

GENOA CHARTER TOWNSHIP BOARD
Regular Meeting
May 20, 2024
6:30 p.m.

AGENDA

Call to Order:

Pledge of Allegiance:

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

Approval of Consent Agenda:

1. Payment of Bills: May 20, 2024
2. Request to approve the May 6, 2024 regular meeting minutes.

Approval of Regular Agenda:

3. Presentation from Great Start Livingston regarding StoryWalk installation at the Township park.
4. Consideration of a recommendation for approval of a special land use application, environmental impact assessment and site plan to allow for temporary boat sales and service at an existing commercial site located at 5776 Grand River Avenue, south side of Grand River Avenue, west of Dorr Road. The request is petitioned by Wonderland Marine West.
 - A. Disposition of Special Use Application
 - B. Disposition of Environmental Impact Assessment (1-16-24)
 - C. Disposition of Site Plan (3-25-24)
5. Consideration of a recommendation for approval of an environmental impact assessment and final site condominium plan for a 2-unit non-residential site condominium with contractor's offices and yards with outdoor storage. The property is located at 2025 Euler Road, east side of Euler Road, north of Grand River Avenue. The request is petitioned by Desine, Inc.
 - A. Disposition of Environmental Impact Assessment (5-14-24)
 - B. Disposition of Site Plan (4-22-24)
6. Consideration of a recommendation for approval of an environmental impact assessment dated March 19, 2024 for a proposed building and parking lot expansion for the existing Maxey Ford automobile dealership. The property is located at 2798 E. Grand River Avenue, south side of Grand River Avenue and east of Chilson Road. The request is petitioned by Michael Maxey.

7. Request for approval of **Resolution #1** to Proceed with the Project and Direct Preparation of the Plans and Cost Estimates for the Grand Ravines Subdivision (Debora Drive) Road Rehabilitation Special Assessment Project (Winter 2024). (Roll Call)
8. Request for approval of **Resolution #2** to Approve the Project, Schedule the First Hearing for June 3, 2024, and Direct Issuance of Statutory Notices for the Grand Ravines Subdivision (Debora Drive) Road Rehabilitation Special Assessment Project (Winter 2024). (Roll Call)
9. Request for approval of Resolution 240520 to approve the Assessor's Affidavit of the 2024 Millage Levies for Genoa Charter Township establishing the millage rate at 0.7773. (Roll Call)
10. Request for approval of a fireworks display on West Crooked Lake for Oak Pointe Country Club on July 3, 2024 (Rain Delay date is July 4) as submitted by Chris Renema ACE Pyro LLC.
11. Request for approval of a fireworks display at Cleary University, Lake Trust Stadium on June 21, 2024 as submitted by George Horn, Cleary University.
12. Discussion regarding use of barns at the former Herbst farmstead at 6132 Crooked Lake Road.

Member Discussion
Adjournment

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

BOARD PACKET

CHECK REGISTERS FOR TOWNSHIP BOARD MEETING

MEETING DATE: May 20, 2024

All information below through May 15, 2024

TOWNSHIP GENERAL EXPENSES	\$	257,459.21
May 10, 2024 Bi Weekly Payroll	\$	120,884.53
OPERATING EXPENSES DPW (503 FN)	\$	25,350.59
OPERATING EXPENSES Oak Pointe (592FN)	\$	74,752.16
OPERATING EXPENSES Lake Edgewood (593FN)	\$	83,758.07
TOTAL	\$	<u>562,204.56</u>

FNBACK Check Register

Check Date	Check	Vendor Name	Amount
Bank FNBACK CHECKING ACCOUNT			
05/02/2024	38877	DELL MARKETING L.P.	4,989.60
05/02/2024	38878	DTE ENERGY	923.03
05/02/2024	38879	ECON DEV.COUNCIL OF LIVINGSTON CO	23,283.09
05/02/2024	38880	GORDON FOOD SERVICE	51.97
05/02/2024	38881	NETWORK SERVICES GROUP, L.L.C.	50.00
05/02/2024	38882	STAPLES	398.13
05/02/2024	38883	TERRY CROFT	689.08
05/02/2024	38884	WILLIAM ROGERS	44.22
05/07/2024	38885	AMERICAN AQUA	56.80
05/07/2024	38886	COOPER'S TURF MANAGEMENT LLC	665.00
05/07/2024	38887	DTE ENERGY	50.47
05/07/2024	38888	DTE ENERGY	288.24
05/07/2024	38889	ELECTION SOURCE	34.76
05/07/2024	38890	MICHIGAN ASSOC. OF PLANNING	780.00
05/07/2024	38891	PACKERLAND RECORDS MANAGEMENT	110.00
05/07/2024	38892	SAFEBUILT LLC	6,005.24
05/07/2024	38893	STAPLES	24.84
05/07/2024	38894	TERRY CROFT	64.32
05/09/2024	38895	BRIGHTON ANALYTICAL LLC	70.00
05/09/2024	38896	DIANA LOWE	1,270.56
05/09/2024	38897	DYKEMA GOSSETT PLLC	6,789.00
05/09/2024	38898	SPECTRUM PRINTERS, INC	3,022.44
05/09/2024	38899	STAPLES	10.91
05/09/2024	38900	WASTE MANAGEMENT CORP. SERVICES	129,870.00
05/13/2024	38901	BLUE CROSS & BLUE SHIELD OF MI	55,167.46
05/13/2024	38902	COMCAST	637.20
05/13/2024	38903	CONSUMERS ENERGY	262.20
05/13/2024	38904	CONTINENTAL LINEN SERVICE	150.53
05/13/2024	38905	EHIM, INC	8,186.20
05/13/2024	38906	HART INTERCIVIC, INC.	117.00
05/13/2024	38907	KITCH ATTORNEYS & COUNSELORS	5,625.00
05/13/2024	38908	LEAF POLICE MI	475.00
05/13/2024	38909	LIVINGSTON COUNTY TREASURER	1,111.50
05/13/2024	38910	TETRA TECH INC	2,250.00
05/13/2024	38911	TRI COUNTY SUPPLY, INC.	329.54
05/13/2024	38912	US BANK EQUIPMENT FINANCE	2,213.31
05/13/2024	38913	VERIZON WIRELESS	407.00
05/14/2024	38914	COMCAST	945.57
05/14/2024	38915	LIVINGSTON PRESS & ARGUS	40.00
FNBACK TOTALS:			
Total of 39 Checks:			257,459.21
Less 0 Void Checks:			0.00
Total of 39 Disbursements:			257,459.21

May 10, 2024 Bi Weekly Payroll

Gross Pay This Period	Deduction Refund	Ded. This Period	Net Pay This Period	Gross Pay YTD	Dir. Dep.
119,999.56	0.00	36,079.24	83,920.32	1,213,747.60	83,920.32

Check Date	Bank	Check Number	Name	Check Gross	Physical Check Amount	Direct Deposit	Status
05/10/2024	FNBACK	EFT927	FLEX SPENDING (TASC)	1,012.86	1,012.86	0.00	Open
05/10/2024	FNBACK	EFT928	INTERNAL REVENUE SERVICE	28,441.71	28,441.71	0.00	Open
05/10/2024	FNBACK	EFT929	PRINCIPAL FINANCIAL	5,371.00	5,371.00	0.00	Open
05/10/2024	FNBACK	EFT930	PRINCIPAL FINANCIAL	2,138.64	2,138.64	0.00	Open
Totals:				36,964.21	36,964.21	0.00	
Total Physical Checks:							
Total Check Stubs:				4			

Direct Deposit \$83,920.32
 Physical Check Amount \$36,964.21
TOTAL \$120,884.53

503FN Check Register

Check Date	Check	Vendor Name	Amount
Bank 503FN DPW-UTILITIES #233			
05/07/2024	6077	TRACTOR SUPPLY CO.	1,169.61
05/09/2024	6078	WEX BANK	5,033.61
05/10/2024	6079	ADVANCE AUTO PARTS	20.17
05/10/2024	6080	BOB'S TIRE & AUTO SERVICE, INC	887.95
05/10/2024	6081	GIFFELS WEBSTER	1,300.00
05/10/2024	6082	MYERS AUTOMOTIVE	915.08
05/10/2024	6083	PORT CITY COMMUNICATIONS, INC.	216.98
05/10/2024	6084	RANDY'S SERVICE STATION	26.00
05/10/2024	6085	RED WING BUSINESS ADVANTAGE ACCOUNT	220.99
05/10/2024	6086	TETRA TECH INC	2,645.00
05/10/2024	6087	USA BLUEBOOK	791.95
05/10/2024	6088	WINDSTREAM	53.39
05/14/2024	6089	UNITED STATES POSTAL SERVICE	313.04
05/14/2024	6090	VERIZON WIRELESS	689.81
05/14/2024	6091	CHASE CARD SERVICES	11,067.01
503FN TOTALS:			
Total of 15 Checks:			25,350.59
Less 0 Void Checks:			0.00
Total of 15 Disbursements:			25,350.59

592FN Check Register

Check Date	Check	Vendor Name	Amount
Bank 592FN OAK POINTE OPERATING FUND #592			
05/07/2024	6088	AT&T LONG DISTANCE	123.17
05/07/2024	6089	DTE ENERGY	1,777.60
05/07/2024	6090	DTE ENERGY	2,102.36
05/10/2024	6091	ABE'S AUTO GLASS, INC.	60.00
05/10/2024	6092	AMERICAN AQUA	115.54
05/10/2024	6093	BRIGHTON ANALYTICAL LLC	220.00
05/10/2024	6094	COOPER'S TURF MANAGEMENT LLC	470.00
05/10/2024	6095	D'ANGELO BROTHERS INC.	7,104.00
05/10/2024	6096	GENOA TOWNSHIP DPW FUND	22,357.74
05/10/2024	6097	GENOA TOWNSHIP DPW FUND	27,716.30
05/10/2024	6098	GENOA TOWNSHIP METER FUND	7,115.00
05/10/2024	6099	HACH COMPANY	814.00 V
			Void Reason: WRONG VENDOR
05/10/2024	6100	HAVILAND PRODUCTS COMPANY	1,263.23
05/10/2024	6101	HYDROCORP	299.25
05/10/2024	6102	MATHESON TRI-GAS, INC	154.38
05/10/2024	6103	STANDARD ELECTRIC	24.78
05/10/2024	6104	UIS SCADA	2,386.42
05/10/2024	6105	HAMLETT ENVIRONMENTAL TECHNOLOGIES	814.00
05/14/2024	6106	AT&T	181.60
05/14/2024	6107	BRIGHTON ANALYTICAL LLC	220.00
05/14/2024	6108	CONSUMERS ENERGY	246.79
592FN TOTALS:			
Total of 21 Checks:			75,566.16
Less 1 Void Checks:			814.00
Total of 20 Disbursements:			74,752.16

593FN Check Register

05/15/2024 10:26 AM
 User: denise
 DB: Genoa Township

CHECK REGISTER FOR GENOA TOWNSHIP
 CHECK NUMBERS 4443 - 5000

Page: 1/1

Check Date	Check	Vendor Name	Amount
Bank 593FN LAKE EDGEWOOD OPERATING FUND #590			
05/07/2024	4443	DTE ENERGY	4,456.74
05/07/2024	4444	DUBOIS-COOPER	29,050.00
05/09/2024	4445	CONSUMERS ENERGY	230.97
05/10/2024	4446	BRIGHTON ANALYTICAL LLC	268.00
05/10/2024	4447	COOPER'S TURF MANAGEMENT LLC	743.00
05/10/2024	4448	CSM MECHANICAL, LLC	28,335.95
05/10/2024	4449	GENOA TOWNSHIP DPW FUND	12,382.00
05/10/2024	4450	GENOA TOWNSHIP METER FUND	270.00
05/10/2024	4451	HARTLAND SEPTIC SERVICE, INC.	7,425.00
05/10/2024	4452	NORTHWEST PIPE & SUPPLY CO.	10.41
05/10/2024	4453	TETRA TECH INC	570.00
05/14/2024	4454	CONSUMERS ENERGY	16.00
593FN TOTALS:			
Total of 12 Checks:			83,758.07
Less 0 Void Checks:			0.00
Total of 12 Disbursements:			<u>83,758.07</u>

GENOA CHARTER TOWNSHIP BOARD
Regular Meeting
May 6, 2024

MINUTES

Supervisor Rogers called the regular meeting of the Genoa Charter Township Board to order at 6:30 pm at the Township Hall. The following members were present constituting a quorum for the transaction of business: Bill Rogers, Jean Ledford, Terry Croft, Robin Hunt, Diana Lowe and Jeff Dhaenens. Absent was Paulette Skolarus. Also present was Township Manager Kelly VanMarter, Township Attorney Joseph Seward, and 15 people in the audience.

The Pledge of Allegiance was recited.

The call to the public was opened at 6:31 pm.

Ms. Tracey Pardiac of 4312 Rurik Drive submitted 19 letters of opposition to the Latson Road PUD that were collected today. She stated that on April 15, 2024 Mr. Rogers explained that no non-incumbent Planning Commission members were considered for appointments and that Ms. McCreary and Ms. McBain have done a great job and deserve to keep their positions. These are not lifetime appointments and rubber stamping projects is not doing a good job. Ms. McBain said she felt bad for voting for the PUD because she didn't understand it. The township's community survey asked to identify three things residents love about Genoa and the majority of them said it is a small town with nature, recreation, and access to urban communities. They support keeping the rural character. Were these comments read by the board or read and ignored? She provided copies of an article she made available to the public entitled "New report Reveals concerning truth about homes located near megawarehouses"

Ms. Barbara Tonkovich stated a handout from this evening states that warehouse pollution is concerning. She attends the Hartland school board meetings and they have been having issues with village elementary because it is built by where the school buses are being kept and there have been a lot of medical issues. This could bring the issue here. There are lawsuits at Hartland schools.

Ms. Tara Peterson of 144 S Hughes is running for the District 6 County Commission position and wanted to introduce herself. She will speak to anyone who has any questions for her.

Mr. Ben Tasich of 3492 Lakewood Shore Drive stated he moved here 25 years ago because Genoa Township has beautiful lakes, woods, trails, tranquility and wonderful people. He is fortunate to live in this county and township. He never dreamt there would be an industrial development on Latson Road south of I-96. Everyone can work together and come up with a solution for the 200 acres.

The call to the public was closed at 6:39 pm.

Approval of Consent Agenda:

Moved by Lowe, supported by Croft to approve the Consent Agenda as presented. **The motion carried unanimously.**

- 1. Payment of Bills: May 6, 2024**
- 2. Request to approve the April 15, 2024 regular meeting minutes.**

Approval of Regular Agenda:

Moved by Hunt, supported by Dhaenens, to approve the Regular Agenda as presented. **The motion carried unanimously.**

- 3. Consideration of a recommendation for approval of an environmental impact assessment dated March 19, 2024 associated with a site plan for a proposed building addition and related façade, parking and site improvements for an existing multi-tenant shopping center. The property is located at 3599 and 3669 Grand River Avenue, north side of Grand River Avenue, west of Latson Road. The request is petitioned by Symmetry Management.**

Mr. Brent Lavanway of Boss Engineering; Mr. Frank Jarbou of Symmetry Management, the property owner, his son Gabriel Jarbou; and Mr. Robert Jordan from Serenity Architecture were present.

Mr. Lavanway provided a review of the proposed project. They will be making facade, parking lot, landscaping, and stormwater improvements. They are adding a paved driveway to connect the two parcels.

Mr. Jarbou stated that the Big Lots and Family Farm and Home stores will not be receiving facade improvements, but the parking lot in front of them will be redone. They are proposing to have Hobby Lobby occupy the large space, but he is not sure what the other tenants will be.

Ms. Hunt is very pleased that the drainage issue to the rear of the site will be improved for the residents there.

Mr. Dhaenens hopes that a shared parking agreement can be done with the Arby's tenant in the front of the property.

Ms. Lowe thanked Mr. Jarbou for being a good neighbor. She is glad the parking lot will be repaved.

Mr. Jordan showed colored renderings and provided building material samples.

Supervisor Rogers confirmed that the applicant is aware of the concerns and comments from the township planner and engineer.

Moved by Dhaenens, supported by Lowe, to approve the Environmental Impact Assessment dated March 19, 2024 for Symmetry Management for proposed façade improvements and addition to an existing multi-tenant shopping center. The property is located at 3599 and 3669 Grand River Avenue, north side of Grand River Avenue, west of Latson Road, based on the following conditions:

1. The applicant shall comply with the Township Engineer's concerns as stated in the April 1, 2024 letter.
2. The drive aisle parking and runoff easements between the two properties shall be put in place and shared with the Township prior to land use permit issuance.
3. The applicant shall obtain a variance from the ZBA for the nine-foot high retaining wall.
4. Township staff shall be given physical samples of material samples vs. photographs.

The motion carried unanimously.

- 4. Consideration of a recommendation for approval of an environmental impact assessment dated April 9, 2024 associated with a site plan amendment for revisions to the previously approved site grading on a 4.32-acre parcel (4711-06-200-101) on the north side of Grand River Avenue, just west of Char-Ann Drive. The request is petitioned by Chestnut Development.**

Mr. Alan Pruss with Monument Engineering, and Steve Gronow of Chestnut Development, were present. Mr. Pruss provided a review of the project. They would like to prepare the site for sale. They will be installing a berm and replacing trees that were removed. He noted that some of the small trees on the south side of the berm have been removed. He advised Ms. Ruthig.

Ms. Hunt is disappointed that these trees were removed. She encourages the Board to include the eight conditions by the Planning Commission if this item is approved this evening. Mr. Pruss and Mr. Gronow agreed to comply with the conditions.

Moved by Lowe, supported by Ledford, to approve the Environmental Impact Assessment dated April 9, 2024 for revisions to the previously approved site grading on a 4.32-acre parcel (4711-06-200-101) with the following conditions:

1. The Impact Assessment shall be reviewed for the revision and approved by Township staff.
2. The project shall be completed north to south.
3. Required berm and landscaping must be completed within 14 days of any tree removal.
4. Trees that are to remain shall be marked.
5. A performance guarantee shall be submitted prior to land use permit issuance.
6. Site plan overages shall be paid prior to land use permit issuance.
7. Staff recommends that the silt fence line shall be adjusted to ensure protection of trees that are to be preserved.

8. The trees shall be maintained healthy and replaced if dead or diseased.

The motion carried unanimously.

5. Request for approval of Resolution #5D, the fourth (4th) amendment to Resolution #5 for the Pine Creek Ridge Road Improvement Special Assessment District to increase the assessment amount to include legal fees, and to move the project from the Summer 2024 to the Winter 2024 tax roll. (Roll Call)

Ms. VanMarter stated after the tax tribunal hearings, the township received reports of support for the township for all but one appeal that were filed. A report for one final opinion for one case is still waiting.

The township spent \$75,000 fighting these appeals. This will be added to the assessment for the 266 parcels. This is an increase of approximately \$285 per parcel. This was originally planned to be on the summer 2024 tax bill and the deadline for that is June 10, and she is unsure if she will receive the opinion on the last case in time, so it will be moved to the winter tax bill.

Ms. Hunt advised that the no interest prepayment deadline will be June 1. She noted that some property owners have already paid the original assessment, so their tax bill will only show the increase of \$285.

Supervisor Rogers thanked staff for their work. The rulings prove that it was done correctly.

Moved by Hunt, supported by Lowe, to approve Resolution #5D, the fourth (4th) amendment to Resolution #5 for the Pine Creek Ridge Road Improvement Special Assessment District to increase the assessment amount to include legal fees, and to move the project from the Summer 2024 to the Winter 2024 tax roll.

The motion carried unanimously with a roll call vote (Ledford - yes, Croft - yes, Hunt - yes, Lowe - yes, Dhaenens - yes, and Rogers - yes).

6. Request for approval of a Cropland Agreement for 2024 with Cathy and Tim Esper to maintain the historical agricultural use of 51 acres of fields located on parcel 4711-23-100-005 with revenue to be placed in Parks and Recreation Fund line item #208-000-434-001.

Ms. VanMarter provided a review of the proposal, noting that it has the State's approval. This is a one year agreement so it would need to be reviewed annually.

Moved by Lowe, supported by Dhaenens, to approve the Cropland Agreement for 2024 with Cathy and Tim Esper to maintain the historical agricultural use of 51 acres of fields located on

parcel 4711-23-100-005 with revenue to be placed in Parks and Recreation Fund line item #208-000-434-001.

7. Discussion regarding Great Start Livingston StoryWalk installation at the Township park.

Supervisor Rogers stated he was approached by LESA to have a StoryWalk installed at the township park. LESA will provide the books and the stands, but they need assistance with installation. The township has equipment to drill the holes for the footings to install the posts. If the board agrees, LESA will visit the park and determine the path. They will also make a presentation to the township. All board members agree this would be a great addition to the park.

Correspondence

Ms. Lowe stated information regarding the recreational millage that will be on this August's ballot was forwarded to the board.

There was a letter at the table this evening from Kristine Cook Lindsey of 3920 Highcrest Drive expressing her opposition to the Latson Road PUD.

Member Discussion

Ms. Lowe stated that the Livingston County Planning Department has a Master Plan meeting on May 29. The details can be found on both the County's and Township's websites.

Ms. Lowe stated that the October 19, 2023 Planning Commission meeting minutes do not show her vote for all four of the motions for denial for the Latson Road PUD. She was present but her name was omitted. She knows they cannot be changed, but she wants the record to show that she was present and supported the four motions for denial. Ms. VanMarter recommended that Mr. Dhaenens advise the Planning Commission of this at their next meeting.

Ms. Lowe responded to the comments regarding asking for new members to be appointed to township boards and commissions. There are many members who have served for many years on various boards and that experience is valuable. She noted that Barb Figurski served for a long time and, with that experience, she was so valuable on those boards. The more experience you have, the more valuable you will be.

Ms. Lowe stated she toured the Herbst home today. She questioned if there are grants available for improvements to the home. She also asked if there are plans for the outbuildings. Could the township have a volunteer day to help to clean up the home and site? She noted there are a lot of personal items in the home. Ms. VanMarter stated the personal items belong to Lyle's

Genoa Charter Township Board Meeting
May 6, 2024
Unapproved Minutes

daughter, Joanie, who lives in England. She is working with her to have them removed. Ms. Hunt stated that there are family members who live in the area.

Supervisor Rogers stated staff met with the building department to see what needs to be done to ensure that the building is compliant with township code.

Ms. VanMarter stated that the utility department is interested in using the outbuildings to store materials. She will be reviewing the details with the director and will bring it to the board for review.

Ms. VanMarter showed photographs of the new handrails that have been installed along Brighton and Bauer Roads.

She also stated that after 1 ½ years of being vacant, they have filled the zoning official position. They selected Carrie Aulette, who is currently code enforcement officer for the Livingston County Building Department. She will be starting on May 20.

Adjournment

Moved by Lowe, supported by Hunt, to adjourn the meeting at 7:27 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas
Recording Secretary

Approved: Paulette Skolarus, Clerk
Genoa Charter Township

Bill Rogers, Supervisor
Genoa Charter Township



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

MEMORANDUM

TO: Honorable Board of Trustees
FROM: Kelly VanMarter, Township Manager
DATE: May 15, 2024
RE: Great Start Livingston - Story Walk

Robin Schutz with Great Start Livingston will be at the meeting on Monday and plans to give a presentation regarding installation of a StoryWalk along the pathway at the Township Park property.

Please see link below to more information about the program. The purpose of this agenda item is for discussion only.

<https://greatstartlivingston.org/storywalk/>

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

Terry Croft

Diana Lowe

Jeff Dhaenens

MANAGER

Kelly VanMarter

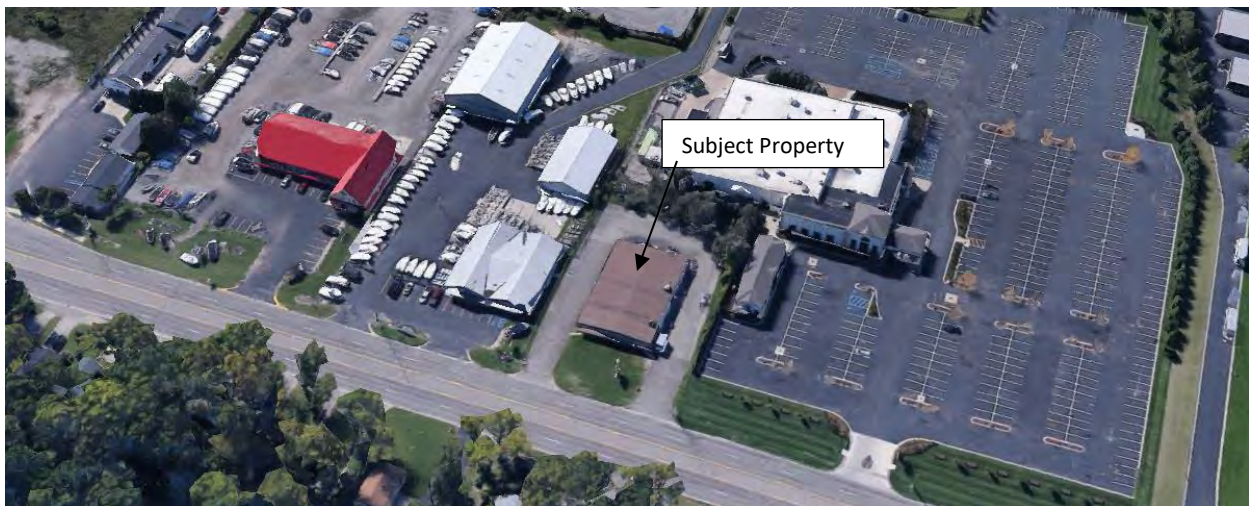


2911 Dorr Road
Brighton, MI 48116
810.227.5225
810.227.3420 fax
genoa.org

MEMORANDUM

TO: Honorable Board of Trustees
FROM: Amy Ruthig, Planning Director
DATE: May 15, 2024
RE: Wonderland Marine West – 5776 Grand River Avenue
Special Land Use, Site Plan and Impact Assessment

Please find attached the project case file for a special land use, environmental impact assessment and site plan for temporary boat sales at an existing commercial site requested by Wonderland Marine West. The property is located at 5776 Grand River Avenue, south side of Grand River Avenue, west of Dorr Road. The property is zoned General Commercial District.



SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

H. James Mortensen

Terry Croft

Diana Lowe

MANAGER

Kelly VanMarter

Procedurally, the Planning Commission is to review the special land use, site plan and environmental impact assessment, and put forth recommendations to the Township Board following a public hearing. The project was heard before the Planning Commission on May 13, 2024 and the Commission recommended approval. Based on that recommendation I offer the following for your consideration:

SPECIAL USE PERMIT

Moved by _____, Supported by _____ to **APPROVE** the Special Land Use permit for Wonderland Marine West located at 5776 Grand River Avenue as the conditions in Section 19.03 are generally met and that there are favorable findings relating to the compatible impacts of 7.02.02 (c). It is consistent with the uses on Grand River Avenue, inclusive to boat sales. This approval is conditioned upon the following:

- Boats are to be displayed in the approved location on the site plan only.
- No other outdoor storage or sales is allowed.

ENVIRONMENTAL IMPACT ASSESSMENT

Moved by _____, Supported by _____ to **APPROVE** the Environmental Impact Assessment dated January 16, 2024 for Wonderland Marine West located 5776 Grand River Avenue.

SITE PLAN

Moved by _____, Supported by _____ to **APPROVE** the site plan dated March 25, 2024 for Wonderland Marine West located at 5776 Grand River Avenue with the following conditions:

- Details for the six (6) wall mounted light fixtures that have been shall be approved by Staff and meet the current standards.
- The southern boundary of the fence line will be constructed with 30-inch-tall evergreen shrubs from the total east to west, along with a six-foot tall aluminum fence with a green decor color.
- As stated on the site plan, the temporary access drive to the east shall be removed if the property is sold in future.
- Site Plan overages shall be paid prior to land use permit issuance.

If you should have any questions, please feel free to contact me.

Best Regards,



Amy Ruthig



GENOA CHARTER TOWNSHIP
Application for Site Plan Review

GENOA TOWNSHIP

JAN 18 2024

RECEIVED

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

APPLICANT NAME & ADDRESS: MITTS, LLC 5796 E. Grand River, Howell

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

OWNER'S NAME & ADDRESS: MITTS, LLC 5796 E. Grand River, Howell

SITE ADDRESS: 5776 E. Grand River, Howell, MI. PARCEL #(s): 4711-10-400-007

APPLICANT PHONE: (810) 923-8334 OWNER PHONE: (810) 923-8337

OWNER EMAIL: cjmitter@WonderlandMarineWest.com

LOCATION AND BRIEF DESCRIPTION OF SITE: South side of Grand River, West of Dorr Road. Existing commercial building with paved driveway.

BRIEF STATEMENT OF PROPOSED USE: Temporary Wonderland Marine West showroom, sales center, offices and new boat display for use during renovation of their adjacent existing showroom and sales center.

THE FOLLOWING BUILDINGS ARE PROPOSED: Existing building to remain.
No new buildings are proposed.

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

BY: Gary Mitter

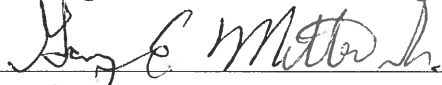
ADDRESS: 5796 E. Grand River, Howell, MI.

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

1.) Gary Mitter, Sr. of MITTS, LLC at cjmitter@wonderlandmarinewest.com
Name Business Affiliation E-mail Address

FEE EXCEEDANCE AGREEMENT

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

SIGNATURE:  DATE: 1-17-24
PRINT NAME: Gary Mitter PHONE: 810 923-8334
ADDRESS: 5796 E. Grand River, Howell, MI. 48843



GENOA CHARTER TOWNSHIP
Special Land Use Application

GENOA TOWNSHIP

JAN 18 2024

RECEIVED

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

APPLICANT NAME & ADDRESS: MITTS, LLC, 5796 E. Grand River, Howell, MI 48843

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

APPLICANT PHONE: (810) 923-8334 EMAIL: cjmitter@WonderlandMarineWest.com

OWNER NAME & ADDRESS: MITTS, LLC, 5796 E. Grand River, Howell, MI 48843

SITE ADDRESS: 5776 E. Grand River, Howell, MI PARCEL #(s): 4711-10-400-007

OWNER PHONE: (810) 923-8337 EMAIL: cjmitter@WonderlandMarineWest.com

Location and brief description of site and surroundings:

South side of Grand River, West of Dorr Road. Existing commercial building and paved driveway.

Proposed Use:

Temporary Wonderland Marine West new and used boat sales and service showroom, sales center and offices

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

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

Proposed use of the site for new and used boat sales and service will remain the same as their current use of the adjacent site.

The use as a retail business serving the requirements of the overall community. Future land use of the property, and the adjacent parcel is anticipated to be Commercial.

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

Use of the existing building as a temporary showroom, sales center and offices is the same as the current use on the adjacent property. The proposed renovation of the existing building and site will provide a significant improvement to the area.

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

The existing building is currently served by public facilities and services. The proposed use of the building will not require any significant change in use of public services.

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

Proposed use as a showroom and sales offices for new and used boats is the same as the existing adjacent use.

The activities are not detrimental to the environment, public health, safety or welfare.

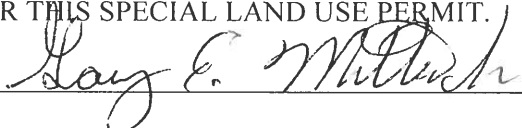
e. Does the use have specific criteria as listed in the Zoning Ordinance (sections 3.03.02, 7.02.02, & 8.02.02)? If so, describe how the criteria are met.

7.02.02(c) - Site is adjacent to the location of the existing showroom and sales offices for new and used boats, outdoor display areas on the parcel are paved and not within greenbelt areas, existing building is 7,124 sq.ft. in area, adequate truck maneuvering area is provided, and the parcel does not abut residentially zoned property.

