



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

**APRIL 6, 2021 UPDATE  
MEETING CANCELLED**

**Additional notice will be mailed for the May 10<sup>th</sup>, 2021 Planning Commission meeting.  
NOTICE OF PUBLIC HEARING  
(SPECIAL USE)**

March 26, 2021

To Whom It May Concern:

Please be advised that the Planning Commission of Genoa Charter Township will conduct a public hearing on Monday, April 12, 2021 commencing at 6:30 p.m. This public hearing is planned to be held at the Township Hall located at 2911 Dorr Road, Brighton, Michigan, as required under the provisions of the Michigan Zoning Enabling Act.

If necessary, this meeting may alternatively be held by electronic remote access in response to State of Michigan COVID-19 Epidemic Order requirements. If required the public may participate in the meeting/public hearing through Zoom access by computer or smart phone by clicking the Streaming Meeting Link that will be available at:

<https://www.genoa.org/government/boards/planningcommission>.

As required by state law, you are receiving this notice because you have been identified as an owner or occupant of real property within 300 feet of the subject parcels. The property in question is located at 1391 Kellogg Road on the southwest corner of the Kellogg Road and McClements Road intersection. Involving parcel numbers: 4711-12-100-002 and 4711-11-200-001. **The applicant is requesting to a special use permit for a proposed 28,851 sq. ft. addition to house a retreat center, including space for overnight stay. The request is petitioned by The Chaldean Catholic Church of the U.S.A.**

You are invited to attend this hearing. Members of the public will be able to speak during the public hearing and public comment portions of the meeting. To provide for orderly public participation a person wishing to speak must state their name and request to be recognized by the Planning Commission Chairperson. The Chairperson will recognize all persons wishing to speak during the public hearing and public comment. If, prior to the meeting, members of the public have certain questions or wish to provide input on any business that will be addressed at the meeting then such persons may contact the Planning Commissioners through Kelly VanMarter, Township Community Development Director by email to [Kelly@genoa.org](mailto:Kelly@genoa.org), or by mail at 2911 Dorr Road, Brighton, Michigan 48116.

A copy of the meeting materials may be found in the Packet link on the Township's webpage located at <https://www.genoa.org/government/boards/planningcommission>.

Genoa Charter Township will provide necessary reasonable auxiliary aids and services to individuals with disabilities at the meeting/hearing upon seven (7) days' notice to the Township. Individuals with disabilities requiring auxiliary aids or services should contact the Township in writing or by calling at (810) 227-5225.

Sincerely,

Kelly VanMarter  
Assistant Township Manager / Community Development Director

**SUPERVISOR**

Bill Rogers

**CLERK**

Paulette A. Skolarus

**TREASURER**

Robin L. Hunt

**TRUSTEES**

Jean W. Ledford

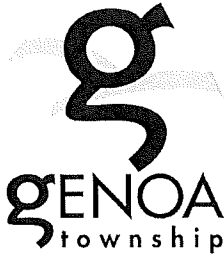
H. James Mortensen

Terry Croft

Diana Lowe

**MANAGER**

Michael C. Archinal



**GENOA CHARTER TOWNSHIP**  
**Application for Site Plan Review**

**TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:**

APPLICANT NAME & ADDRESS: THE CHALDEAN CATHOLIC CHURCH OF THE U.S.A.; 25603 BERG RD., SOUTHFIELD, MI 48033  
*If applicant is not the owner, a letter of Authorization from Property Owner is needed.*

OWNER'S NAME & ADDRESS: VINCENT JARBOW, FINANCE OFFICER; 25603 BERG RD., SOUTHFIELD, MI 48033

SITE ADDRESS: 1391 KELLOGG ROAD, BRIGHTON, MI 48114 PARCEL #(s): 11-12-100-002, 11-11-200-001

APPLICANT PHONE: 248-351-0440 OWNER PHONE: 248-351-0440

OWNER EMAIL: VINCENT@CHALDEANCHURCH.ORG

LOCATION AND BRIEF DESCRIPTION OF SITE: THE LOCATION IS "OUR LADY OF THE FIELDS CAMP"

AT 1391 KELLOGG ROAD; WITH THE PROPOSED BUILDING SOUTHWEST OF EULER LAKE, AND ADJACENT TO THE EXISTING CHURCH.

THE OVERALL PROPERTY CONSISTS OF 2 PARCELS THAT BORDER KELLOGG ROAD TO THE WEST, EULER ROAD TO THE EAST,

MC CLEMENTS ROAD TO THE NORTH, AND FILICE DRIVE & KEMPER ROAD TO THE SOUTH.

BRIEF STATEMENT OF PROPOSED USE: THE PROPOSED BUILDING WILL BE USED AS A RETREAT CENTER.

THE RETREAT CENTER WILL CONSIST OF A ONE-STORY SEGMENT WITH CONNECTING CORRIDOR TO THE EXISTING CHURCH, ALONG WITH A

PARTIAL BASEMENT DUE TO THE TOPOGRAPHY. THIS CONTAINS ALL THE PUBLIC AREAS FOR THE RETREAT CENTER (I.E. DINING AND MEETING

ROOMS, ETC.), WHILE THE REMAINDER OF THE BUILDING CONSISTS OF A TWO-STORY DORMITORY FOR OVERNIGHT RETREATS.

THE FOLLOWING BUILDINGS ARE PROPOSED: ONE (1) RETREAT CENTER BUILDING WITH ONE-STORY

AND TWO-STORY SEGMENTS, ALONG WITH A PARTIAL BASMENT IS BEING PROPOSED.

**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: VINCENT JARBOW, FINANCE OFFICER 

ADDRESS: 25603 BERG ROAD, SOUTHFIELD, MI 48033

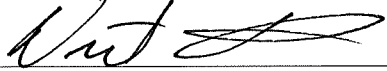


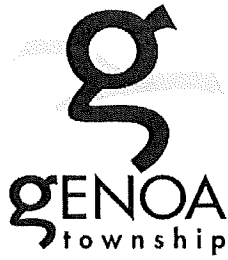
**Contact Information** - Review Letters and Correspondence shall be forwarded to the following:

1.) VINCENT JARBOW, FINANCE OFFICER of THE CHALDEAN CATHOLIC CHURCH OF THE U.S.A. at VINCENT@CHALDEANCHURCH.ORG  
Name Business Affiliation E-mail Address

**FEE EXCEEDANCE AGREEMENT**

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

SIGNATURE:  DATE: 7/29/20  
PRINT NAME: VINCENT JARBOW, FINANCE OFFICER PHONE: 248-351-0440  
ADDRESS: 25603 BERG ROAD, SOUTHFIELD, MI 48033



# GENOA CHARTER TOWNSHIP

## Special Land Use Application

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

APPLICANT NAME & ADDRESS: THE CHALDEAN CATHOLIC CHURCH OF THE U.S.A.; 25603 BERG RD., SOUTHFIELD, MI 48033  
*Submit a letter of Authorization from Property Owner if application is signed by Acting Agent.*

APPLICANT PHONE: ( 248) 351-0440 EMAIL: VINCENT@CHALDEANCHURCH.ORG

OWNER NAME & ADDRESS: THE CHALDEAN CATHOLIC CHURCH OF THE U.S.A.; 25603 BERG RD., SOUTHFIELD, MI 48033

SITE ADDRESS: 1391 KELLOGG ROAD, BRIGHTON, MI 48114 PARCEL #(s): 11-12-100-002, 11-11-200-001

OWNER PHONE: ( 248) 351-0440 EMAIL: VINCENT@CHALDEANCHURCH.ORG

### Location and brief description of site and surroundings:

THE LOCATION IS "OUR LADY OF THE FIELDS CAMP" AT 1391 KELLOGG ROAD; WITH THE PROPOSED BUILDING SOUTHWEST OF EULER LAKE, AND ADJACENT TO THE EXISTING CHURCH. THE OVERALL PROPERTY CONSISTS OF 2 PARCELS THAT BORDER KELLOGG ROAD TO THE WEST, EULER ROAD TO THE EAST, MC CLEMENTS ROAD TO THE NORTH, AND FILICE DRIVE & KEMPER ROAD TO THE SOUTH.

### Proposed Use:

THE PROPOSED BUILDING WILL BE USED AS A RETREAT CENTER. IT WILL CONSIST OF A ONE-STORY SEGMENT WITH CONNECTING CORRIDOR TO THE EXISTING CHURCH, ALONG WITH A PARTIAL BASEMENT DUE TO THE TOPOGRAPHY. THE REMAINDER OF THE BUILDING CONSISTS OF A TWO-STORY DORMITORY FOR OVERNIGHT RETREATS.

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

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

THE ZONING IS PRF, AND THE USE WILL BE COMPATIBLE, AS IT IS SIMILAR TO OTHER EXISTING USES ON THE SITE. THE PROPERTY IS LARGE AND HEAVILY SCREENED BY TREES, AND THE PROPOSED BUILDING IS NOT IN DIRECT VIEW FROM THE PUBLIC WAY. IT IS NOT DETRIMENTAL TO THE ENVIRONMENT OR THE PUBLIC, AND WILL PROVIDE BETTER USE AND UNIFICATION OF A SITE THAT IS UNDERUTILIZED, WHILE PRESERVING THE VIEWS AND NATURAL FEATURES THAT MAKE THE PROPERTY SO DESIRABLE.

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

THE PROPOSED BUILDING IS DESIGNED TO FIT IN WITH AND COMPLIMENT EXISTING USES (I.E. EXISTING CHURCH AND PARKING LOT). THE PROPERTY IS LARGE AND THE BUILDING WILL NOT BE IN VIEW FROM THE ROAD. THERE IS SIGNIFICANT TOPOGRAPHY IN THIS AREA, WHICH WE ARE WORKING WITH TO MAINTAIN SITE CHARACTERISTICS. MAINTAINING THE FACILITY WILL BE CONSISTANT WITH THE MAINTAINANCE OF THE OTHER FACILITIES ON THE PROPERTY OVER THE YEARS.

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

THE SITE CAN BE EASILY ACCESSED BY ROADS FROM THE WEST, NORTH AND EAST. WE ARE PROVIDING AN ACCESS DRIVE AROUND THE PROPOSED BUILDING FOR EMERGENCY VEHICLE ACCESS AND WORKED CLOSELY WITH THE FIRE MARSHAL IN DOING SO. WATER AND SEWER ARE CURRENTLY PRIVATE / ON SITE AND WILL CONTINUE TO BE, WITH IMPROVEMENTS TO THE SEPTIC INFRASTRUCTURE. A NEW TRASH ENCLOSURE IS PROPOSED FOR THE NEW BUILDING.

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

WE DO NOT ANTICIPATE ANY DETRIMENTAL ACTIVITIES OR ENVIRONMENTAL NUISANCES WITH THIS PROPOSED USE.

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

NO, THE PROPOSED USE IS NOT LISTED IN THE ZONING SECTIONS CITED ABOVE. AFTER DISCUSSION WITH THE ASSISTANT TOWNSHIP MANAGER/COMMUNITY DEVELOPMENT DIRECTOR, IT WAS DETERMINED THE PROPOSED USE SHOULD BE CLASSIFIED AS "EXISTING CAMPGROUND", PER HISTORIC RECORDS FOR THE PROPERTY.

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

THE UNDERSIGNED VINCENT JARBOW STATES THAT THEY ARE THE FREE OWNER OF THE PROPERTY OF PROPERTIES DESCRIBED ABOVE AND MAKES APPLICATION FOR THIS SPECIAL LAND USE PERMIT.

BY: VINCENT JARBOW, FINANCE OFFICER




ADDRESS: 25603 BERG ROAD, SOUTHFIELD, MI 48033

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

VINCENT JARBOW of THE CHALDEAN CATHOLIC CHURCH OF THE U.S.A. at VINCENT@CHALDEANCHURCH.ORG  
Name Business Affiliation Email

**FEE EXCEEDANCE AGREEMENT**

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

SIGNATURE:  DATE: 7/29/20

PRINT NAME: VINCENT JARBOW PHONE: 248-351-0440

**GENOA CHARTER TOWNSHIP  
PLANNING COMMISSION  
PUBLIC HEARING  
NOVEMBER 9, 2020  
6:30 P.M.  
MINUTES**

CALL TO ORDER: Vice Chairman Rauch called the meeting of the Genoa Charter Township Planning Commission to order at 6:30 p.m. Present were Marianne McCreary, Eric Rauch, Jim Mortensen, Jeff Dhaenens, and Jill Rickard. Absent were Chris Grajek and Glynis McBain. Also present were Kelly VanMarter, Community Development Director/Assistant Township Manager, Gary Markstrom of Tetra Tech, and Brian Borden of Safebuilt Studio. There were 25 audience members present.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

**Moved** by Commissioner Dhaenens, seconded by Commissioner Mortensen, to approve the agenda as presented. **The motion carried unanimously.**

DECLARATION OF CONFLICT OF INTEREST:

No Commissioners declared a conflict of interest.

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

**OPEN PUBLIC HEARING # 1...**Review of a special use application, environmental impact assessment and site plan for a proposed 28,851 sq. ft. addition for a retreat center which will include overnight stays located at 1391 Kellogg, southwest corner of Kellogg and McClements Roads. The request is petitioned by the Chaldean Catholic Church of the U.S.A.

- A. Recommendation of Special Use Application
- B. Recommendation of Environmental Impact Assessment (10-19-2020)
- C. Recommendation of Site Plan (10-19-2020)

Ms. Eavan Yaldo, the architect for the project, Mr. Mike Hickey, Executive Director of the Camp, and Sammy Herfy the property caretaker, and Vincent Jarbow, CFO for the applicant, were present.

Ms. Yaldo stated there was one site plan issue outstanding when they were before the Planning Commission last time. They have revised their drawings to show that they are now proposing to pave a portion of the parking lot adjacent to the access drive. With that change, they believe they have addressed all of the concerns from the engineer, planner, and Brighton Area Fire Department.

The other item is the Special Land Use. She noted there were concerns from the Planning Commission and the public. The Diocese has been very diligent in making sure they are doing

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the right things in the community so they addressed those concerns. They spent the time to address them. When the drawings were resubmitted, a letter was provided to the Township. They have also provided letters from the Livingston County Sheriff, local parishes, neighbors who have had contact with the camp, and others who have used the property for retreats.

They know a lot of the concerns that had been raised by the neighbors have been prior to the last few years, and Sheriff Mike Murphy noted that a lot has changed in that time. In order to be good neighbors, they have attempted to and spoken with neighbors who were at the meeting last time and discuss their concerns. They are working toward getting to a peaceful, quiet setting to be used for people to unwind and relax.

Mr. Hickey joined the committee two years ago to change the way in which the camp was being utilized as well as rebranding it. Many youth camps, family camps, and church groups over the last few years have been using the camp. She reiterated that they are moving forward to have a center that is peaceful and quiet so people can enjoy the activities that are available in the camp. They are sensitive to the neighbors.

Vice Chairman Rauch asked the applicant if there were any changes since the last time they were before the Planning Commission. Ms. Yaldo stated that there are no major changes in the Environmental Impact Assessment, but they have added signage with contact information, etc. so that if anyone has a concern, they can reach out to the diocese.

She read the letter that was provided by Bishop Francis Kalabat.

Mr. Borden reviewed his letter dated November 4, 2020.

1. He is of the opinion that the special land use standards of Section 19.03 are generally met.
2. The Commission may require detention pond landscaping (7 trees and 70 shrubs).
3. The Planning Commission may allow the use of rough sawn cedar for the waste receptacle enclosure instead of masonry.
4. The Planning Commission may require submission of a photometric plan per Section 12.03.07.
5. If approval is granted, the applicant must obtain a sign permit from the Township prior to installation.

Mr. Markstrom noted that they have proposed to pave the portion of the parking lot as he recommended previously.

Vice Chairman Rauch noted that Rick Boisevert, the Brighton Area Fire Authority Fire Marshal has no further comments regarding the proposal.

The call to the public was made at 6:53 pm.

Mike Berean of 1273 Euler Road provided documents to the Planning Commission. This location is not the right place for their plan and idea. This zoning is not appropriate for for-rent, for profit events. The camp has not moved in a new direction in four years. It is owned by a

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religious corporation and they want to expand the services. They are tax exempt, pay no taxes, and do not contribute anything to the Township.

In 2019 the noise from one of their events ruined their granddaughter's birthday party. He can hear the noise from the events at his house in the summer with the windows closed. One half mile of the camp property's fence is broken down and has been that way for four years. There is a sign laying on the side of Euler Road from a group who used the camp on September 29th. There have been so many noise complaints that the Township fined the applicant. They are not allowed to have concerts; they have violated DEQ requirements, increased traffic, increased light pollution, and increased noise pollution. They do not maintain their property. All of this negatively affects their property values. He was told by a realtor that homeowners in the surrounding area now have to list their properties as being close to a nuisance property. This proposal would allow for commercial signage in their rural neighborhood. They are planning to use the property to the maximum capacity.

Mr. James Drouillard of 6781 Felice owns 300 feet adjacent to the camp. He spoke to his neighbors and learned that no one supported the Special Land Use and 22 people were opposed to it. He submitted a signed list to the Planning Commission. The home next to his was converted to an assisted living business and the traffic has increased. He is concerned about the traffic that would be increased due to this Special Land Use. He opposes it.

Mr. Patrick Spence of 1838 Euler Road has lived in his home for 30 years and since the property was acquired by the Diocese, he noticed that protected trees were removed. He does not believe they respect the property. They allow motorized boats on the lake. This is not a church; it is a club. It is a commercial business.

Mr. Joseph Saliba of 1829 Kellogg Road agrees with the items that Mr. Berean discussed. He wants a Township representative's contact information to be provided to him so he can call them when there are issues.

Ms. Patricia Kopicko of 6843 Felice Drive has lived in her home for 25 years. The noise nuisance has been very common for the past 10 years. There was a concert scheduled for August of 2020 with a national singer. Her husband has provided the Township with noise readings three times in 2019. A commercial building should not be in this neighborhood and she will be able to see it from her back deck. The State Police and Livingston County Sheriff will not address the noise complaints. She has minutes from meetings dating back to 2009 stating that the noise will be addressed, there will not be concerts, etc. and these activities have continued. The camp is being used currently by children and it is being used as it was intended. A 28,000-square-foot building is not needed for that.

Ms. Lynn Drouillard of 6781 Felice stated that if the retreat is able to be built, their home values will be decreased. It will be difficult to sell their homes with this type of building in a rural residential neighborhood.

Ms. Ann Olivieri of 1200 Kellogg Road stated that the building will be seen by residents on Felice Road. The roads surrounding the camp are dirt. She can hear the noise in her home with

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her windows closed. She has to raise her voice on her deck because of the noise. Law enforcement cannot enforce the noise ordinance. The complaints to law enforcement have gone down because the neighbors stopped calling. If the capacity increases, it will increase the issues that affect the residents. The impact of traffic, noise, and lighting will negatively affect the residents in the area.

Mr. Robert Kopicko of 6843 Felice stated his property is going to be affected the most as he will be sitting between the parking lot and the building. His property is 15 feet below the property where the building is being proposed. It will appear to be a four-story building to him. There will be lights in 40 rooms. There will be no trees; there will be no buffer. There have been no issues corrected in the past two years. They still have the same issues for the past five years. He does not want this building in his backyard.

Ms. Dori Berean of 1273 Euler Road asked the Planning Commission why proposals are brought to the Township and why the public is invited to comment. Ms. VanMarter stated that the diocese is building a facility that, due to the size, initiates the process for review of the project so it provides an opportunity to take the information from the neighbors and review that against the zoning ordinance and the rules and regulations of the Township.

She asked what the Master Plan is for this property. Ms. VanMarter stated it is Large Lot Residential, which is two acre minimum.

Ms. Berean stated she has not seen any changes over the past five years and noted that they already have a Special Land Use. She hopes the Planning Commission will listen to the neighbors' concerns.

Ms. Alexandra Gray bought property on Kellogg Road two years ago to build their dream house. They liked their property because it was rural. They were aware of the camp and the concerts a few times a year. She does not believe this is the right place for this proposal. Her new neighbors have told her about the noise issues from the camp.

Mr. Michael Baker of 1780 Euler Road lives eight houses south of the camp. He has lived there for 20 years. He does not want more traffic, dust or noise. He is against this proposal.

Mr. Collin Copis of 1054 Kellogg is against this proposal.

Mr. George Mears of 1790 Euler stated the applicant does not contribute to the community.

Ms. Kay Baker of 1780 Euler Road has lived there for 29 years. The traffic has increased from the new park, there is more dust, and she is against adding more traffic to this area and losing the country atmosphere.

Vice Chairman Rauch advised a letter was received from David Shirk & Karen Reames of 1160 Kellogg Road who are against the proposal.

He noted that nine letters of support were received by the Township. They were from the following:

- The Knights of Columbus; Howell, MI



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- Livingston County Sheriff Mike Murphy
- Marian High School's Campus Minister; Bloomfield Hills, MI
- St. John Catholic Church; Howell, MI
- Dennis and Cinnamon Walle of 1655 Kellogg Road
- Micky Dingman of 607 N. Hacker Road, Howell
- St. Patrick Catholic Parish; Brighton, MI
- Detroit Catholic Central High School
- Mr. Jeff DiMeglio of 1750 Argentine; Howell, MI

The call to the public was closed at 7:51 pm.

Commissioner Rickard is concerned with the noise and questioned why outdoor concerts are allowed. Mr. Hickey stated that in 2019 they had events that were previously scheduled so they allowed them. The concert that was scheduled to be held in August was to be for one hour in the middle of the day. There have been approximately 50 groups this year and two reunions. The issues raised by the neighbors were from the past.

She asked if the Planning Commission could put a condition on the noise on the approval. Ms. VanMarter stated "yes". She also would like to require the plantings around the detention pond that were noted in Mr. Borden's letter. Ms. Yaldo noted it is a much wooded area, which is why they did not believe the additional plantings were necessary. Commissioner Rickard asked if there could be anything added to shield the neighbors from the harshness of the building and the parking lot. Ms. Yaldo stated the closest portion of the building from the property line is 300 feet. There will be no new lighting in the parking lot, except just near the building entrance where the parking spaces are added.

Vice Chairman Rauch advised the applicant that he respects and values what they do. He does not believe that this project has changed since it was before the Planning Commission previously. He suggested the Environmental Impact Assessment be updated with more detailed items, such as an operation schedule, detailed property maintenance schedule, sound impact minimization measures to be implemented, outdoor PA's or concerts should not be allowed, a photometric plan should be submitted, and a traffic impact study should be provided.

Commissioner McCreary believes there is too much uncertainty and not enough definition of what is being proposed. Who are the intended users and what are the intended uses? She agrees with Vice Chairman Rauch that more details are needed.

Commissioner Dhaenens agrees that details and proof should be provided by the applicant that will show what has occurred over the past two years, how it has changed, and what is expected in the future.

Ms. Yaldo stated that retreat centers are generally put in these types of areas because they are rural and they are quiet. This is not a banquet center or a hotel. People need a place to congregate, sleep, and eat when they are at a retreat, which is why the building is needed. She

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noted the building is not as tall as the maximum allowable height in this zoning district. She will provide an operations plan and a plan of what the center will be going forward and in the future.

Commissioner Rickard asked why the property has not been maintained, such as the broken fence and the trash. Mr. Hickey stated there is an area that needs to be repaired. He does not believe it's true that there is trash around the camp. She also would like information added such as, what will be the use of the lake, will there be utilized watercraft, etc. Mr. Hickey stated the lake is used for canoes, kayaks and swimming.

Vice Chairman Rauch reopened the call to the public at 8:18 pm.

Mr. Joseph Saliba of 1829 Kellogg Road is concerned about the proposed new detention pond. He is concerned that water will flow onto the neighbors' properties and into the lake. Vice Chairman Rauch explained the reason and process of a detention pond.

Mr. Berean asked why there are three pontoons on the lake. The fence that they put up hindered the wild life from traveling. He asked what the camp was used for last weekend. There were guards in fatigues with berets, but they were not armed. Mr. Hickey stated there were two camp groups last weekend. It was Christian Boot Camp. He asked if the property has been delineated for wetlands. Ms. VanMarter said that she has seen a wetland delineation plan. He asked that if the roads need maintenance or if they get paved, would the diocese pay.

The call to the public was closed at 8:23 p.m.

**Moved** by Commissioner Mortensen, seconded by Commissioner Dhaenens, to table the proposal for a Special Land Use, Site Plan, and Environmental Impact Assessment for Prophet Elijah Retreat Center to allow the applicant to address concerns presented and discussed during tonight's meeting. **The motion carried unanimously.**

**OPEN PUBLIC HEARING # 2...**Review of a site plan and environmental impact assessment for a proposed parking lot at 1183 Fendt Drive to be used in conjunction with the existing UPS Facility on the west side of Fendt Drive. The request is petitioned by Hugo Ceron, SME.

- A. Recommendation of Environmental Impact Assessment (9-2-2020)
- B. Disposition of Site Plan (9-24-2020)

Mr. Hugo Ceron of SME and Mr. Adam Marchwinski of UPS Buildings & Systems Engineering were present. Mr. Ceron apologize he was not available at last month's meeting. He stated they are proposing to pave the parking lot so that it will be compliant with the Township ordinance. They will provide curb and gutter, a retention pond, and lighting and landscaping improvements. They are requesting to waive the interior island requirements to maximize the amount of parking spaces, noting his site is at the end of a road in an industrial park.

Mr. Marchwinski stated that he has spoken with the real estate department at UPS and they do not want to tie the two properties together with regard to a sale, as recommended by the Township. Ms. VanMarter spoke to a representative from UPS who understands the Township's goal and they would be willing to put an easement in place and then provide an agreement that if the property with the building was sold, then changes would need to be made

**GENOA CHARTER TOWNSHIP  
PLANNING COMMISSION  
PUBLIC HEARING  
SEPTEMBER 14, 2020  
6:30 P.M.  
MINUTES**

CALL TO ORDER: Vice-Chairman Rauch called the meeting of the Genoa Charter Township Planning Commission to order at 6:32 p.m. Present were Marianne McCreary, Eric Rauch, Jim Mortensen, Jeff, Dhaenens, and Glynis McBain, Absent were Chris Grajek and Jill Rickard. Also present were Kelly VanMarter, Community Development Director/Assistant Township Manager, Gary Markstrom of Tetra Tech and Brian Borden of Safebuilt Studio. There were 15 audience members present.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

**Moved** by Commissioner Mortensen, seconded by Commissioner Dhaenens, to approve the agenda as presented. **The motion carried unanimously.**

CALL TO THE PUBLIC: The call to the public was made at 6:33 pm with no response.

**OPEN PUBLIC HEARING # 1...**Review of a special use application, environmental impact assessment and site plan for a proposed 28,851 sq. ft. addition for a retreat center which will include overnight stays located at 1391 Kellogg, southeast corner of Kellogg and McClements Roads. The request is petitioned by the Chaldean Catholic Church of the U.S.A.

- A. Recommendation of Special Use Application
- B. Recommendation of Environmental Impact Assessment (7-31-2020)
- C. Recommendation of Site Plan (8-26-2020)

Ms. Eavan Yaldo of Saroki Architecture was present representing the applicant. Father Andrew Seba, Father Manuel Boji, and Vincent Jarbow, CFO for the applicant, were present.

Ms. Yaldo stated the property is 160 acres and includes Euler Lake. They would like to construct a 28,851 square foot retreat center to be used for religious retreats, youth retreats, as well as to foster community gatherings. These retreats will occur mainly on the weekends. It will be located on the southeast portion of the property and adjacent to the existing church. Over the last 10 years, when the church was first built, it has been underutilized. One portion of the proposed building is one story, a portion is two story and there is a walkout basement.

Genoa Township Planning Commissioner  
September 14, 2020  
Approved Minutes

There are 20 each two-bedroom units; however, it can sleep a total of 80 people. She noted there will be an enclosed walkway connecting the retreat center to the existing church.

She showed the proposed site plan and building elevations. They do have their proposed building materials and can supply them if the Planning Commission would like.

Commissioner Mortensen asked if it will be available to the public. Ms. Yaldo stated it will be open to other faiths; however, they must abide by the rules and standards that will be put in place by the Caldean Catholic Church. He asked if alcohol will be served anywhere on the property. Ms. Yaldo stated this retreat center will not have alcohol; however, she is not sure about other locations on the campus.

Commissioner Dhaenens questioned where the retreats are currently held. Father Seba stated their retreats are held in different locations in Detroit or Lansing.

Mr. Borden reviewed his letter dated September 2, 2020.

- Provided comments from the Township Engineer and Brighton Area Fire Authority are addressed, his opinion is that the special land use standards of Section 19.03 are generally met.
- The Commission may wish to request building material calculations as it is mostly a brick building.
- The Commission may wish to consider whether the existing gravel parking lot should be improved as part of this project.
- The Commission may wish to require landscaping around the proposed detention pond. He calculated that 7 trees and 70 shrubs should be planted, although this property is heavily wooded.
- The Planning Commission must approve the use of rough sawn cedar for the waste receptacle enclosure. His opinion is that the proposed material is appropriate for this site.
- The Planning Commission may require submission of a photometric plan per Section 12.03.07 of the Ordinance due to the addition of light fixtures. Based on the type and numbers of fixtures, he believes they will meet the Ordinance.
- If approval is granted, the applicant must obtain a sign permit from the Township prior to its installation.

Mr. Borden noted that if this project is approved, it may be appropriate to have the Township evaluate the Future Land Use classification for the property during its next Master Plan review period.

Mr. Markstrom reviewed his letter dated September 10, 2020.

- The Petitioner will need approval from the Livingston County Health Department for the proposed well and septic updates. This should be obtained and provided to the Township for their records.
- The Petitioner shows parking calculations on the plans. Currently the plans show seven new spaces, while the parking calculations show 74 spaces required for the proposed use. The Petitioner is proposing to share parking with the church, which has 102 parking spaces currently. Due to the church and retreat center being used mostly by the same group of people, he finds this co-use of parking to be reasonable.
- The Genoa Township Zoning Ordinance requires that the parking lot be hard surface with concrete curb and gutter. However, an aggregate parking lot may be considered as a Low Impact Development alternative to the zoning requirements. The Petitioner should provide more information on the intended use of this parking lot. If the Petitioner is intending to use the lot during the winter and to clear snow, the parking lot should be paved with curb and gutter as the Zoning Ordinance describes. As the Petitioner is proposing a paved access drive through the existing gravel parking lot, the petitioner should at least consider paving the parking spaces adjacent to the drive.
- The tributary area shown on Sheet 6 does not encompass all of the proposed site improvements, but it does collect some of the existing drive and church that was not previously captured by on site storm sewer. The development is proposed on a small portion of the entire site. The parcel contains ponds and basins that collect all the runoff from the developed portion of the property. Since the tributary area to the new basins is essentially the same size as the proposed impervious area addition we feel the proposed detention meets the intent of the storm water management guidelines and is acceptable as presented. He noted that they are making improvements to the storm water management on the site.

Ms. Yaldo acknowledged receipt of the Brighton Area Fire Authority's letter. She has been working with the Fire Marshal and she will address their concerns. She is also working with the Livingston County Health Department.

She stated that many of the retreats are youth retreats and the kids are bussed in. With regard to the adult retreats, most people carpool or are also bussed in so the amount of vehicular traffic and parking will be low; therefore she does not feel it is necessary to pave the parking lot. The applicant would like to keep the natural look of the area as well as reduce the amount of runoff from the site.

Commissioner Mortensen noted that the Township Engineer recommended at least paving the parking spaces adjacent to the drive. Vice-Chairman Rauch agrees, especially since Ms. Yaldo stated that there will be buses coming in. Chairman Dhaenens agrees.

The call to the public was made at 7:10 pm.

Mr. Mike Berean of 1273 Euler Road has concerns with the addition of a 30,000 square foot building and the capacity being 80 people every weekend, the potential for a decrease in their

property values, and the increased drainage, which already drains onto his property. He does not believe this is the appropriate site for this type of use. This will affect all of the residents in the area. He has lived in his home for two years and has heard the music from the camp in his home with the windows closed.

Mr. James Drouillard of 6781 Filice stated that 300 feet of his property borders this property. He questioned what type of people will be at the retreats and where will they be coming from. If the building will accommodate 80 people then he believes there will always be 80 people there. He wants to know how the drainage and the septic system will affect him. Will there be more garbage trucks coming to the site? Will there be a backup generator? He is concerned about the traffic and speed of drivers on Kellogg Road as there are many walkers and bicycle riders on this road, and how this use will affect the condition of the road. He asked why he didn't know about this until the end of August. He is concerned about the condition of the existing fence; it has not been maintained.

Ms. Patricia Kopicko of 6843 Filice Drive has complained numerous times about the noise from the camp. She cannot be in the yard most times due to the noise. She is concerned about a 30,000 square foot building in their residential neighborhood.

Ms. Dori Berean of 1273 Euler Road stated trees have fallen on the fence and it has not been repaired, they have taken down trees that were protected, she finds alcohol bottles on both sides of the road, and the parties and concerts on the property are loud. This will negatively affect the neighbors and the property values.

Father Andrew Seba agrees with many of the comments made this evening, specifically regarding the maintenance. It costs a lot of money to maintain the property so they need income. The intention of the use of the proposed building is for people to come to escape noise; they are coming to a religious Catholic retreat. He appreciates the neighbors' concerns. He wants to work with them and have a better relationship.

