans that the unit shall be cleaned once construction is completed on-site, and annually thereafter.

Please contact me if you have any questions or concerns.

Thanks,

Emily



Emily S. McKinnon, P.E.
Project Engineer
Professional Engineering Associates, Inc.
2900 East Grand River Avenue
Howell, Michigan 48843
Phone: 517.546.8583 Fax: 517.546.8973
Email: emckinnon@peainc.com

CIVIL ENGINEERS · LAND SURVEYORS · GEOTECHNICAL · GIS/ASSET MANAGEMENT · MUNICIPAL ENGINEERS · LAND PLANNING · LANDSCAPE ARCHITECTURE · 3-D GRAPHICS

Confidential Notice: This is a confidential communication. If you received in error, please notify the sender.
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Stormceptor®

Owner's Manual

April 2000

*The Stormceptor® System is protected by
one or more of the following patents:*

Canadian Patent No. 2,009,208

Canadian Patent No. 2,137,942

Canadian Patent No. 2,175,277

Canadian Patent No. 2,180,305

Canadian Patent No. 2,206,338

U.S. Patent No. 4,985,148

U.S. Patent No. 5,498,331

U.S. Patent No. 5,725,760

U.S. Patent No. 5,753,115

U.S. Patent No. 5,849,181

U.S. Patent No. 6,068,765

Australia 693,164

Australia 707,133

New Zealand 314,646

European Patent Treaty 95 307 996.9

The Stormceptor System for

Stormwater Quality Improvement

Congratulations!

Your selection of a Stormceptor® System means that you have chosen the most recognized and efficient stormwater oil/sediment separator available. Stormceptor is a pollution control device that protects our lakes, rivers and streams from the harmful effects of non-point source pollution. Please address any questions or concerns regarding the Stormceptor Systems to Stormceptor Canada Inc at 1-800-565-4801 or visit our website at www.stormceptor.com.

What is a Stormceptor?

Stormceptor is a patented water quality structure that takes the place of a conventional manhole within a storm drain system. Stormceptor removes free oil (TPH) and suspended solids (TSS) from stormwater preventing spills and non-point source pollution from entering downstream lakes and rivers. Key benefits of a Stormceptor include:

- Capable of removing 50% to 80% of the total sediment load when properly applied as a source control for small areas
- Removes free oil from stormwater during low flow conditions
- Will not scour or re-suspend trapped pollutants
- Excellent spill control device for commercial and industrial developments
- Easy to maintain (vacuum truck)
- STORMCEPTOR *clearly* marked on the cover (excluding inlet designs)
- Engineered and continually tested
- Vertical orientation therefore resulting in a smaller footprint

Please Maintain Your Stormceptor

To ensure long-term environmental protection through continual performance, **Stormceptor must be maintained**. The need for maintenance is determined through inspection of the Stormceptor. Procedures for inspection are provided in this document. Maintenance of the Stormceptor is performed from the surface via vacuum truck. . If you require a list of contacts for cleaning your Stormceptor please call one of our Stormceptor offices or your nearest Stormceptor affiliate (affiliates listed in Appendix 1).

How does Stormceptor® Work?

Stormceptor can be divided into two components:

- Lower treatment chamber
- Upper by-pass chamber

Stormwater flows into the by-pass chamber via the storm drain pipe. Low flows are diverted into the treatment chamber by a weir and drop pipe arrangement. The treatment chamber is always full of water. Water flows up through the outlet pipe based on the head at the inlet weir, and is discharged back into the by-pass chamber downstream of the weir. The downstream section of the by-pass chamber is connected to the outlet storm drainpipe.

Free oils and other liquids lighter than water will rise in the treatment chamber and become entrapped beneath the fiberglass insert since the outlet pipe is submerged. Sediment will settle to the bottom of the chamber by gravity. The circular design of the treatment chamber is critical to prevent turbulent eddy currents and to promote settling.

During high flow conditions, stormwater in the by-pass chamber will flow overtop of the weir and be conveyed to the outlet storm drain directly. Water that overflows the weir creates a backwater effect on the outlet pipe (head stabilization between the inlet drop pipe and outlet riser pipe) ensuring that excessive flow will not be forced into the treatment chamber, which could scour or re-suspend the settled material. The by-pass is an integral part of Stormceptor since other oil/grit separators have been noted to scour during high flow conditions (Schueler and Shepp, 1993).

Stormceptor Models and Identification

Stormceptor is available in both concrete and fiberglass. There are currently nine different sizes available. A concrete Stormceptor is denoted by STC (e.g. STC6000) preceding the model number. A fiberglass Stormceptor is denoted by STA (e.g. STA6000) preceding the model number.

