

**GENOA CHARTER TOWNSHIP  
BOARD OF TRUSTEES  
REGULAR MEETING  
MAY 16, 2011  
6:30 p.m.**

**AGENDA**

Call to Order:

Pledge of Allegiance:

Call to the Public:

**Approval of Consent Agenda:**

1. Payment of Bills
2. Request to approve minutes: 05-2-11

**Approval of Regular Agenda:**

3. Request for approval of special use application, environmental impact assessment and site plan for a proposed 14,083 sq. ft. warehouse addition on an existing building located at 1244 Grand Oaks, Howell, petitioned by Precision Stamping Company, Inc.
4. Request for approval for a contract amendment with TTMPs to provide engineering survey for sidewalk installation on Grand River Avenue.

Correspondence  
Member Discussion  
Adjournment

CHECK REGISTERS FOR TOWNSHIP BOARD MEETING

DATE : May 16, 2011

|  |                     |
|--|---------------------|
| TOWNSHIP GENERAL EXPENSES: Thru May 16, 2011 | \$93,226.02         |
| May 13, 2011 Bi Weekly Payroll               | \$62,607.32         |
| OPERATING EXPENSES: Thru May 16, 2011        | \$21,809.43         |
| TOTAL:                                       | <u>\$177,642.77</u> |

| <u>Check Number</u> | <u>Vendor No</u> | <u>Vendor Name</u>             | <u>Check Date</u> | <u>Check Amount</u> |
|---------------------|------------------|--------------------------------|-------------------|---------------------|
| 27390               | COMCAST          | COMCAST                        | 05/02/2011        | 94.03               |
| 27391               | LC REG D         | Livingston County Register Of  | 05/02/2011        | 29.00               |
| 27392               | IRS              | Internal Revenue Service       | 05/03/2011        | 1,000.00            |
| 27393               | SHELL            | Shell                          | 05/03/2011        | 33.81               |
| 27394               | SOM-TRE          | State Of Mich- Dept Of Treasur | 05/04/2011        | 4,340.62            |
| 27395               | Administ         | Total Administrative Services  | 05/13/2011        | 869.19              |
| 27396               | Equitabl         | Equivest Unit Annuity Lock Box | 05/13/2011        | 455.00              |
| 27397               | MISDU            | Michigan State Disbursement Un | 05/13/2011        | 207.13              |
| 27398               | ACE HARD         | Ace Hardware                   | 05/16/2011        | 19.00               |
| 27399               | Aiello           | Alycia Aiello                  | 05/16/2011        | 40.00               |
| 27400               | AMER IMA         | American Imaging, Inc.         | 05/16/2011        | 30.83               |
| 27401               | ARCHINAL         | Michael Archinal               | 05/16/2011        | 88.64               |
| 27402               | Bobenal          | Bobenal Investments            | 05/16/2011        | 90.00               |
| 27403               | BRANVAN          | BRANDON VANMARTER              | 05/16/2011        | 1,040.00            |
| 27404               | BULLET           | Bullet Handyman Services       | 05/16/2011        | 145.02              |
| 27405               | Clearwat         | Clearwater Systems             | 05/16/2011        | 51.60               |
| 27406               | Concepc          | Colleen Concepcion             | 05/16/2011        | 37.00               |
| 27407               | CONTINEN         | Continental Linen Service      | 05/16/2011        | 78.11               |
| 27408               | COOPERST         | Cooper's Turf Management LLC   | 05/16/2011        | 160.00              |
| 27409               | Evancho          | Pam Evancho                    | 05/16/2011        | 42.00               |
| 27410               | Gabriele         | Jennifer Gabriele              | 05/16/2011        | 35.00               |
| 27411               | GANNETT          | PRESS & ARGUS                  | 05/16/2011        | 365.00              |
| 27412               | Gawryk           | Christine Gawryk               | 05/16/2011        | 89.00               |
| 27413               | Graetzel         | Eric Graetzel                  | 05/16/2011        | 47.00               |
| 27414               | Hieber           | Lorie Hieber                   | 05/16/2011        | 35.00               |
| 27415               | Hopman           | Kathy Hopman                   | 05/16/2011        | 37.00               |
| 27416               | ICCMA            | ICMA                           | 05/16/2011        | 870.67              |
| 27417               | JohnsonS         | Shannon Johnson                | 05/16/2011        | 114.00              |
| 27418               | Kress            | Patricia Kress                 | 05/16/2011        | 47.00               |
| 27419               | LANGWORT         | Langworthy Strader Leblanc     | 05/16/2011        | 1,102.40            |
| 27420               | Lauinger         | Margaret Lauinger              | 05/16/2011        | 42.00               |
| 27421               | LC MUNIC         | Livingston County Municipal Cl | 05/16/2011        | 20.00               |
| 27422               | LivCTrea         | Livingston County Treasurer    | 05/16/2011        | 790.87              |
| 27423               | Mancuso          | Mancuso & Cameron              | 05/16/2011        | 4,987.76            |
| 27424               | MartinS          | Sharon Martin                  | 05/16/2011        | 37.00               |
| 27425               | Perfect          | Perfect Maintenance Cleaning   | 05/16/2011        | 720.00              |
| 27426               | Reliable         | Reliable Record Examination    | 05/16/2011        | 200.00              |
| 27427               | UNEMPLOY         | Unemployment Insurance Agency  | 05/16/2011        | 2,741.84            |
| 27428               | WallaceD         | Deborah Wallace                | 05/16/2011        | 64.00               |
| 27429               | WASTE MA         | Waste Management               | 05/16/2011        | 71,992.00           |
| 27430               | WasteMan         | Waste Management of Michigan   | 05/16/2011        | 37.50               |

**Report Total: 93,226.02**

Accounts Payable  
Computer Check Register

Genoa Township

2911 Dorr Road  
Brighton, MI 48116

(810) 227-5225

User: diane

Printed: 05/06/2011 - 11:57

Bank Account: 101CH

| Check | Vendor No | Vendor Name                    | Date       | Invoice No         | Amount   |
|-------|-----------|--------------------------------|------------|--------------------|--|
| 27395 | Administ  | Total Administrative Services  | 05/13/2011 |                    | 869.19   |
|       |           |                                |            | Check 27395 Total: | 869.19   |
| 10088 | AETNA LI  | Aetna Life Insurance & Annuity | 05/13/2011 |                    | 25.00  |
|       |           |                                |            | Check 10088 Total: | 25.00  |
| 10089 | EFT-FED   | EFT- Federal Payroll Tax       | 05/13/2011 |                    | 6,782.04<br>2,503.03<br>3,694.93<br>864.14<br>864.14 |
|       |           |                                |            | Check 10089 Total: | 14,708.28  |
| 10091 | EFT-PENS  | EFT- Payroll Pens Ln Pyts      | 05/13/2011 |                    | 499.80   |
|       |           |                                |            | Check 10091 Total: | 499.80   |
| 27396 | Equitabl  | Equivest Unit Annuity Lock Box | 05/13/2011 |                    | 455.00   |
|       |           |                                |            | Check 27396 Total: | 455.00   |
| 10092 | FIRST NA  | First National Bank            | 05/13/2011 |                    | 300.00<br>2,770.00<br>42,772.92                      |

10090 prev. used

Check 10092 Total: 45,842.92

27397

MISDU

Michigan State Disbursement Un 05/13/2011

Child support 207.13

Check 27397 Total: 207.13

Report Total: 62,607.32

**First National  
Direct Deposit  
MAY 13, 2011  
Bi-Weekly Payroll**

| <u>Employee Name</u>  | <u>Debit Amount</u> | <u>Credit Amount</u> |
|-----------------------|---------------------|----------------------|
| <b>Genoa Township</b> | <b>\$45,842.92</b>  |                      |
| Aaron Korpela         |                     | \$1,180.76           |
| Adam Van Tassell      |                     | \$1,098.40           |
| Alex Chimpouras       |                     | \$1,882.31           |
| Amy Ruthig            |                     | \$945.96             |
| Angela Williams       |                     | \$687.17             |
| Caitlin Nims          |                     | \$947.21             |
| Carol Hanus           |                     | \$1,224.57           |
| Craig Bunkoske        |                     | \$1,590.97           |
| Daniel Schlack        |                     | \$1,401.97           |
| Dave Estrada          |                     | \$1,182.18           |
| David Miller          |                     | \$1,919.20           |
| Debbie Hagen          |                     | \$560.18             |
| Deborah Rojewski      |                     | \$2,394.05           |
| Dennis Smith          |                     | \$268.27             |
| Diane Zerby           |                     | \$363.36             |
| Duane Chatterson      |                     | \$1,316.06           |
| Eric Hartman          |                     | \$832.25             |
| Greg Tatara           |                     | \$2,480.20           |
| Jeffrey Meyers        |                     | \$1,054.81           |
| Joe Szabelski         |                     | \$925.87             |
| Judith Smith          |                     | \$1,194.14           |
| Karen J. Saari        |                     | \$974.00             |
| Kelly VanMarter       |                     | \$1,995.97           |
| Kyle Mitchell         |                     | \$929.59             |
| Laura Mroccka         |                     | \$1,677.85           |
| Martin Reich          |                     | \$1,594.22           |
| Michael Archinal      |                     | \$2,868.58           |
| Renee Gray            |                     | \$1,124.26           |
| Richard Bigham        |                     | \$1,855.19           |
| Robin Hunt            |                     | \$1,343.73           |
| Scott Lowe            |                     | \$1,284.22           |
| Steven Anderson       |                     | \$1,750.03           |
| Susan Sitner          |                     | \$739.07             |
| Tammy Lindberg        |                     | \$1,054.51           |
| Tesha Humphriss       |                     | \$1,201.81           |
| <b>Total Deposit</b>  |                     | <b>\$45,842.92</b>   |

05/11/11

## #504 DPW RESERVE FUND

## Payment of Bills

May 3 - 11, 2011

| Type | Date | Num | Name | Memo | Amount |
|------|------|-----|------|------|--------|
|------|------|-----|------|------|--------|

no checks issued

3:03 PM  
05/11/11

## #503 DPW UTILITY FUND

## Payment of Bills

May 3 - 11, 2011

| Type  | Date       | Num  | Name                              | Memo  | Amount    |
|-------|------------|------|-----------------------------------|---|-----------|
| Check | 05/03/2011 | 1688 | Shell Fleet Plus                  | invoice # 065332306104-acct # 065-332-306   | -849.78   |
| Check | 05/04/2011 | 1689 | Rick Bigham                       | May 2011 monthly cell phone allowance       | -60.00    |
| Check | 05/04/2011 | 1690 | Scott Lowe                        | May 2011 monthly cell phone allowance       | -60.00    |
| Check | 05/04/2011 | 1691 | Joe Szabelski                     | May 2011 monthly cell phone allowance       | -60.00    |
| Check | 05/04/2011 | 1692 | Caitlin Nims                      | May 2011 monthly cell phone allowance       | -60.00    |
| Check | 05/04/2011 | 1693 | Alex Chimpouras                   | May 2011 monthly cell phone allowance       | -60.00    |
| Check | 05/04/2011 | 1694 | Craig Bunkoske                    | May 2011 monthly cell phone allowance       | -60.00    |
| Check | 05/04/2011 | 1695 | Jeff Meyers                       | May 2011 monthly cell phone allowance       | -60.00    |
| Check | 05/04/2011 | 1696 | Eric Hartman                      | May 2011 monthly cell phone allowance       | -60.00    |
| Check | 05/04/2011 | 1697 | Marty Reich                       | May 2011 monthly cell phone allowance       | -60.00    |
| Check | 05/04/2011 | 1698 | Steve Anderson                    | May 2011 monthly cell phone allowance       | -60.00    |
| Check | 05/04/2011 | 1699 | Duane Chatterson                  | May 2011 monthly cell phone allowance       | -60.00    |
| Check | 05/04/2011 | 1700 | Dan Schlack                       | May 2011 monthly cell phone allowance       | -60.00    |
| Check | 05/04/2011 | 1701 | Aaron Korpela                     | May 2011 monthly cell phone allowance       | -60.00    |
| Check | 05/04/2011 | 1702 | Kyle Mitchell                     | May 2011 monthly cell phone allowance       | -60.00    |
| Check | 05/04/2011 | 1703 | Dave Estrada                      | May 2011 monthly cell phone allowance       | -60.00    |
| Check | 05/11/2011 | 1704 | BUSINESS IMAGING GROUP            | Inv 214152                                  | -278.10   |
| Check | 05/11/2011 | 1705 | Broner                            | Inv #'s 923226-00 & 924102-00               | -1,461.98 |
| Check | 05/11/2011 | 1706 | CAVALIER                          | Charges for April 2011 ACCT 2119355         | -22.84    |
| Check | 05/11/2011 | 1707 | Clearwater Systems                | Inv #'s from 4/12/2011 - 5/3/11             | -51.60    |
| Check | 05/11/2011 | 1708 | FASTENAL COMPANY                  | Inv #'s MIBRG59800 & 59599                  | -535.45   |
| Check | 05/11/2011 | 1709 | GORDON FOOD SERVICE               | Inv 758078391                               | -26.58    |
| Check | 05/11/2011 | 1710 | HOWELL TRUE VALUE HARDW           | Inv #'s 050987 & 051174                     | -189.87   |
| Check | 05/11/2011 | 1711 | J.J.Jinkleheimer                  | Inv 27409                                   | -180.00   |
| Check | 05/11/2011 | 1712 | Port City Communications, Inc.    | Acct # 4444 - Inv 444404082011              | -210.93   |
| Check | 05/11/2011 | 1713 | Pyramid Environmental Training LI | Inv 1005 dated 5/3/2011                     | -220.00   |
| Check | 05/11/2011 | 1714 | Red Wing Shoe Store               | Inv #'s 924 & 934                           | -789.96   |
| Check | 05/11/2011 | 1715 | U.S. POSTMASTER                   | Oak Pointe billing - Feb, March, April 2011 | -286.78   |
| Check | 05/11/2011 | 1716 | USABlueBook                       | Inv 372857                                  | -1,297.44 |

Grand Total

-7,301.31

## #595 PINE CREEK W/S FUND

## Payment of Bills

May 3 - 11, 2011

| <u>Type</u> | <u>Date</u> | <u>Num</u> | <u>Name</u> | <u>Memo</u> | <u>Account</u> | <u>Amount</u> |
|-------------|-------------|------------|-------------|-------------|----------------|---------------|
|-------------|-------------|------------|-------------|-------------|----------------|---------------|

no checks issued

05/11/11

## #593 LAKE EDGEWOOD W/S FUND

## Payment of Bills

May 3 - 11, 2011

| <u>Type</u>        | <u>Date</u> | <u>Num</u> | <u>Name</u>               | <u>Memo</u>                            | <u>Amount</u>     |
|--------------------|-------------|------------|---------------------------|--|-------------------|
| Check              | 05/11/2011  | 1936       | Biotech Agronomics, Inc.  | Inv 669 dated 4/26/2011                | -9,191.42         |
| Check              | 05/11/2011  | 1937       | DTE Energy                | Service from March 31 - May 2, 2011    | -4,223.89         |
| Check              | 05/11/2011  | 1938       | GENOA TOWNSHIP-ADMIN FEES | Utility billing Jan 1 - March 31, 2011 | -1,092.81         |
| <b>Grand Total</b> |             |            |                           |  | <b>-14,508.12</b> |

Due to software problems Oak Pointe "payment of bills" will be available with the next board packet.



**GENOA CHARTER TOWNSHIP**  
**Board of Trustees**  
**Regular Meeting**  
**May 2, 2011**

**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, Steve Wildman, Jim Mortensen, Todd Smith and Jean Ledford. Also present were Township Manager Michael Archinal, Township Attorney Frank Mancuso and six persons in the audience.

A Call to the Public was made with the following response: Carey Weihmiller of Waste Management addressed the board. We have worked together with Genoa Township for many years. We have provided a lower bid to the township than originally submitted and we will eliminate the fuel surcharge from our contract. Two of our employees live in Genoa Township and this action would eliminate their jobs. We would like to continue to service Genoa Township and are asking a 30 day tabling of your recommendation to change refuse carriers.

Don Grostic – I live in the township and have worked for Waste Management for 27 years. Why would you change when you have always been happy with our service to the township? Paul Mudri – I am a Genoa Township resident for 15 years and work for Waste Management. Half of our customers place more refuse at the curb side than is allowed and we pick it up. I would gladly pay a small tax increase to continue with Waste Management

**Approval of Consent Agenda:**

Moved by Ledford, supported by Mortensen, to approve all items on the Consent Agenda as presented. The motion carried unanimously.

**1. Payment of Bills**

**2. Request to approve minutes: 05-2-11**

**Approval of Regular Agenda:**

Moved by Mortensen, supported by Wildman, to approve for action all items listed under the regular agenda. The motion carried unanimously.

**3. Request for approval of refuse collection contract with Duncan Disposal.**

McCririe gave an overview of the action the Administrative Committee had taken over the last three months in an effort to renew the contract for refuse collection and disposal.

Mancuso - The original contract with Waste Management was signed in 1998 with three addendums executed thereafter. I have reviewed section 2-B as referenced by Patrick Greve in his correspondence dated May 1, 2011 and the township may engage in an extension of that contract with Waste Management or they may choose to retain the services of Duncan. Note: A copy of that e-mail is attached to the minutes of this meeting.

Skolarus – Waste Management has serviced the township since 1974 when they bought out Mister Rubbish. We have had an excellent relationship with your company during all of that time. The new contract with Duncan will provide curb side recycling which is important as we move forward.

Wildman – I agree that service has been excellent.

Mortensen – This contract with Duncan allows termination after six months if we are not satisfied. That tells me that they will do everything possible to retain our business.

Archinal – Curbside service has never been a problem. The difficulty is with the service center. We called a couple weeks ago and were on hold for 19 minutes before we spoke with someone at Waste Management.

Weihmiller – I can guarantee that curbside service will not be as good as it is today with Waste Management. I hate to see these gentlemen lose their jobs. I apologize on behalf of Waste Management for the correspondence that was sent to this board by e-mail.

The contract was reviewed for errors. Moved by Skolarus, supported by Ledford, to approve the contract with Duncan with the following changes: the tax statement date is July 2011; recycle bins stay with the house; the contractor shall sell stickers to the township. The Clerk and Supervisor shall execute the contract after corrections are made. Duncan will begin service on Monday August 1, 2011. The motion carried unanimously.

**4. Request for approval of a proposal from Superior Play for the installation of playground equipment at the Township hall property.**

Moved by Ledford, supported by Wildman, to approve the purchase of play equipment from Superior Play, L.L.C. with authorization to execute the agreement as depicted on the site plan. This will include the purchase of benches and other miscellaneous items as needed during construction. The cost will not exceed \$130,000.00 and a D & B will be sought prior to any distribution of funds. The motion carried unanimously.

The regular meeting of the Genoa Charter Township Board was adjourned at 7:20 p.m.


  
Paulette A. Skolarus  
Genoa Township Clerk

(Press/argus 05/06/2011)



# Genoa Charter Township

2911 Dorr Road • Brighton, Michigan 48116 • (810) 227-5225 • Fax (810) 227-3420 • www.genoa.org

**TO:** Township Board  
**FROM:** Kelly VanMarter, Planning Director   
**DATE:** May 13, 2011  
**RE:** Precision Stamping Addition - Special Use Application, Environmental Impact & Site Plan Approval

MANAGER REVIEW: 

Honorable Trustees,

On May 9, 2011 the Planning Commission recommended approval of a 14,083 square foot warehouse addition for Precision Stamping located at 1244 Grand Oaks Drive, Howell. The approval involves a Special Land Use Application, Environmental Impact Assessment, and Site Plan. There have been no changes to the plans since the Planning Commission meeting. Please consider the following action in regard to this subject:

**Special Use Application:** Approval with the following conditions:

1. The existing outdoor storage will be relocated inside or removed from the site once the building is completed and prior to the issuance of an occupancy permit;
2. The wall lights will be full cut-off fixtures;
3. The requirements in the Township Engineer letter dated 5/4/11 and Fire Department letter dated 5/5/11 will be complied with;
4. This recommendation for approval is given because it is the natural extension of the existing use. It is in an industrial area and meets the general requirements of section 19.03 of the Township Zoning Ordinance;

**Impact assessment (revised 4/25/11):** Approval.

**Site Plan (4/25/11):** I recommend approval of the site plan with the following conditions:

1. The existing outdoor storage will be relocated inside or removed from the site once the building is completed and prior to the issuance of an occupancy permit;
2. The wall lights will be full cut-off fixtures;
3. The requirements in the Township Engineer letter dated 5/4/11 and Fire Department letter dated 5/5/11 will be complied with;

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

Supervisor  
Gary T. McCririe

Clerk  
Paulette A. Skolarus

Treasurer  
Robin L. Hunt

Manager  
Michael C. Archinal

Trustees

H. James Mortensen • Jean W. Ledford • Todd W. Smith • Steven Wildman

**GENOA TOWNSHIP**  
**APPLICATION FOR SITE PLAN REVIEW**

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD

APPLICANT: Precision Stamping Company, Inc.

OWNER'S ADDRESS: 1244 Grand Oaks Drive Howell, MI 48843

SITE ADDRESS: 1244 Grand Oaks Drive Howell, MI 48843

PARCEL NUMBER: 4711-08-100-003

PHONE: 517-546-5656

LOCATION AND BRIEF DESCRIPTION OF SITE:  
14,000± SF Building Addition

THE PROPERTY IS OWNED BY: Precision Stamping Company, Inc.

BRIEF STATEMENT OF PROPOSED USE:  
Warehouse Expansion

THE FOLLOWING BUILDINGS ARE PROPOSED:  
100' x 140'8" Warehouse Addition

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: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

ARCHITECT OR ENGINEER'S SIGNATURE

Michael J. Zwick, Treas/SecR  
\*AGENT (acting for owner) SIGNATURE

\* A letter of Authorization from Property Owner is needed.

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

1.) David LeClair of Livingston Em at (810) 225-7699  
Name Business Affiliation Fax No.

David@Livingstonem.com

**APPLICATION FOR ZONING AND USE**

APPLICANT NAME\* & ADDRESS: Precision Strapping 1244 Grand Oaks

OWNER NAME\* & ADDRESS: Same

SITE ADDRESS: Same PARCEL #(s): 11-08-100-003

APPLICANT PHONE: ( ) \_\_\_\_\_ OWNER PHONE: ( ) \_\_\_\_\_

Location and brief description of site and surroundings:  
Existing facility on Grand Oaks Drive surrounded  
by similar businesses

Proposed Use:  
Expansion of existing use for more storage

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.

Facility is consistent with zoning and other  
surrounding uses

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.

Expansion is designed to be an extension of  
existing facility

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?

No new services are anticipated as no additional  
employees will be added

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?

No

c. 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.

No

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 [Signature] STATES THAT THEY ARE THE FREE OWNER\* OF THE PROPERTY OF PROPERTIES DESCRIBED ABOVE AND MAKES APPLICATION FOR THIS SPECIAL LAND USE PERMIT.

