

GENOA CHARTER TOWNSHIP BOARD
Public Hearing and Regular Meeting
March 18, 2019
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: March 4, 2019
3. Request for approval of a proposal from Michigan Office Supply for the purchase and installation of a new wide format copier generator with a General Fund obligation not to exceed \$7,500.00.
4. Request for approval of a state bid purchase of a Dodge Ram for the Manager's Department at a cost less trade-in of \$17,061.

Approval of Regular Agenda:

5. Public hearing on budgets related to General Fund Budgets 101, 212, 261, 264, 270, and 271 for the fiscal year beginning April 1, 2019 through March 31, 2020 as submitted by Skolarus.
 - A. Call to the Public.
 - B. Disposition of budgets requested.
 - Salaries for elected officials
 - Salary increases for all staff and Township Boards.
 - \$10 increase for refuse collection and disposal.
 - Increase to application fees for the Zoning Board of Appeals from \$125 to \$215 for residential and from \$300 to \$395 for commercial, signs \$300.
 - Disposition of budget requests for all funds.
6. Request for approval of the following Debt Service Fund Budgets for the Fiscal Year ending March 31, 2020: Fund 852, 857-859, 870, 872, and 873 as provided by Treasurer Hunt.
7. Consideration of a recommendation for approval of a preliminary site condominium plan and impact assessment for a proposed 19 unit site condominium called Moretti Estates. The property in question is located on approximately 30.8 acres at 4242 Bauer Road (parcel # 4711-26-200-002) on the west side of Bauer Road, between White Pines Drive and Challis Road. The request is petitioned by John Moretti.
 - A. Disposition of Environmental Impact Assessment (1-25-19)
 - B. Disposition Recommendation of Preliminary Site Condominium Plan (1-18-19)

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: March 18, 2019

| | |
|--|---------------------|
| TOWNSHIP GENERAL EXPENSES: Thru March 18, 2019 | \$139,617.02 |
| March 8, 2019 Bi Weekly Payroll | \$89,647.78 |
| OPERATING EXPENSES: Thru March 18, 2019 | \$121,704.36 |
| TOTAL: | <u>\$350,969.16</u> |

| Check Date | Check | Vendor Name | Amount |
|------------------------------------|-------|----------------------------------|-----------|
| Bank FNBCK CHECKING ACCOUNT | | | |
| 02/28/2019 | 35083 | BUSINESS IMAGING GROUP | 152.19 |
| 02/28/2019 | 35084 | NETWORK SERVICES GROUP, L.L.C. | 50.00 |
| 02/28/2019 | 35085 | OFFICE EXPRESS INC. | 257.33 |
| 02/28/2019 | 35086 | TERRY CROFT | 55.68 |
| 02/28/2019 | 35087 | DTE ENERGY | 5,416.57 |
| 02/28/2019 | 35088 | W4 SIGNS | 305.00 |
| 03/04/2019 | 35089 | DYKEMA GOSSETT, PLLC | 2,740.00 |
| 03/04/2019 | 35090 | LIVINGSTON COUNTY TREASURER | 27,584.42 |
| 03/04/2019 | 35091 | MASTER MEDIA SUPPLY | 345.59 |
| 03/04/2019 | 35092 | MHOG UTILITIES | 403.52 |
| 03/04/2019 | 35093 | PERFECT MAINTENANCE CLEANING | 565.00 |
| 03/04/2019 | 35094 | WILLIAM ROGERS | 55.14 |
| 03/04/2019 | 35095 | AMY RUTHIG | 30.39 |
| 03/04/2019 | 35096 | SECURITY LOCK SERVICE,, INC | 153.00 |
| 03/04/2019 | 35097 | TRI COUNTY SUPPLY, INC. | 139.46 |
| 03/05/2019 | 35098 | COOPER'S TURF MANAGEMENT LLC | 9,388.50 |
| 03/05/2019 | 35099 | DTE ENERGY | 129.88 |
| 03/05/2019 | 35100 | DTE ENERGY | 34.37 |
| 03/05/2019 | 35101 | GORDON FOOD SERVICE | 534.70 |
| 03/05/2019 | 35102 | MICHIGAN LAKE STEWARDSHIP ASSOC. | 250.00 |
| 03/05/2019 | 35103 | NEOPOST USA INC | 140.00 |
| 03/05/2019 | 35104 | PETTY CASH | 169.23 |
| 03/08/2019 | 35105 | CONTINENTAL LINEN SERVICE | 122.02 |
| 03/08/2019 | 35106 | MASTER MEDIA SUPPLY | 159.56 |
| 03/08/2019 | 35107 | PACKERLAND RECORDS MANAGEMENT | 25.00 |
| 03/08/2019 | 35108 | S.E.C.M.A.A. | 30.00 |
| 03/12/2019 | 35109 | ADVANCED DISPOSAL SERVICES | 87,265.96 |
| 03/12/2019 | 35110 | AMERICAN AQUA | 156.47 |
| 03/12/2019 | 35111 | COMCAST | 968.04 |
| 03/12/2019 | 35112 | LIVINGSTON CONSERVATION DISTRICT | 320.00 |
| 03/12/2019 | 35113 | TETRA TECH INC | 1,670.00 |

FNBCK TOTALS:

| | |
|-----------------------------------|-------------------|
| Total of 31 Checks: | 139,617.02 |
| Less 0 Void Checks: | 0.00 |
| Total of 31 Disbursements: | 139,617.02 |

Check Register Report For Genoa Charter Township
 For Check Dates 03/08/2019 to 03/08/2019

| Check Date | Bank | Check Number | Name | Check Gross | Physical Check Amount | Direct Deposit | Status |
|------------------------|-------|--------------|--------------------------|------------------|-----------------------|----------------|--------|
| 03/08/2019 | FNBCK | 12894 | HOLBROOK, JORDAN S | 716.92 | 643.92 | 0.00 | Open |
| 03/08/2019 | FNBCK | 12895 | LEDFOED, JEAN | 372.94 | 309.23 | 0.00 | Open |
| 03/08/2019 | FNBCK | EFT318 | FLEX SPENDING (TASC) | 1,032.12 | 1,032.12 | 0.00 | Open |
| 03/08/2019 | FNBCK | EFT319 | INTERNAL REVENUE SERVICE | 20,816.94 | 20,816.94 | 0.00 | Open |
| 03/08/2019 | FNBCK | EFT320 | PRINCIPAL FINANCIAL | 3,636.00 | 3,636.00 | 0.00 | Open |
| 03/08/2019 | FNBCK | EFT321 | PRINCIPAL FINANCIAL | 2,063.65 | 2,063.65 | 0.00 | Open |
| Totals: | | | | 28,638.57 | 28,501.86 | 0.00 | |
| | | | | | Dir. Dep. | | |
| Total Physical Checks: | | | | 2 | <u>61,145.92</u> | | |
| Total Check Stubs: | | | | 4 | | | |

\$ 89,647.78

| Check Date | Check | Vendor Name | Amount |
|--------------------------------------|-------|-------------------------------------|-----------------|
| Bank 503FN DPW-UTILITIES #503 | | | |
| 02/27/2019 | 4569 | ADVANCE AUTO PARTS | 101.95 |
| 02/27/2019 | 4570 | AUTO-LAB OF LIVINGSTON | 58.77 |
| 02/27/2019 | 4571 | EVOLVING TECHNOLOGIES INC | 637.50 |
| 02/27/2019 | 4572 | FASTENAL COMPANY | 23.12 |
| 02/27/2019 | 4573 | OHM ENGINEERING ADVISORS | 1,273.50 |
| 03/08/2019 | 4574 | TRACTOR SUPPLY CO. | 83.46 |
| 03/08/2019 | 4575 | MARK IGNATOWSKI | 30.53 |
| 03/08/2019 | 4576 | ST JOHN PROVIDENCE OCC HEALTH HOWEL | 130.00 |
| 03/08/2019 | 4577 | WINDSTREAM | 43.85 |
| 503FN TOTALS: | | | |
| Total of 9 Checks: | | | 2,382.68 |
| Less 0 Void Checks: | | | 0.00 |
| Total of 9 Disbursements: | | | <u>2,382.68</u> |

| Check Date | Check | Vendor Name | Amount |
|---|-------|------------------------------|-----------------|
| Bank 593FN LAKE EDGEWOOD OPERATING FUND #593 | | | |
| 02/27/2019 | 3554 | HUBBELL, ROTH & CLARK, INC | 1,600.50 |
| 02/27/2019 | 3555 | PVS NOLWOOD CHEMICALS, INC. | 909.00 |
| 03/05/2019 | 3556 | CONSUMERS ENERGY | 200.32 |
| 03/05/2019 | 3557 | DTE ENERGY | 3,461.43 |
| 03/08/2019 | 3558 | BRIGHTON ANALYTICAL , L.L.C. | 670.00 |
| 593FN TOTALS: | | | |
| Total of 5 Checks: | | | 6,841.25 |
| Less 0 Void Checks: | | | 0.00 |
| Total of 5 Disbursements: | | | <u>6,841.25</u> |

| Check Date | Check | Vendor Name | Amount |
|--|-------|---------------------------------|-------------------|
| Bank 592FN OAK POINTE OPERATING FUND #592 | | | |
| 02/27/2019 | 4520 | FASTENAL COMPANY | 149.24 |
| 02/27/2019 | 4521 | GENOA TWP OAK POINTE SEWER BOND | 103,268.88 |
| 02/27/2019 | 4522 | PRO LIGHTING | 750.00 |
| 02/27/2019 | 4523 | TLS CONSTRUCTION | 1,209.00 |
| 02/27/2019 | 4524 | UIS SCADA | 1,467.97 |
| 03/05/2019 | 4525 | DTE ENERGY | 2,670.47 |
| 03/05/2019 | 4526 | DTE ENERGY | 2,182.84 |
| 03/05/2019 | 4527 | LUCY'S LANDSCAPE SUPPLY LLC | 110.15 |
| 03/08/2019 | 4528 | AT&T LONG DISTANCE | 57.17 |
| 03/08/2019 | 4529 | CONSUMERS ENERGY | 614.71 |
| 592FN TOTALS: | | | |
| Total of 10 Checks: | | | 112,480.43 |
| Less 0 Void Checks: | | | 0.00 |
| Total of 10 Disbursements: | | | <u>112,480.43</u> |

Pine Creek Checks
No A/P checks issued for this Board Packet

GENOA CHARTER TOWNSHIP BOARD
Regular Meeting
March 4, 2019

MINUTES

Supervisor Rogers called the regular meeting of the Genoa Charter Township Board to order at 6:30 p.m., with the Pledge of Allegiance. The following members were present constituting a quorum for the transaction of business: Bill Rogers, Paulette Skolarus, Robin Hunt, Jim Mortensen, Terry Croft, Diana Lowe and Jean Ledford. Also present were Township Manager, Michael Archinal; Township Attorney, Joe Seward; and five persons in the audience.

A Call to the Public was made with the following response: James Delcamp – I am concerned with environmental issues related to pesticides on our lakes, in farming and on private property. The long term effects especially related to Roundup are a great concern to me personally. Please consider your actions related to the township office and programs.

Approval of Consent Agenda:

Moved by Lowe and supported by Croft to approve all items listed under the Consent Agenda as requested. The motion carried unanimously.

1. Payment of Bills.

2. Request to Approve Minutes: February 18, 2019

3. Consider approval of a notice of Special Election as requested by the Township Clerk.

Approval of Regular Agenda:

Moved by Lowe and supported by Mortensen to approve for action all items listed under the Regular Agenda as requested. The motion carried unanimously.

4. Third review of budgets related to Funds 101, 212, 261, 264, 270, and 271 for the fiscal year beginning April 1, 2019 through March 31, 2020 as submitted by Skolarus.

A. Consider approval of Livingston County Road Commission Pavement Management Program projects as recommended by the Township Manager.

Moved by Hunt and supported by Lowe to include contributions of approximately \$66,750.00 to Golf Club between Latson and Hughes and \$217,500.00 to Dorr Road between I-96 and Challis Road. The motion carried unanimously

B. Direct the Township Clerk to publish the statutory notice for F.Y. 2019/2020 Budgets.

Moved by Lowe and supported by Croft to approve publishing of the statutory notice as requested by Skolarus. The motion carried unanimously.

5. Recommendation by Dr. Greg Tatara regarding the Lake Edgewood and Oak Pointe Sewer and Water Systems.

A. Request to amend the operating budgets for Fiscal Year ending March 31, 2019 for the Lake Edgewood Sewer System, the Oak Pointe Sewer System and the Oak Pointe Water System.

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Moved by Skolarus and supported by Lowe to approve the amendment to the fiscal year budget for the Lake Edgewood Sewer System, the Oak Pointe Sewer System and the Oak Pointe Water System. The motion carried unanimously.

B. Request to approve the Budget for the Fiscal Year beginning April 1, 2019, and ending March 31, 2020 for the Lake Edgewood Sewer System, the Oak Pointe Sewer System and the Oak Pointe Water System.

Moved by Ledford and supported by Croft to approve the fiscal year budget for the year ending March 31, 2020 for the Lake Edgewood Sewer System, the Oak Pointe Sewer System and the Oak Pointe Water System. The motion carried unanimously.

C. Request to approve an increase to the Oak Pointe Metered water charge from \$3.62/1,000 gallons to \$3.80/1,000 gallons beginning May 1, 2019.

Moved by Skolarus and supported by Lowe to approve the increase to the Oak Pointe Metered water charge from \$3.62/1,000 gallons to \$3.80/1,000 gallons beginning May 1, 2019. The motion carried unanimously.

D. Request to increase the Oak Pointe Sewer metered charge from \$5.98/1,000 gallons to \$6.22/1,000 gallons, and to increase the flat sewer rate charge to include \$95/quarter for Operations and Maintenance and \$40/quarter for grinder pump maintenance to a total charge of \$135 per quarter beginning May 1, 2019.

Moved by Ledford and supported by Lowe to increase the Oak Pointe Sewer metered charge from \$5.98/1,000 gallons to \$6.22/1,000 gallons, and to increase the flat sewer rate charge to include \$95/quarter for Operations and Maintenance and \$40/quarter for grinder pump maintenance to a total charge of \$135 per quarter beginning May 1, 2019. The motion carried unanimously.

6. Request for approval of other amendments as submitted by Utility Department Director Greg Tatara.

A. Request for approval of the 2019-2020 System Labor and Equipment Percentage Allocation.

Moved by Hunt and supported by Croft to approve the 2019-2020 System Labor and Equipment Percentage Allocation. The motion carried unanimously.

B. Request to amend the Utility Department Budget for Fiscal Year ending March 31, 2019.

Moved by Skolarus and supported by Mortensen to approve an amendment the Utility Department Budget for the fiscal year ending 03/31/2019. The motion carried unanimously.

C. Request to approve the proposed Utility Department Budget for the Fiscal Year ending March 31, 2020.

Moved by Ledford and supported by Lowe to approve the Utility Department Budget for the Fiscal year ending March 31, 2020. The motion carried unanimously.

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7. Request to authorize the Utility Department Director to purchase the necessary vehicles as budgeted to maintain the Utility Department Fleet, to purchase the new wide format plotter and to contract for the engineer position on a part-time basis with Tetra Tech.

Moved by Lowe and supported by Croft to authorize the Utility Department Budget for the fiscal year ending March 31, 2020. The motion carried unanimously.

8. Consideration of a recommendation for approval of a special land use, site plan and environmental impact assessment for a proposed 25-unit site condominium with a special land use to allow for grading within the 25-foot natural features setback. The property in question is located on approximately 61 acres involving parcels 11-33-400-003 and 11-34-300-005 on the east side of Chilson Road, south of Brighton Road along the southern Township boundary with Hamburg Township. The request is petitioned by Chestnut Development LLC.

A. Disposition of Special Land Use Application

Moved by Hunt and supported by Croft to approve the Special Land Use, with reference to the Feb. 28, 2019 memo from Kelly VanMarter, to allow for grading within the 25 foot natural features setback for the road, shared drive, detention outlet, dry hydrant, and grading for Unit 7. This approval is granted because the request has been found to comply with the requirements of Section 19.03 of the Township Ordinance, the disturbance is a relatively limited area of disturbance in comparison to the area protected/preserved, and the petitioner has an approved wetland permit from the MDEQ. The motion carried by roll call vote as follows: Ledford, Croft, Hunt, Lowe, Mortensen, Skolarus and Rogers. Nays – None. Absent – None.

B. Disposition of Environmental Impact Assessment

Moved by Lowe and supported by Croft to approve the Environmental Impact Assessment dated November 20, 2018 for Chestnut Springs, subject to the following: Reference to the sodium chloride groundwater concern as well as description of planned mitigation measures shall be added to the impact assessment prior to issuance of a Land Use Permit. The motion carried unanimously.

C. Disposition of Final Condominium Site Plan

Moved by Croft and supported by Lowe to approve the final site condominium plan dated November 20, 2018 subject to the following:

1. The Master Deed, Bylaws and Exhibit B Drawings are incorporated into this approval by reference.
2. All requirements of the Brighton Area Fire Authority letter dated November 8, 2018 shall be met.
3. Construction plan review will be required for the private road prior to the issuance of the Land Use permit.
4. Payment of any review fee overages must be made prior to issuance of land use permit.
5. The conditions of the October 24th, 2018 Court Order regarding Case No. 12-027123-CZ shall be complied with. Those conditions are restated below for incorporation in this approval:

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- a. Chestnut Development shall be permitted to extract sand from the property for the purposes of construction of homes on the subject property, including land balancing, construction of roads and drives, and septic fields for homes on the property only;
- b. By the time of the issuance of the final certificate of occupancy for the homes to be constructed on the subject property, Chestnut Development shall have completed the pond restoration in accordance with the restoration plan prepared by Livingston Engineering, job no. 12336, dated October 4, 2012, revised December 18, 2012 previously approved by Genoa Township on which Plaintiff's land use permit was issued. Immediately and until the pond restoration is completed, Plaintiff shall install and maintain a gate at the entrance to the pond to restrict unauthorized access to the pond. Upon completion of the restoration process, the Township Engineer shall inspect and verify compliance with finish slope requirements. Once approved by the Township Engineer, the Township shall return the restoration bond previously paid by Chestnut Development;
- c. That each home to be constructed on the subject property will be served by a private well as the source of water, and each home shall have installed a reverse osmosis unit that serves both the kitchen sink and refrigerator as part of the development. The reverse osmosis unit shall be approved by the Township prior to installation. The Township shall provide once each calendar year a filter for the reverse osmosis unit if chloride exceeds the drinking water criteria and will continue to do so until such time that chloride is below the State's acceptable drinking water criteria; and
- d. The developer grants the Township a perpetual easement as described on the approved site plan for access to the Township's 3 monitoring well sites, which shall be tested at a frequency determined by Genoa Charter Township. Monitoring well results will be shared with the Michigan Department of Environmental Quality and the Livingston County Health Department. In the event that the monitoring well results are above drinking water criteria for chloride in the future, the Township shall have the right to request access to the property to collect an un-softened raw water sample from the residence and to request a water sample from the reverse osmosis within the house on an annual basis to verify that the reverse osmosis system is working.
- e. That the master deed for the site condominium shall include reference to chloride (a component of salt) is present in the groundwater above natural background and the source of the elevated chloride is from Oak Pointe Wastewater Treatment Plant that is no longer discharging to groundwater and has not since 2015. The Master Deed will note that current drinking water criteria for chloride is aesthetic based, chloride concentrations in excess of the drinking water criteria can give rise to a detectable salty taste in water. The Master Deed will note that chloride also increases the electrical conductivity of the water and thus can increase its corrosiveness. Furthermore, each buyer in the project will receive a copy of the master deed, and sign a document stating they received, reviewed, and agree to the terms and disclosures contained in the Master Deed.

The motion was voted and carried unanimously.

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Member Discussion:

- An increase of \$10.00 for refuse collection and disposal
- A 2% increase in salary for all boards and staff
- An increase to the cost of a Zoning Board of Appeals application

No formal action was taken by the board.

The regular meeting of the Genoa Charter Township Board was adjourned at 8:03 p.m.

Paulette A. Skolarus, Clerk
Genoa Charter Township Board



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

MEMORANDUM

TO: Honorable Board of Trustees

FROM: Adam VanTassell

DATE: March 18, 2019

RE: Proposed Wide Format Copier purchase

Manager's Review: _____

At the March 4, 2019 Board meeting, the Township Board approved the Utility Budget which included funds to replace the wide format copier. Both MHOG and Genoa Township use the wide format copier and have agreed to share the costs involved. This proposal is to approve the Township's 1/3 share of the total cost of \$24, 500.00

Recommended Motion

Moved by _____, Supported by _____ to approve the proposal from Michigan Office Supply for the purchase and installation of a new wide format copier generator for the Township Hall for a General Fund expense of \$7, 500.00.

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

H. James Mortensen

Terry Croft

Diana Lowe

MANAGER

Michael C. Archinal

PROPOSAL

MAXIMIZING YOUR TECHNOLOGY ENVIRONMENT

Current State – Genoa Township

| Supplies / Maintenance Item | Annual Qty | Unit Price | Total Annual | Total Monthly |
|-----------------------------|------------|------------|-------------------|-----------------|
| Matte Black | 4 | \$73 | \$ 291.16 | \$24.26 |
| Black | 4 | \$73 | \$ 291.16 | \$24.26 |
| Cyan | 4 | \$73 | \$ 291.16 | \$24.26 |
| Magenta | 4 | \$73 | \$ 291.16 | \$24.26 |
| Print Head | 1 | \$700 | \$ 700.00 | \$58.33 |
| Maintenance Cartridge | 4 | \$69 | \$ 276.00 | \$23.00 |
| Total | | | \$2,140.64 | \$178.39 |

| Current Usage | |
|--|-----|
| Total Square Meters per Quarter | 159 |
| Converted to Total Square Feet per Quarter | 521 |
| Total Average Square Feet per month | 174 |

Additional Information:

- The proposed option will include all B&W service and supplies.
- Any color page printed will be charged at the \$0.029 / sq foot as seen above for the service base. This would cover items like print heads and waste containers.
- Any color toner would be purchased separately.
- 1,185 square feet per month is the variance between GMA base and current estimated average per month which would more than cover the 174 sq foot per month that you are printing now.

PROPOSAL

MAXIMIZING YOUR TECHNOLOGY ENVIRONMENT

Proposed KIP Color – Demo unit 860 (copy, print,

| Equipment | 60 Month Fair Market Value Lease |
|--|----------------------------------|
| KIP 860 Copier, Printer, Color Scanner with 2 rolls (recommended for 0 – 50,000 square foot per month) | \$584 |
| KIP 860 PDF Printing | Included |
| KIP 860 Accounting & Cost Center | Included |
| KIP 860 1 Roll Start Up Paper (36" x 500") | Included |
| KIP 860 Start Up Toner | Included |
| KIP 860 Delivery, Set up and Training by MOS | Included |
| <u>Lease Base</u> | \$584/ month |

| Monthly Maintenance | Meters billed at |
|---|----------------------|
| Monthly Maintenance Base | \$145 / month |
| Black Click (Service & Supplies included) | \$0.035 / Sq Ft |
| Color Click (Service included, color toner <u>not</u> included) | \$0.029 / Sq Ft |

Additional Information:

- The proposed option will include all B&W service and supplies.
- Any color page printed will be charged at the \$0.029 / sq foot as seen above for the service base. This would cover items like print heads and waste containers.
- Any color toner would be purchased separately.

PROPOSAL

MAXIMIZING YOUR TECHNOLOGY ENVIRONMENT

Proposed KIP Color – Demo unit 860 (copy, print,

| Equipment | Purchase Price |
|--|-----------------|
| KIP 860 Copier, Printer, Color Scanner with 2 rolls (recommended for 0 – 50,000 square foot per month) | \$24,500 |
| KIP 860 PDF Printing | Included |
| KIP 860 Accounting & Cost Center | Included |
| KIP 860 1 Roll Start Up Paper (36" x 500") | Included |
| KIP 860 Start Up Toner | Included |
| KIP 860 Delivery, Set up and training by MOS | Included |
| <u>Purchase Price</u> | \$24,500 |

| Monthly Maintenance | Meters billed at |
|---|------------------|
| Monthly Maintenance Base | \$145 / month |
| Black Click (Service & Supplies included) | \$0.035 / Sq Ft |
| Color Click (Service included, color toner <u>not</u> included) | \$0.029 / Sq Ft |

Additional Information:

- The proposed option will include all B&W service and supplies.
- Any color page printed will be charged at the \$0.029 / sq foot as seen above for the service base. This would cover items like print heads and waste containers.
- Any color toner would be purchased separately.

MEMORANDUM

TO: Township Board

FROM: Michael Archina 

DATE: 3/16/2019

RE: Vehicle Purchase

Township Planning and Zoning staff currently utilize a 2009 F-150 Pick-up for field work. Field work includes checking on complaints, site inspections and collecting signs. In addition to showing its age the F-150 is too large for our purposes. The F-150 also does not have running boards or service vehicle strobes.

The Utility Department recently reviewed its fleet needs and researched State bids for trucks. Through State bid we have received excellent pricing and generous trade-in values. We are requesting a regular cab Ram 4 x 4. With a \$8,250 trade-in value, the total price is \$17,061.

The FY 2018/2019 budget included \$125,000 for capital outlay. YTD activity is \$62,634. An amended budget amount of \$80,000 is proposed (variance is \$17,366). There are no known outstanding large expenditures for this line item before the end of the fiscal year. I would like to encumber the purchase price of the Ram under the current fiscal year.

Please consider the following action:

Moved by _____, supported by _____, to authorize the purchase of Ram 1500 for the Manager's office as requested for a net purchase price of \$17,061.

MY CHRYSLER DODGE JEEP RAM FIAT
 4650 EAST PICKARD STREET
 MT. PLEASANT, MI 488582076

Configuration Preview

Date Printed: 2019-03-05 9:13 AM VIN: Quantity: 1
 Estimated Ship Date: VIN: Status: BA - Pending order

Sold to: MY CHRYSLER DODGE JEEP RAM FIAT (45678)
 4650 EAST PICKARD STREET
 MT. PLEASANT, MI 488582076
 Ship to: MY CHRYSLER DODGE JEEP RAM FIAT (45678)
 4650 EAST PICKARD STREET
 MT. PLEASANT, MI 488582076

Vehicle: 2019 1500 CLASSIC TRADESMAN REG CAB 4X4 (120 In WB 6 FT 4 IN box) (DS6L61)

| | Sales Code | Description | MSRP(USD) | FWP(USD) |
|-------------------|------------|--|-----------|----------|
| Model: | DS6L61 | 1500 CLASSIC TRADESMAN REG CAB 4X4 (120 In WB 6 FT 4 IN box) | 31,995 | 30,548 |
| Package: | 22B | Customer Preferred Package 22B | 0 | 0 |
| | ERB | 3.6L V6 24V VVT Engine | 0 | 0 |
| | DFL | 8-Spd Auto 845RE Trans (Make) | 0 | 0 |
| Paint/Seat/Trim: | PW7 | Bright White Clear Coat | 0 | 0 |
| | APA | Monotone Paint | 0 | 0 |
| | *V9 | Cloth 40/20/40 Bench Seat | 0 | 0 |
| | -X8 | Black/Diesel Gray | 0 | 0 |
| Options: | AJY | Popular Equipment Group | 0 | 0 |
| | XHC | Trailer Brake Control | 825 | 751 |
| | XB9 | RamBox Cargo Management System | 0 | 0 |
| | MRU | Black Tubular Side Steps | 1,295 | 1,178 |
| | LPL | LED Bed Lighting | 885 | 632 |
| | CK9 | Delete Carpet | 145 | 132 |
| | TTB | LT265/70R17E BSW A/T Tires | 0 | 0 |
| | AJH | Power and Remote Entry Group | 250 | 228 |
| | AHC | Trailer Tow Mirrors & Brake Group | 735 | 669 |
| | 5N8 | Easy Order | 480 | 437 |
| | 142 | Zone 42-Detroit | 0 | 0 |
| | 4EX | Sales Tracking | 0 | 0 |
| Discounts: | XKN | Flex Fuel Vehicle | 0 | 0 |
| | YGE | 5 Additional Gallons of Gas | 0 | 0 |
| Destination Fees: | | | 0 | 12 |
| | | | 1,695 | 1,695 |

HB: 1,088
 FFP: 35,862
 EP: 34,541
 Total Price: 37,970 36,148

Order Type: Retail
 Scheduling Priority: 4-Dealer Order
 Salesperson:
 Customer Name:
 Customer Address:
 PSP Month/Week:
 Build Priority: 99


Instructions:

Note: This is not an invoice. The prices and equipment shown on this priced order confirmation are tentative and subject to change or correction without prior notice. No claims against the content listed or prices quoted will be accepted. Refer to the vehicle invoice for final vehicle content and pricing. Orders are accepted only when the vehicle is shipped by the factory.