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

THE UNDERSIGNED Gary Mitter, MITTS, LLC STATES THAT THEY ARE THE FREE OWNER OF THE PROPERTY OF PROPERTIES DESCRIBED ABOVE AND MAKES APPLICATION FOR THIS SPECIAL LAND USE PERMIT.

BY: Gary Mitter



ADDRESS: 5796 E. Grand River, Howell, MI 48843

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

Gary Mitter, Sr. of MITTS, LLC at cjmitter@wonderlandmarine.com
Name Business Affiliation Email

FEE EXCEEDANCE AGREEMENT

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

SIGNATURE: Gary E. Mitter DATE: 1-17-24

PRINT NAME: Gary Mitter PHONE: 810-923-8334

B. Recommendation of Environmental Impact Assessment (6-28-23)

C. Recommendation of Sketch Plan (7-27-23)

The call to the public was made at 6:36 pm with no response.

Moved by Commissioner Chouinard, supported by Commissioner Rassel, to postpone the request for a special use application, environmental impact assessment and site plan to allow for commercial outdoor recreational events at the existing Mt. Brighton facility until the June 10, 2024 Planning Commission meeting. **The motion carried unanimously.**

OPEN PUBLIC HEARING #2... Consideration of a special land use application, environmental impact assessment and site plan to allow for temporary boat sales and service at an existing commercial site located at 5776 Grand River Avenue, south side of Grand River Avenue, west of Dorr Road. The request is petitioned by Wonderland Marine West.

A. Recommendation of Special Use Application

B. Recommendation of Environmental Impact Assessment (1-16-24)

C. Recommendation of Site Plan (3-25-24)

Mr. Wayne Perry with Desine, Inc. and Mr. Gary Mitter, Sr., the applicant, were present. Mr. Perry stated the applicant would like to use 5776 Grand River Avenue as Wonderland Marine's showroom while they are working on the remodeling of their existing store. They have addressed the consultants' concerns.

Mr. Borden reviewed his letter dated April 5, 2024

1. Special Land Uses (Section 19.03):

- a. The special land use standards of Section 19.03 are generally met.
- b. In order to make favorable findings related to compatibility and impacts, the use requirements of Section 7.02.02(c) must be met to the Commission's satisfaction.
- c. The applicant must address any comments provided by the Township Engineer or Brighton Area Fire Authority regarding public facilities and services.

2. Use Requirements (Section 7.02.02(c)):

- a. The majority of the use conditions are met; however, the buffer zone/screen fence requirement for outdoor storage is not fully met at the rear of the site. They are proposing a six-foot decorative aluminum fence and 30-inch tall shrubs. The Planning Commission can approve this modification.

Mr. Perry stated that this area abuts the Dumpster, trailer storage, and loading zone for Crystal Gardens. There was a discussion regarding the location, style, material and color of the proposed fence and the proposed shrubs.

3. Site Plan Review:

- a. Details must be provided for the proposed wall mounted light fixtures.
- b. The Commission may wish to require new/modified light fixtures that meet current standards.
- c. He encourages removal of the nonconforming pole sign.

Mr. Mitter stated they have replaced the light fixtures on the building. Mr. Borden recommends that Staff review and approve the new fixtures.

Mr. Perry stated the existing Wonderland Marine site, as well as this site, has a lot of underground utilities. A monument sign is not able to be put in because it will conflict with the water and sewer utilities.

Mr. Barber stated the applicant has addressed all of his comments from his letter dated May 6, 2024.

Commissioner McCreary asked for confirmation as to when the access drive will be removed. Mr. Perry stated that if either of the parcels are sold, it will be removed.

The call to the public was made at 6:53 pm with no response.

Moved by Commissioner McCreary, supported by Commissioner Rassel, to recommend to the Township Board approval of the Special Use Application to allow for temporary boat sales and service at an existing commercial site located at 5776 Grand River Avenue, south side of Grand River Avenue, west of Dorr Road as this Commission finds it meets the requirements of Sections 19.03 and Section 7.02.02(c) of the zoning ordinance to the commissions' satisfaction. It is also consistent with the uses on Grand River, inclusive of boat sales.

The motion carried unanimously.

Moved by Commissioner McCreary, supported by Commissioner Chouinard, to recommend to the Township Board approval of the Environmental Impact Assessment dated January 16, 2024 to allow for temporary boat sales and service at an existing commercial site located at 5776 Grand River Avenue, south side of Grand River Avenue, west of Dorr Road. **The motion carried unanimously.**

Moved by Commissioner McCreary, supported by Commissioner Rassel, to recommend to the Township Board approval of the Sketch Plan dated July 27, 2023 to allow for temporary boat sales and service at an existing commercial site located at 5776 Grand River Avenue, south side of Grand River Avenue, west of Dorr Road, with the following conditions:

- Details for the six wall mounted light fixtures that have been changed shall be approved by Staff and meet the current standards.
- The southern boundary of the fence line will be constructed with 30-inch-tall evergreen shrubs from the total east to west, along with a six-foot tall aluminum fence with a green decor color.
- The notations regarding if either property be sold, the temporary access drive to the east shall be removed shall be added to the site plan.

The motion carried unanimously.

outdoor seating restaurant located on vacant parcels#:4711-04-300-017 and 4711-09-100-~~017~~
~~004~~ Latson Road, east side of Latson Road, south side of Grand River Avenue. **The motion
carried unanimously.**

Moved by Commissioner Chouinard, supported by Commissioner Rauch to recommend to the Township Board approval of the Site Plan dated January 16, 2024 to allow for a proposed multi-tenant commercial center including a drive through coffee shop and outdoor seating restaurant located on vacant parcels#:4711-04-300-017 and 4711-09-100-~~017~~~~004~~ Latson Road, east side of Latson Road, south side of Grand River Avenue, with the following conditions:

- The color of the fencing shall be changed from blue to a dark bronze or black color.
- The ZBA's approval of the future drive thru uses.
- The required concrete pad at the Dumpster enclosure shall be installed.
- The property split of this parcel shall be approved.
- All conditions by other agencies shall be met.

The motion carried unanimously.

NEW BUSINESS:

OPEN PUBLIC HEARING #4...Consideration of a special land use application, environmental impact assessment and site plan to allow for temporary boat sales and service at an existing commercial site located at 5776 Grand River Avenue, south side of Grand River Avenue, west of Dorr Road. The request is petitioned by Wonderland Marine West.

A. Recommendation of Special Use Application

B. Recommendation of Environmental Impact Assessment (~~11-29-231-16-24~~)

C. Recommendation of Site Plan (~~2-16-242-19-24~~)

Mr. Gary Mitter, Sr. stated they are in the process of renovating their existing building, and during construction, they need a temporary building. They purchased the building next to their business. They will be remodeling it and it will match the same style as their renovated existing building.

Mr. Borden reviewed his letter dated March 5, 2024.

1. Special Land Uses (Section 19.03):

- a. The special land use standards of Section 19.03 are generally met.
- b. In order to make favorable findings related to compatibility and impacts, the use requirements of Section 7.02.02(c) must be met to the Commission's satisfaction.
- c. The applicant must address any comments provided by the Township Engineer or Brighton Area Fire Authority regarding public facilities and services.

2. Use Requirements (Section 7.02.02(c)):

- a. The majority of the use conditions are met; however, the buffer zone/screen fence requirement for outdoor storage is not fully met at the rear of the site. They are proposing

a six-foot-high decorative aluminum fence. He noted that the adjacent uses can be used as a reason to waive this requirement.

3. Site Plan Review:

- a. The building front setback will no longer be compliant with the introduction of front yard parking. The applicant must either relocate the three front yard parking spaces or obtain a variance for the deficient building front setback. He suggested relocating the parking to the side of the building.
- b. There are parking spaces located behind gates, so the applicant must explain how the rear parking spaces will be accessed or if they will be identified as employee parking.
- c. Bumper blocks are prohibited unless deemed necessary by the Planning Commission.
- d. The Commission may wish to require new/modified light fixtures that meet current standards.
- e. The front yard greenbelt is deficient in tree plantings and a hedgerow/wall.
- f. He encourages removal of the nonconforming pole sign and replaced with a ground sign.

Mr. Barber reviewed Ms. Byrne's letter dated February 23, 2024 states;

1. The existing parking lot does not include concrete curb and gutter as required by Genoa Township's Zoning Ordinance. The Township may wish to require the addition of curb and gutter as part of this project.
2. Bumper blocks are being proposed on the rear parking spaces, but Genoa Township's Zoning Ordinance does not allow bumper blocks unless the Planning Commission deems them necessary. It does not appear that the bumper blocks are necessary where proposed.
3. The petitioner is proposing a temporary access drive to the property to the east, which will be removed before either parcel is sold in the future. A note should be added to the site plan explaining that the drive will be removed prior to sale of the property for documentation, since there will be no shared use agreement in place.
4. The proposed improvements will increase the total impervious surface of the site. It appears that the existing site does not include any storm sewer, and all storm flow from the parking lot is conveyed as sheet flow across the site towards the Grand River Avenue right-of-way. Although the additional impervious surface and drainage pattern are not ideal, there does not appear to be a feasible alternative for stormwater management for the site.

The Brighton Area Fire Authority Fire Marshal's letter dated March 1, 2024 states all of his previous comments have been addressed.

Commissioner Rassel asked how long the building will be used and what will be done with it afterward. Mr. Mitter stated approximately one year. He is not sure what will be done with it when their new building is complete. Mr. Borden stated that a Special Land Use ties to the property, so if that is approved it will be permanent.

Commissioner Dhaenens asked why they are proposing parking in the front. Mr. Mitter stated they need to have the spaces in the front for handicap access to enter the building. He added that there is front parking all along Grand River in this area.

Commissioner Rauch stated this shouldn't be reviewed by the Planning Commission until it has been before the ZBA. The site design could change depending on the outcome of that meeting. He is also concerned about the increased stormwater runoff as noted by the township engineer. He would not support approving this item without further information.

There was a discussion regarding moving the parking to the rear of the site. Mr. Mitter would consider that if it would meet the handicap requirements. This would eliminate the applicant needing to obtain a variance from the ZBA.

It was noted that a 30-foot drive is proposed from this property to the existing Wonderland site to the east, but there is not enough room because of the pole barn on that property. Mr. Mitter stated they removed part of the pole barn to accommodate that driveway. Ms. Ruthig stated that change to the pole barn was not included in the site plan approval for the existing Wonderland site.

The call to the public was made at 8:45 pm with no response.

Moved by Commissioner Dhaenens, supported by Commissioner Rassel, to table Open Public Hearing #4 of a special land use application, environmental impact assessment and site plan to allow for temporary boat sales and service at an existing commercial site located at 5776 Grand River Avenue until on or before the May 13, 2024 Planning Commission meeting. **The motion carried unanimously.**

The Planning Commission took a five-minute break from 8:50 pm - 8:55 pm.

OPEN PUBLIC HEARING #5...Consideration of a special land use application, environmental impact assessment and site plan to allow for outdoor RV/camper storage at 2630 Grand River Avenue, south side of Grand River Avenue, east of Chilson Road. The request is petitioned by Schafer Construction.

- A. Recommendation of Special Use Application
- B. Recommendation of Environmental Impact Assessment (~~12~~-16-24)
- C. Recommendation of Site Plan (2-19-24)

Mr. Luke Wenger of Greentech Engineering stated they are requesting approval to allow for the storage of RV's and campers.

Mr. Borden reviewed his letter dated March 5, 2024.

- 1. Special Land Uses (Section 19.03):
 - a. The special land use standards of Section 19.03 are generally met.



April 5, 2024

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Amy Ruthig, Planning Director
Subject:	Wonderland Marine West – Special Land Use and Site Plan Review #3
Location:	5776 Grand River Avenue – south side of Grand River, west of Dorr Road
Zoning:	GCD General Commercial District

Dear Commissioners:

At the Township’s request, we have reviewed the revised submittal from Wonderland Marine to use the existing commercial site as a temporary location for boat sales (plans dated 3/25/24).

A. Summary

1. Special Land Uses (Section 19.03):

- a. The special land use standards of Section 19.03 are generally met.
- b. In order to make favorable findings related to compatibility and impacts, the use requirements of Section 7.02.02(c) must be met to the Commission’s satisfaction.
- c. The applicant must address any comments provided by the Township Engineer or Brighton Area Fire Authority regarding public facilities and services.

2. Use Requirements (Section 7.02.02(c)):

- a. The majority of the use conditions are met; however, the buffer zone/screen fence requirement for outdoor storage is not fully met at the rear of the site (6’ decorative aluminum fence and 30-inch tall shrubs proposed).

3. Site Plan Review:

- a. Details must be provided for the proposed wall mounted light fixtures.
- b. The Commission may wish to require new/modified light fixtures that meet current standards.
- c. We encourage removal of the nonconforming pole sign.

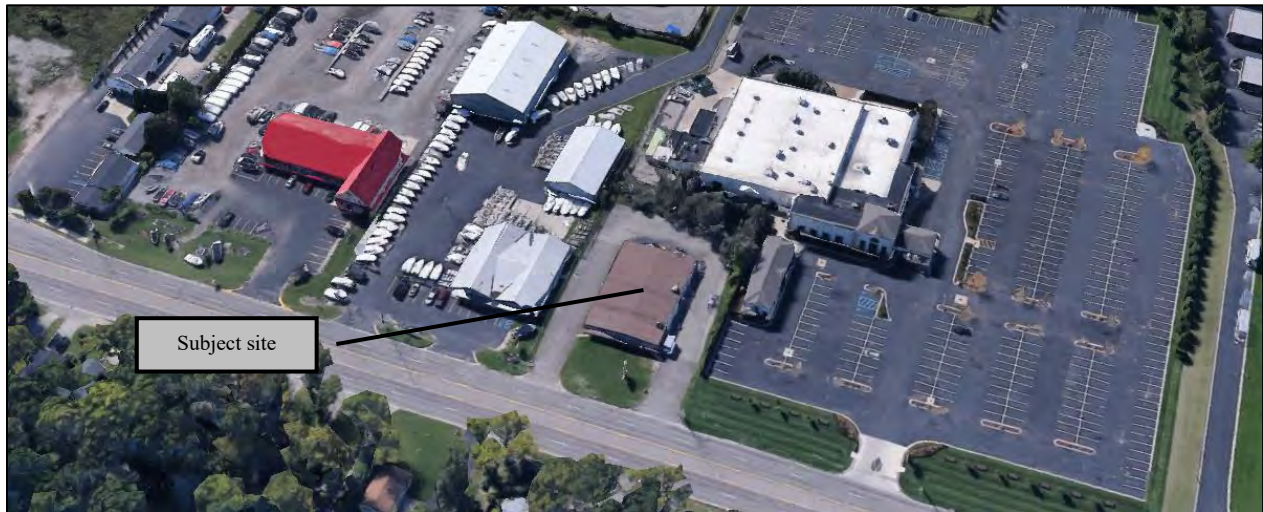
B. Proposal/Process

The applicant proposes to use the previously developed commercial site, including the 7,124 square foot building, as a temporary location for boat sales and service with outdoor storage during redevelopment of their current operation on the adjacent property.

Table 7.02 lists boat sales as a special land use in the GCD. The request is also subject to the use requirements of Section 7.02.02(c).

It is important to note that, while the description of the project is for a “temporary” use, special land use approval runs with the land unless it is abandoned or a new use is approved in its place.

Procedurally, the Planning Commission is to review the special land use, site plan, and Environmental Impact Assessment, and put forth recommendations to the Township Board following a public hearing.



Aerial view of site and surroundings (looking south)

C. Special Land Use Review

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

- 1. Master Plan.** The Township Master Plan identifies the subject site as Mixed-Use East Grand River. The intent of this category includes site elements such as walkability and districts of mutually supportive uses, in addition to a mixture of uses.

While the proposal does not entail a mixture of uses, it will improve an older commercial site with new landscaping, a public sidewalk, and a limited amount of parking.

The proposed use is also consistent with other uses along this portion of Grand River, which includes existing boat sales facilities.

- 2. Compatibility.** This portion of Grand River is developed with a variety of office, service, and commercial uses, including the applicant's existing boat sales and service operation.

The intent of the project is to use this site while the adjacent property is under construction.

Given the nature of existing uses in the area, we anticipate that the proposal will be compatible; however, the use requirements of Section 7.02.02(c) must be met to the Commission's satisfaction.

- 3. Public Facilities and Services.** The subject site fronts Grand River and was previously developed for commercial purposes.

As such, we anticipate that necessary public facilities and services are in place; however, the applicant must address any comments provided by the Township Engineer and/or Brighton Area Fire Authority.

- 4. Impacts.** As a previously developed site on the main commercial corridor through the Township, additional impacts to the environment, public health, safety and welfare are not anticipated.

However, similar to previous comments, the use requirements of Section 7.02.02(c) must be met to the Commission's satisfaction.

- 5. Mitigation.** If further land use concerns arise as part of the review process, the Township may require additional efforts to mitigate potential adverse impacts.

D. Use Requirements

Boat sales are subject to the use requirements of Section 7.02.02(c), as follows:

- 1. Sale space for used mobile homes, recreational vehicles and boats may only be carried on in conjunction with a regularly authorized new mobile home, recreational vehicle or boat sales dealership on the same parcel of land.**

The submittal materials identify the sale of new and used boats as part of a boat sales dealership.

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

The project includes a mix of existing and proposed pavement. The new boat display/storage area at the rear of the property will be on a paved surface.

- 3. No storage or display of vehicles shall be permitted in any landscape greenbelt area, provided the Township may permit a display pod for an automobile within the greenbelt area where it is integrated into the landscape design.**

The outdoor display/storage area is at the rear of the site and not within a required greenbelt area.

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

The existing building contains 7,124 square feet of gross floor area.

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

The project includes a new drive connection with the adjacent property to the east, which the applicant also owns. Aside from the drive connection, maneuvering will be accommodated on-site.

The revised submittal includes a note that the drive connection will be removed if the parcel is sold in the future.

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

The site contains existing fences of varying heights along both side lot lines.

The proposed site plan includes a 6-foot fence along the rear lot line; however, the detail depicts an ornamental aluminum fence that will not provide the screening required by this standard.

The landscape plan also includes 30-inch tall shrubs along the base of the fence.

The Commission may require a screen fence, per this requirement, or modify the landscaping/screening standards, per Section 12.02.13.

E. Site Plan Review

- 1. Dimensional Requirements.** No changes are proposed to the existing building, which currently complies with the dimensional requirements of the GCD.

The only change related to a dimensional requirement is a slight increase in impervious surface area; however, the ratio remains compliant (68.3% proposed; 75% maximum allowed).

- 2. Building Design and Materials.** No exterior changes are proposed to the existing building.
- 3. Pedestrian Circulation.** Section 12.05 requires a 5-foot wide concrete sidewalk along Grand River.

The site plan includes the required public sidewalk, as well as a connection to the front of the building.

- 4. Vehicular Circulation.** The site currently has two driveways to/from Grand River Avenue with no changes proposed.

As previously noted, the proposed also includes a driveway connection at the rear of the site with the adjacent property, which is also owned by the applicant. The applicant has stated that this drive will be removed if the property is sold in the future.

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

- 5. Parking.** The calculations on Sheet SP note that 6 parking spaces are needed for the proposal. The revised plan includes 6 parking spaces at the rear of the building, including the required barrier-free space.

The design and dimensions of the parking spaces and drive aisles comply with current Ordinance standards.

- 6. Exterior Lighting.** The building currently has 4 wall mounted light fixtures and 2 new fixtures are proposed on the west side of the building (though details are not provided).

Based on the photographs included in the submittal, the existing fixtures do not meet current Ordinance standards. The Commission may wish to require new/modified fixtures that meet current standards.

- 7. Landscaping.** The landscape plan has been reviewed for compliance with the standards of Section 12.02, as follows:

Standard	Required	Proposed	Notes
Front yard greenbelt	20' width 4 canopy trees	40' width 4 canopy trees 12 shrubs	In compliance

The plan also includes several shrubs and decorative grasses around the building and along the rear lot line, as well as preservation of 7 mature evergreen trees along the west side lot line.

- 8. Waste Receptacle/Enclosure.** The previous submittal stated that refuse will be transferred to the existing dumpster on the adjacent property, which the applicant also owns.

- 9. Additional Considerations.** We encourage removal of the nonconforming pole sign and replacement with a conforming monument sign as part of the project.

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

Respectfully,

SAFEBUILT

A handwritten signature in black ink, appearing to read "B. V. Borden". The signature is stylized and fluid, with the first letters of each name being prominent.

Brian V. Borden, AICP
Michigan Planning Manager



May 6, 2024

Ms. Amy Ruthig
Genoa Township
2911 Dorr Road
Brighton, MI 48116

**Re: Wonderland Marine Temporary Showroom
Site Plan Review No. 3**

Dear Ms. Ruthig:

Tetra Tech conducted a third review of the proposed Wonderland Marine West Temporary Showroom and Sales office site plan last dated March 25, 2024. The plan was prepared by Desine Inc. on behalf of MITTS, LLC. The development is located on the south side of Grand River Avenue, approximately 900 feet west of the Grand River Avenue and Dorr Road intersection. The Petitioner is proposing to use the existing building on site and proposed improvements include sidewalk, new fence and gates, and expansion of the existing parking lot. We offer the following comments for your consideration:

1. The parking for the site is shown behind the building and does include concrete curb and gutter as required by Genoa Township's Zoning Ordinance. A 5' wide striped barrier free access is provided from the barrier free space to the building entrance.
2. The Petitioner is proposing a temporary access drive to the property to the east, which will be removed before either parcel is sold in the future. A note has been added to sheet SP explaining that the drive will be removed prior to sale of either property.

The Petitioner has satisfactorily addressed our previous comments and we have no further engineering related concerns with the proposed site plan. Please call or email if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads 'John Y. Barber'.

John Y. Barber, P.E.
Project Engineer



BRIGHTON AREA FIRE AUTHORITY

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

April 17, 2024

Amy Ruthig
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Wonderland Marine Temporary Showroom & Sales Center
5776 E. Grand River
Genoa Twp., MI

Dear Amy,

The Brighton Area Fire Department has reviewed the above-mentioned site plan. The plans were received for review on March 26, 2024 and the drawings are dated December 18, 2023 with latest revisions dated February 19, 2024 and March 25, 2024. The project is based on the re-occupancy of an approximately 7,000 square foot, existing non-separated mixed-use structure that will be renovated to be an open showroom/warehouse for boat sales. The use will be temporary during a project to construct a new facility on the neighboring property. The plan review is based on the requirements of the International Fire Code (IFC) 2021 edition.

All previous comments regarding access have been addressed. Use and vehicle storage will be verified at final occupancy inspection. The fire authority has no issues with the temporary use of the building as requested.

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

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

Cordially,

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

Rick Boisvert, CFPS
Fire Marshal

cc: Amy Ruthig amy@genoa.org

**5776 EAST GRAND RIVER
Genoa Township, Michigan
Site Plan Application**

IMPACT ASSESSMENT

Owner:

MITTS, L.L.C.
5796 East Grand River
Howell, Michigan 48843

Prepared by:

DESINE INC.
2183 Pless Drive
Brighton, Michigan 48114

A. INTRODUCTION (Sec. 18.07.01)

This impact assessment has been prepared pursuant to Article 18 – SITE PLAN REVIEW of the Zoning Ordinance for the Township of Genoa, Livingston County, Michigan. This assessment addresses the impact of the proposed renovation of the site for use as the Wonderland Marine West temporary showroom and sales office building on the surrounding community and the economic condition and social environment of the Township.

This Impact Assessment has been prepared under the direction of Wayne Perry, P.E., DESINE INC., 2183 Pless Drive, Brighton, Michigan 48114. Mr. Perry is a licensed Civil Engineer, providing professional engineering services in Livingston County since 1988 with experience in private and municipal development including projects within Genoa Township and Livingston County.

B. SITE LOCATION / DESCRIPTION (Sec. 18.07.02)

The site is an existing parcel containing 0.74 acres of property, bordered on the North by Grand River Avenue, on the East by Wonderland Marine West, with Crystal Gardens banquet center to the South and West, as shown on Figure 1. Properties North of Grand River Avenue are zoned “Lakeshore Resort Residential” (LRR) district, to the East, West and South is zoned General Commercial (GCD).

The site is developed and contains an existing 7,124 square foot building with a bituminous driveway/parking surrounding the building. Wonderland Marine West is proposing to renovate the building and site to use as a temporary showroom, sales center and new boat display during the removal and reconstruction of their facility on the adjacent property to the East. The Site Plan depicts renovation of the site to include the addition of parking spaces conforming to the Township Zoning Ordinance, the addition of a barrier free parking space, an outdoor boat sales display area, and fencing with gates to secure the site. Improvements to the site will also include additional landscaping.

C. IMPACT ON NATURAL FEATURES (Sec. 18.07.03)

Existing soils on the property are Wawasee loam. These soils are well drained soils found in till plains and moraines, with slopes of 2%-18%. Surface runoff is medium, permeability is moderately low and the soil erosion hazard is light. The Soils Map, shown in Figure 3, shows the locations of specific soil types as classified.

Soil classifications are prepared by the United States Department of Agriculture, Soil Conservation Service, and “Soil Survey of Livingston County”. On-site soils consist of the following:

WAWASEE LOAM (MoB): WAWASEE LOAMS are typically well drained soils found in till plains and moraines, with slopes of 2%-6%. Surface runoff is medium, permeability is moderately low and the soil erosion hazard is light.

The property is currently fully developed and paved. Existing topography of the site is

generally flat. Surface water drainage from the site is generally in a Northerly direction.

The proposed site improvements will not require any significant changes in grading of the property to construct the new parking spaces. Existing grades at the property lines will not be modified. The limits of disturbance are depicted as shaded areas on the grading plan.

Surface drainage characteristics on the property will not be significantly impacted by the proposed construction. Construction of the proposed parking spaces will not significantly change the permeable area on the property. The proposed changes and modifications to the surface drainage conditions will not have a negative impact on local aquifer characteristics or groundwater recharge capacity. Surface water runoff from the property will not have a significant impact on adjacent properties due to the proposed renovation.

Landscaping is proposed for the site to reduce the visual impact of the existing building and property. All proposed landscaping areas and plantings have been designed to improve the aesthetics of the property. Within the developed portion of the site, areas not otherwise covered, shall have lawn or other vegetative surface cover established.

No wildlife habitats currently exist on the property.

D. IMPACT ON STORM WATER MANAGEMENT (Sec. 18.07.04)

The property currently discharges surface water runoff to an existing storm sewer system along Grand River Avenue. Site grades mesh with existing grades on adjoining properties. No adverse impact to adjacent parcels is anticipated due to construction of the proposed parking spaces.

Soil erosion and sedimentation are controlled by the Soil Erosion Control Act No. 347 of the Public Acts of 1972, as amended and is administered by the Livingston County Drain Commissioner. Silt fencing will be installed around a majority of the site during construction. The Contractor shall comply with all regulations including control during and after construction.

Impact on adjoining properties due to the construction of this site will be minimized by implementing soil erosion control methods. No adverse impact to adjacent properties due to surface water runoff will be created as a result of the proposed improvements.

E. IMPACT ON SURROUNDING LAND USES (Sec. 18.07.05)

No adverse impact to adjacent properties is anticipated due to the renovation of the existing building, parking and site improvements.

Ambient noise levels on and around the property are largely generated by vehicular traffic on Grand River Avenue. Daily activities within the proposed buildings are not anticipated to create an increase in the sound level in the area.

All site lighting is existing building mounted fixtures.

The proposed use of the property does not create any significant emissions of smoke,

airborne solids, odors, gases, vibrations, noise or glare discernable and substantially annoying or injurious to person and/or property beyond the lot lines. No significant change in air pollution is anticipated.

The Contractor shall be responsible for initiating and maintaining adequate dust control measures during and after construction until the project site is fully stabilized and a vegetative cover established. Dust control measures used during construction may consist of site watering, mulching of completed areas, installation of windbreak fencing, and application of chemical dust control materials. The site will comply with the performance standards contained in Section 13.05 of the Township Zoning Ordinance.

Soil erosion control measures such as silt fence, geotextile silt sack filters and construction track mats will be used during construction to control siltation and sedimentation from entering the storm water system and have an adverse impact on adjacent properties.

F. IMPACT ON PUBLIC FACILITIES AND SERVICES (Sec. 18.07.06)

The Livingston County Sheriff and Michigan State Police will provide Police protection. Public safety services required to accommodate the proposed use are anticipated to be minor.

The Brighton Area Fire Department as a part of an existing governmental agreement will provide fire protection service. Existing fire hydrants are located along Grand River Avenue. The building address will be located at the front of the proposed building. No significant change in fire protection services are anticipated as a result of the proposed renovation of the property.

The proposed plan modifications will not create any direct adverse impact on the public schools.

G. IMPACT ON PUBLIC UTILITIES (Sec 18.07.07)

The property is presently within municipal sewer & water. Water service is available along Grand River. Capacity is available within the existing water system to provide adequate service to this site.

Capacity is available within the existing sanitary sewer system to provide adequate service for the site.

The site is currently serviced by electric, gas, phone and cable systems located along Grand River Avenue.

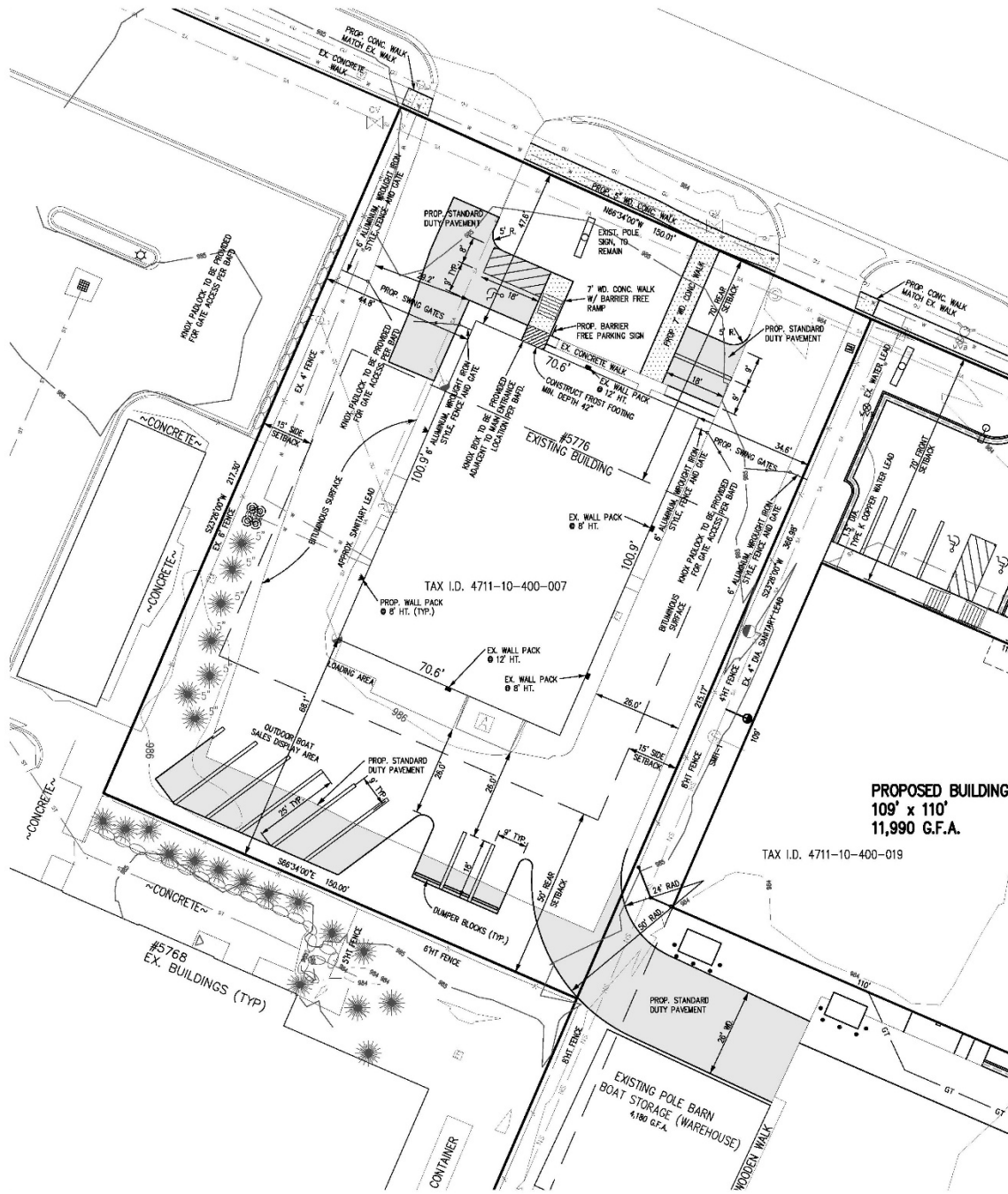
Delivery services are generally limited to parcel trucks, such as UPS, and similar single axle vehicles. These delivery service providers use available street parking temporarily while dropping off deliveries. Delivery of new boats will continue to be at the existing adjacent Wonderland Marine West property.