BY: \_\_\_\_\_

ADDRESS: 1244 Grand Oaks Drive Genoa Township

\*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:

1.) \_\_\_\_\_ of \_\_\_\_\_ at ( \_\_\_\_\_ ) \_\_\_\_\_  
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: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

**GENOA CHARTER TOWNSHIP  
PLANNING COMMISSION  
PUBLIC HEARING  
MAY 9, 2011  
6:30 P.M.  
MINUTES**

CALL TO ORDER: At 6:30 p.m., the meeting of the Genoa Township Planning Commission was called to order. Present constituting a quorum were Barbara Figurski, James Mortensen, Chairman Doug Brown, Diana Lowe, John McManus, and Dean Tenge. Also present were Tesha Humphriss, Township Engineer, and Kelly VanMarter, Township Planner.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

APPROVAL OF AGENDA: Upon motion by Barbara Figurski and support by James Mortensen, the agenda was adopted. **Motion approved.**

CALL TO THE PUBLIC: *(Note: The Board reserves the right to not begin new business after 10:00 p.m.)*

**OPEN PUBLIC HEARING # 1... Review of special use application, environmental impact assessment and site plan for a proposed 14,083 sq. ft. warehouse addition on an existing building located at 1244 Grand Oaks, Howell, petitioned by Precision Stamping Company, Inc.**

David LeClair from Livingston Engineering and Tony Baruzzini addressed the Planning Commission. The petitioner is requesting to add approximately 14,000 square feet of storage space to the back of their building. This will require additional parking and an additional hydrant, which they are having installed.

There are three evergreen trees that will be relocated due to the fire hydrant. The existing building is an earth tone building and the materials for the addition will match. The detention pond will be expanded to meet new County requirements.

Kelly VanMarter reviewed her letter dated May 5, 2011 with the Planning Commission. The petitioner submitted samples of their proposed building materials and Ms. VanMarter found them acceptable and appropriate. She felt if the parking spaces aren't required, there's no point in having them striped since there will be no additional employees. The landscaping for the detention basin will require 14 trees and 140 shrubs per the ordinance due to its size. However, this can be waived by the Planning Commission. Ms. VanMarter felt that the Planning Commission should take into consideration that the pond is behind an industrial building in an industrial area. The landscaping requirements in the

parking area have not been met. The Planning Commission can determine if that's appropriate given the scope of the addition. She requested that the Planning Commission make sure that there are shields on the lighting fixtures.

James Mortensen addressed the issue of outdoor storage with the petitioner. Mr. LeClair indicated that this is one of the reasons for the addition. James Mortensen asked why there are additional connection fees if there is no additional water or sewer being used. Ms. VanMarter explained that the table requires it and the petitioner can appeal that to the Board.

Tesha Humphriss discussed her letter of May 4, 2011. The storm water management plan meets current standards. She advised the petitioner that there are several steps regarding the fire hydrant after installation and she will make sure they are aware of it.

The Brighton Fire Department letter of May 5, 2011 was read by Chairman Brown. Mr. LeClair indicated a sprinkler system will be installed in the addition.

Mr. LeClair discussed the pond. It is a shallow pond and large. The pond must be enlarged to meet the current standards of the County. The culvert on the south side of the building will replace the ditch that currently exists.

The 7 parking spaces will be banked.

Tesha Humphriss indicated that the utility department would recommend there be no landscaping over the water main.

### **Planning Commission disposition of petition**

- A. Recommendation of Special Use Application.
- B. Recommendation of Environmental Impact Assessment.
- C. Recommendation of Site Plan.

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

1. The existing outdoor storage will be relocated inside or removed from the site once the building is completed and prior to the issuance of an occupancy permit;
2. The building materials and colors shown this evening, which match the existing building, are recommended for approval;
3. The Planning Commission agrees the 7 additional parking spaces may be banked;
4. The existing landscaping will continue with the exception that 3 trees will be relocated to the parking area;
5. The light fixtures will be shielded to provide a full cut-off status;



6. The requirements off the Township Engineer spelled out in her letter of May 4, 2011 will be complied with;
7. The requirements of the Brighton Fire Department letter of May 5, 2011 will be complied with;
8. This recommendation for approval is given because it is the natural extension of the existing use. It is in an industrial area and meets the general requirements of section 19.03 of the Township zoning ordinance;
9. Approval of the Township Board of the environmental impact assessment and the site plan.

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

**Motion** by Barbara Figurski to recommend to the Township Board approval approve environmental impact assessments dated 4/1/11 and revised 4/25/11 and previously approved impact assessment; subject to approval by Township Board of the site plan and special use permit.

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

**Motion** by James Mortensen to recommend to the Township Board approval of the site plan, subject to the following:

1. Approval by the Township Board of a special use permit and environmental impact assessment;
2. The building material colors reviewed by the Township Planning Commission this evening are accepted and are consistent with the existing building;
3. The 7 banked parking spaces may continue to be banked;
4. Landscaping will include only the relocation of 3 trees;
5. The lighting fixtures will be shielded to provide full cut-off;
6. The requirements in the Township Engineer's letter of May 4, 2011 and Brighton Fire Department letter dated May 5, 2011 will be complied with.

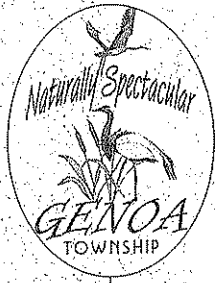
Support by Barbara Figurski. **Motion carried.**

**Administrative Business:**

- *Staff report. There is nothing to report.*
- *Approval of April 11<sup>th</sup>, 2011 Planning Commission meeting minutes. Motion by Barbara Figurski to approve the minutes. Support by Diana Lowe. **Motion carried.***
- *Member Discussion*

Adjournment

At 7:00 p.m., Barbara Figurski moved to adjourn the meeting. Support by Diana Lowe. **Motion carried.**



# Genoa Charter Township

2911 Dorr Road • Brighton, Michigan 48116 • (810) 227-5225 • Fax (810) 227-3420 • www.genoa.org

May 5, 2011

Planning Commission  
Genoa Charter Township  
2911 Dorr Road  
Brighton, Michigan 48116

**Subject:** Site Plan Review #2: Precision Stamping Addition  
**Location:** 1244 Grand Oaks Drive, Howell 48843  
**Zoning:** Industrial (IND)  
**Applicant:** Precision Stamping Company, Inc.

Dear Planning Commission:

I have reviewed the above reference special land use application, site plan (dated April 25, 2011) and impact assessment (dated April 25, 2011) for an 14,083 square foot warehouse addition on the west side of the existing building located at 1244 Grand Oaks Drive, Howell. The site is located on the west side of Grand Oaks Drive, south of Grand River Avenue. I have reviewed the plan for planning, zoning, and site design issues and defer to the Township Engineer for engineering issues.

## A. Summary of Issues:

1. Special Land Use approval is required from the Township Board because of the size of the expansion.
2. Samples of building materials and colors must be approved by the Planning Commission. The architectural plans do not meet current ordinance standards, but are consistent with the existing building.
3. The Planning Commission shall approve the use of banked parking for the 7 spaces required by the addition.
4. Additional landscaping is required for the parking lot and detention basin.
5. Cut sheets shall be provided for the proposed light fixtures.
6. The applicant should be aware that water and sewer connection fees of \$14,700 will be required for the proposed addition.

**Supervisor**  
Gary T. McCririe

**Clerk**  
Paulette A. Skolarus

**Treasurer**  
Robin L. Hunt

**Manager**  
Michael C. Archinal

### Trustees

H. James Mortensen • Jean W. Ledford • Todd W. Smith • Steven Wildman

**B. Existing Use:** The site is currently occupied by a 49,483 square feet combined office, manufacturing, and warehouse industrial building. The subject site and surrounding properties have a zoning of Industrial (IND). Industrial buildings over 40,000 square feet, or any expansion of such facilities over 25%, require special land use approval in the IND district. A previous addition to the existing building received site plan and special land use approval in 1998. The proposed expansion exceeds 25% of the existing building thus requiring special land use approval.

**C. Special Use Review (General Standards)**

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 and adjacent properties as Industrial. The intent of the Industrial classification is to develop industrial uses such as research, wholesale and warehouse activities and light industrial operations. The proposed use is consistent with the Master Plan classification.
2. **Compatibility.** The operation of the use will be conducted indoors and involve limited truck traffic, similar to the other uses in the industrial park. While the design of the building does not meet the architectural standards of the ordinance, the addition will match the existing building. The uses along the Grand Oaks Drive corridor are industrial in nature with no residential uses or zoning adjacent to the site that would be impacted by the request.
3. **Public Facilities and Services.** The site is served by existing roadways, as well as public facilities and services. The addition will not significantly alter existing conditions.
4. **Impacts.** The impact assessment indicates that the operation continues to use and store mineral spirits. Due to the industrial nature of surrounding land uses, adverse impacts are not generally anticipated.
5. **Mitigation.** The Township may require mitigation necessary to limit or alleviate any potential adverse impacts created by the special land use. As a condition of special land use approval, the architecture of the building should match the existing structure to promote uniformity in design.

**D. Site Plan Review**

1. **Dimensional Requirements.** The site plan complies with the dimensional standards of the Zoning Ordinance for the IND.
2. **Building Elevations.** The building elevation shows metal wall panels over concrete block on the north and south elevations with metal panels along the west elevation. The proposed

addition does not comply with the ordinance standards however it is consistent with the existing architecture. Planning Commission approval is required for the proposed architecture, including materials and colors.

3. **Parking.** The Zoning Ordinance requires 1 space for each 1,500 square feet of warehouse space, resulting in the need for 9 additional spaces for a total of 73 spaces. The site plan provides 69 existing spaces including 3 barrier free spaces and shows 7 banked spaces for a total of 75 spaces. To bank parking, the ordinance requires that the owner demonstrate that the required amount of parking is excessive and the owner shall agree to construct the additional parking at the discretion of the Township pursuant to the requirements of Section 14.02.05. The petitioner should be aware that the ordinance requires double or loop stripes.
4. **Loading.** The existing loading area is sufficient.
5. **Landscaping & Greenbelt.** The petitioner is proposing to relocate 3 trees from the north property line due to the installation of the water main and hydrant. No additional landscaping improvements are proposed. The following table summarizes the ordinance requirements for landscaping.

| Location                                       | Amount of Planting Required   | Amount of Planting Provided          | Additional Landscaping Required                                |
|--|---|--------------------------------------|--|
| Grand Oaks Frontage                            | 20 foot greenbelt;<br>8 canopy trees  | 74 foot greenbelt;<br>9 canopy trees | None   |
| Parking Area                                   | 8 canopy trees;<br>hedgerow across<br>parking lot; 780 sq.<br>ft. of landscaped<br>area | 2 trees                              | 6 canopy trees;<br>hedgerow; 780 sq. ft.<br>of landscaped area |
| Detention Basin<br>(approx. 685'<br>perimeter) | 14 trees; 140 shrubs  | None                                 | 14 trees; 140 shrubs   |

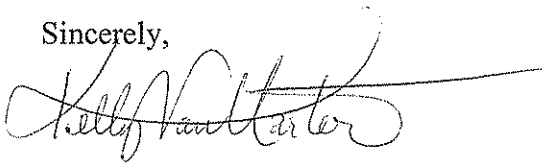
6. **Waste Receptacle and Enclosure.** The plan identifies an existing waste receptacle enclosure adjacent to the existing truck well within the covered loading area.
7. **Exterior Lighting.** The impact assessment states that 2 downward directed wall mount light fixtures will be installed over the proposed building exit locations. Cut sheets should be

provided by the applicant to confirm use of downward directed, cut-off fixtures.  
Additionally, all site lighting shall be reviewed for compliance with Township ordinances.

8. **Signs.** The submittal does not identify any signage proposed as part of this project. All proposed signage must comply with the requirements of Article 16 of the Township Zoning Ordinance.
9. **Impact Assessment.** A revised Impact Assessment (dated 4/25/11) has been provided by the applicant. The Assessment states that the project is not anticipated to create any adverse impacts upon environment, public services, surrounding land uses or traffic.
10. **Water and Sewer.** The petitioner should be aware that additional water and sewer connection fees totaling \$14,700.00 will be required for the proposed addition.

Should you have any questions concerning this matter, please do not hesitate to contact me at (810) 227-5225.

Sincerely,

A handwritten signature in cursive script, reading "Kelly VanMarter". The signature is written in black ink and includes a long horizontal flourish extending to the right.

Kelly VanMarter  
Planning Director



# Genoa Charter Township

2911 Dorr Road • Brighton, Michigan 48116 • (810) 227-5225 • Fax (810) 227-3420 • www.genoa.org

## Memorandum

**TO:** Genoa Township Planning Commission Members

**DATE:** May 4, 2011

**RE:** Precision Stamping Building Addition  
Site Plan Review #2

As requested, I have reviewed the above referenced site plan dated April 25, 2011, prepared by Livingston Engineering. The site is located on the west side of Grand Oaks. The petitioner is proposing to install a 14,000 square foot building addition. Please consider the following comments when taking action on this site plan:

### DRAINAGE AND GRADING

1. The petitioner is proposing to increase the size of the detention pond for the existing and proposed impervious area per the current Drain Commissioner's standards. I have reviewed the proposed stormwater management system and find that it has been designed in general conformance with the Livingston County Drain Commissioner Standards.
2. The proposed invert elevations of the 36-inch storm pipe on the south side of the site appear to be in error, there is minimal slope on the proposed pipe. It appears the western invert elevation should be 977.75 instead of 978.75.

### UTILITIES

3. The existing building is connected to the municipal sanitary sewer and water.
4. The petitioner is proposing the installation of a fire hydrant. The petitioner should be aware that construction plans and MDEQ permits will be required for the publically owned water main, which includes from the road to the fire hydrant. The construction plans should include details of the proposed water main apparatuses, including the fire hydrant, valves, and the water main restraint schedule. The petitioner should be aware that tracer wire is required on the publically owned water main.
5. A 25-foot easement for the water main is shown on the plan. This should be recorded prior to issuance of a land use permit for the site.

**Supervisor**  
Gary T. McCririe

**Clerk**  
Paulette A. Skolarus

**Treasurer**  
Robin L. Hunt

**Manager**  
Michael C. Archinal

#### Trustees

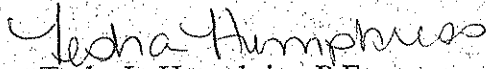
H. James Mortensen • Jean W. Ledford • Todd W. Smith • Steven Wildman

TRAFFIC

6. Only striping is proposed to the existing parking lot and the 14,000 square foot warehouse addition will not have a negative impact on traffic at this site.

Please contact me at (810) 227 – 5225 with any questions or concerns.

Sincerely,



Tesha L. Humphriss, P.E.  
Genoa Township Engineer



# Brighton Area Fire Department

615 W. Grand River

Brighton, Michigan 48116

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

May 5, 2011

Kelly VanMarter  
Genoa Township  
2911 Dorr Road  
Brighton, MI 48116

RE: Precision Stamping Company  
Warehouse Expansion Project  
1244 Grand Oaks  
Site Plan Review

Dear Kelly:

The Brighton Area Fire Department has reviewed the above mentioned site plan. The plans were received for review on April 27, 2011 and the drawings are dated April 25, 2011. The project is based on a 14,083 square foot expansion to an existing 20,658 square foot building (warehouse). The plan review is based on the requirements of the International Fire Code (IFC) 2009 edition.

1. It appears the renovation creates a building over the allowable height and area (unless provided with automatic sprinklers). The architect should provide a code path/synopsis for the building. The building shall be provided with an automatic sprinkler system in accordance with NFPA 13, *Standard for the Installation of Automatic Sprinkler Systems*.

**MBC 503**

*This item can be addressed during building review, although the fire protection lead, valving and fire department connection should be indicated during site plan.*

Additional comments will be given during the building plan review process (specific to the building plans and occupancy). If you have any questions about the comments on this plan review please contact me at 810-229-6640.

Cordially,

A handwritten signature in black ink, appearing to read "Michael D. Brian".

Michael D. Brian  
Fire Marshal



GENOA TOWNSHIP

APR 25 2011

RECEIVED

**Impact Assessment  
For  
Precision Stamping  
Proposed Warehouse Addition  
Charter Township of Genoa  
Livingston County, Michigan**

**Prepared By**

**Livingston Engineering  
3300 S. Old US-23  
Brighton, MI 48114  
(810) 225-7100  
April 1, 2011  
Revised April 25, 2011**

The following impact assessment has been prepared in accordance with section 18.07 of the Genoa Township, Livingston County, Michigan Zoning Ordinance. This section states that developments of this nature shall include such a report for review as part of the site plan review and approval process. As such, this report has been prepared to provide the required information and project overview of the development, in accordance with current township requirements.

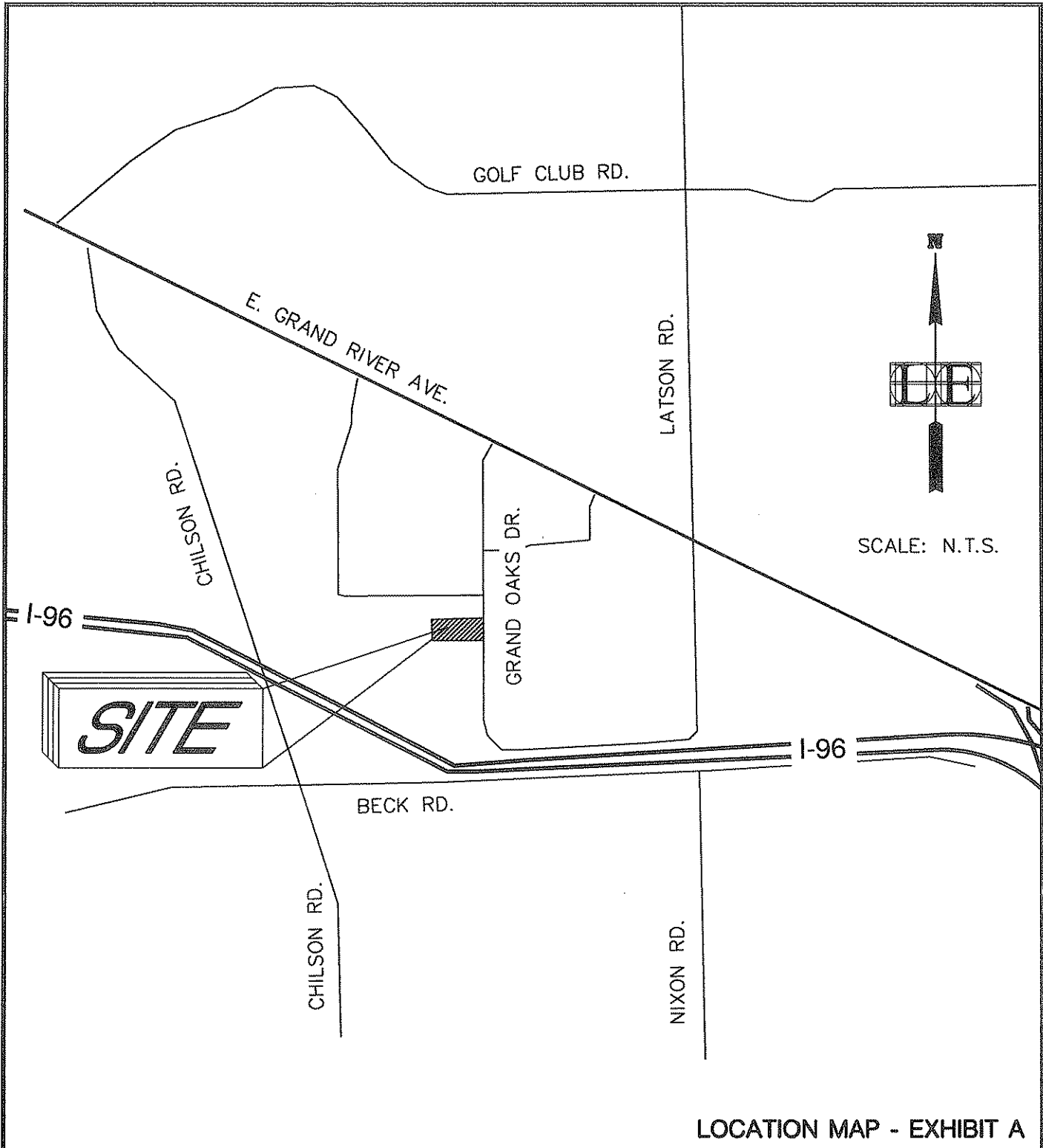
**I. Party Responsible for preparation of Impact Statement**

This impact assessment has been prepared by Livingston Engineering, a professional services company offering civil engineering, land surveying, and site planning services throughout southeast Michigan. Livingston Engineering is licensed to provide engineering and surveying services in Michigan, as well as engineering licenses in the states of Arizona, Colorado, New Mexico, Tennessee and Utah.

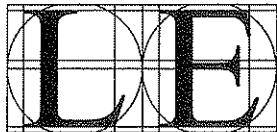
**II. Site Location**

The subject site contains approximately 10.03 acres located in the northwest ¼ of section 8, Genoa Township, Livingston County, Michigan. This parcel is located on the West side of Grand Oaks Drive. It is bordered on the North, West and South by other industrial uses and fronts on the east to Grand Oaks Drive. A location map and aerial photograph of the subject site is included in this report as Exhibit “A” and Exhibit “B” respectively. The site currently houses manufacturing, warehouse and office space for Precision Stamping.

Currently, the site is zoned IND, Industrial District. The adjacent parcels carry the same zoning designation. A copy of the Genoa Township Zoning Map is included in this report as Exhibit “C”.



