

**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
AUGUST 9, 2021
6:30 P.M.
AGENDA**

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

APPROVAL OF AGENDA:

DECLARATION OF CONFLICT OF INTEREST:

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

OPEN PUBLIC HEARING # 1... Review of a sketch plan for a proposed cross-access driveway located between 1125 and 1152 Grand Oaks Drive, east side of Grand Oaks Drive. The request is petitioned by Highland Engineering.

- A. Disposition of Sketch Plan (7-19-21)

OPEN PUBLIC HEARING # 2... Review of an amendment to the previously approved Grand River/Lawson Planned Unit Development, site plan and environmental impact assessment to allow for a drive-through car wash. The proposed project is located on the vacant northeast corner of Grand River and Lawson Drive including parcels 4711-09-200-039, 040, and 041. The request is petitioned by ROC Wash Holdings, LLC.

- A. Recommendation of PUD Amendment.
- B. Recommendation of Environmental Impact Assessment. (6-28-21)
- C. Recommendation of Site Plan. (7-20-21)

- *Staff Report*
- *Approval of July 12, 2021 Planning Commission meeting minutes*
- *Member discussion*
- *Adjournment*



GENOA CHARTER TOWNSHIP APPLICATION
Sketch Plan Review

TO THE GENOA TOWNSHIP PLANNING COMMISSION:

APPLICANT NAME & ADDRESS: Highland Engineering 1153 Grand Oaks Dr. Howell, MI
If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: Highland Engineering
Kieker Investments 3195 Highcrest Dr. Brighton, MI *

SITE ADDRESS: 1153 Grand Oaks Dr. #4711-08-101-014 PARCEL #(s): _____
1125 Grand Oaks Dr. #4711-05-302-010

APPLICANT PHONE: (517) 548-4372 OWNER PHONE: () _____

*See attached authorization letter from owner of 1125 Grand Oaks Dr.
LOCATION AND BRIEF DESCRIPTION OF SITE: _____

In Howell, MI on Grand Oaks Drive just south of Grand River Avenue.

BRIEF STATEMENT OF PROPOSED USE: Existing uses to remain.

THE FOLLOWING IMPROVEMENTS ARE PROPOSED: Construct a driveway crossing
the drain to ~~connect~~ connect the two properties. This driveway is proposed to aid
in the movement of products & equipment between the 2 sites & reduce the use of public

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. road and improve safety

BY: RALPH S. BEEBE, PRESIDENT HIGHLAND ENG. INC.

ADDRESS: 1153 GRAND OAKS DRIVE HOWELL MI 48843

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

1. Jennifer M. Austin, PLA of Boss Engineering at jennifer@bosseng.com
Name Business Affiliation Email Address

FEE EXCEEDANCE AGREEMENT

All sketch plans are allocated one (1) consultant review 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 for a Land Use Permit. By signing below, applicant indicates agreement and full understanding of this policy.

SIGNATURE: [Signature] DATE: 7/20/21
PRINT NAME: RALPH S. BEEBE PHONE: 5175484372

Kiefer Investments, Inc.
3695 Highcrest Drive
Brighton, MI 48116

July 16, 2021

To Whom It May Concern:

Keifer Investments (Owner of 1125 Grand Oaks Dr. Howell, MI 48843, Parcel # 4711-05-302-010) authorizes Highland Engineering (Lessee of 1125 Grand Oaks Dr. Howell, MI 48843), to apply on Owner's behalf for permits as needed to construct a drain crossing and driveway connecting to the adjacent site at 1153 Grand Oaks Dr. Howell, MI (Parcel # 4711-08-101-014, owned by Highland Engineering).

In addition, Keifer Investments authorizes Boss Engineering to submit materials on the Owner's behalf to the Michigan Department of Environment, Great Lakes, and Energy (EGLE) and to meet for purposes of discussing and addressing questions regarding any EGLE permit applications related to this site.

If you need additional information or have any questions, please contact the undersigned at mkiefer@matrixtransportation or (810) 225-4415.

Sincerely,

Maureen Kiefer
Owner, Kiefer Investments

August 3, 2021

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Planning Director and Assistant Township Manager
Subject:	Highland Engineering – Sketch Plan Review #1
Location:	1125 and 1153 Grand Oaks Drive – east side of Grand Oaks, south of Grand River Avenue
Zoning:	IND Industrial District

Dear Commissioners:

At the Township’s request, we have reviewed the submittal from Highland Engineering requesting sketch plan review/approval for a new cross-access driveway (plans dated 7/19/21).

A. Summary

1. The 20-foot driveway width is only sufficient for one-way travel. If two-way travel is desired, the driveway must be widened to 24 feet.
2. The respective property owners must execute and record an easement for cross-access.
3. The applicant must demonstrate to the Township that the proposed driveway does not violate the terms and conditions of the existing drainage easement.
4. The applicant must address any comments provided by the Township’s engineering consultant and/or the Brighton Area Fire Authority.

B. Proposal/Process

The applicant proposes construction of a new 20-foot wide driveway for cross-access between 1125 and 1153 Grand Oaks Drive.

Procedurally, the Planning Commission has approval authority over the sketch plan.

C. Sketch Plan Review

1. **Dimensional Requirements.** Given the nature of the proposal, the only applicable IND dimensional standard is the impervious surface lot coverage ratio (85% maximum).

As a result of the project, both 1125 and 1153 Grand Oaks will remain compliant with 33.5% and 58% impervious surface, respectively.

2. **Vehicular Circulation.** The proposed driveway connection provides a width of 20 feet, which allows for a one-way circulation pattern. If the driveway is intended for two-way use, it must be widened to 24 feet.

The applicant must address any comments provided by the Township’s engineering consultant or the Brighton Area Fire Authority.



Aerial view of site and surroundings (looking east)

- 3. Additional Considerations.** The submittal includes authorization from the owner of 1125 Grand Oaks for the driveway construction; however, both parties will need to execute and record an easement allowing cross-access between the two sites.

The proposed driveway crosses over a drainage easement, though no information is provided with respect to the easement. The applicant must demonstrate to the Township that the proposed construction does not violate the terms and conditions of the existing easement.

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

Respectfully,
SAFE BUILT

Brian V. Borden, AICP
Michigan Planning Manager

August 4, 2021

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

**Re: Highland Engineering Driveway
Sketch Plan Review No. 1**

Dear Mrs. Van Marter:

Tetra Tech conducted a review of the proposed Highland Engineering Driveway and Drain Crossing sketch plan last dated July 19, 2021. The plans were completed by Boss Engineering on behalf of LNJ Services, LLC. The site is located on the east side of Grand Oaks Drive near Toddiem Drive. The petitioner is proposing a driveway that will cross a county drain and connect the Highland Engineering and Kiefer Investments properties.

After reviewing the sketch plan, we offer the following:

GENERAL

1. The Petitioner is proposing to build a driveway and culvert across a county drain. The Petitioner must obtain approval of these activities from the Livingston County Drain Commissioner and provide this approval to the Township prior to sketch plan approval.
2. An easement around the proposed driveway will be needed on both parcels for shared access and maintenance of the drive. This will be similar to a private road maintenance agreement.

We recommend the petitioner address the above comments prior to approval. Please call or email if you have any questions.

Sincerely,



Gary J. Markstrom, P.E.
Vice President



Shelby Byrne
Project Engineer



BRIGHTON AREA FIRE AUTHORITY

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

August 4, 2021

Kelly VanMarter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Highland Engineering Driveway
1125 & 1153 Grand Oaks Dr.
Genoa Twp., MI

Dear Kelly:

The Brighton Area Fire Authority has reviewed the above-mentioned site plan. The plans were received for review on July 22, 2021 and the drawings are dated July 19, 2021. The project is based on the proposed installation of an access drive connecting two adjoining properties to improve workflow between them. The plan review is based on the requirements of the International Fire Code (IFC) 2021 edition.

The fire authority had been in communication with the applicant prior to submission. The width is based on fire access drive minimum widths, however; it is not a required emergency vehicle access drive. In the event of an emergency the access will provide for additional access to each site.

1. Fire lane signage, while not required; would be recommended along both sides of the drive and adjacent to the drive on both parcels to prevent accumulation of materials or parking should it need to be used in an emergency.

If you have any questions about the comments on this plan review please contact me at 810-229-6640.

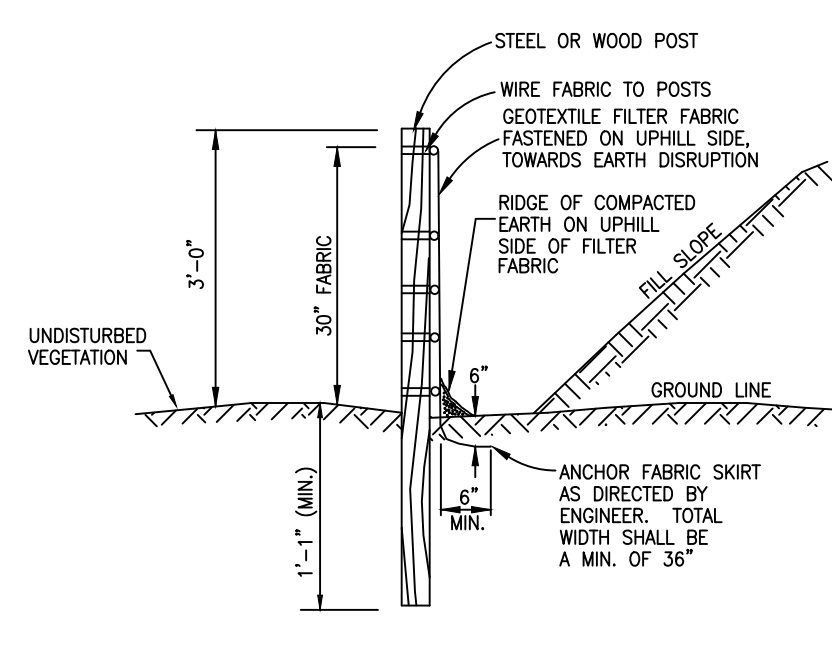
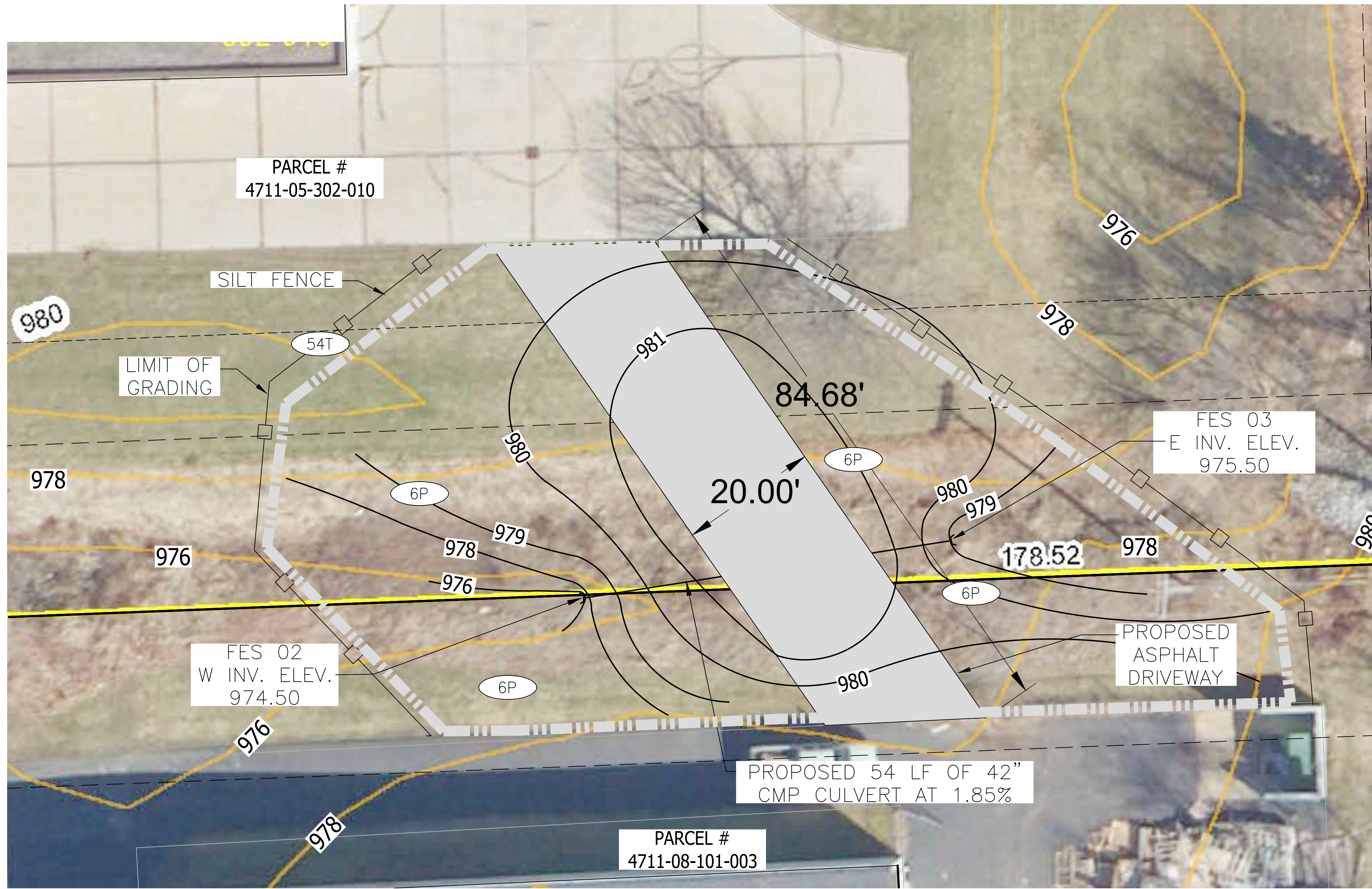
Cordially,

A handwritten signature in black ink, appearing to read "R. Boisvert".

Rick Boisvert, FM, CFPS
Fire Marshal

cc: Amy Ruthig amy@genoa.org

AREA OF IMPACT



SILT FENCE DETAIL
NO SCALE

- NOTES:**
- SOILS IN THE AREA OF IMPACT ACCORDING TO THE NATURAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY ARE:
 - BIC - BOYER-OSHTEMO LOAMY SANDS: 6-12% SLOPES
 - HIE - HILLSDALE SANDY LOAM: 18-25% SLOPES
 - FID - FOX BOYER COMPLEX: 12-18% SLOPES

**LIVINGSTON COUNTY SOIL EROSION PERMIT TEMPLATE
TEMPORARY CONTROLS AND SEQUENCE**

- NOTIFY LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE 24 HOURS PRIOR TO START OF GRADE WORK.
- IN ACCORDANCE WITH PUBLIC ACT NO. 53, OF 1974 THE PERMIT HOLDER SHALL CALL MISS DIG FOR STAKING AND LOCATING OF UTILITIES, AT LEAST 72 HOURS IN ADVANCE OF THE START OF ANY WORK.
- (IMPORTANT NOTICE) RETENTION/DETENTION PONDS SHALL BE EXCAVATED, TOPSOILED, SEEDED, MULCHED AND TACKED PRIOR TO THE START OF MASSIVE EARTH DISRUPTION. INGRESS/EGRESS MUST HAVE LARGE CRUSHED ROCK TO REDUCE THE TRACKING OF SOIL ONTO THE PUBLIC TRAFFIC AREAS. SEE DETAIL ITEMS BELOW.
- 36" M.D.O.T SPECIFICATION TYPE SILT FABRIC FENCE AS SHOWN ON PLANS SHALL BE PLACED AND MAINTAINED ALONG PERIMETER ON ALL LOW LYING AREAS OF THE CONSTRUCTION SITE TO FILTER RUNOFF BEFORE LEAVING PROJECT SITE.
- ALL TEMPORARY EROSION CONTROL DEVICES AS NOTED ON PLANS SHALL BE INSTALLED PRIOR TO THE START OF MASSIVE EARTH DISTRIBUTION.
- PLANS DOES DENOTE A DETAILED EROSION CONTROL DEVICE TO RESTRICT TRACKING OF MATERIAL ONTO THE HIGHWAY. STONE DIAPERS SHALL BE INSTALLED AT ALL INGRESS/EGRESS AREAS OF THE SITE PRIOR TO THE START OF MASSIVE EARTH DISRUPTION. DIAPERS SHALL BE OF CRUSHED STONE AND SHALL HAVE A MINIMUM LENGTH OF 100' LINEAL FEET.
- ON SITE DITCHES SHALL BE OF THE FLAT BOTTOM TYPE MINIMUM WIDTH OF 2' WITH A MINIMUM OF 3 HORIZONTAL TO 1 VERTICAL SIDE SLOPES, 3:1.
- DITCHES WITH STEEP SLOPES WILL NEED FLOW CHECKS TO PREVENT SCOURING OF THE DITCH BOTTOM. THESE SHALL BE INSTALLED AS DIRECTED BY THE ENGINEER OR INSPECTOR.
- SLOPES IN EXCESS OF 3 HORIZONTAL TO 1 VERTICAL SHALL NOT BE USED EXCEPT WITH A MECHANICAL DEVICE SUCH AS A RETAINING WALL, TERRACING, OR OTHER PRIOR APPROVED DEVICE.

STORM DRAINS

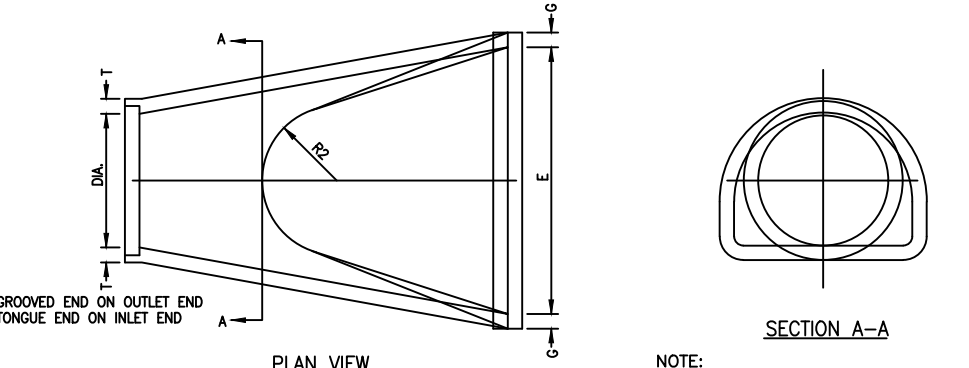
- ALL STORM WATER STRUCTURES, CATCH BASINS AND/OR MANHOLES, IF BLOCK, SHALL BE PLASTERED ON BOTH THE INSIDE AND OUTSIDE OF THE STRUCTURES. GROUTING AND POINTING WILL BE NECESSARY AT THE CASTING AND STRUCTURE JOINT TO PREVENT LEAKAGE AND THE RESULTING SOIL MOVEMENT, AROUND THE STRUCTURE.
- STORM WATER INLETS SHALL HAVE AS A TEMPORARY CONTROL A STRAW BALE BARRIER AND STONE FILTER INSTALLED AROUND THE INLET DURING CONSTRUCTION. AS AN ALTERNATIVE TO THE STRAW BALE BARRIER, A BURLAP AND PEA STONE FILTER MAY BE USED. THREE LAYERS OF BURLAP FIBER AND A FILTER OF PEA STONE MINIMUM 1 FT. IN DEPTH CAN BE USED. DUE TO THE POROSITY OF THE BURLAP FILTER THE MINIMUM OF 1 FT. OF STONE IS VERY IMPORTANT. THE CONTROL SHALL BE INSTALLED AS SOON AS THE STRUCTURE IS BUILT AND INSPECTED DAILY.
- BURLAP AND PEA STONE FILTERS WILL NEED TO BE CHANGED AFTER EACH RAINFALL.
- COUNTY CODE REQUIRES A MINIMUM PIPE SIZE OF 12" IN DIAMETER. IF SMALLER PIPE IS NEEDED FOR OUTLET PURPOSES THE 12" CAN BE BAFFLED TO THE CORRECT SIZE. ALL PIPE SHALL MEET THE 12" DIAMETER CODE SIZE.
- ALL STORM DRAIN OUTLETS 15" IN DIAMETER OR LARGER SHALL HAVE ANIMAL GUARDS INSTALLED TO PREVENT ENTRANCE TO THE SYSTEM.
- ALL STORM DRAINAGE PIPE 30" IN DIAMETER OR LARGER SHALL BE POINTED, AT THE JOINTS ON THE INSIDE WITH MORTAR, AFTER BACKFILLING.
- ALL STORM DRAIN OUTLETS THAT DO NOT EMPTY INTO THE RETENTION/DETENTION POND SHALL HAVE A TEMPORARY 5'X10'X3' SUMP INSTALLED AT THE TERMINATION OF THE STORM SEWER. UPON COMPLETION OF THE STABILIZATION WORK THE SUMP AREA SHALL BE FILLED AND RIP RAPPED WITH COBBLE STONE. SILT TRAPS SHALL BE INSPECTED AFTER EACH STORM.
- STORM WATER OUTLETS DO NOT DENOTE RIP RAP. ALL OUTLETS SHALL BE RIP RAPPED OVER KEVED FILTER FABRIC WITH A MINIMUM OF 15 SQ. YARDS OF 6" OR LARGER COBBLE STONE.
- RIP RAP AS NOTED ON THE PLAN SHALL BE OF A FUNNEL SHAPE CONSTRUCTION, WIDTH SHALL INCREASE AS DISTANCE FROM THE OUTLET POINT INCREASES AT A 3:1 RATIO.
- RIP RAP SHALL BE OF COBBLE STONE, 6" IN DIAMETER OR LARGER. GROUTING MAY BE NECESSARY, AND SHALL BE A MINIMUM OF 6" IN DEPTH WITH THE COBBLE SET IN THE CEMENT SLURRY.
- STORM WATER OUTLET IS IN NEED OF A SPLASH BLOCK WHICH IS NOTED ON THE PLAN. INSTALL SPLASH BLOCK IF SLOPE OF THE PIPE IS 4% OR GREATER.
- IT WILL BE NECESSARY FOR THE DEVELOPER TO HAVE THE STORM DRAINAGE LINES CLEANED PRIOR TO FINAL INSPECTION BY THE LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE. IF REQUIRED, THIS WORK SHALL BE DONE BY THE PROFESSIONAL SEWER CLEANING FIRM AND CERTIFIED IN WRITING BY THE PROJECT ENGINEER. ALL SUMPS AND TEMPORARY SILT TRAPS SHALL ALSO BE CLEANED AT THIS TIME.

LEGEND

PROPOSED (PR)	EXISTING (EX)	DESCRIPTION
---	---	CONTOUR
---	---	SPOT ELEVATION
FF	FF	FINISHED FLOOR ELEVATION
T/C	T/C	TOP OF CURB / CONCRETE
T/A	T/A	TOP OF ASPHALT
T/W	T/W	TOP OF WALK
F/L	F/L	FLOW LINE
T/P	T/P	TOP OF PIPE
B/P	B/P	BOTTOM OF PIPE
RM	RM	RIM ELEVATION
INV	INV	INVERT ELEVATION
MH	MH	MANHOLE STRUCTURE
IN	IN	INLET STRUCTURE
CB	CB	CATCHBASIN STRUCTURE
RY	RY	REARWARD STRUCTURE
ES	ES	END-SECTION
OV	OV	GATEVALVE STRUCTURE
HY	HY	HYDRANT
UP	UP	UTILITY POLE
SS	SS	SANITARY SEWER
PS	PS	PRESSURE SEWER
ST	ST	STORM SEWER
WM	WM	WATER MAIN
WL	WL	WATER LEAD
FO	FO	FIBER OPTIC
OH	OH	OVERHEAD WIRE
C	C	CABLE
E	E	ELECTRIC
G	G	GAS
T	T	TELEPHONE
S	S	SIGN
W	W	WETLAND BOUNDARY
L	L	LIMITS OF GRADING/CLEARING
MH	MH	MANHOLE
IN	IN	INLET / CATCHBASIN
FL	FL	FLARED END-SECTION
GV	GV	GATE VALVE
HY	HY	HYDRANT
UP	UP	UTILITY POLE
S	S	SIGN
NF	NF	NOT FIELD VERIFIED TO BE REMOVED
SS	SS	SANITARY SEWER LABEL
ST	ST	STORM SEWER LABEL
WM	WM	WATER MAIN LABEL
W	W	SOIL EROSION CONTROL MEASURE (P=PERMANENT, T=TEMPORARY)
C	C	CONCRETE
A	A	ASPHALT
M	M	MODIFIED CURB
D	D	DIVISION BETWEEN SOIL TYPES

SHA	THICK	MIN	MAX	E'	C'	D'	E'	G	R1	R2	X	Y	APPROX. WT. (LBS)
42"	4-1/2"	22"	22"	22"	37"	37"	37"	37"	4-1/2"	22-1/2"	22"	22"	500

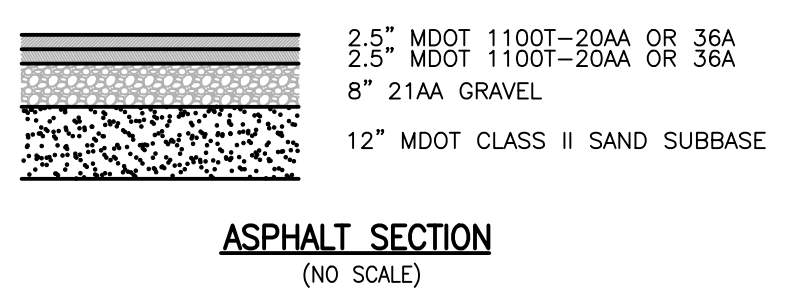
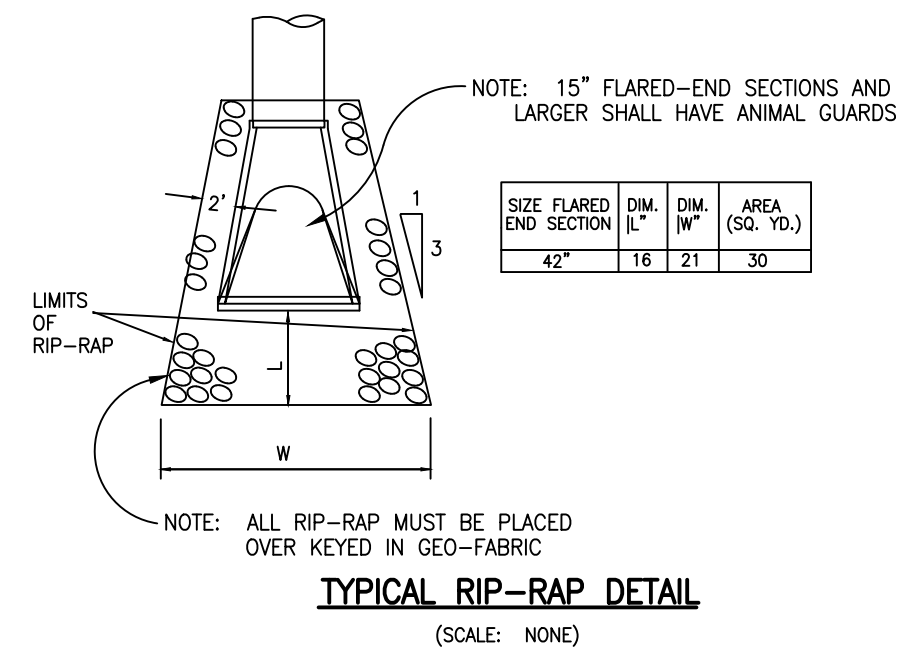
NOTE: AS FURNISHED BY THE MANUFACTURER. WEIGHT SHOWN DOES NOT INCLUDE CONCRETE FOOTING.