Father Manuel Boji reiterated what Father Seba stated regarding the events that will be taking place at the new facility.

Mr. Berean asked if the Township knew that the church needed income when it approved their plan. Will they have the money to maintain the new facility or will they need to hold more events for their income.

Commissioner Mortensen noted that when the church was first built, there were many noise complaints within the first few years and the Township acted upon those complaints. He is not aware that there have been more complaints. Ms. VanMarter stated she receives approximately one complaint per year regarding the noise.

Mr. Robert Kopicko of 6843 Filice Drive has taken measurements of the noise and has presented them to the Township. They are in the 95 range from 150 feet away. Currently the lights in the parking lot shine into his home in the winter when the trees have no leaves.

The call to the public was closed at 7:59 pm.

Commissioner McCreary is a supporter of people being allowed to use their property according to their rights and that the applicant is trying to bring people together for retreats. The question she asks herself is will this alter the character of the area. She does not feel that this is the appropriate place for this. It is a rural area surrounded by five-acre parcels.

Commissioner Dhaenens is familiar with this site as he used to camp there as a child. Because of the current use of the property and the noise concerns and parties, the neighbors do not believe that this place will change and that it will be more quiet. He thinks it will be a great place for a retreat and the noise issue does need to be addressed.

Commissioner McBain noted that the current zoning of the property allows for this type of use.

Mr. Jarbow stated that if this property starts to be used for the retreats as what is being proposed this evening, there would no longer be wedding receptions, family reunions, concerts, etc. The income generated from having these events was not used to maintain the property. They are a very minor source of income. It is not intended to be a profit making facility.

Ms. Yaldo reiterated that they are here this evening proposing a retreat center to have a quiet, meditative place to pray in a church and in a peaceful setting, and to remove people from the noise of the world.

Commissioner Mortensen is not in favor of the Township approving the expansion of a use that currently has violations of the sound ordinance. He needs the applicant to absolutely guarantee that they will comply with the sound ordinance.

**Moved** by Commissioner Mortensen, seconded by Commissioner McCreary, to table the request for a Special Land Use, Site Plan, and Environmental Impact Assessment for the Prophet Elijah Retreat Center to allow the applicant to come back with information regarding how they will address the noise concerns of the neighborhood. **The motion carried unanimously.**

**OPEN PUBLIC HEARING #2...** Review of a site plan and environmental impact assessment for re-approval of an expired project for a 4,661 sq. ft. addition for enclosed storage, located at 1275 Grand Oaks Drive, Brighton. The request is petitioned by Tadbad, LLC.

- A. Recommendation of Environmental Impact Assessment (7-28-2020)
- B. Disposition of Site Plan (7-27-2020)

Mr. Tom Dewitt, the owner of the building, and Mike Long from Dewitt's radiator, who is the tenant, were present. Mr. Dewitt stated he applied for and was granted approval in 2015 for an addition to his building. He would like to begin the construction of the plan that was approved by the Township at that time..



March 15, 2021

**IMPACT ASSESSMENT**

Re: The Prophet Elijah Retreat Center

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

*Eavan Yaldo (Project Architect)  
Saroki Architecture  
430 N. Old Woodward Avenue, Suite 300  
Birmingham, MI 48009  
I am a Senior Associate and Project Architect at Saroki Architecture.*

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

*The project site (Our Lady of the Fields Camp) is an existing campground comprised of approximately 160 acres of wooded area, clearings, and buildings, with approximately 1/3 of the area occupied by Euler Lake in the center of the site, splitting it into north and south regions. The north side of the camp mainly contains cabins and a dining hall, along with some outdoor amenities. The south side of the camp contains a couple of residential buildings (including the property manager's residence), the church built in 2011, and some outdoor amenities, including a small outdoor chapel. The site is bordered by roads to the north, east, and west, and properties zoned CE (Country Estates District) to the south. Please refer to the Civil drawings, sheets 1-7 for additional information.*

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

*Most of the site is covered by natural features: woods, lake, and natural variations in topography. A detention basin has been proposed for storm water. There is an existing wetland northwest of the lake and southeast of the lake, which is approximately 500 feet away from the proposed building (see Civil sheet 4). We do not anticipate any impact to the wetlands. Should further information be required, we will comply.  
Please refer to the Civil drawings, sheets 1-7 for information. A geotechnical report has also been included with this application.*

- d. **Impact on stormwater management:** Description of measures to control soil erosion and sedimentation during grading and construction operations and until a permanent ground cover is established. Recommendations for such measures may be obtained from the Livingston County Drain Commission at (517) 546-0040.

*To control soil erosion and sedimentation, the "Grading and Soil Erosion & Sedimentation Control Plan" shows silt fence surrounding the anticipated disturbance area. Also, inlet filters are shown for the catch basins. Notes describing the soil erosion sequence of construction, maintenance requirements, and general soil erosion control notes will be provided on the plan set when the final engineering plan set is prepared.*

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

*The proposed Retreat Center and all existing camp buildings/amenities are well screened by mature vegetation and remote from other properties, thus having no major impact. Any illumination from the proposed development would not be visible beyond the site (as indicated by the photometric plan). More information regarding specific uses can be found in the OLF letter (Our Lady of the Fields) from the diocese, and the Operations Plan & Schedule.*

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

*Please refer to the Operations Plan & Schedule. Many of the public facilities/services are not applicable to this use, and likely only police & fire protection would be applicable.*

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

*The site is proposed to be serviced with well and septic. To accommodate storm detention, bioswales and an infiltration basin have been sized to meet*

*requirements of the Livingston County Drain Commissioner's Office. During construction, runoff will be controlled by the temporary soil erosion and sedimentation control methods described above under letter "d". Septic systems will be submitted to the Livingston County Health Department for review and approval.*

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

*No hazardous materials are expected to be used/stored outside of typical household cleaners, detergents, etc. in small amounts in relation to typical use in cleaning/disinfecting. These items would be stored in the laundry and storage rooms.*

- i. **Impact on Traffic and Pedestrians:** A description of the traffic volumes to be generated based on national reference documents, such as the most recent edition of the *Institute of Transportation Engineers Trip Generation Manual*, other published studies or actual counts of similar uses in Michigan. A detailed traffic impact study shall be submitted for any site over ten (10) acres in size which would be expected to generate 100 directional vehicle trips (i.e. 100 inbound or 100 outbound trips) during the peak hour of traffic of the generator or on the adjacent streets. The contents of the detailed study shall include:
- Description of existing daily and peak hour traffic on adjacent street(s) and a description of any sight distance limitations along the right-of-way frontage of the site.
  - Forecasted trip generation of the proposed use for the a.m. and p.m. peak hour and average daily traffic generated.
  - For any project with a completion date beyond one year at the time of site plan approval, the analysis shall also include a scenario analyzing forecasted traffic at date of completion along the adjacent street network using a forecast based either on historic annual percentage increases and/or on expected development in the area.
  - Projected traffic generated shall be distributed (inbound v. outbound, left turn v. right turn) onto the existing street network to project turning movements at site driveways and nearby intersections. Rationale for the distribution shall be provided.
  - Capacity analysis at the proposed driveway(s) using the procedures outlined in the most recent edition of the *Highway Capacity Manual* published by the Transportation Research Board. Capacity analyses shall be provided for all street intersections where the expected traffic will comprise at least five percent (5%) of the existing intersection capacity.

- Accident data for the previous three (3) years for roadway sections and intersections experiencing congestion or a relatively high accident rate, as determined by the township or staff from the Livingston County Road Commission or Michigan Department of Transportation.
- Analysis of any mitigation measures warranted by the anticipated traffic impacts. Where appropriate, documentation shall be provided from the appropriate road agency regarding time schedule for improvements and method of funding.
- A map illustrating the location and design of proposed access, including any sight distance limitations, dimensions from adjacent driveways and intersections within 250 feet of the edge of the property frontage, and other data to demonstrate that the driveway(s) will provide safe and efficient traffic operation and be in accordance with Article 15.

*This item is not applicable, as there will not be measurable impact on traffic and pedestrians. The Retreat Center is not expected to generate anywhere near the number of trips listed above or to impact existing traffic volume. For many retreats, people typically carpool, or busses bring people to the center, thus reducing the number of vehicles inbound and outbound. Please refer to the Operations Plan & Schedule for additional information.*

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

*No special provisions are known to exist at this time.*

- k. **A list of all sources shall be provided.**

*The following resources were used in documenting this Impact Assessment:*

- *Architectural drawings, prepared by Saroki Architecture*
- *Civil Engineering drawings, prepared by Alpine Engineering*
- *Geotechnical Investigation, prepared by G2 Consulting Group*
- *OLF letter (Our Lady of the Fields), prepared by the Chaldean Catholic Diocese of St. Thomas the Apostle USA*
- *OLF (Our Lady of the Fields) Operations Plan & Schedule, prepared by the Chaldean Catholic Diocese of St. Thomas the Apostle USA*

# Our Lady of the Fields Camp & Retreat Center

## **Operations Plan & Schedule:**

### **1. Identify the Audience for this Property**

The governing committee of Our Lady of the Fields Camp & Retreat Center has determined that its overarching mission is to provide a beautiful location for people to grow closer to the Lord through faith building, communal worship, fellowship, and spiritual development. The new retreat center will serve as a wonderful amenity to the church and camp grounds.

We will welcome people of all ages to Our Lady of the Fields. A large percentage of the camp programming is aimed at youth, specifically teenagers, however our new retreat center activities do not stop there. We create retreats for adults, men only and women only retreats, families with young children, and even senior citizens. When we say that we want to help people grow closer to the Lord, we do mean everyone.

When it comes to spiritual retreats at OLF, there are two main types of encounters. The first type is a spiritual experience. This will include time spent in church, in prayer, and in religious discussions and instruction. Many of the activities at the new retreat center will be inherently silent in nature.

The second type of spiritual encounter is more subtle. These retreats are primarily aimed at youth. We will seek to engage our teens through various kinds of recreational activities, such as our high and low ropes course, water activities on our lake, hiking, nature instruction, and vigorous field sports, such as soccer, ultimate Frisbee, and even obstacle courses. The deeper message underpinning all of these recreational activities will be some very basic, yet powerful spiritual lessons dealing with themes like loving your neighbor, finding practical examples of the Gospel in action, and praising God by the way we engage with the world around us.

At times, Our Lady of the Fields may decide to open our grounds and facilities to non-denomination and corporate groups, if the mission of the individual group aligns with a positive and life-affirming message. While we anticipate a vast majority of our groups will be spiritual in nature, we do reserve the right to rent the camp to good people with good hearts.

### **2. Typical Schedule of Activities**

Because the new retreat center will be a year-round facility with heat and indoor restrooms, our ultimate goal is to work toward full capacity, 12 months of the year.

Generally speaking, we expect that groups could both arrive and depart at various times throughout the day, depending on what their needs are or where they are coming from.

Typically, camp activities will start in the morning with either a prayer service in our chapel or with breakfast. The vast majority of group activities will continue during daylight hours and will conclude in the evening with a campfire or another prayer service.

Regardless of the type of group we will be hosting, we will insist on strict adherence to reasonable quiet times at night and in the early morning, and we will comply with the Genoa Township noise ordinance.

### **3. Number of Employees**

The number of employees needed to operate the camp and the retreat center will depend on the type of activity that is scheduled. But, for planning purposes, here is a basic model.

#### **Full time positions**

1. Administrator/Executive Director: Michael Hickey
2. Office manager/Bookkeeper/Purchasing Director:
3. Marketing Director/Guest Experience Coordinator:
4. Retreat Director/Spiritual Team Leader: Ted Divine
5. Development Director/Community Outreach:
6. Maintenance Director/Head of Grounds/Physical Plant:
7. Dining Services Director:

#### **Support Staff positions, part-time**

Administrative Assistant to the director/Special Projects: James Berigan (flexible hours, off-site)

Maintenance / Grounds-keeping staff members- 4

Housekeeping staff members- 4

Retreat Team staff members (Also trained in high and low ropes course management)- 8

Health Services staff members- 3

Aquatic Specialists- 4

Winter Sports Specialists- 4

Event Planning Coordinator- 1

Event Planning assistants- 4

We have researched several other Catholic retreat centers in our area and found that depending on the number and size of the retreats, along with the scheduled activities, we anticipate having anywhere between 4 to 20 full or part time employees on the site at any given time.

#### **4. Number of people/attendants expected for each type of activity**

The Prophet Elijah Retreat Center would house a maximum of 80 overnight guests at one time. (40 rooms, two people per room.)

As you will see in our research attached to the end of this report, 80 guests is well within the range of other Catholic retreat centers in Michigan.

With 164 acres at the camp, we have plenty of space to comfortably accommodate this number of guests.

As far as predicting the number of people who will attend each kind of event we hold, it just depends on the size of the group that contacts us and the nature of their retreat. The maximum number would be 80 people, but the minimum could be as low as 10 if the group did not require much in the way of staff.

The retreat center is not a hotel. Our mission is to host groups of people, not individual guests.

#### **5. Deliveries: food, trash, etc. (types and schedule as it relates to typical use and specific activities)**

The number of trucks arriving at camp will depend on how many people are using the camp at any one time.

Looking at a maximum use scenario, we would estimate food deliveries of once per week and garbage pick up of twice per week.

There would be daily mail and package delivery from USPS and various carriers, such as UPS, FedEx, and DHL.

We could also anticipate occasional service trucks or contractor vehicles, depending on service or maintenance needs.

In addition, there would occasionally be meetings at our facility of local business and civic leaders, but that would be incidental.

#### **6. Traffic: more details and counts for each type of activity (anticipated number of vehicles and types).**

As with everything else in this document, traffic flow will vary depending on the number of guests we have.

In the two years (2019-2020) that OLF has been hosting retreats on our grounds, we've seen some groups arrive by motor coach or school bus, while others have carpooled or have driven individually. For instance, we could have a group of 80 teens, but they arrive in only 2 or 3 buses. On the other hand, we could have a group of 25 adults, all of whom arrive individually, so the traffic would be greater.

While OLF does not mandate how groups must travel to camp, we will encourage our guests to carpool and arrive in as few vehicles as possible.



## 7. Consistent property maintenance and activity clean-up procedures to be documented

OLF currently employs a full-time groundskeeper/maintenance man. He does everything from weekly lawn mowing in the summer, spring, and fall to snow plowing and removal in the winter. Many of the maintenance issues are resolved by our onsite staff, and contractors are hired to help with the repairs that are beyond their knowledge or ability.

As the number of retreats and guests continue to grow and the camp expands, we may add more staff to the maintenance team.

We realize that a clean facility and well-kept grounds are essential to our reputation. We will invest all that is required to keep OLF looking its best and being the safest it can possibly be.

## 8. Catholic Retreat Centers in the Surrounding Area

In order to better understand the size of other Catholic retreat centers in our surrounding area, we conducted research into what is currently available. From this research, it is clear that the size and scope of the Our Lady of the Fields project is right in line with other such organizations.

### Manresa Jesuit Retreat House

**(248) 644-4933**

**1390 Quarton Rd, Bloomfield Hills, MI 48304**

Year round? yes/no	YES
No. of acres	39
No. of rooms	70- 22 right now due to social distancing
No. of guests (max)	70 single rooms- 22 right now due to social distancing
Clientele	Adult. "Though we are a Roman Catholic organization, at least 50 groups of other denominations have recently found Manresa a convenient and sympathetic place to gather."
Amenities	"The main chapel, two small prayer chapels, a comfortable library, dining room, offices, and two large meeting rooms. Three separate cottages as well as rooms adjoining St. Joseph's Jesuit residence provide quarters for longer-term retreatants. The former waterwheel house has been converted into a prayer chapel. The gatehouse, barns, garage and workshop from the original estate survive and are still in use."



**Capuchin Retreat Center**  
**(248) 651-4826**  
**62460 Mt. Vernon Rd, Washington, MI 48094**

Year round? yes/no	YES
No. of acres	95
No. of rooms	47 rooms, mix of single and double
No. of guests (max)	56 max (not open now due to COVID, unsure of when they will re-open)
Clientele	Adults. "Parish days of reflection, board retreats, departmental or corporate all-people meetings."
Amenities	<p>"A beautiful retreat house to service the regional Catholic community, other religious organizations, public in need of spiritual guidance, Capuchin friars and friends, and those needing a retreat from the hectic day-to-day life to renew their sense of spirit and relationship with God! "A beautiful place to pray.""</p> <p>"You are welcome to experience the 95 acres of paths, woods, shrines and the reflective pond any weekday during business hours."</p>



**St. Paul of the Cross Passionist Retreat and Conference Center**  
**(313) 535-9563**  
**23333 Schoolcraft, Detroit, MI 48223**

Year round? yes/no	YES
No. of acres	20
No. of rooms	85 guest rooms (double beds in each room, so for a married retreat, they could do 170 people max)
No. of guests (max)	85 people- 35 now, due to COVID
Clientele	Both youth and adult, but the calendar seems more geared for adults.
Amenities	<p>“Enjoy the beautiful grounds – the stations, the courtyard and fountain area, gazebo, labyrinth, library – for study, meditation, contemplation or adoration, enhancing your experience and spiritual growth. Also, our gift shop contains many religious articles and books for your enjoyment.”</p> <p>“It is a welcoming, sacred place where you can truly experience the hospitality and compassion of St. Paul’s staff. You will find several meeting spaces, a beautiful chapel, 85 private guest bedrooms with individual bathroom and an exceptional dining service. The Center is surrounded by a secured 20 acres of outdoor statues, pathways, and gardens.”</p>



**Colombiere Retreat & Conference Center**  
**(248) 625-5611**  
**9075 Big Lake Rd, Village of Clarkston, MI 48346**

Year round? yes/no	YES
No. of acres	420
No. of rooms	75 guest bedrooms
No. of guests (max)	240+
Clientele	Youth and adult. "We offer overnight accommodations, meeting facilities, and food services for a variety of corporate, social, school and religious groups."
Amenities	Swimming pool, game rooms, sports fields, basketball courts, auditorium, 15 meeting rooms, dining facilities, etc. Gardens and pathways are open invitations for quiet walks.



**St. Francis Retreat Center**  
**(517) 669-8321**  
**703 E Main St, Dewitt, MI 48820**

Year round? yes/no	YES
No. of acres	95
No. of rooms	101
No. of guests (max)	150 +
Clientele	Youth and adults. (However, mostly adult programs on their calendar.) “We offer the perfect setting for your parish mission, team building, staff meeting, youth/Kairos retreat, team camp, personal get-away, or your unique event designed for a specific purpose.”
Amenities	<p>“The Retreat House features 49 single occupancy guest rooms, two large conference rooms, two small conference rooms, a dining space, and a private Chapel. Wi-Fi is available throughout the building.”</p> <p>“Bethany House, on the grounds of St Francis Retreat Center, is the spiritual life center for the youth of the Diocese of Lansing. Bethany House features 52 double-occupancy rooms, each with its own private bathroom. It also contains a large conference room with multi-media capabilities, a gathering area with a large fireplace and comfortable setting, dining space, and a private Chapel. Wi-Fi is available in most areas of the building.”</p>





**Damascus Catholic Mission Campus**  
**(740) 480-1288**  
**7550 Ramey Rd, Centerburg, OH 43011**

***Note: This camp is in Ohio, but it serves as a model of what we'd like to achieve one day.***

Year round? yes/no	YES
No. of acres	471 acres
No. of rooms	Bunk Cabins (sleep up to 160) Retreat Centers (sleep up to 80) Auditorium (sits up to 350) Dining Hall Meeting (sits up to 350) Gathering Space Meeting (sits up to 100) Barn Meeting (sits up to 100) Retreat Centers Meeting (sits up to 50) Breakout Rooms
No. of guests (max)	It looks like at least 240 people at a time.
Clientele	Both youth and adult, although it seems more geared toward youth
Amenities	Meal service A/V service Paintball High Ropes Climbing Wall Vertical Playpen Giant Swing Archery Tag Low Ropes Canoes/Kayaks Swimming Lifeguard





**SpringHill Camps**  
**(231) 734-2616**  
**7717 95th Ave, Ewart, MI 49631**

***Note: This is a Christian Camp, not specifically Catholic, but it is also a model for our intended growth.***

Year round? yes/no	YES
No. of acres	Couldn't find. Website only says "hundreds of acres."
No. of rooms	Uncertain from website
No. of guests (max)	On the "request a quote" page, they indicate they can take more than 500 guests at one time, but I'm uncertain how that is spread out among various types of buildings.
Clientele	Both youth and adult, although it seems more geared toward youth
Amenities	<p>Facility features:</p> <ul style="list-style-type: none"> <li>1000+ seat auditorium</li> <li>Small/medium meeting spaces</li> <li>Housing with bathrooms inside</li> <li>Gym</li> <li>Indoor pool</li> <li>Dining hall</li> </ul> <p>Activity features:</p> <ul style="list-style-type: none"> <li>Zip lines</li> <li>Climbing walls</li> <li>Ropes courses</li> <li>Paintball</li> <li>Horseback riding</li> <li>Snow tubing hill</li> </ul>

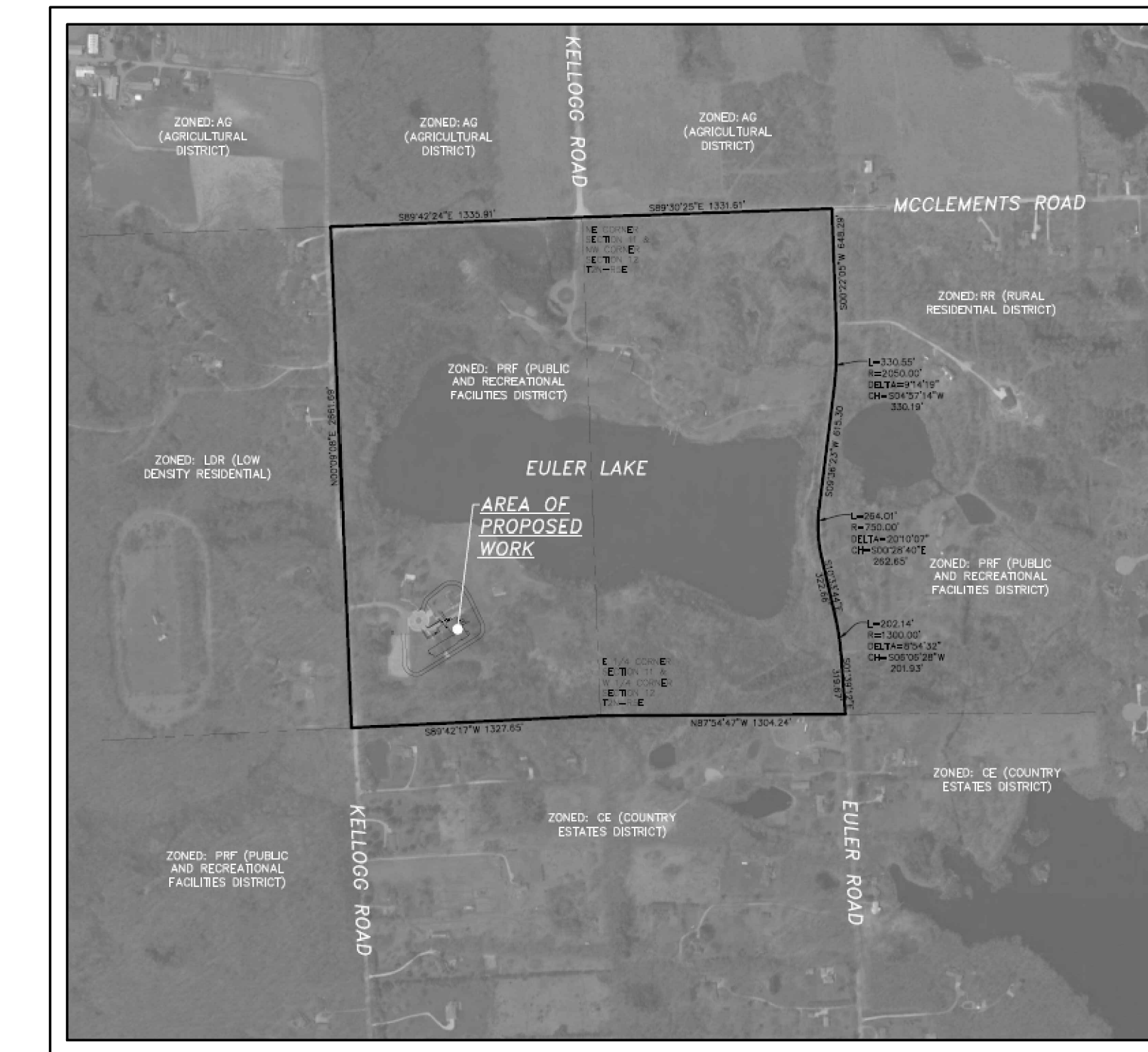
***No photo available***

# OUR LADY OF THE FIELDS CAMP

# THE PROPHET ELIJAH

# RETREAT CENTER

1391 Kellogg Road  
Brighton, Michigan 48114



**Location Map**  
Not to Scale

**Owner:**  
The Chaldean Catholic Church of the United States of America  
25603 Berg Road  
Southfield, Michigan 48033  
T: 248.351.0440  
Contact: Vincent Jarbow, Finance Officer & Owner's Agent

**Construction Manager:**  
K4 Contractors  
31333 Southfield Road, Suite 250  
Beverly Hills, Michigan 48025  
T: 877.386.8214  
Contact: Jamal Kalabat

**Architect:**  
Saroki Architecture  
430 N. Old Woodward Avenue, Suite 300  
Birmingham, Michigan 48009  
T: 248.258.5707  
Contact: Eavan Yaldo, LEED AP

**Surveyor / Civil Engineer:**  
Alpine Engineering, Inc.  
46892 West Road, Suite 109  
Novi, Michigan 48377  
T: 248.926.3701  
Contact: Shiloh Dahlin, PE

**Landscape Architect:**  
Allen Design  
557 Carpenter  
Northville, Michigan 48167  
T: 248.467.4668  
Contact: Jim Allen

**Septic Engineer:**  
Boss Engineering  
3121 E. Grand River  
Howell, Michigan 48843  
T: 517.546.4836  
Contact: Sean Nalepka, RS

**Scope of Work:**  
The following drawings refer to the construction of a retreat center at Our Lady of the Fields Camp. This will be adjacent to the existing church on the property. An enclosed walkway would be constructed to access the church from the retreat center for protection from inclement weather, and 24 hour access for retreatants. The retreat center would be just under 29,000 SF, consist of a 1 and 2 story building, along with a small basement. The common areas will be part of the 1-story portion of the building, while the sleeping areas will be in the 2-story portion of the building. All exterior finishes have been thoughtfully selected to compliment the adjacent church, while providing the differentiation and originality of a new design.

**Zoning Information:**  
Zoning District: PRF (Public and Recreational Facilities District)  
Zoning of Adjacent Properties: See Location Map

Site Area: 159.60 Acres (6,952,357 S.F.)

**Proposed Building Setbacks:**  
Front Yard Setback (West): 425 Feet  
Front Yard Setback (North): 2,064 Feet  
Front Yard Setback (East): 1,928 Feet  
Side Yard Setback (South): 359 Feet

**Building Height:**  
Maximum Allowed: 35'-0" Feet to Roof Midpoint (2 Stories)  
Proposed: 27'-2" to Roof Midpoint (2 Stories)

**Building Area:**  
Lower Level: 3,950 G.S.F.  
First Level: 16,095 G.S.F.  
Second Level: 8,806 G.S.F.  
Total Building Area: 28,851 G.S.F.

**Parking (Prescriptive per Zoning Ordinance Section 14.04):**  
Required: Provided:  
Existing Church: 1 per 3 seats (285 seats) = 95 Spaces 102 Spaces (Including 5 Barrier-Free)  
Proposed Retreat Center: 1 Space per guest room plus 1 space per (motels/hotels with lounge, restaurant and conference) or banquet rooms or exhibit space 7 Spaces (Including 2 Barrier-Free)  
Total: 169 Spaces (Including 5 Barrier-Free) 109 Spaces (Including 7 Barrier-Free)  
\*It is proposed that the Church and Retreat Center will share parking. If this is approved by the Planning Commission, the required number of parking spaces may be reduced by up to 30% (Section 14.02.04)

**Loading:** 35 Feet x 24 Feet Loading Area Provided (Small Trucks & Vans)  
**Landscape:** Refer to Civil & Landscape Drawings

SHEET INDEX:		07-31-2020 SITE PLAN REVIEW	08-26-2020 SITE PLAN REVIEW RESUBMITTAL	10-19-2020 SITE PLAN REVIEW REVISION	03-15-2021 SITE PLAN REVIEW REVISION
●	ISSUED / REVISED				
○	ISSUED / NOT REVISED				
<b>GENERAL</b>					
G000	COVER SHEET	●	●	●	●
<b>CIVIL</b>					
1	COVER SHEET	●	●	○	○
2	SITE PLAN	●	●	○	○
3	TOPOGRAPHIC SURVEY AND DEMOLITION PLAN	●	●	○	○
4	GRADING AND SOIL EROSION & SEDIMENTATION CONTROL PLAN	●	●	○	○
5	UTILITY PLAN	●	●	○	○
6	STORM WATER MANAGEMENT PLAN	●	●	○	○
7	SITE DETAILS	●	●	○	○
<b>LANDSCAPE</b>					
L-1	LANDSCAPE PLAN	●	●	●	●
L-2	LANDSCAPE DETAILS	●	●	●	●
<b>ARCHITECTURAL</b>					
A010	ARCHITECTURAL SITE PLAN	●	●	●	●
A011	SITE DETAILS	●	○	○	○
A012	TRASH ENCLOSURE	●	○	○	○
A100	LOWER LEVEL FLOOR PLAN	●	○	○	○
A110	FIRST LEVEL FLOOR PLAN	●	○	○	○
A120	SECOND LEVEL FLOOR PLAN	●	○	○	○
A130	ROOF PLAN	●	○	○	○
A200	EXTERIOR ELEVATIONS	●	○	○	○
A201	EXTERIOR ELEVATIONS	●	○	○	○
<b>LIGHTING</b>					
1	PHOTOMETRIC PLAN		●		



**SAROKI**  
ARCHITECTURE  
430 N. OLD WOODWARD  
BIRMINGHAM, MI 48009  
P. 248.258.5707  
F. 248.258.5515  
SarokiArchitecture.com

**Project:**  
The Prophet Elijah  
Retreat Center  
1391 Kellogg Road  
Brighton, Michigan 48114  
**Date:** Issued For:  
07-31-2020 SITE PLAN REVIEW  
08-26-2020 SITE PLAN REVIEW RESUBMITTAL  
10-19-2020 SITE PLAN REVIEW REVISION  
03-15-2021 SITE PLAN REVIEW REVISION



# THE PROPHET ELIJAH RETREAT CENTER

## 1391 KELLOGG ROAD, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

### SITE PLAN

#### LEGEND:

- EX. CATCH BASIN
- EX. MANHOLE
- ▽ EX. END SECTION
- ⊕ EX. OVERFLOW STRUCTURE
- ⊕ EX. DOWNSPOUT/ROOF DRAIN
- ⊕ EX. CLEANOUT
- ⊕ EX. WATER GATE VALVE
- ⊕ EX. HYDRANT
- ⊕ EX. WATER VALVE
- ⊕ EX. WATER SHUTOFF
- ⊕ EX. FIRE DEPT. CONNECTION
- ⊕ EX. GAS SHUTOFF
- ⊕ EX. GAS VENT
- ⊕ EX. ELECTRIC/GAS METER
- ⊕ EX. HANDHOLE
- ⊕ EX. PEDESTAL
- ⊕ EX. TRANSFORMER
- ⊕ EX. LIGHTPOLE
- ⊕ EX. UTILITY POLE
- ⊕ EX. GUY ANCHOR
- ⊕ EX. TREE
- ⊕ EX. TREE TAG & NUMBER
- ⊕ EX. TREE LINE
- ⊕ EX. SANITARY SEWER
- ⊕ EX. STORM SEWER
- ⊕ EX. WATER MAIN
- ⊕ EX. ELECTRIC CABLE
- ⊕ EX. COMMUNICATION
- ⊕ EX. GAS LINE
- ⊕ EX. OVERHEAD LINE
- ⊕ EX. SIGN
- ⊕ EX. POST/BOLLARD
- ⊕ EX. FLAGPOLE
- ⊕ EX. WATER WELL
- ⊕ EX. SATELLITE DISH
- ⊕ EX. BOULDER
- ⊕ EX. TREE STUMP
- ⊕ EX. PARKING METER
- ⊕ EX. UTILITY MARKER
- ⊕ EX. SOIL BORING
- ⊕ EX. MAILBOX
- ⊕ EX. GENERATOR
- ⊕ EX. MONITOR WELL
- ⊕ EX. AIR CONDITIONER
- ⊕ EX. PUMP
- ⊕ EX. FENCE
- F.F. PROP. FINISH FLOOR ELEVATION
- PROP. CURB & GUTTER (PITCH OUT)
- PROP. STORM SEWER
- PROP. SANITARY SEWER
- PROP. WATER MAIN
- PROP. STRUCTURE
- PROP. END SECTION
- C.O. PROP. CLEAN-OUT
- PROP. HYDRANT
- PROP. GATE VALVE
- PROP. CURB BOX
- V.B. PROP. GUTTER ELEV.
- XCU 642.00 PROP. TOP OF CURB ELEV.
- XC 642.50 PROP. TOP OF WALK ELEV.
- XTW 642.50 PROP. TOP OF PAVEMENT ELEV.
- XTP 642.00 PROP. SPOT ELEV.
- x643.5 PROP. DRAINAGE ARROW
- PROP. SILT FENCE
- PROP. TREE PROTECTION FENCE
- PROP. INLET FILTER
- PROP. ASPHALT
- PROP. CONCRETE
- PROP. LIGHT POLE



LOCATION MAP:  
1" = ±400 FEET

#### LEGAL DESCRIPTION

(PROVIDED BY OTHERS)  
 (AS CONTAINED IN THE COMMITMENT NO.: 07082686, ISSUED BY TRANSWORLD TITLE COMPANY, LLC, DATED AUGUST 7, 2007 AT 08:00 AM)  
 LAND SITUATED IN THE TOWNSHIP OF GENOA, COUNTY OF LIVINGSTON, STATE OF MICHIGAN, DESCRIBED AS: PARCEL 1: (TAX ID: 4711-12-100-002) THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWN 2 NORTH, RANGE 5 EAST, COMMONLY KNOWN AS: 6989 MCCLEMENTS PARCEL 16; (TAX ID: 4711-11-200-001) THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 11, TOWN 2 NORTH, RANGE 5 EAST, COMMONLY KNOWN AS: 1441 KELLOGG ROAD

DESCRIPTION OF SURVEY:  
 THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 11 AND THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWN 2 NORTH, RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS:  
 BEGINNING AT THE NORTHEAST CORNER OF SECTION 11, ALSO BEING THE NORTHWEST CORNER OF SECTION 12; THENCE S89°30'25"E 1331.61 FEET ALONG THE NORTH LINE OF SECTION 12 AND THE CENTERLINE OF MCCLEMENTS ROAD (66.00 FEET WIDE); THENCE THE FOLLOWING 7 COURSES ALONG THE CENTERLINE (AS OCCUPIED) OF EULER ROAD (66.00 FEET WIDE): S00°22'05"W 648.29 FEET ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 12; 330.55 FEET ALONG THE CURVE TO THE RIGHT, HAVING A RADIUS OF 2050.00 FEET, A CENTRAL ANGLE OF 09°14'19" AND A CHORD BEARING S04°59'14"W 330.19 FEET; S09°38'23"W 615.30 FEET; 264.01 FEET ALONG THE CURVE TO THE LEFT, HAVING A RADIUS OF 750.00 FEET, A CENTRAL ANGLE OF 20°10'07" AND A CHORD BEARING S00°28'40"E 262.65 FEET; S10°33'44"E 322.66 FEET; 202.14 FEET ALONG THE CURVE TO THE RIGHT, HAVING A RADIUS OF 1300.00 FEET, A CENTRAL ANGLE OF 08°54'32" AND A CHORD BEARING S06°06'28"E 201.93 FEET; S01°39'12"E 319.67 FEET; THENCE N87°54'47"W 1304.24 FEET ALONG THE EAST-WEST 1/4 LINE OF SECTION 12 TO THE WEST 1/4 CORNER OF SECTION 12, ALSO BEING THE EAST 1/4 CORNER OF SECTION 11; THENCE S89°42'17"W 1327.65 FEET ALONG THE EAST-WEST 1/4 LINE OF SECTION 11; THENCE N00°09'08"E 2661.69 FEET ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 11 AND ALONG THE EAST LINE OF S. KELLOGG ROAD (66.00 FEET WIDE); THENCE S89°42'24"E 1335.91 FEET ALONG THE NORTH LINE OF SECTION 11 AND THE CENTERLINE OF S. KELLOGG ROAD TO THE POINT OF BEGINNING, CONTAINING 159.60 ACRES (6,952,357 SQ.FT.), MORE OR LESS. PORTION IN SECTION 11 CONTAINS 81.16 ACRES; PORTION IN SECTION 12 CONTAINS 78.44 ACRES.