-
- H. STORAGE AND HANDLING OF ANY HAZARDOUS MATERIALS (Sec. 18.07.08)**
The showroom and sales center use within the existing building will not use, store, generate and/or discharge potentially polluting materials. Small quantities of material such as cleaning products and chemicals may be stored. No adverse effect is expected due to hazardous materials on-site.
- I. TRAFFIC IMPACT STUDY (Sec. 18.07.09)**
No change in traffic use to the site is anticipated by the renovation of the existing building for use as a temporary showroom and sales center building. No adverse impact on pedestrian traffic in the area is anticipated as a result of developing the proposed project.
- J. HISTORIC AND CULTURAL RESOURCES (Sec. 18.07.10)**
The existing building on the property does not have any major historic significance on a local, regional or state level.
- K. SPECIAL PROVISIONS**
No special provisions or requirements are currently proposed for this facility.

FIGURE 1



FIGURE 2



**SITE IMPROVEMENTS
NOT TO SCALE**

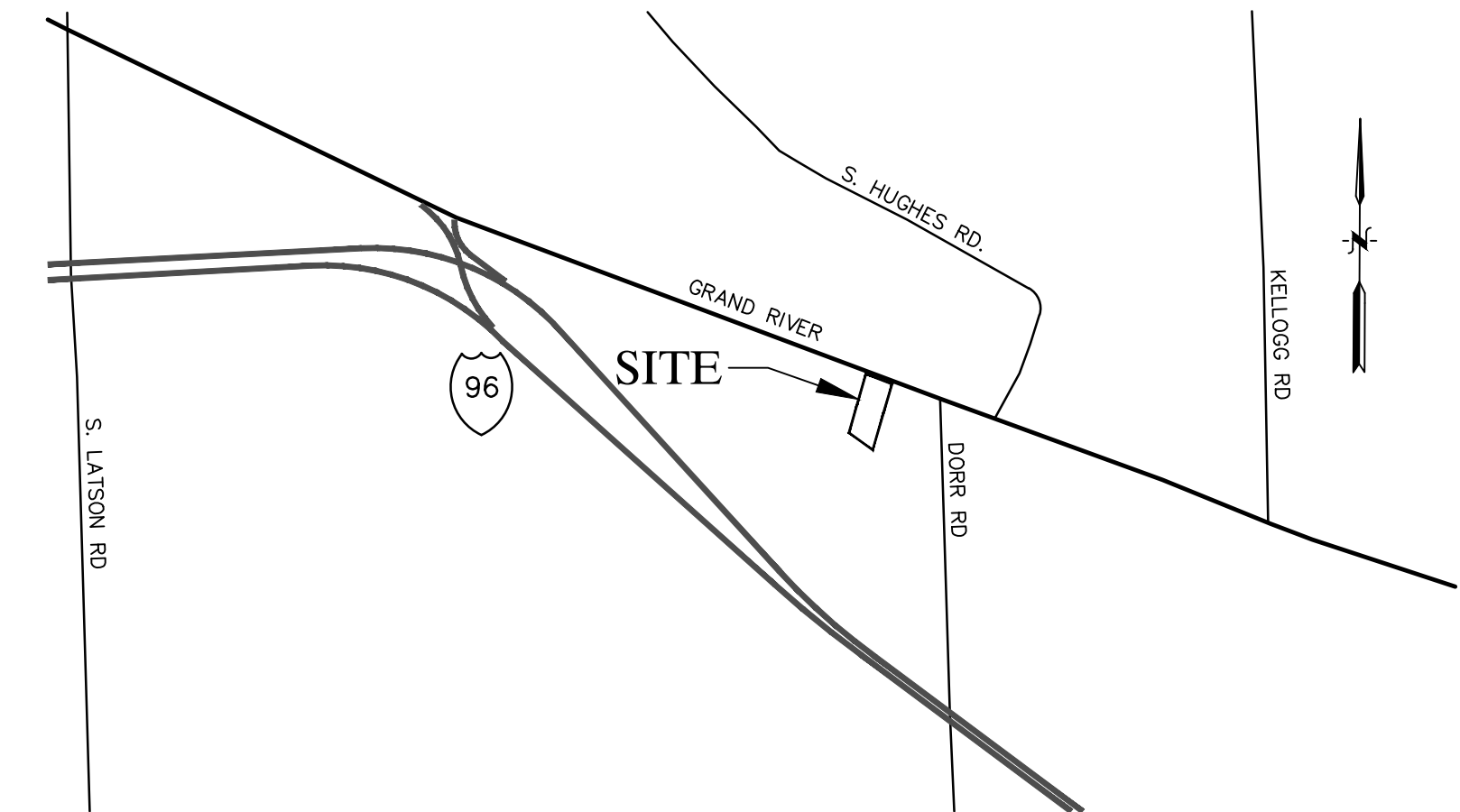
FIGURE 3



SOILS MAP
(NOT TO SCALE)

PROPOSED SITE PLAN FOR 5776 E. GRAND RIVER WONDERLAND MARINE WEST TEMPORARY SHOWROOM AND SALES OFFICE

A PART OF THE SE 1/4 OF SECTION 10, T 2 N, R 5 E,
GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN



LOCATION MAP
SCALE: 1 in. = 2000 ft.



SHEET INDEX

- EX EXISTING CONDITIONS & DEMOLITION PLAN
- SP SITE PLAN
- GR GRADING PLAN
- LA1 LANDSCAPE PLAN
- LA2 LANDSCAPE NOTES & DETAILS
- DT GENERAL NOTES & DETAILS
- E BUILDING PHOTOGRAPHS

- FLOOR PLAN

LEGAL DESCRIPTION

Reference: Warranty Deed, 2023R-013314
Part of the Southeast 1/4 of Section 10, Town 2 North, Range 5 East,
Genoa Township, Livingston County, Michigan, described as follows:
Beginning on the Southerly Right of Way line of Grand River Road at a point
800 feet N 2 degrees 08 minutes East and 879 feet North 66 degrees 34
minutes West from the Southeast corner of said section 10; thence North 66
degrees 34 minutes West 150 feet along said Highway Right of Way; Thence
South 23 degrees 26 minutes West 217.8 feet; thence south 66 degrees 34
minutes East 150 feet; thence North 23 degrees 26 minutes East 217.8 feet
to the point of beginning.
Tax ID No.: 4711-10-400-007
Also known as: 5776 E. Grand River, Howell, Michigan 48843

Refer to the current policy for title insurance for proof of ownership and all
encumbrances affecting title to the described above parcel.

BENCHMARKS

DATUM BASED ON NGS OPUS SOLUTION REPORT,
DATED MARCH 28, 2022 AT 11:26 AM.
PREVIOUS DATUM FROM MARCH 1999 HAS A
DIFFERENCE OF -0.76'.

BENCHMARK #201
ARROW ON HYDRANT, LOCATED ON THE
SOUTHERLY SIDE OF GRAND RIVER, NEAR THE
NORTHWESTERLY CORNER OF #5796 PARCEL.
ELEVATION = 986.63 (NAVD 88)

BENCHMARK #202
SOUTHEASTERLY CORNER OF CONCRETE PAD,
LOCATED ON THE EASTERLY SIDE OF #5796
BUILDING.
ELEVATION = 983.53 (NAVD 88)

OWNER/DEVELOPER
MITTS LLC
5796 E. GRAND RIVER
HOWELL, MICHIGAN 48843
(517) 548-5122

CIVIL ENGINEER/LAND SURVEYOR
DESINE INC.
2183 PLESS DRIVE
BRIGHTON, MI. 48114
(810) 227-9533



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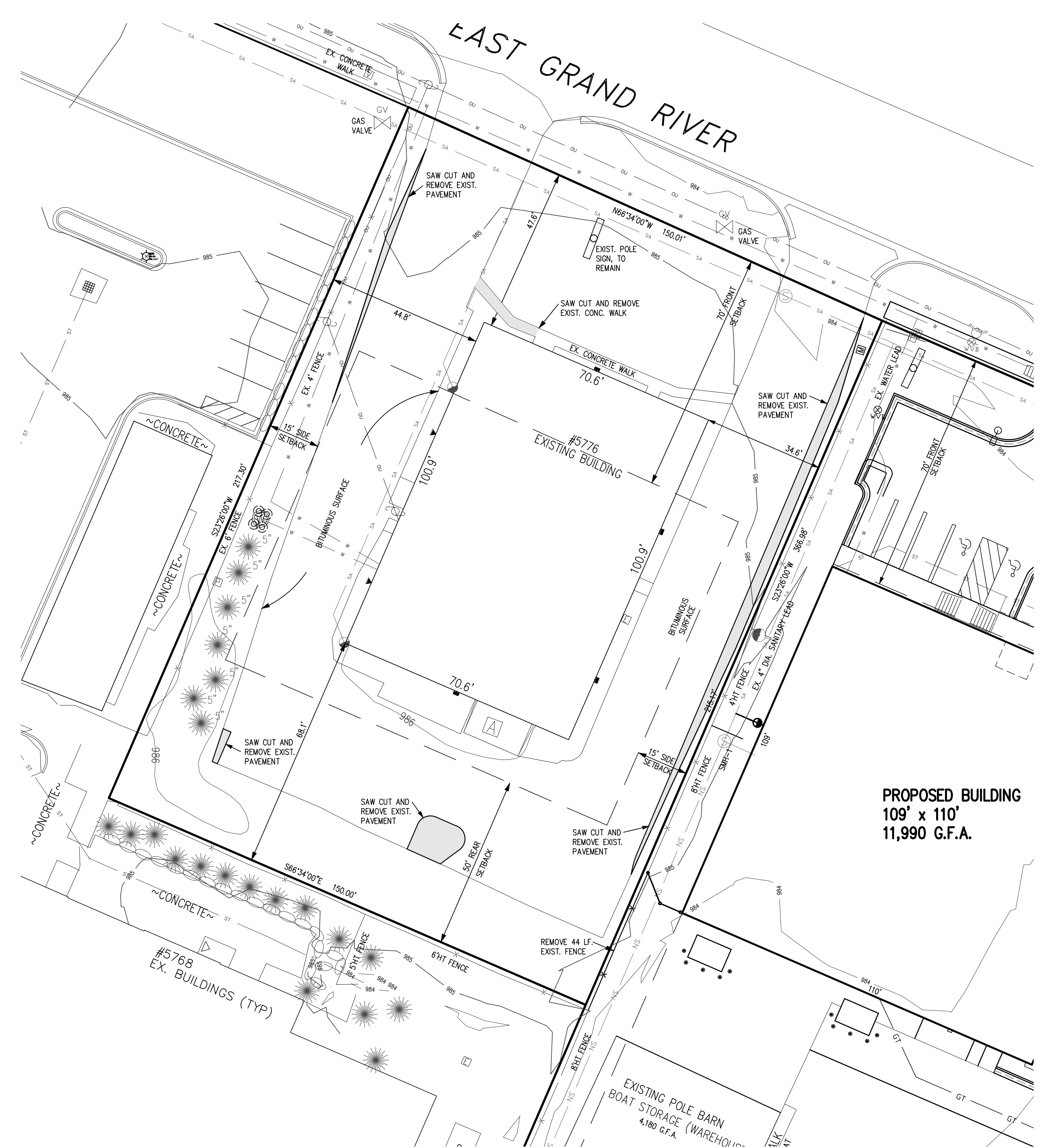
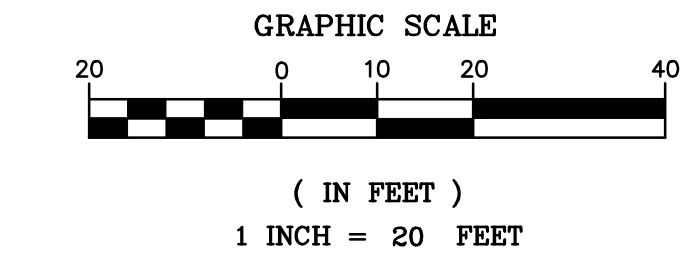
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BRIGHTON, MICHIGAN 48114

REVISED	SCALE: N/A	PROJECT No.: 214052
12-18-23		DWG NAME: 4052 COV
02-19-24		PRINT: MAY. 14, 2024
03-25-24		

LEGEND

- = PARCEL BOUNDARY LINE
- = SETBACK LINE
- ⊕ = WELL WATER
- ⊙ = BOLLARD
- STOP = STOP SIGN / PEDESTRIAN CROSSING SIGN
- MON = SIGN / MONUMENT SIGN
- HP = HANDICAP PARKING DESIGNATION
- EW = EX. WALL PACK / OVERHEAD LIGHT
- LB = LIGHT BASE
- EM = UTILITY METERS & BOXES (ELECTRIC METER, GAS METER, WATER METER, PHONE BOX, CATV BOX, MAIL BOX, UTIL. BOX)
- UP = UTILITY POLE W/GUY WIRE
- OL = OVERHEAD UTILITY LINES (ELECTRIC/PHONE/CABLE)
- UL = U/G UTILITY LINES (PHONE/FIBER OPTIC/ELECTRIC/CABLE TV/MISC UTILITIES)
- BL = EDGE OF BRUSH LINE
- DT = DECIDUOUS TREE W/IDENTIFIER
- CT = CONIFEROUS TREE W/IDENTIFIER
- BS = BUSH / SHRUB
- BO = BOULDER
- FL = FENCE (CHAIN LINK UNLESS OTHERWISE STATED)
- GR = EDGE OF GRAVEL
- CC = CONCRETE CURB (UNLESS OTHERWISE STATED)
- EW = EDGE OF WATER
- SM = SANITARY SEWER MANHOLE W/IDENTIFIER
- SP = SANITARY SEWER PIPE
- CO = CLEAN OUT
- RD = ROOF DRAIN
- SM = STORM WATER MANHOLE W/IDENTIFIER
- CB = CATCH BASIN W/IDENTIFIER
- FS = FLARED END SECTION
- SD = STORM WATER DRAINAGE PIPE
- HY = HYDRANT
- WS = WATER SHUT OFF
- WB = WATER VALVE BOX
- WM = WATER MAIN
- GS = GAS SHUT OFF
- UG = U/G GAS
- GE = GEOTHERMAL EXCHANGE WELL
- GP = GEOTHERMAL PIPE
- C1 = 1' CONTOUR
- C5 = 5' CONTOUR
- PR = PAVEMENT REMOVAL AREA



DEMOLITION NOTES:

1. The demolition specifications of the Local Municipality are a part of this work. Refer to the General Notes on the project plans for additional requirements.
2. Contractor shall contact the 811 Underground Public Utility Locating System or other appropriate local underground utility locating Agency, a minimum of three (3) working days prior to performing demolition work. Existing utility information on the project plans may be from information disclosed to this firm by the Utility Companies, Local, County or State Agencies, and/or various other sources. No guarantee is given as to the completeness or accuracy thereof. Prior to construction, locations and depths of all existing utilities (in possible conflict with the proposed improvements) shall be verified in the field.
3. Contractor shall contact the appropriate Agencies to coordinate disconnect of the electric, gas, phone, cable and other public utilities as necessary prior to performing demolition work.
4. Contractor shall contact the appropriate Agencies to coordinate removal and/or relocation of any underground and/or overhead public utility lines as necessary prior to performing demolition work.
5. Contractor shall recycle and/or dispose of all demolition material and debris in accordance with the appropriate Local, County, State and Federal regulations.
6. All bituminous and concrete pavement that is to be removed shall be saw cut at the limits of removal to provide for a clean straight edge for future abutment.
7. All existing irrigation lines that are to be removed shall be terminated at the limits of demolition or as necessary to allow for construction of the proposed site improvements. Ends of pipe shall be capped and the location of marked for future connection.
8. All existing water main and sanitary sewer that is to be removed shall be terminated at the limits of demolition or as indicated on the project plans. Temporary plugs shall be installed in the ends of pipe in accordance with the appropriate Agency and the locations of marked for future connection. Permanent plugs shall be installed in the ends of pipe in accordance with the appropriate Agency. The Contractor shall record the location of all permanent plugs and provide the location information to the appropriate Agency.
9. All existing storm sewer that is to be removed shall be terminated at the limits of demolition or as indicated on the project plans. Temporary plugs shall be installed in the ends of pipe in accordance with the appropriate Agency and the locations of marked for future connection. Permanent bulkheads shall be installed in the ends of pipe and/or openings in terminating structures in accordance with the appropriate Agency. The Contractor shall record the location of all permanent bulkheads and provide the location information to the appropriate Agency.
10. All existing light sources to be removed shall have their power cables removed up to the power source or properly terminated for future connection at the limits of demolition or as necessary to allow for construction of the proposed site improvements. Removal and termination of power cables shall be performed in accordance with local electric codes.
11. All existing utility meters that are to be removed shall be properly removed to allow for reuse. Any existing utility meters that are not to be reused as a part of this project shall be returned to the appropriate Agency.
12. All trenches and/or excavations resulting from the demolition of underground utilities, building foundations, etc., that are located within the 1 on 1 influence zone of proposed structures, paved areas and/or other areas subject to vehicular traffic shall be backfilled with MDOT Class III granular material (or better) to the proposed subgrade elevation. Backfill shall be placed using the controlled density method (12" maximum lifts, compacted to 95% maximum unit weight, Modified Proctor).

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 BENCHMARK #202
 SOUTHEASTERLY CORNER OF CONCRETE PAD, LOCATED ON THE EASTERLY SIDE OF #5796 BUILDING. ELEVATION = 983.53 (NAVD 88)

DESIGN: JHG	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: JHG	1	03-25-24	REVISED PER REVIEW COMMENTS			
CHECK: WMP						

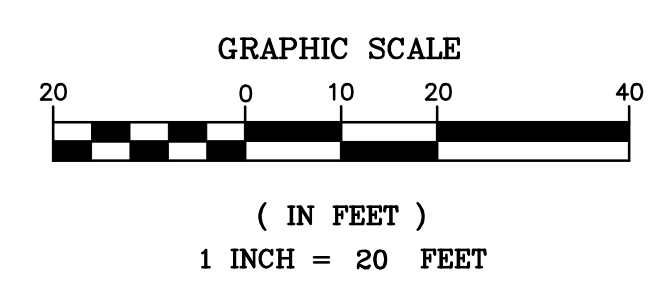
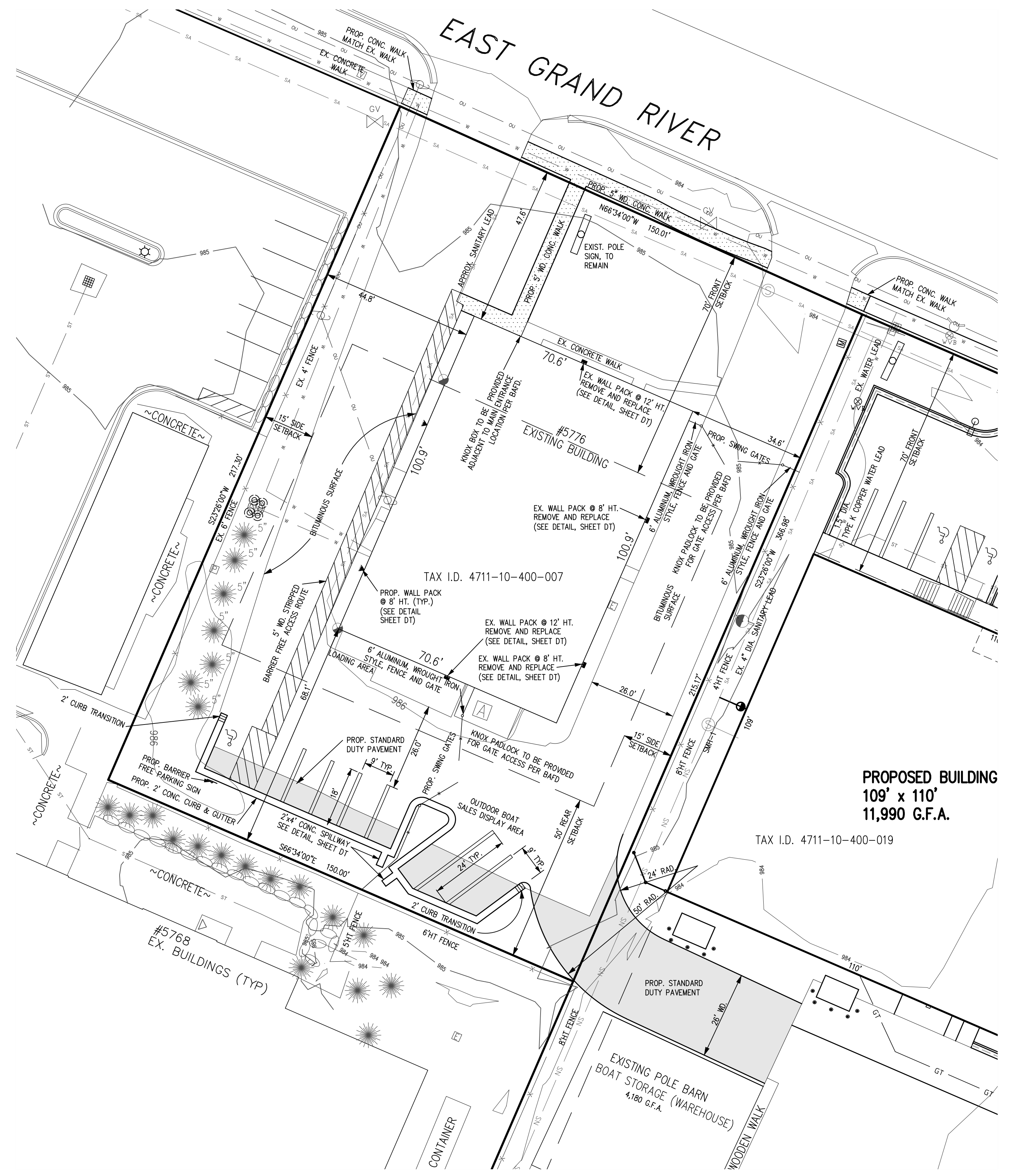
5776 E. GRAND RIVER

EXISTING CONDITIONS AND DEMOLITION PLAN

CLIENT: MITTS LLC
 5796 E. GRAND RIVER
 HOWELL, MICHIGAN, 48843
 517-548-5122

SCALE: 1in. = 20ft.
 PROJECT No.: 214052
 DWG NAME: 4052 EX
 ISSUED: MAY 14, 2024

EX



- LEGEND**
- = PARCEL BOUNDARY LINE
 - = SETBACK LINE
 - = WELL WATER
 - = BOLLARD
 - = STOP SIGN / PEDESTRIAN CROSSING SIGN
 - = SIGN / MONUMENT SIGN
 - = HANDICAP PARKING DESIGNATION
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 - = 1' CONTOUR
 - = 5' CONTOUR
 - = STANDARD DUTY PAVEMENT
 - = CONCRETE SIDEWALK

SITE CHARACTERISTICS

PARCEL ID: 4711-10-400-007
 ZONED: GC - GENERAL COMMERCIAL

REQUIRED	PROVIDED
AREA: 1.0 AC.	0.74 AC.
WIDTH: 150'	150.01'
SETBACKS:	
FRONT 70'	47.6'
SIDE 15'	34.6'
REAR 50'	68.1'
BUILDING COVERAGE AREA:	35% MAX. 22.0%
IMPERVIOUS COVERAGE AREA:	75% MAX. 68.3%

PARKING REQUIREMENTS

Recreational vehicle, boat, mobile home and similar sales	1.0 space per 800 sq.ft. gross leasable floor area, plus 2.0 spaces per each vehicle sales service bay	
Boat storage (warehouse),	1.0 space per 1,500 sq.ft. gross leasable floor area	
A. Gross leasable floor area (sales) = 1,528 sq. ft.	Parking req'd 1,528 sq.ft. X 1.0space/800 sq.ft.	= 2 spaces
B. Gross leasable floor area (warehouse) = 5,303 sq. ft.	Parking req'd 5,303 sq.ft. X 1.0space/1,500 sq.ft.	= 4 spaces
TOTAL REQUIRED SPACES		= 6 spaces
PARKING SPACES PROVIDED		= 6 spaces
OUTDOOR BOAT SALES DISPLAY SPACES		= 3 SPACES

NOTE:
 The connecting access drive between 4711-10-400-007 and 4711-10-100-019 is a temporary drive for use by the current owner when both parcels are under common ownership. The access drive will be removed prior to the sale of either parcel.

COVERAGE CALCULATION

EXISTING IMPERVIOUS AREA:	21,446 SQ.FT.	66.1%
PROPOSED IMPERVIOUS AREA:	22,166 SQ.FT.	68.3%

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DESIGN/JHG	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
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CHECK: WMP	2	03/25/24	REVISED PER PLANNING COMMISSION COMMENTS			
	3	05/14/24	REVISED PER REVIEW COMMENTS			

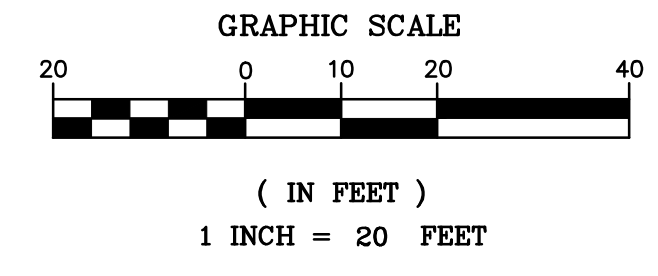
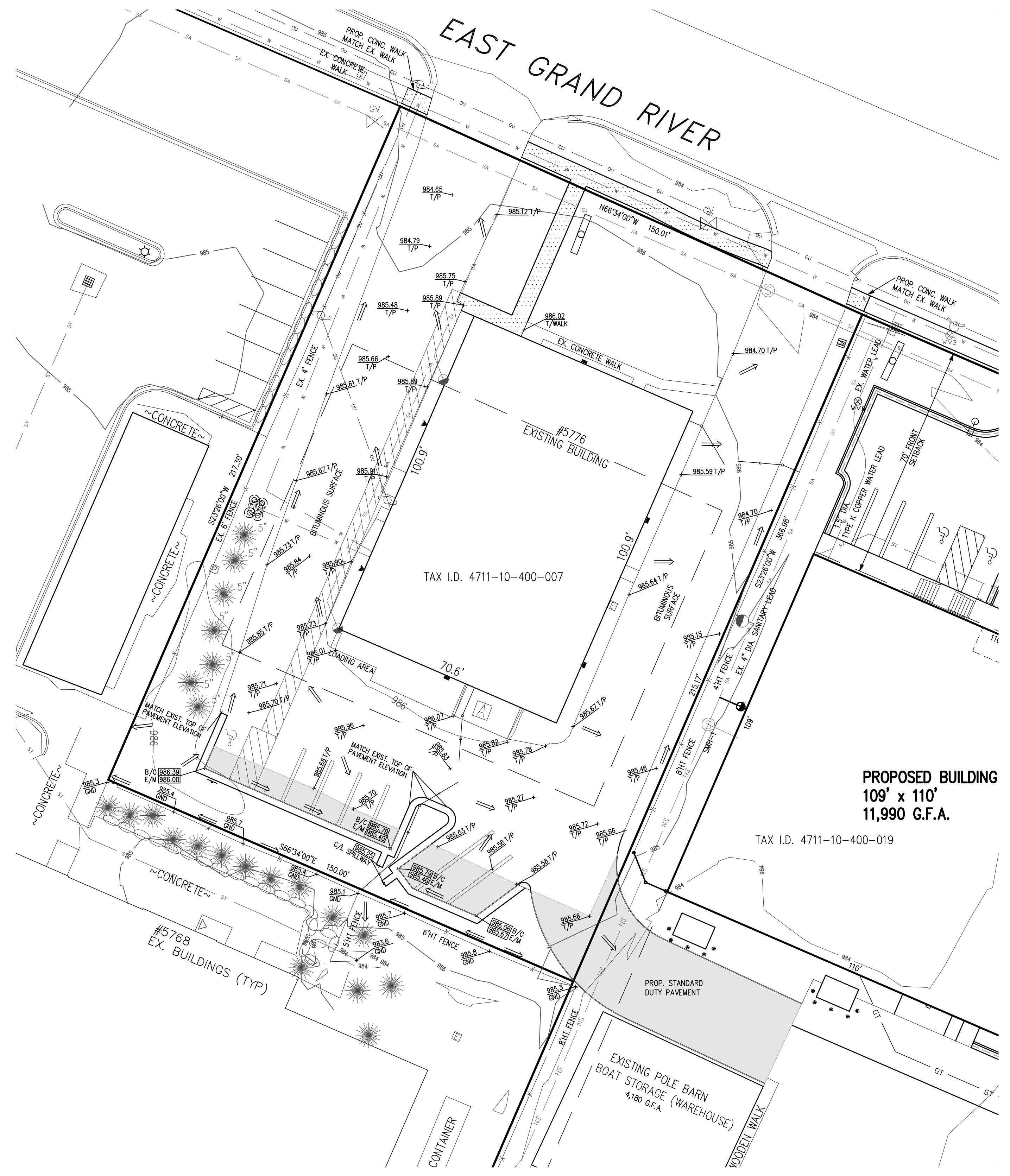
5776 GRAND RIVER

SITE PLAN

CLIENT: MITTS LLC
 5796 E. GRAND RIVER
 HOWELL, MICHIGAN, 48843
 517-548-5122

SCALE: 1in. = 20ft.
 PROJECT No.: 214052
 DWG NAME: 4052 SP
 ISSUED: MAY 14, 2024

SP



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 - = CONCRETE PAVEMENT
 - = CONCRETE SIDEWALK
 - = EXISTING SPOT ELEVATION
 - = PROPOSED SPOT ELEVATION
 - = DRAINAGE FLOW ARROW

