

GENOA CHARTER TOWNSHIP BOARD
Regular Meeting and Public Hearing
August 1, 2016
6:30 p.m.

AGENDA

Call to Order:

Pledge of Allegiance:

Call to the Public (Public comment will be limited to two minutes per person)*:

Approval of Consent Agenda:

1. Payment of Bills.
2. Request to Approve Minutes: July 18, 2016

Approval of Regular Agenda:

3. Public hearing on the Grand Beach Aquatic Weed Control Project Winter 2016
 - A. Call to the Property Owners
 - B. Call to the Public
4. Request for approval of Resolution No. 3 [approving the project, cost estimates, special assessment district and causing the special assessment roll to be prepared] for the Grand Beach Aquatic Weed Control Improvement Project.
5. Request for approval of Resolution No. 4 [acknowledging the filing of the special assessment roll, scheduling the hearing and the directing the issuance of statutory notices] for the Grand Beach Aquatic Weed Control Improvement Project.
6. Public hearing on the Oak Pointe Honors Road Improvement Project Winter 2016
 - A. Call to the Property Owners
 - B. Call to the Public
7. Request for approval of Resolution No. 3 [approving the project, cost estimates, special assessment district and causing the special assessment roll to be prepared] for the Oak Pointe Honors Road Improvement Project.
8. Request for approval of Resolution No. 4 [acknowledging the filing of the special assessment rolls scheduling the hearing and the directing the issuance of statutory notices] for the Oak Pointe Honors Road Improvement Project.
9. Request to approve the Special Use Applications, Environmental Impact Assessment and Site Plan for proposed 9,200 square feet contractor's office, warehouse and storage yard. Special Land Use approvals are requested for outdoor storage, storage of hazardous materials, and grading activities within 25-foot natural features setback. The property is located on the east side of Victory Drive, south of Grand River Avenue on vacant parcel #11-05-303-025. The request is petitioned by Seaside Seawalls.
 - A. Disposition of Special Use Application – Outdoor Storage

- B. Disposition of Special Use Application – Storage of hazardous materials
- C. Disposition of Special Use Application – Grading within natural features setback
- D. Disposition of Environmental Impact Assessment (6-22-16)
- E. Disposition of Site Plan (7-25-16)

10. Request to approve the Environmental Impact Assessment and Site Plan for the proposed construction of a new 9,600 square foot showroom and an 11,750 square foot storage building for the existing Wilson Marine located at 5866 Grand River Howell. The request is petitioned by Wilson Marine.

- A. Disposition of Environmental Impact Assessment (dated 6-1-16, received 7-25-16)
- B. Disposition of Site Plan (7-25-16)

11. Consider approval of a Construction Phase Services Proposal from Tetra Tech for 2016 Grand River sidewalk (Kellogg to Hacker) construction in the amount of \$40,000.

Correspondence
Member Discussion
Adjournment

***Citizen's Comments-** In addition to providing the public with an opportunity to address the Township Board at the beginning of the meeting, opportunity to comment on individual agenda items may be offered by the Chairman as they are presented.

CHECK REGISTERS FOR TOWNSHIP BOARD MEETING

DATE: August 1, 2016

TOWNSHIP GENERAL EXPENSES: Thru August 1, 2016	\$71,167.00
July 29, 2016 Bi Weekly Payroll	\$77,568.89
August 1, 2016 Monthly Payroll	\$11,115.74
OPERATING EXPENSES: Thru August 1, 2016	\$85,821.52
TOTAL:	<u>\$245,673.15</u>

<u>Check Number</u>	<u>Vendor No</u>	<u>Vendor Name</u>	<u>Check Date</u>	<u>Check Amount</u>
32887	McIntosh	Jessica McIntosh	07/19/2016	25.00
32888	BLUE CRO	Blue Cross & Blue Shield Of Mi	07/19/2016	32,817.35
32889	EHIM	EHIM, INC	07/19/2016	8,068.07
32890	LCRD	Livingston County Register of Deeds	07/19/2016	145.00
32891	TheSign	The Sign Works	07/19/2016	560.00
32892	VERIZONW	Verizon Wireless	07/19/2016	333.48
32893	Allstar	Allstar Alarm LLC	07/21/2016	270.00
32894	ATT& IL	AT&T	07/21/2016	177.82
32895	BullsEye	BullsEye Telecom	07/21/2016	359.26
32896	CARDM	Chase Card Services	07/21/2016	349.37
32898	GreenOak	Green Oak Twp Treasurer's Ofc	07/21/2016	15.00
32899	MOS	Michigan Office Solutions	07/21/2016	195.00
32900	NeopostU	Neopost USA Inc	07/21/2016	119.01
32901	Overbyc	Cindy Overby	07/21/2016	508.45
32902	RELIANCE	Reliance Standard Life Insuran	07/21/2016	2,656.30
32903	SecAcces	Security Access Controls LLC	07/21/2016	550.00
32904	TRI COUN	Tri County Supply, Inc.	07/21/2016	253.83
32905	Unum	Unum Provident	07/21/2016	2,572.40
32906	USBANK	U. S. Bank Equipment Finance	07/21/2016	1,656.84
32907	USTREA	United States Treasury	07/21/2016	136.71
32908	A T & T	A T & T	07/27/2016	62.74
32909	Americ G	American General Life Insuranc	07/27/2016	296.50
32910	ARCHINAL	Michael Archinal	07/27/2016	500.00
32911	BYRWA	David Byrwa	07/27/2016	150.00
32912	COMC	Comcast	07/27/2016	161.41
32913	DTE EN	DTE Energy	07/27/2016	146.68
32914	FED EXPR	Federal Express Corp	07/27/2016	286.72
32915	GANNETT	Livingston Press & Argus	07/27/2016	170.00
32916	LSL	LSL Planning, Inc.	07/27/2016	7,374.60
32917	MASTER M	Master Media Supply	07/27/2016	344.24
32918	NeopostU	Neopost USA Inc	07/27/2016	162.00
32919	Net serv	Network Services Group, L.L.C.	07/27/2016	45.00
32920	Oceansid	Oceanside Sea Food, Inc.	07/27/2016	300.00
32921	PFEFFER	Pfeffer, Hanniford, Palka	07/27/2016	6,000.00
32922	Tetra Te	Tetra Tech Inc	07/27/2016	2,791.00
32923	VERIZONW	Verizon Wireless	07/27/2016	271.32
32924	WALMART	Walmart Community	07/27/2016	335.90

Report Total: 71,167.00

Accounts Payable
Computer Check Register

Genoa Township

2911 Dorr Road
Brighton, MI 48116

(810) 227-5225

User: cindy

Printed: 07/21/2016 - 13:12

Bank Account: 101CH

Check	Vendor No	Vendor Name	Date	Invoice No	Amount
13662	EFT-FED	EFT- Federal Payroll Tax	07/29/2016		7,772.79 4,534.68 4,534.68 1,060.56 1,060.56
Check 13662 Total:					18,963.27
13663	EFT-PENS	EFT- Payroll Pens Ln Pyts	07/29/2016		2,645.22 72.53
Check 13663 Total:					2,717.75
13664	EFT-PRIN	EFT-Principal Retirement 457	07/29/2016		1,095.00
Check 13664 Total:					1,095.00
13665	EFT-ROTH	EFT-Principal Roth	07/29/2016		555.00
Check 13665 Total:					555.00
13666	EFT-TASC	EFT-Flex Spending	07/29/2016		444.43 646.21
Check 13666 Total:					1,090.64

Report Total:

Payroll 24,421.66
7/29/16 \$53,147.23
\$77,568.89

Account Number	Debit	Credit	Account Description
101-000-002-000	0.00	53,147.23	Cash-checking Account Only
101-000-259-000	53,147.23	0.00	Payroll Direct Deposit
	53,147.23	53,147.23	
Report Totals:	53,147.23	53,147.23	

Accounts Payable
Computer Check Register

Genoa Township

2911 Dorr Road
Brighton, MI 48116

(810) 227-5225

User: cindy

Printed: 07/27/2016 - 11:39

Bank Account: 101CH

Check	Vendor No	Vendor Name	Date	Invoice No	Amount
13667	EFT-FED	EFT- Federal Payroll Tax	08/01/2016		1,923.26 674.73 674.73 157.81 157.81
			Check 13667 Total:		3,588.34
13668	EFT-PENS	EFT- Payroll Pens Ln Pyts	08/01/2016		394.21
			Check 13668 Total:		394.21
13669	EFT-TASC	EFT-Flex Spending	08/01/2016		83.33
			Check 13669 Total:		83.33
13670	FIRST NA	First National Bank	08/01/2016		7,049.86
			Check 13670 Total:		7,049.86
			Report Total:		11,115.74

#503 DPW UTILITY FUND
Payment of Bills
July 19 through July 27, 2016

Type	Date	Num	Name	Memo	Amount
Bill Pmt -Check	07/18/2016	3652	Advanced Auto Parts		-200.66
Bill Pmt -Check	07/18/2016	3653	Auto Zone		-95.80
Bill Pmt -Check	07/18/2016	3654	Belle Tire	Truck # 10	-249.24
Bill Pmt -Check	07/18/2016	3655	Blackburn Mfg. Co.		-335.67
Bill Pmt -Check	07/18/2016	3656	Brian Czuprenski	Reimburse for CDL License	-18.27
Bill Pmt -Check	07/18/2016	3657	Cruisers		-828.00
Bill Pmt -Check	07/18/2016	3658	D&G Equipment, Inc.	Supplies -Vactor	-23.49
Bill Pmt -Check	07/18/2016	3659	Fastenal Company		-324.85
Bill Pmt -Check	07/18/2016	3660	Gordon Food Service		-158.89
Bill Pmt -Check	07/18/2016	3661	Grundy Ace of Howell	supplies	-15.98
Bill Pmt -Check	07/18/2016	3662	HOWELL TRUE VALUE HARDWARE	Maintenance	-21.96
Bill Pmt -Check	07/18/2016	3663	Jack Doheny Supplies, Inc.		-6,365.31
Bill Pmt -Check	07/18/2016	3664	LOWE'S	Supplies	-2,210.85
Bill Pmt -Check	07/18/2016	3665	PAETEC		-36.62
Bill Pmt -Check	07/18/2016	3666	Port City Communications, Inc.	7-1-16 to 7-31-2016	-279.69
Bill Pmt -Check	07/18/2016	3667	Red Wing Shoe Store	Zach Thruston Boots	-178.49
Bill Pmt -Check	07/18/2016	3668	Sign Works	Vator -2 new Generators	-200.00
Bill Pmt -Check	07/18/2016	3669	STANDARD ELECTRIC COMPANY	supplies	-16.15
Bill Pmt -Check	07/18/2016	3670	Staples Credit Plan	supplies	-396.69
Bill Pmt -Check	07/18/2016	3671	Tractor Supply Co.	supplies	-835.42
Bill Pmt -Check	07/18/2016	3672	USABlueBook		-266.78
Bill Pmt -Check	07/18/2016	3673	Victory Lane Quick Oil Change		-63.27
Bill Pmt -Check	07/18/2016	3674	WEX Bank	Bill closing date 6-30-16	-2,977.43
Bill Pmt -Check	07/14/2016	3675	US Postmaster	mailings	1,497.64
Bill Pmt -Check	07/19/2016	3676	Chase Card Services		-1,636.36
Bill Pmt -Check	07/19/2016	3677	Verizon Wireless		-287.97
Bill Pmt -Check	07/27/2016	3678	Greg Tatara	Monthly Car Allowance -August	-500.00
Bill Pmt -Check	07/27/2016	3679	HUMPHRISS	Monthly Car Allowance August :	-250.00
Bill Pmt -Check	07/27/2016	3680	MWEA		-200.00
Bill Pmt -Check	07/27/2016	3681	Pfeffer-Hanniford-Palka	Audit for March 31-2016	-200.00
Bill Pmt -Check	07/27/2016	3682	Scott Lowe	CDL License reimbursement	-33.50
Total					-17,709.70

4:30 PM

#595 PINE CREEK W/S FUND**Payment of Bills**

July 19 through July 27, 2016

Type	Date	Num	Name	Memo	Amount
Bill Pmt -Check	07/27/2016	2169	Pfeffer, Hanniford & Palka	VOID: Audit March 31, 2016	0.00
Bill Pmt -Check	07/27/2016	2170	Pfeffer, Hanniford & Palka	Audit March 31, 2016	-750.00
Total					-750.00

4:27 PM

#592 OAK POINTE WATER/SEWER FUND**Payment of Bills**

July 19 through July 27, 2016

Type	Date	Num	Name	Memo	Amount
Bill Pmt -Check	07/19/2016	3680	Genoa Township G/O New User Fund	Deposit to 489-000-084-592	-15,300.00
Bill Pmt -Check	07/19/2016	3681	Home Pro Roofing Company, LLC	Tear off and reroof	-14,640.00
Bill Pmt -Check	07/19/2016	3682	MHOG UTILITIES	4975 Brighton	-35,608.13
Bill Pmt -Check	07/21/2016	3683	AT&T(2)	Monthly service 07-7 to 8-6-16	-109.65
Bill Pmt -Check	07/21/2016	3684	Bullseye Telecom	003CA32, 003CACC	-440.57
Bill Pmt -Check	07/27/2016	3685	AT & T	Monthly service 0712 to 8-11-2016	-70.00
Bill Pmt -Check	07/27/2016	3686	Pfeffer, Hanniford & Palka	Audit March 31, 2016	-500.00
Total					-66,668.35

4:22 PM

#593 LAKE EDGEWOOD W/S FUND**Payment of Bills**

July 19 through July 27, 2016

Type	Date	Num	Name	Memo	Amount
Bill Pmt -Check	07/19/2016	2992	DTE Energy	Electric Bills 6-2-16 to 6-30-16	-163.09
Bill Pmt -Check	07/19/2016	2993	MHOG Water Authority	7817 Bendix	-33.35
		2994	Void		
Bill Pmt -Check	07/21/2016	2995	Brighton Analytical L.L.C.	Laboratory costs	-154.00
Bill Pmt -Check	07/21/2016	2996	BullsEye Telecom	4-10-16 TO 5-9-16 &	-343.03
Total					-693.47

draft
GENOA CHARTER TOWNSHIP BOARD
Regular Meeting and Public Hearing
July 18, 2016

MINUTES

Supervisor McCririe called the regular meeting of the board to order at 6:30 p.m. The Pledge of Allegiance was then said. The following board members were present constituting a quorum for the transaction of business: Gary McCririe, Paulette Skolarus, Robin Hunt, Linda Rowell, Jim Mortensen, and Jean Ledford. Also present were: Township Manager Michael Archinal; Township Attorneys Lindsey Peck and Joseph Seward, and approximately 14 persons in the audience.

A call to the Public was made with no response.

Approval of Consent Agenda:

Moved by Rowell and supported by Hunt to approve all items listed under the Consent Agenda, moving the amendment to parcel 4711-04-400-003 to the regular agenda for discussion. The motion carried unanimously.

- 1. Payment of Bills.**
- 2. Request to Approve Minutes: June 20, 2016**
- 3. Request for approval of re-appointments for terms expiring on the Zoning Board of Appeals and Planning Commission.**
- 4. Request to approve the election payroll as recommended by the Election Commission.**

Approval of Regular Agenda:

Moved by Ledford and supported by Rowell to approve for action all items listed under the regular agenda with the addition of item 5. The motion carried unanimously.

- 5. Request to amend the Sunrise Park (Roads 2016) Special Assessment District by deleting Tax Parcel #4711-04-400-003 and correction to the summer tax bill for 2016.**

Moved by Hunt and supported by Rowell to approve the amendment to the S.A.D. as requested. The motion carried unanimously.

- 6. Public hearing on the Pardee Lake Aquatic Weed Control Project Winter 2016**

A Call to the property Owners and the public was made with no response.

- 7. Request for approval of Resolution No. 5 [confirming the special assessment roll] for the Pardee Lake Aquatic Weed Control Improvement Project.**

Moved by Ledford and supported by Rowell to approve Resolution No. 5 as requested. The motion carried by roll call vote as follows: Ayes – Ledford, Hunt, Rowell, Mortensen, Skolarus and McCririe. Nays – None. Absent – Smith.

8. Presentation from the Howell Area Parks and Recreation Authority regarding the 2016 Recreation Ballot.

The petitioner was not present concerning this agenda item. It was moved to the end of the meeting for discussion. No presentation was made at the end of the meeting.

9. Presentation from Brighton Area Schools regarding recreational opportunities for Genoa Charter Township residents.

Ken Grybal addressed the board on behalf of Brighton Area Schools. Fall Special Events and Enrichment Classes and Camps were presented. McCririe congratulated Brighton Community Education on the step forward. Please see www.brightoncommunityed.com for further information.

10. Consideration of a request to approve the Environmental Impact Assessment (06-01-2016) corresponding to a site plan for a proposed parking lot expansion and carport structure located at the rear of the Livingston County complex located at 2300 E. Grand River, Howell. The request is petitioned by Livingston County Building Department.

Rowell asked the township attorney if there was a conflict with her voting on this issue. Seward responded that there was not. Moved by Ledford and supported by Skolarus to approve the environmental impact assessment dated 06/01/2016 provided that all conditions of the Planning Commission are satisfied. The motion carried unanimously.

11. Consideration of a request to approve the Environmental Impact Assessment (07-13-2016) and gravel surface area which corresponds to a site plan for a parking lot addition for new vehicle parking at the existing Bob Maxey Ford located at 2798 E. Grand River, Howell. The request is petitioned by SRM Associates, LLC.

A. Moved by Hunt and supported by Skolarus to approve the E.I.A. provided all conditions of the Planning Commission are satisfied. The motion carried unanimously.

B. Moved by Skolarus and supported by Ledford to allow a gravel surface on the parking lot until such time as the petitioner chooses to apply a hard surface. The motion carried unanimously.

12. Request for approval of Resolution No. 1 [confirming the creation of a Special Assessment District] for the Grand Beach Aquatic Weed Control Improvement Project.

Moved by Mortensen and supported by Ledford to approve Resolution No. 1 for Grand Beach as requested. The motion carried by roll call vote as follows: Ayes – Ledford, Hunt, Rowell, Mortensen, Skolarus and McCririe. Nays – None. Absent – Smith.

13. Request for approval of Resolution No. 2 [to approve the project and schedule the first public hearing] for the Grand Beach Aquatic Weed Control Improvement Project.

Moved by Skolarus and supported by Mortensen to approve Resolution No. 2 for Grand Beach setting the first public hearing for August 1, 2016. The motion carried by roll call vote as follows: Ayes – Ledford, Hunt, Rowell, Mortensen, Skolarus and McCririe. Nays – None. Absent – Smith.

14. Request for approval of Resolution No. 1 [confirming the creation of a Special Assessment District] for the Oak Pointe Honors Road Improvement Project.

Moved by Mortensen and supported by Ledford to approve Resolution No. 1 for Oak Pointe Honors as requested. The motion carried by roll call vote as follows: Ayes – Ledford, Hunt, Rowell, Mortensen, Skolarus and McCrie. Nays – None. Absent – Smith.

15. Request for approval of Resolution No. 2 [to approve the project and schedule the first Public Hearing] for the Oak Pointe Honors Road Improvement Project.

Moved by Hunt supported by Skolarus to approve Resolution No. 2 for Oak Pointe Honors and schedule the first public hearing for August 1, 2016. The motion carried by roll call vote as follows: Ayes – Ledford, Hunt, Rowell, Mortensen, Skolarus and McCrie. Nays – None. Absent – Smith.

16. Request for annual rate adjustments for the Lake Edgewood Water and Pine Creek Sewer and Water Customers as recommended by Utility Director Greg Tatara.

Moved by hunt and supported by Mortensen to approve the pass-thru expenses related to rate adjustments from the City of Brighton as follows:

- Increase the Lake Edgewood Conference Center Quarterly Water Fee to \$4.28 /1,000 gallons from \$3.97/1,000 gallons;
- Increase the Lake Edgewood Other Quarterly water fee to \$4.10 /1,000 gallons from \$3.80 per 1,000 gallons;
- Increase the Pine Creek quarterly water fee to \$3.74 / 1,000 gallons from \$3.47 per 1,000 gallons and Increase the Quarterly Sewer Fee to \$4.31 / 1,000 gallons from \$4.10 per 1,000 gallons; and
- Increase the applicable Brighton City water connection fee to \$2,852 from \$2,712 per REU and the sewer connection fee to \$7,248 from \$6,888 per REU.

The motion carried unanimously.

17. Consider approval of a contract with Concrete Construction for 2016 Grand River Sidewalk installation in the amount of \$408,057.43.

Moved by Ledford and supported by Mortensen to approve the contract not to exceed \$408,057.42 as requested. The motion carried unanimously.


18. Consider approval of a Construction Phase Services Proposal from Tetra Tech for 2016 Grand River sidewalk (Kellogg to Hacker) construction in the amount of \$40,000.

Moved by Rowell and supported by Mortensen to table the engineering quote until the next regular meeting of the board to allow the petitioner to respond to concerns raised by the board. The motion carried unanimously.

19. Consider entering into closed session to discuss pending litigation pursuant to MCL 15.268 § 8 (c).

Moved by Ledford and supported by Rowell to adjourn to closed session to discuss pending litigation at 7:10 p.m. The motion carried by roll call vote as follows: Ayes – Ledford, Hunt, Rowell, Mortensen, Skolarus and McCririe. Nays – None. Absent – Smith. The regular meeting of the board was re-opened at 7:25. p.m. The board took no formal action.

The regular meeting of the board was adjourned 7:35 p.m.



Paulette A. Skolarus, Clerk
Genoa Charter Township

Gary McCririe, Supervisor
Genoa Charter Township

Resolution No. 3 – Grand Beach Aquatic Weed Control Project
Reimbursement Special Assessment Project (Winter 2016)

TOWNSHIP OF GENOA

At a regular meeting of the Township Board of the Township of Genoa, Livingston County, Michigan. (the “Township”) held at the Township Hall on August 1, 2016, at 6:30 p.m., there were

PRESENT: McCriric, Skolarus, Hunt, Mortensen, Ledford, Smith and Rowell

ABSENT: None

The following preamble and resolution were offered by _____ and seconded by _____.

Resolution Approving Project, Cost Estimates, Special Assessment District and Causing the Special Assessment Roll to be Prepared

WHEREAS, preliminary plans and cost estimates for the Project have been filed with the Township Clerk;

WHEREAS, the Township Board has tentatively determined to proceed with the Project as described in Exhibit A and in accordance with Act No. 188, Michigan Public Acts of 1954, as amended;

WHEREAS, The Board of Trustees of the Township has declared its intention to make the improvement and tentatively designated the special assessment district against which the cost of the improvement is to be assessed is described in Exhibit A.

WHEREAS, on July 18, 2016 a public hearing was held to hear any objections to the petition, to the improvement and to the special assessment district and notice of the hearing was provided pursuant to the requirements of Act No 188, Michigan Public Acts of 1954, as amended;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Township Board approves the completion of the Project and approves the plans and cost estimates for the Project, which are on file with the Township Clerk and which are identified as “Plans and Cost Estimates for the Grand Beach Aquatic Weed Control Project and Reimbursement Special Assessment Project (Winter 2016).”
2. The Township Board approves the sufficiency of the Petition for the improvement.

3. The Township Board determines that the Special Assessment District for the Project shall consist of the parcels identified in Exhibit B. The term of the Special Assessment District shall be for five-years.

4. The Township Board has determined to advance the costs of the Project from Township funds and to use special assessments to raise the money necessary to reimburse the Township for the advance of such funds;

5. The Township Supervisor is directed to prepare the Special Assessment Roll for the Special Assessment District identified in Exhibit B. The Special Assessment Roll shall describe all the parcels of land to be assessed with the names of the respective record owners of each parcel, if known, and the total amount to be assessed against each parcel of land. When the Township Supervisor completes the Special Assessment Roll, he shall affix his certificate to the roll stating that the roll was made pursuant to a resolution of the Township Board adopted on a specified date, and that in making the assessment roll the supervisor, according to his or her best judgment, has conformed in all respects to the directions contained in the resolution and the statutes of the State of Michigan.

5. All resolutions or parts of resolutions in conflict with this resolution are hereby rescinded.

A vote on the foregoing resolution was taken and was as follows:

YES: Ledford, Smith, Hunt, Rowell, Mortensen, Skolarus and McCririe

NO: None.

ABSENT: None

CLERK'S CERTIFICATE

The undersigned, being the duly qualified and acting Clerk of the Township, hereby certifies that (1) the foregoing is a true and complete copy of a resolution duly adopted by the Township Board at a meeting of the Township Board, at which meeting a quorum was present and remained throughout; (2) the original thereof is on file in the records in my office; (3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act No. 267, Public Acts of Michigan, 1976, as amended); and (4) minutes of such meeting were kept and will be or have been made available as required thereby.

Paulette A. Skolarus, Genoa Township Clerk

EXHIBIT A

GRAND BEACH AQUATIC WEED CONTROL PROJECT

DESCRIPTION OF PROJECT A FIVE-YEAR SPECIAL ASSESSMENT DISTRICT WITH PROJECTED COSTS AS FOLLOWS:

The project (the "Project") will consist of:

- MDEQ permit
- Spring vegetation survey
- Spring water quality analysis of lake
- Spring water testing for Fluridone Lake Management Plan
- 8 Secchi Disk (transparency) readings for Fluridone lake management
- 6 acres of Eurasian Watermilfoil control with contact herbicides and algicides
- Post treatment vegetation survey Shoreline algae treatment in mid-summer
- 3 acres of Eurasian Watermilfoil control for regrowth with Herbicides
- A fall water quality analysis of the lake
- Fall vegetation survey
- Lake management plan for 2018 Fluridone permit

Total amount per parcel - \$67.00 for off lake homeowners, amount per year for five years \$13.40
\$667.00 for lake-front homeowners, amount per year for five years \$133.40
\$24,000.00 for Sylvan Glen, amount per year for five years \$4,800.00

EXHIBIT B

GRAND BEACH AQUATIC WEED CONTROL PROJECT PARCELS INCLUDED IN THE SPECIAL ASSESSMENT DISTRICT

The Project is being designed to serve the properties in the Special Assessment District, which district includes the specific properties that are identified by the following permanent parcel numbers:

11-14-200-004	11-14-201-017	11-14-201-018
11-14-201-028	11-14-201-029	11-14-201-030
11-14-201-031	11-14-201-032	11-14-201-034
11-14-201-035	11-14-201-036	11-14-201-037
11-14-201-038	11-14-201-039	11-14-201-040
11-14-201-041	11-14-201-042	11-14-201-043
11-14-201-044	11-14-201-045	11-14-201-048
11-14-201-049	11-14-201-050	11-14-400-007
11-14-401-001	11-14-401-002	11-14-401-003
11-14-401-004	11-14-401-005	11-14-401-008
11-14-401-009	11-14-401-010	11-14-401-011
11-14-401-012	11-14-401-013	11-14-401-014
11-14-401-015	11-14-401-016	11-14-401-017
11-14-401-018	11-14-401-019	11-14-401-020
11-14-401-021	11-14-401-022	11-14-401-023

Resolution No. 4 – Grand Beach Aquatic Weed Control Improvement
Reimbursement Special Assessment Project (Winter 2016)

TOWNSHIP OF GENOA

At a regular meeting of the Township Board of the Township of Genoa, Livingston County, Michigan, (the “Township”) held at the Township Hall on August 1, 2016, at 6:30 p.m., there were

PRESENT: McCririe, Skolarus, Hunt, Mortensen, Rowell, Smith and Ledford

ABSENT: None

The following preamble and resolution were offered by _____ and supported by _____:

Resolution Acknowledging the Filing of the Special Assessment Roll, Scheduling the Second Hearing, and Directing the Issuance of Statutory Notices

WHEREAS, the Board of Trustees of the Township has determined to proceed with the Grand Beach Aquatic Weed Control Improvement project within the Township as described in Exhibit A (the “Project”) and in accordance with Act No. 188, Michigan Public Acts of 1954, as amended;

WHEREAS, the Board of Trustees of the Township has determined to advance the costs of the Project from Township funds and to use special assessments to raise the money necessary to reimburse the Township for the advance of such funds;

WHEREAS, the Township Supervisor has prepared the Special Assessment Roll entitled “Special Assessment Roll for the Grand Beach Aquatic Weed Control Improvement Program Reimbursement Special Assessment Project (Winter2016) (the “Proposed Roll”) and has filed the Proposed Roll with the Township Clerk;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Township Board acknowledges that the Township Supervisor has filed the Proposed Roll with the Township Clerk.
2. The Township Board acknowledges that the Township Supervisor has certified that (a) the Proposed Roll was prepared in accordance with the direction of the Township Board and (b) the Proposed Roll was prepared in accordance with the laws of the State of Michigan.
3. In accordance with Act No. 188, Michigan Public Acts of 1954, as amended, and the laws of the State of Michigan, there shall be a public hearing to review and hear objections on the Proposed Roll.
4. The second public hearing will be held on Monday, August 15, 2016 at 6:30 p.m. at the offices of Genoa Township, Livingston County, Michigan.
5. The Township Clerk is directed to mail, by first class mail, a notice of the public hearing to each owner of or party in interest in property to be assessed, whose name appears upon the

last Township tax assessment records. The last Township tax assessment records means the last assessment roll for ad valorem tax purposes which has been reviewed by the Township board of review, as supplemented by any subsequent changes in the names or addresses of such owners or parties listed thereon. The notice to be mailed by the Township Clerk shall be similar to the notice attached as Exhibit B and shall be mailed by first class mail on or before August 2, 2016. Following the mailing of the notices, the Township Clerk shall complete an affidavit of mailing similar to the affidavit set forth in Exhibit C.

6. The Township Clerk is directed to publish a notice of the public hearing in the Livingston County Daily Press & Argus, a newspaper of general circulation within the Township. The notice shall be published twice, once on or before August 5, 2016 and August 12, 2016. The notice shall be in a form substantially similar to the notice attached as Exhibit B.

7. All resolutions or parts of resolutions in conflict with this resolution are hereby rescinded.

A vote on the foregoing resolution was taken and was as follows:

YES: Ledford, Smith, Hunt, Rowell, Mortensen, Skolarus and McCririe

NO: None.

ABSENT. None

CLERK'S CERTIFICATE

The undersigned, being the duly qualified and acting Clerk of the Township, hereby certifies that (1) the foregoing is a true and complete copy of a resolution duly adopted by the Township Board at a meeting of the Township Board, at which meeting a quorum was present and remained throughout; (2) the original thereof is on file in the records in my office; (3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act No. 267, Public Acts of Michigan, 1976, as amended); and (4) minutes of such meeting were kept and will be or have been made available as required thereby.

Paulette A. Skolarus, Genoa Charter Township Clerk

EXHIBIT A

GRAND BEACH AQUATIC WEED CONTROL IMPROVEMENT PROJECT

DESCRIPTION OF PROJECT A FIVE-YEAR SPECIAL ASSESSMENT DISTRICT WITH PROJECTED COSTS AS FOLLOWS:

The project (the "Project") will consist of:

- MDEQ permit
- Spring vegetation survey
- Spring water quality analysis of lake
- Spring water testing for Fluridone Lake Management Plan
- 8 Secchi Disk (transparency) readings for Fluridone lake management
- 6 acres of Eurasian Watermilfoil control with contact herbicides and algicides
- Post treatment vegetation survey Shoreline algae treatment in mid-summer
- 3 acres of Eurasian Watermilfoil control for regrowth with Herbicides
- A fall water quality analysis of the lake
- Fall vegetation survey
- Lake management plan for 2018 Fluridone permit

Total amount per parcel - \$67.00 for off lake homeowners, amount per year for five years \$13.40
\$667.00 for lake-front homeowners, amount per year for five years \$133.40
\$24,000.00 for Sylvan Glen, amount per year for five years \$4,800.00

EXHIBIT B

Genoa Charter Township
Livingston County, Michigan

NOTICE OF PUBLIC HEARING
ON THE SPECIAL ASSESSMENT ROLL FOR THE
GRANC BEACH AQUATIC WEED CONTROL IMPROVEMENT PROJECT

NOTICE IS HEREBY GIVEN:

(1) The Township Board of Genoa Charter Township, Livingston County, Michigan, in accordance with the laws of the State of Michigan, will hold a Public Hearing on August 15, 2016, at 6:30 p.m., at the Genoa Charter Township Offices, 2911 Dorr Road, Brighton, Michigan 48116, to review said assessment roll for the Grand Beach Aquatic Weed Control Improvement Project, to hear any objections thereto and to confirm the roll as submitted, revised or amended. The Township Board may also consider objections to the petition, to the improvement and to the special assessment district.

The project (the "Project") will consist of:

WITH PROJECTED COSTS AS FOLLOWS:

The project (the "Project") will consist of:

- MDEQ permit
- Spring vegetation survey
- Spring water quality analysis of lake
- Spring water testing for Fluridone Lake Management Plan
- 8 Secchi Disk (transparency) readings for Fluridone lake management
- 6 acres of Eurasian Watermilfoil control with contact herbicides and algicides
- Post treatment vegetation survey Shoreline algae treatment in mid-summer
- 3 acres of Eurasian Watermilfoil control for regrowth with Herbicides
- A fall water quality analysis of the lake
- Fall vegetation survey
- Lake management plan for 2018 Fluridone permit

Total amount per parcel - \$67.00 for off lake homeowners, amount per year for five years \$13.40
\$667.00 for lake-front homeowners, amount per year for five years \$133.40
\$24,000.00 for Sylvan Glen, amount per year for five years \$4,800.00

(2) The Project is being designed to serve the properties in the Special Assessment District, which district is illustrated on the map (included) and includes the specific properties that are identified by the following permanent parcel numbers:

11-14-200-004	11-14-201-017	11-14-201-018
11-14-201-028	11-14-201-029	11-14-201-030
11-14-201-031	11-14-201-032	11-14-201-034
11-14-201-035	11-14-201-036	11-14-201-037
11-14-201-038	11-14-201-039	11-14-201-040
11-14-201-041	11-14-201-042	11-14-201-043
11-14-201-044	11-14-201-045	11-14-201-048
11-14-201-049	11-14-201-050	11-14-400-007
11-14-401-001	11-14-401-002	11-14-401-003
11-14-401-004	11-14-401-005	11-14-401-008
11-14-401-009	11-14-401-010	11-14-401-011
11-14-401-012	11-14-401-013	11-14-401-014
11-14-401-015	11-14-401-016	11-14-401-017
11-14-401-018	11-14-401-019	11-14-401-020
11-14-401-021	11-14-401-022	11-14-401-023

(3) The Township plans to impose special assessments on the properties located in the Special Assessment District to pay for the costs of the Project.

(4) The preliminary plans and cost estimates for the proposed Project and the boundaries of the Special Assessment District are now on file in the office of the Township Clerk for public examination.

(5) The Township has received petitions signed by owners of more than fifty percent (50%) of the total frontage within the Grand Beach Aquatic Weed Control Improvement Project within the Township in accordance with Act No. 188, Michigan Public Acts of 1954, as amended.

(6) The Supervisor of the Township has reported to the Township Board of Trustees and filed in the office of the Township Clerk for public examination a special assessment roll prepared by him covering all properties within the Special Assessment District benefited by the proposed Grand Beach Aquatic Weed Control Improvement Project (the "Project"). Said assessment roll has been prepared for the purpose of assessing a portion of the costs of the construction of the Project and work incidental thereto within the aforesaid Grand Beach Aquatic Weed Control Improvement assessment district as more particularly shown on the plans of the Township engineers on file with the Township Clerk at 2911 Dorr Road, Brighton, Michigan 48116 which assessment is in the total amount of \$48,000.00. Said roll may be examined at the office of the Township Clerk during regular business hours until the time of said hearing and may further be examined at the hearing.

(7) The assessing officer has further reported that the assessment against each parcel of land within said district is such relative portion of the whole sum levied against all parcels of land in said district as the benefit to such parcels bears to the total benefit to all parcels of land in said district.

(8) Record owners and any party in interest of land have the right to object in person or to file written objections to the special assessment roll, to the petition, to the improvement and to the special assessment district. Any person objecting in writing to the special assessment roll, the petition, the improvement, or the proposed special assessment district shall file the objection with the Township Clerk before the close of the August 15, 2016 hearing or within such further time as the Township Board may grant. Appearance and protest at the hearing is required in order to appeal the amount of the special assessment to the state tax tribunal.

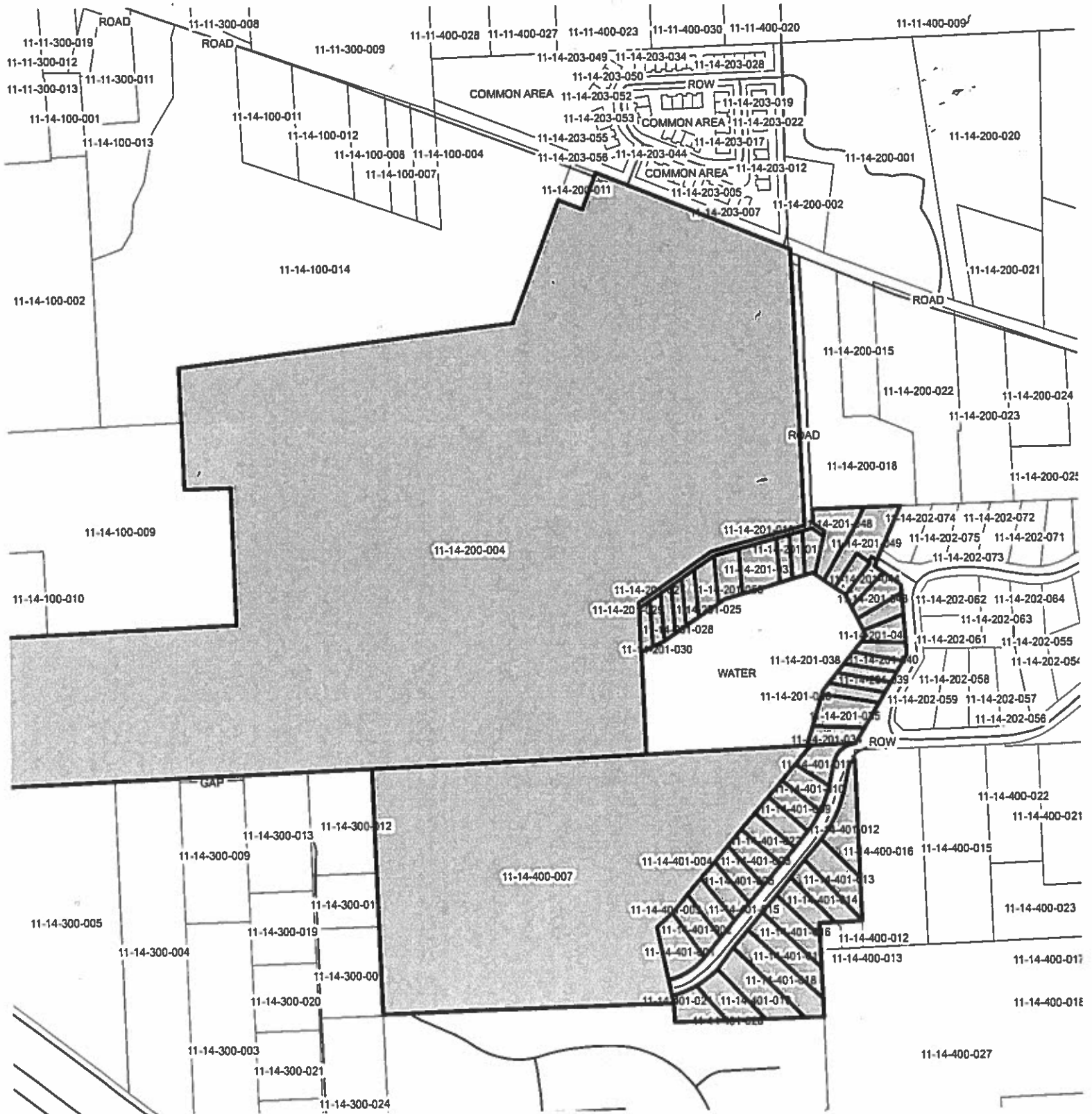
(9) The owner or any person having an interest in the real property who protests in person or in writing at the hearing may file a written appeal of the special assessment with the State Tax Tribunal within 30 days after the special assessment roll is confirmed.

This notice is given by order of the Genoa Township Board

Dated: August 1, 2016

Paulette A. Skolarus
Genoa Township Clerk

GRAND BEACH AQUATIC WEED CONTROL IMPROVEMENT PROJECT SPECIAL ASSESSMENT DISTRICT MAP



GENOA CHARTER TOWNSHIP
Livingston County, Michigan

NOTICE OF PUBLIC HEARING
FOR THE PROPOSED GRAND BEACH AQUATIC WEED CONTROL IMPROVEMENT PROJECT
AND SPECIAL ASSESSMENT DISTRICT FOR THE PROJECT

(1) The Township Board of Genoa Charter Township, Livingston County, Michigan, in accordance with the laws of the State of Michigan, will hold a Public Hearing on August 15, 2016, at 6:30 p.m., at the Genoa Charter Township Offices, 2911 Dorr Road, Brighton, Michigan 48116, to review the following proposed special assessment district:

GENOA CHARTER TOWNSHIP – GRAND BEACH AQUATIC WEED CONTROL IMPROVEMENT PROJECT
AND SPECIAL ASSESSMENT DISTRICT (Winter 2016)

and to hear any objections to the petition, to the improvement and to the special assessment district. The Township Board may revise, correct, amend or change the plans, estimate of cost, or special assessment district.

The Grand Beach Aquatic Weed Control Improvement Project (the "Project") is a five-year program at a cost of \$48,000.00 for improvement to Grand Beach Lake. The total amount per parcel is: \$24,000.00 for Sylvan Glen; \$667.00 for Lake Front Properties; and \$67.00 for off lake properties.

(2) The Project is being designed to serve the properties in the Special Assessment District, described above.

(3) The Township plans to impose special assessments on the properties located in the Special Assessment District to pay for the costs of the Project.

(4) The preliminary plans and cost estimates for the proposed Project and the boundaries of the Special Assessment District are now on file in the office of the Township Clerk for public examination from the date of this notice until and including the date of the public hearing and may be examined at the hearing.

(5) The Township has received petitions signed by owners of more than fifty percent (50%) of the total frontage within the Grand Beach Lake Aquatic Weed Control Improvement Project within the Township in accordance with Act No. 188, Michigan Public Acts of 1954, as amended.

(6) Record owners and any party in interest of land have the right to object in person or to file written objections to the petition, to the improvement, to the roll and to the special assessment district. Any person objecting in writing to the petition, the improvement, or the proposed special assessment district shall file the objection with the Township Clerk before the close of the August 15, 2016 hearing or within such further time as the Township Board may grant. Appearance and protest at the hearing is required in order to appeal the amount of the special assessment to the state tax tribunal.

This notice is given by order of the Genoa Township Board.

Dated: August 1, 2016

Paulette A. Skolarus
Genoa Township Clerk

(Lcp 08/05/2016 & 08/12/2016)

EXHIBIT C

AFFIDAVIT OF MAILING

STATE OF MICHIGAN)
)
COUNTY OF LIVINGSTON)

PAULETTE A. SKOLARUS, being first duly sworn, deposes and says that she personally prepared for mailing, and did on August 2, 2016, send by first-class mail, the notice of hearing, a true copy of which is attached hereto, to each record owner of or party in interest in all property to be assessed for the improvement described therein, as shown on the last local tax assessment records of the Township of Genoa; that she personally compared the address on each envelope against the list of property owners as shown on the current tax assessment rolls of the Township; that each envelope contained therein such notice and was securely sealed with postage fully prepaid for first-class mail delivery and plainly addressed; and that she personally placed all of such envelopes in a United States Post Office receptacle on the above date.

Paulette A. Skolarus, Clerk
Genoa Charter Township

Resolution No. 3 – Oak Pointe Honors Road Improvement Project
Reimbursement Special Assessment Project (Winter 2016)

TOWNSHIP OF GENOA

At a regular meeting of the Township Board of the Township of Genoa, Livingston County, Michigan, (the “Township”) held at the Township Hall on August 1 , 2016, at 6:30 p.m., there were

PRESENT: McCririe, Skolarus, Hunt, Ledford, Smith Mortensen and Rowell

ABSENT: None.

The following preamble and resolution were offered by _____ and seconded by _____.

Resolution Approving Project, Cost Estimates, Special Assessment District and Causing the Special Assessment Roll to be Prepared

WHEREAS, preliminary plans and cost estimates for the Project have been filed with the Township Clerk;

WHEREAS, the Township Board has tentatively determined to proceed with the Project as described in Exhibit A and in accordance with Act No. 188, Michigan Public Acts of 1954, as amended;

WHEREAS, The Board of Trustees of the Township has declared its intention to make the improvement and tentatively designated the special assessment district against which the cost of the improvement is to be assessed is described in Exhibit A.

WHEREAS, on August 1, 2016 a public hearing was held to hear any objections to the petition, to the improvement and to the special assessment district and notice of the hearing was provided pursuant to the requirements of Act No 188, Michigan Public Acts of 1954, as amended;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Township Board approves the completion of the Project and approves the plans and cost estimates for the Project, which are on file with the Township Clerk and which are identified as “Plans and Cost Estimates for the Oak Pointe Honors Road Improvement Project and Reimbursement Special Assessment Project (Winter 2016).”

2. The Township Board approves the sufficiency of the Petition for the improvement.

3. The Township Board determines that the Special Assessment District for the Project shall consist of the parcels identified in Exhibit B. The term of the Special Assessment District shall be for five-years.

4. The Township Board has determined to advance the costs of the Project from Township funds and to use special assessments to raise the money necessary to reimburse the Township for the advance of such funds;

5. The Township Supervisor is directed to prepare the Special Assessment Roll for the Special Assessment District identified in Exhibit B. The Special Assessment Roll shall describe all the parcels of land to be assessed with the names of the respective record owners of each parcel, if known, and the total amount to be assessed against each parcel of land. When the Township Supervisor completes the Special Assessment Roll, he shall affix his certificate to the roll stating that the roll was made pursuant to a resolution of the Township Board adopted on a specified date, and that in making the assessment roll the supervisor, according to his or her best judgment, has conformed in all respects to the directions contained in the resolution and the statutes of the State of Michigan.

5. All resolutions or parts of resolutions in conflict with this resolution are hereby rescinded.

A vote on the foregoing resolution was taken and was as follows:

YES: Ledford, Smith, Hunt, Rowell, Mortensen, Skolarus and McCririe

NO: None

ABSENT: None

CLERK'S CERTIFICATE

The undersigned, being the duly qualified and acting Clerk of the Township, hereby certifies that (1) the foregoing is a true and complete copy of a resolution duly adopted by the Township Board at a meeting of the Township Board, at which meeting a quorum was present and remained throughout; (2) the original thereof is on file in the records in my office; (3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act No. 267, Public Acts of Michigan, 1976, as amended); and (4) minutes of such meeting were kept and will be or have been made available as required thereby.

Paulette A. Skolarus, Genoa Township Clerk

EXHIBIT A

OAK POINTE HONORS ROAD IMPROVEMENT PROJECT

DESCRIPTION OF PROJECT A ONE-YEAR SPECIAL ASSESSMENT DISTRICT WITH PROJECTED COSTS AS FOLLOWS:

The project (the "Project") will consist of:

Milling the existing 3.0 inches of pavement and replacing it with 3.25 inches of new Hot Mix Asphalt, pointing up the drainage structures in the curb line and adjusting 10 sewer manholes in the roadway at a cost of \$252,000.00 that will include the cost of publications and mailings related to administration expenses. The Township will contribute \$44,000.00 from the General Fund and an additional donation of \$30,000.00 will be made from the homeowners association.

Total amount per parcel - \$4,045.45; Amount per year for one- year - \$4,045.45

EXHIBIT B

OAK POINTE HONORS ROAD IMPROVEMENT PROJECT PARCELS INCLUDED IN THE SPECIAL ASSESSMENT DISTRICT

The Project is being designed to serve the properties in the Special Assessment District, which district includes the specific properties that are identified by the following permanent parcel numbers:

4711-28-304-001	4711-28-304-016	4711-28-304-033
4711-28-304-002	4711-28-304-017	4711-28-304-034
4711-28-304-003	4711-28-304-018	4711-28-304-035
4711-28-304-004	4711-28-304-019	4711-28-304-036
4711-28-304-005	4711-28-304-020	4711-28-304-037
4711-28-304-006	4711-28-304-021	4711-28-304-038
4711-28-304-007	4711-28-304-024	4711-28-304-039
4711-28-304-008	4711-28-304-025	4711-28-304-040
4711-28-304-009	4711-28-304-026	4711-28-304-041
4711-28-304-010	4711-28-304-027	4711-28-304-042
4711-28-304-011	4711-28-304-028	4711-28-304-043
4711-28-304-012	4711-28-304-029	4711-28-304-046
4711-28-304-013	4711-28-304-030	4711-28-304-049
4711-28-304-014	4711-28-304-031	4711-28-304-050
4711-28-304-015	4711-28-304-032	

Resolution No. 4 – Oak Pointe Honors Road Improvement
Reimbursement Special Assessment Project (Winter 2016)

TOWNSHIP OF GENOA

At a regular meeting of the Township Board of the Township of Genoa, Livingston County, Michigan, (the “Township”) held at the Township Hall on August 1, 2016, at 6:30 p.m., there were

PRESENT: McCririe, Skolarus, Hunt, Rowell, Mortensen, Smith and Ledford

ABSENT: None.

The following preamble and resolution were offered by _____ and supported by _____:

Resolution No. 4 (Acknowledging the Filing of the Special Assessment Roll, Scheduling the Second Hearing, and Directing the Issuance of Statutory Notices).

WHEREAS, the Board of Trustees of the Township has determined to proceed with the Oak Pointe Honors Road Improvement project within the Township as described in Exhibit A (the “Project”) and in accordance with Act No. 188, Michigan Public Acts of 1954, as amended;

WHEREAS, the Board of Trustees of the Township has determined to advance the costs of the Project from Township funds and to use special assessments to raise the money necessary to reimburse the Township for the advance of such funds;

WHEREAS, the Township Supervisor has prepared the Special Assessment Roll entitled “Special Assessment Roll for the Oak Pointe Honors Road Improvement Program Reimbursement Special Assessment Project (Winter 2016)” (the “Proposed Roll”) and has filed the Proposed Roll with the Township Clerk;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Township Board acknowledges that the Township Supervisor has filed the Proposed Roll with the Township Clerk.
2. The Township Board acknowledges that the Township Supervisor has certified that (a) the Proposed Roll was prepared in accordance with the direction of the Township Board and (b) the Proposed Roll was prepared in accordance with the laws of the State of Michigan.
3. In accordance with Act No. 188, Michigan Public Acts of 1954, as amended, and the laws of the State of Michigan, there shall be a public hearing to review and hear objections on the Proposed Roll.
4. The second public hearing will be held on Monday, August 15, 2016, at 6:30 p.m. at the offices of Genoa Township, Livingston County, Michigan.
5. The Township Clerk is directed to mail, by first class mail, a notice of the public hearing to each owner of or party in interest in property to be assessed, whose name appears upon the

last Township tax assessment records. The last Township tax assessment records means the last assessment roll for ad valorem tax purposes which has been reviewed by the Township board of review, as supplemented by any subsequent changes in the names or addresses of such owners or parties listed thereon. The notice to be mailed by the Township Clerk shall be similar to the notice attached as Exhibit B and shall be mailed by first class mail on or before August 2, 2016. Following the mailing of the notices, the Township Clerk shall complete an affidavit of mailing similar to the affidavit set forth in Exhibit C.

6. The Township Clerk is directed to publish a notice of the public hearing in the Livingston County Daily Press & Argus, a newspaper of general circulation within the Township. The notice shall be published twice, once on or before August 5, 2016 and August 12, 2016. The notice shall be in a form substantially similar to the notice attached as Exhibit B.

7. All resolutions or parts of resolutions in conflict with this resolution are hereby rescinded.

A vote on the foregoing resolution was taken and was as follows:

YES: Ledford, Smith, Hunt, Rowell, Mortensen, Skolarus and McCririe

NO: None

ABSENT: None

CLERK'S CERTIFICATE

The undersigned, being the duly qualified and acting Clerk of the Township, hereby certifies that (1) the foregoing is a true and complete copy of a resolution duly adopted by the Township Board at a meeting of the Township Board, at which meeting a quorum was present and remained throughout; (2) the original thereof is on file in the records in my office; (3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act No. 267, Public Acts of Michigan, 1976, as amended); and (4) minutes of such meeting were kept and will be or have been made available as required thereby.

Paulette A. Skolarus, Genoa Charter Township Clerk

EXHIBIT A

OAK POINTE HONORS ROAD IMPROVEMENT PROJECT

DESCRIPTION OF PROJECT A ONE-YEAR SPECIAL ASSESSMENT DISTRICT WITH PROJECTED COSTS AS FOLLOWS:

The project (the "Project") will consist of:

Milling the existing 3.0 inches of pavement and replacing it with 3.25 inches of new Hot Mix Asphalt, pointing up the drainage structures in the curb line and adjusting 10 sewer manholes in the roadway at a cost of \$252,000.00 that will include the cost of publications and mailings related to administration expenses. The Township will contribute \$44,000.00 from the General Fund and an additional donation of \$30,000.00 will be made from the homeowners association.

Total amount per parcel - \$4,045.45; Amount per year for one- year - \$4,045.45

EXHIBIT B

Genoa Charter Township
Livingston County, Michigan

NOTICE OF PUBLIC HEARING
ON THE SPECIAL ASSESSMENT ROLL FOR THE
OAK POINTE HONORS ROAD IMPROVEMENT PROJECT

NOTICE IS HEREBY GIVEN:

(1) The Township Board of Genoa Charter Township, Livingston County, Michigan, in accordance with the laws of the State of Michigan, will hold a Public Hearing on August 15, 2016, at 6:30 p.m., at the Genoa Charter Township Offices, 2911 Dorr Road, Brighton, Michigan 48116, to review said assessment roll for the Oak Pointe Honors Road Improvement Project, to hear any objections thereto and to confirm the roll as submitted, revised or amended. The Township Board may also consider objections to the petition, to the improvement and to the special assessment district.

The project (the "Project") will consist of:

Milling the existing 3.0 inches of pavement and replacing it with 3.25 inches of new Hot Mix Asphalt, pointing up the drainage structures in the curb line and adjusting 10 sewer manholes in the roadway at a cost of \$252,000.00 that will include the cost of publications and mailings related to administration expenses. The Township will contribute \$44,000.00 from the General Fund and an additional donation of \$30,000.00 will be made from the homeowners association.

Total amount per parcel - \$4,045.45; Amount per year for one- year - \$4,045.45

(2) The Project is being designed to serve the properties in the Special Assessment District, which district is illustrated on the map (included) and includes the specific properties that are identified by the following permanent parcel numbers:

4711-28-304-001	4711-28-304-016	4711-28-304-033
4711-28-304-002	4711-28-304-017	4711-28-304-034
4711-28-304-003	4711-28-304-018	4711-28-304-035
4711-28-304-004	4711-28-304-019	4711-28-304-036
4711-28-304-005	4711-28-304-020	4711-28-304-037
4711-28-304-006	4711-28-304-021	4711-28-304-038
4711-28-304-007	4711-28-304-024	4711-28-304-039
4711-28-304-008	4711-28-304-025	4711-28-304-040
4711-28-304-009	4711-28-304-026	4711-28-304-041
4711-28-304-010	4711-28-304-027	4711-28-304-042
4711-28-304-011	4711-28-304-028	4711-28-304-043
4711-28-304-012	4711-28-304-029	4711-28-304-046
Spc 4711-28-304-013	4711-28-304-030	4711-28-304-049
4711-28-304-014	4711-28-304-031	4711-28-304-050
4711-28-304-015	4711-28-304-032	

hc

(4) The preliminary plans and cost estimates for the proposed Project and the boundaries of the Special Assessment District are now on file in the office of the Township Clerk for public examination.

(5) The Township has received petitions signed by owners of more than fifty percent (50%) of the total frontage within the Oak Pointe Honors Road Improvement Project within the Township in accordance with Act No. 188, Michigan Public Acts of 1954, as amended.

(6) The Supervisor of the Township has reported to the Township Board of Trustees and filed in the office of the Township Clerk for public examination a special assessment roll prepared by him covering all properties within the Special Assessment District benefited by the proposed Oak Pointe Honors Road Improvement Project (the "Project"). Said assessment roll has been prepared for the purpose of assessing a portion of the costs of the construction of the Project and work incidental thereto within the aforesaid Oak Pointe Honors Road Improvement assessment district as more particularly shown on the plans of the Township engineers on file with the Township Clerk at 2911 Dorr Road, Brighton, Michigan 48116 which assessment is in the total amount of \$252,000.00. Said roll may be examined at the office of the Township Clerk during regular business hours until the time of said hearing and may further be examined at the hearing.

(7) The assessing officer has further reported that the assessment against each parcel of land within said district is such relative portion of the whole sum levied against all parcels of land in said district as the benefit to such parcels bears to the total benefit to all parcels of land in said district.