PRECAST CONCRETE END SECTION FOR PIPE CULVERT
(REF. DETAIL NO. BE-80)

STABILIZATION

- ALL UNIMPROVED DISTURBED AREAS SHALL BE RE-TOP SOILED, WITH A MINIMUM OF 3" OF MATERIAL, SEEDED, MULCHED AND TACKED WITHIN 15 DAYS OF THE COMPLETION OF THE MASSIVE EARTH DISRUPTION. IN THE NON-GROWING SEASON STRAW MATTING WILL SUFFICE. HYDROSEEDING WILL BE AN ACCEPTABLE ALTERNATE FOR MULCHING. EXTREME CARE SHOULD BE EXERCISED IN SPRING AND FALL PERIODS AS A FROST WILL BREAK THE BIND OF THE HYDROSEEDING, WHICH WILL AFFECT THE EFFECTIVENESS OF THIS PROCEDURE.
- IN THE NON-GROWING SEASON, TEMPORARY STABILIZATION SHALL BE DONE WITH STRAW MATTING.
- PERMIT FEES DURING THE WINTER PERIOD OF NON-CONSTRUCTION, (DECEMBER 1 THROUGH MARCH 31), SHALL NOT BE IMPOSED IF THE PERMIT HOLDER TEMPORARILY STABILIZES THE EXPOSED AREAS WITH STRAW MATTING, AND OTHER APPROVED CONTROLS, AND OBTAINS A WINTER STABILIZATION CERTIFICATE FROM THIS OFFICE.
- PERIODIC INSPECTIONS WILL BE MADE THROUGHOUT THE COURSE OF THE PROJECT. IT WILL BE THE RESPONSIBILITY OF THE MANAGERS OF THE PROJECT TO CONTACT THIS OFFICE FOR THE FINAL INSPECTION AT THE END OF THE PROJECT.
- THIS COMMERCIAL PERMIT IS VALID FOR THE MASS EARTH MOVEMENT, THE INSTALLATION OF ROADS, DRAINS, AND UTILITIES AND IS NOT FOR ANY SINGLE FAMILY RESIDENCE. ALL RESIDENTIAL BUILDERS WILL NEED TO SECURE WAIVERS AND OR PERMITS AS NECESSARY FOR EACH LOT IN THIS DEVELOPMENT AT THE TIME APPLICATION FOR SINGLE FAMILY RESIDENCE IS MADE.
- THE ISSUING BUILDING DEPARTMENT SHALL NOT ISSUE THE CERTIFICATE OF OCCUPANCY UNTIL THE FINAL INSPECTION LETTER FROM THE LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE HAS BEEN OBTAINED.
- PER THE LIVINGSTON COUNTY DRAIN COMMISSIONER THE SEEDING, FERTILIZER AND MULCH MINIMUM QUANTITIES SHALL BE AS FOLLOWS:
 - 3" IN DEPTH GRASS SEED: 210 LBS. PER ACRE
 - 150 LBS. PER ACRE FERTILIZER
 - 3" IN DEPTH 1.5 TO 2 TONS PER ACRE (ALL MULCHING MUST HAVE A TIE DOWN, SUCH AS TACKIFIER, NET-BINDING, ETC.)
- HYDRO-SEEDING IS NOT ACCEPTABLE FOR SLOPES EXCEEDING 1%, IN SUCH CASES STABILIZATION SHALL BE DONE WITH SEED AND STRAW MULCH WITH A TACKIFIER.



SOIL EROSION CONTROL MEASURES

6	SEEDING WITH MULCH AND TACKING	EXCLUDES ESTABLISHMENT OF VEGETATIVE COVER SPECIFIC FOR DRAINWAYS WITH LOW VELOCITY. SOILY PLACED IN SMALL QUANTITIES BY NONPROFESIONAL PERSONNEL SHOULD INCLUDE PREPARED DISPOSL.
54	SILT FENCE	USES GEOTEXTILE FABRIC AND POST OR POLES. EASY TO CONSTRUCT AND LOCATE AS NECESSARY. (SEE DETAIL THIS SHEET)

P=PERMANENT T=TEMPORARY
TOTAL AREA OF DISTURBANCE = 0.17 AC (7,459 SF)

MAINTENANCE SCHEDULE FOR SOIL EROSION CONTROLS

- Silt fence shall be inspected weekly and after each major storm event. Maintenance shall include removal of accumulated silt and replacement of torn sections. Silt fence shall be removed when all contributing areas have been stabilized.
- Common areas shall be stabilized no later than 15 days after grade work, pursuant to rule 1709 (5).

GRADING AND DRAINAGE NOTES:

- PERMETER SILT FENCE SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO AND AS PART OF MASS GRADING OPERATIONS. TEMPORARY SOIL EROSION CONTROL MEASURES SHALL BE CONTINUOUSLY MAINTAINED BY THE CONTRACTOR DURING MASS GRADING OPERATIONS, UPON COMPLETION OF MASS GRADING OPERATIONS AND DURING THE INSTALLATION OF THE CULVERT, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ADDITIONAL INSTALLATIONS AND FOR CONTINUOUS MAINTENANCE OF ALL TEMPORARY EROSION CONTROL MEASURES UNTIL VEGETATIVE COVER HAS BEEN RE-ESTABLISHED AFTER UTILITY CONSTRUCTION IS COMPLETE. THE CULVERT CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL PERMANENT SOIL EROSION CONTROL MEASURES (SUCH AS SEEDING WITH MATTING).
- UPON COMPLETION AND FINAL APPROVAL OF THIS PROJECT, STORM DRAINS WITH EASEMENTS SHALL BE UNDER THE JURISDICTION OF THE LIVINGSTON COUNTY DRAIN COMMISSIONER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OR REPAIR OF ANY DAMAGED IRRIGATION LINES.
- MAXIMUM SIDE SLOPES ON NEW DRIVEWAY OVER DRAIN SHALL NOT EXCEED 4:1.
- ALL FILL AREAS WITHIN A 1:1 INFLUENCE OF THE PARKING OR DRIVE AREA SHALL BE COMPACTED TO 95% OF MAXIMUM UNIT WEIGHT.

CONSTRUCTION SEQUENCE

THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT EROSION IS MINIMIZED AND THAT COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, REGULATIONS, AND ORDINANCES IS MAINTAINED THROUGHOUT EXECUTION OF THIS PROJECT.

1 DAY	1. INSTALL SILT FENCE AND STORM DRAINAGE PROTECTION.
20 DAYS	2. SITE DEMOLITION
5 DAYS	3. BEGIN DRIVEWAY CONSTRUCTION WITH INSTALLATION OF CULVERT
15 DAYS	4. ROUGH GRADE
3 DAY	5. INSTALL PAVEMENT
1 DAY	6. FINE GRADE, SPRACED, TOPSOIL AND SEED.
1 DAY	7. REMOVE ALL EROSION CONTROL STRUCTURES.
1 DAY	8. REMOVE ACCUMULATED SILT FROM ALL EXISTING DRAINAGE.

CONTROLS & MEASURES NARRATIVE

ACTIVITY	DESCRIPTION
MAINTAIN LANDSCAPING, REPLACE MULCH	COLLECT GRASS, TREE, AND SHRUB CLIPPINGS, DISPOSE IN APPROVED CONTAINER, REPLACE DEAD SOO, TREES AND SHRUBS.
CLEAN INLETS	REMOVE LITTER, SEDIMENT, AND DEBRIS, DISPOSE OF IN APPROVED LANDFILL.
COLLECT LITTER	REMOVE MUD, DIRT, GREASE AND OIL WITH PERIODIC SWEEPING
DUST CONTROL	SPRINKLE WATER AS NEEDED

CONTROLS & MEASURES POST CONSTRUCTION SEQUENCE

ACTIVITY	WEEKLY	MONTHLY	AS REQUIRED
MAINTAIN LANDSCAPING, REPLACE MULCH	X	X	X
CLEAN INLETS		X	X
COLLECT LITTER	X		X
DUST CONTROL			X

BEBOSS Engineering
Engineers Surveyors Planners Landscape Architects
3121 E. GRAND RIVER AVE.
HOWELL, MI. 48843
517.546.4836 FAX 517.548.1670

L.N.J. SERVICES, LLC
8158 BEARD ROAD
BRYAN, MI 48118
517-375-8693

HIGHLAND ENGINEERING PROPOSED DRIVEWAY & DRAIN CROSSING

GRADING AND SOIL EROSION & SEDIMENTATION CONTROL PLAN

DESIGNED BY: JA
DRAWN BY:
CHECKED BY:
SCALE: 1" = 10'
JOB NO: 21-306
DATE: 07/19/2021
SHEET NO. 3



GENOA CHARTER TOWNSHIP
Application for Site Plan Review

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

APPLICANT NAME & ADDRESS: ROC Wash Holdings, LLC c/o Steve Noll
If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: Grand River/Whitehorse Associates, LLC

SITE ADDRESS: 4601 E Grand River PARCEL #(s): 11-09-200-039, -040, -041

APPLICANT PHONE: (815) 985 1680 OWNER PHONE: ()

OWNER EMAIL: ssamona@samonaweiss.com

LOCATION AND BRIEF DESCRIPTION OF SITE: Address is approx. 4600 E Grand Ave
Howell, MI / Genoa Twp. Approx. 4.13 acres of undeveloped land located within a PUD
created October 13, 2003.

BRIEF STATEMENT OF PROPOSED USE: Proposed use is a conveyor style car wash.

A proposed PUD amendment to allow for a car wash is submitted with this site plan
application. The vacant parcel will remain undeveloped until a use is determined.

THE FOLLOWING BUILDINGS ARE PROPOSED: A 5,000 SF conveyor car wash with canopy.

**I HEREBY CERTIFY THAT ALL INFORMATION AND DATA ATTACHED TO AND MADE
PART OF THIS APPLICATION IS TRUE AND ACCURATE TO THE BEST OF MY
KNOWLEDGE AND BELIEF.**

BY: 

ADDRESS: 240 E 8th St, Holland MI 49423

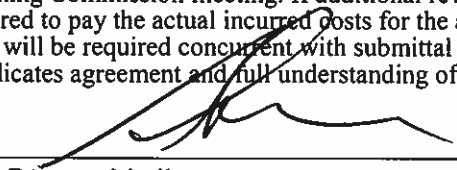
Contact Information - Review Letters and Correspondence shall be forwarded to the following:

1.) Bruce Zeinstra of Holland Engineering at bzeinstra@hollandengineering.com
Name Business Affiliation E-mail Address

add Steve

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: 6/29/2021
PRINT NAME: Steve Noll PHONE: 815 985-1680
ADDRESS: 240 E 8th ST, Holland, MI 49423

GRAND RIVER/WHITEHORSE ASSOCIATES, LLC
32820 Woodward, Suite 200
Royal Oak, MI 48073

June 29, 2021

Genoa Township Planning Commission
Genoa Township Board
2911 Dorr Road
Brighton, MI 48116

Re: 4601 E. Grand River Rd, Howell, MI (Genoa Township)
Application for Subdivision of Land
Application for Site Plan Review

Dear Board Members:

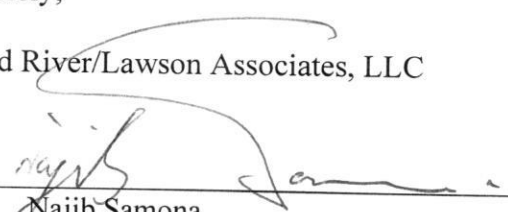
I am the manager of Grand River/Whitehorse Associates, LLC, owner of the property subject to the two above-referenced applications, consisting of approximately 4.13 acres of undeveloped land located at 4601 E. Grand River Road (Tax parcel numbers 11-09-200-039, -040, and -041), Howell, Michigan.

By this correspondence, I hereby acknowledge and consent to ROC Wash Holdings, LLC, c/o Steve Noll, filing applications for Subdivision and Site Plan approval regarding the subject property. I ask that the Planning Board and Township Board allow ROC WASH Holdings, LLC and Steve Noll to act as owner's agent with respect to the signing and submission of any application(s) to obtain subdivision or site plan approval.

I also hereby authorize the acceptance of any electronic copy of this correspondence, including a photocopy or pdf, as my written authorization to the acts listed above, which copy shall have the same force and effect as the original.

Sincerely,

Grand River/Lawson Associates, LLC

By: 
Najib Samona
Its: Manager

August 3, 2021

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Kelly Van Marter, AICP Planning Director and Assistant Township Manager
Subject:	Tommy’s Express Car Wash – PUD Amendment and Site Plan Review #2
Location:	4591 E. Grand River Avenue – northeast corner of Grand River and Lawson Drive
Zoning:	NRPUD Non-Residential Planned Unit Development

Dear Commissioners:

At the Township’s request, we have reviewed the proposed amendment to the Grand River/Lawson PUD Agreement, as well as the revised site plan (dated 7/20/21) for development of an automatic car wash.

A. Summary

1. PUD Amendment:

- a. The reference to connection fees should be reviewed by the Township Engineer.

2. Use Requirements:

- a. The requirements of Section 7.02.02(1) for automatic automobile washes are met.

3. Site Plan Review:

- a. Building materials and color scheme are subject to review and approval by the Planning Commission.
- b. The Township may require a public sidewalk along Lawson Drive, if deemed necessary. The applicant notes grading and drainage concerns as reasons to not install a sidewalk.
- c. The revised landscape plan is slightly deficient in plantings for the north buffer zone (2.5 trees or 10 shrubs) and around the detention pond (5 trees).
- d. The applicant must obtain a sign permit from the Township prior to installation of any signage.
- e. The applicant must address any comments provided by the engineering consultant, or Fire Authority.

B. Proposal/Process

The overall project entails an automatic car wash on a 2.1 acre vacant parcel. The PUD for this site does not currently allow such uses. As such, the request includes an amendment to the PUD Agreement.

The development includes a 4,550 square foot car wash building, as well as 14 vacuum stations.

Procedurally, the Planning Commission is to review the PUD amendment, site plan, and impact assessment, and provide a recommendation on each to the Township Board.



Aerial view of site and surroundings (looking north)

C. PUD Amendment

The request entails an amendment to the PUD Agreement, whereby paragraph (r) of Exhibit B (Permitted Uses) would be changed to add “automatic automobile washes” as a permitted use in the PUD. The proposed amendment includes a reference to the use requirements of Section 7.02.02(1) for automobile washes.

The existing Agreement identifies auto repair establishments (maintenance and minor repair only), which would be retained within the modified paragraph (r).

The proposed language also includes references to connection fees, which should be reviewed by the Township Engineer.

The Zoning Ordinance currently allows automobile washes (automatic or self-serve) as special land uses within the GCD and RCD. Under the proposal, such uses would be permitted by-right within this PUD.

D. Use Requirements

Automobile washes are subject to the use requirements of Section 7.02.02(1), as follows:

- 1. Only one (1) ingress/egress driveway shall be permitted on any single street.**

The site plan includes a single connection to a public road (Lawson Drive).

The plan also includes a connection to the shared driveway along the east side of the property, as well as an adjustment of the existing driveway north of the subject site.

The latter will align with Whitehorse Drive, as required by the PUD Agreement.

- 2. Where adjoining a residential district, a solid fence or wall six (6) feet in height shall be erected along any common lot line. Such fence or wall shall be continuously maintained in good condition. The Planning Commission may require landscaping, including a berm, as an alternative.**

The subject site does not adjoin a residential district.

3. All washing facilities shall be within a completely enclosed building.

The auto wash is contained with an enclosed building.

4. Vacuuming and drying may be located outside the building, but shall not be in the required front yard and shall be set back at least fifty (50) feet from any residential district.

The site plan includes vacuum stations in the rear yard that are not within 50 feet of a residential district.

5. All cars required to wait for access to the facilities shall be provided stacking spaces fully off the street right-of-way which does not conflict with vehicle maneuvering areas to access gasoline pumps or vacuums, and as required Article 14, Parking and Loading-Unloading Standards.

Section 14.04 requires 15 stacking spaces. The revised plan depicts the space for upwards of 31 stacking spaces spread across 3 lanes.

E. Site Plan Review

1. Dimensional Requirements. The revised site plan complies with the dimensional requirements for this PUD, as noted in the table below:

	Min. Lot Req.		Minimum Yard Setbacks (feet)				Max. Lot Coverage (%)	Max. Height (feet)
	Area (acres)	Width (feet)	Front Yard	Side Yard	Rear Yard	Parking Lot		
PUD	1	150	70	15	50	20 front 10 side/rear	35% building 75% impervious	35'
Proposed	2.1	375	70 (Grand River) 105 (Lawson)	150 (E)	89 (N)	107 (Lawson) 100 (E) 18 (N)	4.9% building 47% impervious	28'

2. Building Materials and Design. The building elevation drawings identify the use of block, brick, glass, and metal paneling and trim.

The color scheme includes shades of gray, black, and red.

Building materials and color scheme are subject to review and approval by the Planning Commission. The applicant should be prepared to present a material sample board to the Commission at the upcoming meeting.

3. Pedestrian Circulation. There is an existing bike path along Grand River. Internal sidewalks are provided along the north side of the building.

If deemed necessary, the Township may require a sidewalk along Lawson Drive. In response, the applicant has cited grading and drainage concerns along Lawson Drive as reasons to not install a sidewalk.

4. Vehicular Circulation. Vehicular access is proposed via shared driveway connections to the east and west (Lawson Drive).

Aside from the pay lanes, internal drives provide for a two-way circulation pattern. Proper drive aisle widths are provided throughout the site.

The applicant must address any comments provided by the Township Engineer or the Brighton Area Fire Authority with respect to vehicular circulation.

5. **Parking.** The proposed parking lot complies with the regulations of Article 14, as noted in the following table:

	Required	Proposed	Comments
Parking Spaces Automobile wash (2 spaces plus 1 for each employee at peak shift)	7	7	In compliance
Barrier Free Spaces	1	1	In compliance
Dimensions Spaces (75 to 90-degree)	9' x 18'	9' x 18'	In compliance
Drive aisle width (two-way)	24'	35'	In compliance
Construction	Looped striping Curbing on all sides	Looped striping Curbing	In compliance In compliance

6. **Landscaping.** The revised landscape plan has been reviewed for compliance with the standards of Section 12.02, as shown in the following table:

Standard	Required	Proposed	Notes
Greenbelt – Grand River	20' width 10 canopy trees	70' width 2 new trees 8 existing trees	In compliance
Greenbelt – Lawson	20' width 7 canopy trees	35' width 3 new trees 4 existing trees	In compliance
Buffer Zone C (N)	10' width 18 trees OR 72 shrubs (or combination thereof)	18' width 8 trees 30 shrubs	Deficient by 2.5 trees OR 10 shrubs
Buffer Zone C (E)	10' width 13 trees OR 52 shrubs (of combination thereof)	60' width 6 trees 28 shrubs	In compliance
Detention Pond	14 trees 150 shrubs	9 trees 153 shrubs	Deficient by 5 trees, though additional screening is provided via the required buffer zone

7. **Waste Receptacle.** The proposed waste receptacle has been reviewed for compliance with the standards of Section 12.04, as follows:

	Requirement	Proposed	Comments
Location	Rear yard or non-required side yard	Easterly side yard	Requirement met
Access	Clear access w/ out damaging buildings/vehicles	Sufficient maneuvering area for refuse removal vehicles	Requirement met
Base design	9' x 15' concrete pad	20' x 25' concrete pad	Requirement met
Enclosure	Must have lid 3-sided enclosure w/ gate Masonry walls 6' height	Lid must be provided 3 sides w/ gate across 4 th Brick to match building 8' height	Requirements met

8. **Exterior Lighting.** The revised submittal includes a full lighting plan. Fixture usage includes pole mounted, decorative street lighting, wall mounted, and canopy lighting.

Maximum intensities on-site and along property lines are within that allowed by Ordinance, and all fixtures are LED.

Aside from the decorative street lighting, all fixtures are downward directed and shielded. Pole mounting heights are also in compliance with current Ordinance standards.

9. Signs. The building elevation drawings depict 2 wall signs, which are allowed for corner lots.

Sign area is not indicated, but the applicant should be aware that wall signs are also limited to an area not to exceed 10% of the façade of the building they are attached to.

The PUD Agreement requires the use of backlit signage with channel cut lettering, which is noted and depicted in the revised submittal.

A rendering of a new sign panel on the existing Genoa Landing ground sign is also included with the revised submittal.

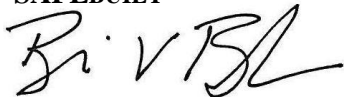
The applicant must obtain a sign permit from the Township prior to installation of any signage.

10. Impact Assessment. The submittal includes an Impact Assessment dated June 28, 2021.

In summary, the Assessment notes that the proposed project is not expected to have an adverse impact upon natural features, stormwater, surrounding land, public services/utilities, or traffic and pedestrians.

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

Respectfully,
SAFE BUILT

A handwritten signature in black ink, appearing to read "B. V. Borden".

Brian V. Borden, AICP
Michigan Planning Manager

August 5, 2021

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

**Re: Tommy's Express Carwash
Site Plan Review No. 2**

Dear Mrs. Van Marter:

Tetra Tech conducted a second review of the proposed Tommy's Express Carwash site plan last dated July 20, 2021. The plans were completed by Holland Engineering on behalf of ROC Wash Holdings, LLC. The site is located on the north side of Grand River and on the east side of Lawson Drive. The petitioner is proposing a 4550 square foot car wash, parking lot and drive improvements along with onsite drainage.

After reviewing the site and impact assessment we offer the following:

DRAINAGE AND GRADING

1. The Petitioner must provide calculations that detail how the proposed storage volumes were calculated. Calculations should also be provided to show that the proposed onsite storm sewer is adequately sized.
2. The proposed detention pond will outlet to the existing storm sewer off Grand River Avenue. The storm plan should be reviewed and approved by Livingston County Road Commission and MDOT prior to site plan approval.

UTILITIES

1. The impact assessment states that the carwash is anticipated to use an average of 674,640 gallons of water per month and discharge an average of 473,520 gallons per month to the sanitary sewer system. The site will receive municipal water service through MHOG Sewer and Water Authority and will be discharging to the Genoa Oceola Sewer and Water Authority system. Assuming that the car wash will run for 12 hours a day, approximately 22 gallons per minute of flow will be added to the gravity sewer on the north side of Grand River Avenue that eventually discharges into pump station 6, which is known to be close to capacity. This additional flow to pump station 6 could accelerate the need for improvements to the system, especially if additional residential and commercial properties in the pump station 6 tributary area develop as well. An impact assessment should be performed by MHOG and GO to determine if any improvements to the system are needed to accommodate the proposed car wash in this area.
2. The Petitioner provided a breakdown of their expected water and sanitary sewer usage and estimated connection fees for both the water and sewer. The impact assessment notes an expected sewer connection fee of \$88,200 and an expected water connection fee of \$75,600, which was calculated using 25.2 REUs.

Tetra Tech

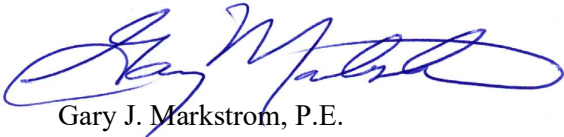
3497 Coolidge Road, East Lansing, MI 48823
Tel 517.316.3930 Fax 517.484.8140 www.tetrattech.com

25.2 REUs comes from the Township's REU table which requires 25.2 REUs per production line with recycle. An alternative method to determining REUs is using expected flow numbers. If the Petitioner were to determine REUs based on their expected flows and using the value of 218 gallons per day per REU they would calculate 103 REUs for water and 72 REUs for sewer. In this case the Petitioner has used the method that yields the smaller REU value.

3. The original PUD Agreement has a locked in REU rate of \$3,500 for sewer and \$3,000 for water, and the Petitioner is proposing to use these locked in rates for the amended PUD Agreement. The Planning Commission may require that the current rates of \$7,200 for water and \$7,900 for water be used for the proposed PUD Amendment, rather than the locked in rates, due to the high usage proposed for the site that was not anticipated in the original PUD Agreement.

We recommend the petitioner revise the site plan to address the above comments prior to approval. Please call or email if you have any questions.

Sincerely,



Gary J. Markstrom, P.E.
Vice President



Shelby Byrne
Project Engineer



BRIGHTON AREA FIRE AUTHORITY

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

July 30, 2021

Kelly VanMarter
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Tommy's Express Car Wash
4591 E. Grand River Avenue
Genoa Twp., MI

Dear Kelly:

The Brighton Area Fire Department has reviewed the above-mentioned site plan. The plans were received for review on July 22, 2021 and the drawings are dated June 23, 2021 with latest revisions dated July 20, 2021. The project is based on the proposed development of four adjoining parcels totaling 4.13-acres for a new proposed 4,550 square foot drive-thru car wash and accessory function areas. The plan review is based on the requirements of the International Fire Code (IFC) 2021 edition.

1. The building address shall be a displayed **minimum of 6"** high letters of contrasting colors and be clearly visible from the street. The location and size shall be verified prior to installation. **(Address numbers have been revised and shown on elevation SHeet A-200 to be compliant with the minimum requirements.)**

IFC 505.1

2. The entrance side of the access drives where parking is not provided shall be marked as a fire lane. Include the location of the proposed fire lane signage and a detail of the fire lane sign in the submittal. Access roads to the site shall be provided and maintained during construction. Access roads shall be constructed to be capable of supporting the imposed load of fire apparatus weighing at least 84,000 pounds. **(Fire lane signage has been provided as required. Drive will be engineered to provide capacity for emergency vehicles.)**

IFC D 102.1

IFC D 103.6

3. The current site access drive turning radius from Lawson Dr. does not appear compliant. Site access drives shall provide emergency vehicles with a turning radius of 50-feet outside and 30-feet inside. Vehicle circulation shall account for non-emergency traffic and maintain the vehicle within the boundary of lanes of travel. **(Radii have been revised and vehicle circulation is compliant with access requirements.)**

IFC 503.2.4

IFC D 103.3

4. A minimum vertical clearance of 13½ feet shall be maintained along the length of all apparatus access drives. This includes but is not limited to porte-cochere, lighting, and large canopy trees. **(There are no overhead obstructions proposed along the access drives.)**



July 30, 2021

Page 2

Tommy's Car Wash
4600 E. Grand River Avenue
Site Plan Review

IFC 503.2.1

5. The location of a Knox Box shall be indicated on future submittals. The Knox box shall be located adjacent to the main entrance of the structure, in a location coordinated with the fire authority. **(Knox box is shown on Sheet C-101)**

IFC 506.1

6. The reconstructed north drive along the property boundary is proposed to be provided with a curbless gutter spillway. The clear width provided from the northern curb to the southern curb and or gutter shoulder shall be no less than 26-feet. **(North access drive has been revised to be provided with curb and gutter. Drive will be 26-feet FOC.)**
7. Provide names, addresses, phone numbers, emails of owner or owner's agent, contractor, architect, on-site project supervisor. **(To be provided when available.)**

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

If you have any questions about the comments on this plan review please contact me at 810-229-6640.

Cordially,

A handwritten signature in black ink, appearing to read "R. Boisvert".

Rick Boisvert, FM, CFPS
Fire Marshal

cc: Amy Ruthig amy@genoa.org

Comments in Red from Kelly VanMarter

This is the 2nd amendment

~~THIRD~~ AMENDMENT TO THE PLANNED UNIT DEVELOPMENT AGREEMENT

Second

This ~~Third~~ Amendment to the Planned Unit Development ("Amendment") is entered into this ___ day of _____, 2021 by and between GRAND RIVER/LAWSON ASSOCIATES, LLC ("Owner"), GRAND RIVER/WHITEHORSE ASSOCIATES, LLC ("Whitehorse"), and the GENOA CHARTER TOWNSHIP, a Michigan Municipal Corporation ("Township") whose address is 2911 Dorr Road, Brighton, Michigan 48116.