NOTICE OF PUBLIC HEARING
FOR GENOA CHARTER TOWNSHIP RESIDENTS
ON THE PROPOSED BUDGET FOR THE GENERAL FUND
FOR THE FISCAL YEAR
BEGINNING April 1, 2019 and ending March 31, 2020

Residents of Genoa Charter Township are invited to attend a Public Hearing to be held at the Genoa Township Hall, 2911 Dorr Road, Brighton, MI 48116, on Monday, March 18, 2019 at 6:30 p.m.

At this meeting, in addition to other regular business and in accordance with the law, a twelve-month budget for the proposed expenditures and estimated revenues of the Township for the 2019/2020 fiscal year beginning April 1, 2019 and ending March 31, 2020 shall be presented for review. The General Fund Budget may be viewed on line at www.genoa.org. The budget will include salaries for the elected officials. Hard copies of the proposed budget are available at the Genoa Township Hall.

Signed: 
Paulette A. Skolarus, Clerk
Genoa Charter Township

(Press/Argus 03/08/2019)

Policy/Notice of public hearing

2018 COUNTY WIDE ZBA APPLICATION COST

| TOWNSHIP | COST | OTHER |
|------------------|-------------|-------------------------------------|
| | Residential | Other |
| Genoa (Current) | \$125.00 | \$300.00 Commercial |
| Genoa (Proposed) | \$215.00 | \$395.00 Commercial, signs \$300.00 |
| Brighton | 1,000.00 | |
| Cohoctah | 450.00 | |
| Conway | 600.00 | Plus \$500.00 escrow |
| Deerfield | 515.00 | per mtg if tabled add. 515 |
| Green Oak | 400.00 | \$750.00 Commercial |
| Hamburg | 500.00 | \$50.00 per variance |
| Handy | 750.00 | |
| Hartland | 700.00 | |
| Howell | 400.00 | \$900.00 Commercial |
| Iosco | N/A | N/A |
| Marion | 400.00 | |
| Oceola | 400.00 | \$600.00 Commercial |
| Putnam | 600.00 | \$1,000.00 escrow |
| Tyrone | 400.00 | |
| Unadilla | 600.00 | Zoning Interp. \$1,000.00 |

Cost per meeting with an average of 3 cases per meeting:

| | |
|---------------------|------------|
| Member pay | \$1,197.20 |
| Publication est. | \$80.00 |
| Notice Mailing est. | \$14.70 |

Total \$1,291.90 Per case = \$430.63

Proposing an increase of \$95.00 bringing the cost of a residential ZBA application to \$215.00

Proposing an increase of \$95.00 bringing the cost of a Commercial ZBA application to \$395.00

Proposing sign ZBA applications to be \$300.00

MEMORANDUM

TO: Township Board

FROM: Michael Archinal, Manager 

DATE: 3/16/2019

RE: Budgets

For Monday's meeting please consider the following modifications to the budget:

Fund #261

- Adjust Genoa Township contribution to Golf Club from \$66,750 to \$75,000
- Adjust Genoa Township contribution to Dorr Road from \$217,500 to \$182,500
- Add a line item for FY 2019/2020 "Grand River Widening" @ \$30,000 to close out debt service.

| <u>Refuse collection history</u> | 2013/2014 | 2014/2015 | 2015/2016 | 2016/2017 | 2017/2018 |
|--|-----------|-----------|-----------|-----------|-----------|
| Number of parcels | 6,896 | 6,912 | 6,951 | 6,982 | 7,015 |
| Audited expenditure for refuse @ \$121.00 per parcel | 931,751 | 970,891 | 967,656 | 956,602 | 1,009,542 |
| Audited revenue for refuse | 762,623 | 767,616 | 782,652 | 802,947 | 822,370 |
| General fund subsidy | 169,128 | 203,275 | 185,004 | 153,655 | 187,172 |

| <u>Tax Revenue vs Refuse Fees</u> | | | | | |
|---|---------|---------|---------|---------|---------|
| Property Tax Revenue | 805,572 | 820,731 | 845,920 | 858,935 | 871,032 |
| Refuse annual expense | 169,128 | 203,275 | 185,004 | 153,655 | 187,172 |
| Percentage of tax revenue for refuse collection | 0.21 | 0.25 | 0.22 | 0.18 | 0.21 |

| <u>Advance Contract for five years</u> | 2018/2019 | 2019/2020 | 2020/2021 | 2021/2022 | 2022/2023 |
|---|-----------|-----------|-----------|-----------|-----------|
| Adding 50 units annually | 7,065 | 7,075 | 7,165 | 7,215 | 7,265 |
| Annual cost per parcel 3% annual increase | 147.84 | 152.28 | 156.84 | 161.55 | 166.40 |
| Annual projected expenditure for refuse | 1,039,315 | 1,077,381 | 1,123,759 | 1,165,583 | 1,208,896 |

| <u>Annual Reduction in Refuse Expense</u> | | | | | |
|--|---------|---------|-----------|-----------|-----------|
| Annual \$10.00 increase \$5.40 increase 5th year | 131.00 | 141.00 | 151.00 | 161.00 | 166.40 |
| Township projected revenue | 925,515 | 997,575 | 1,081,915 | 1,161,615 | 1,208,896 |
| Township annual expense | 113,800 | 79,806 | 41,844 | 3,968 | - |

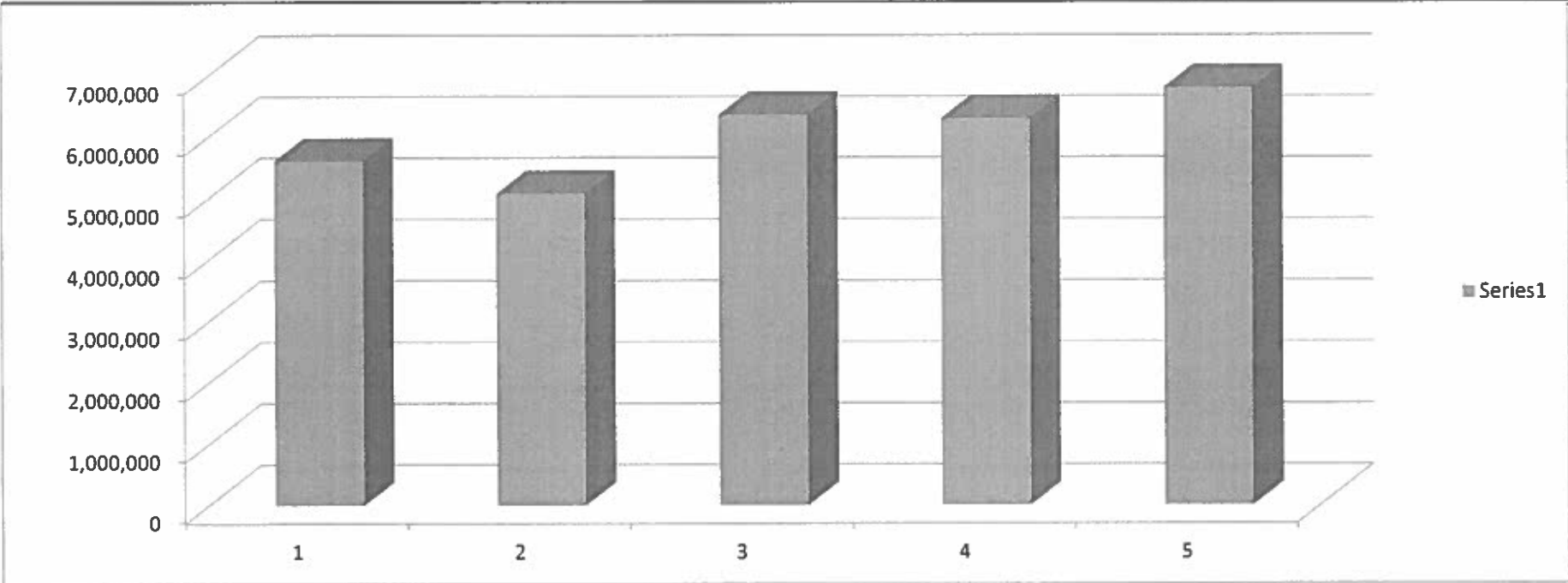
| <u>Advance Contract Includes</u> |
|--|
| Weekly refuse collection and disposal |
| Bi-weekly recycling collection |
| New cart for refuse provided at no charge |
| New cart for recycling provided at no charge |
| Bulk pickup at no charge |
| \$80.00 seasonal pickup for yard waste (individual contract) |

refuse collection analysis 2019/PS

03/13/2019

All Funds Balance

| | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 |
|------------------------|------------------|------------------|------------------|------------------|------------------|
| Fund 101 | 1,777,793 | 2,138,371 | 2,394,987 | 2,327,504 | 2,381,448 |
| Fund 212 | 671 | 1,100 | 2,838 | 4,933 | 4,760 |
| Fund 261 | 1,356,488 | 1,155,703 | 1,372,804 | 1,360,673 | 1,491,423 |
| Fund 264 | 1,518,832 | 1,142,661 | 1,594,003 | 1,456,182 | 2,033,779 |
| Fund 270 | 793,045 | 498,789 | 805,857 | 950,057 | 652,757 |
| Fund 271 | 172,536 | 151,764 | 196,571 | 209,546 | 241,546 |
| Total All Funds | 5,619,365 | 5,088,388 | 6,367,060 | 6,308,895 | 6,805,713 |



03/13/2019

BUDGET REPORT FOR GENOA TOWNSHIP

Fund 101 General Fund

| amended 2018-19 fiscal year GL NUMBER | DESCRIPTION | 2015-16 ACTIVITY | 2016-17 ACTIVITY | 2017-18 ACTIVITY | 2018-19 ORIGINAL BUDGET | 2018-19 ACTIVITY 03/13/2019 | 2018-19 AMENDED BUDGET | 2019-20 RECOMMENDED BUDGET |
|--|--------------------------------|---------------------|---------------------|---------------------|-------------------------------|-----------------------------------|------------------------------|----------------------------------|
| ESTIMATED REVENUES | | | | | | | | |
| 101-000-403-000 | CURRENT REAL PROP TAX/INTEREST | 845,920 | 858,935 | 884,853 | 870,000 | 752,674 | 870,000 | 885,000 |
| 101-000-407-000 | DELINQ TAX - PERSONAL & REAL | 6,088 | 10,489 | 2,030 | | | | |
| 101-000-423-000 | COLLECT FEES/EXCESS OF ROLL | 299,329 | 322,582 | 331,536 | 345,000 | 249,783 | 345,000 | 350,000 |
| 101-000-423-100 | COLLECTION FEE - SCHOOLS | 24,897 | 25,282 | 24,945 | | 25,167 | 26,000 | 26,000 |
| 101-000-423-200 | SET FEES COLLECTED | 195 | 195 | 163 | | | | |
| 101-000-476-100 | LICENSE/PERMIT/CABLE FRANCHISE | 399,976 | 412,994 | 409,282 | 425,000 | 402,592 | 425,000 | 425,000 |
| 101-000-477-000 | METRO ACT REVENUE | 9,579 | 17,697 | | 13,000 | 13,459 | 13,460 | 13,500 |
| 101-000-477-001 | LCSA-PPT REIMBURSEMENT | | 17,418 | 18,565 | | 7,067 | | |
| 101-000-480-000 | TRAILER FEES | 3,003 | 5,354 | 3,577 | 3,500 | 2,429 | 3,500 | 3,600 |
| 101-000-574-000 | STATE SHARED REVENUE | 1,575,600 | 1,590,988 | 1,687,235 | 1,700,000 | 1,751,083 | 1,700,000 | 1,750,000 |
| 101-000-608-000 | CHARGES FOR SERV-APPL FEES | 68,666 | 37,739 | 42,564 | 60,000 | 58,593 | 60,000 | 50,000 |
| 101-000-631-000 | REFUSE COLLECTION FEES | 782,652 | 802,947 | 827,146 | 850,000 | 726,243 | 925,700 | 997,575 |
| 101-000-664-000 | INTEREST | 9,444 | 3,928 | 8,253 | 10,000 | 15,685 | 20,000 | 20,000 |
| 101-000-676-000 | ADMIN FEE/UTILITY-OPERATING | 53,000 | 54,100 | 55,185 | 54,550 | 42,440 | 54,550 | 56,000 |
| 101-000-676-100 | ADM FEE LIQUOR LAW | 3,500 | 3,500 | 3,500 | 3,500 | 2,625 | 3,500 | 3,500 |
| 101-000-678-300 | TAXES ON LAND TRANSFER | 142,699 | 148,885 | 119,945 | 118,000 | 3,599 | 118,000 | 120,000 |
| 101-000-695-000 | OTHER/CEMETERY/ SCHOOLS | | 1,762 | | | | | |
| 101-000-699-001 | MISC/SCHOOL/CEMETERY/ELECTI | 37,540 | 69,049 | 15,784 | 15,000 | 8,789 | 15,000 | 50,000 |
| 101-000-699-002 | MMRMA REIMBURSEMENT | | 24,658 | 17,305 | 10,000 | 14,770 | 15,000 | 15,000 |
| 101-000-699-505 | TRANSFER IN FROM SELCRA | | | | | | | |
| TOTAL ESTIMATED REVENUES | | 4,262,088 | 4,408,502 | 4,451,868 | 4,477,550 | 4,076,998 | 4,594,710 | 4,765,175 |

| amended 2018-19 fiscal year | | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2018-19 | 2018-19 | 2019-20 |
|-----------------------------|-------------------------------|----------|----------|----------|-----------------|---------------------|----------------|--------------------|
| GL NUMBER | DESCRIPTION | ACTIVITY | ACTIVITY | ACTIVITY | ORIGINAL BUDGET | ACTIVITY 03/13/2019 | AMENDED BUDGET | RECOMMENDED BUDGET |
| 101-101-703-000 | SALARIES/TRUSTEES | 26,766 | 23,436 | 29,180 | 30,000 | 30,246 | 32,000 | 35,000 |
| 101-171-703-000 | SALARIES/TWP SUPERVISOR | 53,400 | 53,400 | 54,400 | 55,862 | 53,563 | 55,862 | 56,980 |
| 101-191-703-000 | SALARIES/ELECTION | 69,749 | 69,353 | 500 | 70,000 | 56,852 | 56,703 | 40,000 |
| 101-209-703-000 | CONTRACTUAL SALARIES | 357,790 | 348,382 | 357,451 | 387,450 | 354,536 | 387,450 | 394,000 |
| 101-210-801-000 | PROF.CONTR./LEGAL | 99,355 | 65,412 | 59,007 | 65,000 | 68,004 | 65,000 | 70,000 |
| 101-215-703-000 | SALARIES/TWP CLERK | 52,400 | 52,400 | 53,400 | 54,838 | 52,578 | 54,838 | 55,935 |
| 101-223-801-000 | PROF. CONTR. AUDITOR | 22,375 | 20,600 | 22,985 | 25,000 | 17,350 | 25,000 | 25,000 |
| 101-241-801-000 | PROF.CONSULTING/ENG/PLANNING | 21,998 | 22,246 | 17,971 | 50,000 | 14,914 | 25,000 | 50,000 |
| 101-247-703-000 | BD OF REVIEW SALARIES | 2,000 | 2,150 | 1,975 | 3,000 | 575 | 3,000 | 3,000 |
| 101-247-964-000 | REFUNDS & CHARGEBACKS | 4,090 | 2,028 | 697 | 10,000 | 716 | 10,000 | 10,000 |
| 101-253-703-000 | SALARIES/TWP TREASURER | 52,400 | 52,400 | 53,400 | 54,838 | 52,578 | 54,838 | 55,935 |
| 101-265-775-000 | REPAIRS & MAINTENANCE | 100,754 | 115,969 | 147,150 | 125,000 | 146,957 | 150,000 | 160,000 |
| 101-265-910-000 | INSURANCE BC/BS & MCM | 248,964 | 281,904 | 298,212 | 340,000 | 277,815 | 340,000 | 362,000 |
| 101-265-911-000 | WELLNESS IQ REIMBURSE | | 519 | 5,254 | 10,000 | 3,980 | 4,000 | 10,000 |
| 101-265-920-000 | UTIL:ELECTRICITY & NAT.GAS | 20,314 | 18,624 | 21,773 | 22,000 | 14,071 | 22,000 | 22,000 |
| 101-284-703-000 | SALARIES | 260,546 | 281,503 | 288,783 | 323,000 | 330,806 | 345,000 | 352,000 |
| 101-284-704-000 | RETIREMENT | 87,850 | 83,953 | 99,933 | 115,000 | 94,253 | 115,000 | 120,000 |
| 101-284-715-000 | EMPLOYER'S SHARE FICA | 68,190 | 64,111 | 72,775 | 80,000 | 68,122 | 80,000 | 82,000 |
| 101-284-720-000 | M.E.S.C. | | | 300 | 20,000 | | | 20,000 |
| 101-284-727-000 | PRINTG, POSTAGE, OFC SUPPLIES | 83,863 | 79,333 | 61,893 | 95,000 | 72,949 | 95,000 | 95,000 |
| 101-284-728-000 | ECONOMIC DEVELOPMENT | 21,500 | 22,000 | 22,000 | 24,500 | 22,939 | 24,500 | 25,000 |
| 101-284-850-000 | TELEPHONE | 19,452 | 19,756 | 24,246 | 25,000 | 28,090 | 29,000 | 32,000 |
| 101-284-861-000 | MILEAGE & TRAVEL EXPENSE | 12,269 | 11,589 | 10,902 | 15,000 | 9,836 | 15,000 | 15,000 |
| 101-284-957-000 | DUES | 17,124 | 21,236 | 16,495 | 20,000 | 23,532 | 25,000 | 20,000 |
| 101-284-958-000 | MEETING FEES & MISC. EXPENSES | 20,944 | 31,428 | 13,016 | 25,000 | 29,538 | 30,000 | 30,000 |
| 101-284-958-001 | 692 RED OAKS DR | | 5,335 | (565) | | | | |
| 101-284-959-000 | APPL FEES EXPENSES | 59,987 | 44,613 | 45,521 | 60,000 | 37,395 | 40,000 | 50,000 |

| amended 2018-19 fiscal year | | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2018-19 | 2018-19 | 2019-20 |
|--|--------------------------------|------------------|------------------|------------------|------------------|---------------------|------------------|--------------------|
| GL NUMBER | DESCRIPTION | ACTIVITY | ACTIVITY | ACTIVITY | ORIGINAL BUDGET | ACTIVITY 03/13/2019 | AMENDED BUDGET | RECOMMENDED BUDGET |
| 101-284-959-001 | PLANNING /ZBA SALARIES | 31,437 | 28,545 | 26,387 | 32,000 | 27,858 | 32,000 | 32,000 |
| 101-301-703-000 | SALARY/ORDINANCE/ ZONING ADMIN | 68,572 | 81,725 | 75,576 | 90,200 | 79,653 | 86,000 | 91,000 |
| 101-336-999-001 | FIRE SUB STATION EXPENSES-DORR | 1,435 | | | | | | |
| 101-441-803-000 | REFUSE MAINTENANCE | 967,656 | 956,602 | 964,542 | 1,100,000 | 994,150 | 1,025,000 | 1,097,381 |
| 101-916-962-000 | DRAIN AT LARGE | 30,055 | 28,421 | 32,459 | 30,000 | 27,584 | 30,000 | 50,000 |
| 101-929-977-000 | CAPITAL OUTLAY | 94,020 | 88,953 | 117,632 | 125,000 | 62,634 | 80,000 | 125,000 |
| 101-966-999-010 | TRANS OUT FUTURE RD IMPR #261 | 426,000 | 150,000 | 500,000 | 500,000 | 500,000 | 500,000 | 500,000 |
| 101-966-999-013 | ADV FOR ROAD PROJECTS #264 | 450,000 | 600,000 | 150,000 | 150,000 | 150,000 | 150,000 | 150,000 |
| 101-966-999-027 | FUT DEV PARKS & REC.#270 | 592,500 | 300,000 | 500,000 | 500,000 | 500,000 | 500,000 | 500,000 |
| 101-966-999-028 | TRANS TO RESERVE BLDG/GRD #271 | 75,000 | 20,000 | 50,000 | 50,000 | 50,000 | 50,000 | 50,000 |
| 101-966-999-110 | CONTINGENCIES | | | | 50,000 | | | 50,000 |
| TOTAL APPROPRIATIONS | | 4,520,755 | 4,047,926 | 4,195,250 | 4,732,688 | 4,254,074 | 4,537,191 | 4,836,231 |
| NET OF REVENUES/APPROPRIATIONS - FUND 101 | | (258,667) | 360,576 | 256,618 | (255,138) | (177,076) | 57,519 | (71,056) |
| BEGINNING FUND BALANCE | | 2,028,270 | 1,777,795 | 2,138,369 | 2,394,985 | 2,394,985 | 2,394,985 | 2,452,504 |
| FUND BALANCE ADJUSTMENTS | | 8,190 | | | | | | |
| ENDING FUND BALANCE | | 1,777,793 | 2,138,371 | 2,394,987 | 2,139,847 | 2,217,909 | 2,452,504 | 2,381,448 |

03/13/2019
Fund 212 Liquor Law

BUDGET REPORT FOR GENOA TOWNSHIP

| GL NUMBER | DESCRIPTION | 2015-16 ACTIVITY | 2016-17 ACTIVITY | 2017-18 ACTIVITY | 2018-19 ORIGINAL BUDGET | 2018-19 ACTIVITY 03/13/2019 | 2018-19 AMENDED BUDGET | 2019-20 RECOMMENDED BUDGET |
|--|-------------------------------|---------------------|---------------------|---------------------|-------------------------------|-----------------------------------|------------------------------|----------------------------------|
| ESTIMATED REVENUES | | | | | | | | |
| 212-000-570-000 | STATE SHARED REV LIQUOR LAW | 13,660 | 13,833 | 14,942 | 15,500 | 14,034 | 15,500 | 15,700 |
| TOTAL ESTIMATED REVENUES | | 13,660 | 13,833 | 14,942 | 15,500 | 14,034 | 15,500 | 15,700 |
| | | | | | | | | |
| APPROPRIATIONS | | | | | | | | |
| 212-000-956-000 | MISC EXPENSE | | 200 | | | | | |
| 212-330-702-000 | LIQUOR LAW ENF WAGES | 8,240 | 8,240 | 8,240 | 8,240 | 6,180 | 8,240 | 9,064 |
| 212-330-704-000 | RETIREMENT | 824 | 824 | 824 | 824 | 618 | 824 | 906 |
| 212-330-715-000 | EMPLOYER'S SHARE FICA | 640 | 640 | 640 | 640 | 480 | 640 | 703 |
| 212-330-716-000 | LIQUOR LAW ADM FEE/GENOA TWP. | 3,500 | 3,500 | 3,500 | 3,500 | 2,625 | 3,500 | 5,000 |
| 212-330-717-000 | AUDITING EXPENSE | 200 | | | 200 | 200 | 200 | 200 |
| TOTAL APPROPRIATIONS | | 13,404 | 13,404 | 13,204 | 13,404 | 10,103 | 13,404 | 15,873 |
| NET OF REVENUES/APPROPRIATIONS - FUND 212 | | 256 | 429 | 1,738 | 2,096 | 3,931 | 2,096 | (173) |
| BEGINNING FUND BALANCE | | 415 | 671 | 1,100 | 2,837 | 2,837 | 2,837 | 4,933 |
| ENDING FUND BALANCE | | 671 | 1,100 | 2,838 | 4,933 | 6,768 | 4,933 | 4,760 |

03/13/2019

BUDGET REPORT FOR GENOA TOWNSHIP

Fund 261 Future Roads

| Amended 2018-19 fiscal year GL NUMBER | DESCRIPTION | 2015-16 ACTIVITY | 2016-17 ACTIVITY | 2017-18 ACTIVITY | 2018-19 ORIGINAL BUDGET | 2018-19 ACTIVITY 03/13/2019 | 2018-19 AMENDED BUDGET | 2019-20 RECOMMENDED BUDGET |
|---|------------------------------|---------------------|---------------------|---------------------|-------------------------------|-----------------------------------|------------------------------|----------------------------------|
| | ESTIMATED REVENUES | | | | | | | |
| 261-000-664-000 | INTEREST | 612 | 130 | 1,537 | 800 | 5,634 | 6,000 | 6,000 |
| 261-000-699-000 | OPERATING TRANSFER IN | 426,000 | 150,000 | 500,000 | 500,000 | 500,000 | 500,000 | 500,000 |
| 261-000-699-264 | TRANS IN FROM 264 | | 500,000 | | | | | |
| TOTAL ESTIMATED REVENUES | | 426,612 | 650,131 | 501,537 | 500,800 | 5,634 | 506,000 | 506,000 |
| | ESTIMATED EXPENDITURES | | | | | | | |
| 261-330-717-000 | MISC ROADS-CRACK SEAL | | | | 20,000 | 20,000 | 20,000 | 20,000 |
| 261-441-804-000 | DUST CONTROL | 59,209 | 56,790 | 70,484 | 70,000 | 67,247 | 67,250 | 70,000 |
| 261-470-802-000 | NORTH SHORE ROAD IMPROVEMENT | 14,000 | | | | | | |
| 261-471-803-000 | GRAND OAKS ROAD IMPROVEMENT | | 200,000 | | | | | |
| 261-472-804-000 | GOLF CLUB | 33,116 | | | | | | 66,750 |
| 261-473-805-000 | MCCLEMENTS | 14,268 | | | | | | |
| 261-477-809-000 | TRI LAKES | 136,999 | 11,714 | | | | | |
| 261-477-810-000 | SUNDANCE TRAIL | | 30,000 | | | | | |
| 261-477-811-000 | HUGHES ROAD | | 44,434 | | 200,000 | 193,730 | 193,730 | |
| 261-477-813-000 | WILDWOOD DRIVE | | 7,798 | | | | | |
| 261-477-817-000 | LATSON ROAD SIGNAL | | | | 150,000 | 143,927 | 144,000 | |
| 261-477-818-000 | HACKER AND LAWSON | | | 120,372 | | | | |
| 261-477-819-000 | TIMBERVIEW | | | 49,000 | | | | |
| 261-477-820-000 | OAK POINTE HONORS | | | 44,000 | | | | |
| 261-477-821-000 | NOVEL ESTATES | | | | | 34,250 | 34,250 | |
| 261-477-822-000 | EARL LAKE | | | | | 58,000 | 58,000 | |
| 261-477-823-000 | DORR ROAD | | | | | | | 217,500 |
| 261-906-956-000 | MISC EXPENSE/AUDIT | 624 | 180 | 580 | | 882 | 900 | 1,000 |
| 261-966-999-264 | TRANS OUT TO 264 | | 500,000 | | | | | |
| TOTAL APPROPRIATIONS | | 258,216 | 850,916 | 284,436 | 440,000 | 518,036 | 518,130 | 375,250 |
| NET OF REVENUES/APPROPRIATIONS - FUND 261 | | 168,396 | (200,785) | 217,101 | 60,800 | (12,402) | (12,130) | 130,750 |
| BEGINNING FUND BALANCE | | 1,188,092 | 1,356,488 | 1,155,703 | 1,372,803 | 1,372,803 | 1,372,803 | 1,360,673 |
| ENDING FUND BALANCE | | 1,356,488 | 1,155,703 | 1,372,804 | 1,433,603 | 1,360,402 | 1,360,673 | 1,491,423 |

Fund 264 roads & lakes s.a.d.