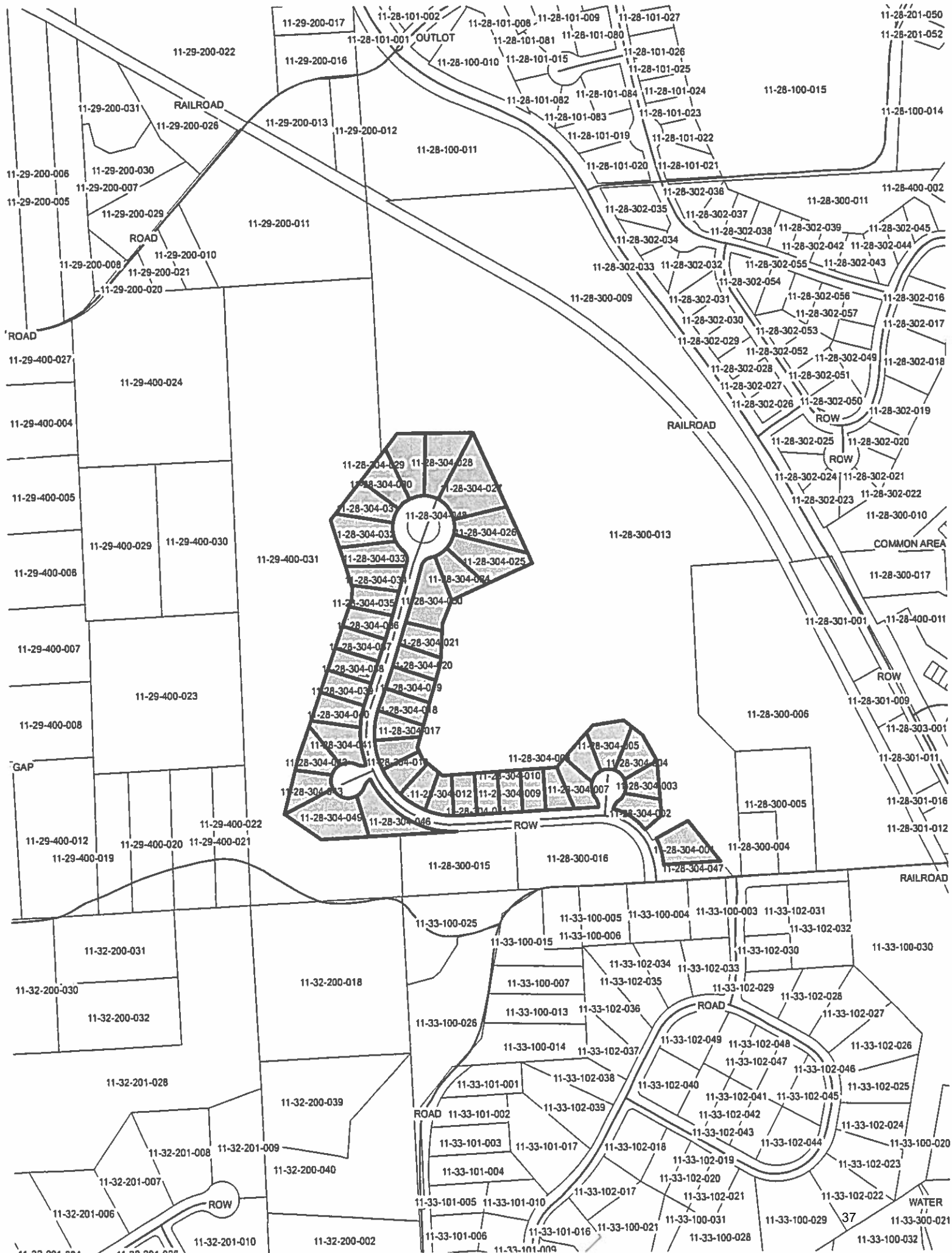
(8) Record owners and any party in interest of land have the right to object in person or to file written objections to the special assessment roll, to the petition, to the improvement and to the special assessment district. Any person objecting in writing to the special assessment roll, the petition, the improvement, or the proposed special assessment district shall file the objection with the Township Clerk before the close of the August 15, 2016 hearing or within such further time as the Township Board may grant. Appearance and protest at the hearing is required in order to appeal the amount of the special assessment to the state tax tribunal.

(9) The owner or any person having an interest in the real property who protests in person or in writing at the hearing may file a written appeal of the special assessment with the State Tax Tribunal within 30 days after the special assessment roll is confirmed.

This notice is given by order of the Genoa Township Board

Dated: August 1, 2016

Paulette A. Skolarus, Clerk
Genoa Charter Township



GENOA CHARTER TOWNSHIP
Livingston County, Michigan

NOTICE OF PUBLIC HEARING
FOR THE PROPOSED OAK POINTE HONORS ROAD IMPROVEMENT PROJECT
AND SPECIAL ASSESSMENT DISTRICT FOR THE PROJECT

(1) The Township Board of Genoa Charter Township, Livingston County, Michigan, in accordance with the laws of the State of Michigan, will hold a Public Hearing on August 1, 2016, at 6:30 p.m., at the Genoa Charter Township Offices, 2911 Dorr Road, Brighton, Michigan 48116, to review the following proposed special assessment district:

GENOA CHARTER TOWNSHIP – OAK POINTE HONORS ROAD IMPROVEMENT PROJECT
AND SPECIAL ASSESSMENT DISTRICT (Winter 2016)

and to hear any objections to the petition, to the improvement and to the special assessment district. The Township Board may revise, correct, amend or change the plans, estimate of cost, or special assessment district.

The Oak Pointe Honors Road Improvement Project (the "Project") is a one-year program at a cost of \$252,000.00 for improvement to Oak Pointe Honors Road from Brighton Road to the end of the cul-de-sac. The total amount per parcel is \$4,162.80; the amount per parcel per year is: \$4,162.80.

(2) The Project is being designed to serve the properties in the Special Assessment District, described above.

(3) The Township plans to impose special assessments on the properties located in the Special Assessment District to pay for the costs of the Project.

(4) The preliminary plans and cost estimates for the proposed Project and the boundaries of the Special Assessment District are now on file in the office of the Township Clerk for public examination from the date of this notice until and including the date of the public hearing and may be examined at the hearing.

(5) The Township has received petitions signed by owners of more than fifty percent (50%) of the total frontage within the Oak Pointe Honors Improvement Project within the Township in accordance with Act No. 188, Michigan Public Acts of 1954, as amended.

(6) Record owners and any party in interest of land have the right to object in person or to file written objections to the petition, to the improvement and to the special assessment district. Any person objecting in writing to the petition, the improvement, or the proposed special assessment district shall file the objection with the Township Clerk before the close of the August 1, 2016 hearing or within such further time as the Township Board may grant. Appearance and protest at the hearing is required in order to appeal the amount of the special assessment to the state tax tribunal.

This notice is given by order of the Genoa Township Board.

Dated: July 18, 2016

Paulette A. Skolarus
Genoa Township Clerk

(Lcp 07/22/2016 & 07/29/2016)

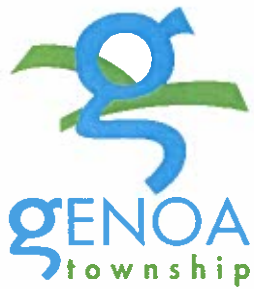
EXHIBIT C

AFFIDAVIT OF MAILING

STATE OF MICHIGAN)
)
COUNTY OF LIVINGSTON)

PAULETTE A. SKOLARUS, being first duly sworn, deposes and says that she personally prepared for mailing, and did on _____, 20___, send by first-class mail, the notice of hearing, a true copy of which is attached hereto, to each record owner of or party in interest in all property to be assessed for the improvement described therein, as shown on the last local tax assessment records of the Township of Genoa; that she personally compared the address on each envelope against the list of property owners as shown on the current tax assessment rolls of the Township; that each envelope contained therein such notice and was securely sealed with postage fully prepaid for first-class mail delivery and plainly addressed; and that she personally placed all of such envelopes in a United States Post Office receptacle on the above date.

Paulette A. Skolarus
Genoa Charter Township Clerk



MEMORANDUM

2911 Dorr Road
Brighton, MI 48116
810.227.5225
810.227.3420 fax
genoa.org

TO: Honorable Board of Trustees
FROM: Kelly VanMarter, Assistant Township Manager/Community Development Director *[Signature]*
DATE: July 28, 2016
RE: Seaside Seawalls
Special Land Use, Environmental Impact Assessment & Site Plan

MANAGER'S REVIEW: *[Signature]*

I have reviewed the impact assessment, pollution incident prevention (PIP) plan and revised site plan submittal for the proposed new 9,200 square foot industrial building on a vacant 5.85-acre lot on the east side of Victory Drive. The proposed use is for contractor's offices and storage of construction equipment and materials for Seaside Seawalls, LLC. The project includes outdoor storage, fuel storage tanks and grading within 25 feet of a wetland, each of which requires special land use approval.

This project was recommended for approval by the Planning Commission on Monday, July 11, 2016. My review of the revised submittal was focused on compliance with the outstanding items discussed at the Planning Commission. In this regard I offer the following for your consideration:

Special Land Use Permit (outdoor storage): The Planning Commission recommended approval with the condition that the height of outdoor storage materials shall comply with Section 8.02.02(b)(8). The Special Land Use request was found to comply with the standards provided in Section 19.03. If in agreement, the Board may consider the following action:

Moved by _____, supported by _____ to approve the Special Land Use Permit for outdoor storage provided the height of outdoor storage materials comply with Section 8.02.02(b)(8).

Special Land Use Permit (storage of hazardous materials – diesel fuel tanks): The Planning Commission recommended approval and the request was found to comply with the standards provided in Section 19.03. I have reviewed and approved the PIP plan. If in agreement, the Board may consider the following action:

SUPERVISOR

Gary T. McCririe

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

H. James Mortensen

Jean W. Ledford

Todd W. Smith

Linda Rowell

MANAGER

Michael C. Archinal

Board of Trustees
Seaside Seawalls
Special Land Use, Environmental Impact Assessment & Site Plan
July 28, 2016

Moved by _____, supported by _____ to approve the Special Land Use Permit for the storage of hazardous materials.

Special Land Use Permit (grading within natural features setback): The Planning Commission recommended approval and the request was found to comply with the standards provided in Section 13.02.04(d) and 19.03 with the condition that the disturbed area be restored to a natural condition. If in agreement, the Board may consider the following action:

Moved by _____, supported by _____ to approve the Special Land Use Permit for grading within the natural features setback provided that the disturbed area be restored to a natural condition.

Environmental Impact Assessment: The Planning Commission recommended approval of the impact assessment dated June 22, 2016. If in agreement, the Board may consider the following action:

Moved by _____, supported by _____ to approve the environmental impact assessment dated June 22, 2016.

Site Plan: All conditions of the Planning Commission's recommendation for approval have been addressed in the revised site plan dated July 25, 2016. The petitioner shall be aware that sewer connection fees may be required upon issuance of a Land Use Permit. If in agreement, the Board may consider the following action:

Moved by _____, supported by _____ to approve the site plan provided that any required sewer connection fees are paid at the time of Land Use Permit issuance.

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

Sincerely,



Kelly VanMarter
Assistant Township Manager/Community Development Director



3121 E. Grand River Howell, MI 48843
517.546.4836 fax 517.548.1670
www.bosseng.com

July 25, 2016

Ms. Kelly Van Marter, AICP
Planning Commission
Genoa Township
2911 Dorr Road
Brighton, MI 48116

Re: Seaside Seawalls – Site Plan Review

Dear Kelly,

Based on the Genoa Charter Township Planning Commission meeting held on July 11, 2016, we have reviewed the meeting minutes and offer the following comments in regards to the Seaside Seawalls proposed development. (All changes within the site plan set of the civil drawings have been highlighted with revision clouds)

A. Planning Commission Meeting

1. The indication of “Display Area and Waiting Room” has been added to the plan set. (See architect drawings sheet A1)
2. An emergency spillway has been added to the plan set for both the north and south sedimentation basins. (See sheet 4) The emergency spillway detail has also been updated with calculations to verify that the proposed length of the emergency spillway is adequate to support a 100-year storm event. (See sheet 6)
3. The landscape plan has been updated to provide a total of 36 shrubs located next to the north and south sedimentation basins as requested by LSL Planning to comply with the zoning buffer B. (See sheet 7)
4. A note has been added to the site plan to reinforce that all proposed signs will require a sign permit prior to installation. (See sheet 3)
5. The requirements of the Brighton Area Fire Authority’s letter dated 6/29/16 have been addressed. Emergency impact protection ballards have been placed around the fuel tanks (See sheet 3) and a bollard detail has been added to sheet 10.
6. A PIP plan has been prepared and submitted to the township by Mr. Aaron Wallace.

Feel free to contact us should you have any questions, or if you are in need of any additional information.

Regards,

Brent LaVanway, P.E.

BOSS ENGINEERING
Vice President
Director of Engineering

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
July 11, 2016
6:30 P.M.
MINUTES**

CALL TO ORDER: The meeting of the Genoa Charter Township Planning Commission was called to order at 6:30 p.m. Present were Chairman Doug Brown, Barbara Figurski, James Mortensen, Chris Grajek, and Eric Rauch. Absent were Diana Lowe and John McManus. Also present was Kelly VanMarter, Community Development Director/Assistant Township Manager, Brian Borden of LSL Planning, Gary Markstrom of Tetra Tech, and an audience of 15.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA: **Moved** by Commissioner Figurski, seconded by Commissioner Mortensen, to approve the agenda as presented. **The motion carried unanimously.**

CALL TO THE PUBLIC: The call to the public was made at 6:32 pm with no response.

OLD BUSINESS:

OPEN PUBLIC HEARING 1 Review of special use applications, impact assessment, and site plan for proposed 9,200 square foot contractor's office, warehouse, and storage yard. Special land use approvals are requested for outdoor storage, storage of hazardous materials, and grading activities within 25 feet of natural features setback. The property is located on the east side of Victory Drive, south of Grand River Avenue, on vacant Parcel #11-05-303-025. The request is petitioned by Seaside Seawalls.

Planning Commission Disposition of Petition:

- A. Recommendation of Special Use Application – Outdoor Storage
- B. Recommendation of Special Use Application – Storage of Hazardous Materials
- C. Recommendation of Impact Assessment (6-22-16)
- D. Recommendation of Site Plan (6-22-16)

Mr. Aaron Wallace of Seaside Seawalls and Brent LaVanway, of Boss Engineering were present.

Mr. LaVanway stated they feel they have addressed the items noted at last month's Planning Commission meeting. The architect did not have time to revise the note on the plans to state "display area / waiting room". Also, the emergency spillway details have not been added on the site plan yet. They agree to the additional plantings as requested by the planner.

He described the outdoor storage area. They will have a Dumpster, material that will be stored in bins, fuel storage, and a parking area for vehicles to park while fueling. They have added a narrative to Sheet #3 to explain the material and fuel storage.

Chairman Brown does not feel that the "No Exposure" form that was submitted satisfies the requirement of submitting a PIP plan. This is a requirement of the Township. Mr. Borden agrees. Mr. Wallace stated that he contacted an environmental consultant who wanted to charge \$4,000 to develop a PIP plan and advised that the "No Exposure" form he submitted could be used. Ms. VanMarter stated there is a section of the ordinance that explains what items need to be included in the PIP plan. Mr. Borden stated that there is no professional certification need for a PIP plan. He believes this is something that the applicant can complete himself as much of the information he has already submitted can be used to answer the questions noted in the ordinance section cited by Ms. VanMarter.

Mr. Borden has no other outstanding items.

Mr. Markstrom stated all of his outstanding items have been addressed.

Chairman Brown noted there is still information needed by the Brighton Area Fire Authority. Mr. LaVanway stated this information has been included in the narrative on the site plan; however, he will follow up with the Fire Authority.

The call to the public was made at 6:55 pm with no response.

Moved by Commissioner Mortensen, seconded by Commissioner Figurski, to recommend to the Township Board approval of the Special Use Application for outdoor storage for Seaside Seawalls with the following conditions:

- The outdoor storage will be consistent with the ordinance in terms of the height permitted above the screening.
- Approval by the Township Board of the Site Plan and Impact Assessment.

This motion is made because outdoor storage is consistent with Section 19.02 of the Township Ordinance and consistent with activity at the nearby properties in the industrial zone.

The motion carried unanimously.

Moved by Commissioner Mortensen, seconded by Commissioner Grajek, to recommend to the Township Board approval of the Special Use Application for storage of hazardous materials as depicted on the Site Plan for Seaside Seawalls with the following conditions:

- A PIP Plan shall be prepared as required by Township Ordinance prior to submission to the Township Board and subject to review and approval by Township Staff.
- Approval by the Township Board of the Site Plan and Impact Assessment.

This motion is made because outdoor storage is consistent with Section 19.02 of the Township Ordinance and consistent with activity at the nearby properties in the industrial zone.

The motion carried unanimously.

Moved by Commissioner Mortensen, seconded by Commissioner Rauch, to recommend to the Township Board approval of the Special Use Application for grading within 25 feet of natural features setback with the following conditions:

- The area that is graded will be returned to its natural condition.
- Approval by the Township Board of the Impact Assessment and Site Plan.

This motion is made because outdoor storage is consistent with Section 19.02 of the Township Ordinance and consistent with activity at the nearby properties in the industrial zone.

The motion carried unanimously.

Moved by Commissioner Grajek, seconded by Commissioner Mortensen, to recommend to the Township Board approval of the Impact Assessment with a revision date of 6/22/16 for Seaside Seawalls. **The motion carried unanimously.**

Moved by Commissioner Mortensen, seconded by Commissioner Figurski, to approve the Site Plan dated 6/22/16 for Seaside Seawalls with the following conditions:

- The following open items can be written on the Site Plan for review and approval by Township Staff prior to submission to the Township Board.
 - Indication of "Showroom and Customer Waiting Room"
 - Two emergency spillway locations on Sheet #4
- Shrubbery will be added as requested by LSL Planning with review and approval by Township Staff prior to submission to the Township Board.
- The colors and materials as presented in the rendering this evening are acceptable to the Planning Commission and will become the property of the Township.
- Any signs proposed will require a sign permit prior to installation.
- The requirements of the Brighton Area Fire Authority's letter dated 6/29/16 shall be complied with.
- Approval by the Township Board of the Special Use Applications and Impact Assessment.

The motion carried unanimously.

OPEN PUBLIC HEARING #2...Review rezoning application and impact assessment to rezone approximately 64 acres from RR and PRF to CE for the following parcels: #11-12-100-007, 008, 010, 011, 012, 013. The parcels are located on the east side of Euler Road, south of McClements Road, Brighton. The request is petitioned by Joyce Oliveto.

Planning Commission Disposition of Petition:

- A. Recommendation of Rezoning
- B. Recommendation of Impact Assessment (6-22-16)

Ms. Joyce Oliveto, the property owner, and Mr. Brent LaVanway of Boss Engineering were present. Mr. LaVanway stated there are five parcels, totaling 64 acres, that they would like to be rezoned. One parcel is zoned RR and the other four are zoned PRF. The purpose of this request is the ability to have horses on these parcels and that is only allowed in the CE zoning district.

Mr. Borden stated that the RR zoned property is currently consistent with the Master Plan; however, the PRF zoned properties are not. They are master planned for 2 acre

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
June 13, 2016
6:30 P.M.
MINUTES**

CALL TO ORDER: The meeting of the Genoa Charter Township Planning Commission was called to order at 6:33 p.m. Present were Chairman Doug Brown, Diana Lowe, James Mortensen, Chris Grajek, John McManus, and Eric Rauch. Absent was Barbara Figurski. Also present was Kelly VanMarter, Community Development Director/Assistant Township Manager, Brian Borden of LSL Planning, and an audience of 10.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA: **Moved** by Commissioner McManus, seconded by Commissioner Mortensen, to approve the agenda as presented. **The motion carried unanimously.**

CALL TO THE PUBLIC: The call to the public was made at 6:34 pm with no response.

OPEN PUBLIC HEARING #1...Review of special use applications, impact assessment, and site plan for proposed 9,200 square foot contractor's office, warehouse, and storage yard. Special land use approvals are requested for outdoor storage, storage of hazardous materials, and grading activities within 25 feet of natural features setback. The property is located on the east side of Victory Drive, south of Grand River Avenue, on vacant Parcel #11-05-303-025. The request is petitioned by Seaside Seawalls.

Planning Commission disposition of petition:

- A. Recommendation of Special Use Application
- B. Recommendation of Impact Assessment (5-25-16)
- C. Recommendation of Site Plan (5-25-16)

Mr. Aaron Wallace of Seaside Seawalls, Mr. Karl Vollmer, the architect for the project, and Brent LaVanway, of Boss Engineering were present.

Mr. LaVanway gave a brief description of the property, the proposed project and what is being requested. Mr. Vollmer showed colored renderings and the floor plan of the building.

Mr. Borden reviewed his letter of June 7, 2016. There was a discussion between the Planning Commission and the applicant regarding what materials and equipment will be stored on site. It was noted that this information was not included on the site plan and

in the impact assessment. This needs to be added prior to presenting the plan to the Township Board.

Mr. Borden stated there is no proposed screening or a berm shown on the south side of the property. There are no plantings shown for the north and east side of the site and he is unsure if the existing vegetation is sufficient to meet the requirements. Commissioner Mortensen does not feel there is enough information presented to make this determination. Commissioner Rauch agrees. He is also concerned with the containment of the materials being stored relative to the wetlands.

Commissioner Grajek is concerned with fueling the equipment and the possibility of spills. Mr. Borden stated there will be additional permits required for this use. Also, a Pollution Incident Prevention Plan is required. It was suggested that this plan be reviewed by the Township Engineer.

Mr. Wallace described the enclosure for the fuel tanks and how any spills will be contained. He also will be obtaining a permit from the DEQ, which will address Commissioner Grajek's concerns regarding fueling up equipment.

Mr. Borden stated that Planning Commission approval is required because the sedimentation basins encroach to the edge of the wetland. Additionally, the proposed fence is within 25 feet of the wetland setback and requires a variance. The applicant agreed to change the location of the fence so that it meets the requirements.

Mr. Borden stated there is no dumpster enclosure proposed and the Township Ordinance does not allow for this requirement to be waived. The applicant will provide a dumpster enclosure.

Chairman Brown read an e-mail submitted by Michael and Christine Bartlett who own three parcels adjacent to this property. They do not object to the outdoor storage; however, they would like the entire area to be fenced. They are concerned with the storage of hazardous materials and want to ensure that all requirements are being met with regard to containing leaks or spills.

Chairman Brown asked that "waiting room" be changed to "waiting room / show room" and the anticipated number of customers / visitors per week be added to the Impact Assessment.

The call to the public was made at 7:29 pm.

Mr. Bill Gregory, who owns 960 Victory Lane, believes this will be a good addition to the industrial area and has no objections to the proposal.

Commissioner Mortensen does not believe this plan is ready to be sent to the Township Board. There are outstanding issues with the landscaping buffer, fuel storage, dumpster enclosure, etc. Chairman Brown agrees that the plan needs to be revised to address the concerns raised this evening.

Moved by Commissioner Lowe, seconded by Commissioner Mortensen, to table Agenda Item #1 until the July 11, 2016 Planning Commission meeting. **The motion carried unanimously.**

OPEN PUBLIC HEARING #2...Review of site plan and impact assessment for a proposed 16,053 sq. ft. addition to an existing industrial building known as Michigan Rod Products, Inc., which is located at 1326 Grand Oaks Drive, Howell. The request is petitioned by Asselin, McLane Architectural Group, LLC.

Planning Commission disposition of petition:

- A. Recommendation of Impact Assessment (3-29-16)
- B. Disposition of Site Plan (5-25-16)

Mr. John Asselin of Asselin, McLane Architectural Group, LLC, gave a brief description of the proposed project and showed the proposed building materials.

Mr. Borden stated that the applicant has addressed all of the concerns in his original review letter. He noted that the applicant is proposing less parking than is required; however, they will be providing a land bank in the case additional parking is needed in the future. They are required to provide 143 spaces. They are proposing 131 spaces and land bank 143 spaces. They have three shifts with a total of 75 employees so he believes this proposal is sufficient.

The call to the public was made at 7:50 pm with no response.

Moved by Commissioner McManus, seconded by Commissioner Lowe, to recommend to the Township Board approval of the Impact Assessment for Michigan Rod Products, Inc. dated March 29, 2016. **The motion carried unanimously.**

Moved by Commissioner Mortensen, seconded by Commissioner Grajek, to approve the Site Plan dated May 25, 2016 for a 16,053 sq. ft. factory expansion for Michigan Rod Products, Inc., subject to the following:

- The conditions spelled out in the Township Engineer's letter dated June 8, 2016 must be met.
- The conditions spelled out in the Brighton Area Fire Authority's letter of June 3, 2016 must be met.

The motion carried unanimously.

Administrative Business:

- Staff Report

Ms. VanMarter stated there will be five items on next month's agenda, plus the item that was tabled this evening.



GENOA CHARTER TOWNSHIP
Application for Site Plan Review

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

APPLICANT NAME & ADDRESS: Seaside Seawalls, LLC

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

OWNER'S NAME & ADDRESS: Aaron Wallace, 9868 East Grand River, Suites 110-225, Brighton, MI 48116

SITE ADDRESS: Victory Drive, Howell, MI 48843 PARCEL #(s): 4711-05-303-025

APPLICANT PHONE: (248) 207-1984 OWNER PHONE: (248) 207-1984

OWNER EMAIL: AARON@SEASIDESEAWALLS.COM

LOCATION AND BRIEF DESCRIPTION OF SITE: The site is located on the east side of Victory Drive, approximately

1,625 feet southwest of the E. Grand River Ave. intersection. The property has a total area of 5.85 AC and is currently undeveloped.

The subject property and adjacent properties are all zoned within the Industrial district, with the subject property having

approximately 660 feet of frontage along Victory Dr.

BRIEF STATEMENT OF PROPOSED USE: The proposed use for the property is to store and maintain
construction equipment.

THE FOLLOWING BUILDINGS ARE PROPOSED: Seaside Seawalls, LLC - 9,200 SF

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: 

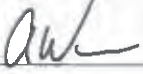
ADDRESS: AARON WALLACE, 9868 E. GRAND RIVER, SUITES 110-225, BRIGHTON, MI 48116

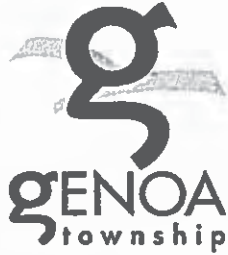
Contact Information - Review Letters and Correspondence shall be forwarded to the following:

I.) Brent LaVanway of Boss Engineering at brentl@bosseng.com
Name Business Affiliation C-mail Address

FEE EXCEEDANCE AGREEMENT

As stated on the site plan review fee schedule, all site plans are allocated two (2) consultant reviews and one (1) Planning Commission meeting. If additional reviews or meetings are necessary, the applicant will be required to pay the actual incurred costs for the additional reviews. If applicable, additional review fee payment will be required concurrent with submittal to the Township Board. By signing below, applicant indicates agreement and full understanding of this policy.

SIGNATURE  DATE 4-24-16
PRINT NAME AARON WALLACE PHONE (248) 207-1984
ADDRESS 9868 East Grand River, Suites 110-225, Brighton, MI 48116



GENOA CHARTER TOWNSHIP
Special Land Use Application

GENOA TOWNSHIP

MAY 19 2016

RECEIVED

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

APPLICANT NAME & ADDRESS: Seaside Seawalls, LLC

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

APPLICANT PHONE: (248) 207-1984 EMAIL: aaron@seasideseawalls.com

OWNER NAME & ADDRESS: Aaron Wallace, 9868 E. Grand River, Suites 110-225, Brighton, MI 48116

SITE ADDRESS: Victory Drive, Howell, MI 48843 PARCEL #(s): 4711-05-303-025

OWNER PHONE: (248) 207-1984 EMAIL: aaron@seasideseawalls.com

Location and brief description of site and surroundings:

The site is located on the east side of Victory Drive, approximately 1,625 feet southwest of the E. Grand River Ave. intersection

The property has a total area of 5.85 acres and is currently undeveloped. The subject property and adjacent properties are all zoned within the industrial district, with the subject property having approximately 660 feet of frontage along Victory Drive.

Proposed Use:

The proposed use for the property is to store and maintain construction equipment.

Special Use: Fuel Storage Tanks

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

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

The special land use application is for fuel storage tanks. The site will contain two 300 gallon fuel tanks on a concrete pad with a built in containment curb. The use is consistent with the zoning district.

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

The proposed tanks will be designed and constructed to comply with all standards and regulations of the Genoa Township ordinance, section 13.07 and will be in accordance with state and federal requirements.

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

The site will be able to be served adequately by all public facilities and services. The subject property will be located and accessible from Victory Drive for police and fire protection. The site will be service by public sanitary sewer and connect to the existing sanitary lead on site. The development lies outside of the municipal water main district and will be serviced by well. Stormwater management will meet all local, county and state stormwater and erosion control requirements.

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, the site will not have any potentially detrimental uses, activities, processes, or materials to either the natural environment, public health, safety, or welfare. Fuel storage will be contained within secondary containment structure.

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

No, the special use does not have specific criteria as listed in section 8.02.02 of the zoning ordinance. The fuel tanks however will comply with all standards set forth in section 13.07 of the zoning ordinance. The tanks will be 300 gallon capacity, located more than 75-feet from any occupied building or lot line and is being mounted on a concrete pad with a built in curb.

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 Aaron Wallace 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: _____

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

Brent LaVanway of Boss Engineering at BRENTL@BOSSENG.COM
Name Business Affiliation Email

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: 5-19-16

PRINT NAME: Aaron Wallace PHONE: 248-207-1984



GENOA CHARTER TOWNSHIP
Special Land Use Application

GENOA TOWNSHIP

MAY 19 2016

RECEIVED

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

APPLICANT NAME & ADDRESS: Seaside Seawalls, LLC

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

APPLICANT PHONE: (248) 207-1984 EMAIL: aaron@seasideseawalls.com

OWNER NAME & ADDRESS: Aaron Wallace, 9868 E. Grand River, Suites 110-225, Brighton, MI 48116

SITE ADDRESS: Victory Drive, Howell, MI 48843 PARCEL #(s): 4711-05-303-025

OWNER PHONE: (248) 207-1984 EMAIL: aaron@seasideseawalls.com

Location and brief description of site and surroundings:

The site is located on the east side of Victory Drive, approximately 1,625 feet southwest of the E. Grand River Ave. intersection

The property has a total area of 5.85 acres and is currently undeveloped. The subject property and adjacent properties are all zoned within the industrial district, with the subject property having approximately 660 feet of frontage along Victory Drive.

Proposed Use:

The proposed use for the property is to store and maintain construction equipment.

Special Use: Grading within 25-feet of a wetland

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

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

The special land use application is for grading within 25-feet of a wetland. No permanent structure will be within the required 25' wetland setback. The minimal grading being done within this 25' setback will not negatively impact the wetland and is to ensure proper

stormwater management with the use of sedimentation basins. The sedimentation basins will allow for stormwater to be treated and outlet into existing wetlands at a controlled rate. The use will conform with all requirements set forth by Genoa Township.

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

The proposed grading will be designed and constructed to comply with all grading standards and regulations of Genoa Township.

The site is 5.85 acres, however the majority of this acreage consists of wetlands which limits upland area.

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

The site will be able to be served adequately by all essential public facilities and services. The subject property will be located and accessible from Victory Drive for police and fire protection. The site will be service by public sanitary sewer and connect to the existing sanitary lead on site. The development lies outside of the municipal water main district and will be serviced by well.

Stormwater management will meet all local, county and state stormwater and erosion control requirements.

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, the site will not have any potentially detrimental uses, activities, processes, or materials to either the natural environment, public health, safety, or welfare. A special use permit for fuel storage has been applied for.

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

The special use grading does not have specific criteria as listed in section 8.02.02 of the zoning ordinance. However the grading will follow all standards and regulations set forth by Genoa Township. Once the setback area is graded it will be seeded and mulched and remain lawn.

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 Aaron Wallace 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: _____

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

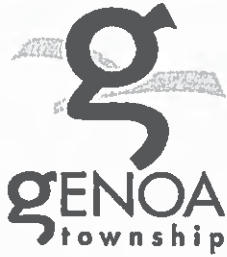
Brent LaVanway of Boss Engineering at BRENTL@BOSSENG.COM
Name Business Affiliation Email

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: *AW* DATE: 5-19-16

PRINT NAME: Aaron Wallace PHONE: 248-207-1984



**GENOA CHARTER TOWNSHIP
Special Land Use Application**

GENOA TOWNSHIP
MAY 19 2016
RECEIVED

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

APPLICANT NAME & ADDRESS: Seaside Seawalls, LLC

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

APPLICANT PHONE: (248) 207-1984 EMAIL: aaron@seasideseawalls.com

OWNER NAME & ADDRESS: Aaron Wallace, 9868 E. Grand River, Suites 110-225, Brighton, MI 48116

SITE ADDRESS: Victory Drive, Howell, MI 48843 PARCEL #(s): 4711-05-303-025

OWNER PHONE: (248) 207-1984 EMAIL: aaron@seasideseawalls.com

Location and brief description of site and surroundings:

The site is located on the east side of Victory Drive, approximately 1,625 feet southwest of the E. Grand River Ave. intersection

The property has a total area of 5.85 acres and is currently undeveloped. The subject property and adjacent properties are all zoned within the industrial district, with the subject property having approximately 660 feet of frontage along Victory Drive.

Proposed Use:

The proposed use for the property is to store and maintain construction equipment.

Special Use: Outdoor 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.

The outdoor storage use will comply with all requirements set forth by Genoa Township. This is a common use within the industrial zoning district.

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

The proposed use of the site is for storage purposes, with hours of operation between 7am and 7pm. The subject site conforms with current surrounding land being zoned in the industrial district. The increase in light, noise or air pollution will be minimal with what is typically associated with an industrial development.

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

The site will be able to be served adequately by all essential public facilities and services. The subject property will be located and accessible from Victory Drive for police and fire protection. The site will be service by public sanitary sewer and connect to the existing sanitary lead on site. The development lies outside of the municipal water main district and will be serviced by well. Stormwater management will meet all local, county and state stormwater and erosion control requirements.

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, the site will not have any potentially detrimental uses, activities, processes, or materials to either the natural environment, public health, safety, or welfare. A special use permit for fuel storage has been applied for.

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

The special use of outdoor storage for the site will comply with all of the criteria listed in 8.02.02 section "b".

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 Aaron Wallace 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: _____

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

Brent LaVanway of Boss Engineering at BRENTL@BOSSENG.COM
Name Business Affiliation Email

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: AW DATE: 5-19-16

PRINT NAME: Aaron Wallace PHONE: 248-207-1984

July 5, 2016

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Planning Director and Assistant Township Manager
Subject:	Seaside Seawalls – Special Land Use and Site Plan Review #3
Location:	Victory Drive – east side of Victory Drive, south of Grand River Avenue
Zoning:	IND Industrial District

Dear Commissioners:

At the Township's request, we have reviewed the revised site plan (dated 6/22/16) proposing a new industrial building on a vacant 5.85-acre lot on Victory Drive. The project also includes outdoor storage, fuel storage tanks and grading within 25 feet of a wetland, each of which requires special land use approval. We have reviewed the proposal in accordance with the applicable provisions of the Genoa Township Master Plan and Zoning Ordinance.

A. Summary

1. Provided the applicant complies with the specific use requirements (items 2-4 below) and any issues identified by Engineering and Fire are addressed, the project is expected to comply with the general special land use criteria.
2. Additional shrubs are required as screening for the outdoor storage yard.
3. Township Board approval is required for the gravel portion of the storage yard.
4. The applicant must submit a PIP Plan.
5. Planning Commission approval is required for the sedimentation basin outlets, which encroach to the edge of the wetland.
6. The proposed elevations, including colors and materials, are subject to review and approval by the Planning Commission. We request the applicant present a material and color sample board.
7. A sign permit will be required prior to installation.

B. Proposal

The applicant requests site plan review and approval of a 9,200 square foot building on a vacant 5.85-acre site. The application indicates that the proposed use is to store and maintain construction equipment.

Based on the project description, it best fits a contractor's office and building with indoor storage of equipment and machinery, which is a permitted use. The submittal also includes outdoor storage, fuel storage tanks and grading within 25 feet of a wetland, each of which requires a separate special land use approval.

Given the need for special land use approval, Planning Commission is to make a recommendation on the special land uses, site plan and Impact Assessment for consideration by the Township Board.



Aerial view of site and surroundings (looking north)

C. Special Land Use Review

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

- 1. Master Plan.** The Township Master Plan and Future Land Use map identify the site and surrounding properties as Industrial. This category is intended for “industrial uses such as research, wholesale and warehouse activities and light industrial operations which manufacture, compounding, process, package, assemble and/or treat finished or semi-finished products from previously prepared material.”

Provided the specific use requirements are met, the location and nature of the site and proposed uses are generally consistent with this category and description.

- 2. Compatibility.** Surrounding properties are generally developed with industrial uses or are undeveloped. Review of aerial photos indicates existing outdoor storage that is accessory to other industrial operations in the vicinity.

As described in Paragraphs D-F below, the host of uses are subject to specific requirements of Section 8.02.02(b) and Article 13, which are intended to protect surrounding properties and the environment from potential adverse impacts. Provided these requirements are met, the project is generally expected to be compatible with the surrounding area.

- 3. Public Facilities and Services.** We defer to the Township Engineer and Fire Department for any specific comments/concerns they may have.

- 4. Impacts.** The site contains a large amount of wetland area – approximately 3 acres of the 5.85-acre site. The Impact Assessment states that the wetland areas are of low quality.

The revised submittal includes a “no exposure certification” from MDEQ stating that a permit is not required for stormwater discharges associated with the proposed use.

5. **Mitigation.** The Township may deem mitigation necessary to limit or alleviate any potential adverse impacts as a result of the proposed project.

D. Outdoor Storage Standards

Section 8.02.02(b) identifies the specific requirements for commercial outdoor display sales or storage as follows:

1. **Minimum lot area shall be one (1) acre.**

The submittal identifies a lot area of 5.85 acres. This standard is met.

2. **Any stockpiles of soils, fertilizer or similar loosely packaged materials shall be sufficiently covered or contained to prevent dust or blowing of materials.**

The revised submittal includes separate storage areas atop the concrete pad and notes that a “lean-to” structure will cover the fuel tanks and soil storage bin. The applicant may also need to cover the soil storage bin with a tarp (or other material) to prevent the materials from blowing around.

3. **All outdoor storage areas shall be paved with a permanent, durable and dustless surface and shall be graded and drained to dispose stormwater without negatively impact adjacent property. The Township Board, following a recommendation of the Planning Commission and the Township Engineer, may approve a gravel surface for all or part of the display or storage area for low intensity activities, upon a finding that neighboring properties and the environment will not be negatively impacted.**

The site plan includes a 20’ x 60’ concrete pad for storage. The area adjacent to the rear of the building is also concrete. The larger area in between is proposed as gravel. Given the proximity of wetland areas to the site, the use of gravel is likely to reduce stormwater run-off, which could be a benefit; however, we defer to the Township Engineer for specific comments on this aspect of the proposal.

4. **No outdoor storage shall be permitted in any required yard (setback) of buildings for the district in which the outdoor display, sales or storage use is located. Any approved outdoor sales or display within a parking lot shall meet the required parking lot setback; provided the Planning Commission may require additional landscaping screening or ornamental fencing.**

Section 8.03 requires setbacks of 40 feet (rear) and 25 feet (side). This standard is met.

5. **The site shall include a building of at least five hundred (500) feet of gross floor area for office use in conjunction with the use.**

The proposed building contains 9,200 square feet of gross floor area. This standard is met.

6. **All loading and truck maneuvering shall be accommodated on-site.**

The site plan provides access to/from Victory Drive, with sufficient area for truck maneuvering. This standard is met.

- 7. All outdoor storage area property lines adjacent to a residential district shall provide a buffer zone A as described in Section 12.02. A buffer zone B shall be provided on all other sides. The Planning Commission may approve a six (6) foot high screen wall or fence, or a four (4) foot high landscaped berm as an alternative.**

The site is surrounded by Industrial zoning; therefore, a Buffer Zone B is required around the outdoor storage area.

The revised submittal includes new plantings north and south of the storage area and proposes to allow the vegetated wetland area to act as screening on the east side.

The required berming has been added along the north and south sides, along with additional plantings. The total number of trees exceeds Buffer Zone B requirements, although there are more evergreen trees and fewer canopy trees than called for.

We do not have an issue with the tree plantings; however, both sides are deficient in terms of shrub plantings, which are intended to provide some low level screening. Given the depth of the storage area, 18 shrubs are required along both sides.

- 8. The height of all material and equipment stored in an outdoor storage area shall not exceed the height of any landscape screening, wall or fence. Boats and recreational vehicles may exceed the height of the fence provided that they are setback from the fence a distance equal to their height. Storage of materials up to the height of the adjacent building wall may be permitted in the rear yard if it is illustrated on the site plan, the rear yard does not abut a residential district or face an expressway, and such storage is confined to within twenty (20) feet of the building.**

The revised Impact Assessment notes that the maximum height of equipment/material to be stored is 12 feet. Given the landscaping, vegetation, design and location of the building and storage yard, this standard is met.

E. Fuel Storage Standards

Section 13.07 identifies the specific requirements for fuel storage as follows:

- 1. Above Ground Storage Tanks.** The project includes 2 above ground storage tanks, each with 300 gallon capacity. The tanks will be mounted on a concrete base pad that is located well away from the building and property lines. These standards are met.
- 2. Below Ground Storage Tanks.** The project entails above ground storage; therefore, these standards are not applicable.
- 3. Secondary Containment.** The project narrative indicates that the secondary containment area is designed to contain more than twice the volume of the tanks. This standard also requires “documentation of compliance with state and federal regulations, as required.” The applicant must provide any such documentation required.
- 4. Pollution Incident Prevention Plan.** The revised submittal does not include the required PIP Plan. Section 13.07.04 lists all of the information required for a PIP Plan.
- 5. Permits.** Given the nature of the proposed use, the applicant may be required to obtain additional permits.

F. Wetland Protection Standards

Grading is allowed within 25 feet of a regulated wetland with special land use approval; however, no activities are allowed within 10 feet of a regulated wetland, unless otherwise approved by the Planning Commission.

The outlet for both sedimentation basins encroach to the edge of the wetland. As such, Commission approval is required.

G. Site Plan Review

1. Dimensional Requirements. As shown in the table below, the proposal complies with the dimensional standards of the IND:

District	Lot Size		Minimum Setbacks (feet)				Max. Height	Lot Coverage
	Lot Area (acres)	Width (feet)	Front Yard	Side Yard	Rear Yard	Parking		
IND	1	150	50	25	40	20 front 10 side/rear	30' / 2 stories	40% building 85% impervious
Proposal	5.85	497	50.3	336 (N) 143 (S)	293	50.3 front 267 side 180 rear	24.67' / 1 story	3.29% building 18.79% impervious

2. Building Materials and Design. The proposed elevations, including colors and materials, are subject to review and approval by the Planning Commission. We request the applicant present the Commission with material and color samples.

The proposed building consists of concrete block with different color treatments and a metal roof. Overhead doors are proposed on the rear and side of the building, as required.

Lastly, the front of the building is mostly a blank surface, but will be broken up via bands of color and the front yard greenbelt.

3. Parking. The proposed project results in the need for 18 parking spaces, which are provided. The one required barrier free space is also provided and spaces are designed with looped striping, per Ordinance standards. Parking space and drive aisle dimensions also comply with Ordinance standards.

4. Pedestrian Circulation. A 7-foot wide sidewalk is proposed between the main parking lot and building entrance. Because this is an industrial site, a public sidewalk is not required.

5. Vehicular Circulation. The site plan proposes two driveways that align with the existing drives across Victory Drive. We see no issues with internal circulation, as drive aisle widths are compliant and there is ample maneuvering space behind the building for large vehicles/equipment.

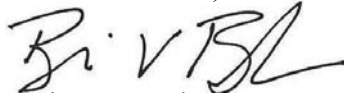
6. Landscaping. As shown in the table below, the plan complies with the standards of Section 12.02:

Location	Requirements	Proposed	Comments
Front yard greenbelt	17 canopy trees 20' width	17 canopy trees 50' width	Requirements met
Parking lot	2 canopy trees 180 SF landscaped area	2 canopy trees 190 SF landscaped area	Requirements met

7. **Waste Receptacle and Enclosure.** The site plan identifies a concrete pad in the rear yard with space for a waste receptacle. The revised plans include a 6-foot tall masonry enclosure, as required.
8. **Exterior Lighting.** The lighting plan proposes 2 pole-mounted and 4 wall-mounted light fixtures. Intensities on-site and at the property lines, as well as pole heights and fixture types, are all compliant.
9. **Signs.** The site plan does not identify a ground sign; however, the elevation drawings show a 100 square foot wall sign. The proposed sign complies with the standards of Article 16, although the applicant will be required to obtain a sign permit prior to its installation.
10. **Fencing.** The rear yard is enclosed by security fencing, including gates at the two driveways. The revised plan includes a detail showing a 6-foot tall chain link fence with 1-foot of barbed wire across the top, as well as 8-foot tall chain link gates, also with 1-foot of barbed wire. The proposed fencing, including the barbed wire, complies with the standards of Section 11.04.04.
11. **Impact Assessment.** The submittal includes an Impact Assessment (most recently dated 6/22/16). In summary, the Assessment notes that the project is not anticipated to adversely impact natural features, public services/utilities, surrounding land uses or traffic.

Should you have any questions concerning this matter, please do not hesitate to contact our office. I can be reached by phone at (248) 586-0505, or via e-mail at borden@lsplanning.com.

Respectfully,
LSL PLANNING, A SAFE BUILT LLC COMPANY



Brian V. Borden, AICP
Planning Manager

July 6, 2016

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

Re: Seaside Seawalls Site Plan Review #2

Dear Ms. Van Marter:

We have reviewed the updated impact assessment and site plan documents prepared by Boss Engineering and dated June 22, 2016. The petitioner is planning to develop an approximately 9,200 square foot building and storage yard located on east side of Victory Drive, south of Grand River Avenue. Tetra Tech has reviewed the documents and found that the petitioner has included information requested during our last review regarding sanitary sewer tap fees and acknowledges that a water well will require Livingston County approval prior to installation.

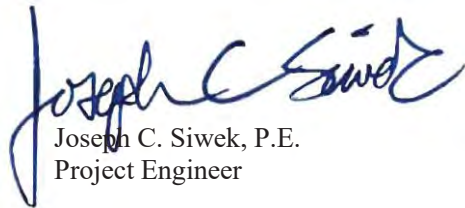
All outstanding items have been addressed in this submittal.

Please call if you have any questions.

Sincerely,



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



Joseph C. Siwek, P.E.
Project Engineer

copy: Brent LaVanway, P.E. Boss Engineering



BRIGHTON AREA FIRE AUTHORITY

615 W. Grand River Ave.
Brighton, MI 48116
o: 810-229-6640 f: 810-229-1619

June 29, 2016

Kelly VanMarter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Seaside Seawalls, LLC
Victory Drive (SW of E. Grand River)
Genoa Twp., MI

Dear Kelly:

The Brighton Area Fire Department has reviewed the above mentioned site plan. The plans were received for review on June 27, 2016 and the drawings are dated June 22, 2016. The project is for the proposed construction of a new 9,200 square foot B/S-1 mixed-use Occupancy that appears to be Type IIIB construction. The plan review is based on the requirements of the International Fire Code (IFC) 2015 edition.

1. The proposed diesel fuel containment area must be provided with impact protection in accordance with IFC 312. **(No impact protection is identified on the drawings)**

All previous comments have been corrected on drawings.

Additional comments will be given during the building plan review process (specific to the building plans and occupancy). The applicant is reminded that the fire authority must review the fire protection systems submittals (sprinkler & alarm) prior to permit issuance by the Building Department and that the authority will also review the building plans for life safety requirements in conjunction with the Building Department.

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 "R. Boisvert".

Capt. Rick Boisvert, CFPS
Fire Inspector

Amy Ruthig

From: Michael Bartlett <b-bartlett@sbcglobal.net>
Sent: Monday, June 06, 2016 2:21 PM
To: Amy Ruthig
Cc: Christine Bartlett
Subject: June 13, 2016 Public Hearing - Seaside Seawalls

We are unable to attend the June 13, 2016 public hearing, so these are our written comments submitted to the Genoa Township Planning Commission.

In regarding to the Special Land Use Permit for parcel #11-05-303-025 requested by Seaside Seawalls. We own parcel #11-05-300-021, and 11-05-303-026, and 11-05-300-051 which are adjacent to the subject property.

We do not object to the outside storage requested, except we feel **strongly that the entire outside storage area** should be enclosed with a fence by adding fencing along the East side of the outside storage area, as is proposed for the North and South side of the outside storage.

We also have concerns and question regarding the storage of hazardous materials. Are all state, county and municipal requirements being complied with in regard to storage of hazardous materials and what measures are proposed to contain any leaks or spills?

Sincerely,
Christine Bartlett
Managing Partner - DeChris Limited Partnership



2911 Dorr Road
Brighton, MI 48116
810.227.5225
810.227.3420 fax
genoa.org

November 16, 2015

Aaron Wallace
Seaside Seawalls, LLC
800 W Grand River Ave #864
Brighton, MI 48116

Re: Connection Fees : Vacant Parcel #11-05-303-025 - Victory Drive, Howell

Dear Mr. Wallace,

As requested this letter shall present the connection fees associated with development of parcel 11-05-303-025 of the east side of Victory Drive. The parcel is served by municipal sewer but not water. An on-site well will be needed for water service. In terms of sewer connection the Township uses a Residential Equivalent User (REU) formula to determine the fees. The following formulas may be applicable to your project:

- 1) Industrial Building – 0.13 REU per 1,000 square feet
- 2) Warehouse/Storage – 0.05 REU per 1,000 square feet
- 3) Office – 0.14 REU per 1,000 square feet

The above formulas can be applied to your floor plan to determine the applicable fees. There is a credit of 1 REU associated with the property that was included in the Special Assessment District. After the 1 REU credit is utilized any remaining REU's will need to be paid at the time of Land Use Permit issuance. The current rate for a single sewer REU is \$7,200. Given this information, I present the following possible connection fee scenarios based on the information you provided:

- 1.) 12,000 square feet Industrial Building (200x60)
 - a. 12,000 sq. ft. x (0.13 REU per 1,000 sq. ft.) = 1.56 REU – 1 REU Assessed = 0.56 REU due
 - b. 0.56 x \$7,200 = **\$4,032.00 TOTAL DUE**
- 2.) 10,800 square feet Industrial Building (180x60)
 - a. 10,800 sq. ft. x (0.13 REU per 1,000 sq. ft.) = 1.4 REU – 1 REU Assessed = 0.4 REU due
 - b. 0.4 REU x \$7,200 = **\$2,880.00 TOTAL DUE**

I hope this helps. Please let me know if I can be of any additional assistance.

Sincerely,

Kelly VanMarter

Assistant Township Manager/Community Development Director

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

Linda Rowell

**IMPACT ASSESSMENT
FOR
SITE PLAN PETITION
“SEASIDE SEAWALLS, LLC”
GENOA TOWNSHIP, LIVINGSTON COUNTY
MICHIGAN**

Prepared for:

**SEASIDE SEAWALLS, LLC
9868 EAST GRAND RIVER
SUITES 110-225
BRIGHTON, MI 48116
(248) 207-1984**

Prepared by:

**BOSS ENGINEERING COMPANY
3121 E. GRAND RIVER
HOWELL, MI 48843
(517) 546-4836**

MAY 04, 2016
Revised: 05/25/2016
06/22/2016

16-049 EIA

INTRODUCTION

The purpose of this Impact Assessment (IA) report is to show the effect that this proposed development may have on various factors in the general vicinity of the project. The format used for presentation of this report conforms to the *Submittal Requirements for Impact Assessment* guidelines in accordance with Section 18.07 of the published Zoning Ordinance for Genoa Township, Livingston County, Michigan.

DISCUSSION ITEMS

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

Prepared For:
SEASIDE SEAWALLS, LLC
9868 East Grand River
Suites 110-225
Brighton, MI 48116
(248) 207-1984

Prepared By:
BOSS ENGINEERING COMPANY
Civil Engineers, Land Surveyors, Landscape Architects and Planners
3121 E. Grand River
Howell, MI 48843
(517) 546-4836

Boss Engineering has been successfully providing engineering, surveying, planning and landscape architecture services on land development projects since 1969. Since its beginning, Boss Engineering has strived to provide unparalleled professional services with integrity and respect to every client. Today, Boss provides a complete lineup of consulting services for each project, ranging from conceptual design through final construction. The company currently employs a variety of professions including civil engineers, surveyors, landscape architects and sanitarians.

B. Map(s) and written description / analysis of the project site including all existing structures, manmade facilities, and natural features. The analysis shall also include information for areas within 10 feet of the property. An aerial photograph or drawing may be used to delineate these areas.

The site is located on the east side of Victory Drive approximately 1,625 feet southwest of the E. Grand River Ave intersection. The property has a total area of 5.85 AC and is currently undeveloped. The subject property and adjacent properties are all zoned within the Industrial District (IND), with the subject property having approximately 660 feet of frontage along Victory Drive.

C. Impact on natural features: A written description of the environmental characteristics of the site prior to development and following development, i.e., topography, soils, wildlife, woodlands, mature trees (eight inch caliper or greater), wetlands, drainage, lakes, streams, creeks or ponds. Documentation by a qualified wetland specialist shall be required wherever the Township determines that there is a potential regulated wetland. Reduced copies of the Existing Conditions Map(s) or aerial photographs may accompany written material.

The total site area is 5.85 acres. Approximately 3.03 acers of the site are designated as wetland, that surround the site along the north and east property lines. The wetland is considered low quality and part of the county drain system with excavated ditches being connected by culverts and draining into the wetland. The woodlands on site contain dogwood (scrub), cottonwood (1"-20"), boxelder (1"-8"), and silver maple (1"-8"). The common wetland vegetation consists of reed canary grass with cattails and common reed grass within open water.

The site gradually drains towards the wetlands with the buildable area consisting of slopes of up to approximately 5.0% The USDA Soil Conservation Service soil classification for the site with Bronson Loamy Sand, Brookston Loam, Carlisle Muck, and Miami Loam.

The proposed development will not have any negative impact on the surrounding wetlands or vegetation and will help clean the site of significant debris. All storm water will be collected in two separate sedimentation basins and outlet at a controlled rate into the wetlands.

D. Impact on storm water management: Description of measures to control soil erosion and sedimentation during grading and construction operations and until a permanent ground cover is established. Recommendations for such measures may be obtained from County Soil Conservation Service.

Surface runoff during periods of construction will be controlled by proper methods set forth by the Livingston County Drain Commissioner, including silt fence, inlet protection devices, and seed and mulch.

At the time of construction, there may be some temporary dust, noise, vibration and smoke, but these conditions will be of relatively short duration and shall be controlled by applying appropriate procedures to minimize the effects, such as watering if necessary for dust control.

The Site Plan documents show the proposed locations of all site improvements along with detailed soil erosion control information. The plans will be reviewed by the Livingston County Drain Commissioner's office for compliance with their regulations prior to issuance of a Soil Erosion Control permit.

E. Impact on surrounding land use: Description of the types of proposed uses and other man made facilities, including any project phasing, and an indication of how the proposed use conforms or conflicts with existing and potential development patterns. A description shall be provided of any increases of light, noise or air pollution which could negatively impact adjacent properties.

The proposed primary use of the site is for storage purposes for construction equipment and material, with hours of operations between 7am and 7pm Monday through Friday. The equipment being stored on-site consists of general construction equipment with a maximum storage height of 12 feet. The material being stored on-site will be on a concrete pad and contained by a 6 foot screen wall between the material and the existing wetland with bin blocks between each storage use. The material consist of top soil, sand, crushed concrete, gravel, rip-rap, and field stone. Top soil will be covered overhead with a lean-to structure.

The subject site conforms with current surrounding land being zoned in the industrial district. The increase in light, noise or air pollution will be minimal with what is typically associated with an industrial development.

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

The anticipated occupancy of approximately 6 employees and 5 total visitors/clients per week, will have very little impact to nearby properties.

There is no expected impact on Howell Area Schools and very minimal impact on the police and fire departments.

G. Impact on public utilities: Description of the method to be used to service the development with water and sanitary sewer facilities, the method to be used to control drainage on the site and from the site, including runoff control during periods of construction. For sites service with sanitary sewer, calculations for pre- and post development flows shall be provided in equivalents to a single family home. Where septic systems are proposed, documentation or permits from the Livingston County Health Department shall be provided.

For sanitary, the development is to be served by public sanitary sewer and connect to the existing sanitary lead on site. The development lies outside of the municipal water main district and will be serviced by well.

The pre-development sanitary flow from this site is zero. Post-development flows based on MHOG sewer standards for industrial buildings is equivalent to 0.46 REU's.

Warehouse & Storage: Unit factor = 0.05 per 1,000 sq ft

REU's = (9,200 sq ft / 1,000 sq ft) x 0.05 = 0.46 REU's

With regards to storm water management, the project will be required to meet all local, county and state storm water and erosion control requirements. All of the required information is included in the Site Plan documents. All storm water will be directed towards either the proposed north or south sedimentation basins and outlet at a controlled rate into the onsite wetland.