RECITALS:

2016

- A. Owner and Township entered into a certain Planned Unit Development Agreement on October 15, 2003, as amended by that certain First Amendment to the Planned Unit Development Agreement on June 20, 2005, and as further amended by that certain Amendment to the Planned Unit Development Agreement on October 12, 2005 (collectively, the "PUD") governing certain property as more particularly described on the attached Exhibit A ("Property");
- B. Owner and Township wish to further amend and modify the terms of the PUD under the terms and conditions provided for herein; and
- C. Whitehorse as owner of a portion of the Property hereby consents to and agrees to be bound by the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and promises as well as other valuable consideration, the receipt and sufficiency of which is acknowledged, the parties agree as follows:

- 1. Permitted Uses. Subsection r of Exhibit "B" of the PUD (entitled "Permitted Uses of the PUD") is hereby deleted and replaced in its entirety with the following:

What is Schedule 1?

r. Automatic automobile washes (provided (i) ~~the same~~ shall substantially conform to the site specifications as shown on Schedule 1 of the Third Amendment to the Planned Development Agreement; (ii) the same shall comply with the use requirements for automatic automobile washes as set forth in Section 7.02.02(1) of the Genoa Charter Township Zoning Code; and (iii) notwithstanding anything contained in the Zoning Ordinance, fee schedule, or any other similar regulation of Genoa Township to the contrary, the connection fees for automatic automobile washes located within the PUD shall be calculated in accordance with Article VIII, Section 8.4 of the PUD) and auto repair establishments (provided that, unless part of an automobile dealership, the establishment shall be limited to maintenance and minor repairs only, including but not limited to oil change, tire and brake service audio, telephone and alarm installation, etc.).

the districts prevailing rate rather than as stated in

Second

- 2. Ratification and Affirmation. Except as hereby amended, the PUD shall remain unmodified and in full force and effect. The PUD, as hereby amended, shall be binding upon and inure to the benefit of Township and Owner and their respective heirs, successors and assigns. The terms of the PUD, as hereby amended, shall run with the land and this ~~Third~~ Amendment shall be recorded on title to the Property with the local register of deeds.

3. Conflict of Terms. In the event that there is any conflict or inconsistency between the terms and conditions of this Agreement and the PUD, the terms and conditions of this Agreement shall control and govern.
4. Authority. Each person executing this Agreement on behalf of a party represents and warrants that it has the full power, authority, and legal right to execute and deliver this Agreement on behalf of such party and that this Agreement constitutes the legal, valid, and binding obligations of such party, its heirs, representatives, successors and assigns.

IN WITNESS WHEREOF, the parties have executed this ~~Third~~ Second Amendment on the dates indicated.

WITNESS

OWNER

GRAND RIVER/LAWSON ASSOCIATES, LLC
a Michigan limited liability company

Name: _____

By: Najib Samona
Its: Manager

CORPORATE ACKNOWLEDGEMENT

STATE OF MICHIGAN)
) ss:
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged and executed before me this ___ day of _____, 2021 by Najib Somona, the Manager of GRAND RIVER/LAWSON ASSOCIATES, LLC, a Michigan limited liability company, on behalf of the Michigan limited liability company.

Printed Name: _____
Notary Public, _____ County, MI
My Commission Expires: _____

[Signatures and acknowledgements continue on following page(s) hereof.]

WITNESS

WHITEHORSE

GRAND RIVER/WHITEHORSE ASSOCIATES,
LLC, a Michigan limited liability company

Name: _____

By: Najib Samona
Its: Manager

CORPORATE ACKNOWLEDGEMENT

STATE OF MICHIGAN)
) ss:
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged and executed before me this ___ day of _____, 2021 by Najib Somona, the Manager of GRAND RIVER/WHITEHORSE ASSOCIATES, LLC, a Michigan limited liability company, on behalf of the Michigan limited liability company.

Printed Name: _____
Notary Public, _____ County, MI
My Commission Expires: _____

WITNESS

TOWNSHIP

GENOA CHARTER TOWNSHIP,
a Michigan Municipal Corporation

Name: _____

By: _____
Its: Clerk

Name: _____

By: _____
Its: Supervisor

ACKNOWLEDGEMENT

STATE OF MICHIGAN)
) ss:
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged and executed before me this ___ day of _____, 2021 by _____, the Clerk of GENOA CHARTER TOWNSHIP, a Michigan Municipal Corporation, on behalf of said Corporation.

Printed Name: _____
Notary Public, _____ County, MI
My Commission Expires: _____

ACKNOWLEDGEMENT

STATE OF MICHIGAN)
) ss:
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged and executed before me this ___ day of _____, 2021 by _____, the Supervisor of GENOA CHARTER TOWNSHIP, a Michigan Municipal Corporation, on behalf of said Corporation.

Printed Name: _____
Notary Public, _____ County, MI
My Commission Expires: _____

Please click the link below if you would like to download the original PUD Agreement and associated amendments.

Note this is a direct download that will show up in your downloaded items folder:

[Tractor Supply PUD](#)



Impact Assessment

P3045 Genoa Township MI Tommy Express

Tommy's Express Car Wash
4600 E Grand Ave
Howell MI 48843

June 28, 2021

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

Steve Noll, Project Manager, Tommy Car Wash Systems.

240 E 8th St., Holland, MI 49423

Responsible for the development and construction of the car wash facility

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

The property address is approximately 4585 E Grand Ave, Howell MI 48843. This property is part of an existing 8.46-acre PUD dated October 15, 2003 between Grand River/Lawson LLC and Township of Genoa. Currently, 4.13 acres of the existing PUD are undeveloped and are split into 4 parcels. The property proposed for development is approx. 2.4 acres with the remaining 1.73 acres to be developed in the future. The property is grass covered with trees planted around the perimeter of the south and west lot lines. See **Site Plan Package** for drawing. The property is bounded on the South by Grand River Rd, on the West by Lawson Dr, and on the East by a shared development drive. The north parcel is contiguous with the DTE property (industrial use) and is separated by a development drive, to be re-aligned with White Horse Ln.

c. Impact on natural features: A written description of the environmental characteristics of the site prior to development and following development, i.e., topography, soils, wildlife, woodlands, mature trees (eight-inch caliper or greater), wetlands, drainage, lakes, streams, creeks or ponds. Documentation by a qualified

wetland specialist shall be required wherever the Township determines that there is a potential regulated wetland. Reduced copies of the Existing Conditions Map(s) or aerial photographs may accompany written material.

The property is gently sloping toward the south east corner of the property. There are no wetlands on the property. This property was previously graded and seeded as part of the PUD Development. The size and species of existing trees are identified on the plan V-101 of the Site Plans.

- 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.**

A storm water management plan will be submitted to Genoa Township/Livingston County Drain Commission in accordance with the ordinance.

- 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 surrounding land use is consistent with the proposed use of retail/commercial. The surrounding parcels are light industrial and retail uses. This proposed project is a conveyor car wash. The future development is an unknown future retail/commercial use. Impact on surrounding parcels should be consistent with retail/commercial uses in the area. Lighting of the car wash facility will be shielded to reduce any “bleed- over” of lighting on the surrounding streets and properties. Noise from the blowers at the exit of the wash typically falls to an acceptable db rating by the time it leaves the property. This should be below 80 db at the property line along Lawson Dr. This would be the loudest area of the facility. There should be no negative impacts on surrounding properties.

- 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.

This project is expected to generate approx. 800 patrons per day with an average stay of 8 minutes. Patrons would consist of existing residents in the surrounding 5 mile radius. Our facilities typically employ 20 to 25 men and women with 4 or 5 working at the facility at any given time. Hours of operation are expected to be 6 am to 9 pm Monday through Sunday. There should be little to no impact on public schools, fire, and police.

- 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.**

Our facilities use municipal water for processing in the wash. About 28 gallons of municipal water is used and about 70% of that is released into the municipal sanitary system per car after accounting for reclaim and attrition. The current flow from this parcel (s) is 0. Future proposed use for the car wash facility is expected to release approximately 473,520 gallons per month into the sanitary system on average. See **Exhibit A** for analysis.

Expected sewage fee is $25.2 \times \$3500 \text{ REU} = \$88,200$

Water usage is based on the included water bills from our Jennison, MI location. Included with the PUD Amendment Application are copies of 12 months of water bills for that facility. Expected water consumption at this facility is expected to average 674,640 gallons per month.

Expected water fee is $25.2 \times \$3000 \text{ REU} = \$75,600$

- 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.

There are no hazardous materials store or disposed of on-site.

- i. Impact on Traffic and Pedestrians: A description of the traffic volumes to be generated based on national reference documents, such as the most recent edition of the Institute of Transportation Engineers Trip Generation Manual, other published studies or actual counts of similar uses in Michigan. 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 site is under 10 acres and we do not anticipate doing a traffic study.

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

This site is located within a PUD. We are submitting an amendment to the PUD to allow for a car wash.

k. A list of all sources shall be provided.

Exhibit A – Tommy Car Wash Systems analysis of water usage
Water and Sewer bills for Tommy Express Car Wash, Jennison, MI
Full Site Plan Submittal Package

Exhibit A – Water Discharge Analysis

Tommy Car Wash Systems – Water Usage and Discharge Report

The following information is based on a study conducted at two standard 130' Tommy Express facilities over the course of a six-month period from 7/1/20 to 12/31/20 at our Tommy's Express Hudsonville, MI and Jenison, MI locations. These sites use the typical reverse osmosis water purification system and water reclamation system (reclaim) used in all our sites. The belt speeds during this study were set to 72Hz which has the capacity to process 223 vehicles per hour. The test sites are "busier" sites with high process speeds.

Conclusions

Based on the studies data, the **average city water usage** per vehicle is **28.11 gallons per vehicle**. This includes RO/Reject water due to these functions feeding from prefilled tanks which are filled in the first day of operation.

Additionally, we use 13.81 gallons per vehicle of **reclaim water**. This brings our **total gallons per vehicle** to **41.92 gallons = 28.11 city water + 13.81 reclaim**. Reclaim water is used for 33% of our car washing.

Reclaim water is constantly in rotation in our system with tanks filled in first day of operation. The city water usage is higher than the reclaim so it is appropriate to conclude the city water is a proper pass-through volume per car less the effect of attrition. With attrition (C&E) applied to total water volume used per vehicle, the **reclaimed volume per vehicle** is then **33.54 gallons per vehicle = 28.11 city + 13.81 reclaim x 0.80 percent**. 13.81 gallons of the reclaimed water refills the tanks which leaves **total discharge per vehicle at 19.73 gallons per vehicle = 33.54 reclaimed – 13.81 reclaim water replaced**.

Summary

City water used per vehicle = **28.11 gallons**

Discharge water per vehicle = **19.73 gallons**

This carwash at **Grand Ave, Howell MI** projects to wash **24000** cars per month.

This will result in the following usage and discharge:

Incoming (gallons) = **674,640.00**

Discharge (gallons) = **473,520.00**

[*Brown, Chris. 2018. Water Use, Evaporation and Carryout – ICA 2018](#)

TOMMY'S EXPRESS CARWASH

4591 E. GRAND RIVER RD.
GENOA, MI, 48843

ZONING

NRPUD - NON-RESIDENTIAL PLANNED UNIT DEVELOPMENT

SETBACKS:
FRONT YARD 70 FEET MIN.
SIDE YARD 15 FEET MIN.
REAR YARD 50 FEET MIN.
HEIGHT 35 FEET MAX.

PUD REQUIREMENTS:
FRONT YARD (GRAND RIVER AVE): 70 FEET
SIDE YARDS (EAST AND WEST PROPERTY LINES): 35 FEET
REAR YARD (NORTH PROPERTY LINE): 50 FEET, REDUCED TO 30 FEET BY INDUSTRIAL ZONED PROPERTY
OPEN SPACE: 25%

DESCRIPTION

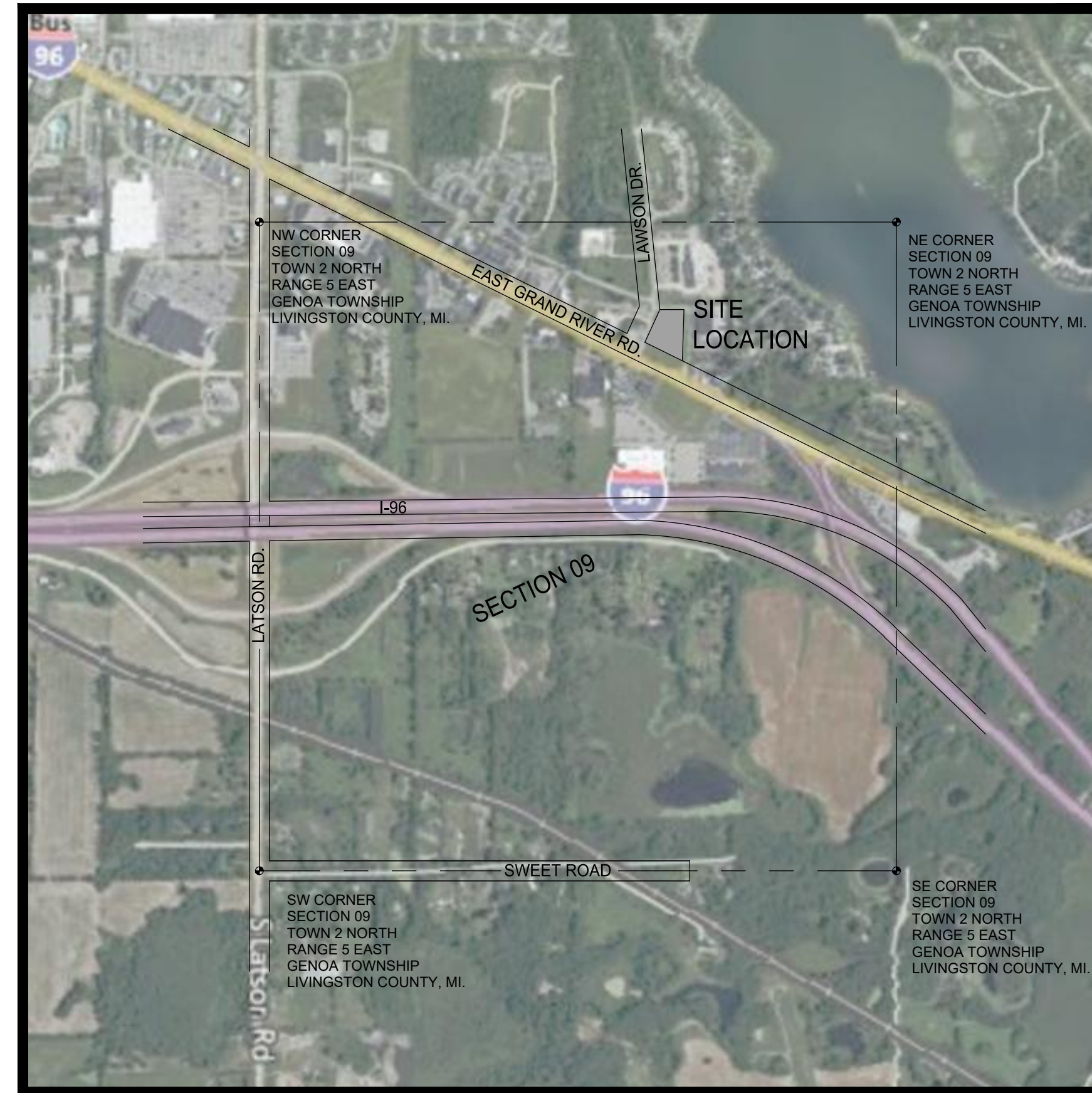
PER FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO.: NCS-1067911-MICH
COMMENCEMENT DATE: MAY 25, 2021
LAND IN THE TOWNSHIP OF GENOA, LIVINGSTON COUNTY, MI, DESCRIBED AS FOLLOWS:

PARCEL 1:
PART OF THE NORTHEAST 1/4 OF SECTION 9, TOWN 2 NORTH-RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 9; THENCE SOUTH 89 DEGREES 06 MINUTES 45 SECONDS EAST, 1170.49 FEET ALONG THE NORTH LINE OF SECTION 9 (AS RECORDED); THENCE SOUTH 10 DEGREES 22 MINUTES 00 SECONDS EAST, 225.24 FEET; THENCE SOUTH 24 DEGREES 46 MINUTES 00 SECONDS EAST, 217.75 FEET TO A POINT ON THE WEST LINE OF "SUNRISE PARK SUBDIVISION" (AS RECORDED IN LIBER 2 OF PLATS, PAGE 23, LIVINGSTON COUNTY RECORDS); THENCE SOUTH 02 DEGREES 06 MINUTES 05 SECONDS WEST, 257.92 FEET ALONG SAID WEST LINE OF "SUNRISE PARK SUBDIVISION"; THENCE SOUTH 88 DEGREES 24 MINUTES 00 SECONDS WEST, 219.68 FEET; THENCE SOUTH 01 DEGREES 36 MINUTES 00 SECONDS EAST, 29.00 FEET; THENCE SOUTH 88 DEGREES 24 MINUTES 00 SECONDS WEST, 63.60 FEET; THENCE NORTH 01 DEGREES 36 MINUTES 00 SECONDS WEST, 29.00 FEET; THENCE SOUTH 88 DEGREES 24 MINUTES 00 SECONDS WEST, 88.16 FEET; THENCE DUE SOUTH, 214.13 FEET; THENCE DUE WEST, 92.58 FEET TO THE PLACE OF BEGINNING; THENCE SOUTH 28 DEGREES 57 MINUTES 30 SECONDS WEST, 330.72 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GRAND RIVER AVENUE (100 FEET WIDE); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF GRAND RIVER AVENUE NORTH 61 DEGREES 02 MINUTES 30 SECONDS WEST, 161.46 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LAWSON DRIVE (66 FEET WIDE); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF LAWSON DRIVE NORTH 19 DEGREES 06 MINUTES 45 SECONDS EAST, 223.51 FEET; THENCE DUE EAST (RECORDED WEST), 228.22 FEET TO THE POINT OF BEGINNING.

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LOCATION MAP

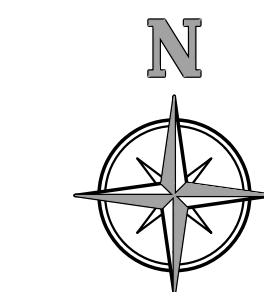
SCALE: 1" = 1000'



Know what's below.
Call before you dig.

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SHEET V-101	EXISTING CONDITIONS
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SHEET L-101	LANDSCAPE PLANTING PLAN



LEGEND

	SECTION CORNER		UNDERGROUND GAS
	SITE BENCHMARK		UNDERGROUND ELECTRIC
	SOIL BORING		UNDERGROUND TELEPHONE
	FOUND STEEL BAR		CHAIN LINK FENCE
	FOUND IRON PIPE		MINOR CONTOUR
	SET STEEL BAR		INDEX CONTOUR
	MANHOLE		ASPHALT
	CATCHBASIN		CONCRETE
	HYDRANT		GRAVEL
	WATER VALVE		
	UTILITY POLE		
	LIGHT POLE		
	CLEANOUT		
	DECIDUOUS TREE		

The Surveyor's / Engineer's liability for any and all claims, including but not limited to those arising out of the negligence, gross negligence, or willful misrepresentations shall be deemed limited to an amount no greater than the service fee.

ROC WASH HOLDINGS, INC
ATTN: MR. BLAKE PETERSON
240 E 8TH STREET
HOLLAND, MI 49423

TOMMY'S EXPRESS CARWASH
4591 +/- E GRAND RIVER AVE
HOWELL, MICHIGAN 48843
PT. OF THE NE 1/4 SEC. 9, T2N, R5E
GENOA TWP., LIVINGSTON CO, MICHIGAN

No.	Description	Date
A	06/23/2021 SITE SURVEY	
B	06/29/2021 PRELIMINARY SITE PLAN	
C	07/02/2021 SITE PLAN SUBMITTAL	

Project Manager:
BRUCE ZEINSTRAL, LLA
Vertical Datum: NAVD 88
Horizontal Datum: LOCAL

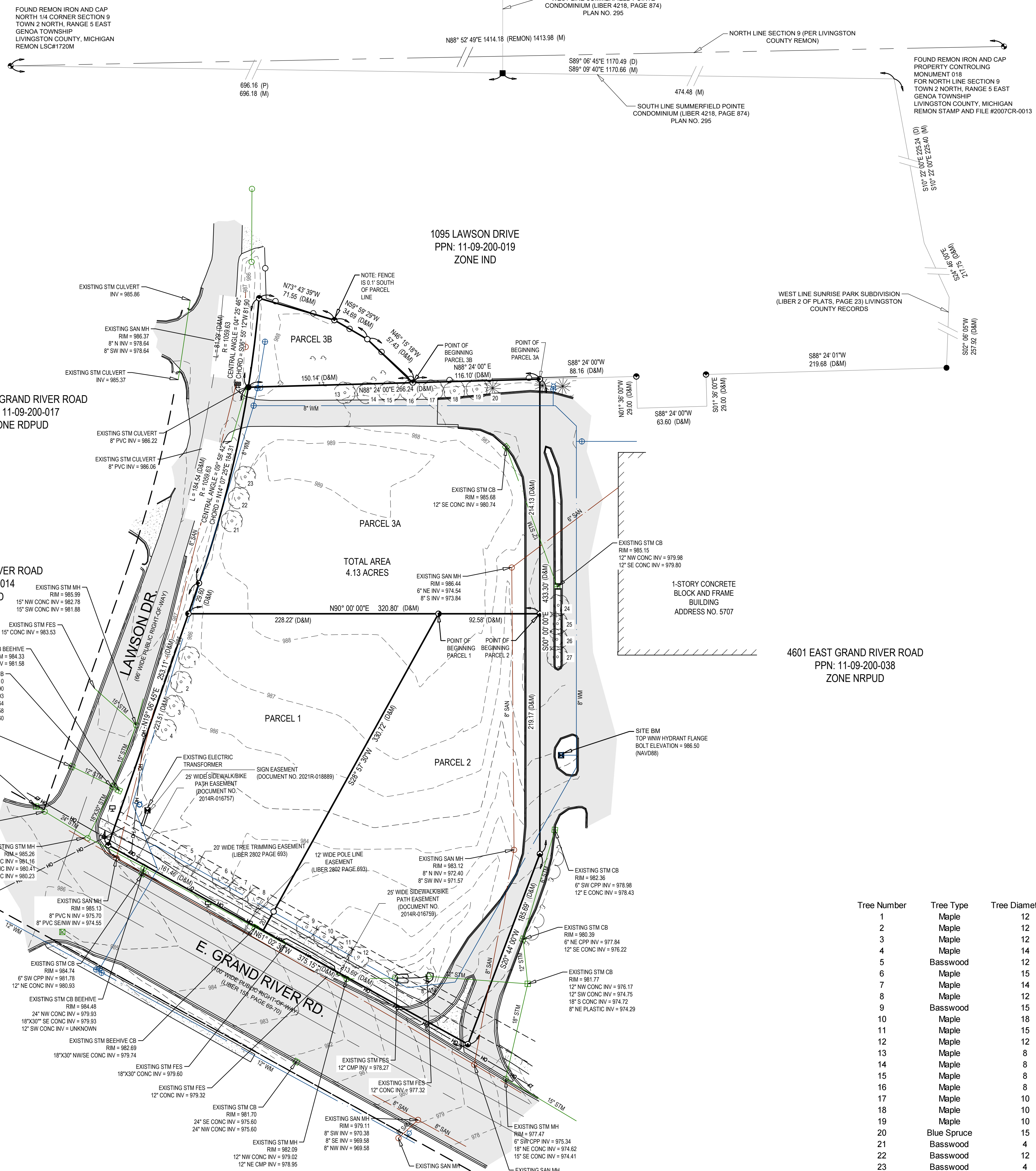
Drawn by:
PETER BULTEN

Checked by:	Date
Civil	.
Struc.	.
L. A.	.

HEI Project Number
21-06-003

Sheet Title
COVER SHEET

Sheet No.
G-100



DESCRIPTION

PER FIRST AMERICAN TITLE INSURANCE COMPANY
 COMMITMENT NO.: NCS-1067911-MICH
 COMMENCEMENT DATE: MAY 25, 2021
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SURVEYOR'S NOTES

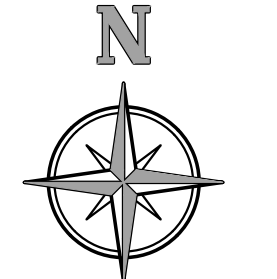
UTILITIES SHOWN HEREON ARE BASED UPON ABOVE GROUND OBSERVATIONS AND TOWNSHIP AS-BUILT DRAWINGS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA. THE SURVEY SHOULD NOT BE RELIED UPON TO DEPICT THE LOCATION OF ALL UNDERGROUND UTILITIES.

NOTE: CONNECTIVITY AS SHOWN HEREON IS BASED UPON BEST AVAILABLE INFORMATION. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF ALL UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED.

BEARINGS ARE BASED ON THE NORTH LINE OF PARCEL 3A AS BEING N 88°24'00" E.

FOUNDATIONS BELOW GROUND SURFACE AND ANY OTHER BELOW GROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED UNDER THE SCOPE OF THIS SURVEY.

DATE OF FIELD SURVEY: JUNE 18, 2021



SCALE 1" = 50'

LEGEND

- SECTION CORNER
- BENCHMARK
- FOUND IRON - 1"
- FOUND STEEL BAR - CAP #29252
- FOUND STEEL BAR - CAP #35999
- FOUND STEEL BAR - CAP # 17022
- FOUND STEEL BAR - NO CAP
- SET MAG NAIL
- SET STEEL BAR - 1/2"
- CATCH BASIN
- STORM MANHOLE
- SEWER MANHOLE
- HYDRANT
- UTILITY POLE
- GUY ANCHOR
- LIGHT POLE
- BOLLARD
- ELECTRIC METER
- TRANSFORMER
- GAS METER
- A/C UNIT
- SIGN
- SPRINKLER
- FIRE PROTECTION VALVE
- DECIDUOUS TREE
- SECTION LINE
- RIGHT OF WAY LINE
- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- OVERHEAD UTILITY
- WOOD FENCE
- INDEX CONTOUR (5' INTERVAL)
- MINOR CONTOUR (1' INTERVAL)
- TREELINE
- BITUMINOUS PAVEMENT
- CONCRETE
- SURFACE WATER
- RIP-RAP
- (D) DEEDED DIMENSION
- (M) MEASURED DIMENSION
- (P) PLATTED DIMENSION
- REMON REIMONUMENTATION

I, MARK O. SCOVILL, A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF MICHIGAN, HEREBY CERTIFY THAT I HAVE SURVEYED THE PARCEL OF LAND DESCRIBED AND DELINEATED HEREON; THAT THE SURVEY MAP IS A TRUE REPRESENTATION OF THE SURVEY AS PERFORMED BY ME; THAT SAID SURVEY WAS PERFORMED RESULTING WITH A RELATIVE POSITIONAL PRECISION AT EACH BOUNDARY CORNER SHOWN HEREON WITHIN LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING. THIS SURVEY WAS MADE FROM THE ATTACHED LEGAL DESCRIPTION. THE DESCRIPTION WAS GIVEN TO US BY OTHERS, OR WAS PREPARED BY US FROM INFORMATION OR DOCUMENTS GIVEN TO US BY OTHERS, AND SHOULD BE COMPARED WITH THE ABSTRACT OF TITLE OR TITLE INSURANCE POLICY FOR ACCURACY, EASEMENTS OR EXCEPTIONS.