LOCATION MAP - EXHIBIT A



**LIVINGSTON ENGINEERING**  
 CIVIL ENGINEERING      SURVEYING      PLANNING

3300 S. OLD US-23, BRIGHTON, MI 48114

<http://www.livingstoneng.com>

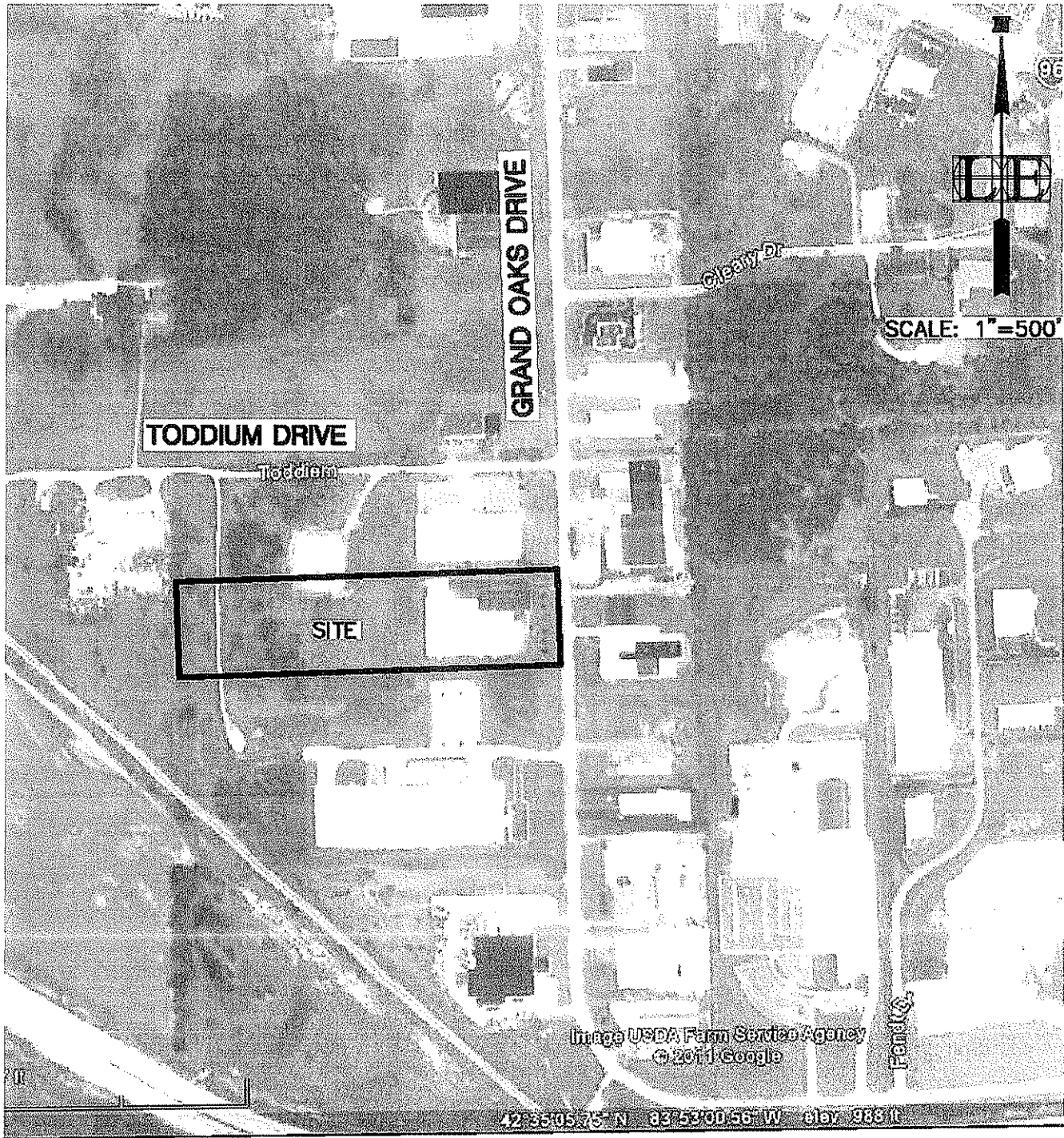
PHONE: (810) 225-7100

FAX: (810) 225-7699

DRAWN BY TEA      JOB No. 11127

DESCRIPTION  
 PRECISION STAMPING  
 GRAND OAKS DRIVE

DATE 4-1-2011 SHEET No. 1 OF 5 SCALE N.T.S.



**AERIAL PHOTOGRAPH - EXHIBIT B**



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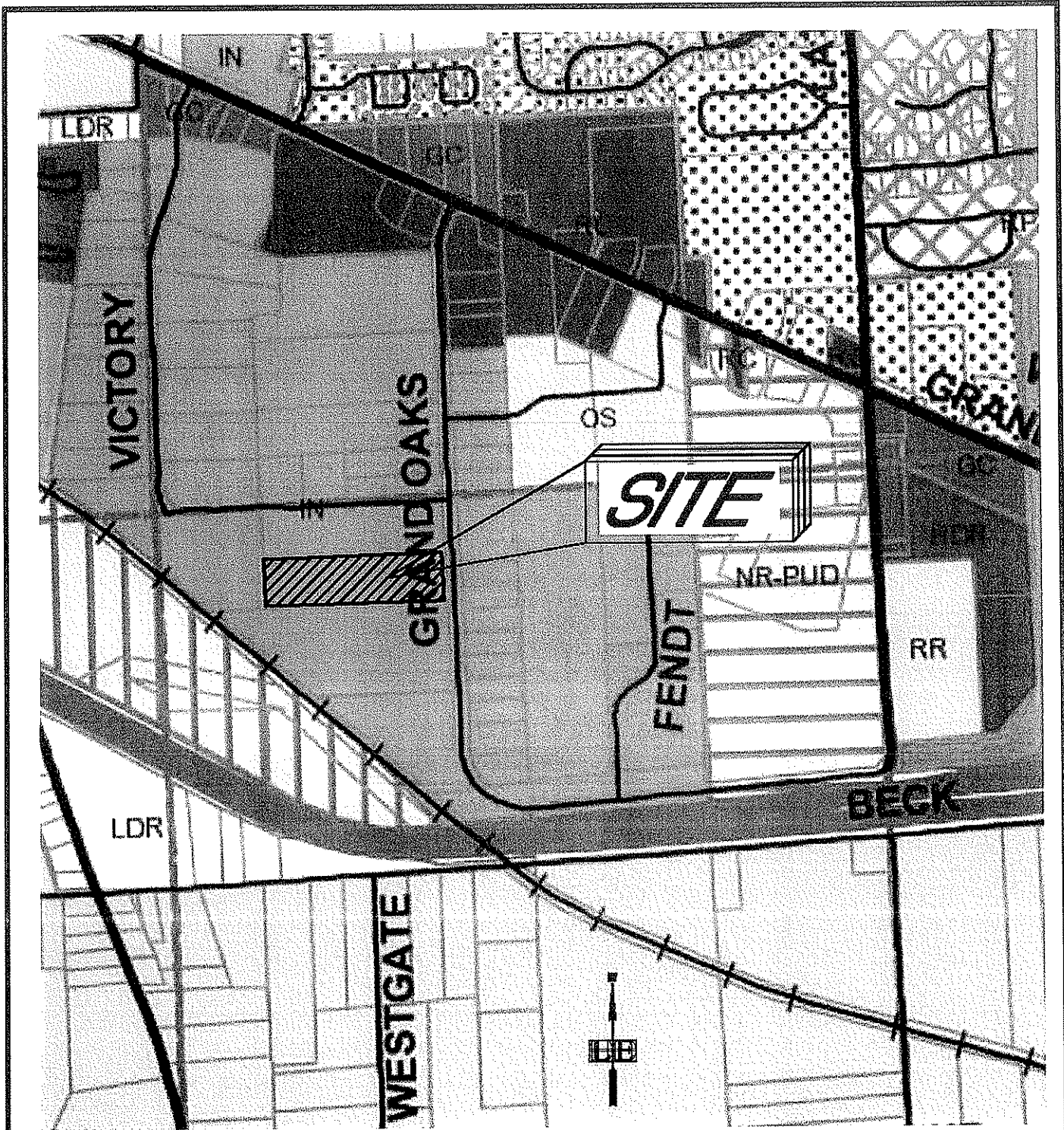
PHONE: (810) 225-7100

FAX: (810) 225-7699

DRAWN BY TEA      JOB No. 11127

DESCRIPTION  
 PRECISION STAMPING  
 GRAND OAKS DRIVE

DATE 4-1-2011 SHEET No. 2 OF 5 SCALE 1"=500'



PROPERTY ZONED - (IN) INDUSTRIAL

SCALE: 1"=1000' ZONING MAP - EXHIBIT C



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PHONE: (810) 225-7100

FAX: (810) 225-7699

DRAWN BY TEA JOB No. 11127

DESCRIPTION  
PRECISION STAMPING  
GRAND OAKS DRIVE

DATE 4-1-2011 SHEET No. 3 OF 5 SCALE 1"=1000'

### **III. Impact on Natural Features**

Currently, the site contains an existing building and operations of Precision Stamping. The site is only partially developed with the remainder of the parcel vacant with some scattered vegetation and trees.

Soils on the site consist primarily of Miami Loam. Miami loam is described as poorly drained soils with slow runoff characteristics and moderate permeability. A soils map of the subject site is included as Exhibit "D".

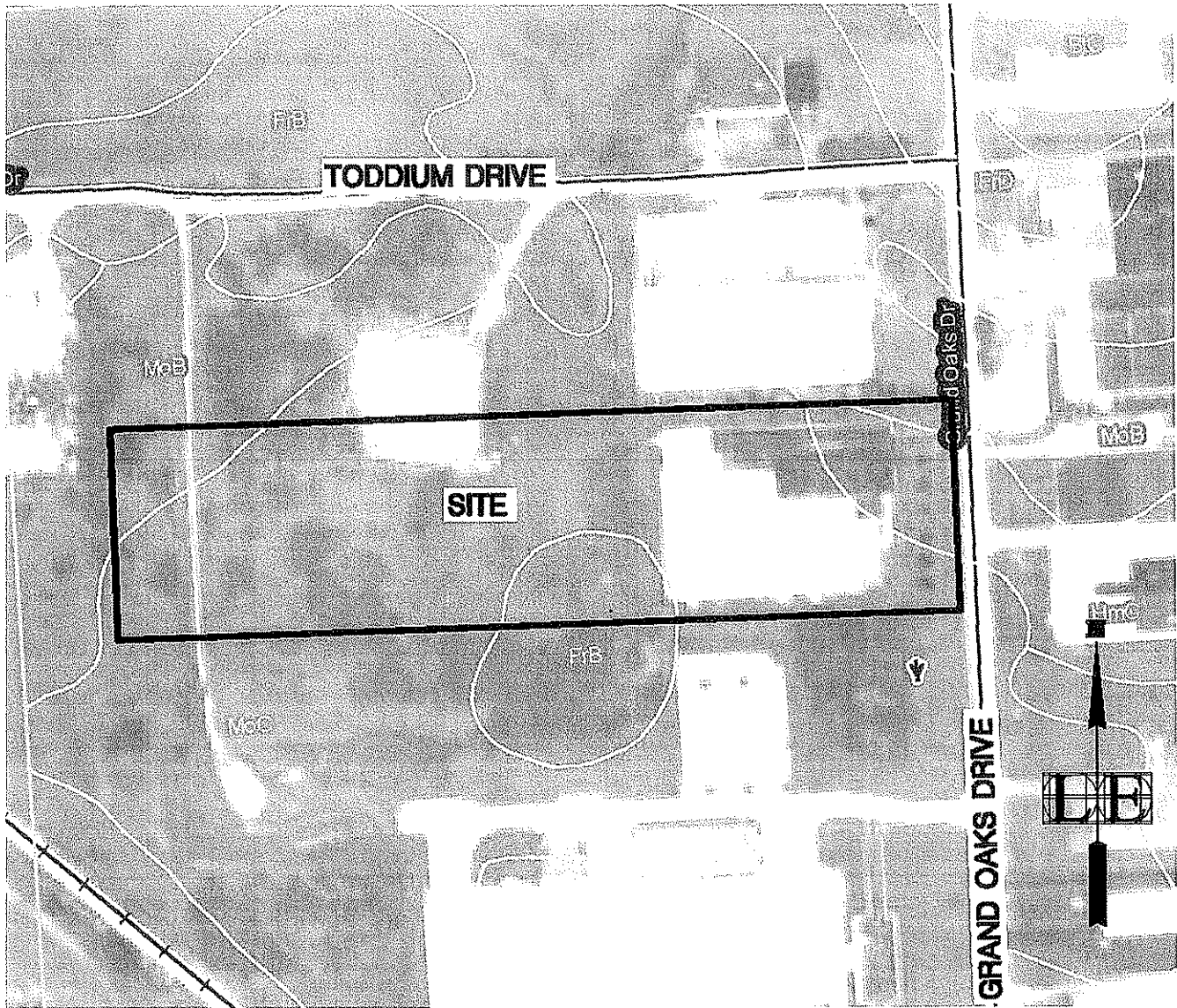
In its current condition, the parcel does not contain any Michigan Department of Environmental Quality (MDEQ) regulated wetland areas, but does contain a storm water detention basin for runoff generated from within the site. As depicted in Exhibit "E", drainage for this site generally drains into the detention basin where it will be detained and treated by way of an newly constructed outlet control structure releasing at an agricultural rate into an existing drainage ditch which runs in an Northwesterly direction from the site.

As proposed, the subject addition conforms to the designated zoning and as the site in its current condition is substantially developed, adverse affects will be minimal. Storm water runoff will be collected and directed into the existing drainage course utilizing best management practices prior to being discharged at a predevelopment rate.

### **IV. Impact on Storm Water Management**

As previously described, the site is partially developed with a drainage collection system in place. The drainage patterns for the addition will not alter the original development and subsequent addition.

Additional runoff generated from the building addition will be collected in eve gutters and sheet flow into the existing detention pond, which will be re-shaped and expanded as part of this project.



| Map Unit Symbol | Map Unit Name                                    |
|-----------------|--|
| BtC             | Boyer-Oshemo loamy sands, 6 to 12 percent slopes |
| FrB             | Fox-Boyer complex, 2 to 6 percent slopes         |
| FrD             | Fox-Boyer complex, 12 to 18 percent slopes       |
| HtE             | Hillsdale sandy loam, 18 to 25 percent slopes    |

| Map Unit Symbol | Map Unit Name                                 |
|-----------------|---|
| HmC             | Hillsdale-Miami loams, 6 to 12 percent slopes |
| MoB             | Miami loam, 2 to 6 percent slopes             |
| MoC             | Miami loam, 6 to 12 percent slopes            |
| MoD             | Miami loam, 12 to 18 percent slopes           |
| MoE             | Miami loam, 18 to 25 percent slopes           |

SCALE: 1"=250' SOILS MAP - EXHIBIT D



**LIVINGSTON ENGINEERING**  
 CIVIL ENGINEERING SURVEYING PLANNING

3300 S. OLD US-23, BRIGHTON, MI 48114

<http://www.livingstoneng.com>

PHONE: (810) 225-7100

FAX: (810) 225-7699

DRAWN BY TEA JOB No. 11127

DESCRIPTION  
 PRECISION STAMPING  
 GRAND OAKS DRIVE

DATE 4-1-2011 SHEET No. 4 OF 5 SCALE 1"=250'

During construction, soil erosion and dust control measures will be implemented. Best management practices including silt fence, check dams, and ground cover restoration be utilized during this time. For dust control, soil watering to keep the site in a moisture optimum condition will be performed with a water truck on an as needed basis. Upon completion of mass grading and earthmoving operations, permanent restoration including topsoil, seed and mulch along with landscape transplantation will be performed.

A soil erosion and sedimentation control permit will be required prior to the start of any site grading or construction.

#### **V. Impact on Surrounding Land Uses**

As proposed, the addition being proposed is in conformance with the current IND zoning designation and is identical to the current structure and is similar in nature to other developments within the area.

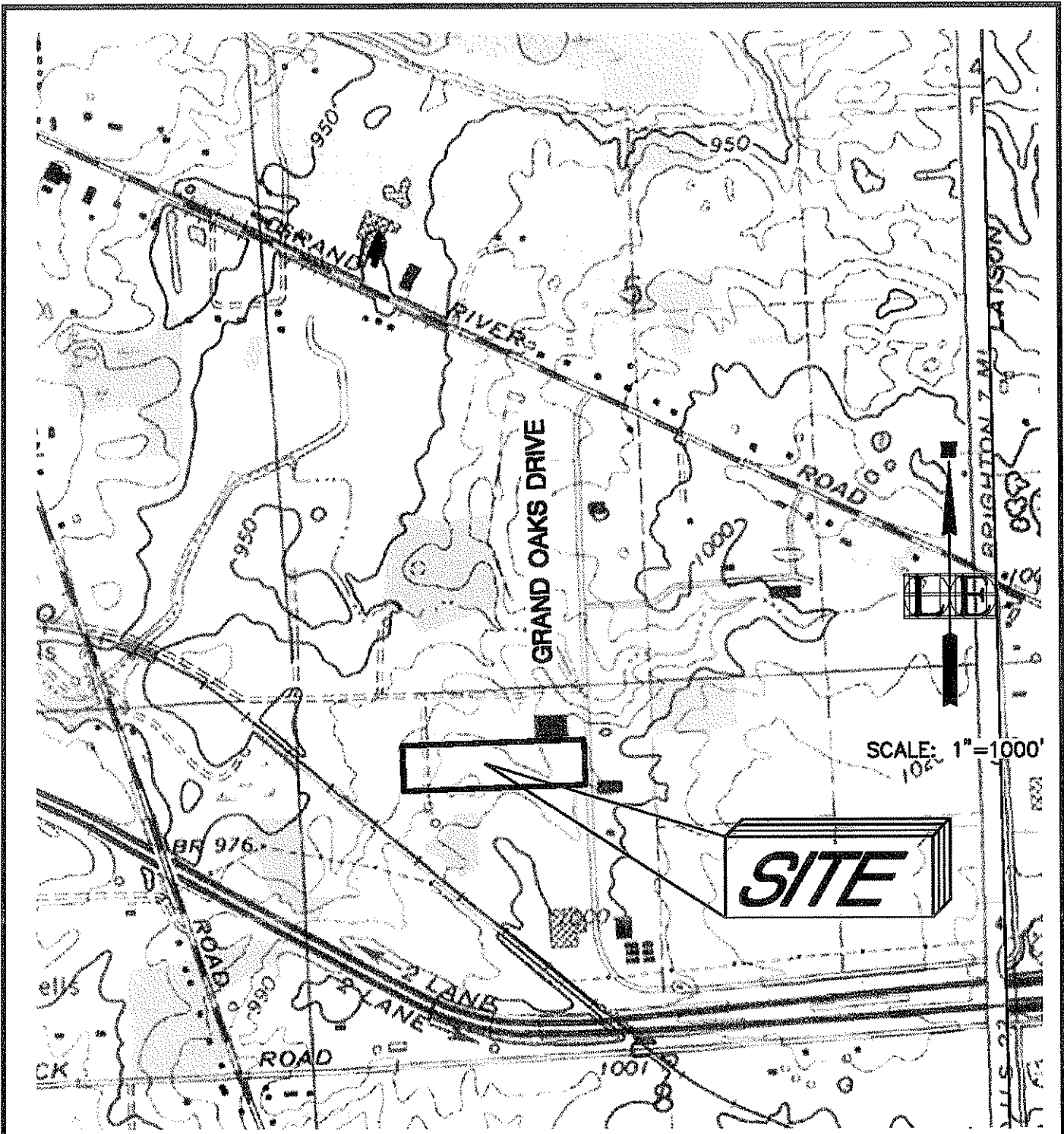
The proposed addition is for warehousing purposes only and is approximately 14,080 S.F. in size. The original facility was constructed in 1989 and consisted of 3,445 S.F. of office space and 31,726 S.F. of combined manufacturing/warehouse space. Since that time, a 10,562 S.F. warehouse addition and 3,750 S.F. cold storage area was added on to the facility, along with some additional parking. Hours of operation for this establishment will be consistent with normal office operations, namely 8:00 a.m. to 5:00 p.m., Monday through Friday with occasional Saturdays.

Access to this site is and will continue to be from Grand Oaks Drive.

For the proposed addition, it is not anticipated that the noise levels will approach 65 decibels at the property lines.

Site lighting for this addition will be limited to wall mounted fixtures at the two new building exit locations as required by the building code. Such new fixtures shall be downward directed to





EXISTING DRAINAGE - EXHIBIT E



**LIVINGSTON ENGINEERING**  
 CIVIL ENGINEERING SURVEYING PLANNING

3900 S. OLD US-23, BRIGHTON, MI 48114

<http://www.livingstoneng.com>

PHONE: (810) 225-7100

FAX: (810) 225-7699

DRAWN BY TEA JOB No. 11127

DESCRIPTION  
 PRECISION STAMPING  
 GRAND OAKS DRIVE

DATE 4-1-2011 SHEET No. 5 OF 5 SCALE 1"=1000'

reflect light toward and confined to ground areas as to not interfere with vision of persons on adjacent properties.

**VI. Impact on Public Facilities and Services.**

As this addition will generate no additional employees and is merely an expansion of an ongoing business concern, it is not anticipated that this addition will adversely affect emergency services such as fire and police. Additionally, as the addition is not a residential site, undesirable affects on local schools or recreation facilities is not expected.

**VII Impact on Public Utilities**

The proposed addition will not generate any additional employees. Additionally, as this addition is for storage only, no additional restrooms or other facilities are being added. A water main extension for a new fire hydrant near the proposed addition will be added for fire protection only. As such, no additional impact on the water and sewer system of Genoa Township will occur. Electrical and gas service will be extended into this addition from the existing facilities.

**VIII. Storage and Handling of Any Hazardous Materials**

As described the previous impact assessment for this property, mineral spirits are used in site and stored in compliance with all jurisdictional regulations.

**IX. Impact on Traffic**

As the proposed additional will add no employees to the facility and only minimally increase deliveries to the site, no adverse impact on traffic will occur.

**X. Historic and Cultural Resources**

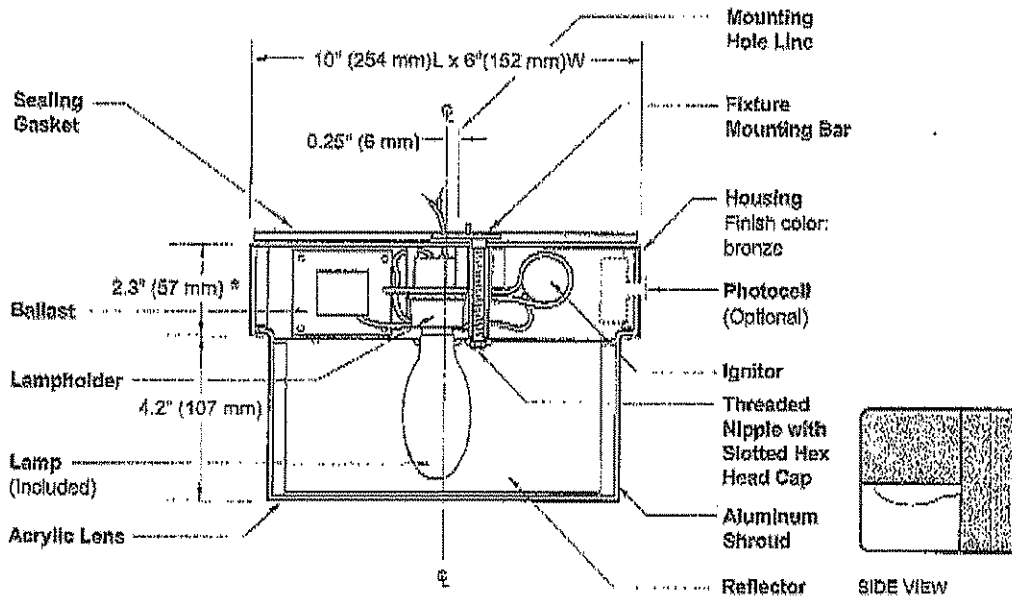
It is not believed that this addition will have any impact on any historic and/or cultural resources pertaining to the subject parcel and no known historic and/or cultural resources exist on this site that will be affected by this development.