| Amended 2018-19 fiscal year GL NUMBER | DESCRIPTION | 2015-16 ACTIVITY | 2016-17 ACTIVITY | 2017-18 ACTIVITY | 2018-19 ORIGINAL BUDGET | 2018-19 ACTIVITY 03/13/2019 | 2018-19 AMENDED BUDGET | 2019-20 RECOMMENDED BUDGET |
|--|---------------------------------------|---------------------|---------------------|---------------------|-------------------------------|-----------------------------------|------------------------------|----------------------------------|
| ESTIMATED REVENUES | | | | | | | | |
| 264-000-665-000 | INTEREST | 1,121 | 680 | 1,826 | 1,500 | 3,794 | 4,000 | 2,300 |
| 264-000-699-101 | TRANSFER IN - FUND # 101 | 450,000 | 600,000 | 150,000 | 150,000 | 150,000 | 150,000 | 150,000 |
| 264-000-699-261 | TRANSFER IN- FUND 261 | | 500,000 | | | | | |
| 264-448-450-000 | SAD PRINCIPAL - WHITE PINES LIGHTS | 848 | 705 | 767 | 800 | 38 | 800 | 800 |
| 264-470-450-000 | SAD PRINCIPAL - FENDT DRIVE W-22 | | (915) | | 48,040 | | 81,389 | 81,389 |
| 264-470-678-000 | NORTH SHORE ROAD IMPROVE SAD | 11,897 | | | | | | |
| 264-470-682-000 | NORTH SHORE RDS ASSOCIATION | 11,898 | | | | | | |
| 264-471-450-000 | SAD PRINCIPAL - GRAND OAKS-W-20 | | 138,037 | 142,649 | 125,000 | 72,476 | 77,000 | 76,819 |
| 264-471-671-000 | OTHER INCOME-GRAND OAKS- LCRC | | | 157,793 | | | | |
| 264-472-450-000 | SAD PRINCIPAL - RED OAKS-W-22 | 59,762 | 59,268 | 59,811 | 56,600 | 6,915 | 56,600 | 55,860 |
| 264-473-450-000 | SAD PRINCIPAL - GLENWAY DRIVE | 15,628 | 15,628 | | | | | |
| 264-474-450-000 | SAD PRINCIPAL - SUNRISE PARK-S-20 | | 135,947 | 130,693 | 124,902 | 63,128 | 90,500 | 89,000 |
| 264-475-688-000 | SAD PRINCIPAL GRAND BEACH-W-20 | | 9,336 | | 9,336 | | | |
| 264-476-450-000 | SAD PRINCIPAL - TIMBERVIEW-W-22 | | | 46,469 | 42,167 | (766) | 33,950 | 33,000 |
| 264-476-699-261 | TRANSFER IN # 261 - TIMBERVIEW | | | 49,000 | | | | |
| 264-477-450-000 | SAD PRINCIPAL - SUNDANCE TR-W-21 | | 37,020 | 27,323 | 23,304 | 27,736 | 30,000 | 23,305 |
| 264-477-687-000 | OP HONORS-SAD | | 178,000 | | | | | |
| 264-478-450-000 | SAD PRINCIPAL- HOMESTEAD TR-W-20 | | 38,333 | 37,171 | 35,429 | | 35,429 | 34,800 |
| 264-479-450-000 | SAD PRINCIPAL- E COON LAKE RD-S-21 | | 26,961 | 19,608 | 19,607 | 17,157 | 19,607 | 19,608 |
| 264-480-699-261 | TRANSFER IN # 261 - OAK POINTE HONORS | | | 44,000 | | | | |
| 264-482-450-000 | SAD PRINCIPAL - HILLENDALE-S-20 | | | | 7,535 | 7,932 | 7,931 | 7,138 |
| 264-484-450-000 | EARL LAKE SAD PRIN W25 | | | | | 8,724 | 23,000 | 22,603 |
| 264-484-699-261 | EARL LAKE TRANS IN FROM 261 | | | | | 58,000 | 58,000 | |
| 264-485-450-000 | NOVEL ESTATES SAD PRIN W25 | | | | | 15,693 | 16,000 | 12,844 |
| 264-485-699-261 | NOVEL ESTATES TRANS IN FROM 261 | | | | | 34,250 | 34,250 | |
| 264-570-450-000 | SAD PRINCIPAL - LAKE CHEMUNG-W21 | 54,196 | 53,349 | 118,033 | 68,325 | 40,369 | 66,926 | 66,000 |
| 264-571-450-000 | SAD PRINCIPAL - PARDEE LAKE-W-20 | 24,054 | 26,000 | 26,000 | 25,000 | 1,814 | 26,000 | 25,395 |
| 264-572-450-000 | SAD PRINCIPAL - GRAND BEACH WEEDS | | | 9,336 | | 267 | 9,336 | 9,336 |
| 264-573-450-000 | SAD PRINCIPAL- E/W CROOKED LK S-18 | 20,419 | 19,434 | 19,161 | 18,500 | 19,758 | 20,000 | 20,000 |
| 264-574-450-000 | SAD PRINCIPAL - ROUND LAKE | | | | | | | |
| TOTAL ESTIMATED REVENUES | | 649,823 | 1,837,783 | 1,039,640 | 756,045 | 527,285 | 840,718 | 730,197 |

| Amended 2018-19 fiscal year GL NUMBER | DESCRIPTION | 2015-16 ACTIVITY | 2016-17 ACTIVITY | 2017-18 ACTIVITY | 2018-19 ORIGINAL BUDGET | 2018-19 ACTIVITY 03/13/2019 | 2018-19 AMENDED BUDGET | 2019-20 RECOMMENDED BUDGET |
|---|--|---------------------|---------------------|---------------------|-------------------------------|-----------------------------------|------------------------------|----------------------------------|
| APPROPRIATIONS | | | | | | | | |
| 264-448-801-000 | PROJECT COSTS - WHITE PINES LIGHTS | 661 | 841 | 767 | 800 | 707 | 800 | |
| 264-470-801-000 | PROJECT COSTS - FENDT DRIVE W-22 | | | | 242,000 | 426,321 | 426,321 | |
| 264-470-802-000 | PROJECT COSTS-FENDT DRIVE | 22,197 | | | | | | |
| 264-471-801-000 | PROJECT COSTS - GRAND OAKS | 1,980 | 619,730 | | | | | |
| 264-472-801-000 | PROJECT COSTS - RED OAKS | | | 7,110 | | | | |
| 264-474-801-000 | PROJECT COSTS - SUNRISE PARK | 4,415 | 535,114 | | | | | |
| 264-475-801-000 | PROJECT COSTS - MOUNTAIN/MYSTIC/MILROY | | 508 | | | | | |
| 264-476-801-000 | PROJECT COSTS - TIMBERVIEW | | | 265,698 | | | | |
| 264-477-801-000 | PROJECT COSTS - SUNDANCE TRAIL | 1,700 | 155,742 | | | | | |
| 264-477-816-000 | PINE RIDGE PAVING-EXPENSES | | 1,007 | | | | | |
| 264-478-801-000 | PROJECT COSTS - HOMESTEAD TRAIL | 1,320 | 177,880 | | | | | |
| 264-479-801-000 | PROJECT COSTS - E COON LAKE ROAD | | 124,405 | | | | | |
| 264-480-801-000 | PROJECT COSTS - OAK POINTE HONORS | | 660 | 217,645 | | | | |
| 264-481-801-000 | PROJECT COSTS PINE RIDGE PAVING | | | | | | | |
| 264-482-801-000 | PROJECT COSTS - HILLENDALE | | | 1,519 | 21,000 | 20,605 | 21,000 | |
| 264-483-801-000 | PROJECT COSTS | | | | | | | |
| 264-484-801-000 | EARL LAKE PROJECT COSTS W-2018 | | | | | 1,260 | 242,000 | |
| 264-485-801-000 | NOVEL ESTATES PROJECT COST W 2018 | | | | | 146,820 | 146,820 | |
| 264-570-801-000 | PROJECT COSTS - LAKE CHEMUNG | 52,169 | 57,672 | 29,582 | 60,000 | 45,654 | 47,000 | 60,000 |
| 264-571-801-000 | PROJECT COSTS - PARDEE LAKE | 21,456 | 24,866 | 21,952 | 30,000 | 26,750 | 30,000 | 28,000 |
| 264-572-801-000 | PROJECT COSTS - GRAND BEACH WEEDS | | 1,080 | 9,230 | 10,000 | 7,479 | 10,000 | 10,000 |
| 264-573-801-000 | PROJECT COSTS - E/W CROOKED LAKE WEEE | 12,851 | 10,920 | 23,866 | 50,000 | 46,629 | 50,000 | 50,000 |
| 264-574-801-000 | PROJECT COSTS - ROUND LAKE | | | 1,619 | | | | |
| 264-906-956-000 | MISC EXPENSE | 729 | 3,529 | 9,310 | 3,500 | 4,550 | 4,600 | 4,600 |
| 264-966-999-261 | TRANS OUT TO FUND #261 | | 500,000 | | | | | |
| TOTAL APPROPRIATIONS | | 119,478 | 2,213,954 | 588,298 | 417,300 | 726,775 | 978,541 | 152,600 |
| NET OF REVENUES/APPROPRIATIONS - FUND 264 | | 530,345 | (376,171) | 451,342 | 338,745 | (199,490) | (137,823) | 577,597 |
| BEGINNING FUND BALANCE | | 988,487 | 1,518,832 | 1,142,661 | 1,594,005 | 1,594,005 | 1,594,005 | 1,456,182 |
| ENDING FUND BALANCE | | 1,518,832 | 1,142,661 | 1,594,003 | 1,932,750 | 1,394,515 | 1,456,182 | 2,033,779 |

03/13/2019 BUDGET REPORT FOR GENOA TOWNSHIP

Fund 270 parks and recreation

| Amended 2018-19 fiscal year | | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2018-19 | 2018-19 | 2019-20 |
|--|----------------------------|----------------|------------------|----------------|------------------|---------------------|----------------|--------------------|
| GL NUMBER | DESCRIPTION | ACTIVITY | ACTIVITY | ACTIVITY | ORIGINAL BUDGET | ACTIVITY 03/13/2019 | AMENDED BUDGET | RECOMMENDED BUDGET |
| ESTIMATED REVENUES | | | | | | | | |
| 270-000-664-000 | INTEREST | 1,276 | 1,429 | 1,519 | 1,500 | 3,116 | 3,200 | 1,500 |
| 270-000-669-000 | INCOME-OTHER | | | 1,000 | | | | |
| 270-000-680-000 | RENTAL INCOME | 11,400 | 11,450 | 12,000 | 11,750 | 8,000 | 8,000 | |
| 270-000-699-000 | OPERATING TRANSFER IN #101 | 592,500 | 300,000 | 500,000 | 500,000 | 500,000 | 500,000 | 500,000 |
| 270-000-699-001 | MISC REVENUE-OTHER | | | | | | | |
| 270-000-699-101 | TRANSFER IN-GENERAL FUND | | | | | | | |
| TOTAL ESTIMATED REVENUES | | 605,176 | 312,879 | 514,519 | 513,250 | 511,116 | 511,200 | 501,500 |
| APPROPRIATIONS | | | | | | | | |
| 270-241-801-000 | ATTORNEY/ENGINEERING | 24,921 | 32,690 | 240 | | | | |
| 270-265-775-000 | MAINTENANCE | 51,883 | 61,556 | 100,461 | 100,000 | 70,467 | 75,000 | 100,000 |
| 270-265-920-000 | UTILITIES | 479 | | | | | | |
| 270-330-694-002 | RENTAL HOUSE EXPENSE | | | | 1,500 | | 1,500 | 5,000 |
| 270-330-695-002 | MISC EXPENSE/AUDIT | 368 | 1,291 | 529 | 1,500 | 285 | 1,500 | 500 |
| 270-330-696-002 | GENOA TWP ATHLETIC FIELD | | | | | | | 134,800 |
| 270-330-697-002 | RECREATION BIKE PATH | 134,224 | 408,373 | 2,415 | 400,000 | 192,897 | 195,000 | 220,000 |
| 270-330-698-002 | FILMORE PARK | | | | | 12,354 | 15,000 | 5,000 |
| 270-330-701-000 | HOWELL PARKS AND REC | 177,283 | 103,225 | 103,806 | 105,000 | 100,806 | 105,000 | 107,500 |
| 270-536-972-100 | LAND FOR RECREATION | | | | 200,000 | | | 200,000 |
| TOTAL APPROPRIATIONS | | 389,158 | 607,135 | 207,451 | 808,000 | 376,809 | 393,000 | 772,800 |
| NET OF REVENUES/APPROPRIATIONS - FUND 270 | | 216,018 | (294,256) | 307,068 | (294,750) | 134,307 | 118,200 | (271,300) |
| BEGINNING FUND BALANCE | | 577,027 | 793,045 | 498,789 | 805,857 | 805,857 | 805,857 | 924,057 |
| ENDING FUND BALANCE | | 793,045 | 498,789 | 805,857 | 511,107 | 940,164 | 924,057 | 652,757 |

03/13/2019

BUDGET REPORT FOR GENOA TOWNSHIP

Fund 271 Buildings and Grounds

| Amended 2018-19 fiscal year GL NUMBER | DESCRIPTION | 2015-16 ACTIVITY | 2016-17 ACTIVITY | 2017-18 ACTIVITY | 2018-19 ORIGINAL BUDGET | 2018-19 ACTIVITY 03/13/2019 | 2018-19 AMENDED BUDGET | 2019-20 RECOMMENDED BUDGET |
|--|--------------------------------|---------------------|---------------------|---------------------|-------------------------------|-----------------------------------|------------------------------|----------------------------------|
| ESTIMATED REVENUES | | | | | | | | |
| 271-000-664-000 | INTEREST | 77 | 132 | 308 | 300 | 432 | 475 | 500 |
| 271-000-695-000 | CEMETERY SALES | | | | | 3,000 | 3,000 | 3,000 |
| 271-000-699-000 | OPERATING TRANSFER IN #101 | 75,000 | 20,000 | 50,000 | 50,000 | 50,000 | 50,000 | 50,000 |
| TOTAL ESTIMATED REVENUES | | 75,077 | 20,132 | 50,308 | 50,300 | 53,432 | 53,475 | 53,500 |
| | | | | | | | | |
| APPROPRIATIONS | | | | | | | | |
| 271-906-956-000 | MISC EXPENSE | | 465 | | 500 | | 500 | 500 |
| 271-906-957-000 | CEMETERY PURCHASE | | 40,440 | | | | | |
| 271-906-958-000 | CEMETERY MAINTENANCE | | | 5,500 | 6,000 | 750 | 1,000 | 6,000 |
| 271-906-959-000 | CHILSON- DORR FIRE STATION | | | | | 37,360 | 39,000 | 5,000 |
| 271-929-977-000 | CAPITAL OUTLAY/PAVEMENT/PARKIN | 174,286 | | | 10,000 | | | 10,000 |
| TOTAL APPROPRIATIONS | | 174,286 | 40,905 | 5,500 | 16,500 | 38,110 | 40,500 | 21,500 |
| NET OF REVENUES/APPROPRIATIONS - FUND 271 | | (99,209) | (20,773) | 44,808 | 33,800 | 15,322 | 12,975 | 32,000 |
| BEGINNING FUND BALANCE | | 271,745 | 172,537 | 151,763 | 196,571 | 196,571 | 196,571 | 209,546 |
| ENDING FUND BALANCE | | 172,536 | 151,764 | 196,571 | 230,371 | 211,893 | 209,546 | 241,546 |

OAK POINTE SEWER BOND PAYMENT FUND #852

| DESCRIPTION | APPROVED BUDGET FISCAL YEAR END 3/31/2019 | YTD ACTUAL 3/13/2019 | PROPOSED BUDGET FISCAL YEAR END 3/31/2020 |
|---|--|----------------------------|--|
| BEGINNING FUND BALANCE | \$ 391,850 | \$ 496,406 | \$ 525,981 |
| REVENUES | | | |
| Quarterly Utility Billing from O P. Operating | \$ 312,000 | \$ 415,606 | \$ 415,000 |
| INCOME - OTHER | \$ - | \$ - | \$ - |
| INTEREST INCOME | \$ 1,200 | \$ 1,294 | \$ 1,200 |
| DUE FROM OP OPERATING | \$ - | \$ - | \$ - |
| TOTAL REVENUE | \$ 313,200 | \$ 416,900 | \$ 416,200 |
| EXPENSES | | | |
| BOND PAYMENTS | \$ 386,825 | \$ 386,825 | \$ 392,725 |
| AUDITING/MISC | \$ 500 | \$ 500 | \$ 500 |
| TOTAL EXPENSES | \$ 387,325 | \$ 387,325 | \$ 393,225 |
| ENDING FUND BALANCE | \$ 317,725 | \$ 525,981 | \$ 548,956 |

LK EDGEWOOD WATER EXTENSION #857

| DESCRIPTION | APPROVED BUDGET FISCAL YEAR END 3/31/2019 | YTD ACTUAL 3/13/2019 | DISTRICT COMPLETE |
|----------------------------------|--|----------------------------|----------------------|
| BEGINNING FUND BALANCE | \$ 21,763 | \$ 21,763 | |
| REVENUES | | | |
| ASSESSMENTS/TAX LEVY | \$ - | \$ - | |
| TAX LEVY - DELINQUENT FR COUNTY | \$ - | \$ - | |
| ASSESSMENTS/PAYOFFS | \$ - | \$ - | |
| INCOME - OTHER | \$ - | \$ - | |
| INTEREST INCOME | \$ - | \$ - | |
| TOTAL REVENUE | \$ - | \$ - | |
| EXPENSES | | | |
| BOND PAYMENTS | \$ - | \$ - | |
| AUDITING/MISC | \$ 100 | \$ 20 | |
| TRANSFER OUT - DISTRICT COMPLETE | \$ 21,663 | \$ 21,743 | |
| TOTAL EXPENSES | \$ 21,763 | \$ 21,763 | |
| ENDING FUND BALANCE | \$ - | \$ - | |

GRAND OAKS WATER #858

| DESCRIPTION | APPROVED BUDGET FISCAL YEAR END 3/31/2019 | YTD ACTUAL 3/13/2019 | PROPOSED BUDGET FISCAL YEAR END 3/31/2020 |
|----------------------------------|--|----------------------------|--|
| BEGINNING FUND BALANCE | \$ 118,338 | \$ 118,352 | \$ 105,219 |
| REVENUES | | | |
| ASSESSMENTS/TAX LEVY | \$ 18,240 | \$ 17,182 | \$ - |
| TAX LEVY - DELINQUENT FR COUNTY | \$ 781 | \$ 781 | \$ 1,058 |
| ASSESSMENTS/PAYOFFS | \$ - | \$ - | \$ - |
| INCOME - OTHER | \$ - | \$ - | \$ - |
| INTEREST INCOME | \$ 200 | \$ 154 | \$ 90 |
| TOTAL REVENUE | \$ 19,221 | \$ 18,117 | \$ 1,148 |
| EXPENSES | | | |
| BOND PAYMENTS | \$ 30,750 | \$ 30,750 | \$ - |
| AUDITING/MISC | \$ 500 | \$ 500 | \$ 500 |
| TRANSFER OUT - DISTRICT COMPLETE | | | \$ 105,867 |
| TOTAL EXPENSES | \$ 31,250 | \$ 31,250 | \$ 106,367 00 |
| ENDING FUND BALANCE | \$ 106,309 | \$ 105,219 | \$ - |

DORR RD SEWER & WATER #859

| DESCRIPTION | APPROVED BUDGET FISCAL YEAR END 3/31/2019 | YTD ACTUAL 3/13/2019 | PROPOSED BUDGET FISCAL YEAR END 3/31/2020 |
|------------------------------------|--|----------------------------|--|
| BEGINNING FUND BALANCE | \$ 25,496 | \$ 25,496 | \$ 34,999 |
| REVENUES | | | |
| ASSESSMENTS/TAX LEVY | \$ 24,794 | \$ 22,888 | \$ 23,571 |
| TAX LEVY - DELINQUENT FR COUNTY | \$ 2,401 | \$ 2,401 | \$ 1,907 |
| ASSESSMENTS/PAYOFFS | \$ - | \$ - | \$ - |
| INCOME - OTHER TRANS IN FR CAP IMP | \$ 20,000 | \$ 32,500 | \$ - |
| INTEREST INCOME | \$ - | \$ 4 | \$ - |
| TOTAL REVENUE | \$ 47,195 | \$ 57,793 | \$ 25,478 |
| EXPENSES | | | |
| BOND PAYMENTS | \$ 47,500 | \$ 47,500 | \$ 45,500 |
| AUDITING/MISC | \$ 250 | \$ 790 | \$ 600 |
| TOTAL EXPENSES | \$ 47,750 | \$ 48,290 | \$ 46,300 |
| ENDING FUND BALANCE | \$ 24,941 | \$ 34,999 | \$ 14,177 |

GRAND RIVER WIDENING #870

| DESCRIPTION | APPROVED BUDGET FISCAL YEAR END 3/31/2019 | YTD ACTUAL 3/13/2019 | PROPOSED BUDGET FISCAL YEAR END 3/31/2020 |
|---------------------------------|--|----------------------------|--|
| BEGINNING FUND BALANCE | \$ 66,409 | \$ 66,490 | \$ 46,967 |
| REVENUES | | | |
| ASSESSMENTS/TAX LEVY | \$ 60,955 | \$ 58,834 | \$ - |
| TAX LEVY - DELINQUENT FR COUNTY | \$ 2,355 | \$ 2,355 | \$ 1,424 |
| ASSESSMENTS/PAYOFFS | \$ - | \$ 639 | \$ - |
| TRANSFER IN ROAD IMP | \$ - | \$ - | \$ 30,000 |
| INTEREST INCOME | \$ 10 | \$ 4 | \$ - |
| TOTAL REVENUE | \$ 63,320 | \$ 61,832 | \$ 31,424 |
| EXPENSES | | | |
| BOND PAYMENTS | \$ 80,625 | \$ 80,625 | \$ 76,875 |
| AUDITING/MISC | \$ 600 | \$ 730 | \$ 530 |
| TOTAL EXPENSES | \$ 81,225 | \$ 81,355 | \$ 77,405 |
| ENDING FUND BALANCE | \$ 48,504 | \$ 46,967 | \$ 986 |

LK EDGEWOOD WEST WATER #872

| DESCRIPTION | APPROVED BUDGET FISCAL YEAR END 3/31/2019 | YTD ACTUAL 3/13/2019 | PROPOSED BUDGET FISCAL YEAR END 3/31/2020 |
|---------------------------------|--|----------------------------|--|
| BEGINNING FUND BALANCE | \$ 328,424 | \$ 328,431 | \$ 265,988 |
| REVENUES | | | |
| ASSESSMENTS/TAX LEVY | \$ 148,929 | \$ 125,171 | \$ 147,452 |
| TAX LEVY - DELINQUENT FR COUNTY | \$ 5,144 | \$ 5,144 | \$ 14,266 |
| ASSESSMENTS/PAYOFFS | \$ - | \$ 1,509 | \$ - |
| INCOME - OTHER | \$ - | \$ - | \$ - |
| INTEREST INCOME | \$ 200 | \$ 246 | \$ 240 |
| TOTAL REVENUE | \$ 154,273 | \$ 132,070 | \$ 161,958 |
| EXPENSES | | | |
| BOND PAYMENTS | \$ 194,013 | \$ 194,013 | \$ 184,408 |
| AUDITING/MISC | \$ 500 | \$ 500 | \$ 500 |
| TOTAL EXPENSES | \$ 194,513 | \$ 194,513 | \$ 184,908 |
| ENDING FUND BALANCE | \$ 288,184 | \$ 265,988 | \$ 243,038 |

LK EDGEWOOD WEST SEWER #873

| DESCRIPTION | APPROVED BUDGET FISCAL YEAR END 3/31/2019 | YTD ACTUAL 3/13/2019 | PROPOSED BUDGET FISCAL YEAR END 3/31/2020 |
|---------------------------------|--|----------------------------|--|
| BEGINNING FUND BALANCE | \$ 354,739 | \$ 354,701 | \$ 240,513 |
| REVENUES | | | |
| ASSESSMENTS/TAX LEVY | \$ 222,963 | \$ 178,381 | \$ 177,324 |
| TAX LEVY - DELINQUENT FR COUNTY | \$ 9,000 | \$ 9,000 | \$ 11,417 |
| ASSESSMENTS/PAYOFFS | \$ - | \$ 1,914 | \$ - |
| INCOME - OTHER | \$ - | \$ - | \$ - |
| INTEREST INCOME | \$ - | \$ 144 | \$ 100 |
| TOTAL REVENUE | \$ 231,963 | \$ 189,439 | \$ 188,841 |
| EXPENSES | | | |
| BOND PAYMENTS | \$ 303,096 | \$ 303,094 | \$ 318,331 |
| AUDITING/MISC. | \$ 450 | \$ 533 | \$ 500 |
| TOTAL EXPENSES | \$ 303,546 | \$ 303,627 | \$ 318,831 |
| ENDING FUND BALANCE | \$ 283,156 | \$ 240,513 | \$ 110,523 |



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


MEMORANDUM

TO: Honorable Board of Trustees

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

DATE: March 14, 2019

RE: Moretti Estates
 Preliminary Site Condominium

MANAGERS REVIEW:  _____

In consideration of the approval recommendation by the Township Planning Commission on March 11, 2019 please find the attached project case file for Moretti Estates. The applicant is seeking preliminary approval for a 19-unit site condominium on 30.8 acres. The property is located on the west side of Bauer Road north of White Pines Drive. The proposed residential development complies with the existing Low Density Residential (LDR) standards with minimum 1-acre lots along a new private road.

Procedurally, Section 12.07 requires both preliminary and final approval for condominium plans. Both reviews go through the Planning Commission for a recommendation to the Township Board which has approval authority. Based on the conditions established within the Planning Commission recommendation, I offer the following for your consideration:

Moved by _____, seconded by _____, to approve the Impact Assessment dated February 19, 2019 related to preliminary site condominium approval for Moretti Estates.

Moved by _____, seconded by _____, to approve the preliminary site condominium plan for Moretti Estates dated February 20, 2019, subject to the following:

1. The following documents will be required with a final submittal:
 - a. Condominium documents (Master Deed and By-Laws);

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford
 H. James Mortensen
 Terry Croft
 Diana Lowe

MANAGER

Michael C. Archinal

- b. A detailed landscape plan;
 - c. Building designs/renderings; and
 - d. A detail of the residential entrance signage.
2. With regard to the landscape plan, additional plantings shall be provided to create a buffer north of the entrance drive for the existing home located immediately north of the entrance, which is not part of the condominium
3. The Township attorney shall review the condominium documents.
4. The condominium documents shall include:
 - a. A caution to the homeowners about the extra sensitivity to environmental factors affecting the drainage into Mudd Lake.
 - b. Language ensuring protection of the wetlands, natural feature setback and undisturbed wooded areas.
 - c. Private Road Maintenance provisions including the financial and maintenance assurances required by Ordinance.
 - d. Inclusion of the remainder parcel which is not part of the condominium in regard to the private road. The remainder land shall be included in access, maintenance and financial obligations associated with the road. The documents shall also provide for future development of the remainder parcel to be included in the condominium.
5. An easement regarding access, maintenance and financial obligations for the remainder property giving them rights to the private road.
6. The petitioner shall provide approval by the Health Department regarding the location of the existing septic field on the north property that is to remain relative to its potential impact on Lot #15's well and septic field.
7. The petitioner should review the landscaping plan to ensure that trees planted will not interfere with septic fields.
8. The petitioner shall provide approval by the Road Commission regarding the location of the entrance.
9. The petitioner will follow recommendations made by the Township engineer in the letter dated February 25, 2019 and the Brighton Area Fire Authority letter dated March 4, 2019.

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

Sincerely,

Kelly VanMarter
Assistant Township Manager/Community Development Director



GENOA CHARTER TOWNSHIP
Application for Site Plan Review

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

APPLICANT NAME & ADDRESS: John Moretti, 4242 Bauer Road, Brighton, Michigan 48116
If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: John Moretti, 4242 Bauer Road, Brighton, Michigan 48116

SITE ADDRESS: 4242 Bauer Road, Brighton, Michigan 48116 PARCEL #(s): 4711-26-200-002

APPLICANT PHONE: (810) 217-4581 OWNER PHONE: (810) 217-4581

OWNER EMAIL: mrmconstruction2244@yahoo.com

LOCATION AND BRIEF DESCRIPTION OF SITE: 1,500 feet south of the Challis Road and Bauer Road intersection. 40.042 Acres. Partially wooded.

On the south side of "Mudd Lake".

BRIEF STATEMENT OF PROPOSED USE: Site Condominium consisting of 19 lots and a Private Road.