In the concrete Stormceptor, a fiberglass insert separates the treatment chamber from the by-pass chamber. There are three insert designs: the “spool”, the “disc” and the “inlet”. The different insert designs are illustrated in Figures 1, 2 and 3. These designs are easily distinguishable from the surface once the cover has been removed. In the “spool” design you will see one large 914 mm (36”) opening in the center of the insert with two 200 mm (8”) inspection ports located either vertically on the sides of the 914 mm (36”) opening or horizontally on either side of the opening. There are three versions of the in-line disc insert: “single inlet/outlet”, “multiple inlet” and “submerged”. In the “disc” design you will be able to see the inlet pipe, the drop pipe opening to the lower chamber, the weir, a 150 mm (6”) oil inspection/cleanout pipe, a large 610 mm (24”) riser pipe-opening offset on the outlet side of the structure, and the outlet pipe from the unit. The weir will be around the 610 mm (24”) outlet pipe on the “multiple inlet” disc insert. The “submerged” disc insert has a higher weir and a second inlet drop pipe. In the “inlet” design you will be

able to see the 305 mm (12") inlet drop pipe and 100 mm (4") outlet riser pipe as well as a central 100mm [4"] oil inspection/cleanout port.

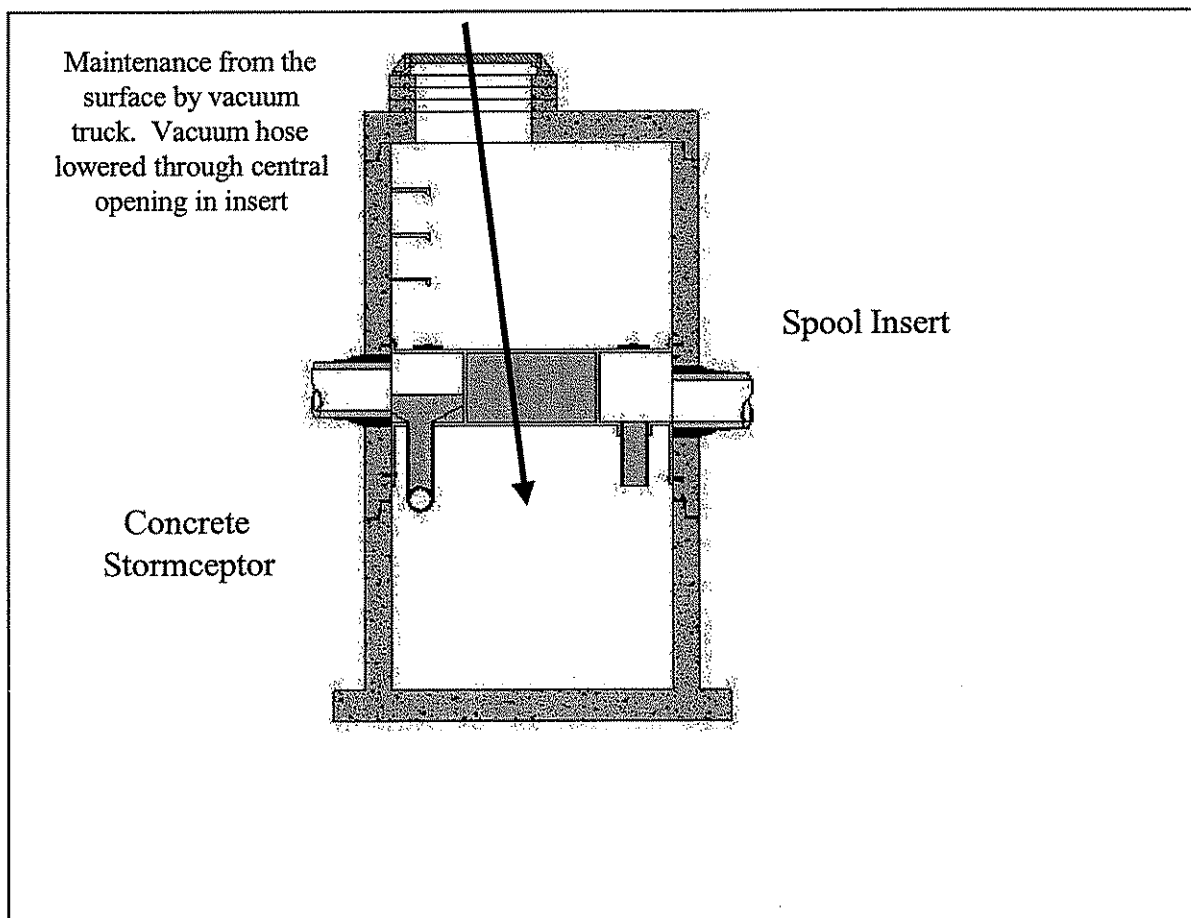


Figure 1 "Spool" Insert Concrete Stormceptor®

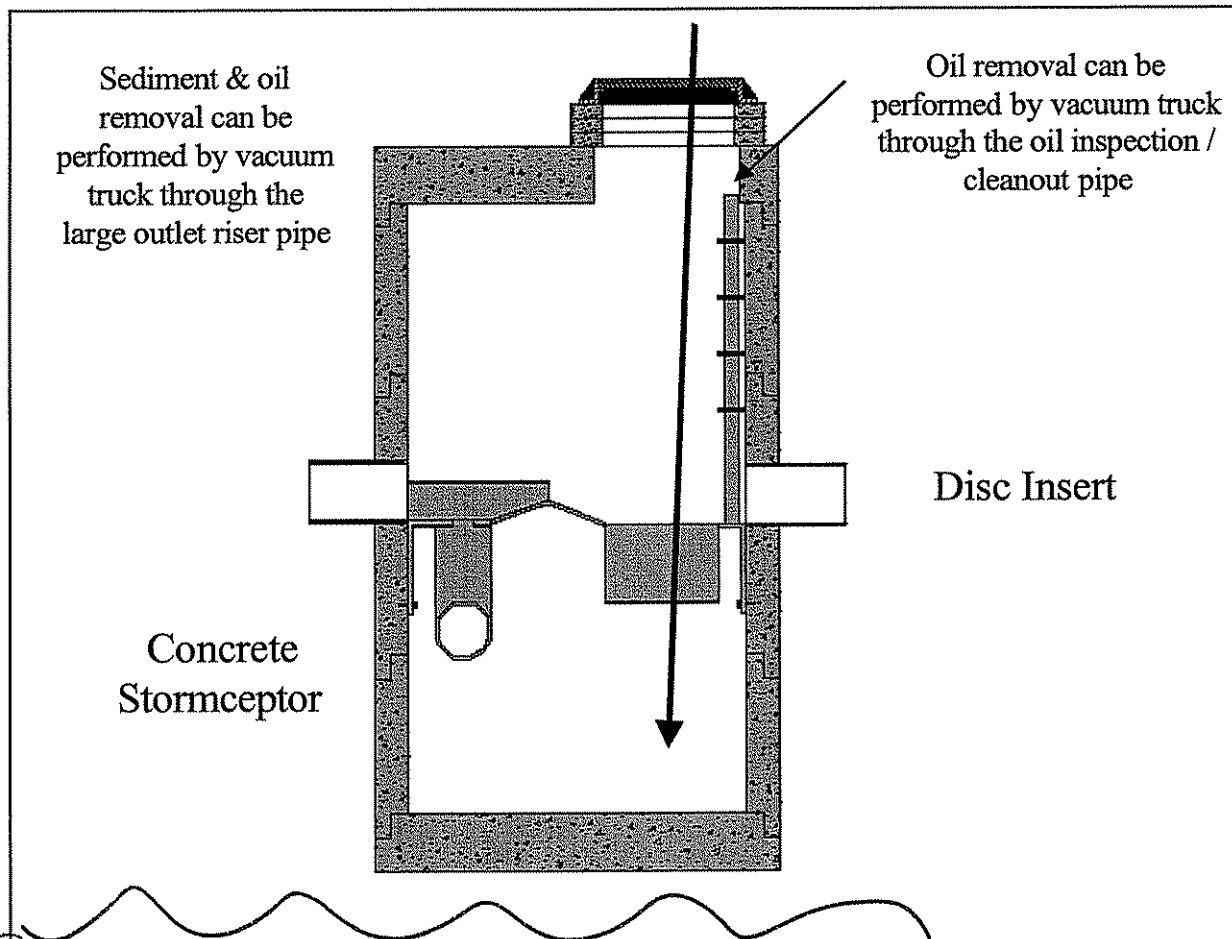


Figure 2 Single Inlet/Outlet "Disc" Insert Concrete Stormceptor®

★
LAKEVIEW
CENTER

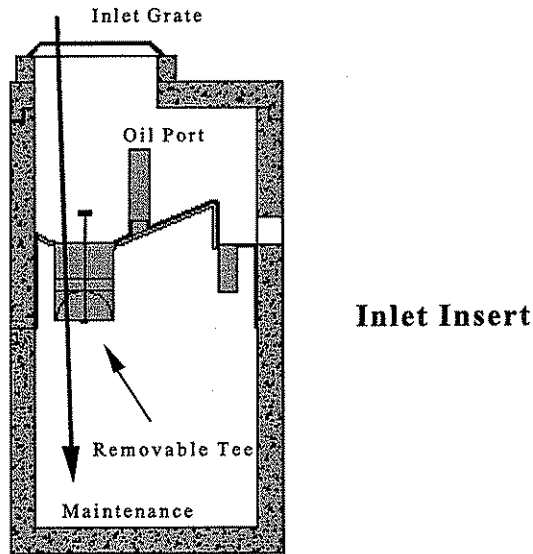


Figure 3 STC 300/450 Inlet Insert

Sizes/Models

Dimensions of the fiberglass and concrete Stormceptor® units are provided in Table 1. Values of invert to grade are provided later in this document for your site. The total depth for cleaning will be the sum of the depth from invert to grade and invert to the bottom of the unit.