**XI. Special Provisions**

No special provisions are part of this project.

**RECTANGULAR MID WALL MOUNT  
PERIMETER CUTOFF**

**E3-  
SERIES**



**NOTE:**

\* For all MH, and 100W HPS with 208V or 240V, this dimension is 3.0" (76 mm)

| SPEC #                      | MOUNTING POSITION | WATTAGE  | CATALOG #    |
|-----------------------------|-------------------|----------|--------------|
| <b>METAL HALIDE</b>         |                   |          |              |
|                             | Wall Downlight    | 50W MH   | E8406-(a)(b) |
|                             | Wall Downlight    | 70W MH   | E8407-(a)(b) |
| <b>HIGH PRESSURE SODIUM</b> |                   |          |              |
|                             | Any               | 35W HPS  | E3503-(a)(b) |
|                             | Any               | 50W HPS  | E3505-(a)(b) |
|                             | Wall Downlight    | 70W HPS  | E3507-(a)(b) |
|                             | Wall Downlight    | 100W HPS | E3510-(a)(b) |

Specify (a) Voltage & (b) Options.

| (a) VOLTAGE SUFFIX KEY |  |
|------------------------|--|
| D                      | 120/277V (Standard: 50 - 70W MH)                   |
| T                      | 120/277/347V (Canada Only) (70W MH; 70 - 100W HPS) |
| 1                      | 120V (Standard: 35 - 100W HPS)                     |
| 2                      | 277V (35 - 100W HPS)                               |
| 3                      | 208V (35 - 100W HPS)                               |
| 4                      | 240V (35 - 100W HPS)                               |
| 6                      | 347V (Canada Only) (70 - 100W HPS)                 |

For voltage availability outside the US and Canada, see Bulletin TD-9 or contact your Ruud Lighting authorized International Distributor.

| (b) OPTIONS (factory-installed) |                                     |
|---------------------------------|-------------------------------------|
| BS                              | Bronze Color Shroud                 |
| GS                              | Gold Color Shroud (n/a on 100W HPS) |
| H                               | High Power Factor Ballast           |
| J                               | Tamperproof Lens Fasteners          |
| (a)P                            | Photocell                           |
| R                               | Vertical Mounting*                  |
| V                               | Polycarbonate Lens                  |

Specify (a) Single Voltage --- See Voltage Suffix Key

\* Not available when both options R & (a)P are specified.

**GENERAL DESCRIPTION**

Aluminum die-cast ballast housing features a thermal air isolation chamber separating the ballast core and coil from the other electrical components. Supplied with a neoprene sealing gasket for complete waterproofing at the mounting surface. A silicone rubber seal is furnished between housing and lens to ensure a water- and insect-tight seal. Steel fixture mounting bar and threaded nipple provided for direct mounting to recessed junction box. Clear acrylic lens is fastened to housing with phillips-head captive stainless-steel screws. Combination of internal polished aluminum shroud (inside painted white and outside painted silver on 100W HPS) and specular reflector directs light downward to wash wall below and to the sides of the fixture.

**ELECTRICAL**

Fixture includes clear, medium-base lamp and porcelain enclosed, 4kv-rated screw-shell-type lampholder with spring-loaded center contact. Lamp ignitor included where required. All ballast assemblies are normal power factor and use the following circuit types:

- Reactor* (120V only)  
35 - 100W HPS
- Reactor/Transformer* (208, 240, 277V)  
35 - 100W HPS
- HX - High Reactance*  
50 - 70W MH; 70 - 100W HPS (347V)

**LABELS**

ANSI lamp wattage label supplied, visible during relamping. UL Listed in the US and Canada for wet locations and enclosure classified IP54 per IEC 529 and IEC 598.

**FINISH**

Exclusive DeltaGuard® finish features an E-coat epoxy primer with medium bronze acrylic powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. The finish is covered by our seven-year limited warranty.

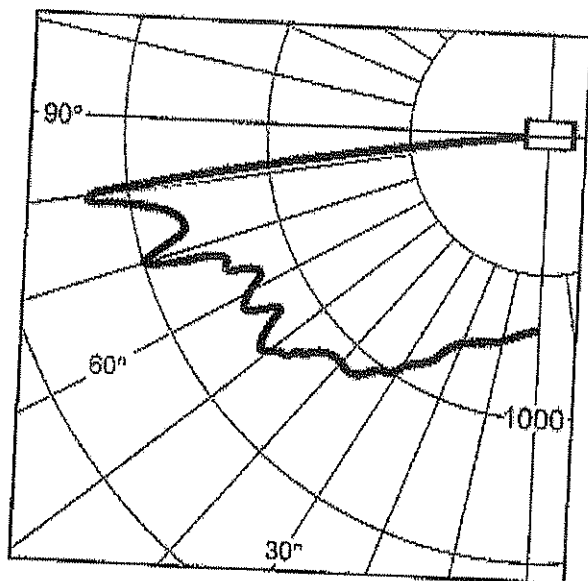
**ACCESSORIES**

|       |                         |
|-------|-------------------------|
| ESB-7 | Surface Mounting Box    |
| PAS-7 | Pole Mounting Bracket   |
| TFS-1 | Tamperproof Screwdriver |



**E3-H  
SERIES**

**RECTANGULAR HID WALL MOUNT  
PERIMETER CUTOFF**



Front View

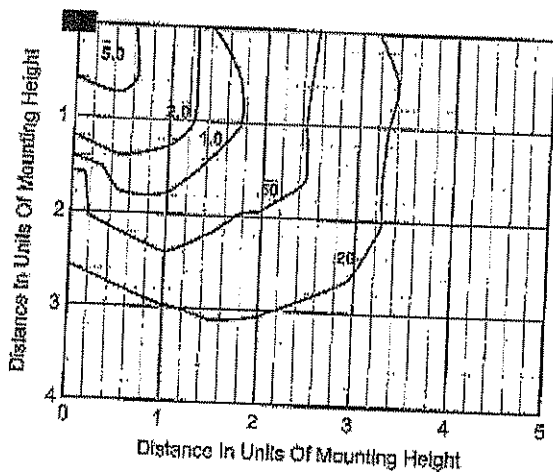
Lighting Sciences Inc.  
Certified Test Report No. LSI 9910  
Candlepower distribution curve of 70W HPS  
Rectangular Perimeter Cutoff Fixture.

Isocandle plots show initial footcandles at grade. (Footcandles = 0.0929 = Lux)

| ANGLE | MEAN CP | ANGLE | MEAN CP |
|-------|---------|-------|---------|
| 0     | 699     | 50    | 1269    |
| 5     | 714     | 55    | 1128    |
| 10    | 742     | 60    | 1229    |
| 15    | 770     | 65    | 1268    |
| 20    | 801     | 70    | 1525    |
| 25    | 899     | 75    | 1373    |
| 30    | 964     | 80    | 1668    |
| 35    | 1061    | 85    | 235     |
| 40    | 1094    | 90    | 39      |
| 45    | 1181    |       |         |

Maximum Candlepower: 1668  
Plane of Maximum CP: 55°  
Vertical Angle of Maximum Candlepower: 80°  
Lumen Rating: 6400

**EFFICIENCY = 66.7%**



Isocandle plot of 70W HPS Rectangular Perimeter Cutoff fixture at 10' (3 m) mounting height. (Plan view)

**MOUNTING HEIGHT CONVERSION TABLE**

Footcandle readings for mounting heights other than 10' (3 m) may be obtained by multiplying fc values by the following:

| HEIGHT        | MULTIPLIER |
|---------------|------------|
| 7.0' (2.1 m)  | 2.04       |
| 8.0' (2.4 m)  | 1.56       |
| 9.0' (2.7 m)  | 1.23       |
| 12.0' (3.7 m) | 0.69       |
| 16.0' (4.8 m) | 0.44       |
| 20.0' (6.1 m) | 0.25       |

**LAMP WATTAGE CONVERSION TABLE**

Footcandle readings for wattages and lamp types other than 70W HPS may be obtained by multiplying fc values by the following:

| LAMP/WATTAGE | MULTIPLIER |
|--------------|------------|
| 50W MH       | 0.48       |
| 70W MH       | 0.79       |
| 36W HPS      | 0.85       |
| 50W HPS      | 0.83       |
| 100W HPS     | 1.49       |



9201 Washington Avenue Racine, Wisconsin 53406-3772 USA

PHONE (262) 886-1900

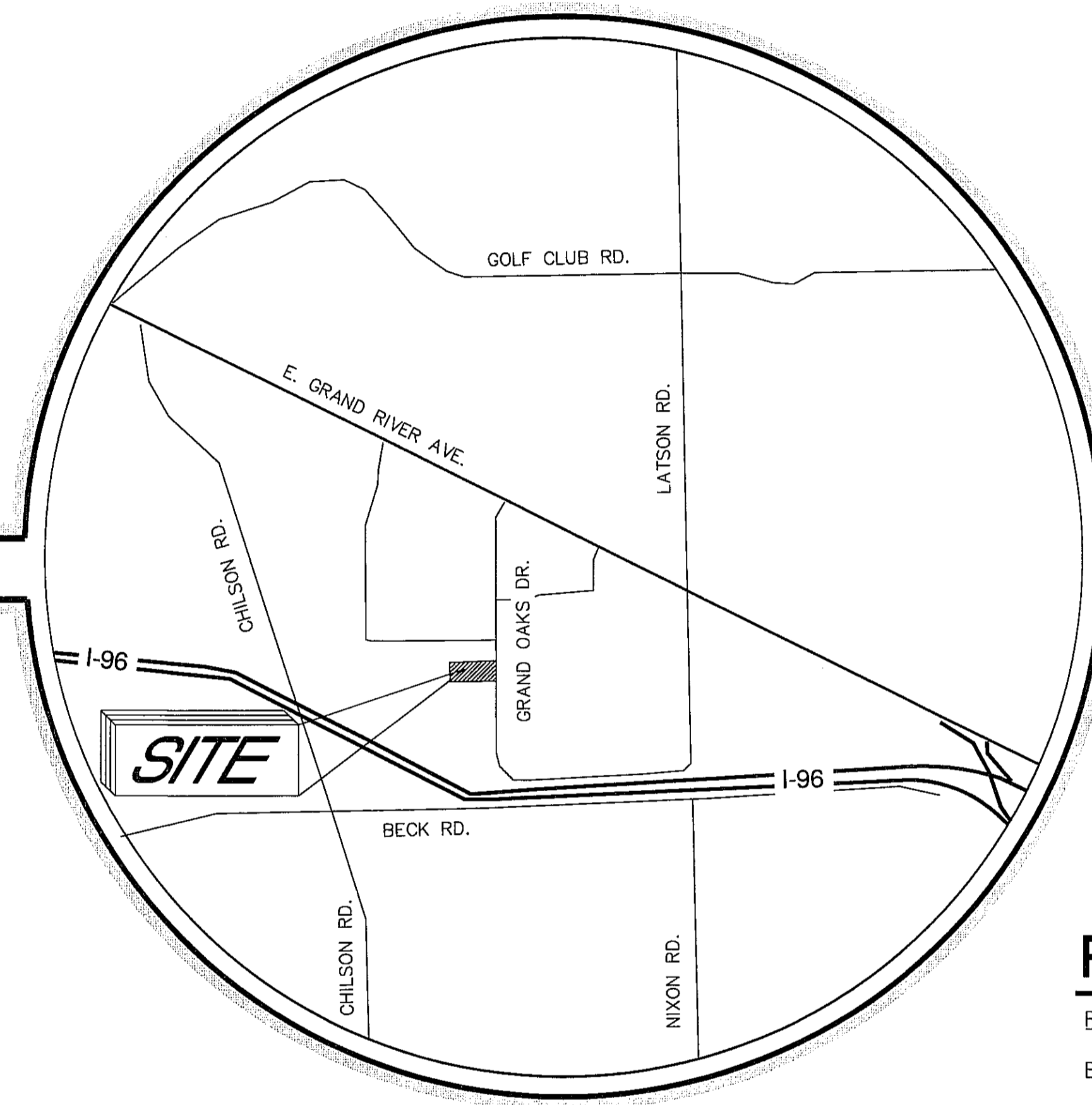
FAX (262) 884-3309

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www.ruudlighting.com

12/11/08

# SITE PLAN FOR PRECISION STAMPING WAREHOUSE EXPANSION PROJECT GENOA TWP, LIVINGSTON COUNTY, MICHIGAN



**LOCATION MAP**  
GENOA TWP., LIVINGSTON CO., MICHIGAN  
SECTION 08, T2N, R5E  
SCALE: N.T.S.

## GENERAL NOTES

1. Site Plan Use: Warehouse Expansion
2. The engineer and applicable agency must approve, prior to construction, any alteration or variance from these plans.
3. Property is to be serviced by existing public wastewater sewer and public water supply.
4. The engineer shall not be responsible for construction means, methods, techniques, sequences, procedures or safety precautions or programs utilized in connection with the work, and will not be responsible for the contractor's failure to carry out the work in accordance with the contract documents.
5. All construction shall be performed in accordance with the current standards and specifications of Livingston County and Genoa Township.
6. The contractor shall telephone The Village of Fowlerville 72 hours before beginning any construction.
7. Three working days prior to any excavation, the Contractor shall telephone MISS DIG (800-482-7171) for the location of underground utilities and shall also notify representatives of other utilities located in the vicinity of the work. It shall be the Contractor's responsibility to verify and/or obtain any information necessary regarding the presence of underground utilities which might affect this job.
8. Contractor is responsible for protecting all existing and proposed utilities from damage during all stages of construction.
9. No new sign is proposed with this site addition.

## UTILITY DISCLAIMER



Utilities as shown indicate approximate location of facilities only, as described by the various companies and no guarantee is given either as to the completeness or accuracy thereof. Contractor shall call "MISS DIG" 1-800-482-7171 prior to the start of construction. Electric, gas, phone and television companies should be contacted prior to the commencement of field activities.

## PARKING CALCULATION

### REQUIRED PARKING

EXISTING OFFICE AREA: 3445 S.F. / 300 = 12 SPACES  
 EXISTING MANUFACTURING AREA: 25,380 S.F./1000 x1.5 = 38 SPACES  
 EXISTING WAREHOUSE AREA = 16,908  
 EXISTING COLD STORAGE = 3,750  
 PROPOSED WAREHOUSE AREA = 14,083  
 SUBTOT 34,741  
 34,741 / 1500 = 24 SPACES  
 TOTAL = 12+38+24 = 74 SPACES

TOTAL # OF EMPLOYEE PEAK SHIFT = 42 x 1.2 = 51 SPACES  
 TOTAL PARKING REQUIRED = 74 SPACES (W/ 3 H.C. SPACES)

### PROPOSED PARKING

EXISTING SPACES = 69 SP.  
 PROPOSED (BANKED)PARKING SPACES = 7 SP.  
 TOTAL PARKING PROPOSED = 75 SPACES(W/3 H.C. SPACES)

## SHEET INDEX

- 1 COVER SHEET
- 2 SITE PLAN & SOIL EROSION AND SEDIMENTATION CONTROL PLAN
- 3 DETAIL SHEET

## LEGAL DESCRIPTION

### LEGAL DESCRIPTION

A part of the NW 1/4 of Section 8, T2N-R5E, Genoa Township, Livingston County, Michigan, described as follows: Commencing at the N 1/4 corner of said Section 8; thence S87°12'58"W along the North line of said Section 8, 496.99 feet to the Westerly Right-Of-Way line of Grand Oak Drive; thence S02°06'23"E along said Right-Of-Way line, 408.81 feet to the Point of Beginning of the parcel to be described; thence continuing S02°06'23"E, 331.00 feet; thence S88°02'55"W, 1320.00 feet; thence N02°06'23"W, 331.00 feet; thence N88°02'55"E, 1320.00 feet to the Point of Beginning, containing 10.03 acres, more or less.

## SITE DATA

1. CURRENT ZONING: IND(INDUSTRIAL DISTRICT)
2. EXISTING/PROPOSED USE: MANUFACTURING/WAREHOUSING
3. THE SOILS ON THE SITE ARE PREDOMINATELY LOAMS (PER NRCS SOIL SURVEY).
4. REQUIRED SETBACKS: 75' FRONT  
25' SIDE  
40' REAR
5. MAX. ALLOWABLE BLDG. HT. = 30'(2 STORIES)

## OWNER

PRECISION STAMPING  
1244 GRAND OAKS DRIVE  
HOWELL, MI 48843

## DESIGN/BUILD CONTRACTOR



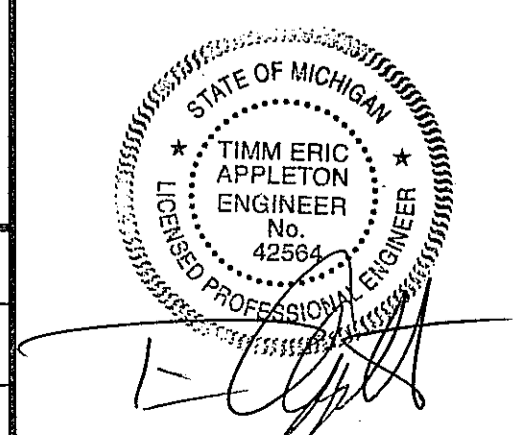
BARUZZINI CONSTRUCTION  
1281 S. OLD U.S. 23  
BRIGHTON, MI 48114

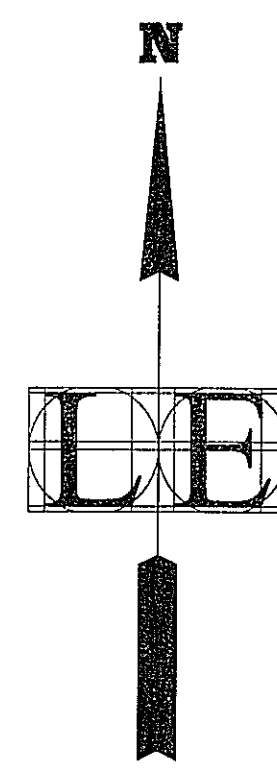
**LE LIVINGSTON ENGINEERING**  
CIVIL ENGINEERING SURVEYING PLANNING  
3300 S. OLD U.S. 23, BRIGHTON, MICHIGAN 48114  
http://www.livingstoneng.com PHONE: (810) 225-7100 FAX: (810) 225-7699

**SITE PLAN**  
**PRECISION STAMPING**  
**WAREHOUSE EXPANSION PROJECT**

| REVISIONS         | DATE    | PROJECT No.    |
|-------------------|---------|----------------|
| PER TWP. COMMENTS | 4-25-11 | 11127          |
|                   |         | SHEET 1 OF 3   |
|                   |         | DATE 3-31-2011 |

ENGINEER'S SEAL



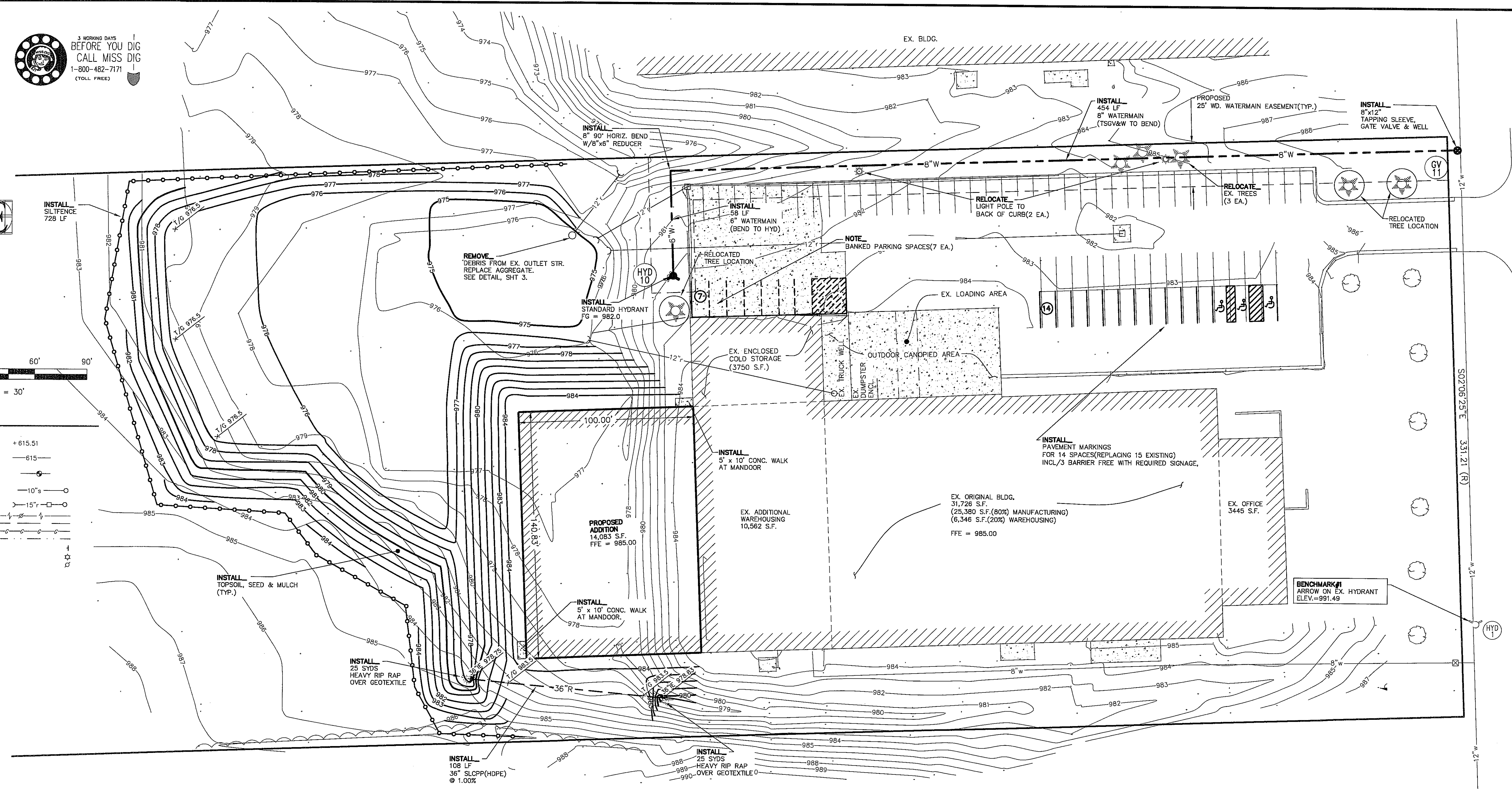


**LEGEND**

|                |         |
|----------------|---------|
| SPOT GRADE     | +615.51 |
| CONTOUR        | -615    |
| WATER MAIN     | —○—     |
| SANITARY SEWER | —○—     |
| STORM SEWER    | —○—     |
| OVERHEAD FENCE | — —     |
| GAS            | — —     |
| DRAINAGE DITCH | — —     |
| SIGN           | — —     |
| LIGHT POLE     | — —     |
| UTILITY POLE   | — —     |