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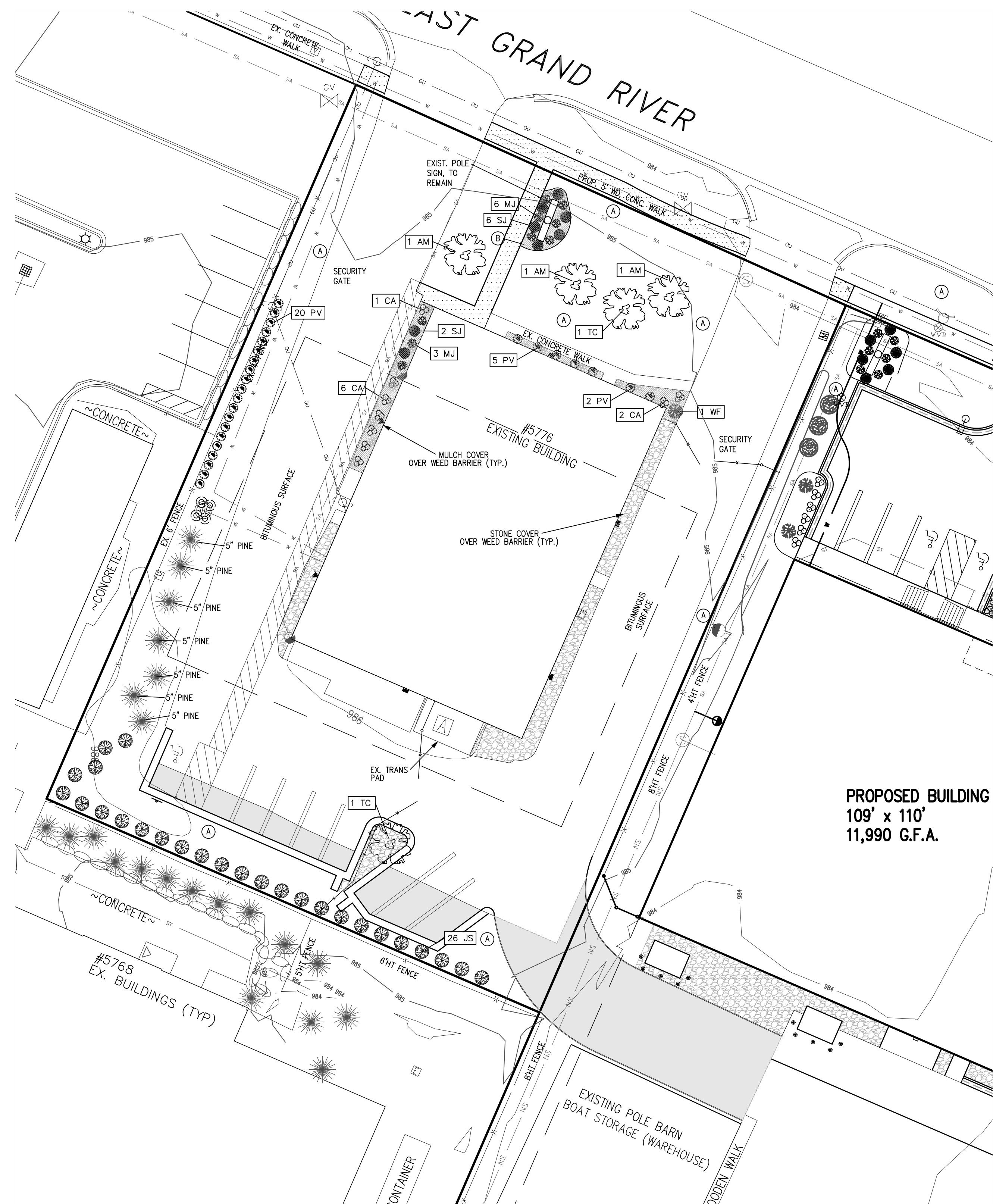
5776 GRAND RIVER

GRADING PLAN

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 HOWELL, MICHIGAN, 48843
 517-548-5122

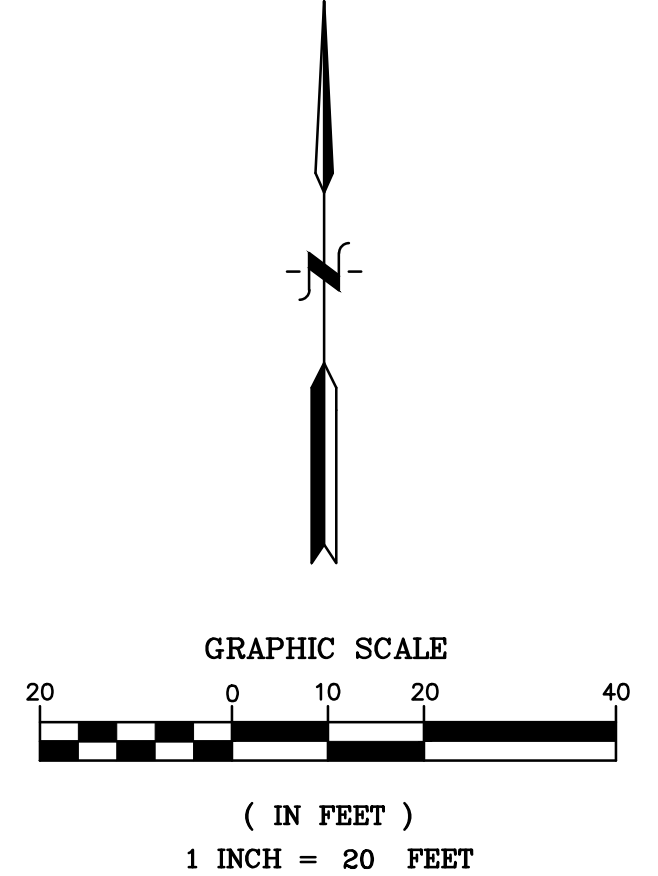
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- ⊙ = EDGE OF BRUSH LINE
- ⊙ = DECIDUOUS TREE W/IDENTIFIER
- ⊙ = CONIFEROUS TREE W/IDENTIFIER
- ⊙ = BUSH / SHRUB
- ⊙ = BOULDER
- ⊙ = FENCE (CHAIN LINK UNLESS OTHERWISE STATED)
- ⊙ = EDGE OF GRAVEL
- ⊙ = CONCRETE CURB (UNLESS OTHERWISE STATED)
- ⊙ = EDGE OF WATER
- ⊙ = SANITARY SEWER MANHOLE W/IDENTIFIER
- ⊙ = SANITARY SEWER PIPE
- ⊙ = CLEAN OUT
- ⊙ = ROOF DRAIN
- ⊙ = STORM WATER MANHOLE W/IDENTIFIER
- ⊙ = CATCH BASIN W/IDENTIFIER
- ⊙ = FLARED END SECTION
- ⊙ = STORM WATER DRAINAGE PIPE
- ⊙ = HYDRANT
- ⊙ = WATER SHUT OFF
- ⊙ = WATER VALVE BOX
- ⊙ = WATER MAIN
- ⊙ = GAS SHUT OFF
- ⊙ = U/G GAS
- ⊙ = 1' CONTOUR
- ⊙ = 5' CONTOUR
- ⊙ = MULCH COVER OVER WEED BARRIER
- ⊙ = STANDARD DUTY PAVEMENT
- ⊙ = CONCRETE SIDEWALK
- ⊙ = WASHED STONE COVER OVER WEED BARRIER



LANDSCAPE CALCULATION:

STREET FRONTAGE GREENBELT
 20' WIDTH
 1 CANOPY TREE PER 40 LF.
 150 LF./40 = 3.75, 4 TREES REQUIRED, 4 PROVIDED

PARKING AREA LANDSCAPE
 1 CANOPY TREE & 100 sq.ft. PER 10 SPACES
 9 SPACES/10 = 1.0 1 TREE REQUIRED, 1 PROVIDED
 100 sq.ft. REQUIRED, 134 sq.ft. PROVIDED

PLANTING SCHEDULE

SHRUBS

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE
9	MJ	JUNIPERUS SCOPIORUM 'MEDORA'	MEDORA JUNIPER	3' HT.
8	SJ	SPIRAEA J. 'SHIROBANA'	SHIROBANA SPIRAEA	24" HT.
1	WF	WEIGELA F. 'WINE & ROSES'	WINE & ROSES WEIGELA	30" HT.
9	CA	CALAMAGROSTIS A. 'KARL FOSTER'	KARL FOSTER FEATHER REED GRASS	2 GAL.
27	PV	PANICUM V. 'HEAVY METAL'	HEAVY METAL SWITCH GRASS	3 GAL.
26	JS	JUNIPERUS SCOPIORUM 'MOONGLOW'	MOONGLOW JUNIPER	30" HT.

TREES

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE
3	AM	QUERCUS RUBRA	AMUR MAPLE	3" CAL.
2	TC	TILLA CARDATTA 'GREENSPIRE'	LITTLE LEAF LINDEN	2.5" CAL.

NOTE KEY

A TOPSOIL, SEED AND MULCH DISTURBED AREAS PER LCDC STANDARDS
 B METAL EDGING BETWEEN LAWN AND LANDSCAPE BED

BENCHMARK
 DATUM BASED ON NGS OPUS SOLUTION REPORT,
 DATED MARCH 28, 2022 AT 11:26 AM.
 PREVIOUS DATUM FROM MARCH 1999 HAS A
 DIFFERENCE OF -0.76'.
 BENCHMARK #201
 ARROW ON HYDRANT, LOCATED ON THE
 SOUTHERLY SIDE OF GRAND RIVER, NEAR THE
 NORTHWESTERLY CORNER OF #5796 PARCEL.
 ELEVATION = 986.63 (NAVD 88)
 BENCHMARK #202
 SOUTHEASTERLY CORNER OF CONCRETE PAD,
 LOCATED ON THE EASTERLY SIDE OF #5796
 BUILDING.
 ELEVATION = 983.53 (NAVD 88)

DESIGN: JHG	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: JHG	1	02-19-24	REVISED PER REVIEW COMMENTS			
CHECK: WMP	2	03-25-24	REVISED PER REVIEW COMMENTS			

5776 E. GRAND RIVER

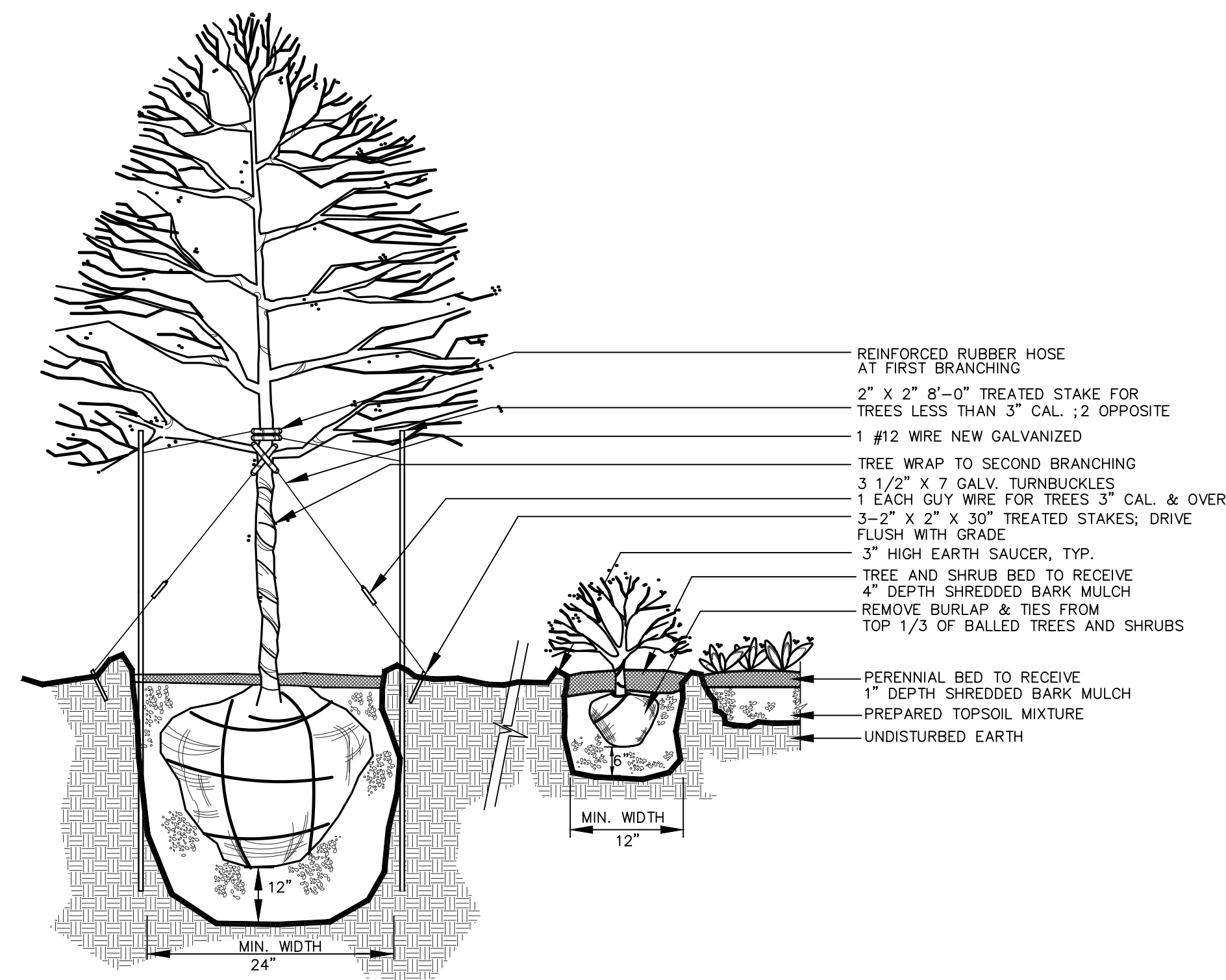
LANDSCAPE PLAN

CLIENT:
 MITTS LLC
 5796 E. GRAND RIVER
 HOWELL, MICHIGAN, 48843
 517-548-5122

SCALE: 1in. = 20ft.
 PROJECT No.: 214052
 DWG NAME: 4052 LA
 ISSUED: MAY 14, 2024

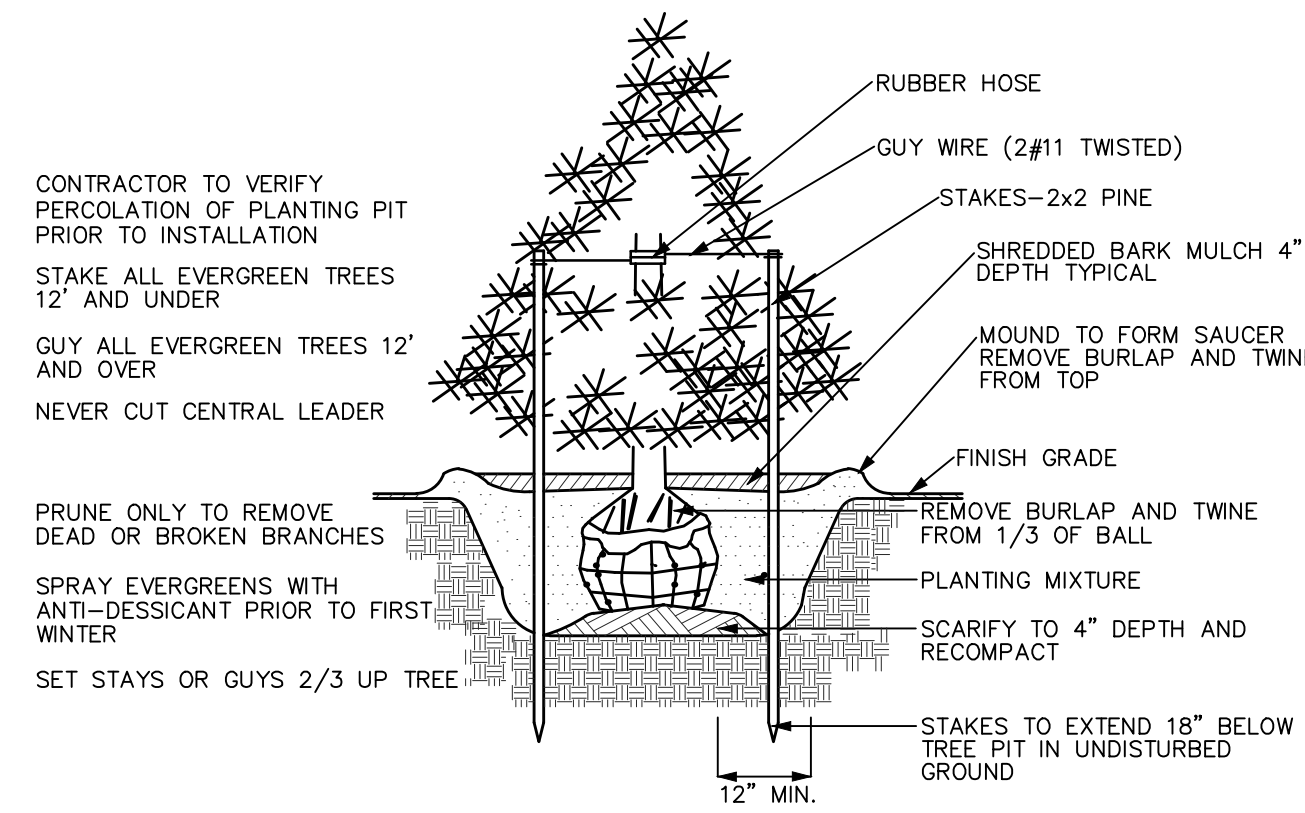
LA1

- LANDSCAPING NOTES:**
- All minimum planting sizes specified on the Project Plans shall be at the time of planting.
 - All landscape materials shall be as specified on the Project Plans or approved equal. Substitutions shall not be made without prior written approval from the Project Engineer and receipt of the Owner's Authorization.
 - All plant material shall be free of disease and insects and shall conform to the American Standard of Nursery Stock of the American Association of Nurserymen.
 - All landscape plantings shall be planted and maintained in a healthy condition and shall be guaranteed by the Landscape Contractor and/or Supplier for a minimum period of 1 year from the time of planting. Any plantings that die or become diseased during the guarantee period shall be removed and replaced by the Landscape Contractor and/or Supplier at no cost to the Owner.
 - Excavations for container or balled plantings shall be no deeper than the root ball or container and shall be at least twice the diameter of the root ball or container.
 - Excavations for bare root plantings shall be no deeper than the longest roots and shall be at least twice the diameter of the root spread.
 - The sides of planting excavations in heavy and/or wet soils shall be scarified with a fork, pick or shovel to eliminate glazing.
 - Landscape planting backfill shall consist of a prepared mixture of peat moss, composted manure and topsoil or suitable excavated native soil material mixed with the appropriate soil conditioners that are compatible with the native soil and plant species. The type and mixture ratio of soil conditioners shall be in accordance with the Landscape Supplier's recommendations.
 - The Landscape Contractor shall stake and reinforce all trees to prevent wind damage. The Landscape Contractor shall remove all tree reinforcement and stakes upon expiration of the guarantee period.
 - Perennials shall be planted on a 3" minimum bed of prepared peat moss, composted manure and topsoil mixture.
 - Ground cover within landscape beds shall be decorative stone. Decorative stone shall be 2" to 4" diameter washed river rock placed 4" deep.
 - Ground cover within landscape beds shall be placed over a landscape fabric weed barrier. Landscape fabric shall be non-woven, 4 oz. per sq. yd. minimum weight, with UV protection. Landscape fabric shall be installed in strict accordance with the Manufacturer's specifications and recommendations. Landscape fabric shall not be installed over or within 12 inches of perennial plantings.
 - Lawn areas shall be established with 3" minimum depth of prepared topsoil and hydroseeded. The Landscape Contractor shall guarantee all lawn areas for a minimum period of 1 year from time of seeding. All lawn areas that do not take root or die during the guarantee period shall be re-hydroseeded as appropriate by the Landscape Contractor at no cost to the Owner. All lawn areas that become diseased during the guarantee period shall be removed and re-hydroseeded as appropriate by the Landscape Contractor at no cost to the Owner.
 - Topsoil shall be a dark, organic, natural surface soil free of clay lumps, peat, muck, subsoil, noxious weeds and other foreign material such as roots, sticks and rocks over 1/2" diameter. Topsoil shall not be frozen or muddy. All earthen areas to receive topsoil shall be finish graded and properly trimmed. Topsoil shall be spread on the prepared areas to a depth of 3 inches. After spreading, any large clods and lumps of topsoil shall be broken up and pulverized. Stones and rocks over 1/2" in diameter, roots, litter and all foreign matter shall be raked up and disposed of by the Landscape Contractor. Seed and mulch shall be placed within 5 days of topsoil placement.
 - Seed mixture for lawn areas shall consist of 10% Kentucky Blue Grass, 20% Perennial Rye Grass, 30% Hard Fescue and 40% Creeping Red Fescue. Hydroseed shall be placed within 5 days of topsoil placement and shall be placed to provide complete and uniform coverage. Fertilizer shall be placed at 80 pounds per acre, hydro mulch at 1,200 pounds per acre and water at 500 gallons per acre unless otherwise specified by the Seed Distributor/Manufacturer. All over spray areas shall be properly cleaned and restored at no expense to the contract.
 - Seed and mulch may be substituted for hydroseed when authorized by the Owner. Seed mixtures shall meet the requirements for lawn areas as outlined above. Seed shall be uniformly applied at a rate of 220 lbs per acre unless otherwise recommended by the seed Distributor/Manufacturer. Seed mixture shall be fertilized. Fertilizer shall be uniformly applied at 240 pounds per acre of chemical fertilizer nutrients in equal portions (10-10-10) of Nitrogen, Phosphoric Acid and Potash.
 - All seeded areas with a slope less than 1:4 shall be stabilized with straw mulch placed at 2 tons per acre unless otherwise recommended by the seed Distributor/Manufacturer. Erosion control blankets shall be substituted for straw mulch in roadway greenbelts, lawn areas adjacent to heavy traffic, lawn areas subject to high winds, slopes of 1:4 or greater and within ditches, swales and other areas exposed to concentrated overland storm water flow. Erosion control blankets shall consist of 100% straw fiber matrix with photodegradable polypropylene netting and have a 12-month minimum longevity rating. Erosion control blankets shall be pinned with biodegradable pins and shall be installed in accordance with the Manufacturer's recommendations.
 - The Landscape Contractor shall be responsible for watering non-irrigated plantings and sod during dry weather conditions throughout the guarantee period as necessary to promote growth and establishment.



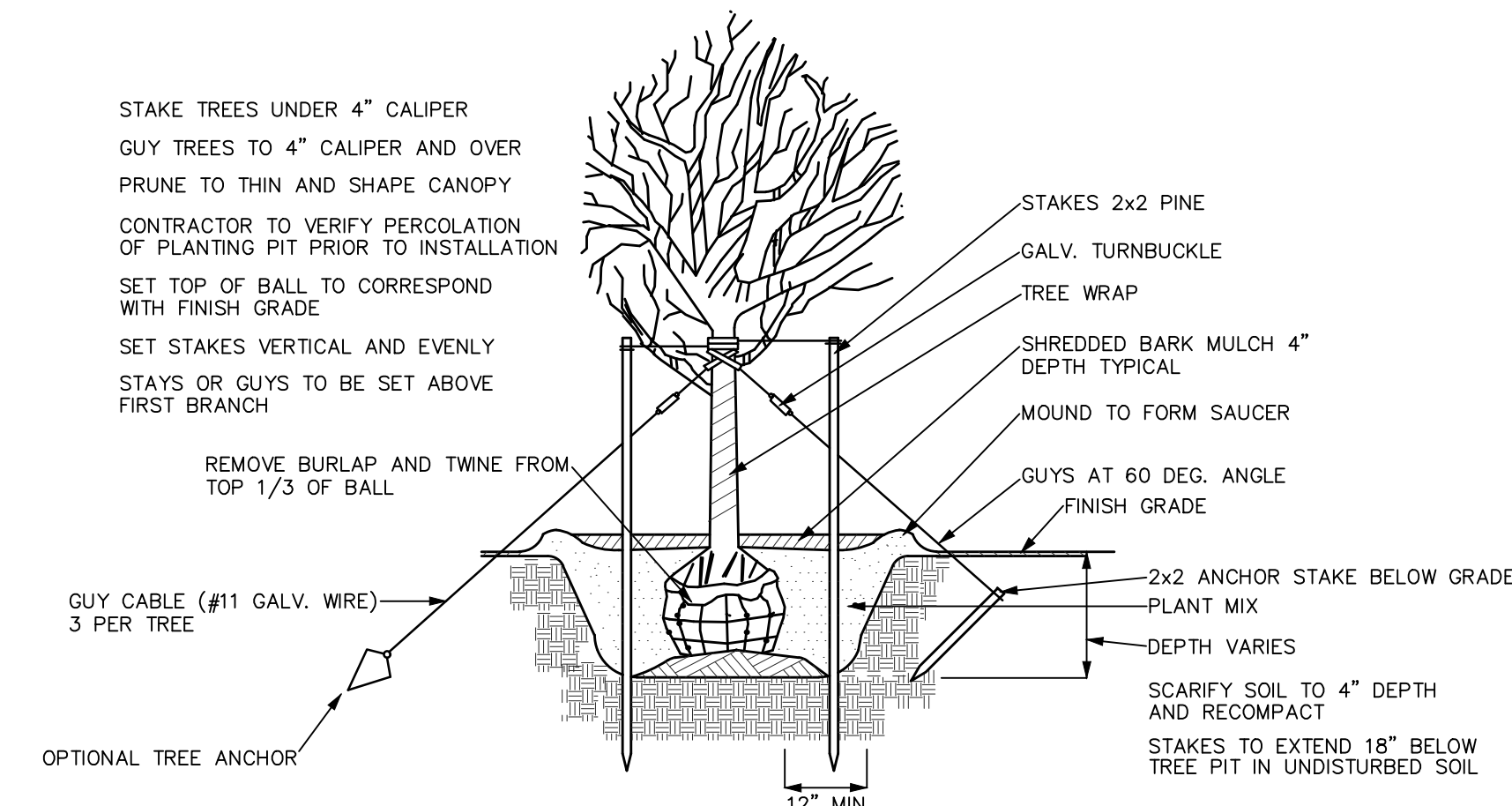
TYPICAL TREE/SHRUB/PERENNIAL PLANTING

NOT TO SCALE



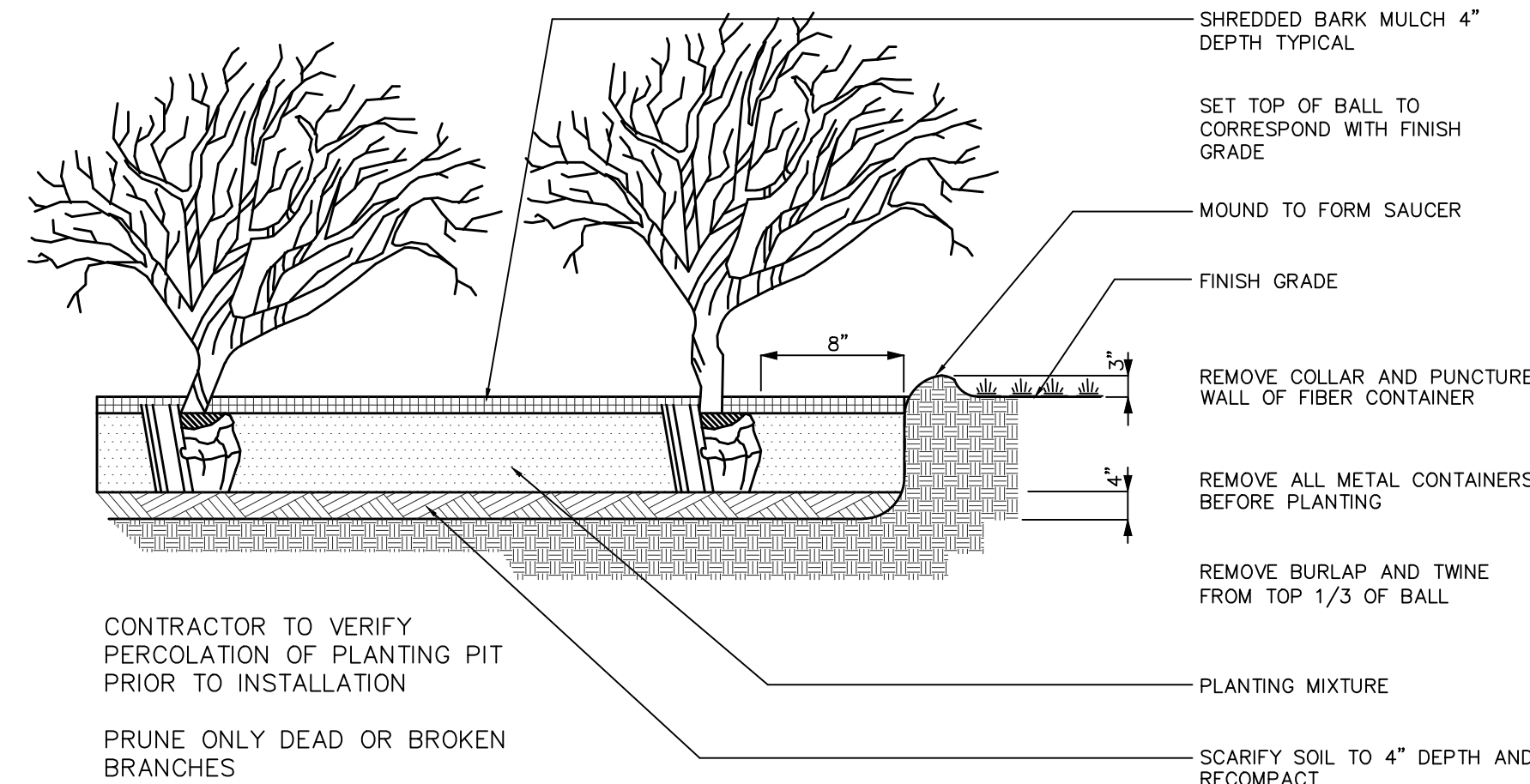
TYPICAL EVERGREEN TREE PLANTING

NOT TO SCALE



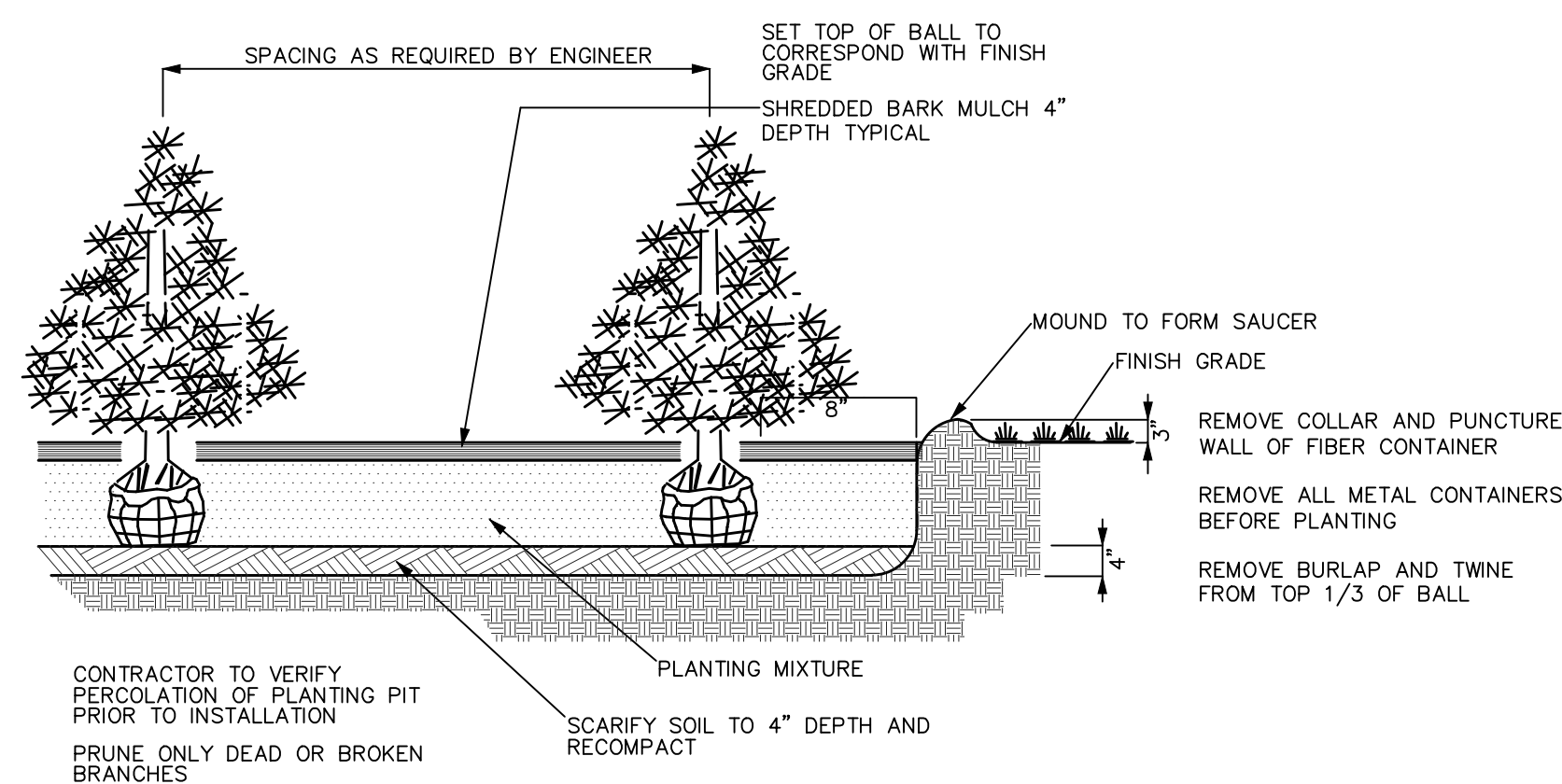
TYPICAL DECIDUOUS TREE PLANTING

NOT TO SCALE



TYPICAL SHRUB PLANTING

NOT TO SCALE



TYPICAL EVERGREEN SHRUB PLANTING

NOT TO SCALE

DESIGN: WMP	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: JHG						
CHECK: WMP						