HOLLAND ENGINEERS, INC.
 220 HOOVER BOULEVARD
 HOLLAND, MICHIGAN 49423
 (616) 392-5938

Mark O. Scovill
 MARK O. SCOVILL
 MICHIGAN PROFESSIONAL SURVEYOR #4001045054



Tree Number	Tree Type	Tree Diameter (in)
1	Maple	12
2	Maple	12
3	Maple	12
4	Maple	14
5	Basswood	12
6	Maple	15
7	Maple	14
8	Maple	12
9	Basswood	15
10	Maple	18
11	Maple	15
12	Maple	12
13	Maple	8
14	Maple	8
15	Maple	8
16	Maple	8
17	Maple	10
18	Maple	10
19	Maple	10
20	Blue Spruce	15
21	Basswood	4
22	Basswood	12
23	Basswood	4
24	Ornamental	12
25	Ornamental	12
26	Ornamental	12
27	Ornamental	12

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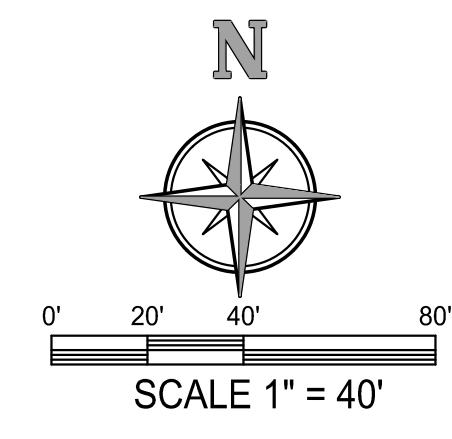
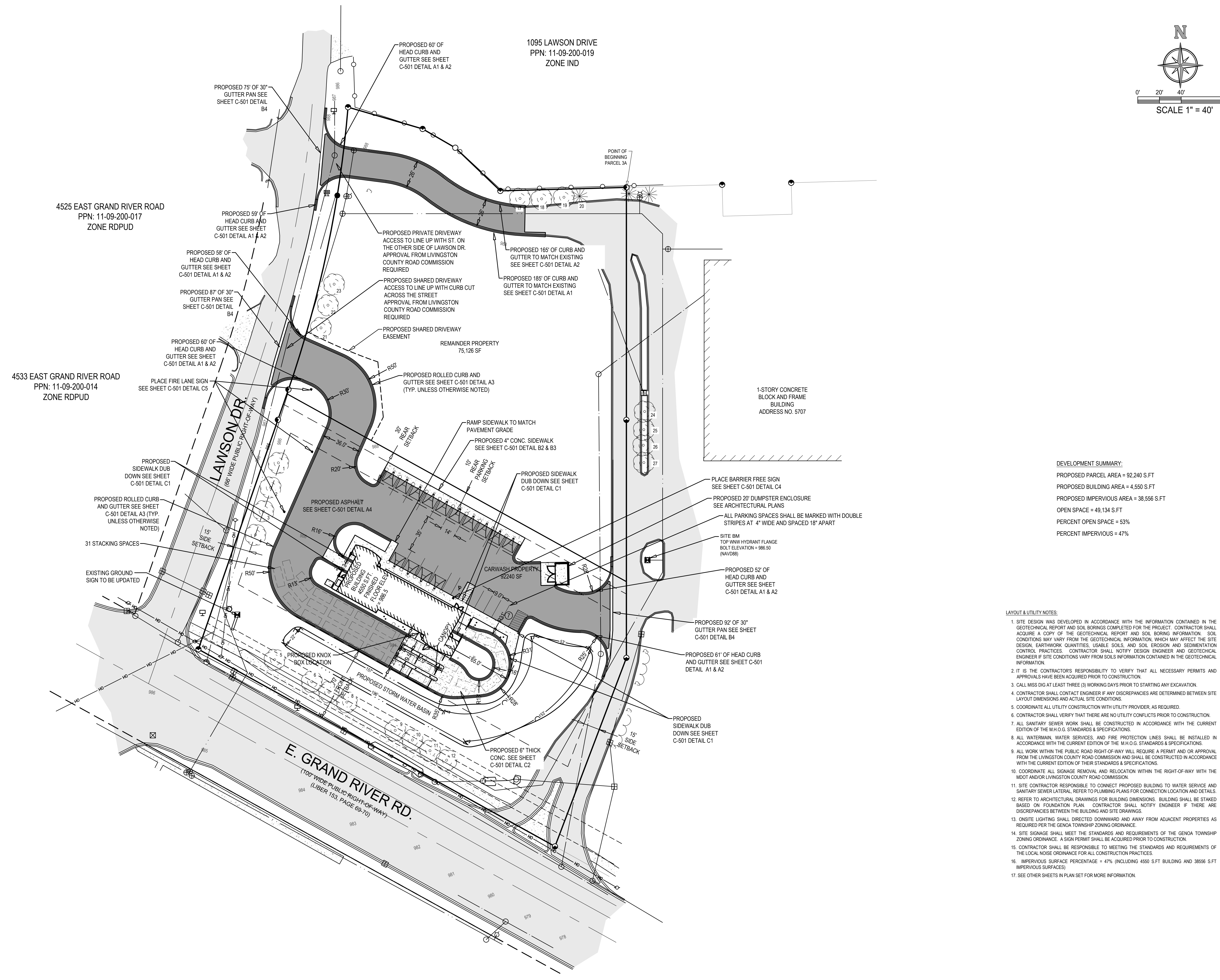
The Surveyor's / Engineer's liability for any and all claims, including but not limited to those arising from the negligence, gross negligence, or misrepresentation shall be deemed limited to an amount no greater than the service fee.

ROC WASH HOLDINGS, INC
 ATTN: MR. BLAKE PETERSON
 240 E 8TH STREET
 HOLLAND, MI 49423

TOMMY'S EXPRESS CARWASH
 4591 1/2 E GRAND RIVER AVE
 HOWELL, MICHIGAN 48843
 PT. OF THE NE 1/4 SEC. 9, T2N, R5E
 GENOA TWP., LIVINGSTON CO, MICHIGAN

No.	Date	Description
A	06/23/2021	SITE SURVEY
B	06/29/2021	PRELIMINARY SITE PLAN
C	07/02/2021	SITE PLAN SUBMITTAL

Project Manager	BRUCE ZEINSTRAL, LLA
Vertical Datum	NAVD 88
Horizontal Datum	LOCAL
Drawn by	PETER BULTEN
Checked by	Survey
Date	MOS 6/23/2021
Civil	
Struct.	
L. A.	
HEI Project Number	21-06-003
Sheet Title	EXISTING CONDITIONS
Sheet No.	V-101



DEVELOPMENT SUMMARY:
 PROPOSED PARCEL AREA = 92,240 S.F.
 PROPOSED BUILDING AREA = 4,550 S.F.T
 PROPOSED IMPERVIOUS AREA = 38,556 S.F.T
 OPEN SPACE = 49,134 S.F.T
 PERCENT OPEN SPACE = 53%
 PERCENT IMPERVIOUS = 47%

- LAYOUT & UTILITY NOTES:**
1. SITE DESIGN WAS DEVELOPED IN ACCORDANCE WITH THE INFORMATION CONTAINED IN THE GEOTECHNICAL REPORT AND SOIL BORINGS COMPLETED FOR THE PROJECT. CONTRACTOR SHALL ACQUIRE A COPY OF THE GEOTECHNICAL REPORT AND SOIL BORING INFORMATION. SOIL CONDITIONS MAY VARY FROM THE GEOTECHNICAL INFORMATION, WHICH MAY AFFECT THE SITE DESIGN, EARTHWORK QUANTITIES, USABLE SOILS, AND SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER AND GEOTECHNICAL ENGINEER IF SITE CONDITIONS VARY FROM SOILS INFORMATION CONTAINED IN THE GEOTECHNICAL INFORMATION.
 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN ACQUIRED PRIOR TO CONSTRUCTION.
 3. CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
 4. CONTRACTOR SHALL CONTACT ENGINEER IF ANY DISCREPANCIES ARE DETERMINED BETWEEN SITE LAYOUT DIMENSIONS AND ACTUAL SITE CONDITIONS.
 5. COORDINATE ALL UTILITY CONSTRUCTION WITH UTILITY PROVIDER, AS REQUIRED.
 6. CONTRACTOR SHALL VERIFY THAT THERE ARE NO UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
 7. ALL SANITARY SEWER WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE M.H.O.G. STANDARDS & SPECIFICATIONS.
 8. ALL WATERMAIN, WATER SERVICES, AND FIRE PROTECTION LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF THE M.H.O.G. STANDARDS & SPECIFICATIONS.
 9. ALL WORK WITHIN THE PUBLIC ROAD RIGHT-OF-WAY WILL REQUIRE A PERMIT AND/OR APPROVAL FROM THE LIVINGSTON COUNTY ROAD COMMISSION AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THEIR STANDARDS & SPECIFICATIONS.
 10. COORDINATE ALL SIGNAGE REMOVAL AND RELOCATION WITHIN THE RIGHT-OF-WAY WITH THE MDT AND/OR LIVINGSTON COUNTY ROAD COMMISSION.
 11. SITE CONTRACTOR RESPONSIBLE TO CONNECT PROPOSED BUILDING TO WATER SERVICE AND SANITARY SEWER LATERAL. REFER TO PLUMBING PLANS FOR CONNECTION LOCATION AND DETAILS.
 12. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS. BUILDING SHALL BE STAKED BASED ON FOUNDATION PLAN. CONTRACTOR SHALL NOTIFY ENGINEER IF THERE ARE DISCREPANCIES BETWEEN THE BUILDING AND SITE DRAWINGS.
 13. ONSITE LIGHTING SHALL DIRECTED DOWNWARD AND AWAY FROM ADJACENT PROPERTIES AS REQUIRED PER THE GENOA TOWNSHIP ZONING ORDINANCE.
 14. SITE SIGNAGE SHALL MEET THE STANDARDS AND REQUIREMENTS OF THE GENOA TOWNSHIP ZONING ORDINANCE. A SIGN PERMIT SHALL BE ACQUIRED PRIOR TO CONSTRUCTION.
 15. CONTRACTOR SHALL BE RESPONSIBLE TO MEETING THE STANDARDS AND REQUIREMENTS OF THE LOCAL NOISE ORDINANCE FOR ALL CONSTRUCTION PRACTICES.
 16. IMPERVIOUS SURFACE PERCENTAGE = 47% (INCLUDING 4550 S.F.T BUILDING AND 38556 S.F.T IMPERVIOUS SURFACES)
 17. SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

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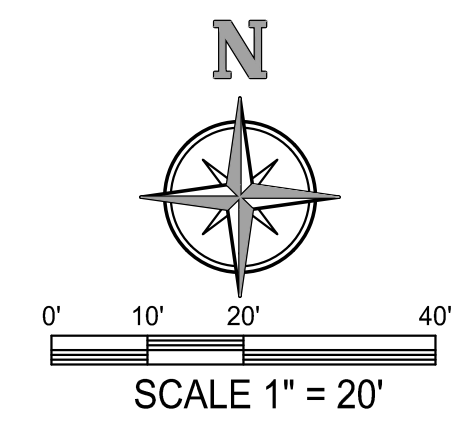
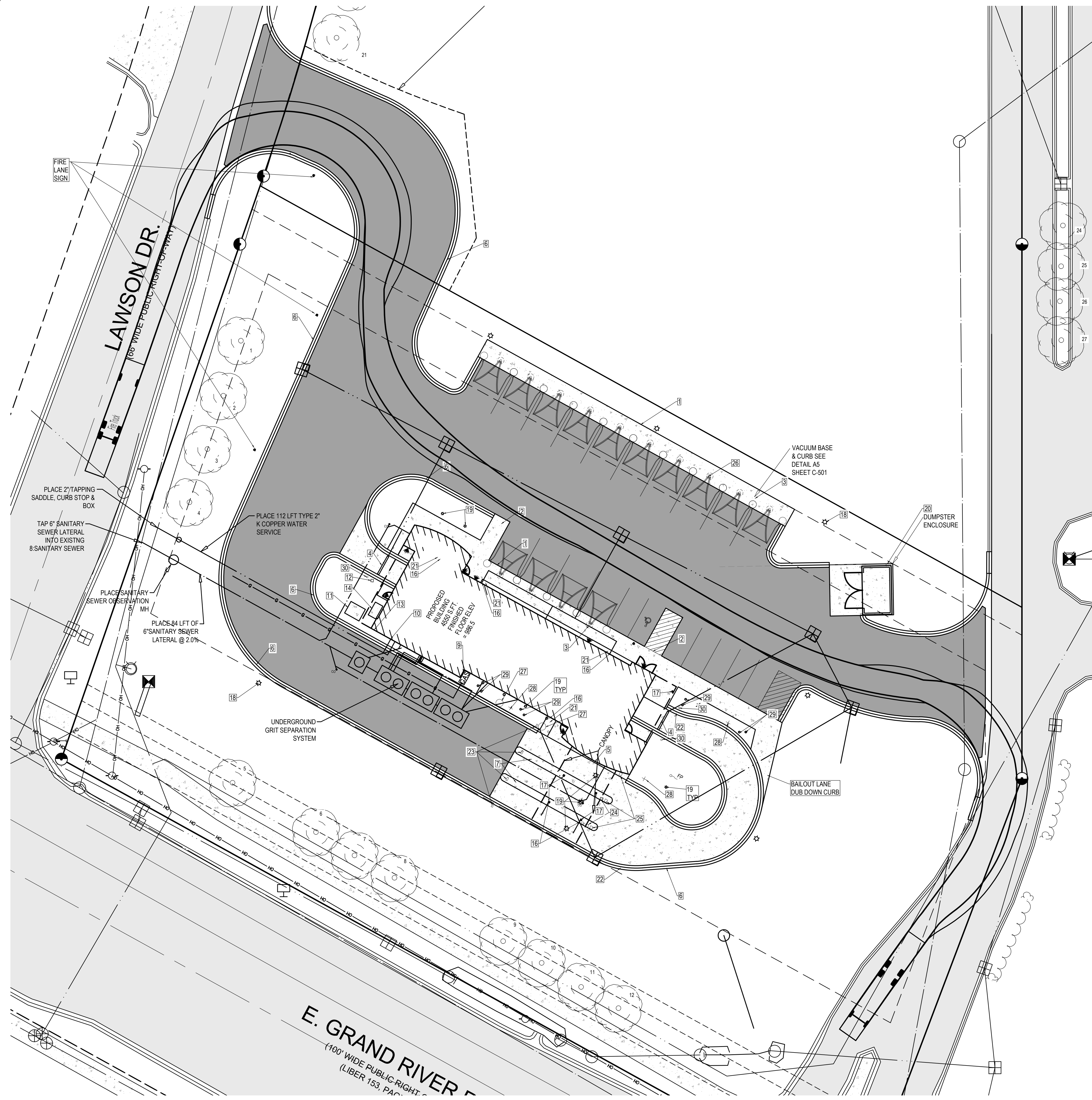
The Engineer's liability for any and all claims, including but not limited to those arising out of the design, construction, or professional services, negligence, gross negligence, or willful and wanton misconduct, shall be deemed limited to an amount no greater than the amount of the fee for the services rendered.

ROC WASH HOLDINGS, INC
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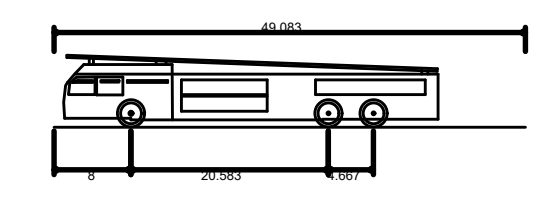
Issued for:	
No.	Description
A	06/23/2021 SITE SURVEY
B	06/28/2021 PRELIMINARY SITE PLAN
C	07/09/2021 SITE PLAN SUBMITTAL
D	
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Project Manager:		BRUCE ZEINSTRAL, LLA	
Vertical Datum	NAVD 88	Horz. Datum	LOCAL
Drawn by: PETER BULTEN			
Checked by:	Survey	Date	
Civil			
Struc.			
L. A.			
HEI Project Number: 21-06-003			
Sheet Title: SITE LAYOUT PLAN			
Sheet No.: C-101			



KEY NOTES

1. 4" TALL INTEGRAL CURB / SIDEWALK
2. BARRIER FREE ACCESS RAMP
3. VACUUM STANCHION CANOPY AND CANISTER
4. TRENCH DRAIN
5. CURB FACE 6" FROM CENTER POINT OF TOWER SEE SHEET C-501 DETAIL C3
6. ROLLED CURB AND GUTTER
7. PAY LANE RAISED CONCRETE ISLAND, 3'-0" WIDE, 4" HIGH FOR TX SITES
8. WATER RECLAMATION SYSTEM - 6" LINE SEE ENLARGED PLAN
9. GAS METER - 4" LINE
10. WATER SERVICE ENTRANCE
11. TRANSFORMER ON 6'-9" x 5'-5" CONCRETE PAD - SUGGESTED 800 AMP, 3 PHASE, 480 VOLT
12. SONITUBE WITH CONDUIT FOR RELAX / GO LIGHT
13. DATA TO BUILDING. SELECT ONE ENTRANCE POINT FROM RECOMMENDED LOCATIONS
14. AC UNIT ON 6'-0" x 3'-6" CONCRETE PAD.
15. SANITARY CLEANOUT
16. DOWNSPOUT
17. COLUMN
18. LIGHT POLE
19. FLOODLIGHTS
20. TRASH ENCLOSURE TO BE PROVIDED BY ARCHITECT OF RECORD.
21. LANDSCAPE TO ENCOMPASS DOWNSPOUTS
22. CURB TRANSITION
23. LICENSE PLATE READER
24. APPROVE / GO LIGHT
25. GATE
26. TOMMY PROVIDED RED BALL VACUUM HOSE HOLDER
27. 33" DIAMETER PLASTIC RED BALL
28. STAINLESS TREE
29. U-SHAPED SNAP SIGN
30. CAMERA POLE
31. HEAD CURB AND GUTTER



Fire Truck	49.083ft
Overall Length	9.157ft
Overall Width	7.500ft
Overall Body Height	0.750ft
Min Body Ground Clearance	8.157ft
Track Width	5.00ft
Lock-to-lock time	45.00"
Max Wheel Angle	

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C	07/20/2021 SITE PLAN SUBMITTAL

Project Manager		BRUCE ZEINTRA, LLA
Vertical Datum	Horz. Datum	NAVD 88 LOCAL
Drawn by		PETER BULTEN
Checked by	Date	
Survey		
Civil		
Struc.		
L. A.		
HEI Project Number		21-06-003
Sheet Title		SITE DETAIL LAYOUT PLAN
Sheet No.		C-102

Issued for:

No.	Description	Date
A	06/23/2021 SITE SURVEY	
B	06/29/2021 PRELIMINARY SITE PLAN	
C	07/02/2021 SITE PLAN SUBMITTAL	

Project Manager: BRUCE ZEINSTRA, LLA

Vertical Datum: NAVD 88 | Horiz. Datum: LOCAL

Drawn by: PETER BULTEN

Checked by: Survey | Date: |

Civil: |

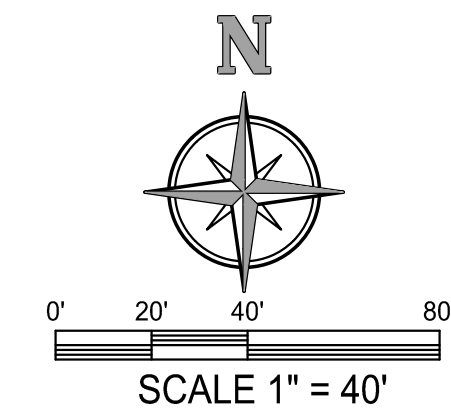
Struc.: |

L. A. |

HEI Project Number: 21-06-003

Sheet Title: GRADING & SESC PLAN

Sheet No.: C-201



- GRADING & STORM SEWER NOTES:**
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN ACQUIRED PRIOR TO CONSTRUCTION.
 - SITE DESIGN WAS DEVELOPED IN ACCORDANCE WITH THE INFORMATION CONTAINED IN THE GEOTECHNICAL REPORT AND SOIL BORINGS COMPLETED FOR THE PROJECT. CONTRACTOR SHALL ACQUIRE A COPY OF THE GEOTECHNICAL REPORT AND SOIL BORING INFORMATION. SOIL CONDITIONS MAY VARY FROM THE GEOTECHNICAL INFORMATION, WHICH MAY AFFECT THE SITE DESIGN, EARTHWORK QUANTITIES, USABLE SOILS, AND SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER AND GEOTECHNICAL ENGINEER IF SITE CONDITIONS VARY FROM SOILS INFORMATION CONTAINED IN THE GEOTECHNICAL INFORMATION.
 - CALL MISS DIG AT LEAST THREE (3) WORKING DAYS PRIOR TO STARTING ANY EXCAVATION.
 - CONTRACTOR SHALL VERIFY THAT THERE ARE NO UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
 - ALL WORK WITHIN THE RIGHT-OF-WAY WILL REQUIRE A PERMIT AND OR APPROVAL FROM MDO AND/OR LIVINGSTON COUNTY ROAD COMMISSION AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF THEIR STANDARDS & SPECIFICATIONS.
 - STORM WATER MANAGEMENT SYSTEM AND GRADING SHALL BE IN ACCORDANCE WITH THE GENOA TOWNSHIP AND LIVINGSTON COUNTY DRAIN COMMISSION STORM WATER ORDINANCE.
 - SITE CONTRACTOR RESPONSIBLE TO CONNECT STORM / ROOF WATER TO STORM DRAIN AS SHOWN. REFER TO PLUMBING PLANS FOR CONNECTION TO THE BUILDING AND DETAILS.
 - SITE SHALL BE GRADED WITH SMOOTH CONTOURS IN ALL AREAS OF DISTURBANCE AND GRADED TO SLOPE AWAY FROM THE EXISTING AND PROPOSED BUILDINGS AND SIDEWALKS.
 - ALL STORM SEWER PIPING SHALL BE ADS N-12, HANCOR H-10 OR APPROVED EQUIVALENT POLYETHYLENE (PE) PLASTIC PIPE AND FITTINGS, UNLESS OTHERWISE NOTED, WHERE SPECIFIED IN THE PLANS. CONCRETE CLASS IV PIPE WITH RUBBER GASKETS IS REQUIRED.
 - SOILS CONSIST OF MAJORITY CLAY/LOAM PER THE USDA WEB SOIL SURVEY.
 - SEE OTHER SHEETS IN PLAN SET FOR MORE INFORMATION.

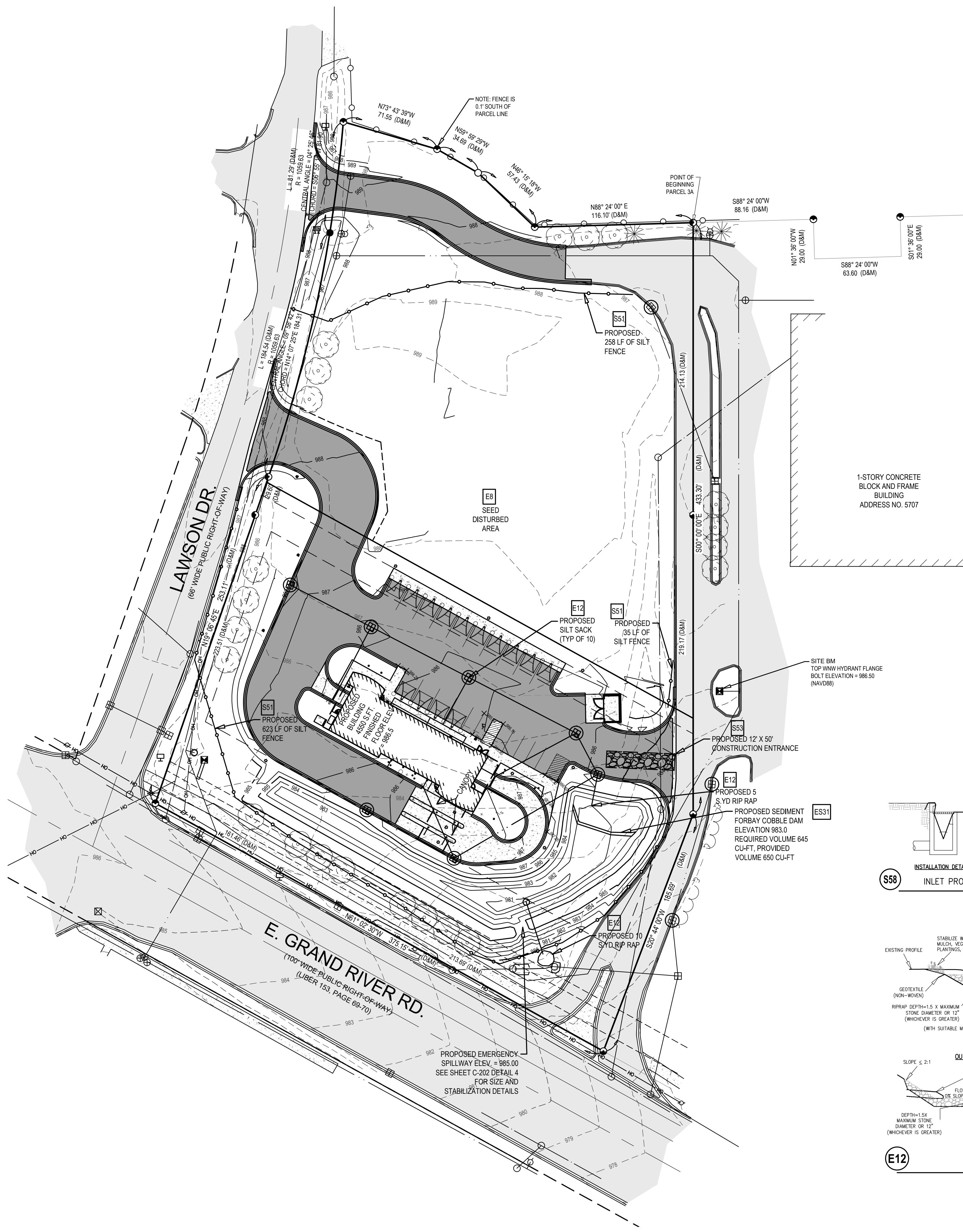
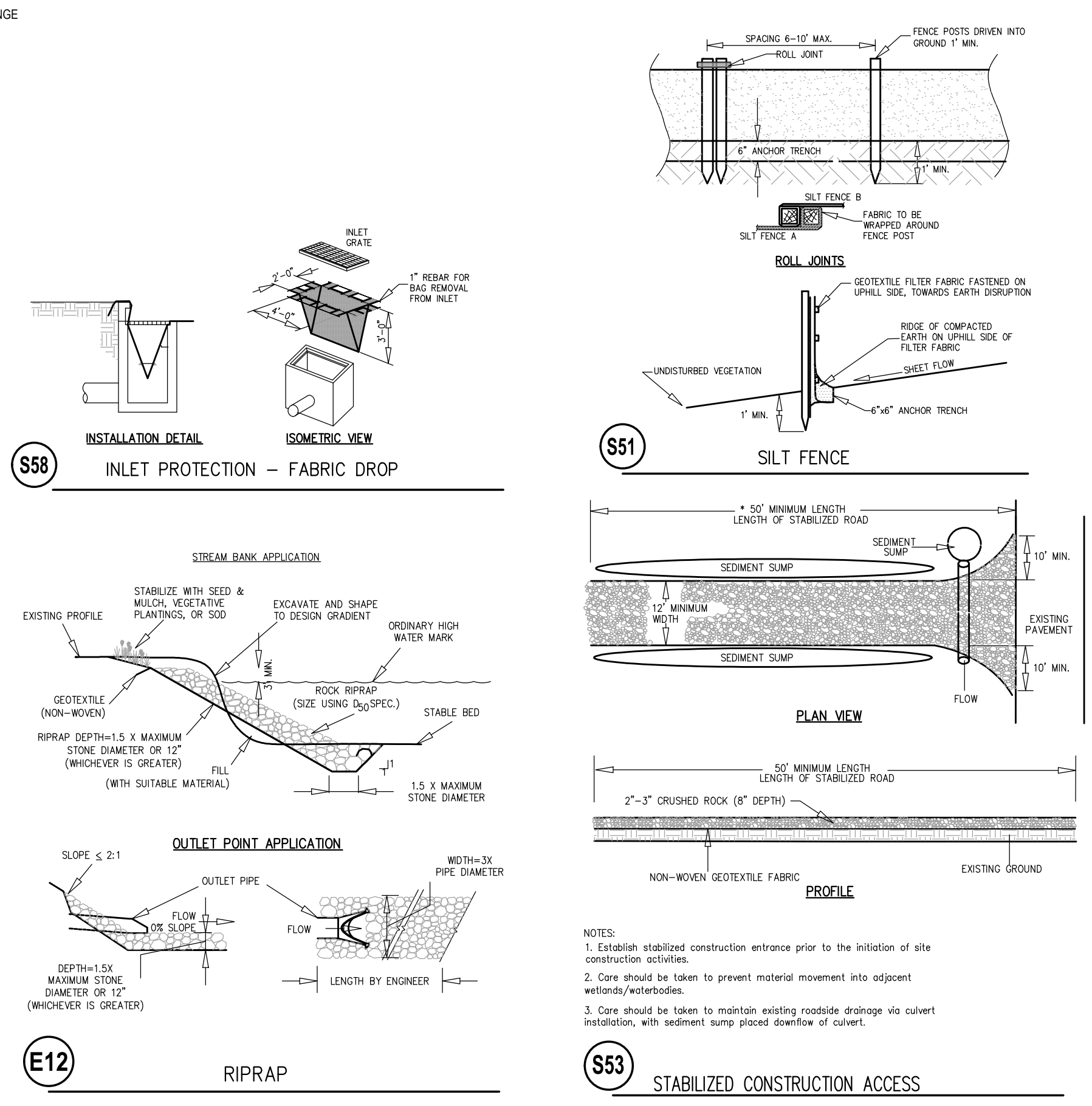
PROPOSED CONSTRUCTION SCHEDULE

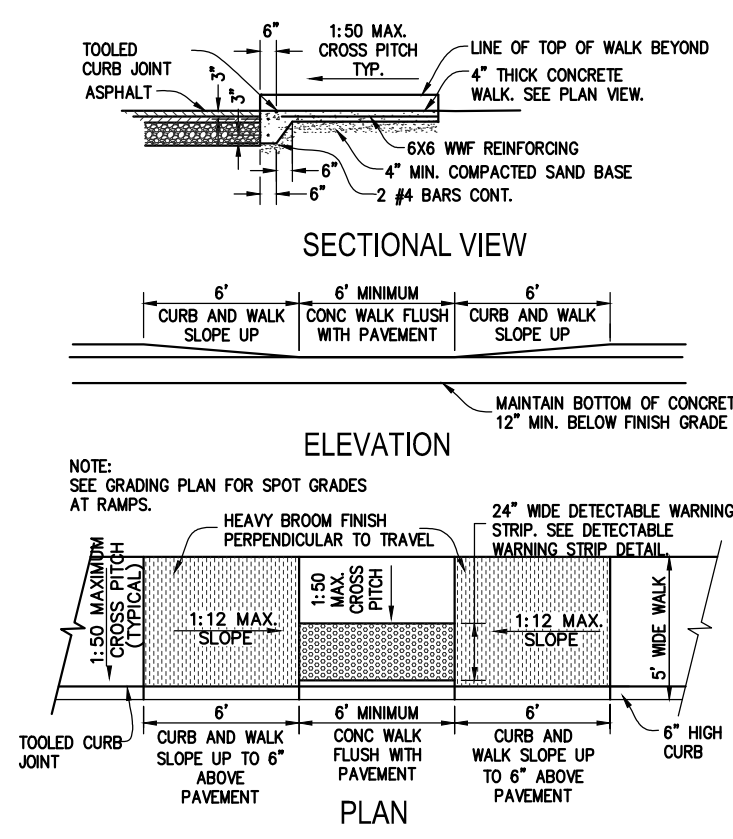
ACTIVITY	2021					
	AUG.	SEP.	OCT.	NOV.	DEC.	JAN.
INSTALL CONTROLS						
CLEARING						
GRADE						
BUILDING						
UTILITIES						
PAVING						
RESTORE						

*NOTE: CONSTRUCTION SCHEDULE MAY VARY BASED ON CONTRACTOR'S SCHEDULE. CONTRACTOR SHALL UPDATE THE OCWRC IF CONSTRUCTION SCHEDULE VARIES FROM ABOVE.