**NOTICE:**  
 CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

**NOTE:**  
 THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.

**APPLICANT/OWNER:**  
 THE CHALDEAN CATHOLIC CHURCH OF THE USA  
 25603 BERG RD  
 SOUTHFIELD, MI 48034  
 PHONE: (248) 351-0440  
 FAX: (248) 351-0443

**ARCHITECT:**  
 SAROKI ARCHITECTURE  
 430 N. OLD WOODWARD  
 BIRMINGHAM, MI 48009  
 PHONE: (248) 258-5707  
 FAX: (248) 258-5515

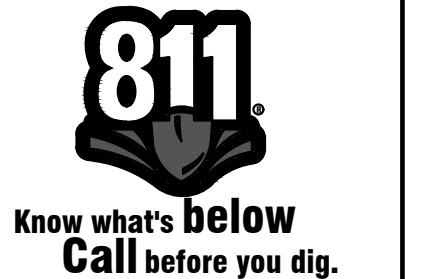
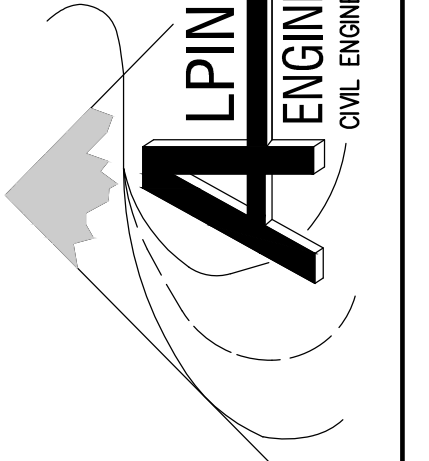
**SURVEYOR/ENGINEER:**  
 ALPINE ENGINEERING, INC.  
 46892 WEST ROAD, SUITE 109  
 NOVI, MI 48377  
 PHONE: (248) 926-3701  
 FAX: (248) 926-3765

**LANDSCAPE ARCHITECT:**  
 ALLEN DESIGN  
 557 CARPENTER  
 NORTHVILLE, MI 48167  
 PHONE: (248) 467-4668

COMMERCIAL  
 SITE PLANNING  
 SITE ENGINEERING  
 INDUSTRIAL & MULTI-UNIT  
 LAND SURVEYING  
 CONSTRUCTION LAYOUT

SURVEYING  
 ALTA SURVEYS  
 BOUNDARY SURVEYS  
 TOPOGRAPHIC SURVEYS  
 PARCEL SPLITS

RESIDENTIAL  
 SUBDIVISIONS  
 SITE CONDOMINIUM  
 MULTI-FAMILY  
 HOA PLANS  
 CONSTRUCTION LAYOUT



CLIENT: THE CHALDEAN CATHOLIC CHURCH OF THE USA  
 COVER SHEET  
 THE PROPHET ELIJAH RETREAT CENTER  
 SECTION: 11 & 12 TOWNSHIP: 2N RANGE: 5E  
 GENOA TOWNSHIP  
 LIVINGSTON COUNTY  
 MICHIGAN

REVISED	
10-19-2020 SITE PLAN REVIEW REVISION	
08-26-2020 SITE PLAN REVIEW RESUBMITTAL	
07-31-2020 SITE PLAN REVIEW	
DATE: 07-31-2020	
DRAWN BY: SD	
CHECKED BY: TG	
NOT TO SCALE	
FBK:	1
CHF:	
SCALE: HOR 1" = FT. VER 1" = FT.	08-296.3

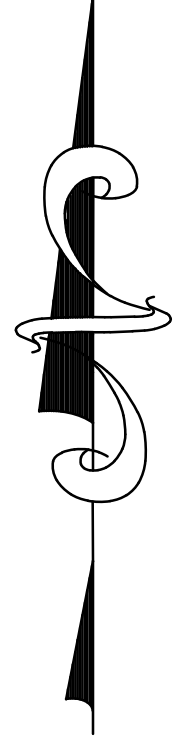
#### SHEET INDEX:

- 1 COVER SHEET
- 2 SITE PLAN
- 3 TOPOGRAPHIC SURVEY AND DEMOLITION PLAN
- 4 GRADING AND SOIL EROSION & SEDIMENTATION CONTROL PLAN
- 5 UTILITY PLAN
- 6 STORM WATER MANAGEMENT PLAN
- 7 SITE DETAILS

NOT FOR CONSTRUCTION



KELLOGG RD. (PUBLIC)



**SITE DATA:**  
 OVERALL DEVELOPMENT AREA: 159.60 ACRES (6,952,357 SQ.FT.)

**PARKING REQUIRED:**  
 EXISTING CHURCH: 1 PER 3 SEATS (285 SEATS) = 95 SPACES  
 PROPOSED RETREAT CENTER (HOTELS/HOTELS WITH LOUNGE, RESTAURANT AND CONFERENCE): 1 SPACE PER GUEST ROOM PLUS 1 SPACE PER 100 SF OF LOUNGE, RESTAURANT, CONFERENCE, OR BANQUET ROOMS OR EXHIBIT SPACE: 40 + 34 = 74 SPACES  
 TOTAL: 95 + 74 = 169 SPACES (INCLUDING 5 BARRIER FREE)

**PARKING PROVIDED:**  
 EXISTING: 102 SPACES (INCLUDING 5 ADA PARKING SPACES)  
 PROPOSED: 7 SPACES (INCLUDING 2 ADA PARKING SPACES)  
 TOTAL: 109 SPACES (INCLUDING 7 ADA PARKING SPACES)

IT IS PROPOSED THAT THE CHURCH AND THE RETREAT CENTER WILL SHARE PARKING SPACES. IF THIS IS APPROVED BY THE PLANNING COMMISSION, THE REQUIRED NUMBER OF PARKING SPACES MAY BY REDUCED BY UP TO 30% (SECTION 14.02.04)

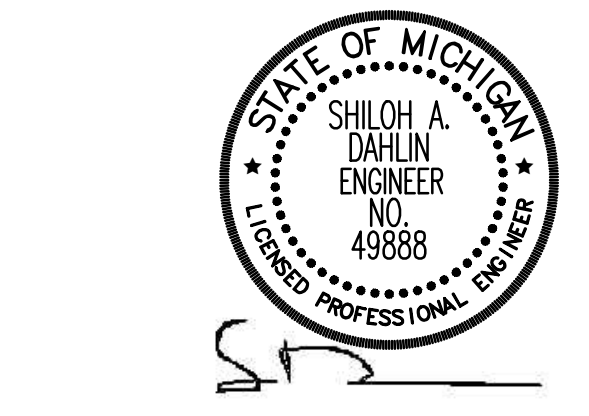
**PROPOSED BUILDING SETBACKS**

	DESIGNED
FRONT (WEST)	425'
FRONT (NORTH)	2064'
FRONT (EAST)	1928'
SIDE (SOUTH)	359'

- NOTES:**
- ALL WORK TO CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE GENOA TOWNSHIP, LIVINGSTON COUNTY, AND/OR MDOOT.
  - THE CONTRACTOR SHALL NOTIFY MISS DIG (800-482-1771) A MINIMUM OF 72 HOURS PRIOR TO START OF CONSTRUCTION.
  - THE CONTRACTOR SHALL NOTIFY THE TOWNSHIP/COUNTY/STATE AS REQUIRED PRIOR TO START OF CONSTRUCTION.
  - CONTRACTOR TO FIELD VERIFY LOCATION, DEPTH, CONDITION, AND SIZE OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
  - CONTRACTOR TO PLACE BOLLARDS PER ARCHITECTURAL DRAWINGS. CONTRACTOR TO VERIFY THAT ADA ACCESS IS NOT IMPACTED BY THE BOLLARDS.
  - REFER TO THE LANDSCAPING PLAN (PREPARED BY OTHERS).
  - ALL PERMANENT AND TEMPORARY PAVEMENT MARKINGS AND SIGNAGE SHALL COMPLY WITH THE 2011 MICHIGAN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD). MARKINGS AND SIGNAGE INDICATING THE FIRE LANES TO BE INSTALLED PER THE REQUIREMENTS OF THE FIRE DEPARTMENT.
  - REFER TO THE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION REGARDING THE DUMPSTER ENCLOSURE AND PAD.
  - ACCESS ROAD TO SITE SHALL BE PROVIDED AND MAINTAINED DURING CONSTRUCTION. ACCESS ROADS SHALL BE CONSTRUCTED TO BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHTING AT LEAST 84,000 POUNDS.

**LEGEND:**

⊙	EX. HYDRANT
⊠	EX. PEDESTAL
⊚	EX. TRANSFORMER
⊛	EX. LIGHTPOLE
⊙	EX. UTILITY POLE
⊙	EX. GUY ANCHOR
⊙	EX. COMM. MANHOLE
⊙	EX. SIGN
⊙	EX. POST/BOLLARD
⊙	EX. FLAGPOLE
⊙	EX. MONITOR WELL
⊙	EX. AIR CONDITIONER
⊙	EX. PUMP
⊙	EX. FENCE
F.F.	PROP. FINISH FLOOR ELEV.
—	PROP. CURB & GUTTER (PITCH OUT)
▨	PROP. ASPHALT
▩	PROP. CONCRETE
★	PROP. LIGHT POLE



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**NOTE:**  
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**ALPINE ENGINEERING INC.**  
 CIVIL ENGINEERS & LAND SURVEYORS

COMMERCIAL  
 PLANNING  
 SITE ENGINEERING  
 SITE SURVEYS  
 SURVEYING  
 ALTA SURVEYS  
 BOUNDARY SURVEYS  
 TOPOGRAPHIC SURVEYS  
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RESIDENTIAL  
 SUBDIVISIONS  
 SITE CONDOMINIUM  
 MULTI-FAMILY  
 PLOT PLANS  
 CONSTRUCTION LAYOUT

46892 WEST ROAD  
 SUITE 109  
 NOVI, MICHIGAN 48377

(248) 926-3701 (BUS)  
 (248) 926-3765 (FAX)  
 WWW.ALPI-INC.NET

**811**  
 Know what's below  
 Call before you dig.

CLIENT: THE CHALDEAN CATHOLIC CHURCH OF THE USA

SITE PLAN

THE PROPHET ELIJAH RETREAT CENTER  
 SECTION: 11 & 12  
 TOWNSHIP: 2N  
 GENOA TOWNSHIP  
 LIVINGSTON COUNTY  
 MICHIGAN

REVISED

10-19-2020 SITE PLAN REVIEW REVISION  
 08-26-2020 SITE PLAN REVIEW RESUBMITTAL  
 07-31-2020 SITE PLAN REVIEW

DATE: 07-31-2020

DRAWN BY: SD

CHECKED BY: TG

FBK:

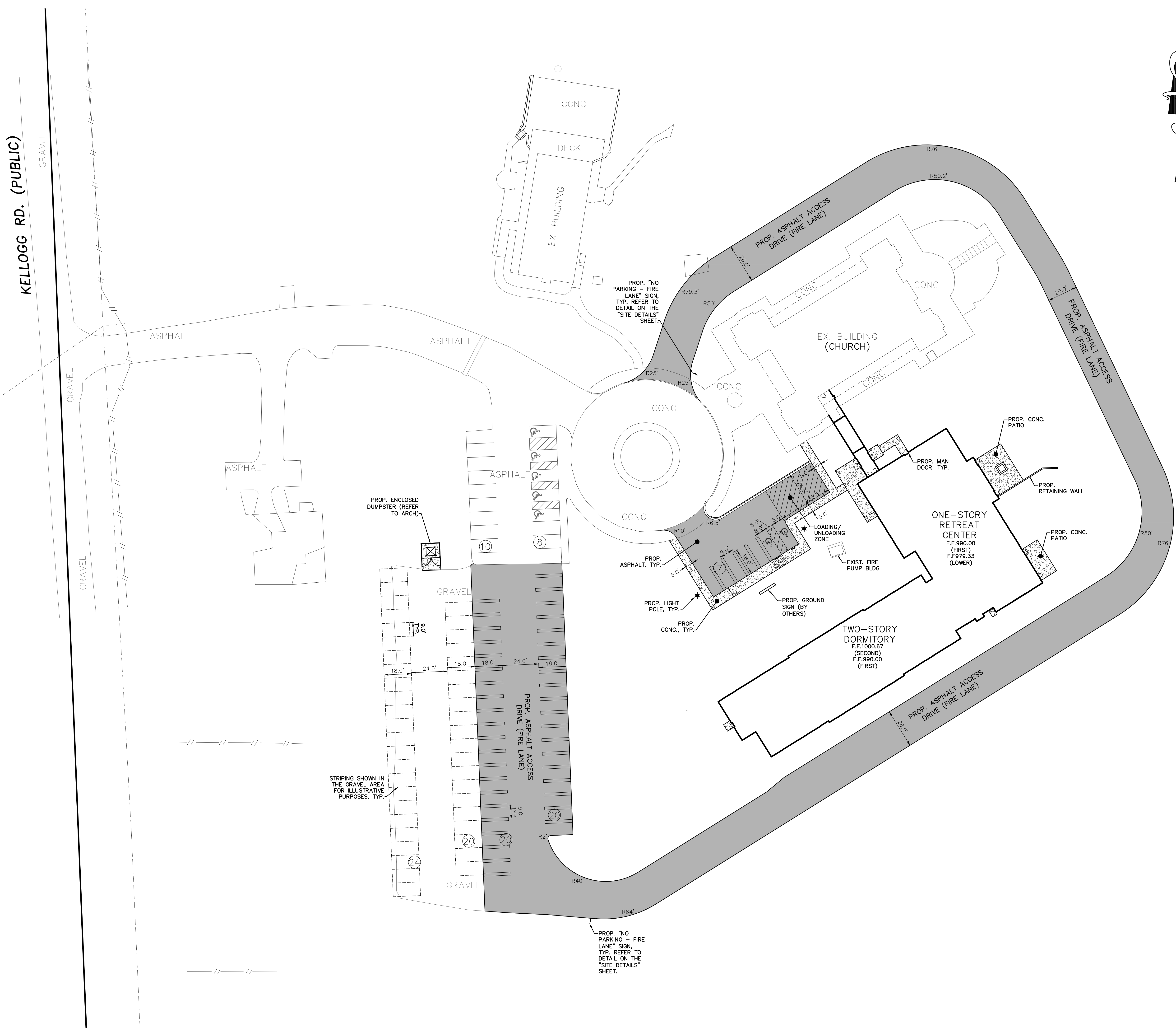
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SCALE: HOR 1"=30 FT.  
 VER 1"=30 FT.

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08-296.3

NOT FOR CONSTRUCTION



STRIPING SHOWN IN THE GRAVEL AREA FOR ILLUSTRATIVE PURPOSES, TYP.

PROP. "NO PARKING - FIRE LANE" SIGN, TYP. REFER TO DETAIL ON THE "SITE DETAILS" SHEET.

PROP. "NO PARKING - FIRE LANE" SIGN, TYP. REFER TO DETAIL ON THE "SITE DETAILS" SHEET.





- NOTES:**
1. ALL WORK TO CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE TOWNSHIP, COUNTY, AND/OR MDOT.
  2. THE CONTRACTOR SHALL NOTIFY MISS DIG A MINIMUM OF 72 HOURS PRIOR TO BEGINNING OF CONSTRUCTION.
  3. CONTRACTOR TO FIELD VERIFY LOCATION, DEPTH, CONDITION, AND SIZE OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
  4. TITLEWORK WAS NOT PROVIDED. ALL EASEMENTS MAY NOT BE SHOWN.

- LEGEND:**
- ⊕ EX. CATCH BASIN
  - EX. MANHOLE
  - EX. END SECTION
  - EX. OVERFLOW STRUCTURE
  - EX. DOWNSPOUT/ROOF DRAIN
  - EX. CLEANOUT
  - EX. WATER GATE VALVE
  - EX. HYDRANT
  - EX. WATER VALVE
  - EX. WATER SHUTOFF
  - EX. FIRE DEPT. CONNECTION
  - EX. GAS SHUTOFF
  - EX. GAS VENT
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  - EX. HANDHOLE
  - EX. PEDESTAL
  - EX. TRANSFORMER
  - EX. LIGHTPOLE
  - EX. UTILITY POLE
  - EX. GUY ANCHOR
  - EX. TREE
  - EX. TREE LINE
  - EX. SANITARY SEWER
  - EX. STORM SEWER
  - EX. WATER MAIN
  - EX. ELECTRIC CABLE
  - EX. COMMUNICATION
  - EX. GAS LINE
  - EX. OVERHEAD LINE
  - EX. SIGN
  - EX. POST/BOLLARD
  - EX. FLAGPOLE
  - EX. WATER WELL
  - EX. SATELLITE DISH
  - EX. PARKING METER
  - EX. UTILITY MARKER
  - EX. SOIL BORING
  - EX. MAILBOX
  - EX. GENERATOR
  - EX. MONITOR WELL
  - EX. AIR CONDITIONER
  - EX. PUMP
  - EX. FENCE
  - EX. FINISH FLOOR ELEVATION
  - F.F.
  - APPROXIMATE AREA OF DISTURBANCE (CONTRACTOR TO COORDINATE WITH THE OWNER FOR EXACT LIMITS OF DEMOLITION WORK)

- DEMOLITION NOTES:**
1. DEMOLITION PLAN IS FOR GENERAL INFORMATION PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND COORDINATING WITH OWNER TO DETERMINE DETAILED DEMOLITION REQUIREMENTS.
  2. CONTRACTOR TO COORDINATE WITH FRANCHISE UTILITY COMPANIES AND/OR CITY AND COUNTY DEPARTMENTS FOR REMOVAL AND/OR RELOCATION OF METER BOXES, UTILITY POLES, UNDERGROUND LINES, ABOVE GROUND LINES, ETC., AS NECESSARY.
  3. REMOVE EXISTING BUILDING WALLS, FLOOR SLABS, AND FOUNDATION AS DIRECTED BY THE GEOTECHNICAL ENGINEER, BACKFILL THE OPENING WITH SUITABLE MATERIAL TO CARRY BUILDING/PARKING LOT LOADS.
  4. REMOVE OR GROUT IN PLACE, AS DIRECTED BY THE FIELD INSPECTOR, EX. SEWERS AND/OR MAINS TO BE ABANDONED AS NECESSARY.
  5. CONTACT OWNER FOR ENVIRONMENTAL REPORT FOR ANY ENVIRONMENTAL CONCERNS.
  6. CONTRACTOR IS RESPONSIBLE FOR DOING AN EARTHWORK CALCULATION FOR CUT AND FILL REQUIREMENTS, AND IS RESPONSIBLE FOR INCLUDING IMPORT AND EXPORT OF MATERIALS IN THEIR BID. ALL EXCESS MATERIAL (INCLUDING TOPSOIL, CLEAN FILL, AND WASTE MATERIAL) SHALL BE REMOVED FROM THE SITE.
  7. CONTRACTOR TO PROTECT EX. WALKS, POSTS, CONDUITS, PAVEMENT, CURBS, GUTTER, WALLS, BUILDINGS, FENCES, LANDSCAPING, TREES, ETC. TO REMAIN DURING CONSTRUCTION. CONTRACTOR TO COORDINATE REPLACEMENT OF LANDSCAPING, ETC. WITH THE OWNER.
  8. PRIOR TO THE REMOVAL OR ABANDONMENT OF ANY EX. UNDERGROUND UTILITY OR BUILDING SERVICE LINES CALLED FOR ON THE PLANS OR DISCOVERED DURING EXCAVATION, THE CONTRACTOR MUST DETERMINE IF THE UTILITY LINE OR BUILDING SERVICE IS STILL IN USE. IF THE UTILITY LINE OR BUILDING SERVICE IS IN USE/ACTIVE THE CONTRACTOR MUST TAKE ALL THE NECESSARY STEPS TO GUARANTEE THAT THE UTILITY LINE OR BUILDING SERVICE IS RECONNECTED WITHOUT AN INTERRUPTION IN SERVICE. THE RECONNECTION OF THE UTILITY LINE OR BUILDING SERVICE MUST BE IN ACCORDANCE WITH THE STANDARDS AND THE REQUIREMENTS OF THE APPROPRIATE GOVERNMENTAL AGENCY OR PRIVATE UTILITY COMPANY.
  9. CONTRACTOR TO COORDINATE WITH THE ADJACENT LAND OWNERS AS REQUIRED.
  10. PROVIDE POSITIVE DRAINAGE AT ALL LOCATIONS TO ENSURE NO STANDING WATER WITHIN PAVEMENT OR GREEN AREAS. PRIOR TO CONSTRUCTION, FIELD VERIFY EXISTING PAVEMENT AND CURB ELEVATIONS WHERE PROPOSED PAVEMENT AND CURB MEETS EXISTING PAVEMENT AND CURB. PAVING CONTRACTOR SHALL TAKE EXTRA CARE TO ENSURE 1% MINIMUM PAVEMENT SLOPE IS ACHIEVED AND SHALL CONTACT DESIGN ENGINEER PRIOR TO CONSTRUCTION IF A CONFLICT IS APPARENT.
  11. CONTRACTOR TO FIELD VERIFY EXISTING IRRIGATION LOCATIONS AND REMOVE OR RELOCATE EXISTING IRRIGATION AS NECESSARY TO FACILITATE CONSTRUCTION.
  12. REMOVE AND REPLACE ADDITIONAL PAVEMENT AS NECESSARY TO FACILITATE LIGHT POLE, SIGNAGE AND IRRIGATION CONSTRUCTION. COORDINATE REMOVALS WITH LIGHTING, SIGNAGE AND IRRIGATION PLANS.
  13. CONTRACTOR TO ESTABLISH NEW BENCHMARKS, AS NECESSARY PRIOR TO DEMOLITION WORK.
  14. CONTRACTOR TO COORDINATE OBTAINING RIGHT-OF-WAY PERMITS WITH THE COUNTY ROAD COMMISSION IF WORK WITHIN THE ROAD RIGHT-OF-WAYS IS NECESSARY.

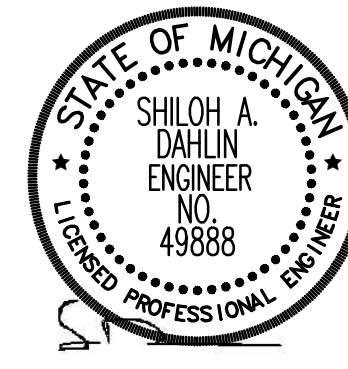
**BENCHMARKS:**  
 BM#1 - ARROW ON HYDRANT ±2' SOUTHWEST OF THE SOUTHWEST CORNER OF CHURCH. ELEVATION 993.99 NAVD88 (GPS DERIVED)  
 BM#2 - "X" IN LIGHT POLE BASE ON SOUTH SIDE OF ENTRANCE DRIVE, ±226' EAST OF KELLOGG RD. ELEVATION 989.26 NAVD88 (GPS DERIVED)

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EULER LAKE

KELLOGG RD. (PUBLIC)



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 NOV, MICHIGAN 48377  
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COMMERCIAL  
 SITE PLANNING  
 SITE ENGINEERING  
 INDUSTRIAL & MULTI-UNIT  
 TOPOGRAPHIC SURVEYS  
 LAND SURVEYING  
 CONSTRUCTION LAYOUT

SURVEYING  
 ALTA SURVEYS  
 BOUNDARY SURVEYS  
 TOPOGRAPHIC SURVEYS  
 PARCEL SPLITS

RESIDENTIAL  
 SUBDIVISIONS  
 SITE CONDOMINIUM  
 MULTI-FAMILY  
 LOT PLANS  
 CONSTRUCTION LAYOUT

**811**  
 Know what's below  
 Call before you dig.

CLIENT: THE CHALDEAN CATHOLIC CHURCH OF THE USA  
 TOPOGRAPHIC SURVEY AND DEMOLITION PLAN  
 THE PROPHET ELIJAH RETREAT CENTER  
 SECTION: 11 & 12 TOWNSHIP: 2N RANGE: SE  
 GENOA TOWNSHIP LIVINGSTON COUNTY MICHIGAN

REVISED

10-19-2020 SITE PLAN REVIEW REVISION  
 08-26-2020 SITE PLAN REVIEW RESUBMITTAL  
 07-31-2020 SITE PLAN REVIEW

DATE: 07-31-2020

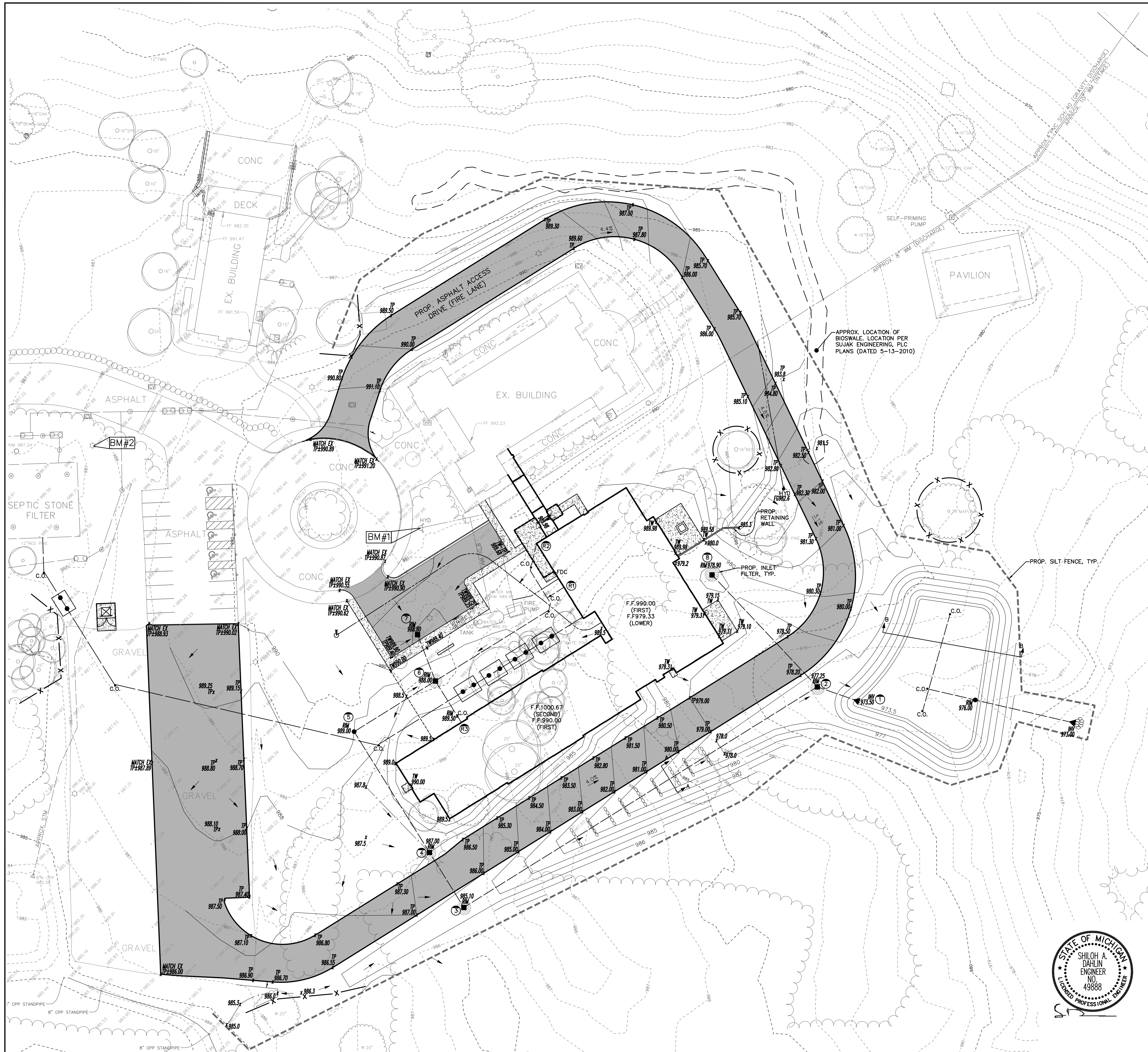
DRAWN BY: SD  
 CHECKED BY: TG

SCALE: HOR 1"=40 FT. VER 1"=10 FT.