H. Storage or handling of any hazardous materials: Description of any hazardous substances expected to be used, stored or disposed of on the site. The information shall describe the type of materials, location within the site and method of containment. Documentation of compliance with federal and state requirements, and a Pollution Incident Prevention Plan (PIPP) shall be submitted, as appropriate.

Two 300 gallon diesel tanks will be stored on-site on a 20 ft. x 10 ft. concrete pad. The tanks will be surrounded by a 1 ft. concrete secondary containment structure that is capable of holding 1,279 gallons, more than twice the volume of fuel being stored in the tanks. The fuel tanks will be covered overhead with a lean-to structure. A DEQ no exposure certificate has been obtained to address concerns regarding a pollution incident prevention plan and fueling equipment.

No hazardous materials will be disposed of on this site.

I. Impact on traffic and pedestrians: A description of the traffic volumes to be generated based on national reference documents, such as the most recent edition of the Institute of Transportation Engineers Trip Generation Manual, other published studies or actual counts of similar uses in Michigan.

The anticipated number of trips that will be generated based on the number of employees will be 6 trips between 7 AM - 9 AM and 6 trips between 5 PM - 7 PM. With 1 visitor/client per day for a total of 5 visitors/clients per week, the anticipated number of trips that will be generated based on visitors/clients will be 10 total per week.

J. A detailed traffic impact study shall be submitted for any site over ten (10) acres in size which would be expected to generate 100 directional vehicle trips (i.e. 100 inbound or 100 outbound trips) during the peak hour of traffic of the generator or on the adjacent streets.

The site is under 10 acres and therefore a detailed traffic impact study is not necessary.

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

None at this time.

L. A list of all sources shall be provided.

Genoa Township's Submittal Requirements for Impact Assessment

Genoa Township Zoning Ordinances

Soil Survey of Livingston County, Michigan, U.S.D.A. Soil Conservation Service

National Wetland Inventory Plan, United States Department of the Interior, Fish and Wildlife Service

Trip Generation manual, 6th edition, Institute of Transportation Engineers

POLLUTION INCIDENT PREVENTION PLAN

FOR

Seaside Seawalls, LLC
Marine Contractor

July, 11 2016

POLLUTION INCIDENT PREVENTION PLAN

Table of Contents

Section	Page
Description of Facility	1
Potentially Polluting Materials	2
Pollution Prevention Procedures	2
Emergency Clean-up Procedures	2
Tables	
Emergency Contacts	4
Figures	
Figure 1 – Site Layout	
Figure 2 – Floor Plan	

July, 11 2016

POLLUTION INCIDENT PREVENTION PLAN

This Pollution Incident Prevention Plan (PIPP) has been prepared for Seaside Seawalls, LLC. The site is located on part of Lot 18 and part of Lot 19 of Grand Oaks West Industrial Park, Southwest of Grand River Avenue on Victory Drive. The total site area is 5.85 acres with approx. 3.03 acres of the site designated as wetland.

Seaside Seawalls, LLC. is the premier provider of steel seawalls, seawall repair, vinyl seawalls rock walls, permanent docks, retaining walls, helical piers, snow removal and more. We are a southeast Michigan seawall company serving the marine construction needs of the greater Livingston county area including Eaton, Oakland, Genesee, and surrounding counties.

Description of Facility

The site consists of three (3) operational areas. An office area within the front North portion of the building, a warehouse facility within the middle to South end of the building, and an outdoor storage area behind the building to the East. The facility provides for storage of equipment, machinery and construction related materials needed by the Company for their operation.

The building is constructed of concrete block and metal roofing with a concrete floor. There will not be any floor drains in storage areas.

Outdoor storage areas will consist of parking for construction vehicles, construction equipment, and storage bins containing non-polluting construction materials, including: 1x3 crushed concrete, 21A crushed concrete, sand, topsoil and 4-8" fieldstone. There will also be area to have (2) diesel above ground double wall tanks within the concrete structure of walled-off bins.

Potentially Polluting Materials

The owner of the facility will maintain an inventory of all potentially polluting materials used or stored on the property. Inventory solely includes two 300 gallon above ground diesel fuel tanks which are for fueling construction vehicles & equipment. Storage and handling of materials will comply with all Federal, State and Local codes, OSHA and MIOSHA regulations and Department of Environmental Quality regulations.

The maximum estimated amount of material which may be stored on-site for use by Seaside are as follows: Diesel Fuel -600gallons: 300 gallons of on-road diesel and 300 gallons of off-road diesel.

Material safety data sheets for products used or stored on the property are available at the facility office.

Pollution Prevention Procedures

The Seaside Seawalls, LLC. facility will maintain an assortment of absorbent materials at various locations throughout the site, suitable for use on the materials being stored and/or used. Potentially polluting materials will be stored on-site on a 20 ft x 10ft concrete pad with curb. The tanks will be surrounded by a 1 ft concrete secondary water-tight containment structure that is capable of holding 1,279 gallons, more than twice the volume of fuel being stored in the tanks. The fuel tanks will be covered over head with a lean-to structure and can easily be cleaned-up with suitable absorbents. In the event of a spill, the material will be retained within the containment structure and will be immediately cleaned up using the most safe & feasible practices available.

Emergency Clean-up Procedures

It is not anticipated that polluting materials will leave the facility and enter the waters of the State of Michigan. If as a result of a catastrophic event a release were to occur, the emergency coordinator is authorized to initiate an off-site clean-up.

The emergency coordinator will contact the Michigan State Police and Livingston County Sheriff, the Michigan Department of Environmental Quality (MDEQ) through the Michigan Pollution Emergency Alert System (PEAS). The emergency coordinator will provide the following information:

- Name and location of the facility
- Material spilled or lost
- Quantity lost
- Time loss was detected
- Containment and clean-up action
- Assessment of environmental damage

POLLUTION INCIDENT PREVENTION PLAN

Table 1
Emergency Contacts

NOTIFICATION

Facility: Seaside Seawalls, LLC.
Part Lot 18 and Part Lot 19 Victory Drive
Howell, Michigan 48843
Phone: (810) 534-5042

EMERGENCY COORDINATORS

Owner/President Aaron Wallace
3482 Pepperidge Trail
Brighton, Michigan 48114
Phone: (248) 207-1984

EMERGENCY CONTACTS

Michigan State Police Livingston County	911
Michigan D.E.A.	(800) 292-4706
Marine Pollution Control	(313) 849-2333
State Environmental Services Inc.	(517) 676-6900

July, 11 2016

VICTORY DRIVE (66' WIDE)

NORTH SEDIMENTATION BASIN

PROPOSED SECURITY GATE

PROPOSED SECURITY FENCE

KNOX BOX TO BE PROVIDED PER BRIGHTON AREA FIRE AUTHORITY STANDARDS

PROPOSED INTEGRAL CURB

MDOT TYPE 'P' RAMP

KNOX BOX TO BE PROVIDED PER BRIGHTON AREA FIRE AUTHORITY STANDARDS

PROPOSED BUILDING
9,200 SF
FFE = 948.00

(3) NO PARKING
FIRE LANE SIGN

PROPOSED GRAVEL
DUMPSTER PAD

PROPOSED GATE

PROPOSED CONCRETE
STORAGE PAD

BIN BLOCK

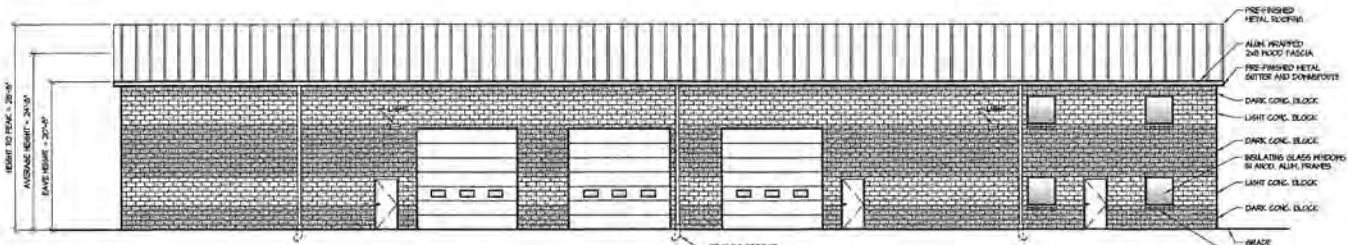
LEAN-TO
PROPOSED CONC.
FUEL STORAGE PAD
WITH SECONDARY
CONTAINMENT
STRUCTURE

KNOX BOX TO BE PROVIDED PER BRIGHTON AREA FIRE AUTHORITY STANDARDS

PROPOSED SECURITY GATE

SOUTH SEDIMENTATION BASIN

6" BRICK ENCLOSURE



EAST (REAR) ELEVATION

SCALE: 1/8" = 1'-0"

MATERIALS:

GROSS SQUARE FOOTAGE = 15,611 SF
 DOORS AND WINDOWS = 124 SF
 NET SQUARE FOOTAGE = 15,487 SF / 124 SF = 124 SF + 2,543 SF
 SPLIT FACED CONC. BLOCK = 2,300 SF / 2,343 SF + 10% (COMPLEX)
 SMOOTH FACED CONC. BLOCK = 5 SF / 2,343 SF + 10% (COMPLEX)

MATERIALS:

- DARK CONCRETE BLOCK + BRAND BLANG CEMENT PRODUCTS
 SPLIT FACED CONCRETE BLOCK
 INTEGRAL COLOR + CHARCOAL (WITH SEALANT)

- LIGHT CONCRETE BLOCK + BRAND BLANG CEMENT PRODUCTS
 SPLIT FACED AND SMOOTH FACED CONCRETE BLOCKS (SEE ELEVATION)
 INTEGRAL COLOR + LIGHT GREY (WITH SEALANT)

- SLOPED TOP CONCRETE BLOCK SILL + BRAND BLANG CEMENT PRODUCTS
 SPLIT FACED CONCRETE BLOCK FACE WITH SLOPED TOP
 INTEGRAL COLOR TO MATCH SURROUNDING BLOCK (WITH SEALANT)

- WINDOWS + 1" LOWE INSULATING GLASS BY GREY TINT IN
 CLEAR ANODIZED ALUMINUM FRAMES

- PRE-FINISHED METAL DOWNPOUTS + COLOR TO MATCH DARK BLOCK

- HOLLOW METAL DOORS + PAINTED TO MATCH LIGHT BLOCK

- PRE-FINISHED INSULATED METAL OVERHEAD DOORS + COLOR TO MATCH LIGHT BLOCK

TOWNSHIP REGULATIONS:

HEIGHT: 30 FT. / 2 STORES MAX.

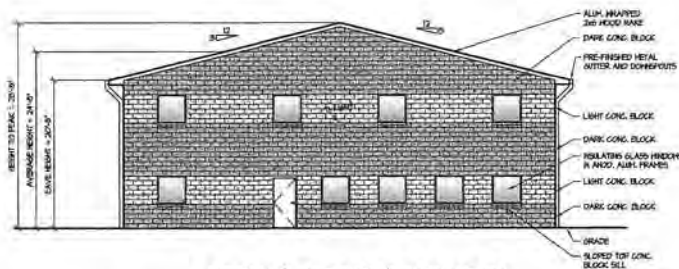
HALL SIGN. AREA = 10% OF BUILDING FACADE OR 100 SF, WHICHEVER IS LESS

REST FACADE = 3000 SF + 0.02 + 3000 SF = 100 SF MAX.

HALL SIGN. SHALL NOT PROJECT MORE THAN 12" FROM THE WALL.

NOTE: A MONUMENT SIGN IS BEING PROPOSED.

MATERIALS: SPLIT FACED CONCRETE BLOCK + 100% ALLOWABLE ZONED 100'



NORTH (LEFT SIDE) ELEVATION

SCALE: 1/8" = 1'-0"

MATERIALS:

GROSS SQUARE FOOTAGE = 1,694 SF
 DOORS AND WINDOWS = 166 SF
 NET SQUARE FOOTAGE = 1,528 SF / 126 SF = 126 SF + 1,242 SF
 SPLIT FACED CONC. BLOCK = 1,207 SF / 1,242 SF + 10% (COMPLEX)
 SMOOTH FACED CONC. BLOCK = 4 SF / 1,242 SF + 10% (COMPLEX)

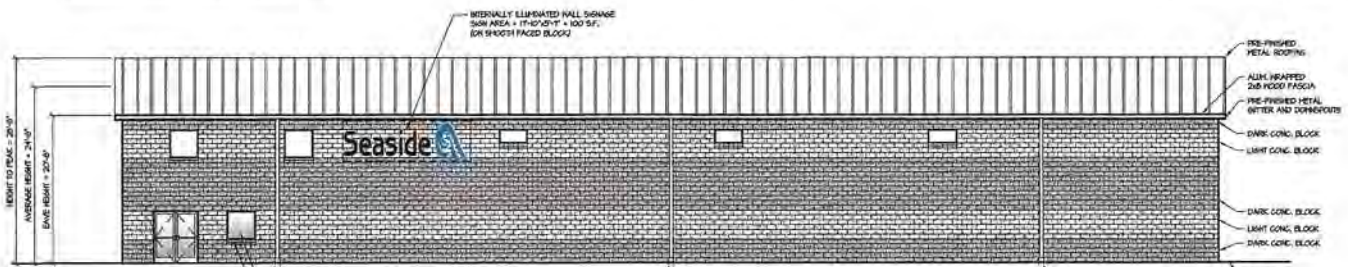


SOUTH (RIGHT SIDE) ELEVATION

SCALE: 1/8" = 1'-0"

MATERIALS:

GROSS SQUARE FOOTAGE = 1,694 SF
 DOORS AND WINDOWS = 200 SF
 NET SQUARE FOOTAGE = 1,494 SF / 126 SF = 126 SF + 1,128 SF
 SPLIT FACED CONC. BLOCK = 1,128 SF / 1,128 SF + 10% (COMPLEX)
 SMOOTH FACED CONC. BLOCK = 3 SF / 1,128 SF + 10% (COMPLEX)

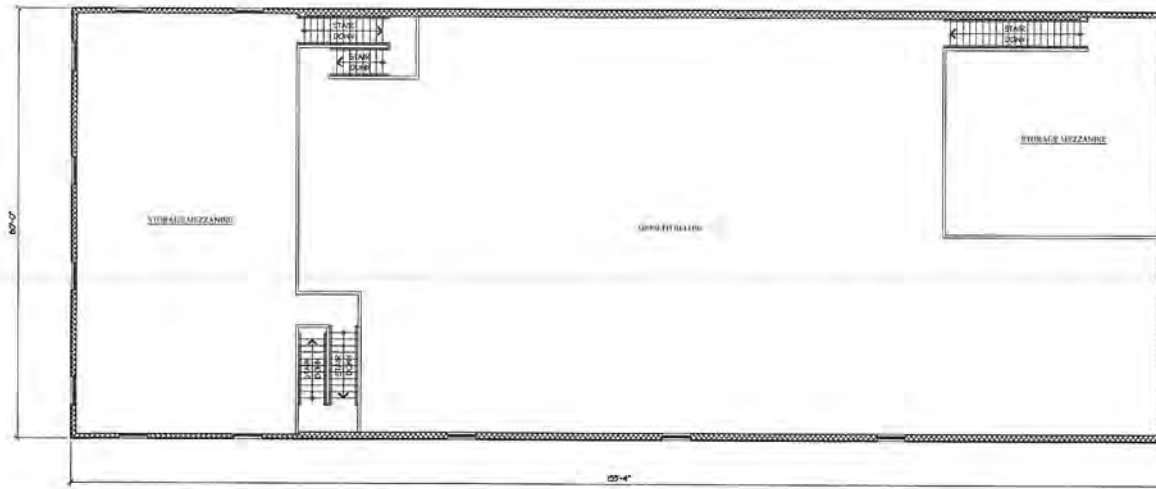


WEST (FRONT) ELEVATION

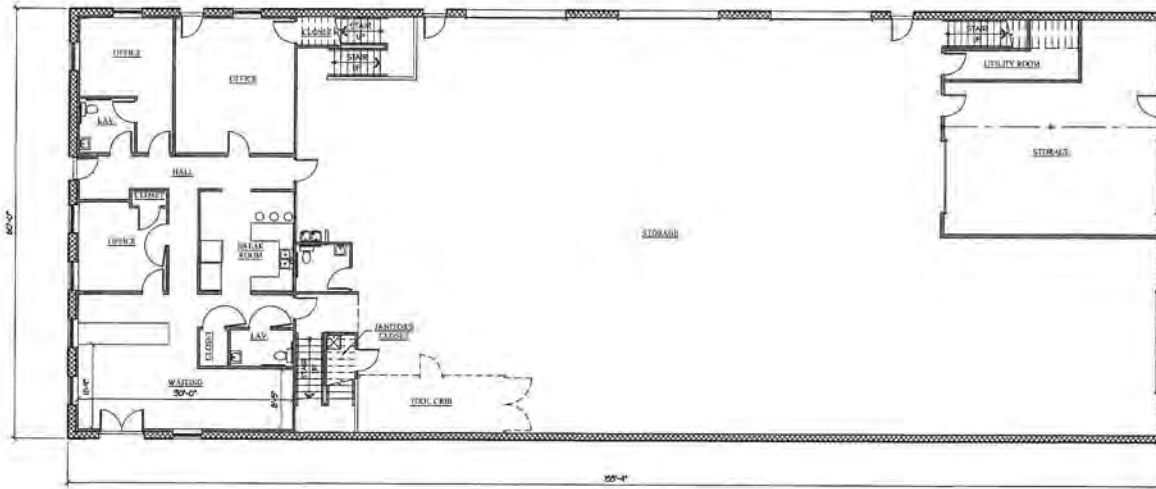
SCALE: 1/8" = 1'-0"

MATERIALS:

GROSS SQUARE FOOTAGE = 3,011 SF
 DOORS AND WINDOWS = 88 SF
 NET SQUARE FOOTAGE = 2,923 SF / 124 SF = 124 SF + 2,441 SF
 SPLIT FACED CONC. BLOCK = 2,801 SF / 2,441 SF + 10% (COMPLEX)
 SMOOTH FACED CONC. BLOCK = 12 SF / 2,441 SF + 10% (COMPLEX)



PROPOSED MEZZANINE PLAN
 SCALE: 1/8" = 1'-0"
 TOTAL MEZZANINE FLOOR AREA = 1,028 SF.



PROPOSED FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 1,500 SF.



PUCCI + VOLLMAR
ARCHITECTS, PC
 ARCHITECTURE + DESIGN + PLANNING
 301 CLARKE DRIVE, SUITE 1000, BIRMINGHAM, AL 35203
 PHONE: 205.325.5500

VICTORY DRIVE
 SENeca TOWNSHIP,
 MICHIGAN

Seawalls LLC
PROPOSED FLOOR PLAN

PROJECT	VICTORY DRIVE SENeca TOWNSHIP, MICHIGAN
SHEET TITLE	PROPOSED FLOOR PLAN
DATE	1-2-2016
BY	EV
CHECKED	EV
DATE	1-2-2016
BY	EV
CHECKED	EV
DATE	1-2-2016
BY	EV
CHECKED	EV
DATE	1-2-2016
BY	EV
CHECKED	EV
DATE	1-2-2016

DO NOT SCALE THIS PRINT;
 USE DIMENSIONS SHOWN ON IT.
 DRAWN BY: EV
 APPROVED BY: EV
 PROJECT: 1616

SHEET:
A1



MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY
WATER RESOURCES DIVISION

DEQ only do not write in this space

NO EXPOSURE CERTIFICATION
FOR EXCLUSION OF COVERAGE UNDER THE
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY
By Authority of Act 451, PA 1994, Part 31

Submission of this No Exposure Certification constitutes certification the Facility identified below does not require permit authorization for storm water discharges associated with industrial activity in Michigan based on 40CFR 122. The Michigan Department of Environmental Quality (DEQ) may deny an exclusion at any time it determines that conditions at the facility do not meet the exclusion requirements. If the exclusion is denied, the owner must obtain authorization to discharge prior to any point source discharge of storm water from the facility.

Be advised that facilities excluded from permit requirements due to "no exposure" are required to submit a no exposure certification form to the DEQ once every five years to continue to be excluded from the permitting requirements.

FACILITY INFORMATION (where discharge occurs)			OWNER/PERMITEE INFORMATION		
SITE/FACILITY NAME Proposed New build for Seaside Seawalls			COMPANY NAME Seaside Seawalls, LLC		
ADDRESS 1 victory dr. Part of lot 18 & 19			ADDRESS 1 9864 E. Grand River		
ADDRESS 2 Howell 1 MI 48843			ADDRESS 2 Suite 110-225		
CITY	STATE	ZIP CODE	CITY	STATE	ZIP CODE
Howell	MI	48843	Brighton	MI	48116
COUNTY Livingston	TOWNSHIP Genoa		CONTACT PERSON Aron Wallace		
LATITUDE (to nearest 15 seconds)	LONGITUDE (to nearest 15 seconds)		CONTACT PERSON TELEPHONE cell - (248) 207-1984		

SW 1/4 of SE 1/4 Section: 5 & 6 Town: T 2N Range: R 5E

PRIMARY STANDARD INDUSTRIAL CLASSIFICATION (SIC) CODE

(5-employees)

TO DETERMINE THE PRIMARY INDUSTRIAL ACTIVITY, USE THE VALUE OF NET REVENUES. IF SUCH INFORMATION IS NOT AVAILABLE FOR A PARTICULAR FACILITY, THE NUMBER OF EMPLOYEES OR PRODUCTION RATE FOR EACH PROCESS MAY BE COMPARED. THE OPERATION THAT GENERATES THE MOST NET REVENUE OR EMPLOYS THE MOST PERSONNEL IS THE OPERATION IN WHICH THE FACILITY IS PRIMARILY ENGAGED.

THIS FACILITY HOLDS EXISTING NPDES PERMIT:

Please list any other NPDES number(s):

N/A

PLEASE RETURN THIS COMPLETED FORM (Page 1 & 2), AND ANY ATTACHMENTS, TO THE FOLLOWING ADDRESS:

MICHIGAN DEPARTMENT OF ENVIRONMENTAL QUALITY
WATER RESOURCES DIVISION
525 WEST ALLEGAN STREET
P.O. BOX 30458
LANSING MI 48909

If you have any questions regarding the completion of this form, please contact the appropriate district office. Please find district contact information at www.michigan.gov/deqstormwater

NOTE: There are TWO pages to a complete no exposure exclusion request. Please make sure that both pages have been completed prior to submitting

EXPOSURE CHECK LIST

Are any of the following materials or activities exposed to storm water, now or in the foreseeable future?

- 1. Using, storing, or cleaning of industrial machinery or equipment, or residuals from such practices. Yes No
 - 2. Materials or residuals on the ground or in storm water inlets from spills or leaks. Yes No
 - 3. Materials or products from past industrial activities. Yes No
 - 4. Material handling equipment (except adequately maintained vehicles). Yes No
 - 5. Materials or products during loading, unloading or transporting activities. Yes No
 - 6. Materials or products stored outdoors (except final product intended to be used outside where exposure to storm water does not result in a discharge of pollutants). Yes No
 - 7. Materials contained in open, unsealed, deteriorated, leaking, or improperly managed drums, barrels, tanks, etc. Yes No
 - 8. Materials or products handled or stored on roads or railways owned or maintained by the facility. Yes No
 - 9. Waste materials (except general office trash). Yes No
 - 10. Application or disposal of process wastewater (unless otherwise permitted). Yes No
 - 11. Particulate matter or visible deposits of residuals from roof stacks and/or vents not otherwise regulated (i.e. under an air quality control permit). Yes No
- NOTE:** If you answered yes to any of the above questions (1-11), you are not eligible for the no exposure exclusion.
- 12. Facility has conducted an investigation to locate any illicit connections to the storm sewer system. *within our plans.* Yes No
 - 13. Based on the above investigation, the facility has concluded that there are no illicit connections to the storm water system. Yes No

CERTIFICATION

State of Michigan regulations require this form be signed as follows:

Corporation: by the principal executive officer or vice-president or higher, or his/her designated representative if the representative is responsible for the overall operation of the facility from which the discharge described originates.

Partnership: by a general partner

Sole proprietorship: by the proprietor

Municipal, state, or other public facility: by a principal executive officer, the mayor, village president, city or village manager, or other duly authorized employee.

I certify under penalty of law that I have read and understand the eligibility requirements for claiming a condition of "no exposure" and obtaining an exclusion from storm water permitting.

I certify under penalty of law that there are no discharges of storm water contaminated by exposure to industrial activities or materials from the industrial facility identified in this document (except as allowed under 40 CFR 122.26(g)(2))

I understand that I am obligated to submit a no exposure certification form to the Michigan Department of Environmental Quality once every 5 years. I understand that I must allow the Michigan Department of Environmental Quality to perform inspections to confirm the condition of no exposure and to make such inspection reports publicly available upon request. I understand that I must obtain discharge authorization under an NPDES permit prior to any point source discharge of storm water associated with industrial activity from the facility.

I certify, under penalty of law, that this document and all attachments were prepared by me, or under my direction or supervision in accordance with a system to assure qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person(s) who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. I certify under penalty of law that I possess full authority on behalf of the legal owner/permittee to sign and submit this No Exposure Certification.

Printed name	<i>Foron Wallace</i>	Title	<i>PRESIDENT</i>
Signature	<i>FW</i>	Date	<i>6-22-16</i>

SITE PLAN FOR SEASIDE SEAWALLS, LLC

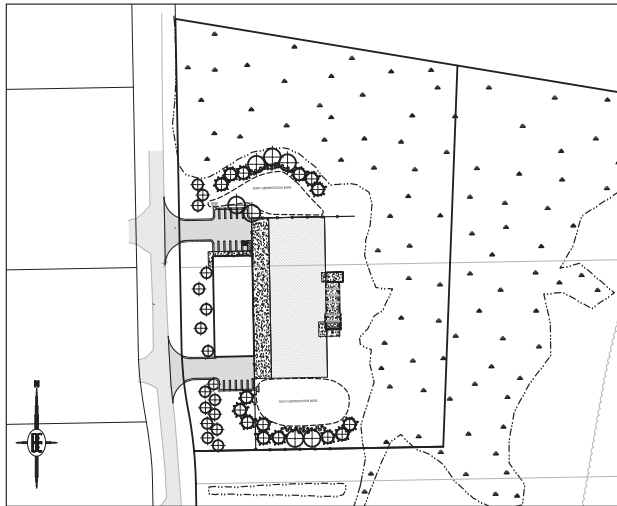
PART OF THE SW. 1/4 SEC. 5 & THE SE. 1/4 SEC 6, T2N-R5E GENOA TOWNSHIP, LIVINGSTON COUNTY, MI

PROPERTY DESCRIPTION:

Part of Lot 18 and part of Lot 19 of "GRAND OAKS WEST INDUSTRIAL PARK", as recorded in Liber 30 of Plats, Pages 1-5, Livingston County Records and being a part of the Southwest 1/4 of Section 5 and part of the Southeast 1/4 of Section 6, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: Beginning at the Northwest Corner of said Lot 19 of "GRAND OAKS WEST INDUSTRIAL PARK"; thence along the North line of said Lot 19, S 80°08'27" E, 436.57 feet; thence S 02°07'51" W, 581.16 feet; thence S 88°58'54" W, 379.75 feet; thence along the East line of Victory Drive (66 foot wide Right of Way) on the following three (3) courses: 1) Northerly on an arc right, having a length of 62.39 feet, a radius of 650.15 feet, a central angle of 05°29'55"; and a long chord which bears N 08°06'52" W, 62.37 feet; 2) Northerly on an arc right, having a length of 59.88 feet, a radius of 584.15 feet, a central angle of 09°47'49"; and a long chord which bears N 05°57'55" W, 99.76 feet; 3) N 01°04'01" W, 497.72 feet, to the POINT OF BEGINNING, containing 5.85 acres, more or less, and subject to the rights of the public over the existing said Victory Drive. Also subject to any other easements or restrictions of record.

CONSTRUCTION NOTES

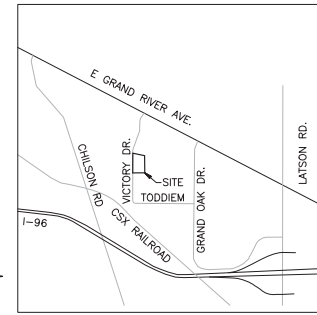
- THE CONTRACTOR SHALL COMPLY WITH THE FOLLOWING NOTES AND ANY WORK INVOLVED SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
1. THE CONTRACTOR SHALL HOLD HARMLESS THE DESIGN PROFESSIONAL, MUNICIPALITY, COUNTY, STATE AND ALL OF ITS SUB CONSULTANTS, PUBLIC AND PRIVATE UTILITY COMPANIES, AND LANDOWNERS FOR DAMAGES TO INDIVIDUALS AND PROPERTY, REAL OR OTHERWISE, DUE TO THE OPERATIONS OF THE CONTRACTOR AND/OR THEIR SUBCONTRACTORS.
 2. DO NOT SCALE THESE DRAWINGS AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
 3. A GRADING FRONT FOR SOIL EROSION-SEDIMENTATION CONTROL SHALL BE OBTAINED FROM THE GOVERNING AGENCY PRIOR TO THE START OF CONSTRUCTION.
 4. IF DUST PROBLEM OCCURS DURING CONSTRUCTION, CONTROL WILL BE PROVIDED BY AN APPLICATION OF WATER, EITHER BY SPRINKLER OR TANK TRUCK.
 5. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL STANDARDS AND SPECIFICATIONS.
 6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED TOWNSHIP, COUNTY, AND STATE OF MICHIGAN PERMITS.
 7. PAVED SURFACES, WALKWAYS, SIGNS, LIGHTING AND OTHER STRUCTURES SHALL BE MAINTAINED IN A SAFE, ATTRACTIVE CONDITION AS ORIGINALLY DESIGNED AND CONSTRUCTED.
 8. ALL BARBED-WIRE FEATURES SHALL BE CONSTRUCTED TO MEET ALL LOCAL, STATE AND A.D.A. REQUIREMENTS.
 9. ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
 10. THE CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHTS-OF-WAY, PUBLIC OR PRIVATE, PRIOR TO THE START OF CONSTRUCTION.
 11. THE CONTRACTOR SHALL COORDINATE WITH ALL OWNERS TO DETERMINE THE LOCATION OF EXISTING LANDSCAPING, IRRIGATION LINES & PRIVATE UTILITY LINES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING LANDSCAPING, IRRIGATION LINES, AND PRIVATE UTILITY LINES.
 12. THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT.
 13. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADDITIONAL PROPERTY PROTECTED FROM DAMAGE.
 14. THE CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES.
 15. THE CONTRACTOR SHALL CALL MISS DIG A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
 16. ALL EXCAVATION UNDER OR WITHIN 3 FEET OF PUBLIC PAVEMENT, EXISTING OR PROPOSED SHALL BE BACKFILLED AND COMPACTED WITH SAND (MDOT CLASS II).
 17. ALL PAVEMENT REPLACEMENT AND OTHER WORKS COVERED BY THESE PLANS SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWNSHIP, INCLUDING THE LATEST MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
 18. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES.
 19. NO ADDITIONAL COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR ANY DELAY OR INCONVENIENCE DUE TO THE MATERIAL SHORTAGES OR RESPONSIBLE DELAYS DUE TO THE OPERATIONS OF SUCH OTHER PARTIES DOING WORK INDICATED OR SHOWN ON THE PLANS OR IN THE SPECIFICATION OR FOR ANY DELAYS IN CONSTRUCTION DUE TO THE ENCOUNTERING OF EXISTING UTILITIES THAT MAY OR MAY NOT BE SHOWN ON THE PLANS.
 20. DURING THE CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL NOT PERFORM WORK BY PRIVATE AGREEMENT WITH PROPERTY OWNERS ADJACENT TO THE PROJECT.
 21. IF WORK EXTENDS BEYOND NOVEMBER 15, NO COMPENSATION WILL BE DUE TO THE CONTRACTOR FOR ANY WINTER PROTECTION MEASURES THAT MAY BE REQUIRED BY THE ENGINEER.
 22. NO TREES ARE TO BE REMOVED UNLESS MARKED IN THE FIELD BY THE ENGINEER.
 23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE PROPERTY BEYOND THE CONSTRUCTION LIMITS INCLUDING BUT NOT LIMITED TO EXISTING FENCE, LAWN, TREES AND SHRUBBERY.
 24. ALL AREAS DISTURBED BY THE CONTRACTOR BEYOND THE NORMAL CONSTRUCTION LIMITS OF THE PROJECT SHALL BE SODDER OR SEEDED AS SPECIFIED OR DIRECTED BY THE ENGINEER.
 25. ALL ROOTS, STUMPS AND OTHER OBSTRUCTIONABLE MATERIALS SHALL BE REMOVED AND THE HOLE BACKFILLED WITH SUITABLE MATERIAL, WHERE GRADE CORRECTION IS REQUIRED, THE SUBGRADE SHALL BE CUT TO CONFORM TO THE CROSS-SECTION AS SHOWN IN THE PLANS.
 26. TRAFFIC SHALL BE MAINTAINED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL SIGNS AND TRAFFIC CONTROL DEVICES. FLAG PERSONS SHALL BE PROVIDED BY THE CONTRACTOR IF DETERMINED NECESSARY BY THE ENGINEER. ALL SIGNS SHALL CONFORM TO THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AT NO COST TO THE TOWNSHIP. NO WORK SHALL BE DONE UNLESS THE APPROPRIATE TRAFFIC CONTROL DEVICES ARE IN PLACE.
 27. ALL DEMOLISHED MATERIALS AND SOIL SPOILS SHALL BE REMOVED FROM THE SITE AT NO ADDITIONAL COST, AND DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
 28. AFTER REMOVAL OF TOPSOIL, THE SUBGRADE SHALL BE COMPACTED TO 95% OF ITS UNIT WEIGHT.
 29. ALL GRADING IN THE PLANS SHALL BE DONE AS PART OF THIS CONTRACT. ALL DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SUBGRADE PRIOR TO CONCRETING.
 30. NO SEEDING SHALL BE DONE AFTER OCTOBER 15 WITHOUT APPROVAL OF THE ENGINEER.
 31. ANY EXISTING APPURTENANCES SUCH AS MANHOLES, GATE VALVES, ETC. SHALL BE ADJUSTED TO THE PROPOSED GRADE AND SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
 32. SOIL EROSION MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION HAS BEEN RE-ESTABLISHED.
 33. ALL PERMANENT SIGNS AND PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE MICHIGAN MUTCD MANUAL AND SHALL BE INCIDENTAL TO THE CONTRACT.
 34. ACCESS ROADS TO SITE SHALL BE MAINTAINED DURING CONSTRUCTION.



OVERALL SITE MAP
NO SCALE

INDEMNIFICATION STATEMENT

THE CONTRACTOR SHALL HOLD HARMLESS THE DESIGN PROFESSIONAL, MUNICIPALITY, COUNTY, STATE AND ALL OF ITS SUB CONSULTANTS, PUBLIC AND PRIVATE UTILITY COMPANIES, AND LANDOWNERS FOR DAMAGES TO INDIVIDUALS AND PROPERTY, REAL OR OTHERWISE, DUE TO THE OPERATIONS OF THE CONTRACTOR AND/OR THEIR SUBCONTRACTORS.



LOCATION MAP
NO SCALE

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS
3	SITE PLAN
4	GRADING, DRAINAGE & SOIL EROSION CONTROL PLAN
5	DRAINAGE AREA & UTILITY PLAN
6	STORM SEWER CALCULATIONS
7	LANDSCAPE PLAN
8	LIGHTING PLAN
9	SANITARY SEWER DETAILS
10	CONSTRUCTION DETAILS
DRAWINGS PREPARED BY ARCHITECT	
A1	EXTERIOR ELEVATIONS
A2	PROPOSED FLOOR PLAN

SEASIDE SEAWALLS, LLC

ARCHITECT:

PUCCI & VOLLMAR ARCHITECTS, PC
508 E. GRAND RIVER AVE #100B
BRIGHTON, MI 48116
CONTACT: KARL VOLLMAR
PHONE: (810) 225-2930
E-MAIL: KARL@PV-ARCHITECTS.COM

PREPARED FOR OWNER:

SEASIDE SEAWALLS, LLC
8668 EAST GRAND RIVER
SUITES 110-225
BRIGHTON, MI 48116
CONTACT: AARON WALLACE
PHONE: (248) 207-1984
E-MAIL: AARON@SEASIDSEAWALLS.COM

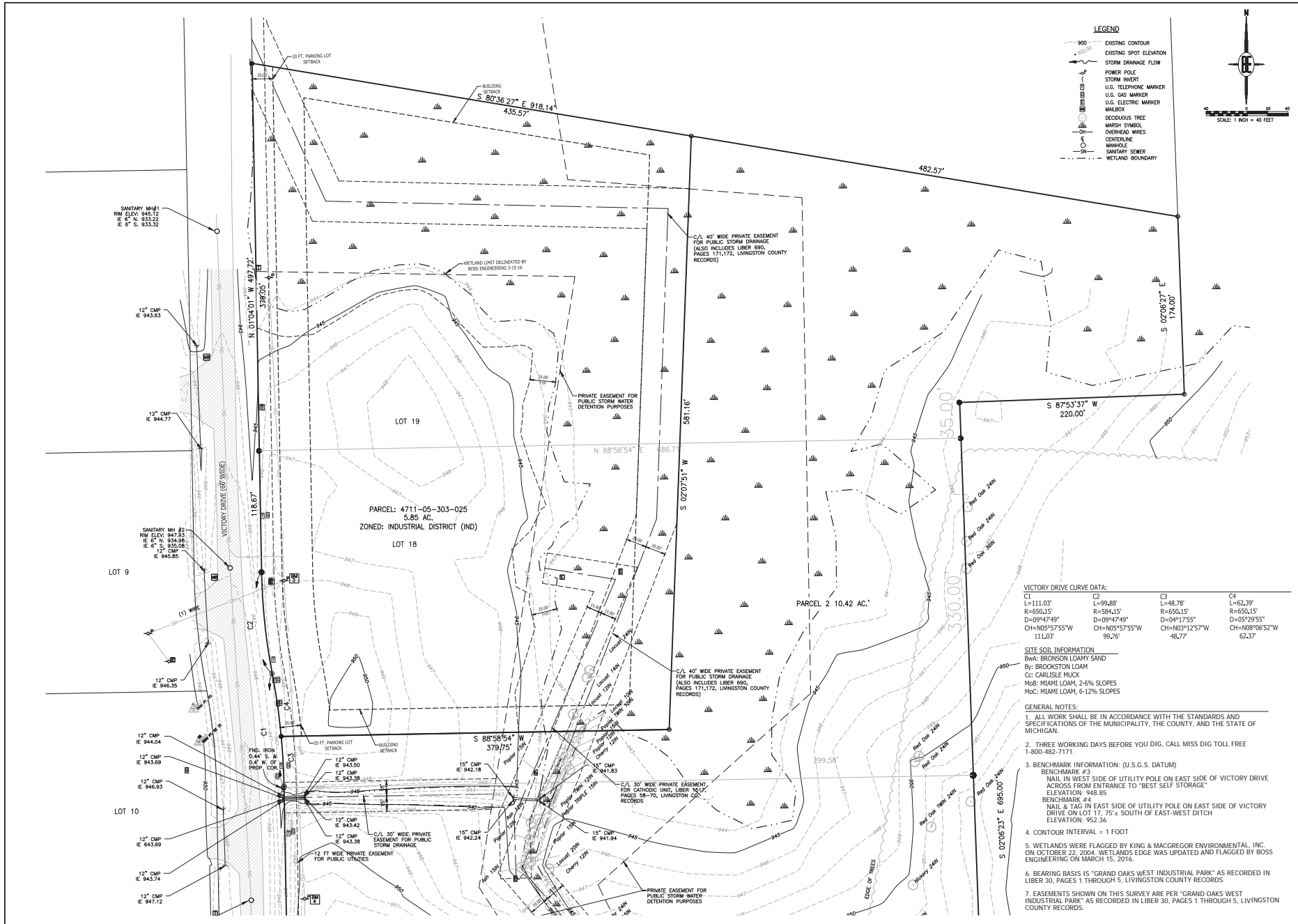
PREPARED BY:

BEBOSS
Engineering

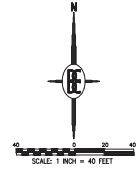
Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
800.246.6735 FAX 517.548.1670

FOR SITE PLAN APPROVAL ONLY!
NOT FOR CONSTRUCTION

4	KS	GENOA TOWNSHIP	07/25/16	1	
3	KS	GENOA TOWNSHIP	06/22/16		
2	KS	LIVINGSTON COUNTY ROAD COMMISSION	06/13/16		
1	KS	GENOA TOWNSHIP	05/25/16		
0	KS	GENOA TOWNSHIP	05/25/16		
1	BY	CK REVISION	DATE	JOB NO.	16-049



- LEGEND**
- 900 EXISTING CONTOUR
 - EXISTING SPOT ELEVATION
 - STORM DRAINAGE FLOW
 - POWER POLE
 - STORM INVERT
 - U.S. TELEPHONE MARKER
 - U.S. GAS MARKER
 - U.S. ELECTRIC MARKER
 - MAKROD
 - DECIDUOUS TREE
 - MARSH SYMBOL
 - OVERHEAD WIRES
 - CENTERLINE
 - MANHOLE
 - SANITARY SEWER
 - WETLAND BOUNDARY



THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE LOCATION AND ELEVATION OF EXISTING SURFACE UTILITIES AS SHOWN ON THIS PLAN ARE BASED ON FIELD SURVEY DATA. THE LOCATION AND ELEVATION OF EXISTING SURFACE UTILITIES AS SHOWN ON THIS PLAN ARE BASED ON FIELD SURVEY DATA. THE LOCATION AND ELEVATION OF EXISTING SURFACE UTILITIES AS SHOWN ON THIS PLAN ARE BASED ON FIELD SURVEY DATA.

SANITARY MANHOLE #1
 RM ELEV 945.12
 IE 6° N. 833.22
 IE 6° S. 933.32

SANITARY MANHOLE #2
 RM ELEV 943.95
 IE 6° N. 934.95
 IE 6° S. 935.08
 12" CMP
 IE 946.85

12" CMP
 IE 944.04
 12" CMP
 IE 943.69
 12" CMP
 IE 946.93

12" CMP
 IE 943.74
 12" CMP
 IE 943.69
 12" CMP
 IE 945.12

VICTORY DRIVE CURVE DATA:

CI	C2	C3	C4
L=111.03'	L=99.88'	L=48.78'	L=62.39'
R=650.15'	R=584.15'	R=650.15'	R=650.15'
D=09°47'49"	D=09°47'49"	D=04°17'55"	D=05°29'55"
CH=N05°57'55"W 111.03'	CH=N05°57'55"W 99.76'	CH=N03°12'57"W 48.77'	CH=N08°06'52"W 62.37'

SITE SOIL INFORMATION

BVA: BRONSON LOAMY SAND
 By: BROOKSTON LOAM
 C: CARLISLE MUCK
 MB: MIAMI LOAM, 2-6% SLOPES
 MC: MIAMI LOAM, 6-12% SLOPES

- GENERAL NOTES:**
- ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY, THE COUNTY, AND THE STATE OF MICHIGAN.
 - THREE WORKING DAYS BEFORE YOU DIG, CALL MISS DIG TOLL FREE 1-800-482-7171.
 - BENCHMARK INFORMATION: (U.S.G.S. DATUM)
 BENCHMARK #3
 NAIL IN WEST SIDE OF UTILITY POLE ON EAST SIDE OF VICTORY DRIVE ACROSS FROM ENTRANCE TO "BEST SELF STORAGE"
 ELEVATION: 948.85
 BENCHMARK #4
 NAIL & TAG IN EAST SIDE OF UTILITY POLE ON EAST SIDE OF VICTORY DRIVE ON LOT 17, 75' SOUTH OF EAST-WEST DITCH
 ELEVATION: 952.36
 - CONTOUR INTERVAL = 1 FOOT
 - WETLANDS WERE FLAGGED BY KING & MACGREGOR ENVIRONMENTAL, INC. ON OCTOBER 22, 2004. WETLANDS EDGE WAS UPDATED AND FLAGGED BY BOSS ENGINEERING ON MARCH 15, 2016.
 - BEARING BASIS IS "GRAND OAKS WEST INDUSTRIAL PARK" AS RECORDED IN LIBER 30, PAGES 1 THROUGH 5, LIVINGSTON COUNTY RECORDS.
 - EASEMENTS SHOWN ON THIS SURVEY ARE PER "GRAND OAKS WEST INDUSTRIAL PARK" AS RECORDED IN LIBER 30, PAGES 1 THROUGH 5, LIVINGSTON COUNTY RECORDS.

SEASIDE SEAWALLS, LLC
 ENGINEERS SURVEYORS AND GEOTECHNICAL ADVISORS
 3111 E. GRAND AVENUE AVE.
 800.246.8733 FAX 517.586.1670

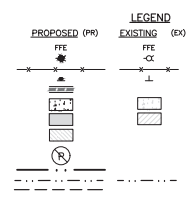
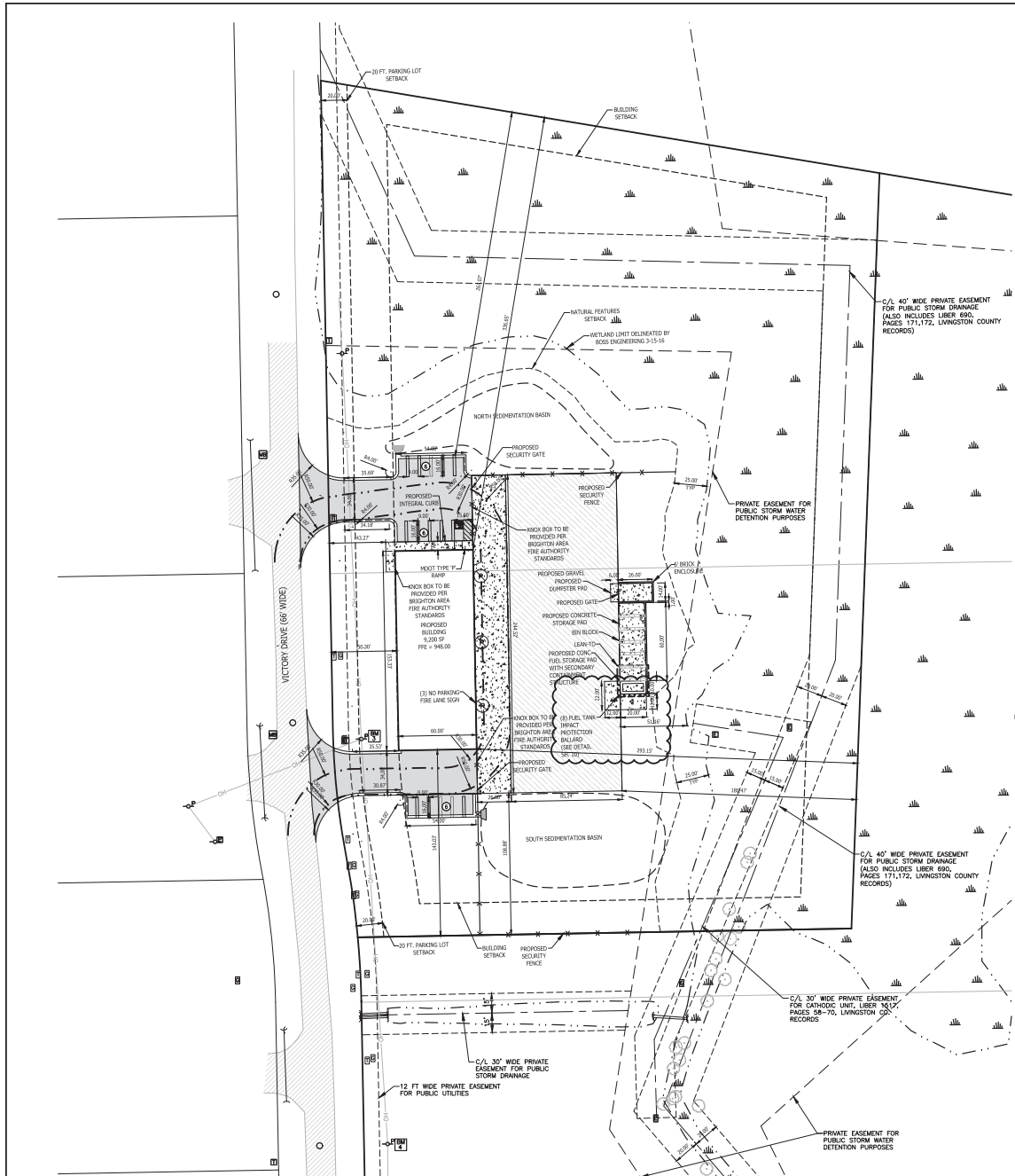
SEASIDE SEAWALLS, LLC
 8888 EAST GRAND ROAD, SUITE 110-225
 BRIGHTON, MI 48116
 (517) 241-1094

EXISTING CONDITIONS

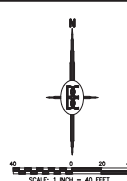
PROJECT	PREPARED FOR	DATE

NO	DATE	REVISION
1	03/30/16	ISSUED FOR PERMITS
2	03/30/16	ISSUED FOR PERMITS
3	03/30/16	ISSUED FOR PERMITS
4	03/30/16	ISSUED FOR PERMITS

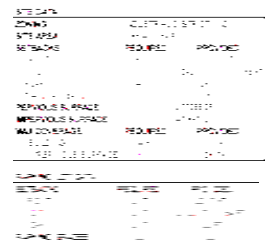
DESIGNED BY: CAW
 DRAWN BY: CAW
 CHECKED BY: CAW
 SCALE: 1" = 40'
 JOB NO. 16-049
 DATE 03/30/16
 SHEET NO. 2



- FINISHED FLOOR ELEVATION
- HYDRANT
- FENCE SIGN
- MODIFIED CURB
- CONCRETE
- ASPHALT
- GRAVEL
- 'TIRE LANE NO PARKING' SIGN
- FIRE TRUCK ACCESS
- WETLAND BOUNDARY
- SEDIMENTATION BASIN



THE LOCATION AND ELEVATION OF EXISTING WETLANDS, WETLANDS, AND OTHER FEATURES SHOWN ON THIS PLAN ARE BASED ON THE DATA PROVIDED BY BOSS ENGINEERING, INC. (BOSS) ON 03/10/15. BOSS HAS CONDUCTED VISUAL INSPECTIONS AND PHOTOGRAPHIC SURVEYS OF THE SITE AND SURROUNDING AREAS. BOSS HAS NOT CONDUCTED FIELD SURVEYS TO VERIFY THE LOCATION OF THE WETLANDS OR OTHER FEATURES SHOWN ON THIS PLAN. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND ELEVATION OF WETLANDS AND OTHER FEATURES SHOWN ON THIS PLAN.

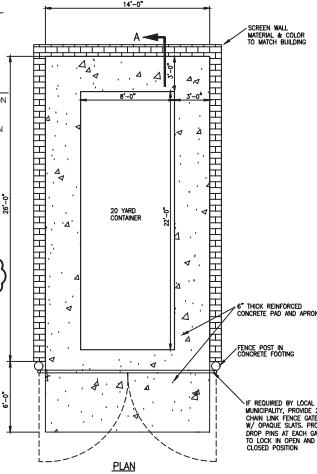
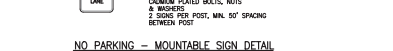
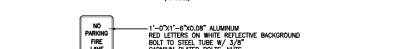
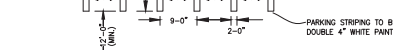
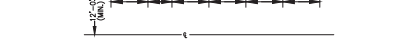


PARKING SPACES REQUIRED
 SPACES REQUIRED FOR THE SUBJECT SITE IS BASED ON THE GREATER OF THE FOLLOWING TWO SCENARIOS:
 1) 1.5 SPACES/1,000 SQ. FT. FLOOR AREA PLUS 1 SPACE PER CORPORATE VEHICLE + 1.5 SPACES/10,000 SQ. FT. + 4 SPACES = 18 SPACES
 2) 1.2 SPACES PER EMPLOYEE AT PEAK HOUR PLUS 1 SPACE PER CORPORATE VEHICLE
 = 1.2 SPACES x 5 SPACES + 4 SPACES = 10 SPACES

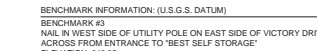
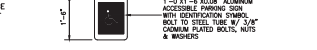
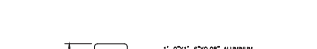
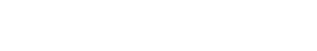
SITE USE
 THE PROPOSED PRIMARY USE OF THE SITE IS FOR STORAGE PURPOSES FOR CONSTRUCTION EQUIPMENT & MATERIAL. THE EQUIPMENT STORED ON-SITE CONSISTS OF GENERAL CONSTRUCTION EQUIPMENT WITH A MAXIMUM STORAGE HEIGHT OF 12 FEET. THE MATERIAL BEING STORED ON-SITE WILL BE ON A CONCRETE PAD AND CONTAINED BY A 6 FOOT SCREEN WALL BETWEEN THE MATERIAL AND THE EXISTING WETLAND WITH BIN BLOCKS BETWEEN EACH STORAGE USE. THE MATERIAL CONSISTS OF TOP SOIL, SAND, CRUSHED CONCRETE, GRAVEL, RIP-RAP, AND FIELD STONE. TOP SOIL WILL BE COVERED OVERHEAD BY A LEAN-TO STRUCTURE.

FUEL STORAGE
 TWO 300 GALLON DIESEL TANKS WILL BE STORED ON-SITE ON A 20 FT. x 10 FT. CONCRETE PAD. THE TANKS WILL BE SURROUNDED BY A 1 FT. CONCRETE SECONDARY CONTAINMENT STRUCTURE, THAT IS CAPABLE OF HOLDING 1,279 GALLONS (19 FT x 9 FT x 1 FT x 7.48 GALLONS/CFT. = 1,279 GALLONS). MORE THAN TWICE THE VOLUME OF FUEL BEING STORED IN THE TANKS (600 GALLONS). FUEL TANKS WILL BE COVERED OVERHEAD BY A LEAN-TO STRUCTURE.

PROPOSED SIGNS
 ALL PROPOSED SIGNS WILL REQUIRE A SIGN PERMIT PRIOR TO INSTALLATION.