THE FOLLOWING BUILDINGS ARE PROPOSED: 19 dwellings

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: Monument Engineering Group Associates

ADDRESS: 298 Veterans Drive, Fowlerville, Michigan 48836

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

1.) Philip A. Rasor, Jr. PE of Monument Engineering Group Associates, Inc. at prasor@monumentengineering.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: SEE HARDCOPY DATE: _____

PRINT NAME: John Moretti PHONE: (810) 217-4581

ADDRESS: 4242 Bauer Road, Brighton, Michigan 48116

A private road requiring approval of the Township shall be any road providing access to more than four dwelling units or two non-residential principal buildings. This does not include drives within a multiple family complex or parking lot aisles, but does include collector type roadways within such a development. RECEIVED

APPLICANT: John Moretti

OWNER ADDRESS: 4242 Bauer Road, Brighton, Michigan 48116

SITE ADDRESS: 4242 Bauer Road, Brighton, Michigan 48116

APPLICABILITY OF PUBLIC VS. PRIVATE ROAD STANDARDS

All private roads in Genoa Township shall be constructed to the standards of the Livingston County Road Commission unless the Planning Commission and Township Board determine your road qualifies under the following ordinance criteria:

1. Explain how there will be no need for the roadway to be dedicated as a public road in the future.

The private road is intended to serve 19 residential lots and intersects Bauer Road. Building the road to the public road standards would result in the removal of more trees more disturbance to the natural topography.

2. Explain how dedication of the road as a public street would not result in continuity in the public street system at the present time or in the future.

There is no connection to Brighton Estates Subdivision. No continuity is available to this roadway system.

3. What uses (number of lots, number of residential units, number of buildings, etc) will have access from the private road. Will the expected traffic volumes along the roadway be below three hundred vehicles per average weekday, based on accepted trip generation figures?

There are 19 Lots to utilize this road, and they generate less than 50 trips per day.

4. Are there any significant natural features such as mature trees, natural slopes, wetlands or other water bodies would be preserved through construction and maintenance as a private road?

The site has natural sloping topography and is partially wooded. Design attempts to minimize impact to trees and natural topography.

5. What financial and administrative mechanisms will be provided to ensure maintenance of the private road?

A private road easement, maintenance agreement and funding requirement will be part of the Deed Documents for this PUD.

AFFIDAVIT

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

By: JOHN MORETTI

Address: 4242 Bauer Road

Phone: 810-217-4581

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

1.) Philip A. Rasor, Jr. PE of Monument Engineering Group Associates, Inc. at ()
Name Business Affiliation Fax No.
prasor@monumentengineering.com

FEE EXCEEDANCE AGREEMENT

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

PROJECT NAME: Moretti Estates

PROJECT LOCATON & DESCRIPTION: 4242 Bauer Road Genoa Township
Livingston County, MI 21 Lots being developed as a LRD/PUD on 40 acres

SIGNATURE: SEE HARDCOPY DATE: _____

PRINT NAME: John Moretti PHONE: 810-217-4581

COMPANY NAME & ADDRESS: John Moretti-4242 Bauer Road, Brighton, MI 48116

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
MARCH 11, 2019
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, Chris Grajek, Jeff Dhaenens, Jill Rickard, Marianne McCreary, and Jim Mortensen. Absent was Eric Rauch. Also present was Kelly VanMarter, Community Development Director/Assistant Township Manager, Brian Borden of Safebuilt Studio, and Gary Markstrom of Tetra Teach. There were twenty seven audience members present.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

Moved by Commissioner McCreary, seconded by Commissioner Grajek, to approve the agenda as presented.

CALL TO THE PUBLIC: The call to the public was made at 6:31 pm with no response.

OPEN PUBLIC HEARING # 1... Review of a site plan and impact assessment requesting preliminary site condominium approval for a proposed 19 unit site condominium. The property in question is located on approximately 30.8 acres at 4242 Bauer Road (Parcel #4711-26-200-002) on the west side of Bauer Road, between White Pines Drive and Challis Road. The request is petitioned by John Moretti.

- A. Recommendation Environmental Impact Assessment (1-25-19)
- B. Recommendation of Preliminary Site Condominium Plan (2-20-19)

Mr. John Moretti, Jr., representing his father, John Moretti, and Mr. Philip Rasor, the engineer, were present.

Mr. Rasor showed the proposed site plan, which will include 19 dwellings. They have revised the access drives and provided a fire suppression system that now meets the requirements of the Brighton Area Fire Authority.

If they receive preliminary site plan approval, they will work with the Livingston County Drain Commissioner so they can use Mudd Lake for storm-water runoff and the

Livingston County Road Commission for the placement of the private road off of Bauer Road.

Mr. Borden stated that the applicant has addressed all of his concerns. He noted that there are additional items that will need to be submitted when the final site plan is presented for review.

Commissioner Mortensen questioned how the owner, whose home is adjacent to this property but not part of the development, will access his property. Mr. Rasor stated he will obtain an easement granting access to the private road and he will pay his share of the condominium maintenance fees.

Ms. Rickard noted that because the owner's home is located on a large lot, there should be a note in the master deed and bylaws that there may be a time when that property may be divided and developed further and those property owners may need access via the private drive as well.

Mr. Markstrom reviewed his February 25, 2019 letter. He stated that the applicant will address his concerns by working with the Livingston County Health Department, Road Commission, and Drain Commissioner.

Chairman Brown reviewed the Brighton Area Fire Department letter dated March 4, 2019.

1. The applicant is proposing three different alternatives for the 12,000-gallon tank under the cul-de-sac island. All three options are acceptable to the fire authority; the applicant needs to commit to one through further research. The Maintenance requirements for the alternative water supply shall be included in the Condominium By-Laws.
2. The dimensions of the roadway need to be reflected along the road and not just the construction detail. Each side of the one-way entrance shall be a minimum of 20-feet wide and the roadway a minimum of 26-feet wide. When scaled, neither meet this dimension.

Chairman Brown noted a letter was submitted to the Township this morning from Mr. Krebs of 7917 Goldwin Drive. He is concerned with the site distance of the access drive on Bauer Road. Mr. Rasor reiterated that once they receive preliminary site plan approval, they will work with the Livingston County Road Commission to confirm the site distance is acceptable. If it does not meet their approval, they will relocate the driveway.

The call to the public was made at 6:54 pm.

Mr. Todd Krebs of 7917 Goldwin Drive owns the property directly north of this site. He reiterated his concern regarding the site distance of the proposed drive. He is requesting a landscape buffer be placed between his property and the northernmost road of the access drive. He thinks the houses are going to be very nice.

Mr. Bill Rockwell of 4346 Argenta Drive stated that Mudd Lake flows into a stream that runs through his property. He noted that the applicant stated the development will not have a "significant" impact on the flow of Mudd Lake. He wants to make sure that the flow will not increase and possibly wash out the edges of the stream or the trees. He is also concerned that the lawns in this development will be treated with fertilizer and mosquito repellent and that will flow into the lake and then into the stream. He does not want the flow to decrease either.

Mr. Razor explained their proposal for the storm water control. Most of the drainage on the site currently drains into the lake. He noted that the Drain Commissioner will not approve a proposal that will alter the flow of the stream.

Mr. Richard Kettle of 4384 Argenta Drive would also be impacted by any changes to the stream. Two thirds of his property is a wetland and he wants to make sure that there will not be additional flow, or possible surges caused by heavy rains, due to this development. He is also concerned with the access drive off of Bauer Road. There is a lot of traffic on this road and people drive very fast.

Mr. Brian Dunleavy of 6701 Quaint Ridge Trail questioned if there will be an impact on the aquifer's water table due to the additional homes. Mr. Razor stated they had four test wells done and it was determined that there is adequate water on this site; however, they are waiting for the final approval from the Livingston County Health Department. Mr. Dunleavy would like a stewardship program in the by-laws to notify homeowners that what they put on their lawns will flow into the lake.

Mr. Don Baker of 6899 White Pines Drive borders the south side of this property. He noted that one of his neighbor's driveway is on the applicants property. Mr. Moretti stated the roadway doesn't enter onto the property but the ROW does. The applicant will be putting a landscape buffer along this ROW to eliminate the homeowner from accessing their property from White Pines Drive.

He asked if the sediment ponds will hold water. Mr. Razor stated they will hold water during a rain event; however, they are required to be designed to drain within 72 hours.

They are not permanently water filled. Mr. Baker stated there is an economic downtown anticipated in 18 months and he does not want half built houses and piles of dirt on this property in his backyard.

Mr. Steve Tousignant 6712 White Pines stated he agrees with his neighbors. They want to ensure that everything is done correctly. He is also concerned with pulling into and out of the subdivision. He does not want anything that is done on this site to further hinder their site lines exiting off of White Pines Drive. There was a discussion between Mr. Tousignant, the Planning Commission, and Mr. Rasor regarding a possible drop lane into White Pines Drive as well as onto the road entering into the proposed project.

Mr. Kratz questioned if it would be possible to lower the speed limit on Bauer Road. Ms. VanMarter stated it is the Livingston County Road Commission that determines the speed limit.

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

Moved by Commissioner Grajek, seconded by Commissioner Rickard, to recommend to the Township Board approval of the Environmental Impact revised and dated 2/19/19 as presented. **The motion carried unanimously.**

Moved by Commissioner Mortensen, seconded by Commissioner Dhaenens, to recommend to the Township Board approval of the Preliminary Site Condominium Plan dated 2/20/19 for 4242 Bauer Road, conditioned upon the following:

- The following documents will be required with a final submittal:
 - Condominium documents (Master Deed and By-Laws);
 - A detailed landscape plan;
 - Building designs/renderings
 - A detail of the residential entrance signage
- With regard to the landscape plan, consideration should be given for a buffer on the drive between the entrance drive and the house immediately to the north of the entrance, which is not part of the condominium
- The Township attorney shall review the condominium documents.
- It is recommended that the condominium by-laws include a caution to the homeowners about the extra sensitivity to environmental factors affecting the drainage into Mudd Lake.
- The applicant shall include language ensuring protection of the wetlands, natural feature setback and undisturbed wooded areas.
- The applicant must provide a Private Road Maintenance Agreement, including the financial and maintenance assurances required by Ordinance and the

agreement will cover the access road for the property at the north, which is not part of the condominium development.

- The master deed and/or by-laws should spell out that because of the road easement for the property to the north, future development on that property to the north may occur.
- The petitioner should request review by the Health Department regarding the location of the septic field on the property to the north of the development relative to its location next to Lot #15's well and septic field.
- The petitioner should review the landscaping plan to ensure that trees planted will not interfere with septic fields.
- The petitioner will follow recommendations made by the Township engineer in his letter dated February 25, 2019 and the Brighton Area Fire Authority letter dated March 4, 2019.

The motion carried unanimously.

Commissioner Dhaenens stated he appreciates the applicant listening to the comments made by the Planning Commission and the consultants and presenting a revised plan that was more fitting.

OPEN PUBLIC HEARING # 2... Review of a rezoning application, PUD application, PUD agreement, impact assessment, and conceptual PUD plan for a proposed planned industrial development with a new 67,000 sq. ft. indoor climate controlled storage building. The rezoning requested is from GCD to IND with a Planned Industrial District (PID) overlay located at 2528 Harte Drive, Brighton consisting of 10.62 acres on Parcel #4711-13-300-009. The request is petitioned by James Pappas of Fusco, Shaffer and Pappas, Inc.

- A. Recommendation of Rezoning and PUD Applications - GCD to IND (PUD)
- B. Recommendation of PUD Agreement (2-22-19)
- C. Recommendation of Environmental Impact Assessment (January 2019)
- D. Recommendation of Conceptual Site Plan (2-22-19)

Mr. Jim Pappas, the engineer, and Mr. Harte, the property owner, were present. They are proposing to building a climate controlled storage building with a sales office. There will also be a residential unit on the second story of the building for the caretakers of the storage facility. Mr. Pappas showed the site plan, building elevations, and proposed building materials. He reviewed the drainage plan, landscape plan, site access, and the proposed ground sign.

Commissioner McCreary would like to have Lot #25 contribute to the maintenance of the common areas, including the maintenance of the entrance to the development, etc. Commissioner Rickard agrees. Commissioners Mortensen and Dhaenens disagree. They would like to have Lot #25 pay for the road and storm sewer system maintenance, but not for any of the landscaping. Mr. Gronow does not believe it would be possible to charge Lot #25 for just the maintenance of the common areas, and not the landscaping, mowing, snow removal, etc.

After a brief discussion, Commissioners McCreary and Rickard believe that Lot #25 should pay for all common aspects of the association, such as the roads, the storm sewer system, common areas, site entrance maintenance, insurance, etc. and should only be exempt from the landscaping costs. Mr. Gronow and the Planning Commissioners agree.

The call to the public was made at 7:14 pm with no response.

Moved by Commissioner Mortensen, seconded by Commissioner Dhaenens, to recommend to the Township Board approval of final condominium site plan for Chestnut Springs, subject to the following:

- A revision to the master deed and by-laws reviewed this evening to the effect that Lot #25 will be excluded from homeowner association costs and/or assessments related only to the landscaping of the condominiums.
- Review by the Township attorney.

The motion carried unanimously.

OPEN PUBLIC HEARING # 2... Review of a site plan and impact assessment requesting preliminary site condominium approval for a proposed 19 unit site condominium. The property in question is located on approximately 30.8 acres at 4242 Bauer Road (Parcel #4711-26-200-002) on the west side of Bauer Road between White Pines Drive and Challis Road. The request is petitioned by John Moretti.

- A. Recommendation of Environmental Impact Assessment (1-25-19)
- B. Recommendation of Preliminary Site Plan (1-18-19)

Mr. John Moretti, the property owner, and Mr. Phillip Razor, the civil engineer, were present.

Mr. Razor showed the proposed site plan, which will consist of 19 units on approximately 30 acres. He reviewed the details of the lot sizes, the access roads,

common areas, the detention area, etc. They have designed the development to minimize the impact on trees and maintain the natural topography of the site.

Chairman Brown asked the applicant if they have received the review letter dated February 6, 2019 from the Township Planner, Brian Borden. Mr. Rasor stated they have.

The Planning Commissioners and the applicant discussed Item #3 in Mr. Borden's letter. There were concerns with the gates at each entrance of the development. Mr. Moretti wanted the development to be private and avoid people cutting through from the adjacent homes. Ms. VanMarter stated that these gates could cause vehicles to back up on Bauer Road on one side as well as back up and block residential driveways on Quaint Ridge on the other. She noted that Mr. Borden suggested that the Township and/or emergency response agencies may require the applicant to enter into an indemnification/hold harmless agreement to protect these entities in the event a delay is caused by the gate or damage occurs to an emergency vehicle or the gate structure itself.

Mr. Rasor stated they will revisit this issue. They will comply with all of the other concerns raised by Mr. Borden.

Mr. Rasor stated they have received Mr. Markstrom's letter dated February 5, 2019. They will address all of his concerns during final site plan approval.

There was a discussion regarding the Fire Authority's requirement to have a 12,000-gallon fire suppression water tank. Ms. VanMarter stated that this requirement is part of the International Fire Code, which has been adopted by the Township, so it is part of the ordinance, thus a requirement of the Township.

Commissioner Mortensen does not believe this is ready to go to the Township Board for approval. He would like to see the gate issue resolved, and the fire suppression water tank and the storm water concerns raised by the Township Engineer addressed.

The call to the public was made at 8:19 pm with no response.

Moved by Commissioner Dhaenens, seconded by Commissioner McCreary, to postpone Public Hearing #2 for preliminary site condominium approval for a proposed 19 unit site condominium to allow the applicant to address items discussed this evening. **The motion carried unanimously.**

March 5, 2019

Planning Commission
 Genoa Township
 2911 Dorr Road
 Brighton, Michigan 48116

| | |
|-------------------|---|
| Attention: | Kelly Van Marter, AICP Planning Director and Assistant Township Manager |
| Subject: | Moretti Estates – Preliminary Condominium Plan Review #3 |
| Location: | 4242 Bauer Road – west side of Bauer Road, between Brighton and Challis Roads |
| Zoning: | LDR Low Density Residential District |

Dear Commissioners:

At the Township’s request, we have reviewed the revised preliminary condominium plan (dated 2/20/19) for Moretti Estates, a 30.8-acre site on the west side of Bauer Road. The applicant proposes a 19-unit residential development with minimum 1-acre lots along a new private road.

We have reviewed the proposal in accordance with the applicable provisions of the Genoa Township Zoning Ordinance.

A. SUMMARY

1. If preliminary condominium approval is granted, the following items must be included with the final condominium submittal:
 - a. Condominium documents (Master Deed and By-Laws);
 - b. A detailed landscape plan;
 - c. Building designs/renderings; and
 - d. A detail of the residential entrance signage.
2. When submitted, we suggest the Township Attorney review the condominium documents.
3. We also suggest the applicant include language ensuring protection of the wetlands, natural feature setback and undisturbed wooded areas.
4. The applicant must provide a Private Road Maintenance Agreement, including the financial and maintenance assurances required by Ordinance.
5. We defer technical review of the private road to the Township Engineer.
6. The applicant must address any comments provided by the Township Engineer and/or Brighton Area Fire Authority.

B. PROPOSAL/PROCESS

The applicant proposes a 19-unit site condominium development along a new private road. The project includes lots of not less than 1-acre in area, per current zoning standards (LDR District).

Section 12.07 requires both preliminary and final approval for condominium plans. Procedurally, both reviews go through the Planning Commission for a recommendation to the Township Board, who has final approval authority.

The proposal was heard by the Commission at their February 11, 2019 meeting, but was tabled to accommodate further revisions to the plan (primarily due to the private road connection with the adjacent residential development, which is no longer proposed).



Aerial view of site and surroundings (looking north)

C. CONDOMINIUM PLAN REVIEW

- 1. Submittal Requirements.** Provided the preliminary condominium plan is approved, the applicant will need to include the condominium documents (master deed and by-laws) with their final condominium plan submittal. Per our standard comment, we suggest review of these documents by the Township Attorney.

As requested in our initial review, the previous submittal stated that the condominium documents will include language related to protection of the wetlands and natural feature setback areas.

- 2. Dimensional Requirements.** The LDR District requires minimum lot sizes of 1-acre (area) and 150 feet (width). The dimensional table provided on Sheet C-1.0 indicates that all 19 lots meet or exceed these requirements.

Additionally, building envelopes are depicted based on minimum LDR and natural feature setback requirements demonstrating a sufficient buildable area for each lot.

Per the revised submittal, the existing accessory building on proposed Lot 17 will be removed as part of this project.

Lastly, a 10-foot landscape buffer area is included along Lots 8 and 9 to create more conventional lot layouts given the presence of Bauer Road and White Pines Drive. (The initial version of the preliminary plan included multiple front yards for these lots and concerns were raised about the limitations for placement of accessory structures.)

- 3. Pedestrian Circulation.** The plan identifies an existing asphalt pathway along the entire Bauer Road frontage.

Given the proposed density, internal sidewalks are not required along the private road (Section 12.05).

- 4. Private Road/Shared Residential Driveway/Gates.** The project includes a private road with 2 shared driveway extensions. The 2nd shared driveway was added in lieu of a connection to Quaint Ridge Trail, which was previously proposed, but created a number of concerns. One such concern was tied to the use of gates, which is also no longer proposed.

With respect to the private road and shared driveways, the revised plan depicts the easement and road/drive widths required by Ordinance. As noted in our initial review, the applicant must provide a Private Road Maintenance Agreement demonstrating the financial and maintenance assurances.

The private road is subject to the standards of Section 15.05 and we defer to the Township Engineer for a detailed technical review of the private road.

- 5. Landscaping.** The revised landscape plan depicts 33 trees, 28 of which are located along the private road. The plan does not indicate the size or species of the proposed plantings.

The applicant has indicated that a detailed landscape plan will be provided with the final condominium plan submittal. Per comments in our previous review letters, we suggest the applicant incorporate a mixture of tree species into the final landscape plan.

Based on the revised grading plan, the applicant will be able to preserve much of the large wooded areas throughout the property. Per our initial review comments, we suggest the applicant incorporate tree protection language into the condominium documents to ensure preservation of these areas.

Lastly, tree protection fencing must be provided around the wooded areas to be preserved.

- 6. Natural Features.** Existing wetlands on the site must be protected according to both MDEQ regulations and the Genoa Township Wetland Protection Standards in Section 13.02.

The revised grading plan (Sheet C-7.0) has reduced the extent of disturbance such that the 25-foot natural feature setback from the regulated wetland will remain undisturbed.

- 7. Lighting.** As requested in our initial review, the revised submittal confirms that lighting is not proposed for this development.

- 8. Buildings.** The applicant has indicated that architectural details will be provided with the final condominium plan submittal.


- 9. Signs.** The applicant has indicated that details of a residential identification sign will be included with the final condominium plan submittal.

- 10. Grading, Drainage, and Utilities.** We defer to the Township Engineer for review and comment on the site engineering elements of the proposal.

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

Respectfully,
SAFEBUILT STUDIO


Brian V. Borden, AICP
Planning Manager


Stephen Hannon, AICP
Planner

February 25, 2019

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

**Re: Moretti Estates
Preliminary Site Condominium Review No. 3**

Dear Ms. Van Marter:

Tetra Tech has conducted a third preliminary site condominium review of the Moretti Estates plans last updated February 20, 2019. The plans were submitted by Monument Engineering Group Associates, Inc. on behalf of John Moretti. The development includes 30.8 acres located on the west side of Bauer Road, 1,500 feet south of Challis Road. The petitioner is proposing to develop 19 lots through the site condominium process with a private road. We offer the following comments:

TRAFFIC/ROADWAYS

1. There is an existing house that is currently shown as not being a part of the site condominium, but has a driveway connecting to the proposed private drive. More information should be provided on how the existing property will contribute to the private drive or whether relocating the existing driveway off the private drive will be required.
2. The petitioner notes that an application for private road approach and sight distance review has been submitted to the LCRC. A copy of their approval should be provided for the Township's records.
3. A final grading and road construction plan will need to be submitted for review and approval.

DRAINAGE AND GRADING

1. The petitioner is proposing to use Mudd Lake as detention for their stormwater management and they are working with the Livingston County Drain Commissioner to determine the lake's ability to accommodate the new development. The petitioner should include a detail to show where the discharge will eventually be leaving Mudd Lake. The petitioner should determine the incremental rise in Mudd Lake's elevation due to additional impervious surface and any findings should be provided to the Township.
2. The final site plans should include the final stormwater management plan that outlines the drainage area.

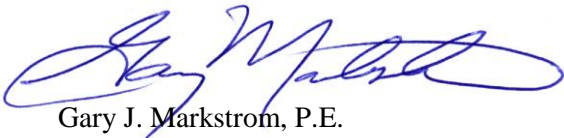
UTILITIES

1. The petitioner has submitted a hydrogeologic investigation report to the Livingston County Health Department. Documentation verifying the suitability of the soils for these systems should be submitted for the Township's records.
2. The petitioner acknowledged our comments regarding the proposed 12,000-gallon tank from our previous letter. It is our understanding that the tank will be the HOA's responsibility to maintain as part of the master deed. Details on how the tank will be filled, operated, and maintained need to be included on the site plan.

The updated preliminary plan shows adequate access to the site and a final site plan should be submitted with the necessary documents and agreements. The above preliminary site plan comments should be addressed in the final site plan documents and submitted for further review along with the MDEQ permits and other county agency permits.

Please call or email if you have any questions.

Sincerely,



Gary J. Markstrom, P.E.
Vice President



Shelby Scherdt
Project Engineer



BRIGHTON AREA FIRE AUTHORITY

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

March 4, 2019

Kelly VanMarter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Moretti Estates
4242 Bauer Road
Genoa Twp., MI

Dear Kelly:

The Brighton Area Fire Department has reviewed the above mentioned site plan. The plans were received for review on February 21, 2019 and the drawings are dated February 20, 2019 with latest revisions dated January 25, 2019. The project is based on an existing 40.042 acres parcel to be subdivided into a 20-lot site condo development (19 new homes). The plan review is based on the requirements of the International Fire Code (IFC) 2018 edition.

1. The new site layout shows the 12,000-gallon tank beneath the cul-de-sac island. This placement is ideal for use by responders. Additionally, the applicant has met with the fire authority and discussed the tank and other alternatives including a well-hydrant and sprinklering of the homes. All three options are acceptable to the fire authority, the applicant needs to commit to one through further research. The Maintenance requirements for the alternative water supply shall be included in the Condominium By-Laws.
2. The development has been reconfigured at the direction of the planning commission. The dead-end gated connection have been eliminated from the design and replaced with a new hammerhead turnaround shared driveway. This hammerhead is compliant as an acceptable alternative to a cul-de-sac.
3. The dimensions of the roadway need to be reflected along the road and not just the construction detail. Each side of the one-way entrance shall be a minimum of 20-foot wide and the roadway a minimum of 26-foot wide. When scaled, neither meet this dimension.

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".

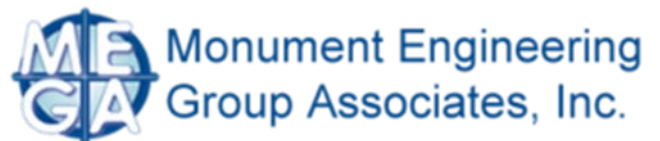
Rick Boisvert, CFPS
Fire Marshal

**IMPACT ASSESSMENT
FOR
MORETTI ESTATES
GENOA CHARTER TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN**

PREPARED BY

MONUMENT ENGINEERING GROUP ASSOCIATES, INC.
298 VETERANS DRIVE
FOWLerville, MI 48836
517-223-3512

December 18, 2018
Revised January 25, 2019
Revised February 19, 2019



In accordance with Genoa Charter Township Ordinance Section 18.07, this Impact Assessment has been prepared to assist the Township in their review of the Site Plan for this Project. This report will detail the required information and give a project overview of the development demonstrating its compliance with current Township regulations.

1. PARTY RESPONSIBLE FOR PREPARATION OF IMPACT STATEMENT:

Prepared for John Moretti:

Moretti Construction Services
2244 Euler Road, Suite 102
Brighton, MI 48114
810-217-4581

Prepared by:

Monument Engineering Group Associates, Inc.
298 Veterans Drive
Fowlerville, MI 48836
517-223-3512

Monument Engineering Groups Associates, Inc. (MEGA), has prepared this impact assessment. MEGA is a professional consulting services corporation offering land surveying, civil engineering, and site planning services throughout the State of Michigan and the mid-west. We are licensed to provide engineering and surveying services in Michigan, as well as in Ohio, Indiana, Pennsylvania, Florida and Virginia. We have been providing these services for nearly 40 years to both public and private sector clients.

2. PROJECT SITE LOCATION:

The subject site contains approximately 30.842 acres for the Moretti Estates Development. The original single Parcel 4711-26-200-002 contains approximately 40.04 acres of land which will now be split into two parcels, the larger one for the Moretti Estates and the other retained by the current owner. The original parcel that contains the Moretti Estates site is in the S ½ of the NE ¼ of Section 26, T2N-R5 of Genoa Chartered Township, Livingston County, Michigan. This parcel is located along the western side of Bauer Road between the intersections of Bauer Road with Brighton Road to the south, and Bauer Road and Challis Road to the north. To the north of this parcel, it is bordered by Mudd Lake and Parcel 4711-26-200-005, owned by the Livingston County Road Commission (LCRC) and Parcel 4711-26-200-012 a private residence. Along its eastern edge, it is predominantly bordered by Bauer Road and its right-of-way, again owned by LCRC and a private residence

Parcel 4711-26-200-003. To the south and west, the subject site is bounded by Brighton Estates Subdivision, a platted subdivision.

Currently, the site is zoned as LDR (low density residential) and is immediately surrounded by LDR on the north, south and western boundaries. Across Bauer Road, a PRF zoning for Mt. Brighton Skiing Facility is present (PRF is public and recreational facilities). No change in zoning is required for this development.

Included in Exhibit A is a location map, Exhibit B is an aerial photograph, and Exhibit C is the Genoa Charter Township's current Zoning Map for this area. Exhibit D is the Soil Map for the area and Exhibit E is the Existing Drainage Characteristics Map. The final exhibit, Exhibit F, is the delineated Wetland's map for the site's area.

3. PROJECT IMPACT on NATURAL FEATURES:

The proposed site is 30.846 acres of mostly wooded land with about 25% of the land open grasslands. Bounded on the north by Mudd Lake, the east by Bauer Road and to the south and west by the existing Brighton Estates Subdivision, the developer is endeavoring to maintain as much natural vegetation and trees as possible. The regulated wetland along the shoreline of Mudd Lake (identified as Wetland A) will be maintained and not encroached upon, and the larger unregulated wetland (Wetland B) is no longer part of the subject parcel for the Moretti Estates. Wetland C, upland, will be filled-in as part of this project and a permit is in process with MDEQ to allow for this construction. The developer is currently in process with obtaining the necessary permits and concurrence from both the Livingston County Drain Commissioner (LCDC) and MDEQ for these activities.

Soils on the site consist primarily of Fox Sandy Loam and Fox-Boyer Complex Loams. These are best described as very deep, well drained soils. A soil map is included as Exhibit D.