5776 E. GRAND RIVER

LANDSCAPE NOTES & DETAILS

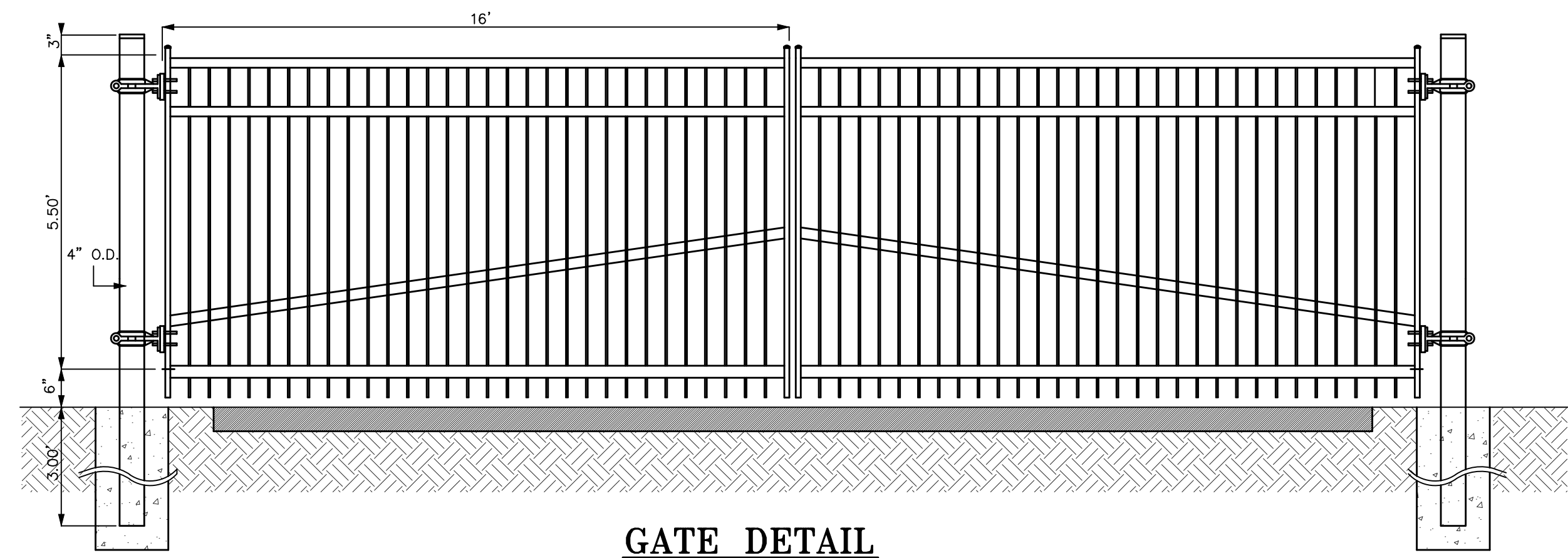
CLIENT: MITTS LLC
5796 E. GRAND RIVER
HOWELL, MICHIGAN 48843
517-548-5122

SCALE:
PROJECT No.: 214052
DWG NAME: 4052 LA
ISSUED: MAY 14, 2024

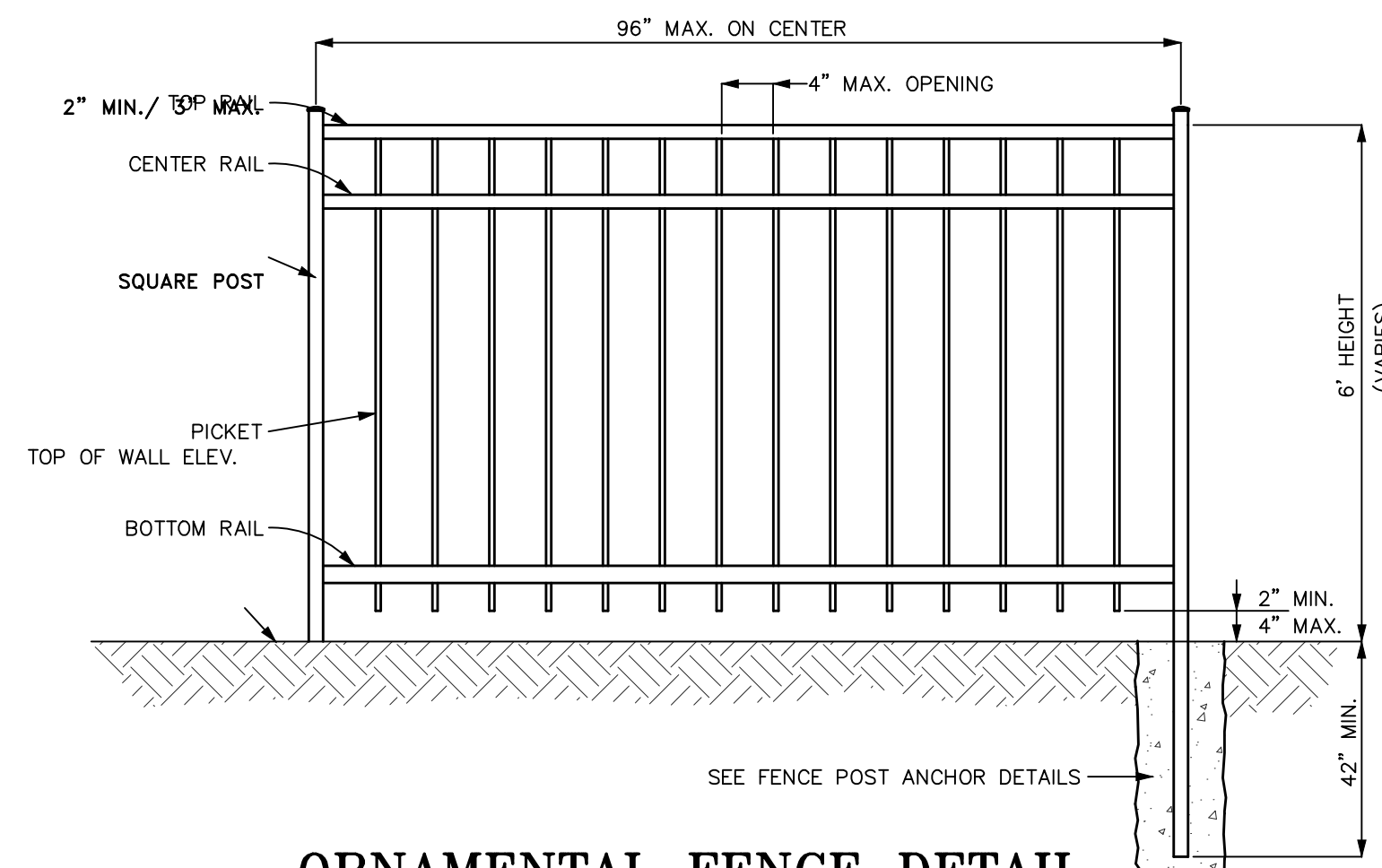
LA2

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CIVIL ENGINEERS
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2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114



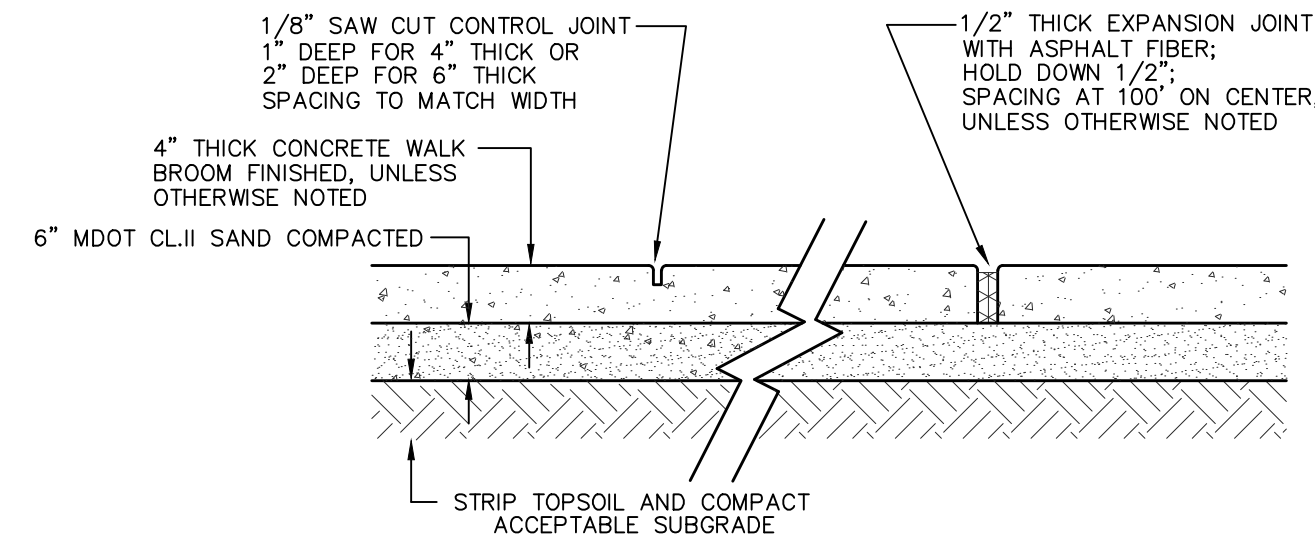
GATE DETAIL
NOT TO SCALE



ORNAMENTAL FENCE DETAIL
NOT TO SCALE

FENCE NOTES:

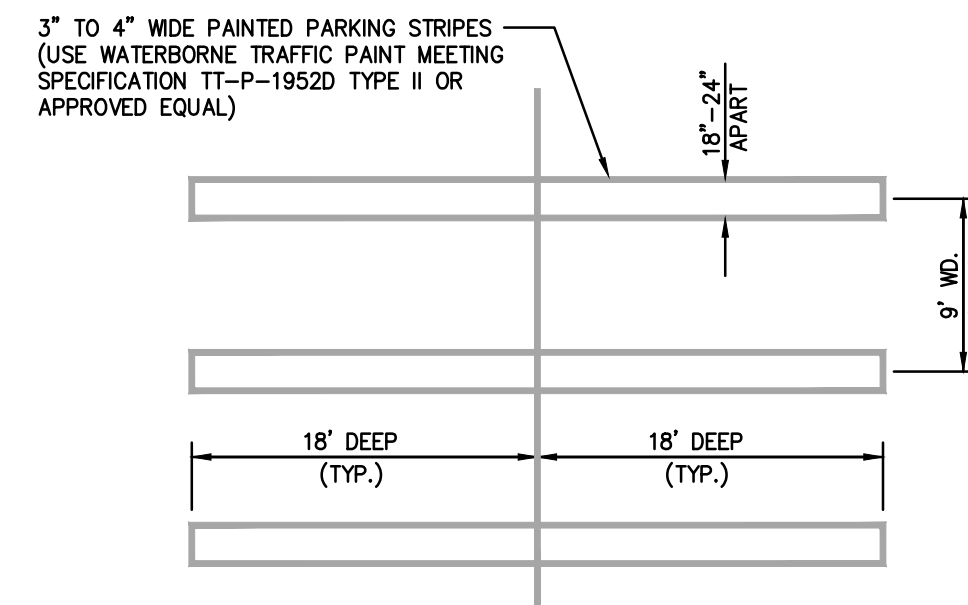
- The fence shall be a decorative commercial grade 3-rail aluminum fence with square posts, rectangular rails and square pickets.
- The fence finish shall be black powder coat or E-coat applied by the fence Manufacturer.
- All hardware shall either stainless steel or hot dipped galvanized with a black finish matching the fence components.
- The fence shall be maintenance free and shall be provided with a Manufacturer's warranty that covers the structural components and the finish of the fence for a period of not less than 20 years.
- The fence shall be assembled and installed in accordance with the Manufacturer's Specifications including proper coating and/or refinishing of drilled components.



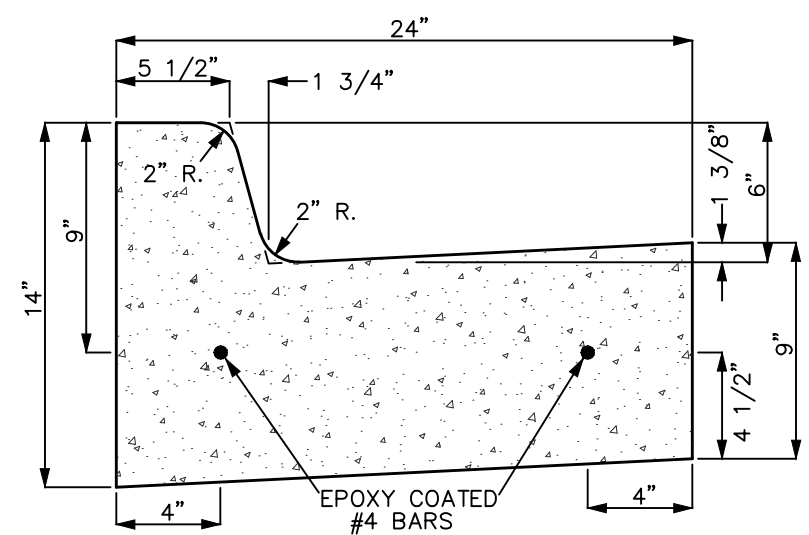
SIDEWALK CROSS SECTION
NOT TO SCALE

- NOTES:
1. SEE PLAN FOR WIDTH OF SIDEWALK.
2. PROVIDE CONCRETE TYPE PER LOCAL CODE. (3500 PSI AIR ENTRAINED)

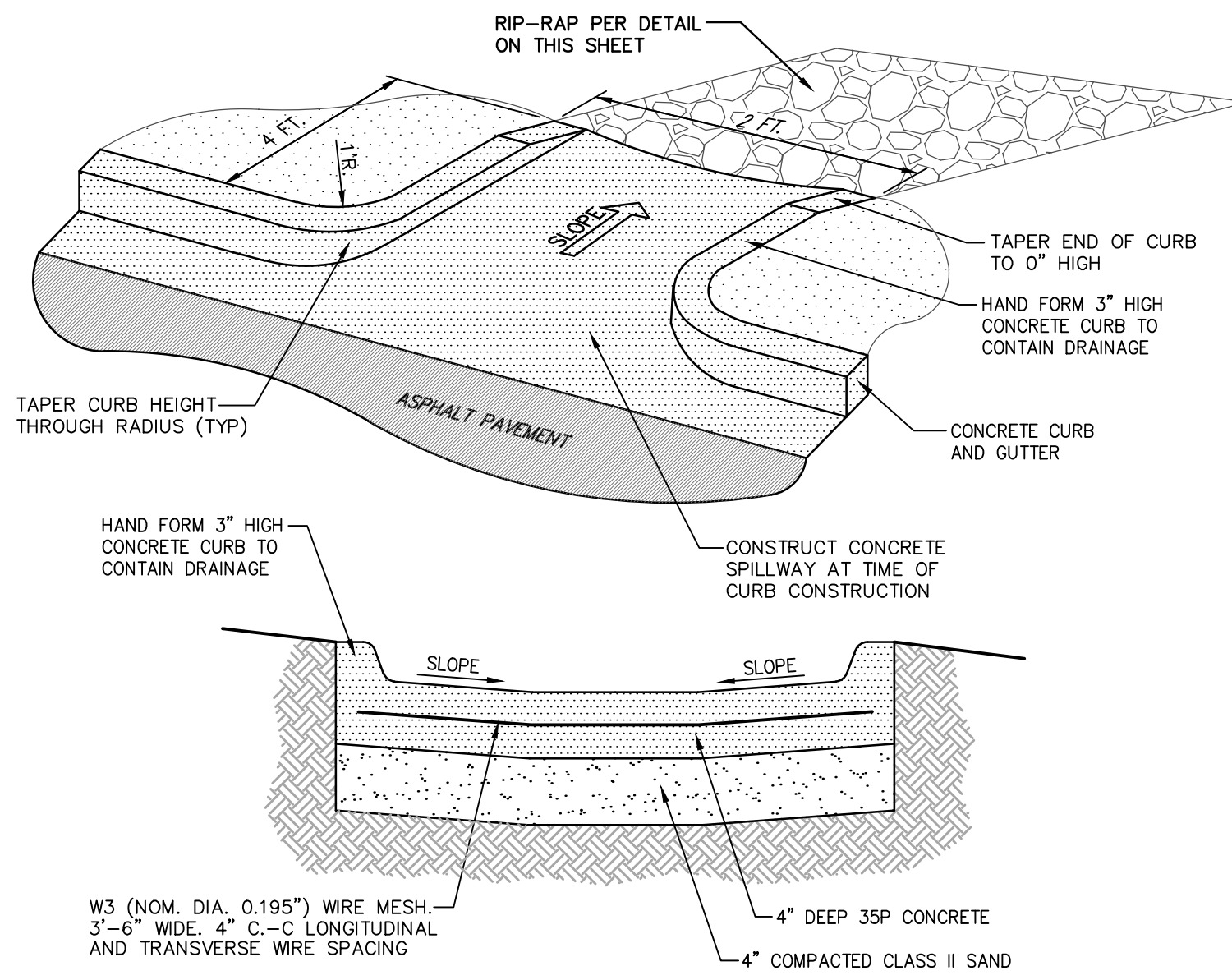
- NOTES:
1. SEE SHEET C2.0 FOR BARRIER FREE PARKING SPACE DIMENSIONS.
2. STANDARD SPACES SHALL USE WHITE PAINT, BARRIER FREE SPACES SHALL USE BLUE PAINT.



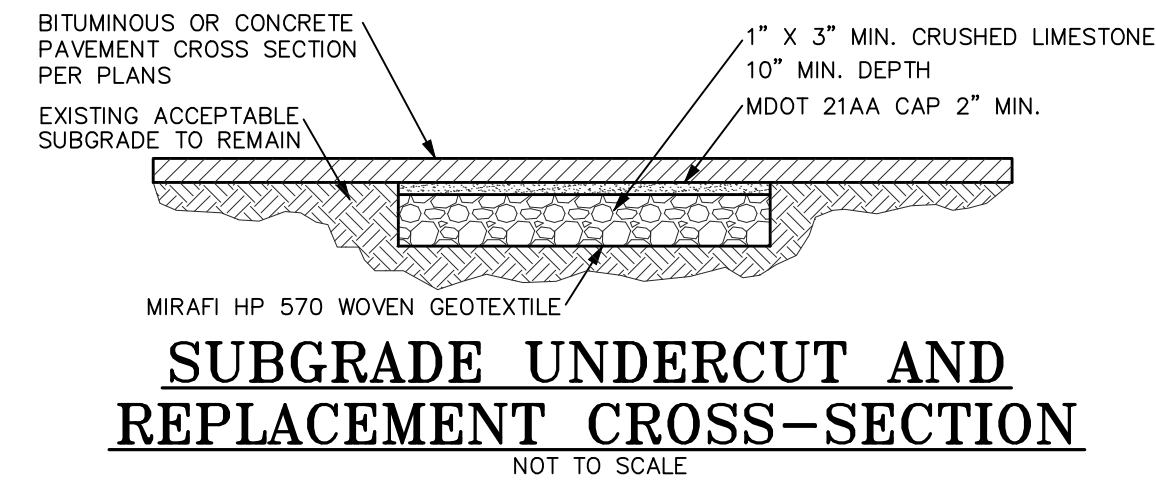
PARKING SPACE STRIPING DETAIL
NOT TO SCALE



MDOT TYPE F4 CURB
NOT TO SCALE



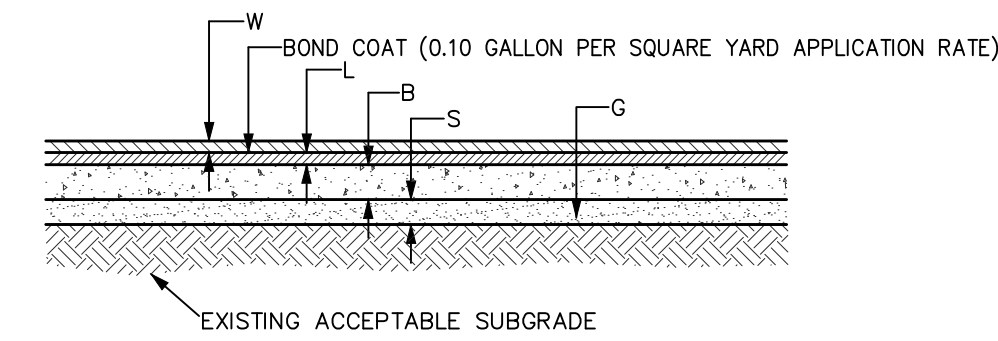
CONCRETE SPILLWAY DETAILS
NOT TO SCALE



SUBGRADE UNDERCUT AND REPLACEMENT CROSS-SECTION
NOT TO SCALE

PAVEMENT SUBGRADE UNDERCUT NOTES:

- Areas of pavement subgrade that do not pass a proof roll inspection shall be undercut when directed by the Material Testing Engineer and/or Project Engineer. All undercut work shall be witnessed and field measured by the Material Testing Engineer and/or Project Engineer. Copies of the field notes depicting the field measurements of the undercut areas shall be provided to the General Contractor and/or Earthwork Subcontractor and Owner.
- Undercut areas shall be excavated to a depth of 12 inches below the proposed subgrade elevation using an Excavator or Backhoe with a Smooth Edged Ditching Bucket so as not to scarify the underlying soils. Undercut areas shall remain free of all construction traffic and equipment to avoid rutting and/or tracking of the underlying soils.
- Mirafi HP 570 Woven Geotextile Fabric (or approved equal) shall be placed over all undercut areas per the Manufacturer's specifications. Overlap all seams a minimum of 12 inches unless specified otherwise by the Manufacturer.
- Backfill the undercut areas with 1 inch x 3 inch minimum size crushed angular limestone and cap with 21AA crushed angular limestone up to the proposed subgrade elevation. Crushed concrete material shall NOT be substituted for crushed limestone material. The backfill material shall be spread with a Wide Track Dozer to minimize loading on the underlying soils. Static roll the backfill material with a large smooth drum roller.
- Construct the appropriate Bituminous or Concrete Pavement Cross Section over the undercut areas per the Project Plans.



STANDARD DUTY BITUMINOUS PAVEMENT CROSS SECTION
NOT TO SCALE

KEY	DESCRIPTION	MATERIAL SPECIFICATION	MINIMUM COMPACTED THICKNESS
W	WEARING COURSE	MDOT 36A	1.5"
L	LEVELING COURSE	MDOT 13A	1.5"
B	AGGREGATE BASE	MDOT 21AA	8"
S	GRANULAR SUBBASE	MDOT CLASS II	6"
G	GEOGRID	N/A	N/A

BITUMINOUS PAVEMENT NOTES:

- The construction specifications of the appropriate Local Municipality are a part of this work. Refer to the General Notes, Road and/or Parking Lot Construction Notes and Typical Road and/or Pavement Cross Section details on the project plans for additional requirements.
- Unsuitable soils found within the 1 on 1 influence zone of the pavement, such as muck, peat, topsoil, marl, silt or other unstable materials shall be excavated and replaced up to the proposed subgrade elevation with MDOT Class III granular material compacted to 95% maximum unit weight, modified proctor.
- Contractor shall proof roll prepared subgrade as directed by Engineer. Unacceptable areas of subgrade shall be undercut and replaced as directed by Engineer.

TWX1 LED LED Wall Luminaire

Specifications

Depth: 5.0" Height: 12.0" Width: 7.5" Weight: 9 lbs (without options)

Ordering Information

Model	Voltage	Color	Beam	Temp	Notes
TWX1LED	120V	White	40°	27°K	Standard
TWX1LED	120V	White	40°	27°K	With Flood Light
TWX1LED	120V	White	40°	27°K	With Flood Light and Flood Light

Accessories

FEATURES & SPECIFICATIONS

INTENDED USE

CONSTRUCTION

FINISH

OFFICE

ELECTRICAL

INSTALLATION

WARRANTY

NOTES

- GENERAL NOTES:**
- Contractor shall perform the work in accordance with the requirements of the appropriate Local, County and State Agencies and all other Government and Regulatory Agencies with jurisdiction over the project. Contractor shall notify the appropriate Agencies in advance of each stage of work in accordance with each Agency's requirements.
 - Contractor shall comply with all permit, insurance, licensing and inspection requirements associated with the work. Prior to construction, Contractor and Owner/Developer shall determine who is responsible for obtaining each required permit. Contractor shall verify that the each required permit has been obtained prior to commencement of the stage of work associated with the required permit(s).
 - Contractor shall furnish liability insurance and property damage insurance to save harmless the Owner, Developer, Architect, Engineer, Surveyor and Government Agencies for any accident occurring during the construction period. Refer to the appropriate Local, County and State Agencies for additional requirements. Copies of insurance certifications shall be made available to the Owner/Developer.
 - Contractor shall conduct and perform work in a safe and competent manner. Contractor shall perform all necessary measures to provide for traffic and pedestrian safety from the start of work and through substantial completion. Contractor shall determine procedures and provide safety equipment such as traffic controls, warning devices, temporary pavement markings and signs as needed. Contractor shall comply with the safety standards of the State Department of Labor, the occupational health standards of the State Department of Health and safety regulations of the appropriate Local, County, State and Federal Agencies. Refer to the safety specifications of the appropriate Regulatory Agencies. The Contractor shall designate a qualified employee with complete job site authority over the work and safety precautions; said designated employee shall be on site at all times during the work.
 - Contractor shall coordinate scheduling of all work in the proper sequence, including work by Subcontractors. Additional costs due to improper planning by Contractor or work done out of sequence as determined by standard acceptable construction practices, shall be Contractor's responsibility.
 - Contractor shall contact the 811 Underground Public Utility Locating System or other appropriate local underground utility locating Agency, a minimum of three (3) working days prior to construction. Existing utility information on the project plans may be from information disclosed to this firm by the Utility Companies, Local, County or State Agencies, and/or various other sources. No guarantee is given as to the completeness or accuracy thereof. Prior to construction, locations and depths of all existing utilities (in possible conflict with the proposed improvements) shall be verified in the field.
 - Contractor shall coordinate scheduling a Pre-Construction Meeting with Engineer prior to commencement of work.
 - The Local Municipality, County and/or State in which the project is located may require an Engineer's Certification of construction of the proposed site improvements. Contractor shall verify the certification requirements with Engineer prior to commencement of work. Contractor shall coordinate construction staking, testing, documentation submittal and observation with the appropriate Agency, Surveyor and/or Engineer as required by Engineer's Certification and Government Agency Acceptance. All materials used and work done shall meet or exceed the requirements of certification and acceptance, the contract documents and the material specifications noted on the project plans. Any materials used or work done that does not meet said requirements, contract documents and/or specifications shall be replaced and/or redone at Contractor's expense. The Owner/Developer may wait for test results, certifications and/or Agency reviews prior to accepting work.
 - Engineer may provide subsurface soil evaluation results, if available, to Contractor upon request. Subsurface soil evaluation results, soils maps and/or any other documentation does NOT guarantee existing soil conditions or that sufficient, acceptable on-site granular material is available for use as structural fill, pipe bedding, pipe backfill, road subbase or use as any other granular material specified on the project plans. On-site granular material that meets or exceeds the material specifications noted on the project plans may be used as structural fill, pipe bedding, pipe backfill and/or road subbase material. On-site granular material shall be stockpiled and tested as acceptable to the appropriate Agency and/or Engineer prior to use.
 - During the performance of their work, Contractor shall be solely responsible for determining soil conditions and appropriate construction methods based on the actual field conditions. Contractor shall furnish, install and maintain sheeting, shoring, bracing and/or other tools and equipment and/or construction techniques as needed for the safety and protection of the workers, pedestrians and vehicular traffic and for protection of adjacent structures and site improvements.
 - Contractor shall install temporary and permanent soil erosion and sedimentation control devices at the appropriate stages of construction in accordance with the appropriate regulatory Agencies. Refer to Soil Erosion and Sedimentation Control Plans and Notes on the project plans.
 - Structural fill shall be placed as specified on the project plans and within the 1 on 1 influence zone of all structures, paved areas and other areas subject to vehicular traffic. Structural fill shall be placed using the controlled density method (12" maximum lifts, compacted to 95% maximum unit weight, modified proctor). Fill material shall meet or exceed the specifications noted on the project plans or as directed by Engineer when not specified on the project plans.
 - All existing monuments, property corners, ground control and benchmarks shall be protected and preserved; and if disturbed by Contractor, shall be restored at Contractor's expense. Contractor shall notify Surveyor of any conflicts between existing monuments, property corners, ground control and/or benchmarks and the proposed site improvements.
 - Contractor shall notify Owner/Developer and Engineer immediately upon encountering any field conditions, which are inconsistent with the project plans and/or specifications.
 - When noted on the project plans for demolition and/or removal, Contractor shall remove existing structures, building and debris and recycle and/or dispose of in accordance with Local, County, State and Federal regulations.
 - Contractor shall remove excess construction materials and debris from site and perform restoration in accordance with the project plans and specifications. Disposing of excess materials and debris shall be performed in accordance with Local, County, State and Federal regulations.
 - Construction access to the site shall be located as acceptable to the Owner/Developer and to the appropriate Local, County and/or State Agency with jurisdiction over the road(s) providing access to the site. Construction access shall be maintained and cleaned in accordance with the appropriate Local, County and/or State Agencies and as directed by Owner/Developer and/or Engineer.
 - Contractor shall take necessary precautions to protect all site improvements from heavy equipment and construction procedures. Damage resulting from Contractor actions shall be repaired at Contractor's expense.