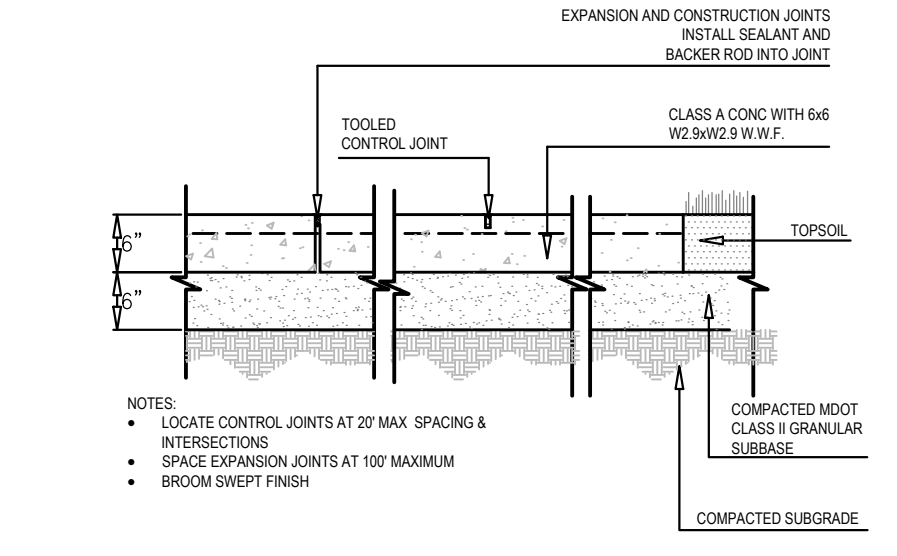
S.E.S.C. LEGEND MICHIGAN UNIFIED KEYING SYSTEM

E8	PERMANENT SEEDING		Stabilization method utilized on sites where earth change has been completed. (Final grading situations).
E12	RIPRAP		Use along shorelines, waterways, or where concentrated flows occur. Slows velocity, reduces sediment load, and reduces erosion.
S51	SILT FENCE		Use adjacent to critical areas, to prevent sediment laden sheet flow from entering these areas.
S53	STABILIZED CONSTRUCTION ACCESS		Used at every point where construction traffic enters or leaves a construction site.
S58	INLET PROTECTION FABRIC DROP		Use at stormwater inlets, especially at construction sites.

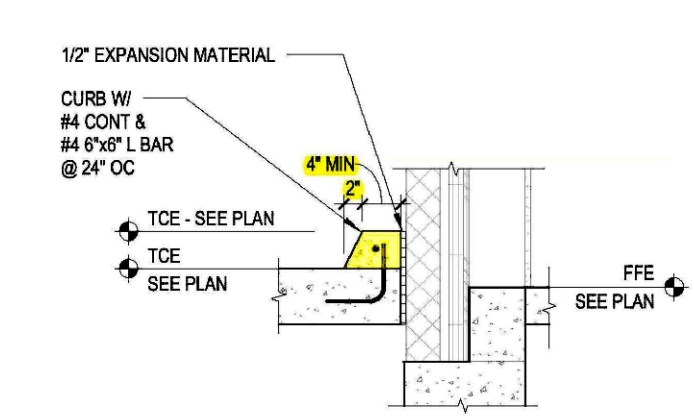




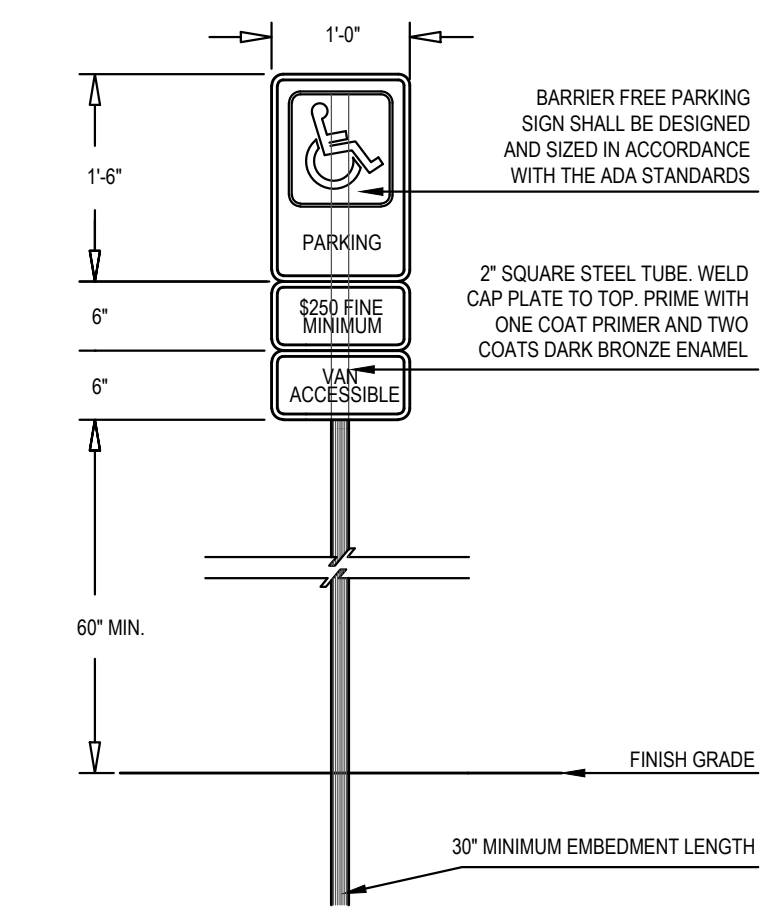
C1 TYPE 2 BARRIER FREE SIDEWALK RAMP



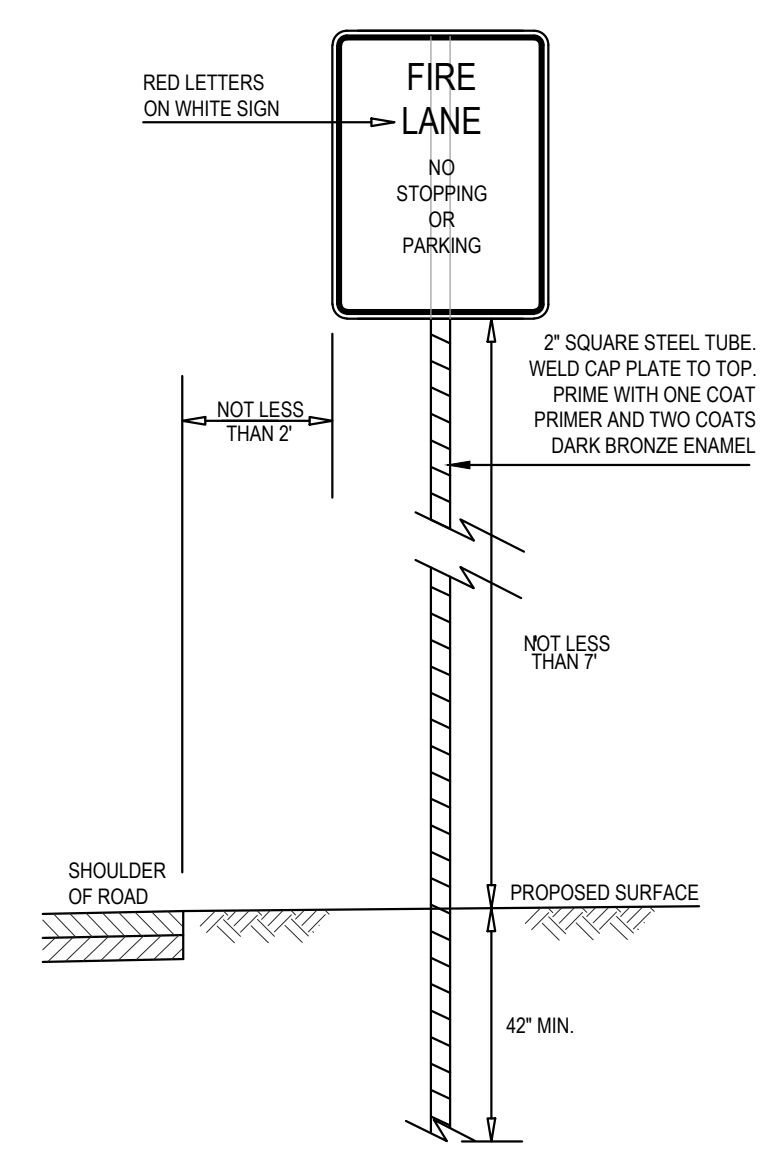
C2 6" THICK CONCRETE



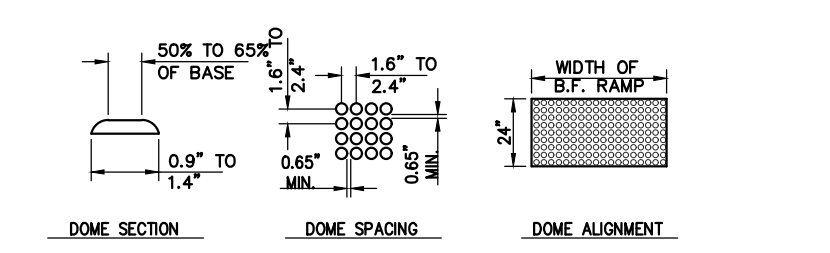
C3 KEY NOTE #5 CHAMFERED CURB



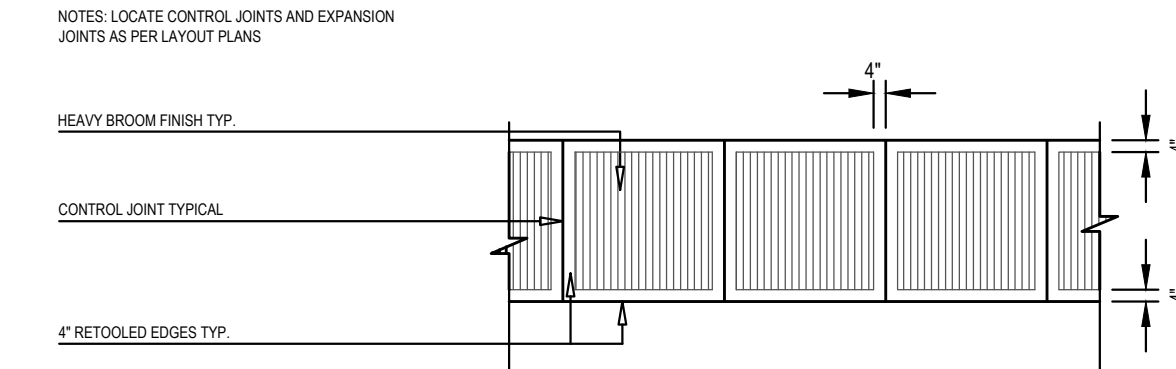
C4 BARRIER FREE PARKING SIGN



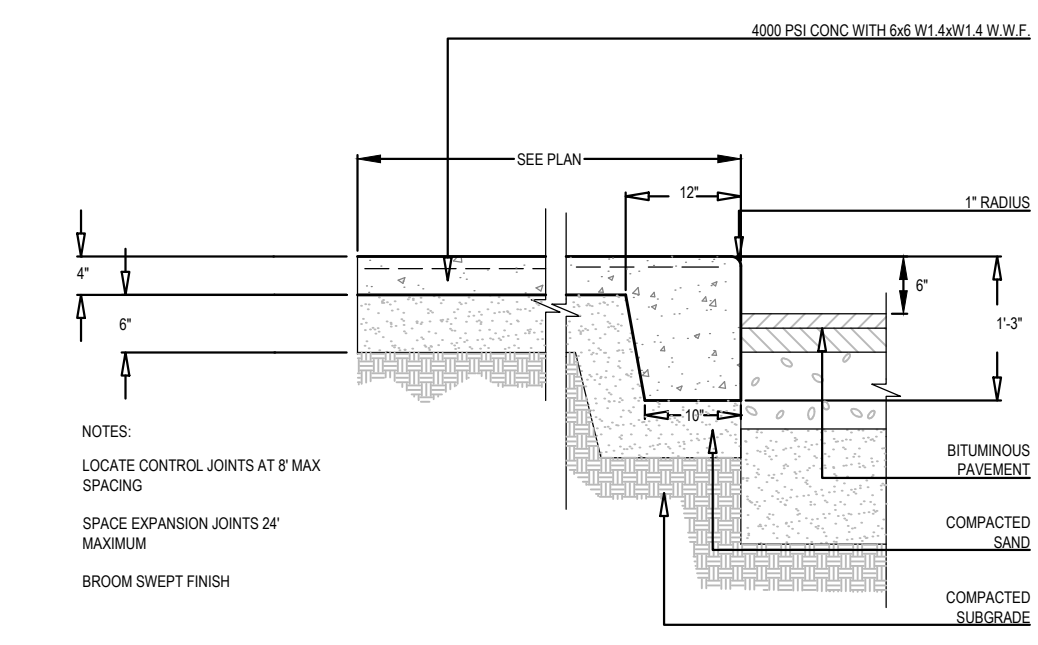
C5 FIRE LANE SIGN



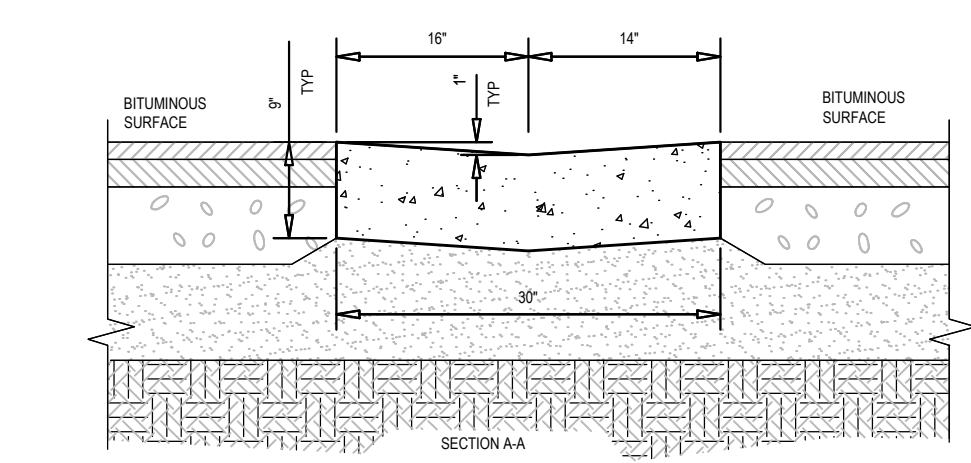
B1 BARRIER FREE DETECTABLE WARNING STRIP



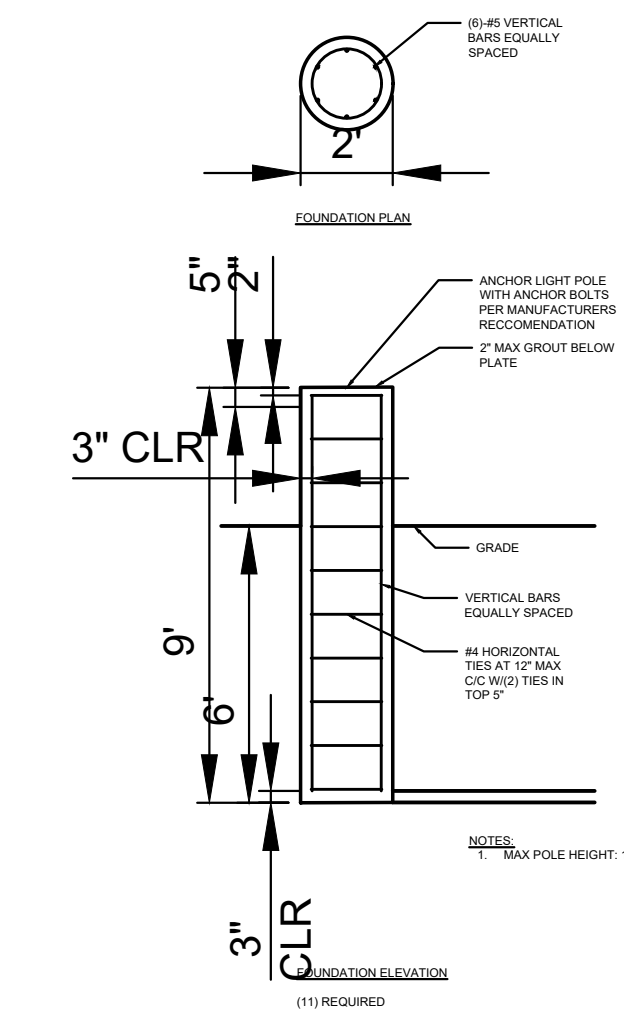
B2 4" CONCRETE SIDEWALK PAVEMENT SCALE 1" = 1'-0"



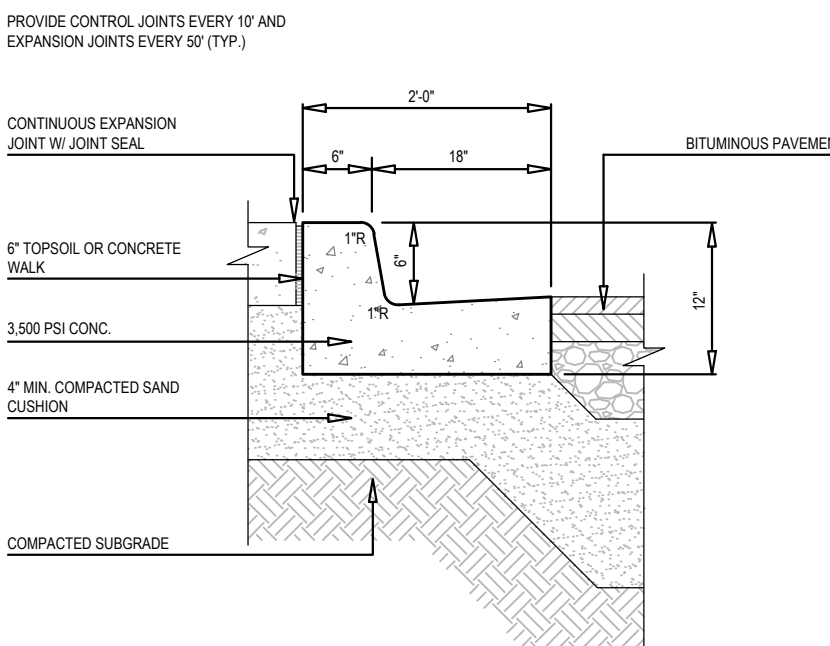
B3 4" INTEGRAL WALK AND CURB



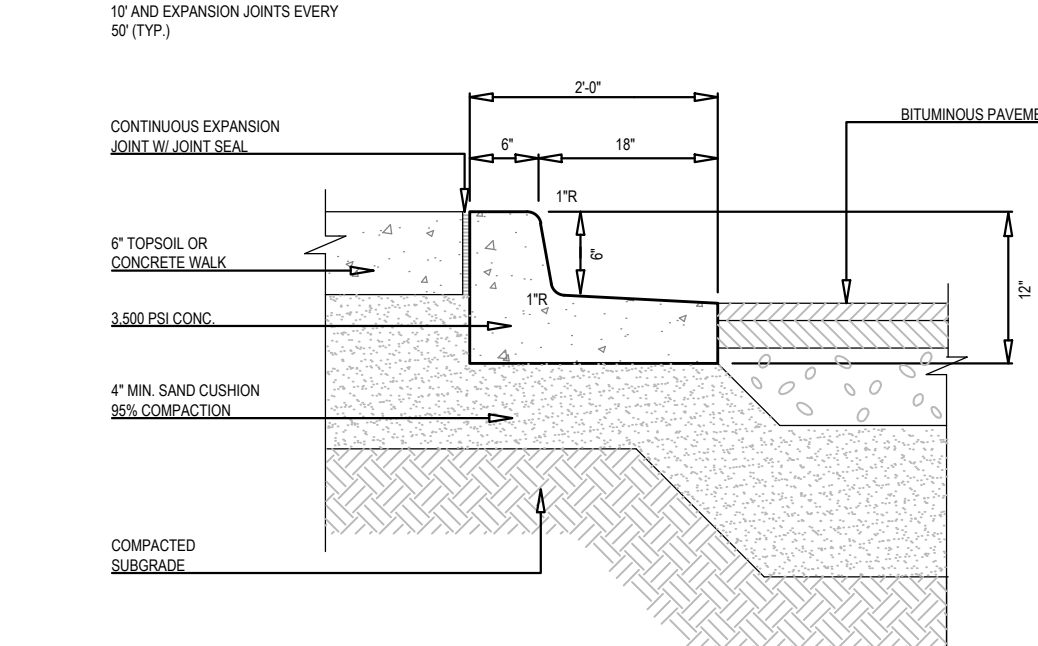
B4 30" GUTTER PAN



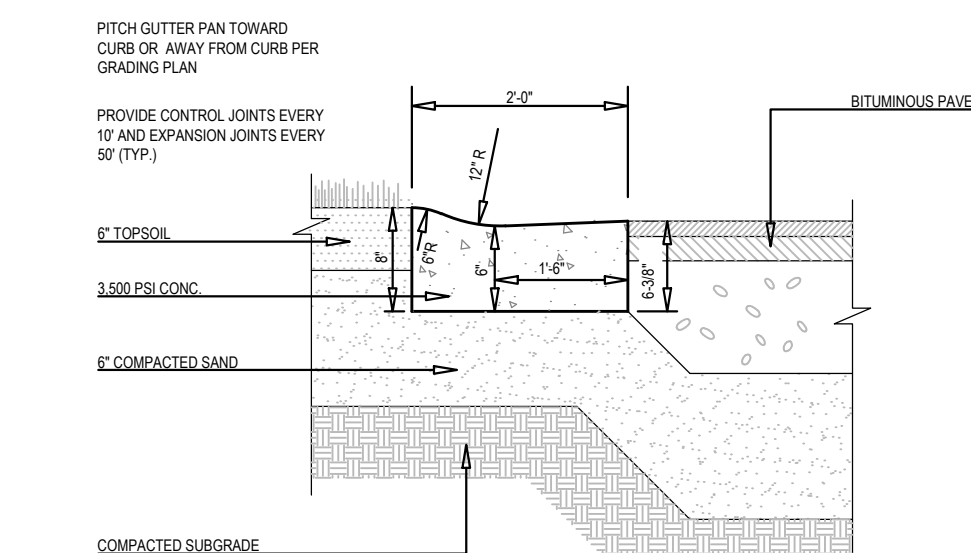
B5 TYPICAL LIGHT POLE FOUNDATION



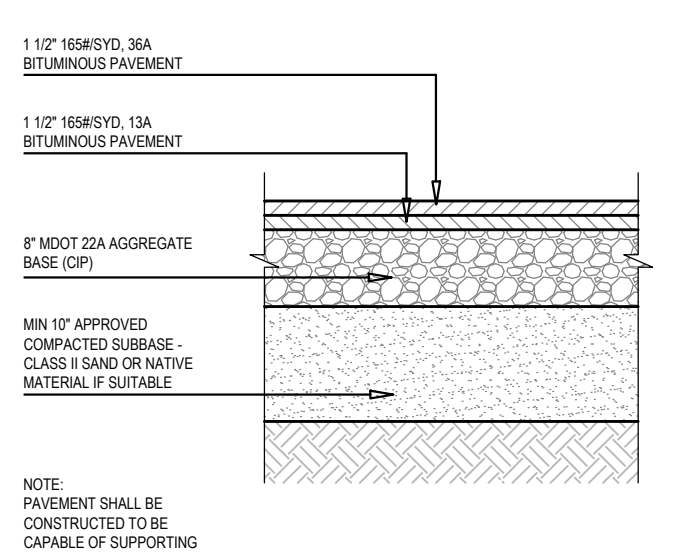
A1 24" CURB & GUTTER (PITCH IN)