As illustrated in Exhibit E, the site tends to drain towards the north to Mudd Lake with only the southwestern corner of the parcel draining towards Brighton Estates Subdivision. Storm water from the roadway system and some areas will be collected and directed to on-site sedimentation forebays, with an outlet structure that conveys this water to Mudd Lake. As was noted earlier in this document, the proposed method for both water quality and detention will be to use a sedimentation forebay with the lake as the detention basin. To this end, the Developer is working with both MDEQ and LCDC to accomplish this proposed method of treatment.

Landscape treatments will be utilized along the entrance to the site from Bauer Road and canopy trees will be provided to the individual lots that are not currently wooded themselves. In general, the developer intends to preserve much of the existing woodlands and the natural wetland features on the site. These will be used to enhance the natural aesthetic component of the proposed development.

4. PROJECT STORM WATER MANAGEMENT IMPACTS:

To effectively manage the proposed change to the stormwater pattern currently encountered on the site, the Developer is working with the Livingston County Drain Commissioner's (LCDC) Office to maintain the natural look and feel for this site by utilizing smaller sedimentation forebays as the water quality structures for this site, with outlet connecting to Mudd Lake, for detention. The outlet from Mudd Lake is the Brighton Estates Drain.

The Developer is currently evaluating, with the LCDC's direction, the use of Mudd Lake for actual detention of the design storm event for the Moretti Estates Storm Water Management Plan. The proposed system is to convey the site's storm water to a collection site/system to outlet this stormwater run-off into the sedimentation forebays and then to establish an outlet system into Mudd Lake which will eventually discharge into the Brighton Estates Drain and onto Walnut Hills Drain finally emptying into Ore Lake. This will require, in addition to permits from LCDC and MDEQ, easements with all the property owners around Mudd Lake for such use.

There are 4 property owners to be negotiated with, and the easements will be part of the Condominium's Documents recorded for all lots. Brighton Estates already has easements with the Drain Commissioner's Office therefore no easement is required from this platted subdivision for their concurrence on this method of storm water management.

Preliminary meetings indicate there is adequate capacity at the outlet from Mudd Lake into the Brighton Estates Drain to accommodate the site's run-off.

While the site is under construction, soil erosion and dust control measures will be implemented, and Best Management Practices followed. For dust control, water tankers will maintain the optimum moisture content of the soil to prevent dust from occurring to the greatest extent possible. For erosion control, silt fencing, check dams and inlet filter mechanisms will be installed and utilized during this time. Permanent restoration including top soiling and seeding with mulching and watering will occur after all mass grading and earthmoving activities are substantially complete.

For the Final Site Plan Submission, the Developer will also be securing LCDC's Soil Erosion and Sedimentation Control Permit to be in place prior to the start of any construction activities.

5. PROJECT IMPACT ON SURROUNDING LAND USES:

The development is in conformance with the future land use map and current zoning established for this portion of the township. The area is currently zoned for LDR and the proposed development meets this criterion with all lots exceeding 1.0 acre in area and minimum of 150 feet in width of the lot.

Access to this site has been revised to allow use of the private roadway for residents and guests from Bauer Road on the eastern side of the property with no access off-site being proposed for the western side of the development. A shared driveway is being added just west of the entrance to the cul-de-sac for this development eliminating this portion of the previously shown private road.

Noise Levels are expected to be typical of a single-family residential community and within Genoa Township Standards. No site lighting is proposed for this development.

6. PROJECT IMPACT ON PUBLIC FACILITIES and SERVICES:

The development proposes 19 single family residential lots after approval of the site plan. The addition of 19 new single-family homes is likely to have a mix of buyers due to the Developer's more upscale approach to managing the existing site and retaining woodlands and other natural features. Consequently, the anticipated mix will include empty nesters and those with no children in addition to families with children. The overall impact to public facilities, schools, police and fire service is expected to be minimal.

7. PROJECT IMPACT ON PUBLIC UTILITIES:

The development proposes all lots will be serviced by well and septic field systems. Soil Investigations for suitability of septic systems were performed in August of 2018 under the supervision of the Livingston County Health Department personnel and 3 test wells as required by LCHD standards were also drilled and tested. Final approval from the LCHD is anticipated soon for the use of well and septic within this development. Electric, Telephone and Natural Gas Services will be extended underground to the site from Bauer Road and provided for all lots within the development.

8. STORAGE and HANDLING of HAZARDOUS MATERIALS:

The storage and handling of hazardous materials within the site is not anticipated and will be noted as not permitted in the condominium documents for the development.

9. PROJECT IMPACT ON TRAFFIC:

The development proposed for Moretti Estates is to accommodate 19 lots in place of the current 1 large parcel with 1 residence. Bauer Road is an existing two (2)

lane cross section with a north bound and a south bound lane. Using ITE Trip Generation Manual, 7th ed. for Single Family Detached Housing based on the number of proposed dwelling units, the calculated trip generation using the average rate for A.M. and P.M. peak hours of traffic is calculated herein:

A.M. Peak Hour:

$0.70 \times (19 \text{ residences}) + 12.05 = 25.35 \text{ trips}$
Exiting is 74% so $(.74 \times 25.35) = 18.76 \text{ directional trips}$

P.M. Peak Hour:

$\ln(T) = 0.89 \times \ln(19 \text{ residences}) + 0.61 = 3.23$
 $e^{(3.23)} = 25.27 \text{ trips} \times 64\% \text{ (entering)} = 16.17 \text{ directional trips}$

As shown from the above calculations, under fully developed conditions, this site will generate less than 20 directional trips in both A.M. and P.M. Peak Hours of Traffic. Reviewing the Township Zoning requirements of 18.07.09 with less than 50 directional trips during peak hour, no Traffic Impact Study is required.

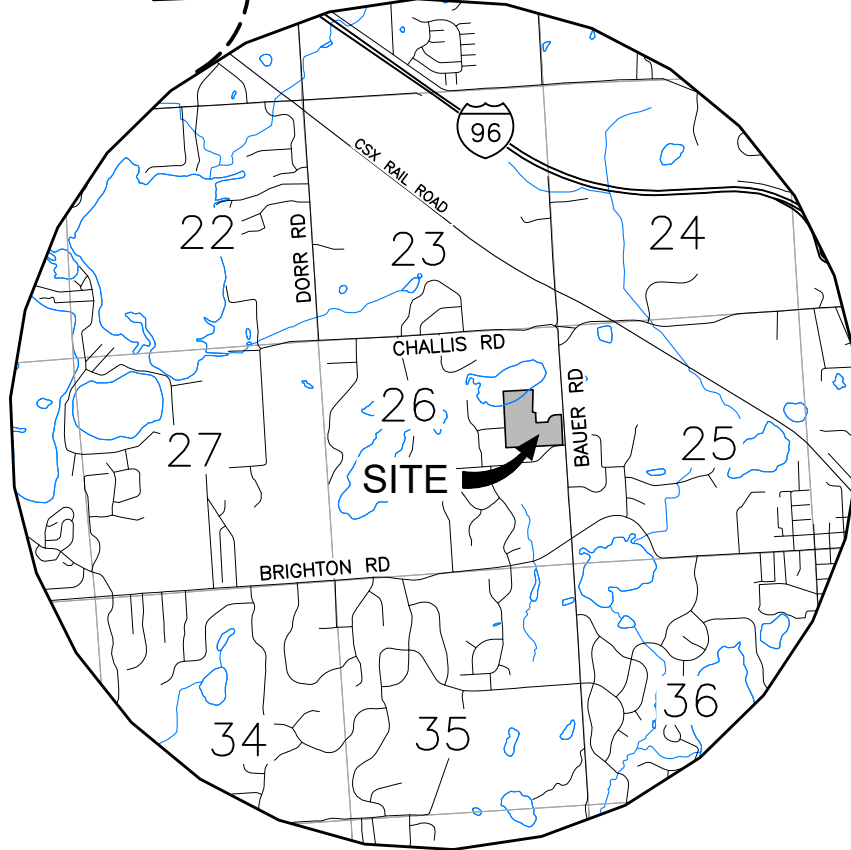
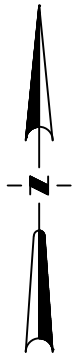
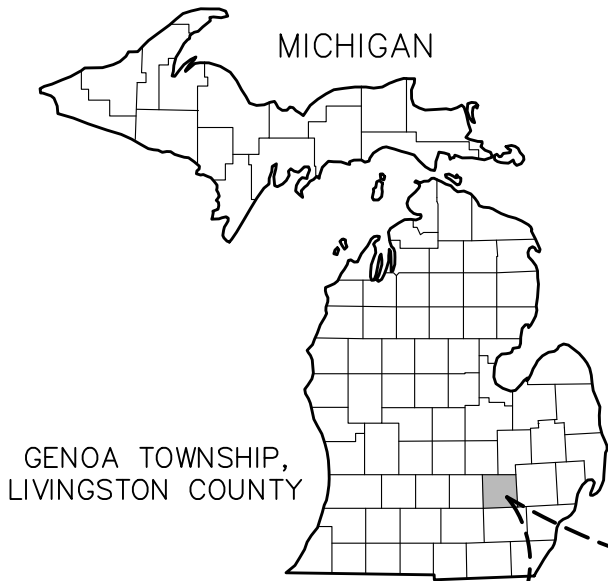
10. PROJECT IMPACT ON HISTORICAL and CULTURAL RESOURCES:

The development is not known to have any historic or cultural resources on this site, and it is not believed any historic or cultural resources will be affected by the proposed development. Mudd Lake is not a natural lake, so no anticipated cultural resources are expected around its shoreline.

11. SPECIAL PROVISIONS:

The development will need no special provisions as part of its development.

EXHIBIT A LOCATION MAP



ENGINEERS · SURVEYORS · CONSULTANTS · LANDSCAPE
ARCHITECTS · LAND PLANNERS

298 VETERANS DRIVE
FOWLerville,
MICHIGAN 48836
(OFFICE) 517-223-3512

PROJECT:

**MORETTI
ESTATES**

NE 1/4, SEC. 26, T2N-R5E GENOA TWP

| | | | | |
|---------------|--|--------------------------|-------------------|---------|
| SCALE: NTS | | DATE: 1/25/2019 | DR. BY: MLL | CHK: PR |
| SHEET: 1 of 7 | | FILE : 18-025_IMPACT EXH | JOB No. 18-025 62 | |

EXHIBIT B AERIAL



ENGINEERS · SURVEYORS · CONSULTANTS · LANDSCAPE
ARCHITECTS · LAND PLANNERS

298 VETERANS DRIVE
FOWLerville,
MICHIGAN 48836
(OFFICE) 517-223-3512

PROJECT:

**MORETTI
ESTATES**

NE 1/4, SEC. 26, T2N-R5E GENOA TWP

| | | | | |
|--------------------|---------------|--------------------------|-------------------|---------|
| | | DATE: 1/25/2019 | DR. BY: MLL | CHK: PR |
| SCALE: 1" = 1,000' | SHEET: 2 of 7 | FILE : 18-025_IMPACT EXH | JOB No. 18-025 63 | |

Oceola Township

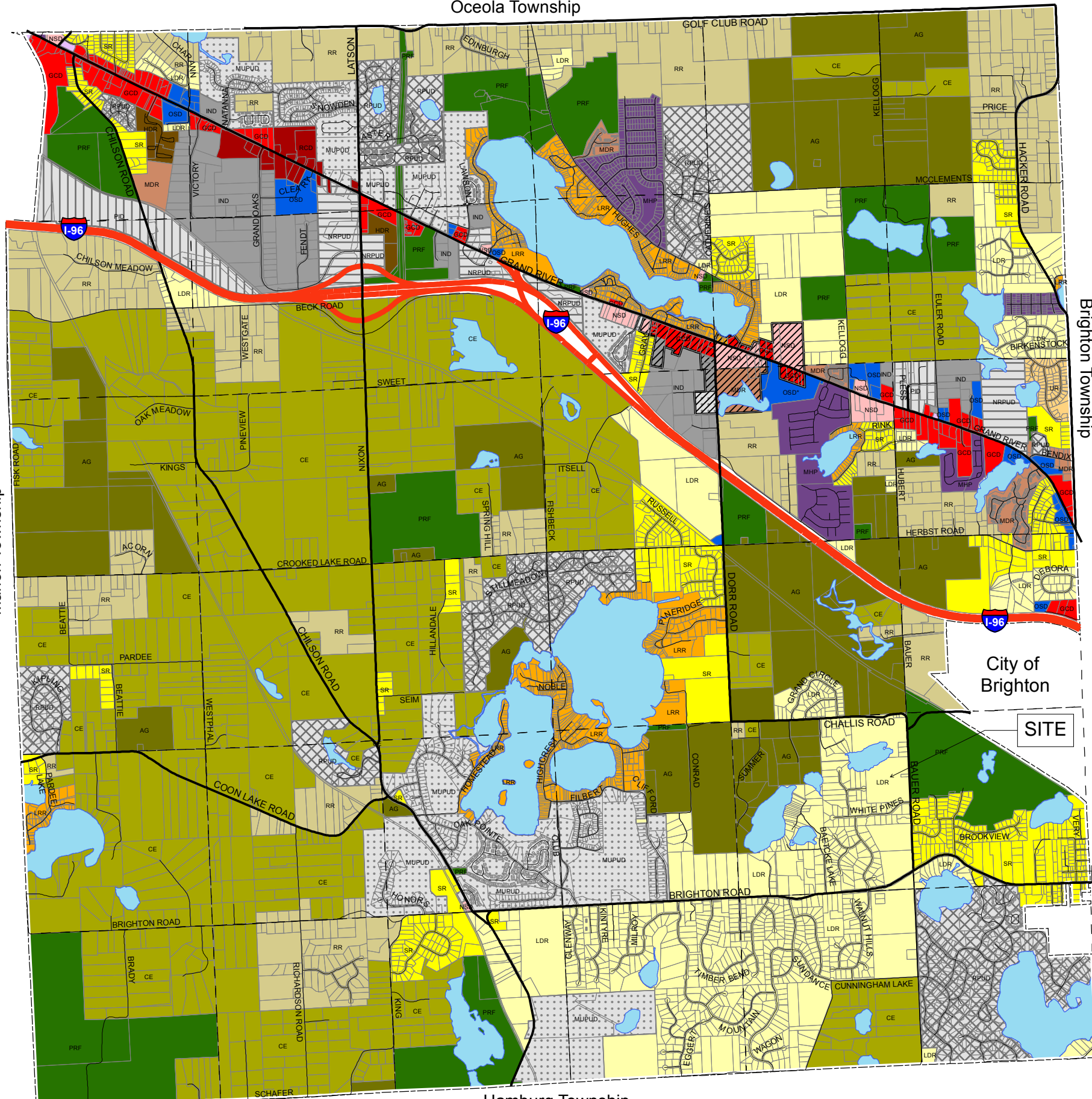
EXHIBIT C Zoning Map

Genoa Charter Township
Livingston County, Michigan

Marion Township

Brighton Township

Hamburg Township

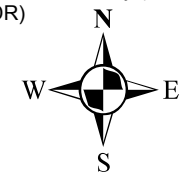


Legend

| | | | |
|--|------|--|-------------|
| | AG | | RC |
| | CE | | GC |
| | RR | | NS |
| | LDR | | OS |
| | SR | | NRPUD |
| | LRR | | IND |
| | UR | | PID |
| | MDR | | PRF |
| | HDR | | MUPUD |
| | RPUD | | RDPUD |
| | MHP | | Town Center |

Updates:

- 04/11/08 - Multiple Revisions (42 parcels)
- 09/12/08 - 4489 & 4495 Oak Pointe Drive (LRR)
- 02/25/11 - United Way Conditional Rezoning (OSD)
- 10/2/12 - Corrected Map re. court stipulation for Pet Ritz from 05/18/2006 (AG)
- 11/29/12 - Corrected Map re. Zeeb property approved 3/15/04 (MUPUD)
- 01/07/13 - Dakota (14-100-014) Conditional Rezoning (OSD)
- 10/10/13- Corrected Map re. (29-200-036) - was rezoned 8/18/2003 (RPUD)
- 11/13/2014 - Removed Lucy Rd 425 Area, Rezone Latson Elementary (09-100-036;RR-NRPUD)
Correct Brighton Lake Rd. Error (RPUD-LDR)



1 inch = 3,500 feet

Official Zoning Map
Adopted May 2, 2005
Created by: Kelly VanMarter
Basemap layers provided by:
Livingston County GIS

EXHIBIT D SOIL MAP



ENGINEERS · SURVEYORS · CONSULTANTS · LANDSCAPE
ARCHITECTS · LAND PLANNERS

298 VETERANS DRIVE
FOWLerville,
MICHIGAN 48836
(OFFICE) 517-223-3512

PROJECT:

**MORETTI
ESTATES**

NE 1/4, SEC. 26, T2N-R5E GENOA TWP

| | | | | |
|------------------|--|--------------------------|-------------------|---------|
| SCALE: 1" = 250' | | DATE: 1/25/2019 | DR. BY: MLL | CHK: PR |
| SHEET: 3 of 7 | | FILE : 18-025_IMPACT EXH | JOB No. 18-025 65 | |

EXHIBIT D

SOIL MAP UNIT LEGEND

| Livingston County, Michigan (MI093) | | | |
|-------------------------------------|--|--------------|----------------|
| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
| BtB | Boyer-Oshtemo loamy sands, 2 to 6 percent slopes | 1.75 | 4.38% |
| FoA | Fox sandy loam, 0 to 2 percent slopes | 0.17 | 0.42% |
| FoB | Fox sandy loam, 2 to 6 percent slopes | 6.56 | 16.39% |
| FoC | Fox sandy loam, 6 to 12 percent slopes | 4.12 | 10.30% |
| FrB | Fox-Boyer complex, 2 to 6 percent slopes | 6.18 | 15.45% |

| | | | |
|-----------------------------|--|-------|---------|
| FrD | Fox-Boyer complex, 12 to 18 percent slopes | 7.22 | 18.03% |
| FrE | Fox-Boyer complex, 18 to 25 percent slopes | 4.89 | 12.20% |
| FrF | Fox-Boyer complex, 25 to 40 percent slopes | 2.79 | 6.96% |
| Ho | Houghton muck, 0 to 1 percent slopes | 1.96 | 4.89% |
| Md | Made land | 1.32 | 3.29% |
| MoD | Miami loam, 12 to 18 percent slopes | 0.02 | 0.04% |
| W | Water | 3.07 | 7.66% |
| Totals for Area of Interest | | 40.04 | 100.00% |



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ARCHITECTS · LAND PLANNERS**

298 VETERANS DRIVE
FOWLERVILLE,
MICHIGAN 48836
(OFFICE) 517-223-3512

PROJECT:

**MORETTI
ESTATES**

NE 1/4, SEC. 26, T2N-R5E GENOA TWP

| | | | |
|------------------|-----------------|--------------------------|-------------------|
| | DATE: 1/25/2019 | DR. BY: MLL | CHK: PR |
| SCALE: 1" = 250' | SHEET: 4 of 7 | FILE : 18-025_JMPACT EXH | JOB No. 18-025 66 |

EXHIBIT E EXISTING DRAINAGE



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ARCHITECTS · LAND PLANNERS

298 VETERANS DRIVE
FOWLerville,
MICHIGAN 48836
(OFFICE) 517-223-3512

PROJECT:

**MORETTI
ESTATES**

NE 1/4, SEC. 26, T2N-R5E GENOA TWP

| | | | | |
|------------------|---------------|--------------------------|-------------------|---------|
| | | DATE: 1/25/2019 | DR. BY: MLL | CHK: PR |
| SCALE: 1" = 250' | SHEET: 5 of 7 | FILE : 18-025_JMPACT EXH | JOB No. 18-025 67 | |

EXHIBIT F WETLAND MAP



ENGINEERS · SURVEYORS · CONSULTANTS · LANDSCAPE
ARCHITECTS · LAND PLANNERS

298 VETERANS DRIVE
FOWLerville,
MICHIGAN 48836
(OFFICE) 517-223-3512

PROJECT:

**MORETTI
ESTATES**

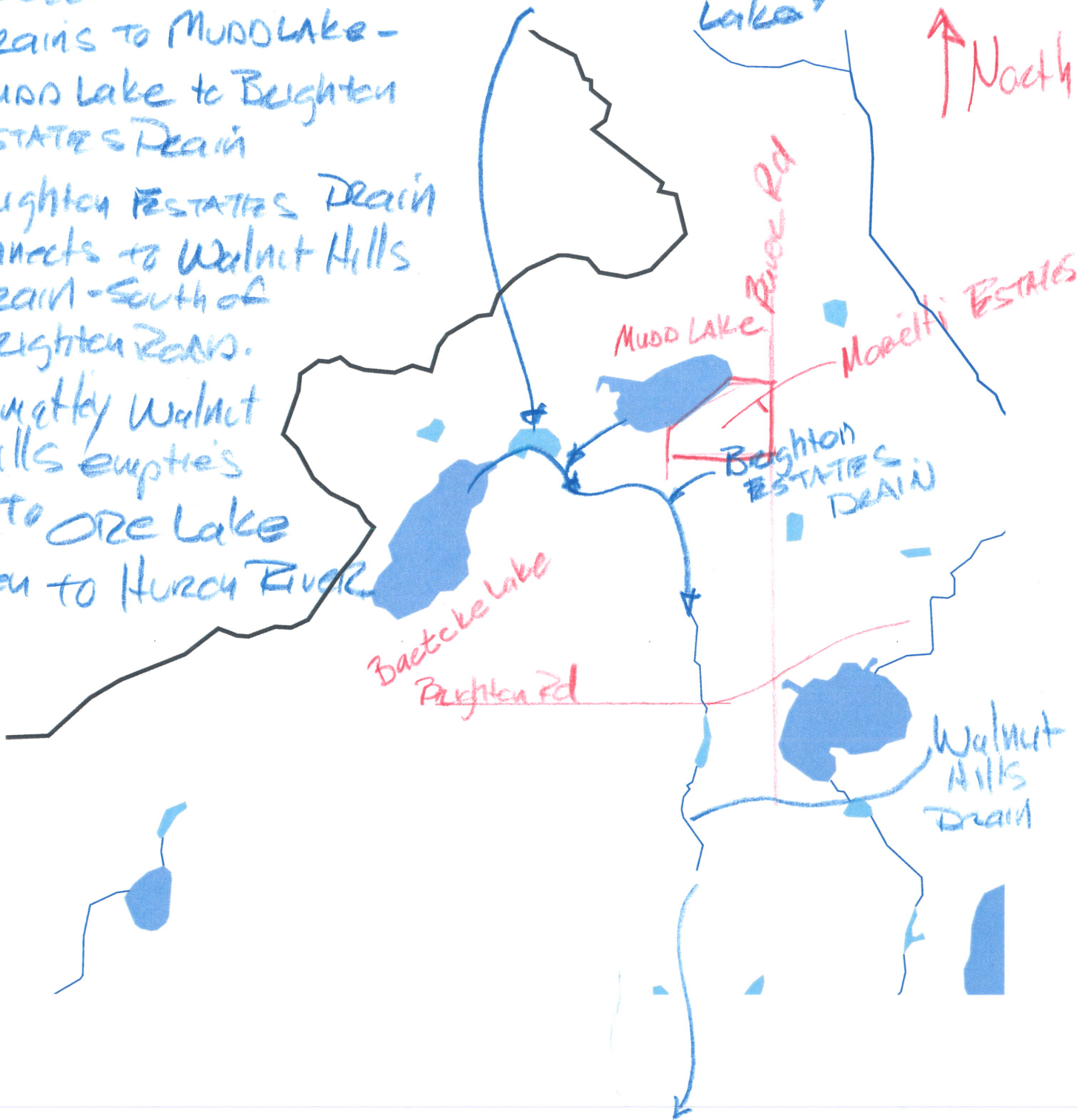
NE 1/4, SEC. 26, T2N-R5E GENOA TWP

| | | | | |
|------------------|---------------|--------------------------|-------------------|---------|
| | | DATE: 1/25/2019 | DR. BY: MLL | CHK: PR |
| SCALE: 1" = 250' | SHEET: 6 of 7 | FILE : 18-025_IMPACT EXH | JOB No. 18-025 68 | |

Moretti Estates

- Drains to MUD LAKE -
- MUD LAKE to Brighton Estates Drain
- Brighton Estates Drain connects to Walnut Hills Drain - South of Brighton Road.
- Ultimately Walnut Hills empties into Oze Lake then to Huron River

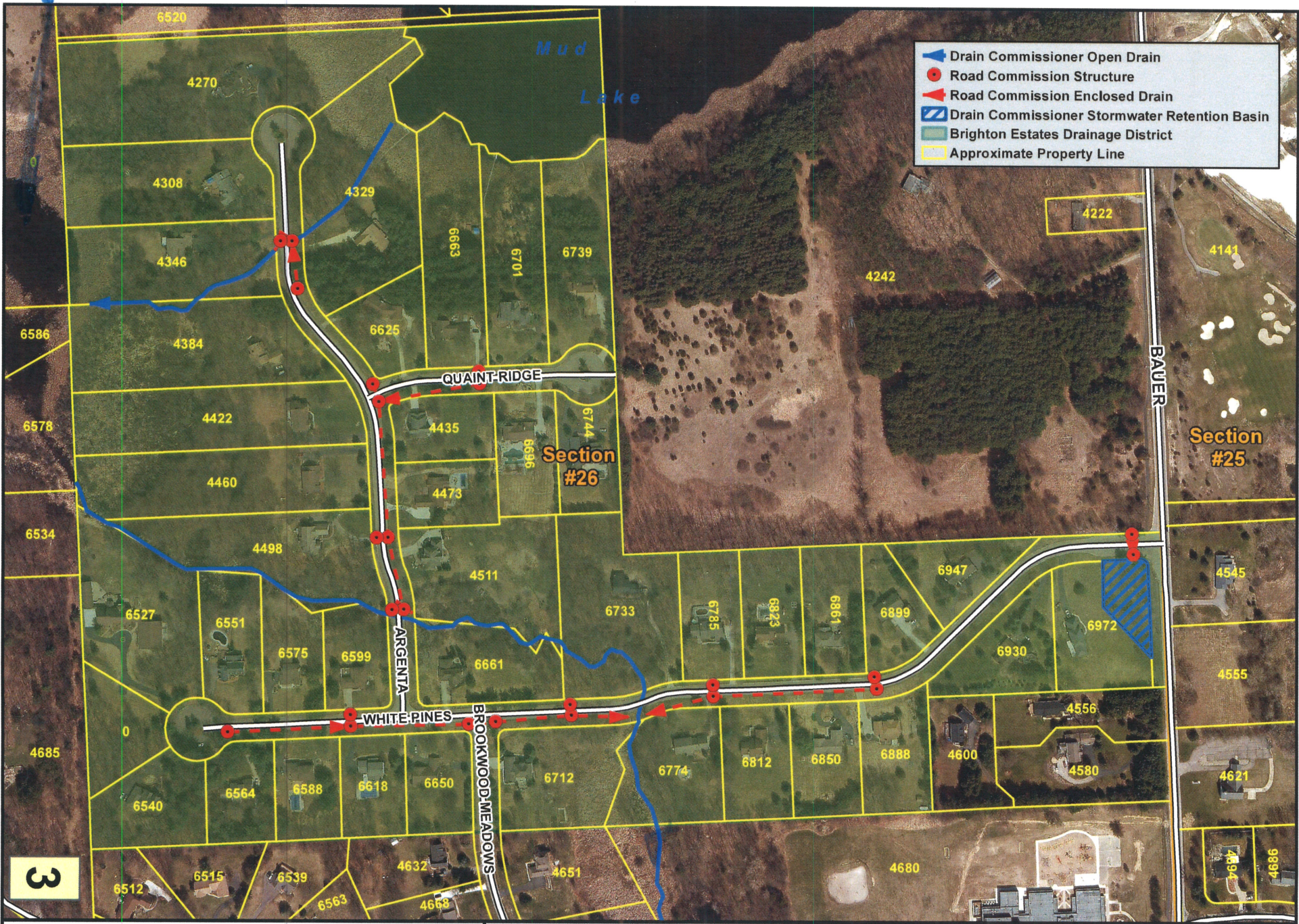
"Little Baetcke Lake"