FBK: 3  
 CHF: 3  
 08-296.3

NOT FOR CONSTRUCTION

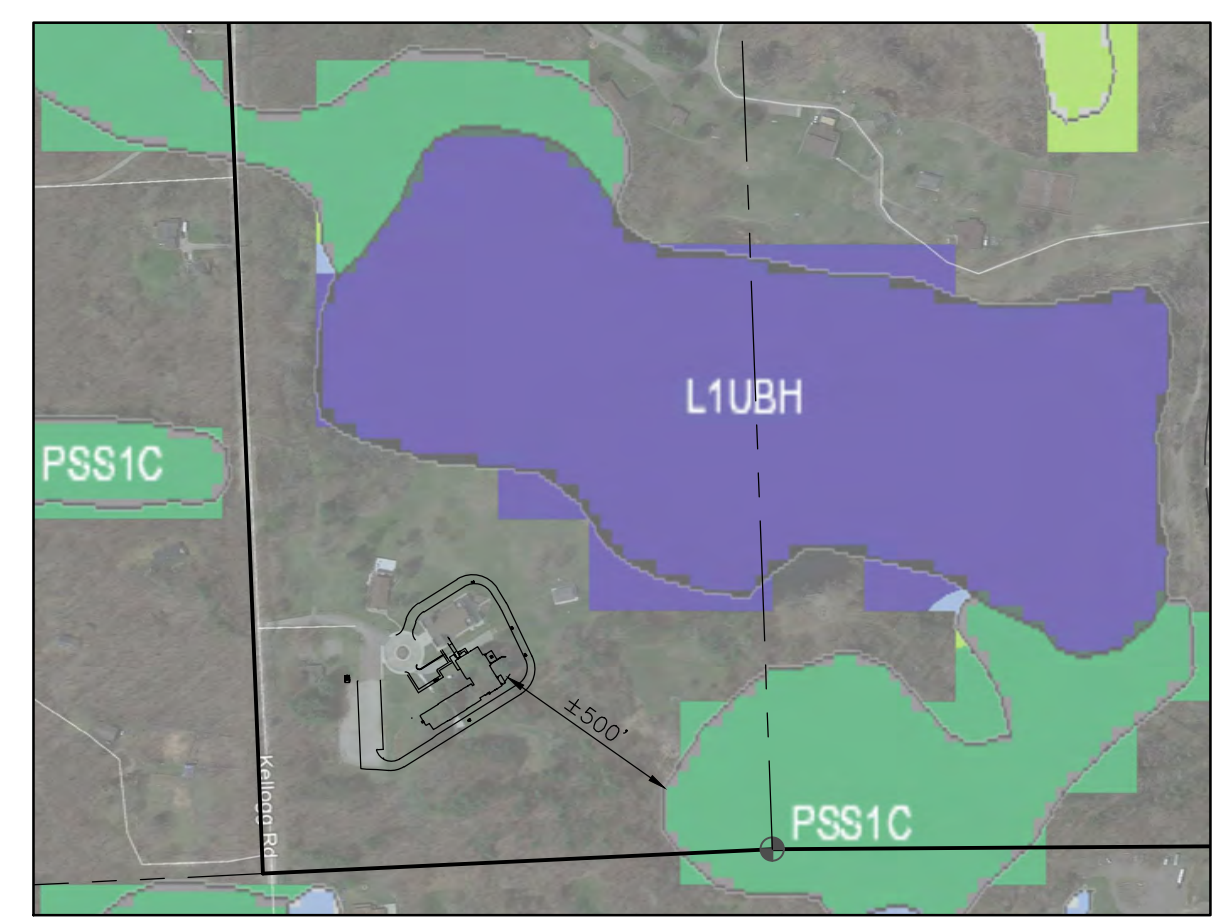




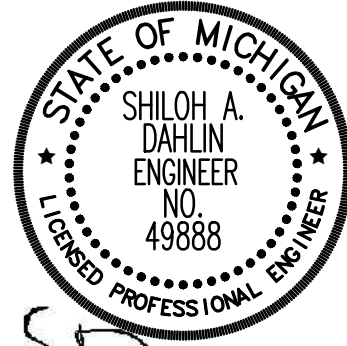
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  10. SOIL EROSION AND SEDIMENTATION NOTES AND DETAILS WILL BE PROVIDED ON THE FINAL ENGINEERING PLANS.

**LEGEND:**

EX. CATCH BASIN	EX. SOIL BORING
EX. MANHOLE	EX. MAILBOX
EX. END SECTION	EX. GENERATOR
EX. OVERFLOW STRUCTURE	EX. MONITOR WELL
EX. DOWNSPOUT/ROOF DRAIN	EX. AIR CONDITIONER
EX. CLEANOUT	EX. PUMP
EX. WATER GATE VALVE	EX. FENCE
EX. HYDRANT	F.F.
EX. WATER VALVE	PROP. FINISH FLOOR ELEVATION
EX. WATER SHUTOFF	PROP. CURB & GUTTER (PITCH OUT)
EX. FIRE DEPT. CONNECTION	PROP. STORM SEWER
EX. GAS SHUTOFF	PROP. SANITARY SEWER
EX. GAS VENT	PROP. WATER MAIN
EX. ELECTRIC/GAS METER	PROP. STRUCTURE
EX. HANDHOLE	PROP. END SECTION
EX. PEDESTAL	PROP. CLEAN-OUT
EX. TRANSFORMER	PROP. HYDRANT
EX. LIGHTPOLE	PROP. WATER WELL
EX. UTILITY POLE	PROP. GATE VALVE
EX. GUY ANCHOR	PROP. CURB BOX
EX. TREE	PROP. PROP. GUTTER ELEV.
EX. TREE TAG & NUMBER	PROP. TOP OF CURB ELEV.
EX. TREE LINE	PROP. TOP OF WALK ELEV.
EX. SANITARY SEWER	PROP. TOP OF PAVEMENT ELEV.
EX. STORM SEWER	PROP. SPOT ELEV.
EX. WATER MAIN	PROP. DRAINAGE ARROW
EX. ELECTRIC CABLE	PROP. SILT FENCE
EX. COMMUNICATION	PROP. TREE PROTECTION FENCE
EX. GAS LINE	PROP. INLET FILTER
EX. OVERHEAD LINE	PROP. ASPHALT
EX. SIGN	PROP. CONCRETE
EX. POST/BOLLARD	PROP. LIGHT POLE
EX. FLAGPOLE	
EX. WATER WELL	
EX. SATELLITE DISH	
EX. BOULDER	
EX. TREE STUMP	



**NOTE:**  
1. WETLAND BOUNDARIES AS INDICATED ON THE GOOGLE AERIAL WITH U.S. FISH & WILDLIFE SERVICE: NATIONAL WETLANDS INVENTORY WETLANDS-DATA.KML OVERLAY  
**APPROXIMATE WETLAND BOUNDARIES**  
SCALE: 1" = 4500 FEET



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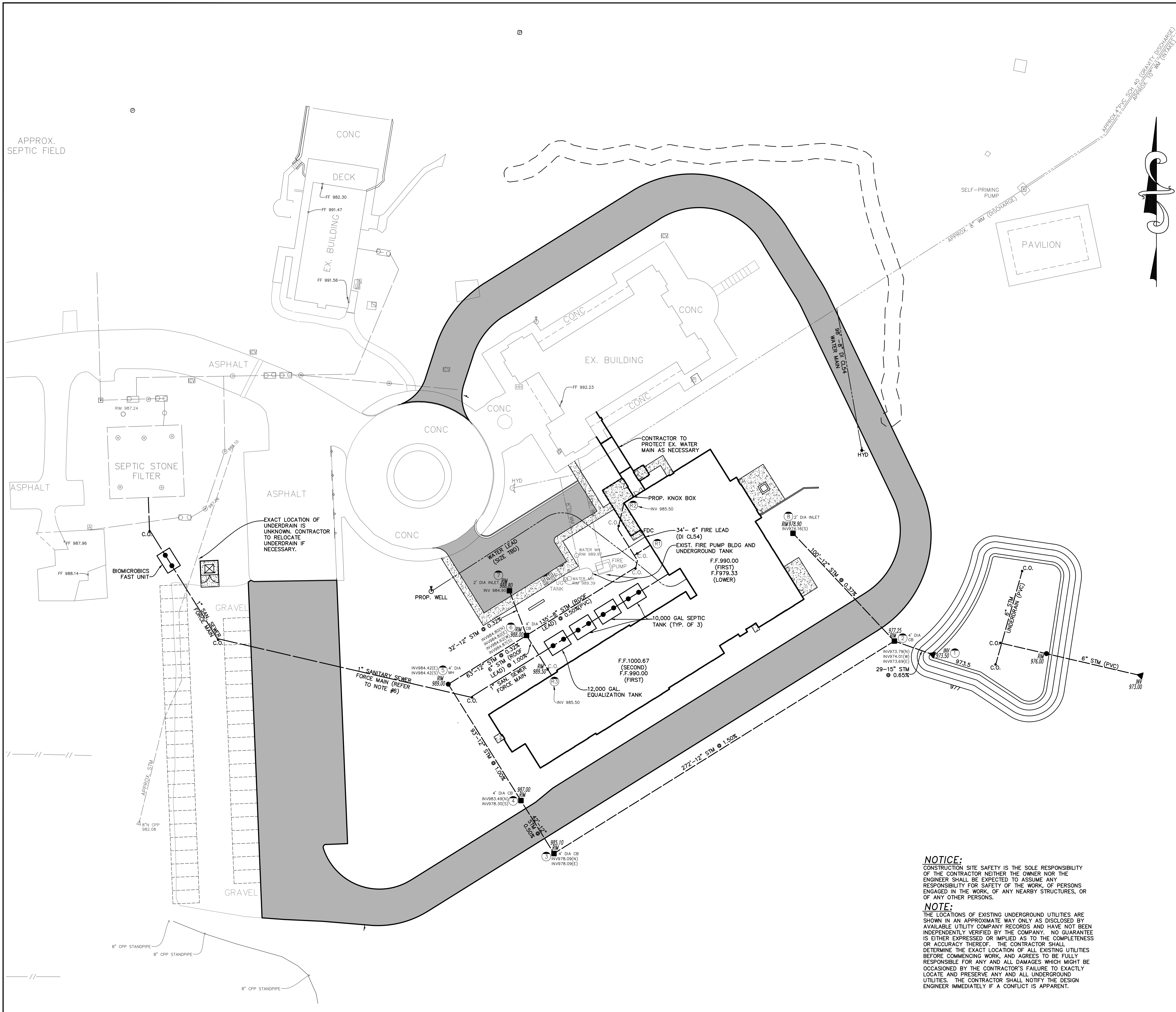
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CLIENT: THE CHALDEAN CATHOLIC CHURCH OF THE USA  
**GRADING AND SOIL EROSION & SEDIMENTATION CONTROL PLAN**  
THE PROPHET ELIJAH RETREAT CENTER  
SECTION: 11 & 12 TOWNSHIP: 2N RANGE: 5E  
GENOA TOWNSHIP  
LIVINGSTON COUNTY  
MICHIGAN

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SCALE: HOR 1" = 30 FT. VER 1" = 30 FT.	4
	08-296.3

NOT FOR CONSTRUCTION



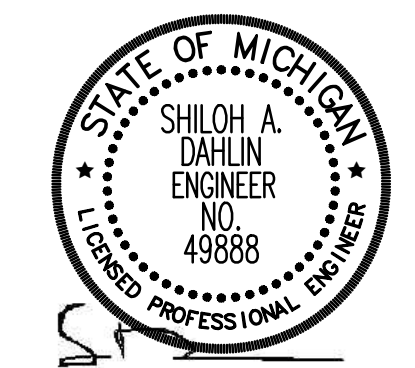


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  5. COMPACTED SAND BANKFILL SHALL BE PROVIDED FOR ALL UTILITIES WITHIN THE INFLUENCE OF PAVED AREAS.
  6. SANITARY SEWER SYSTEM DESIGN BY OTHERS.
  7. ADDITIONAL DESIGN INFORMATION WILL BE PROVIDED ON THE FINAL ENGINEERING PLANS.
  8. APPROVAL FROM THE LIVINGSTON COUNTY HEALTH DEPARTMENT FOR THE PROPOSED WELL AND SEPTIC IMPROVEMENTS WILL BE REQUIRED.
  9. ALL STORM SEWER 12" AND LARGER TO BE C76 CLIV RCP UNLESS OTHERWISE NOTED.

- LEGEND:**
- EX. CATCH BASIN
  - EX. MANHOLE
  - EX. END SECTION
  - EX. OVERFLOW STRUCTURE
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  - EX. WATER GATE VALVE
  - EX. HYDRANT
  - EX. WATER VALVE
  - EX. WATER SHUTOFF
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  - EX. PEDESTAL
  - EX. TRANSFORMER
  - EX. LIGHTPOLE
  - EX. UTILITY POLE
  - EX. GUY ANCHOR
  - EX. TREE
  - EX. TREE TAG & NUMBER
  - EX. TREE LINE
  - EX. SANITARY SEWER
  - EX. STORM SEWER
  - EX. WATER MAIN
  - EX. ELECTRIC CABLE
  - EX. COMMUNICATION
  - EX. GAS LINE
  - EX. OVERHEAD LINE
  - EX. SIGN
  - EX. POST/BOLLARD
  - EX. FLAGPOLE
  - EX. WATER WELL
  - EX. SATELLITE DISH
  - EX. BOULDER
  - EX. TREE STUMP
  - EX. PARKING MARKER
  - EX. UTILITY MARKER
  - EX. MAILBOX
  - EX. GENERATOR
  - EX. MONITOR WELL
  - EX. AIR CONDITIONER
  - EX. PUMP
  - EX. FENCE
  - PROP. FINISH FLOOR ELEVATION
  - PROP. CURB & GUTTER (PITCH OUT)
  - PROP. STORM SEWER
  - PROP. SANITARY SEWER
  - PROP. WATER MAIN
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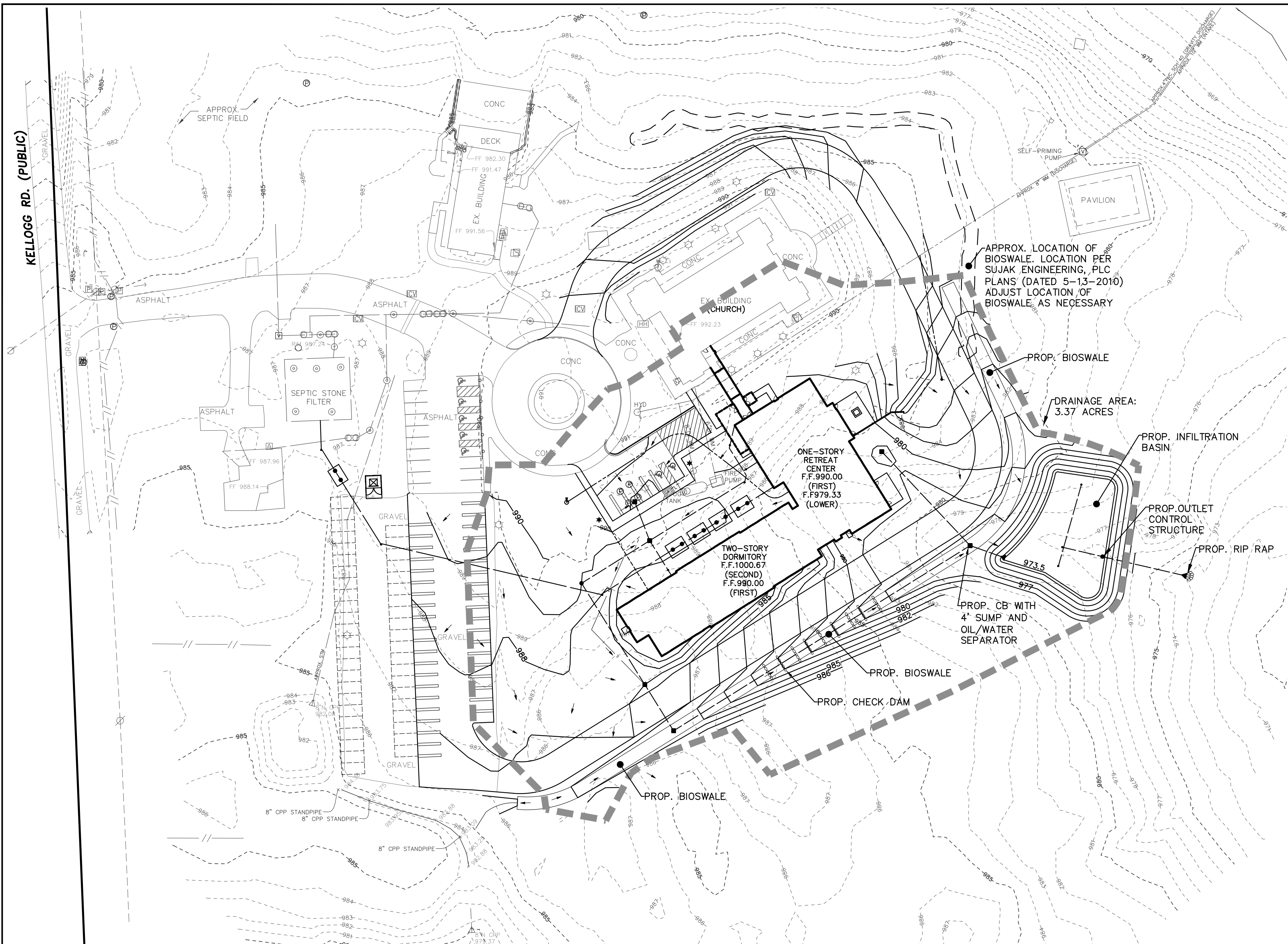
UTILITY PLAN

THE PROPHET ELIJAH RETREAT CENTER  
SECTION: 11 & 12  
TOWNSHIP: 2N  
RANGE: 5E  
GENOA TOWNSHIP  
LIVINGSTON COUNTY  
MICHIGAN

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SCALE: HOR 1"=30 FT. VER 1"=5 FT.	08-296.3

NOT FOR CONSTRUCTION





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  - EX. CLEANOUT
  - EX. WATER GATE VALVE
  - EX. HYDRANT
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  - PROP. GUTTER ELEV.
  - PROP. TOP OF CURB ELEV.
  - PROP. TOP OF WALK ELEV.
  - PROP. TOP OF PAVEMENT ELEV.
  - PROP. SPOT ELEV.
  - PROP. DRAINAGE ARROW
- xGU 642.00  
 xTC 642.50  
 xTW 642.50  
 xTP 643.50



**NOTE:**

- SOIL TYPE PER THE ONLINE SOIL SURVEY ([HTTPS://WEBSOILSURVEY.SC.EGOV.USDA.GOV](https://websoilsurvey.sc.egov.usda.gov))
- SOIL TYPES:
  - MoE (MAWASEE LOAM)
  - MoD (MIAMI SANDY LOAM)
  - MoB (MIAMI SANDY LOAM)
  - Gd (GILFORD SANDY LOAM)
  - Ho (HOUGHTON MUCK)
  - OmB (OWOSSO MIAMI SANDY LOAMS)

**APPROXIMATE SOIL TYPE BOUNDARIES**  
SCALE: 1" = ±300 FEET

**STORM WATER MANAGEMENT NARRATIVE:**  
CURRENTLY, THE DRAINAGE FROM THE PROPOSED IMPROVEMENT AREA FLOWS SOUTH/SOUTHEAST TO THE WETLAND AREA.

TO ACCOMMODATE THE PROPOSED IMPROVEMENT, BIOSWALES HAVE BEEN PROPOSED FOR PRE-TREATMENT FOR THE OVERLAND FLOW AND A CATCH BASIN WITH A FOUR (4)-FT SUMP AND OIL/WATER SEPARATOR HAS BEEN PROPOSED FOR PRE-TREATMENT OF THE ENCLOSED STORM SEWER PRIOR TO DISCHARGE TO THE BASIN.

AN INFILTRATION BASIN HAS BEEN PROPOSED TO ACCOMMODATE THE 100-YEAR STORM EVENT PER LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE REQUIREMENTS.

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**ESTIMATED RUNOFF COEFFICIENT CALCULATION**

LAND USE	AREA (A) (acres)	RUNOFF COEFFICIENT (C)
Building / Pavement	1.08	0.90
Grass	2.29	0.30
<b>TOTAL AREA</b>	<b>3.37</b>	

**CALCULATE THE WEIGHTED RUNOFF COEFFICIENT:**

$$C = \frac{\sum(A_i \times C_i)}{A} = \frac{(1.08 \times 0.9) + (2.29 \times 0.30)}{3.37}$$

$$= 0.49$$

Tributary Area (A) = 3.37 Acres  
 Compound Run-off Coefficient C = 0.49  
 Design Constant K = A x C = 1.65  
 Allowable Outflow Rate (Qo) = 0.67 CFS  
 (Assume 0.2 CFS / Acre)

1	2	3	4	5	6	7
Duration (Minutes)	Duration (Seconds)	Intensity (100 yr Storm) (In/Hr)	Col. #2 x Col. #3 (Inches)	Inflow Volume = Col.4 x K (Cu. Ft)	Outflow Volume Col.2 x Qo (Cu. Ft)	Storage Volume Col.5 - Col.6 (Cu. Ft)
5	300	9.17	2.751	4.543	202	4.341
10	600	7.86	4.716	7.788	404	7.383
15	900	6.88	6.192	10.225	607	9.618
20	1,200	6.11	7.332	12.107	809	11.299
30	1,800	5.00	9.000	14.862	1,213	13.649
60	3,600	3.24	11.664	19.261	2,426	16.834
90	5,400	2.39	12.906	21.312	3,640	17.672
120	7,200	1.90	13.680	22.590	4,853	17.737
180	10,800	1.34	14.472	23.898	7,279	16.618
240	14,400	1.04	14.976	24.730	9,708	15,024
300	18,000	0.85	15,300	25,265	12,132	13,133
360	21,600	0.71	15,336	25,324	14,558	10,766
420	25,200	0.62	15,624	25,800	16,985	8,815
480	28,800	0.54	15,552	25,681	19,411	6,270
540	32,400	0.49	15,676	26,216	21,838	4,378
620	37,200	0.43	15,996	26,414	25,073	1,341

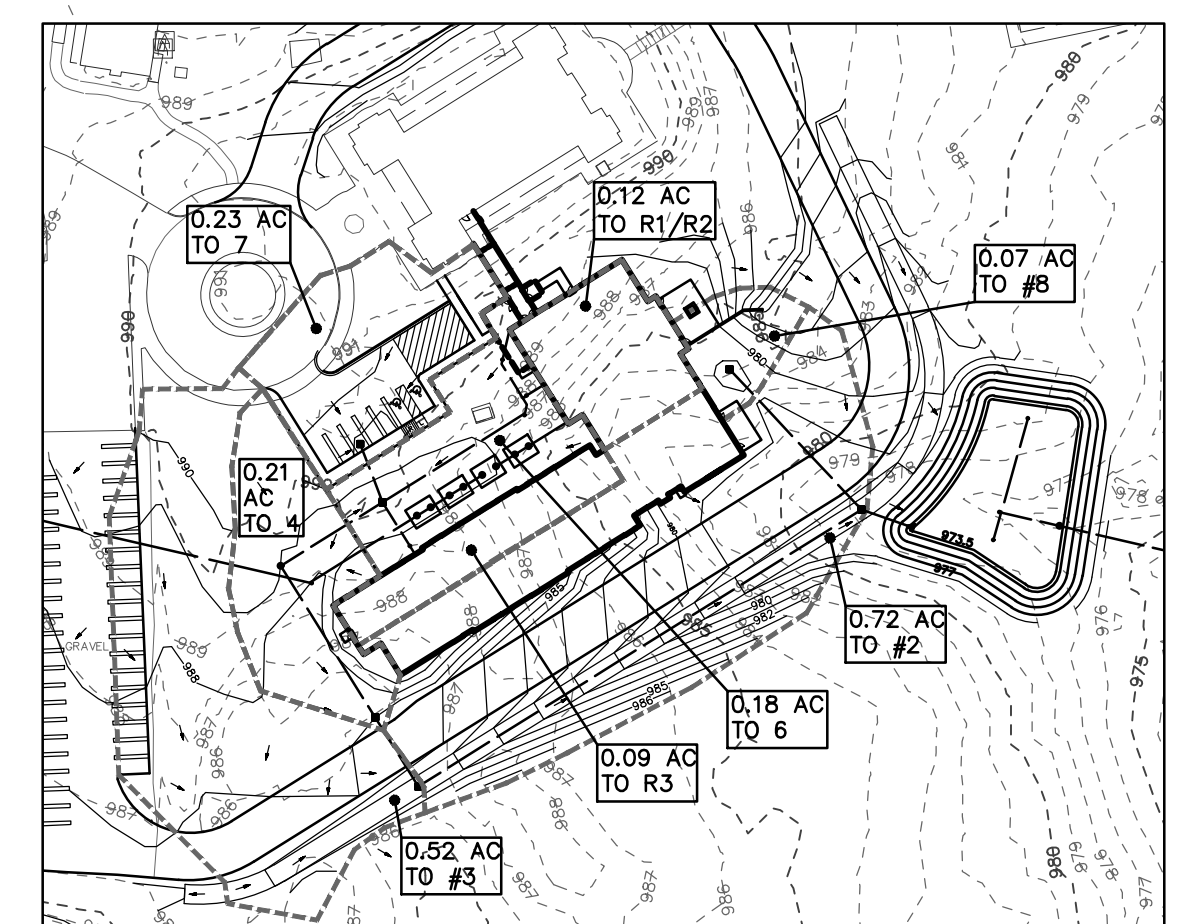
Therefore the required volume for a 100-year storm event is: 17,737 Cu. Ft.

**DETENTION BASIN PROVIDED VOLUME**

Elevation	Area	Average for Basin	Volume	Cumulative Volume
977.00	FREEBOARD			
976.00	8,421	7,895	7,895	17,830
975.00	7,368	6,870	6,870	9,936
974.00	6,371	6,133	3,066	3,066
973.50	5,894			

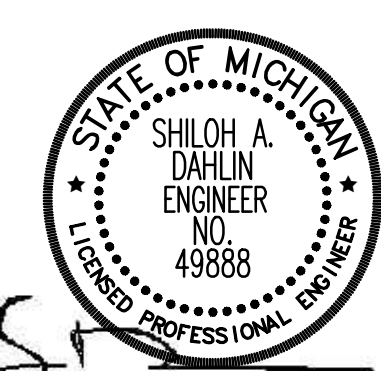
**STORAGE ELEVATIONS**

V <sub>100</sub>	17,737	cf provided at	Z <sub>100</sub>	976.0
			Z <sub>REMAINING WATER</sub>	973.5
			Z <sub>FREEBOARD</sub>	977.0



**STORM SEWER CALCULATIONS:**

FROM MH INPUT	TO MH	INCRE- MENT ACRES (A)	C	EQUIV. AREA 100% ACRES CA	TOTAL AREA 100% ACRES SUM CA	T TIME (MIN.)	I (IN PER HOUR)	Q=CIA C.F.S. FLOW	CAPAC- ITY OF SEWER (C.F.S.)	DIAM. OF PIPE (IN.)	LENGTH OF LINE (FT.)	SLOPE OF PIPE (%)	MIN HG ON "Q" (%)	HG FRS GIVEN "D" (%)	ACTUAL HG (%)	VEL. FLOW FULL (FT./ SEC.)	TIME OF FLOW (MIN.)	H.G. ELEV. UPPER END	H.G. ELEV. LOWER END	GROUND ELEV. UPPER END	GROUND ELEV. LOWER END	INVERT ELEV. UPPER END	INVERT ELEV. LOWER END
R1 & R2	6	0.12	0.90	0.11	0.11	15.00	4.38	0.47	0.86	8	135	0.50	0.15	0.52	0.15	2.45	0.9	985.61	985.40	990.00	988.00	985.50	984.82
6	5	0.18	0.40	0.07	0.45	15.90	4.28	1.90	2.02	12	63	0.32	0.29	0.30	0.29	2.57	0.4	985.40	985.22	988.00	989.00	984.62	984.42
5	4	0.00	0.90	0.00	0.45	16.30	4.24	1.90	3.57	12	93	1.00	0.29	0.30	0.29	4.54	0.3	984.56	984.29	989.00	987.00	984.42	983.49
4	3	0.21	0.40	0.08	0.53	16.60	4.21	2.23	2.52	12	42	0.50	0.39	0.30	0.39	3.21	0.2	979.06	978.89	987.00	985.10	978.30	978.09
3	2	0.52	0.40	0.21	0.74	16.80	4.19	3.09	4.36	12	272	1.50	0.75	0.30	0.75	5.56	0.8	976.85	974.81	985.10	977.25	978.09	974.01
2	1	0.72	0.50	0.36	1.12	17.60	4.11	4.61	5.21	15	29	0.65	0.51	0.23	0.51	4.25	0.1	974.85	974.50	977.25	988.00	973.69	973.50
7	6	0.23	0.80	0.18	0.18	15.00	4.38	0.81	2.02	12	32	0.32	0.05	0.30	0.05	2.57	0.2	985.61	985.60	988.00	988.00	984.90	984.80
8	2	0.07	0.35	0.02	0.02	15.00	4.38	0.81	2.17	12	100	0.37	0.05	0.30	0.05	2.76	0.6	974.70	974.65	978.00	977.25	974.16	973.79
R3	6	0.09	0.90	0.08	0.08	15.00	4.38	0.35	0.56	6	63	1.00	0.40	0.77	0.40	2.86	0.4	985.65	985.40	990.00	988.00	985.50	984.87



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 CONSTRUCTION LAYOUT

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 BOUNDARY SURVEYS  
 TOPOGRAPHIC SURVEYS  
 PARCEL SPLITS  
 CONSTRUCTION LAYOUT

RESIDENTIAL  
 SUBDIVISIONS  
 SITE CONDOMINIUM  
 MULTI-FAMILY  
 LOT PLANS  
 CONSTRUCTION LAYOUT

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CLIENT: THE CHALDEAN CATHOLIC CHURCH OF THE USA

**STORM WATER MANAGEMENT PLAN**

SECTION: 11 & 12

THE PROPHET ELIJAH RETREAT CENTER  
 GENOA TOWNSHIP  
 LIVINGSTON COUNTY  
 MICHIGAN

REVISED

10-19-2020 SITE PLAN REVIEW REVISION  
 08-26-2020 SITE PLAN REVIEW SUBMITTAL  
 07-31-2020 SITE PLAN REVIEW

DATE: 07-31-2020

DRAWN BY: SD

CHECKED BY: TG

FBK:

CHF:

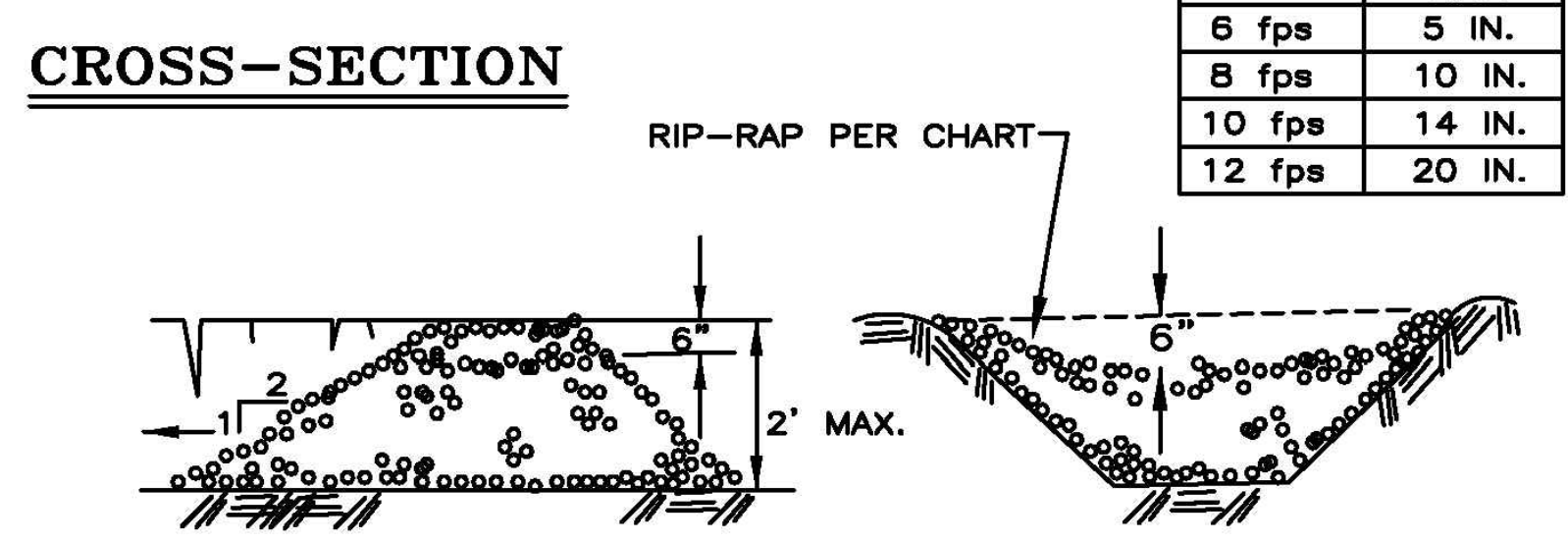
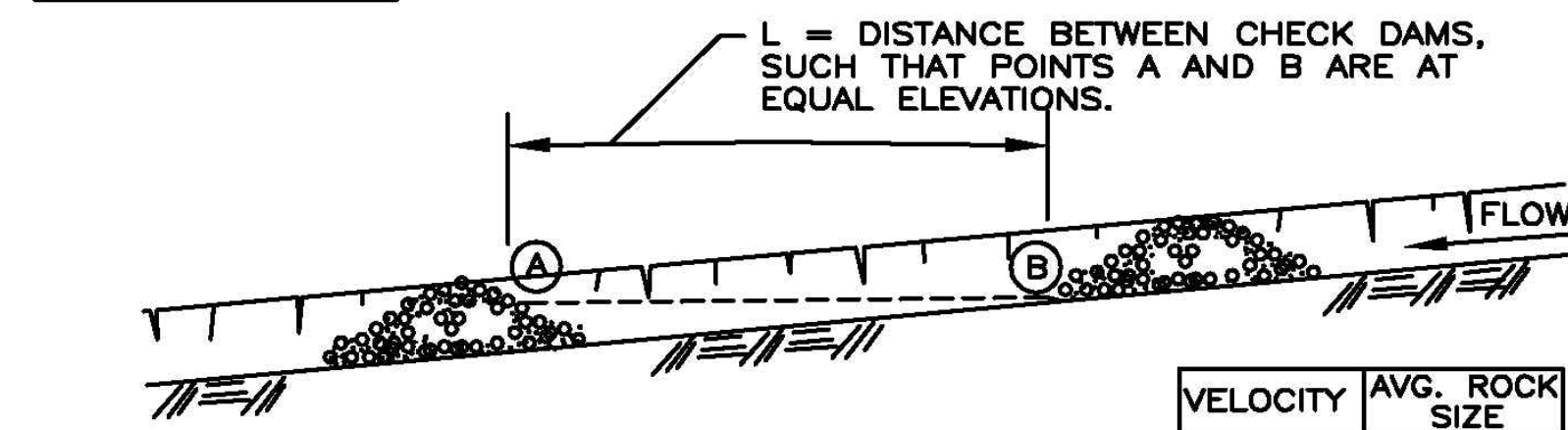
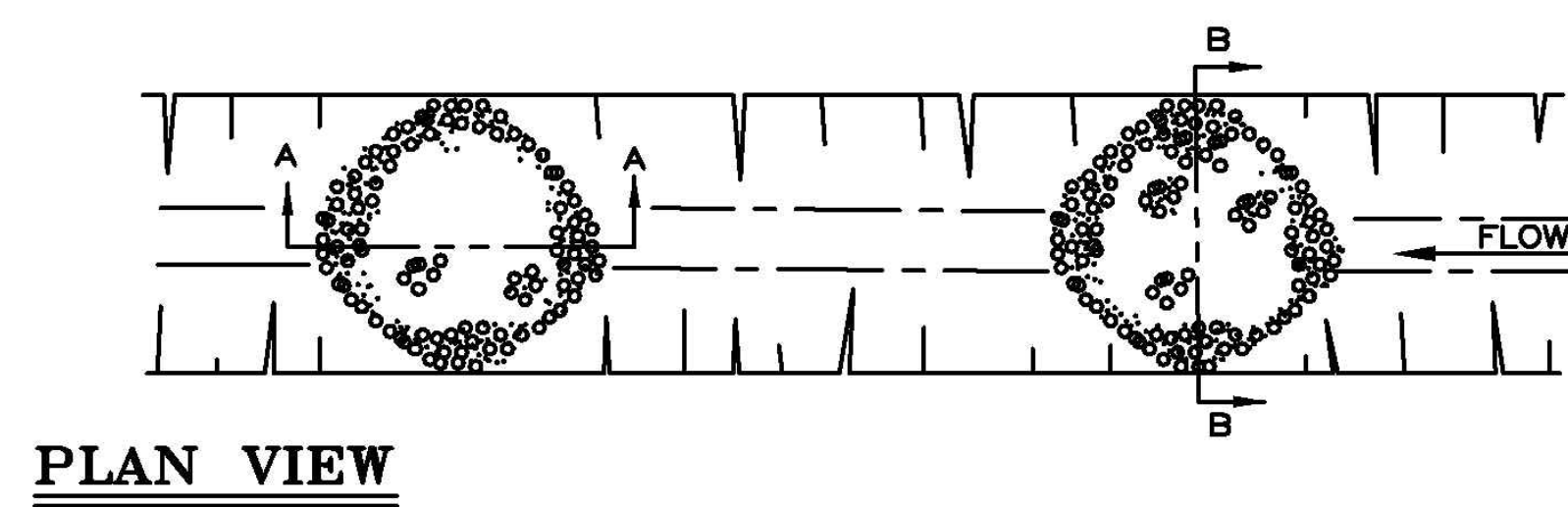
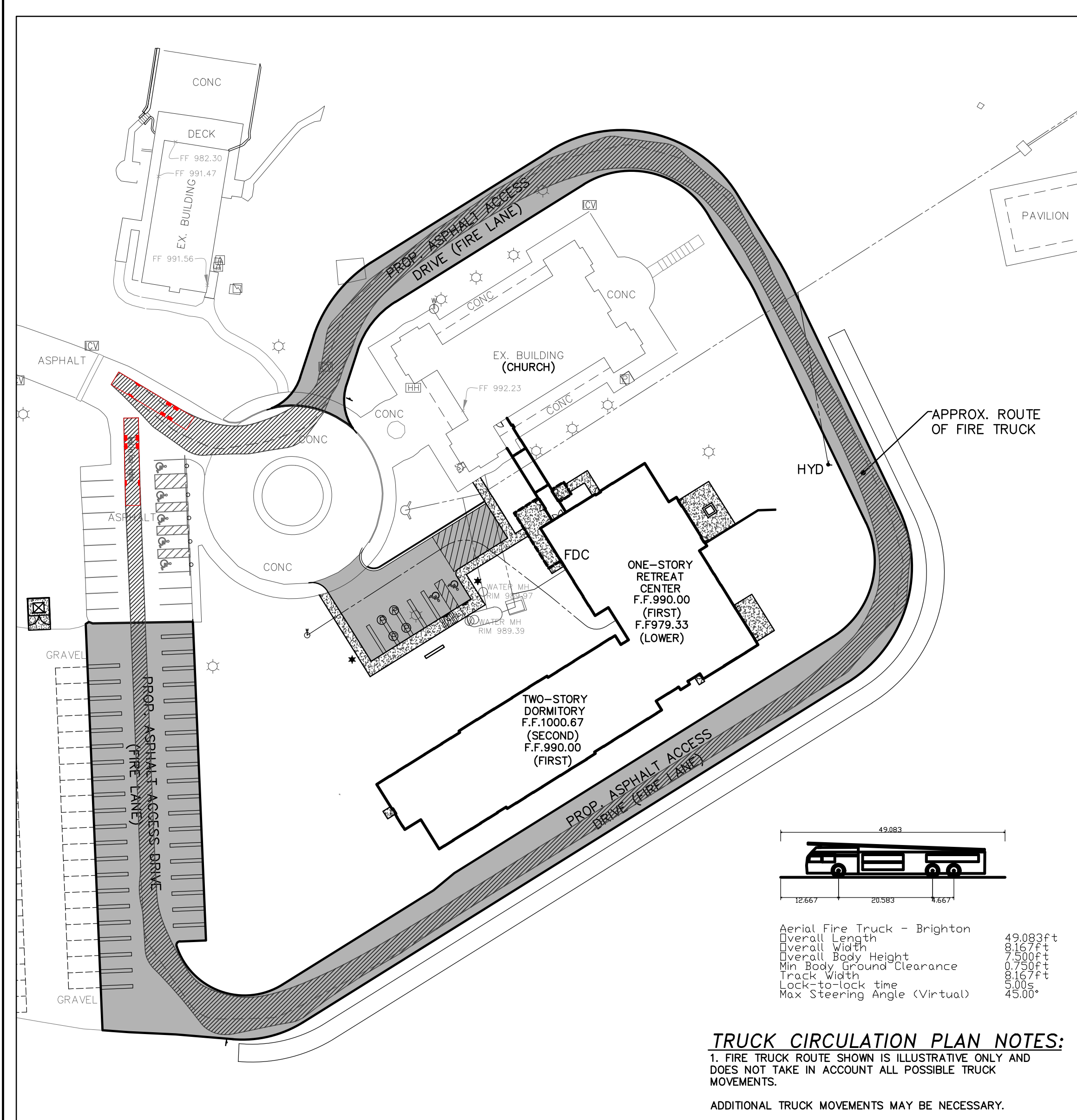
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 VER 1" = 5 FT.

6

08-296.3

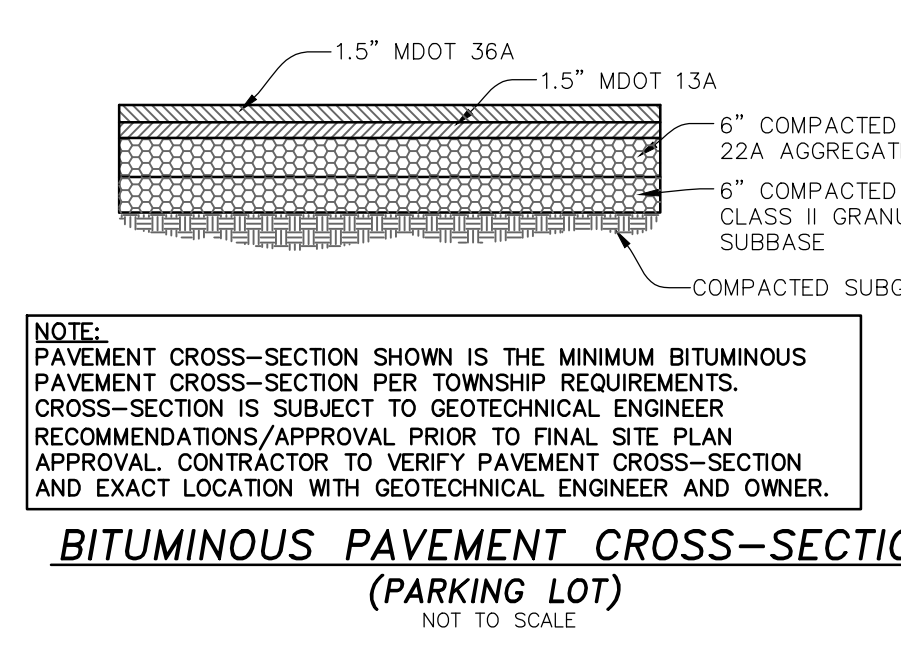
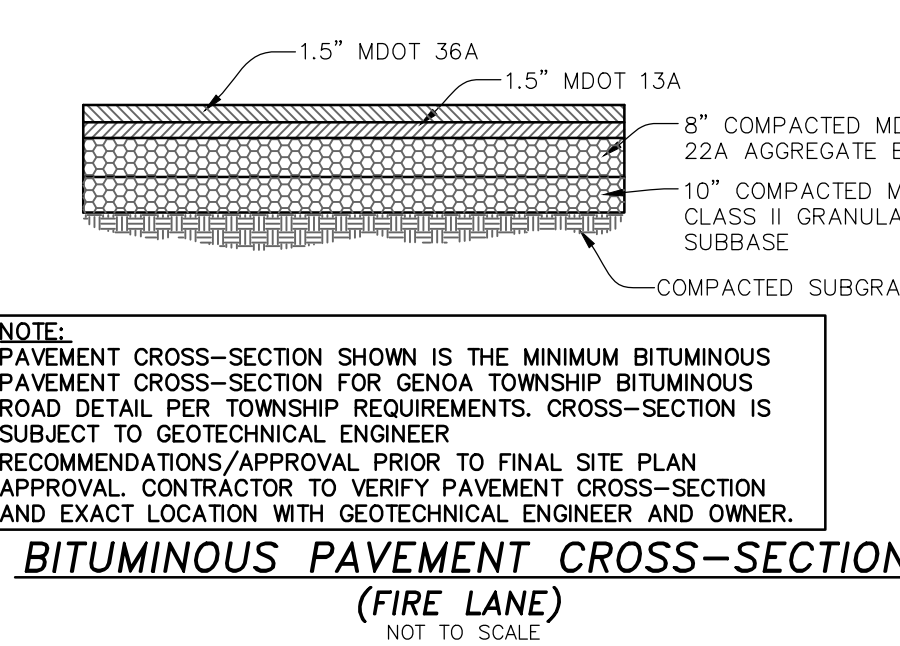
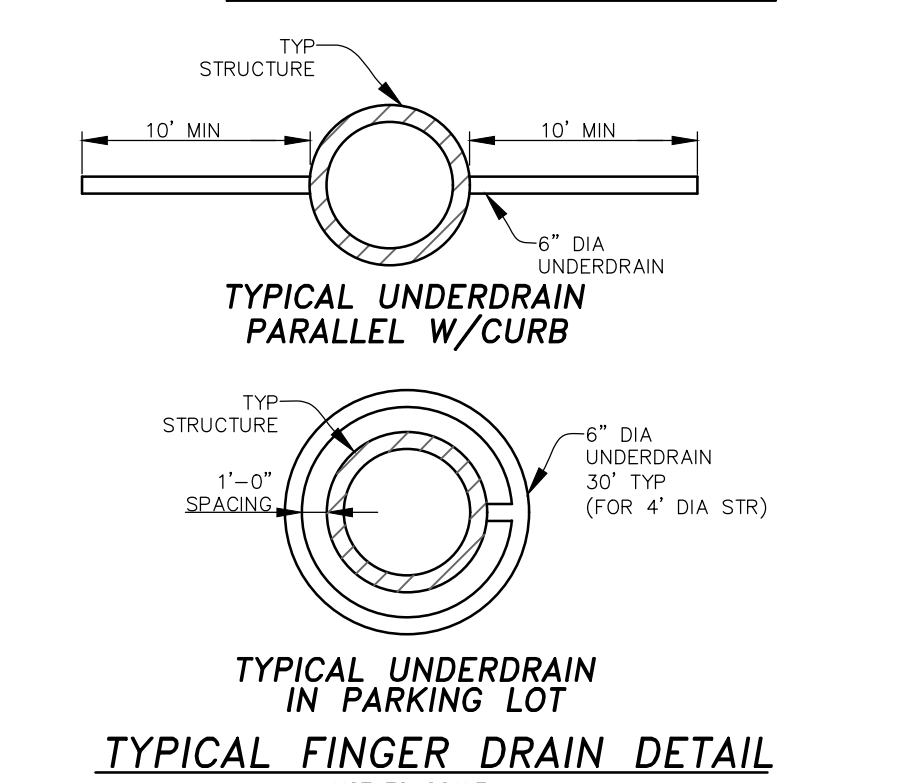
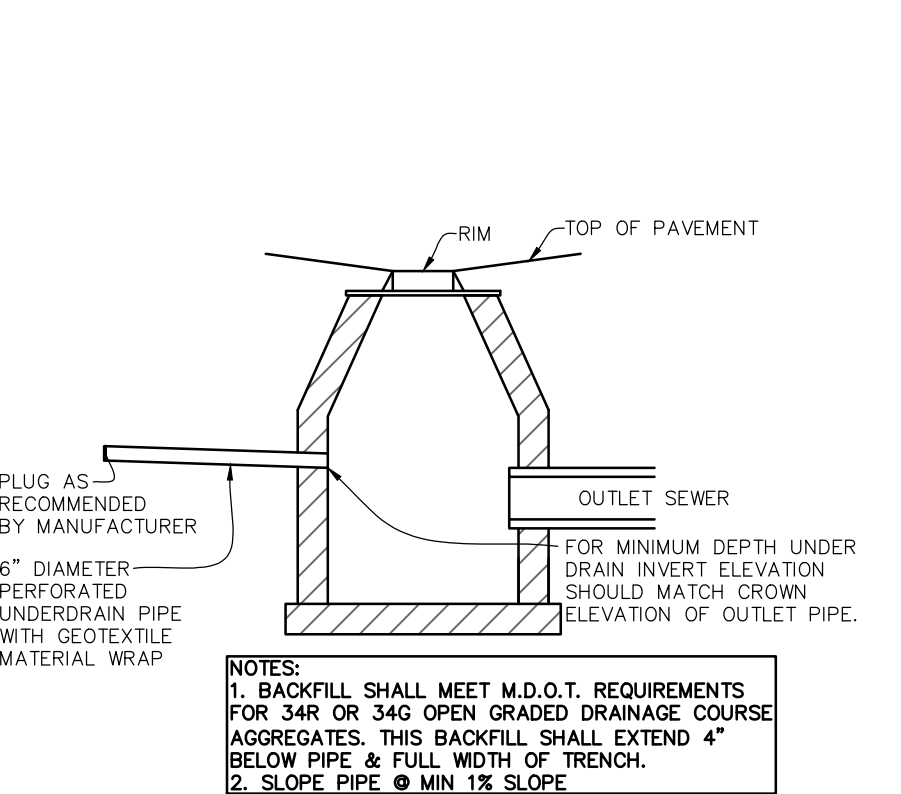
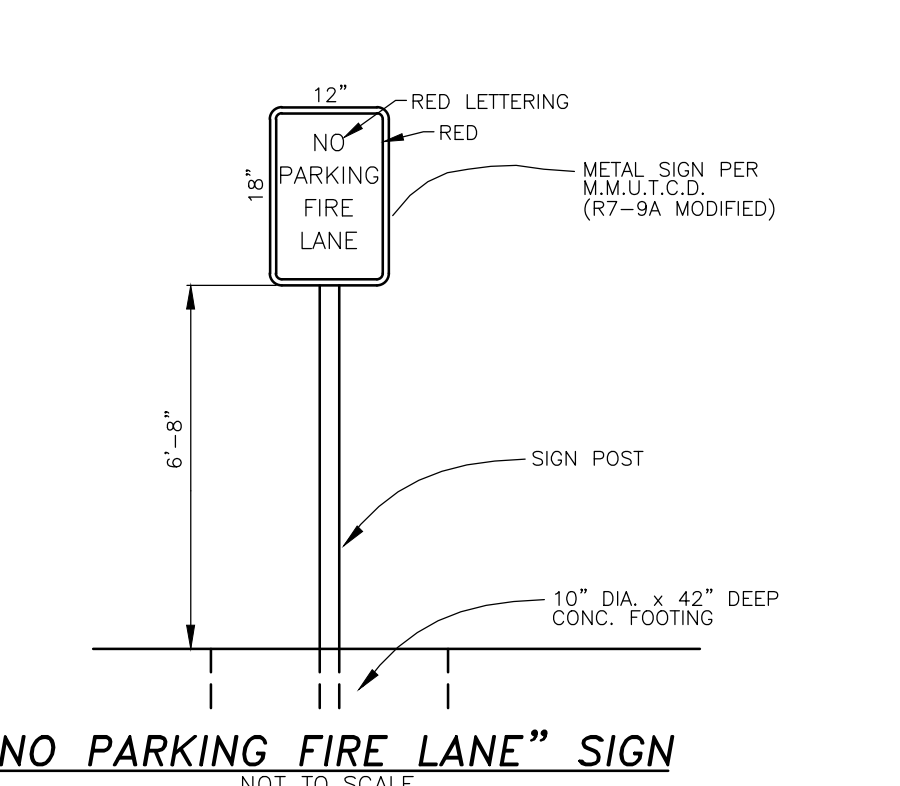
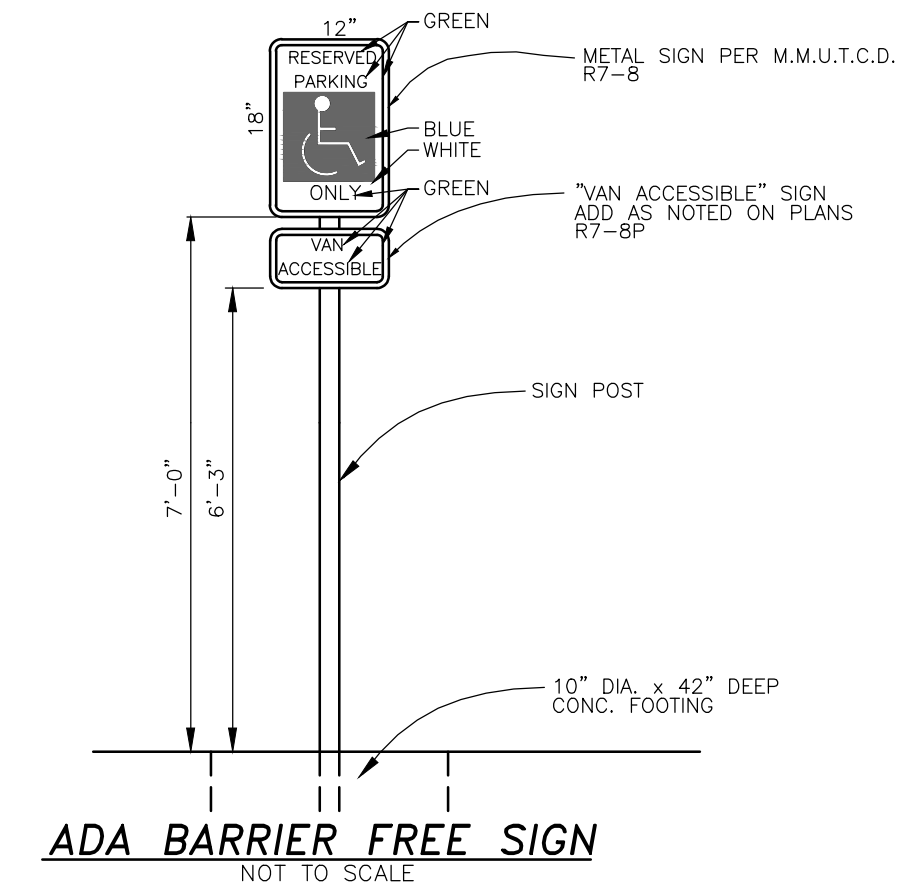
NOT FOR CONSTRUCTION



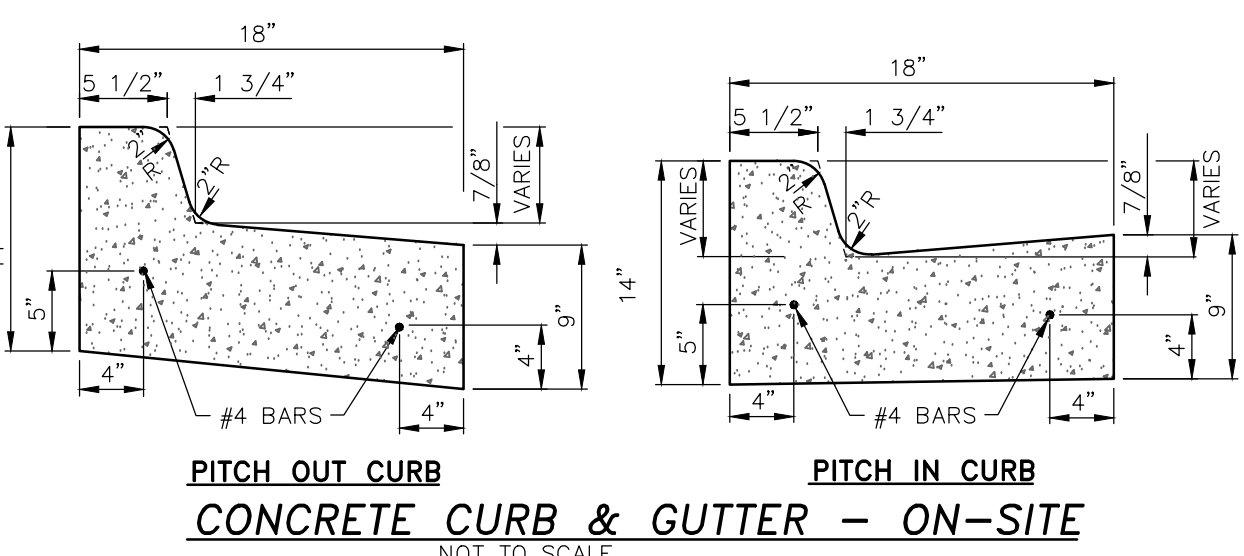
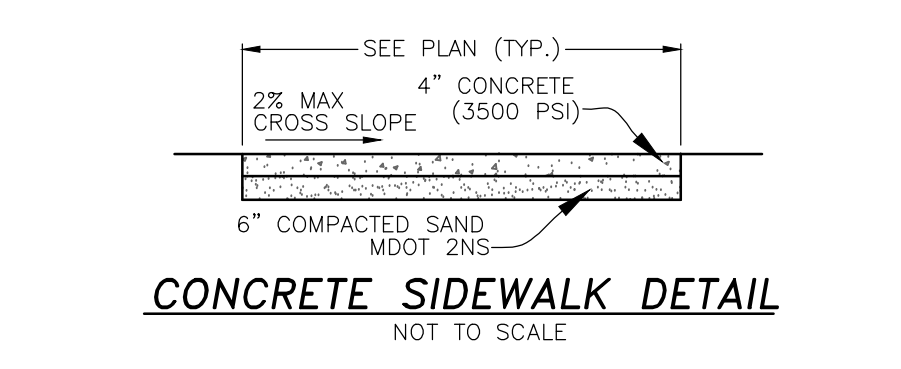
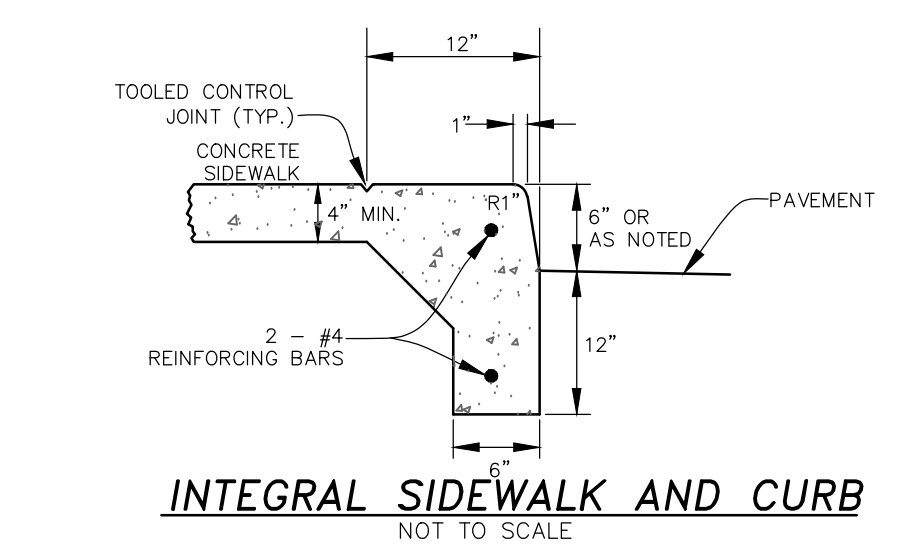
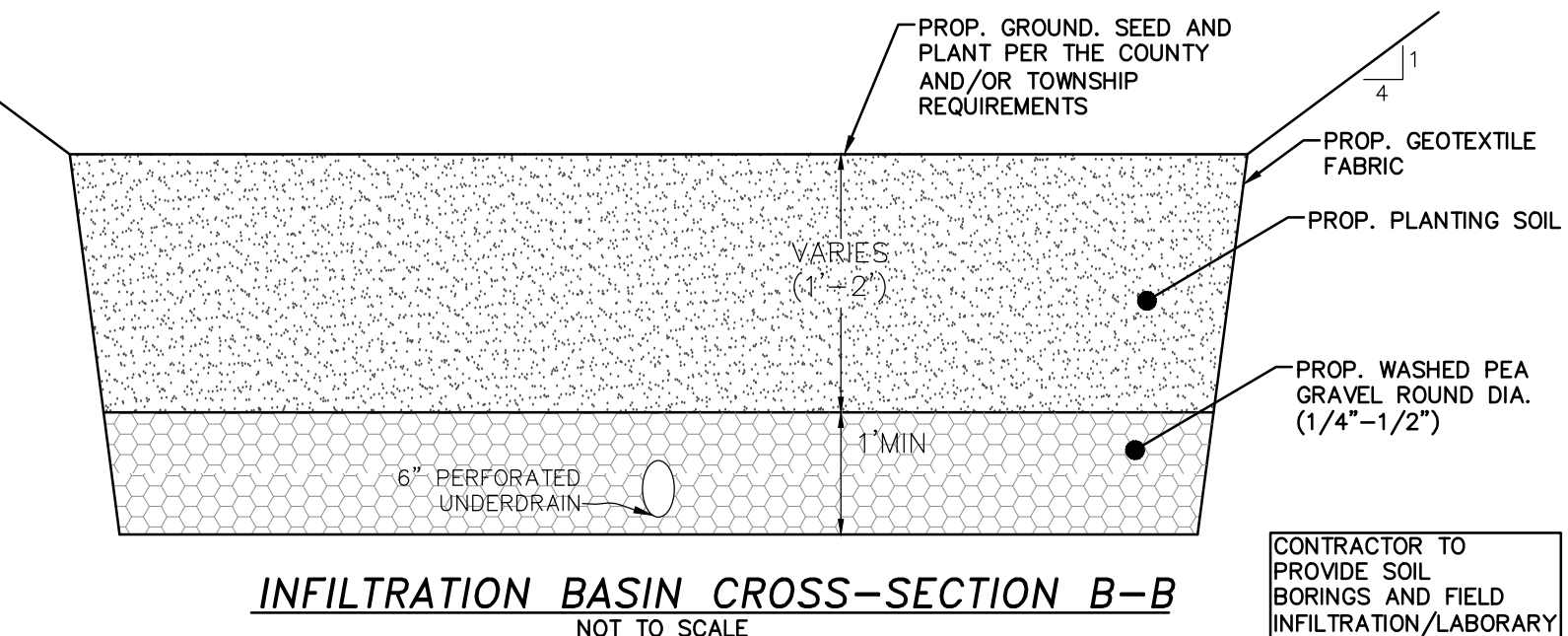
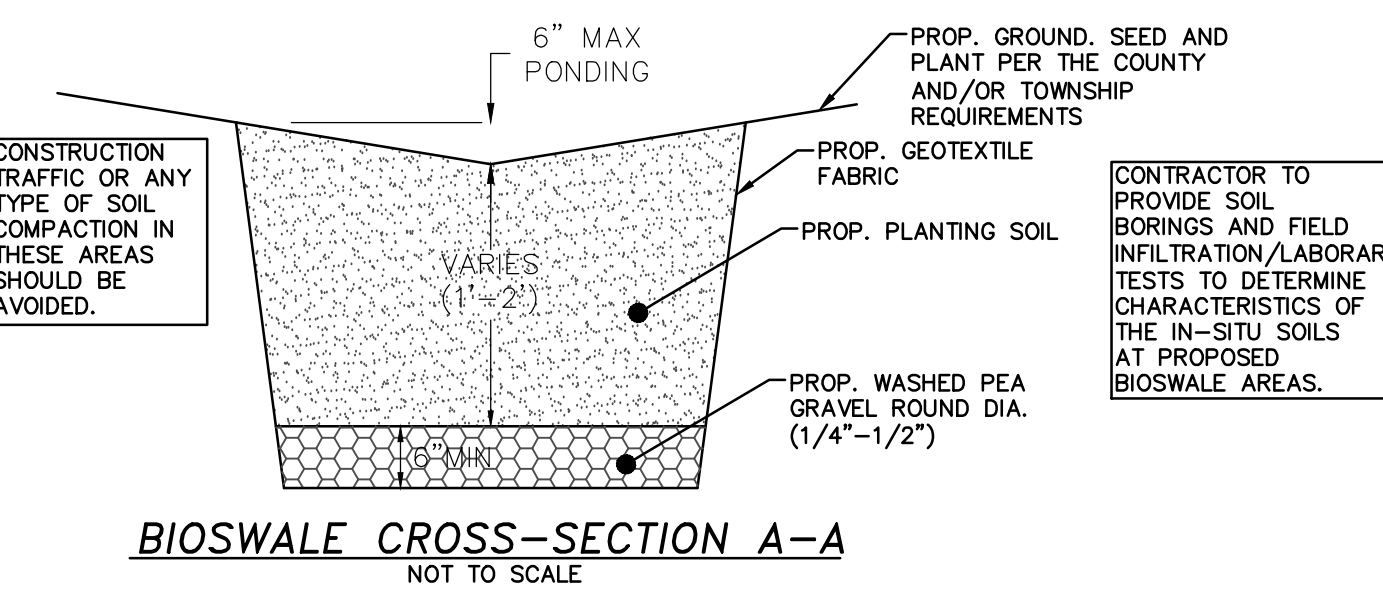


DEPENDING ON THE VELOCITY, SLOPE AND SOILS, USE THE PROPER SIZED RIP-RAP TO HANDLE THE SHEER STRESS OF THE SLOPE/CHANNEL.