DOUBLE CONTAINER CORRAL (NO SCALE)



SEASIDE SEAWALLS, LLC
 ENGINEERS ARCHITECTS
 3111 E. GRAND AVENUE, SUITE 110-225
 BRIGHTON, MA 01830
 (508) 251-1004

SEASIDE SEAWALLS, LLC
 ENGINEERS ARCHITECTS
 3111 E. GRAND AVENUE, SUITE 110-225
 BRIGHTON, MA 01830
 (508) 251-1004

SEASIDE SEAWALLS, LLC
 ENGINEERS ARCHITECTS
 3111 E. GRAND AVENUE, SUITE 110-225
 BRIGHTON, MA 01830
 (508) 251-1004

SEASIDE SEAWALLS, LLC
 ENGINEERS ARCHITECTS
 3111 E. GRAND AVENUE, SUITE 110-225
 BRIGHTON, MA 01830
 (508) 251-1004

SEASIDE SEAWALLS, LLC
 ENGINEERS ARCHITECTS
 3111 E. GRAND AVENUE, SUITE 110-225
 BRIGHTON, MA 01830
 (508) 251-1004

SEASIDE SEAWALLS, LLC
 ENGINEERS ARCHITECTS
 3111 E. GRAND AVENUE, SUITE 110-225
 BRIGHTON, MA 01830
 (508) 251-1004

SEASIDE SEAWALLS, LLC
 ENGINEERS ARCHITECTS
 3111 E. GRAND AVENUE, SUITE 110-225
 BRIGHTON, MA 01830
 (508) 251-1004

SEASIDE SEAWALLS, LLC
 ENGINEERS ARCHITECTS
 3111 E. GRAND AVENUE, SUITE 110-225
 BRIGHTON, MA 01830
 (508) 251-1004

SEASIDE SEAWALLS, LLC
 ENGINEERS ARCHITECTS
 3111 E. GRAND AVENUE, SUITE 110-225
 BRIGHTON, MA 01830
 (508) 251-1004

SEASIDE SEAWALLS, LLC
 ENGINEERS ARCHITECTS
 3111 E. GRAND AVENUE, SUITE 110-225
 BRIGHTON, MA 01830
 (508) 251-1004

SEASIDE SEAWALLS, LLC
 ENGINEERS ARCHITECTS
 3111 E. GRAND AVENUE, SUITE 110-225
 BRIGHTON, MA 01830
 (508) 251-1004

SEASIDE SEAWALLS, LLC
 ENGINEERS ARCHITECTS
 3111 E. GRAND AVENUE, SUITE 110-225
 BRIGHTON, MA 01830
 (508) 251-1004

SEASIDE SEAWALLS, LLC
 ENGINEERS ARCHITECTS
 3111 E. GRAND AVENUE, SUITE 110-225
 BRIGHTON, MA 01830
 (508) 251-1004

SEASIDE SEAWALLS, LLC
 ENGINEERS ARCHITECTS
 3111 E. GRAND AVENUE, SUITE 110-225
 BRIGHTON, MA 01830
 (508) 251-1004

SEASIDE SEAWALLS, LLC
 ENGINEERS ARCHITECTS
 3111 E. GRAND AVENUE, SUITE 110-225
 BRIGHTON, MA 01830
 (508) 251-1004

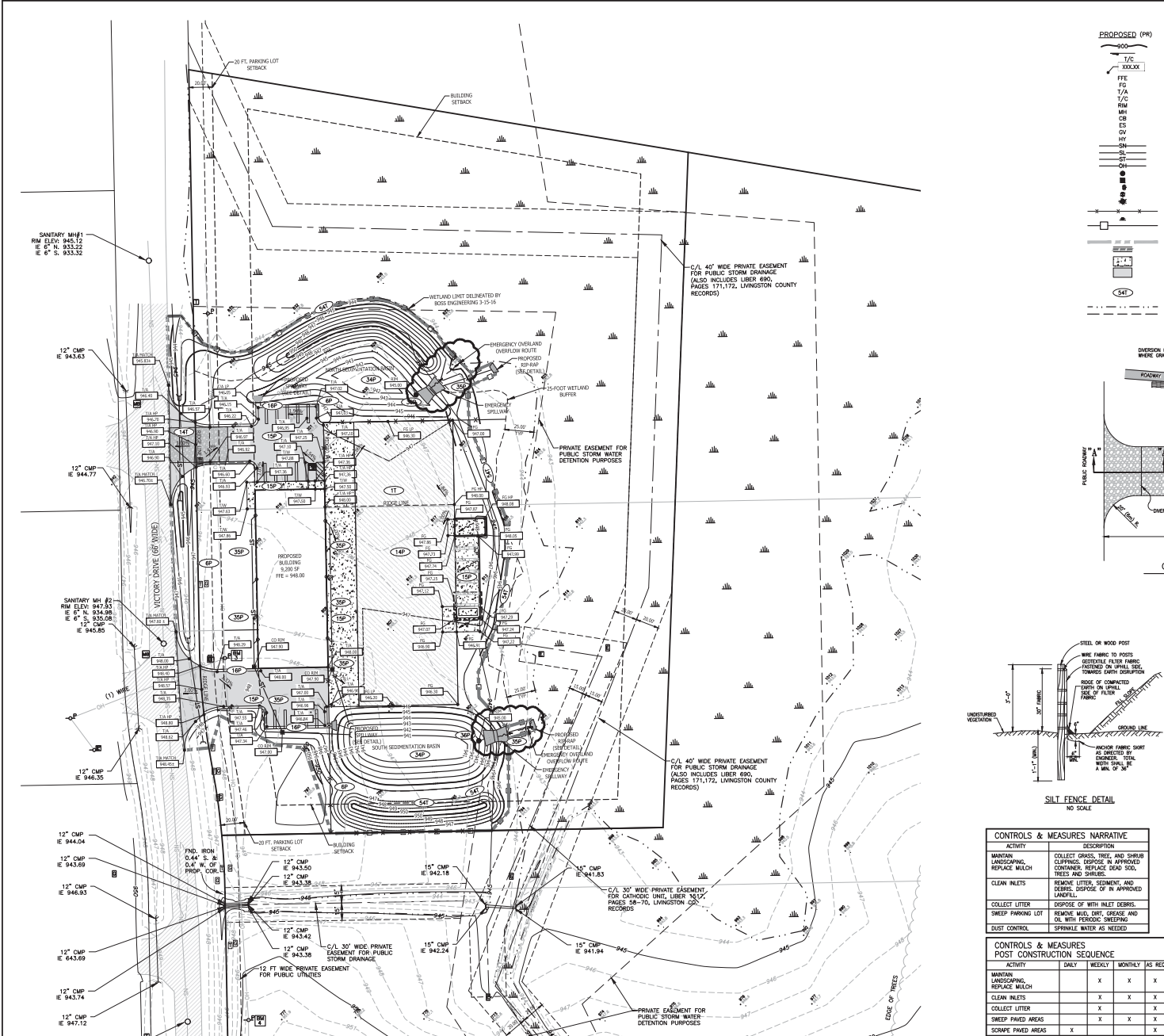
SEASIDE SEAWALLS, LLC
 ENGINEERS ARCHITECTS
 3111 E. GRAND AVENUE, SUITE 110-225
 BRIGHTON, MA 01830
 (508) 251-1004

SEASIDE SEAWALLS, LLC
 ENGINEERS ARCHITECTS
 3111 E. GRAND AVENUE, SUITE 110-225
 BRIGHTON, MA 01830
 (508) 251-1004

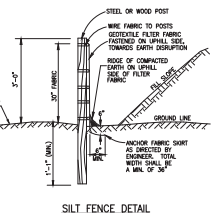
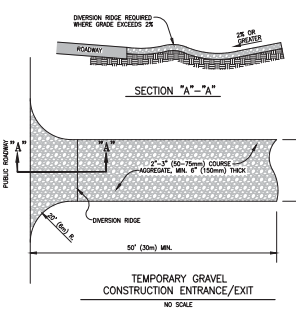
SEASIDE SEAWALLS, LLC
 ENGINEERS ARCHITECTS
 3111 E. GRAND AVENUE, SUITE 110-225
 BRIGHTON, MA 01830
 (508) 251-1004

SEASIDE SEAWALLS, LLC
 ENGINEERS ARCHITECTS
 3111 E. GRAND AVENUE, SUITE 110-225
 BRIGHTON, MA 01830
 (508) 251-1004

SEASIDE SEAWALLS, LLC
 ENGINEERS ARCHITECTS
 3111 E. GRAND AVENUE, SUITE 110-225
 BRIGHTON, MA 01830
 (508) 251-1004



PROPOSED (P#)	EXISTING (E#)	
1/2	XXXX	CONTOUR
---	---	STORM DRAINAGE FLOW
●	○	SPOT ELEVATION
---	---	FINISHED FLOOR ELEVATION
---	---	FINISHED GRADE ELEVATION
---	---	TOP OF ASPHALT
---	---	TOP OF CURB / CONCRETE
---	---	RM ELEVATION
---	---	MANHOLE STRUCTURE
---	---	CATCH-BASIN STRUCTURE
---	---	END-SECTION
---	---	GATEVALVE STRUCTURE
---	---	HYDRANT
---	---	SANITARY SEWER
---	---	SANITARY LEAD
---	---	STORM SEWER
---	---	OVERHEAD WIRE
---	---	MANHOLE
---	---	INLET / CATCH-BASIN
---	---	FLARED END-SECTION
---	---	GATE VALVE
---	---	HYDRANT
---	---	FENCE
---	---	SION
---	---	SILT FENCE
---	---	LIMITS OF GRADING/CLEARING
---	---	MOORED CURB
---	---	CONCRETE
---	---	ASPHALT
---	---	SOIL EROSION CONTROL MEASURE
---	---	(P=PERMANENT, T=TEMPORARY)
---	---	WETLAND BOUNDARY
---	---	SEDMIMENTATION BASIN



ACTIVITY	DESCRIPTION
MAINTAIN LANDSCAPING	COLLECT GRASS, TREE, AND SHRUB CLIPPINGS; DISPOSE IN APPROVED CONTAINER; REPLACE DEAD SOIL, TREES AND SHRUBS.
CLEAN INLETS	REMOVE LITTER, SEGMENT, AND DEBRIS; DISPOSE OF IN APPROVED LANDFILL.
COLLECT LITTER	DISPOSE OF WITH INLET DEBRIS.
SWEEP PARKING LOT	REMOVE WELD, DIRT, GRAVEL AND CL. WITH PERIODIC SWEEPING.
DUST CONTROL	SPRINKLE WATER AS NEEDED.

ACTIVITY	DAILY	WEEKLY	MONTHLY	AS REQUIRED
MAINTAIN LANDSCAPING		X	X	X
REPLACE MULCH			X	X
CLEAN INLETS		X	X	X
COLLECT LITTER		X	X	X
SWEEP PAVED AREAS	X	X	X	X
SCAPE PAVED AREAS	X			X

STORM WATER NARRATIVE
 PER THE LIVINGSTON COUNTY DRAIN COMMISSION THIS SITE MUST PROVIDE SEDIMENTATION CONTROL. THE STORM WATER IS DIRECTED TO TWO ON SITE SEDIMENTATION BASINS PRIOR TO DISCHARGE INTO THE LARGE WETLAND NETWORK ON AND ADJACENT TO THE SUBJECT PROPERTY WHICH IS WITHIN A PUBLIC DRAINAGE EASEMENT.

NO.	MEASURE	DESCRIPTION
1	STRIP & REPAIR SOILS	SOILS SH. BE EXPOSED HERE DURING CONSTRUCTION TO ACT AS A BUFFER ZONE TO PREVENT EROSION OF ADJACENT SOILS.
6	STORM WATER DRAINAGE	INSTALL TEMPORARY STORM DRAINAGE SYSTEM TO COLLECT AND REMOVE EXCESS WATER FROM CONSTRUCTION SITE.
14	EROSION CONTROL	INSTALL EROSION CONTROL MEASURES TO PREVENT SOIL LOSS FROM CONSTRUCTION SITE.
15	FENCE	INSTALL FENCE TO PREVENT ACCESS TO CONSTRUCTION SITE BY THE PUBLIC.
16	COVE & DITCH	INSTALL COVE AND DITCH TO PREVENT EROSION OF ADJACENT SOILS.
35	SOIL PROTECTION	INSTALL SOIL PROTECTION MEASURES TO PREVENT SOIL LOSS FROM CONSTRUCTION SITE.
34	SOIL PROTECTION	INSTALL SOIL PROTECTION MEASURES TO PREVENT SOIL LOSS FROM CONSTRUCTION SITE.
36	SOIL PROTECTION	INSTALL SOIL PROTECTION MEASURES TO PREVENT SOIL LOSS FROM CONSTRUCTION SITE.
54	SOIL PROTECTION	INSTALL SOIL PROTECTION MEASURES TO PREVENT SOIL LOSS FROM CONSTRUCTION SITE.

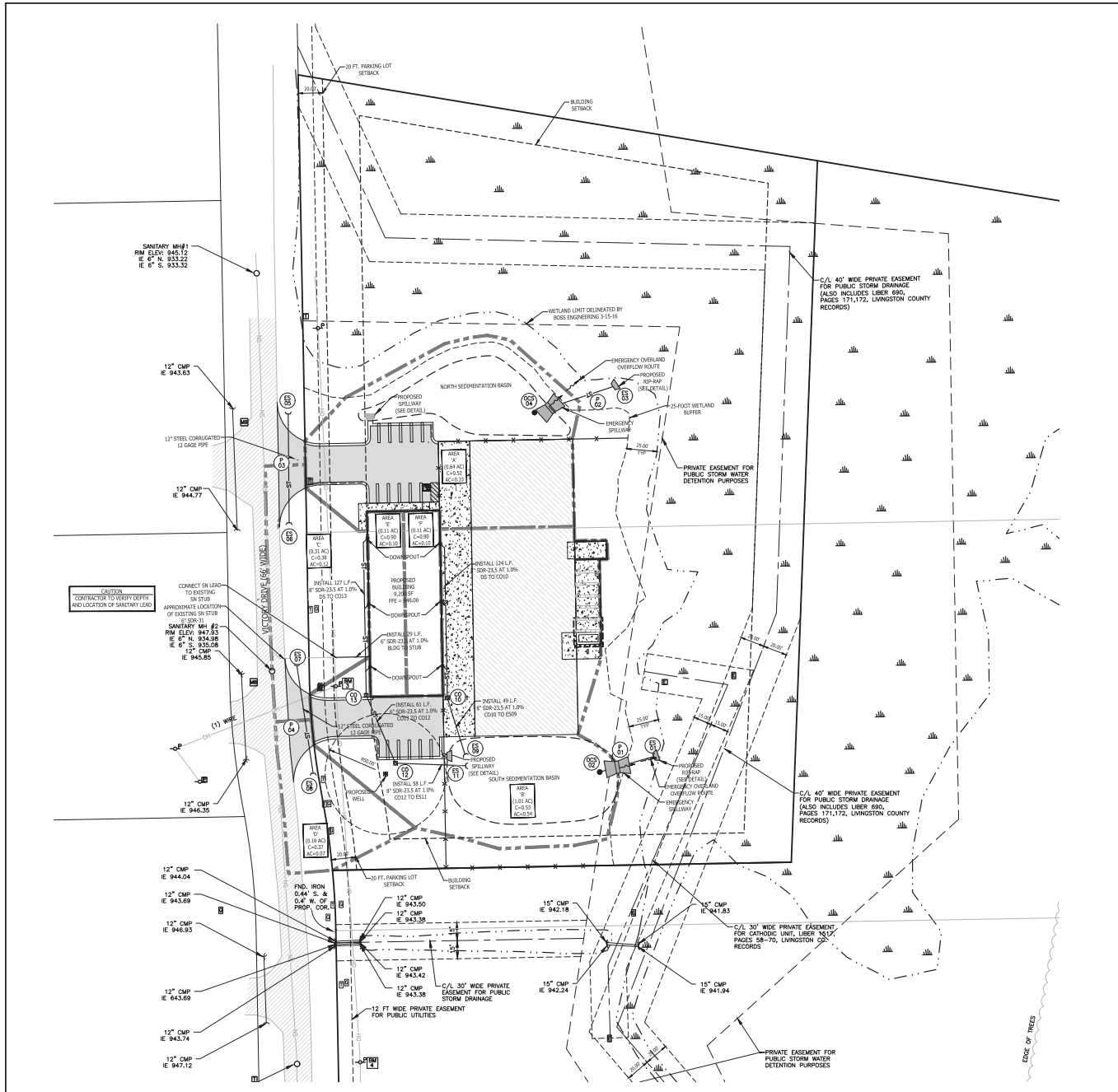
P = PERMANENT, T = TEMPORARY
 TOTAL DISTURBED AREA = 2.26 AC (98,421 SF)
 BENCHMARK INFORMATION: (U.S.G.S. DATUM)
 BENCHMARK #3
 NAIL IN WEST SIDE OF UTILITY POLE ON EAST SIDE OF VICTORY DRIVE ACROSS FROM ENTRANCE TO "BEST SELF STORAGE"
 ELEVATION: 948.85
 BENCHMARK #4
 NAIL & TAG IN EAST SIDE OF UTILITY POLE ON EAST SIDE OF VICTORY DRIVE ON LOT 17; 75% SOUTH OF EAST-WEST DITCH
 ELEVATION: 952.36

SEASIDE SEAWALLS, LLC
 3111 E. GRAND AVENUE AVE.
 BRANTON, WA 98541
 (509) 247-1994

SEASIDE SEAWALLS, LLC
 ENGINEERS & ARCHITECTS
 3111 E. GRAND AVENUE AVE.
 BRANTON, WA 98541
 (509) 247-1994

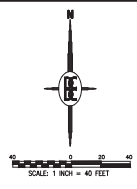
BOSS Engineering

PROJECT: GRADING & SOIL EROSION CONTROL PLAN
 PREPARED FOR: [Redacted]
 DATE: 03/30/16
 DRAWN BY: KS
 CHECKED BY: [Redacted]
 JOB NO: 16-049
 SHEET NO: 4



LEGEND

PROPOSED (PR)	EXISTING (EX)	DESCRIPTION
RM	RM	RIM ELEVATION
INV	INV	INVERT ELEVATION
MH	MH	MANHOLE STRUCTURE
IN	IN	INLET STRUCTURE
CB	CB	CATCH-BASIN STRUCTURE
RY	RY	REARWARD STRUCTURE
ES	ES	END-SECTION
OV	OV	GATEVALVE STRUCTURE
HY	HY	HYDRANT
UP	UP	UTILITY POLE
DS	DS	DOWNPOUT
SN	SN	SANITARY SEWER
SL	SL	SANITARY LEAD
FM	FM	FORCE MAIN
PS	PS	PRESSURE SEWER
ST	ST	STORM SEWER
WM	WM	WATER MAIN
WL	WL	WATER LEAD
FO	FO	FIBER OPTIC
OH	OH	OVERHEAD WIRE
C	C	CABLE
E	E	ELECTRIC
G	G	GAS
T	T	TELEPHONE
O	O	MANHOLE
I	I	INLET / CATCH-BASIN
F	F	FLARED END-SECTION
D	D	DATE VALUE
Q	Q	HYDRANT
U	U	UTILITY POLE
S	S	FENCE
X	X	STORM SEWER LABEL
L	L	LIMITS OF DRAINAGE
W	W	WETLAND BOUNDARY



STORM STRUCTURE SCHEDULE

STRUCTURE	RIM	INVERT	TYPE	SLOPE	AREA (AC)
ES 01	943.63	942.73	FLARED END SECTION	0.32%	17.0
OC5 02	945.00	942.88	Z SUMP	-	-
ES 03	944.77	943.32	FLARED END SECTION	0.32%	12.0
OC5 04	945.00	943.50	Z SUMP	-	-
ES 05	944.04	942.08	FLARED END SECTION	0.32%	12.0
ES 06	943.99	943.00	FLARED END SECTION	0.32%	12.0
ES 07	943.50	942.50	FLARED END SECTION	0.32%	12.0
ES 08	943.00	942.00	FLARED END SECTION	0.32%	12.0
ES 09	942.99	941.99	FLARED END SECTION	0.32%	12.0
ES 10	942.50	941.50	FLARED END SECTION	0.32%	12.0
ES 11	942.00	941.00	FLARED END SECTION	0.32%	12.0
ES 12	941.99	940.99	FLARED END SECTION	0.32%	12.0
ES 13	941.49	940.49	FLARED END SECTION	0.32%	12.0
ES 14	941.00	940.00	FLARED END SECTION	0.32%	12.0
ES 15	940.50	939.50	FLARED END SECTION	0.32%	12.0

STORM PIPE SCHEDULE

PIPE	LENGTH	SIZE	TYPE	SLOPE
1	47	12	C-76 CLV	0.32%
2	56	18	C-76 CLV	0.32%
3	90	12	CMP	0.32%
4	90	12	CMP	0.32%

CULVERT DRAINAGE AREA SUMMARY

STRUCTURE	DRAINAGE AREA(S)	AREA (AC)
ES 06 TO ES 08	C, D	0.38
ES 08 TO ES 07	D	0.18

SEDIMENTATION BASIN DRAINAGE AREA SUMMARY

AREA	DRAINAGE AREA (AC)	C	AxC
NORTH BASIN DRAINAGE AREA			
A	0.82	0.54	0.33
SOUTH BASIN DRAINAGE AREAS			
B	0.93	0.54	0.50
E	0.11	0.90	0.10
F	0.11	0.90	0.10

NOTE
DRAINAGE AREA C IS GREENBELT THAT DRAINS TO THE VICTORY DRIVE ROADSIDE DITCH.

SEASIDE SEAWALLS, LLC
SEASIDE SEAWALLS, LLC
 ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS
 3111 E. GRAND AVENUE, SUITE 110-225
 BRIMLEY, OHIO 45004
 (614) 241-1994
 800.246.9733 FAX 517.548.1670

PROJECT: **DRAINAGE AREA & UTILITY PLAN**

PREPARED FOR: **SEASIDE SEAWALLS, LLC**

DATE: 03/30/16

DESIGNED BY: KS

DRAWN BY: KS

CHECKED BY: KS

SCALE: 1" = 40'

JOB NO. 16-049

DATE: 03/30/16

ELEVATION: 548.85

BENCHMARK #4

NAIL & TAC IN EAST SIDE OF UTILITY POLE ON EAST SIDE OF VICTORY DRIVE ON LOT 17.75+ SOUTH OF EAST-WEST DITCH

ELEVATION: 952.36

SHEET NO. 5

NORTH SEDIMENTATION BASIN

PROPOSED CONDITIONS
AREA FACTOR: 0.11 0.17 0.08
C COMPOUND C: 0.52 AC
AREA TOTAL DRAINAGE AREA: 8.84 AC
10 YEAR STORM: Q1 = 0.06 CFS, Q2 = 0.19 CFS
STORAGE TIME (CONCRETE OUTLET): T = 35 MIN

BANKFULL FLOOD VOLUME: Vb = 5165 A + A x C
FIRST FLUSH VOLUME: V1 = 1815 A + A x C
RAIN STORAGE PROVIDED: TABLE with columns ELEV, AREA, VOLUME, TOTAL VOLUME, FREEBOARD VOLUME, DESIGN HIGH WATER

STORAGE VOLUME: 4873 CF
BOTTOM OF STORAGE: 943.50
FIRST FLUSH: X1 = 943.76
RAINFULL: X2 = 944.14
10 YEAR: X3 = 944.71
OUTLET CONTROL STRUCTURE: FIRST FLUSH OF RUNOFF, AVERAGE ALLOWABLE RELEASE RATE

Summary of Required Stormpipe Holes table with columns: FROM, TO, DRAIN AREA, AREA, AREA PERV, RUNOFF COEFF, EQV. AREA, INTEN-SITY, TIME OF CONC, ADDL. RUNOFF Q, PIPE LENGTH, PVE, VELOCITY, HYDRAULIC SLOPE, ACTUAL SLOPE, MANNING FLOW CAPACITY, MANNING'S VELOCITY, TIME, HG ELEV, HQ ELEV, RM ELEV, INVERT UPPER, INVERT LOWER, EMERGENCY SPILLWAY DISTANCE, REM. HG, REM. COVER, PIPE COVER

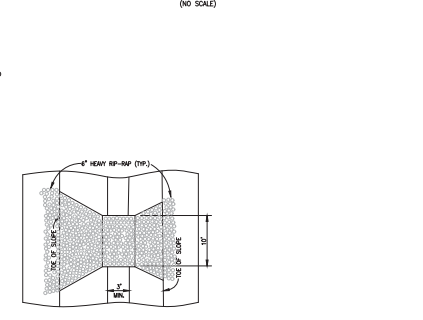
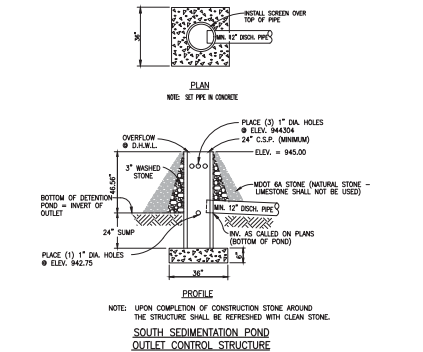
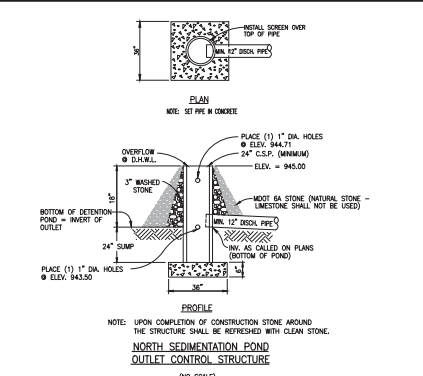
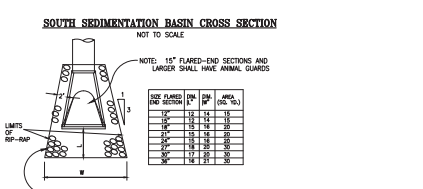
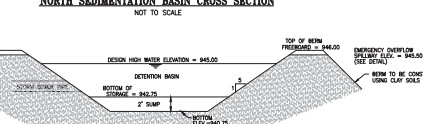
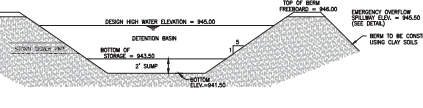
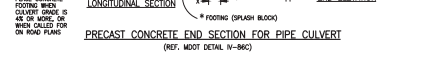
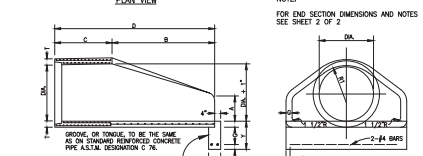
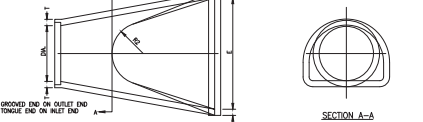
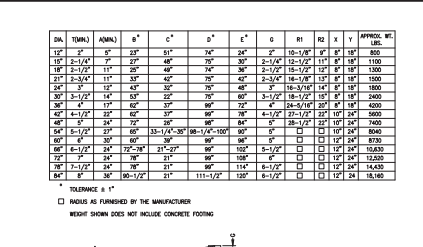
SOUTH SEDIMENTATION BASIN

PROPOSED CONDITIONS
AREA FACTOR: 0.28 0.21 0.28
C COMPOUND C: 0.52 AC
AREA TOTAL DRAINAGE AREA: 1.86 AC
10 YEAR STORM: Q1 = 0.10 CFS, Q2 = 0.19 CFS
STORAGE TIME (CONCRETE OUTLET): T = 35 MIN

BANKFULL FLOOD VOLUME: Vb = 5165 A + A x C
FIRST FLUSH VOLUME: V1 = 1815 A + A x C
RAIN STORAGE PROVIDED: TABLE with columns ELEV, AREA, VOLUME, TOTAL VOLUME, FREEBOARD VOLUME, DESIGN HIGH WATER

STORAGE VOLUME: 12378 CF
BOTTOM OF STORAGE: 942.70
FIRST FLUSH: X1 = 942.80
RAINFULL: X2 = 943.30
10 YEAR: X3 = 944.04
OUTLET CONTROL STRUCTURE: FIRST FLUSH OF RUNOFF, AVERAGE ALLOWABLE RELEASE RATE

Summary of Required Stormpipe Holes table with columns: ELEVATION, # OF HOLES, DIAMETER OF HOLES



SEASIDE SEAWALLS, LLC
SEASIDE SEAWALLS, LLC
311 E. GRAND AVENUE,
BRIMMINGTON, AR 72514

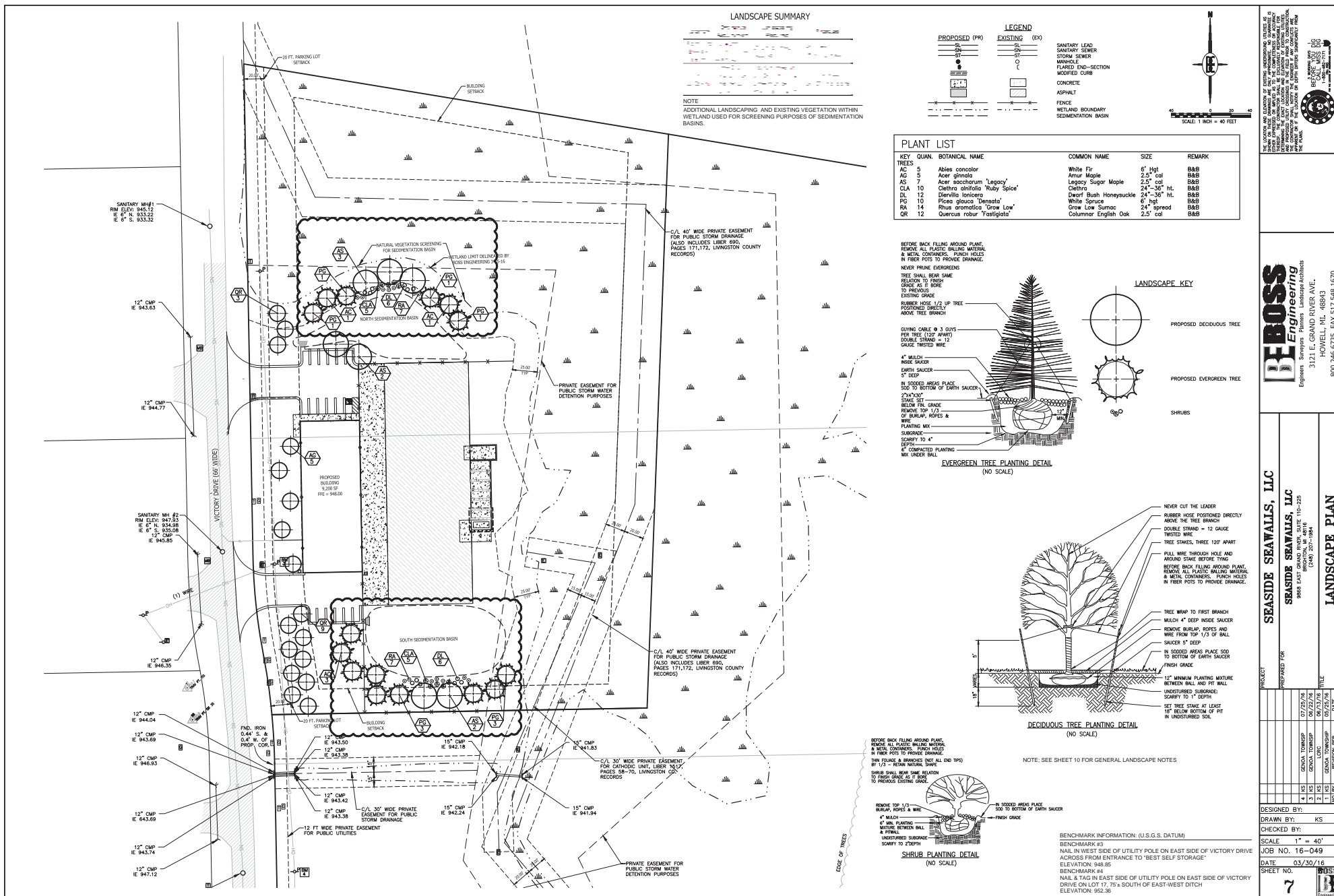
PROJECT PREPARED FOR: GONZA, TOWNSHIP, BRIMMINGTON, AR 72514

DESIGNED BY: KS
DRAWN BY: KS
CHECKED BY: KS

SCALE: AS SHOWN
JOB NO: 16-049
DATE: 03/30/16

SHEET NO: 6

BOSS Engineering

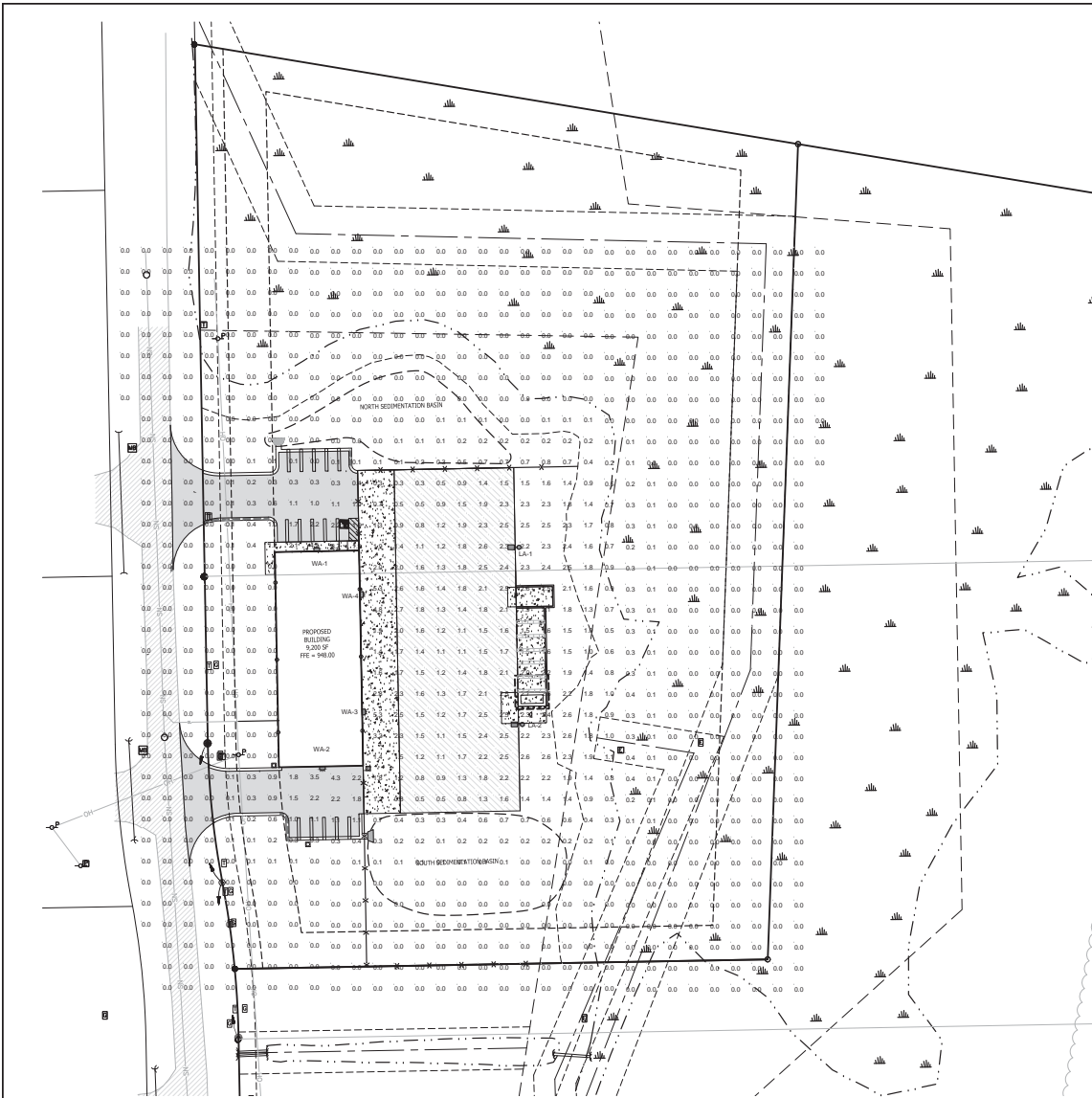


SEASIDE SEAWALLS, LLC
SEASIDE SEAWALLS, LLC
 3111 E. GRAND AVENUE AVE.
 800.246.5733 FAX 517.586.1570

LANDSCAPE PLAN

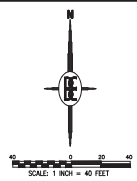
NO.	DATE	REVISION
1	03/30/16	ISSUE FOR PERMIT
2	06/17/16	ISSUE FOR PERMIT
3	07/29/16	ISSUE FOR PERMIT
4	08/17/16	ISSUE FOR PERMIT

DESIGNED BY: KS
 DRAWN BY: KS
 CHECKED BY: KS
 SCALE: 1" = 40'
 JOB NO. 16-049
 DATE 03/30/16
 SHEET NO. 7



LEGEND

- | | | |
|--|--|--------------------------|
| | | SINGLE BOX |
| | | SINGLE BOX 2 |
| | | SINGLE BOX FORWARD THROW |
| | | DOUBLE BOX |
| | | DOUBLE BOX FORWARD THROW |
| | | GROUND LIGHT |
| | | POLE FIXTURE |
| | | POLE / CANOPY FIXTURE |
| | | WALL FIXTURE |
| | | WALL FIXTURE |
| | | WALL FIXTURE |
| | | WALL FIXTURE |
| | | FOOT CANDLES ON SITE |



THE LOCATION AND CLUSTERING OF EXISTING AND PROPOSED LIGHTING FIXTURES AS SHOWN ON THIS PLAN IS BASED ON THE ASSUMPTIONS AND CONDITIONS LISTED BELOW. THE ENGINEER HAS CONDUCTED VISUAL CHECKS OF THE LIGHTING PLAN AND HAS FOUND IT TO BE REASONABLY ACCURATE. THE ENGINEER HAS CONDUCTED VISUAL CHECKS OF THE LIGHTING PLAN AND HAS FOUND IT TO BE REASONABLY ACCURATE. THE ENGINEER HAS CONDUCTED VISUAL CHECKS OF THE LIGHTING PLAN AND HAS FOUND IT TO BE REASONABLY ACCURATE.

MUNICIPAL REQUIREMENTS

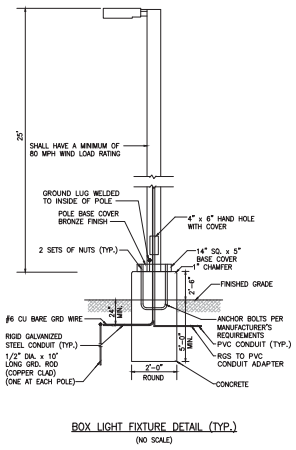
1. MAXIMUM 0.5 FOOTCANDLE AT RESIDENTIAL LOT LINE.
2. MAXIMUM 1.0 FOOTCANDLE AT NON-RESIDENTIAL LOT LINE.
3. MAXIMUM 30 FT. HT. ADJACENT TO RESIDENTIAL.
4. MAXIMUM 30 FT. HT. ADJACENT TO NON-RESIDENTIAL.

SITE LIGHTING SUMMARY

LIGHTING LEVELS ARE SHOWN IN FOOTCANDLES AT GRADE
 MAX. LIGHT LEVEL AT THE PROPERTY LINE: 0.00 FC.
 MIN. LIGHT LEVEL AT THE PROPERTY LINE: 0.00 FC.

GENERAL LIGHTING NOTES

1. THE LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.
2. ALL POLES ARE TO BE MOUNTED ON CONCRETE PEDESTALS 2' ABOVE GRADE IN PARKING LOTS AS SHOWN IN DETAIL.
3. ALL POLES LOCATED OUTSIDE OF THE PARKING AREA SHALL BE LOCATED 3' FROM BACK OF CURB OR EDGE OF SIDEWALKS.
4. SHOP DRAWINGS FOR THE ELECTRICAL WIRING OF THE POLES NEED TO BE SUBMITTED TO THE ENGINEER FOR COORDINATION OF UNDERGROUND CONDUIT AND APPROVAL OF LAYOUT.



SEASIDE SEAWALLS, LLC
 ENGINEERS ARCHITECTS
 3111 E. GRAND AVENUE, SUITE 110-225
 BRISTOL, IN 46510
 (765) 251-1094
 800.246.6733 FAX 517.568.1670

SEASIDE SEAWALLS, LLC
 ENGINEERS ARCHITECTS
 3111 E. GRAND AVENUE, SUITE 110-225
 BRISTOL, IN 46510
 (765) 251-1094

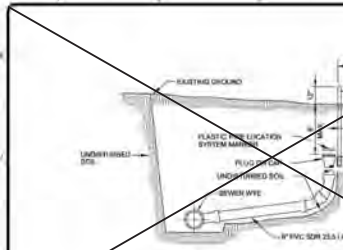
PROJECT	PREPARED FOR	DATE
SEASIDE SEAWALLS, LLC	SEASIDE SEAWALLS, LLC	03/30/16
DESIGNED BY:	CHECKED BY:	DATE
TD	TD	03/30/16
DRAWN BY:	SCALE	JOB NO.
TD	1" = 40'	16-049
DATE	SHEET NO.	
03/30/16	8	

DESIGNED BY: TD
 CHECKED BY: TD
 SCALE: 1" = 40'
 JOB NO. 16-049
 DATE: 03/30/16
 SHEET NO. 8

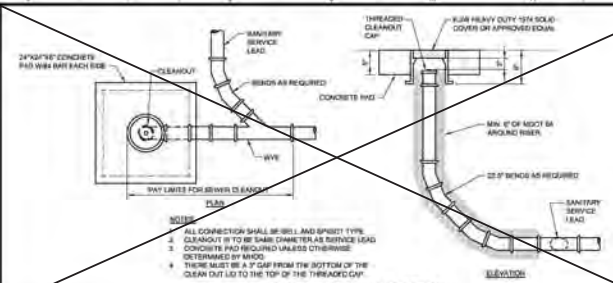
LUMINAIRE SCHEDULE

SYMBOL	LABEL	QTY.	DESCRIPTION	CATALOG NUMBER	LAMP	FILE	LUMENS	LLF	POLE DESCRIPTION	POLE HEIGHT	BASE HEIGHT	TOTAL HEIGHT
	LA	2	DSX2 LED W/2 LARGE & 2 SMALL LIGHT ENGINES, (2) 1050mA DRIVERS, 4000K LED, TYPE TSM OPTICS	LITHONIA #DSX2 LED 80C 1000 40K TSM MVOLT	LED	ABSOLUTE	92	.92	POLE DESCRIPTION	25'	2'-6"	27'-6"
	WA	4	DSX1 LED WITH 2 LIGHT ENGINES, 30 LED's, 1000mA DRIVER, 4000K LED, TYPE TSM OPTICS	LITHONIA #DSX1 LED 30C 1000 40K TSM MVOLT	LED	ABSOLUTE	92	.92	POLE DESCRIPTION	14'		14'

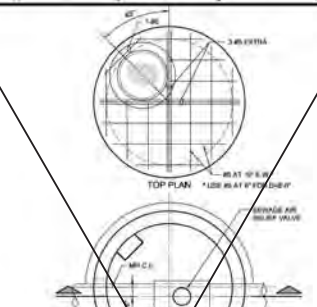
ALL IES FILES PROVIDED BY MANUFACTURER FOR CALCULATION OF LIGHTING LEVEL.



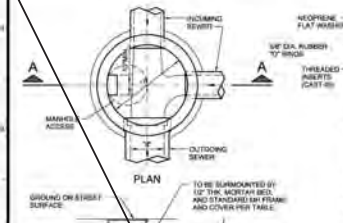
SANITARY SEWER LATERAL



SEWER CLEANOUT DETAIL

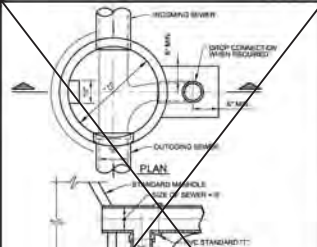


AIR RELIEF STRUCTURE

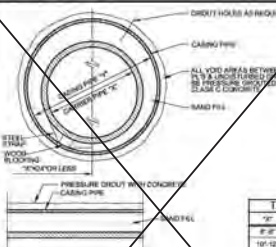


PIPE SIZE	D
12\"/>	
18\"/>	
24\"/>	
30\"/>	
36\"/>	

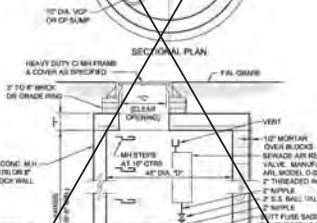
WATERTIGHT COVER ANCHORAGE



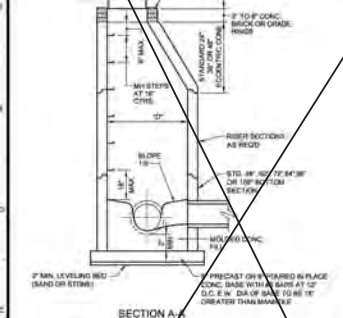
DROP CONNECTION



CASING PIPE



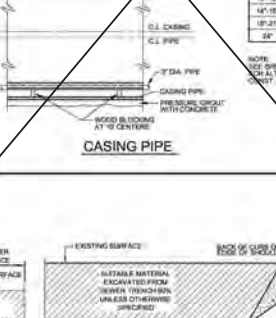
AIR RELIEF STRUCTURE



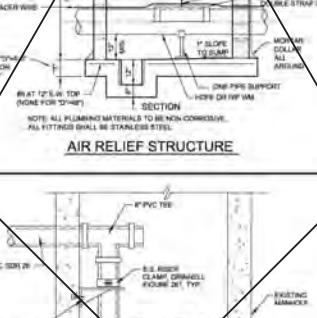
STANDARD MANHOLE



DROP CONNECTION



CASING PIPE



AIR RELIEF STRUCTURE

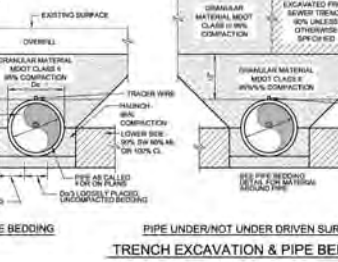
NOTES:

1. ALL SANITARY MANHOLES USE PRECAST REINFORCED CONCRETE WITH PRECAST JOINTS. SEE SPECIFICATIONS FOR BASE SLAB AND PIPES, JOINTS AND CONNECTIONS.
2. MANHOLE COVERS SHALL BE THE EGGCRACK TYPE.
3. PROVIDE 2\"/>

TYPE	TYPE OF COVER	MANUFACTURER OR EQUAL	
		EAST	NEENAH
MR	SANITARY - SOLID SEE SEATING	1840-0000	8-1442
MR	SANITARY - SOLID WATERTIGHT	1840-APT	8-1916-F
CD	SOLID	1574A	8-1973-A



PIPE BEDDING



TRENCH EXCAVATION & PIPE BEDDING



PIPE WITHIN INFLUENCE OF DRIVEN SURFACE



INTERIOR SEWER LATERAL DROP CONNECTION



GENOA COCEOLA
Sewer and Water Authority

SANITARY SEWER
STANDARD DETAILS

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. ANY UNRECORDED UTILITIES DISCOVERED DURING CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE LOCATION OF ALL UTILITIES SHALL BE SHOWN ON THE FINAL AS-BUILT DRAWINGS.

DE BOSS Engineering
Engineers, Surveyors and Geomatics
3111 E. GRAND AVENUE AVE.
BROOKING, IA 50024
800.246.9733 FAX 515.586.1670

SEASIDE SEAWALLS, LLC
SEASIDE SEAWALLS, LLC
8885 EAST GRAND ROAD, SUITE 110-225
BROOKING, IA 50024
(562) 201-9094

NO	DATE	DESCRIPTION
1	03/22/16	ISSUED FOR PERMITS
2	06/17/16	ISSUED FOR CONSTRUCTION
3	06/22/16	ISSUED FOR CONSTRUCTION

DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:
JOB NO. 16-049
DATE 03/30/16
SHEET NO. 9



LIVINGSTON COUNTY SOIL EROSION PERMIT TEMPLATE
TEMPORARY CONTROLS AND SEQUENCE

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

PERMITTING STANDARDS

3. 36" M.D.A.T SPECIFICATION TYPE SILT FABRIC FENCE AS SHOWN ON PLANS SHALL BE PLACED AND MAINTAINED ALONG PERMETER ON ALL LOW LYING AREAS OF THE CONSTRUCTION SITE TO FILTER RUNOFF BEFORE LEAVING PROJECT SITE.
4. ALL TEMPORARY EROSION CONTROL DEVICES AS NOTED ON PLANS SHALL BE INSTALLED PRIOR TO THE START OF MASSIVE EARTH DISTRIBUTION.
5. PLAN DOES DENOTE A DETAILED EROSION CONTROL DEVICE TO RESTRICT TRACKING OF MATERIAL ONTO THE HIGHWAY. STONE DIAPHRAGMS SHALL BE INSTALLED AT ALL INGRESS/EGRESS AREAS OF THE SITE PRIOR TO THE START OF MASSIVE EARTH DISTRIBUTION. DIAPHRAGMS SHALL BE OF CRUSHED STONE AND SHALL HAVE A MINIMUM LENGTH OF 100' LINEAL FEET.

SLOPES

6. 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 PERMANENT DEVICE.

STORM DRAINS

7. 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.
8. STORM WATER INLETS SHALL HAVE AS A TEMPORARY CONTROL A STRAW BALE BARRIER AND STONE FILTER INSTALLED AROUND THE INLET DURING CONSTRUCTION. AS AN ALTERNATE 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. IN DEPTH CAN BE USED. DUE TO THE POROSITY OF THE BURLAP FILTER THE MINIMUM OF 1 FT. OF STONE IS VERY IMPORTANT. THE CONTROL SHALL BE INSTALLED AS SOON AS THE STRUCTURE IS BUILT AND INSPECTED DAILY.

STORM DRAINS

9. BURLAP AND PEA STONE FILTERS WILL NEED TO BE CHANGED AFTER EACH RAINFALL.
10. COUNTY CODE REQUIRE A MINIMUM PIPE SIZE OF 12" IN DIAMETER. IF SMALLER PIPE IS NEEDED FOR OUTLET PURPOSES THE 12" CAN BE ADAPTED TO THE CORRECT SIZE. ALL PIPE SHALL MEET THE 12" DIAMETER CODE SIZE.
11. ALL STORM DRAINAGE PIPE 30" IN DIAMETER OR LARGER SHALL BE POINTED, AT THE JOINTS ON THE INSIDE WITH MORTAR, AFTER BACKFILLING.

12. 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

13. ALL UNIMPROVED DISTURBED AREAS SHALL BE RE-TOP SOILED, WITH A MINIMUM OF 3" OF MATERIAL, SEEDED, 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 BOND OF THE HYDROSEEDING WHICH WILL AFFECT THE EFFECTIVENESS OF THIS PROCEDURE.
14. IN THE NON-GROWING SEASON, TEMPORARY STABILIZATION OF MASSIVELY EXPOSED AREAS FOR WINTER STABILIZATION SHALL BE DONE WITH STRAW MATTING.

15. PERMIT FEES DURING THE WINTER PERIOD OF NON-CONSTRUCTION, (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 STABILIZATION CERTIFICATE FROM THIS OFFICE.
16. 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.

17. 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.
18. THE ISSUING BUILDING DEPARTMENT SHALL NOT ISSUE THE CERTIFICATE OF OCCUPANCY UNTIL THE FINAL INSPECTION LETTER FROM THE LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE HAS BEEN OBTAINED.

19. PER THE LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE, FERTILIZER AND MULCH MINIMUM QUANTITIES SHALL BE AS FOLLOWS:
TOP-SOIL 3" IN DEPTH
GRASS SEED 210 LBS. PER ACRE
FERTILIZER 150 LBS. PER ACRE
STRAW MULCH 3" IN DEPTH 1.5 TO 2 TONS PER ACRE (ALL MULCHING MUST HAVE A TIE DOWN, SUCH AS TACKIFIER, NET BINDING, ETC.)
20. HYDRO-SEEDING IS NOT ACCEPTABLE FOR SLOPES EXCEEDING 1%, IN SUCH CASES STABILIZATION SHALL BE DONE WITH SEED AND STRAW MULCH WITH A TACKIFIER.

SANITARY SEWERS

21. SANITARY SEWER TAP TO THE LIVINGSTON SANITARY COUNTY DRAIN, SHALL ONLY BE MADE AFTER SECURING IN WRITING CLEARANCE FROM GENOA TOWNSHIP AND A SENIOR TAP PERMIT FROM THE LIVINGSTON COUNTY DEPARTMENT OF BUILDING & SAFETY.
22. A TAP PERMIT WILL BE NEEDED BY THE OWNER/DEVELOPER OF THIS PROJECT TO TAP TO THE LEGALLY ESTABLISHED COUNTY STORM DRAIN. THE OWNER/DEVELOPER SHALL MAKE A WRITTEN REQUEST TO THE DRAIN COMMISSIONER TO REQUEST THE TAP TO THE STORM SEWER. THE FEES FOR SUCH TAP ARE AS FOLLOWS:
A. NON REFUNDABLE ADMINISTRATIVE FEE OF \$50.00, TO BE PAID AT THE TIME OF APPLICATION.

- B. INSPECTION FEES ARE BASED ON TIME AND MATERIAL BASIS FROM PORT TO PORT FOR THE ON-SITE INSPECTOR, INSPECTORS RATE, VEHICLE MILEAGE, AND 0.5 HOURS OF REPORT PREPARATION TIME WILL BE CHARGED, AS WELL AS ANY NECESSARY MATERIALS. TIME AND MATERIAL FEES ARE PAID AT THE COMPLETION OF THE TAP INSTALLATION.

GENERAL LANDSCAPE NOTES:

1. ALL PLANT MATERIAL SHALL CONFORM TO THE REQUIREMENTS AND SPECIFICATIONS OF THE GOVERNING MUNICIPALITY AND SHALL BE NURSERY GROWN. ALL SIZES AND MEASUREMENTS SHALL CONFORM TO THE AMERICAN ASSOCIATION STANDARDS. ALL PLANT MATERIAL SHALL BE OF SELECTED SPECIMEN QUALITY AND HAVE A NORMAL HABIT OF GROWTH. ALL PLANT MATERIAL IS SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
2. ALL PLANT MATERIALS SHALL BE BALLED AND BURLAPPED STOCK OR CONTAINER STOCK. NO BARE ROOT STOCK IS PERMITTED. ALL PLANT BALLS SHALL BE FIRMLY ROOTED AND SECURELY WRAPPED AND BOUND.

3. ALL PLANT BEDS SHALL BE EXCAVATED OF ALL BUILDING MATERIALS AND OTHER EXTRANEOUS OBJECTS AND POOR SOILS TO A MINIMUM DEPTH OF 12 INCHES AND BACKFILLED TO GRADE WITH PLANTING MIX (SEE BELOW).
4. PLANTING MIXTURE SHALL CONSIST OF 4 PARTS TOPSOIL FROM ON SITE, 1 PART PEAT, AND 5 POUNDS OF SUPERPHOSPHATE PER CUBIC YARD OF MIX. INGREDIENTS SHALL BE THOROUGHLY BLENDED TO A UNIFORM CONSISTENCY.

5. ALL PLANT BEDS AND INDIVIDUAL PLANTS SHALL BE MULCHED WITH A 4 INCH LAYER OF SHREDDED BARK MULCH.
6. ALL PLANTS AND PLANT BEDS SHALL BE THOROUGHLY WATERED UPON COMPLETION OF PLANTING AND STAKING OPERATIONS.
7. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF 1 YEAR FROM THE DATE THE WORK IS ACCEPTED, IN WRITING, BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REPLACE, WITHOUT COST TO THE OWNER, WITHIN A SPECIFIED PERIOD TIME, ALL DEAD PLANTS, AND ALL PLANTS NOT IN A VIGOROUS, THRIVING CONDITION, AS DETERMINED BY THE LANDSCAPE ARCHITECT DURING AND AT THE END OF THE GUARANTEE PERIOD. REPLACEMENT STOCK SHALL CONFORM TO THE ORIGINAL REQUIREMENTS.

8. EDGING, WHERE NOTED ON THE PLANS, SHALL BE BLACK ALUMINUM EDGING, 3/16" X 4". INSTALL PER MANUFACTURER'S INSTRUCTIONS. ALL EDGING SHALL BE INSTALLED IN STRAIGHT LINES OR SMOOTH CURVES WITHOUT IRREGULARITIES.
9. SOO SHALL BE DENSE, WELL ROOTED TURF, FREE OF WEEDS. IT SHALL BE COMPOSED OF A BLEND OF AT LEAST TWO KENTUCKY BLUEGRASSES AND ONE FESCUE. IT SHALL HAVE A UNIFORM THICKNESS OF 3/4" INCH, AND CUT IN STRIP WIDTHS NOT LESS THAN 10 INCHES BY 18 INCHES. SOO SHALL BE KEPT MOIST AND LAID WITHIN 36 HOURS AFTER CUTTING.

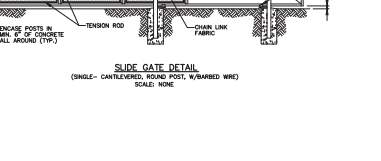
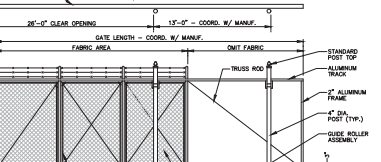
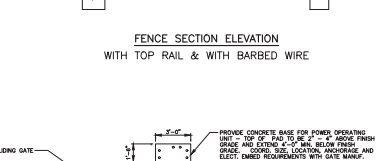
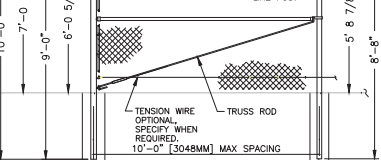
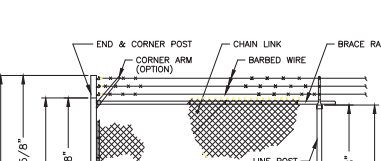
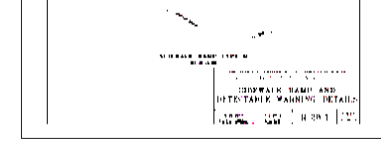
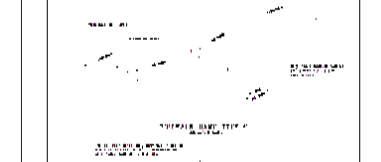
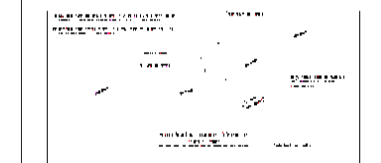
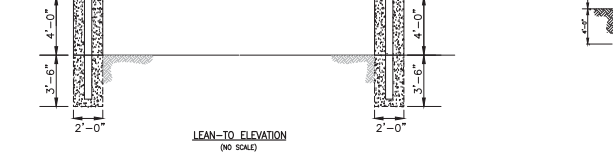
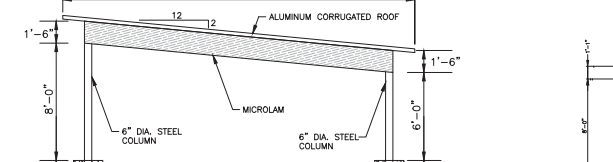
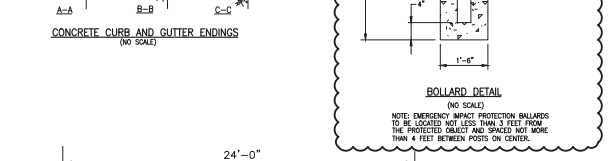
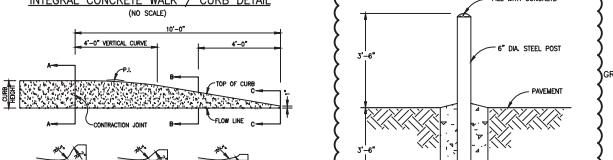
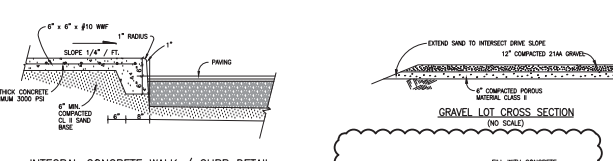
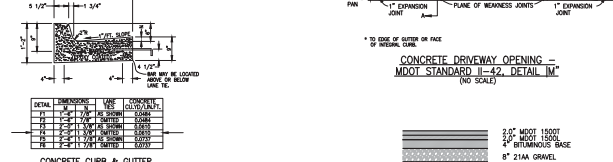
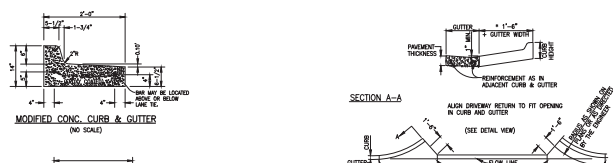
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A DENSE LAWN OF PERMANENT GRASSES, FREE OF LUMPS AND DEPRESSIONS. ALL SODDED AREAS THAT BROWN OUT OR HAVE NOT FIRMLY KNITTED TO THE SOIL BASE WITHIN A PERIOD OF ONE MONTH SHALL BE REPLACED BY THE CONTRACTOR, AT NO COST TO THE OWNER.
11. ALL AREAS OF THE SITE THAT BECOME DISTURBED DURING CONSTRUCTION AND ARE NOT TO BE PAVED, STONED, LANDSCAPED, OR SODDED SHALL BE SEEDED AND MULCHED.