Ultimately to Oze Lake

Small Wetland between MUD LAKE + Paotcke

12/14



3












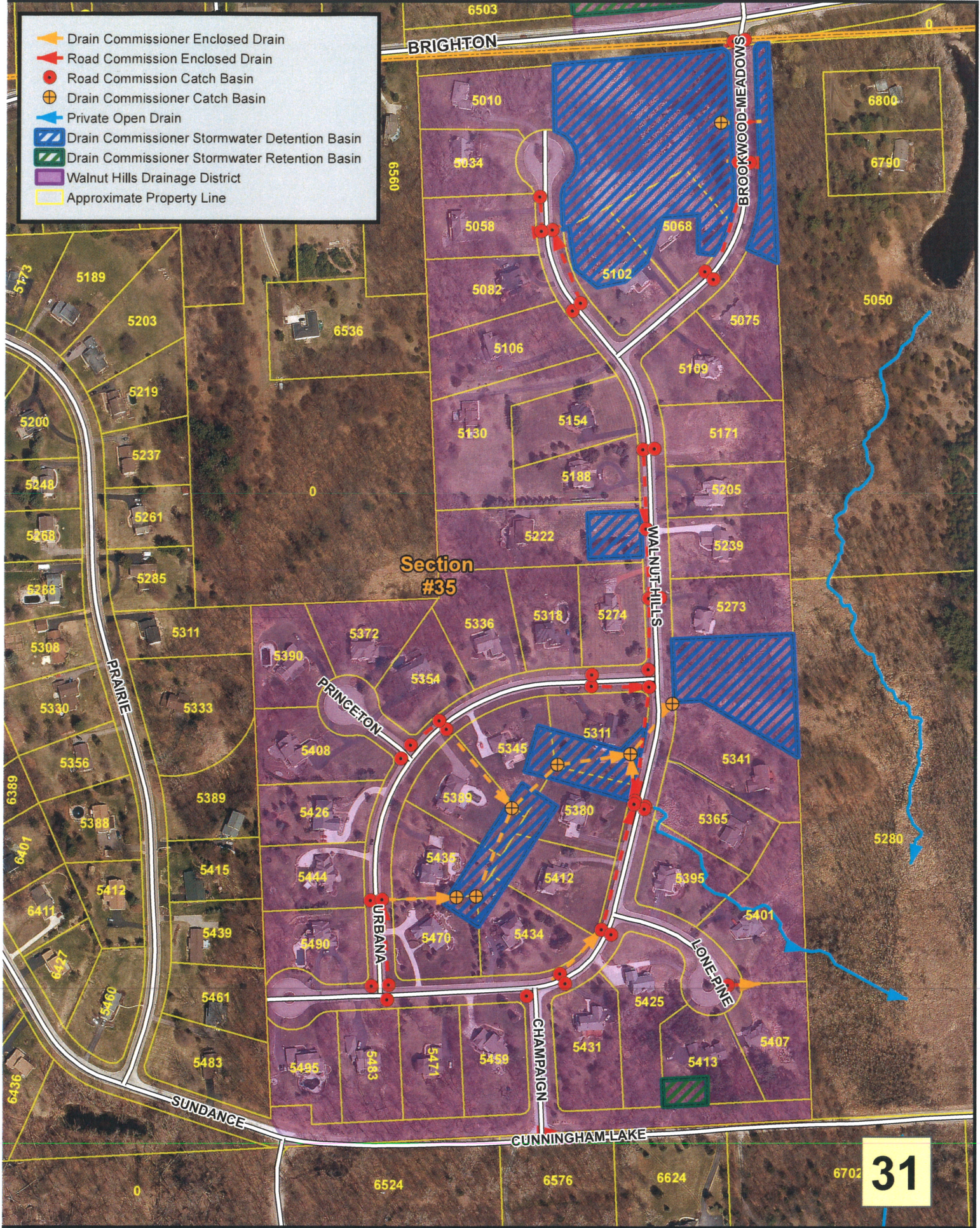
Livingston County Drain Commissioner
 2300 E Grand River
 Howell, Mi. 48843
 Orthophoto Flown 2015
 Printed October 24, 2017

Brighton Estates Drain
 A part of Section 26 of Genoa Township



1 inch = 300 feet

-  Drain Commissioner Enclosed Drain
-  Road Commission Enclosed Drain
-  Road Commission Catch Basin
-  Drain Commissioner Catch Basin
-  Private Open Drain
-  Drain Commissioner Stormwater Detention Basin
-  Drain Commissioner Stormwater Retention Basin
-  Walnut Hills Drainage District
-  Approximate Property Line




31



Livingston County Drain Commissioner
 2300 E Grand River
 Howell, MI, 48843
 Orthophoto Flown 2015
 Printed October 27, 2017

Walnut Hills Drain
 A part of Section 35

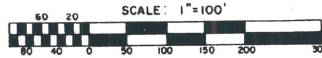
 1 inch = 309 feet *3/4*

Note: All drain easements are under the jurisdiction of the Livingston County Drain Commission.

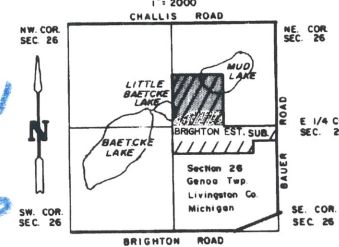
BRIGHTON ESTATES SUBDIVISION

" SHEET 3
OF 5 SHEETS

A PART OF THE N. 1/2 OF THE SE. 1/4 AND PART OF THE S. 1/2 OF THE NE. 1/4 OF SECTION 26, T2N-R5E., GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN



LOCATION MAP



CURVE DATA:

| STATION | RAD | DELTA | ARC | TAN | CHORD BRG | CHORD |
|---------|--------|------------|--------|--------|-------------|--------|
| 17 | 294.26 | 40°03'09" | 205.70 | 107.25 | S21°28'25"W | 201.54 |
| 18 | 460.26 | 11°53'06" | 74.75 | 37.50 | S07°23'24"W | 74.60 |
| 19 | 20.00 | 84°06'43" | 29.36 | 18.04 | N28°43'25"W | 26.79 |
| 20 | 267.00 | 17°52'34" | 83.30 | 41.99 | N79°43'03"E | 82.97 |
| 21 | 333.00 | 18°30'55" | 107.61 | 54.28 | S39°23'53"W | 107.14 |
| 22 | 20.00 | 80°09'41" | 28.10 | 16.43 | S69°36'43"W | 25.84 |
| 23 | 50.00 | 48°23'40" | 42.23 | 22.47 | S67°08'50"E | 40.99 |
| 24 | 75.00 | 112°17'26" | 146.99 | 111.80 | N80°54'17"E | 124.57 |
| 25 | 75.00 | 112°17'26" | 146.99 | 111.80 | N83°53'37"W | 124.57 |
| 26 | 50.00 | 48°23'40" | 42.23 | 22.47 | S64°27'50"W | 40.99 |
| 27 | 197.00 | 40°03'09" | 137.71 | 71.80 | N21°28'25"W | 134.93 |
| 28 | 365.00 | 40°03'09" | 183.88 | 95.86 | S21°28'25"W | 180.13 |
| 29 | 50.00 | 48°23'40" | 42.23 | 22.47 | N22°44'59"E | 40.99 |
| 30 | 50.00 | 48°23'40" | 42.23 | 22.47 | S25°38'41"E | 40.99 |
| 31 | 75.00 | 276°47'20" | 362.32 | 66.60 | N88°33'09"E | 99.60 |
| 32 | 360.26 | 12°08'09" | 76.31 | 38.30 | N35°25'55"W | 76.10 |

This plat is subject to restrictions as required by Act 288 of 1967, as amended on certain lots with respect to the requirements of the Michigan Department of Natural Resources and/or the Michigan Department of Public Health, which are recorded in Liber 1137 of records of this County.

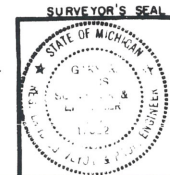
LEGEND

- All dimensions are shown in feet.
- All curvilinear dimensions are shown along the arc.
- The symbol "o" indicates a concrete monument.
- All lot markers are 1/2 inch iron rods and are 18 inches in length.
- The symbol "(R)" indicates a radial lot line.
- All bearings are in relation to "Mt. Brighton Subdivision No. 4" as recorded in Liber 16, pages 7 & 8, Livingston County Records.

Prepared & Drafted by:

Boss Engineering Company
3121 East Grand River
Howell, Michigan 48843

Gary R. Boss

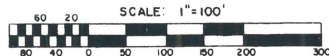


59057 LIBER PAGE

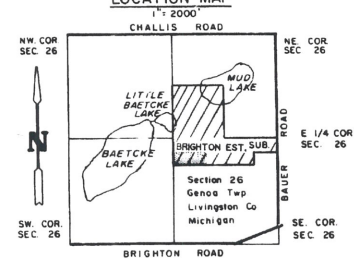
" BRIGHTON ESTATES SUBDIVISION "

SHEET 2
OF 5 SHEETS

A PART OF THE N. 1/2 OF THE SE. 1/4 AND PART OF
THE S. 1/2 OF THE NE. 1/4 OF SECTION 26, T2N-R5E,
GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN



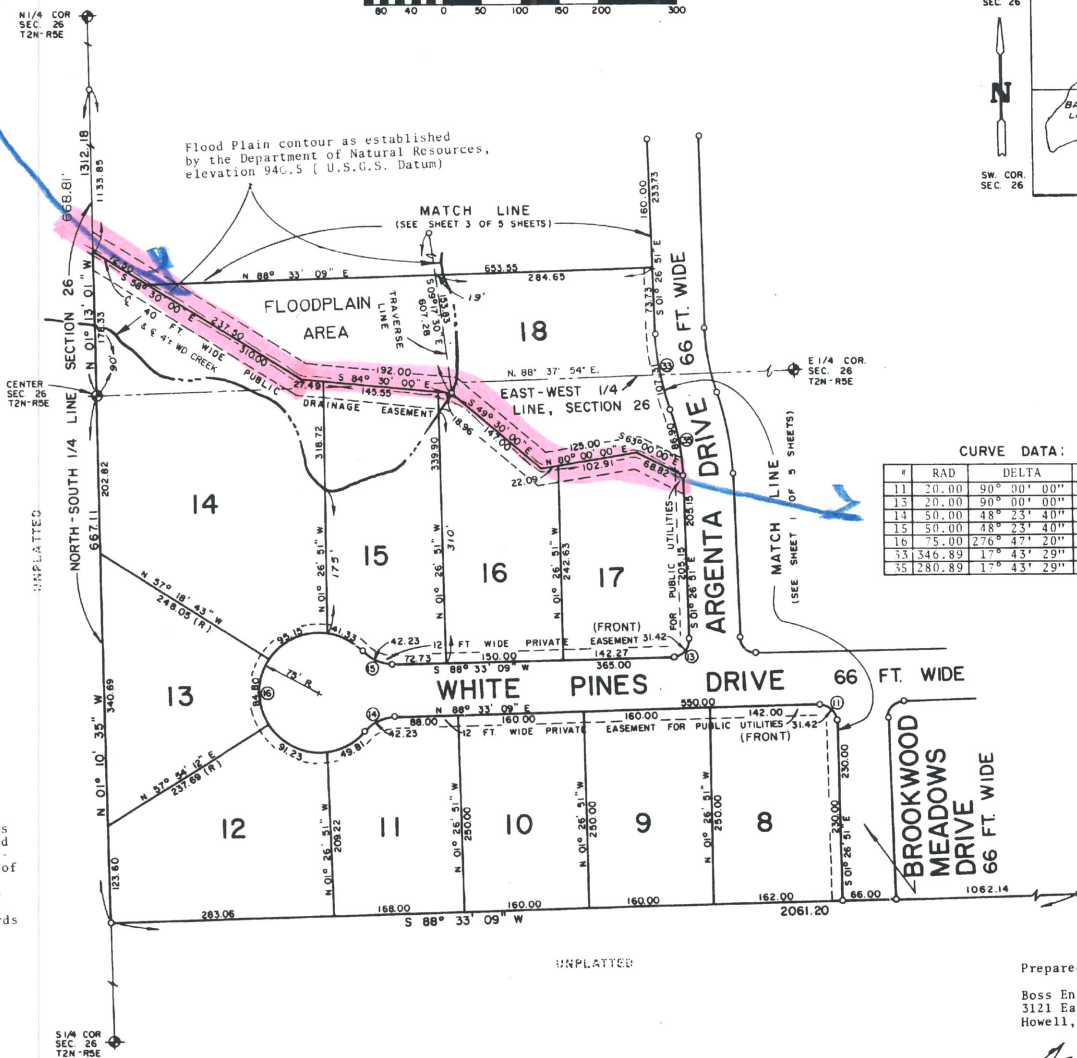
LOCATION MAP



*From
"Little Baetcke & Co"*



Flood Plain contour as established
by the Department of Natural Resources,
elevation 947.5 (U.S.G.S. Datum)



Note: All drain easements are under
the jurisdiction of the
Livingston County Drain
Commission.

CURVE DATA:

| # | RAD | DELTA | ARC | TAN | CHORD BEARING | CHORD |
|----|--------|--------------|--------|-------|-----------------|--------|
| 11 | 20.00 | 90° 30' 00" | 31.42 | 20.00 | S 46° 26' 51" E | 28.28 |
| 13 | 20.00 | 90° 00' 00" | 31.42 | 20.00 | S 43° 33' 09" W | 28.28 |
| 14 | 50.00 | 48° 23' 40" | 42.25 | 22.47 | N 64° 21' 19" E | 40.99 |
| 15 | 50.00 | 48° 23' 40" | 42.25 | 22.47 | N 67° 15' 01" W | 40.99 |
| 16 | 75.00 | 276° 47' 20" | 362.32 | 86.60 | N 07° 26' 51" W | 93.60 |
| 33 | 346.89 | 17° 43' 29" | 107.31 | 34.09 | S 10° 18' 36" E | 106.88 |
| 35 | 280.89 | 17° 43' 29" | 86.90 | 43.80 | S 10° 18' 36" E | 86.55 |

LEGEND

- All dimensions are shown in feet.
- All curvilinear dimensions are shown along the arc.
- The symbol "o" indicates a concrete monument.
- All lot markers are 1/2 inch iron rods and are 18 inches in length.
- The symbol "(R)" indicates a radial lot line.
- All bearings are in relation to "Mt. Brighton Subdivision No. 4" as recorded in Liber 16, pages 7 & 8, Livingston County Records.

This plat is subject to restrictions as
required by Act 288 of 1967, as amended
on certain lots with respect to the
requirements of the Michigan Department of
Natural Resources and/or the Michigan
Department of Public Health, which are
recorded in Liber 1137
Page(s) 69-74 of records
of this County.

UNPLATTED

Prepared & Drafted by:

Boss Engineering Company
3121 East Grand River
Howell, Michigan 48843

Gary R. Boss
Gary R. Boss

SURVEYOR'S SEAL



" BRIGHTON ESTATES SUBDIVISION "

SHEET 1
OF 5 SHEETS

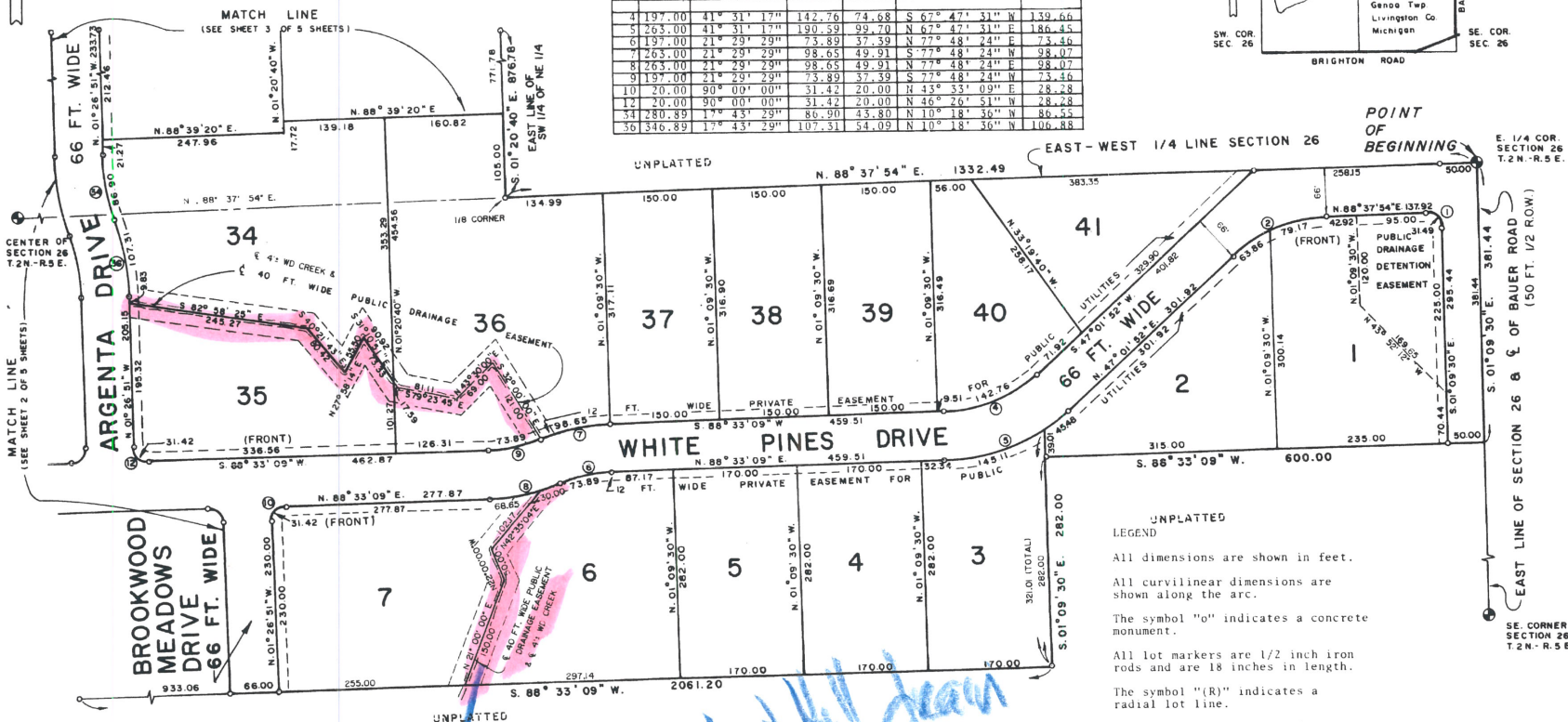
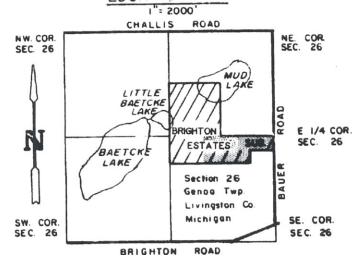
A PART OF THE N. 1/2 OF THE SE. 1/4 AND PART OF
THE S. 1/2 OF THE NE. 1/4 OF SECTION 26, T2N-R5E.,
GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN.



CURVE DATA:

| # | RAD | DELTA | ARC | TAN | CHORD BEARING | CHORD |
|----|--------|-------------|--------|-------|-----------------|--------|
| 1 | 20.00 | 90° 12' 36" | 31.49 | 20.07 | N 46° 15' 48" W | 28.34 |
| 2 | 197.00 | 41° 36' 02" | 143.03 | 74.83 | S 67° 49' 53" N | 139.91 |
| 4 | 197.00 | 41° 31' 17" | 142.76 | 74.98 | S 67° 47' 31" N | 139.66 |
| 5 | 203.00 | 41° 31' 17" | 139.59 | 92.70 | S 67° 47' 31" E | 186.45 |
| 6 | 197.00 | 21° 29' 29" | 73.89 | 37.59 | N 77° 48' 24" E | 73.46 |
| 7 | 263.00 | 21° 29' 29" | 98.65 | 49.91 | S 77° 48' 24" W | 98.07 |
| 8 | 263.00 | 21° 29' 29" | 98.65 | 49.91 | N 77° 48' 24" E | 98.07 |
| 9 | 197.00 | 21° 29' 29" | 73.89 | 37.59 | S 77° 48' 24" W | 73.46 |
| 10 | 20.00 | 90° 00' 00" | 31.42 | 20.00 | N 46° 33' 09" E | 28.34 |
| 12 | 20.00 | 90° 00' 00" | 31.42 | 20.00 | N 46° 26' 51" W | 28.28 |
| 34 | 280.89 | 17° 43' 29" | 86.90 | 43.80 | N 10° 18' 36" W | 86.55 |
| 36 | 346.89 | 17° 43' 29" | 107.51 | 54.09 | N 10° 18' 36" N | 106.88 |

LOCATION MAP



UNPLATTED LEGEND

All dimensions are shown in feet.

All curvilinear dimensions are shown along the arc.

The symbol "o" indicates a concrete monument.

All lot markers are 1/2 inch iron rods and are 18 inches in length.

The symbol "(R)" indicates a radial lot line.

All bearings are in relation to "Mt. Brighton Subdivision No. 4" as recorded in Liber 16, pages 7 & 8, Livingston County Records.

Note: All drain easements are under the jurisdiction of the Livingston County Drain Commission.

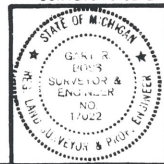
To Brighton Rd + Walnut Hill drain

This plat is subject to restrictions as required by Act 288 of 1967, as amended on certain lots with respect to the requirements of the Michigan Department of Natural Resources and/or the Michigan Department of Public Health, which are recorded in Liber 69-74 of records of this County.

Prepared & Drafted by:
Boss Engineering Company
3121 East Grand River
Howell, Michigan 48843

Gary R. Boss
Gary R. Boss

SURVEYOR'S SEAL



58057

LIBER PAGE

REVISED PRELIMINARY SITE PLAN FOR MORETTI ESTATES 4242 BAUER ROAD

LEGAL DESCRIPTION (AS PROVIDED)

(Per survey by: Boss Engineering, Job No.: 16-398, Dated: 12-05-16)

Parcel Tax Number: 4711-26-200-002

PARCEL 1:

A part of the S 1/2 of the NE 1/4 of Section 26, T2N-R5E, Genoa Township, Livingston County, Michigan, described as follows: Beginning at the East 1/4 corner of said Section 26; thence S89°24'43"W, 1332.50 feet; thence N00°33'49"W, 876.77 feet to the traverse point "B"; thence continuing N00°33'49"W, 444.16 feet; thence N89°02'01"E, 1039.53 feet to traverse point "A", said point bearing N63°57'38"E, 1133.31 feet from traverse point "B"; thence continuing N89°02'01"E, 293.00 feet to the East line of said Section and the centerline of Bauer Road; thence S00°33'49"E along said line 510.13 feet; thence S89°02'01"W, 250.00 feet; thence S00°33'49"E, 87.00 feet; thence N89°02'01"E, 250.00 feet to the East line of said Section and the centerline of Bauer Road; thence S00°33'49"E along said line 732.60 feet to the Point of Beginning, containing 40.04 acres more or less and subject to the rights of the public over the existing Bauer Road.

Also including the use of a 66 foot wide easement over part of White Pines Drive, as recorded in Liber 1115, Page 564, Livingston County Records

BEARING REFERENCE

Bearings are based on legal description as provided by: Boss Engineering, Job No.: 16-398, Dated: 12-05-16.

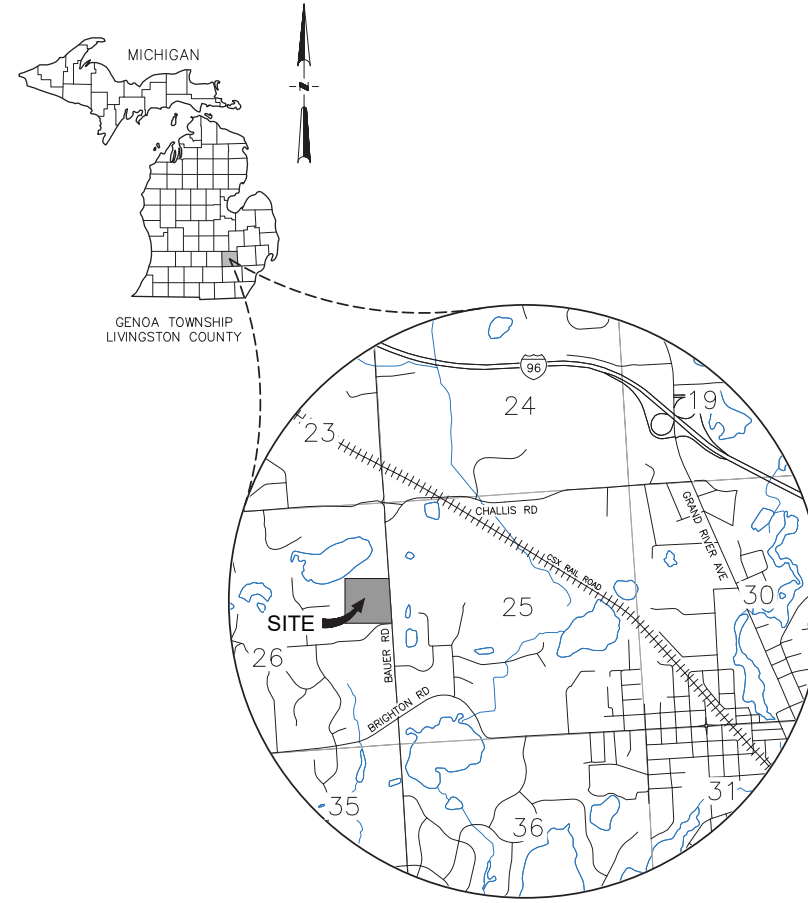
DESIGN ENGINEER/SURVEYOR



MONUMENT ENGINEERING GROUP ASSOCIATES, INC

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LANDSCAPE ARCHITECTS - LAND PLANNERS

298 VETERANS DR.,
FOWLERVILLE, MI 48836
PHONE: 517-223-3512



LOCATION MAP
N.T.S.

CLIENT

JOHN MORETTI
4242 BAUER RD
BRIGHTON, MI 48116

| | | PLAN SUBMITTALS | | | |
|---|--|-----------------|-----------|-----------|--|
| | | 1/2/2019 | 1/25/2019 | 2/20/2019 | |
| | PRELIMINARY SITE PLAN TO TOWNSHIP | | | | |
| | REVISED SITE PLAN TO TOWNSHIP | | | | |
| | REVISED SITE PLAN TO TOWNSHIP | | | | |
| INCLUDED SHEETS | | | | | |
| GENERAL | | | | | |
| SHEET | G-1.0 COVER | ● | ● | ● | |
| SURVEY | | | | | |
| SHEET | V-1.0 TOPOGRAPHIC SURVEY (EXISTING CONDITIONS) | ● | ● | ● | |
| SHEET | V-1.1 AERIAL PLAN | ● | ● | ● | |
| SHEET | V-1.2 SOILS EVALUATION | ● | ● | ● | |
| SHEET | V-1.3 SOIL BORING LOGS | ● | ● | ● | |
| LAYOUT PLAN | | | | | |
| SHEET | C-1.0 OVERALL LAYOUT PLAN | ● | ● | ● | |
| VEHICLE CIRCULATION | | | | | |
| SHEET | C-2.0 EMERGENCY VEHICLE CIRCULATION | ● | ● | ● | |
| GRADING, SOIL EROSION & SEDIMENTATION CONTROL PLAN | | | | | |
| SHEET | C-7.0 OVERALL GRADING PLAN | ● | ● | ● | |
| STORM WATER MANAGEMENT | | | | | |
| SHEET | C-9.0 STORM WATER MANAGEMENT PLAN | ● | ● | ● | |
| LANDSCAPE | | | | | |
| SHEET | L-1.0 LANDSCAPE PLAN AND DETAILS | ● | ● | ● | |
| GENOA TOWNSHIP, LIVINGSTON COUNTY STANDARD DETAILS | | | | | |

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BRIGHTON, MI 48116

COVER

MORETTI ESTATES
4242 BAUER ROAD
PART OF NE 1/4, SEC. 26, T2N-R5E
GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

| DATE | PLAN SUBMITTALS/REVISIONS |
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ORIGINAL ISSUE DATE:
1/2/2019

PROJECT NO: 18-025

SCALE: N/A

FIELD: SE
DRAWN BY: DC, ML
DESIGN BY: DD
CHECK BY: PR

G-10
75

NOT FOR CONSTRUCTION



MORETTI ESTATES TOPOGRAPHIC SURVEY (EXISTING CONDITIONS)

NE COR.
SEC. 26
T2N-R5E
K-09
(L.S.C. #361m)



REFERENCE INFO

WM: GENOA TOWNSHIP
Received: N/A

SAN: GENOA TOWNSHIP
Received: N/A

STORM: TOWNSHIP/COUNTY
Received: N/A

GAS: CONSUMERS GAS
Received: 4/9/18

ELEC: DTE ENERGY
Received: 4/25/18

PHONE/CABLE: AT&T - COMCAST
Received: 4/12/18 ~ 4/10/18

DRAIN: LIVINGSTON CO. DRAIN
COMMISSIONER
Received: 4/9/18

AERIAL PHOTOGRAMMETRY

TOPOGRAPHIC DATA COLLECTED FOR THE ENTIRE SITE.