DESIGN: WMP	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: JHG	1	03-25-24	REVISED PER REVIEW COMMENTS			
CHECK: WMP	2	05-15-24	REVISED PER REVIEW COMMENTS			

5776 E. GRAND RIVER

SITE & PAVEMENT NOTES AND DETAILS

CLIENT: MITTS LLC	SCALE: N/A
5796 E. GRAND RIVER HOWELL, MICHIGAN 48843 517-548-5122	PROJECT No.: 214052 DWG NAME: 4052 DT ISSUED: MAY 14, 2024



DT



NORTH BUILDING ELEVATION

NOT TO SCALE



SOUTH BUILDING ELEVATION

NOT TO SCALE



**WEST BUILDING ELEVATION
NORTH END**

NOT TO SCALE



**WEST BUILDING ELEVATION
SOUTH END**

NOT TO SCALE



**EAST BUILDING ELEVATION
SOUTH END**

NOT TO SCALE



**EAST BUILDING ELEVATION
NORTH END**

NOT TO SCALE

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2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114

DESIGN: JHG	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: JHG						
CHECK: WMP						

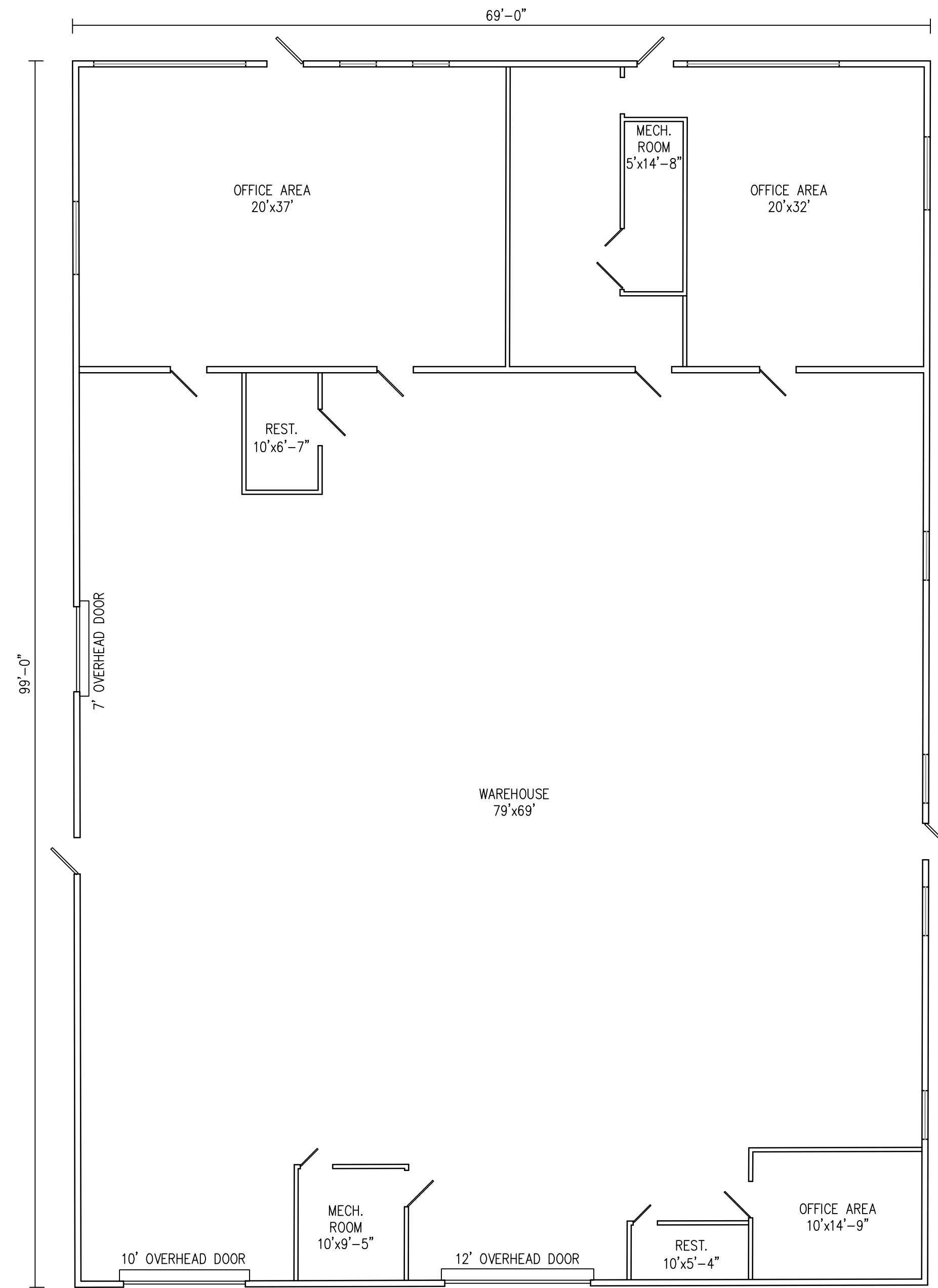
5776 E. GRAND RIVER

BUILDING PHOTOGRAPHS

CLIENT:
MITTS LLC
5796 E. GRAND RIVER
HOWELL, MICHIGAN, 48843
517-548-5122

SCALE: NOT TO SCALE
PROJECT No.: 214052
DWG NAME: 4052 ELEV
ISSUED: **MAY 14, 2024**

E



ARCHITECTURAL FLOOR PLAN

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



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

MEMORANDUM

TO: Honorable Board of Trustees
FROM: Amy Ruthig, Planning Director
DATE: May 15, 2024
RE: 2025 Euler Road Final Site Condominium
Final Site Plan and Impact Assessment

Please find attached the project case file for an environmental impact assessment and final condominium site plan for a 2-unit non-residential site condominium for use as contractor's offices and yards with outdoor storage. The property is located at 2025 Euler Road, east side of Euler Road, north of Grand River Avenue. The property is zoned Industrial (IND).



Procedurally, the Planning Commission is to review the final condominium site plan and environmental impact assessment, and put forth recommendations to the Township Board following a public hearing. The project was heard before the Planning Commission on May 13, 2024 and the Commission recommended approval.

The applicant has submitted building material samples which should be reviewed and approved by the Township Board.

Based on the recommendation from the Planning Commission, I offer the following for your consideration:

ENVIRONMENTAL IMPACT ASSESSMENT

Moved by _____, Supported by _____ to APPROVE the Environmental Impact Assessment dated May 14, 2024 for a two-unit non-residential site condominium with contractor's offices and yards with outdoor storage at 2025 Euler Road.

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

Terry Croft

Diana Lowe

Jeff Dhaenens

MANAGER

Kelly VanMarter

SITE PLAN

Moved by _____, Supported by _____ to APPROVE the final condominium site plan dated April 22, 2024 to allow for a two-unit non-residential site condominium with contractor's offices and yards with outdoor storage at 2025 Euler Road, with the following conditions:

- The revised Master Deed and Bylaws shall be reviewed by the Township Attorney.
- No fuel storage is allowed without Township approvals.

If you should have any questions, please feel free to contact me.

Best Regards,

A handwritten signature in blue ink that reads "Amy Ruthig". The signature is written in a cursive style and is placed on a light blue rectangular background.

Amy Ruthig
Planning Director



GENOA CHARTER TOWNSHIP
Application for Site Plan Review

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

APPLICANT NAME & ADDRESS: Desine Inc. (2183 Pless Dr., Brighton, MI 48114)
If applicant is not the owner, a letter of Authorization from Property Owner is needed.

OWNER'S NAME & ADDRESS: 4M Genoa LLC (2244 Euler Rd., Ste. 102, Brighton, MI 48114)

SITE ADDRESS: 2025 Euler Road PARCEL #(s): 11-13-100-011

APPLICANT PHONE: (810) 227-9533 OWNER PHONE: (810) 217-7471

OWNER EMAIL: johnj@mrmconstruction.com

LOCATION AND BRIEF DESCRIPTION OF SITE: Site is just north of Grand River Ave, on Euler Rd. Site is currently occupied by several accessory structures and a former home that was being used as business. Site is mostly open with some trees and vegetation.

BRIEF STATEMENT OF PROPOSED USE: Proposed use is an industrial site condominium that will contain two industrial buildings and a shared storage yard. The buildings will house two separate construction firms and their equipment and staff.

THE FOLLOWING BUILDINGS ARE PROPOSED: Two industrial buildings, with office and warehouse spaces.

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: STEVE BAIBAK [Signature]


ADDRESS: 2183 Pless Drive, Brighton MI 48114

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

1.) Steve Baibak of Desine Inc. at steveb@desineinc.com
Name Business Affiliation E-mail Address

FEE EXCEEDANCE AGREEMENT

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

SIGNATURE:  DATE: 11/2/2023
PRINT NAME: John Morett PHONE: 810-217-7411
ADDRESS: 2244 Euler Rd, Brighton MI

NEW BUSINESS:

OPEN PUBLIC HEARING #3... Consideration of an environmental impact assessment and final site plan for a 2-unit nonresidential site condominium with contractor's offices and yards with outdoor storage and accessory fuel storage. The property is located at 2025 Euler Road, east side of Euler Road, north of Grand River Avenue. The request is petitioned by Desine, Inc.

A. Recommendation of Environmental Impact Assessment (2-20-24)

B. Recommendation of Final Site Plan (4-22-24)

Mr. Wayne Perry of Desine, Inc. and Mr. John Moretti, the applicant, were present.

Mr. Perry provided a review of the project and site plan. They have made modifications to the plans to address all of the consultants' comments.

Chairman Grajek asked if either of the buildings have the ability to be expanded. Mr. Perry stated, "yes".

Mr. Borden reviewed his letter dated April 30, 2024. He noted that the Planning Commission made a recommendation to approve the preliminary plans, and that was approved by the Township Board.

1. The applicant must provide copies of necessary permits from outside agencies.
2. The applicant must address comments from the Township Attorney and/or staff on the condominium documents.
3. The final condominium plan is generally consistent with the approved preliminary plan, including conditions; however:
 - a. The applicant should be prepared to present building material and color samples. Mr. Perry stated they have provided colored renderings of the buildings, but do not have building samples this evening.
 - b. The building elevations are subject to review and approval by the Planning Commission.
 - c. The applicant must address any comments provided by the Township engineering consultant and Brighton Area Fire Authority.

Mr. Barber stated the applicant has addressed all of his comments from his letter dated May 7, 2024.

Ms. Ruthig stated she received the master deed and by-laws today and they are being reviewed by the township attorney.

Commissioner McCreary stated the business hours are not listed in the document. After a discussion, it was decided that the business hours shall be stated to comply with the township ordinance.

Commissioner McCreary stated that the by-laws still state that one of the uses is a medical building. Ms. Reister, the applicant's attorney, stated that a red-lined copy of the by-laws were provided to the township attorney and that was removed. Ms. Ruthig stated the one in the packet, which is from April, still says "medical". The copy received today also has it. Ms. Reister will provide a revised copy.

Commissioner Chouinard questioned the fuel storage location. Mr. Perry stated that has been removed from the plans. It was put on the agenda in error.

It was noted that the building material samples have not been provided. Commissioner McCreary would like to see the samples. Ms. Ruthig stated they can be submitted prior to the submission to the Township Board.

The call to the public was made at 7:22 pm with no response.

Moved by Commissioner McCreary, supported by Commissioner Rassel, to recommend to the Township Board approval of the Environmental Impact Assessment dated February 20, 2024 for a two-unit nonresidential site condominium with contractor's offices and yards with outdoor storage at 2025 Euler Road, east side of Euler Road, north of Grand River Avenue. **The motion carried unanimously.**

Moved by Commissioner McCreary, supported by Commissioner Rassel, to recommend to the Township Board approval of the Final Site Plan dated April 22, 2024 for a two-unit nonresidential site condominium with contractor's offices and yards with outdoor storage at 2025 Euler Road, east side of Euler Road, north of Grand River Avenue, with the following conditions:

- The applicant shall be prepared to present building materials and samples subject to approval of township staff.
- The applicant must address any comments from the township engineer, planner and Brighton Area Fire Authority Fire Marshal.
- The following changes shall be made to the condominium by-laws:
 - Page 83, removing the word "Medical" from "medical and business".
 - Page 53 of the Impact Assessment shall state that business hours will comply with township ordinances for the specified zoning use.
- No fuel storage has been requested and has been removed from the request.

The motion carried unanimously.

OPEN PUBLIC HEARING #4...Consideration of a site plan application and environmental impact assessment for a proposed building and parking lot expansion for the existing Maxey Ford automobile dealership. The property is located at 2798 E. Grand River Avenue, south side of Grand River Avenue and east of Chilson Road. The request is petitioned by Michael Maxey.

- A. Recommendation of Environmental Impact Assessment (3-19-24)
- B. Recommendation of Site Plan (3-19-24)



May 14, 2024

Ms. Amy Ruthig, Assistant Township Manager
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Re: **2025 Euler Road**

Dear Ms. Ruthig;

We have updated documentation for the 2025 Euler Road site plan to address comments provided by the Planning Commission. The following revisions and modifications have been provided to the project documents:

Environmental Impact Assessment

- Page 7, paragraph 6 – revised to state “site generated noise will comply with Genoa Township Ordinances”.

Bylaws

- Page 1, Section 1 – the word “medical and business office condominium” has been revised to “business and industrial condominium”.

Enclosed are revised documents for consideration by the Genoa Township Board during their upcoming meeting. Should you have questions pertaining to the plans or supporting documentation, please contact me at your convenience.

Respectfully,
DESINE INC.


Wayne M. Perry, P.E.

Encl: Site Plan - dated April 22, 2024
Architectural Renderings
Environmental Impact Assessment – revised 05-14-2024
Master Deed & Bylaws
Redlines – Master Deed & Bylaws
USB Drive (containing PDF copies of all documents)

\\234463\2025 Euler Road resubmittal LTR 05-14-2024

Robin Hunt asked if they are prepared to combine the property. Mr. Sheffer responded yes.

A. Disposition of Special Use Application

Moved by Paulette Skolarus, supported by Robin Hunt to approve the Special Use Permit to allow for a contractor's yard with outdoor storage, wetland buffer encroachment and accessory fuel storage located at 855 Victory Drive and parcel #4711-05-303-026. It is found that the requested use meets the standards of Section 19.03, 13.07 and 8.02.02(b) with the following condition:

1. Applicant must receive a variance from the Zoning Board of Appeals to allow for two 500-gallon fuel storage tanks.
2. The two parcels must be combined into one parcel.

The motion carried unanimously.

B. Disposition of Environmental Impact Assessment (1-15-24)

Moved by Diana Lowe, supported by Terry Croft to approve the Environmental Impact Assessment dated 1-15-24 for a contractor's yard with outdoor storage located at 855 Victory Drive. **The motion carried unanimously.**

C. Disposition of Site Plan (1-26-24)

Moved by Jean Ledford, supported by Diana Lowe to approve the site plan dated 1-26-24 to allow for a contractor's office with outdoor storage yard at 855 Victory Drive, with the following conditions:

1. The two parcels must be combined into one parcel.
2. The wetland crossing shall be approved by EGLE and approval shall be submitted to the Township prior to land use permit issuance.
3. Applicant must receive a variance from the Zoning Board of Appeals to allow for two 500-gallon fuel storage tanks.

The motion carried unanimously.

5. Consideration of a recommendation for approval of a special use application, preliminary site plan and environmental impact assessment for a 2-unit non-residential site condominium with contractor's offices and yards with outdoor storage. The property is located at 2025 Euler Road, east side of Euler Road, north of Grand River Avenue. The request is petitioned by Desine, Inc.

Wayne Perry, Design, Inc., Cathy Reisterer, and Brian Misaras are present on behalf of the petitioner. Wayne Perry reviewed the project and stated that the project will create two industrial sites on Euler Road with a common entrance. Each building will have 20,000 square feet building with municipal water and sanitary sewer. The existing buildings on the site will be demolished and stormwater management will be constructed with a basin on the east side of the property.

Robin Hunt asked if the area between the building will only be used for maneuvering into the bays. Wayne Perry responded yes.

Paulette Skolarus loves the plan and has questions about the storage yard. She wants to see fencing across the front between the two buildings. She suggested they consider something similar to the WalMart store which has a stone or brick wall with wrought iron fence on the top to screen. Wayne Perry asked if her goal was to block the view from Euler Road. Ms. Skolarus responded yes and stated that it doesn't have to be opaque, just something to stop your eye.

Wayne Perry stated that there is a 50-foot-wide landscape buffer along the residential property line with landscaping that exceeds the ordinance requirements. Between the buildings is not storage and that area will be used as a truck turning area. The ability to see the storage area will be very diminished because it will be at least 410 feet off of Euler Road at a minimum. You will be able to see it but it will be 400-600 feet off of Euler Road.

A resident spoke up in concern for the large excavators which will be located right against the back of the building which is very near her home.

Cathy Riesterer responded that the property is zoned Industrial and she purchased her home in 2021. The Township ordinances requires buffering and screening. There is very limited to no Industrial land in Genoa Township to develop. The applicant has gone above and beyond to add landscaping and to make the building attractive.

Paulette Skolarus really appreciated the letter in the packet from the resident and thinks she should work at the Township. She wants to help this person by adding a fence between the two buildings to make it more attractive.

Robin Hunt is less concerned about the Euler Road view but is more concerned with the impacts to the abutting residential. She asked if any of the equipment that will be stored would be over 10 feet tall. Mr. Perry responded that nothing will be stored above that height.

Wayne Perry offered to add trees to the 50 feet buffer and said they could look to add height to the berm provided it is within the side slopes of the engineering standards.

Paulette Skolarus said on the picture you have all these beautiful green trees. Wayne Perry states that those trees along the lakeside will remain.

A. Disposition of Special Use Application

Moved by Robin Hunt, supported by Diana Lowe to approve the Special Use Permit for a two-unit non-residential site condominium with contractor's offices and yards with outdoor storage at 2025 Euler Road. It is found that the requested use meets the standards of Section 19.03, 13.07 and 8.02.02(b). This approval is conditioned upon the following:

1. High quality building architecture and enhanced landscaping have been provided to ensure compatibility with the research and development future land use category. The final building architecture shall be reviewed by the Planning Commission to ensure that it meets the intent of the Master Plan and conveys a high-quality image.
2. The height of all material and equipment stored in an outdoor storage area shall not exceed the height of any landscape screening, wall or fence. Storage of materials up to the height of the adjacent building wall may be permitted in the rear yard of the south condominium unit if it is illustrated on the site plan because the rear yard does not abut a residential

district or face an expressway, provided such storage is confined to within twenty (20) feet of the building.

3. The applicant shall address any comments provided in the January 3rd, 2024 letter from the Township Engineer.
4. The applicant shall address any comments provided in the December 26, 2023 letter from the Brighton Area Fire Authority.
5. Additional landscaping trees shall be added to the north property line and if possible additional berm height shall be added.

The motion carried unanimously.

B. Disposition of Environmental Impact Assessment. (1-26-24)

Moved by Robin Hunt, supported by Jean Ledford to APPROVE the Environmental Impact Assessment dated 1-26-24 for a two-unit non-residential site condominium with contractor's offices and yards with outdoor storage at 2025 Euler Road. **The motion carried unanimously.**

C. Disposition of Site Plan (dated 1-26-24)

Moved by Jean Ledford, supported by Terry Croft to approve the site plan dated 1-26-24 to allow for a two-unit non-residential site condominium with contractor's offices and yards with outdoor storage at 2025 Euler Road, with the following conditions:

1. The applicant is to review the tones and textures of the building and their ability to improve upon the landscaping as discussed.
2. The building materials do not meet the Zoning Ordinance. Building materials and colors will be reviewed at Final Site Plan submittal.
3. The Master Deed and Bylaws shall be amended per the comments provided by the Township Attorney and staff and exhibit B shall be provided for review at Final Site Plan submittal.
4. Site plan shall be revised to show storage of materials up to the height of building in an area 20 feet behind the building on south condominium unit.
5. Additional landscaping trees shall be added to the north property line and if possible, additional berm height shall be added.

The motion carried unanimously.

6. Request for approval of Resolution #5C, the third amendment to Resolution #5 for the Pine Creek Ridge Road Improvement Special Assessment District to extend the interest free pre-payment period from March 1, 2024 to June 1, 2024. (Roll Call)

Kelly VanMarter indicated the hearing before the Michigan Tax Tribunal is tomorrow and she hopes to have an answer by June 1st which will allow the project to move forward. This will change the no interest pre-payment date from March 1, 2024 to June 1, 2024.

Paulette Skolarus asked if there were time periods for the bids for this project. Kelly VanMarter responded that her cover letter in the packet addressed this issue. The County Road Commission has indicated that they will honor the pricing.

Moved by Diana Lowe, supported by Paulette Skolarus to approve Resolution #5C, the third amendment to Resolution #5 for the Pine Creek Ridge Road Improvement Special Assessment District to extend the interest free pre-payment period from March 1, 2024 to June 1, 2024. **The**

OPEN PUBLIC HEARING # 2... Consideration of a special use application, environmental impact assessment and preliminary site plan for a 2-unit non-residential site condominium with contractor's offices and yards with outdoor storage and accessory fuel storage. The property is located at 2025 Euler Road, east side of Euler Road, north of Grand River Avenue. The request is petitioned by Desine, Inc.

- A. Recommendation of Special Use Application
- B. Recommendation of Environmental Impact Assessment (12-18-23)
- C. Recommendation of Preliminary Site Plan (12-19-23)

Mr. Steve Baibak of Desine, Inc. provided a review of the proposal. He showed the proposed site plan. Ms. Kathy Riesterer, representing the applicant stated this site is being developed as a condominium. The Master Deed and Bylaws have been reviewed to the Township Attorney and his comments have been incorporated into those documents.

Mr. Borden reviewed his letter dated January 2, 2024, noting this is preliminary approval.

- 1. Special Land Uses (Section 19.03):
 - a. In order to make a favorable finding related to the Master Plan, the Commission needs to deem the building architecture "high quality" and the site landscaping "enhanced."
 - b. In order to make favorable findings related to compatibility and impacts, the conditions of Section 8.02.02(b) and 13.07 need to be met to the Commission's satisfaction, with particular attention paid to protecting the adjacent residence.
 - c. The applicant must address any comments provided by the Township Engineer or Brighton Area Fire Authority regarding public facilities and services.
- 2. Outdoor Storage (Section 8.02.02(b)):
 - a. The use of gravel surfacing is allowed to be approved but requires a recommendation by the Township Engineer.
- 3. Site Plan Review:
 - a. The applicant must address any comments provided by the Township Attorney regarding the condominium documents. He noted that Ms. Riesterer has addressed this item.
 - b. Building materials and design, including color palette, are subject to review and approval by the Planning Commission.
 - c. The amount of metal as a building material exceeds that allowed.
 - d. The applicant should be prepared to present building material and color samples at the Planning Commission meeting. Mr. Baibak provided photographs of the proposed materials. There was a discussion regarding not allowing the red material being proposed. The Commissioners agree that the proposed materials are acceptable, but colored renderings must be provided for color palette review and approval.
 - e. Parking space depths may be reduced by 2 feet, if desired by the applicant.
 - f. The applicant must make arrangements for refuse removal since the receptacles are behind security gates.

Ms. Byrne reviewed her letter dated January 3, 2024.

1. The Genoa Township Zoning Ordinance requires that the parking lot be hard surface with concrete curb and gutter. However, she does not have any objection to the use of gravel for the storage areas.
2. After final site plan approval, water main and sanitary sewer construction plans should be provided to MHOG Sewer and Water Authority for their review and approval and permitting with EGLE.
3. The domestic water lead should come off the fire suppression line closer to the proposed buildings per MHOG standard details. This can be revised as part of MHOG's construction plan review after final site plan approval.

The Brighton Area Fire Department Fire Marshal's letter dated December 26, 2023 states that two items are outstanding:

1. 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-cocheres, lighting, and large canopy trees.
2. The shared drive to the storage yard shall be signed on both sides 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.

Mr. Baibak stated he will address their Fire Marshal's concerns.

Commissioner McCreary questioned that the Master Deed and Bylaws state the use as "a medical and business office condominium". Ms. Riesterer stated this will be removed as there will be no medical uses here.

The call to the public was made at 7:42 pm.

Mr. Joe Lubig of 7576 Spring Trace, which is directly east of the property, would like to know what type of businesses will be here. He used to see the pond and the trees and now he sees the orange fencing. Will this affect his property values and what will he see from his windows? Will there be landscaping planted? He would like to keep the rural nature of the area.

Ms. Marie Parish of 1885 Euler has the same concerns as Mr. Lubig. She would like the applicant to consider a neutral palette. She is concerned about any fuel storage.

Mr. John Moretti, who owns the property at 2224 Euler Road, is happy with this proposed development. This property has been abandoned for many years. There has been debris, unsafe buildings, tires, etc. and has not been well maintained.

The call to the public was closed at 7:48 pm.

Vice Chairman Rauch asked the applicant to explain their proposed screening. Mr. Baibak showed the proposed landscaping plan. They will be keeping all of the existing major vegetation and they will be adding additional plantings around the detention basin. There will be more plantings on this site after it is developed than what is currently there.

Commissioner McBain would like to see additional plantings installed along the back of the property between this site and the residential neighbors abutting it. Mr. Baibak stated additional plantings can be added where there is a gap in the buffer on that side. He requested specific direction on what should be planted.

Moved by Commissioner Dhaenens, supported by Commissioner McCreary, to recommend to the Township Board approval of the Special Use Application for a two-unit non-residential site condominium with contractor's offices and yards with outdoor storage at 2025 Euler Road as this Planning Commission finds that the conditions of Sections 8.02.02(b), 13.07 and 19.03 of the zoning ordinance have been met. This approval is conditioned upon the applicant addressing any comments provided by the Township Engineer and Brighton Area Fire Authority regarding public facilities and services. **The motion carried unanimously.**

Moved by Commissioner Dhaenens, supported by Commissioner McCreary, to recommend to the Township Board approval of the Environmental Impact Assessment dated December 18, 2023 for a two-unit non-residential site condominium with contractor's offices and yards with outdoor storage at 2025 Euler Road. **The motion carried unanimously.**

Moved by Commissioner Dhaenens, supported by Commissioner Chouinard, to recommend to the Township Board approval of the Preliminary Site Plan dated December 19, 2023 for a two-unit non-residential site condominium with contractor's offices at 2025 Euler Road, with the following conditions:

- The applicant is to review the tones and textures of the building and their ability to improve upon the landscaping as discussed this evening.
- The gravel parking lot is acceptable.
- The Dumpster screening is not required.
- The Master Deed and Bylaws shall be amended per the comments provided by the Township Attorney.

The motion carried unanimously.

OPEN PUBLIC HEARING #3...Consideration of a sketch plan application and sketch plan for a proposed 1,704 sq. ft. addition for Michigan Rod Products located at 1326 Grand Oaks Drive.
A. Disposition of Sketch Plan (11-28-23)

Mr. Raymond Embach of Asselin, McLane Architectural Group, LLC stated they are proposing to install a recycling bin enclosure. They have received the comments from the planner, engineer and fire marshal and will address their concerns, noting that he has spoken to the Fire Marshal and he has agreed to waive the requirement for the water main.



April 30, 2024

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Amy Ruthig, Planning Director
Subject:	2025 Euler Road Business Park – Final Condominium Plan Review #2
Location:	2025 Euler Road – east side of Euler Road, north of Grand River Avenue
Zoning:	IND Industrial District

Dear Commissioners:

At the Township’s request, we have reviewed the revised submittal from 4M Genoa, LLC for final condominium plan review for a 2-unit non-residential (industrial) development at 2025 Euler Road (cover sheet dated 4/22/24).

A. Summary

1. The applicant must provide copies of necessary permits from outside agencies.
2. The applicant must address comments from the Township Attorney and/or staff on the condominium documents.
3. The final condominium plan is generally consistent with the approved preliminary plan (including conditions); however:
 - a. the applicant should be prepared to present building material and color samples at the upcoming meeting;
 - b. building elevations are subject to review and approval by the Planning Commission;
 - c. the applicany must address any comments provided by the Township engineering consultant and Brighton Area Fire Authority.

B. Proposal/Background/Process

The applicant seeks to create a 2-unit non-residential site condominium for use as contractor’s offices and yards with outdoor storage.

The 13.33-acre site is zoned IND and currently contains several buildings and structures that will be removed to accommodate the project.

At their January 8, 2024 meeting, the Planning Commission put forth favorable recommendations on both the special land use request and preliminary condominium plan.

Subsequently, the Township Board approved the special land use request and preliminary condominium plan with conditions at their February 5, 2024 meeting.

At this time, the applicant requests review and approval of the final condominium plan.

Procedurally, the Planning Commission is to review the final condominium plan and revised Environmental Impact Assessment, and put forth recommendations to the Township Board.



Aerial view of site and surroundings (looking north)

C. Final Condominium Plan Review

1. Condominium Requirements. For consideration of final condominium plans, the Ordinance requires review of the site plan and Impact Assessment, necessary agency permits (county and state, as needed), and condominium documents (master deed and by-laws).

The applicant provided the required condominium documents, which are subject to review by the Township Attorney and staff.

The materials submitted to our office did not include permits from outside agencies. This information must be provided to the Township.

2. Dimensional Requirements. As shown in the table below, the proposed 2-unit condominium development complies with the dimensional requirements of the IND:

	Min. Lot Req.		Minimum Yard Setbacks (feet)				Max. Lot Coverage (%)	Max. Height
	Area (acres)	Width (feet)	Front Yard	Side Yard	Rear Yard	Parking Lot		
IND	1	150	85	50 (N) 25 (S)	40	20 front 10 side/rear	40% building 85% impervious	30' 2 stories
Proposal	4.15 (1) 5.14 (2)	210 (1) 236 (2)	153 (1) 159 (2)	50 (N) 25 (S)	435 (1) 535 (2)	85 front 25 side (S)	11.1% building (1) 64.4% impervious (1) 8.9% building (2) 64.4% impervious (2)	30' 2 stories

The dimensions noted above are also consistent with the approved preliminary condominium plan.

3. Building Design and Materials. Building materials and design, including color palette, are subject to review and approval by the Planning Commission.

The elevation drawings identify masonry veneer, masonry block, composite metal panels, and a decorative concrete base.

The applicant should be prepared to present material and color samples at the Planning Commission meeting.

4. Pedestrian Circulation. Public sidewalks are not provided, nor required, along Euler Road.

Internal sidewalks (7' wide) are proposed along the front and side of each building.

5. Vehicular Circulation. The plan includes a single driveway to/from Euler Road that will be shared by both Units.

As noted during review of the preliminary plan, we believe driveway spacing and offsets are met; however, the applicant must address any comments provided by the Township Engineer and/or the Brighton Area Fire Authority with respect to vehicular circulation.

6. Parking. Based on the proposed use, each Unit requires 28 parking spaces.

The plan complies with the total amount of parking required, including the number of barrier-free spaces (2 per Unit).

The design and dimensions of parking spaces and drive aisles also comply with current Ordinance standards.

7. Exterior Lighting. The lighting plan identifies 12 light poles and 6 wall mounted fixtures (3 on each building).

Details note the use of downward directed LED fixtures.

Pole heights and photometric readings (both on-site and along property lines) comply with Ordinance standards.

8. Landscaping. The landscape plan has been reviewed for compliance with the standards of Section 12.02, as follows:

Standard	Required	Proposed	Notes
Front yard greenbelt	20' width 12 canopy trees	90' width 12 canopy trees	In compliance
Parking lot	6 canopy trees 560 SF landscaped area	6 canopy trees 560+ SF landscaped area	In compliance
Buffer Zone A (N)	50' width 6' wall or 4' berm 48 canopy trees 96 evergreen trees 192 shrubs	50' width 4' berm 48+ canopy trees (new & exist) 103 evergreen trees (new) 192 shrubs	In compliance
Buffer Zone B (S)	20' width 6' wall or 3' berm 29 canopy trees 29 evergreen trees 116 shrubs	25' width 3' berm 29+ canopy trees (new & exist) 29+ evergreen trees (new & exist) 116 shrubs	In compliance
Detention pond	15 trees 150 shrubs	10 new trees 8 existing trees 153 shrubs	In compliance

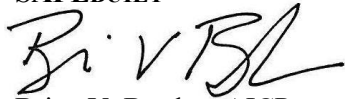
Per a condition of the Board's approval, the applicant has included additional plantings beyond the minimum requirements for the northerly buffer zone to further protect the adjacent residential use.

9. Waste Receptacle. Each Unit provides a compliant waste receptacle consistent with the approved preliminary condominium plan.

10. Outside Storage. Per a condition of the Board's approval, the applicant has added a 20' area at the rear of the building on Unit 1 for storage of taller materials/equipment.

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

Respectfully,
SAFEBUILT

A handwritten signature in black ink, appearing to read "B. V. Borden". The signature is stylized with a large, sweeping "B" and "B" and a smaller "V" in the middle.

Brian V. Borden, AICP
Michigan Planning Manager



May 7, 2024

Ms. Amy Ruthig
Genoa Township
2911 Dorr Road
Brighton, MI 48116

**Re: Euler Road Development
Final Site Plan Review No. 2**

Dear Ms. Ruthig:

Tetra Tech conducted a review of the proposed 2025 Euler Road revised final site plan last dated April 22, 2024. The plan was prepared by Desine, Inc. on behalf of 4M Genoa LLC. The development is located on the east side of Euler Road, approximately 1,200 feet north of Grand River Avenue. The Petitioner is proposing two 20,000 square foot industrial buildings. Improvements include storm sewer, detention, and public water main and sanitary sewer expansion.