12. SEED MIXTURE SHALL BE AS FOLLOWS:
KENTUCKY BLUEGRASS (CHOOSE 3 VARIETIES:
ADELPHI, RUGBY, GLADE OR PARADE) 30%
RUGBY RED OR DANBURY RED FINE FESCUE 30%
ATLANTA RED FESCUE 20%
PENNFINE PERENNIAL RYE 20%

13. THE ABOVE SEED MIXTURE SHALL BE SOWN AT A RATE OF 250 POUNDS PER ACRE. PRIOR TO SEEDING, THE TOPSOIL LAYER SHALL BE FERTILIZED WITH A COMMERCIAL FERTILIZER WITH A 10-0-10 ANALYSIS:
10% NITROGEN; A MINIMUM OF 25% FROM A UREA-FORMALDEHYDE SOURCE
0% PHOSPHATE
10% POTASH; SOURCE TO BE POTASSIUM SULFATE OR POTASSIUM NITRATE.

14. THE FIRST FERTILIZER APPLICATION SHALL BE AT A RATE OF 10 POUNDS OF BULK FERTILIZER PER 1000 SQUARE FEET.
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A DENSE LAWN OF PERMANENT GRASSES, FREE OF LUMPS AND DEPRESSIONS. ANY PART OF THE AREA THAT FAILS TO SHOW A UNIFORM GERMINATION SHALL BE RESEEDED AND SUCH RESEEDING SHALL CONTINUE UNTIL A DENSE LAWN IS ESTABLISHED. DAMAGE TO SEEDING AREAS RESULTING FROM EROSION SHALL BE REPAIRED BY THE CONTRACTOR.
15. ALL AREAS OF THE SITE SCHEDULED FOR SEEDING OR SODDING SHALL FIRST RECEIVE A 4 INCH LAYER OF CLEAN, FERTILE TOPSOIL. THIS SOIL SHALL BE DISCED AND SHALL BE GRADED IN CONFORMANCE WITH THE GRADING PLAN.

16. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES AND TO INFORM THE LANDSCAPE ARCHITECT OF ANY CONFLICTS PRIOR TO COMMENCING LANDSCAPING.
17. ALL PLANT MATERIALS SHALL BE FREE OF WEEDS, INSECTS AND DISEASE.
18. ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.



DE BOSS Engineering
Engineers • Surveyors • Geotechnical Engineers
3111 E. GRAND AVENUE AVE.
BIRMINGHAM, AL 35211
800.246.5735 FAX 517.548.1670

SEASIDE SEAWALLS, LLC
3885 EAST GRAND RD., SUITE 110-225
BIRMINGHAM, AL 35211
(205) 251-9094

SEASIDE SEAWALLS, LLC
3885 EAST GRAND RD., SUITE 110-225
BIRMINGHAM, AL 35211
(205) 251-9094

CONSTRUCTION DETAILS

PROJECT		PREPARED FOR	
NO	DATE	NO	DATE
1	03/30/19	1	03/30/19
2	03/30/19	2	03/30/19
3	03/30/19	3	03/30/19
4	03/30/19	4	03/30/19

DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:
JOB NO. 16-049
DATE 03/30/19
SHEET NO. 10



2012 MICHIGAN BUILDING CODE NOTES:

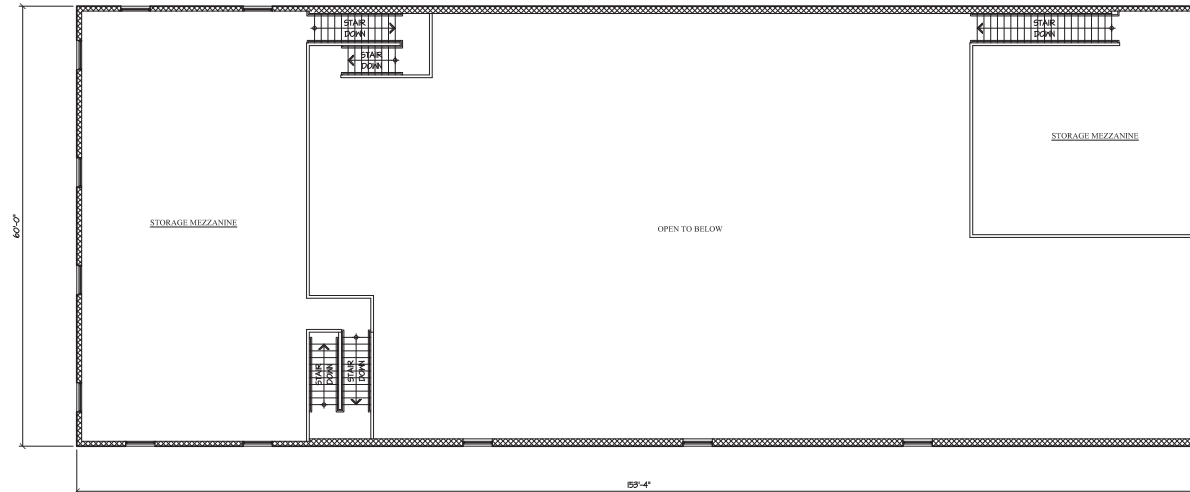
NON-SEPARATED MIXED USE (GROUPS 509.3) OF:
 BUSINESS + B (504) AND
 WAREHOUSING + S-I (312)

ALLOWABLE HEIGHT AND AREA (TABLE 509)
 WORST CASE SCENARIO (509.3.2) OF USE GROUPS (B) AND (S-I)
 AND A CONSTRUCTION TYPE = SB (602.3)
 ALLOWABLE HEIGHT = 1 STORY / 40' MAX.
 PROPOSED HEIGHT = 1 STORY / 29'-4" (COMPLIES)
 ALLOWABLE AREA = 4,000 GSF
 PROPOSED AREA = 8,777 GSF (PER THE BLDG. CODE - COMPLIES)

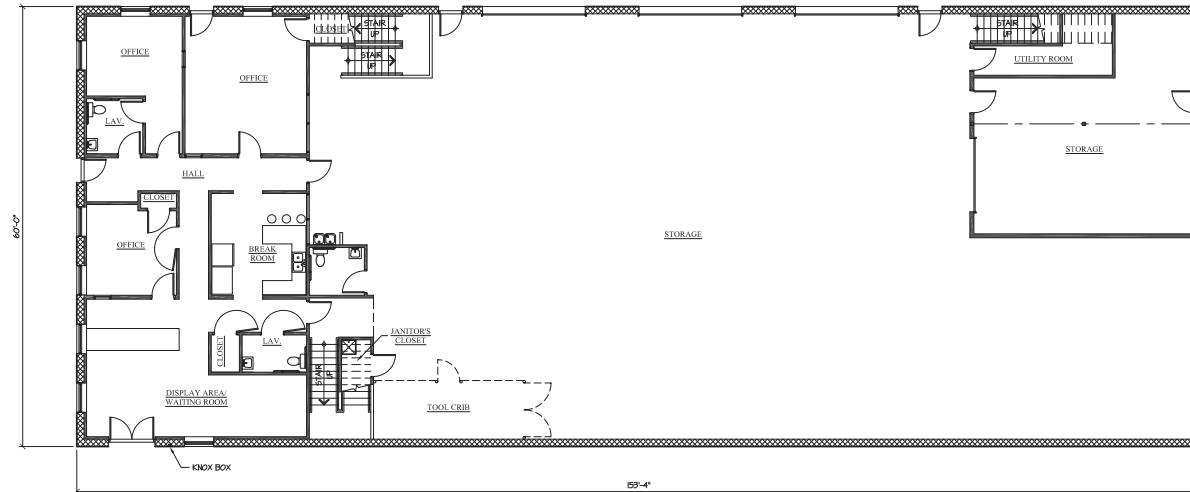
THE BUILDING IS NOT REQUIRED TO BE EQUIPPED WITH AN NFPA-15 FIRE SUPPRESSION SYSTEM PER:
 403.2 FOR USE GROUP (B),
 403.2 FOR USE GROUP (S-I)

ALL STORAGE SHALL BE LIMITED TO 12' HIGH MAX.

A FIRE ALARM SYSTEM IS NOT REQUIRED PER:
 407.2.2 FOR USE GROUP (B) AND
 407.2 FOR USE GROUP (S-I)



PROPOSED MEZZANINE PLAN
 SCALE: 1/8" = 1'-0" TOTAL MEZZANINE FLOOR AREA = 1,928 S.F.



PROPOSED FLOOR PLAN
 SCALE: 1/8" = 1'-0" 3,200 G.S.F. (PER ZONING ORDINANCE)
 8,777 G.S.F. (PER THE BUILDING CODE)



PUCCI + VOLLMAR ARCHITECTS, PC
 ARCHITECTURE + DESIGN + PLANNING
 508 E. GRAND RIVER AVE., SUITE 1000, BRIGITON, MI 48114-1566
 PHONE: 616.333.5490
 WWW.PV+A.COM

VICTORY DRIVE
 GENOA TOWNSHIP,
 MICHIGAN

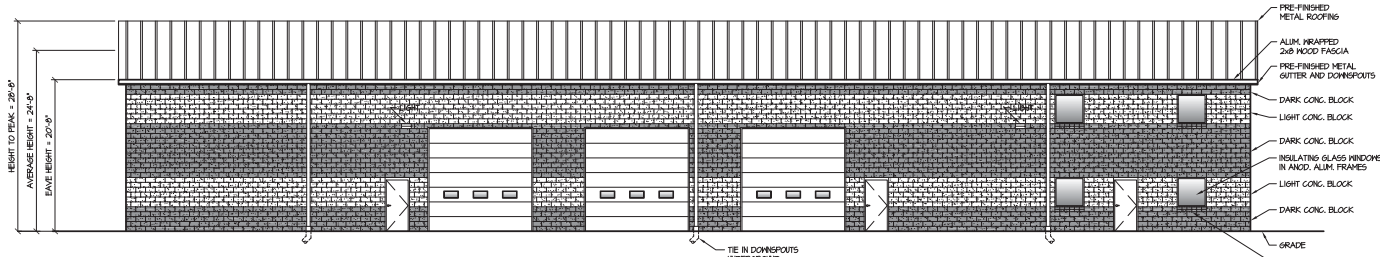


PROPOSED FLOOR PLAN
 PROJECT SHEET TITLE

DATE	ISSUED FOR
5-5-2016	ISSUED FOR SITE PLAN SUBMITTAL
6-21-2016	REVISED PER PLANNING COMMISSION

DO NOT SCALE THIS PRINT, USE DIMENSIONS SHOWN ONLY
 DRAWN BY: KJV
 APPROVED BY: KJV
 PROJECT: 1616
 SHEET: **A1**



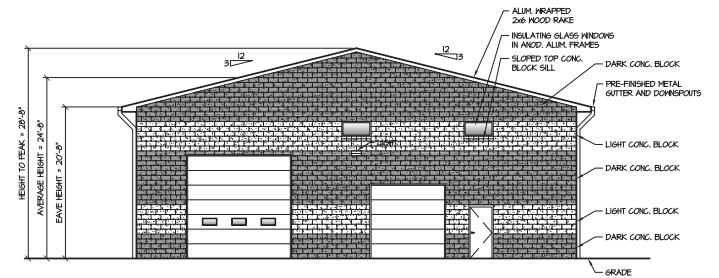


EAST (REAR) ELEVATION
SCALE: 1/8" = 1'-0"

MATERIALS:
GROSS SQUARE FOOTAGE = 3,061 SF
DOORS AND WINDOWS = 124 SF
NET SQUARE FOOTAGE = 3,061 SF - 124 SF = 2,937 SF
SPLIT FACED CONG. BLOCK = 2,338 SF / 2,343 = 99% (COMPLIES)
SMOOTH FACED CONG. BLOCK = 5 SF / 2,343 = 0% (COMPLIES)

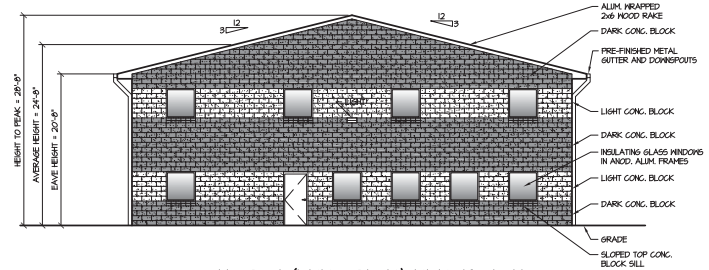
MATERIALS:
- DARK CONCRETE BLOCK + GRAND BLANC CEMENT PRODUCTS
SPLIT-FACED CONCRETE BLOCK.
INTEGRAL COLOR = CHARCOAL (WITH SEALANT)
- LIGHT CONCRETE BLOCK + GRAND BLANC CEMENT PRODUCTS
SPLIT-FACED AND SMOOTH-FACED CONCRETE BLOCK (SEE ELEVATIONS)
INTEGRAL COLOR = LIGHT GREY (WITH SEALANT)
- SLOPED TOP CONCRETE BLOCK SILL + GRAND BLANC CEMENT PRODUCTS
SPLIT-FACED CONCRETE BLOCK FACE WITH SMOOTH SLOPED TOP
INTEGRAL COLOR TO MATCH SURROUNDING BLOCK (WITH SEALANT)
- WINDOWS = 1" LOWE INSULATING GLASS W/ GREY TINT IN
CLEAR ANODIZED ALUMINUM FRAMES
- PRE-FINISHED METAL ROOFING, GUTTERS, FASCIA, AND RAKES =
"ATA5", COLOR = DOVE GREY
- PRE-FINISHED METAL DOWNSPOUTS = COLOR TO MATCH DARK BLOCK
- HOLLOW METAL DOORS = PAINTED TO MATCH LIGHT BLOCK
- PRE-FINISHED INSULATED METAL OVERHEAD DOORS = COLOR TO MATCH LIGHT BLOCK

TOWNSHIP REGULATIONS:
HEIGHT: 30 FT. / 2 STORES MAX.
WALL SIGNS: AREA = 10% OF BUILDING FACADE OR 100 SF, (WHICHEVER IS LESS)
WEST FACADE = 3,061 SF. x 0.10 = 306 SF. = 100 SF. MAX.
WALL SIGNING SHALL NOT PROJECT MORE THAN 12" FROM THE WALL.
NOTE: A MONUMENT SIGN IS NOT PROPOSED.
MATERIALS: SPLIT FACED CONCRETE BLOCK = 100% ALLOWABLE (ZONED: IN)



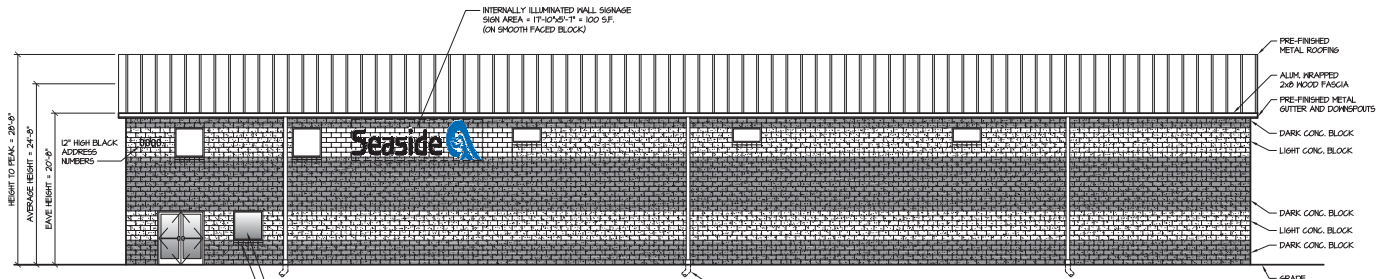
SOUTH (RIGHT SIDE) ELEVATION
SCALE: 1/8" = 1'-0"

MATERIALS:
GROSS SQUARE FOOTAGE = 1,464 SF
DOORS AND WINDOWS = 336 SF
NET SQUARE FOOTAGE = 1,464 SF - 336 SF = 1,128 SF
SPLIT FACED CONG. BLOCK = 1,125 SF / 1,128 = 99% (COMPLIES)
SMOOTH FACED CONG. BLOCK = 3 SF / 1,128 = 0% (COMPLIES)



NORTH (LEFT SIDE) ELEVATION
SCALE: 1/8" = 1'-0"

MATERIALS:
GROSS SQUARE FOOTAGE = 1,464 SF
DOORS AND WINDOWS = 168 SF
NET SQUARE FOOTAGE = 1,464 SF - 168 SF = 1,296 SF
SPLIT FACED CONG. BLOCK = 1,281 SF / 1,296 = 99% (COMPLIES)
SMOOTH FACED CONG. BLOCK = 4 SF / 1,296 = 0% (COMPLIES)



WEST (FRONT) ELEVATION
SCALE: 1/8" = 1'-0"

MATERIALS:
GROSS SQUARE FOOTAGE = 3,061 SF
DOORS AND WINDOWS = 118 SF
NET SQUARE FOOTAGE = 3,061 SF - 118 SF = 2,943 SF
SPLIT FACED CONG. BLOCK = 2,831 SF / 2,943 = 96% (COMPLIES)
SMOOTH FACED CONG. BLOCK = 12 SF / 2,943 = 0% (COMPLIES)

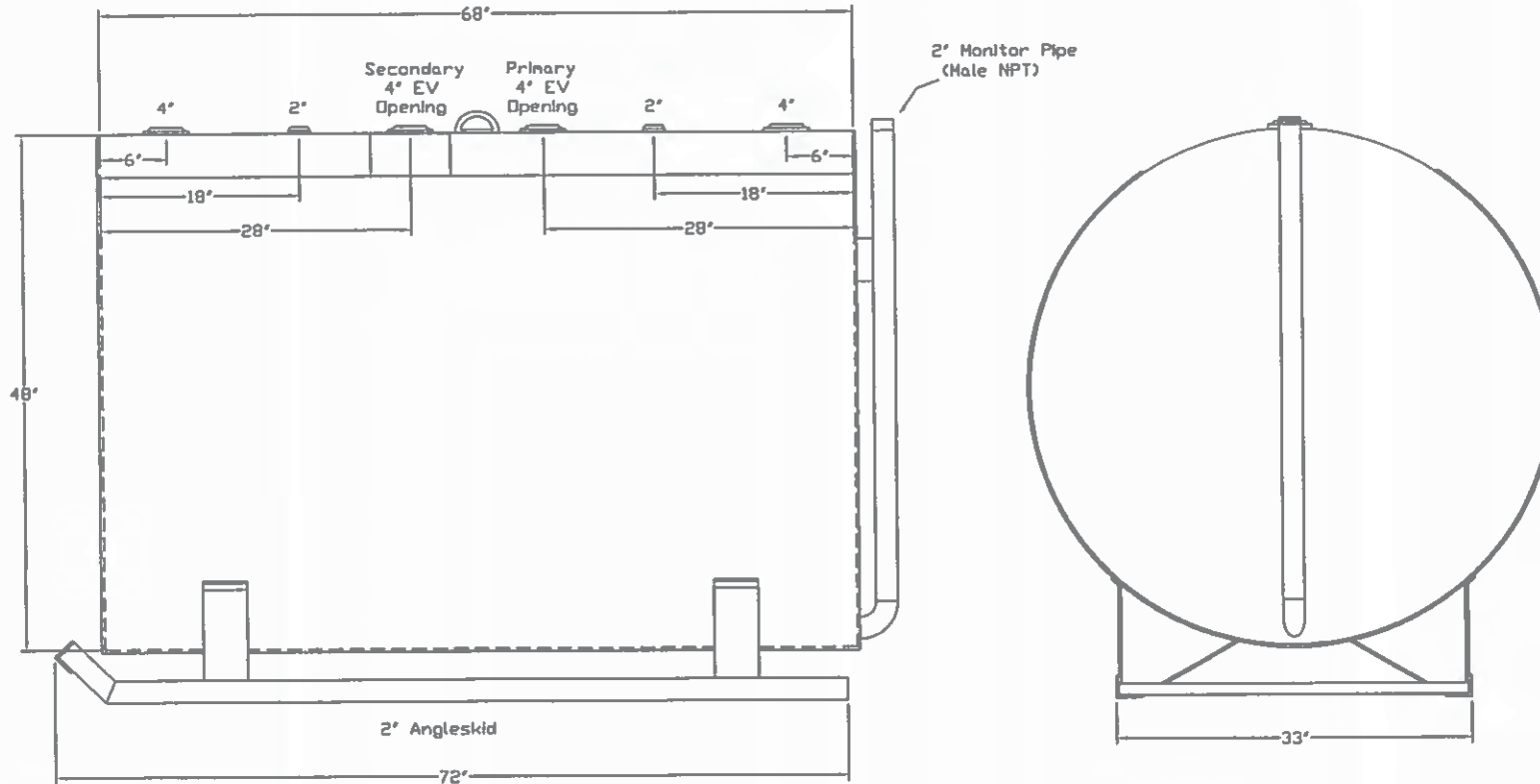


PROJECT	ISSUED FOR SITE PLAN SUBMITTAL
SHEET TITLE	ISSUED FOR
DATE	5-2-2026
DO NOT SCALE THIS PRINT, USE DIMENSIONS SHOWN ONLY	
DRAWN BY:	KV
APPROVED BY:	KV
PROJECT:	1616
SHEET:	A2

Stanwade Metal Products, Inc.
 6868 State Route 305 PO Box 10
 Hartford, Ohio 44424
 Phone: 800-826-5243 Fax: 1-330-772-3307
 www.tankstore.com

Tank for Stationary Use Only

Capacity	520 Gallons	Heads Primary	10 Ga.	Paint Ext.	Red Primer
Design	AG Doublewall Angleskid	Shell Primary	12 Ga.	Paint Int.	
Code	UL 142	Heads Secondary	12 Ga.	Weight Empty	1,350 lbs.
Test Pres.	5 PSI	Shell Secondary	12 Ga.	Rev.#	Date:



Customer: _____ Drg. Date: _____

Drawing Approved By: _____


Quoted Lead Times Begin Upon Receipt of signed Approved Drawing, Which Must be Returned Before Production Can Begin.



MEMORANDUM

2911 Dorr Road
Brighton, MI 48116
810.227.5225
810.227.3420 fax
genoa.org

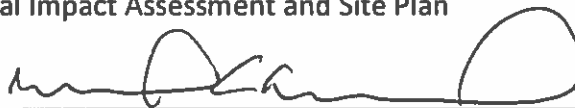
TO: Honorable Board of Trustees

FROM: Kelly VanMarter, Assistant Township Manager/Community Development Director 

DATE: July 28, 2016

RE: **Wilson Marine – Showroom and Storage Buildings**
Environmental Impact Assessment and Site Plan

MANAGER'S REVIEW:



I have reviewed the revised submittal for the proposed two new buildings at the existing Wilson Marine development located at 5866 Grand River Avenue. The developed site is comprised of four parcels – the northerly parcel fronts Grand River and is within the General Commercial (GCD) and Town Center Overlay Zoning District (TCOD), while the remaining parcels are zoned Industrial (IND). The applicant requests site plan approval for a new 9,600 square foot showroom on the northerly parcel; and an 11,750 square foot storage building on the parcel to the southeast.

Boat sales are listed as special land uses in the GCD/TCOD, while indoor commercial storage (including boat storage) is permitted by right in the IND. With respect to the former, the Township has determined that a new special land use approval is not required in accordance with Section 19.06 given the nature/size of the existing development in relation to the size of the proposed building.

Since the showroom portion of the project lies within the TCOD, the Planning Commission makes a recommendation to the Township Board, who then has final approval authority over both the site plan and Impact Assessment. In regard to the storage building, the Planning Commission has authority over the site plan and issues a recommendation to the Board regarding the Environmental Impact Assessment.

This project was recommended for approval by the Township Planning Commission on July 11, 2016. My review of the revised submittal was focused on compliance with the outstanding items discussed at the Planning Commission and to that end I provide the following for your consideration:

IMPACT ASSESSMENT – The Planning Commission recommended approval of the Environmental Impact Assessment for both the showroom and storage building dated June 1, 2016. If in agreement, the Board may consider the following action:

SUPERVISOR

Gary T. McCririe

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

H. James Mortensen

Jean W. Ledford

Todd W. Smith

Linda Rowell

MANAGER

Michael C. Archinal

Board of Trustees
Wilson Marine – Showroom and Storage Buildings
Environmental Impact Assessment & Site Plan
July 28, 2016

Moved by _____, supported by _____ to approve the Environmental Impact Assessment dated June 1, 2016 as it relates to the site plan for the proposed new showroom and storage building for Wilson Marine located at 5866 Grand River Avenue.

SHOWROOM SITE PLAN - The proposed showroom does not meet the applicable architectural/material requirements of the Town Center Overlay District. The Board has the ability to modify the architectural requirements of the TCOD based on the standards in Section 9.05.03. The Planning Commission recommended approval of the deviations from the TCOD.

The Planning Commission requested staff review and approval of landscape plans associated with this project. I have reviewed the proposed landscape plan (dated 7/25/16) with the Chairman of the Planning Commission and we have requested an additional 6 canopy trees to be provided in the locations shown on the attached.

If so inclined, the Board may consider the following action on the site plan:

Moved by _____, supported by _____ to approve the Site Plan dated July 25, 2016 for the proposed new 9,600 square foot showroom for Wilson Marine located at 5866 Grand River Avenue subject to the following:

1. The Board finds that the deviations from the architectural standards of the Town Center Overlay district are supported by Section 9.05.03.
2. The applicant shall add 6 canopy trees to the Landscape plan dated 7/25/16 as recommended by Township staff.

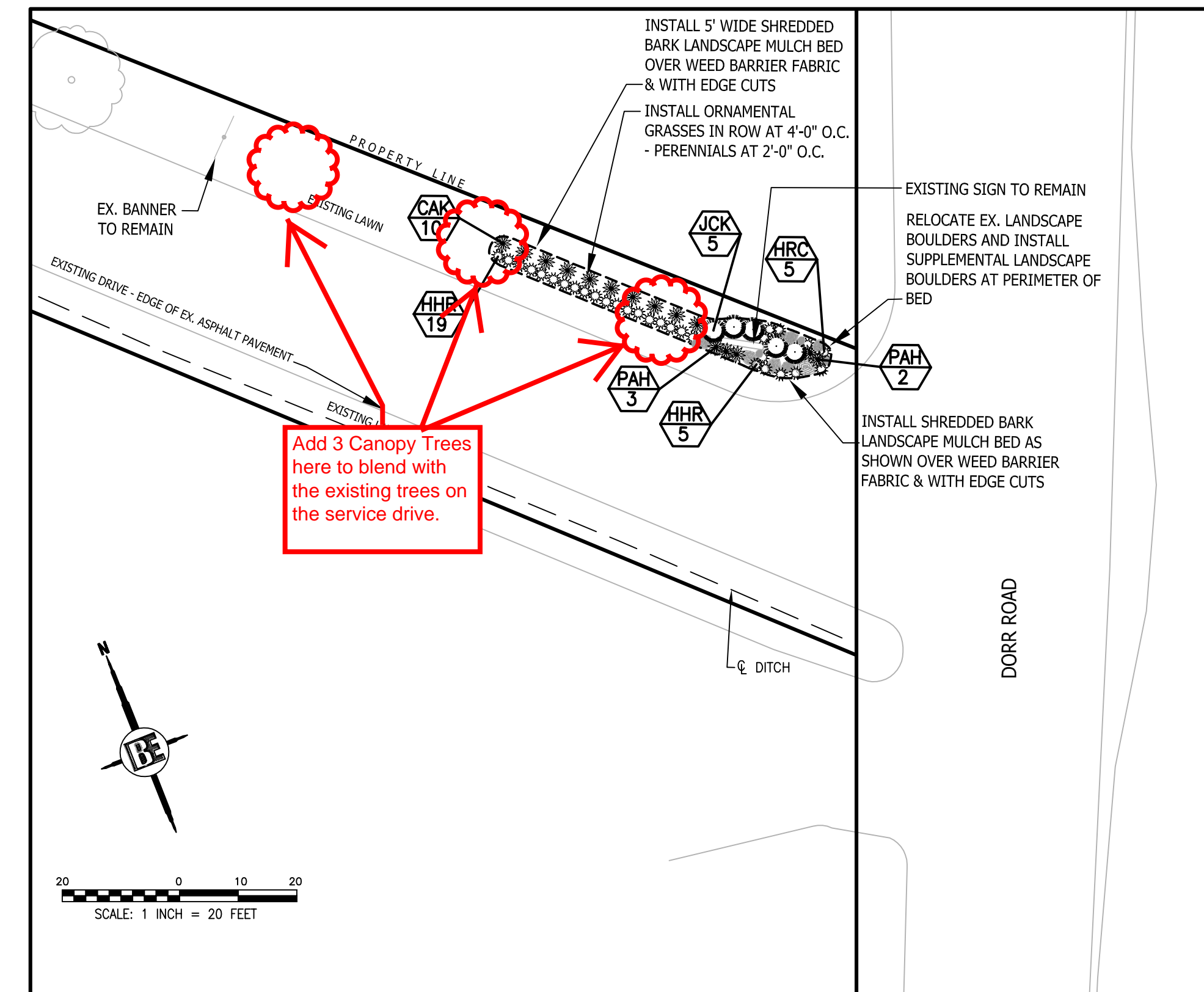
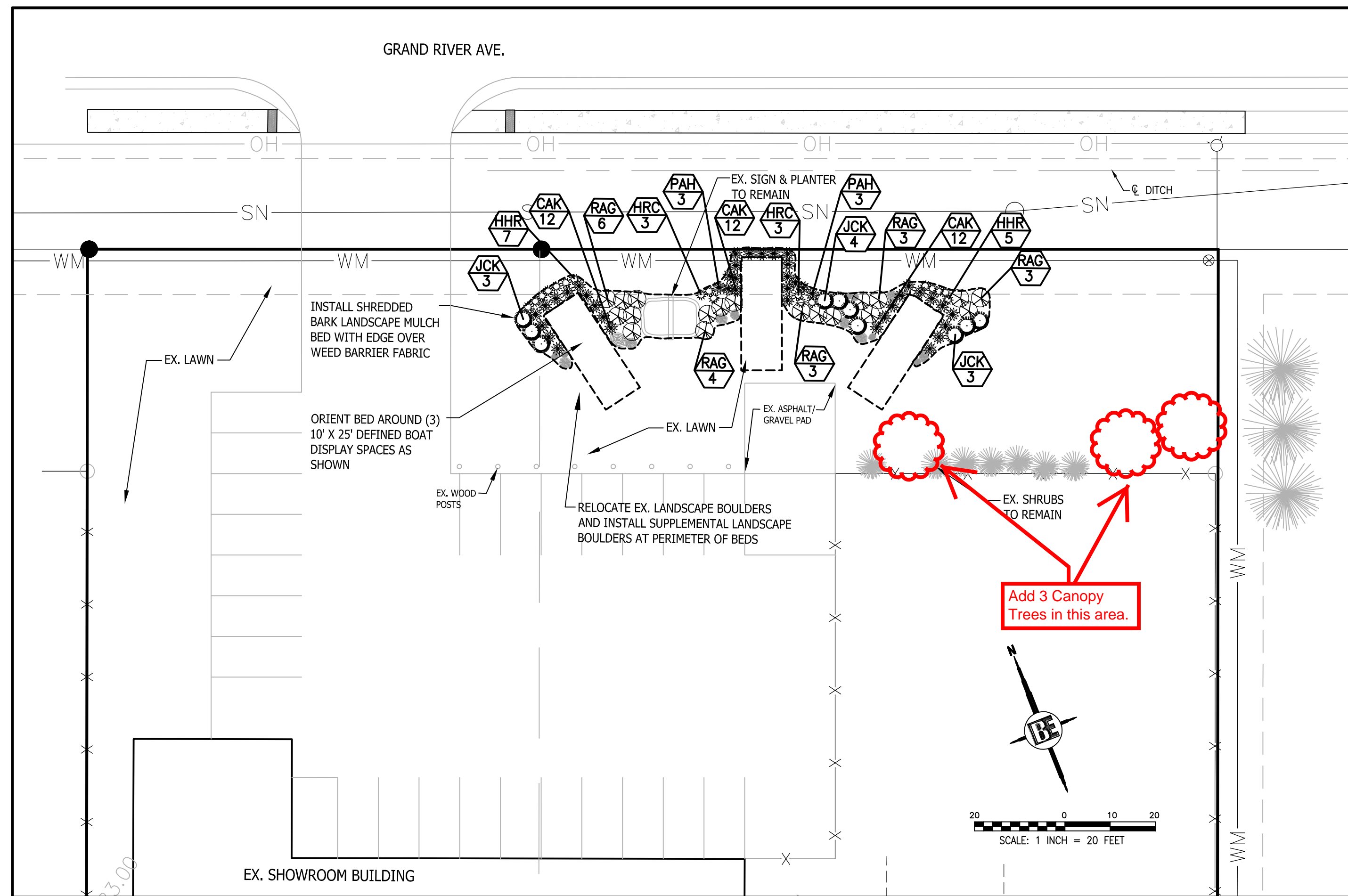
Should you have any questions concerning this matter, please do not hesitate to contact me.

Sincerely,

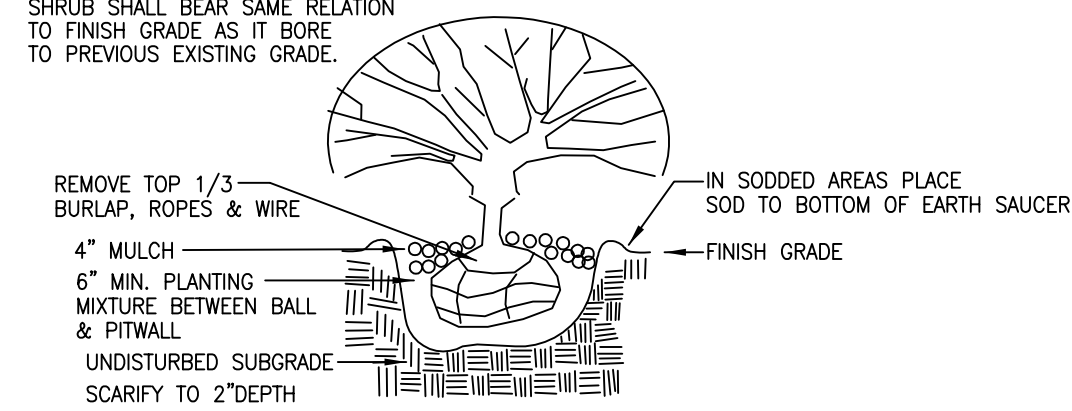


Kelly VanMarter
Assistant Township Manager/Community Development Director

LANDSCAPE PLANS - OVERALL

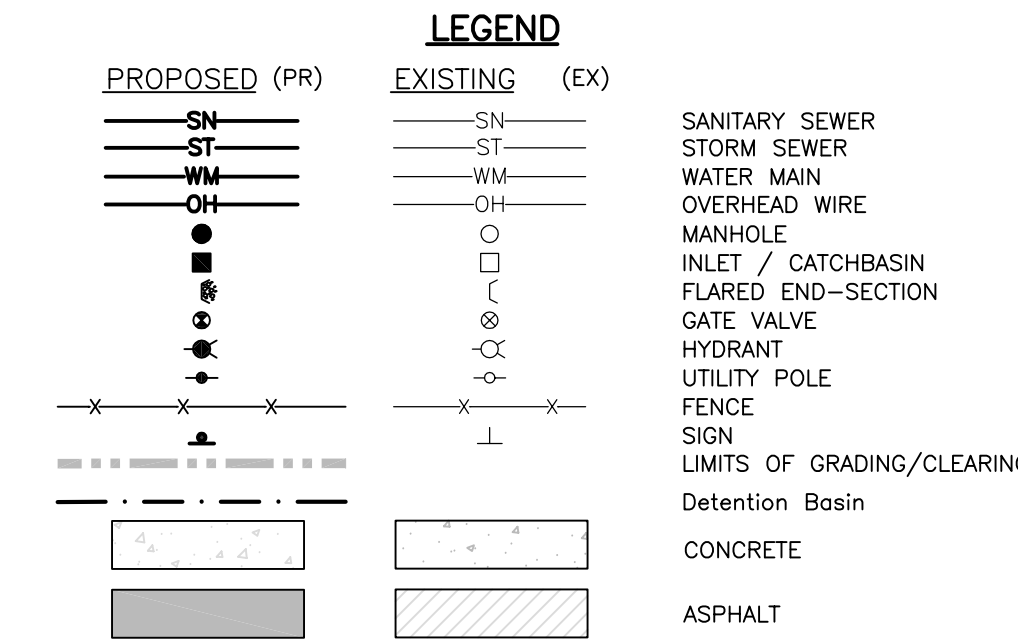


BEFORE BACK FILLING AROUND PLANT, REMOVE ALL PLASTIC BALLING MATERIAL & METAL CONTAINERS. PLUNG Holes IN FIBER POTS TO PROVIDE DRAINAGE. THIN FOLIAGE & BRANCHES (NOT ALL END TIPS) BY 1/3 - RETAIN NATURAL SHAPE. SHRUB SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.

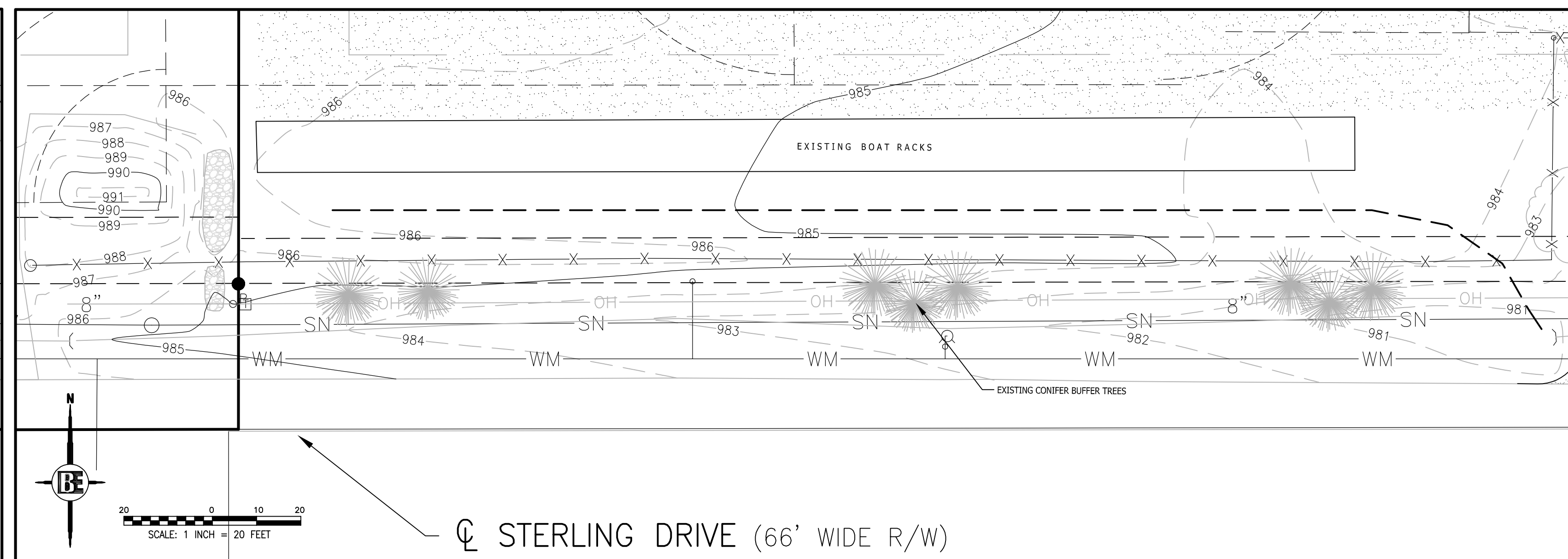
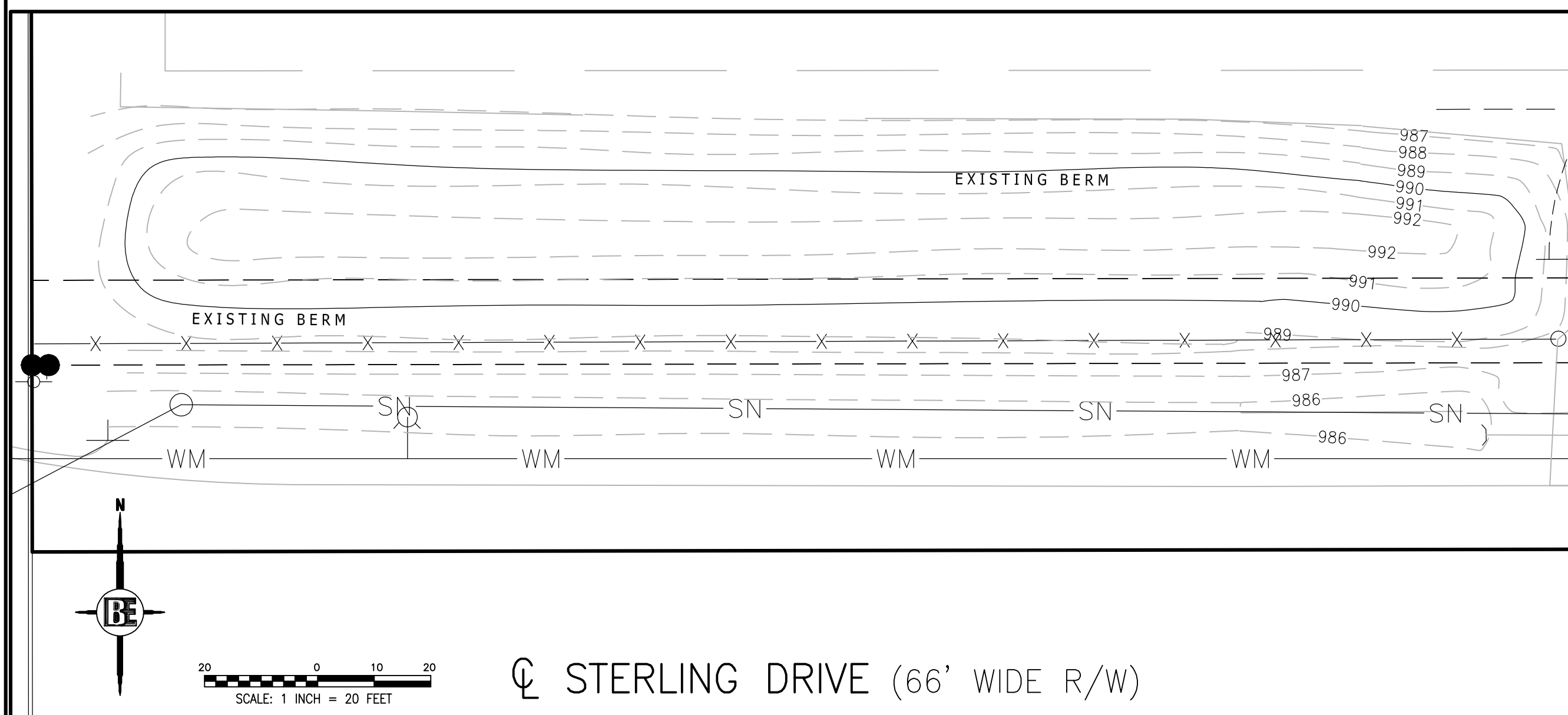
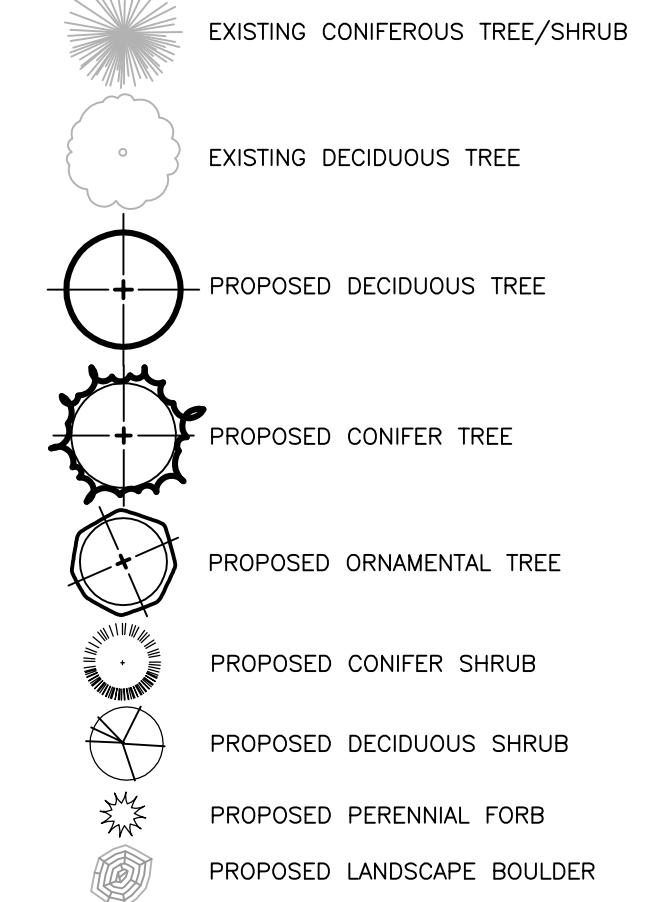


SHRUB PLANTING DETAIL
(NO SCALE)

KEY	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	REMARK
PLANT LIST					
CONIFER SHRUBS					
JCK	15	Juniperus chinensis 'Kallay's Compact'	Kallay's Compact Juniper	30" ht./#5	Cont.
DECIDUOUS SHRUBS					
RAG	19	Rhus aromatica 'Gro-lo'	Gro-lo Fragrant Sumac	24" ht./#5	Cont.
PERENNIALS					
CAK	46	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	gal./#1	Cont.
HHR	36	Hemerocallis 'Happy Returns'	Happy Returns Daylily	gal./#1	Cont.
HRC	11	Hemerocallis 'Rocket City'	Rocket City Daylily	gal./#1	Cont.
PAH	11	Pennisetum Alopecurides 'Hamein'	Hamein Fountain Grass	1 gal./#1	Cont.



LANDSCAPE LEGEND



BEBOSS Engineering
Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
800.246.6735 FAX 517.548.1670

WILSON MARINE
CONTRACTING MANAGEMENT CORPORATION
3471 BREEZE POINT COURT
LINDEN, MI 48451
248-756-3911

PROJECT: _____
PREPARED FOR: _____
DATE: 7/25/16
NO. BY: _____
REVISION PER: _____
DESIGNED BY: _____
DRAWN BY: PLC
CHECKED BY: _____
SCALE: 1" = 20'
JOB NO. 16-181
DATE: 6-1-16
SHEET NO. C9



GENOA CHARTER TOWNSHIP
Application for Site Plan Review 2016

RECEIVED

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

APPLICANT NAME & ADDRESS: Wilson Marine
If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: Ron Wilson

SITE ADDRESS: 5866 Grand River Ave., Howell, MI 48843 PARCEL #(s): 4711-15-200-015 & 4711-10-400-003

APPLICANT PHONE: (517) 546-3774 OWNER PHONE: (517) 546-3774


OWNER EMAIL: ronwilson@wilsonboats.com

LOCATION AND BRIEF DESCRIPTION OF SITE: The site is located on the south side of East Grand River, approximately 0.12 miles east of the Dorr Road Intersection. The property consist of two parcels, having a total area of 7.54 acres. The north parcel is within the general commercial district and the south parcel is within the industrial district. The surrounding adjacent properties are in similar zoning districts.
The subject property has 250 feet of frontage along East Grand River.

BRIEF STATEMENT OF PROPOSED USE: The proposed use for the buildings is for storage.

THE FOLLOWING BUILDINGS ARE PROPOSED: 9,600 sf - Showroom/Warehouse
11,750 sf - Cold Storage

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: 5866 E. Grand River Ave., Howell, MI 48843

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

1.) Brent LaVanway of Boss Engineering at brentl@bosseng.com
Name Business Affiliation E-mail Address

FEE EXCEEDANCE AGREEMENT

As stated on the site plan review fee schedule, all site plans are allocated two (2) consultant reviews and one (1) Planning Commission meeting. If additional reviews or meetings are necessary, the applicant will be required to pay the actual incurred costs for the additional reviews. If applicable, additional review fee payment will be required concurrent with submittal to the Township Board. By signing below, applicant indicates agreement and full understanding of this policy.

SIGNATURE:  DATE: 5-25-16

PRINT NAME: RONALD WILSON PHONE: _____

ADDRESS: 5866 E. Grand River Ave., Howell, MI 48843

The motion carried unanimously.

Moved by Commissioner Mortensen, seconded by Commissioner Grajek, to approve the Site Plan for a parking lot addition for Bob Maxey Ford dated 6/22/16 with the following conditions:

- Acknowledgement by the petitioner that the site is approaching the maximum impervious surface coverage allowed on this site.
- The Planning Commission finds that the buffer zone requirements for the north, west, and south areas are already sufficiently covered with natural and otherwise plantings.
- The Site Plan depicts 141 spaces, which the Planning Commission has determined to be accurate.
- The petitioner will consult with the Township Engineer regarding potential erosion on the south side of the parking lot.
- The requirements of the Brighton Area Fire Authority's letter dated 6/28/16 shall be complied with.
- Township Board approval of the gravel parking lot as depicted on the site plan.

The motion carried unanimously.

OPEN PUBLIC HEARING #5... Review of an impact assessment and site plan for the proposed construction of a new 9,600 sq. ft. showroom and an 11,750 sq. ft. storage building for the existing Wilson Marine located at 5866 Grand River, Howell. The request is petitioned by Wilson Marine.

Mr. Brent LaVanway of Boss Engineering, Mr. Kevin Wetzel, the general contractor, and Mr. Ron Wilson, owner of Wilson Marine, were present.

They are proposing two new buildings on the site. They showed the site plan and colored renderings. Mr. Wetzel stated the materials on the new buildings will match the existing ones.

Mr. Borden noted that there are four separate parcels for this site and they are in two separate districts so part of the proposals are under discretion of the Planning Commission and the other part must be approved by the Township Board.

Mr. Wilson requested to be allowed to plant low-growing plants and shrubs and not trees as they can be a problem when storing boats. Mr. LaVanway stated they are going to be adding a sidewalk along Grand River and are proposing to add shrubs and perennials between the sidewalk and the building. Chairman Brown would like to see landscaping on the outside of the site and not the interior. He agrees with what is being proposed for Grand River, but asked if landscaping can be added at the intersection of Sterling Drive and Dorr Road.

Mr. Markstrom has no outstanding issues.

The call to the public was made at 8:50 pm with no response.

Moved by Commissioner Figurski, seconded by Commissioner Grajek, to recommend to the Township Board approval of the Impact Assessment received 6/27/16 for a 9,600

sq. ft. showroom and an 11,750 sq. ft. storage building for Wilson Marine. **The motion carried unanimously.**

Moved by Commissioner Mortensen, seconded by Commissioner Figurski, to approve the Site Plan for an 11,750 sq. ft. storage building on the south side of the site for Wilson Marine with the following conditions:

- The elevation colors, materials, and renderings are approved and will become the property of the Township.
- The applicant will add additional low-lying shrubbery plantings at Sterling Drive and the driveway to the service entrance with review and approval by Township Staff.

The motion carried unanimously.

Moved by Commissioner Mortensen, seconded by Commissioner Rauch, to recommend to the Township Board approval of the Site Plan for a 9,600 sq. ft. showroom on the south side of the site for Wilson Marine with the following conditions:

- The elevation colors, materials, renderings and building configuration on the site are recommended for approval, even though they are inconsistent with the TSO zoning.
- Additional landscaping of low-lying shrubs will be planted in the northeast part of the site with review and approval by Township Staff prior to submission to the Township Board

This recommendation is made because the site has long been under its present use and there are no immediate plans to change it to the Town Center Overlay District.

The motion carried unanimously.

OPEN PUBLIC HEARING #6... Review of sketch plan for a proposed 1,200 sq. ft. storage building for the existing Brighton Church of Nazarene located at 7669 Brighton Road, Brighton. The request is petitioned by Brighton Nazarene Church.

Planning Commission Disposition of Petition:

A. Disposition of Sketch Plan (6-22-16)

Mr. Brent LaVanway of Boss Engineering and Mr. Al Herndon of Brighton Nazarene Church were present.

Mr. LaVanway stated they are proposing an accessory building on the back/west part of the site to store the church's van. He showed samples of the building materials, which will match the existing parsonage.

Mr. Borden has no outstanding issues.

Mr. Markstrom has no outstanding issues.

Commissioner Grajek would like to ensure that all of the plantings that were required with the applicant's previous approvals have been installed. Ms. VanMarter stated all of the requirements of previous approvals have been complied with; however, she can do a site visit to ensure the landscaping is still in compliance.



July 5, 2016

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Planning Director and Assistant Township Manager
Subject:	Wilson Marine – Site Plan Review #2
Location:	5866 Grand River Avenue – south side of Grand River, west of Dorr Road
Zoning:	GCD General Commercial District, TCOD Town Center Overlay District and IND Industrial District

Dear Commissioners:

At the Township's request, we have reviewed the revised site plan (dated 6/27/16) proposing two new buildings for the existing Wilson Marine development located at 5866 Grand River Avenue. We have reviewed the proposal in accordance with the applicable provisions of the Genoa Township Zoning Ordinance and provide the following comments for your consideration.

A. Summary

1. Given the unique nature of this project, additional discussion is warranted as to the review/approval procedure for the full site plan.
2. The proposed elevations, including colors and materials, are subject to review and approval by the Township. We request the applicant present a material and color sample board at the upcoming meeting.
3. Neither of the proposed buildings meets the applicable architectural/material requirements of the Ordinance. Planning Commission has discretion over materials for the IND, while the Township Board may modify the requirements for the TCOD building.
4. While it appears there is sufficient parking, the Planning Commission may wish to request parking calculations/details to ensure full compliance.
5. The applicant may wish to combine parcels or the Township may wish to consider requiring a cross-access easement over the multiple parcels that comprise the development.
6. The applicant has indicated that they would like to discuss alternative landscaping proposals with the Planning Commission.

B. Proposal

The applicant requests site plan review and approval for two new buildings: a 9,600 square foot showroom on the northerly parcel; and an 11,750 square foot storage building on the parcel to the southeast.

The developed site is comprised of four parcels – the northerly parcel fronts Grand River and is within the GCD and TCOD, while the remaining parcels are zoned IND.

Boat sales are listed as special land uses in the GCD/TCOD, while indoor commercial storage (including boat storage) is permitted by right in the IND.

With respect to the former, the Township has determined that a new special land use approval is not required in accordance with Section 19.06 given the nature/size of the existing development in relation to the size of the proposed building.



Aerial view of site and surroundings (looking north)

Since a portion of the project lies within the TCOD, the Planning Commission is to make a recommendation to the Township Board, who then has final approval authority over both the site plan and Impact Assessment.

Given the somewhat unique situation of one building in the TCOD and another that is not, the Township could divvy up review authorities whereby the Board is responsible only for that portion within the TCOD. This procedural aspect may warrant additional discussion.

C. Site Plan Review

1. Dimensional Requirements. The proposed buildings have been reviewed for conformance with the applicable dimensional standards, as outlined in the tables below:

District	Lot Size		Minimum Setbacks (feet)				Height	Lot Coverage
	Lot Area (acres)	Width (feet)	Front Yard	Side Yard	Rear Yard	Parking		
TCOD	N/A	N/A	0 min. 75 max.	0	25	20 front	20' min.	N/A
Proposal	2.5	250	108 (existing)	65 (E) 104 (W)	64	Existing	19.5' / 1 story	16.5% building 57.6% impervious

The existing showroom room building and front yard parking do not conform to current TCOD standards; however, no changes are proposed that impact these conditions.