**CHECK DAMS**  
NOT TO SCALE

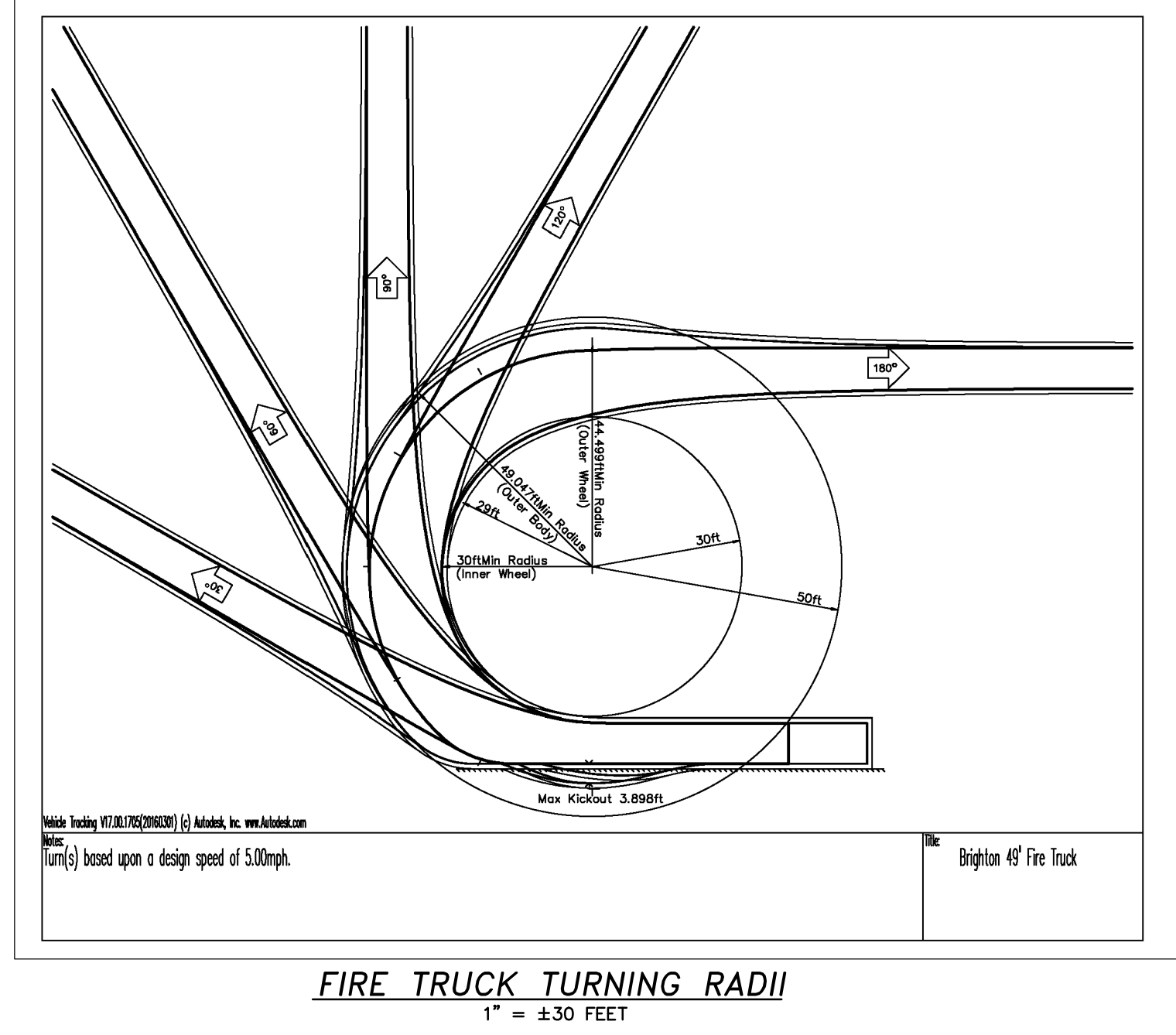


**BIOSWALE/BASIN NOTES:**  
1. INSTALL TEMPORARY SEDIMENT CONTROL BMPs.  
2. COMPLETE SITE GRADING, MINIMIZING COMPACTION AS MUCH AS POSSIBLE.  
3. EXCAVATE THE BIOSWALES/BASIN TO THE PROP. DEPTHS AND SCARIFY THE EX. SOIL SURFACES. DO NOT COMPACT IN-SITU SOILS.  
4. BACKFILL WITH THE AMENDED SOIL. LIGHT HAND TAMPING IS ACCEPTABLE IF NECESSARY.  
5. PLANTING SOIL MUST BE A LOAM TOPSOIL CAPABLE OF SUPPORTING A HEALTHY VEGETATIVE COVER. SOILS MUST BE AMENDED WITH COMPOSTED ORGANIC MATERIAL. SOILS MUST BE FREE OF CONSTRUCTION DEBRIS AND SUBSOILS. SOILS MUST HAVE A CLAY CONTENT LESS THAN 10%. BE FREE OF TOXIC SUBSTANCES AND UNWANTED PLANT MATERIAL AND HAVE A 20-30% ORGANIC MATTER CONTENT. ADDITIONAL ORGANIC MATTER CAN BE ADDED TO THE SOIL TO INCREASE WATER HOLDING CAPACITY. TESTS SHOULD BE CONDUCTED BY A QUALIFIED GEOTECHNICAL ENGINEER TO VERIFY VOLUME STORAGE CAPACITY OF THE PLANTING SOIL.  
6. PRESOAK THE PLANTING SOIL PRIOR TO PLANTING VEGETATION TO AID IN SETTLEMENT.  
7. COMPLETE FINAL GRADING TO ACHIEVE PROPOSED DESIGN ELEVATIONS, LEAVING SPACE FOR UPPER LAYER OF COMPOST, MULCH OR TOPSOIL.



**NOTICE:**  
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

**NOTE:**  
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AS DISCLOSED BY AVAILABLE UTILITY COMPANY RECORDS AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE COMPANY. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF A CONFLICT IS APPARENT.



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**811**  
Know what's below  
Call before you dig.

CLIENT: THE CHALDEAN CATHOLIC CHURCH OF THE USA

**SITE DETAILS**

THE PROPHET ELIJAH RETREAT CENTER  
SECTION: 11 & 12  
TOWNSHIP: 2N  
GENOA TOWNSHIP  
LIVINGSTON COUNTY  
MICHIGAN

RANGE: 5E

REVISED

10-19-2020 SITE PLAN REVIEW REVISION  
08-26-2020 SITE PLAN REVIEW RESUBMITTAL  
07-31-2020 SITE PLAN REVIEW

DATE: 07-31-2020

DRAWN BY: SD

CHECKED BY: TG

AS NOTED

FBK:

CHF:

7

SCALE: HOR 1" = 100 FT.  
VER 1" = 4 FT.

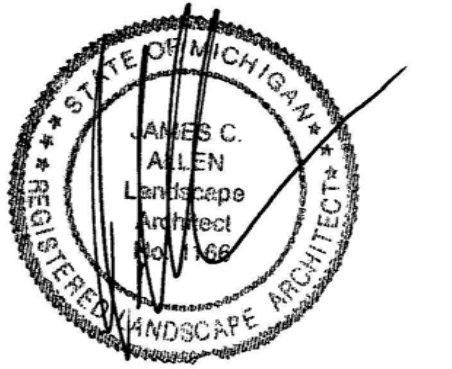
08-296.3

STATE OF MICHIGAN  
SHILOH A. DAHLIN  
ENGINEER  
NO. 49888  
LICENSED PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION



Seal:



Title:  
**Landscape Plan**

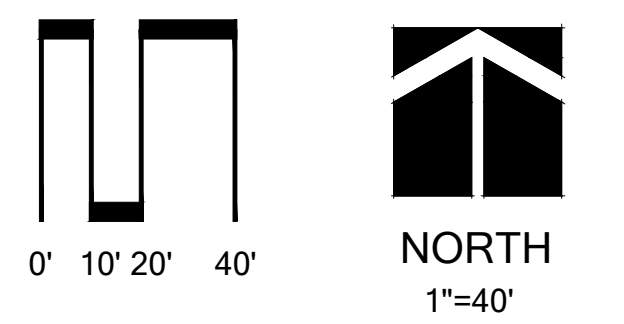
Project:  
**The Prophet Elijah  
 Retreat Center  
 Genoa Township, Michigan**

Prepared for:  
 Saroki Architecture  
 430 N. Old Woodward  
 Birmingham, Michigan 48009  
 248.258.5707

Revision:	Issued:
Site Plan Review	July 31, 2020
Site Plan Submission	August 26, 2020
Site Plan Review Revision	October 19, 2020
Site Plan Review Revision	March 12, 2021

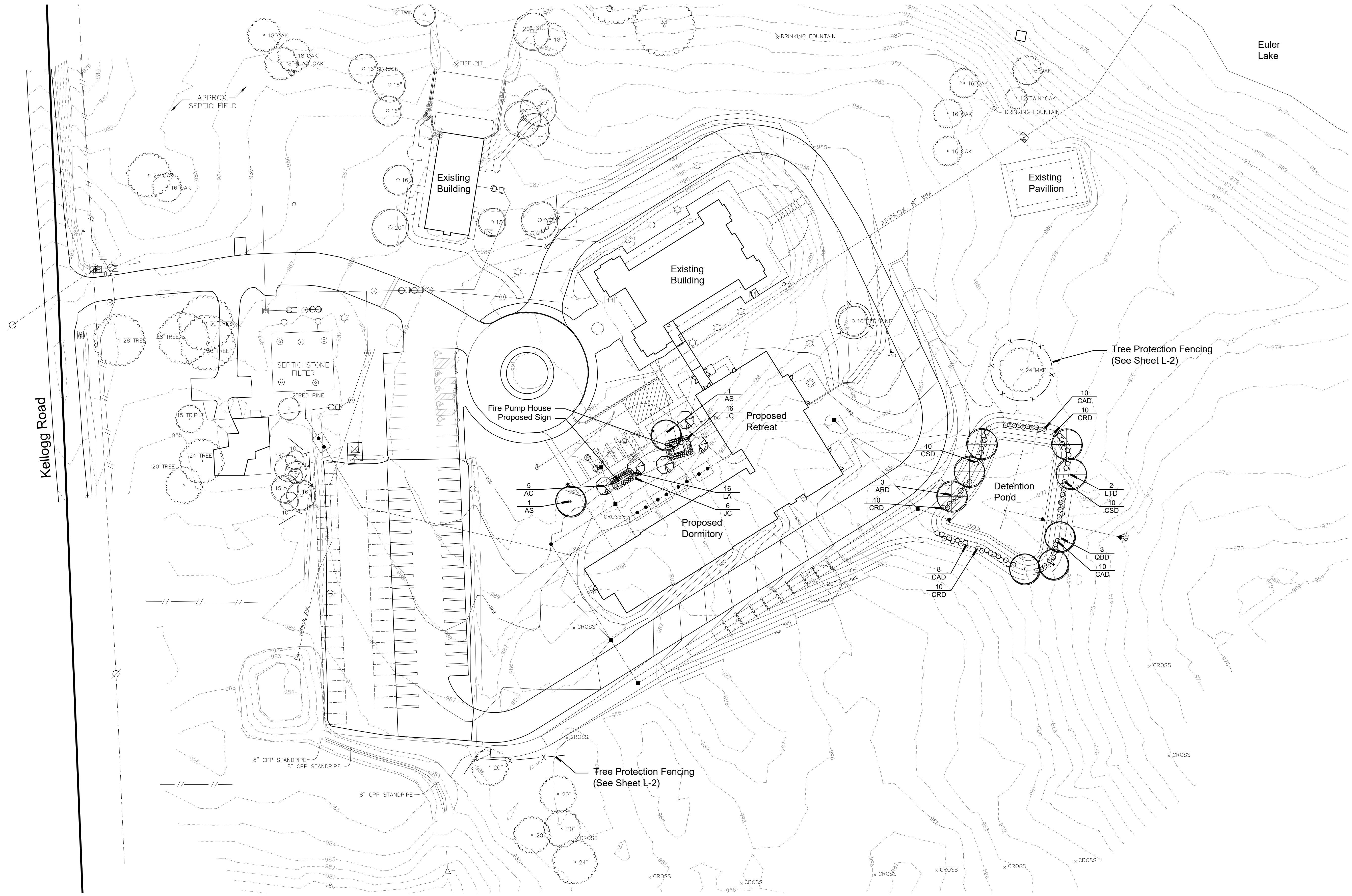
Job Number:  
 20-043

Drawn By: jca      Checked By: jca



Sheet No.

L-1



**Landscape Summary**

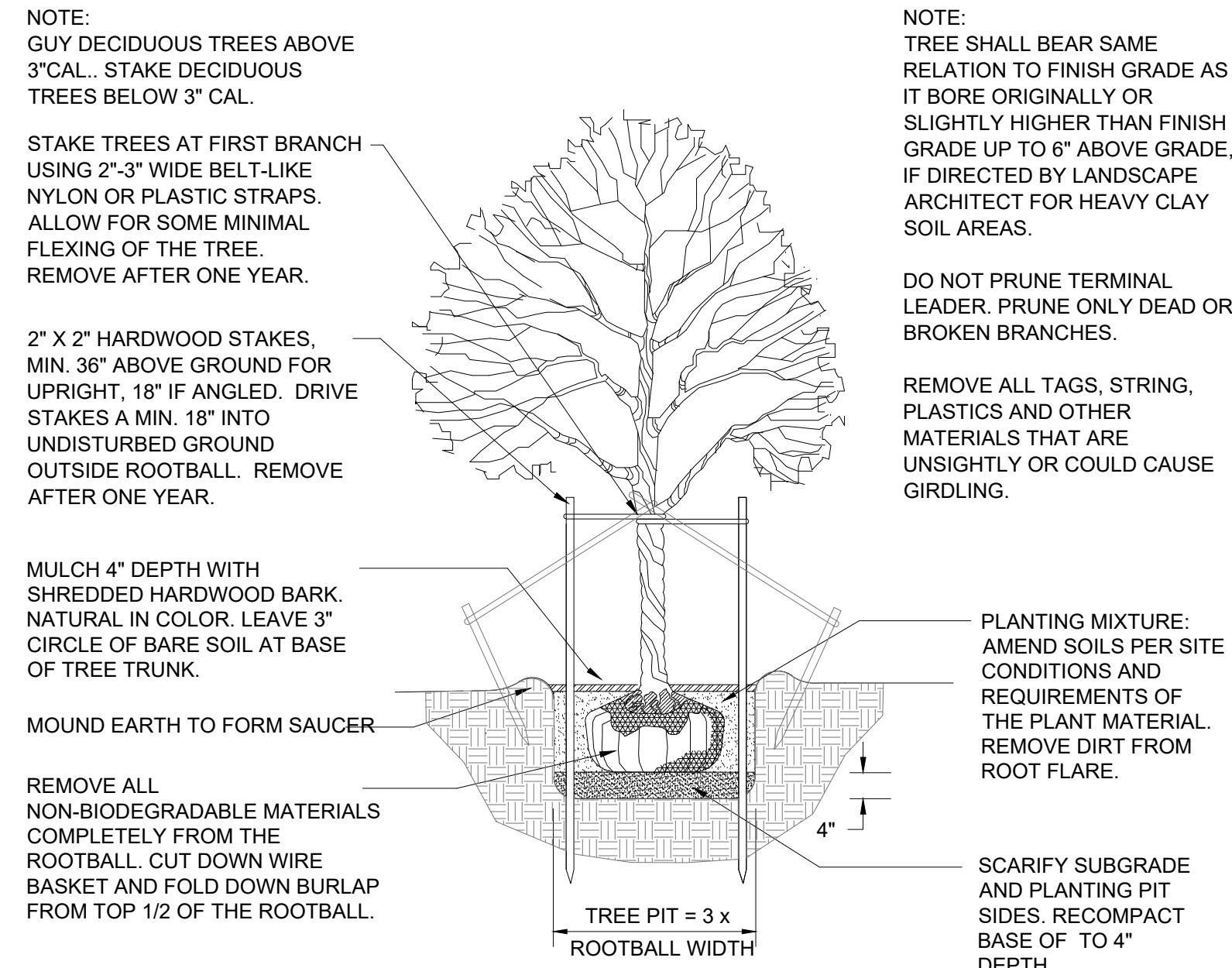
Detention Pond	384 l.f.
Top of Bank Length	7.7 Trees (384 / 50)
Trees Required	xx Trees
Trees Provided	76.8 Shrubs (384 / 50) x 10
Shrubs Required	xx Shrubs
Shrubs Provided	

**Plant List**

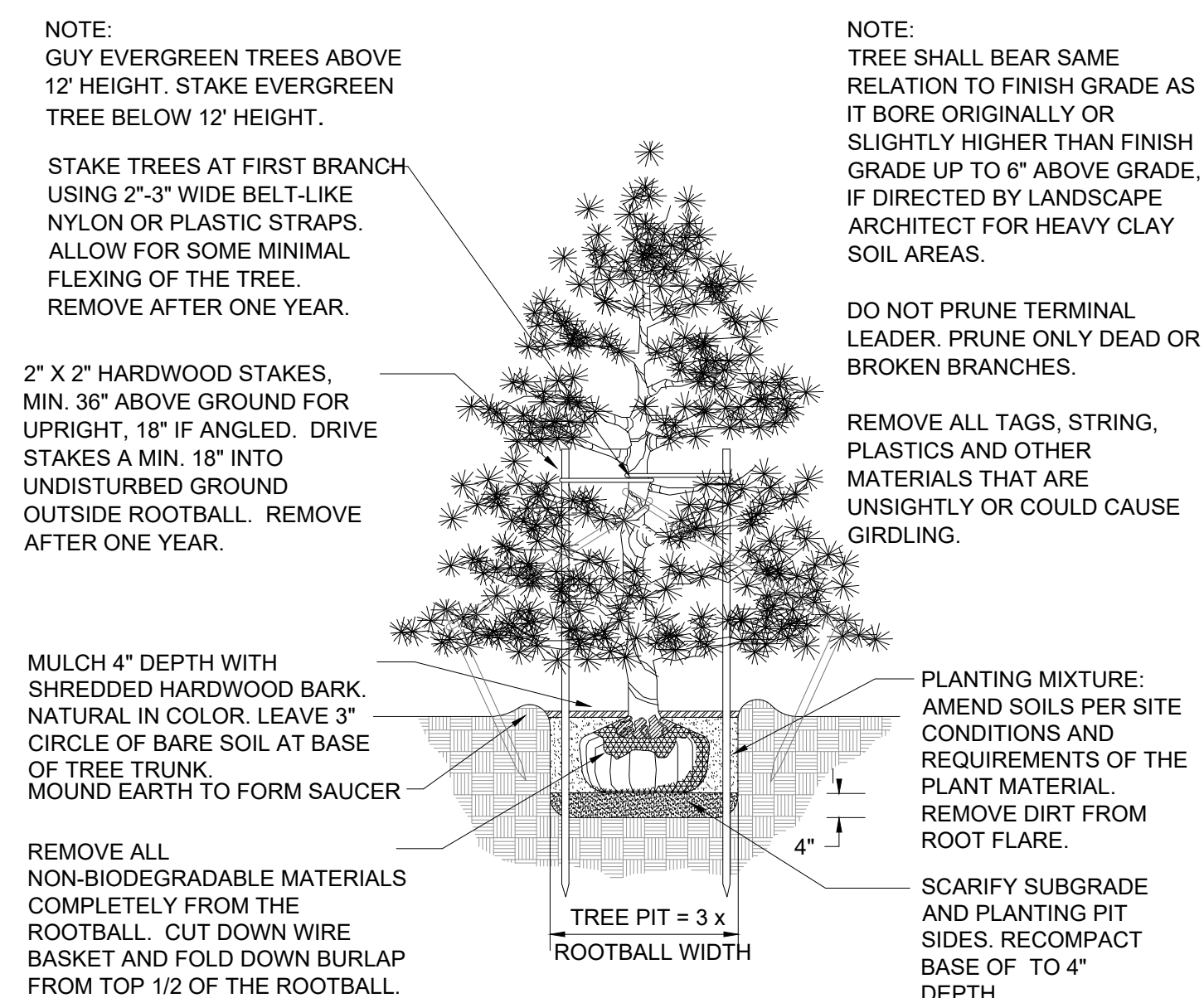
sym.	qty.	botanical name	common name	caliper	spacing	root	height
AC	5	Amelanchier laevis	Shadblow	2.5"	as shown	B&B	
AS	2	Acer saccharum 'Green Mountain'	Sugar Maple	3.0"	as shown	B&B	
JC	22	Juniperus ch. 'Keteleer'	Keteleer Juniper		as shown	B&B	6'
LA	16	Lavandula angustifolia 'Dwarf Blue'	Dwarf Blue Lavender		18" o.c.	cont.	#2
<b>Detention Pond</b>							
ARD	3	Acer rubrum	Red Maple	3.0"	as shown	B&B	
CAD	28	Cornus amomum	Silky Dogwood		as shown	cont.	24"
CRD	30	Cornus racemosa	Gray Dogwood		as shown	cont.	24"
CSD	20	Cornus sericea	Red-osier Dogwood		as shown	cont.	24"
LTD	2	Liriodendron tulipifera	Tulip Tree	3.0"	as shown	B&B	
QBD	3	Quercus bicolor	Swamp White Oak	3.0"	as shown	B&B	
78		Shrubs Provided					
8		Trees Provided					



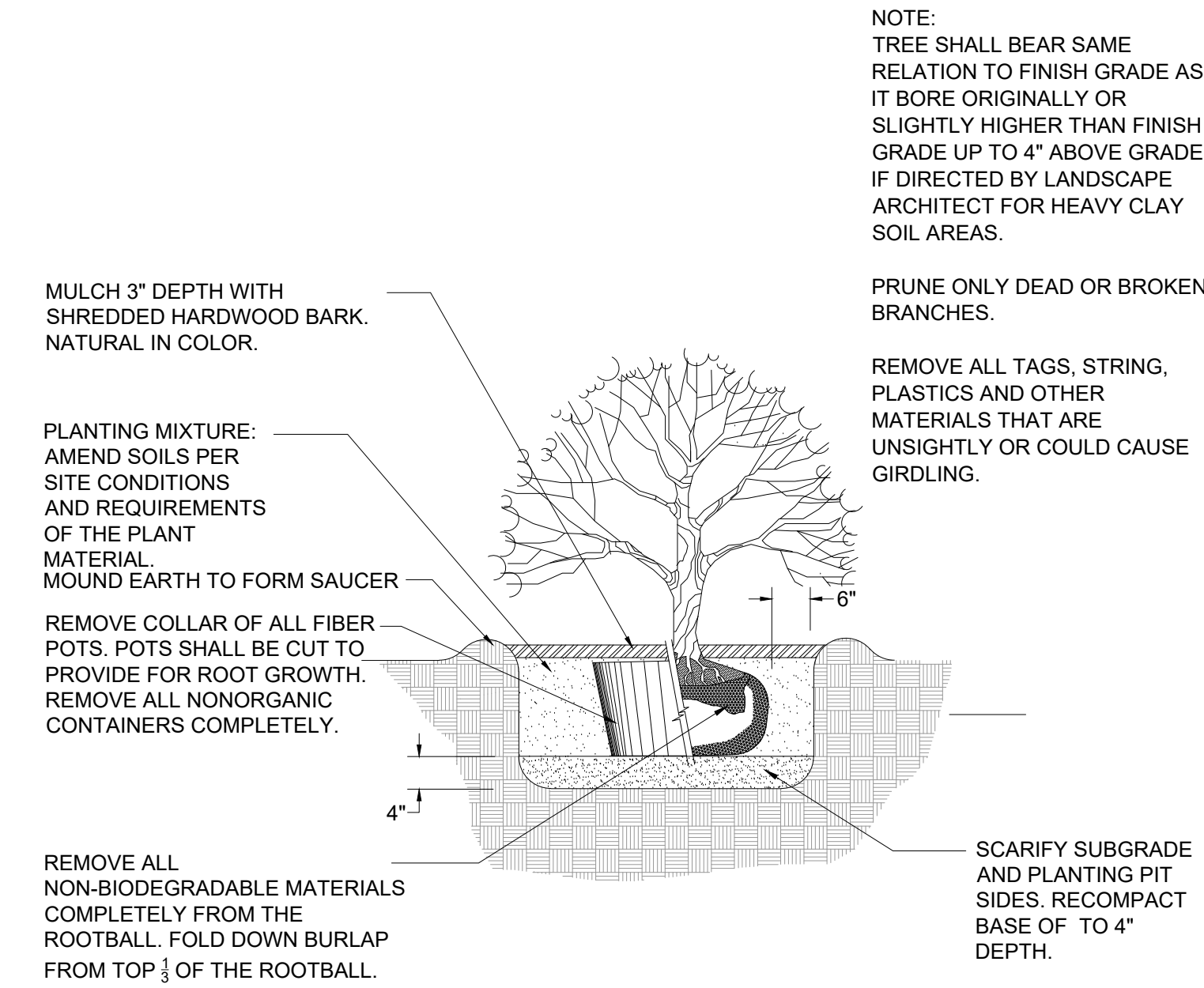




### DECIDUOUS TREE PLANTING DETAIL



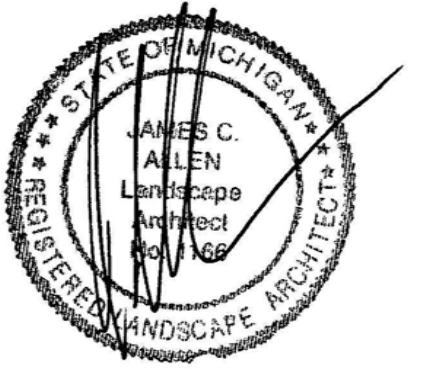
### EVERGREEN TREE PLANTING DETAIL



### SHRUB PLANTING DETAIL

NOT TO SCALE

Seal:



Title:

### Landscape Details

Project:

The Prophet Elijah  
 Retreat Center  
 Genoa Township, Michigan

Prepared for:

Saroki Architecture  
 430 N. Old Woodward  
 Birmingham, Michigan 48009  
 248.258.5707

Revision:

Issued:

Site Plan Review	July 31, 2020
Site Plan Submission	August 26, 2020
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Job Number:

20-043

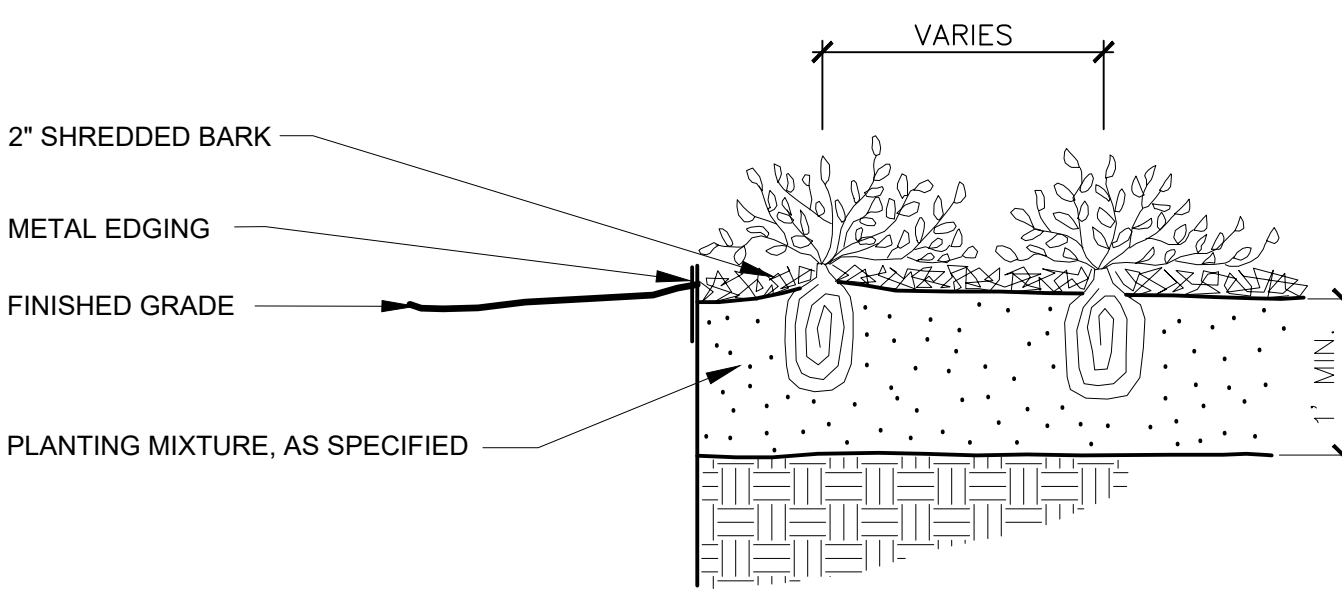
Drawn By:

jca

Checked By:

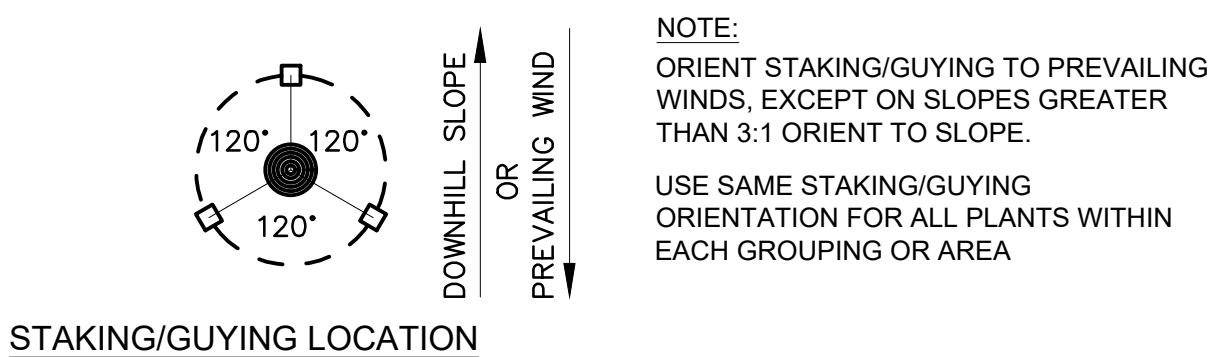
jca

Sheet No.