TOPOGRAPHIC CONTOURS BASED ON AERIAL
CONTOUR INTERVAL: 2 FOOT
VERTICAL DATUM: NAVD88
DATE OF PHOTOGRAPHY: 4/24/2018

EXISTING LEGEND

| | |
|--|---|
| | DECIDUOUS TREE, CONIFEROUS TREE, SHRUB |
| | TREE LINE/ CANOPY |
| | DITCH/ DRAINING COURSE |
| | UG TELE, MH, TELE PED, CABLE PED |
| | UG FIBER, PED, LINE MARKER, VAULT |
| | UG ELEC, MH, TRANSFORMER, AC UNIT, METER |
| | OH ELEC, UTIL POLE, GUY WIRE |
| | GROUND LIGHT, POLE, W/ ARM LT |
| | LIGHT MH, LT CTRL BOX, PH. BOOTH, PARK. METER |
| | ELEC HAND HOLE, OUTLET, SIGNAL MH, SIGNAL BOX |
| | UG GAS, MH, VALVE, LINE MARKER |
| | GAS WELL, METER, VENT |
| | WATER MAIN, MH, VALVE IN BOX, HYDRANT, FDC |
| | WATER WELL, METER, STOP BOX, POST INDICATOR VALVE |
| | IRRIGATION CONTROL VALVE, SPRINKLER HEAD |
| | STORM SEWER, MH, CB, INLET, YARD DRAIN |
| | CULVERT/ END SECTION |
| | SANITARY SEWER, MH, CLEAN OUT |
| | COMBINED SEWER, MH |
| | STEAM LINE, MH |
| | MISC. MANHOLE, HAND HOLE, HAND BOX |
| | SIGN, FLAG POLE, GUARD POST, ROCK |
| | SECTION LINE, SECTION CORNER |
| | SURVEY CONTROL POINT, BENCHMARK |
| | FOUND IRON ROD (FIR), FD MON, FD PK |
| | SET IRON ROD (SIR), SET PK, MAG NAIL |
| | SPOT ELEVATION |
| | CONTOUR |
| | FENCE |
| | GUARD RAIL |
| | RAILROAD SIGNAL, SIGNAL BOX |
| | ROW MARKER |
| | EX. ASPHALT |
| | EX. CONCRETE |
| | EX. GRAVEL |

SOIL BORING LEGEND

- SOIL BORINGS (SB#)
- TEST WELLS (TW#)
- PERCOLATION TEST SITE (#)

SOILS CLASSIFICATIONS

- BtB BOYER-OSHTEMO LOAM, 2-6% SLOPES
- FoA FOX SANDY LOAM, 0-2% SLOPES
- FoB FOX SANDY LOAM, 2-6% SLOPES
- FoC FOX SANDY LOAM, 6-12% SLOPES
- FRB FOX-BOYER COMPLEX, 2-6% SLOPES
- FRD FOX-BOYER COMPLEX, 12-18% SLOPES
- FRF FOX-BOYER COMPLEX, 18-25% SLOPES
- FRF FOX-BOYER COMPLEX, 25-40% SLOPES
- Ho HOUGHTON MUCK, 0-1% SLOPES
- Md MADE LAND
- MoD MIAMI LOAM, 12-18% SLOPES
- W WATER

BENCHMARKS

Datum: NAVD88

BM A:
RAIL ROAD SPIKE IN WEST FACE UTILITY POLE, 26'± WEST OF CENTERLINE OF BAUER ROAD & 539'± NORTH FROM SUBJECT'S SOUTH PROPERTY LINE.
Elev = 986.91

BM B:
RAIL ROAD SPIKE IN WEST FACE UTILITY POLE, 28'± WEST OF CENTERLINE OF BAUER ROAD & 58'± NORTH FROM SUBJECT'S SOUTH PROPERTY LINE.
Elev = 970.48

BM C:
RAIL ROAD SPIKE IN WEST FACE UTILITY POLE, 439'± WEST OF CENTERLINE OF BAUER ROAD & 565'± SOUTH FROM SUBJECT'S NORTH PROPERTY LINE.
Elev = 1013.57

FLOOD ZONE

FEMA map scales do not supply sufficient level of detail to plot accurately. Zones if plotted herein are approximate.

By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone (X) Area determined to be outside of the 0.2% annual chance flood plain according to the Flood Insurance Rate Map for the County of Livingston, Community Panel No. (26093CD340D), Effective Date 9/17/2008.

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CLIENT :

JOHN MORETTI
4242 BAUER ROAD
BRIGHTON, MI 48116

TOPOGRAPHIC SURVEY (EX. COND.)

MORETTI ESTATES
4242 BAUER ROAD
PART OF NE 1/4, SEC. 26, T2N-R5E
GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

| DATE | DESCRIPTION |
|-----------|-----------------------------------|
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ORIGINAL ISSUE DATE:
1/2/2019

PROJECT NO: 18-025

SCALE: 1" = 100'

FIELD: SE
DRAWN BY: DC, ML
DESIGN BY: DD
CHECK BY: PR

V-10
76

NOT FOR CONSTRUCTION



**MORETTI ESTATES
AERIAL PLAN**

NE COR.
SEC. 26
T2N-R5E
K-09
(L.S.C. #361m)



NOTES

- MORETTI ESTATES DEVELOPMENT IS 30.846 ACRES
- REMAINING 9.196 ACRES OF SUBJECT PARCEL TO REMAIN AS IS.

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RASOR, JR.
ENGINEER
NO. 41086

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AERIAL PLAN
MORETTI ESTATES
4242 BAUER ROAD
PART OF NE 1/4, SEC. 26, T2N-R5E
GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

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1/2/2019

PROJECT NO: 18-025

SCALE: 1" =
0 1/2" 1"

FIELD: SE
DRAWN BY: DC, ML
DESIGN BY: DD
CHECK BY: PR

V-1.1
77

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MORETTI ESTATES
SOILS EVALUATION



SOIL BORING LEGEND

- SOIL BORINGS (SB#)
- TEST WELLS (TW#)
- PERCOLATION TEST SITE (#)

Moretti Estates

Westside of Bauer Rd. Between Challis and White Pines Dr.
Genoa Township, Section 26

Soils Logged by: Aaron Aumock, LCHD
Miranda, Monument Engineering
David, Monument Engineering

Developer: John Moretti

Conducted on: August 22, 2018 & August 29, 2018

PERCOLATION TEST SITES

| | | | |
|--|---|---|--|
| 1) 0 - 5' 5' - 2.5' 2.5' - 4.5' 4.5' - 8.5' | Topsoil Sandy Loam Loamy Sand Sandy Loam | 7) 0 - 5' 5' - 4' 4' - 9' | Topsoil Sandy Loam Sandy Clay Loam |
| 2) 0 - 5' 5' - 9' | Topsoil Loamy Sand | 8) 0 - 5' 5' - 2' 2' - 6' 6' - 9' | Topsoil Sandy Clay Loam Sandy Loam Loam |
| 3) 0 - 5' 5 - 8.5' | Topsoil Loamy Sand | 9) 0 - 5' 5' - 3' 3' - 8' | Topsoil Sandy Clay Loam Medium Sand |
| 4) 0 - 5' 5 - 7' 7' - 9.5' | Topsoil Loamy Sand Sandy Loam | 10) 0 - 5' 5 - 8' | Topsoil Loamy Sand |
| 5) 0 - 5' 5' - 3' 3' - 9' | Topsoil Loam Sandy Loam | 11) 0 - 5' 5' - 5.5' 5.5' - 9.5' | Topsoil Clay Loam Loamy Sand |
| 6) 0 - 5' 5 - 2' 2' - 6' 6' - 8' 8' - 9.5' | Topsoil Loam Sandy Loam Sandy Clay Loam Clay Loam | 12) 0 - 5' 5' - 6' 6' - 10' | Topsoil Clay Loam Loamy Sand |
| 13) 0 - 5' 5' - 6' 6' - 10' | Topsoil Clay Loam Loamy Sand | 24) 0 - 5' 5' - 7' 7' - 10' | Topsoil Clay Loam Sandy Loam |
| 14) 0 - 5' 5' - 3' 3' - 8' | Topsoil Clay Loam Medium Sand | 25) 0 - 5' 5' - 5.5' 5.5' - 9' | Topsoil Sandy Clay Loam Loamy Sand |
| 15) 0 - 5' 5' - 8' | Topsoil Clay Loam | 26) 0 - 5' 5' - 3' 3' - 4' 4' - 8.5' | Topsoil Clay Loam (Fill) Peat Mari |
| 16) 0 - 5' 5' - 9' | Topsoil Clay Loam | 27) 0 - 5' 5' - 4' 4' - 8' | Topsoil Clay Loam Loamy Sand |
| 17) 0 - 5' 5' - 9' | Topsoil Clay Loam | 28) 0 - 5' 5' - 4' 4' - 9' | Topsoil Sandy Loam Loamy Sand |
| 18) 0 - 5' 5' - 11' | Topsoil Clay Loam | 29) 0 - 5' 5' - 4' 4' - 9' | Topsoil Sandy Loam Loamy Sand |
| 19) 0 - 5' 5' - 3' 3' - 8' | Topsoil Sandy Clay Loam Coarse Sand | 30) 0 - 5' 5' - 2' 2' - 9' | Topsoil Sandy Loam Loamy Sand |
| 20) 0 - 5' 5' - 4.5' 4.5' - 9' | Topsoil Sandy Clay Loam Medium Sand | 31) 0 - 5' 5' - 2' 2' - 9' | Topsoil Sandy Loam Loamy Sand |
| 21) 0 - 5' 5 - 2' 2' - 5' 5' - 7' 7' - 9' | Topsoil Sandy Clay Loam Coarse Sand Sandy Loam Loamy Sand | 32) 0 - 5' 5' - 2' 2' - 8' | Topsoil Sandy Loam Coarse Sand |
| 22) 0 - 5' 5' - 4' 4' - 8.5' | Topsoil Clay Loam Loamy Sand | 33) 0 - 5' 5 - 3.5' 3.5' - 8.5' | Topsoil Sandy Clay Loam Loamy Sand |
| 23) 0 - 5' 5 - 6' 6' - 10' | Topsoil Clay Loam Sandy Loam | | |
| 34) 0 - 5' 5' - 3' 3' - 9' | Topsoil Sandy Loam Loamy Sand | 44) 0 - 5' 5' - 2' 2' - 8' | Topsoil Sandy Clay Loam Medium Sand |
| 35) 0 - 5' 5' - 4' 4' - 7' 7' - 10' | Topsoil Sandy Loam Sandy Clay Loam Coarse Sand | 45) 0 - 5' 5' - 5' 5' - 8' | Topsoil Sandy Clay Loam Medium Sand |
| 36) 0 - 5' 5' - 3' 3' - 5' 5' - 9' | Topsoil Sandy Clay Loam Medium Sand Sandy Loam | | |
| 37) 0 - 5' 5' - 4' 4' - 9' | Topsoil Sandy Clay Loam Loamy Sand | | |
| 38) 0 - 5' 5' - 4' 4' - 8' | Topsoil Clay Loam Coarse Sand | | |
| 39) 0 - 5' 5' - 4' 4' - 8' | Topsoil Clay Loam Coarse Sand | | |
| 40) 0 - 5' 5' - 6' 6' - 9' | Topsoil Clay Loam Fine Sand | | |
| 41) 0 - 5' 5' - 4' 4' - 8' | Topsoil Clay Loam Sandy Loam | | |
| 42) 0 - 5' 5' - 4' 4' - 9' | Topsoil Sandy Loam Fine Sand | | |
| 43) 0 - 5' 5 - 3.5' 3.5' - 8' | Topsoil Sandy Loam Loamy Sand | | |

*No Seasonal or actual water table found at time of Soil Evaluation unless noted.



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CLIENT :

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4242 BAUER ROAD
BRIGHTON, MI 48116

SOILS EVALUATION

MORETTI ESTATES
4242 BAUER ROAD
PART OF NE 1/4, SEC. 26, T2N-R5E
GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

| DATE | REVISIONS |
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| 2/20/2019 | REVISED SITE PLAN TO TOWNSHIP |

ORIGINAL ISSUE DATE:
1/2/2019

PROJECT NO: 18-025

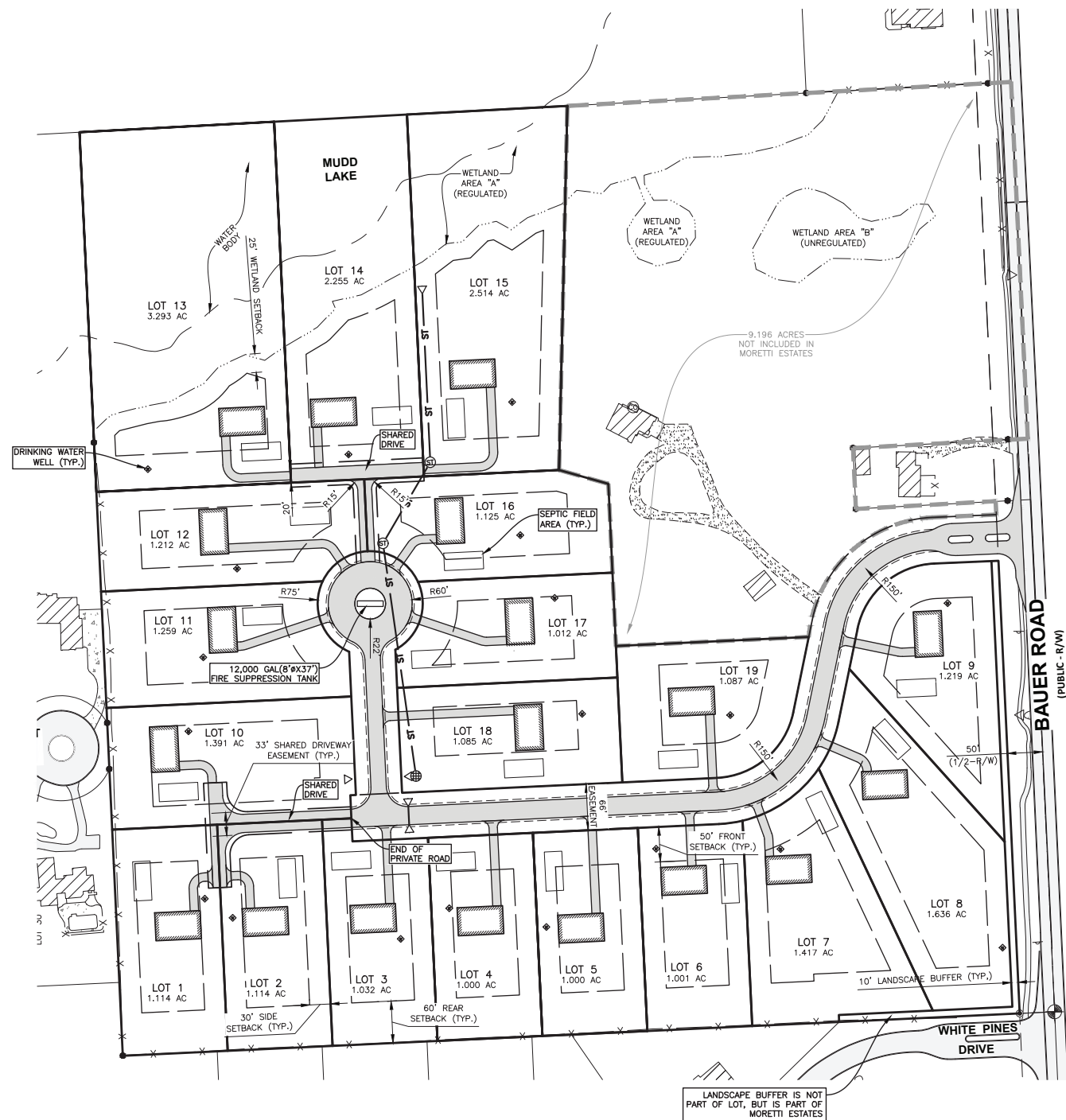
SCALE: 1" = 100'
0 1/2" 1"

FIELD: SE
DRAWN BY: DC, ML
DESIGN BY: DD
CHECK BY: PR

V-12
78

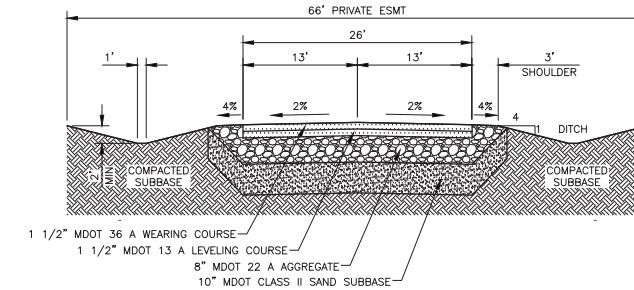
NOT FOR CONSTRUCTION

MORETTI ESTATES
OVERALL LAYOUT PLAN



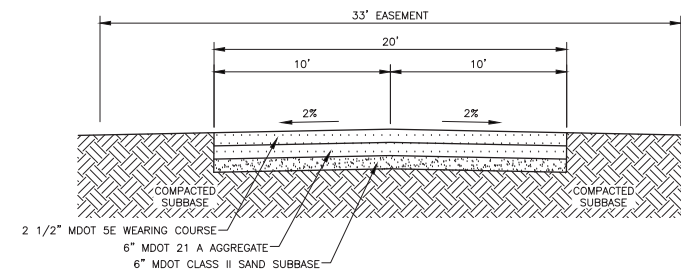
TYPICAL ROAD CROSS SECTION

NOT TO SCALE



TYPICAL SHARED DRIVEWAY SECTION

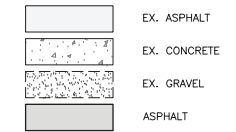
NOT TO SCALE



LOT DATA

| Lot # | Total Area (SF) | Total Area (AC) | Lot Width (LF) | Open Water (SF) | Wetland (SF) | Upland (SF) | Upland+25% Wetland (SF) |
|-------|-----------------|-----------------|----------------|-----------------|--------------|-------------|-------------------------|
| 1 | 48,526 | 1.114 | 150 | 0 | 0 | 48,526 | 48,526 |
| 2 | 48,526 | 1.114 | 150 | 0 | 0 | 48,526 | 48,526 |
| 3 | 44,962 | 1.032 | 150 | 0 | 0 | 44,962 | 44,962 |
| 4 | 43,575 | 1.000 | 150 | 0 | 0 | 43,575 | 43,575 |
| 5 | 43,575 | 1.000 | 150 | 0 | 0 | 43,575 | 43,575 |
| 6 | 43,611 | 1.001 | 150 | 0 | 0 | 43,611 | 43,611 |
| 7 | 61,731 | 1.417 | 150 | 0 | 0 | 61,731 | 61,731 |
| 8 | 71,266 | 1.636 | 159 | 0 | 0 | 71,266 | 71,266 |
| 9 | 53,099 | 1.219 | 222 | 0 | 0 | 53,099 | 53,099 |
| 10 | 60,613 | 1.391 | 174 | 0 | 0 | 60,613 | 60,613 |
| 11 | 54,829 | 1.259 | 170 | 0 | 0 | 54,829 | 54,829 |
| 12 | 52,803 | 1.212 | 159 | 0 | 0 | 52,803 | 52,803 |
| 13 | 143,457 | 3.293 | 278 | 77,784 | 25,552 | 40,121 | 46,509 |
| 14 | 98,209 | 2.255 | 190 | 31,794 | 18,551 | 47,864 | 52,502 |
| 15 | 109,511 | 2.514 | 197 | 11,512 | 26,850 | 71,149 | 77,861 |
| 16 | 49,021 | 1.125 | 166 | 0 | 0 | 49,021 | 49,021 |
| 17 | 44,080 | 1.012 | 155 | 0 | 0 | 44,080 | 44,080 |
| 18 | 47,250 | 1.085 | 150 | 0 | 2,125 | 45,125 | 45,657 |
| 19 | 47,328 | 1.087 | 267 | 0 | 0 | 47,328 | 47,328 |

PAVEMENT LEGEND



ZONING INFORMATION

THIS ZONING INFORMATION IS TAKEN FROM GENOA TOWNSHIP ZONING ORDINANCE

SUBJECT PARCEL ZONING CLASSIFICATION: (LDR - LOW DENSITY RESIDENTIAL)

BUILDING SETBACKS:
FRONT: 50'
SIDE: 30'
REAR: 60'
WETLAND: 25'
WATER BODY: 100'

SITE CONDO AREA: 30.84 ACRES

LOT COVERAGE:
CALCULATION: 5,500/77,715 SF = 7.08%
MAXIMUM SF: 2x GROSS GROUND FLOOR AREA OF PRINCIPAL STRUCTURE = 11,000 SF
MAX LOT COVERAGE: 11,000/77,715 SF = 14.15%

ADJACENT ZONING:
SIDE: LDR
SOUTH: LDR
EAST: PRF (PUBLIC & RECREATIONAL FACILITIES)
WEST: LDR

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CLIENT :

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4242 BAUER ROAD
BRIGHTON, MI 48116

OVERALL LAYOUT PLAN

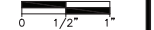
MORETTI ESTATES
4242 BAUER ROAD
PART OF NE 1/4, SEC. 26, T2N-R5E
GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

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PROJECT NO: 18-025

SCALE: 1" = 100'



FIELD: SE
DRAWN BY: DC, ML
DESIGN BY: DD
CHECK BY: PR

C-10
80

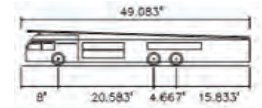
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MORETTI ESTATES
EMERGENCY VEHICLE
CIRCULATION

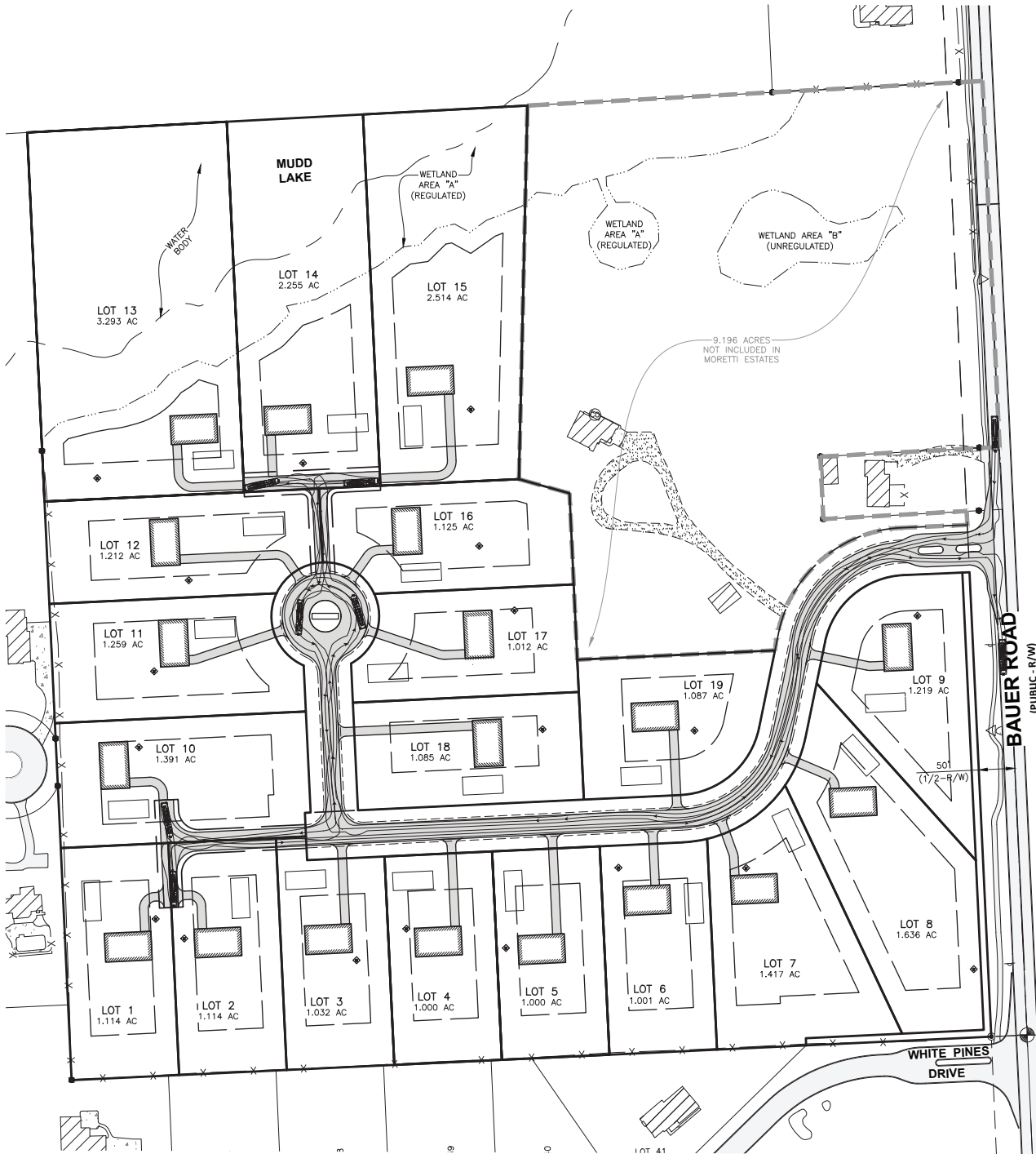


EMERGENCY VEHICLE



Brighton 49' Fire Truck
Overall Length 49.083'
Overall Width 8.57'
Overall Body Height 7.50'
Min. Body Ground Clearance 8.16'
Track Width 5.00'
Lock-to-lock time 45.00'
Max. Steering Angle (Virtual) 45.00'

FIRE TRUCK DETAIL
NOT TO SCALE



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IMPLIED AS TO THE COMPLETENESS OR
ACCURACY THEREOF. THE CONTRACTOR
SHALL BE EXCLUSIVELY RESPONSIBLE FOR
DETERMINING THE EXACT UTILITY LOCATIONS
AND ELEVATIONS PRIOR TO THE START OF
CONSTRUCTION.

CLIENT :

JOHN MORETTI
4242 BAUER ROAD
BRIGHTON, MI 48116

EMERGENCY VEHICLE CIRCULATION

MORETTI ESTATES
4242 BAUER ROAD
PART OF NE 1/4, SEC. 26, T2N-R5E
GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

| DATE | PLAN SUBMITTALS/REVISIONS |
|-----------|-----------------------------------|
| 1/2/2019 | PRELIMINARY SITE PLAN TO TOWNSHIP |
| 1/25/2019 | REVISED SITE PLAN TO TOWNSHIP |
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ORIGINAL ISSUE DATE:
1/2/2019

PROJECT NO: 18-025

SCALE: 1" = 100'

FIELD: SE
DRAWN BY: DC, ML
DESIGN BY: DD
CHECK BY: PR

C-2.0
81

NOT FOR CONSTRUCTION



SOIL EROSION AND SEDIMENTATION CONTROL SEQUENCE OF CONSTRUCTION

1. THE CONTRACTOR SHALL INSTALL SILT FENCE AS SHOWN ON APPROVED PLANS.
2. REMOVE ALL TOPSOIL AND ORGANIC MATTER. TOPSOIL MAY BE STORED ON SITE IN DESIGNATED AREA TO BE USED FOR FUTURE PLANTING AND FILL AREAS. TRUCK REMAINING TOP SOIL OFFSITE AND PROPERLY DISPOSE.
3. ROUGH GRADE AND INSTALL NEW UNDERGROUND UTILITIES INCLUDING SEDIMENTATION FOREBAY. PLACE INLET FILTERS AT PROPOSED CATCH BASINS THROUGHOUT SITE.
4. SEDIMENTATION FOREBAY SHALL BE EXCAVATED, TOP SOILED, AND SEEDED IMMEDIATELY AFTER DEMOLITION WORK IS COMPLETED.
5. CONSTRUCT BUILDINGS.
6. FINISH GRADE AROUND BUILDINGS AND STABILIZE AS SOON AS POSSIBLE. STABILIZE ALL DISTURBED AREAS WITH CLASS A SEED AND MULCH. IN AREAS OF SLOPES OF 1:4 OR STEEPER, CONTRACTOR TO SEED AND INSTALL PEGGED IN PLACE EROSION CONTROL BLANKETS.
7. REPAIR/CLEAN INLET FILTERS AS REQUIRED.
8. INSTALL FINAL LANDSCAPING PER SEPARATE LANDSCAPE PLAN.
9. STONE AROUND OUTLET STANDPIPE STRUCTURE SHALL BE REFRESHED.
10. REMOVE TEMPORARY SOIL EROSION MEASURES ONCE SEEDED VEGETATION HAS ESTABLISHED. CLEAN ALL AFFECTED STORM STRUCTURES AS NECESSARY.