District	Lot Size		Minimum Setbacks (feet)				Max. Height	Lot Coverage
	Lot Area (acres)	Width (feet)	Front Yard	Side Yard	Rear Yard	Parking		
IND	1	150	50	25	40	20 front 10 side/rear	30' / 2 stories	40% building 85% impervious
Proposal	5	335	130	106 (E) 125 (W)	390	N/A	28' / 1 story	5.3% building 5.3% impervious

- 2. Building Materials and Design.** The proposed elevations, including colors and materials, are subject to review and approval by the Township.

Both buildings are constructed of metal siding with standing seam metal roofs. There is no indication of colors. Neither building complies with the applicable architectural/material standards – Section 9.05 for the TCOD building and Section 12.01 for the IND building.

The Planning Commission has authority to modify the material standards for the IND building, while the Township Board has the ability to modify the architectural requirements of the TCOD based on the standards in Section 9.05.03.

- 3. Parking.** The revised submittal identifies 3 existing parking lots – 2 for employees and 1 for patrons. In total, the employee lots contain 47 spaces, while the submittal indicates there are 45 employees.

Details are not provided for the patron lot; however, it appears there is sufficient parking. The Planning Commission may wish to request parking calculations/details to ensure compliance.

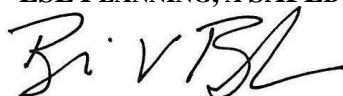
- 4. Pedestrian Circulation.** The project includes a new concrete sidewalk along the site's Grand River frontage.
- 5. Vehicular Circulation.** No changes are proposed to existing circulation pattern, although circulation moves across all 4 parcels. The applicant may wish to combine the parcels, or the Township may wish to consider requiring a cross-access easement.
- 6. Landscaping.** The submittal does not identify any existing or proposed landscaping. This information should be included on the plans. If there are deficiencies in existing plantings, the Township may wish to require improvements.

The applicant has noted that they would like to discuss alternative landscaping proposals with the Planning Commission at the upcoming meeting.

- 7. Waste Receptacle and Enclosure.** The submittal identifies an existing waste receptacle in the southeast corner of the middle parcel. A new concrete base pad and wooded enclosure are proposed as part of this project.
- 8. Exterior Lighting.** The project includes 5 new wall mounted LED light fixtures – 3 on the showroom building and 2 on the storage building. Fixture details, mounting heights and photometric readings all comply with current standards.
- 9. Impact Assessment.** The submittal includes an Impact Assessment (June 1, 2016). In summary, the Assessment notes that the proposed building addition is not anticipated to adversely impact natural features, public services/utilities, surrounding land uses or traffic.

Should you have any questions concerning this matter, please do not hesitate to contact our office. I can be reached by phone at (248) 586-0505, or via e-mail at borden@lsplanning.com.

Respectfully,
LSL PLANNING, A SAFE BUILT LLC COMPANY


Brian V. Borden, AICP
Planning Manager



July 6, 2016

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

**Re: Wilson Marine Showroom and Storage Buildings
Site Plan Review #2**

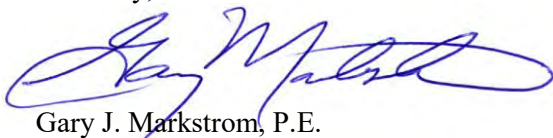
Dear Ms. Van Marter:

We have received the revised site plan documents for the referenced project from Boss Engineering dated June 27, 2016. The applicant is proposing to construct a 9,600 sft showroom and an 11,750 sft storage building on the site located on the south side of Grand River Avenue between Gray and Dorr Roads. The new buildings are going to be placed in areas that are currently developed and paved as part of the existing complex.


Tetra Tech has reviewed the revised documents and found that the petitioner has addressed the previous comments and acknowledged a meeting with the Township to discuss potential changes in site utility usage.

If you have any questions, please call.

Sincerely,



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



Joseph C. Siwek, P.E.
Project Engineer

Copy: Brent LaVanway P.E. Boss Engineering



BRIGHTON AREA FIRE AUTHORITY

615 W. Grand River Ave.
Brighton, MI 48116
o: 810-229-6640 f: 810-229-1619

June 28, 2016

Kelly VanMarter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Wilson Marine Showroom/Storage Building
5866 E. Grand River
Genoa Twp., MI

Dear Kelly:

The Brighton Area Fire Department has reviewed the above mentioned site plan. The plans were received for review on June 27, 2016 and the drawings are dated June 27, 2016. The project is for the proposed construction of a new 11,750 square foot boat storage (S-1) building and a new 9,600 square foot mercantile/storage (M/S-1) showroom to the existing site. The plan review is based on the requirements of the International Fire Code (IFC) 2015 edition.

- ~~1. The nearest hydrants are shown; however the water main locations are not indicated on the submittal. Provide the location of the water mains.~~

~~———— IFC 912.2~~

- ~~2. Based upon the design and construction criteria for the new structures, additional fire hydrants shall be added to the site to meet the required fire flow of between 2,750-3,000gpm for each structure. Based upon this flow rate each structure requires a minimum of three fire hydrants be provided on the site. Spacing shall be on average no more than 425 foot hose lay distance from the other. Hydrant spacing may begin at the nearest hydrant to the site with the first on site hydrant being no more than 225 feet hose lay from this location.~~

~~IFC B 105.1(2)~~

~~IFC C 102.1~~

- ~~A. Provide the location of hydrants, size and location of water mains and gate valves on the utility site plan.~~

(Based upon the results of a meeting with the civil engineer, Mr. Ron Wilson and the contractor the following criteria have been agreed upon to accommodate for the fire flow requirements: Existing hydrant locations, use of on-site pond if needed, Maintenance of secondary accesses and relocation of the storage building to the southern end of the property to be within proper distance of water supply.)

3. The access roads shall be maintained a minimum of 26' wide and provide for inside turning radius of 30' and outside radius of 50'. Access roads to site shall be provided and maintained during construction. Access roads shall be constructed to be capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds. **(Surface detail and apparatus drives and radius are reflected on the drawing)**

IFC D 103.1

IFC D 102.1

IFC D 103.3



4. Sterling Drive access gate shall be maintained clear and unobstructed as secondary emergency vehicle access at all times. This gate shall be secured with a Knox padlock in conjunction with site lock. **(Acknowledged and revised on drawing)**
5. The location of a new Knox Box shall be indicated on future submittals. The Knox box will be located adjacent to the main entrance of the showroom structure. It can be acquired at www.knoxbox.com **(Revised on drawing)**
6. Provide names, addresses, phone numbers, emails of owner or owner's agent, contractor, architect, on-site project supervisor. **(Provided on drawing)**

IFC 506.1

Additional comments will be given during the building plan review process (specific to the building plans and occupancy). The applicant is reminded that the fire authority must review the fire protection systems submittals (sprinkler & alarm) prior to permit issuance by the Building Department and that the authority will also review the building plans for life safety requirements in conjunction with the Building Department.

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 "R. Boisvert".

Capt. Rick Boisvert, CFPS
Fire Inspector

GENOA TOWNSHIP

JUL 25 2016

RECEIVED

**IMPACT ASSESSMENT
FOR
SITE PLAN PETITION
"WILSON MARINE"
GENOA TOWNSHIP, LIVINGSTON COUNTY
MICHIGAN**

Prepared for:

**CONTRACTING MANAGEMENT CORP.
3471 BREEZE POINTE COURT
LINDEN, MI 48451
(248) 756-3911**

Prepared by:

**BOSS ENGINEERING COMPANY
3121 E. GRAND RIVER
HOWELL, MI 48843
(517) 546-4836**

JUNE 1, 2016

16-181 EIA

INTRODUCTION

The purpose of this Impact Assessment (IA) report is to show the effect that this proposed development may have on various factors in the general vicinity of the project. The format used for presentation of this report conforms to the *Submittal Requirements for Impact Assessment* guidelines in accordance with Section 18.07 of the published Zoning Ordinance for Genoa Township, Livingston County, Michigan.

DISCUSSION ITEMS

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

Prepared For:
CONTRACTING MANAGEMENT CORP.
3471 Breeze Point Court
Linden, MI 48451
(248) 756-3911

Prepared By:
BOSS ENGINEERING COMPANY
Civil Engineers, Land Surveyors, Landscape Architects and Planners
3121 E. Grand River
Howell, MI 48843
(517) 546-4836

Boss Engineering has been successfully providing engineering, surveying, planning and landscape architecture services on land development projects since 1969. Since its beginning, Boss Engineering has strived to provide unparalleled professional services with integrity and respect to every client. Today, Boss provides a complete lineup of consulting services for each project, ranging from conceptual design through final construction. The company currently employs a variety of professions including civil engineers, surveyors, landscape architects and sanitarians.

B. Map(s) and written description / analysis of the project site including all existing structures, manmade facilities, and natural features. The analysis shall also include information for areas within 10 feet of the property. An aerial photograph or drawing may be used to delineate these areas.

The site is located at 5866 East Grand River on the south side of East Grand River Avenue, approximately 430 feet west of the East Grand River Ave and Dorr Road intersection within the general commercial district (GC). To the east and west of the site is GC development, including Wonderland Marine, Spirit Auto Repair and Financial Plus Credit Union. Across Grand River to the north (Lake Chemung) is single-family residential. Bordering to the south is the Industrial District (I). The existing site includes a showroom building, a maintenance and repair facility, 2 warehouse storage buildings, an engineered retention basin, open storage racks and several smaller accessory buildings. One proposed building (Additional Showroom Building) will be in the General Commercial District and one will be in the Industrial District (Warehouse Building).

C. Impact on natural features: A written description of the environmental characteristics of the site prior to development and following development, i.e., topography, soils, wildlife, woodlands, mature trees (eight-inch caliper or greater), wetlands, drainage, lakes, streams, creeks or ponds. Documentation by a qualified wetland specialist shall be required wherever the Township determines that there is a potential regulated wetland. Reduced copies of the Existing Conditions Map(s) or aerial photographs may accompany written material.

The total site area is approximately 26.45 acres and is entirely developed. The entire site is either concrete paved, asphalt paved, surfaced by asphalt millings, or occupied by buildings. Approximately half of the site is served by an engineered retention pond (78,200 cu ft) with embankments consisting of asphalt millings. Portions at the north and south ends of the site drain off-site. The 2 proposed buildings

will drain to the existing retention pond with no change to the drainage areas or configuration. Existing soils consist of Miami-loam of varying percent slopes (generally 2-6%). There is no significant vegetation on site therefore no impact on any existing natural features.

D. Impact on storm water management: Description of measures to control soil erosion and sedimentation during grading and construction operations and until a permanent ground cover is established. Recommendations for such measures may be obtained from County Soil Conservation Service.

Surface runoff during periods of construction will be controlled by proper methods set forth by the Livingston County Drain Commissioner, including silt fence and inlet protection devices.

At the time of construction, there may be some temporary dust, noise, vibration and smoke, but these conditions will be of relatively short duration and shall be controlled by applying appropriate procedures to minimize the effects, such as watering if necessary for dust control.

The site plan documents show the proposed locations of all site improvements along with detailed soil erosion control information in compliance with the Livingston County Drain Commissioner's office regulations.

E. Impact on surrounding land use: Description of the types of proposed uses and other man made facilities, including any project phasing, and an indication of how the proposed use conforms or conflicts with existing and potential development patterns. A description shall be provided of any increases of light, noise or air pollution which could negatively impact adjacent properties.

The proposed development of 2 buildings (9,600 sq. ft and 11,750 sq ft) will be on an already completely developed site and internal to the existing complex of existing buildings and storage facilities. Therefore, they will have minimal impact, if any, on surrounding properties. The increase of light, noise, and air pollution will be negligible.

F. Impact on public facilities and services: Description of number of expected residents, employees, visitors, or patrons, and the anticipated impact on public schools, police protection and fire protection.

Letters from the appropriate agencies may be provided, as appropriate.

There will be no impact on public facilities due to the proposed development as well as on public schools, police protection, and fire protection. An increase of approximately 2 employees is anticipated.

G. Impact on public utilities: Description of the method to be used to service the development with water and sanitary sewer facilities, the method to be used to control drainage on the site and from the site, including runoff control during periods of construction. For sites service with sanitary sewer, calculations for pre- and post development flows shall be provided in equivalents to a single family home. Where septic systems are proposed, documentation or permits from the Livingston County Health Department shall be provided.

No impact will be made on public utilities due to the proposed development as no new services are needed.

H. Storage or handling of any hazardous materials: Description of any hazardous substances expected to be used, stored or disposed of on the site. The information shall describe the type of materials, location within the site and method of containment. Documentation of compliance with federal and state requirements, and a Pollution Incident Prevention Plan (PIPP) shall be submitted, as appropriate.

There will be no hazardous materials stored or handled within the proposed buildings. They are intended for additional showroom space and storage only respectively.

I. Impact on traffic and pedestrians: A description of the traffic volumes to be generated based on national reference documents, such as the most recent edition of the Institute of Transportation Engineers Trip Generation Manual, other published studies or actual counts of similar uses in Michigan.

There will be no impact on traffic or pedestrians. The additional buildings are intended only as additional enclosed storage and display of existing inventory.

J. A detailed traffic impact study shall be submitted for any site over ten (10) acres in size which would be expected to generate 100 directional vehicle trips (i.e. 100 inbound or 100 outbound trips) during the peak hour of traffic of the generator or on the adjacent streets.

The buildings are for additional storage and display only and will not generate 100 additional directional vehicle trips. Therefore, no detailed traffic impact study is necessary.

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

None at this time.

L. A list of all sources shall be provided.

Genoa Township's Submittal Requirements for Impact Assessment

Genoa Township Zoning Ordinances

Soil Survey of Livingston County, Michigan, U.S.D.A. Soil Conservation Service

National Wetland Inventory Plan, United States Department of the Interior, Fish and Wildlife Service

Trip Generation manual, 6th edition, Institute of Transportation Engineers

APPENDIX

(SEE PLANS FOR ADDITIONAL REFERENCE INFORMATION)

PROPERTY DESCRIPTION:

DESCRIPTION OF PARCEL # 4711-10-400-003 (SHOWROOM BUILDING):

Description of W.M. Acquisition Parcel, as Recorded in Warranty Deed, dated November 4, 1996, and recorded in Liber 1910, Page 439, Livingston County Records:

A part of the Southeast 1/4 of Section 10, Town 2 North, Range 5 East, Michigan, described as follows: Beginning at a point on the Southerly Right of Way line of Grand River Road, North 2 degrees 08 minutes East, 800.00 feet and North 66 degrees 34 minutes West, 579.00 feet from the Southeast corner of said Section 10; running thence N 66 degrees 34 minutes West 100.00 feet along the Southerly Right-of-Way line of Grand River Road; thence South 23 degrees 26 minutes West, 435.60 feet; thence South 66 degrees 34 minutes East, 100.00 feet; thence North 23 degrees 26 minutes East 435.60 feet to the Point of Beginning.

Description of Wilson Marine Corporation Parcel, as recorded in Warranty Deed, dated September 7, 1988, and recorded in Liber 1303, Page 795, Livingston County Records:

A part of the Southeast 1/4 of Section 10, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan, described as follows: Beginning at a point on the Southerly right-of-way line of Grand River Road, North 02 degrees 08 minutes East 800.00 feet and North 66 degrees 34 minutes West 429.00 feet from the Southeast corner of said Section 10; running thence North 66 degrees 34 minutes West 150.00 feet along the Southerly right-of-way line of Grand River Road; thence South 23 degrees 26 minutes West 435.60 feet; thence South 66 degrees 34 minutes East 150.00 feet; thence North 23 degrees 26 minutes East 435.60 feet to the point of beginning.

DESCRIPTION OF PARCEL #4711-15-200-015 (WAREHOUSE BUILDING):

PARCEL DESCRIPTION PER WARRANTY DEED, AS RECORDED IN LIBER 5075, PAGE 489, LIVINGSTON COUNTY RECORDS:

Part of the Northeast 1/4 of the Northeast 1/4 of Section 15, Town 2 North, Range 5 East, Michigan, described: Beginning at a point on the North line of said Section 15, distant South 89 degrees 54 minutes 29 seconds West 994.50 feet from the Northeast corner of said Section 15; thence South 89 degrees 54 minutes 29 seconds West along the North line of said Section 15, 331.50 feet thence due South 660.00 feet; thence North 89 degrees 54 minutes 29 seconds East 331.50 feet; thence due North 660.00 feet to the point of beginning, subject to the rights of others over the Southerly 33 feet in an access easement driveway and public utilities; along with an easement for access to Dorr Road, described as: Beginning at a point on the East line of said Section 15, distant due South 594.00 feet from the Northeast corner of said Section 15; thence due South along said East line of Section 15, which is also the centerline of Dorr Road right-of-way, 132.00 feet; thence South 89 degrees 54 minutes 29 seconds West 50.00 feet; thence North 45 degrees 05 minutes 31 seconds West 46.67 feet; thence South 89 degrees 54 minutes 29 seconds West 1243.00 feet; thence due North 66.00 feet; thence South 89 degrees 54 minutes 29 seconds East 1243.00 feet; thence North 44 degrees 54 minutes 29 seconds East 46.67 feet; thence North 89 degrees 54 minutes 29 seconds East 50.00 feet to the point of beginning, EXCEPT all mineral and oil and gas rights reserved by grantor, as set forth in Deed Liber 1592, Page 815.

PARCEL ASSESSED AS:
The West 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 15, Town 2 North, Range 5 East.

PARCEL DESCRIPTION AS SURVEYED:
Part of the Northeast 1/4 of Section 15, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: Commencing at the Northeast Corner of Section 15; thence along the true North line of Section 15, S 89°54'29" W, 994.17 feet (previously recorded as 994.50 feet); thence S 00°01'46" W (recorded as due South), 3.90 feet, to the POINT OF BEGINNING OF THE PARCEL to be described; said point also being the following course from the Northeast Corner of Section 15: along the North line of Section 15 as previously surveyed and monumented, S 89°41'00" W, 994.19 feet; thence S 00°01'46" W, 655.68 feet (recorded as due South, 660.00 feet); thence S 89°54'29" W, 334.44 feet (recorded as 331.50 feet); thence along the West line of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 15, as previously surveyed and monumented, N 00°06'01" W, 654.36 feet (recorded as due North 660.00 feet); thence along the North line of Section 15, as previously surveyed and monumented, N 89°41'00" E, 335.92 feet, to the POINT OF BEGINNING, containing 5.04 acres, more or less, and subject to the rights of the public over the existing Sterling Drive. Also subject to any other easements or restrictions of record.

Bearings were established from Warranty Deed, as recorded in Liber 5075, Page 489, Livingston County Records.

CONSTRUCTION NOTES

- 1. THE CONTRACTOR SHALL COMPLY WITH THE FOLLOWING NOTES AND ANY WORK INVOLVED SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT:
2. A GRADING PERMIT FOR SOIL EROSION-SEDIMENTATION CONTROL SHALL BE OBTAINED FROM THE GOVERNING AGENCY PRIOR TO THE START OF CONSTRUCTION.
3. IF DUST PROBLEM OCCURS DURING CONSTRUCTION, CONTROL WILL BE PROVIDED BY AN APPLICATION OF WATER, EITHER BY SPRINKLER OR TANK TRUCK.
4. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL STANDARDS AND SPECIFICATIONS.
5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED CITY, COUNTY, AND STATE OF MICHIGAN PERMITS.
6. EXISTING PAVED SURFACES, WALKWAYS, SIGNS, LIGHTING AND OTHER STRUCTURES SHALL BE MAINTAINED IN A SAFE, ATTRACTIVE CONDITION AS ORIGINALLY DESIGNED AND CONSTRUCTED UNLESS OTHERWISE NOTED.
7. ALL BARRIER-FREE FEATURES SHALL BE CONSTRUCTED TO MEET ALL LOCAL, STATE AND A.D.A. REQUIREMENTS.
8. ANY DISCREPANCY IN THIS PLAN AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE DESIGN ENGINEER PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
9. THE CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHTS-OF-WAY, PUBLIC OR PRIVATE, PRIOR TO THE START OF CONSTRUCTION.
10. THE CONTRACTOR SHALL COORDINATE WITH ALL OWNERS TO DETERMINE THE LOCATION OF EXISTING LANDSCAPING, IRRIGATION LINES & PRIVATE UTILITY LINES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING LANDSCAPING, IRRIGATION LINES, AND PRIVATE UTILITY LINES.
11. THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT.
12. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKERS AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
13. THE CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT THE END OF EACH WORK DAY.
14. THE CONTRACTOR SHALL CALL MISS DIG A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
15. ALL EXCAVATION UNDER OR WITHIN 3 FEET OF PUBLIC PAVEMENT, EXISTING OR PROPOSED SHALL BE BACKFILLED AND COMPACTED WITH SAND (MDOT CLASS II).
16. ALL PAVEMENT REPLACEMENT AND OTHER WORKS COVERED BY THESE PLANS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY, INCLUDING THE LATEST MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
17. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES.
18. NO ADDITIONAL COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR ANY DELAY OR INCONVENIENCE DUE TO THE MATERIAL SHORTAGES OR RESPONSIBLE DELAYS DUE TO THE OPERATIONS OF SUCH OTHER PARTIES DOING WORK INDICATED OR SHOWN ON THE PLANS OR IN THE SPECIFICATION OR FOR ANY REASONABLE DELAYS IN CONSTRUCTION DUE TO THE ENCOUNTERING OR EXISTING UTILITIES THAT MAY OR MAY NOT BE SHOWN ON THE PLANS.
19. DURING THE CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL NOT PERFORM WORK BY PRIVATE AGREEMENT WITH PROPERTY OWNERS ADJACENT TO THE PROJECT.
20. IF WORK EXTENDS BEYOND NOVEMBER 15, NO COMPENSATION WILL BE DUE TO THE CONTRACTOR FOR ANY WINTER PROTECTION MEASURES THAT MAY BE REQUIRED BY THE ENGINEER.
21. NO TREES ARE TO BE REMOVED UNTIL MARKED IN THE FIELD BY THE ENGINEER.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE PROPERTY BEYOND THE CONSTRUCTION LIMITS INCLUDING BUT NOT LIMITED TO EXISTING FENCE, LAWN, TREES AND SHRUBBERY.
23. ALL AREAS DISTURBED BY THE CONTRACTOR BEYOND THE NORMAL CONSTRUCTION LIMITS OF THE PROJECT SHALL BE SOUDED OR SEEDED AS SPECIFIED OR DIRECTED BY THE ENGINEER.
24. ALL ROOTS, STUMPS AND OTHER OBJECTIONABLE MATERIALS SHALL BE REMOVED AND THE HOLE BACKFILLED WITH SUITABLE MATERIAL. WHERE GRADE CORRECTION IS REQUIRED, THE SUBGRADE SHALL BE CUT TO CONFORM TO THE CROSS-SECTION AS SHOWN IN THE PLANS.
25. TRAFFIC SHALL BE MAINTAINED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL SIGNS AND TRAFFIC CONTROL DEVICES. FLAG PERSONS SHALL BE PROVIDED BY THE CONTRACTOR IF DETERMINED NECESSARY BY THE ENGINEER. ALL SIGNS SHALL CONFORM TO THE MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. NO WORK SHALL BE COMPLETED UNLESS THE APPROPRIATE TRAFFIC CONTROL DEVICES ARE IN PLACE.
26. ALL DEMOLISHED MATERIALS AND SOIL SPOILS SHALL BE REMOVED FROM THE SITE AT NO ADDITIONAL COST, AND DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REGULATIONS.
27. AFTER REMOVAL OF TOPSOIL, THE SUBGRADE SHALL BE COMPACTED TO 95% OF ITS UNIT WEIGHT.
28. ALL GRADING IN THE PLANS SHALL BE COMPLETED AS PART OF THIS CONTRACT. ALL DELETERIOUS MATERIAL SHALL BE REMOVED FROM THE SUBGRADE PRIOR TO COMPACTING.
29. NO SEEDING SHALL BE COMPLETED AFTER OCTOBER 15 WITHOUT APPROVAL OF THE ENGINEER.
30. ANY EXISTING APPURTENANCES SUCH AS MANHOLES, GATE VALVES, ETC. SHALL BE ADJUSTED TO THE PROPOSED GRADE AND SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
31. SOIL EROSION MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL VEGETATION HAS BEEN RE-ESTABLISHED.
32. ALL PERMANENT SIGNS AND PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE MICHIGAN MUTCD MANUAL AND SHALL BE INCIDENTAL TO THE CONTRACT.

INDEMNIFICATION STATEMENT

THE CONTRACTOR SHALL HOLD HARMLESS THE DESIGN PROFESSIONAL, MUNICIPALITY, COUNTY, STATE AND ALL OF ITS SUB CONSULTANTS, PUBLIC AND PRIVATE UTILITY COMPANIES, AND LANDOWNERS FOR DAMAGES TO INDIVIDUALS AND PROPERTY, REAL OR OTHERWISE, DUE TO THE OPERATIONS OF THE CONTRACTOR AND/OR THEIR SUBCONTRACTORS.

CONSTRUCTION PLAN SUBMITTAL FOR WILSON MARINE 5866 EAST GRAND RIVER HOWELL, MICHIGAN 48843 GENOA TOWNSHIP, LIVINGSTON COUNTY



LOCATION MAP NO SCALE

OWNER: WILSON MARINE CONTACT: RON WILSON 5866 EAST GRAND RIVER HOWELL, MI 48843 PHONE: 517-546-3774 EMAIL: RONWILSON@WILSONBOATS.COM

ARCHITECT: MATTHEW PRINCE ARCHITECT CONTACT: MATT PRINCE 2639 KATHLEEN DRIVE BRIGHTON, MI 48114 PHONE: 305-393-0565 EMAIL: MPRINCE200@GMAIL.COM

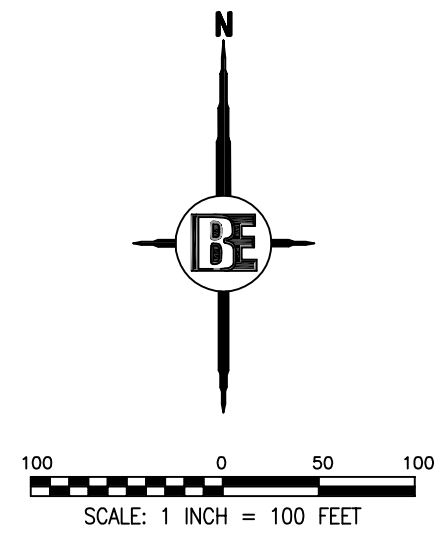
PREPARED FOR: CONTRACTING MANAGEMENT CORP. CONTACT: KEVIN WETZEL 3471 BREEZE POINTE DRIVE LINDEN, MI 48451 PHONE: 248-756-3911 EMAIL: KEVIN@CMCMICHIGAN.COM

PREPARED BY: BEBOSS Engineering Engineers Surveyors Planners Landscape Architects 3121 E. GRAND RIVER AVE. HOWELL, MI. 48843 800.246.6735 FAX 517.548.1670

SHEET INDEX table with columns SHEET NO. and DESCRIPTION. Lists items C1 through C11 and A-01 through B-02 including Civil Drawings, Architectural Drawings, and various site and construction plans.

Table with columns for tracking sheet status and dates, including a large 'C1' label.

OVERALL SITE PLAN



LEGEND

- 900 — EXISTING CONTOUR
- 922.00 — EXISTING SPOT ELEVATION
- ⊕ — LIGHT POLE
- (— STORM INVERT
- — STEEL ROD/PIPE FOUND
- ⊙ — SECTION CORNER
- X- — FENCE
- CONC. — CONCRETE
- ℄ — CENTERLINE
- L — LIBER
- P. — PAGE
- L.C.R. — LIVINGSTON COUNTY RECORDS
- (R&M) — RECORD AND MEASURED
- P.O.B. — POINT OF BEGINNING



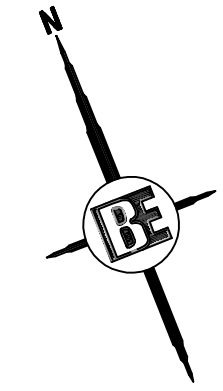
- EXISTING HYDRANT
- EXISTING LANDSCAPING (NO CHANGES)
- NEW SIDEWALK
- EXISTING HYDRANT
- EXISTING DRAINAGE - FRONT PARKING ONLY
- EXISTING ASPHALT PAVING (FRONT PARKING AREA)
- EXISTING SHOWROOM #2
- SHOWROOM BLDG PARCEL - EXISTING ZONING (DASHED) - GENERAL COMMERCIAL (GCD)
- EMPLOYEE PARKING (8 SPACES - 2 NEW)
- PROPOSED SHOWROOM BUILDING (9,600 GROSS SQ. FT.)
- EXISTING / PROPOSED STORMWATER DRAINAGE FLOW - PARTIAL OVERLAND FLOW, PARTIAL CULVERT PIPE TO EXISTING POND - NOTE ALL STORMWATER FLOW FROM SHOWROOM BUILDING TO DRAIN TO BASIN
- EXISTING GRAVEL / ASPHALT MILLINGS
- EXISTING HYDRANT
- EXISTING RETENTION BASIN
- EX. ASPHALT PAVING - PARKING LOT & SERVICE AREA
- EXISTING ZONING (REMAINDER) - INDUSTRIAL (I)
- EXISTING SERVICE AND REPAIR FACILITY
- EXISTING OUTSIDE STORAGE
- EXISTING GRAVEL / ASPHALT MILLINGS
- EXISTING DUMPSTER LOCATION - ENCLOSE. SEE ENCLOSURE DETAIL SHEET C10
- EMPLOYEE PARKING (39 SPACES)
- WAREHOUSE BLDG PARCEL (DASHED)
- EXISTING COLD STORAGE BUILDINGS
- PROPOSED STORAGE BUILDING (11,750 GROSS SQ FT)
- EXISTING GRAVEL / ASPHALT MILLINGS
- EXISTING/PROPOSED STORMWATER DRAINAGE FLOW FROM WAREHOUSE BUILDING - OVERLAND FLOW TO INFILTRATION SWALE (UNDER BOAT RACK) WITH OVERFLOW INTO EXISTING SWALE ALONG STERLING DRIVE THAT DRAINS INTO EXISTING AREA BASIN
- EXISTING FIRE HYDRANTS
- STERLING DRIVE

THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION SHOWN ON THESE DRAWINGS AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. NO WARRANTY IS MADE BY THE ENGINEER AS TO THE ACCURACY OF THE INFORMATION SHOWN ON THESE DRAWINGS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION OF THE PROJECT OR FOR THE LOCATION OR DEPTH OF ANY UTILITIES SHOWN ON THESE DRAWINGS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ANY UTILITIES SHOWN ON THESE DRAWINGS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION OF THE PROJECT OR FOR THE LOCATION OR DEPTH OF ANY UTILITIES SHOWN ON THESE DRAWINGS.

BEBOSS
Engineering
 Engineers Surveyors Planners Landscape Architects
 3121 E. GRAND RIVER AVE.
 HOWELL, MI. 48843
 800.246.6735 FAX 517.548.1670

PROJECT: WILSON MARINE CONTRACTING MANAGEMENT CORPORATION			
PREPARED FOR:	3471 BREEZE POINT COURT LINDEN, MI 48451 248-756-3911		
TITLE:	OVERALL SITE PLAN		
NO	BY	REVISION PER	DATE
2	PLC	GENRAL TOWNSHIP REVIEW	7/25/16
1	PLC	GENRAL TOWNSHIP REVIEW	6/27/16
DESIGNED BY: PLC			
DRAWN BY: PLC			
CHECKED BY:			
SCALE 1"=100'-0"			
JOB NO. 16-181			
DATE 6-1-16			
SHEET NO. C2			

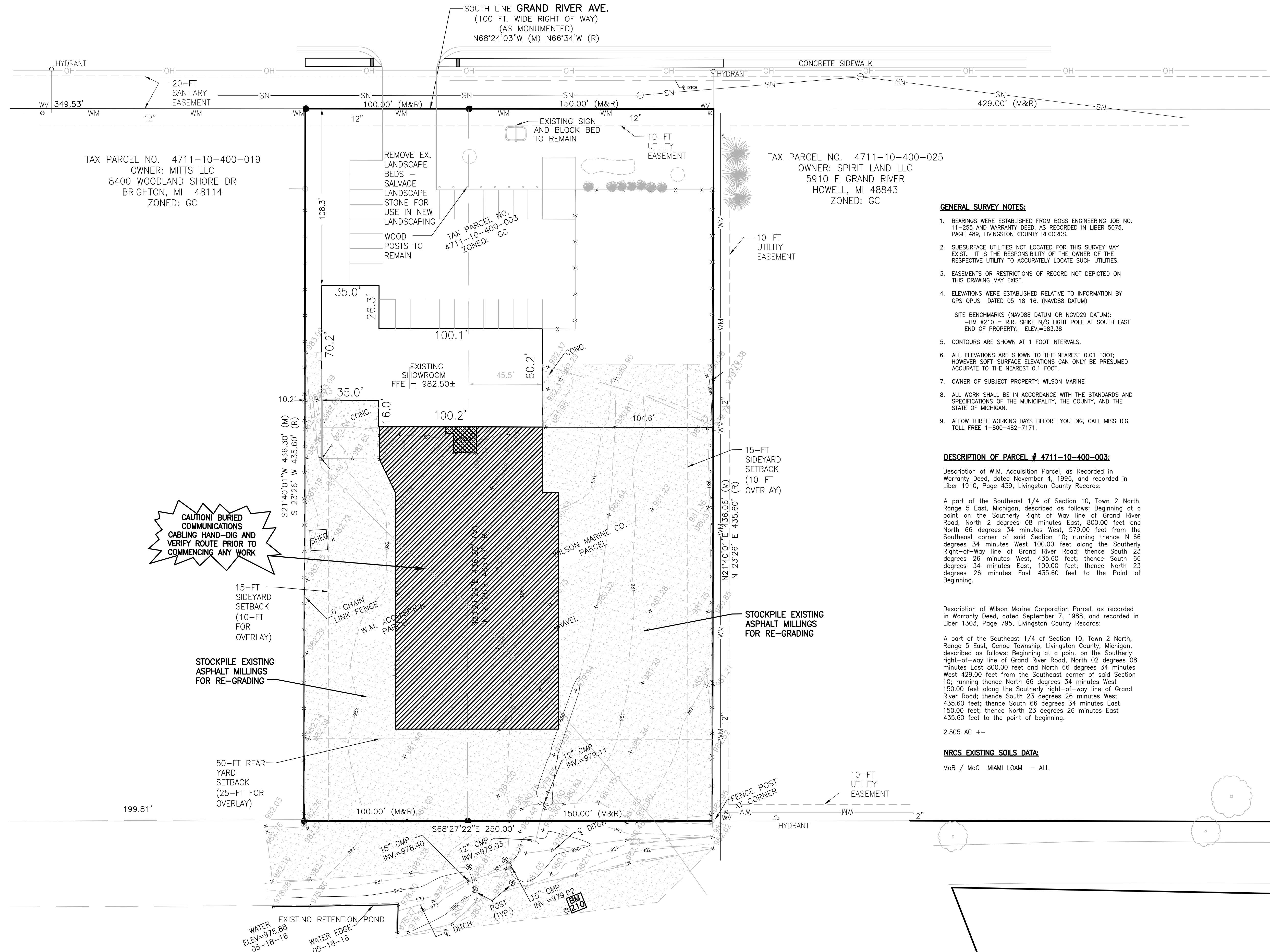
EXISTING CONDITIONS & SITE DEMOLITION PLAN - SHOWROOM BUILDING



SCALE: 1" = 30 FEET

LEGEND

- 900 - EXISTING CONTOUR
- 922.00 - EXISTING SPOT ELEVATION
- P - POWER POLE
- W - GUY WIRE
- TP - TRANSFORMER PAD
- ER - ELECTRICAL RISER
- EM - U.G. ELECTRIC MARKER
- LP - LIGHT POLE
- OL - ORNAMENTAL LIGHT
- W - WELL
- MH - MANHOLE
- SB - STORM CATCH BASIN (BEEHIVE)
- SS - STORM CATCH BASIN (SQUARE)
- SI - STORM INVERT
- TR - TELEPHONE RISER
- UTM - U.G. TELEPHONE MARKER
- GR - GAS RISER
- UGM - U.G. GAS MARKER
- CTM - CABLE TV RISER
- UCM - U.G. CABLE TV MARKER
- MB - MAILBOX
- S - SIGN
- DT - DECIDUOUS TREE
- CT - CONIFEROUS TREE
- SB - SOIL BORING
- SR - STEEL ROD OR PIPE FOUND
- MON - MONUMENT
- SC - SECTION CORNER
- SS - STORM SEWER
- GM - GAS MAIN
- E - ELECTRIC
- T - TELEPHONE
- OH - OVERHEAD WIRES
- X - FENCE
- BM - BENCHMARK
- NB - NEWSPAPER BOX
- CONC. - CONCRETE
- SAN MH - SANITARY MANHOLE
- ST MH - STORM MANHOLE
- CL - CENTERLINE
- L - LIBER
- P - PAGE
- L.C.R. - LIVINGSTON COUNTY RECORDS
- (R&M) - RECORD AND MEASURED
- P.O.B. - POINT OF BEGINNING
- ASPH - ASPHALT PAVEMENT/MILLINGS REMOVAL
- CONC - CONCRETE PAVEMENT REMOVAL



TAX PARCEL NO. 4711-10-400-019
OWNER: MITTS LLC
8400 WOODLAND SHORE DR
BRIGHTON, MI 48114
ZONED: GC

TAX PARCEL NO. 4711-10-400-025
OWNER: SPIRIT LAND LLC
5910 E GRAND RIVER
HOWELL, MI 48843
ZONED: GC

CAUTION! BURIED COMMUNICATIONS CABLING HAND-DIG AND VERIFY ROUTE PRIOR TO COMMENCING ANY WORK

GENERAL SURVEY NOTES:

1. BEARINGS WERE ESTABLISHED FROM BOSS ENGINEERING JOB NO. 11-255 AND WARRANTY DEED, AS RECORDED IN LIBER 5075, PAGE 489, LIVINGSTON COUNTY RECORDS.
2. SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
3. EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
4. ELEVATIONS WERE ESTABLISHED RELATIVE TO INFORMATION BY GPS OPUS DATED 05-18-16. (NAVD88 DATUM)
5. CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
6. ALL ELEVATIONS ARE SHOWN TO THE NEAREST 0.01 FOOT; HOWEVER SOFT-SURFACE ELEVATIONS CAN ONLY BE PRESUMED ACCURATE TO THE NEAREST 0.1 FOOT.
7. OWNER OF SUBJECT PROPERTY: WILSON MARINE
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY, THE COUNTY, AND THE STATE OF MICHIGAN.
9. ALLOW THREE WORKING DAYS BEFORE YOU DIG, CALL MISS DIG TOLL FREE 1-800-482-7171.

DESCRIPTION OF PARCEL # 4711-10-400-003:

Description of W.M. Acquisition Parcel, as Recorded in Warranty Deed, dated November 4, 1996, and recorded in Liber 1910, Page 439, Livingston County Records:

A part of the Southeast 1/4 of Section 10, Town 2 North, Range 5 East, Michigan, described as follows: Beginning at a point on the Southerly Right of Way line of Grand River Road, North 2 degrees 08 minutes East, 800.00 feet and North 66 degrees 34 minutes West, 579.00 feet from the Southeast corner of said Section 10; running thence N 66 degrees 34 minutes West 100.00 feet along the Southerly Right-of-Way line of Grand River Road; thence South 23 degrees 26 minutes West, 435.60 feet; thence South 66 degrees 34 minutes East, 100.00 feet; thence North 23 degrees 26 minutes East 435.60 feet to the Point of Beginning.

Description of Wilson Marine Corporation Parcel, as recorded in Warranty Deed, dated September 7, 1988, and recorded in Liber 1303, Page 795, Livingston County Records:

A part of the Southeast 1/4 of Section 10, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan, described as follows: Beginning at a point on the Southerly right-of-way line of Grand River Road, North 02 degrees 08 minutes East 800.00 feet and North 66 degrees 34 minutes West 429.00 feet from the Southeast corner of said Section 10; running thence North 66 degrees 34 minutes West 150.00 feet along the Southerly right-of-way line of Grand River Road; thence South 66 degrees 34 minutes East 435.60 feet; thence South 23 degrees 26 minutes East 150.00 feet; thence North 23 degrees 26 minutes East 435.60 feet to the point of beginning.

2.505 AC +-

NRCS EXISTING SOILS DATA:

MoB / MoC MIAMI LOAM - ALL

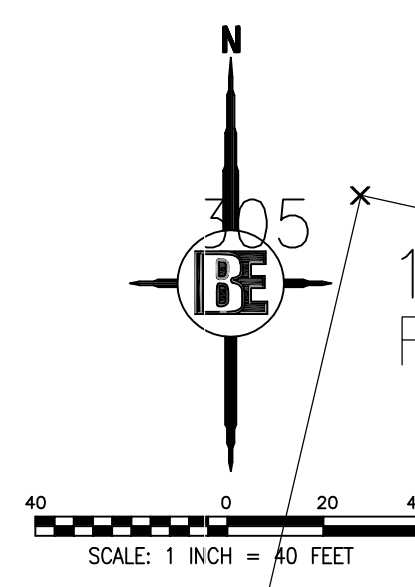
BOSS SURVEY #86445
(L. 1266 P. 803, L.C.R.)
CARLOCK SURVEY F.B. 143-75

THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DEPTH, AND CHARACTER OF ALL UTILITIES SHOWN ON THESE DRAWINGS AND ONLY APPROXIMATE. NO GUARANTEE IS MADE BY THE ENGINEER AS TO THE ACCURACY OF THE LOCATION AND DEPTH OF UTILITIES SHOWN ON THESE DRAWINGS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN ON THESE DRAWINGS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES SHOWN ON THESE DRAWINGS.

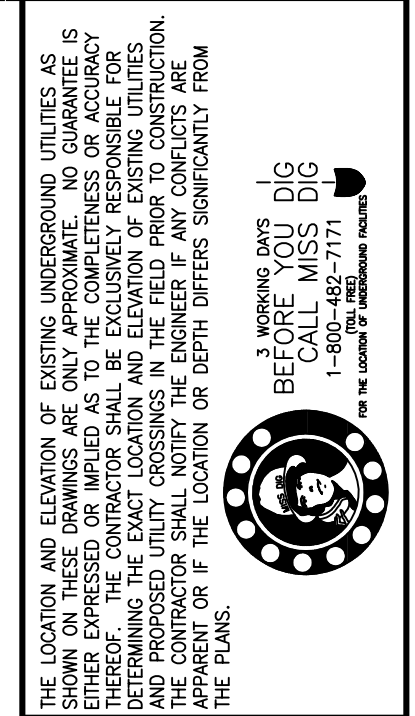
BEBOSS
Engineering
Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI 48843
800.246.6735 FAX 517.548.1670

PROJECT:	WILSON MARINE		
PREPARED FOR:	CONTRACTING MANAGEMENT CORPORATION		
FOR:	3471 BREEZE POINT COURT LINDEN, MI 48451 248-756-3911		
TITLE:	EX. COND. & DEMOLITION PLAN - SHOWROOM BLDG		
NO.	BY	REVISION PER	DATE
1	PC	GENOA TOWNSHIP REVIEW	7/25/16
2	PC	GENOA TOWNSHIP REVIEW	6/27/16
DESIGNED BY:			
DRAWN BY: KRJ			
CHECKED BY:			
SCALE 1" = 30'			
JOB NO. 16-181			
DATE 6-1-16			
SHEET NO. C3			

EXISTING CONDITIONS & SITE DEMOLITION PLAN - WAREHOUSE BUILDING



- BEARINGS WERE ESTABLISHED FROM BOSS ENGINEERING JOB NO. 11-255 AND WARRANTY DEED, AS RECORDED IN LIBER 5075, PAGE 489, LIVINGSTON COUNTY RECORDS.
- SUBSURFACE UTILITIES NOT LOCATED FOR THIS SURVEY MAY EXIST. IT IS THE RESPONSIBILITY OF THE OWNER OF THE RESPECTIVE UTILITY TO ACCURATELY LOCATE SUCH UTILITIES.
- EASEMENTS OR RESTRICTIONS OF RECORD NOT DEPICTED ON THIS DRAWING MAY EXIST.
- ELEVATIONS WERE ESTABLISHED RELATIVE TO INFORMATION BY GPS OPUS DATED 05-18-16. (NAVD88 DATUM DATUM)
- SITE BENCHMARKS (NAVD88 DATUM):
-BM #210 = RR SPIKE N/S LIGHT POLE AT S/E END OF SHOWROOM PARCEL. ELEV.=983.38
- CONTOURS ARE SHOWN AT 1 FOOT INTERVALS.
- ALL ELEVATIONS ARE SHOWN TO THE NEAREST 0.01 FOOT; HOWEVER SOFT-SURFACE ELEVATIONS CAN ONLY BE PRESUMED ACCURATE TO THE NEAREST 0.1 FOOT.
- OWNER OF SUBJECT PROPERTY: WILSON MARINE
- ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY, THE COUNTY, AND THE STATE OF MICHIGAN.
- ALLOW THREE WORKING DAYS BEFORE YOU DIG, CALL MISS DIG TOLL FREE 1-800-482-7171.



- LEGEND**
- EXISTING CONTOUR
 - EXISTING SPOT ELEVATION
 - POWER POLE
 - GUY WIRE
 - TRANSFORMER PAD
 - ELECTRICAL RISER
 - U.G. ELECTRIC MARKER
 - LIGHT POLE
 - ORNAMENTAL LIGHT
 - WELL
 - MANHOLE
 - STORM CATCH BASIN (BEEHIVE)
 - STORM CATCH BASIN (SQUARE)
 - STORM INVERT
 - TELEPHONE RISER
 - U.G. TELEPHONE MARKER
 - GAS RISER
 - U.G. GAS MARKER
 - CABLE TV RISER
 - U.G. CABLE TV MARKER
 - MAILBOX
 - SIGN
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - SOIL BORING
 - STEEL ROD OR PIPE FOUND
 - MONUMENT
 - SECTION CORNER
 - STORM SEWER
 - GAS MAIN
 - ELECTRIC
 - TELEPHONE
 - OVERHEAD WIRES
 - FENCE
 - BENCHMARK
 - NEWSPAPER BOX
 - CONC.
 - SAN MH
 - ST MH
 - CENTERLINE
 - LIBER
 - PAGE
 - L.C.R. LIVINGSTON COUNTY RECORDS
 - (R&M) RECORD AND MEASURED
 - P.O.B. POINT OF BEGINNING
 - ASPHALT PAVEMENT MILLINGS REMOVAL
 - CONCRETE PAVEMENT REMOVAL

BOSS SURVEY #88373
(8-9-88)
(L. 1315, P. 922, L.C.R.)
TAX PARCEL NO. 4711-15-200-012
OWNER: MITTS LLC
8400 WOODLAND SHORE DR
BRIGHTON, MI 48114
ZONED: IND

BOSS SURVEY #98184
(04-10-98)
(L. 2481, P. 669, L.C.R.)
TAX PARCEL NO. 4711-15-200-028
OWNER: KORICH, INC
5665 STERLING DR.
HOWELL, MI 48843
ZONED: IND

PARCEL #4711-15-200-015
5.04 AC.±
WARRANTY DEED
(L. 5075, P. 489, L.C.R.)
ZONED: IND

DESCRIPTION OF PARCEL #4711-15-200-015:
PARCEL DESCRIPTION PER WARRANTY DEED, AS RECORDED IN LIBER 5075, PAGE 489, LIVINGSTON COUNTY RECORDS: Part of the Northeast 1/4 of the Northeast 1/4 of Section 15, Town 2 North, Range 5 East, Michigan, described: Beginning at a point on the North line of said Section 15, distant South 89 degrees 54 minutes 29 seconds West 994.50 feet from the Northeast corner of said Section 15; thence South 89 degrees 54 minutes 29 seconds West along the North line of said Section 15, 331.50 feet thence due South 660.00 feet; thence North 89 degrees 54 minutes 29 seconds East 331.50 feet; thence due North 660.00 feet to the point of beginning, subject to the rights of others over the Southern 33 feet in an access easement driveway and public utilities; along with an easement for access to Dorr Road, described as: Beginning at a point on the East line of said Section 15, distant due South 534.00 feet from the Northeast corner of said Section 15; thence due South along said East line of Section 15; which is also the centerline of Dorr Road right-of-way, 132.00 feet; thence South 89 degrees 54 minutes 29 seconds West 1243.00 feet; thence North 44 degrees 54 minutes 29 seconds East 46.67 feet; thence North 89 degrees 54 minutes 29 seconds East 50.00 feet to the point of beginning, EXCEPT all mineral and oil and gas rights reserved by grantor, as set forth in Deed Liber 1592, Page 815.

PARCEL ASSESSED AS:
The West 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 15, Town 2 North, Range 5 East.

PARCEL DESCRIPTION AS SURVEYED:
Part of the Northeast 1/4 of Section 15, T2N-R5E, Genoa Township, Livingston County, Michigan, more particularly described as follows: Commencing at the Northeast Corner of Section 15; thence along the true North line of Section 15, S 89°54'29" W, 994.17 feet (previously recorded as 994.50 feet); thence S 00°01'46" W (recorded as due South), 3.90 feet, to the POINT OF BEGINNING of the Parcel to be described; said point also being the beginning course from the Northeast Corner of Section 15; along the North line of Section 15 as previously surveyed and monumented, S 89°41'00" W, 994.19 feet; thence S 00°01'46" W, 655.68 feet (recorded as due South, 660.00 feet); thence S 89°54'29" W, 334.44 feet (recorded as 331.50 feet); thence along the West line of the Northwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 15, as previously surveyed and monumented, N 00°06'01" W, 654.36 feet (recorded as due North 660.00 feet); thence along the North line of Section 15, as previously surveyed and monumented, N 89°41'00" E, 335.92 feet, to the POINT OF BEGINNING, containing 5.04 acres, more or less, and subject to the rights of the public over the existing Sterling Drive. Also subject to any other easements or restrictions of record.

Bearings were established from Warranty Deed, as recorded in Liber 5075, Page 489, Livingston County Records.

EXISTING SOILS:
MoB / MoC MIAMI LOAM - ALL

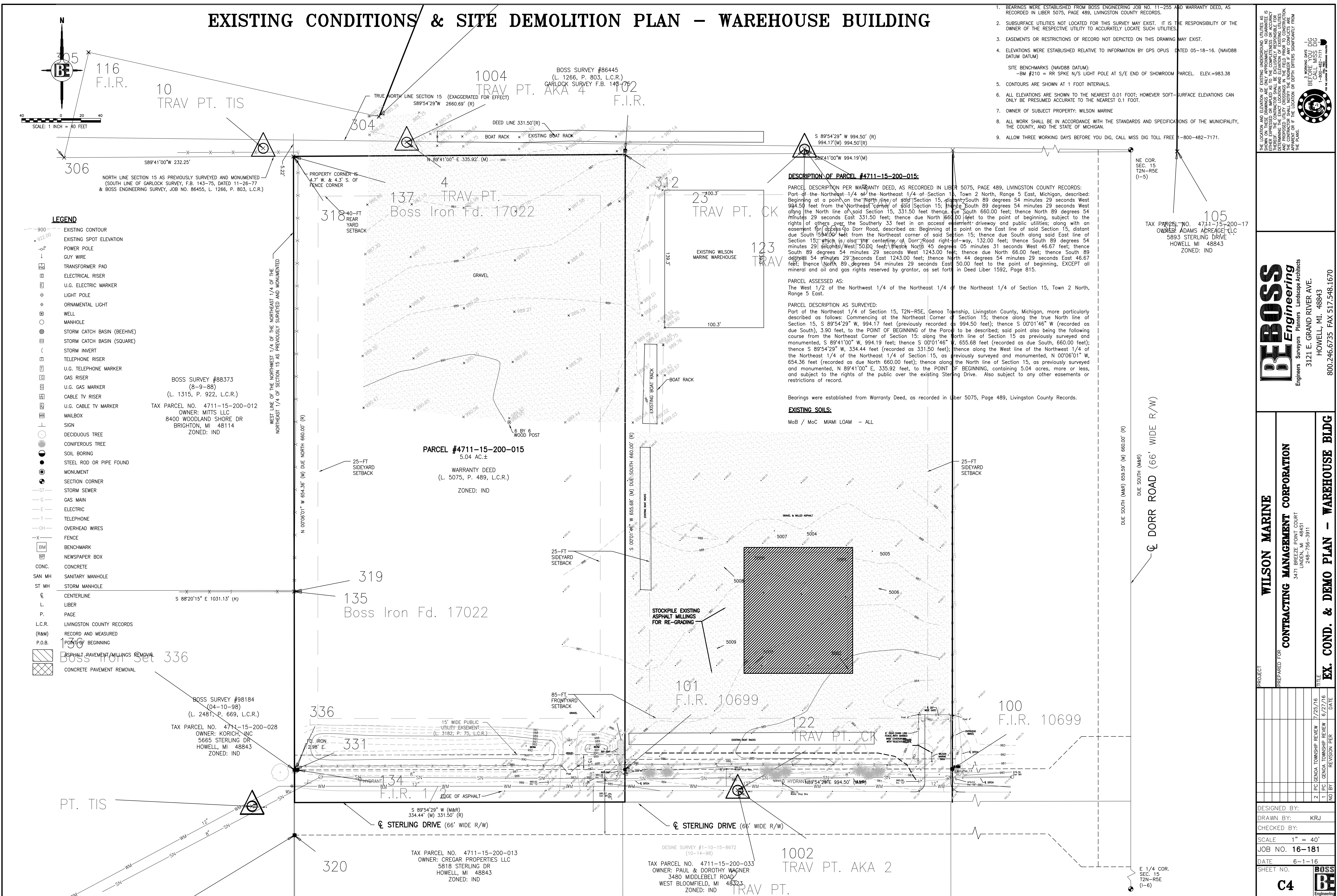
TAX PARCEL NO. 4711-15-200-17
OWNER: ADAMS ACREAGE LLC
5893 STERLING DRIVE
HOWELL MI 48843
ZONED: IND

BEBOSS Engineering
Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI 48843
800.246.6735 FAX 517.548.1670

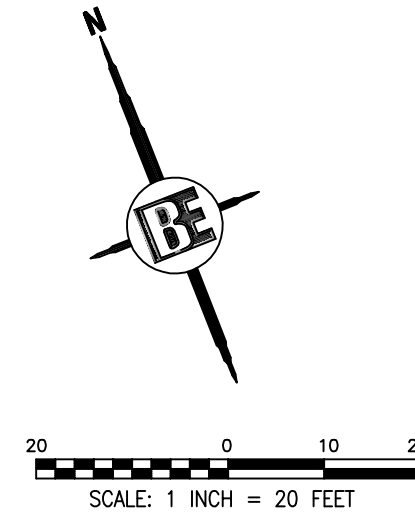
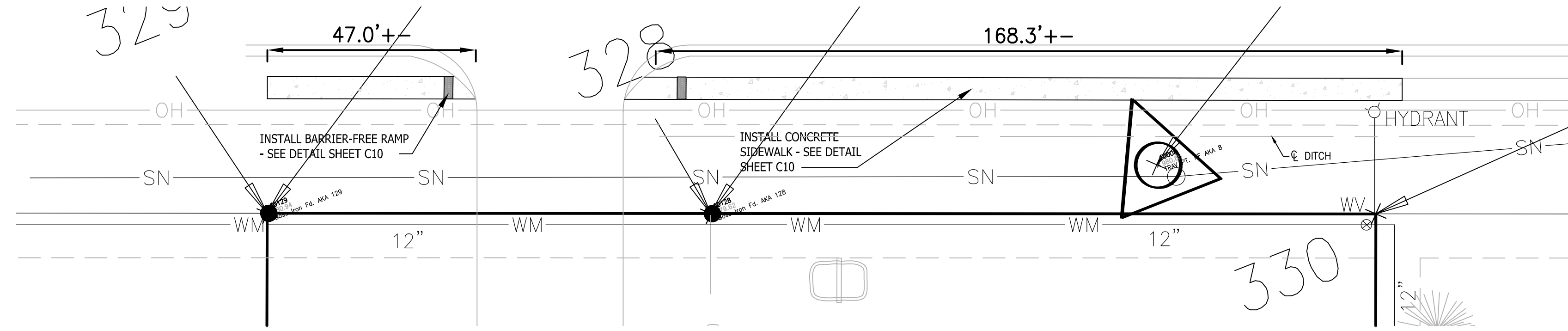
WILSON MARINE
CONTRACTING MANAGEMENT CORPORATION
3471 BREEZE POINT COURT
LINDEN, MI 48451
248-756-3911

NO	BY	REVISION PER	DATE
2	PC	GENOA TOWNSHIP REVIEW	7/25/16
1	PC	GENOA TOWNSHIP REVIEW	6/27/16

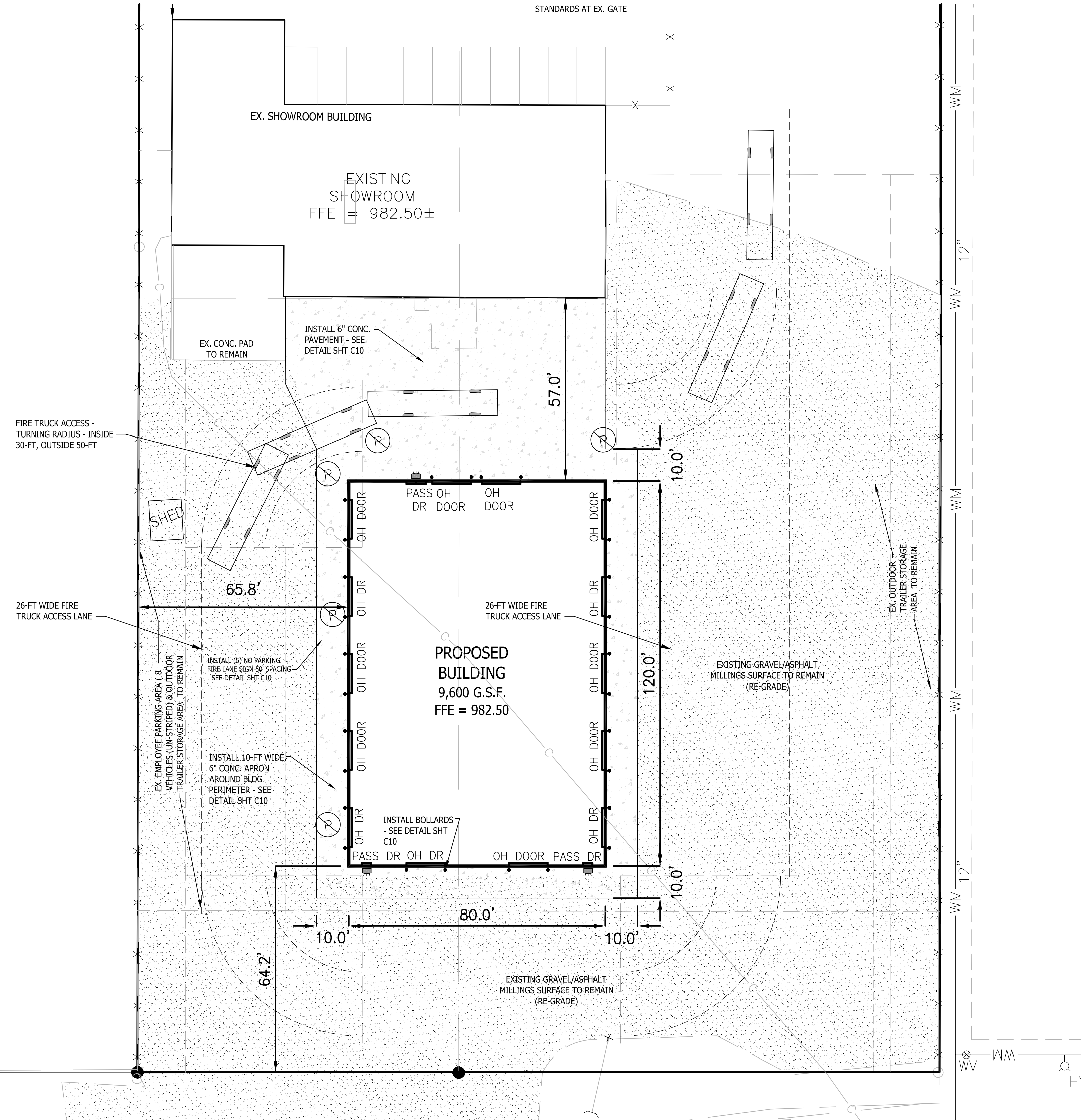
DESIGNED BY:
DRAWN BY: KRJ
CHECKED BY:
SCALE 1" = 40'
JOB NO. 16-181
DATE 6-1-16
SHEET NO. C4



SITE PLAN - SHOWROOM BUILDING



PROPOSED (PR)	EXISTING (EX)	LEGEND
900	900	CONTOUR
T/C	T/C	STORM DRAINAGE FLOW
xxx.xx	+ 922.08	SPOT ELEVATION
FF	FF	FINISHED FLOOR ELEVATION
FG	FG	FINISHED GRADE ELEVATION
T/A	T/A	TOP OF ASPHALT
T/C	T/C	TOP OF CURB / CONCRETE
T/W	T/W	TOP OF WALK
F/L	F/L	FLOW LINE
T/P	T/P	TOP OF PIPE
B/P	B/P	BOTTOM OF PIPE
RIM	RIM	RIM ELEVATION
INV	INV	INVERT ELEVATION
MH	MH	MANHOLE STRUCTURE
IN	IN	INLET STRUCTURE
CB	CB	CATCHBASIN STRUCTURE
RY	RY	REARYARD STRUCTURE
ES	ES	END-SECTION
GV	GV	GATEVALVE STRUCTURE
HY	HY	HYDRANT
UP	UP	UTILITY POLE
SN	SN	SANITARY SEWER
SL	SL	SANITARY LEAD
FM	FM	FORCE MAIN
PS	PS	PRESSURE SEWER
ST	ST	STORM SEWER
WM	WM	WATER MAIN
WL	WL	WATER LEAD
FO	FO	FIBER OPTIC
OH	OH	OVERHEAD WIRE
C	C	CABLE
G	G	GAS
T	T	TELEPHONE
MH	MH	MANHOLE
IN	IN	INLET / CATCHBASIN
FL	FL	FLARED END-SECTION
GV	GV	GATE VALVE
HY	HY	HYDRANT
UP	UP	UTILITY POLE
F	F	FENCE
S	S	SIGN
NFV	NFV	NOT FIELD VERIFIED TO BE REMOVED
CSB	CSB	COMPACTED SAND BACKFILL
SN	SN	SANITARY SEWER LABEL
ST	ST	STORM SEWER LABEL
WM	WM	WATER MAIN LABEL
S	S	SOIL EROSION CONTROL MEASURE (P=PERMANENT, T=TEMPORARY)
S	S	SILT FENCE
L	L	LIMITS OF GRADING/CLEARING
W	W	WETLAND BOUNDARY



SITE DATA: SHOWROOM BUILDING		
PARCEL NUMBER	4711-10-400-003	
SITE AREA	2.50 AC	
ZONING	GENERAL COMMERCIAL DISTRICT	
SETBACKS	REQUIRED	PROVIDED
FRONT	70 FT	252
SIDE	15 FT	E. 104.50 FT W. 65.8 FT
REAR	50 FT	64.2
LOT COVERAGE	REQUIRED	PROVIDED
BUILDING	35%	16.57%
IMPERVIOUS SURFACE	75%	57.60%
ZONING	GENOA TOWN CENTER OVERLAY	
SETBACKS	REQUIRED	PROVIDED
FRONT	0 FT	252
SIDE	10 FT	E. 104.50 FT W. 65.8 FT
REAR	25 FT	64.2

THE DESIGN AND CONSTRUCTION OF THIS PROJECT HAS BEEN REVIEWED BY THE ENGINEER AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCES AND THE SUBDIVISION MAP ACT. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PROJECT AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED OR THE COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR OMISSIONS IN THE DESIGN OR CONSTRUCTION OF THE PROJECT AT THE EARLIEST OPPORTUNITY.