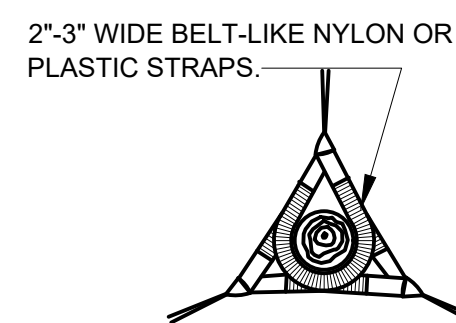


### PERENNIAL PLANTING DETAIL

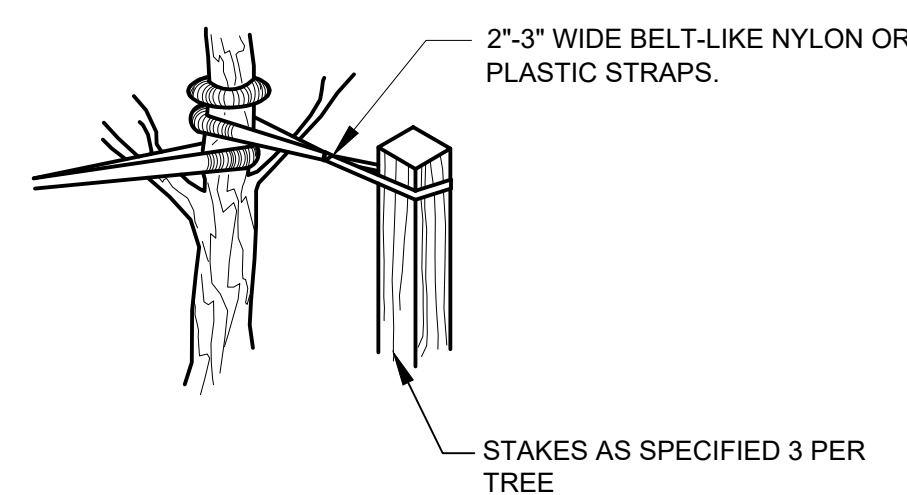
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STAKING/GUYING LOCATION



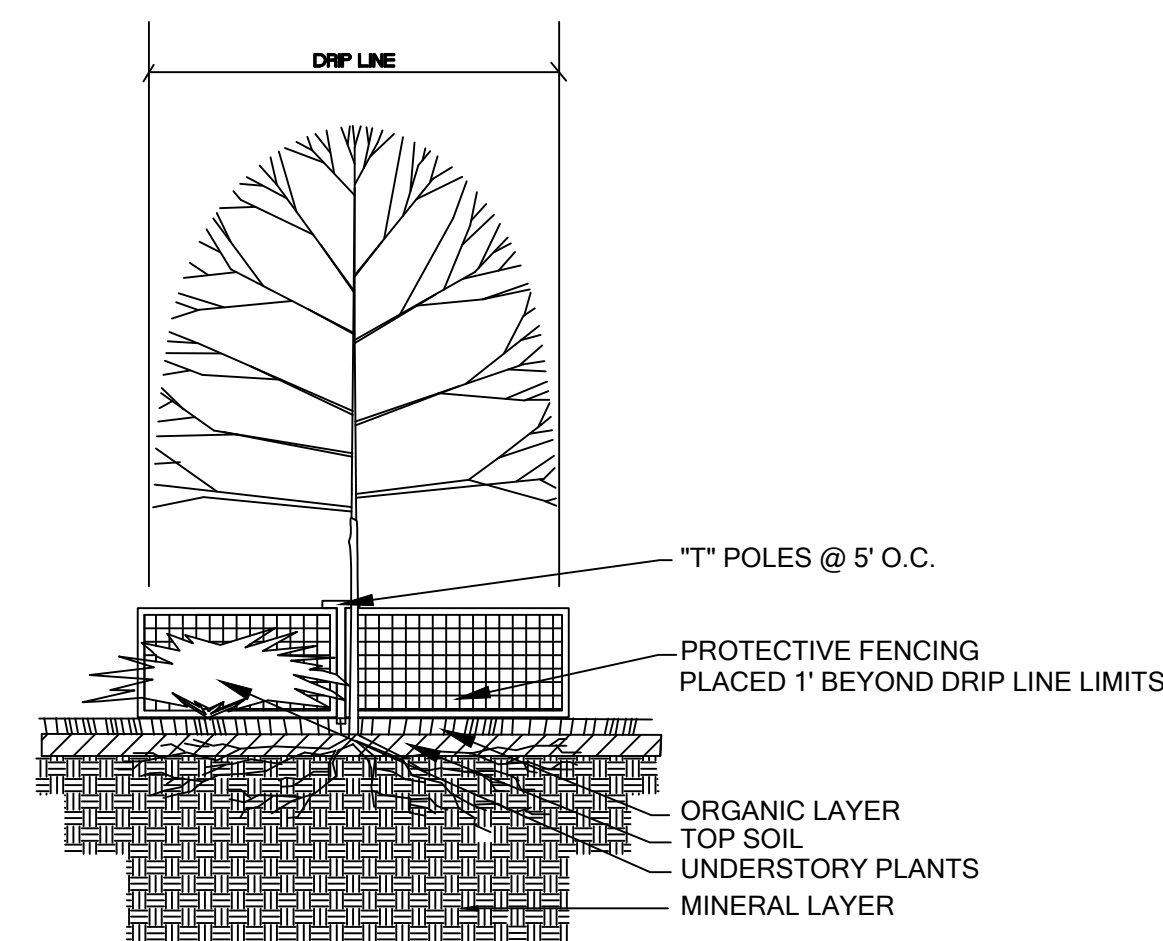
GUYING DETAIL



STAKING DETAIL

### TREE STAKING DETAIL

Not to scale



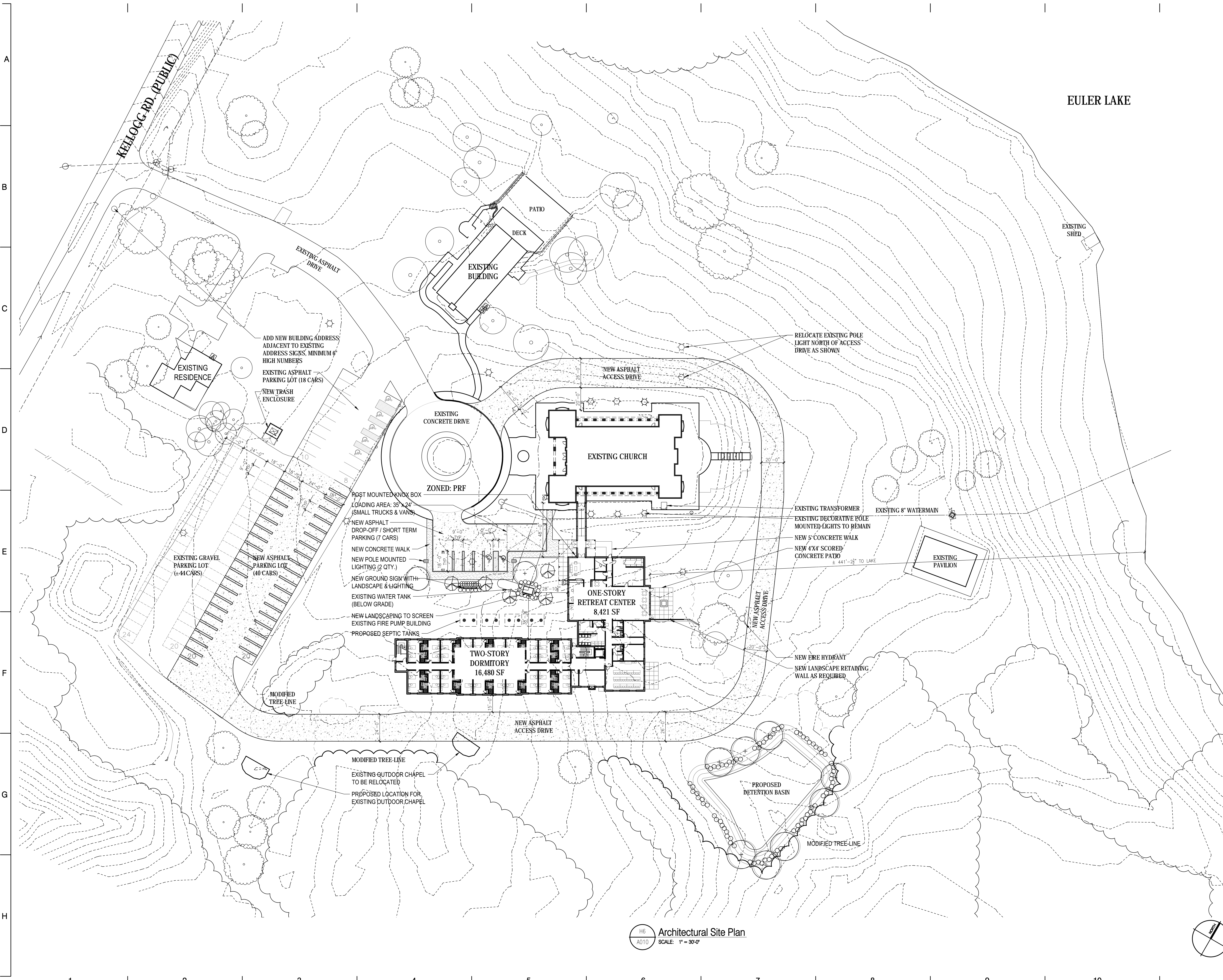
1. Either Plastic or Wood Orange Snow Fencing Shall be Installed at or Beyond the Dripline, Unless More Substantial Fencing is Required.
2. Stakes Shall be Metal "T" Poles Spaced no Further than 5' on Center.
3. Fencing Shall not be Installed Closer to the Tree than the Dripline of Those Trees to be Saved. Special Circumstances Shall be Reviewed by the City.
4. Fencing Shall be Erected Prior to Construction. The City Shall be Notified Once the Fencing is Installed for Inspection.
5. Under no Circumstances Shall the Protective Fencing be Removed Without Proper Approval from the City.
6. No Person Shall Conduct any Activity Within Areas Proposed to Remain. This Shall include, but not be Limited to:
  - a. No Solvents or Chemicals Within Protected Areas.
  - b. No Building Materials or Construction Equipment Within Protected Areas.
  - c. No Grade Changes, Including Fill, Within Protected Areas.
  - d. No Removal of Vegetation from the Ground Up Without Permission from the Proper Reviewing Authority, Including the Woodlands Review Board.
  - e. Any Required Swales Needs to be Directed Around the Protected Area. Instances Where Swales are Approved Through a Protected Area, the Swales Need to be HAND DUG. Machinery of Any Kind is Prohibited.
  - f. Regulated Woodland or Regulated Trees Adjacent to the Property are Also Required to be Protected Whether or not they are Shown on the Plan.

### TREE PROTECTION DETAIL

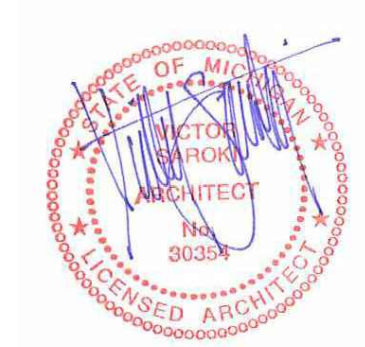
NO SCALE







EULER LAKE



**SAROKI**  
ARCHITECTURE  
430 N. OLD WOODWARD  
BIRMINGHAM, MI 48009  
P. 248.258.5707  
F. 248.258.5515  
SarokiArchitecture.com

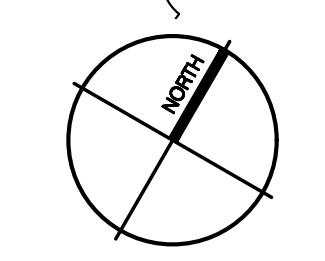
**Project:**  
The Prophet Elijah  
Retreat Center  
1391 Kellogg Road  
Brighton, Michigan 48114

**Date:** Issued For:

03-30-2019	CLIENT MEETING
11-17-2019	CLIENT MEETING
12-13-2019	CLIENT REVIEW
01-21-2020	CLIENT REVIEW
02-06-2020	CLIENT REVIEW
05-14-2020	CLIENT REVIEW
05-27-2020	SCHEMES A,B,C
06-02-2020	CLIENT REVIEW
06-15-2020	MAR ADDAI SHRINE RELOCATION
07-31-2020	SITE PLAN REVIEW
08-26-2020	SITE PLAN REVIEW RESUBMITTAL
10-19-2020	SITE PLAN REVIEW REVISION
03-15-2021	SITE PLAN REVIEW RESUBMITTAL

Sheet No.:  
**A010**  
ARCHITECTURAL SITE PLAN

Architectural Site Plan  
SCALE: 1" = 30'-0"



A  
B  
C  
D  
E  
F  
G  
H

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10



**Oak Landscape Lighting** CATALOG # \_\_\_\_\_ PROJECT NAME \_\_\_\_\_ TYPE \_\_\_\_\_

### SPECIFICATION SHEET

**PRODUCT # GR526-BK**

**Housing:** Die-cast aluminum Knuckle with adjustable thumb screw. Easy adjustable for vertical tilt and horizontal rotation.

**Lens:** Heat resistant Convex Glass Lens is fully sealed with silicon sealant reduces water build-up and puddle on the lens. Flat Tempered Glass.

**Socket:** High Temperature ceramic socket with nickel contacts. Stainless Steel spring.

**Lamp:** LED MR16 Lamp type, Max wattage 50W.

**Gasket:** High temperature silicone O-ring for water tight seal.

**Wiring:** 3' #18/2 Direct bury landscape lighting wire with UL listed, Pre-stripped hub-ready leads for quick installation.

**Mounting:** In-ground ABS Stake or Surface/Tree Mounting.

**Electrical Notes:** A remote 12V transformer required, may be ordered to Etram, Inc. separately. Voltage range for 12V halogen lamps are 11V-12.2V. Voltage range for LED lamps are 9V-17V.

**Hardware:** Hexagonal crew fix to part

**Warranty:** One (1) year warranty against housing and body defects.

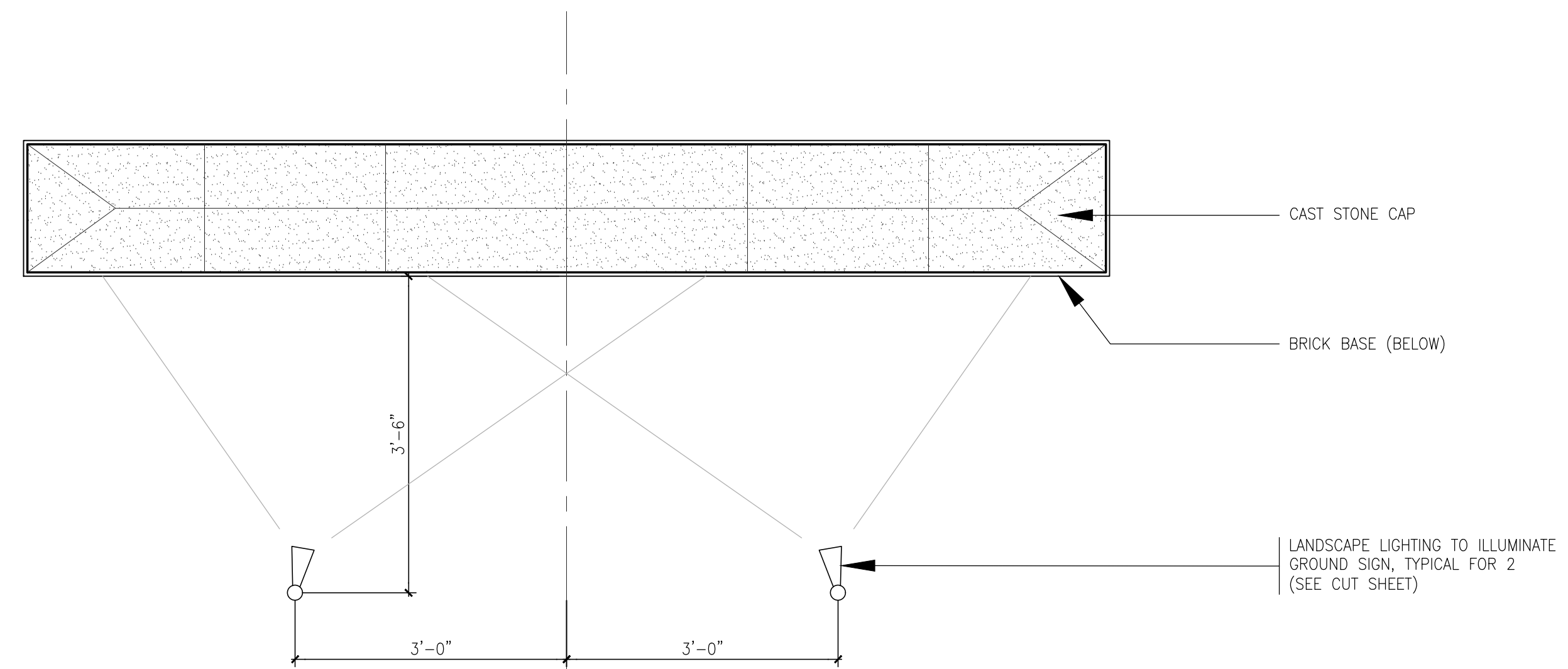
GR526			
SERIES	FINISH	VOLTAGE	LAMP
GR526 - Bullet Fixture	BK Black Aluminum	12V DC	L - LED LAMP
TR526 - Surface / Tree			

**ACCESSORIES**

In-Ground ABS Stake      Surface / Tree Mounting

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© 2015 ELRAM, Inc. Etram, Inc. holds the right to change the design of our products at any time.

D2 Ground Sign Lighting  
A011 SCALE: NONE



E6 Ground Sign - Plan  
A011 SCALE: 3/4" = 1'-0"

**Radean Arm Mount LED Area Luminaire**

Specifications:  
 EPA: 0.75 ft<sup>2</sup> (0.05 m<sup>2</sup>)  
 Length: L1 24" (61cm), L2 30" (60.96cm)  
 Width: 24" (61cm)  
 Height: 4" (10.2cm)  
 Weight (max): 29lb (13.15kg)

**Introduction**  
 The RADEAN arm mount luminaire is the perfect choice for pedestrian applications where daytime aesthetics and visual comfort are needed. Adding architectural flair to any space, the RADEAN's low-profile shape and smooth curves blend in while adding a touch of elegance. Perfect for campuses, parks, pedestrian malls, courtyards and pathways, the RADEAN arm mount is the Architect's choice to provide beautiful aesthetics both day and night.

**Ordering Information**      EXAMPLE: RAD1 LED P3 30K SYM MVOLT RPA PE DNAXD

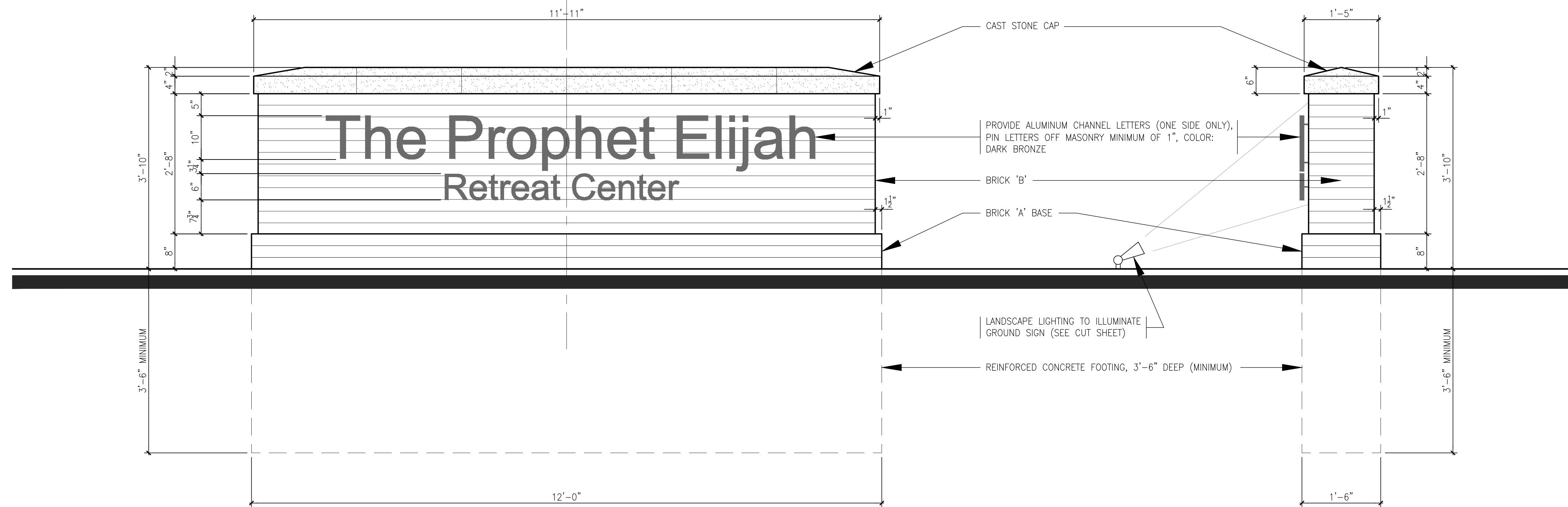
Series	Performance package	Color Temperature	Distribution	Socket	Mounting	
RAD1 LED	P1 1,000 Lumens	2700	SYM	SYMMETRIC type I	MN11 2771	SR Square pole mounting (includes adapter)
	P2 3,000 Lumens	30K	3000K	ASY	Asymmetric type IV	IRV Round pole mounting
	P3 5,000 Lumens	30K	3000K	PNR	Pathway type II	WIA Wall bracket
	P4 10,000 Lumens	40K	4000K			
	P5 16,000 Lumens	50K	5000K			

**Control options:**      **Other options:**      **Finish color:**

Shipped installed	Shipped separately	Shipped separately	Shipped separately	Shipped separately	Shipped separately
NLM2 Night MR 2.0 module†	SF Single face†	HS Housecode shield†	DR100 Dark bronze	DR200 Textured dark bronze	
PM 30-watt motion sensor (100% to 30%™)	DF Double face†		DR150 Black	DR150L Textured black	
PE Remote photocell†	LS Left-sided optics		DR200 Natural aluminum	DR200L Textured natural aluminum	
RD Field-adjustable output†	RS Right-sided optics		DR300 White	DR300L Textured white	

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H2 Pole Mounted Site Lighting  
A011 SCALE: NONE



H6 Ground Sign - Front Elevation  
A011 SCALE: 3/4" = 1'-0"

H10 Ground Sign - Side Elevation  
A011 SCALE: 3/4" = 1'-0"



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ARCHITECTURE

430 N. OLD WOODWARD  
BIRMINGHAM, MI 48009

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F. 248.258.5515

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Retreat Center  
1391 Kellogg Road  
Brighton, Michigan 48114

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07-31-2020      SITE PLAN REVIEW

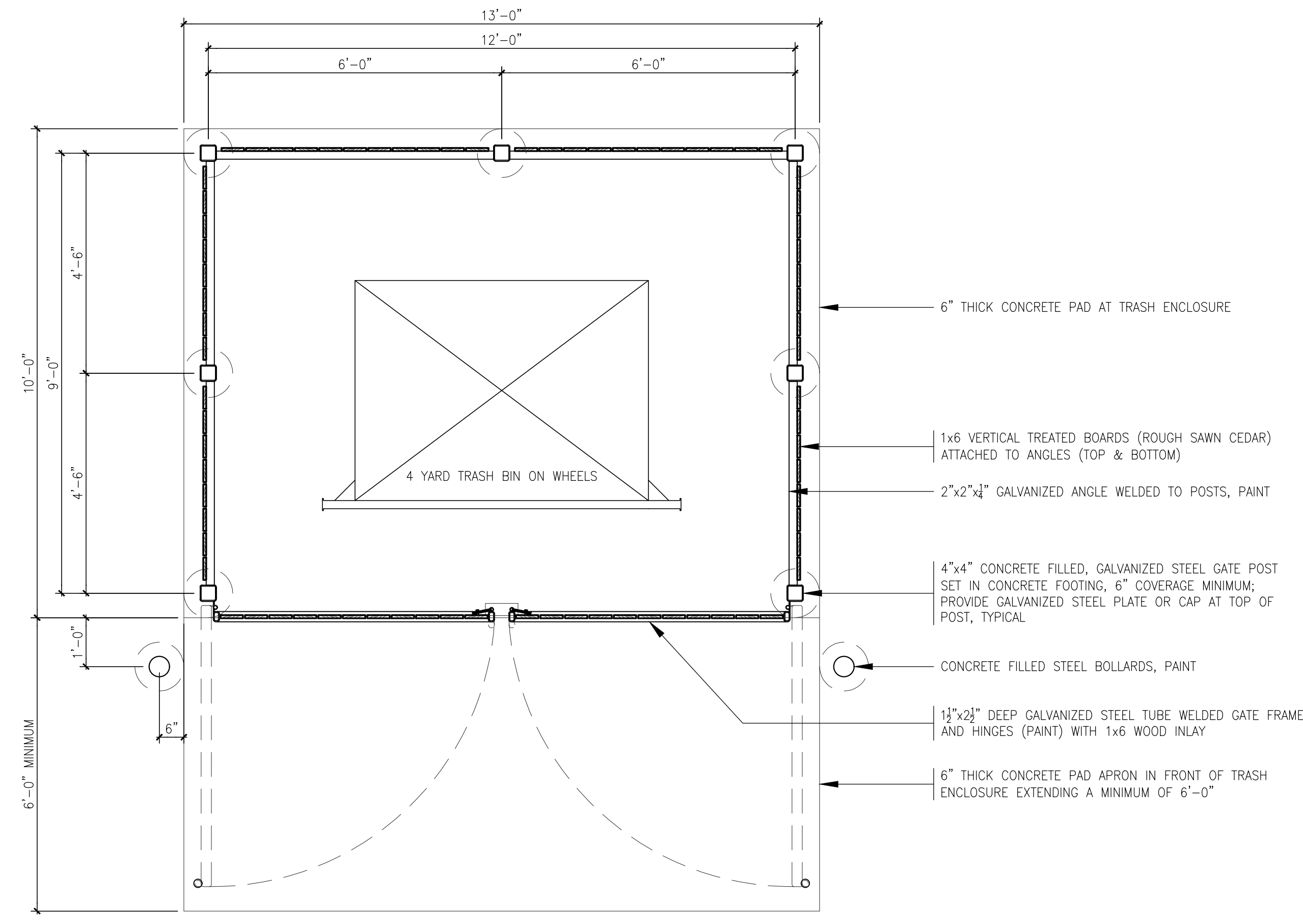
Sheet No.:

**A011**

SITE DETAILS



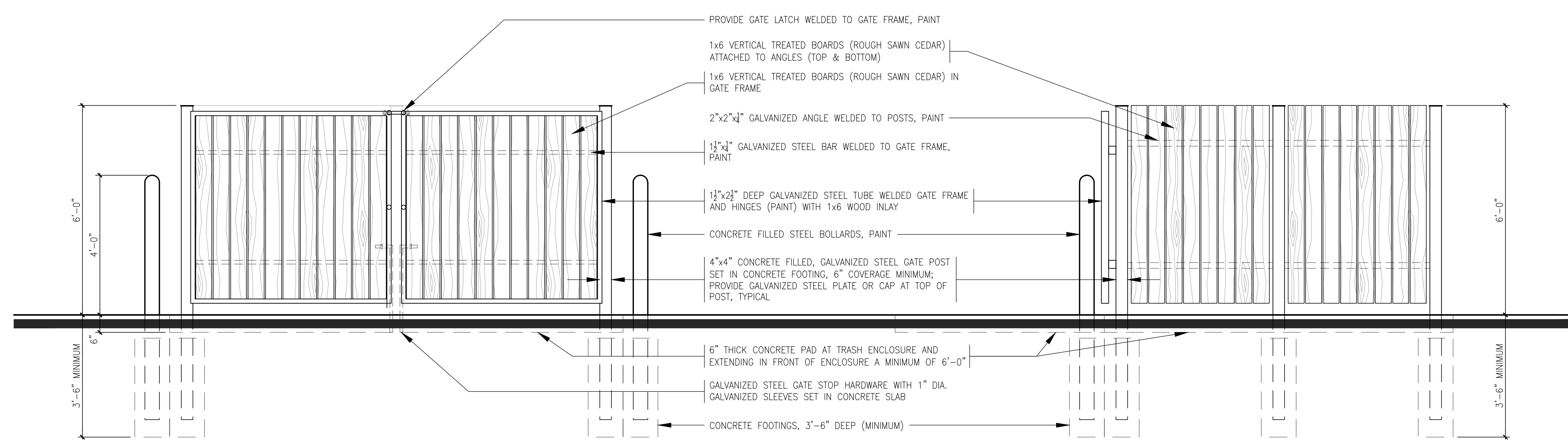
A  
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H



F5 Trash Enclosure - Plan  
A012 SCALE: 1/2" = 1'-0"



F9 4 Yard Trash Dumpster with Lid  
A012 SCALE: NONE



H5 Trash Enclosure - Front Elevation  
A012 SCALE: 1/2" = 1'-0"

H9 Trash Enclosure - Side Elevation  
A012 SCALE: 1/2" = 1'-0"



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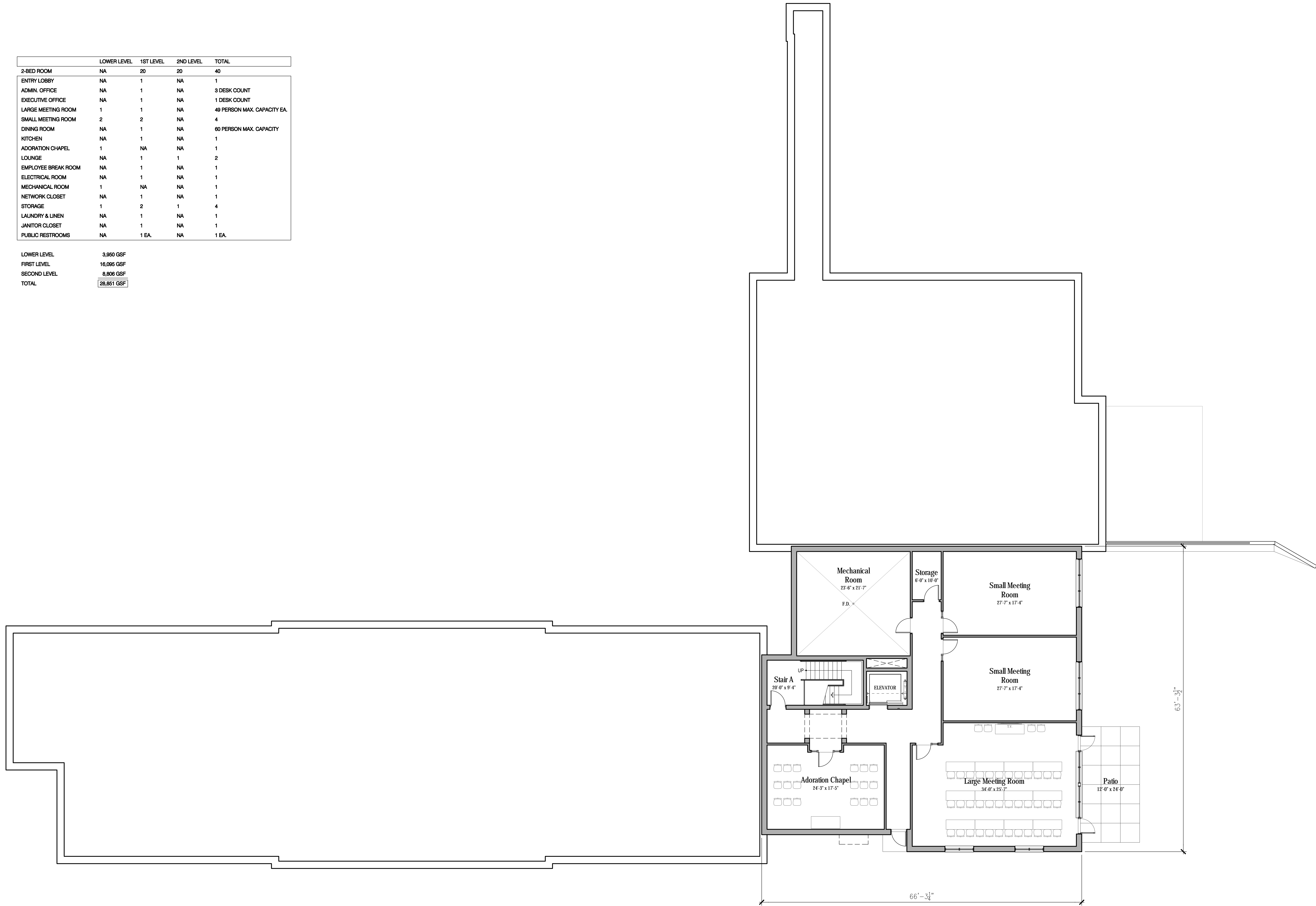
**Date:** Issued For:  
07-31-2020 SITE PLAN REVIEW  
08-26-2020 SITE PLAN REVIEW RESUBMITTAL

Sheet No.:  
**A012**  
TRASH ENCLOSURE

A  
B  
C  
D  
E  
F  
G  
H

	LOWER LEVEL	1ST LEVEL	2ND LEVEL	TOTAL
2-BED ROOM	NA	20	20	40
ENTRY LOBBY	NA	1	NA	1
ADMIN. OFFICE	NA	1	NA	3 DESK COUNT
EXECUTIVE OFFICE	NA	1	NA	1 DESK COUNT
LARGE MEETING ROOM	1	1	NA	49 PERSON MAX. CAPACITY EA.
SMALL MEETING ROOM	2	2	NA	4
DINING ROOM	NA	1	NA	60 PERSON MAX. CAPACITY
KITCHEN	NA	1	NA	1
ADORATION CHAPEL	1	NA	NA	1
LOUNGE	NA	1	1	2
EMPLOYEE BREAK ROOM	NA	1	NA	1
ELECTRICAL ROOM	NA	1	NA	1
MECHANICAL ROOM	1	NA	NA	1
NETWORK CLOSET	NA	1	NA	1
STORAGE	1	2	1	4
LAUNDRY & LINEN	NA	1	NA	1
JANITOR CLOSET	NA	1	NA	1
PUBLIC RESTROOMS	NA	1 EA.	NA	1 EA.