Table 1. Stormceptor Dimensions *			
Model (Metric)	Model (US)	Pipe Invert to Bottom of STA Stormceptor m (in.)	Pipe Invert to Bottom of STC Stormceptor m (in.)
300	450	1.6 (64)	1.7 (68)
750	900	1.6 (64)	1.9 (74)
1000	1200	2.1 (81)	2.2 (86)
1500	1800	2.9 (115)	3.1 (122)
2000	2400	2.3 (89)	3.1 (122)
3000	3600	3.2 (127)	4.0 (158)
4000	4800	2.9 (113)	3.7 (146)
5000	6000	3.5 (138)	4.3 (170)
6000	7200	3.3 (128)	4.0 (158)

*** Depths are approximate**

The capacities of the different Stormceptor units are provided in Table 2.

Model (Metric)	Model (US)	Sediment Capacity L (US gal)	Oil Capacity L (US gal)	Total Holding Capacity L (US gal)
300	450	1275 (335)	325 (85)	1775 (470)
750	900	2460 (565)	915 (280)	4325 (950)
1000	1200	3260 (845)	915 (280)	5125 (1230)
1500	1800	5660 (1445)	915 (280)	7525 (1830)
2000	2400	6150 (1345)	2945 (880)	10925 (2495)
3000	3600	10415 (2600)	2945 (880)	15195 (3750)
4000	4800	14060 (3475)	3490 (1025)	20180 (5020)
5000	6000	18510 (4550)	3490 (1025)	24635 (6095)
6000	7200	23445 (5425)	4150 (1100)	31210 (7415)

Identification

Even if you do not have plans of your storm drain system you will be able to easily identify where the inline Stormceptor unit(s) (spool or disc insert) are since the name STORMCEPTOR is clearly embossed on the cover. You will be able to determine the location of “inlet” Stormceptor units with horizontal catch basin inlets by looking down the grate since the insert will be visible. The name Stormceptor is not embossed on the inlet models due to the variability of inlet grates used/approved across North America. Once you have found the unit, you may still be uncertain which model number it is. Comparing the measured depth from the water level (bottom of insert) to the bottom of the tank with Table 1 should help determine the size of the unit.

Starting in 1996, a metal serial number tag has been affixed to the inside of the unit. The serial number has the model number written on it. If the unit does not have a serial number, or if there is any uncertainty regarding the size of the interceptor using depth measurements, please contact Stormceptor at 1 800 565-4801 and we will help you determine the size of a particular unit.

What is the Maintenance Procedure?

Maintenance of Stormceptor is performed using vacuum trucks. No entry into the unit is required for maintenance of the spool insert, inlet insert or the smaller disc inserts. Entry to the level of the disc insert may be required for servicing the larger disc insert models. **DO NOT ENTER THE STORMCEPTOR CHAMBER** unless you have the proper equipment, have been trained and are qualified to enter a confined space, as identified by local Occupational Safety and Health Regulations (*e.g.* Canada Occupational Safety and Health Regulations – SOR/86-304). Without the proper equipment and training, entry into confined spaces can result in serious bodily harm and potentially death. Consult local, provincial, and/or state regulations to determine the requirements for confined space entry. Be aware that the insert may be slippery. In addition, be aware that some units do not have a safety grate to cover the outlet riser pipe that leads to the submerged, lower treatment chamber.

The Vacuum Service Industry is a well-established sector of the service industry that cleans underground tanks, sewers and catch basins. Costs to clean a Stormceptor[®] will vary based on the size of unit and transportation distances.

The depth of oil in the interceptor can be determined by inserting a dipstick tube in the 150 mm (6") oil inspection/cleanout pipe ("disc" design), or in the 914 mm (36") central access way ("spool" design), or in the 100 mm (4") cleanout pipe ("inlet" design).

Similarly, the depth of sediment can be measured from the surface without entry into the Stormceptor via a dipstick tube equipped with a ball valve (Sludge Judge). This tube would be inserted in the central opening ("spool" design) or in the 610 mm (24") opening ("disc" design), or in the 100 mm (4") cleanout pipe ("inlet" design). Maintenance should be performed once the sediment depth exceeds the guideline values provided in Table 3.

For the "spool" design Stormceptor maintenance is performed through the large central 914 mm (36") diameter opening for both the oil and the sediment. In the "disc" design, oil is removed through the 150 mm (6") oil inspection/cleanout pipe and sediment is removed through the 610 mm (24") diameter outlet riser pipe. Alternatively, oil could be removed from the 610 mm (24") opening if water is removed from the lower chamber to lower the oil level to the level of the drop pipes. For the "inlet" design, maintenance is performed through the 305mm (12") inlet drop pipe for the sediment, and oil can be removed from the 100 mm (4") oil/inspection cleanout pipe.