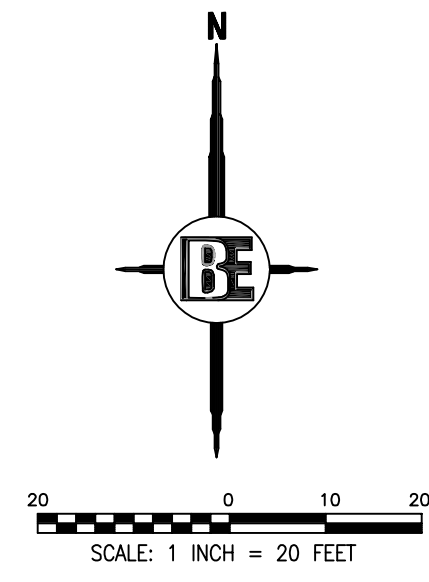
BEBOSS
Engineering
Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
800.246.6735 FAX 517.548.1670

PROJECT: **WILSON MARINE**
PREPARED FOR: **CONTRACTING MANAGEMENT CORPORATION**
3471 BREEZE POINT COURT
LINDEN, MI 48451
248-756-3911
TITLE: **SITE PLAN - SHOWROOM BLDG.**

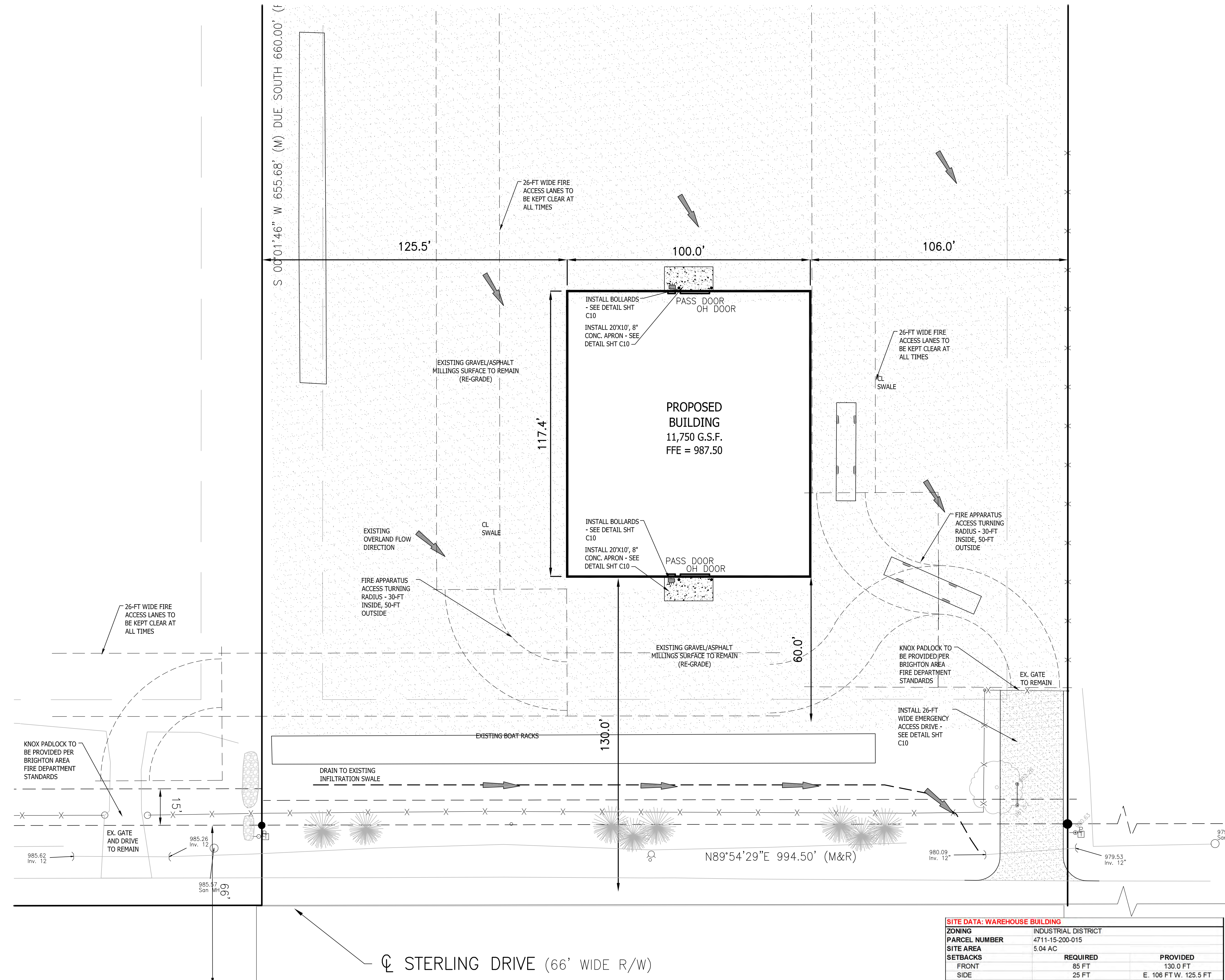
DESIGNED BY:
DRAWN BY: KRJ
CHECKED BY:
SCALE: 1" = 20'
JOB NO. 16-181
DATE: 6-1-16
SHEET NO. **C5**

NO	BY	REVISION	PER	DATE
2	PC	GENOA TOWNSHIP REVIEW		7/25/16
1	PC	GENOA TOWNSHIP REVIEW		6/27/16

SITE PLAN - WAREHOUSE BUILDING



PROPOSED (PR)	EXISTING (EX)	LEGEND
		CONTOUR
		STORM DRAINAGE FLOW
		SPOT ELEVATION
		FINISHED FLOOR ELEVATION
		FINISHED GRADE ELEVATION
		TOP OF ASPHALT
		TOP OF CURB / CONCRETE
		TOP OF WALK
		FLOW LINE
		TOP OF PIPE
		BOTTOM OF PIPE
		RIM ELEVATION
		INVERT ELEVATION
		MANHOLE STRUCTURE
		INLET STRUCTURE
		CATCHBASIN STRUCTURE
		REAR YARD STRUCTURE
		END-SECTION
		GATE VALVE STRUCTURE
		HYDRANT
		UTILITY POLE
		SANITARY SEWER
		SANITARY LEAD
		FORCE MAIN
		PRESSURE SEWER
		STORM SEWER
		WATER MAIN
		WATER LEAD
		FIBER OPTIC
		OVERHEAD WIRE
		CABLE
		ELECTRIC
		GAS
		TELEPHONE
		MANHOLE
		INLET / CATCHBASIN
		FLARED END-SECTION
		GATE VALVE
		HYDRANT
		UTILITY POLE
		FENCE
		SIGN
		NOT FIELD VERIFIED
		TO BE REMOVED
		COMPACTED SAND BACKFILL
		SANITARY SEWER LABEL
		STORM SEWER LABEL
		WATER MAIN LABEL
		SOIL EROSION CONTROL MEASURE (P=PERMANENT, T=TEMPORARY)
		SILT FENCE
		LIMITS OF GRADING/CLEARING
		WETLAND BOUNDARY



SITE DATA: WAREHOUSE BUILDING			
ZONING	INDUSTRIAL DISTRICT		
PARCEL NUMBER	4711-15-200-015		
SITE AREA	5.04 AC		
SETBACKS	REQUIRED	PROVIDED	
FRONT	85 FT	130.0 FT	
SIDE	25 FT	E. 106 FT W. 125.5 FT	
REAR	40 FT	409.1	
LOT COVERAGE	REQUIRED	PROVIDED	
BUILDING	40%	5.35%	
IMPERVIOUS SURFACE	85%	5.35%	

THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS THE SOLE RESPONSIBILITY OF THE ENGINEER. THE ENGINEER HAS NOT CONDUCTED A VISUAL SURVEY OF THE SITE AND HAS NOT BEEN ADVISED OF ANY CHANGES TO THE SITE. THE ENGINEER'S LIABILITY IS LIMITED TO THE COMPLETION OF THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS WITH THE PLAN. THE ENGINEER'S LIABILITY IS LIMITED TO THE COMPLETION OF THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS WITH THE PLAN.

BEBOSS
Engineering

Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
800.246.6735 FAX 517.548.1670

WILSON MARINE
CONTRACTING MANAGEMENT CORPORATION

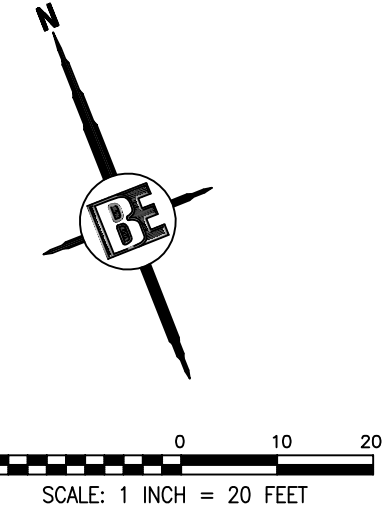
3471 BREEZE POINT COURT
LINDEN, MI 48451
248-756-3911

SITE PLAN - WAREHOUSE BLDG.

NO	BY	REVISION	PER	DATE
2	PC	GENOA TOWNSHIP REVIEW		7/25/16
1	PC	GENOA TOWNSHIP REVIEW		6/27/16

DESIGNED BY: _____
DRAWN BY: KRJ
CHECKED BY: _____
SCALE: 1" = 20'
JOB NO. 16-181
DATE: 6-1-16
SHEET NO. **C6**

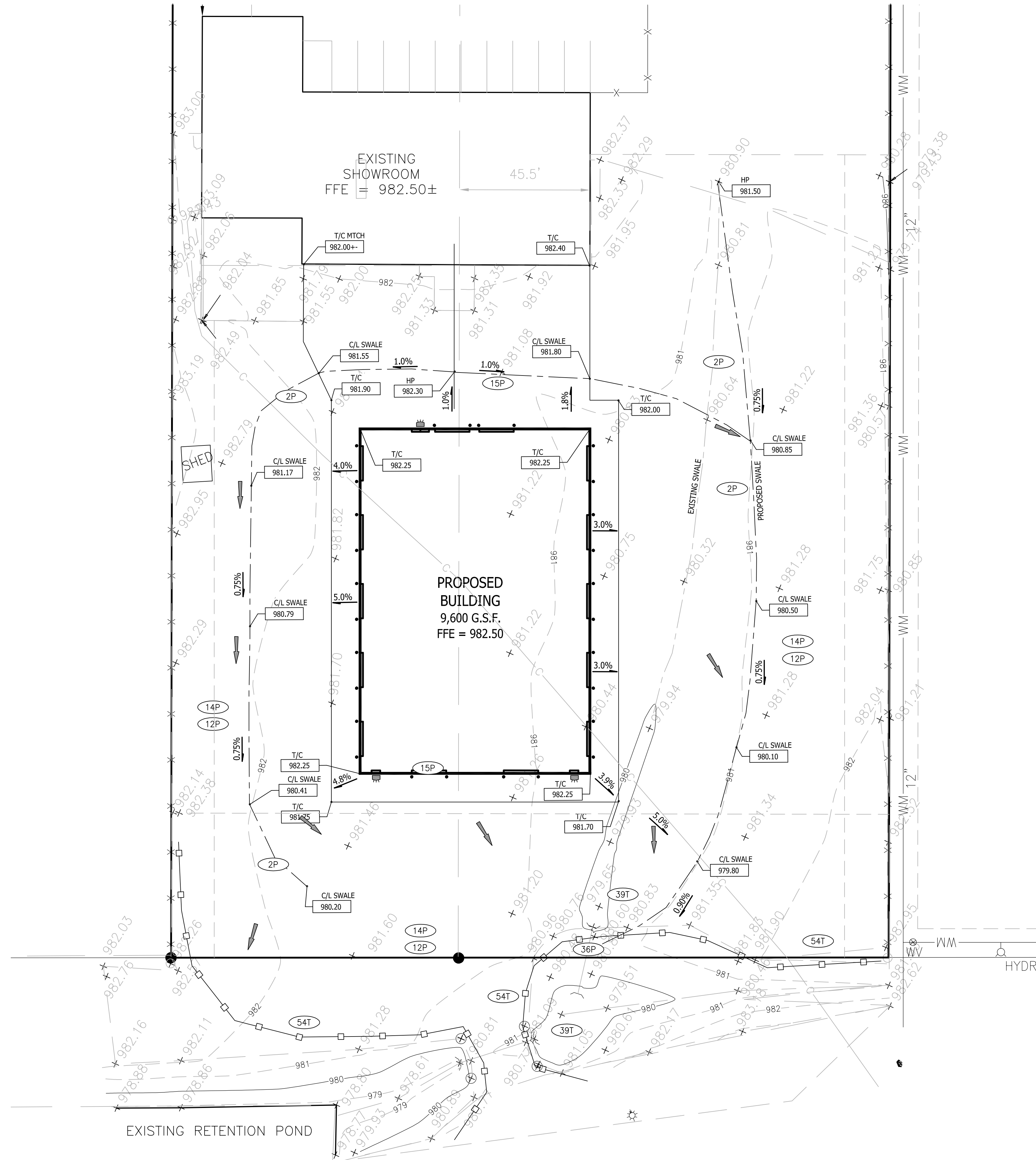
GRADING, DRAINAGE, AND EROSION CONTROL PLAN - SHOWROOM BUILDING



PROPOSED (PR)	EXISTING (EX)	LEGEND
900	900	CONTOUR
T/C	T/C	STORM DRAINAGE FLOW
XXX.XX	+922.08	SPOT ELEVATION
FF	FF	FINISHED FLOOR ELEVATION
FG	FG	FINISHED GRADE ELEVATION
T/A	T/A	TOP OF ASPHALT
T/C	T/C	TOP OF CURB / CONCRETE
T/W	T/W	TOP OF WALK
F/L	F/L	FLOW LINE
T/P	T/P	TOP OF PIPE
B/P	B/P	BOTTOM OF PIPE
RIM	RIM	RIM ELEVATION
INV	INV	INVERT ELEVATION
MH	MH	MANHOLE STRUCTURE
IN	IN	INLET STRUCTURE
CB	CB	CATCHBASIN STRUCTURE
RY	RY	REARWARD STRUCTURE
ES	ES	END-SECTION
GV	GV	GATEVALVE STRUCTURE
HY	HY	HYDRANT
UP	UP	UTILITY POLE
SN	SN	SANITARY SEWER
SL	SL	SANITARY LEAD
FM	FM	FORCE MAIN
PS	PS	PRESSURE SEWER
ST	ST	STORM SEWER
WM	WM	WATER MAIN
WL	WL	WATER LEAD
FO	FO	FIBER OPTIC
OH	OH	OVERHEAD WIRE
C	C	CABLE
E	E	ELECTRIC
G	G	GAS
T	T	TELEPHONE
MH	MH	MANHOLE
IN	IN	INLET / CATCHBASIN
FL	FL	FLARED END-SECTION
GV	GV	GATE VALVE
HY	HY	HYDRANT
UP	UP	UTILITY POLE
F	F	FENCE
NOT FIELD VERIFIED	NOT FIELD VERIFIED	SIGN
TO BE REMOVED	TO BE REMOVED	TO BE REMOVED
COMPACTED SAND BACKFILL	COMPACTED SAND BACKFILL	COMPACTED SAND BACKFILL
SANITARY SEWER LABEL	SANITARY SEWER LABEL	SANITARY SEWER LABEL
STORM SEWER LABEL	STORM SEWER LABEL	STORM SEWER LABEL
WATER MAIN LABEL	WATER MAIN LABEL	WATER MAIN LABEL
SOIL EROSION CONTROL MEASURE (P=PERMANENT, T=TEMPORARY)	SOIL EROSION CONTROL MEASURE (P=PERMANENT, T=TEMPORARY)	SOIL EROSION CONTROL MEASURE (P=PERMANENT, T=TEMPORARY)
SILT FENCE	SILT FENCE	SILT FENCE
LIMITS OF GRADING/CLEARING	LIMITS OF GRADING/CLEARING	LIMITS OF GRADING/CLEARING
WETLAND BOUNDARY	WETLAND BOUNDARY	WETLAND BOUNDARY

2	SELECTIVE GRADING & SHIPPING	WATER CAN BE DIVERTED TO MINIMIZE EROSION. FLATTER SLOPES EASE EROSION PROBLEMS.
12	COMPACTION	HELPS HOLD SOIL IN PLACE, MAKING EXPOSED AREAS LESS VULNERABLE TO EROSION.
14	AGGREGATE COVER	STABILIZES SOIL SURFACE, THIS MINIMIZING EROSION. PERMITS CONSTRUCTION TRAFFIC IN ADVERSE WEATHER. MAY BE USED AS PART OF PERMANENT BASE CONSTRUCTION OF PAVED AREAS.
15	PAVING	PROTECTS AREAS WHICH CANNOT OTHERWISE BE PROTECTED, BUT INCREASES RUNOFF VELOCITY. IRREGULAR SURFACE WILL HELP SLOW VELOCITY.
36	CATCH BASIN, DRAIN INLET	COLLECTS HIGH VELOCITY CONCENTRATED RUNOFF. MAY USE FILTER CLOTH OVER INLET.
39	ROCK FILTER	CAN UTILIZE MATERIAL FOUND ON SITE. EASY TO CONSTRUCT. FILTERS SEDIMENT FROM RUNOFF.
54	SILT FENCE	USES GEOTEXTILE FABRIC AND POST OR POLES. EASY TO CONSTRUCT AND LOCATE AS NECESSARY. (SEE DETAIL THIS SHEET)

P=PERMANENT T=TEMPORARY
 TOTAL DISTURBED AREA = 1.2 AC (52,300 SF)
 SEE DETAIL SHEET C10 FOR ADDITIONAL EROSION CONTROL REQUIREMENTS AND DETAILS



GRADING NOTES:
 1. PROPOSED DRAINAGE TO MATCH EXISTING SLOPE PERCENTAGES (AVERAGE APPROXIMATELY 0.75%) AND INCREASE THEM WHERE POSSIBLE

STORMWATER NARRATIVE:
 1. PROPOSED DRAINAGE (BOTH PROPOSED BUILDINGS) TO MAINTAIN EXISTING OVERLAND FLOW TO EXISTING RETENTION BASIN.
 2. EXISTING RETENTION BASIN IS 78,200 CU FT WITH 3-FT FREEBOARD CURRENTLY SERVING A 13.89 ACRE DRAINAGE AREA AND HAS PERFORMED WITHOUT INCIDENT SINCE ITS DESIGN IN 1987.
 3. ENTIRE DRAINAGE AREA IS BUILDING, PAVEMENT, OR ASPHALT MILLINGS.
 4. INCREASE IN IMPERVIOUS AREA OVER ENTIRE DRAINAGE AREA (TOTAL OF BOTH PROPOSED BLDGS) = 3.5%
 5. INCREASE IN VOLUME REQUIRED (TO C VALUE OF 0.9 FROM C VALUE OF 0.7) (TOTAL OF BOTH PROPOSED BLDGS) = 2,012 CF OR 2.6% FOR RETENTION BASIN OR APPROXIMATELY 1" OF THE EXISTING FREEBOARD VOLUME.

THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS BASED ON THE INFORMATION PROVIDED TO THE ENGINEER. THE ENGINEER HAS CONDUCTED VISUAL SURVEYS AND HAS REVIEWED THE RECORD DRAWINGS AND SURVEY DATA. THE ENGINEER HAS NOT CONDUCTED FIELD SURVEYS TO VERIFY THE EXISTING CONDITIONS. THE ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ENGINEER. THE ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ENGINEER. THE ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ENGINEER.

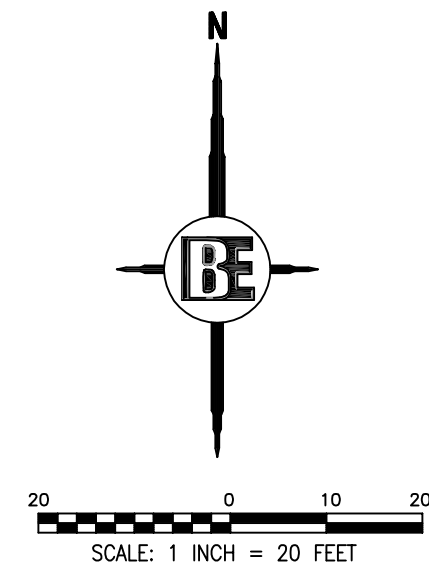
BEBOSS
Engineering
 Engineers Surveyors Planners Landscape Architects
 3121 E. GRAND RIVER AVE.
 HOWELL, MI. 48843
 800.246.6735 FAX 517.548.1670

WILSON MARINE
CONTRACTING MANAGEMENT CORPORATION
 3471 BREEZE POINT COURT
 LINDEN, MI 48451
 248-756-3911

NO	BY	REVISION PER	DATE
2	PC	GENRAL TOWNSHIP REVIEW	7/25/16
1	PC	GENRAL TOWNSHIP REVIEW	6/27/16

DESIGNED BY:
 DRAWN BY: KRJ
 CHECKED BY:
 SCALE 1" = 20'
 JOB NO. 16-181
 DATE 6-1-16
 SHEET NO. C7

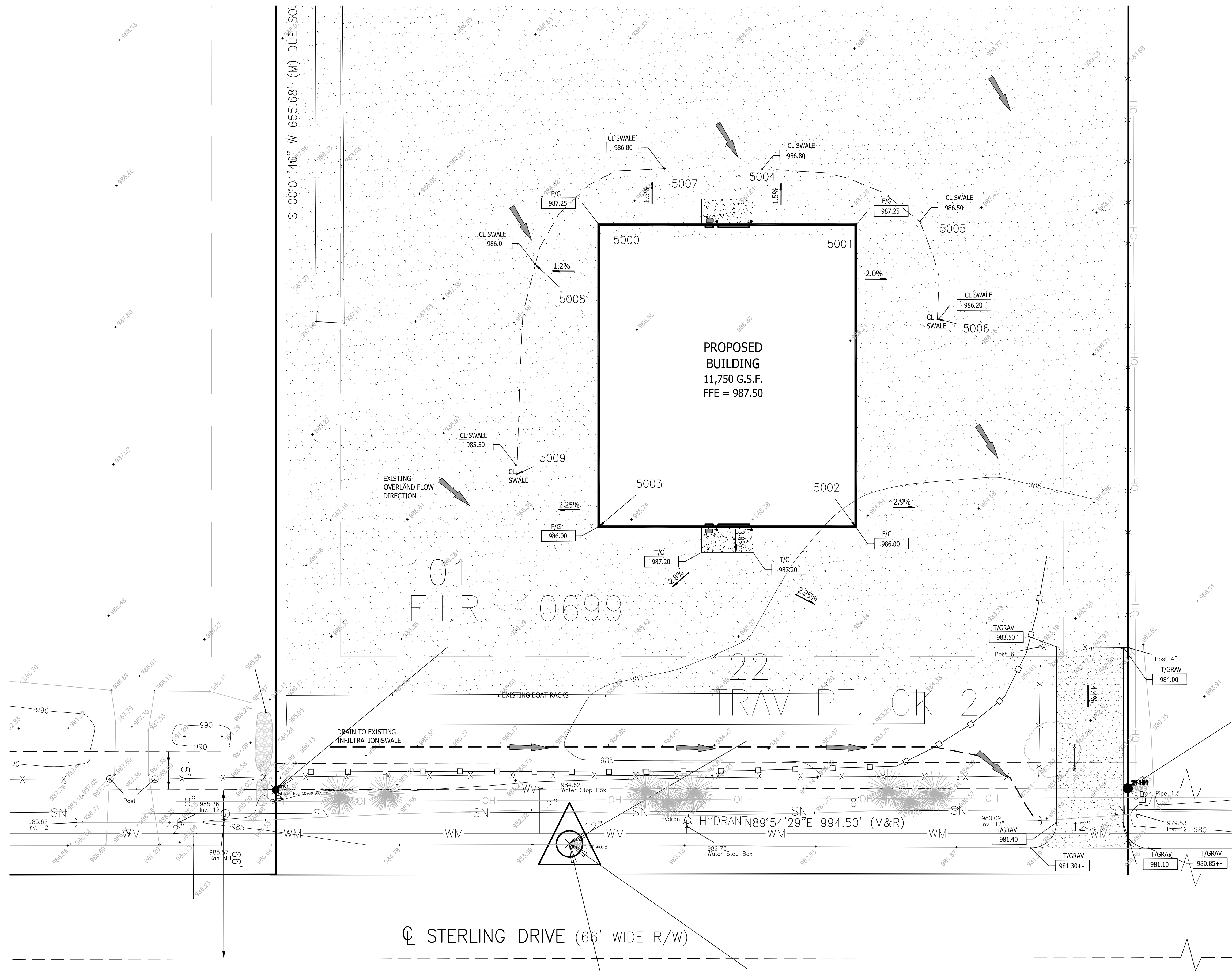
GRADING, DRAINAGE, & EROSION CONTROL PLAN - WAREHOUSE BUILDING



LEGEND	
PROPOSED (PR)	EXISTING (EX)

2		WATER CAN BE DIVERTED TO MINIMIZE EROSION. FLATTER SLOPES EASE EROSION PROBLEMS.
12		HELPS HOLD SOIL IN PLACE, MAKING EXPOSED AREAS LESS VULNERABLE TO EROSION.
14		STABILIZES SOIL SURFACE, THIS MINIMIZING EROSION. PERMITS CONSTRUCTION TRAFFIC IN ADVERSE WEATHER. MAY BE USED AS PART OF PERMANENT BASE CONSTRUCTION OF PAVED AREAS.
15		PROTECTS AREAS WHICH CANNOT OTHERWISE BE PROTECTED, BUT INCREASES RUNOFF VELOCITY. IRREGULAR SURFACE WILL HELP SLOW VELOCITY.
36		COLLECTS HIGH VELOCITY CONCENTRATED RUNOFF. MAY USE FILTER CLOTH OVER INLET.
39		CAN UTILIZE MATERIAL FOUND ON SITE. EASY TO CONSTRUCT. FILTERS SEDIMENT FROM RUNOFF.
54		USES GEOTEXTILE FABRIC AND POST OR POLES. EASY TO CONSTRUCT AND LOCATE AS NECESSARY. (SEE DETAIL SHEET)

P=PERMANENT T=TEMPORARY
 TOTAL DISTURBED AREA = 0.40 AC (16,500 SF)
 SEE DETAIL SHEET C10 FOR ADDITIONAL EROSION CONTROL REQUIREMENTS AND DETAILS



STORMWATER NARRATIVE:

1. PROPOSED DRAINAGE (WAREHOUSE BUILDING) OVERLAND FLOW TO ENHANCED EXISTING INFILTRATION SWALE.
2. INFILTRATION BASIN OVERFLOW IS EXISTING SWALE ALONG NORTH SIDE OF STERLING DRIVE. SWALE EVENTUALLY DRAINS INTO EXISTING BASIN/WETLAND TO THE SOUTHEAST.
3. ENTIRE DRAINAGE AREA IS BUILDING, PAVEMENT, OR ASPHALT MILLINGS.
4. INCREASE IN IMPERVIOUS AREA OVER ENTIRE DRAINAGE AREA (WAREHOUSE BLDG) = 4.9%
5. INCREASE IN VOLUME REQUIRED (TO C VALUE OF 0.9 FROM C VALUE OF 0.7) (WAREHOUSE BLDG) = 1,107 CF
6. VOLUME INCREASED IN EXISTING SWALE BY 1,107 CF OR APPROXIMATELY 3" IN DEPTH OF ENTIRE AREA OF SWALE.

BEFORE YOU DIG CALL MISS DIG 1-800-487-3872

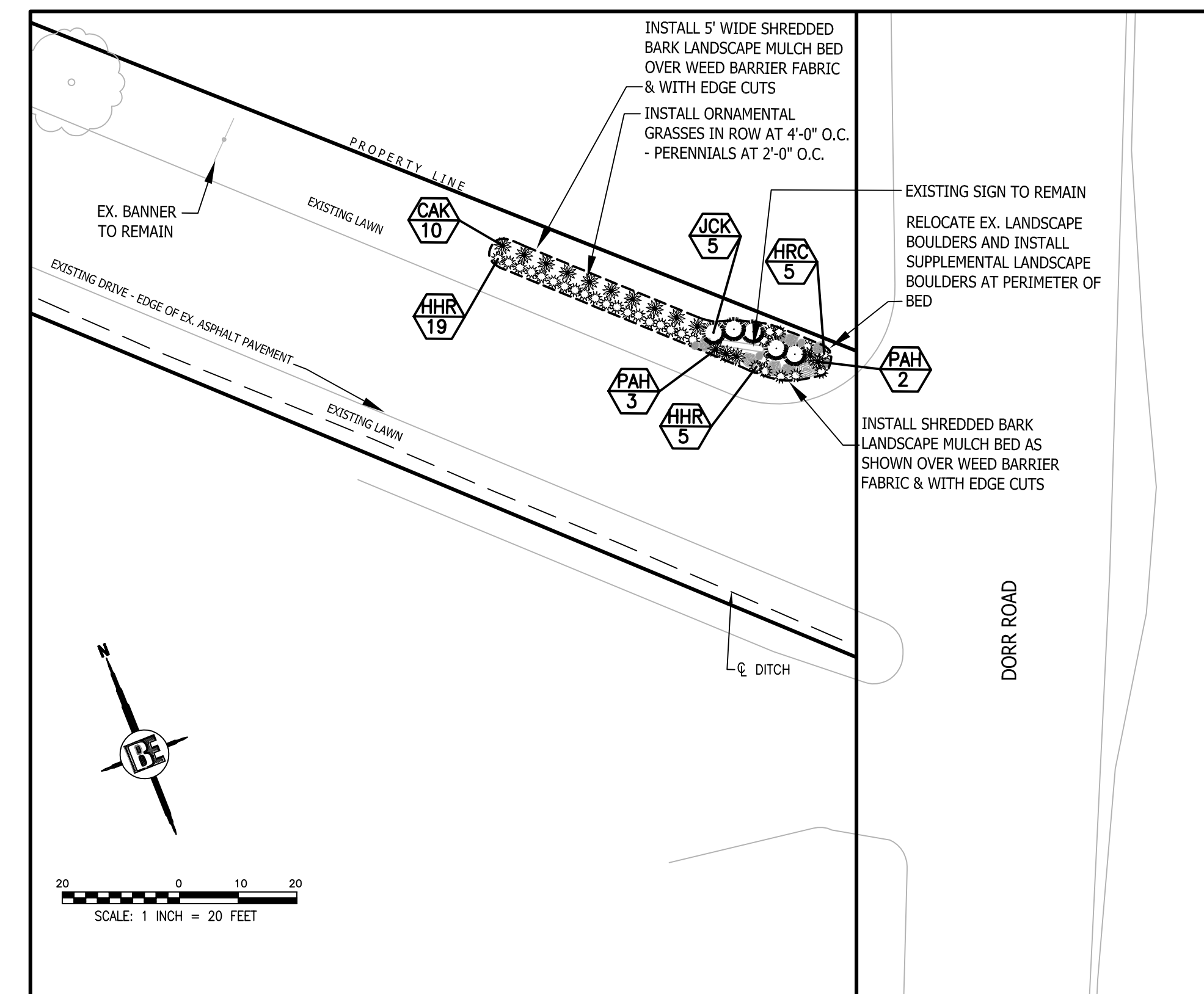
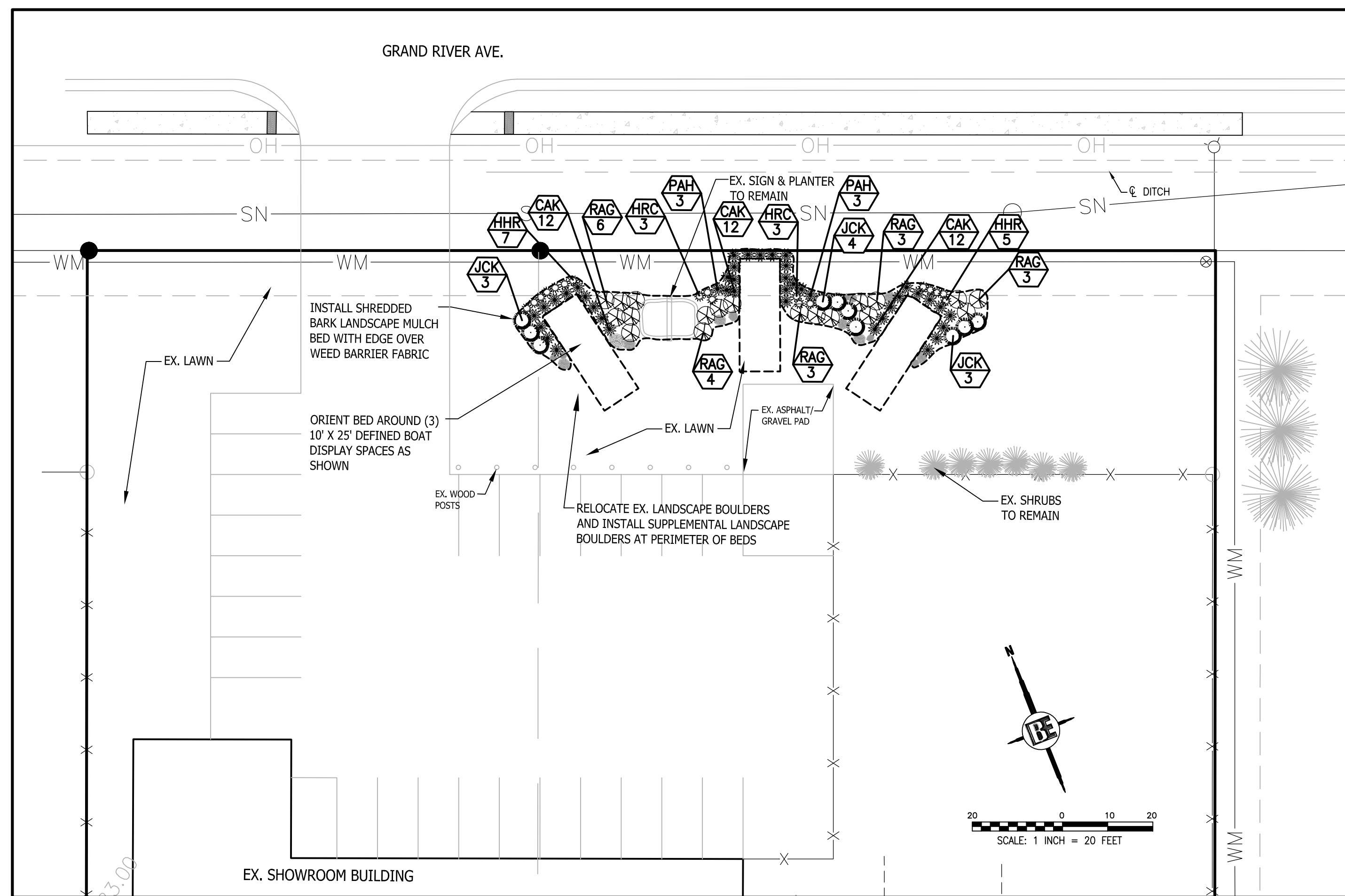
BEBOSS Engineering
 Engineers Surveyors Planners Landscape Architects
 3121 E. GRAND RIVER AVE.
 HOWELL, MI. 48843
 800.246.6735 FAX 517.548.1670

WILSON MARINE
 CONTRACTING MANAGEMENT CORPORATION
 3471 BREEZE POINT COURT
 LINDEN, MI 48451
 248-756-3911

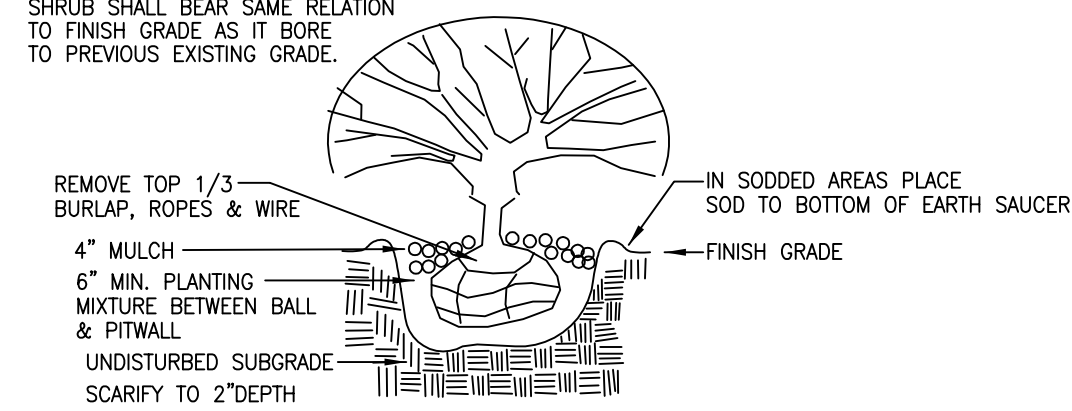
NO.	BY	REVISION PER	DATE
2	PC	GENOA TOWNSHIP REVIEW	7/25/16
1	PC	GENOA TOWNSHIP REVIEW	6/27/16

DESIGNED BY: _____
 DRAWN BY: KRJ
 CHECKED BY: _____
 SCALE: 1" = 20'
 JOB NO. 16-181
 DATE: 6-1-16
 SHEET NO. C8

LANDSCAPE PLANS - OVERALL

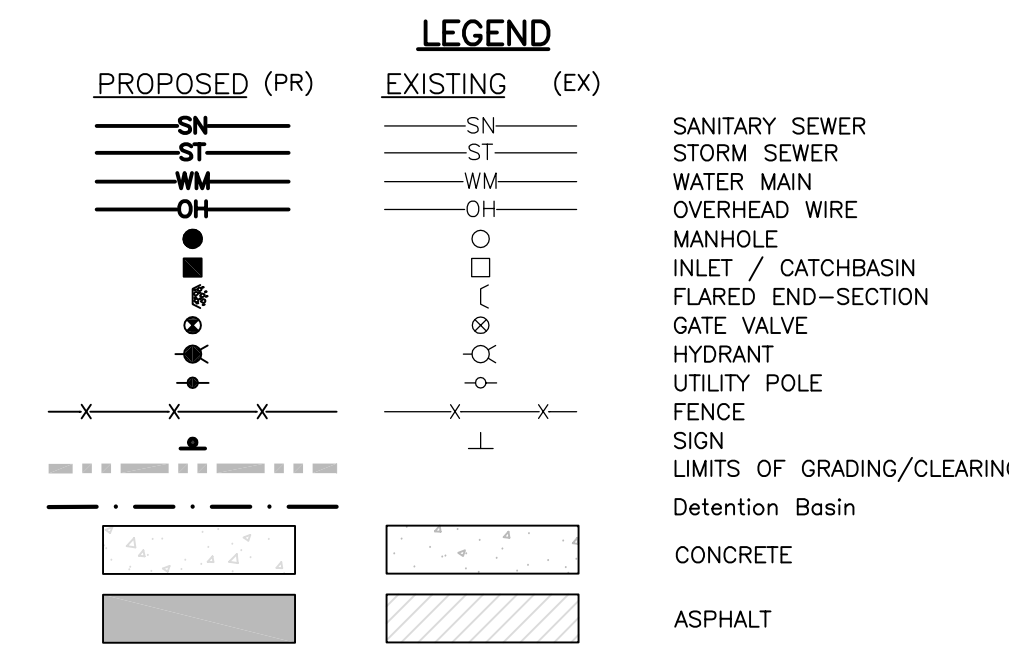


BEFORE BACK FILLING AROUND PLANT, REMOVE ALL PLASTIC BALLING MATERIAL & METAL CONTAINERS. PLUGH HOLES IN FIBER POTS TO PROVIDE DRAINAGE. THIN FOLIAGE & BRANCHES (NOT ALL END TIPS) BY 1/3 - RETAIN NATURAL SHAPE. SHRUB SHALL BEAR SAME RELATION TO FINISH GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.

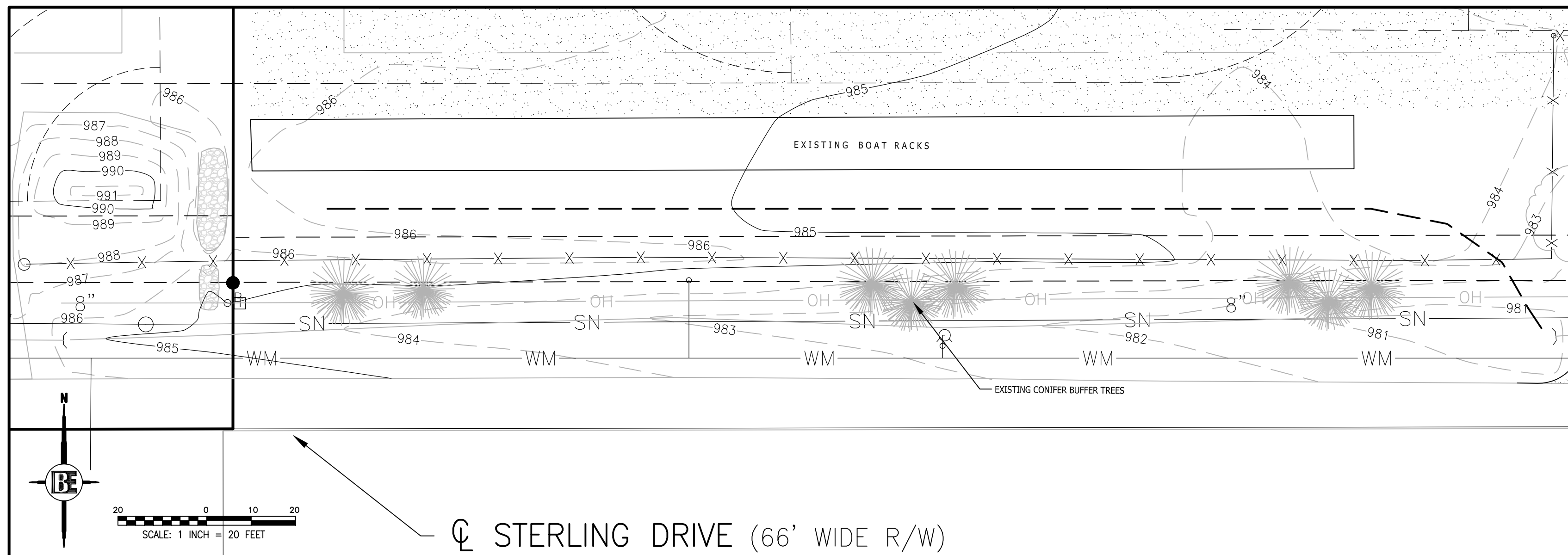
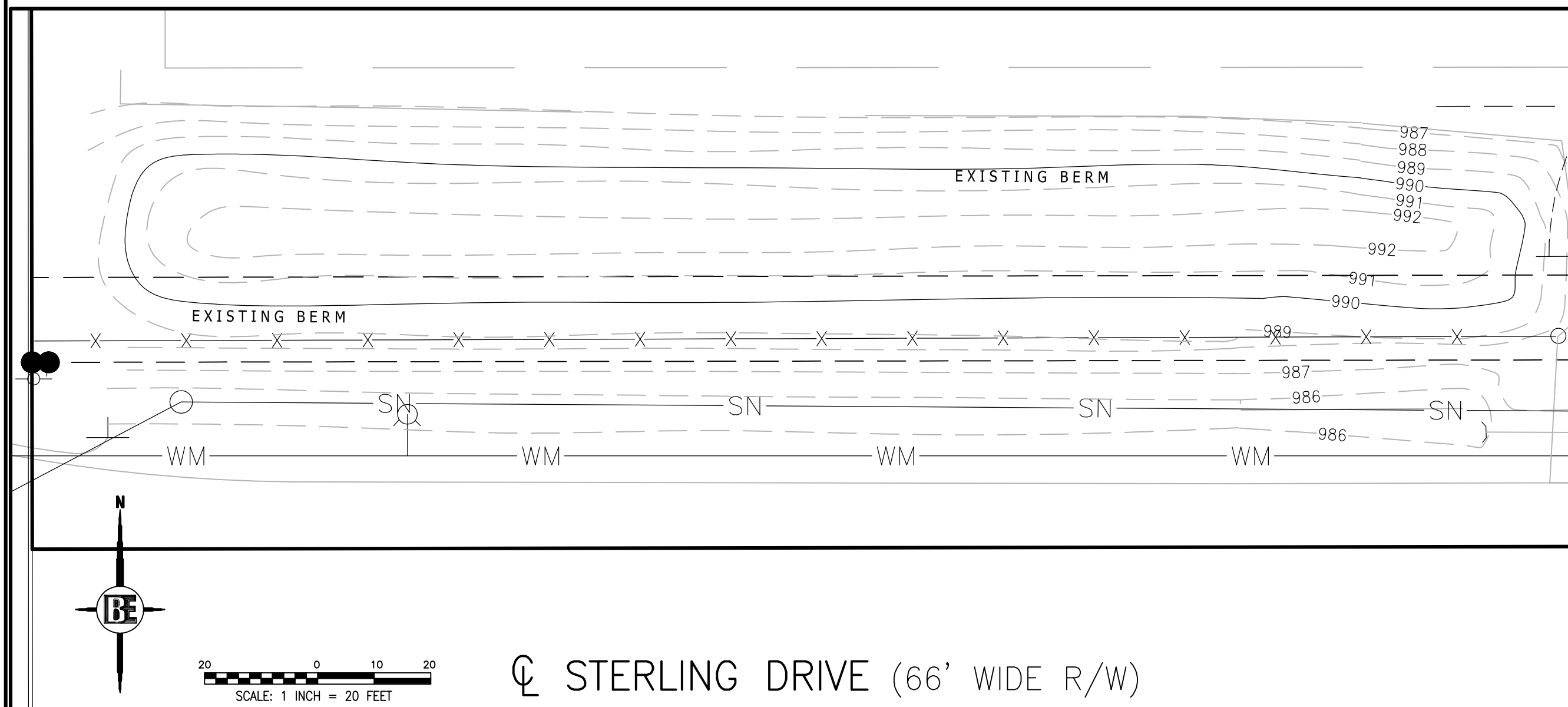
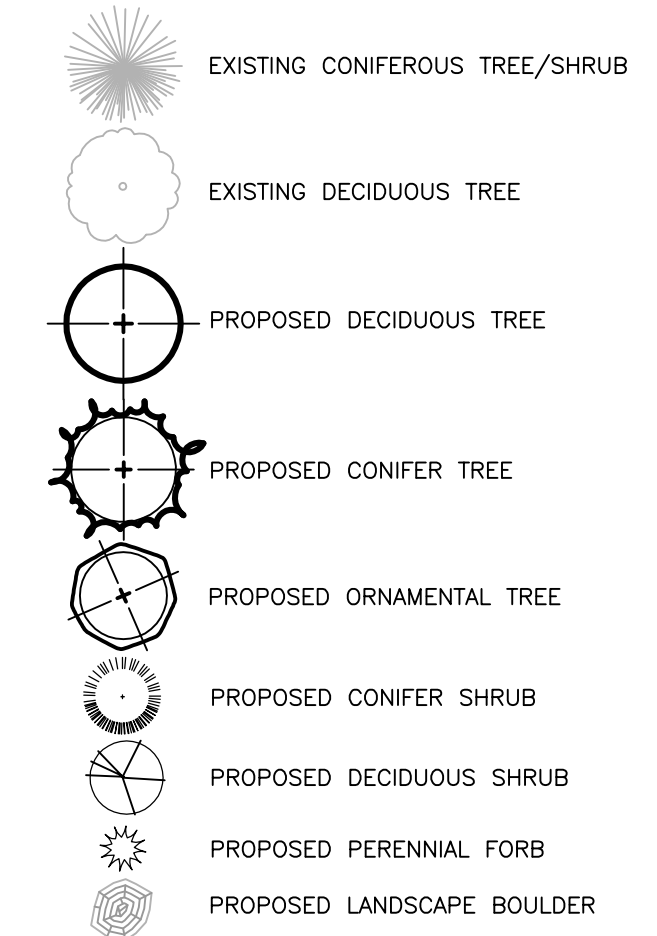


SHRUB PLANTING DETAIL
(NO SCALE)

KEY	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	REMARK
PLANT LIST					
CONIFER SHRUBS					
JCK	15	Juniperus chinensis 'Kallay's Compact'	Kallay's Compact Juniper	30" ht./#5	Cont.
DECIDUOUS SHRUBS					
RAG	19	Rhus aromatica 'Gro-lo'	Gro-lo Fragrant Sumac	24" ht./#5	Cont.
PERENNIALS					
CAK	46	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal./#1	Cont.
HHR	36	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gal./#1	Cont.
HRC	11	Hemerocallis 'Rocket City'	Rocket City Daylily	1 gal./#1	Cont.
PAH	11	Pennisetum Alopecurides 'Hamein'	Hamein Fountain Grass	1 gal./#1	Cont.



LANDSCAPE LEGEND



THE DESIGN AND CONSTRUCTION OF THIS LANDSCAPE PLAN IS BASED ON THE INFORMATION PROVIDED TO THE ENGINEER BY THE CLIENT. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED OR THE COMPLETENESS OF THE DESIGN. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE LANDSCAPE OR FOR THE MAINTENANCE OF THE LANDSCAPE. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES BEFORE ANY CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES BEFORE ANY CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES BEFORE ANY CONSTRUCTION.