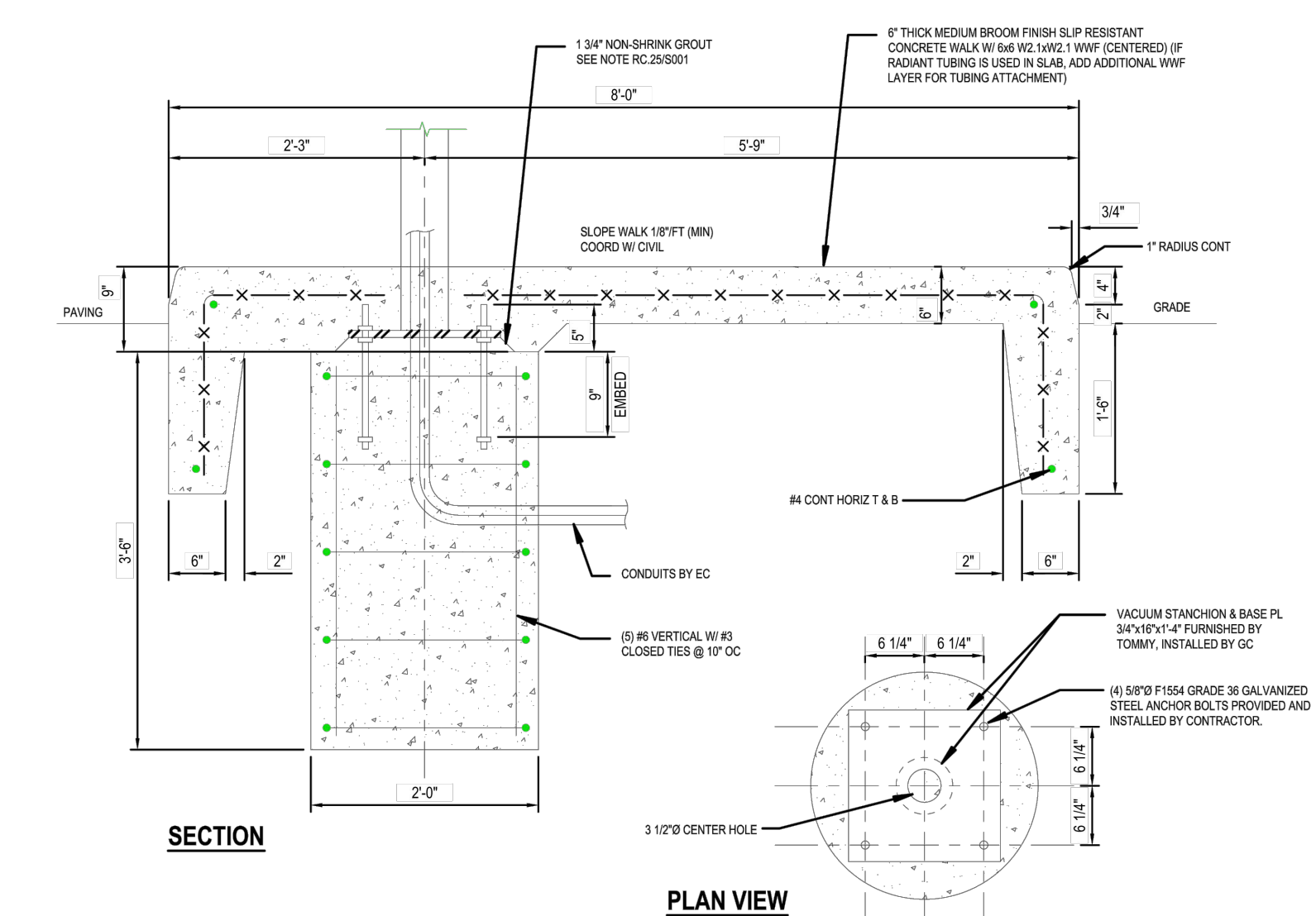
A2 24" CURB & GUTTER (PITCH OUT)



A3 ROLLED CURB



A4 LIGHT DUTY BIT. PAVEMENT



A5 VACUUM BASE & CURB DETAIL

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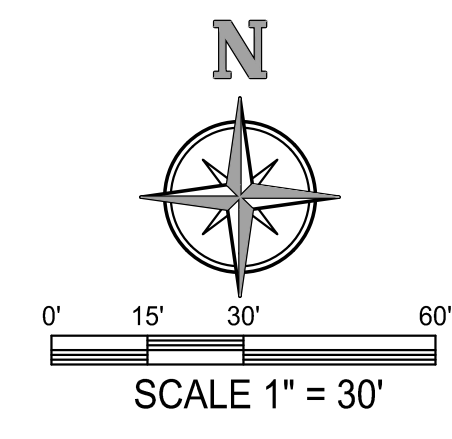
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Issued for:	
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C	07/02/2021 SITE PLAN SUBMITTAL

Project Manager	BRUCE ZEINSTR, LLA
Vertical Datum	NAVD 88
Horizontal Datum	LOCAL
Drawn by	PETER BULTEN
Checked by	Survey
Date	
Civil	
Struc.	
L. A.	
HEI Project Number	21-06-003
Sheet Title	GENERAL DETAILS
Sheet No.	C-501

Issued for:	No.	Date	Description
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Vertical Datum:	NAVD 88
Horizontal Datum:	LOCAL
Drawn by:	BRUCE ZEINSTRA, LLA
Checked by:	Survey
Civil:	
Struc.:	
L. A.:	
HEI Project Number:	21-06-003
Sheet Title:	SITE LAYOUT PLAN
Sheet No.:	L-101



PLANTING NOTES:

- LANDSCAPE REQUIREMENTS
 - FRONTAGE GREENBELT: 20' WIDE GREENBELT ALONG PUBLIC ROW WITH 1 TREE PER 40' OF FRONTAGE;
 - REQUIRED ON E GRAND RIVER AVE: 375' / 40 = 9.375 = 10 TREES
 - PROVIDED ON E GRAND RIVER AVE: 8 EXISTING TREES + 2 PROPOSED TREES = 10 TREES
 - REQUIRED ON LAWSON: 249' / 40 = 6.2 = 7 TREES
 - PROVIDED ON LAWSON: 4 EXISTING TREES + 3 PROPOSED TREES = 7 TREES
 - BUFFER "C" BETWEEN COMMERCIAL DISTRICTS: 10' WIDE BUFFER STRIP WITH 1 CANOPY TREE + 1 EVERGREEN TREES OR 4 SHRUBS PER 20 LINEAR FEET, ROUNDED UP
 - REQUIRED EAST LINE: 185.7' + 70.2' + 255.9' / 20 = 12.8 = 13 CANOPY TREES OR 52 SHRUBS; PROVIDED: EAST LINE: 6 TREES AND 28 SHRUBS
 - REQUIRED NORTH LINE: 357' / 20 = 17.85 = 18 CANOPY TREES OR 72 SHRUBS; PROVIDED: NORTH LINE: 5 TREES + 30 SHRUBS
 - PARKING BETWEEN 10 AND 100 SPACES: 1 CANOPY TREE AND 100 SF PER 10 SPACES
 - REQUIRED: 14 VACUUM SPACES + 7 PARKING SPACES = 21 SPACES / 10 = 2.1 = 3 TREES
 - PROVIDED: 3 TREES
 - STORM WATER BASIN: 1 DECIDUOUS OR EVERGREEN TREE AND 10 SHRUBS PER 50 LINEAR FEET MEASURED ALONG THE TOP OF BANK
 - REQUIRED: 700' / 50' = 14 TREES AND 150 SHRUBS
 - PROVIDED: 9 TREES AND 125 SHRUBS (THERE ARE ALSO 16 TREES AND 28 SHRUBS ADJACENT TO BASIN COUNTED TOWARD ROAD AND PARKING LOT)
- ACCESSORY STRUCTURE LANDSCAPING: SCREEN DUMPSTER ENCLOSURES, A/C UNITS, TRANSFORMERS, ETC. WITH SHRUBS.
- ALL TREES SHALL BE PLANTED A MINIMUM OF 4' AWAY FROM PAVEMENT. ALL SHRUBS SHALL BE PLANTED A MINIMUM OF 3' AWAY FROM PAVEMENT. EXISTING TREES TO REMAIN SHALL BE PROTECTED BY CONSTRUCTION FENCE ERRECTED 5' OUTSIDE THE EDGE OF CANOPY. WHERE EARTHWORK IS REQUIRED NEAR EXISTING TREES, FENCE SHALL BE TEMPORARILY REMOVED DURING GRADING AND RE-INSTALLED UPON COMPLETION. THE GROUND SHALL NOT BE CUT/FILL BY MORE THAN 1 FOOT OF GRADE IN THE ENTIRE CANOPY AREA AND BY NO MORE THAN 3" WITHIN 1/2 OF THE CANOPY AREA. IF CUT/FILL IS MORE THAN THE PRECEDING, THE TREE SHALL BE REMOVED, SALVAGED, AND RE-PLANTED, OR REMOVED AND REPLACED.
- ALL LAWN AND PLANTING AREAS SHALL BE IRRIGATED WITH UNDERGROUND IRRIGATION IN SUCH WAY TO MAINTAIN VEGETATION IN A HEALTHY AND GROWING MANNER.
- ALL LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER. TREES AND OTHER VEGETATION THAT DIE SHALL BE PROMPTLY REPLACED WITH IN KIND VEGETATION.
- CONTRACTOR SHALL PROVIDE SPECIFIED TREES, SHRUBS, GROUND COVERS AND OTHER PLANT MATERIAL THAT COMPLY WITH ALL RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK." PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS STOCK GROWN WITH GOOD HORTICULTURAL PRACTICE AND INSTALLED IN ACCORDANCE WITH METHODS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- SEED SHALL BE PLACED OVER 6" TOPSOIL IN ALL PROPOSED LAWN AREAS AND ALL AREAS DISTURBED BY CONSTRUCTION EXCEPT AS NOTED ON THE PLANS. SOD SHALL BE PLACED IN ALL AREAS AS SHOWN ON THE PLANS OVER 4" TOPSOIL.
- PLANTING SOIL CONSISTING OF 1/3 TOPSOIL, 1/3 PEAT MOSS AND 1/3 SAND SHALL BE PLACED IN ALL GROUND COVER AND FLOWER BEDS. DEPTH SHALL BE NOT LESS THAN 8".
- FOLLOWING CONSTRUCTION, RESTORE ALL DISTURBED AREAS WITH EARTH CARPET SPARTAN GRADE "A" SEED MIX, UNLESS OTHERWISE NOTED.
- PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY OWNER & LANDSCAPE ARCHITECT.

MASTER PLANT LIST

COUNT	KEY	SIZE	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT x SPREAD / COMMENTS
6	(Symbol)	2-1/2" BB	ARMSTRONG FREEMAN'S MAPLE	ACER X FREEMANNI 'ARMSTRONG'	50'Hx15'S; BRILLIANT RED FALL COLOR; NARROW, COLUMNAR
6	(Symbol)	2-1/2" BB	CELEBRATION MAPLE	ACER X FREEMANNI 'CELMAM'	45'Hx25'SP; SEEDLESS; COMPACT; RED & GOLD FALL COLOR
2	(Symbol)	2-1/2" BB	HERITAGE RIVER BIRCH	BETULA NIGRA 'CULLY'	45'Hx35'S; WHITE EXFOLIATING BARK; GOLDEN-YELLOW FALL COLOR
7	(Symbol)	2-1/2" BB	TUPELO / BLACK GUM	NYSSA SYLVATICA	50'Hx30'S; PYRAMIDAL; ORANGE, RED & GOLD FALL COLOR
7	(Symbol)	2" BB	SHADBLow SERVICEBERRY	AMELANCHIER CANADENSIS	20'Hx15'SP; TREE FORM; MOIST SOILS ACCEPTABLE
2	(Symbol)	6'-8" BB	WEEPING WHITE SPRUCE	PICEA GLAUCA 'PENDULA'	30'Hx8'S; WEEPING, NARROW
10	(Symbol)	24" CONT.	WINTERGREEN BOXWOOD	BUXUS MICROPHYLLA 'WINTERGREEN'	2'Hx3'SP; BRIGHT GREEN LEATHERY FOLIAGE;
30	(Symbol)	24" CONT.	HICK'S YEW	TAXUS X MEDIA 'HICKSI'	12'Hx8'SP; DARK GREEN FOLIAGE; COLUMNAR
46	(Symbol)	24" CONT.	HUMMINGBIRD SUMMERSWEET	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	4'Hx4'SP; WHITE FLOWERS, JULY-AUGUST; SHADE TOLERANT
9	(Symbol)	24" CONT.	NORTHERN GOLD FORSYTHIA	FORSYTHIA X 'NORTHERN GOLD'	6'Hx6'SP; YELLOW FLOWER, EARLY SPRING; SUN/SHADE
44	(Symbol)	24" CONT.	ABBOTTSWOOD POTENTILLA	POTENTILLA FRUITICOSA 'ABBOTTSWOOD'	2'Hx3'SP; WHITE FLOWERS, EARLY SPRING-LATE FALL
45	(Symbol)	18" CONT.	MINIET WEIGELA	WEIGELA FLORIDA 'MINIET'	3'Hx3'SP; RUBY-RED FLOWER, MAY-JUNE; SUN/PARTIAL SHADE
25	(Symbol)	24" CONT.	COMPACT AMERICAN CRANBERRYBUSH	VIBURNUM TRILOBUM 'COMPACTUM'	5'Hx5'S; MAY FLOWERS; SUMMER RED BERRIES; FALL COLOR
PERENNIAL/ORNAMENTAL GRASSES					
(Symbol)	DAYLILY/DAYLILY	#1 POT	BLACK EYED STELLA DAYLILY	HERMACALLIS 'BLACK EYED STELLA'	14" HT / 12" SP; SALT TOLERANT; YELLOW-ORANGE FLOWERS JUNE-OCT; SPACE 16" O.C. MAX
(Symbol)	NEPETA/NEPETA	#1 POT	BLUE WONDER HYBRID NEPETA	NEPETA X FAJENSI 'BLUE WONDER'	12-15" HT / 24" SP; SALT TOLERANT; BLUE/PURPLE FLOWERS, JUNE & SEPT; SPACE 24" O.C. MAX

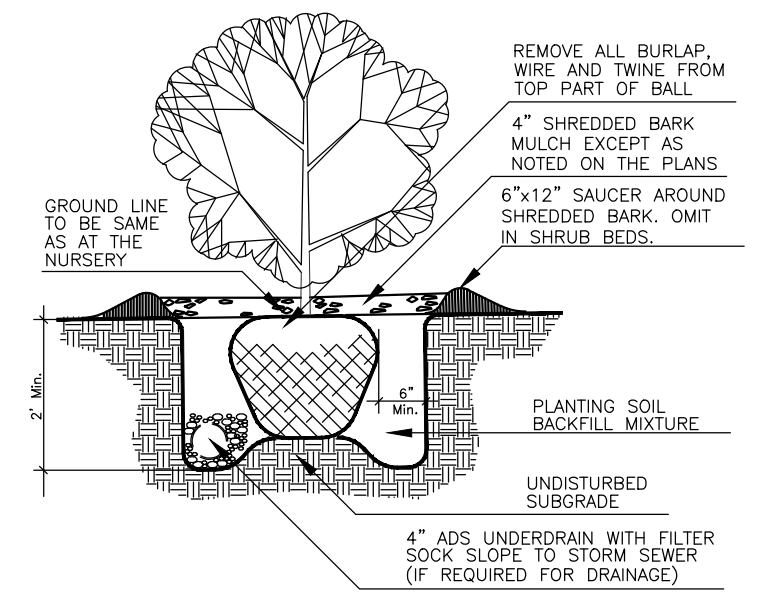
LAWN- SPARTAN GRADE A MIX

SPARTAN GRADE A MIXTURE BY Earth Carpet
10% Cannon Kentucky Bluegrass
10% Gold Rush Kentucky Bluegrass
20% Ronde Kentucky Bluegrass
15% SR510 Chewings Fescue
25% SR5210 Creeping Red Fescue
10% SR4500 Perennial Ryegrass
10% Manhattan 4 Perennial Ryegrass

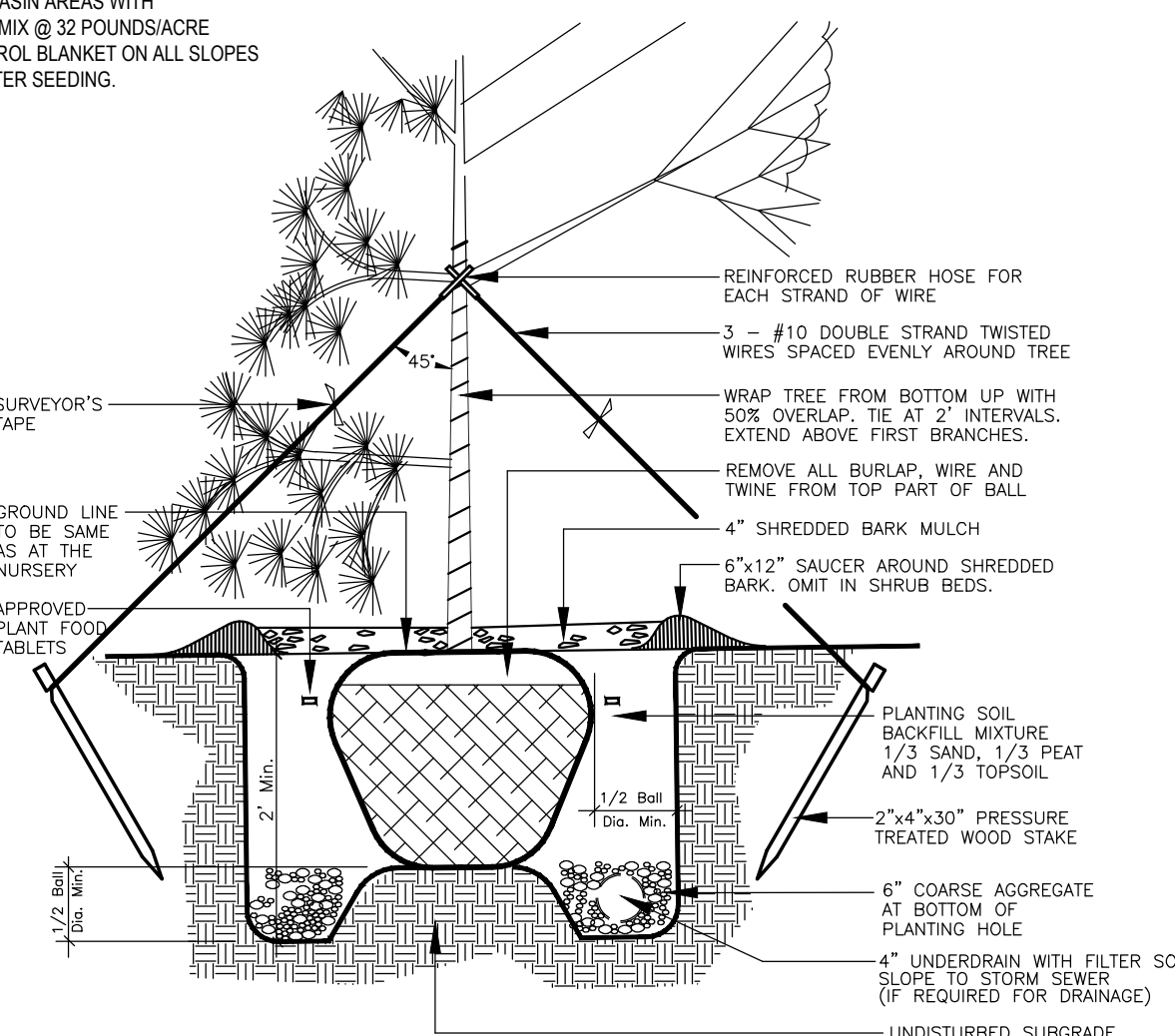
SEEDING RATE: 5 LBS. PER 1,000 SQUARE FEET.
HYDROSEED ALL AREAS WITH A SLURRY OF SEED, PLURIVIZED MULCH, FERTILIZER AND WATER.
PLACE IN ALL DISTURBED AREAS NOT LABELED AS DETENTION BASIN SEED MIX

DETENTION BASIN SEED MIX

SEED STORM WATER BASIN AREAS WITH CARDNO SWALE SEED MIX @ 32 POUNDS/ACRE
PLACE EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 1:3 AFTER SEEDING.



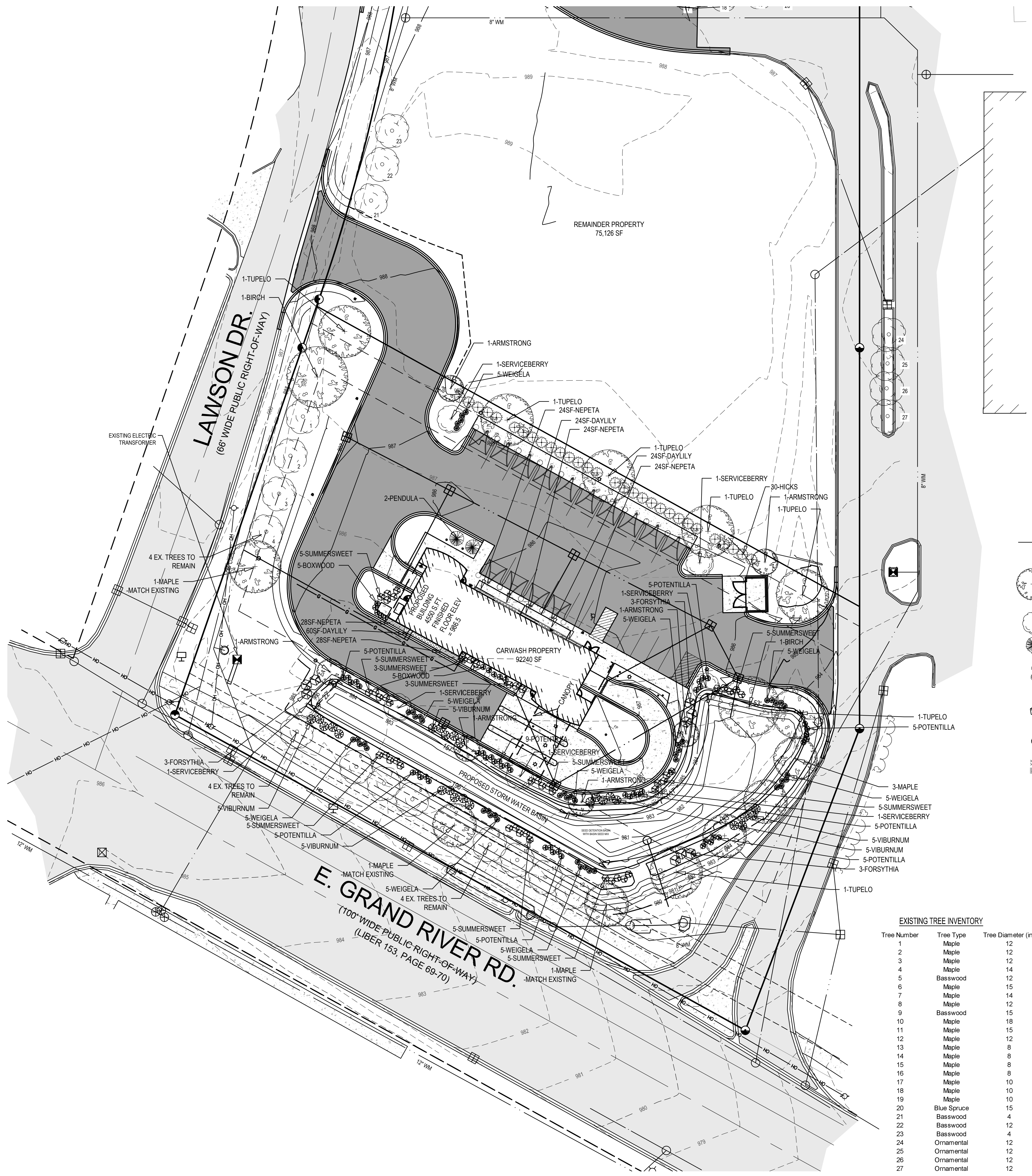
SHRUB PLANTING DETAIL



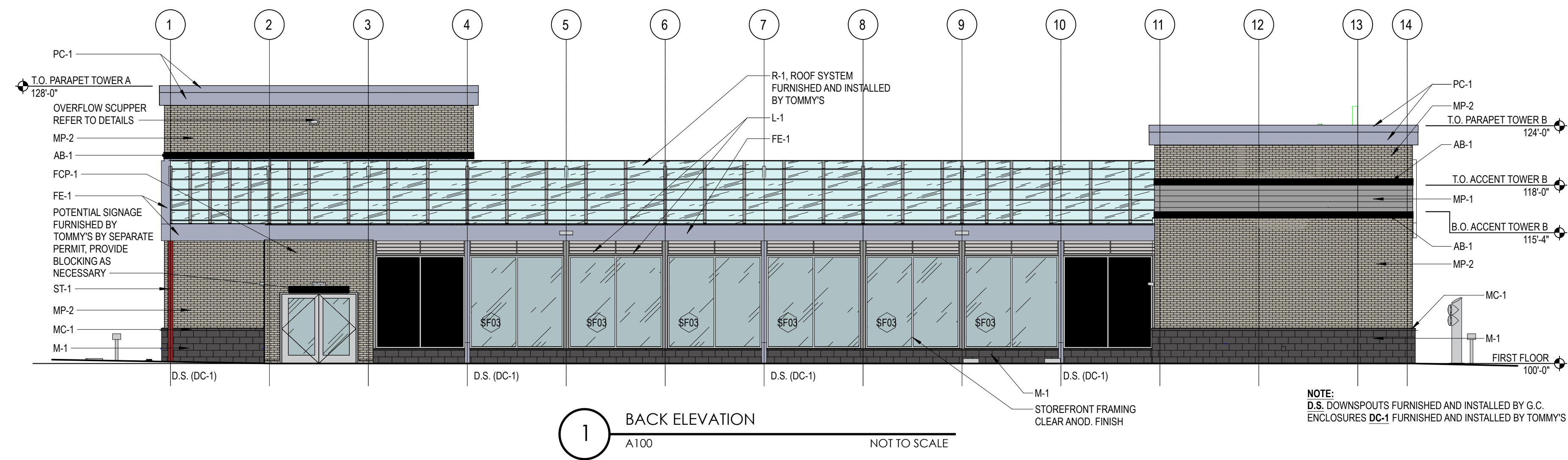
TREE PLANTING DETAIL

EXISTING TREE INVENTORY

Tree Number	Tree Type	Tree Diameter (in)
1	Maple	12
2	Maple	12
3	Maple	12
4	Maple	14
5	Basswood	12
6	Maple	15
7	Maple	14
8	Maple	12
9	Basswood	15
10	Maple	18
11	Maple	12
12	Maple	15
13	Maple	12
14	Maple	8
15	Maple	8
16	Maple	8
17	Maple	10
18	Maple	10
19	Maple	10
20	Blue Spruce	15
21	Basswood	4
22	Basswood	12
23	Basswood	4
24	Ornamental	12
25	Ornamental	12
26	Ornamental	12
27	Ornamental	12

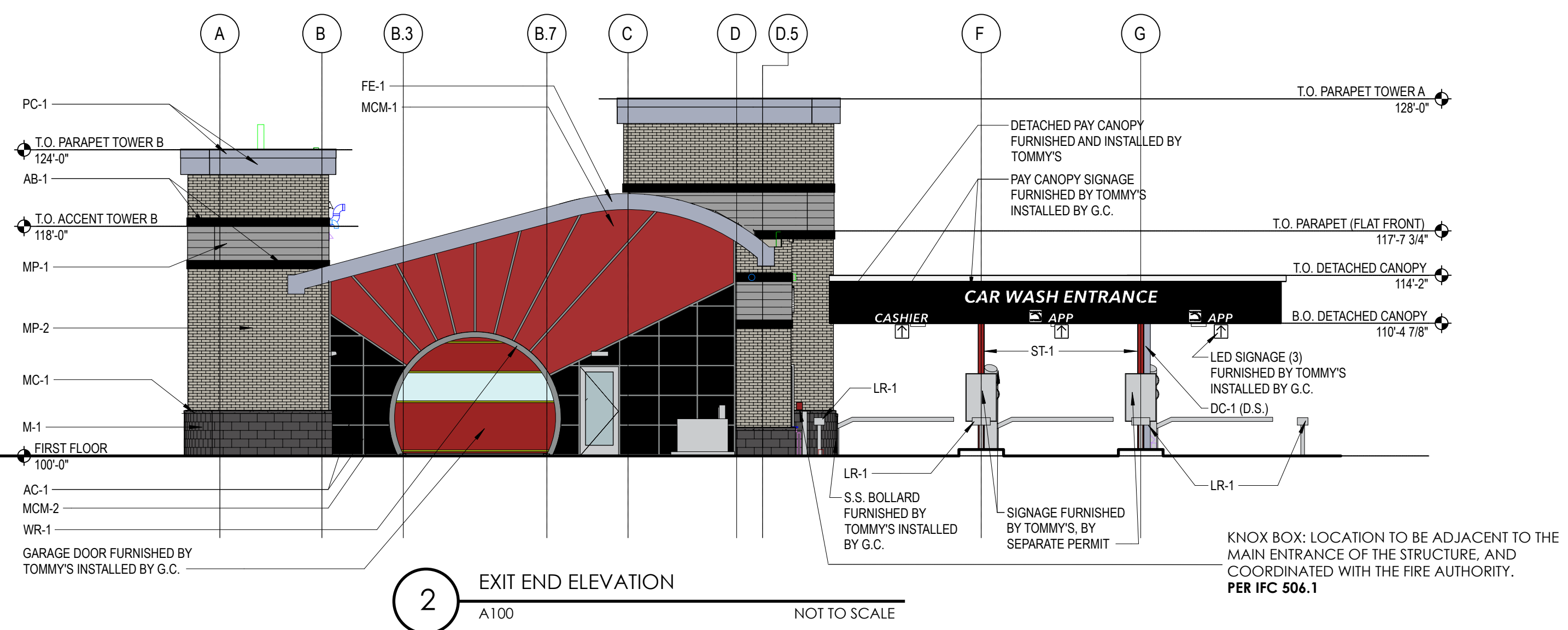


CONFIDENTIAL WARNING:
THIS SHEET CONTAINS AND CONSTITUTES CONFIDENTIAL INFORMATION, IMAGES, AND TRADE SECRETS OF TOMMY CAR WASH SYSTEMS. ANY UNAUTHORIZED USE OR DISCLOSURE OF ANY OR PORTION THEREOF, IS STRICTLY PROHIBITED. THIS WORK IS THE EXCLUSIVE PROPERTY OF TOMMY CAR WASH SYSTEMS. ALL RIGHTS RESERVED.