**S.E.S.C. LEGEND**

|                |     |
|----------------|-----|
| PR. SILT FENCE | —○— |
|----------------|-----|

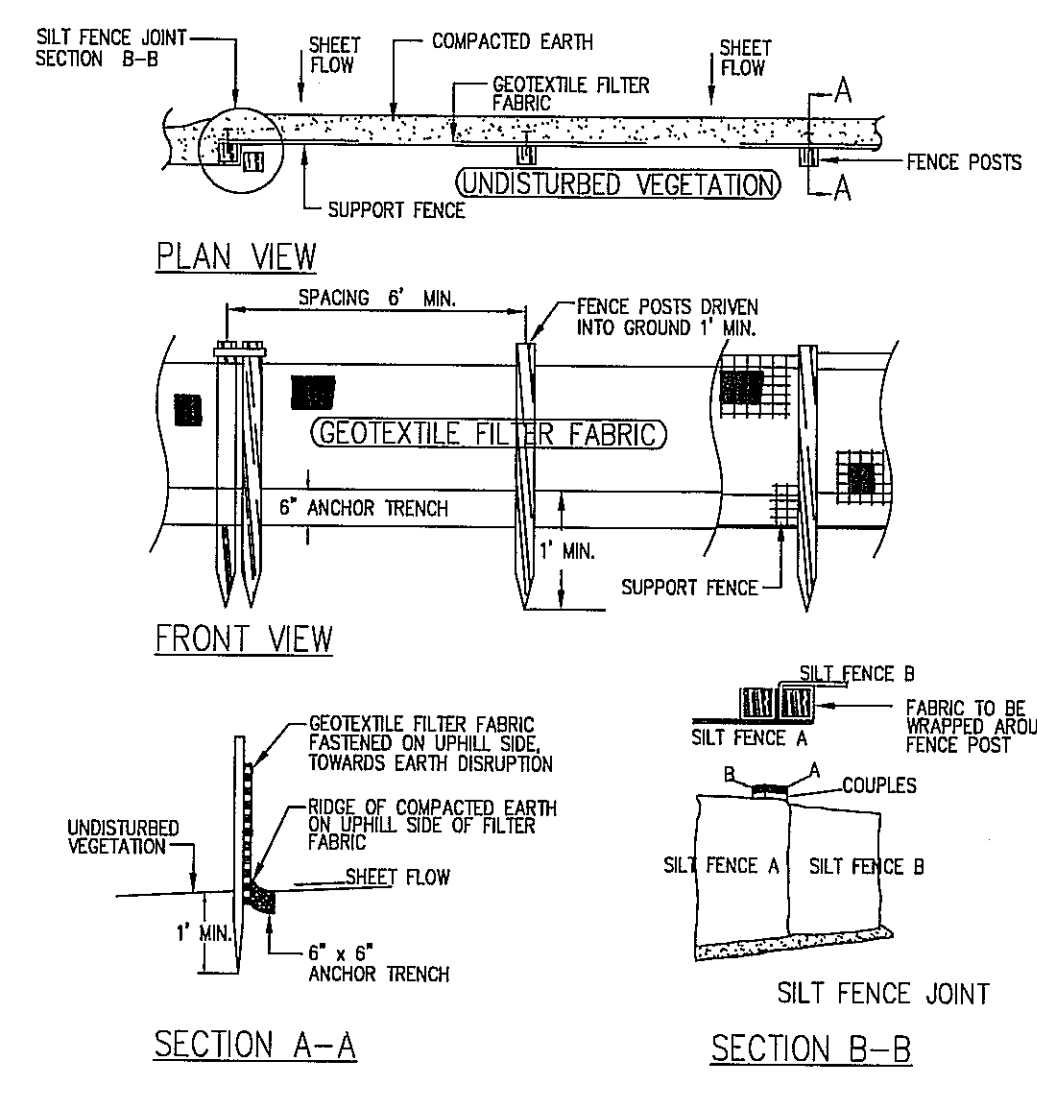


**SITE PLAN**  
SCALE: 1" = 30'-0"

**ADDITIONAL NOTES:**  
1. DUST CONTROL MEASURES SHALL BE PROVIDED DURING THE CONSTRUCTION OF THIS PROJECT.

**PROPOSED CONSTRUCTION SCHEDULE FOR THE YEAR 2011**

| ACTIVITY                  | MAY | JUN | JULY | AUG | NOV |
|---------------------------|-----|-----|------|-----|-----|
| CLEAR & GRUB              | —   | —   | —    | —   | —   |
| MASS GRADING              | —   | —   | —    | —   | —   |
| UTILITIES & FINAL GRADING | —   | —   | —    | —   | —   |
| PAVING                    | —   | —   | —    | —   | —   |
| SEED & MULCH              | —   | —   | —    | —   | —   |



**36" SILT FENCE (SP-2)**

Livingston County Soil Erosion Permit Template  
Temporary Controls And Sequence

- NOTIFY THE LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE 24 HOURS PRIOR TO THE START OF GRADE WORK.
- IN ACCORDANCE WITH PUBLIC ACT NO. 53, OF 1974, THE PERMIT HOLDER SHALL CALL MISS DIG FOR STAKING AND LOCATING OF UTILITIES, AT LEAST 72 HOURS IN ADVANCE OF THE START OF ANY WORK.

**PERMITTING STANDARDS**

- (IMPORTANT NOTICE) DETENTION PONDS SHALL BE EXCAVATED, TOPSOILED, SEED, MULCHED AND TACKED PRIOR TO THE START OF MASSIVE EARTH DISRUPTION. INGRESS/EGRESS MUST HAVE LARGE CRUSHED ROCK TO REDUCE THE TRACKING OF SOIL ONTO THE PUBLIC TRAFFIC AREAS. SEE DETAIL ITEMS BELOW.
- SILT FABRIC FENCE AS SHOWN ON PLANS SHALL BE PLACED ALONG PERIMETER ON ALL LOW LYING AREAS OF THE CONSTRUCTION SITE TO FILTER RUNOFF BEFORE LEAVING PROJECT SITE.
- ALL TEMPORARY EROSION CONTROL DEVICES AS NOTED ON PLANS SHALL BE INSTALLED PRIOR TO START OF MASSIVE EARTH DISRUPTION.
- PLAN DOES DENOTE A DETAILED EROSION CONTROL DEVICE TO RESTRICT TRACKING OF MATERIAL ONTO THE HIGHWAY. STONE DIAPERS SHALL BE INSTALLED AT ALL INGRESS/EGRESS AREAS OF THE SITE PRIOR TO THE START OF MASSIVE EARTH DISRUPTION. DIAPERS SHALL BE OF CRUSHED STONE AND SHALL HAVE A MINIMUM LENGTH OF 75 LINEAR FEET.

**DETENTION PONDS**

- DETENTION PONDS SHALL BE EXCAVATED, TOPSOILED, SEED, MULCHED AND TACKED PRIOR TO THE START OF MASSIVE EARTH DISRUPTION.
- DETENTION POND OUTLETS SHALL BE OF THE STANDPIPE AND STONE FILTER SYSTEM, WITH TRASH SCREEN. OUTLET FLOW SHALL NOT EXCEED 0.20 CUBIC FEET OF WATER PER SECOND/PER ACRE. POND DIKES SHALL HAVE A MINIMUM OF ONE (1) FOOT OF FREEBOARD.
- DIKES AND BERMS SHALL BE FREE OF ALL ORGANIC MATTER.
- ALL UNIMPROVED DISTURBED AREAS SHALL BE STRIPPED OF TOPSOIL WHICH WILL BE STORED ON-SITE FOR THE EXCAVATION STAGE. TOPSOIL PILES SHALL BE SEED, MULCHED, OR MATED WITH STRAW IN THE NON GROWING SEASON, IMMEDIATELY AFTER THE STRIPPING PROCESS IS COMPLETED, TO PREVENT WIND AND WATER EROSION.
- SOIL EROSION CONTROLS SHALL BE MONITORED DAILY BY THE ON-SITE ENGINEER, OR CONTRACTOR, WHICHEVER CASE APPLIES.

**SLOPES**

- SLOPES IN EXCESS OF 3 HORIZONTAL TO 1 VERTICAL SHALL NOT BE USED EXCEPT WITH A MECHANICAL DEVICE SUCH AS A RETAINING WALL, TERRACING, OR OTHER PRIOR APPROVED DEVICE. SLOPES STEEPER THAN 4 HORIZONTAL TO 1 VERTICAL SHALL HAVE STAKED MULCH BLANKETS OR SOD TO MINIMIZE THE CHANGE FOR EROSION.

**STORM DRAINS**

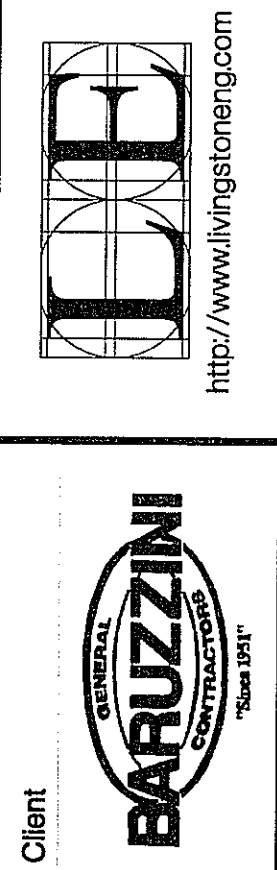
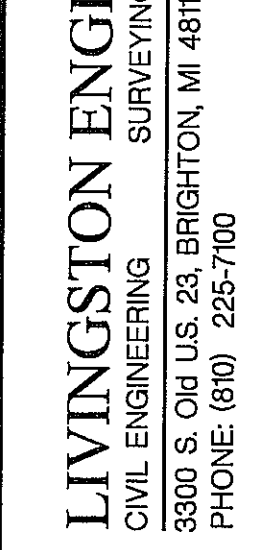
- ALL STORM WATER STRUCTURES, CATCH BASINS AND/OR MANHOLES, IF BLOCK, SHALL BE PLASTERED ON BOTH THE INSIDE AND OUTSIDE OF THE STRUCTURES. GROUTING AND POINTING WILL BE NECESSARY AT THE CASTING AND STRUCTURE JOINT TO PREVENT LEAKAGE AND THE RESULTING SOIL MOVEMENT, AROUND THE STRUCTURE.
- PAVEMENT ADJACENT TO STREET STORMWATER INLET STRUCTURES SHALL BE CUT OUT AFTER THE FIRST COAT OF PAWING, CONCRETE SHALL BE POURED AND A SECOND LAYER OF ASPHALT LAID OVER THE CONCRETE CUT. RINGS AND CASTINGS SHALL BE CENTERED AT THIS TIME. GROUTING AND POINTING SHALL ALSO BE DONE AT THIS TIME TO PREVENT LEAKAGE INTO THE STRUCTURES AND THE RESULTING SOIL MOVEMENT.
- STORM WATER INLETS SHALL HAVE AS A TEMPORARY CONTROL A STRAW BALE BARRIER AND A STONE FILTER INSTALLED AROUND THE INLET DURING CONSTRUCTION. AS AN ALTERNATIVE TO THE STRAW BALE BARRIER, A BURLAP AND PEA STONE FILTER MAY BE USED. THREE LAYERS OF BURLAP FIBER AND A FILTER OF PEA STONE MINIMUM 1 FT. DEPTH CAN BE USED. DUE TO THE POROSITY OF THE BURLAP FILTER THE 1 FT. OF STONE IS VERY IMPORTANT. THE CONTROL SHALL BE INSTALLED AS SOON AS THE STRUCTURE IS BUILT AND INSPECTED DAILY.
- BURLAP AND PEA STONE FILTERS WILL NEED TO BE CHANGED AFTER EACH RAINFALL.
- COUNTY CODE REQUIRES A MINIMUM PIPE SIZE OF 12" IN DIAMETER. IF SMALLER PIPE IS NEEDED FOR OUTLET PURPOSES THE 12" CAN BE BAFFLED TO THE CORRECT SIZE. ALL PIPE SHALL MEET THE 12" DIAMETER CODE SIZE.
- ALL STORM DRAIN OUTLETS 12" IN DIAMETER OR LARGER SHALL HAVE ANIMAL GUARDS INSTALLED TO PREVENT ENTRANCE TO THE SYSTEM.
- ALL STORM DRAINAGE PIPE 30" IN DIAMETER OR LARGER SHALL BE POINTED AT THE JOINTS ON THE INSIDE WITH MORTAR, AFTER BACKFILLING.
- ALL STORM DRAIN OUTLETS THAT DO NOT EMPTY INTO THE DETENTION POND SHALL HAVE A TEMPORARY 5'x10'x3' SUMP INSTALLED AT THE TERMINATION OF THE STORM SEWER UPON COMPLETION OF THE STABILIZATION WORK. THE SUMP AREA SHALL BE FILLED AND RIP RAPPED WITH COBBLE STONE. SILT TRAPS SHALL BE INSPECTED AFTER EACH STORM. ALL OUTLETS SHALL BE RIP RAPPED OVER KEVED FILTER FABRIC WITH A MINIMUM OF 15 SQ. YARDS OF 6" OR LARGER COBBLE STONE.
- RIP RAP AS NOTED ON THE PLAN SHALL BE OF A FUNNEL SHAPE CONSTRUCTION, WIDTH SHALL INCREASE AS THE DISTANCE FROM THE OUTLET POINT INCREASES AT A 3:1 RATIO.
- RIP RAP SHALL BE OF COBBLE STONE, 6" IN DIAMETER OR LARGER. GROUTING MAY BE NECESSARY, AND SHALL BE A MINIMUM OF 6" IN DEPTH WITH THE COBBLE SET IN THE CEMENT SLURRY.
- IT WILL BE NECESSARY FOR THE DEVELOPER TO HAVE THE STORM DRAINAGE LINES CLEANED PRIOR TO FINAL INSPECTION BY THE LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE. IF REQUIRED, THIS WORK SHALL BE DONE BY A PROFESSIONAL SEWER CLEANING FIRM AND CERTIFIED IN WRITING BY THE PROJECT ENGINEER. ALL SUMPS AND TEMPORARY SILT TRAPS SHALL ALSO BE CLEANED AT THIS TIME.

**STABILIZATION**

- ALL UNIMPROVED DISTURBED AREAS SHALL BE RE-TOPSOILED, WITH A MINIMUM OF 3" OF MATERIAL, SEED, MULCHED AND TACKED WITHIN 15 DAYS OF THE COMPLETION OF THE MASSIVE EARTH DISRUPTION. IN THE NON-GROWING SEASON STRAW MATTING WILL SUFFICE. HYDROSEEDING WILL BE AN ACCEPTABLE ALTERNATE FOR MULCHING. EXTREME CARE SHOULD BE EXERCISED IN SPRING AND FALL PERIODS AS A FROST WILL BREAK THE BIND OF THE HYDROSEEDING, WHICH WILL AFFECT THE EFFECTIVENESS OF THIS PROCEDURE.
- IN THE NON-GROWING SEASON, TEMPORARY STABILIZATION OF MASSIVELY EXPOSED AREAS FOR WINTER STABILIZATION SHALL BE DONE WITH STRAW MATTING.
- PERMIT FEES DURING THE WINTER PERIOD OF THE NON-GROWING SEASON, (DECEMBER 1 THROUGH MARCH 31) SHALL NOT BE IMPOSED IF THE PERMIT HOLDER TEMPORARILY STABILIZES THE EXPOSED AREAS WITH STRAW MATTING, AND OTHER APPROVED CONTROLS, AND OBTAINS A WINTER STABILIZING CERTIFICATE FROM THIS OFFICE.
- PERIODIC INSPECTIONS WILL BE MADE THROUGHOUT THE COURSE OF THE PROJECT. IT WILL BE THE RESPONSIBILITY OF THE MANAGERS OF THE PROJECT TO CONTACT THIS OFFICE FOR THE FINAL INSPECTION AT THE END OF THE PROJECT.
- THIS COMMERCIAL PERMIT IS VALID FOR THE MASS EARTH MOVEMENT. THE INSTALLATION OF ROADS, DRAINS, AND UTILITIES AND IS NOT FOR ANY SINGLE FAMILY RESIDENCE. ALL RESIDENTIAL BUILDERS WILL NEED TO SECURE WAIVERS AND OR PERMITS AS NECESSARY FOR EACH LOT IN THIS DEVELOPMENT AT THE TIME APPLICATION FOR SINGLE FAMILY RESIDENCE IS MADE.

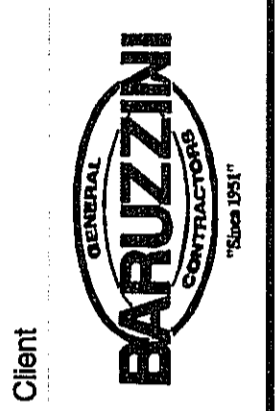
GRAND OAKS DRIVE  
MICHIGAN DEPARTMENT OF HIGHWAY

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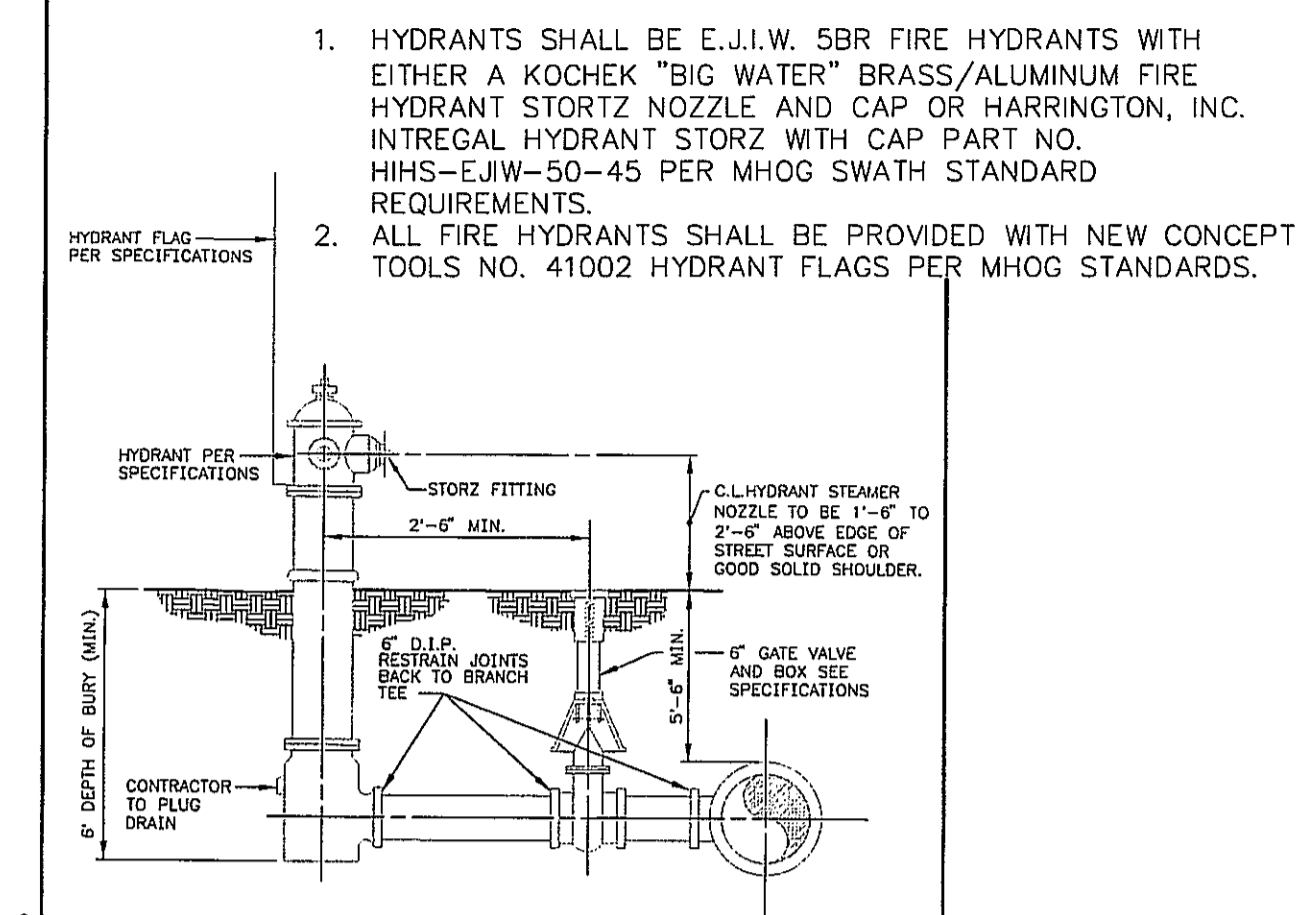
**PRECISION STAMPING**  
GENOA TWP., LIVINGSTON COUNTY, MICHIGAN  
WAREHOUSE EXPANSION PROJECT  
SITEPLAN & S.E.S.C. PLAN

|                    |           |
|--------------------|-----------|
| DATE               | 4-25-11   |
| REVISIONS          |           |
| PER. TYP. COMMENTS |           |
| Drawn              | 11/27     |
| Checked            |           |
| Approved           |           |
| Date               | 3-31-2011 |
| Scale              | 1"=50'    |
| Horizontal         |           |
| Vertical           |           |



|             |                   |
|-------------|-------------------|
| DATE        | 11-25-11          |
| REVISIONS   | PER TWP. COMMENTS |
| Drawn:      | 11127             |
| Checked:    |                   |
| Approved:   |                   |
| Date:       | 3-31-2011         |
| Job no.     | 11127             |
| Scale:      |                   |
| Vertical:   | VARIABLE          |
| Horizontal: | VARIABLE          |

**HYDRANT NOTES:**



|              |               |                              |     |
|--------------|---------------|------------------------------|-----|
| REVISED DATE | DECEMBER 1996 | TITLE                        | W-1 |
| SCALE        | NONE          |                              |     |
| REV.         | 03/05         |                              |     |
|              |               | <b>FIRE HYDRANT ASSEMBLY</b> |     |
|              |               | MHOQ SWATH                   |     |

|              |               |                                |     |
|--------------|---------------|--------------------------------|-----|
| REVISED DATE | DECEMBER 1996 | TITLE                          | W-2 |
| SCALE        | NONE          |                                |     |
| REV.         | SEPT. 2005    |                                |     |
|              |               | <b>PIPE RESTRAINT SCHEDULE</b> |     |
|              |               | MHOQ SWATH                     |     |