GRADING LEGEND

- PROPOSED TOP OF PAVEMENT GRADE
- PROPOSED SIDEWALK GRADE
- PROPOSED FINISH GRADE
- PROPOSED TOP CURB GRADE
- PROPOSED GUTTER PAN GRADE
- MATCH EXISTING
- PROPOSED RIM GRADE
- ADJUSTED RIM GRADE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- LIMITS OF DISTURBANCE

MORETTI ESTATES OVERALL GRADING PLAN

AERIAL PHOTOGRAMMETRY

TOPOGRAPHIC CONTOURS BASED ON AERIAL
 CONTOUR INTERVAL: 2 FOOT
 VERTICAL DATUM: NAVD88
 DATE OF PHOTOGRAPHY: 4/24/2018

SESC LEGEND

- SILT FENCE
- MUD MAT

EROSION CONTROL QUANTITIES

Disturbed Area: 7.876 Acres

| QTY | UNIT | ITEM |
|-------|------|--------------|
| 4,423 | LF | SILT FENCE |
| 1 | EA | INLET FILTER |

MDMB SOIL EROSION & SEDIMENTATION CONTROL MEASURES

MICHIGAN DEPARTMENT OF MANAGEMENT AND BUDGET (MDMB)

| EROSION CONTROLS | | | |
|------------------|---------------------------|--------|--|
| KEY | BEST MANAGEMENT PRACTICES | SYMBOL | WHERE USED |
| E6 | MULCH | | FOR USE IN AREAS SUBJECT TO EROSION, SURFACE FLOWS OR SEVERE WIND OR ON NEWLY SEEDED AREAS. |
| E8 | PERMANENT SEEDING | | STABILIZATION METHOD UTILIZED ON SITES WHERE EARTH CHANGE HAS BEEN COMPLETED (FINAL GRADING ATTAINED). |

| SEDIMENT CONTROLS | | | |
|-------------------|--------------------------------|--------|---|
| KEY | BEST MANAGEMENT PRACTICES | SYMBOL | WHERE USED |
| SS1 | SILT FENCE | | USE ADJACENT TO CRITICAL AREAS, TO PREVENT SEDIMENT LADEN SHEET FLOW FROM ENTERING THESE AREAS. |
| SS3 | STABILIZED CONSTRUCTION ACCESS | | USED AT EVERY POINT WHERE CONSTRUCTION TRAFFIC ENTERS OR LEAVES A CONSTRUCTION SITE. |
| SS5 | SEDIMENT BASIN | | AT THE OUTLET OF DISTURBED AREAS AND AT THE LOCATION OF A PERMANENT DETENTION BASIN. |
| SS8 | INLET PROTECTION FABRIC DROP | | USE AT STORMWATER INLETS, ESPECIALLY AT CONSTRUCTION SITES. |

| EROSION & SEDIMENT CONTROLS | | | |
|-----------------------------|---------------------------|--------|--|
| KEY | BEST MANAGEMENT PRACTICES | SYMBOL | WHERE USED |
| ES31 | CHECK DAM | | USED TO REDUCE SURFACE FLOW VELOCITIES WITHIN CONSTRUCTED AND EXISTING FLOW CORRIDORS. |

TEMPORARY PERMANENT

EROSION CONTROL STANDARDS

1. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE.
2. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR FOR EFFECTIVENESS OF EROSION AND SEDIMENTATION CONTROL MEASURES, AND ANY NECESSARY REPAIRS SHALL BE PERFORMED WITHOUT DELAY.
3. EROSION AND ANY SEDIMENTATION FROM WORK ON THIS SITE SHALL BE CONTAINED ON THE SITE AND NOT ALLOWED TO COLLECT ON ANY OFF-SITE AREAS OR IN WATERWAYS. WATERWAYS INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.
4. CONTRACTOR SHALL APPLY TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES WHEN REQUIRED AND AS DIRECTED ON THESE PLANS. CONTRACTOR SHALL REMOVE TEMPORARY MEASURES AS SOON AS PERMANENT STABILIZATION OF SLOPES, DITCHES AND OTHER CHANGES HAS BEEN ACCOMPLISHED.
5. STAGING OF THE WORK WILL BE DONE BY THE CONTRACTOR AS DIRECTED IN THESE PLACES AND AS REQUIRED TO INSURE PROGRESSIVE STABILIZATION OF DISTURBED AREAS.
6. SOIL EROSION CONTROL PRACTICES WILL BE ESTABLISHED IN EARLY STAGES OF CONSTRUCTION BY THE CONTRACTOR. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTING OF SILT OFF THE SITE.
7. A CERTIFIED STORM WATER OPERATOR WILL BE NAMED ON THE MDEQ NOTICE OF COVERAGE FOR NPDES AS REQUIRED.

SOIL EROSION CONTROL MAINTENANCE SCHEDULE AND NOTES.

1. CONTRACTOR MUST OBTAIN A SOIL EROSION AND SEDIMENTATION CONTROL PERMIT FROM LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE PRIOR TO COMMENCING WORK.
2. EARTHWORK SHALL BE LIMITED TO THE PROPOSED SITE AS SHOWN ON THE PLAN.
3. CONTRACTOR SHALL INSPECT THE SOIL EROSION/SEDIMENTATION CONTROL DEVICES ONCE A WEEK AND/OR WITHIN 24 HOURS OF A RAINFALL EVENT WHICH RESULTS IN A STORM WATER DISCHARGE FROM THE SITE. ANY DAMAGE TO EROSION CONTROL MEASURES MUST BE REPAIRED IMMEDIATELY.
4. ALL MUD OR DEBRIS TRACKED ONTO EXISTING PUBLIC ROADS FROM THE SITE DUE TO CONSTRUCTION SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
5. SILT FENCE MAINTENANCE SHALL INCLUDE THE REMOVAL OF ANY BUILT-UP SEDIMENT WHEN THE SEDIMENT HEIGHT ACCUMULATES TO 1/3 TO 1/2 OF THE HEIGHT OF THE FENCE. THE CONTRACTOR IS RESPONSIBLE TO REMOVE, REPLACE, RETRENCH OR RE-BACKFILL THE SILTATION FENCE SHOULD IT FAIL OR BE DAMAGED DURING CONSTRUCTION.
6. PERMANENT STABILIZATION MUST BE COMPLETED WITHIN 30 DAYS OF FINAL GRADING.
7. ACCESS ROADS MUST BE MAINTAINED AS NECESSARY, TO KEEP THEM EFFECTIVE. NEW LAYERS OF STONE MAY BE ADDED AS OLD LAYERS BECOME COMPACTED. STEPS SHOULD ALSO BE TAKEN TO REPAIR THE ACCESS ROADS IF RUTS OR PONDING WATER APPEARS.
8. INLET FILTERS SHOULD BE INSPECTED FOR BUILDUP OF SILT AND OTHER DEBRIS. THIS IS EVIDENT IF GEOTEXTILE/SOD STRUCTURE IS CAUSING FLOODING. MAINTENANCE SHOULD CONSIST OF REMOVING OF SEDIMENTS WITH A STIFF BRISTLE BROOM OR SQUARE POINT SHOVEL. IF INLET FILTER IS BEYOND THIS LEVEL OF REPAIR, IT MAY BE NECESSARY TO REPLACE BOTH THE SOD AND GEOTEXTILE FILTER.
9. IF SOIL EROSION/SEDIMENT CONTROL MEASURES ARE INADEQUATE FOR THE SITE. THE PROPER EROSION CONTROL AUTHORITY MUST BE NOTIFIED.

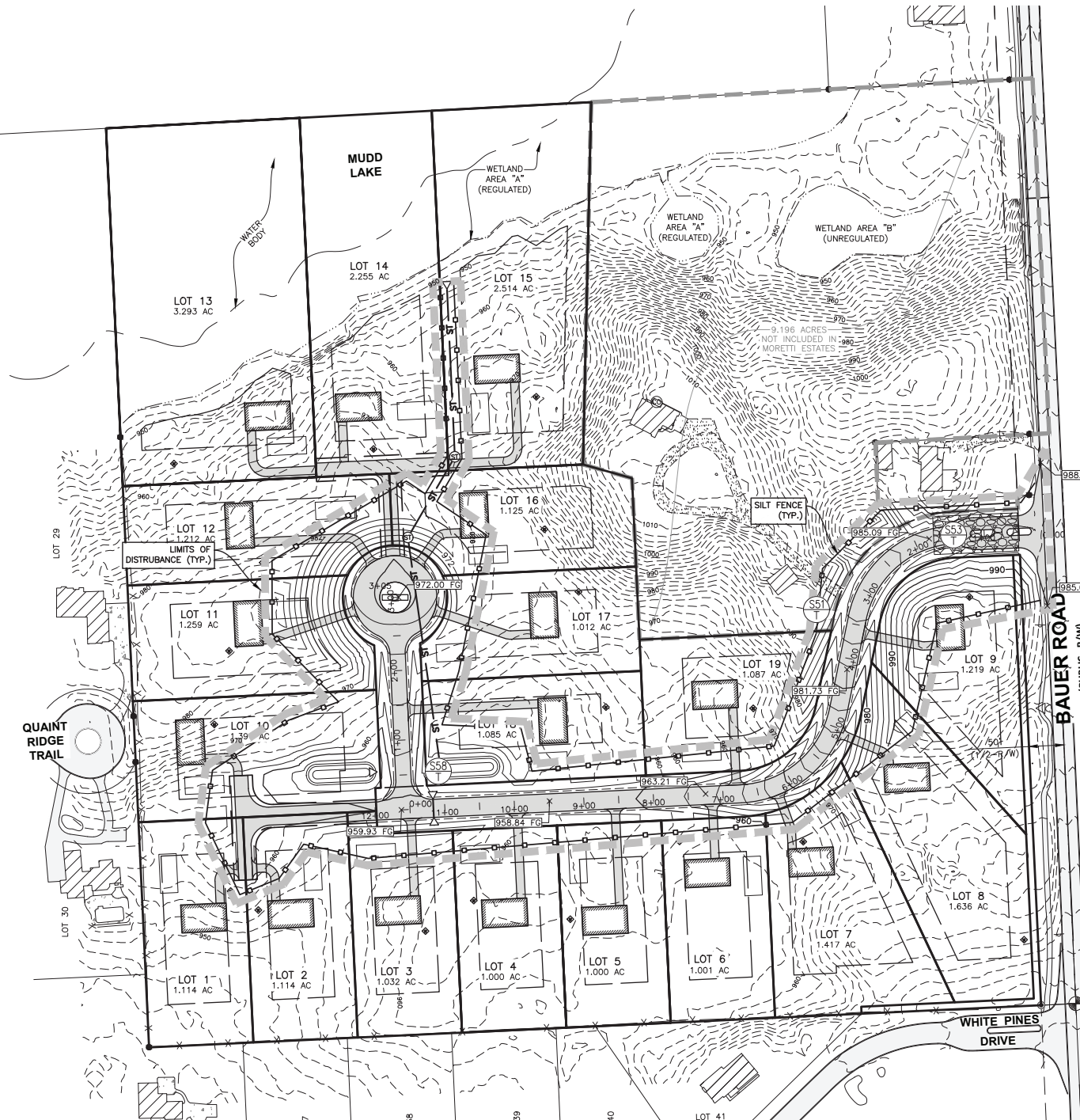
BENCHMARKS

Datum: NAVD88

BM A:
RAIL ROAD SPIKE IN WEST FACE UTILITY POLE, 26'± WEST OF CENTERLINE OF BAUER ROAD & 539'± NORTH FROM SUBJECT'S SOUTH PROPERTY LINE.
Elev = 986.91

BM B:
RAIL ROAD SPIKE IN WEST FACE UTILITY POLE, 28'± WEST OF CENTERLINE OF BAUER ROAD & 58'± NORTH FROM SUBJECT'S SOUTH PROPERTY LINE.
Elev = 970.48

BM C:
RAIL ROAD SPIKE IN WEST FACE UTILITY POLE, 439'± WEST OF CENTERLINE OF BAUER ROAD & 565'± SOUTH FROM SUBJECT'S NORTH PROPERTY LINE.
Elev = 1013.57



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CLIENT :

JOHN MORETTI
 4242 BAUER ROAD
 BRIGHTON, MI 48116

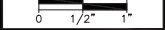
OVERALL GRADING PLAN
 MORETTI ESTATES
 4242 BAUER ROAD
 PART OF NE 1/4, SEC. 26, T2N-R5E
 GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

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ORIGINAL ISSUE DATE: 1/2/2019

PROJECT NO: 18-025

SCALE: 1" = 100'

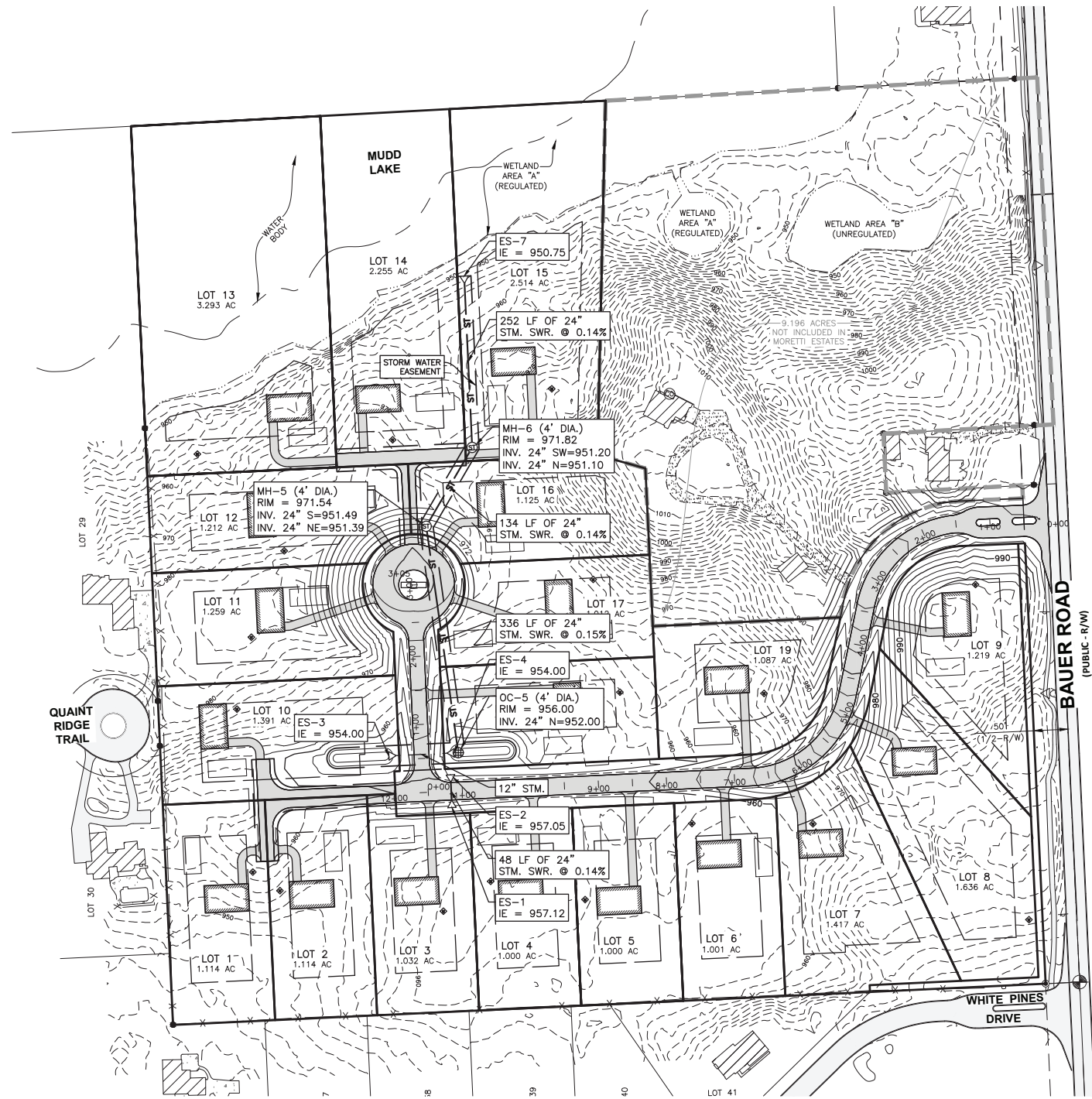


FIELD: SE
 DRAWN BY: DC, ML
 DESIGN BY: DD
 CHECK BY: PR

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 82

NOT FOR CONSTRUCTION

MORETTI ESTATES
STORM WATER
MANAGEMENT PLAN



STORM WATER CALCULATIONS

| Station | Area (sq ft) | Volume (cu ft) |
|---------|--------------|----------------|
| 0+00 | 897 | 1,401 |
| 0+25 | 1,906 | 2,468 |
| 0+50 | 3,029 | 3,647 |
| 0+75 | 4,265 | 3,647 |
| 1+00 | 22,746 | 13,505 |
| 1+25 | | 21,021 |

| Station | Area (sq ft) | Volume (cu ft) |
|---------|--------------|----------------|
| 0+00 | 897 | 1,401 |
| 0+25 | 1,906 | 2,468 |
| 0+50 | 3,029 | 3,647 |
| 0+75 | 4,265 | 3,647 |
| 1+00 | 22,746 | 13,505 |
| 1+25 | | 21,021 |

SEDIMENTATION VOLUME

| Station | Area (sq ft) | Volume (cu ft) |
|---------|--------------|----------------|
| 0+00 | 897 | 1,401 |
| 0+25 | 1,906 | 2,468 |
| 0+50 | 3,029 | 3,647 |
| 0+75 | 4,265 | 3,647 |
| 1+00 | 22,746 | 13,505 |
| 1+25 | | 21,021 |

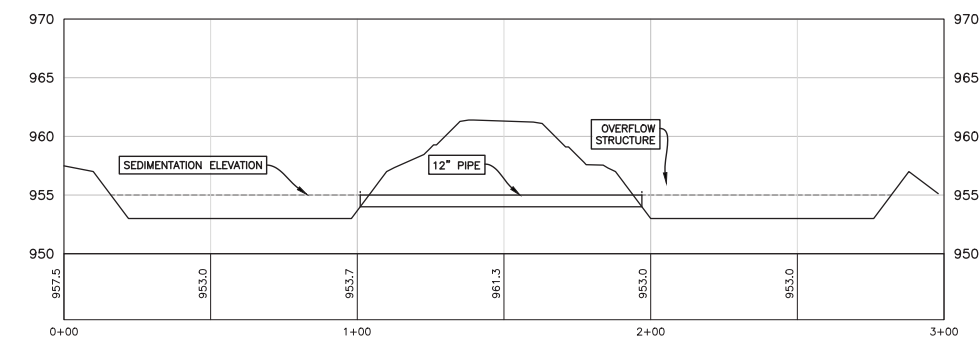
Sedimentation Volume
 $V_{sed} = 5\% \times V_{100} = 4,774$ Cubic Feet

PROPOSED FOREBAY VOLUME

| Elevation (feet) | Area (Square Feet) | Average Area (Square Feet) | Increment Volume (Cubic Feet) | Total Volume (Cubic Feet) |
|------------------|--------------------|----------------------------|-------------------------------|---------------------------|
| 953 | 897 | | | |
| 954 | 1,906 | 1,401 | 1,401 | 1,401 |
| 955 | 3,029 | 2,468 | 2,468 | 3,869 |
| 956 | 4,265 | 3,647 | 3,647 | 7,516 |
| 957 | 22,746 | 13,505 | 13,505 | 21,021 |

Sedimentation Storage Elevation
 Elevation 1 = 955.00 Volume 1 = 3,869
 Elevation 2 = 956.00 Volume 2 = 7,516
 Total Volume = 11,385
 SED ELEVATION (2sed) = 955.12

SEDIMENTATION FOREBAY DETAIL



ENGINEERS - SURVEYORS
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ENGINEER
NO. 41086

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CLIENT :

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4242 BAUER ROAD
BRIGHTON, MI 48116

STORM WATER MANAGEMENT PLAN
 MORETTI ESTATES
 4242 BAUER ROAD
 PART OF NE 1/4, SEC. 26, T2N-R5E
 GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

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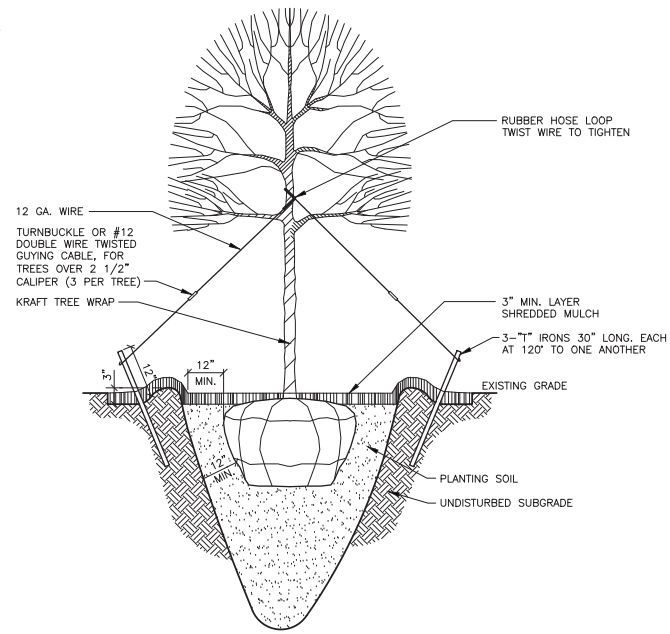
MORETTI ESTATES
LANDSCAPE PLAN

LANDSCAPE LEGEND

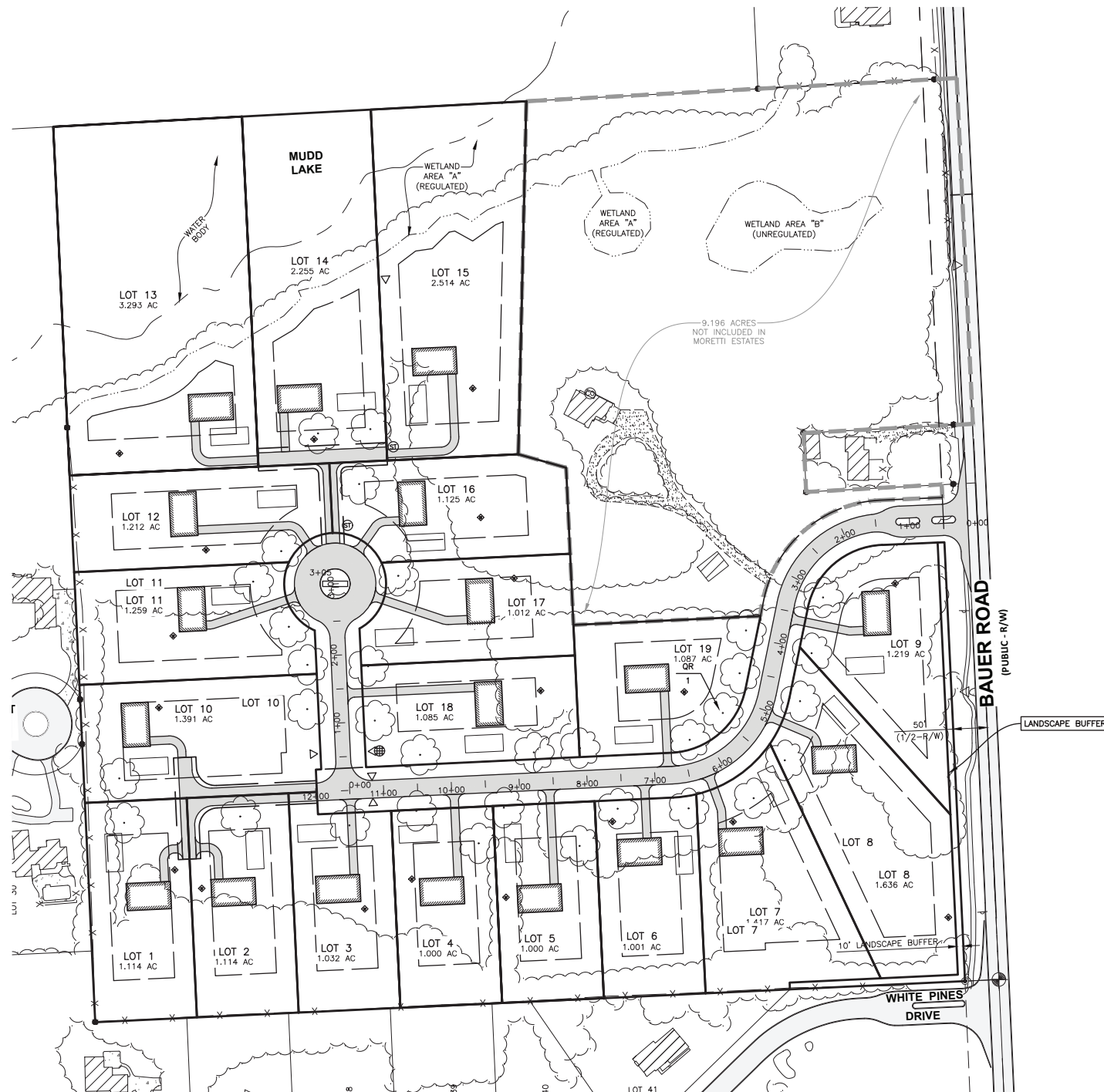
- DECIDUOUS TREE
- CONIFEROUS TREE
- ORNAMENTAL TREE
- SHRUB

GENERAL LANDSCAPE NOTES

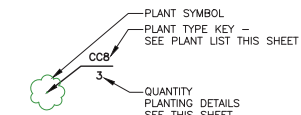
- The contractor(s) shall verify the location of all underground utilities prior to construction.
- All existing vegetation shown is to be saved and protected during the demolition and construction process.
- All landscape areas to be grass common to region except where other plant material is called for.
- All trees and shrubs are to be planted in mulch beds with spade edge separating mulch from turf grass areas.
- Any landscape areas disturbed by construction shall be scarified to a depth of 2", graded smooth to allow for positive drainage. For any landscape area so designated to remain whether on or off site, remove weeds, rocks, construction items, etc., scarify area, hydro seed, and fertilize. All R.O.W curb and gutters are to be cleaned of debris.
- Plants shall conform to the sizes as shown on the drawings shall be of sound health. All measurements such as spread, ball size, height, caliper, and quality designations shall be conformance to the latest edition of the American Standards for Nursery Stock. All plant material shall be hardy to the Genoa Township Area, be free of disease and insects, and conform to the American Standard for Nursery Stock of the American Nurserymen.
- All evergreen trees species are to be full, dense plants branched fully to the ground.
- Prune all dead and broken branches from all plants immediately after installation.
- Planting soil mixture shall be prepared on-site by mixing 3 parts topsoil to 1-part existing site soils to 1-part peat, adding 5 lbs. of superphosphate to each cubic yard of the mixture.
- Organic mulch requirements: shade trees, ornamental trees, and evergreen trees - 6" of shredded bark; shrubs and shrub beds - 4" of shredded bark; perennial flowers - 2" of shredded bark.
- Slope Stabilization: Temporary erosion control mat shall be place over all areas with a slope of 1:4 or greater. Contractor to repair all areas of erosion to satisfaction of Owner/City to establish proper turf within one year.
- All landscaping shall be maintained in a healthy, neat, and orderly state following installation. Any and all plant material that dies or becomes diseased, shall be replaced within six months.
- Residents to have options for trees. Except those prohibited by Section 12.02.10 of Genoa Township Zoning Ordinance
- Landscape buffer to be planted in accordance to Section 12.02.03 of Genoa Township Zoning Ordinance.



(2" AND SMALLER CALIPER)
TREE PLANTING DETAIL
NO SCALE
(DETAIL TYP. FOR DECIDUOUS
OR CONIFEROUS SPECIES)



PLANT KEY



ENGINEERS - SURVEYORS
CONSULTANTS - LAND PLANNERS

MEGA
MONUMENT ENGINEERING GROUP ASSOCIATES

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CLIENT :

JOHN MORETTI
4242 BAUER ROAD
BRIGHTON, MI 48116

LANDSCAPE PLAN

MORETTI ESTATES
4242 BAUER ROAD
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