We recommend the following procedure to clean out the Stormceptor:

1. Check for oil (using a dipstick tube)
2. Remove any oil separately using a small portable pump
3. Decant the water from the unit to the sanitary sewer using a portable pump (**prior approval is required from the sewer authority/municipality**)
4. Remove the sludge from the bottom of the unit using a vacuum truck
5. Re-fill the Stormceptor with water where required by the local jurisdiction

How Often Is Maintenance Required?

Generally, annual maintenance is recommended but the required maintenance frequency will vary with the amount of pollution on your site (number of hydrocarbon spills, amount of sediment, etc.). It is recommended that the frequency of maintenance be increased or reduced based on local conditions. If the sediment load is high, maintenance may be required semi-annually. Conversely once the site has stabilized, maintenance may be required less frequently. Maintenance should be performed immediately after an oil spill or once the sediment depth in Stormceptor reaches the value specified in Table 3 based on the unit size.

In the "disc" design and "inlet" design, any potential obstructions at the inlet can be observed from the surface. The "disc" insert has been designed as a platform to facilitate maintenance of the Stormceptor and the storm drain system.

Table 3. Sediment Depths Indicating Required Maintenance

Model (Metric)	Model (US)	Sediment Depth mm (in.)
300	450	200 (8)
750	900	200 (8)
1000	1200	250 (10)
1500	1800	375 (15)
2000	2400	300 (12)
3000	3600	425 (17)
4000	4800	375 (15)
5000	6000	450 (18)
6000	7200	375 (15)

What Should I do in the Event of an Oil Spill?

Stormceptor® is often implemented in areas where the potential for spills is great. Stormceptor should be cleaned immediately after a spill occurs by a licensed liquid waste hauler. You should also notify the appropriate regulatory agencies as required in the event of a spill.

Disposal of the Trapped Material Removed from Stormceptor

The requirements for the disposal of material from Stormceptor are similar to that of any other Best Management Practices (BMP). Local guidelines should be consulted prior to disposal of the separator contents.

In most areas the sediment, once dewatered, can be disposed of in a sanitary landfill. It is not anticipated that the sediment would be classified as hazardous waste. In some areas, mixing the water with the sediment will create a slurry that can be discharged into a trunk sanitary sewer. In all disposal options, approval from the disposal facility operator/agency is required. Petroleum waste products collected in Stormceptor (oil/chemical/fuel spills) should be removed by a licensed waste management company.

What if I see an oil rainbow or sheen at the Stormceptor outlet?

With a steady influx of water with high concentrations of oil, a sheen may be noticeable at the Stormceptor outlet. This may occur because a rainbow or sheen can be seen at very small oil concentrations (< 10 ppm). Stormceptor will remove over 95% of all free oil and the appearance of a sheen at the outlet with high influent oil concentrations does not mean that the unit is not working to this level of removal. In addition, if the influent oil is emulsified, the Stormceptor will not be able to remove it. The Stormceptor is designed for free oil removal and not emulsified or dissolved oil conditions.

Appendix 1
Stormceptor[®] Affiliates

Stormceptor® Affiliates

CANADA

FIBERGLASS

Stormceptor Canada Inc.

416-626-0840 / 1-800-565-4801

Todd Neff

CONCRETE

Lafarge Canada Inc.

403-292-9502 / 1-888-422-4022

AB, MB, NW, ON, SK

604-502-5236

Chris Hughes

BC

Centennial Concrete Pipe & Products Inc.

519-622-7574 / 1-888-888-3222

Brian Lee

ON

Lécuyer et Fils Ltée.

450-454-3928

Réjean Tremblay

PQ

Strescon Limited

902-494-7400

Andrew LeVatte

NS

506-633-8877

Gary Bennett

NB, PE, NF

UNITED STATES

CSR Hydro Conduit

1-800-909-7763 CSR National Stormceptor® Information

AK, AL, AR, AZ, CA, CT
DC, DE, FL, GA, HI, s. IL, IN,
KS, KY, LA, MA, MD, ME,
MI, MO, MS, NC, NE, NH,
NM, NV, OK, OR, RI, SC, TN,
TX, VA, VT, WA