PREVIOUS DETENTION CALCS PER PLANS FROM ADVANTAGE CIVIL ENGINEERING DATED 7-10-1998

**DETENTION BASIN CALCULATIONS**

**VOLUME REQUIRED CALCULATIONS**  
 A = 4.88 ACRES  
 C = 0.50  
 K1 = A \* C = 2.44  
 Qo = 0.20 CFS/ACRE \* 4.88 ACRES = 0.98 CFS

| (1) DURATION (MINUTES) | (2) DURATION (SECONDS) | (3) INTENSITY (50 YEAR STORM) (IN/HR) | (4) INFLOW VOLUME (2) * (3) (IN) | (5) INFLOW VOLUME (4) * K1 (FT <sup>3</sup> ) | (6) OUTFLOW VOLUME (2) * Qo (FT <sup>3</sup> ) | (7) STORAGE VOLUME (5) - (6) (FT <sup>3</sup> ) |
|------------------------|------------------------|---------------------------------------|----------------------------------|---|--|---|
| 30                     | 1,800                  | 4.45                                  | 8,010                            | 19,544  | 1,764  | 17,780  |
| 60                     | 3,600                  | 2.88                                  | 10,368                           | 25,296  | 3,528  | 21,770  |
| 90                     | 5,400                  | 2.15                                  | 11,502                           | 29,065  | 5,292  | 23,773 = VOLUME REQUIRED                        |
| 120                    | 7,200                  | 1.69                                  | 12,168                           | 29,690  | 7,056  | 22,634  |
| 150                    | 9,000                  | 1.40                                  | 12,600                           | 30,744  | 8,200  | 21,924  |
| 180                    | 10,800                 | 1.20                                  | 12,960                           | 31,922  | 10,584   | 21,038  |

$I = 245 / (T + 25)$

**VOLUME PROVIDED**

| ELEV.          | SURFACE AREA | VOLUME                 |
|----------------|--------------|------------------------|
| 976.0          | 17,959       | 15,400                 |
| 975.0          | 12,840       | 7,198                  |
| 974.0          | 1,556        | 233                    |
| 973.70         | 0            | 0                      |
| TOTAL VOLUME = |              | 22,831 FT <sup>3</sup> |

**NUMBER OF HOLES ON OUTLET STRUCTURE**  
 Q = 0.98 CFS  
 g = 32.2 FT/SEC<sup>2</sup>  
 H = 976.00 - 973.70 = 2.30 FT  
 A = Q / (0.62 \* sqrt(2 \* g \* h)) FT<sup>2</sup>  
 A = 0.98 / (0.62 \* sqrt(2 \* 32.2 \* 2.30)) FT<sup>2</sup>  
 A = 0.130 FT<sup>2</sup> = 18.72 IN<sup>2</sup>  
 AREA OF 1" HOLE = 0.79 IN<sup>2</sup>  
 NUMBER OF HOLES = 18.72 / 0.79 = 23

**Existing 'C' Factor Calc**

|                                  |             |                 |      |       |      |
|----------------------------------|-------------|-----------------|------|-------|------|
| 1. Contributing Area =           | 4.88 Ac.    |                 |      |       |      |
| 2. Developed Runoff Coefficient: |             |                 |      |       |      |
| Rooftop / Asphalt Area           | 2.10        | Coefficient (C) | 0.90 | A x C | 1.89 |
| Lawn/Landscaped Area             | 2.78        |                 | 0.20 |       | 0.00 |
| Totals:                          | 4.88        |                 |      |       | 2.45 |
| Developed C =                    | 2.45 / 4.88 | =               | 0.50 |       |      |

**Proposed 'C' Factor Calc**

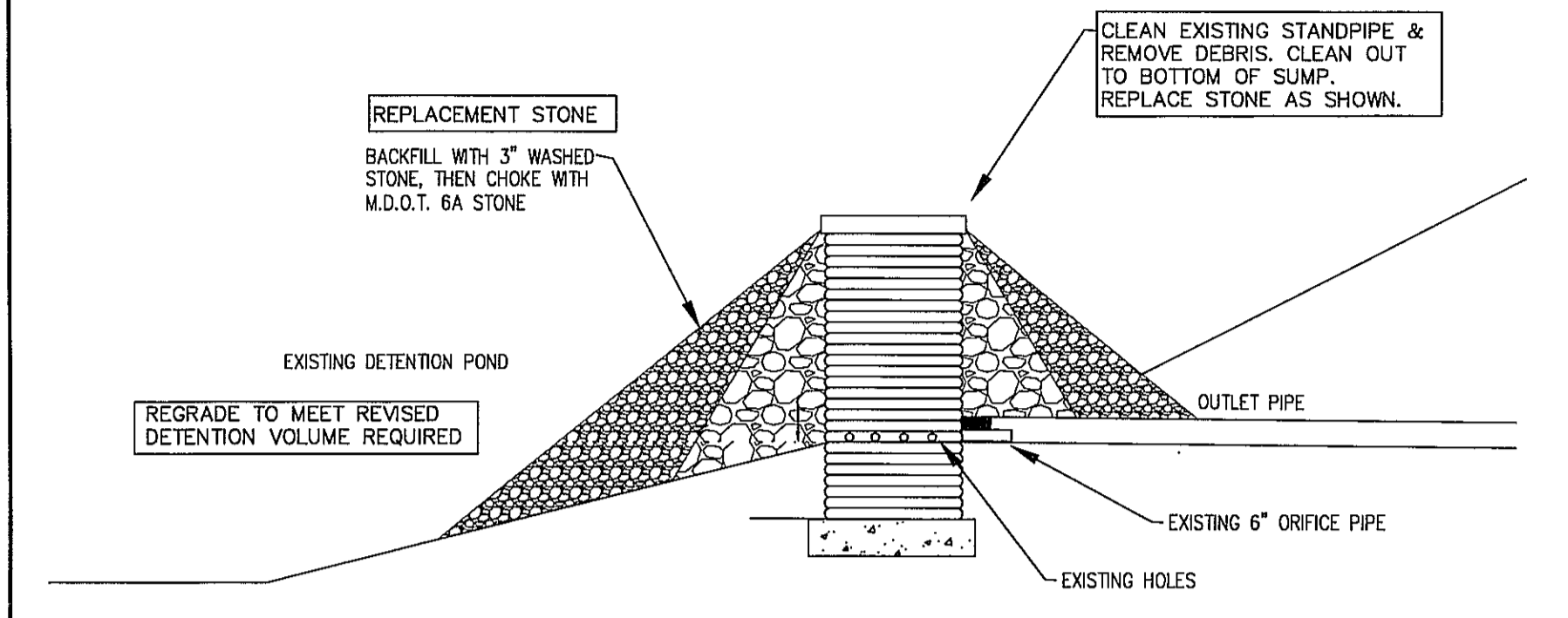
|                                  |             |                 |      |       |      |
|----------------------------------|-------------|-----------------|------|-------|------|
| 1. Contributing Area =           | 4.88 Ac.    |                 |      |       |      |
| 2. Developed Runoff Coefficient: |             |                 |      |       |      |
| Rooftop / Asphalt Area           | 2.43        | Coefficient (C) | 0.90 | A x C | 2.19 |
| Lawn/Landscaped Area             | 2.45        |                 | 0.20 |       | 0.00 |
| Totals:                          | 4.88        |                 |      |       | 2.68 |
| Developed C =                    | 2.68 / 4.88 | =               | 0.55 |       |      |

Note: 14183 sf additional impervious area = 0.33 ac.  
 2.10 + 0.33 = 2.43 ac. total impervious area after warehouse addition

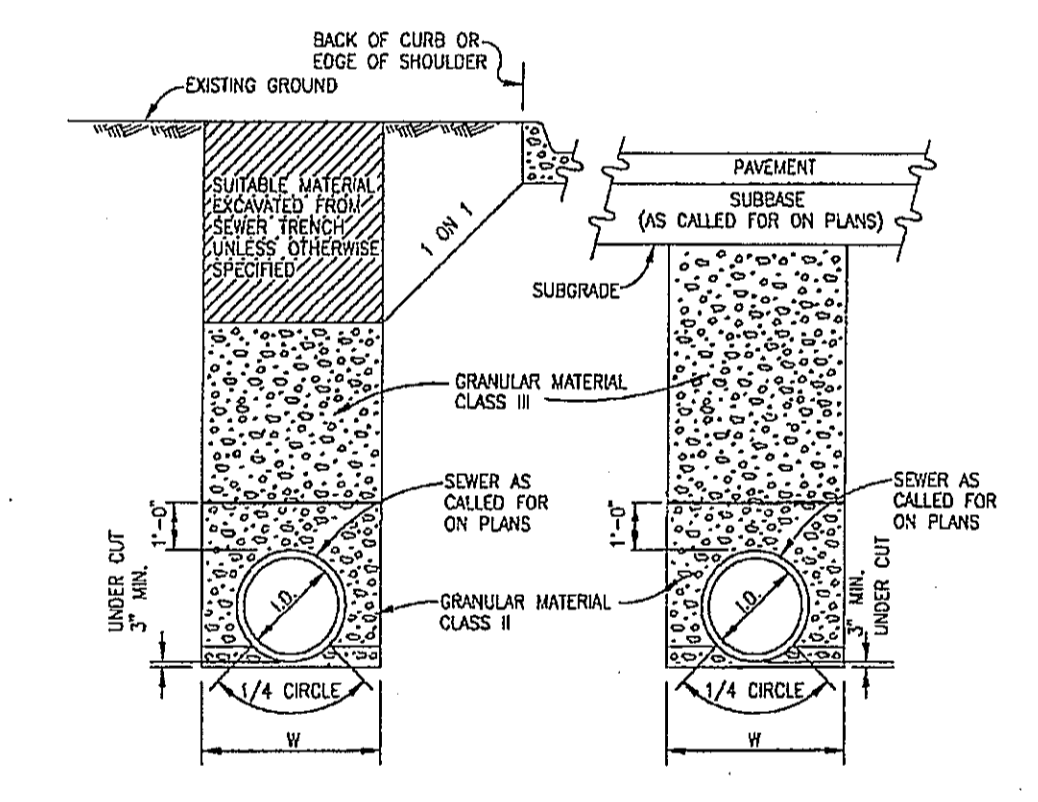
**Required Detention Volume**  
 Livingston County Drain Commissioner's Office Detention Methodology  
**Based Upon Current LCDC Standards**  
 Project: Precision Stamping  
 LE Job No. = 11127  
 4/12/2011 Rev. 4/25/2011  
 Area, A = 4.88 Ac.  
 C = 0.55 Ave. Runoff Coefficient  
 K = 2.684  
 Allowable Q = 0.98 cfs (0.2 cfs per acre)

| DURATION (MINUTES) | DURATION (SECONDS) | INTENSITY (IN/HR) | INCHES | INFLOW VOLUME IN RUNOFF xAxC | OUTFLOW DURATION x Qo | STORAGE VOLUME INFLOW - OUTFLOW |
|--------------------|--------------------|-------------------|--------|------------------------------|-----------------------|---------------------------------|
| 5                  | 300                | 9.17              | 2751   | 7384                         | 292.8                 | 7091                            |
| 10                 | 600                | 7.86              | 4716   | 12658                        | 585.6                 | 12072                           |
| 15                 | 900                | 6.88              | 6192   | 16619                        | 878.4                 | 15741                           |
| 20                 | 1200               | 6.11              | 7332   | 19679                        | 1171.2                | 18508                           |
| 30                 | 1800               | 5.00              | 9000   | 24156                        | 1756.8                | 22399                           |
| 60                 | 3600               | 3.24              | 11664  | 31306                        | 3513.6                | 27793                           |
| 90                 | 5400               | 2.39              | 12906  | 34640                        | 5270.4                | 29369                           |
| 120                | 7200               | 1.90              | 13680  | 36717                        | 7027.2                | 29690                           |
| 180                | 10800              | 1.34              | 14472  | 38843                        | 10540.8               | 28302                           |

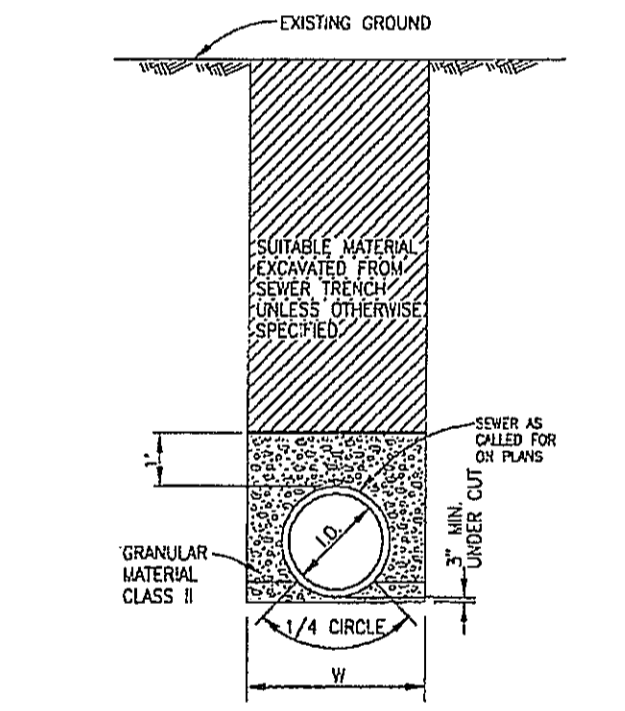
Required Volume, V = 29690 cf



**DETENTION BASIN OUTLET DETAIL - MODIFICATION**  
 NO SCALE



**SEWER UNDER ROADBED OR WITHIN INFLUENCE OF ROADBED**  
 (REF. MDOT DETAIL W-830)  
 NO SCALE



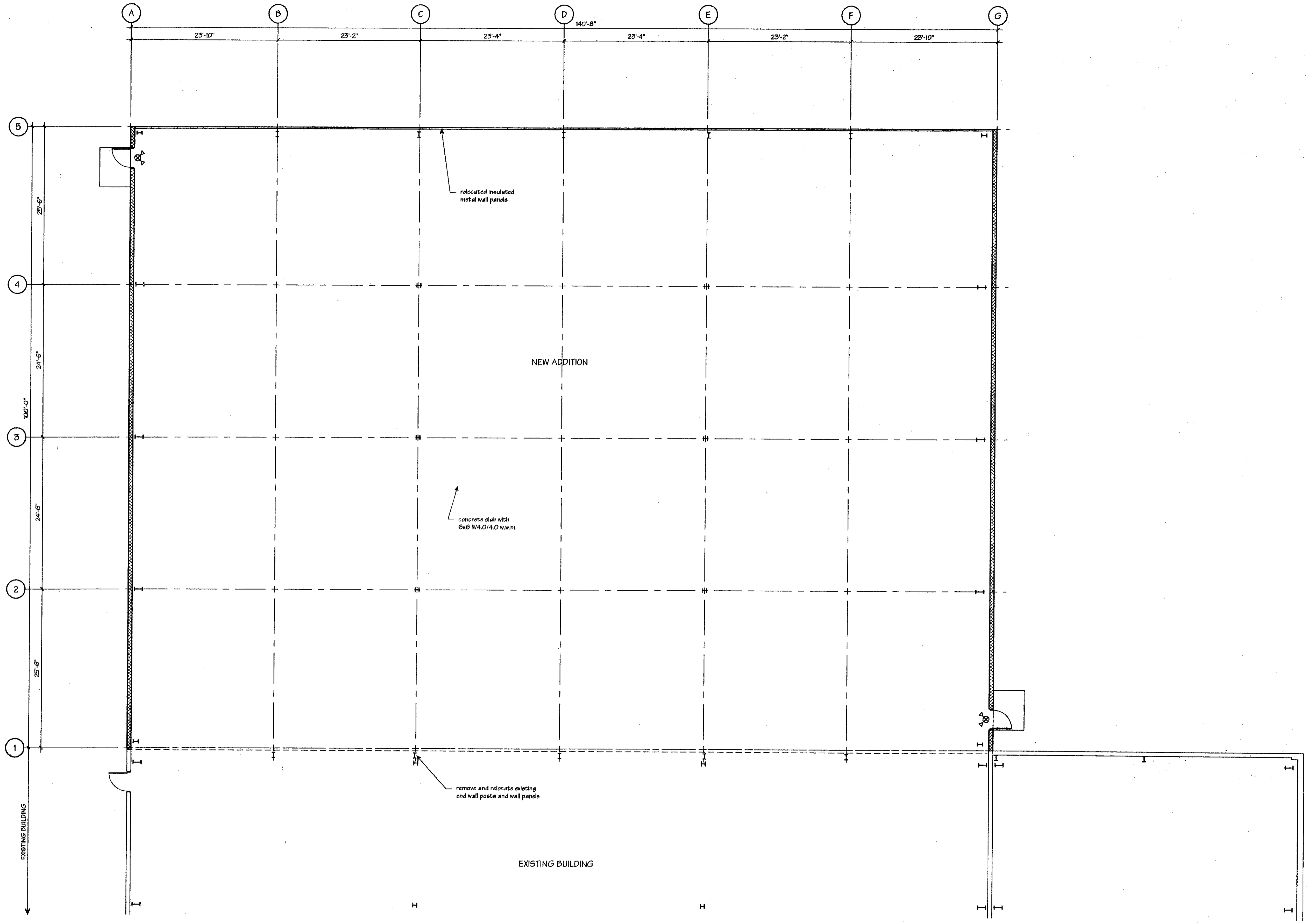
**SEWER NOT UNDER ROADBED**  
 (REF. MDOT DETAIL W-830)  
 NO SCALE



**Proposed Detention Volume**

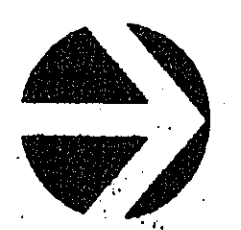
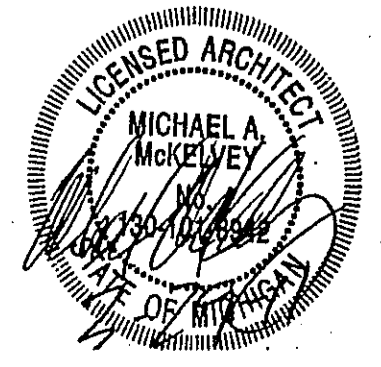
| Elev.* | Area(sf) | Vol (cf) | Acc. Vol.(cf) |
|--------|----------|----------|---------------|
| 974.20 | 14       |          |               |
| 975.0  | 5995     | 2404     | 2404          |
| 976.0  | 22976    | 14486    | 16890         |
| 976.5  | 31208    | 13546    | 30435         |
| Total: |          | 30435 CF |               |

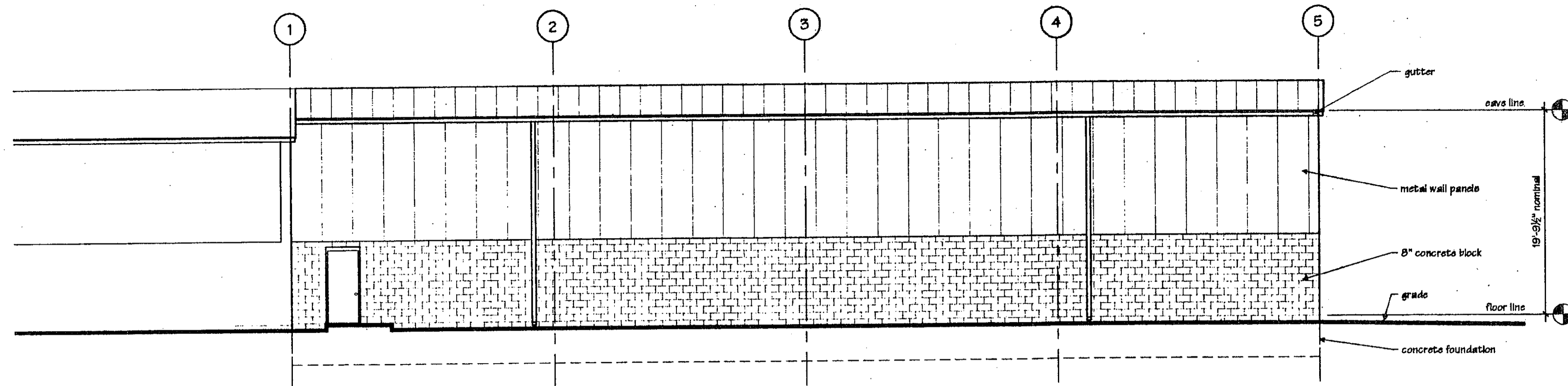
29690 cf > 30435 cf, therefore required volume met.  
 \* Note: The current site plan is on a datum 0.50' higher than the previous site plan. Therefore, elevations shown on the previous plan should be adjusted +0.50', prior to comparing against the elevations shown on this plan set.