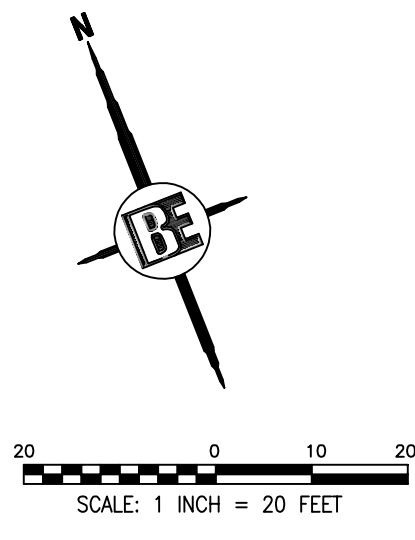
BEBOSS
Engineering
Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
800.246.6735 FAX 517.548.1670

WILSON MARINE
CONTRACTING MANAGEMENT CORPORATION
3471 BREEZE POINT COURT
LINDEN, MI 48451
248-756-3911

NO.	BY	REVISION	PER	DATE
2	PC	GENA	TOWNSHIP REVIEW	7/25/16

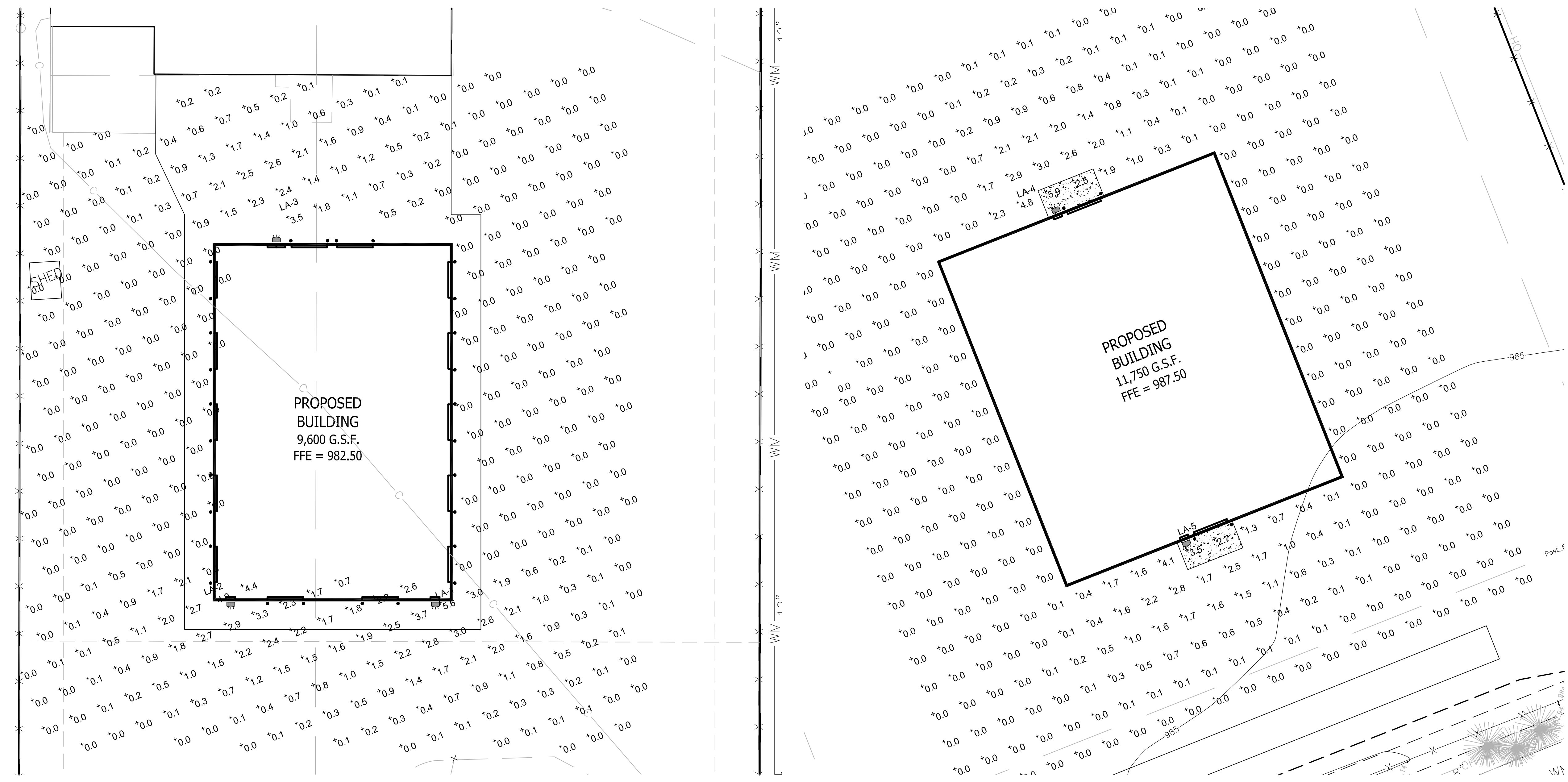
DESIGNED BY: PLC
DRAWN BY: PLC
CHECKED BY:
SCALE: 1" = 20'
JOB NO. 16-181
DATE: 6-1-16
SHEET NO. C9

LIGHTING PLAN - SHOWROOM & WAREHOUSE BUILDINGS



LEGEND

- 900 — EXISTING CONTOUR
- +922.00 EXISTING SPOT ELEVATION
- ⊕ LIGHT POLE
- () STORM INVERT
- STEEL ROD/PIPE FOUND
- ⊙ SECTION CORNER
- X- FENCE
- CONC. CONCRETE
- ⊕ CENTERLINE
- L LIBER
- P. PAGE
- L.C.R. LIVINGSTON COUNTY RECORDS
- (R&M) RECORD AND MEASURED
- P.O.B. POINT OF BEGINNING



THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS BASED ON THE INFORMATION PROVIDED TO THE ENGINEER BY THE CLIENT. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS.

BEBOSS
 Engineering
 Engineers Surveyors Planners Landscape Architects
 3121 E. GRAND RIVER AVE.
 HOWELL, MI 48843
 800.246.6735 FAX 517.548.1670

WILSON MARINE
 CONTRACTING MANAGEMENT CORPORATION
 3471 BREEZE POINT COURT
 LINDEN, MI 48451
 248-756-3911

PROJECT: **LIGHTING PLANS - SHOWROOM & WAREHOUSE BLDGS**

PREPARED FOR: **CONTRACTING MANAGEMENT CORPORATION**

DESIGNED BY: TD

DRAWN BY: KS

CHECKED BY:

SCALE: 1" = 20'

JOB NO. 16-181

DATE 6-1-16

SHEET NO. **C10**

REVISION PER DATE

1 PC GENOA TOWNSHIP REVIEW 6/27/16

2 PC GENOA TOWNSHIP REVIEW 7/25/16

NO BY REVISION PER DATE

CSXW LED LED Wall Luminaire

Specifications

Height: 7-1/8" (200mm)

Width: 16-3/8" (420mm)

Depth: 9-5/16" (240mm)

Weight (max): 20 lbs (9.1kg)

Introduction

The Contour® Series luminaires offer traditional square daylights with softened edges for a versatile look that complements many applications. The CSXW LED combines the latest in LED technology with the familiar aesthetic of the Contour® Series for stylish, high-performance illumination that lasts. It is ideal for replacing 100-400W metal halide in wall-mounted applications with typical energy savings of 80% and expected service life of over 100,000 hours.

Ordering Information EXAMPLE: CSXW LED 30C 700 40K T3M MVOLT DDBXD

CSXW ID	Series	LEDs	Wattage	Color Temp	Distribution	90deg	Mounting	Options	Finish/Color
CSXW LED 30C 700 40K T3M MVOLT DDBXD	30C	3x10 LEDs	700	7000K	T3M	100°	Surface mount	None	Black

Mounting Detail

Accessories

- CSXW LED 30C: Back box assembly (sold separately)
- CSXW LED 30C: Wall plate assembly
- CSXW LED 30C: LED panel assembly

NOTES

1. Call your local distributor for more information.
2. All units are shipped with 10000 hours of life.
3. All units are shipped with 10000 hours of life.
4. All units are shipped with 10000 hours of life.
5. All units are shipped with 10000 hours of life.
6. All units are shipped with 10000 hours of life.
7. All units are shipped with 10000 hours of life.

LUMINAIRE SCHEDULE										
SYMBOL	LABEL	QTY.	DESCRIPTION	CATALOG NUMBER	LAMP	LUMENS	LLF	POLE HEIGHT	BASE HEIGHT	TOTAL HEIGHT
⊕	LA	5	LITHONIA CONTOUR SERIES LED WALL-MOUNT WITH 30 5000K LEDs OPERATED AT 700mA AND PRECISION	CSXW LED 30C 700 50K T4M	LED	ABSOLUTE	.93	12'	WALL MOUNTED	12'

ALL IES FILES PROVIDED BY MANUFACTURER FOR CALCULATION OF LIGHTING LEVEL.

LEGEND

PROPOSED (PR) EXISTING (EX)

- ⊕ ⊕ DOUBLE FIXTURE LIGHT POLE
- ⊕ ⊕ SINGLE FIXTURE LIGHT FIXTURE
- ⊕ ⊕ WALL MOUNTED LIGHT FIXTURE
- ⊕ ⊕ GROUND LIGHT FIXTURE
- ⊕ ⊕ FOOT CANDLES ON SITE

**LIVINGSTON COUNTY SOIL EROSION
TEMPORARY CONTROLS AND SEQUENCE**

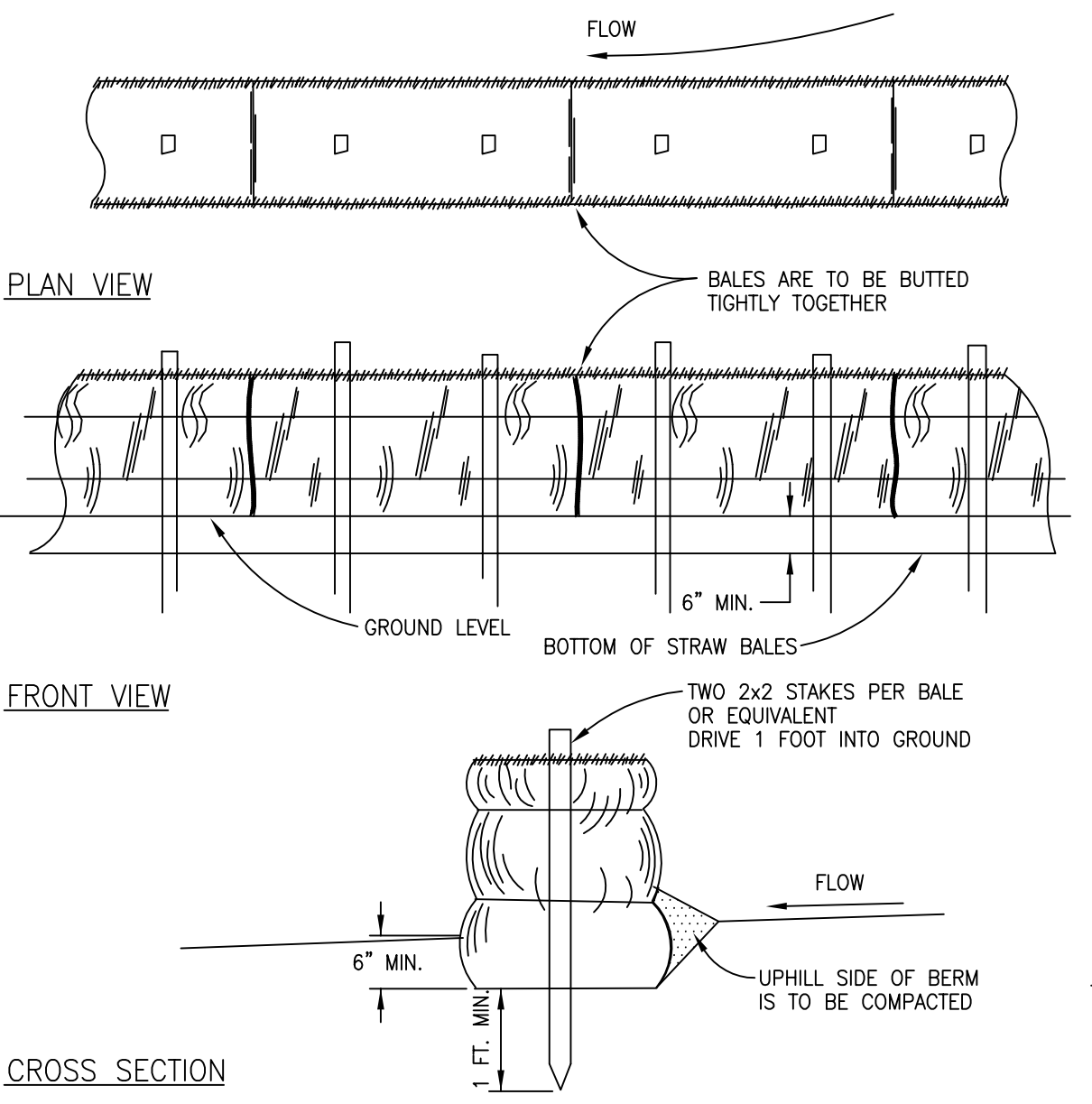
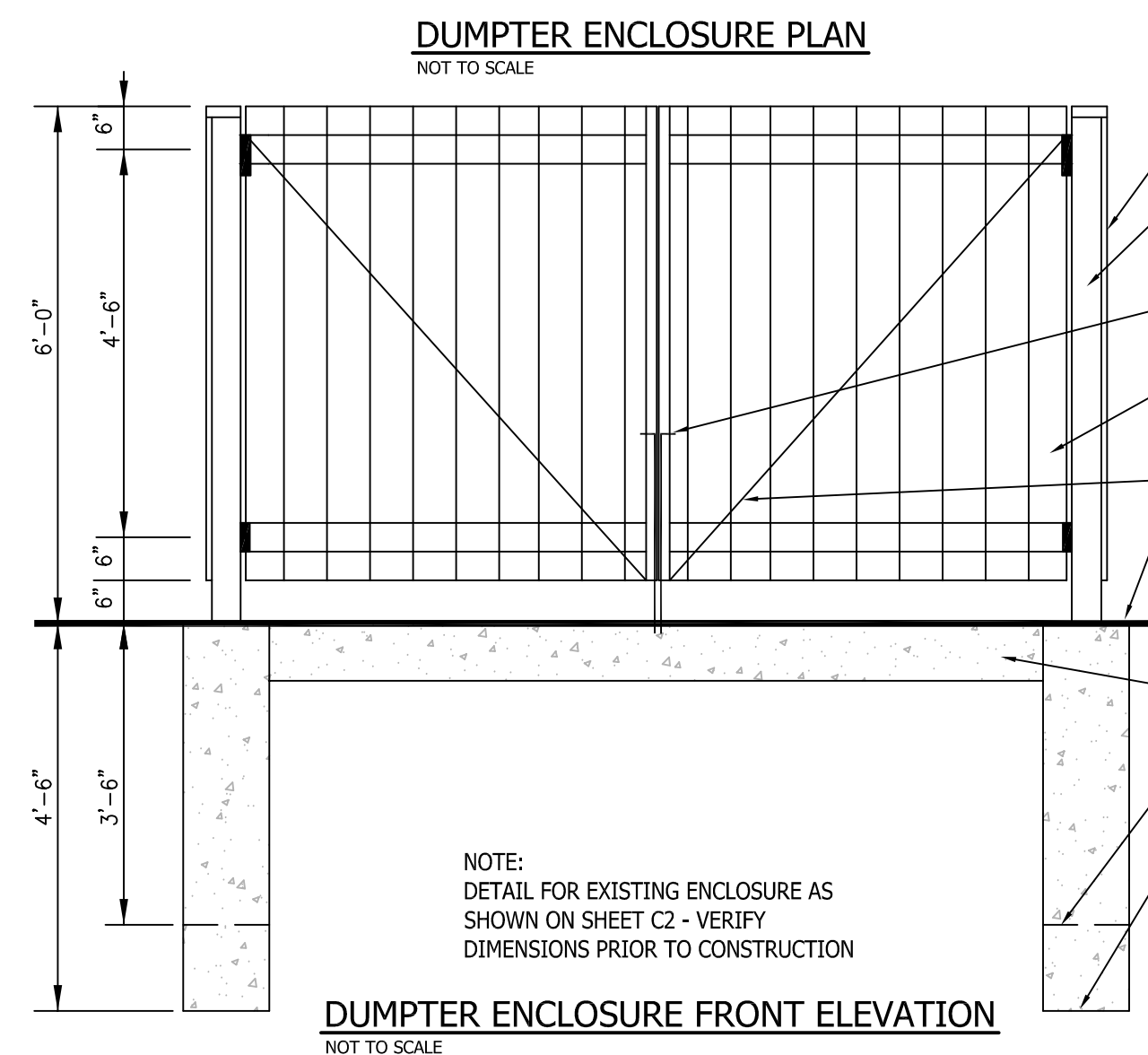
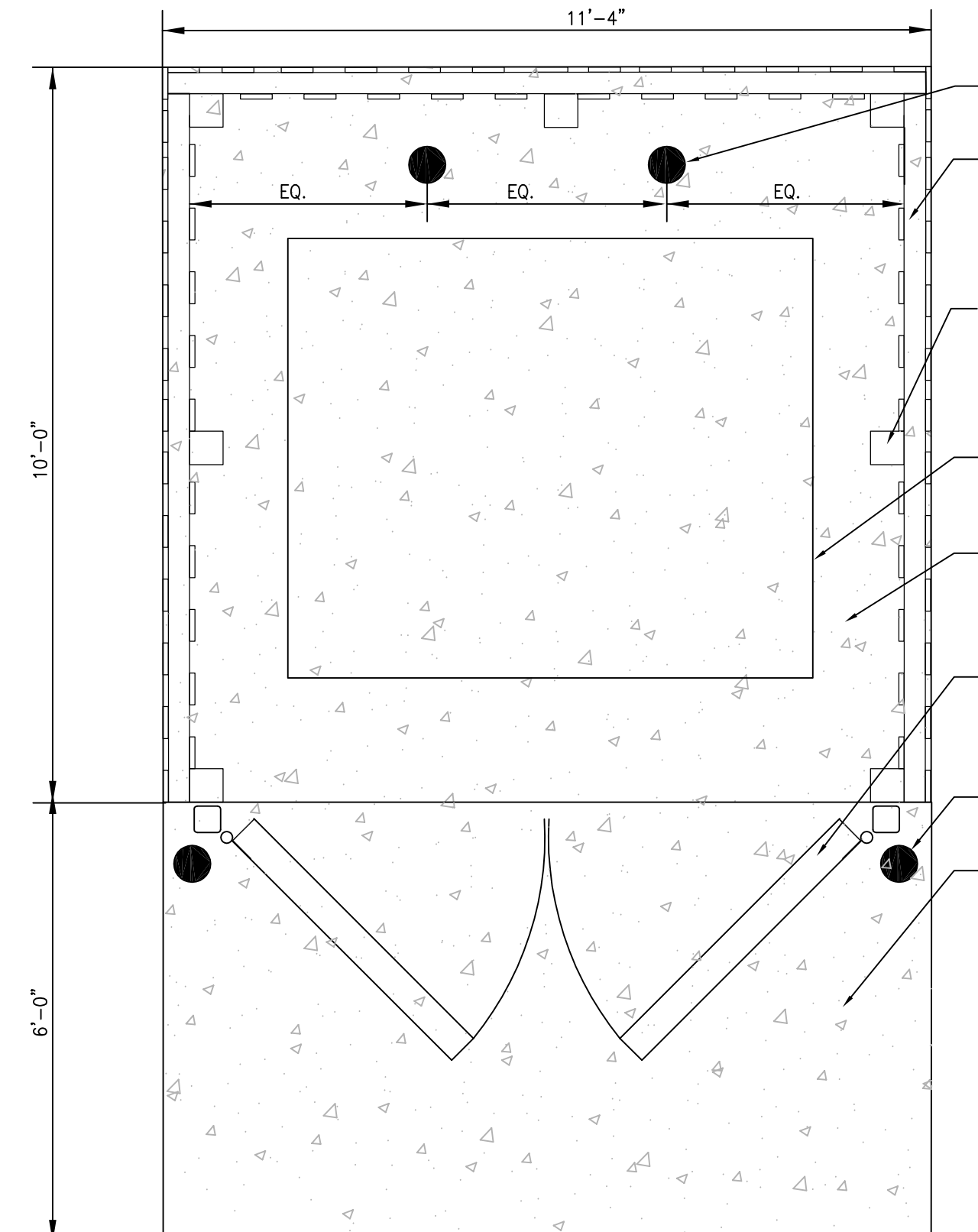
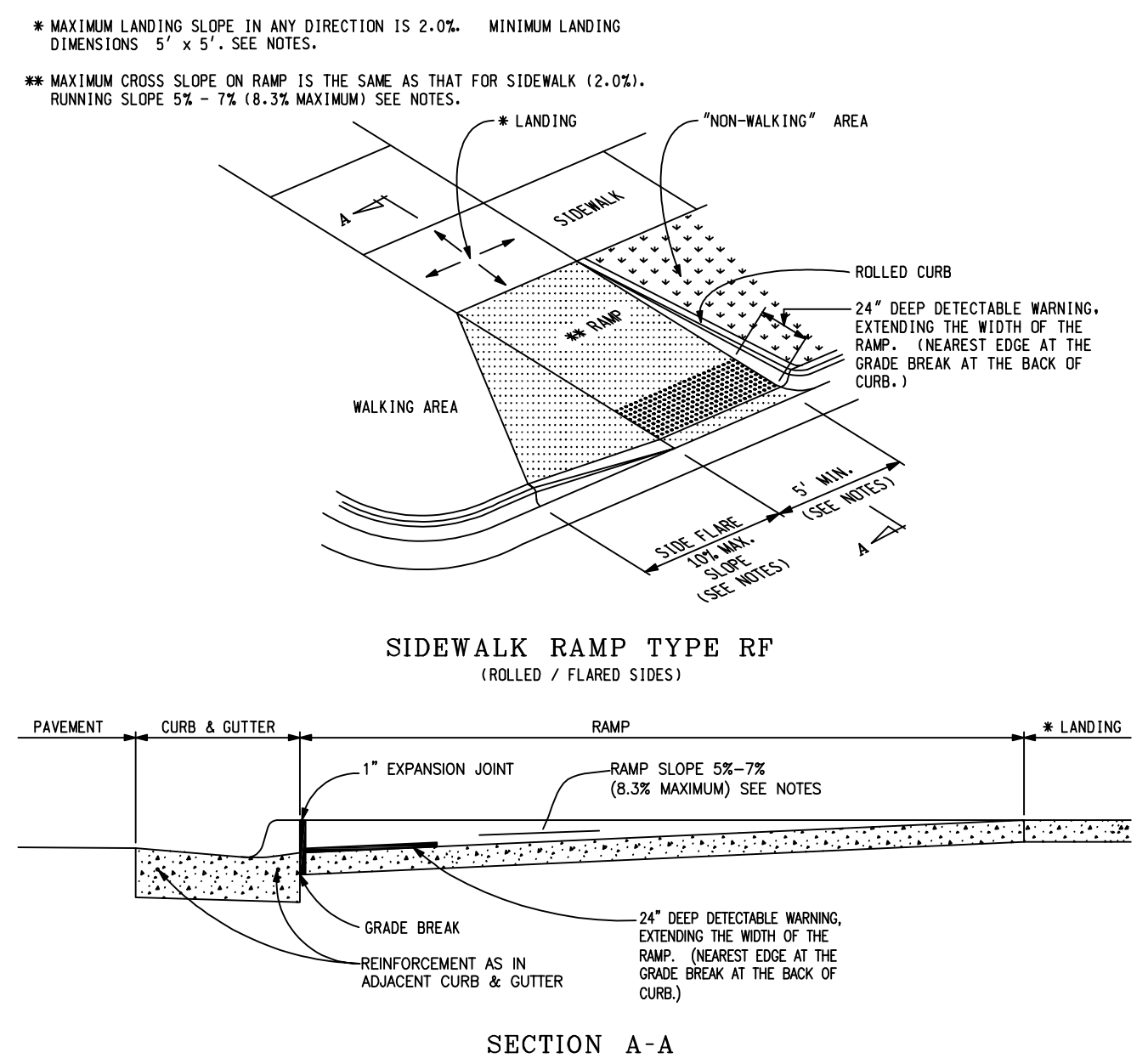
- NOTIFY LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE 24 HOURS PRIOR TO START OF GRADE WORK.
- IN ACCORDANCE WITH PUBLIC ACT NO. 53, OF 1974 THE PERMIT HOLDER SHALL CALL MISS DIG FOR STAKING AND LOCATING OF UTILITIES, AT LEAST 72 HOURS IN ADVANCE OF THE START OF ANY WORK. PERMITTING STANDARDS INGRESS/EGRESS MUST HAVE LARGE CRUSHED ROCK TO REDUCE THE TRACKING OF SOIL ONTO THE PUBLIC TRAFFIC AREAS. SEE DETAIL ITEMS BELOW.
- 36" M.D.O.T SPECIFICATION TYPE SILT FABRIC FENCE AS SHOWN ON PLANS SHALL BE PLACED AND MAINTAINED 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 THE START OF MASSIVE EARTH DISTRIBUTION. 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 100' LINEAL FEET. RETENTION PONDS RETENTION/DETENTION/SEDIMENTATION PONDS SHALL BE EXCAVATED, TOPSOILED, SEEDED, 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. AN EMERGENCY SPILLWAY SHALL BE CONSTRUCTED WITHIN THE FREEBOARD LEVEL.
- THE EMERGENCY SPILLWAY FROM THE DETENTION POND SHALL BE SODDED AND PEGGED, OR RIP RAPPED, 15 FEET PAST THE TOE OF THE SLOPE OF THE BERM.
- DIKES AND BERMS SHALL BE FREE OF ALL ORGANIC MATTER. RETENTION/DETENTION PONDS SHALL BE FENCED WITH A 4' CHAIN LINK FENCE, INCLUDING A 12' ACCESS GATE FOR MAINTENANCE UNLESS MINIMUM 5 FT. HORIZONTAL TO 1 FT. VERTICAL SIDE SLOPES ARE PROVIDED. THE FENCE SHALL BE INSTALLED AT THE OUTER PORTION OF THE BERM, TO ALLOW FOR MAINTENANCE WORK TO BE DONE INSIDE THE FENCE.
- ALL UNIMPROVED DISTURBED AREAS SHALL BE STRIPPED OF TOPSOIL WHICH WILL BE STORED ONSITE DURING THE EXCAVATING STAGE. TOPSOIL PILES SHALL BE SEEDED AND MULCHED, OR MATTED 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 AND DITCHES ON SITE DITCHES SHALL BE OF THE FLAT BOTTOM TYPE MINIMUM WIDTH OF 2' WITH A MINIMUM OF 3:1 HORIZONTAL TO 1 VERTICAL SIDE SLOPES. 3:1. DITCHES WITH STEEP SLOPES WILL NEED FLOW CHECKS TO PREVENT SCOURING OF THE DITCH BOTTOM. THESE SHALL BE INSTALLED AS DIRECTED BY THE ENGINEER OR INSPECTOR.
- 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. 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.
- STORM WATER INLETS SHALL HAVE AS A TEMPORARY CONTROL A STRAW BALE BARRIER AND 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. IN DEPTH CAN BE USED. DUE TO THE POROSITY OF THE BURLAP FILTER THE MINIMUM OF 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 15" 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 RETENTION/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.
- STORM WATER OUTLETS DO DENOTE RIP RAP. ALL OUTLETS SHALL BE RIP RAPPED OVER KEYED 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 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.
- INSTALL SPLASH BLOCK ON STORMWATER OUTLETS IF SLOPE OF THE PIPE IS 4% OR GREATER.
- ALL UNIMPROVED DISTURBED AREAS SHALL BE RE-TOP SOILED, WITH A MINIMUM OF 3" OF MATERIAL, SEEDED, 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 NON-CONSTRUCTION, (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 STABILIZATION 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.
- THE ISSUING BUILDING DEPARTMENT SHALL NOT ISSUE THE CERTIFICATE OF OCCUPANCY UNTIL THE FINAL INSPECTION LETTER FROM THE LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE HAS BEEN OBTAINED. PER THE LIVINGSTON COUNTY DRAIN COMMISSIONER THE SEEDING, FERTILIZER AND MULCH MINIMUM QUANTITIES SHALL BE AS FOLLOWS: 3" IN DEPTH TOP-SOIL 218 LBS. PER ACRE GRASS SEED 150 LBS. PER ACRE FERTILIZER 3" IN DEPTH 1.5 TO 2 TONS PER ACRE (ALL STRAW MULCH MULCHING MUST HAVE A TIE DOWN, SUCH AS TACKIFIER, NET BINDING, ETC.) HYDRO-SEEDING IS NOT ACCEPTABLE FOR SLOPES HYDRO-SEEDING EXCEEDING 5%, IN SUCH CASES STABILIZATION SHALL BE DONE WITH SEED AND STRAW MULCH WITH A TACKIFIER.

MAINTENANCE SCHEDULE FOR SOIL EROSION CONTROLS:

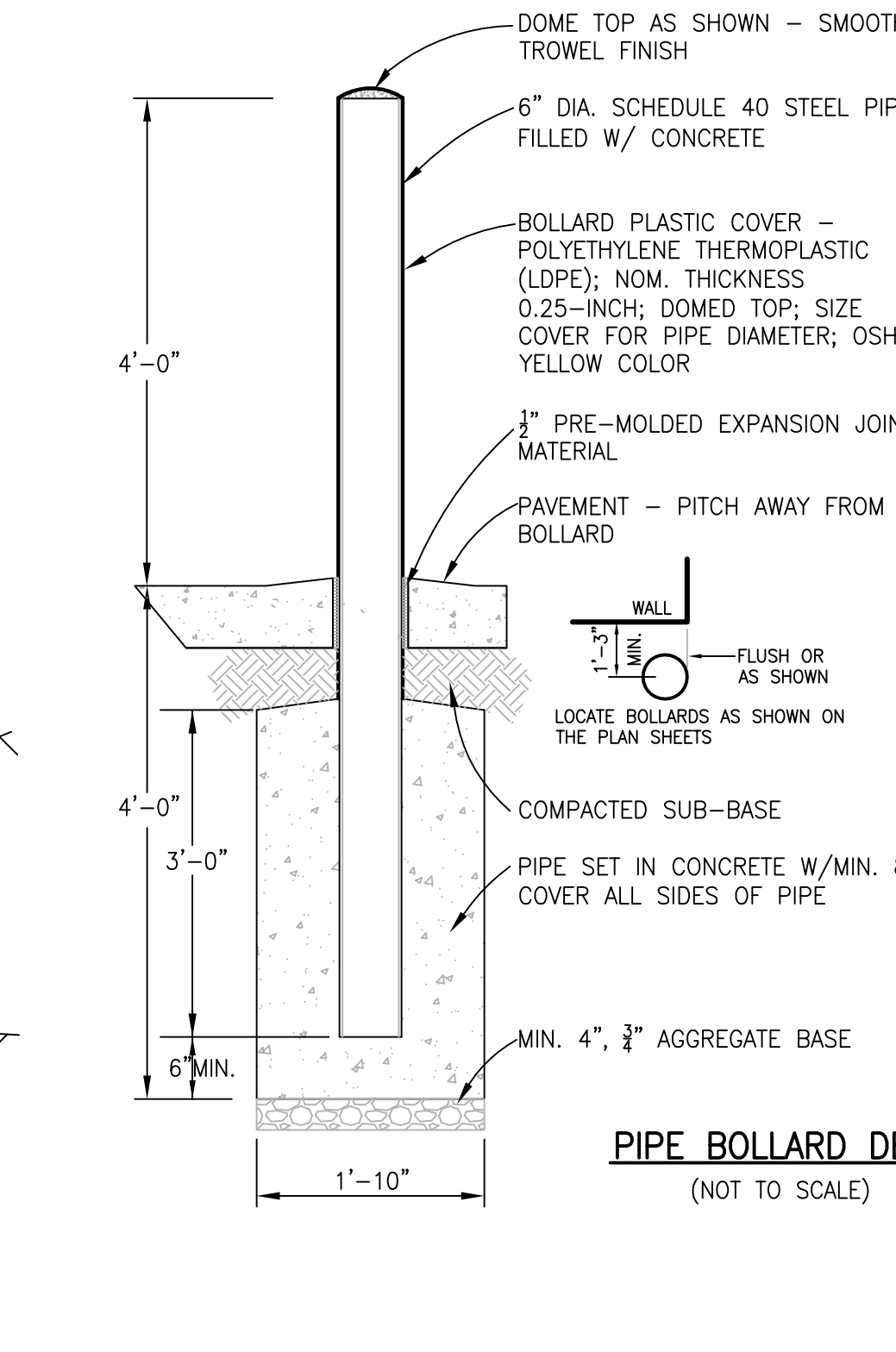
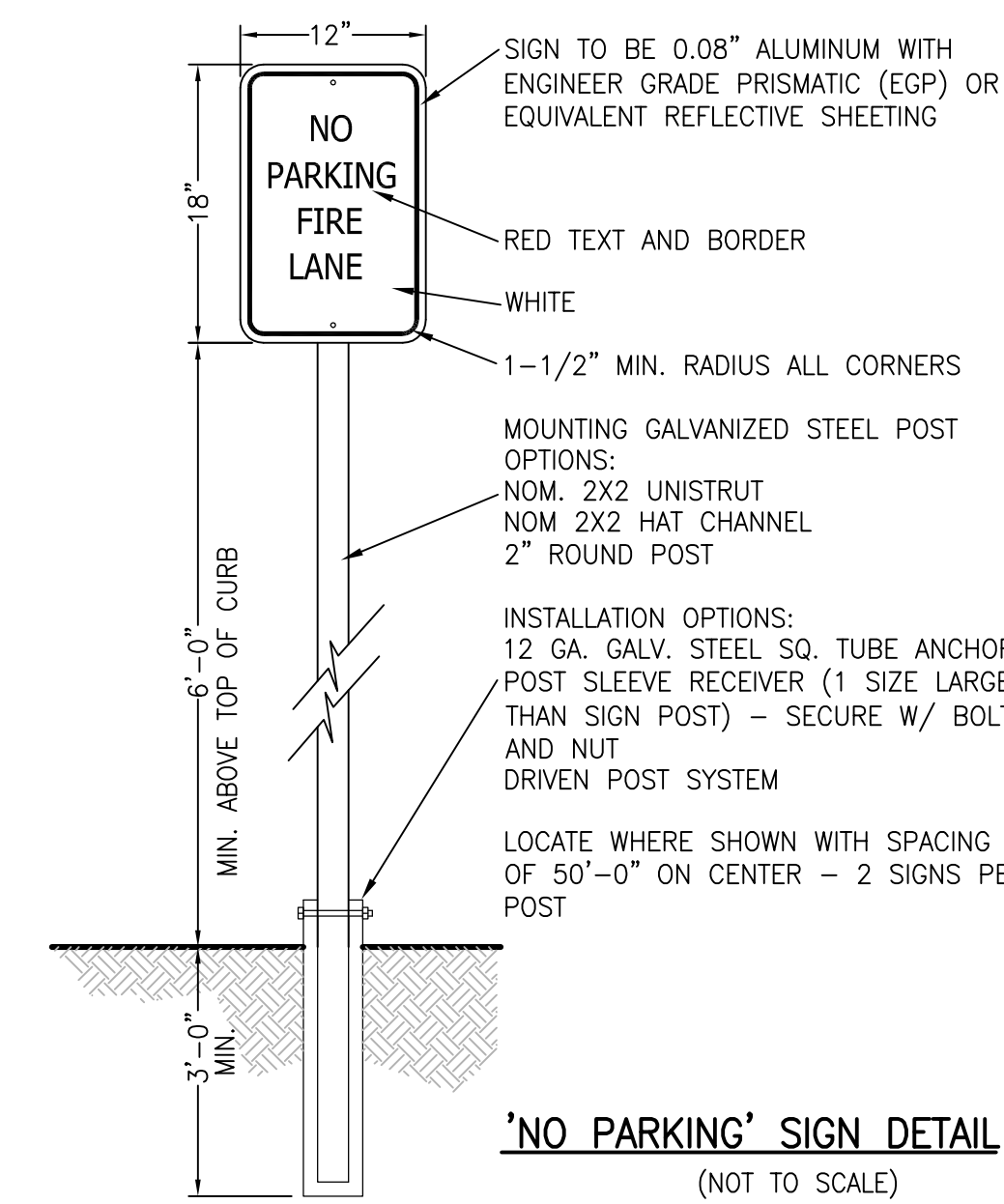
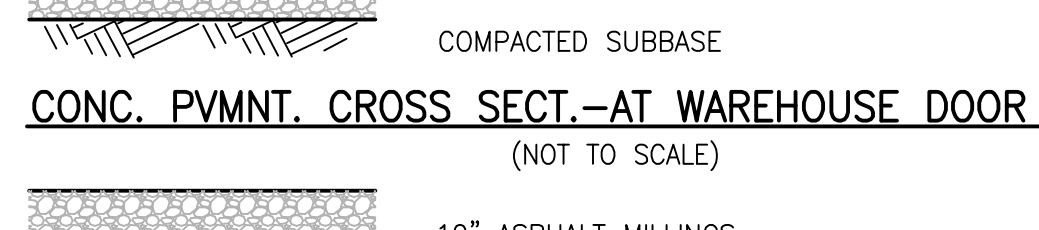
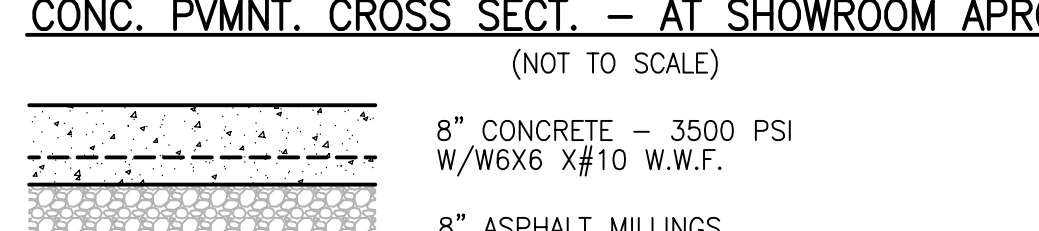
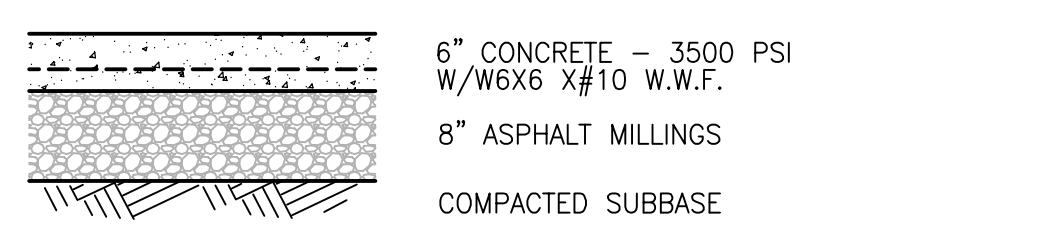
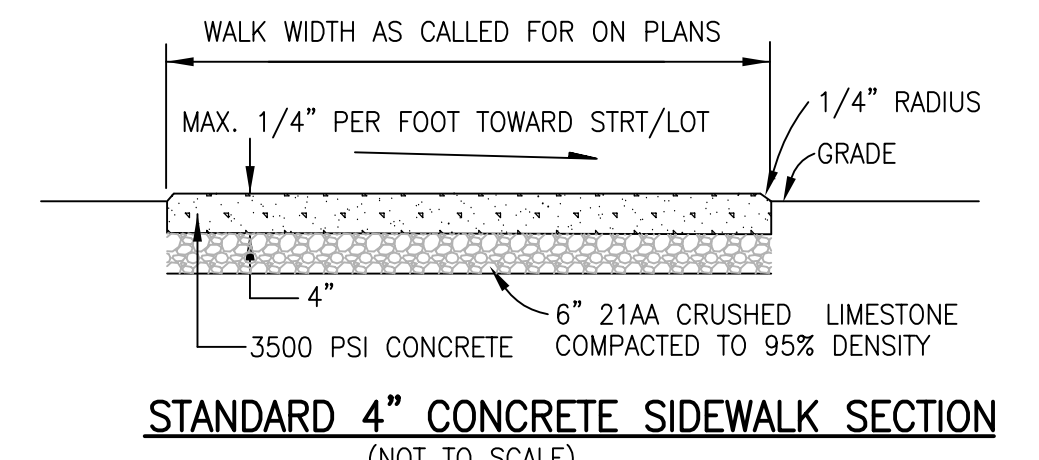
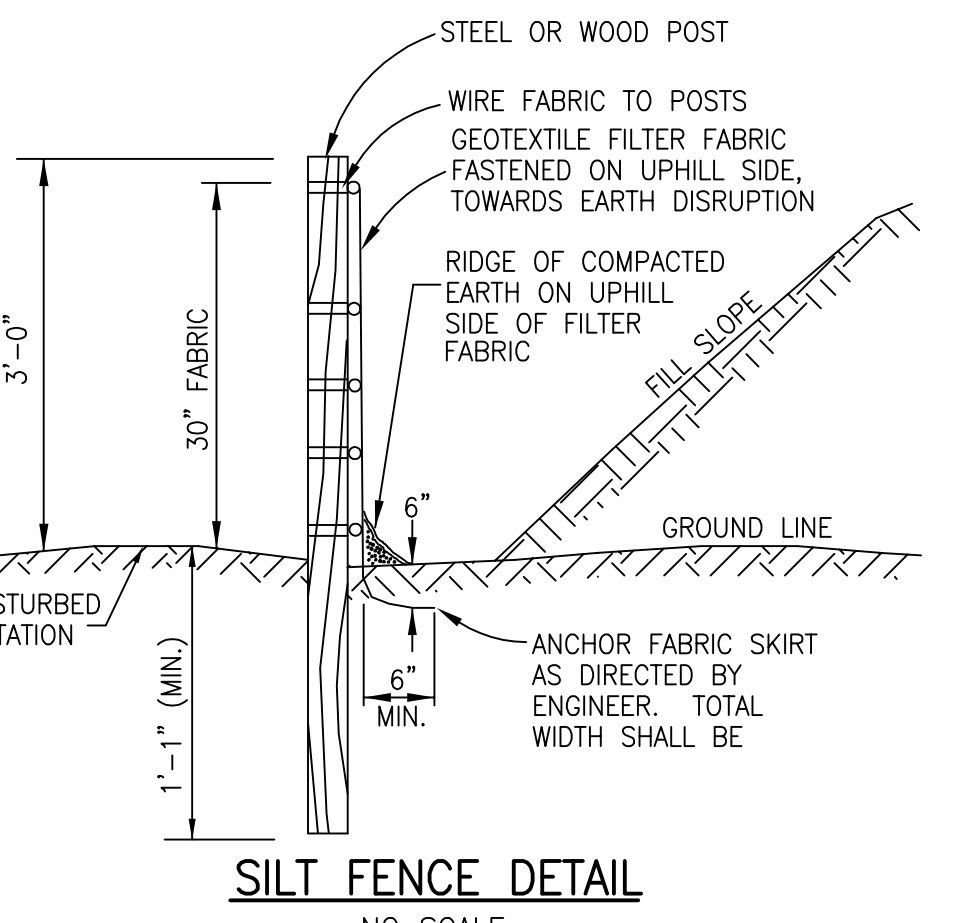
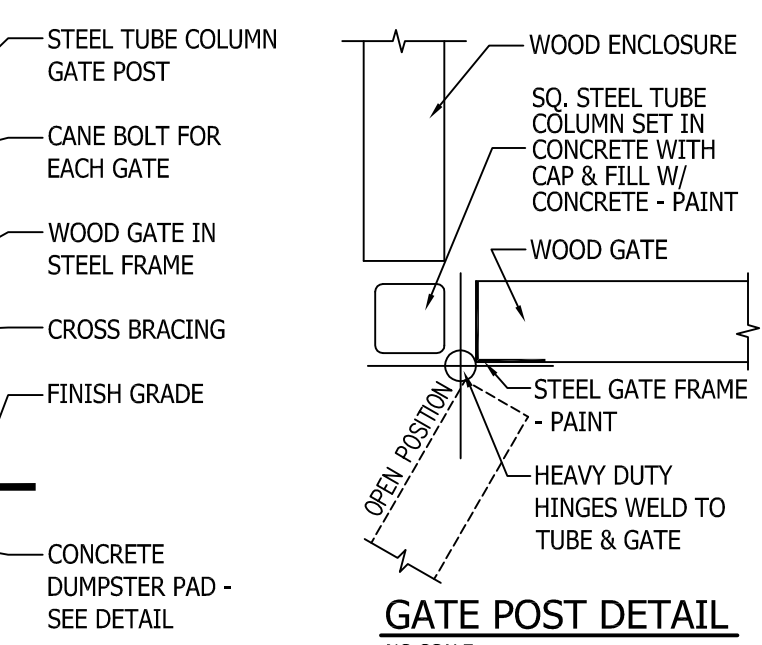
- SILT FENCE SHALL BE INSPECTED WEEKLY AND AFTER EACH MAJOR STORM EVENT. MAINTENANCE SHALL INCLUDE REMOVAL OF ACCUMULATED SILT AND REPLACEMENT OF TORN SECTIONS. SILT FENCE SHALL BE REMOVED WHEN ALL CONTRIBUTING AREAS HAVE BEEN STABILIZED.
- TRACKING PAD SHALL BE INSPECTED MONTHLY FOR ACCUMULATED DIRT. TRACKING PAD SHALL BE REPLACED WHEN THE STONES ARE CHOKED WITH DIRT. TRACKING PAD SHALL BE REMOVED IMMEDIATELY PRIOR TO THE FIRST COURSE OF ASPHALT BEING LAID.
- DETENTION/RETENTION POND SHALL BE INSPECTED QUARTERLY ON A PERMANENT BASIS. MAINTENANCE SHALL INCLUDE SEDIMENT REMOVAL, EMBANKMENT STABILIZATION AND MAINTAINING THE OUTLET STRUCTURE IN GOOD CONDITION. NO TREES SHALL BE ALLOWED TO GROW ON THE EMBANKMENT.
- CATCH BASINS SHALL BE INSPECTED ANNUALLY FOR ACCUMULATION OF SEDIMENT. ALL SEDIMENT MUST BE REMOVED AND DISPOSED OF PROPERLY WHEN THE SUMP IS FULL.
- COMMON AREAS SHALL BE STABILIZED NO LATER THAN 15 DAYS AFTER GRADE WORK, PURSUANT TO RULE 1709 (5).

CONTROLS & MEASURES POST CONSTRUCTION SEQUENCE			
ACTIVITY	WEEKLY	MONTHLY	AS REQUIRED
MAINTAIN LANDSCAPING, REPLACE MULCH	X	X	X
CLEAN INLETS		X	X
COLLECT LITTER	X		X
SWEEP PARKING LOT		X	X

CONTROLS & MEASURES NARRATIVE	
ACTIVITY	DESCRIPTION
MAINTAIN LANDSCAPING, REPLACE MULCH	COLLECT GRASS, TREE, AND SHRUB CLIPPINGS, DISPOSE IN APPROVED CONTAINER, REPLACE DEAD SOD, TREES AND SHRUBS.
CLEAN INLETS	REMOVE LITTER, SEDIMENT, AND DEBRIS, DISPOSE OF IN APPROVED LANDFILL.
COLLECT LITTER	DISPOSE OF WITH INLET DEBRIS.
SWEEP PARKING LOT	REMOVE MUD, DIRT, GREASE AND OIL WITH PERIODIC SWEEPING
DUST CONTROL	SPRINKLE WATER AS NEEDED



NOTE: STRAW BALE FILTERS SHALL BE STAKED IN THE DITCHES EVERY 300 FT. OR AS DIRECTED BY THE ENGINEER TO HELP PREVENT WASHOUT DURING CONSTRUCTION. STRAW BALE FILTERS SHALL BE STAKED AT ALL DRIVEWAY AND CROSS ROAD CULVERTS TO PREVENT SILTING UP OF CULVERTS DURING CONSTRUCTION.



BE BOSS Engineering
Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE., HOWELL, MI. 48843
800.246.6735 FAX 517.548.1670

WILSON MARINE CONTRACTING MANAGEMENT CORPORATION
3471 BREEZE POINT COURT LINDEN, MI 48451 248-756-3911

CONSTRUCTION & EROS. CNTRL. DETAILS

PROJECT: PREPARED FOR: TITLE: DATE: REVISION PER: NO. (BY)

DESIGNED BY: PC
DRAWN BY: PC
CHECKED BY:
SCALE: AS NOTED
JOB NO. 16-181
DATE 6-1-16
SHEET NO. C11

DATE: 7/25/16
DATE: 6/27/16

DATE: 7/25/16
DATE: 6/27/16

MEMORANDUM

TO: Township Board

FROM: Michael Archinal 

DATE: 7/28/2016

RE: Grand River Sidewalk 2016
Construction Phase Services Proposal

This matter was tabled at your last meeting. Tetra Tech has provided additional information regarding the construction phase services included in the proposal. Gary Markstrom with Tetra Tech will be in attendance on Monday night to further clarify the proposal and answer any questions you may have.

Please consider the following action:

Moved by _____, supported by _____, to approve the Construction Phase Services proposal from TetraTech for the 2016 Grand River sidewalk project in an amount not to exceed \$40,000.



July 14, 2016

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

**Re: 2016 Sidewalk Installation Hacker to Kellogg
Construction Phase Services Proposal**

Mr. Archinal:

This spring the Township elected to pursue the construction of a significant portion of the Grand River sidewalk and pathway project consisting of the sidewalk from Hacker to Kellogg Roads. This phase of the project will add sidewalk and connect existing walkways along approximately 8,600 feet of Grand River. A significant element in the project is a retaining wall section of walkway between the Lake Edgewood subdivision and Collingwood Drive. This area has steep grades and large boulders in the embankment that necessitate constructing the raised wall and using it to support the new sidewalk.

Plans and specifications for the proposed sidewalk improvements have been completed and permits for construction obtained through the LCRC. Construction contracts are ready for execution by the Township with Concrete Construction of Fowlerville who has installed the majority of the walkway in years past. The Township has obtained the easements needed to construct certain portions of the sidewalk that fell outside the public road right-of-way. At this time the project is ready to proceed to construction in early August.

To assist the Township in administering the construction we have prepared the following proposal and scope of services for the layout of the improvements and construction phase engineering services.

SCOPE OF SERVICES

- Arrange and attend a preconstruction meeting with the contractor and Township to review the work and project details.
- Provide survey layout of proposed walk and retaining wall inclusive of staking the centerline of the route at 50 foot increments, and then staking the right-of-way of Grand River at approximately 100 foot increments. Grades for the sidewalk are provided on the construction plans for the contractor's use in installing the walk. Grades for the retaining wall will be provided on the staking in the field.
- Provide a Resident Project Representative to observe the work of the contractor. RPR services will be provided on a part-time basis. An average of 8 hours per week for a projected 16-week construction period is assumed in this proposal.
- Engage a subconsultant to perform concrete field testing consisting of slump tests, air entrainment tests, and if necessary, cylinder preparation for each concrete pour. It is assumed the sidewalk will be completed in 12 events.
- Prepare pay certificates for monthly invoices from contractor.

Tetra Tech
401 South Washington Square, Suite 100, Lansing, MI 48933
Tel 517.316.3930 Fax 517.484.8140 www.tetrattech.com

Mr. Michael Archinal
Proposal: 2016 Sidewalk Installation Hacker to Kellogg
July 14, 2016
Page 2

- Perform a final inspection of the completed work and note any deficiencies that need to be addressed by the contractor prior to final payment.
- Prepare conforming to construction record drawings.

SCHEDULE

It is anticipated that the construction will commence in August 2016 and be completed prior to December 2016.

COMPENSATION

Compensation for our personnel directly engaged in the work of this proposal will be based on our hourly billable rates. We propose the following budgets for the project.

Construction Phase	\$32,000
Testing Subconsultant	<u>\$8,000</u>
Total	\$40,000

Please review this proposal and if acceptable, please sign in the space below and return one original copy of this proposal for our records. Our Standard Terms and Conditions are attached and considered part of this proposal.

We appreciate the opportunity to provide continuing professional services to Genoa Township.

Please call if you have any questions.

Sincerely,



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

Attachments: Tetra Tech Standard Terms and Conditions

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.

July 25, 2016

Greg Tatara
Genoa Township
2911 Dorr Road
Brighton, MI 48116

Dear Greg,

Thank you so much for your help with my water pressure problem over a week ago.

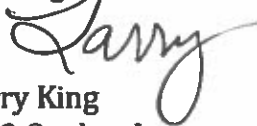
I am happy to report that after we changed the filter on the water softener, the water pressure has been fine.

I'm embarrassed that I didn't realize that my problem was that filter. The filters are black, and it was difficult to see the problem. These are supposed to be the highest quality but maybe the white ones are still easier to read.

Really appreciate your coming to the house to check it out. You folks really have a great way to connect with your customers.

Thanks again for your successful help.

Best Regards,



Larry King
4499 Quebec Lane
Brighton, MI 48116



To Board 8/1/16
GENOA TOWNSHIP

JUL 19 2016

RECEIVED
JAMIE CLOVER ADAMS
DIRECTOR

RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF AGRICULTURE
AND RURAL DEVELOPMENT

July 14, 2016

John and Pamela Okopski
100 Chilson Road
Howell, MI 48843

Dear Mr. and Mrs. Okopski:

On July 8, 2016, I met with you at 100 Chilson Road, Howell, Michigan. This meeting and inspection was conducted by the Michigan Department of Agriculture & Rural Development (MDARD) in response to an environmental complaint received by our office. The complaint concerned odor and noise from poultry in close proximity to neighboring homes.

As part of the Right to Farm complaint investigation process, MDARD conducted a site review for this property to determine the category of this site under the Generally Accepted Agricultural and Management Practices for Site Selection and Odor Control for New and Expanding Livestock Facilities (Site Selection GAAMPs). This included a review of zoning information, the proximity of neighboring non-farm residences and an assessment of the site. The property at 100 Chilson Road, Howell, Michigan is zoned as suburban residential and does not allow agricultural uses by right and there are non-farm homes closer than 250 feet from any point on this property. Therefore, this site is primarily residential as defined by the Site Selection GAAMPs.

Sites where zoning does not allow agriculture by right and that are primarily residential in use are Category 4 sites and are not acceptable for the placement or keeping of any number of farm animals under the Site Selection GAAMPs. Your facility is not in conformance with the Site Selection GAAMPs. The complaint filed against your facility has been verified and MDARD's file has been closed. Pursuant to the requirements of Right to Farm Act, a copy of this letter is being sent to the city and county in which your property is located.

If you have any questions on this matter, please call me at (517) 242-1990.

Sincerely,

Kristin Esch
Right to Farm Program

KE:ot

cc: Wayne Whitman, MDARD Environmental Stewardship Division
Livingston County Clerk
Genoa Township Clerk

To Board 8/1/16



July 20, 2016

Polly Skolarus, Clerk
Township of Genoa
2911 Dorr Rd.
Brighton, MI 48116

RE: Important Information—Billing Changes

Dear Ms. Skolarus:

As part of our continuing effort to keep you informed, I wanted to let you know of a change, beginning August 29, 2016, in the billing vendors Comcast uses, which will enable us to provide an improved billing experience for our customers.

We plan for this change to have a minimal impact on our customers; however, customers' account numbers and monthly due dates will change. Customers will need to update their Comcast account number if they make payments online or through their bank. We are informing customers of this upcoming change through emails and letters to their homes. A sample notification letter is enclosed for your reference. This change to the billing system will enable us to provide more detailed bills and enhance our customers' experience.

As always, feel free to contact me directly at 734-254-1557 with any questions you may have.

Sincerely,

A handwritten signature in blue ink, appearing to read "K. Mazurek".

Kyle V. Mazurek
Manager of External Affairs
Comcast, Heartland Region
41112 Concept Drive
Plymouth, MI 48170

Enclosure

IMPORTANT INFORMATION ABOUT YOUR BILL

Dear [NAME],

Beginning **August 29, 2016**, we will be converting to a new billing system in order to provide an improved billing experience for our customers.

As part of this billing system conversion, several changes will take place starting with your next monthly bill. Your **account number and your bill due date will change**. Your **new due date is [insert Date]**. We will be unable to mail bills during the billing system conversion, so we may be a couple of days late mailing your bill. Please be assured even if your bill is delayed, you will have 21 days to pay.

If you use electronic banking to pay your Comcast bill, you need to:

- Update your due date with the new due date.
- Update the Comcast information on your bank's bill pay system with your new account number.

If you use Comcast's AutoPay service to pay your Comcast bill:

- No action is required.

If you are a Comcast Ecobill customers:

- No action is required however the availability of your bill online may be delayed. You will receive an email when your Ecobill is available.

For more information or to sign up for Ecobill, please log in to your Comcast account online at www.xfinity.com/help.

Thank you for choosing Comcast. We appreciate your business and look forward to serving you in the future. Should you have any questions or concerns, please feel free to visit us at www.xfinity.com/billchange or call 1-800-XFINITY.

Sincerely,
Comcast

To Board 8/1/14

Polly

From: Michigan Bureau of Elections <MISOS@public.govdelivery.com>
Sent: Thursday, July 21, 2016 4:02 PM
To: Polly
Subject: SPECIAL NEWS UPDATE - Legislative Update - Straight Party Voting

Having trouble viewing this email? [View it as a Web page.](#)



July 21, 2016

Legislative Update: Straight-Party Voting



Earlier today, the federal District Court for the Eastern District of Michigan issued a preliminary injunction barring the Secretary of State from implementing Public Act 26B of 2014, which eliminated the straight-party voting option on general election ballots. (Michigan State A. Philip Randolph Institute v Secretary of State, Case No 16-cv-11844.) At this preliminary phase in the case, the court ordered that ballots used in the upcoming November general election must allow voters to cast a straight-party vote in the same manner as provided in previous elections.

This action has no effect on the August 2 Primary. The Court's order and opinion are being reviewed. Please note that due to the ongoing nature of this case, final instructions regarding this topic will be issued closer to the time that general election ballots will go to print.

Questions? Please contact the Bureau of Elections at 1-800-292-5973 or elections@michigan.gov.