The Cretex Companies

612-441-2121

Brad Fossum

MN, IA, n. IL WI

Camtek Construction Products

724-327-3400

Andy Virostek

NY, NJ, OH, PA, WV

Carder Concrete Products

303-791-1600

Don Grzesiek

CO

Wyoming Concrete Products

307-265-3100

John Finch

ID, MT, ND, SD, UT, WY

AUSTRALIA

CONCRETE

CSR Humes

61 7 3364-2933

Colin Roome

Australia

CSR Construction Materials

61 3 9286-2624

Keith Caporn

Pacific Rim



**No information
submitted for this
item**

**No information
submitted for this
item**

MEMORANDUM

TO: Township Board

FROM: Michael Archinal; Manager

DATE: 2/1/07

RE: MERS Credited Service Purchase

Attached please you will find information related to my request of MERS for the purchase of credited service. This request represents no additional cost to the Township. The proposed resolution simply allows me to transfer funds from my Principal defined contribution retirement plan to the MERS defined benefit plan. I am seeking to purchase two years of additional service at a cost of \$15,353. Again this will not cost the Township any money in terms of current or future contributions. Language in the documents related to actuarial assumptions is moot since this is an up front lump sum purchase funded entirely by the employee. The Township Attorney has reviewed this resolution and concurs that it is appropriate and does not have any cost implications for the Township. Please consider the following resolution:

WHEREAS Michael C. Archinal is employed by Genoa Charter Township as Township Manager and,

WHEREAS Mr. Archinal desires to purchase additional credited service through the Municipal Employee's Retirement System (MERS) and,

WHEREAS MERS has prepared an actuarial cost of such a purchase and,

WHEREAS the cost to purchase two years of service is \$15,353 and,

WHEREAS this cost will be borne entirely by Mr. Archinal as an up front lump sum payment and,

WHEREAS Genoa Charter Township will not incur any additional financial obligation as a result of this action,

NOW THEREFOR BE IT RESOLVED. As provided in the MERS plan document 2 years and 0 months credited service is granted to Michael C. Archinal by resolution of the Genoa Charter Township Board adopted this 5th day of February, 2007.

THE HEIKKINEN LAW FIRM, P.C.

110 NORTH MICHIGAN AVENUE
HOWELL, MICHIGAN 48843

ARTHUR HEIKKINEN
RICHARD A. HEIKKINEN

(517) 546-1434
FAX (517) 546-6775

T R A N S M I T T A L

TO: MIKE ARONINOW

Date: 2/1/07

We are sending the following 1 pages excluding this cover sheet.

RE: PROPOSED RESOLUTION FOR MEMS CREDITED SERVICE PURCHASE

MIKE,

I HAVE REVIEWED THE PROPOSED RESOLUTION.

SINCE YOU WILL BUY 2 YEARS OF SERVICE AND PAY

FOR IT UP FRONT, I DO NOT THINK THAT THERE IS

ANY RISK THAT THE TOWNSHIP WILL BE EXPOSED TO

FINANCIAL RESPONSIBILITY.

Rick

FAX NO. 517/ 546-6775

PHONE NO. 517/ 546-1434

This facsimile contains PRIVILEGED AND CONFIDENTIAL INFORMATION intended only for the use of the addressee. If you are not the intended recipient, you are requested not to disseminate to copy this facsimile. If you have received this facsimile in error, please notify this office by telephone and return the original facsimile to us via U.S. Postal Service. Thank you for your anticipated cooperation.



Estimated Actuarial Cost of Additional Credited Service

Michael C. Archinal (XXX-XX-9061E2) Calculation Date: 2/1/2007
Division No. 4713BU01 - Genoa Township-Twp Manager (valid until 2 months after Calculation Date)
Member's Date of Birth: 10/13/1967 Age on Calculation Date: 39.3021 Years
Spouse's Date of Birth: 10/29/1966 N/A
Estimated Final Average Compensation on Calculation Date: \$76,709.16
Credited Service on Calculation Date: 4 Years, 11 Months
Other Governmental Service (for eligibility): 4 Years, 5 Months (please review the accuracy of this entry)
Type of Credited Service to be Granted: Generic
Additional Credited Service to be Granted: 2 Years, 0 Months (may not be used for vesting)

Total Actuarial Cost of Additional Credited Service: \$15,353

The member's share of the cost may be any amount from zero up to the Total Actuarial Cost, and is due at the time of purchase. The employer's share is the balance of the actuarial cost not paid by the member, and may be paid in a lump sum, or amortized over 30 years. For example, amortizing the Total Actuarial Cost over 30 years results in a first year employer contribution of \$823, increasing 4.5% each year thereafter.

Benefit Provisions in Effect on Calculation Date:

Benefit C (New) e2 Cola Benefit Benefit F55 (With 25 Years of Ser
Benefit FAC-5 (5 Year Final Avera 10 Year Vesting

Resolution to be Adopted by the Governing Body

As provided by the MERS Plan Document, the above additional credited service is granted this member by resolution adopted by (Governing Body) at its meeting on . It is understood that calculation of the actuarial cost is based on the assumptions approved by the Retirement Board on the date the calculation was prepared. Actual, future events and experience may result in changes different than those assumed, and liability different than that estimated.

(Signature of Authorized Official)

To Be Completed By The Member

I do hereby certify that the above service credit, for which I am applying, is in accordance with the restrictions regarding purchasing service credit. (Restrictions are outlined on reverse side of this form.)