The only change noted to the final site plan is on sheet LS1 where the petitioner revised the landscape plan so that the planting schedule matches the plan view.

We have reviewed the revised final site plan and the petitioner has satisfactorily addressed our previous comments and we have no further comments. Please call or email if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads 'John Y. Barber'.

John Y. Barber, PE
Project Engineer



BRIGHTON AREA FIRE AUTHORITY

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

May 7, 2024

Amy Ruthig/Sharon Stone
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Euler Road Development
2025 Euler Road
Genoa Twp., MI

Dear Amy,

The Brighton Area Fire Department has reviewed the above-mentioned site plan. The plans were received for review on April 23, 2024, and the drawings are dated April 22, 2024. The project is based on the redevelopment of an existing 13.33-acre parcel into a site condominium development for commercial use. The parcel will be split into a 5.14-acre and a 4.15-acre parcel. The applicant proposes two, two-story, 20,000-square-foot mixed-use commercial structures and a shared outdoor storage yard. The plan review is based on the requirements of the International Fire Code (IFC) 2021 edition.

All previous comments regarding access and water supply for the proposed two unit development have been complied with or acknowledged by the applicant on the most recent submittal.

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

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

Cordially,

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

Rick Boisvert, CFPS
Fire Marshal

cc: Amy Ruthig amy@genoa.org
Kelly VanMarter kelly@genoa.org

**2025 EULER ROAD DEVELOPMENT
Genoa Township, Michigan
Site Plan Application**

IMPACT ASSESSMENT

Owner:

4M Genoa, L.L.C.
2244 Euler Road, Suite 102
Brighton, MI 481144

Prepared by:

DESINE INC.
2183 Pless Drive
Brighton, Michigan 48114

A. INTRODUCTION

This impact assessment has been prepared pursuant to Article 18 – SITE PLAN REVIEW of the Zoning Ordinance for the Township of Genoa, Livingston County, Michigan. This assessment addresses the impact of the proposed industrial site condominium including buildings, parking lot, storage yard, and utilities on the surrounding community and the economic condition and social environment of the Township.

This Impact Assessment has been prepared under the direction of Wayne Perry, P.E., DESINE INC., 2183 Pless Drive, Brighton, Michigan 48114. Mr. Perry is a licensed Civil Engineer, providing professional engineering services in Livingston County since 1988 with experience in private and municipal development including projects within Genoa Township and Livingston County.

B. SITE LOCATION / DESCRIPTION

The site is comprised of a single parcel, containing 13.33 acres of property, bordered on the North by a single family residence at 1885 Euler Road, a St. Joseph Mercy medical campus on the East, a parcel containing a commercial building and cell phone tower to the South, and Transtar Autobody Technologies, to the West across Euler Road, as shown on Figure 1. The parcel and the neighboring parcel to the south are zoned Industrial (IND). The parcel to the north is zoned Country Estate (CE). The parcel to the west is part of a Planned Industrial Park (PID). The parcel to the east is a Non-residential Planned Unit Development (NRPUD).

Adjacent uses include single family residential to the North, light industrial and commercial business to the West and South, a cell phone tower to the South, and the medical campus for St. Joseph Mercy to the East. The portion of the St. Joseph Mercy parcel that is bordering the subject parcel is almost entirely water along the shared boundary. The nearest structure on the St. Joseph Mercy parcel is approximately 900 feet from the subject parcel.

The property currently contains an existing residential structure, two existing out buildings, unpaved drive, and miscellaneous debris. Various trees and miscellaneous vegetation occupy the site throughout. A portion of a small pond with no outlet exists on the south property line. A portion of a larger lake exists at the northeast corner of the parcel. The existing structures were previously used by a septic system company for commercial purposes. The existing structures have fallen into disrepair and the site contains a multitude of debris and detritus. The Existing Conditions Plan provides a detailed overview of the existing site features.

The proposed development plan depicts site improvements to be constructed on the parcel. Improvements consist of demolishing the existing structures, clearing brush, debris, and dead trees, constructing a new paved driveway to Euler Road, constructing a parking lot, constructing two commercial buildings, installing sanitary sewer and water service leads, constructing a fenced gravel storage area, and constructing a stormwater management system consisting of runoff collection structures, underground conveyance, and a detention basin. Included in the construction is the installation of landscaping as required by the Township Zoning Ordinance.

Existing access to the property from is from Euler Road via a single unpaved access drive at the west end of the parcel. The existing approach will be replaced with a paved approach.

C. **IMPACT ON NATURAL FEATURES**

Natural features on the subject parcel are various existing trees scattered around the parcel with miscellaneous shrubs and vegetation mixed in, in addition to portions of two water bodies on site; a portion of small pond on the south parcel boundary and a portion of a larger lake at the northeastern corner of the parcel. Five wetland areas were identified on site by the wetland consulting firm, ASTI Environmental (see Figure 4). Wetland #1 is identified as an emergent wetland in the center of the parcel due to soil conditions. Wetland #2 is comprised of the pond and adjacent areas at the southern parcel boundary. Wetland #3 is comprised of the portion of the small lake and adjacent area at the northeastern corner of the parcel. Wetland #4 is comprised of areas adjacent to the offsite pond near the northern parcel boundary. Wetland #5 was identified in the western third of the parcel due to soil conditions. Wetlands #1 and #5 were identified to be unregulated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE). Wetlands #2, #3, and #4 were identified as being regulated by EGLE.

Existing topography of the parcel is varied. The parcel is highest adjacent to Euler Road and its western boundary at an elevation of approximately 976. The parcel falls approximately 5 feet within the westerly third of its depth, before becoming mostly flat through its center. The eastern third of the parcel is occupied by mounds of fill material, but otherwise drops approximately 10 feet moving eastward towards the small lake at the northeastern corner of the parcel. Runoff currently sheet flows from Euler Road and the adjacent parcel to the south, in northeasterly pattern to the small lake at the northeastern corner of the parcel.

Existing soils on the property are a mixture Boyer-Oshtemo loamy sand, Brady loamy sand, Fox sandy loam, Fox-Boyer complex, and Carlisle muck. These soils are generally moderately drained, moderately permeable sands and loams, with the exception of the Carlisle muck. Soil classifications were identified in the ASTI Environmental Wetland Delineation and Jurisdictional Assessment. The Soils Map, shown in Figure 3, shows the locations of specific soil types as classified.

The proposed construction and improvements will require filling and grading in the western portion of the property to raise the existing ground elevation to provide positive drainage away from the proposed structures and within proposed parking lots. Excavation will be required to construct the proposed storm water conveyance system and the proposed detention basin. Some excavation work will be done to remove various mounds of fill material scattered around the site.

The limits of disturbance for the project are the property boundaries and the right of way boundary with Euler Road. Grading for this project will maintain the general character of the existing site. Development of this project will require earthwork to modify site grades with useable materials from the site and import of any additional required structural fill material. The proposed elevations and grading of the site meet the existing grades at the property lines.

Landscaping is proposed for the developed portion of the site to reduce the visual impact of the proposed project. All proposed landscaping areas are designed to meet or exceed Township standards and have been designed to improve the aesthetics of the property. Within the developed portion of the site, areas not otherwise covered, shall have lawn or other vegetative surface cover established.

Surface drainage characteristics on the property will be affected by construction of the proposed structures, parking lot, and storage yard. Construction of the proposed improvements will increase the impermeable area of the property resulting in an increase in the surface water runoff generated. A storm water conveyance system has been designed to collect and control the increased surface water runoff from the proposed structures and parking areas. The ultimate outlet of stormwater has not been changed in this transition from sheet flow to concentrated flow.

The proposed changes and modifications to the surface drainage conditions will not significantly impact local aquifer characteristics or groundwater recharge capacity. All surface water runoff from the improved areas of the site will be directed into the proposed stormwater conveyance system and detention basin, with an ultimate outlet of the small lake at the northeastern corner of the parcel. Unimproved areas will maintain their current drainage patterns; which are the small pond at the southern property boundary for its surrounding unimproved area and the small lake at the northeastern property corner for its adjacent unimproved areas. No significant impact to adjacent properties is anticipated from storm water runoff from the site.

Upland wildlife habitats on the property consist of primarily field vegetation and scattered trees, mostly concentrated along the property boundaries. Wildlife supported in this area is generally smaller field animals and birds, but may include medium sized animals and deer due to the rural nature of nearby property. Previous development and use of the property, the adjoining commercial development to the south, and the proximity of roadways, limits the existing upland habitat.

The project site does not currently support any significant wildlife habitat and the proposed construction will not have a significant impact on overall habitat quality. No significant adverse impact to natural features is anticipated due to the proposed re-development of this property.

D. IMPACT ON STORM WATER MANAGEMENT

Excavation and grading will be undertaken to construct the proposed stormwater conveyance system and detention basin. The proposed buildings, parking lot, and storage yard are sloped to direct storm water flow into the storm water conveyance system. This system will discharge surface water runoff generated by development of the property to proposed detention basin at the eastern end of the parcel. A small portion of the storage yard will direct surface runoff to the detention basin via a vegetated swale. Site grading will meet existing grades on adjoining properties. No adverse impact to adjoining properties is anticipated due to the construction and grading of the property.

Soil erosion and sedimentation are controlled by the Soil Erosion Control Act No. 347 of the Public Acts of 1972, as amended and is administered by the Livingston County Drain Commissioner. Silt fencing will be installed around all disturbed areas of the site during construction. The Contractor shall comply with all regulations including control during and after construction.

Impact on adjoining properties due to the construction of this site will be minimized by implementing soil erosion control methods. No adverse impact to adjacent properties due to surface water runoff will be created as a result of the proposed improvements.

E. IMPACT ON SURROUNDING LAND USES

Land surrounding the subject parcel has a variety of zoning. The parcel to the north is zoned Country Estate (CE). The parcel to the east is zoned as a Non-Residential Planned Unit Development (NR-PUD). The parcel to the south is zoned Industrial (IND). The parcel to the west is zoned as part of a Planned Industrial Park (PID).

A newly constructed home occupies the parcel to the north. The majority of this parcel is vacant vegetated land. The parcel to the east is a large single parcel that contains a St. Joseph Mercy medical campus, with several buildings for various medical and related uses on site. The boundary shared with the subject parcel is mostly occupied by the shore of a small lake. The nearest building on this eastern parcel is approximately 900 feet from the subject parcel boundary. The parcel to the south is occupied by a small commercial structure, a cell phone tower, and miscellaneous vegetation. The parcel to the west is occupied by Transtar Autobody Technologies and is used as an industrial facility.

The Genoa Township Future Land Use Plan designates this property for Research and Development uses. The property to the north is designated as Agriculture/Country Estate. The property to the east is designated as Public/Institutional/Utilities. The properties to the south and west are also designated as Research and Development.

The proposed uses depicted on the development plan are consistent with existing development in the area and are generally consistent with the long-term planning within the Township.

The landscaping and architecture proposed will allow this site to be developed to compliment the surrounding properties. The impact of the improvements to the surrounding area has been minimized.

Ambient noise levels on and around the property are largely generated by Euler Road vehicle traffic. Daily activities within the proposed building are not anticipated to create an increase in the sound level in the area. Some noise may be generated by moving equipment when other equipment or materials are being on and offloaded in the proposed storage yard. Any site generated noise will comply with Genoa Township Ordinances.

All site lighting shall meet the requirements of the Genoa Township Zoning Ordinance. Proposed building mounted fixtures and pole mounted site lighting will be shielded and down directed on the site. General site lighting for other uses, excluding safety and emergency lighting, shall be energized between the times from dusk to 12:01 a.m. and from 5:00 a.m. to dawn.

The building façades along the building front (West side) is the most visible portion of the structure from Euler Road. The building front is designed to be the primary entry point for the majority of customers and employees. The south side of the southern building and north side of the northern building will be facade and not designed to function as an entrance or exit and has limited window space. The only means of ingress and egress from

these sides will be fire doors. The south wall of the northern building and the north wall of the southern building will contain the overhead doors for the purposes of delivery and pick up of materials and equipment stored in the building. The rear of both is solely façade and has no access points.

The proposed use of the property does not create any significant emissions of smoke, airborne solids, odors, gases, vibrations, noise, or glare discernable and substantially annoying or injurious to person and/or property beyond the lot lines. No significant change in air pollution is anticipated.

The Contractor shall be responsible for initiating and maintaining adequate dust control measures during and after construction until the project site is fully stabilized and a vegetative cover established. Dust control measures used during construction may consist of site watering, mulching of completed areas, installation of windbreak fencing, and application of chemical dust control materials. The site will comply with the performance standards contained in Section 13.05 of the Township Zoning Ordinance.

F. IMPACT ON PUBLIC FACILITIES AND SERVICES

The Livingston County Sheriff and Michigan State Police will provide Police protection. Public safety services required to accommodate the proposed use are anticipated to be minor.

The Brighton Area Fire Department as a part of an existing governmental agreement will provide fire protection service. Fire hydrants currently exist on the west side of Euler Road just south of the south property boundary and near the center of the subject parcel. Three new fire hydrants are proposed on site. One will be located between the two proposed structures, and two will be located at the rear of each structure. Knox Boxes will be located on the building and at the gate entrance. No significant increase in fire protection services are anticipated as a result of the proposed use.

The property is accessed from Euler Road via a proposed commercial driveway approach providing adequate access for emergency vehicles. The storage yard will provide space for emergency vehicle turn arounds.

The proposed uses will not create any direct adverse impact on the public schools.

G. IMPACT ON PUBLIC UTILITIES

The property is presently within municipal sewer and water districts and existing buildings are connected to the municipal utilities.

A new water main will be constructed on site, running between the two proposed buildings and terminating on hydrants at the rear of the buildings. Service and fire service leads will be connected to this new main. The new main will connect with the existing water main on the west side of Euler Road. Capacity is available within the existing water system to provide adequate service to this site, based on preliminary information from MHOG, the operator of the system.

An existing sanitary sewer main is located on the east side of Euler Road and currently terminated at the approximate center of the subject parcel. As part of this project, the sanitary sewer will be extended to the northern property border of the subject parcel. Proposed structures will be served by sanitary sewer lead. The southern building will connect to the existing sanitary sewer main and the northern building will connect to the newly constructed sanitary sewer extension. Capacity is available within the existing sanitary sewer system to provide adequate service for the site, based on preliminary information from MHOG, the operator of the system.

The site is currently serviced by electric, gas, phone and cable systems located Euler Road.

All solid wastes will be properly disposed of through a licensed disposal firm on a regular basis. A dumpster enclosure for each building is located at the rear of each building. The enclosures will be constructed with materials conforming to the Genoa Township Zoning Ordinance.

Vehicle movement across and around the site will include a wide variety of vehicles; from passenger cars and work trucks to box vans and full size semi trailers. Construction equipment will also be maneuvered

H. STORAGE AND HANDLING OF ANY HAZARDOUS MATERIALS

The proposed uses within the building will not use, store, generate and/or discharge potentially polluting materials.

I. TRAFFIC IMPACT STUDY

A traffic impact study for the development has not been performed for the site. The site will not generate a sufficient number of trips to warrant a traffic study and will not significantly impact traffic flow around the site.

There is currently no designated pedestrian path to the subject property. No sidewalk exists along Euler Road from the terminus with Grand River Avenue at the south to the terminus with McClements Road to the north. Sidewalks at the front and side of the buildings will provide access to the building and parking areas for most visitors and employees.

No adverse impact on pedestrian traffic in the area is anticipated as a result of developing the proposed project.

J. HISTORIC AND CULTURAL RESOURCES

The existing buildings on the property do not have any major historic significance on a local, regional or state level.

K. SPECIAL PROVISIONS

No special provisions or requirements are currently proposed for this facility.

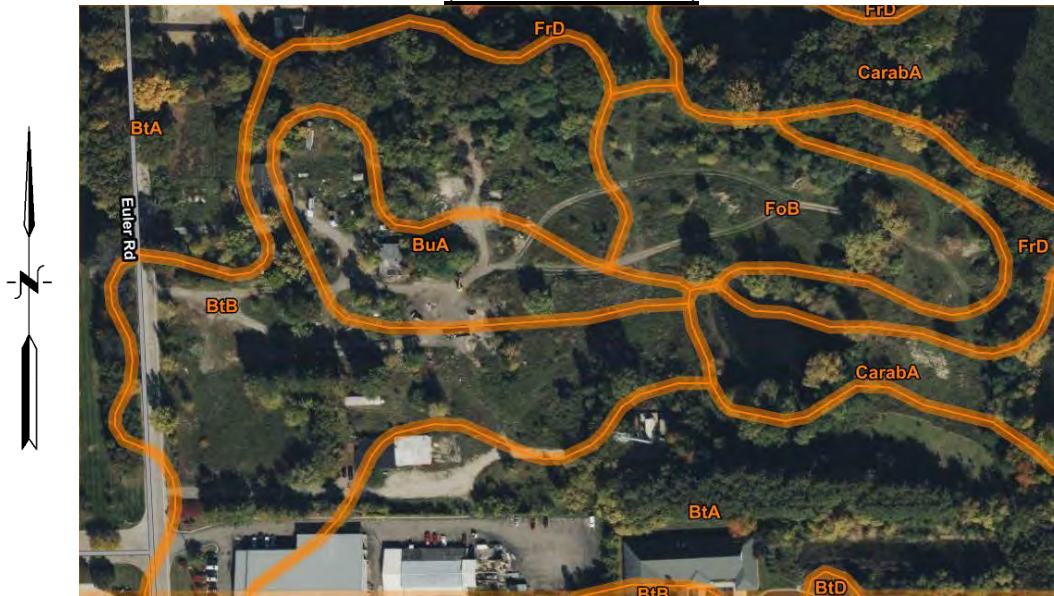
FIGURE 1



FIGURE 2
PHOTO DEPICTING SITE IMPROVEMENTS
NOT TO SCALE



FIGURE 3
SOILS MAP
(NOT TO SCALE)



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BtA	Boyer-Oshtemo loamy sands, 0 to 2 percent slopes	10.6	33.3%
BtB	Boyer-Oshtemo loamy sands, 2 to 6 percent slopes	8.7	27.3%
BtD	Boyer-Oshtemo loamy sands, 12 to 18 percent slopes	0.0	0.2%
BuA	Brady loamy sand, 0 to 2 percent slopes	2.1	6.7%
CarabA	Carlisle muck, 0 to 2 percent slopes	4.6	14.4%
FoB	Fox sandy loam, 2 to 6 percent slopes	3.0	9.4%
FrD	Fox-Boyer complex, 12 to 18 percent slopes	2.8	8.7%
Totals for Area of Interest		32.0	100.0%

FIGURE 4 WETLAND MAP



Final review required from Township Attorney

MASTER DEED

OF

2025 EULER BUSINESS PARK

Livingston County Subdivision Plan No. _____

DEVELOPER:
4M GENOA, LLC
2244 Euler Road
Brighton, Michigan 48114

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MASTER DEED

2025 EULER BUSINESS PARK

THIS MASTER DEED has been executed on this ____ day of _____, 2024, by 4M GENOA, a Michigan limited liability company, of 2244 Euler Road, Brighton, Michigan 48114 (hereinafter referred to as “Developer”), pursuant to the provisions of the Michigan Condominium Act, Act 59 of the Public Acts of 1978, as amended (hereinafter referred to as the “Act”).

RECITALS:

A. The Developer is engaged in the development of a business industrial condominium project to be known as 2025 EULER BUSINESS PARK on a parcel of land located in the Genoa Charter Township, Livingston County, Michigan and described in Article II of this Master Deed (the “Real Property”).

B. The Developer desires, by recording this Master Deed together with the Condominium Bylaws attached as Exhibit A and the Condominium Subdivision Plan attached as Exhibit B (both of which are hereby incorporated by reference and made a part hereon), to establish the Real Property, together with the improvements located and to be located thereon and the appurtenances thereto, as a condominium project under the provisions of the Act.

ARTICLE I
DEDICATION

By executing and recording this Master Deed, the Developer establishes 2025 EULER BUSINESS PARK (sometimes hereinafter referred to as the “Condominium Project”) as a condominium project under the Act. After being so established, the Condominium Project shall be held, conveyed, encumbered, leased, rented, occupied, improved and in every manner utilized subject to the provisions of this Master Deed (including Exhibits A and B hereto), and the Act. The provisions of this Master Deed (including Exhibits A and B hereto) shall run with the real property included in the Condominium Project and shall burden and benefit the Developer and all persons acquiring or owning an interest in the Condominium Project, or in the real property hereby dedicated to the Condominium Project, and their grantees, successors, assigns, heirs and personal representatives. The Units and other improvements contained in the Condominium Project, including the number, boundaries, dimensions and area of each Unit, are set forth in the Condominium Subdivision Plan attached hereto as Exhibit B. The Condominium Project contains two separate Units. Each Unit is capable of individual utilization on account of having its own entrance from and exit to a Common Element. Each Co-Owner shall have the exclusive right to the occupancy of his or her Unit and, subject to easements and restrictions of record, shall have undivided and inseparable rights to share the General Common Elements of the Condominium Project with the other Co-Owners.

ARTICLE II
LEGAL DESCRIPTION

The real property which is dedicated to the Condominium Project established hereby is legally described as follows:

Situated in the Township of Genoa, County of Livingston and State of Michigan, Commencing at the Northwest Corner of Section 13, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan; thence $N88^{\circ}06'58''E$ 1308.19 feet (*recorded as $N88^{\circ}12'13''E$ 1305.90 feet*) along the North line of said Section 13 to the nominal centerline of Euler Road (33-foot wide 1/2 Right-of-Way) and the **PLACE OF BEGINNING**; thence continuing $N88^{\circ}06'58''E$ (*recorded as $N88^{\circ}47'01''E$*) 1220.41 feet along said North line to a Brass Cap stamped "Livingston Co. Remonumentation Witness" as recorded in L.C.R.C. Document No. 2021CR-0020; thence continuing $N88^{\circ}06'58''E$ (*recorded as $N88^{\circ}47'01''E$*) 129.89 feet to the North 1/4 Corner (as calculated) of said Section 13, said Corner being under water; thence $S02^{\circ}37'00''E$ (*recorded as $S01^{\circ}58'40''E$*) 129.95 feet (as calculated) along the North-South 1/4 line of said Section 13 to a Brass Cap stamped "Livingston Co. Remonumentation Witness" as recorded in said L.C.R.C.; thence continuing $S02^{\circ}37'00''E$ (*recorded as $S01^{\circ}58'40''E$*) 330.10 feet along said North-South 1/4 line of said Section 13 to North line of the South 200 feet of the North 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section 13 as monumented; thence $S88^{\circ}40'22''W$ 1348.43 feet (*recorded as $S88^{\circ}47'01''W$ 1348.63 feet*) along said North line of the South 200 feet of the North 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 13 as monumented to said nominal centerline of Euler Road; thence $N02^{\circ}53'12''W$ 446.98 feet (*recorded as $N02^{\circ}30'21''W$ 460.00 feet*) to the Place of Beginning.

Being a part of the Northwest 1/4 of Section 13, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan. Containing 14.05 acres of land, more or less (which includes the bottom lands of ponds). Subject to the rights of the public over the Westerly 33 feet thereof as occupied by Euler Road, also subject to and together with all easements and restrictions affecting title to the above described premises.

Parcel # 11-13-100-011

ARTICLE III
DEFINITIONS

When used in any of the Condominium Documents (as hereinafter defined), or in any contract, deed, mortgage, lien, easement or other instrument affecting the Condominium Project or the establishment or transfer of any interest therein, the following terms shall carry the definitions which follow them unless the context clearly indicates to the contrary:

(a) "Act" means the Michigan Condominium Act, being Act 59 of the Public Acts of 1978, as amended.

(b) "Association" means 2025 Euler Condominium Association, a not-for-profit corporation organized under the laws of the State of Michigan, of which all Co-Owners shall be

members and which shall administer, operate, manage and maintain the Condominium Project. Any action required of or permitted to the Association shall be exercisable by its Board of Directors unless explicitly reserved to the members by the Condominium Documents or the laws of the State of Michigan, and any reference to the Association shall, where appropriate, also constitute a reference to its Board of Directors.

(c) “Board of Directors” shall mean the board of directors of the Association. The Board of Directors will initially be those individuals selected by Developer and later it will be elected by Co-Owners as provided in the Condominium Bylaws.

(d) “Common Elements,” where used without modification, means the General Common Elements, as defined in Article V hereof.

(e) “Condominium Bylaws” or “Bylaws” means Exhibit A hereto, being the bylaws setting forth the substantive rights and obligations of the Co-Owners and required by Section 53 of the Act to be recorded as part of the Master Deed. The Bylaws shall also constitute the corporate bylaws of the Association as provided for under the Michigan Nonprofit Corporation Act.

(f) “Condominium Documents” means and includes this Master Deed, Exhibits A and B hereto, and the Articles of Incorporation, Bylaws and the Rules and Regulations, if any, of the Association.

(g) “Condominium Premises” means and includes the land described in Article II hereof, and all buildings, improvements and structures thereon, and all easements, rights and appurtenances belonging to the Condominium Project.

(h) “Condominium Project”, “Condominium” or “Project” means 2025 EULER BUSINESS PARK, a Condominium Project established pursuant to the Act.

(i) “Condominium Subdivision Plan” or “Plan” means the Plan attached to this Master Deed as Exhibit B. The Plan assigns a number to each Unit and includes a description of the nature, location and approximate size of certain Common Elements.

(j) “Condominium Unit” or “Unit” each means that portion of the Condominium Project designed and intended for separate ownership and use, as described on Exhibit B hereto.

(k) “Consolidating Master Deed” means the final amended Master Deed which shall describe 2025 EULER BUSINESS PARK as a completed Condominium Project and shall reflect the entire land area in the Condominium Project, and all Units and Common Elements therein, as constructed, and which shall express percentages of value pertinent to each Unit as finally readjusted. Such Consolidating Master Deed, if and when recorded in the office of the Livingston County Register of Deeds, shall supersede the previously recorded Master Deed for the Condominium and all amendments thereto.

(l) “Co-Owner,” “Owner” or “Member” each means a person, firm, corporation, partnership, trust or other legal entity or any combination thereof who or which owns one or more Units in the Condominium Project. The term “Co-Owner” includes a land contract vendee unless the land contract provides otherwise and notice of such fact is of record with the Livingston County

Register of Deeds. However, a land contract vendor and vendee shall have joint and several liability for assessments levied by the Association under Article V of the Condominium Bylaws. The term “Owner,” wherever used, shall be synonymous with the term “Co-Owner.”

(m) “Development and Sales Period” means the period commencing with the recording of this Master Deed and continuing for so long as Developer owns any Unit.

(n) “Developer” means 4M GENOA, LLC, a Michigan limited liability company, which has prepared and executed this Master Deed, and shall include its successors and assigns.

(o) “First Annual Meeting” means the initial meeting at which non-developer Co-owners are permitted to vote for the election of all Directors and upon all other matters which properly may be brought before the meeting. Such meeting is to be held (a) in the Developer’s sole discretion after 50% of the Units that may be created are sold, or (b) mandatorily within (i) 54 months from the date of the first Unit conveyance, or (ii) 120 days after 75% of the Units that may be created are sold, whichever first occurs.

(p) “General Common Elements” means those Common Elements of the Condominium Project described in Article V, Section A of this Master Deed which are for the use and enjoyment of all Co-Owners, subject to such charges as may be assessed to defray the cost of the operation thereof.

(q) “Limited Common Elements” means those Common Elements of the Condominium Project, if any, which are reserved for the exclusive use of the Co-Owners of a specified Unit or Units.

(r) “Master Deed” means this Master Deed, including Exhibits A and B hereto, both of which are hereby incorporated by reference and made a part hereof.

(s) “Mortgagee(s)” means the named mortgagee or owner of any mortgage on all or any portion of the Condominium or any Unit therein.

(t) “Natural Features Buffer” means the 25-foot natural features buffer around the periphery of the Condominium Project as depicted on Exhibit B which area shall remain undisturbed pursuant to Genoa Township’s zoning ordinance and which shall be marked by the Association with demarcation signs.

(u) “Percentage(s) of Value” means the percentage assigned to each Condominium Unit in Article VI of the Master Deed. Percentages of Value shall be determinative only with respect to those matters to which they are specifically deemed to relate either in the Condominium Documents or in the Act.

(v) The phrase “successors and assigns” means, when used in relationship to the Developer, (i) such person or persons, corporations, partnership, trusts or other legal entities as may, by way of merger, consolidation, acquisition, liquidation or otherwise, acquire all of the rights, duties and obligations which the Developer may have in or with respect to the Condominium Project at the time of such acquisition, whether voluntarily or by operation of law, and (ii) such person or persons, corporations, partnership, trusts or other legal entities to whom the

Developer may voluntarily transfer, by one or more duly recordable instruments in writing, any specific item of property, easement, right or power reserved to the Developer by the terms of this Master Deed or any other Condominium Document. Neither the Association nor any Co-Owner of a Unit shall be deemed to be or treated in any manner whatsoever as the successor or assign of the Developer with respect to any item of property, easement, right or power reserved to the Developer by the terms of this Master Deed or any other Condominium Document, in the absence of an instrument in writing in duly recordable form expressly providing to the contrary.

(w) “Transitional Control Date” means the date on which a Board of Directors for the Association takes office pursuant to an election in which the votes that may be cast by eligible Co-Owners unaffiliated with the Developer exceed the votes that may be cast by the Developer.

Terms not defined herein, but defined in the Act, shall carry the meanings given them in the Act unless the context clearly indicates to the contrary. Whenever any reference herein is made to one gender, the same shall include a reference to any and all genders where such a reference would be appropriate; similarly, whenever a reference is made herein to the singular, a reference shall also be included to the plural where such a reference would be appropriate, and vice versa.

ARTICLE IV TITLE AND NATURE

The Condominium Project shall be known as 2025 EULER BUSINESS PARK, Livingston County Subdivision Plan No. _____. The architectural plans for the Condominium Project have been filed with the Genoa Charter Township, Livingston County, Michigan. The improvements contained in the Condominium Project, including the number, boundaries, dimensions and area of each Unit, are set forth completely in the Condominium Subdivision Plan attached hereto as Exhibit B. Each Unit in the Condominium Project shall contain a building to be used for office or business purposes, and each Unit has been designed and intended for separate ownership and use, as evidenced by individual entrances from and exits to a Common Element of the Condominium Project. Each Co-Owner in the Condominium Project shall have an exclusive right to occupy his Unit, to lease space in the Unit to business tenants and shall have undivided and inseparable rights to share with other Co-Owners the use and enjoyment of Common Elements as more detailed below.

ARTICLE V COMMON ELEMENTS

The Common Elements of the Condominium Project as depicted on the Condominium Subdivision Plan and the respective responsibilities for maintenance, decoration, repair or replacement thereof are as follows:

A. General Common Elements. The General Common Elements are:

(1) The Real Property described in Article II hereof, including the open space, marked as General Common Elements on Exhibit B and all rights of each pertaining thereto;

(2) All utility rights-of-way as indicated on the Condominium Subdivision Plan or otherwise of record;

(3) The water distribution system, storm water discharge and detention system and sanitary sewer system throughout the Condominium Project; from the boundary of any Unit up to the point such systems are connected with their respective mains in the road right of way;

(4) The gas line network throughout the Condominium Project up to the point of connection to any Unit;

(5) Any network or telecommunications facilities that may from time to time be installed for the benefit of the entire Condominium Project and not an individual Unit;

(6) All sprinkler systems, if any, when installed by the Developer, to serve general common areas throughout the Condominium Project;

(7) The entryway or directional signage for the Condominium Project located along Euler Road, or placed upon any Common Element;

(8) Such other elements of the Condominium Project not herein designated as General which are not enclosed within the boundaries of any Unit, and which are intended for common use by all the Co-Owners or are necessary to the existence, upkeep and safety of the Condominium Project.