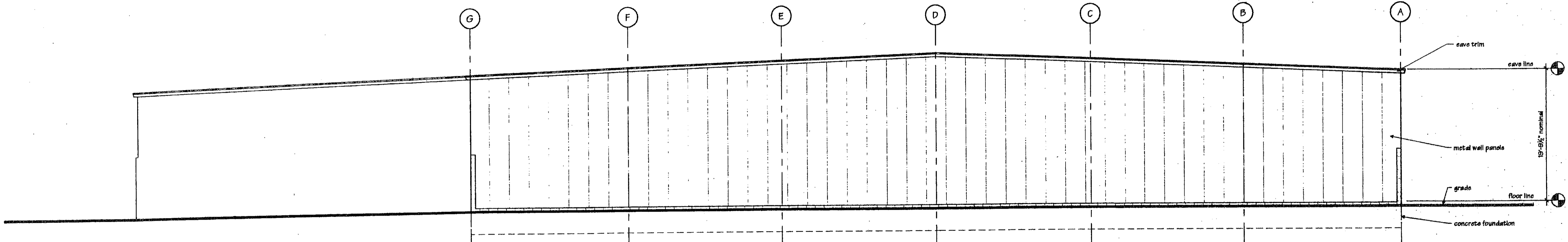
|  |
|--|
| ISSUED   |
| REVISED  |
| <br>1281 Old US 23 - Brighton, Michigan 48114<br>Phone: 248-889-8896  |
| Warehouse Expansion Project<br><b>PRECISION STAMPING COMPANY, INC.</b><br>Genoa Township, Michigan<br><b>FLOOR PLAN</b>  |
| <br><b>Michael McKeivey Architect</b><br>5900 Creekside Court<br>Ann Arbor, Michigan 48106<br>Phone: (734) 419-2554 Fax: (734) 419-2581 |
| March 28, 2011   |
| 1/8" = 1'-0"   |
| 3118E  |
| <b>A-1</b>   |





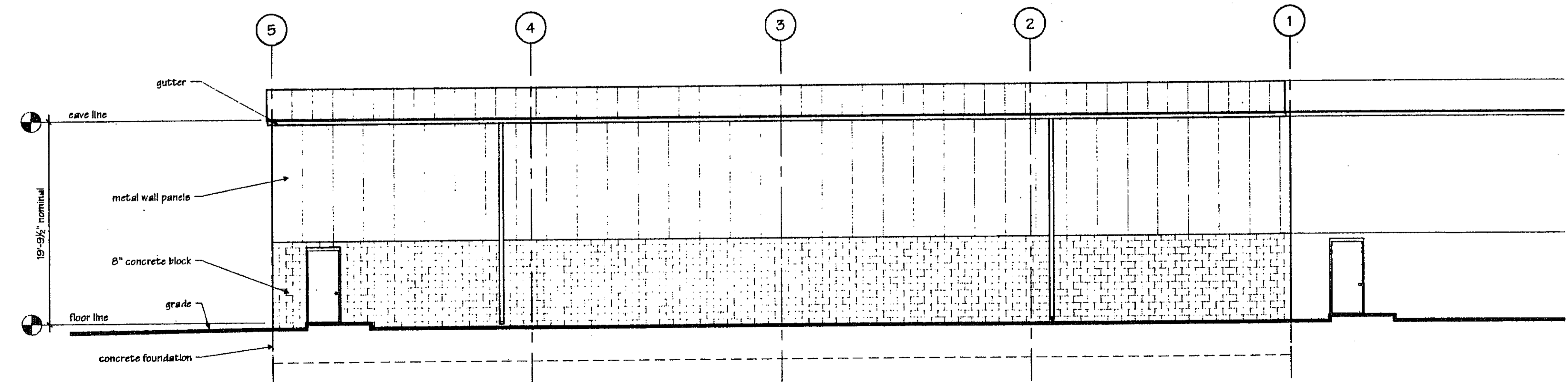
Existing Building ← → New Addition

North Elevation



Existing Building ← → New Addition

West Elevation



New Addition ← → Existing Building

South Elevation

ISSUED

REVISED



1281 Old US 23 - Brighton, Michigan 48114  
810 228-8088

Warehouse Expansion Project  
**PRECISION STAMPING COMPANY, INC.**  
Genoa Township, Michigan

**ELEVATIONS**

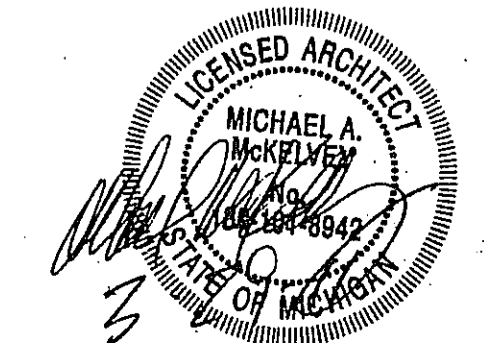
**Michael McKelvey Architect**  
6900 Casswell Court  
Ann Arbor, Michigan 48106  
Phone: (734) 462-2554 Fax: (734) 462-2151

March 28, 2011

1/8" = 1'-0"


3118E

**A-2**



## MEMORANDUM

TO: Township Board

FROM: Michael Archinal 

DATE: 5/13/11

RE: 2011 Grand River Sidewalk Installation

Attached you will find a proposal from Tetra Tech for topographical survey and planning services related to the installation of 3,682 linear feet of sidewalk on the north side of Grand River from Natanna west to the Township Limit. The attached map indicates that this is an area with substantial portions of sidewalk already in place. This project will connect many of these pieces and provide a comprehensive pedestrian pathway adjacent to the most populous part of our community. Resources for this project have been identified in the current budget under Fund #270 Parks and Recreation. The Planning Director has estimated total project cost at \$221,972.14

Please consider the following action:

**Moved by \_\_\_\_\_, supported by \_\_\_\_\_, to approve a contract amendment with Tetra Tech for topographical survey and planning services for the installation of sidewalk between Natanna and the Township limit in the amount of \$15,800**



**TETRA TECH**

May 13, 2011

Mr. Michael Archinal, Manager  
Genoa Township  
2911 Dorr Road  
Brighton, MI 48116

**Re: Grand River Avenue Sidewalk Phase 2  
Concept Phase Engineering and Survey Services Proposal**

Dear Mr. Archinal:

Developing a pedestrian pathway system linking commercial and densely populated areas is essential for a thriving community. Over the past several years, the Township has established a fund for the planning and installation of pathways and sidewalks in many areas of the Township. A couple years ago you completed a Phase 1 portion of the Grand River and Latson Road area which linked the subdivisions north along Latson to the commercial districts along Grand River. It is our understanding that now the Township is interested in expanding this work to the west to tie the pathways along the north side of Grand River to the City of Howell. Currently this area has several newer developments that have installed sidewalks along their frontage with the links between these newer developments comprising this Phase 2 project.

Pursuant to our telephone conversation, it is our understanding that the Township would like our assistance to perform a topographic survey of the phase-2 area and then assist in developing an opinion of probable cost for the sidewalk improvements as well as a concept plan of the proposed route. We propose the following scope of services to accomplish these goals.

- Perform a topographical survey of the north side of Grand River from Nantanna to the corner of Chilson and Grand River (approximately 5,100 linear feet). The topographical survey will show the driveway locations and grades along with any surface features that impact the route of the sidewalk. We anticipate covering a 40 foot wide strip of land in the survey from the northern edge of pavement to the northerly ROW line. The survey results will be presented in a map with one foot contours for use in design and cost opinion derivation.

- Prepare conceptual layout drawings for the proposed sidewalk inclusive of ADA ramp placements and areas where special construction techniques may be necessary. The concept plans will be presented to the Township for comments and revisions prior to finalizing for Township acceptance.
- Prepare an opinion of probable cost for the sidewalk in segments that allow the Township to add or delete portions to fit within the prescribed project budget.
- Attend up to three meetings to review and develop the conceptual plan for the sidewalk project.

Final design and preparation of bidding documents will be included in a future proposal as the precise scope of the project may change during the conceptual planning phase.

Compensation for our personnel directly involved in the work of this proposal will be based on our hourly billable rates plus subcontracted services and outside invoices multiplied by 1.15, plus in house reimbursable expenses. We propose the following budgets for this work.

|                           |          |
|---------------------------|----------|
| Topographical survey      | \$13,000 |
| Concept Planning Services | \$ 2,800 |
| Total                     | \$15,800 |

The Township also mentioned a desire to have the area east of Latson surveyed for a future sidewalk project that extends the pathways to the Sunrise Park area. To add this portion to the project while our crews are on site would increase the topographic survey budget by \$10,000 for the 4,400 linear feet of project area.

Our Standard Terms and Conditions are attached and considered a part of this proposal. If you concur with our proposal, please sign in the space provided, acknowledge whether the additional area is to be added and return a copy as your authorization to proceed.

We look forward to continuing our service to the Township on this project. If you have any questions regarding this proposal or need additional information, please call.

Sincerely,



Gary J. Markstrom, P.E.  
Unit Vice President

:be  
200CIVIL-SITE-OH

Attachment

Cc: Tesha Humphriss, P.E.

**PROPOSAL ACCEPTED BY:**

**GENOA TOWNSHIP**

**AUTHORIZING SIGNATURE** \_\_\_\_\_

**PRINTED NAME** \_\_\_\_\_

**TITLE** \_\_\_\_\_ **DATE** \_\_\_\_\_



## Tetra Tech of Michigan, PC Engineering Services Standard Terms & Conditions

**Services** Consultant will perform services for the Project as set forth in the provisions for Scope of Work/Fee/Schedule in the proposal and in accordance with these Terms & Conditions. Consultant has developed the Project scope of service, schedule, and compensation based on available information and various assumptions. The Client acknowledges that adjustments to the schedule and compensation may be necessary based on the actual circumstances encountered by Consultant in performing their services. Consultant is authorized to proceed with services upon receipt of an executed Agreement.

**Compensation** In consideration of the services performed by Consultant, the Client shall pay Consultant in the manner set forth above. The parties acknowledge that terms of compensation are based on an orderly and continuous progress of the Project. Compensation shall be equitably adjusted for delays or extensions of time beyond the control of Consultant. Where total project compensation has been separately identified for various tasks, Consultant may adjust the amounts allocated between tasks as the work progresses so long as the total compensation amount for the project is not exceeded.

**Fee Definitions** The following fee types shall apply to methods of payment:

- **Salary Cost** is defined as the individual's base salary plus customary and statutory benefits. Statutory benefits shall be as prescribed by law and customary benefits shall be as established by Consultant employment policy.
- **Cost Plus** is defined as the individual's base salary plus actual overhead plus professional fee. Overhead shall include customary and statutory benefits, administrative expense, and non-project operating costs.
- **Lump Sum** is defined as a fixed price amount for the scope of services described.
- **Standard Rates** is defined as individual time multiplied by standard billing rates for that individual.
- **Subcontracted Services** are defined as Project-related services provided by other parties to Consultant.
- **Reimbursable Expenses** are defined as actual expenses incurred in connection with the Project.

**Payment Terms** Consultant shall submit invoices at least once per month for services performed and Client shall pay the full invoice amount within 30 days of the invoice date. Invoices will be considered correct if not questioned in writing within 10 days of the invoice date. Client payment to Consultant is not contingent on arrangement of project financing or receipt of funds from a third party. In the event the Client disputes the invoice or any portion thereof, the undisputed portion shall be paid to Consultant based on terms of this Agreement. Invoices not in dispute and unpaid after 30 days shall accrue interest at the rate of one and one-half percent per month (or the maximum percentage allowed by law, whichever is the lesser). Invoice payment delayed beyond 60 days shall give Consultant the right to stop work until payments are current. Non-payment beyond 70 days shall be just cause for termination by Consultant.

**Additional Services** The Client and Consultant acknowledge that additional services may be necessary for the Project to address issues that may not be known at Project initiation or that may be required to address circumstances that were not foreseen. In that event, Consultant notify the Client of the need for additional services and the Client shall pay for such additional services in an amount and manner as the parties may subsequently agree.

**Site Access** The Client shall obtain all necessary approvals for Consultant to access the Project site(s).

**Underground Facilities** Consultant and/or its authorized subcontractor will conduct research and perform site reconnaissance in an effort to discover the location of existing underground facilities prior to developing boring plans, conducting borings, or undertaking invasive subsurface investigations. Client recognizes that accurate drawings or knowledge of the location of such facilities may not exist, or that research may reveal as-built drawings or other documents that may inaccurately show, or not show, the location of existing underground facilities. In such events, except for the sole negligence, willful misconduct, or practice not conforming to the Standard of Care cited in this Agreement, Client agrees to indemnify and hold Consultant and/or its Subcontractor harmless from any and all property damage, injury, or economic loss arising or allegedly arising from borings or other subsurface penetrations.

**Regulated Wastes** Client is responsible for the disposal of all regulated wastes generated as a result of services provided under this Agreement. Consultant and Client

mutually agree that Consultant assumes no responsibility for the waste or disposal thereof.

**Contractor Selection** Consultant may make recommendations concerning award of construction contracts and products. The Client acknowledges that the final selection of construction contractors and products is the Client's sole responsibility.

**Ownership of Documents** Drawings, specifications, reports, programs, manuals, or other documents, including all documents on electronic media, prepared under this Agreement are instruments of service and are, and shall remain, the property of Consultant. Record documents of service shall be based on the printed copy. Consultant will retain all common law, statutory, and other reserved rights, including the copyright thereto. Consultant will furnish documents electronically; however, the Client releases Consultant from any liability that may result from documents used in this form. Consultant shall not be held liable for reuse of documents or modifications thereof by the Client or its representatives for any purpose other than the original intent of this Agreement, without written authorization of and appropriate compensation to Consultant.

**Standard of Care** Services provided by Consultant under this Agreement will be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances. Consultant makes no warranty or guaranty, either express or implied. Consultant will not be liable for the cost of any omission that adds value to the Project.

**Period of Service** Consultant shall perform the services for the Project in a timely manner consistent with sound professional practice. Consultant will strive to perform its services according to the Project schedule set forth in the provisions for Scope of Work/Fee/Schedule above. The services of each task shall be considered complete when deliverables for the task have been presented to the Client. Consultant shall be entitled to an extension of time and compensation adjustment for any delay beyond Consultant control.

**Insurance and Liability** Consultant shall maintain the following insurance and coverage limits during the period of service. The Client will be named as an additional insured on the Commercial General Liability and Automobile Liability insurance policies.

Worker's Compensation – as required by applicable state statute  
Commercial General Liability - \$1,000,000 per occurrence for bodily injury, including death and property damage, and \$2,000,000 in the aggregate  
Automobile Liability – \$1,000,000 combined single limit for bodily injury and property damage

Professional Liability (E&O) - \$1,000,000 each claim and in the aggregate

The Client shall make arrangements for Builder's Risk, Protective Liability, Pollution Prevention, and other specific insurance coverage warranted for the Project in amounts appropriate to the Project value and risks. Consultant shall be a named insured on those policies where Consultant may be at risk. The Client shall obtain the counsel of others in setting insurance limits for construction contracts.

**Indemnification** Consultant shall indemnify and hold harmless the Client and its employees from any liability, settlements, loss, or costs (including reasonable attorneys' fees and costs of defense) to the extent caused solely by the negligent act, error, or omission of Consultant in the performance of services under this Agreement. If such damage results in part by the negligence of another party, Consultant shall be liable only to the extent of Consultant's proportional negligence.

**Dispute Resolution** The Client and Consultant agree that they shall diligently pursue resolution of all disagreements within 45 days of either party's written notice using a mutually acceptable form of mediated dispute resolution prior to exercising their rights under law. Consultant shall continue to perform services for the Project and the Client shall pay for such services during the dispute resolution process unless the Client issues a written notice to suspend work.

**Suspension of Work** The Client may suspend services performed by Consultant with cause upon fourteen (14) days written notice. Consultant shall submit an invoice for services performed up to the effective date of the work suspension and the Client shall pay Consultant all outstanding invoices within fourteen (14) days. If the work suspension exceeds thirty (30) days from the effective work suspension date, Consultant shall be entitled to renegotiate the Project schedule and the compensation terms for the Project.

**Termination** The Client or Consultant may terminate services on the Project upon seven (7) days written notice without cause or in the event of substantial failure by the other party to fulfill its obligations of the terms hereunder. Consultant shall submit an invoice for services performed up to the effective date of termination and the Client shall pay Consultant all outstanding invoices within fourteen (14) days. The Client may withhold an amount for services that may be in dispute provided that the Client furnishes a written notice of the basis for their dispute and that the amount withheld represents a reasonable value.

**Authorized Representative** The Project Manager assigned to the Project by Consultant is authorized to make decisions or commitments related to the project on behalf of Consultant. Only authorized representatives of Consultant are authorized to execute contracts and/or work orders on behalf of Consultant. The Client shall designate a representative with similar authority.

**Project Requirements** The Client shall confirm the objectives, requirements, constraints, and criteria for the Project at its inception. If the Client has established design standards, they shall be furnished to Consultant at Project inception. Consultant will review the Client design standards and may recommend alternate standards considering the standard of care provision.

**Independent Consultant** Consultant is and shall be at all times during the term of this Agreement an independent consultant and not an employee or agent of the Client. Consultant shall retain control over the means and methods used in performing Consultant's services and may retain subconsultants to perform certain services as determined by Consultant.

**Compliance with Laws** Consultant shall perform its services consistent with sound professional practice and endeavor to incorporate laws, regulations, codes, and standards applicable at the time the work is performed. In the event that standards of practice change during the Project, Consultant shall be entitled to additional compensation where additional services are needed to conform to the standard of practice.

**Permits and Approvals** Consultant will assist the Client in preparing applications and supporting documents for the Client to secure permits and approvals from agencies having jurisdiction over the Project. The Client agrees to pay all application and review fees.

**Limitation of Liability** In recognition of the relative risks and benefits of the project to both the Client and Consultant, the risks have been allocated such that the Client agrees, to the fullest extent permitted by law, to limit the liability of Consultant and its subconsultants to the Client and to all construction contractors and subcontractors on the project for any and all claims, losses, costs, damages of any nature whatsoever or claims expenses from any cause or causes, so that the total aggregate liability of Consultant and its subconsultants to all those named shall not exceed \$50,000 or the amount of Consultant's total fee paid by the Client for services under this Agreement, whichever is the greater. Such claims and causes include, but are not limited to negligence, professional errors or omissions, strict liability, breach of contract or warranty.

**Consequential Damages** Neither the Client nor Consultant shall be liable to the other for any consequential damages regardless of the nature or fault.

**Waiver of Subrogation** Consultant shall endeavor to obtain a waiver of subrogation against the Client, if requested in writing by the Client, provided that Consultant will not increase its exposure to risk and Client will pay the cost associated with any premium increase or special fees.

**Environmental Matters** The Client warrants that they have disclosed all potential hazardous materials that may be encountered on the Project. In the event unknown hazardous materials are encountered, Consultant shall be entitled to additional compensation for appropriate actions to protect the health and safety of its personnel, and for additional services required to comply with applicable laws. The Client shall indemnify Consultant from any claim related to hazardous materials encountered on the Project except for those events caused by negligent acts of Consultant.

**Cost Opinions** Consultant shall prepare cost opinions for the Project based on historical information that represents the judgment of a qualified professional. The Client and Consultant acknowledge that actual costs may vary from the cost opinions prepared and that Consultant offers no guarantee related to the Project cost.

**Contingency Fund** The Client acknowledges the potential for changes in the work during construction and the Client agrees to include a contingency fund in the Project budget appropriate to the potential risks and uncertainties associated with the Project. Consultant may offer advice concerning the value of the contingency fund; however, Consultant shall not be liable for additional costs that the Client may incur beyond the contingency fund they select unless such additional cost results from a negligent act, error, or omission related to services performed by Consultant.

**Safety** Consultant shall be responsible solely for the safety precautions or programs of its employees and no other party.

**Information from Other Parties** The Client and Consultant acknowledge that Consultant will rely on information furnished by other parties in performing its services under the Project. Consultant shall not be liable for any damages that may be incurred by the Client in the use of third party information.

**Force Majeure** Consultant shall not be liable for any damages caused by any delay that is beyond Consultant's reasonable control.

**Waiver of Rights** The failure of either party to enforce any provision of these terms and conditions shall not constitute a waiver of such provision nor diminish the right of either party to the remedies of such provision.

**Warranty** Consultant warrants that it will deliver services under the Agreement within the standard of care. No other expressed or implied warranty is provided by Consultant.

**Severability** Any provision of these terms later held to violate any law shall be deemed void and all remaining provisions shall continue in force. In such event, the Client and Consultant will work in good faith to replace an invalid provision with one that is valid with as close to the original meaning as possible.

**Survival** All provisions of these terms that allocate responsibility or liability between the Client and Consultant shall survive the completion or termination of services for the Project.

**Assignments** Neither party shall assign its rights, interests, or obligations under the Agreement without the express written consent of the other party.

**Governing Law** The terms of agreement shall be governed by the laws of the state where the services are performed provided that nothing contained herein shall be interpreted in such a manner as to render it unenforceable under the laws of the state in which the Project resides.

**Collection Costs** In the event that legal action is necessary to enforce the payment provisions of this Agreement if Client fails to make payment within sixty (60) days of the invoice date, Consultant shall be entitled to collect from the Client any judgment or settlement sums due, reasonable attorneys' fees, court costs, and expenses incurred by Consultant in connection therewith and, in addition, the reasonable value of Consultant's time and expenses spent in connection with such collection action, computed at Consultant's prevailing fee schedule and expense policies.

**Equal Employment Opportunity** Consultant will comply with federal regulations pertaining to Equal Employment Opportunity. Consultant is in compliance with applicable local, state, and federal regulations concerning minority hiring. It is Consultant's policy to ensure that applicants and employees are treated equally without regard to race, creed, sex, color, religion, veteran status, ancestry, citizenship status, national origin, marital status, sexual orientation, or disability. Consultant expressly assures all employees, applicants for employment, and the community of its continuous commitment to equal opportunity and fair employment practices.

**Attorney Fees** Should there be any suit or action instituted to enforce any right granted in this contract, the substantially prevailing party shall be entitled to recover its costs, disbursements, and reasonable attorney fees from the other party. The party that is awarded a net recovery against the other party shall be deemed the substantially prevailing party unless such other party has previously made a bona fide offer of payment in settlement and the amount of recovery is the same or less than the amount offered in settlement. Reasonable attorney fees may be recovered regardless of the forum in which the dispute is heard, including an appeal.

**Third Party Beneficiaries** Nothing in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Client or the Consultant. The Consultant's services under this Agreement are being performed solely for the Client's benefit, and no other entity shall have any claim against the Consultant because of this Agreement or the performance or nonperformance of services hereunder. The Client agrees to include a provision in all contracts with contractors and other entities involved in this project to carry out the intent of this paragraph.

**Captions** The captions herein are for convenience only and are not to be construed as part of this Agreement, nor shall the same be construed as defining or limiting in any way the scope or intent of the provisions hereof.