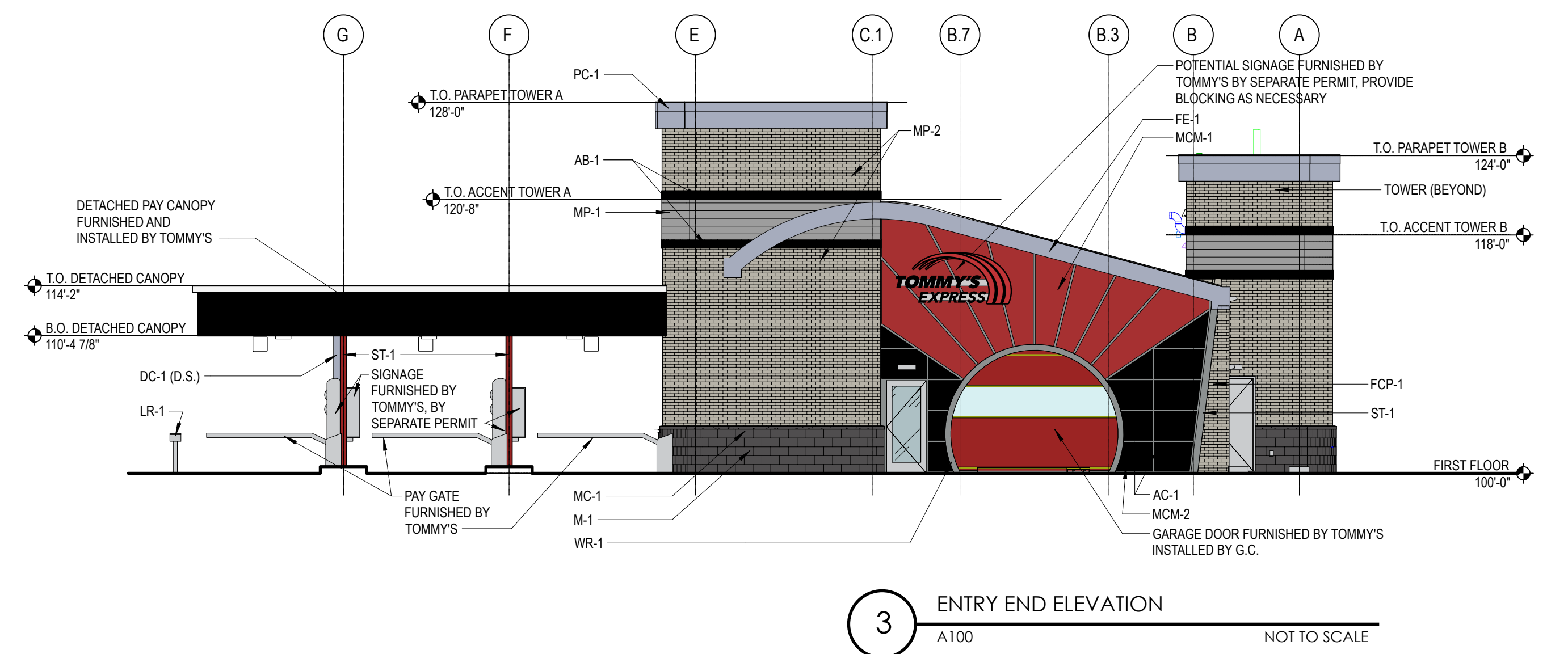


1 BACK ELEVATION
A100 NOT TO SCALE

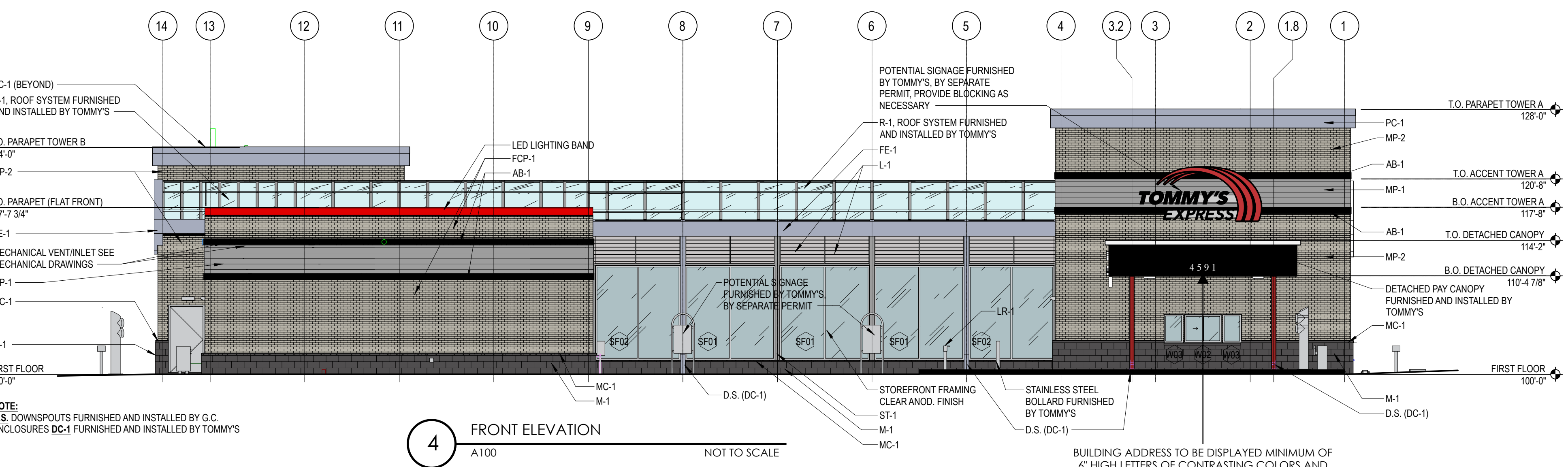
TAG	MATERIAL	MANUFACTURER	DESCRIPTION	COLOR	FURNISHED BY	INSTALLED BY
ST-1	STRUCTURAL STEEL	RBI	POWDER COATED STRUCTURAL STEEL	RAL 3001	TOMMY'S	TOMMY'S
MP-1	PROFILED ALUMINUM METAL PANEL	ATAS	ATAS 7.2 BWR360 BELVEDERE	SILVERSMITH	TOMMY'S	G.C.
M-1	SPLIT-FACE CMU	CONSUMERS	4" VENEER SPLIT-FACED	ASH	G.C.	G.C.
M-2	BRICK	GLEN GARY	KLAYCOAT BRICK	STONE GRAY - RAL 7044	G.C.	G.C.
MC-1	PRECAST STONE		MASONRY CAP	MATCH CMU COLOR	G.C.	G.C.
AB-1	PREFIN. ALUM. ACCENT BANDING	ATAS	ATAS FLAT SHEET	BLACK	TOMMY'S	G.C.
PC-1	PREFIN. ALUM. PARAPET CORNICE	ARCONIC	REYNOBOND COMPOSITE PANELS	BRIGHT SILVER METALLIC	TOMMY'S	G.C.
MCM-1	PREFIN. ALUM. COMPOSITE PANELS	LAMINATORS	LAMINATORS OMEGA SERIES	BRITE RED	TOMMY'S	G.C.
MCM-2	PREFIN. ALUM. COMPOSITE PANELS	CITADEL	SINOCORE	EBONY	TOMMY'S	G.C.
AC-1	PREFIN. ALUM. CLOSURE CAPS	TUBELITE	TUBELITE 200 SERIES STOREFRONT	CLEAR ANNOZIDED	TOMMY'S	G.C.
SF01, SF02, SF03	PREFIN. ALUM. STOREFRONT WITH INSULATED GLASS	KAWNEER	1" INSULATED GLASS LOW-E	CLEAR ANNOZIDED	G.C.	G.C.
SF04	PREFIN. ALUM. STOREFRONT WITH METAL PANEL INFILL	KAWNEER/CITADEL	1" GLAZE GUARD 1000 WR+ PANEL INFILL SEE DETAIL ON A602	CLEAR ANNOZIDED FRAMES/ EBONY INFILL PANELS	G.C.	G.C.
DC-1	PREFINISHED ALUMINUM	ALPOLIC	4MM MCM PANELS DOWNSPOUT COVER	METALLIC SILVER	TOMMY'S	TOMMY'S
LR-1	LICENSE PLATE READER	TOMMY'S	BOLLARD	STAINLESS STEEL	TOMMY'S	G.C.
WR-1	PREFIN. ALUM. COMPOSITE PANELS	ARCONIC	MCM WRAP COVER FOR STEEL RING	CLEAR ANNOZIDED	TOMMY'S	G.C.
FE-1	FASCIA / EAVE	ALPOLIC	4MM MCM PANELS AT EAVES AND FASCIA	METALLIC SILVER	TOMMY'S	TOMMY'S
L-1	PREFIN. ALUM LOUVER	RUSIKIN	DRAINABLE LOUVER	CLEAR ANNOZIDED	TOMMY'S	TOMMY'S
R-1	ACRYLIC ROOF SYSTEM	ACRYLITE	DRAINABLE ACRYLIC ROOF SYSTEM	COOL BLUE	TOMMY'S	TOMMY'S



2 EXIT END ELEVATION
A100 NOT TO SCALE



3 ENTRY END ELEVATION
A100 NOT TO SCALE



4 FRONT ELEVATION
A100 NOT TO SCALE

BUILDING ADDRESS TO BE DISPLAYED MINIMUM OF 6" HIGH LETTERS OF CONTRASTING COLORS AND TO BE CLEARLY VISIBLE FROM STREET. LOCATION AND SIZE TO BE VERIFIED PRIOR TO INSTALL. PER IFC 505.1

EXTERIOR MATERIALS LEGEND

	BRICK
	SPLIT FACED CONCRETE MASONRY UNIT
	PREFINISHED METAL COPING
	ALUM. FLAT STOCK (BLACK)
	PROFILED METAL PANEL
	MCM PANEL (BLACK)
	GLAZING

NOTE: ALL PROFILED METAL PANEL ACCENT (MP-1) SHALL BE CRIMP CURVED AT FACE OF TOWERS AND SHALL HAVE MITERED CORNERS. NO CORNER TRIMS. NO EXCEPTIONS.



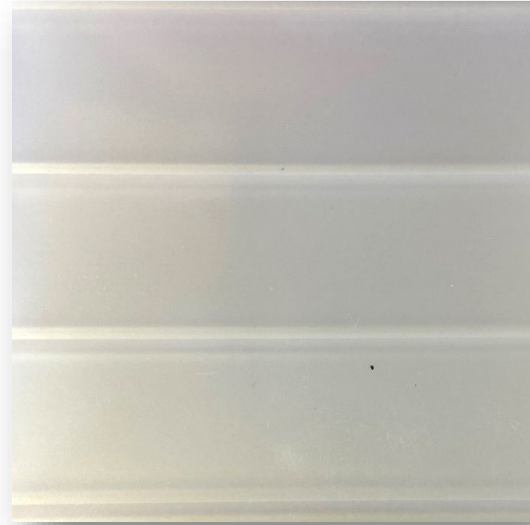
B2 EXTERIOR COLOR ELEVATIONS
TOMMY CAR WASH SYSTEMS
TOMMY EXPRESS #P3045
4591 +/- GRAND RIVER AVE.
HOWELL, MI 48843

NOT FOR CONSTRUCTION

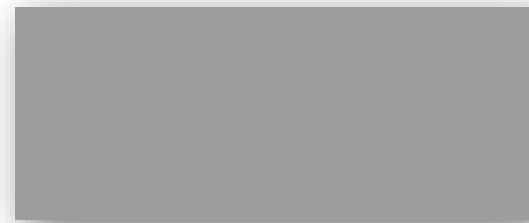
A200
7/16/2021
NOT TO SCALE



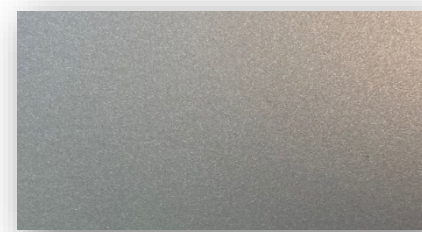
B2 Standard Building Prototype Materials Board



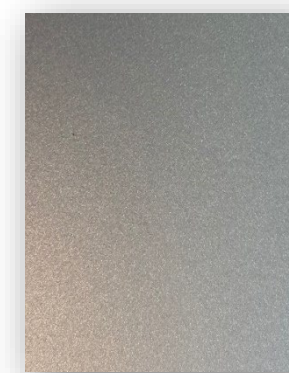
R1 Acrylic Roof System
Acrylite – Cool Blue White



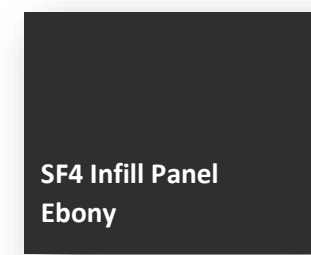
MP-1 Atas Profiled Metal Panel 7.2
Belvedere - Silversmith



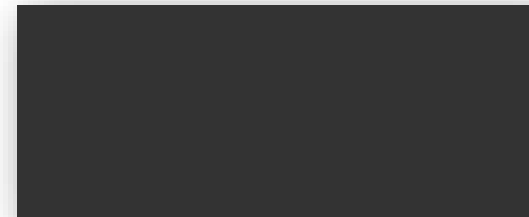
PC-1 Parapet Cornice
Raynobond Composite – Bright
Silver Metallic



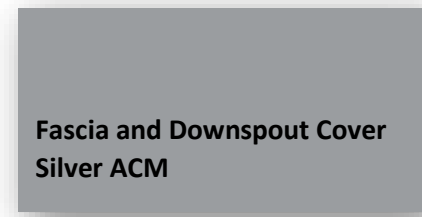
FE -1 Fascia Eave
Alpolic Metallic Silver



SF4 Infill Panel
Ebony



AB-1 Atas Flat Metal Accent Band - Black



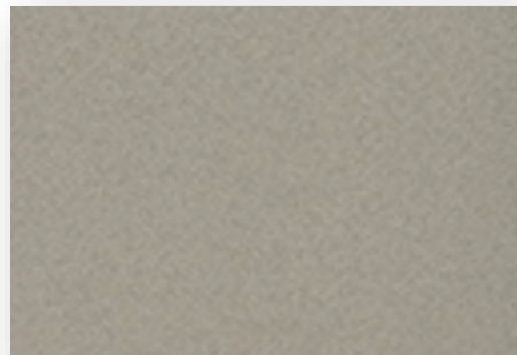
Fascia and Downspout Cover
Silver ACM



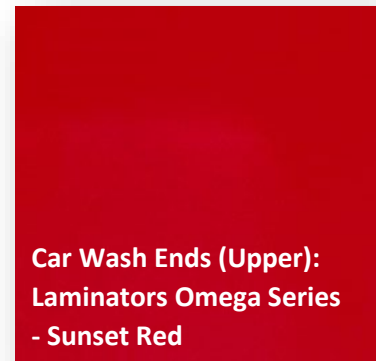
ST-1 Structural Steel
Powder Coat to match
RAL 3001



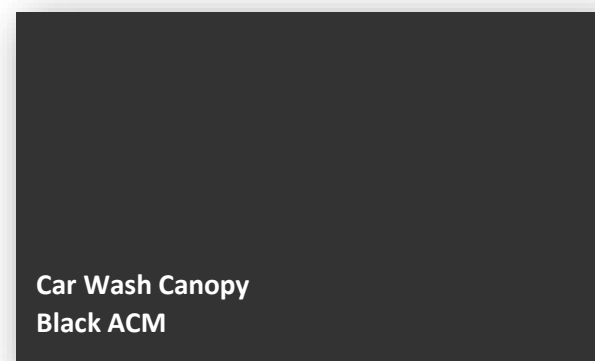
Vacuum
Fabric Sun Shade



Nichiha Panel – Architectural
Block - Gray - RAL 7044



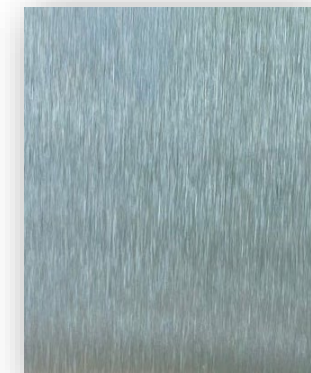
Car Wash Ends (Upper):
Laminators Omega Series
- Sunset Red



Car Wash Canopy
Black ACM



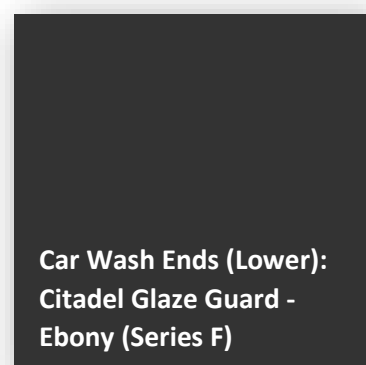
SF1, SF2, SF3
Prefinished Alum.
Clear Anozided



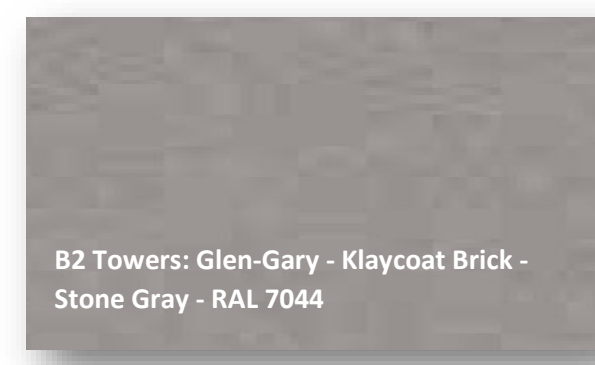
SS-1 Stainless Steel
Vacuum Structure -
Clear Coat Finish



Consumer 4" split face block - Ash



Car Wash Ends (Lower):
Citadel Glaze Guard -
Ebony (Series F)



B2 Towers: Glen-Gary - Klaycoat Brick -
Stone Gray - RAL 7044



Decorative Tommy
landscape balls, trash
receptacles, and vacuum
globes



ELEVATION - SIDES A & B



5009 West River Drive | Comstock Park, MI 49321 | Ph 616.784.5711 | Fx 616.784.8280 | www.valleycitysign.com

LOCATION: HOWELL, MI

CONCEPT

DRAWING #175,855C-1

SCALE: 3/8" = 1'-0"

TWO (2) NEW FACES REQUIRED FOR ONE (1) EXISTING D/F ILLUMINATED MONUMENT SIGN

PROJECT: **Tommy's Express Car Wash**

PHOTOSCAN (S): **No** DESIGNER: **JV**

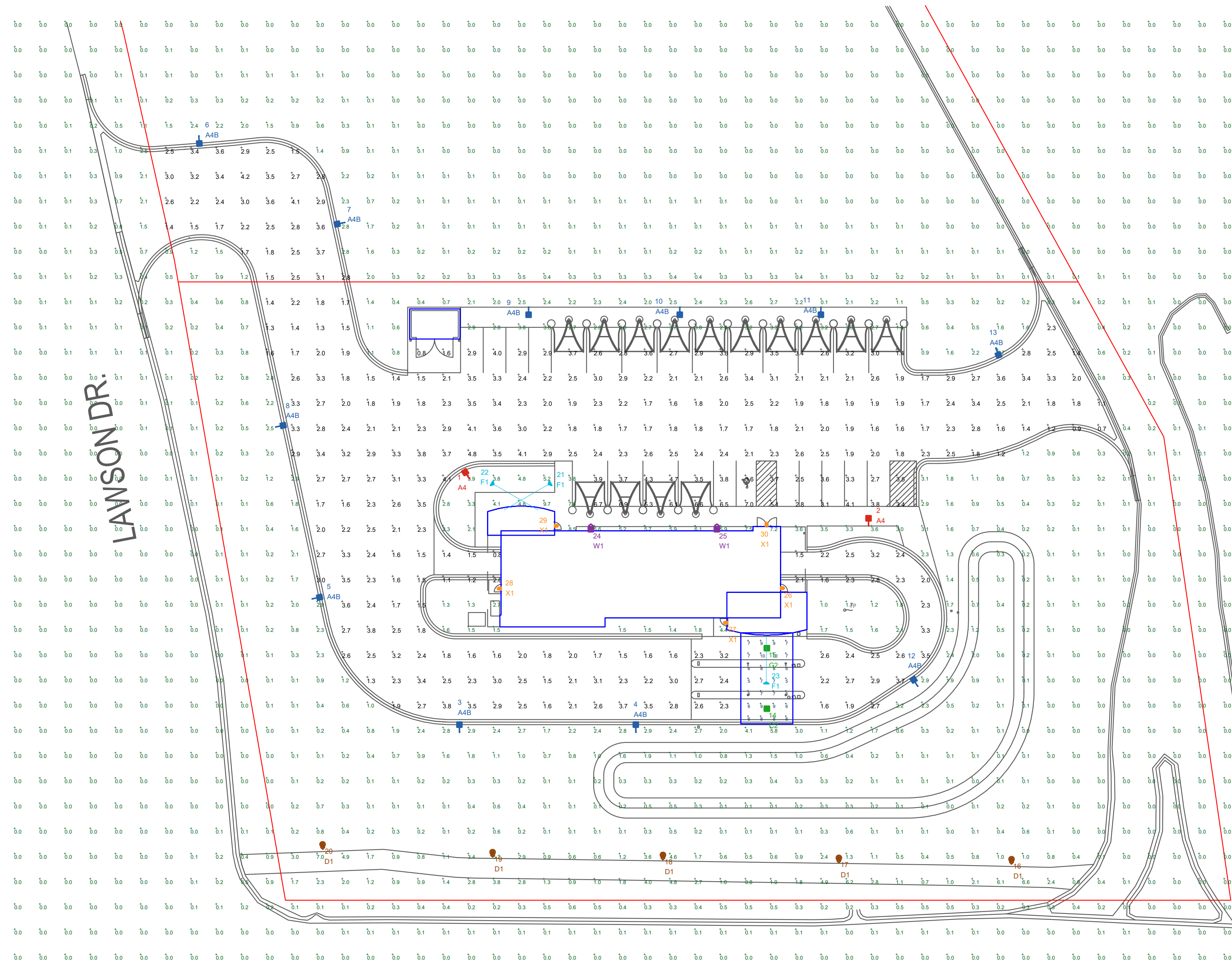
DATE: **7.07.21** REVISIONS: **JV(3)**

HOURS: **2.0+50+.50** SALES: **52(JC) 46**

CUSTOMER SIGNATURE: _____ DATE: _____

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PROPERTY OF VALLEY CITY SIGN



LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.
1	A4	20
2	A4	20
3	A4B	20
4	A4B	20
5	A4B	20
6	A4B	20
7	A4B	20
8	A4B	20
9	A4B	20
10	A4B	20
11	A4B	20
12	A4B	20
13	A4B	20
14	C2	15
15	C2	15
16	D1	10
17	D1	10
18	D1	12
19	D1	12
20	D1	12
21	F1	0.5
22	F1	0.5
23	F1	18
24	W1	15
25	W1	15
26	X1	9
27	X1	9
28	X1	9
29	X1	9
30	X1	9

THIS SITE IS LOCATED IN A REGION WHERE LIGHTING IS REGULATED BY LOCAL ORDINANCES

FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
CANOPY	7.21	10	5	1.44	2.00
PAVED	2.57	7.0	0.7	3.67	10.00
UNDEFINED	0.49	9.7	0.0	N.A.	N.A.

E. GRAND RIVER RD.

NOTE:
 - ALL AREA LIGHTS TYPE D1 ON NEW 12 FT. DECORATIVE POLES
 - ALL OTHER AREA LIGHTS ON NEW 17 FT. POLES MOUNTED ON 3 FT. CONCRETE BASE

LUMINAIRE SCHEDULE										
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
	2	A4	SINGLE	11174	1.030	B2-U0-G2	72	144	Cree Inc	OSQM-B-11L-57K7-4M-XX-NM-XX
	11	A4B	SINGLE	8574	1.030	B1-U0-G2	72	792	Cree Inc	OSQM-B-11L-57K7-4M-XX-NM-XX + OSQ-BLSMF
	2	C2	SINGLE	4520	1.030	B2-U0-G1	31	62	Cree Inc	CPY250-B-DM-F-C-UL-XX-57K
	5	D1	SINGLE	3492	1.000	B1-U2-G1	36.5	182.5	HCI LIGHTING	F100S-X-FAC-35W-5000K-120V-277V-III-XX-X
	3	F1	SINGLE	4330	1.030	B2-U0-G0	37	111	CREE, INC.	FLD-EDG-N6-AA-02-E-UL-XX-525-57K
	2	W1	SINGLE	11259	1.030	B3-U0-G3	134	268	CREE, INC.	SEC-EDG-4M-WM-06-E-UL-XX-700-57K
	5	X1	SINGLE	1530	1.000	N.A.	15.8	79	BARRON LGHTING GROUP	SLW-15-4K-XX-EM (BY OTHERS)

QTY	LABEL	DESCRIPTION
2	A4	OSQM-B-11L-57K7-4M-XX-NM-XX
11	A4B	OSQM-B-11L-57K7-4M-XX-NM-XX + OSQ-BLSMF

OSQ Series

OSQ™ LED Area/Flood Luminaire featuring Cree TrueWhite™ Technology - Medium & Large

Product Description
The OSQ™ Area/Flood luminaire boasts extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weatherlight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low profile design minimizes wind load requirements and boasts exceptional area size providing even, quality illumination. The 4L lumen package is a suitable upgrade for HID applications up to 250 Watt, and the 1L lumen package is a suitable upgrade for HID applications up to 150 Watt. The 2L lumen package is a suitable upgrade for HID applications up to 750 Watt, and the 3L lumen package is a suitable upgrade for HID applications up to 1050 Watts.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, tunnels, universities, and interior roadway.