(Signature of Michael C. Archinal)

(Date)

Acknowledgement of Purchase (To Be Completed By MERS Staff)

Payment Received: (Date) Member Payment: Employer Payment:

Service Credited: (Total) Signed: (MERS Staff) Or Amortized: []

Table with 8 columns: Ref. Date, Ret. Age, Service, FAC, Annual Ben., Change Date, Change Age, Annual Ben. Rows: Before Purchase, After Purchase.

Please Return Signed Original With Your Payment

MEMORANDUM

TO: Township Board

FROM: Michael Archinal; Manager

DATE: 2/1/07

RE: Oak Pointe Liquor License Transfer

Attached you will find two Resolutions to transfer ownership of a Resort Class C Liquor License from Emily's Restaurant to Oak Pointe Country Club. These items are on the action agenda as resolutions require a roll call vote.



Michigan Department of Labor & Economic Growth
MICHIGAN LIQUOR CONTROL COMMISSION (MLCC)
7150 Harris Drive, P.O. Box 30005
Lansing, Michigan 48909-7505

FOR MLCC USE ONLY
Request ID # 387883
Business ID # 7144

LOCAL APPROVAL NOTICE
[Authorized by MCL 436.1501]

January 19, 2007

TO: GENOA TOWNSHIP BOARD
2911 DORR ROAD
BRIGHTON, MI 48116-9436

APPLICANT: OAK POINTE COUNTRY CLUB, INC.

Home Address and Telephone No. or Contact Address and Telephone No.:
CCA GOLF COURSE HOLDCO, LLC (A DELAWARE LIMITED LIABILITY COMPANY), 3030 LBJ
FREEWAY, SUITE 600, DALLAS, TX 75234 (CONTACT ATTORNEY JOHN B. CARLIN, JR.
(248)816-3210)

The MLCC cannot consider the approval of an application for a new or transfer of an on-premises license without the approval of the local legislative body pursuant to the provisions of MCL 436.1501 of the Liquor Control Code of 1998. For your information, local legislative body approval is also required for DANCE, ENTERTAINMENT, DANCE-ENTERTAINMENT AND TOPLESS ACTIVITY PERMITS AND FOR OFFICIAL PERMITS FOR EXTENDED HOURS FOR DANCE AND/OR ENTERTAINMENT pursuant to the provisions of MCL 436.1916 of the Liquor Control Code of 1998.

For your convenience a resolution form is enclosed that includes a description of the licensing application requiring consideration of the local legislative body. The clerk should complete the resolution certifying that your decision of approval or disapproval of the application was made at an official meeting. **Please return the completed resolution to the MLCC as soon as possible.**

If you have any questions, please contact the On-Premises Section of the Licensing Division as (517) 636-4634.

**PLEASE COMPLETE ENCLOSED RESOLUTION AND RETURN
TO THE LIQUOR CONTROL COMMISSION AT ABOVE ADDRESS**

RESOLUTION

At a _____ meeting of the _____
(Regular or Special) (Township Board, City or Village Council)

called to order by _____ on _____ at _____ P.M.

The following resolution was offered:

Moved by _____ and supported by _____

That the request to TRANSFER OWNERSHIP OF 2006 RESORT CLASS C LICENSED BUSINESS (MCL 436.1531(2), LOCATED IN ESCROW AT 505 N. CENTER, NORTHVILLE, MI 48167, WAYNE COUNTY, FROM EMILY'S RESTAURANT, INC. TO OAK POINTE COUNTRY CLUB, INC.; TRANSFER LOCATION (GOVERNMENTAL UNIT) TO 4500 CLUB, BRIGHTON, MI 48116, GENOA TOWNSHIP, LIVINGSTON COUNTY; TRANSFER CLASSIFICATION TO A RESORT G-1 LICENSED BUSINESS; AND REQUEST A NEW DANCE-ENTERTAINMENT PERMIT.

be considered for _____
(Approval or Disapproval)

APPROVAL

DISAPPROVAL

Yeas: _____

Yeas: _____

Nays: _____

Nays: _____

Absent: _____

Absent: _____

It is the consensus of this legislative body that the application be:

_____ for issuance
(Recommended or Not Recommended)

State of Michigan _____)

County of _____)

I hereby certify that the foregoing is a true and complete copy of a resolution offered and

adopted by the _____ at a _____
(Township Board, City or Village Council) (Regular or Special)

meeting held on _____
(Date)

(Signed) _____
(Township, City or Village Clerk)

SEAL

(Mailing address of Township, City or Village)



Michigan Department of Labor & Economic Growth
MICHIGAN LIQUOR CONTROL COMMISSION (MLCC),
7150 Harris Drive, P.O. Box 30005
Lansing, Michigan 48909-7505

FOR MLCC USE ONLY

Request ID # 387881

Business ID # 187872

LOCAL APPROVAL NOTICE

[Authorized by MCL 436.1501]

January 22, 2007

TO: GENOA TOWNSHIP BOARD
2911 DORR ROAD
BRIGHTON, MI 48116-9436

APPLICANT: OAK POINTE COUNTRY CLUB, INC.