LOWER LEVEL	3,950 GSF
FIRST LEVEL	16,095 GSF
SECOND LEVEL	8,806 GSF
TOTAL	28,851 GSF

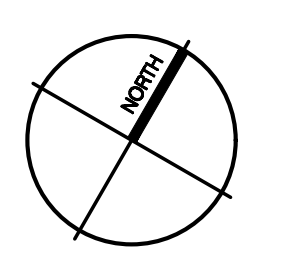


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Brighton, Michigan 48114  
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05-27-2020 SCHEMES A,B,C  
06-02-2020 CLIENT REVIEW  
07-31-2020 SITE PLAN REVIEW

H6  
A100 Lower Level Floor Plan  
SCALE: 1/8" = 1'-0"



Sheet No.:  
**A100**  
LOWER LEVEL FLOOR PLAN

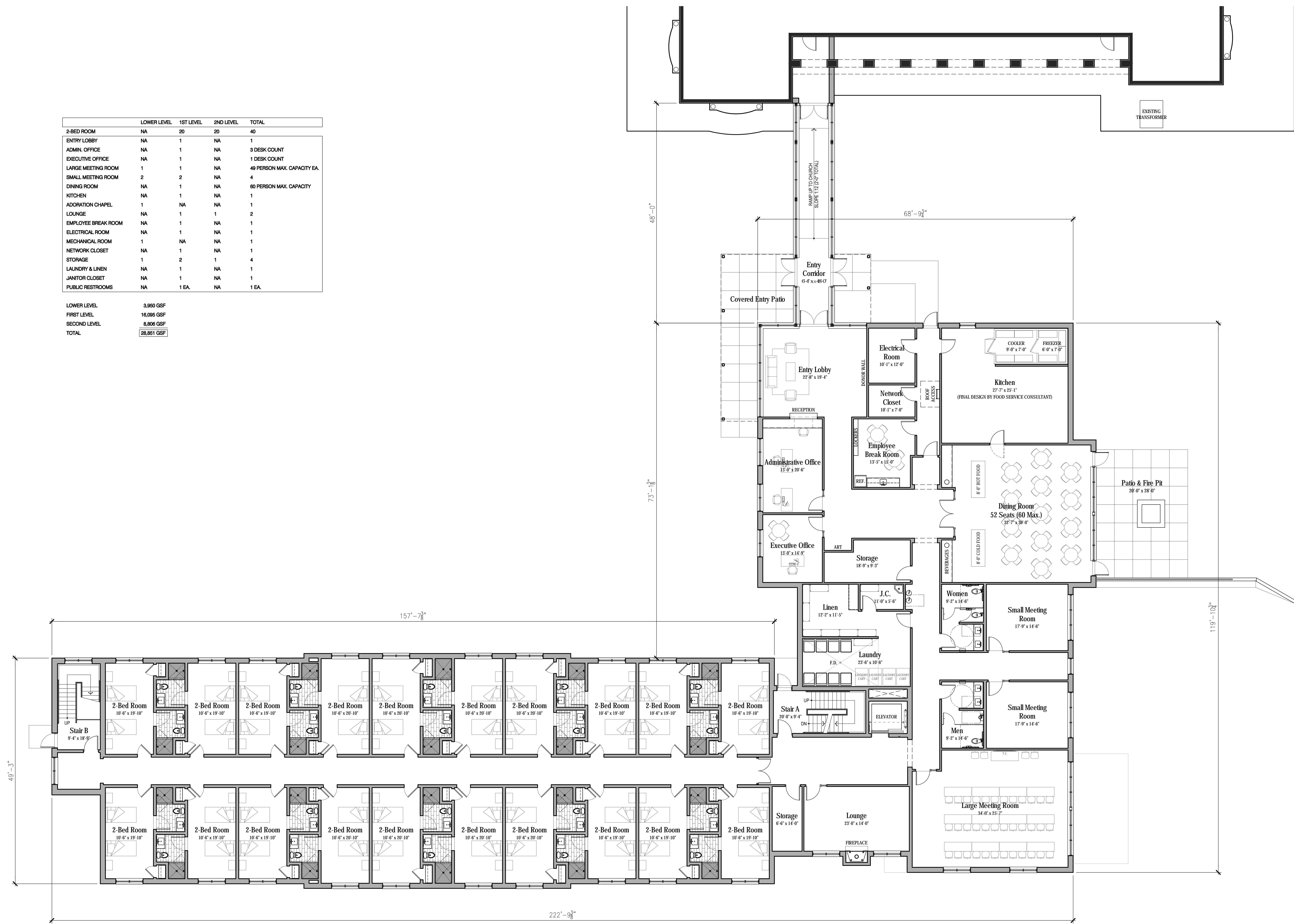
1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10



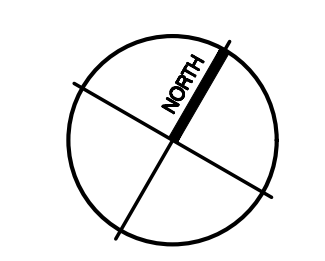
A  
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	LOWER LEVEL	1ST LEVEL	2ND LEVEL	TOTAL
2-BED ROOM	NA	20	20	40
ENTRY LOBBY	NA	1	NA	1
ADMIN. OFFICE	NA	1	NA	3 DESK COUNT
EXECUTIVE OFFICE	NA	1	NA	1 DESK COUNT
LARGE MEETING ROOM	1	1	NA	49 PERSON MAX. CAPACITY EA.
SMALL MEETING ROOM	2	2	NA	4
DINING ROOM	NA	1	NA	60 PERSON MAX. CAPACITY
KITCHEN	NA	1	NA	1
ADORATION CHAPEL	1	NA	NA	1
LOUNGE	NA	1	1	2
EMPLOYEE BREAK ROOM	NA	1	NA	1
ELECTRICAL ROOM	NA	1	NA	1
MECHANICAL ROOM	1	NA	NA	1
NETWORK CLOSET	NA	1	NA	1
STORAGE	1	2	1	4
LAUNDRY & LINEN	NA	1	NA	1
JANITOR CLOSET	NA	1	NA	1
PUBLIC RESTROOMS	NA	1 EA.	NA	1 EA.

LOWER LEVEL	3,950 GSF
FIRST LEVEL	16,095 GSF
SECOND LEVEL	8,806 GSF
TOTAL	28,851 GSF



H6  
A110 First Level Floor Plan  
SCALE: 1/8" = 1'-0"



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Retreat Center  
1391 Kellogg Road  
Brighton, Michigan 48114  
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03-30-2019 CLIENT MEETING  
11-17-2019 CLIENT MEETING  
12-13-2019 CLIENT REVIEW  
01-21-2020 CLIENT REVIEW  
02-06-2020 CLIENT REVIEW  
05-14-2020 CLIENT REVIEW  
05-27-2020 SCHEMES A,B,C  
06-02-2020 CLIENT REVIEW  
07-31-2020 SITE PLAN REVIEW

**Sheet No.:**  
**A110**  
FIRST LEVEL FLOOR PLAN

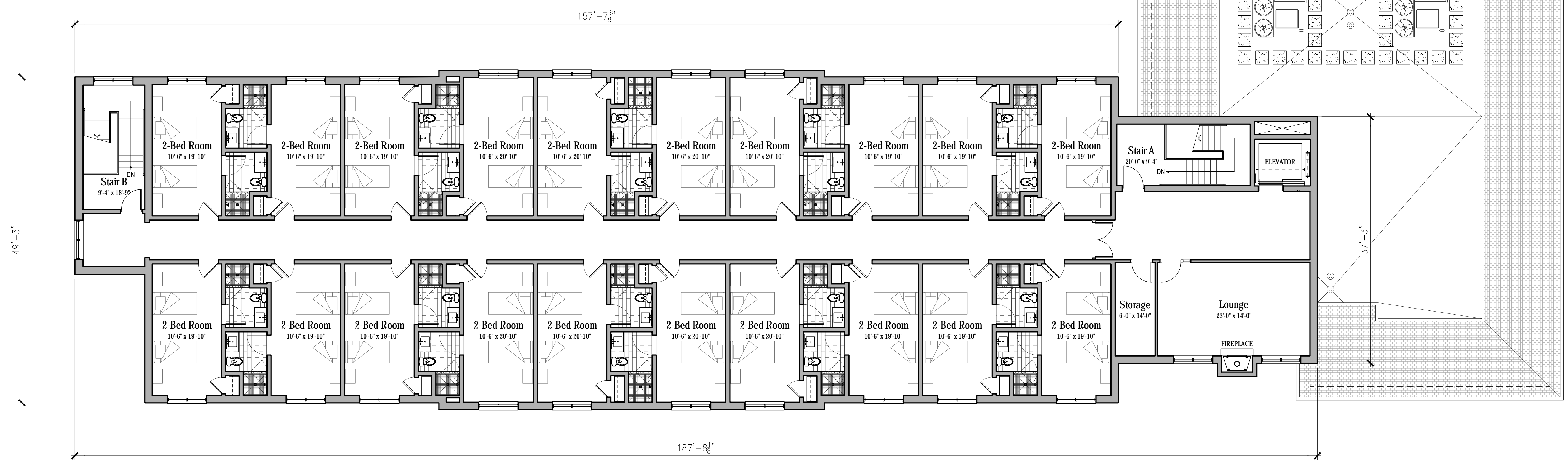
1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10



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	LOWER LEVEL	1ST LEVEL	2ND LEVEL	TOTAL
2-BED ROOM	NA	20	20	40
ENTRY LOBBY	NA	1	NA	1
ADMIN. OFFICE	NA	1	NA	3 DESK COUNT
EXECUTIVE OFFICE	NA	1	NA	1 DESK COUNT
LARGE MEETING ROOM	1	1	NA	49 PERSON MAX. CAPACITY EA.
SMALL MEETING ROOM	2	2	NA	4
DINING ROOM	NA	1	NA	60 PERSON MAX. CAPACITY
KITCHEN	NA	1	NA	1
ADORATION CHAPEL	1	NA	NA	1
LOUNGE	NA	1	1	2
EMPLOYEE BREAK ROOM	NA	1	NA	1
ELECTRICAL ROOM	NA	1	NA	1
MECHANICAL ROOM	1	NA	NA	1
NETWORK CLOSET	NA	1	NA	1
STORAGE	1	2	1	4
LAUNDRY & LINEN	NA	1	NA	1
JANITOR CLOSET	NA	1	NA	1
PUBLIC RESTROOMS	NA	1 EA.	NA	1 EA.

LOWER LEVEL	3,950 GSF
FIRST LEVEL	16,095 GSF
SECOND LEVEL	8,806 GSF
TOTAL	28,851 GSF



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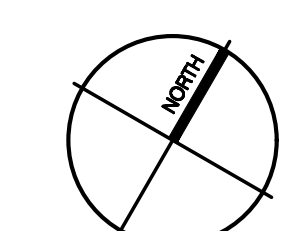
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Retreat Center  
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Brighton, Michigan 48114

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- 11-17-2019 CLIENT MEETING
- 12-13-2019 CLIENT REVIEW
- 01-21-2020 CLIENT REVIEW
- 02-06-2020 CLIENT REVIEW
- 06-02-2020 CLIENT REVIEW
- 07-31-2020 SITE PLAN REVIEW

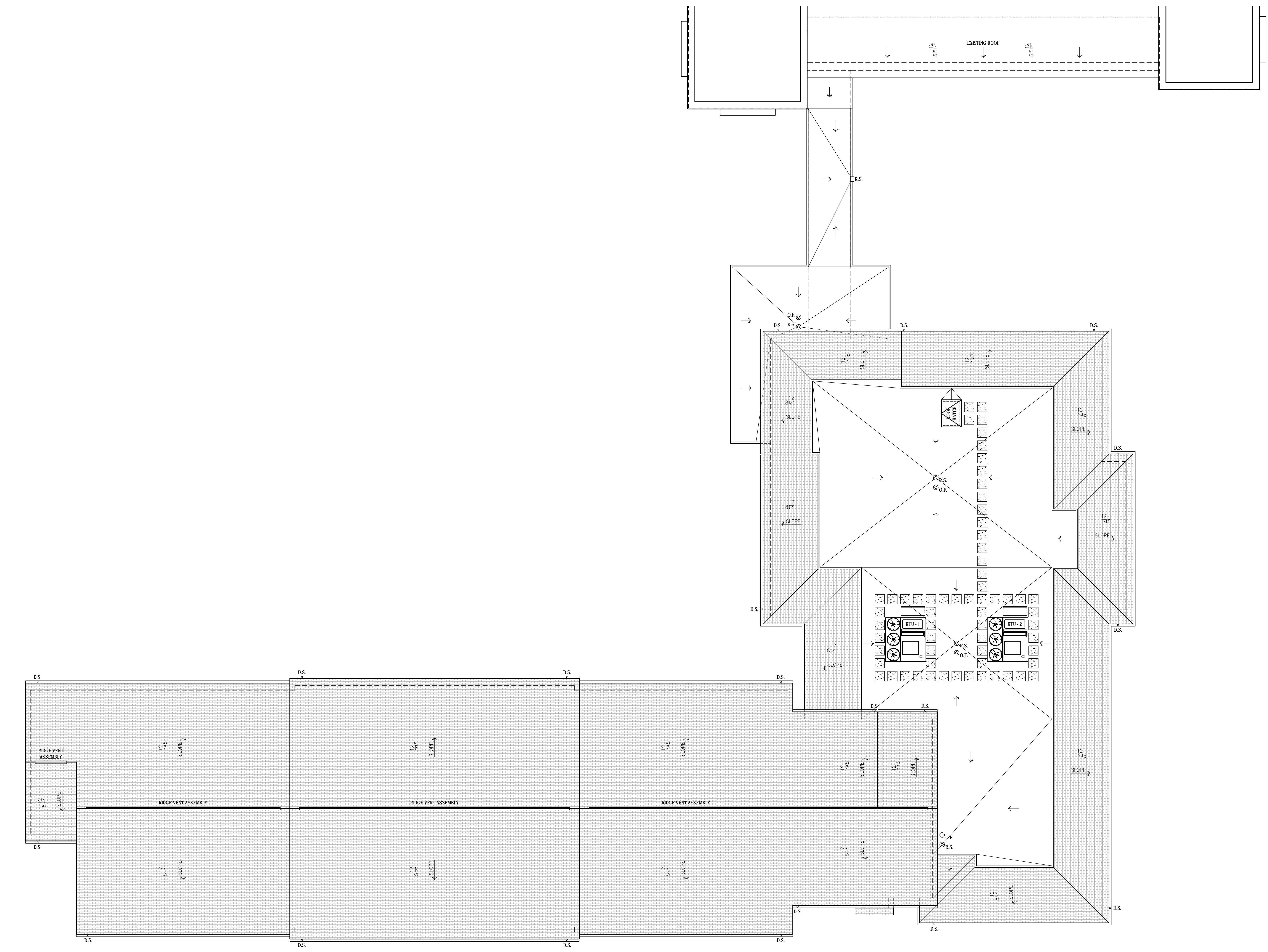
Sheet No.:  
**A120**  
SECOND LEVEL FLOOR PLAN

H6  
A120  
Second Level Floor Plan  
SCALE: 1/8" = 1'-0"



1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10

A  
B  
C  
D  
E  
F  
G  
H



H6  
A130  
Roof Plan  
SCALE: 1/8" = 1'-0"



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Brighton, Michigan 48114  
Date: Issued For:  
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Sheet No.:  
**A130**  
ROOF PLAN

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10



EXTERIOR MATERIALS & FINISHES			
<b>BRICK 'A'</b>	MANUFACTURER: SIOUX CITY BRICK / GLEN-GERY	<b>STONE SILLS &amp; WATERTABLES</b>	MANUFACTURER: SHOULDRICE DESIGNER STONE
COLOR: FINE ARTS	FINISH: VELOUR	TYPE: CHARRINGTON SUPER SILL	PROFILE: 424 WATERTABLE
SIZE: MODULAR	MORTAR: GREY	COLOR: PEARL WHITE	FINISH: TAPESTRY
		SIZE: 4" HIGH	
<b>BRICK 'B'</b>	MANUFACTURER: BOWERSTON SHALE COMPANY	<b>ASPHALT SHINGLES</b>	MANUFACTURER: GAF
COLOR: 8515	FINISH: VELOUR	TYPE: TIMBERLINE HD ARCHITECTURAL SHINGLES	COLOR: WEATHERED WOOD
SIZE: MODULAR	MORTAR: GREY	<b>ALUMINUM STOREFRONT WINDOWS &amp; DOORS</b>	MANUFACTURER: TO BE DETERMINED
		COLOR: DARK BRONZE	
<b>LAP SIDING</b>	MANUFACTURER: JAMES HARDIE	<b>VINYL WINDOWS</b>	MANUFACTURER: TO BE DETERMINED
TYPE: HARDIE PLANK	COLOR: KHAKI BROWN	COLOR: DARK BRONZE	
FINISH: SELECT CEDARMILL	SIZE: 8 1/4" WIDE (7" EXPOSED)	<b>PTAC ARCHITECTURAL GRILLES</b>	MANUFACTURER: TO BE DETERMINED
		COLOR: DARK BRONZE	
<b>TRIM</b>	MANUFACTURER: JAMES HARDIE	<b>EXTERIOR PAINT FOR CANOPIES, GUTTERS, ETC.</b>	MANUFACTURER: SHERWIN WILLIAMS
TYPE: HARDIE TRIM	COLOR: ARCTIC WHITE	COLOR: SW 9605 CLOVE	FINISH: SEMI-GLOSS
FINISH: SMOOTH	SIZE: 3/4" THICK (WIDTHS: 5 1/2" WIDE, 7 1/4" WIDE)		

A  
B  
C  
D  
E  
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H



E6 North Elevation  
A200 SCALE: 1/8" = 1'-0"



H6 South Elevation  
A200 SCALE: 1/8" = 1'-0"

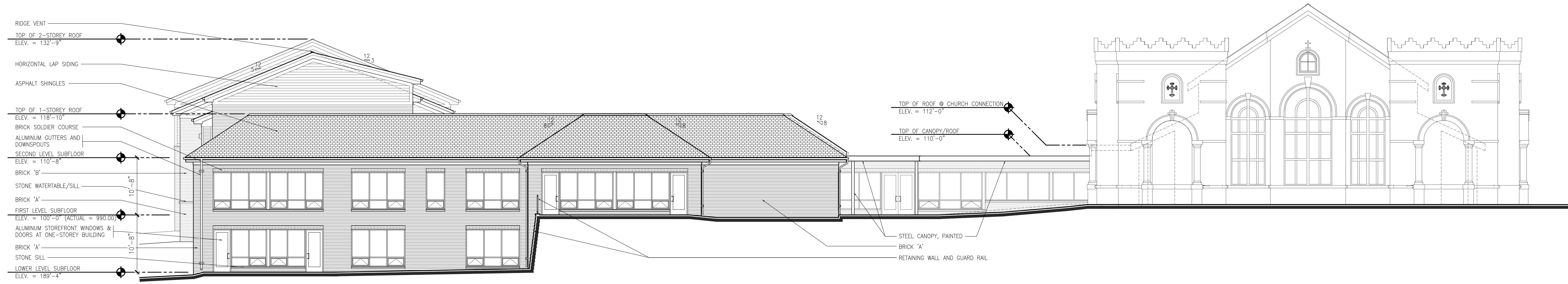


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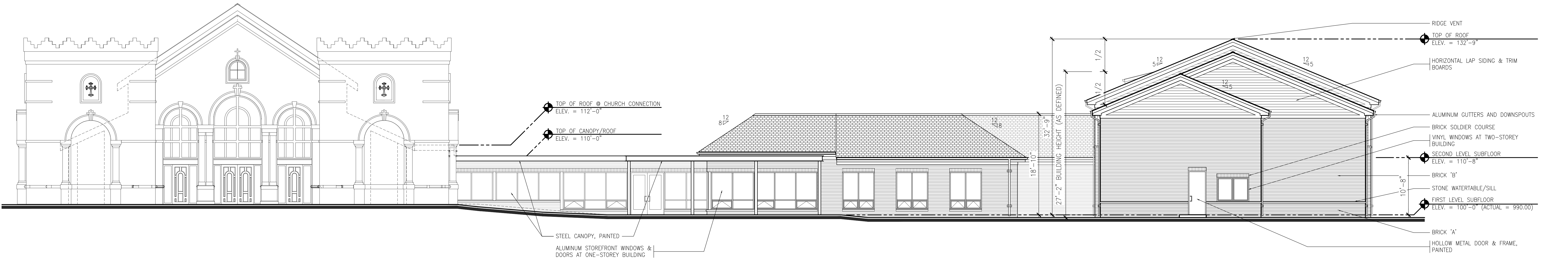
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**Sheet No.:**  
A200  
EXTERIOR ELEVATIONS

EXTERIOR MATERIALS & FINISHES			
<b>BRICK 'A'</b>	MANUFACTURER: SILOX CITY BRICK / GLEN-GERY	<b>STONE SILLS &amp; WATERTABLES</b>	MANUFACTURER: SHOULDICE DESIGNER STONE
COLOR: FINE ARTS	FINISH: VELOUR	TYPE: CHARRINGTON SUPER SILL	PROFILE: 424 WATERTABLE
SIZE: MODULAR	MORTAR: GREY	COLOR: PEARL WHITE	FINISH: TAPESTRY
		SIZE: 4" HIGH	
<b>BRICK 'B'</b>	MANUFACTURER: BOWERSTON SHALE COMPANY	<b>ASPHALT SHINGLES</b>	MANUFACTURER: GAF
COLOR: 8515	FINISH: VELOUR	TYPE: TIMBERLINE HD ARCHITECTURAL SHINGLES	COLOR: WEATHERED WOOD
SIZE: MODULAR	MORTAR: GREY	<b>ALUMINUM STOREFRONT WINDOWS &amp; DOORS</b>	MANUFACTURER: TO BE DETERMINED
		COLOR: DARK BRONZE	
<b>LAP SIDING</b>	MANUFACTURER: JAMES HARDIE	<b>VINYL WINDOWS</b>	MANUFACTURER: TO BE DETERMINED
TYPE: HARDIE PLANK	COLOR: KHAKI BROWN	COLOR: DARK BRONZE	
FINISH: SELECT CEDARMILL	SIZE: 8 1/4" WIDE (7" EXPOSED)	<b>PTAC ARCHITECTURAL GRILLES</b>	MANUFACTURER: TO BE DETERMINED
		COLOR: DARK BRONZE	
<b>TRIM</b>	MANUFACTURER: JAMES HARDIE	<b>EXTERIOR PAINT FOR CANOPIES, GUTTERS, ETC.</b>	MANUFACTURER: SHERWIN WILLIAMS
TYPE: HARDIE TRIM	COLOR: ARCTIC WHITE	COLOR: SW 9605 CLOVE	FINISH: SEMI-GLOSS
FINISH: SMOOTH	SIZE: 3/4" THICK (WIDTHS: 5 1/2" WIDE, 7 1/4" WIDE)		



E6 East Elevation  
A201 SCALE: 1/8" = 1'-0"



H6 West Elevation  
A201 SCALE: 1/8" = 1'-0"



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Sheet No.:

**A201**

EXTERIOR ELEVATIONS

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B  
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G  
H

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10

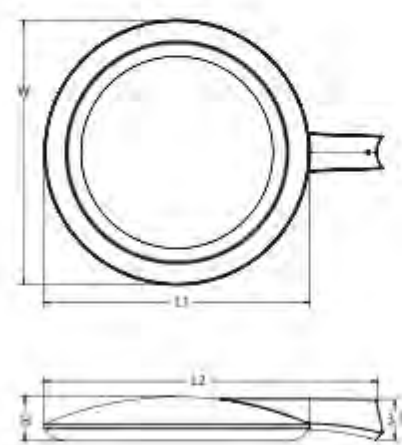


### Radean Arm Mount LED Area Luminaire



#### Specifications

EPA: 0.75 ft (0.05 m)  
 Length:  
 L1: 24" (61cm)  
 L2: 30" (60.96 cm)  
 Width: 24" (61cm)  
 Height: 4" (10.2cm)  
 Weight: 29lbs (13.15kg)



**Introduction**  
 The RADEAN arm mount luminaire is the perfect choice for pedestrian applications where daytime aesthetics and visual comfort are needed. Adding architectural flair to any space, the RADEAN's low-profile shape and smooth curves blend in while adding a touch of elegance. Perfect for campuses, parks, pedestrian malls, courtyards and pathways, the RADEAN arm mount is the Architect's choice to provide beautiful aesthetics both day and night.

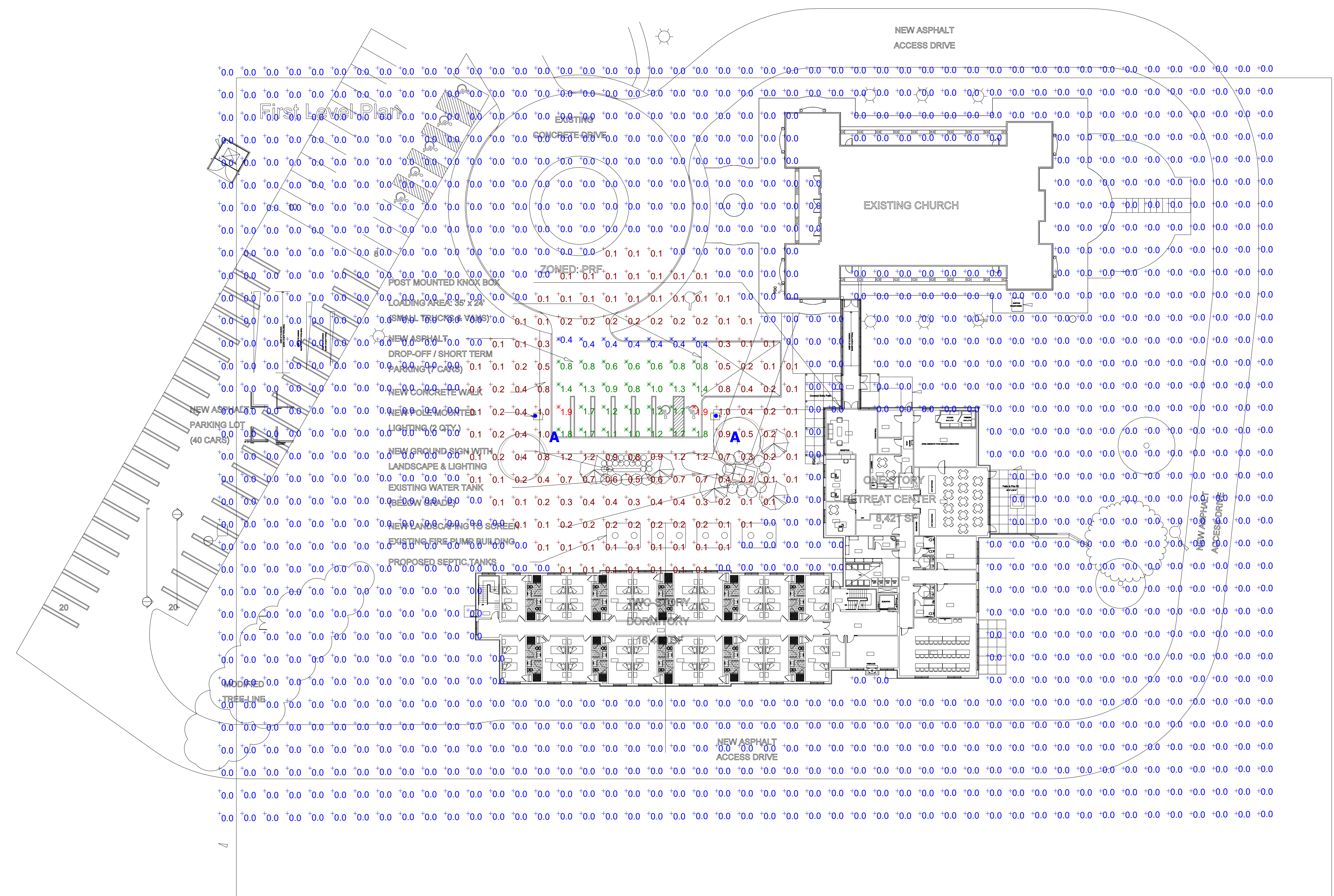
#### Ordering Information

EXAMPLE: RAD1 LED P3 30K SYM MVOLT RPA PE DNAXD

Series	Performance package	Countersignature	Mounting	Voltage	Mounting
RAD1 LED	P1: 3,000 Lumens P2: 5,000 Lumens P3: 7,000 Lumens P4: 11,000 Lumens P5: 16,000 Lumens	ZTR: 270K 30K: 300K 35K: 300K 40K: 400K 50K: 500K	SYM: Symmetric type I ASY: Asymmetric type II PAIN: Pathway type III	MVOLT: 277V 120V 208V 240V	SPK: Square pole mounting (includes adapter) RPA: Round pole mounting WPA: Wall mount

Shipped/Installed	Shipped/Installed	Shipped/Installed	Shipped/Installed	Shipped/Installed
NEARBY: 15' high AR 2.1 installed	SI: Single face	SHIPPED SEPARATELY	DDWD: Dark bronze	DDWT: Textured dark bronze
HR: 16' high meters tower (100W to 300W)	SI: Double face	HS: Horizontal	DRWD: Black	DRWT: Textured black
PE: Bushy phillips	LRO: Left rotated optics		DNWD: Natural aluminum	DNWT: Textured natural aluminum
FAO: Flush adjustable	RRO: Right rotated optics		DNWD: White	DNWT: Textured white

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Plan View  
Scale: 1" = 25ft

- General Note**
- SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
  - CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"
  - FIXTURES MOUNTED AT 20'-0" ABOVE GRADE
  - LIGHTING ALTERNATES REQUIRE NEW PHOTOMETRIC CALCULATION AND RESUBMISSION TO CITY FOR APPROVAL.

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. MOUNTING HEIGHTS INDICATED ARE FROM GRADE AND/OR FLOOR UP.

THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR MICHIGAN ENERGY CODE AND LIGHTING QUALITY COMPLIANCE.

UNLESS EXEMPT, PROJECT MUST COMPLY WITH LIGHTING CONTROLS REQUIREMENTS DEFINED IN ASHRAE 90.1 2013. FOR SPECIFIC INFORMATION CONTACT GBA CONTROLS GROUP AT ASG@GASSERBUSH.COM OR 734-266-6705.

FOR ORDERING INQUIRIES CONTACT GASSER BUSH AT QUOTES@GASSERBUSH.COM OR 734-266-6705.

THIS DRAWING WAS GENERATED FROM AN ELECTRONIC IMAGE FOR ESTIMATION PURPOSE ONLY. LAYOUT TO BE VERIFIED IN FIELD BY OTHERS.

MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
PARKING AREA	✕	1.1 fc	1.9 fc	0.4 fc	4.8:1	2.8:1	0.6:1
SITE	+	0.1 fc	1.9 fc	0.0 fc	N/A	N/A	0.1:1

Schedule										
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Lumens per Lamp	LLF	Wattage	
○ □	A	2	Lithonia Lighting	RAD1 LED P2 40K ASY HS	RADEAN arm mount with P2 4000K Asymmetric distribution with house-side shield	LED	4655	0.9	38.0107	



EXTERIOR MATERIALS & FINISHES			
<b>BRICK 'A'</b>	MANUFACTURER: SIOUX CITY BRICK / GLEN-GERY	<b>STONE SILLS &amp; WATERTABLES</b>	MANUFACTURER: SHOULDICE DESIGNER STONE
COLOR: FINE ARTS	FINISH: VELOUR	TYPE: CHARINGTON SUPER SILL	PROFILE: 424 WATERTABLE
SIZE: MODULAR	MORTAR: GREY	COLOR: PEARL WHITE	FINISH: TAPESTRY
		SIZE: 4" HIGH	
<b>BRICK 'B'</b>	MANUFACTURER: BOWERSTON SHALE COMPANY	<b>ASPHALT SHINGLES</b>	MANUFACTURER: GAF
COLOR: 8515	FINISH: VELOUR	TYPE: TIMBERLINE HD ARCHITECTURAL SHINGLES	COLOR: WEATHERED WOOD
SIZE: MODULAR	MORTAR: GREY	<b>ALUMINUM STOREFRONT WINDOWS &amp; DOORS</b>	MANUFACTURER: TO BE DETERMINED
		COLOR: DARK BRONZE	
<b>LAP SIDING</b>	MANUFACTURER: JAMES HARDIE	<b>VINYL WINDOWS</b>	MANUFACTURER: TO BE DETERMINED
TYPE: HARDIE PLANK	COLOR: KHAKI BROWN	COLOR: DARK BRONZE	
FINISH: SELECT CEDARMILL	SIZE: 8 1/4" WIDE (7" EXPOSED)	<b>PTAC ARCHITECTURAL GRILLES</b>	MANUFACTURER: TO BE DETERMINED
		COLOR: DARK BRONZE	
<b>TRIM</b>	MANUFACTURER: JAMES HARDIE	<b>EXTERIOR PAINT FOR CANOPIES, GUTTERS, ETC.</b>	MANUFACTURER: SHERWIN WILLIAMS
TYPE: HARDIE TRIM	COLOR: ARCTIC WHITE	COLOR: SW 9605 CLOVE	FINISH: SEMI-GLOSS
FINISH: SMOOTH	SIZE: 3/4" THICK (WIDTHS: 5 1/2" WIDE, 7 1/4" WIDE)		



E6 North Elevation  
 A200 SCALE: 1/8" = 1'-0"



H6 South Elevation  
 A200 SCALE: 1/8" = 1'-0"



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 07-31-2020 SITE PLAN REVIEW

**Sheet No.:**  
 A200  
 EXTERIOR ELEVATIONS



A  
B  
C  
D  
E  
F  
G  
H

EXTERIOR MATERIALS & FINISHES			
<b>BRICK 'A'</b>	MANUFACTURER: SIOUX CITY BRICK / GLEN-GERY COLOR: FINE ARTS FINISH: VELOUR SIZE: MODULAR MORTAR: GREY	<b>STONE SILLS &amp; WATERTABLES</b>	MANUFACTURER: SHOULDCIE DESIGNER STONE TYPE: CHARINGTON SUPER SILL PROFILE: 424 WATERTABLE COLOR: PEARL WHITE FINISH: TAPESTRY SIZE: 4" HIGH
<b>BRICK 'B'</b>	MANUFACTURER: BOWERSTON SHALE COMPANY COLOR: 8515 FINISH: VELOUR SIZE: MODULAR MORTAR: GREY	<b>ASPHALT SHINGLES</b>	MANUFACTURER: GAF TYPE: TIMBERLINE HD ARCHITECTURAL SHINGLES COLOR: WEATHERED WOOD
<b>LAP SIDING</b>	MANUFACTURER: JAMES HARDIE TYPE: HARDIE PLANK COLOR: KHAKI BROWN FINISH: SELECT CEDARMILL SIZE: 8 1/4" WIDE (7" EXPOSED)	<b>ALUMINUM STOREFRONT WINDOWS &amp; DOORS</b>	MANUFACTURER: TO BE DETERMINED COLOR: DARK BRONZE
<b>VINYL WINDOWS</b>	MANUFACTURER: JAMES HARDIE TYPE: HARDIE TRIM COLOR: ARCTIC WHITE FINISH: SMOOTH SIZE: 3/4" THICK (WIDTHS: 5 1/2" WIDE, 7 1/4" WIDE)	<b>VINYL WINDOWS</b>	MANUFACTURER: TO BE DETERMINED COLOR: DARK BRONZE
<b>PTAC ARCHITECTURAL GRILLES</b>	MANUFACTURER: TO BE DETERMINED COLOR: DARK BRONZE	<b>EXTERIOR PAINT FOR CANOPIES, ETC.</b>	MANUFACTURER: SHERWIN WILLIAMS COLOR: SW 9605 CLOVE FINISH: SEMI-GLOSS



E6 East Elevation  
A201 SCALE: 1/8" = 1'-0"



H6 West Elevation  
A201 SCALE: 1/8" = 1'-0"



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**A201**  
EXTERIOR ELEVATIONS

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10