**Genoa Township Sidewalk Management  
Estimated Sidewalk Installation Cost**

**2011 Grand River City Connector**

| ParcelID      | SidewalkID | Material | Priority: | Status                                  | Comments                    | Width | Unit Cost | Length          | Segment Cost |                    |
|---------------|------------|----------|-----------|---|-----------------------------|-------|-----------|-----------------|--------------|--------------------|
| 11-05-100-006 |            |          | 2011A     |   |                             |       |           |                 |              |                    |
| 0618          | NA         |          |           | New Sidewalk Feasible                   |                             | 8     | \$37.10   | 605             | \$22,460.63  |                    |
|               |            |          |           |   |                             |       |           | <b>Subtotal</b> | <b>605</b>   | <b>\$22,460.63</b> |
| 11-05-100-037 |            |          | 2011A     |   |                             |       |           |                 |              |                    |
| 0626          | NA         |          |           | New Sidewalk Feasible                   |                             | 8     | \$37.10   | 156             | \$5,777.23   |                    |
|               |            |          |           |   |                             |       |           | <b>Subtotal</b> | <b>156</b>   | <b>\$5,777.23</b>  |
| 11-05-100-038 |            |          | 2011A     |   |                             |       |           |                 |              |                    |
| 0622          | NA         |          |           | New Sidewalk Feasible but Costly -Ditch | ground slopes towards ditch | 8     | \$64.92   | 43              | \$2,802.87   |                    |
| 0624          | NA         |          |           | New Sidewalk Feasible                   |                             | 8     | \$37.10   | 127             | \$4,708.14   |                    |
|               |            |          |           |   |                             |       |           | <b>Subtotal</b> | <b>170</b>   | <b>\$7,511.01</b>  |
| 11-05-100-066 |            |          | 2011A     |   |                             |       |           |                 |              |                    |
| 0620          | NA         |          |           | New Sidewalk Feasible but Costly -Ditch | ground slopes towards ditch | 8     | \$64.92   | 113             | \$7,324.26   |                    |
|               |            |          |           |   |                             |       |           | <b>Subtotal</b> | <b>113</b>   | <b>\$7,324.26</b>  |
| 11-06-101-020 |            |          | 2011A     |   |                             |       |           |                 |              |                    |
| 0678          | NA         |          |           | New Sidewalk Feasible                   |                             | 8     | \$37.10   | 32              | \$1,183.00   |                    |
|               |            |          |           |   |                             |       |           | <b>Subtotal</b> | <b>32</b>    | <b>\$1,183.00</b>  |
| 11-06-101-021 |            |          | 2011A     |   |                             |       |           |                 |              |                    |
| 0680          | NA         |          |           | New Sidewalk Feasible                   |                             | 8     | \$37.10   | 288             | \$10,694.70  |                    |
|               |            |          |           |   |                             |       |           | <b>Subtotal</b> | <b>288</b>   | <b>\$10,694.70</b> |

## 2011 Grand River City Connector

|                   |                      |                       |       |                 |              |                  |                 |                     |                   |
|-------------------|----------------------|-----------------------|-------|-----------------|--------------|------------------|-----------------|---------------------|-------------------|
| <b>ParcelID</b>   | <b>11-06-101-022</b> | <b>Priority:</b>      | 2011A |                 |              |                  |                 |                     |                   |
| <b>SidewalkID</b> | <b>Material</b>      | <b>Status</b>         |       | <b>Comments</b> | <b>Width</b> | <b>Unit Cost</b> | <b>Length</b>   | <b>Segment Cost</b> |                   |
| 0674              | NA                   | New Sidewalk Feasible |       |                 | 8            | \$37.10          | 129             | \$4,773.50          |                   |
|                   |                      |                       |       |                 |              |                  | <b>Subtotal</b> | <b>129</b>          | <b>\$4,773.50</b> |
| <b>ParcelID</b>   | <b>11-06-200-007</b> | <b>Priority:</b>      | 2011A |                 |              |                  |                 |                     |                   |
| <b>SidewalkID</b> | <b>Material</b>      | <b>Status</b>         |       | <b>Comments</b> | <b>Width</b> | <b>Unit Cost</b> | <b>Length</b>   | <b>Segment Cost</b> |                   |
| 0628              | NA                   | New Sidewalk Feasible |       |                 | 8            | \$37.10          | 262             | \$9,721.07          |                   |
|                   |                      |                       |       |                 |              |                  | <b>Subtotal</b> | <b>262</b>          | <b>\$9,721.07</b> |
| <b>ParcelID</b>   | <b>11-06-200-020</b> | <b>Priority:</b>      | 2011A |                 |              |                  |                 |                     |                   |
| <b>SidewalkID</b> | <b>Material</b>      | <b>Status</b>         |       | <b>Comments</b> | <b>Width</b> | <b>Unit Cost</b> | <b>Length</b>   | <b>Segment Cost</b> |                   |
| 0668              | NA                   | New Sidewalk Feasible |       |                 | 8            | \$37.10          | 113             | \$4,202.73          |                   |
|                   |                      |                       |       |                 |              |                  | <b>Subtotal</b> | <b>113</b>          | <b>\$4,202.73</b> |
| <b>ParcelID</b>   | <b>11-06-200-023</b> | <b>Priority:</b>      | 2011A |                 |              |                  |                 |                     |                   |
| <b>SidewalkID</b> | <b>Material</b>      | <b>Status</b>         |       | <b>Comments</b> | <b>Width</b> | <b>Unit Cost</b> | <b>Length</b>   | <b>Segment Cost</b> |                   |
| 0672              | NA                   | New Sidewalk Feasible |       |                 | 8            | \$37.10          | 88              | \$3,250.37          |                   |
|                   |                      |                       |       |                 |              |                  | <b>Subtotal</b> | <b>88</b>           | <b>\$3,250.37</b> |
| <b>ParcelID</b>   | <b>11-06-200-068</b> | <b>Priority:</b>      | 2011A |                 |              |                  |                 |                     |                   |
| <b>SidewalkID</b> | <b>Material</b>      | <b>Status</b>         |       | <b>Comments</b> | <b>Width</b> | <b>Unit Cost</b> | <b>Length</b>   | <b>Segment Cost</b> |                   |
| 0644              | NA                   | New Sidewalk Feasible |       |                 | 8            | \$37.10          | 153             | \$5,667.08          |                   |
|                   |                      |                       |       |                 |              |                  | <b>Subtotal</b> | <b>153</b>          | <b>\$5,667.08</b> |
| <b>ParcelID</b>   | <b>11-06-200-069</b> | <b>Priority:</b>      | 2011A |                 |              |                  |                 |                     |                   |
| <b>SidewalkID</b> | <b>Material</b>      | <b>Status</b>         |       | <b>Comments</b> | <b>Width</b> | <b>Unit Cost</b> | <b>Length</b>   | <b>Segment Cost</b> |                   |
| 0638              | NA                   | New Sidewalk Feasible |       |                 | 8            | \$37.10          | 167             | \$6,190.73          |                   |
|                   |                      |                       |       |                 |              |                  | <b>Subtotal</b> | <b>167</b>          | <b>\$6,190.73</b> |
| <b>ParcelID</b>   | <b>11-06-200-077</b> | <b>Priority:</b>      | 2011A |                 |              |                  |                 |                     |                   |
| <b>SidewalkID</b> | <b>Material</b>      | <b>Status</b>         |       | <b>Comments</b> | <b>Width</b> | <b>Unit Cost</b> | <b>Length</b>   | <b>Segment Cost</b> |                   |
| 0640              | NA                   | New Sidewalk Feasible |       |                 | 8            | \$37.10          | 104             | \$3,843.02          |                   |
|                   |                      |                       |       |                 |              |                  | <b>Subtotal</b> | <b>104</b>          | <b>\$3,843.02</b> |

## 2011 Grand River City Connector

| ParcelID      | SidewalkID | Material | Priority: | Status                                   | Comments   | Width | Unit Cost | Length   | Segment Cost |             |
|---------------|------------|----------|-----------|--|--|-------|-----------|----------|--------------|-------------|
| 11-06-200-080 |            |          | 2011A     |  |  |       |           |          |              |             |
|               | 0636       | NA       |           | New Sidewalk Feasible                    |  | 8     | \$37.10   | 96       | \$3,574.29   |             |
|               |            |          |           |  |  |       |           | Subtotal | 96           | \$3,574.29  |
| 11-06-200-082 |            |          | 2011A     |  |  |       |           |          |              |             |
|               | 0632       | NA       |           | New Sidewalk Feasible but Costly - Slope | ground slopes toward empty field. some areas have steep slope. | 8     | \$74.19   | 73       | \$5,431.64   |             |
|               |            |          |           |  |  |       |           | Subtotal | 73           | \$5,431.64  |
| 11-06-200-086 |            |          | 2011A     |  |  |       |           |          |              |             |
|               | 0670       | NA       |           | New Sidewalk Feasible                    |  | 8     | \$37.10   | 108      | \$3,988.69   |             |
|               |            |          |           |  |  |       |           | Subtotal | 108          | \$3,988.69  |
| 11-06-200-101 |            |          | 2011A     |  |  |       |           |          |              |             |
|               | 0630       | NA       |           | New Sidewalk Feasible but Costly - Slope | ground slopes toward empty field. some areas have steep slope. | 8     | \$74.19   | 405      | \$30,022.20  |             |
|               |            |          |           |  |  |       |           | Subtotal | 405          | \$30,022.20 |
| 11-06-200-106 |            |          | 2011A     |  |  |       |           |          |              |             |
|               | 0634       | NA       |           | New Sidewalk Feasible but Costly - Slope | ground slopes toward empty field. some areas have steep slope. | 8     | \$74.19   | 155      | \$11,523.56  |             |
|               |            |          |           |  |  |       |           | Subtotal | 155          | \$11,523.56 |
| 11-06-201-064 |            |          | 2011A     |  |  |       |           |          |              |             |
|               | 0664       | NA       |           | New Sidewalk Feasible                    |  | 8     | \$37.10   | 47       | \$1,733.85   |             |
|               |            |          |           |  |  |       |           | Subtotal | 47           | \$1,733.85  |
| 11-06-201-065 |            |          | 2011A     |  |  |       |           |          |              |             |
|               | 0662       | NA       |           | New Sidewalk Feasible                    |  | 8     | \$37.10   | 18       | \$660.35     |             |

# 2011 Grand River City Connector

Subtotal      18      \$660.35

| ParcelID      | SidewalkID | Material | Priority: | Status                | Comments | Width | Unit Cost | Length   | Segment Cost       |
|---------------|------------|----------|-----------|-----------------------|----------|-------|-----------|----------|--------------------|
| 11-06-201-066 |            |          | 2011A     |                       |          |       |           |          |                    |
|               | 0658       | NA       |           | New Sidewalk Feasible |          | 8     | \$37.10   | 40       | \$1,493.25         |
|               |            |          |           |                       |          |       |           | Subtotal | 40      \$1,493.25 |
| 11-06-201-069 |            |          | 2011A     |                       |          |       |           |          |                    |
|               | 0652       | NA       |           | New Sidewalk Feasible |          | 8     | \$37.10   | 17       | \$635.46           |
|               |            |          |           |                       |          |       |           | Subtotal | 17      \$635.46   |
| 11-06-201-070 |            |          | 2011A     |                       |          |       |           |          |                    |
|               | 0654       | NA       |           | New Sidewalk Feasible |          | 8     | \$37.10   | 34       | \$1,264.29         |
|               |            |          |           |                       |          |       |           | Subtotal | 34      \$1,264.29 |
| 11-06-201-071 |            |          | 2011A     |                       |          |       |           |          |                    |
|               | 0656       | NA       |           | New Sidewalk Feasible |          | 8     | \$37.10   | 39       | \$1,446.79         |
|               |            |          |           |                       |          |       |           | Subtotal | 39      \$1,446.79 |
| 11-06-201-072 |            |          | 2011A     |                       |          |       |           |          |                    |
|               | 0650       | NA       |           | New Sidewalk Feasible |          | 8     | \$37.10   | 44       | \$1,645.98         |
|               |            |          |           |                       |          |       |           | Subtotal | 44      \$1,645.98 |
| 11-06-201-073 |            |          | 2011A     |                       |          |       |           |          |                    |
|               | 0648       | NA       |           | New Sidewalk Feasible |          | 8     | \$37.10   | 97       | \$3,584.76         |
|               |            |          |           |                       |          |       |           | Subtotal | 97      \$3,584.76 |
| 11-06-201-075 |            |          | 2011A     |                       |          |       |           |          |                    |
|               | 0660       | NA       |           | New Sidewalk Feasible |          | 8     | \$37.10   | 26       | \$954.02           |
|               |            |          |           |                       |          |       |           | Subtotal | 26      \$954.02   |

# 2011 Grand River City Connector

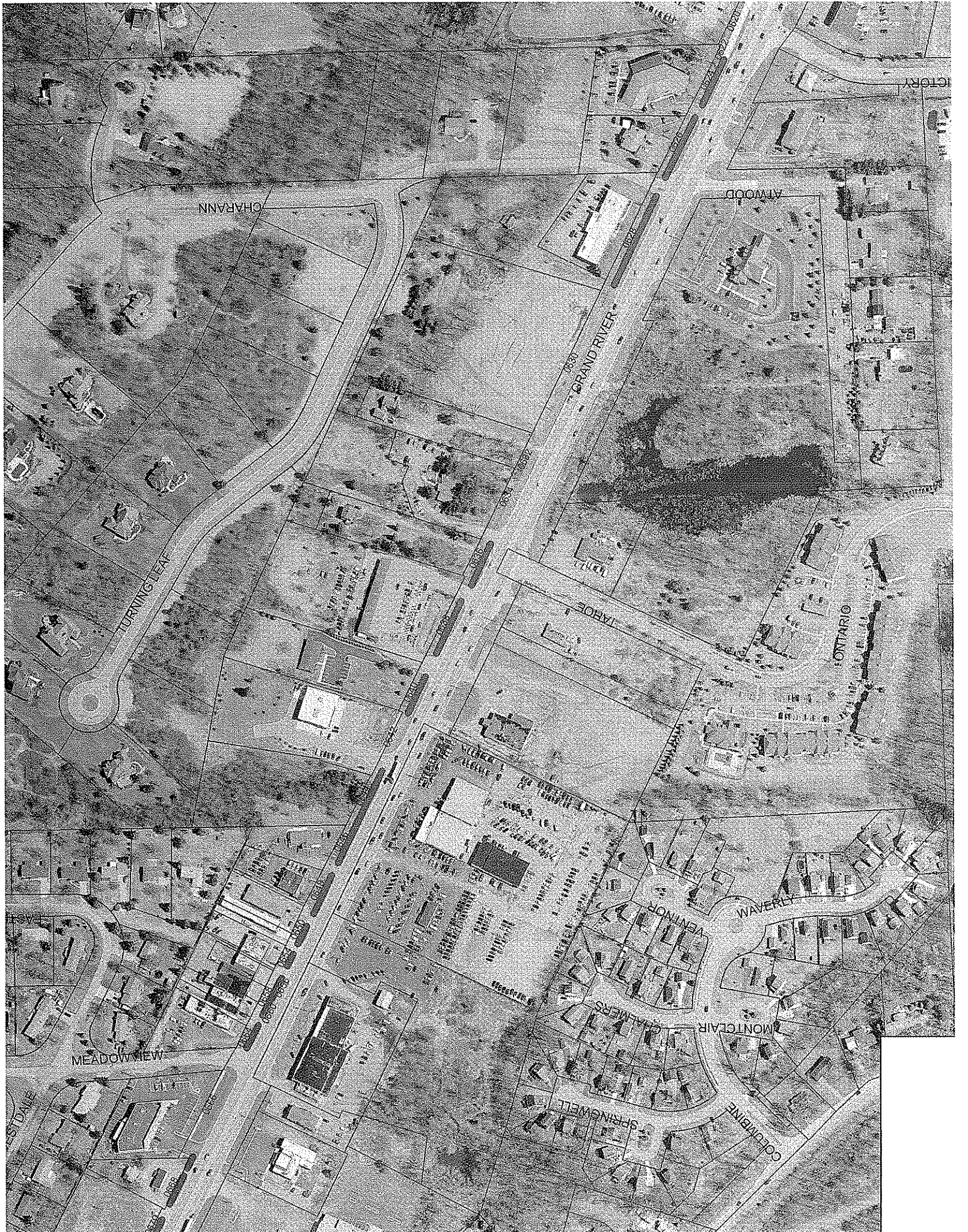
ParcelID **11-06-201-076**

Priority: 2011A

| SidewalkID | Material | Status                | Comments | Width | Unit Cost | Length          | Segment Cost                 |
|------------|----------|-----------------------|----------|-------|-----------|-----------------|------------------------------|
| 0646       | NA       | New Sidewalk Feasible |          | 8     | \$37.10   | 104             | \$3,865.35                   |
|            |          |                       |          |       |           | <b>Subtotal</b> | <b>104</b> <b>\$3,865.35</b> |

*Estimated Sidewalk Installation Cost*

|                                     | Length | Cost                |
|-------------------------------------|--------|---------------------|
| <b>Subtotal Estimated Cost :</b>    | 3682   | <b>\$164,423.81</b> |
| <b>Engineerint/Administration :</b> | 20.00% | <b>\$32,884.76</b>  |
| <b>Contingency:</b>                 | 15.00% | <b>\$24,663.57</b>  |
| <b>TOTAL:</b>                       |        | <b>\$221,972.14</b> |



CHARANN

ATWOOD

GRAND RIVER

TURNING LEAF

LAHOE

ONTARIO

MEADOW VIEW

WAVERLY

VANNOR

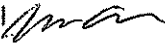
MONTCLAIR

SPRINGWELL

COEDRINE

## MEMORANDUM

TO: Township Board

FROM: Michael Archinal 

DATE: 5/13/11

RE: SELCRA Meeting

I attended the joint SELCRA meeting last night which included Brighton Township, Green Oak Township and the City of Brighton. There were several items discussed which are of interest to Genoa Township. Foremost were concerns about liability. Brighton Township in particular is concerned about the SELCRA Board incurring debt for which the Township would be liable. The direction was for the Brighton Township Attorney to address this in revised articles of incorporation. One alternative was to require approval of each of the member legislatures prior to the issuance of debt or acquisition of real property.

The City of Brighton questioned the formula for funding. Some of the Council members expressed a desire to have the formula based on population. Green Oak explained that their community is divided between South Lyon and Brighton (much as we are with Howell and Brighton) and that relative participation is the fairest way of determining fees. I believe there was consensus that the existing formula would stay in place.

The latest draft of the articles of incorporation will include language for the addition of new members. This, I believe, was directly related to our role as quasi members and the possibility of Genoa becoming a full voting member.

The latest draft of the articles has added language for collaboration among other authorities or entities. This seems related to our request for cooperation among HAPRA, SELCRA and/or the County.

No shots were taken at Genoa (maybe because I was sitting there). I considered the discussion positive and generally supportive of our positions especially related to exposure to liability, full membership for Genoa Township (should we decide to do so) and cooperation with HAPRA.

I look forward to discussing the meeting with you on Monday should you have any questions.

Board Corr.  
Submitted by Cleary

CLEARY UNIVERSITY  
STRATEGIC PLAN  
2010-2020

**Planning Environment**  
**Key Strategic Considerations**

**Core Characteristics** (primary planning assumptions):

Cleary University is an independent, not-for-profit, multi-campus, Michigan-based, specialized business university.

**Vision** (concise statement of Future State):

Cleary University will be America's foremost applied-business university, providing practical, project based education that enriches student lives and enables an immediate alumni contribution to employers, families, and communities.

**Mission** (fundamental reason for existence):

To provide students the knowledge, skills, and credentials to advance their careers.

**Values** (distinctive core beliefs):

- Effective learning through the application of knowledge
- Constant focus on understanding and satisfying student and employer needs
- Continuous and systemic improvement of product, service, and process
- Work as a source of learning, societal contribution, and self-dignity
- Innovation and opportunity as keys to advancement
- Responsible and ethical business practice and value exchange
- Dedicated staff, faculty, Trustees, and other stakeholders

**Vivid Description** (vibrant and engaging imagery of the vision):

Cleary University's reputation as the premier applied-business university is well recognized within Michigan, the nation, and around the globe; Cleary University alumni are in significant demand.

The Cleary University Professional Projects have catapulted the University to widespread recognition and demand among employers and students. These projects demonstrate student mastery of knowledge and skills while simultaneously producing substantial financial benefit to their employers.

The University's product portfolio continuously evolves to respond to contemporary and anticipated business needs, fueled by routine research, employer suggestions, and job projections. The continuous improvement of curriculum and processes at the University has also created a unique enhancement to the University's reputation.



Cleary University's student population is one of achievers-those with the ability to succeed. All student segments enjoy the enhanced reputation of the curricular outcomes and find that job acquisition or promotion are the rule whether they have pursued formal degree work or shorter term certification for career enhancement or access. Most of the student body resides in Michigan, however the expanded sophistication of electronic delivery and outreach have also enabled participation in the Project success among students who never see a Cleary University campus. Enrollment among all sectors is strong.

The University's facilities are responsive to its customers, friendly, and welcoming to the community. The Livingston campus (facilities, activities, athletics) responds to the diverse needs of all student segments, while the Washtenaw campus accommodates the adult student extraordinarily well.

Finally, the University is recognized as a "great place to work." Employees are enriched by opportunities for engagement within the community, direct interaction with customers, and the consistent affirmation of the value and benefit of the work they do.

### **Planning Assumptions**

#### **Competition**

Competition for the adult market and from the for-profit sector will increase in Michigan.

#### **Economic/Financial**

The decade will see initial slow improvement nationally with a "W" recessionary trend; Michigan's economy will not enjoy the "bump."

#### **Political**

Michigan's political leadership does not support independent higher education or it's students; national conditions shift to greater support for public education, less for private education.

#### **Population / Demographics**

Michigan's population losses continue throughout the decade, although at a slower rate during the latter part of the decade. The high-school aged population continues to decline.

#### **Social / Generational**

The adult student market declines slightly through the decade, but interest in shorter-term training products grows. Millennial students pursue higher education, but at a slower pace.

#### **Technology**

Public acceptance of distance delivery grows, more education is delivered on-line, access is eased; niche and local institutions gaining in enrollment.

#### **Tuition:**

Public support for tuition will be unsustainable within the national debt, employer support will be nominal and the cost burden on individuals will increase over the next decade.

CLEARY UNIVERSITY  
STRATEGIC GOALS & OBJECTIVES  
2010-2020

| Strategic Goals                       | Strategic Objectives: 2010-2012   | Strategic Objectives: 2013-2015   | Strategic Objectives: 2016-2020   |
|---------------------------------------|---|---|---|
| <b>EXPAND BRAND RECOGNITION</b>       | Achieve 45% awareness as an applied business university in Michigan and 5 % in Great Lakes region by 7/1/12               | Achieve 65% brand recognition awareness in Michigan and 20% in Great Lakes by 7/1/15                                      | Assess feasibility of brand recognition in Midwest or 1 accordingly strategy by 7/1/20                                    |
|                                       | Examine 100% Core Characteristics against enrollment, market, and financial conditions by 7/1/12.                         | Re-examine 100% Core Characteristics against enrollment, market, and financial conditions by 7/1/15.                      | Re-examine against enrollment, market, and financial conditions by 7/1/20   |
| <b>IMPROVE PRODUCT &amp; SERVICES</b> | Create baseline key student learning outcomes in 100% of academic products by 7/1/12.                                     | Improve student learning outcomes on 75% of all student learning outcomes by 7/1/15                                       | Improve student learning outcomes on 50% of external products by 7/1/20   |
|                                       | Achieve market-based new product enrollment targets in 50% of new product launches during 2010-12.                        | Achieve market-based new product enrollment targets in 75% of new product launches during 2014-15.                        | Achieve market-based new product enrollment targets in 90% of new product launches during 2016-20                         |
|                                       | Achieve currency (market viability, faculty, technology, outcomes) of 60% of product portfolio by 7/1/12                  | Achieve currency (market viability, faculty, technology, outcomes) of 75% of product portfolio by 7/1/15                  | Achieve currency (market viability, faculty, technology, outcomes) of 90% of product portfolio by 7/1/20                  |
|                                       | Achieve a well trained employee base wherein 85% of faculty and 85 % of staff meet minimum training requirement by 7/1/12 | Achieve a well trained employee base wherein 90% of faculty and 90 % of staff meet minimum training requirement by 7/1/15 | Achieve a well trained employee base wherein 95% of faculty and 95 % of staff meet minimum training requirement by 7/1/20 |
|                                       | <b>INCREASE ENROLLMENT</b>  | Emphasize full on line enrollment increase to achieve 425 full on line students during 2011-12                            | Emphasize full on line enrollment increase to achieve 750 full on line students during 2014-15                            |
|                                       | Achieve 850 on-ground / blended enrollment during 2011-12   | Achieve 1,075 on-ground / blended enrollment during 2014-15   | Achieve 1,500 on-ground / blended enrollment during 2016-20   |
| <b>IMPROVE FINANCIAL CONDITION</b>    | Generate sufficient revenue to meet preferred status on (2) compliance and (3) HLC financial ratios during 2011-12        | Generate sufficient revenue to meet 2 and exceed preferred status on 3 financial ratios during 2014-15                    | Generate sufficient revenue to meet 3 and exceed preferred status on 4 financial ratios during 2016-20                    |
|                                       | Achieve development-sourced revenue of 7 % of overall University revenue by 7/1/12.                                       | Achieve development-sourced revenue of 8.5 % of overall University revenue by 7/1/15                                      | Achieve development-sourced revenue of 12.5 % of overall University revenue by 7/1/20                                     |