Home Address and Telephone No. or Contact Address and Telephone No.:

CCA GOLF COURSE HOLDCO, LLC (A DELAWARE LIMITED LIABILITY COMPANY), 3030 LBJ FREEWAY, SUITE 600, DALLAS, TX 75234 (CONTACT: ATTORNEY JOHN B. CARLIN, JR. (248)816-3210)

The MLCC cannot consider the approval of an application for a new or transfer of an on-premises license without the approval of the local legislative body pursuant to the provisions of MCL 436.1501 of the Liquor Control Code of 1998. For your information, local legislative body approval is also required for DANCE, ENTERTAINMENT, DANCE-ENTERTAINMENT AND TOPLESS ACTIVITY PERMITS AND FOR OFFICIAL PERMITS FOR EXTENDED HOURS FOR DANCE AND/OR ENTERTAINMENT pursuant to the provisions of MCL 436.1916 of the Liquor Control Code of 1998.

For your convenience a resolution form is enclosed that includes a description of the licensing application requiring consideration of the local legislative body. The clerk should complete the resolution certifying that your decision of approval or disapproval of the application was made at an official meeting. **Please return the completed resolution to the MLCC as soon as possible.**

If you have any questions, please contact the On-Premises Section of the Licensing Division as (517) 636-4634.

**PLEASE COMPLETE ENCLOSED RESOLUTION AND RETURN
TO THE LIQUOR CONTROL COMMISSION AT ABOVE ADDRESS**

RESOLUTION

At a _____ meeting of the _____
(Regular or Special) (Township Board, City or Village Council)

called to order by _____ on _____ at _____ P.M.

The following resolution was offered:

Moved by _____ and supported by _____

That the request from OAK POINTE COUNTRY CLUB, INC. TO TRANSFER ALL STOCK IN 2006 RESORT CLASS C LICENSED BUSINESS (MCL 436.1531(4) WITH DANCE-ENTERTAINMENT PERMIT, LOCATED AT 4500 CLUB, BRIGHTON, MI 48116, GENOA TOWNSHIP, LIVINGSTON COUNTY, THRU TRANSFER OF 1,000 SHARES FROM EXISTING STOCKHOLDER, CLUBCORP USA, INC. TO NEW STOCKHOLDER, CCA GOLF COURSE HOLDCO, LLC (A DELAWARE LIMITED LIABILITY COMPANY).

be considered for _____
(Approval or Disapproval)

APPROVAL

DISAPPROVAL

Yeas: _____

Yeas: _____

Nays: _____

Nays: _____

Absent: _____

Absent: _____

It is the consensus of this legislative body that the application be:

_____ for issuance
(Recommended or Not Recommended)

State of Michigan _____)

County of _____)

I hereby certify that the foregoing is a true and complete copy of a resolution offered and

adopted by the _____ at a _____
(Township Board, City or Village Council) (Regular or Special)

meeting held on _____
(Date)

(Signed) _____
(Township, City or Village Clerk)

SEAL

(Mailing address of Township, City or Village)



**American
Red Cross**

Blood Services
Great Lakes Region
P.O. Box 30102
1800 E. Grand River Avenue
Lansing, MI 48909-7602
Phone (517) 484-2224
Fax: (517) 484-2608

January 29, 2007

Polly & Mary
Genoa Twp Hall
2911 Dorr Rd
Brighton, MI 48116

Dear Polly & Mary:

Thank you for joining with the American Red Cross, Great Lakes Regional Blood Services and participating in the "Brighton Battle of the Banks" at Genoa Township Hall. The results of your December 29, 2006 blood drive are as follows:

Goal: 30
Presenting Donors: 27
Productive Units: 21

As you may know, since each unit of blood can be separated into three blood products, as many as **63** hospital patients may benefit from your generous blood donors!

Thank you again, to you and to and your staff for your continuing dedication to the American Red Cross and our community's blood supply. I look forward to working with you in the future.

Sincerely,

Terri Austin
American Red Cross
Donor Recruitment Representative

Central Area
1800 E. Grand River Avenue
Lansing, MI 48909-7602
Phone (517) 484-2224
Fax: (517) 484-2608

Eastern Area
1401 S. Grand Traverse Street
Flint, MI 48503-3794
Phone (810) 235-0002
Fax: (810) 232-5823

Northern Area
2350 Mitchell Park Drive
Petoskey, MI 49770-9600
Phone (231) 347-5984
Fax: (231) 347-6725

Western Area
313 W. Webster Avenue
Muskegon, MI 49440-1280
Phone (231) 726-3555
Fax: (231) 725-7759