Performance Summary
Utilizes Cree TrueWhite™ Technology on 3000K Luminaire
Standard™ Precursor Delivery Optic Type
Assembled in the U.S.A., U.S. and imported parts
Initial Delivered Lumens: 4,000 - 30,000
Efficacy: Up to 173 LPW
CRI: Minimum 70 CRI (3000K, 4000K & 5000K); 90 CRI (5000K)
Limited Warranty: 10 years on luminaire; 10 years on Colortek DetailGuard™ finish, up to 5 years for Snap-In™ accessories; 1 year on luminaire accessories
Cree Lighting is a registered trademark of Cree Lighting Inc. All other trademarks are the property of their respective owners.

Ordering Information
Example: OSQM-B-11L-57K7-4M-XX-NM-XX
OSQM-B-11L-57K7-4M-XX-NM-XX
OSQM-B-11L-57K7-4M-XX-NM-XX
OSQM-B-11L-57K7-4M-XX-NM-XX

Luminaire Mount must be ordered separately

Family Size

Family Size	Series	Mount	Color	Options
1	1L	DM	Black	Standard
2	2L	DM	Black	Standard
3	3L	DM	Black	Standard
4	4L	DM	Black	Standard
5	5L	DM	Black	Standard
6	6L	DM	Black	Standard
7	7L	DM	Black	Standard
8	8L	DM	Black	Standard
9	9L	DM	Black	Standard
10	10L	DM	Black	Standard
11	11L	DM	Black	Standard
12	12L	DM	Black	Standard
13	13L	DM	Black	Standard
14	14L	DM	Black	Standard
15	15L	DM	Black	Standard
16	16L	DM	Black	Standard
17	17L	DM	Black	Standard
18	18L	DM	Black	Standard
19	19L	DM	Black	Standard
20	20L	DM	Black	Standard
21	21L	DM	Black	Standard
22	22L	DM	Black	Standard
23	23L	DM	Black	Standard
24	24L	DM	Black	Standard
25	25L	DM	Black	Standard
26	26L	DM	Black	Standard
27	27L	DM	Black	Standard
28	28L	DM	Black	Standard
29	29L	DM	Black	Standard
30	30L	DM	Black	Standard
31	31L	DM	Black	Standard
32	32L	DM	Black	Standard
33	33L	DM	Black	Standard
34	34L	DM	Black	Standard
35	35L	DM	Black	Standard
36	36L	DM	Black	Standard
37	37L	DM	Black	Standard
38	38L	DM	Black	Standard
39	39L	DM	Black	Standard
40	40L	DM	Black	Standard
41	41L	DM	Black	Standard
42	42L	DM	Black	Standard
43	43L	DM	Black	Standard
44	44L	DM	Black	Standard
45	45L	DM	Black	Standard
46	46L	DM	Black	Standard
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CREE LIGHTING

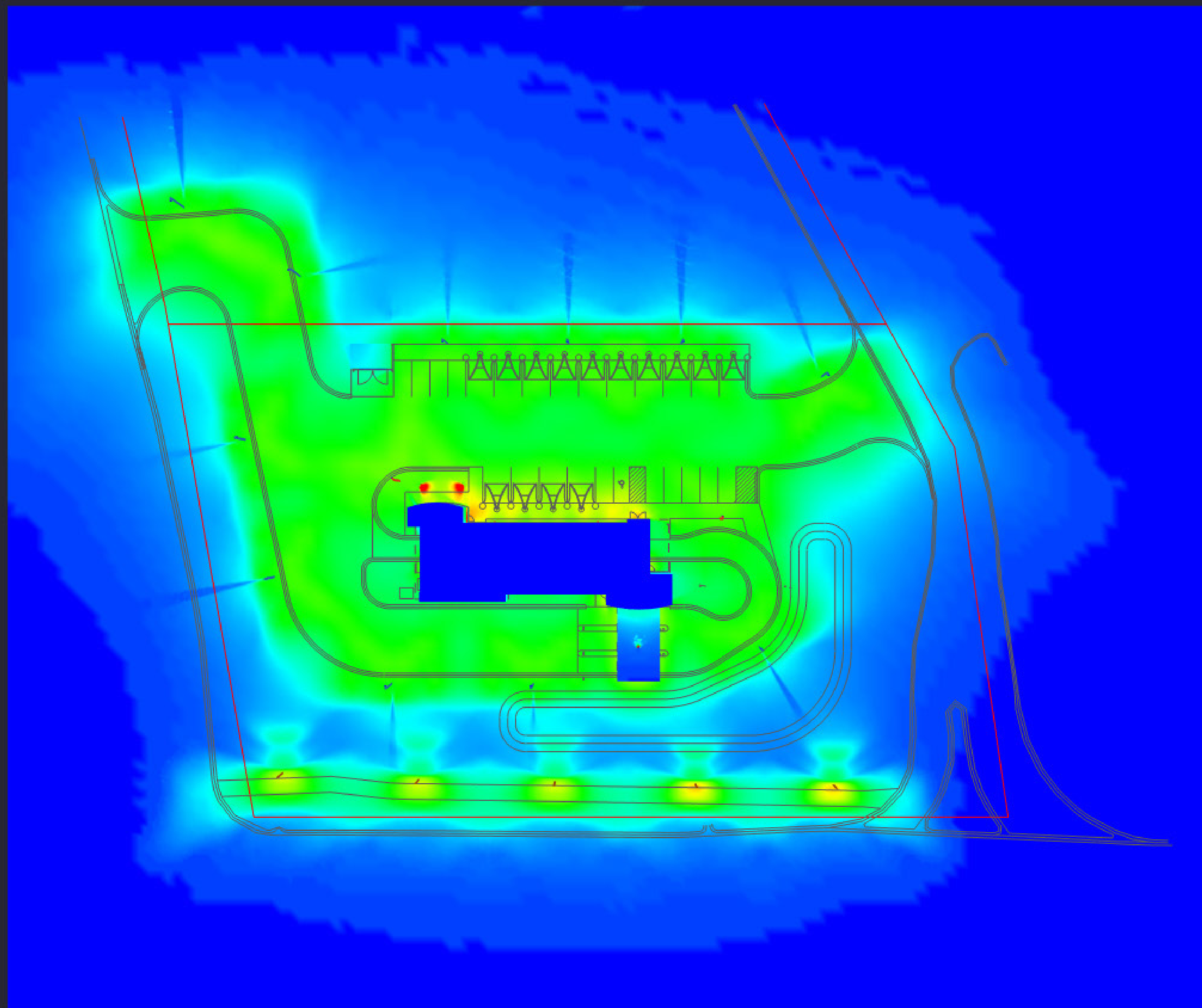
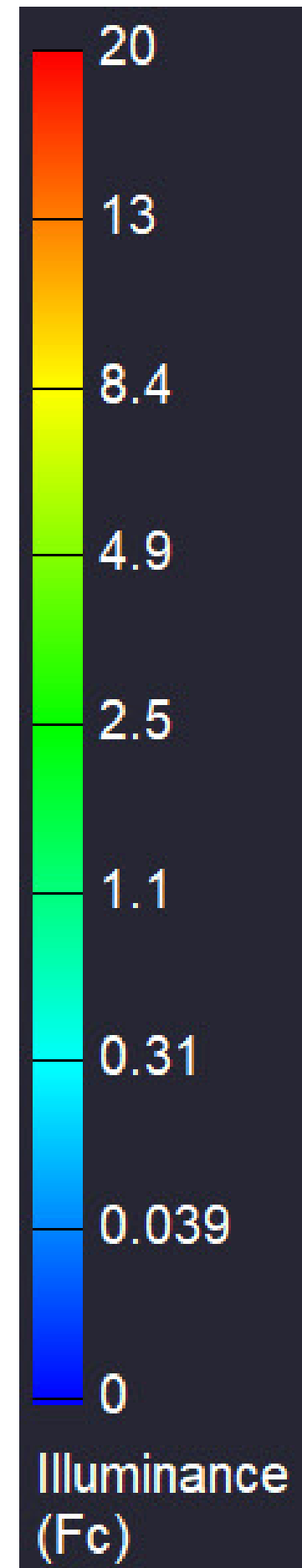
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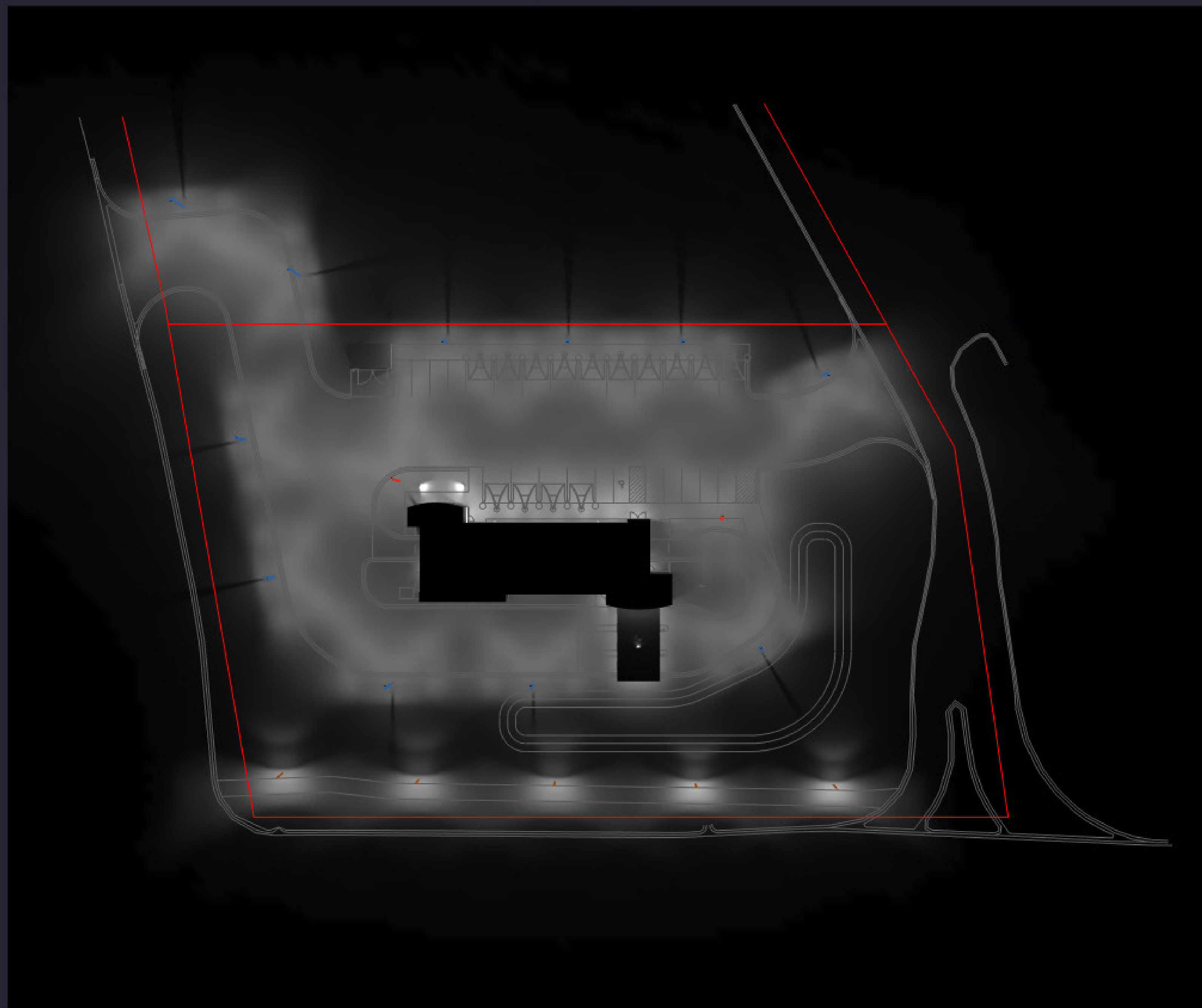
CPY Series - Version B

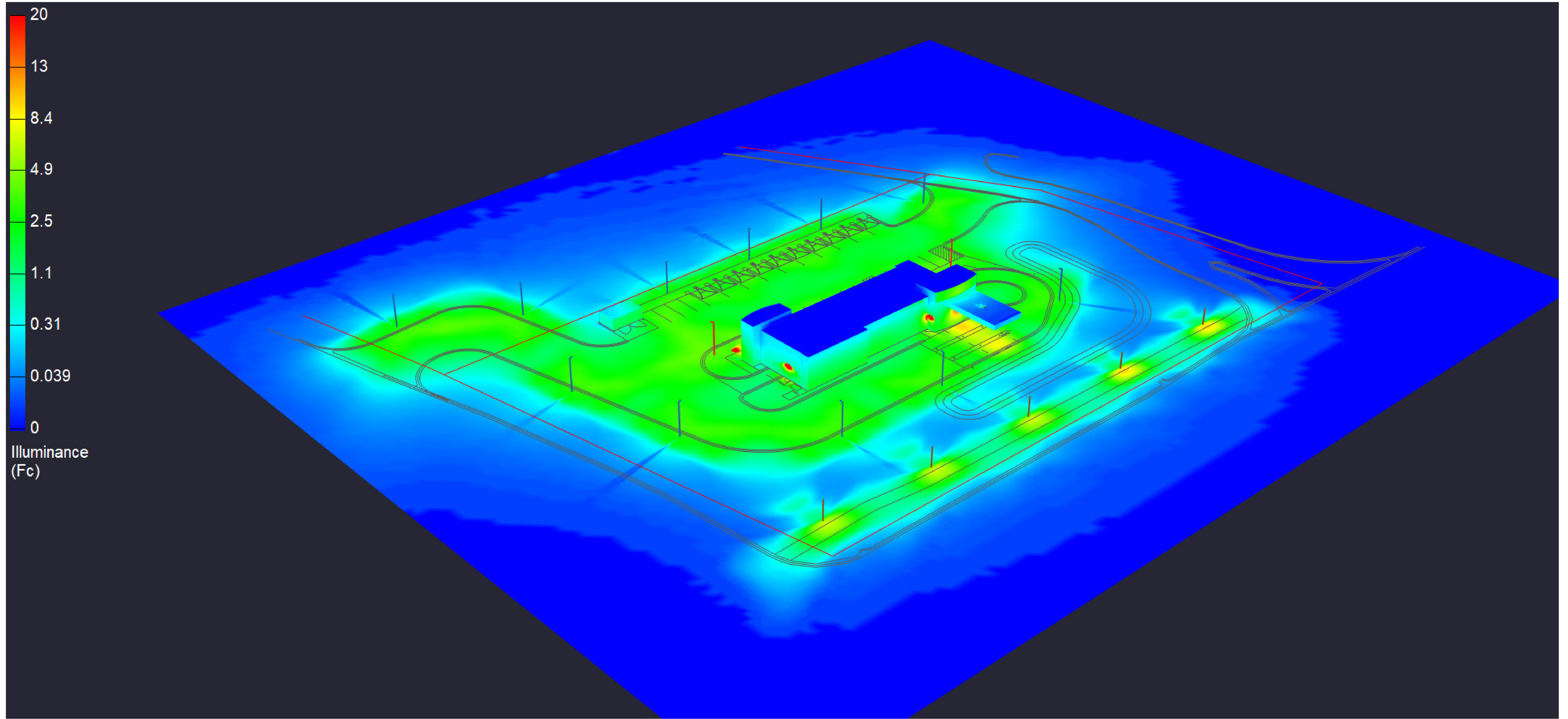
CPY250™ LED Canopy/Soft/Luminaire

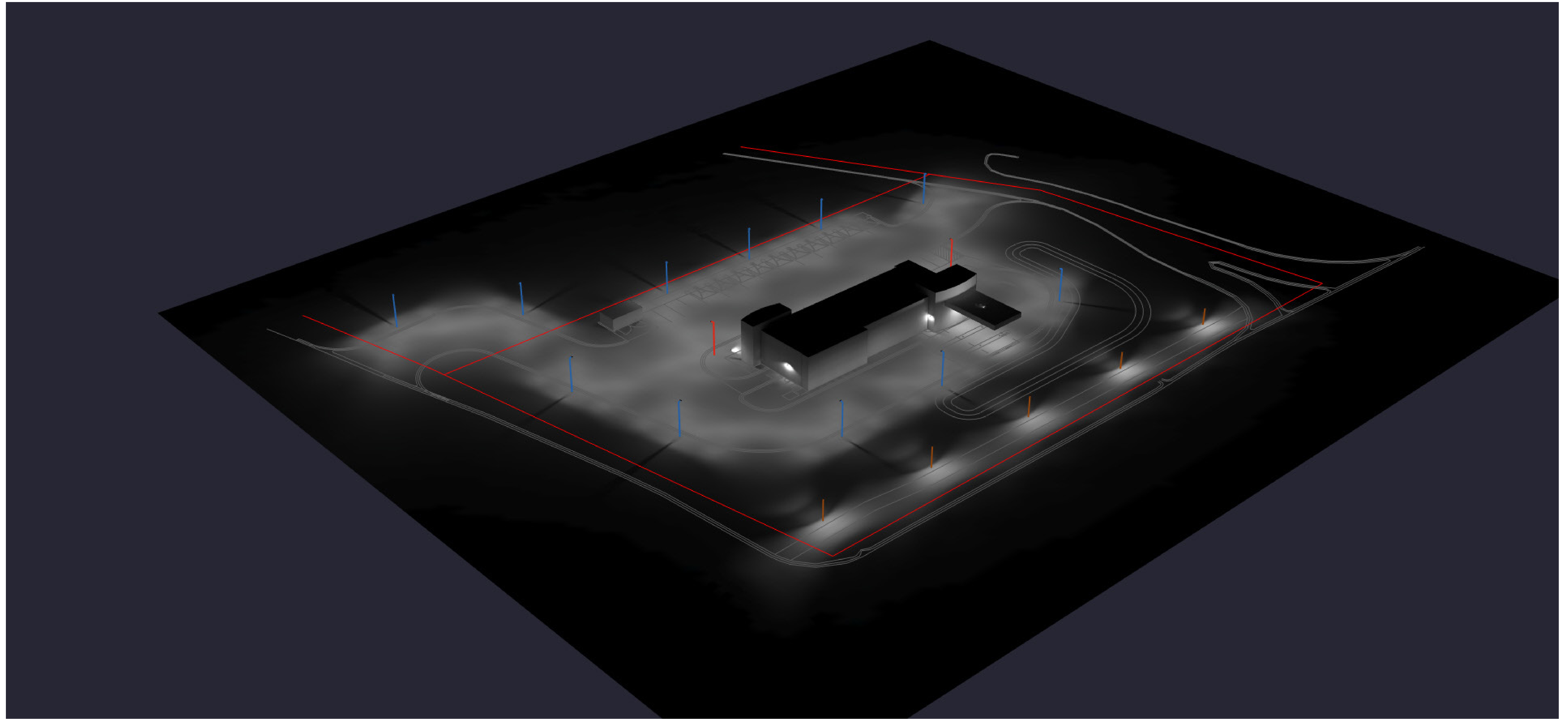
Product Description
The CPY250™ LED Canopy/Soft/Luminaire has an extremely thin profile constructed of rugged cast aluminum. It can be surface mounted above the canopy hook and can be pre-mounted. Direct lighting of the LED is eliminated with a highly efficient patterned flat or 1/2" (12.5mm) deep glass lens. Applications: Pedestrian walkways, C&I, loading stations, safety.

Performance Summary
Assembled in the U.S.A., U.S. and imported parts
Initial Delivered Lumens: Up to 20,000
Efficacy: Up to 151 LPW
CRI: Minimum 70 CRI
CCT: 3000K (4-), 3000K, 4000K (4-), 3000K, 5000K (4-), 5000K
Limited Warranty: 10 years on luminaire; 10 years on Colortek DetailGuard™ finish
Standard™ Precursor Delivery Optic Type
Class 1, Division 2 Hazardous Location for select models
UL Listed (UL 1599, UL 1881, UL 1882, UL 1883, UL 1884, UL 1885, UL 1886, UL 1887, UL 1888, UL 1889, UL 1890, UL 1891, UL 1892, UL 1893, UL 1894, UL 1895, UL 1896, UL 1897, UL 1898, UL 1899, UL 1900, UL 1901, UL 1902, UL 1903, UL 1904, UL 1905, UL 1906, UL 1907, UL 1908, UL 1909, UL 1910, UL 1911, UL 1912, UL 1913, UL 1914, UL 1915, UL 1916, UL 1917, UL 1918, UL 1919, UL 1920, UL 1921, UL 1922, UL 1923, UL 1924, UL 1925, UL 1926, UL 1927, UL 1928, UL 1929, UL 1930, UL 1931, UL 1932, UL 1933, UL 1934, UL 1935, UL 1936, UL 1937, UL 1938, UL 1939, UL 1940, UL 1941, UL 1942, UL 1943, UL 1944, UL 1945, UL 1946, UL 1947, UL 1948, UL 1949, UL 1950, UL 1951, UL 1952, UL 1953, UL 1954, UL 1955, UL 1956, UL 1957, UL 1958, UL 1959, UL 1960, UL 1961, UL 1962, UL 1963, UL 1964, UL 1965, UL 1966, UL 1967, UL 1968, UL 1969, UL 1970, UL 1971, UL 1972, UL 1973, UL 1974, UL 1975, UL 1976, UL 1977, UL 1978, UL 1979, UL 1980, UL 1981, UL 1982, UL 1983, UL 1984, UL 1985, UL 1986, UL 1987, UL 1988, UL 1989, 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**GENOA CHARTER TOWNSHIP
PLANNING COMMISSION
PUBLIC HEARING
JULY 12, 2021
6:30 P.M.
MINUTES**

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

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

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

DECLARATION OF CONFLICT OF INTEREST: None

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 site plan and environmental impact assessment for a proposed 31 space parking lot on the adjacent parcel of 1183 Parkway Drive, southeast corner of Parkway Drive and Grand River Avenue for The Learning Tree. The request is petitioned by The Learning Tree.

- A. Recommendation of Environmental Impact Assessment (6-1-21)
- B. Disposition of Site Plan (6-23-21)

Mr. David LeClair of Livingston Engineers was present to represent the applicant. The Learning Tree would like to add a parking lot to the site adjacent to their property. They currently have 24 parking spaces. They have purchased the two-acre parcel next to them and would like to build a 31-space parking lot and provide a sidewalk to connect the two properties. This parcel would be combined with their current property. They will be performing drainage, lighting, and landscaping improvements and moving a fire hydrant. He referenced the letter from Learning Tree, which speaks to their need for the additional parking.

Mr. Borden reviewed his letter dated June 30, 2021.

1. The applicant must execute a land division/parcel combination as part of the project.
2. The excess parking proposed requires Planning Commission approval in accordance with Section 14.02.06 of the zoning ordinance.
3. The applicant must address any comments provided by the Township's engineering consultant and/or the Brighton Area Fire Authority.

Mr. Markstrom reviewed his letter dated July 7, 2021.

1. He has worked with the petitioner and their drainage improvements meet his approval.
2. The petitioner is proposing to relocate an existing hydrant assembly. The hydrant should be relocated by extending the existing lead to the new location, using bends as necessary. The existing 6-inch valve can be abandoned in place by removing the d-box and burying the valve in the open position, and a new 6-inch isolation valve can be installed out of the driveway closer to the hydrant. This will eliminate the need to shut down the single feed water main on Parkway Drive.
3. A note should be added to the plan to coordinate hydrant relocation with MHOG Sewer and Water Authority. The plans should also note that the hydrant must be a minimum of 3 feet off the back of the curb.

The Brighton Area Fire Authority Fire Marshal's letter stated: The two-way emergency vehicle access roads shall be a minimum of 26-feet wide. With a width of 26-feet, one side (building side) of the drive shall be marked as a fire lane. Access roads shall be constructed to be capable of supporting the imposed load of fire apparatus weighing at least 84,000 pounds. (The fire authority has agreed to allow the width to remain at 24-feet with a dead-end exceeding 150-feet with the understanding that should the site be further developed in the future for building access, this requirement will need to be met.)

The applicant advised he will comply with the Fire Marshal's requirement.

Commissioner McCreary questioned if a wetland survey was done. Mr. LeClair stated that area is a retention pond and not a wetland. Mr. Markstrom stated that due to its size, which is less than one acre, it is unregulated.

Commissioner Rauch questioned the parking calculation for these additional spaces. Mr. Borden stated it is 250 percent over the maximum allowable number of parking spaces.

Commissioner McBain questioned how the walkway will be placed between the two parcels. Mr. LeClair stated they will be installing a culvert over the retention pond.

The call to the public was made at 6:48 pm with no response.

Moved by Commissioner Rauch, seconded by Commissioner Dhaenens, to recommend to the Township Board approval of the Environmental Impact Assessment dated June 1, 2021 for The Learning Tree. **The motion carried unanimously.**

Moved by Commissioner Rauch, seconded by Commissioner McCreary, to approve the Site Plan dated June 23, 2021 for The Learning Tree, with the following conditions:

- The applicant shall execute a parcel combination prior to issuance of the permit.
- The conditions noted in the Township Engineer and BAFA letters shall be met.
- This Planning Commission finds the excess parking to be necessary for the continuance of the applicant's operations and are in agreement with the construction of the additional 33 parking spaces as it is in accordance with Section 14.02.06 of the zoning ordinance.

The motion carried unanimously.

OPEN PUBLIC HEARING #2...Review of Zoning Ordinance Text amendments to Article 11 “General Provisions” and Article 25 “Definitions” of the Zoning Ordinance.

Ms. VanMarter reviewed the revisions that were discussed at the May Planning Commission meeting as well as others suggested by the Township Attorney. The Commissioners discussed the revisions further and made some additional changes.

Additionally, since that meeting, there were discussions with Township Staff regarding medical and recreational marihuana. The Township Board held a special meeting on July 6 where they voted to place a moratorium on marihuana caregiver facilities.

Ms. VanMarter drafted ordinance language to regulate both medical and recreational marihuana. Ms. VanMarter presented the proposed ordinance language. Commissioners discussed the language and suggested changes.

The call to the public was made at 8:32 pm.

Mr. Ralph Slider of 3470 Pine Ridge Lane stated that a lot of the changes discussed could pertain to him as he is building a new home in Genoa Township. He questioned the difference between a ground level, unenclosed projection (G.L.U.P) and an inground pool that is at ground level.

Mr. Brandon Bertrang has been working with Mr. Slider to install a pool for him. They were hoping these ordinance changes would make it easier for them to do this. He questioned why above-ground and in-ground pools are not separated in the ordinance. They believe an in-ground pool should be considered a G.L.U.P. He would like the Planning Commission to reconsider.

Commissioner Rauch stated that in-ground pools have many underground structural components that are different from traditional items considered G.L.U.P. Ms. VanMarter stated the definition of a G.L.U.P is no more than six inches underground.

Mr. Slider noted that there are many homes on the lake that have pools.

Chairman Grajek stated the Planning Commission’s task this evening is to review the planning professionals’ recommendations for changes to the Township Ordinance. He appreciates their input.

The call to the public was closed at 8:54 pm.

Moved by Commissioner Rauch, seconded by Commissioner Dhaenens, to have Staff move forward with the changes as discussed this evening, subject to review and approval by the Township Attorney. **The motion carried unanimously.**

ADMINISTRATIVE BUSINESS

Staff Report

Ms. Van Marter stated there will be a joint meeting with the Township Board, Planning Commission, and Zoning Board of Appeals regarding the Master Plan update on July 27.

Approval of the June 14, 2021 Planning Commission meeting minutes

Needed changes were noted.

Moved by Commissioner McCreary, seconded by Commissioner McBain, to approve the minutes of the June 14, 2021 Planning Commission Meeting as amended. **The motion carried unanimously.**

Member Discussion

There were no items to discuss this evening.

Adjournment

Moved by Commissioner Dhaenens, seconded by Commissioner McCreary, to adjourn the meeting at 9:20 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary

DRAFT