Some or all of the utility lines, systems (including mains and service leads) and equipment and the network or telecommunications systems described above may be owned by the local public authority or by the company that is providing the pertinent service. Accordingly, such utility lines, systems and equipment and systems shall be General Common Elements only to the extent of the Co-Owners' interest therein, if any, and Developer makes no warranty whatever with respect to the nature or extent of such interest, if any.

B. Limited Common Elements. The Project has no Limited Common Elements.

C. Upkeep of Common Elements; Payment of Utility Bills. The respective responsibilities for the maintenance, decoration, repair and replacement of the Common Elements and for the payment of utility bills are as follows:

(1) The cost of decorating, maintaining, repairing and replacing such items servicing a Unit that are not Common Elements, whether or not they are within the Unit they service, shall be the sole responsibility of the Co-Owner or Co-Owners whose Unit or Units are serviced by such items.

(2) Except as provided above, the Association shall be responsible for maintaining, decorating, repairing and replacing all General Common Elements to be assessed to all Co-Owners equally; unless, however, the need for maintenance, repair or replacement is due to the act or neglect of a Co-Owner or his agent, guest, invitee, for which such Co-Owner shall be wholly responsible. Except as otherwise provided herein or in the Condominium Bylaws, any damage caused to a Unit or its contents by the maintenance or by repair activities of the Association

with respect to the Common Elements shall be repaired at the expense of the Association. The obligation of the Association for the maintenance and repair of Common Elements, including but not limited to entryway and open space shall not be diminished or in any way altered by easements granted over such Common Elements to the Genoa Charter Township or any other party.

(3) Each Co-Owner shall be responsible for payment of the utilities and services attributable solely to its Unit.

(4) In the absence of performance of the above by the Co-owner involved, the Association may undertake the maintenance of such Unit after it has delivered written notice thereof at least fifteen (15) days prior to such work, except in the case of an emergency where no prior notice shall be required. If such work is performed upon a Unit by the Association, the individual Co-owner thereof shall reimburse the Association for all costs thereof within fifteen (15) days of billing or the Association shall have the right to recover its expenses in the same manner as established for the collection of assessments in Article V of the Bylaws.

D. Use of Common Elements. No Co-Owner shall use his Unit or the Common Elements in any manner inconsistent with the purposes of the Condominium Project or in any manner which will interfere with or impair the rights of any other Co-Owner in the use and enjoyment of his Unit or the Common Elements. The Natural Features Buffer shall remain undisturbed and shall have signs marking the area and indicating that they must remain undisturbed. No fuel storage tanks may be installed in the Condominium Project without the written approval of Genoa Township.

E. Alterations. Until the Developer has sold all of the Units in the Condominium Project, it may, in its discretion, with the approval of the Genoa Charter Township (1) modify the dimensions of unsold Units, and the General Common Elements, by enlargement, combination, division or reduction in size and (2) make such structural alterations as it deems necessary or appropriate to any unsold Units or Common Elements. However, no such modifications or alterations may be performed which would unreasonably impair or diminish the appearance of the Project or the view, privacy or other significant attribute or amenity of any Unit sold by Developer which adjoins or is proximate to the modified Unit. Such modifications may be made, in the Developer's sole discretion, subject to complying with Genoa Charter Township's ordinances as necessary and any new responsibility for maintenance, repair and replacement therefor must be assigned by an amendment to this Master Deed which may be effected solely by Developer without the consent of any other person, provided that no new material responsibility may be added to sold Units without their consent. No Unit altered or modified in accordance with the provisions of this section shall be conveyed until an amendment to this Master Deed effectuating such modification is recorded. The Developer may, in connection with any such amendment, readjust Percentages of Value for all Units in a manner, which gives a reasonable recognition to such Unit or Common Element modifications based upon the method of original determination of Percentages of Value for the Condominium Project.

All of the Co-Owners and Mortgagees of Units and other persons interested or to become interested in the Condominium Project from time to time shall be deemed to have unanimously consented to such amendment or amendments to this Master Deed to effectuate the foregoing and subject to the limitations set forth herein, proportionate reallocation of Percentages of Value of

existing Units which Developer may determine necessary in conjunction with such amendment or amendments. All such interested persons irrevocably appoint Developer as agent and attorney for the purpose of execution of such amendment or amendments to the Master Deed and all other documents necessary to effectuate the foregoing.

ARTICLE VI
UNIT DESCRIPTION AND PERCENTAGE OF VALUE

A. Description. A complete description of each Unit, with elevations therein referenced to an official benchmark of the United States Geological Survey sufficient to relocate accurately the space enclosed by the description without reference to the structure itself, is set forth in the Condominium Subdivision Plan. Units 1 and 2 in the Condominium Project, as described in the Condominium Subdivision Plan, shall include all structures and appurtenances contained within such Unit. Detailed architectural plans for the Condominium Project will be placed on file with the Genoa Charter Township, Livingston County, Michigan.

B. Percentages of Value. The total value of the project is one hundred percent (100%). Unit 1 and Unit 2 shall each be determined to have fifty percent (50%) value.

ARTICLE VII
EASEMENTS

A. Easements for Maintenance and Related Matters.

(1) Encroachments. If all or any portion of a Unit or Common Element encroaches upon another Unit or Common Element due to shifting, settling or moving of a building, or of a foundation or support, or due to survey errors, construction deviations, reconstruction, replacement, renovation or repair, reciprocal easements, respectively benefiting and burdening each such Unit or Common Element, shall exist for the maintenance of such encroachment for so long as such encroachment exists, and for maintenance thereof after rebuilding in the event of any partial or total destruction.

(2) Maintenance and Utilities. Perpetual easements shall also exist and are hereby granted to, through, over, under and across the Condominium Premises, including all Units and interior walls, (a) in favor of the Developer, the Association and all Co-Owners for the maintenance and repair (including replacement) of Common Elements and Units, and (b) in favor of the various utility companies providing service and the Genoa Charter Township, as may be reasonable for the installation and continuing maintenance and repair (including replacement) of all utilities in the Condominium Project, including, but not necessarily limited to, light, heat, power, sewer, water, security system, cable TV system, storm water discharge and detention and communications, which utilities are sometimes collectively referred to in this Article VII as “utilities” or “utility services.” These easements include, without limitation, the right to obtain access to Common Elements located within any Unit, during reasonable hours and upon reasonable notice, except in cases of emergency where no prior notice is required.

(3) Structural Support. Every portion of a Unit that contributes to the structural support of a Unit or Common Element shall be burdened with an easement of structural support for the benefit of the Common Elements.

B. (4) Access Easements. Each Unit has its own parking and entry areas for its structures. The entryway for the Condominium Premises, however, is located on both Units as depicted on Exhibit B attached hereto (the “Shared Access”). Each Unit has a perpetual easement over and across the other Unit to access the Shared Access for purposes of ingress and egress to and from Euler Road. The cost of the maintenance and repair of the Shared Access shall be borne by the Association.Easements Retained by Developer.

(1) Repair and Replacement. The Developer retains for the benefit of itself and to all assigns or designated representatives and any utility company and the Genoa Charter Township, and to the burden of the Condominium Premises, the right to enter the Condominium Project for the purpose of exercising any of the Developer’s rights described herein, including the right to and do all the things necessary to install, maintain, repair, replace or inspect facilities within the purview of their responsibilities No actions taken by the Genoa Charter Township shall in any respect be deemed to create any Township obligation or liability for the Common Elements. The Association shall be deemed to hold the Genoa Charter Township harmless from any and all liabilities, claims, costs, or expenses that may arise as a result of claims filed against the Genoa Charter Township by third parties which result specifically from the failure of the Developer or Association to repair, maintain or replace any Common Elements. .

(2) Hook-Up of Utilities. The Developer reserves for the benefit of itself, its agents, employees, independent contractors, successors and assigns, and hereby grants for the benefit of any appropriate utility company and the Genoa Charter Township, perpetual easements to enter upon and across the Condominium Premises and lay pipes and cables and do all other things reasonably necessary to utilize, tap and tie into, and to construct, extend and enlarge, all utility services or systems now or hereafter located on the Real Property described in Article II hereof, or as indicated on Exhibit B to this master Deed, to service all or any portion of the condominium project or other property outside the Condominium Project.

(3) Future Utility Easements. The Developer further reserves the right at any time during the Development and Sales Period, to grant easements for utilities over, under and across the Common Elements to (i) appropriate governmental agencies, including the Genoa Charter Township or public utility companies, (ii) any property hereafter contracted out of the Condominium, the Contraction Property, or any other land adjacent to or in the vicinity of the Condominium Project now owned or hereinafter acquired by Developer, and to transfer title to utilities to governmental agencies or to utility companies, provided such easements do not disturb, or interfere with the use of, any Unit. Any such easement or transfer of title may be made by the Developer without the consent of any Co-owner, Mortgagee or other person and shall be evidenced by an appropriate amendment to this Master Deed and to the Plan, which amendment shall be recorded in the Livingston County Records. All of the Co-owners and Mortgagees of Units and other persons interested or to become interested in the Project from time to time shall be deemed to have irrevocably and unanimously consented to such amendment or amendments of this Master Deed as may be required to effectuate the foregoing grant of easement or transfer of title.

(4) Future Easements, Licenses and Rights-of-Way. With the prior written consent of the Developer, the Association, acting through its lawfully constituted Board of Directors (including any Board of Directors acting prior to the Transitional Control Date) shall be empowered and obligated to grant such easements, licenses, rights-of entry and rights-of-way over, under and across the Common Elements of the Condominium for utility purposes, access purposes or other lawful purposes as may be necessary for the benefit of the Condominium. The Association shall not grant any such right that materially adversely affects any Co-owner without the consent of such Co-owner.

(5) Modification of Easements. No easements or right established pursuant to this Article may be modified or terminated, nor may any of the obligations relating thereto be varied, except as provided in the separate instrument creating such easement or right or, if no such separate instrument exists, without the consent of the Developer, the Association, and each Co-owner and Mortgagee benefiting from such easement or right.

C. Reserved Easements.

(1) Dedication of Certain Utilities. The Developer or the Association as the case may be shall dedicate to the public all such sanitary sewer and water mains or storm drainage system that are within the road right of way and that are not defined as general common elements herein.

(2) Storm Sewer and Detention Basin Easement. The Developer reserves the right, at any time during the Development and Sales Period, to grant easements to the Genoa Charter Township for the maintenance, inspection, testing and repair of the storm sewer system and detention basin constituting General Common Elements and located within and serving the Condominium Project. The Association shall be responsible for repair and maintenance of the storm sewer and detention basin. In the event the Association fails to properly maintain or repair those portions of the storm sewer and detention basin that are identified as general common elements, the Township shall have the right, but not the responsibility, to enter onto the Condominium Premises and conduct needed repairs and/or maintenance. In such event, the Association shall be responsible for reimbursing the Genoa Charter Township for the costs and expenses incurred in connection with such maintenance and repair, which costs and expenses shall be assessed to all Co-Owners according to their Percentages of Value.

(3) Emergency Vehicle and Public Services Access Easement. There shall exist for the benefit of the Genoa Charter Township, any emergency service agency and the United States Postal Service ("USPS"), an easement over all drives in the Condominium for use by the Genoa Charter Township service providers, USPS, garbage collection and/or emergency vehicles. Said easement shall be for purposes of ingress and egress to provide, without limitation, fire and police protection, ambulance and rescue services and other lawful governmental or private emergency services to the Condominium Project and Co-owners thereof.

D. Termination of Easements. Developer reserves the right with the prior written approval of the Genoa Charter Township to terminate and revoke any utility or other easement granted in this Master Deed at such time as the particular easement has become unnecessary. No easement for a utility may be terminated or revoked unless and until all Units served by it are

adequately served by an appropriate substitute or replacement utility on a shared-maintenance basis. Any termination or revocation of any such easement shall be effected by the recordation of an appropriate amendment to this Master Deed in accordance with the requirements of the Act.

ARTICLE VIII
AMENDMENT AND TERMINATION

Except as otherwise expressly provided in this Master Deed or in the Act, the Condominium Project shall not be terminated, vacated, revoked or abandoned except as provided in the Act, nor may any of the provisions of this Master Deed or Exhibit B be amended (but Exhibit A hereto may be amended as therein provided) except as follows:

A. Amendments.

(1) Without Co-Owner and Mortgagee Consent. The Condominium Documents may be amended by the Developer or the Association without the consent of Co-Owners or Mortgagees for any purpose if the amendment does not materially alter or change the rights of a Co-Owner or Mortgagee. Amendments modifying the types and sizes of unsold Units and their appurtenant Common Elements, showing minor architectural variances and modifications to a Unit, correcting survey or other errors made in the Condominium Documents, or for the purpose of facilitating mortgage loan financing for existing or prospective Co-Owners and to enable the purchase or insurance of such mortgage loans by any institutional participant, shall be examples of amendments which do not materially alter or change the rights of a Co-Owner or Mortgagee.

(2) With Co-Owner and Mortgagee Consent. An amendment may be made, even if it will materially alter or change the rights of the Co-owners or Mortgagees, with the consent of not less than two-thirds (2/3) of the votes of the Co-owners entitled to vote as of the record date of such vote and two-thirds (2/3) of the votes of the Mortgagees; provided, that a Co-owner's Unit dimensions may not be modified without his consent, nor may the formula used to determine Percentages of Value for the Project or provisions relating to the purpose of usage, ability or terms under which a Unit currently is leased or may be rented be modified without the consent of the Developer and each affected Co-owner and Mortgagee. Rights reserved by the Developer herein, including without limitation rights to amend for purposes of expansion and/or modification of Units, shall not be amended without the written consent of the Developer so long as the Developer or its successors or assigns continue to own or to offer for sale any Unit in the Project, have the right to create one or more additional Units, or continues to own any interest in the Real Property. For purposes of this subsection, a Mortgagee shall have one vote for each mortgage held.

(3) Material Amendment By Developer. A material amendment may also be made unilaterally by the Developer without the consent of any Co-owner or Mortgagee for the specific purpose(s) reserved by the Developer in this Master Deed. During the Development and Sales Period, this Master Deed shall not be amended nor shall the provisions of this Master Deed be modified in any way without the written consent of the Developer or its successors or assigns.

(4) Developer's Reserved Amendments. Notwithstanding any contrary provision of the Condominium Documents, Developer reserves the right to amend materially this Master Deed or any of its exhibits for any of the following purposes:

(a) To amend the Condominium Bylaws, subject to any restrictions on amendments stated therein;

(b) To correct arithmetic errors, typographical errors, survey or plan errors, deviations in construction or any similar errors in the Master Deed, Condominium Subdivision Plan or Condominium Bylaws, or to correct errors in the boundaries or locations of improvements including revising the Subdivision Plan to fully comply with the applicable regulations;

(c) To clarify or explain the provisions of this Master Deed or its exhibits;

(d) To comply with the Act or rules promulgated thereunder or with any requirements of any governmental or quasi-governmental agency or any financing institution providing mortgages on units in the Condominium Premises;

(e) To create, grant, make, define or limit easements affecting the Condominium Premises;

(f) To record an “as built” Condominium Subdivision Plan and/or consolidating Master Deed and/or to designate any improvements shown on the Plan as “must be built,” subject to any limitations or obligations imposed by the Act;

(g) To terminate or eliminate reference to any right which Developer has reserved to itself herein; and

(h) To make alterations described in Article V, Section E, Article VI, Section B and Article VIII above, even if the number of Units in the Condominium Project would thereby be increased or reduced.

Amendments of the type described in this subsection (4) may be made by the Developer without the consent of Co-owners or Mortgagees, and any Co-owner or Mortgagee having an interest in a Unit affected by such an amendment shall join with the Developer in amending this Master Deed.

(5) Costs and Expenses; Notice. A person causing or requesting an amendment to the Condominium Documents shall be responsible for costs and expenses of the amendment, except for amendments based upon a vote of the prescribed majority of Co-owners and Mortgagees, the costs of which are expenses of administration. The Co-owners and Mortgagees of record shall be notified of proposed amendments under this Section not less than ten (10) days before the amendment is recorded.

(6) Developer Consent Required. Articles II, V, VI, VII, VIII, IX and X shall not be amended, nor shall the provisions thereof be modified by any other amendment to this Master Deed, without the written consent of the Developer, so long as the Developer owns any Unit in the Condominium. (7) Genoa Charter Township Consent Required. No amendment of this Master Deed or the Condominium documents may be made without the prior written consent of the Genoa Charter Township, if such amendment would affect a right of the Genoa Charter Township

set forth or reserved with in this Master Deed or in the condominium documents, and any amendment must comply with the then existing applicable Township ordinances.

B. Termination. If there is a Co-Owner other than the Developer, the Project may be terminated only with consent of the Developer and not less than 80% of the Co-Owners and Mortgagees, as follows:

(1) Execution of Agreement. Agreement of the required number of Co-owners and Mortgagees to termination of the Project shall be evidenced by their execution of the termination agreement or of ratifications thereof, and the termination shall become effective only when the agreement is so evidenced of record.

(2) Ownership of Project. Upon recordation of an instrument terminating the Project, the property constituting the Condominium shall be owned by the Co-owners as tenants in common in proportion to their respective undivided interests in the Common Elements immediately before recordation. As long as the tenancy in common lasts, each Co-owner or the heirs, successors, or assigns thereof shall have an exclusive right of occupancy of that portion of the property, which formerly constituted the Condominium Unit.

(3) Ownership of Association Assets. Upon recordation of an instrument terminating the Project, any rights the Co-owners may have to the assets of the Association shall be in proportion to their respective undivided interests in the Common Elements immediately before recordation. Any common profits shall be distributed in the same proportions except as otherwise required under the Condominium Documents and the Act.

(4) Notice of Termination. Notification of termination by first class mail shall be made to all parties interested in the Project, including escrow agents, land contract vendors, creditors, lienholders, and prospective purchasers who deposited funds.

ARTICLE IX ASSIGNMENT

Any or all of the rights and powers granted or reserved to the Developer in the Condominium Documents or by law, including the power to approve or disapprove any act, use or proposed action or any other matter or thing, may be assigned by Developer to any other entity or to the Association. Any such assignment or transfer shall be made by appropriate instrument in writing duly recorded in the Office of the Livingston County Register of Deeds.

ARTICLE X SEVERABILITY

If any provision of this Master Deed shall be determined to be invalid or unenforceable by a court of competent jurisdiction, such determination shall not render this entire Master Deed invalid or unenforceable, and the provisions of this Master Deed not subject to such determination shall survive, unaffected thereby.

ARTICLE XI
CONTROLLING LAW

The provisions of the Act, and of the other laws of the State of Michigan, shall be applicable to and govern this Master Deed and all activities related hereto.

SIGNATURES NEXT PAGE

The undersigned has executed this Master Deed as of the date first written above.

4M GENOA, LLC

By: _____

John J. Moretti

Its: Manager

STATE OF MICHIGAN)
) SS.
COUNTY OF LIVINGSTON)

The foregoing instrument was acknowledged before me this _____ day of _____, 2024, by John J. Moretti, the Manager of 2025 EULER, LLC, a Michigan limited liability company, on behalf of said company.

Notary Public
Livingston County, Michigan
My Commission Expires: _____

THIS MASTER DEED WAS PREPARED BY:

COOPER & RIESTERER, PLC.
Catherine A. Riesterer
7900 Grand River Road
Brighton, MI 48814
810-227-3103

WHEN RECORDED, RETURN TO PREPARER

EXHIBIT A

CONDOMINIUM BYLAWS

OF

2025 EULER ROAD BUSINESS PARK

DEVELOPER:
4M GENOA, LLC
2244 Euler Road
Brighton, Michigan 48114

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CONDOMINIUM BYLAWS

OF

2025 EULER BUSINESS PARK

ARTICLE I

THE CONDOMINIUM

Section 1. Organization. 2025 Euler Business Park, a business industrial condominium located in the Genoa Charter Township, Livingston County, Michigan (the “Condominium”), shall be administered by an association of Co-Owners (the “Association”), which shall be organized as a nonprofit corporation under the laws of the State of Michigan. The Association will be responsible for the management, maintenance, operation and administration of the Common Elements, easements and, generally, the affairs of the Condominium in accordance with the Master Deed, these Condominium Bylaws, the Articles of Incorporation, Rules and Regulations of the Association, and the laws of the State of Michigan.

Section 2. Compliance. All present and future Co-Owners (who shall be “Members” of the Association as provided in Article II, Section 1, below; the terms “Member” and “Co-Owner” are used interchangeably herein), Mortgagees, tenants and all other persons who may in any manner use, enter upon or acquire any interest in the Condominium Premises, or any Condominium Unit, shall be subject to and comply with the provisions of the Act, the Master Deed, these Condominium Bylaws, and the Articles of Incorporation, Rules and Regulations of the Association including, without limitation, any provision thereof pertaining to the use and operation of the Condominium Premises and the Condominium. The acceptance of a deed or conveyance, the taking of a mortgage, the execution of a lease, the act of occupying a Unit, or presence in the Condominium shall constitute an acceptance of the provisions of these documents and an agreement to comply therewith.

Section 3. Purpose of Bylaws. These Condominium Bylaws govern the general operation, maintenance, administration, use and occupancy of the Condominium, and all such activities shall be performed in accordance with the provisions hereof. Capitalized terms used herein and not defined to the contrary shall have the meanings set forth in the Master Deed.

ARTICLE II

MEMBERSHIP AND VOTING

Section 1. Membership. Each Co-Owner of a Condominium Unit, present and future, shall be a Member of the Association during the terms of such ownership, and no other person or entity shall be entitled to Membership. Neither Association Membership nor the share of a Member in the Association funds and assets shall be assigned, pledged or transferred in any manner, except as an appurtenance to a Condominium Unit, and any attempted assignment, pledge or transfer in violation of this provision shall be wholly void.

Section 2. Voting Rights. Except as limited in the Master Deed and in these Condominium Bylaws, the Members owning each Unit shall collectively be entitled to one vote, the value of which shall equal the total Percentage of Value assigned to the Unit or Units owned by them in Article VI, Section B of the Master Deed. Voting shall be by value, except in those instances where voting is specifically required to be by number, or both by value and by number, and no accumulation of votes shall be permitted.

Section 3. Persons Entitled to Vote. If one person owns a Unit, it shall establish its Membership in the Association and its right to vote by presenting evidence of its ownership. If more than one person owns a Unit, or the Unit is leased, all of the record owners of the Unit shall sign and file with the Secretary of the Association a certificate designating the person entitled to exercise the Unit's Membership in the Association, to cast the vote for the Unit and to receive all notices and other communications from the Association. Such certificate shall state the name and address of the individual representative designated, the number or numbers of the Unit or Units owned, the name and address of the person or persons, firm, corporation, partnership, association, trust or other legal entity who is the Co-Owner thereof, and shall be signed and dated by all Co-Owners of record. All certificates shall be valid until revoked, until superseded by a subsequent certificate, or until a change occurs in the record ownership of the Unit concerned. The Developer shall, at any meeting, be entitled to cast a vote on behalf of each Unit it owns without submitting any proof of ownership.

Section 4. Method of Voting. Votes on a specific issue may be cast in person. In addition, any person entitled to vote at any meeting may also appear and vote via telecommunications equipment by which all persons participating in the meeting may hear each other; provided that all participants are advised of the communications equipment and the names of the participants in the conference are divulged to all participants, or appear and vote (either specifically on an issue or by the general designation of a person to cast a vote) by written proxy. Proxies may be made by any person entitled to vote. They shall be valid only for the particular meeting designated, and any adjournment thereof, and must be filed with the Association before the appointed time of the meeting.

Section 5. Majority. At any meeting of the Members at which a quorum is present, fifty-one percent (51%) in value of the Members voting, whether in person, by telecommunications or by proxy, on any particular matter, shall constitute a majority for the approval of such matter, except as otherwise required herein, by the Master Deed or by law.

ARTICLE III MEETINGS AND QUORUM

Section 1. First Meeting of Members. The first meeting of the Members of the Association may be convened only by the Board of Directors and may be called at any time upon ten (10) days' written notice to all Members. In no event, however, shall the first meeting be held later than: (a) one hundred twenty (120) days after legal or equitable title to seventy-five percent (75%) of the Condominium Units in the Condominium Project that may be created has been conveyed to non-Developer Co-Owners; or (b) fifty-four (54) months after the first conveyance of legal or equitable title to a Condominium Unit to a non-Developer Co-Owner, whichever first occurs. The Board of Directors may call meetings of Members of the Association for informational

or other appropriate purposes prior to the first meeting of Members, but no such meeting shall be construed as the first meeting of Members.

Section 2. Advisory Committee. The Board of Directors shall establish an Advisory Committee of non-Developer Members upon the passage of: (a) one hundred twenty (120) days after legal or equitable title to thirty-three and one-third percent (33 1/3 %) of Condominium Units in the Condominium Project that may be created have been conveyed to non-Developer Co-Owners; or (b) one (1) year after the initial conveyance of legal or equitable title to a Condominium Unit to a non-Developer Co-Owner, whichever first occurs. The Advisory Committee shall meet with the Board of Directors to facilitate communication with the non-Developer Members and to aid in transferring control from the Developer to non-developer Members. The Advisory Committee shall be composed of not less than one (1) nor more than three (3) non-Developer Members, who shall be appointed by the Board of Directors in any manner it selects, and who shall serve at the pleasure of the Board of Directors. The Advisory Committee shall automatically dissolve following the election of a majority of the Board of Directors by non-Developer Co-Owners. The Advisory Committee shall meet at least semiannually with the Board of Directors. Reasonable notice of such meetings shall be provided to all Members of the Advisory Committee, and such meetings may be open or closed, in the discretion of the Board of Directors.

Section 3. Annual Meeting of Members. Following the first meeting of Members, and in addition to subsequent meetings called for the purpose of electing Directors, as provided in Article IV, Section 1, below, an annual meeting of the Members shall be held each year on September 15 and at such place as determined by the Board of Directors. At least ten (10) days but not more than sixty (60) days prior to the date of an annual meeting, written notice of the time, place and purpose of such meeting shall be sent by first-class mail, postage prepaid, to each person entitled to vote at the meeting.

Section 4. Special Meetings of Members. It shall be the duty of the President to call a special meeting of the Members upon a petition of one of the Members and presented to the Secretary of the Association or upon the direction of a majority of the Board of Directors. Notice of any special meeting shall state the time and place of such meeting and the purposes thereof and shall be given at least ten (10) days but not more than sixty (60) days prior to the date of such meeting. No business shall be transacted at a special meeting except as stated in the notice.

Section 5. Quorum of Members. Unless otherwise provided herein, the presence, in person or by proxy, of fifty-one percent (51%) in number and value of the Members entitled to vote shall constitute a quorum of Members. If a quorum shall not be present at any meeting, the Members present may adjourn the meeting for not more than thirty (30) days.

ARTICLE IV ADMINISTRATION

Section 1. Board of Directors. The affairs of the Association shall be governed by a Board of Directors all of whom must be Members of the Association or Officers, partners, trustees, employees, agents or spouses of Members of the Association except for the first Board of Directors and any Directors thereafter designated to the Board of Directors by the Developer as hereinbelow provided in this Article IV. Directors shall serve without compensation; provided, however, that

Directors may be reimbursed for reasonable travel and other expenses incurred in discharging their duties pursuant to and in accordance with such reimbursement policies as may be from time to time established by the Board of Directors or by the Members of the Association. The Board of Directors shall be established and selected in the following manner:

(a) The First Board of Directors shall be composed of those three (3) persons selected by the incorporator of the Association and such first Board of Directors shall manage the affairs of the Association until a successor Board of Directors is established as provided by this Article IV. Each subsequent Board of Directors shall be composed of not less than three (3) nor more than five (5) persons. The number of persons comprising each such subsequent Board of Directors shall be determined by the Developer until the earlier of such date as (i) legal or equitable title to seventy-five (75%) percent of the Units in the Condominium Project that may be created are conveyed to non-Developer Co-Owners, or (ii) shall be fifty-four (54) months after the date of the first conveyance of legal or equitable title of a Unit to a non-Developer Co-Owner. Thereafter, the number of persons comprising each subsequent Board of Directors shall be determined by vote of the Members prior to the establishment of each such Board of Directors; provided, however, that if a motion is not made and carried to increase or decrease the number of Directors, then the Board of Directors shall consist of the same number of persons as theretofore comprised the full Board of Directors.

(b) Not later than one hundred twenty (120) days after such date as legal or equitable title to twenty-five (25%) percent of the Units in the Condominium Project that may be created are conveyed to non-Developer Co-Owners, a special meeting of Members shall be held for the purpose of selecting a Board of Directors to replace the First Board of Directors. It shall be the duty of the President to call such meeting, and the duty of the Secretary to provide notice thereof to each Co-Owner, as otherwise provided by these Condominium Bylaws. At such meeting, the non-Developer Co-Owners shall elect at least one (1) Director and not less than twenty-five (25%) percent of all Members of the full Board of Directors being established, in accordance with the other applicable provisions of these Condominium Bylaws. The Developer shall be entitled to appoint all other persons to serve as Directors on such Board of Directors.

(c) Unless the Board of Directors shall already contain the number of non-Developer Co-Owner elected Directors hereinbelow set forth, then not later than one hundred twenty (120) days after such date as legal or equitable title to fifty (50%) percent of the Units in the Condominium Project that may be created are conveyed to non-Developer Co-Owners, a special meeting of Members shall be held for the purpose of selecting a Board of Directors to replace the Second Board of Directors. It shall be the duty of the President to call such meeting, if necessary, and the duty of the Secretary to provide notice thereof to each Co-Owner, if such meeting is called, as otherwise provided by these Condominium Bylaws. At such meeting, if any, the non-Developer Co-Owners shall elect at least one (1) Director and not less than thirty-three and one-third (33-1/3%) percent of all Members of the full Board of Directors being established, in accordance with the other applicable provisions of these Condominium Bylaws. The Developer shall be entitled to appoint all other persons to serve as Directors on such Board of Directors.

(d) Notwithstanding anything in subsections (b) and (c) of this Article IV to the contrary, except as otherwise provided by Subsection (e) below, not later than one hundred twenty (120) days after such date as legal or equitable title to seventy-five (75%) percent of the Units in

the Condominium Project that may be created are conveyed to non-Developer Co-Owners, and before conveyance of ninety (90%) percent of such Units, a special meeting of Members shall be held for the purpose of selecting a new Board of Directors, all the Members of which shall be elected by majority vote of the non-Developer Co-Owners. It shall be the duty of the President to call such meeting, and the duty of the Secretary to provide notice thereof to each Co-Owner, as otherwise provided by these Condominium Bylaws.

(e) Notwithstanding anything in this Article IV to the contrary, the Developer shall be entitled to appoint one (1) Director to the Board of Directors each and every time a new Board of Directors is established so long as, at the time any such new Board of Directors is created, the Developer owns and offers for sale ten (10%) percent or more of the Units in the Condominium Project or owns ten (10%) percent or more of the remaining Units that may be created.

(f) In lieu of holding any special meeting of Members for the purpose of establishing a new Board of Directors containing the number of non-Developer Co-Owners elected Directors required by subsections (b), (c), (d) or (g) of this Section, such new Board of Directors may be established, and non-Developer Co-Owner elected Directors may be elected, at the First or any subsequent annual meeting of Members held on or before such date as may be the latest date permitted by such provisions for reconstituting the Board of Directors as thereby required. Notice of the fact that a new Board of Directors will be established, and non-Developer Co-Owner elected Directors will be elected, at any such annual meeting need not be specified in the notice of such meeting given to Co-Owners as required by these Condominium Bylaws. Except as may be otherwise required by subsections (c), (d), and (g) of this Section, a Board of Directors established at any annual or special meeting of Members shall hold office and manage the affairs of the Association until the election of successor Directors at the next annual meeting of Members.

(g) Except as otherwise provided by subsection (e) of this Section, fifty-four (54) months from and after such date as legal or equitable title to a Unit in the Condominium Project is conveyed to a non-Developer Co-Owner, the non-Developer Co-Owners shall have the right to elect such number of Members of the Board of Directors as shall be equal to the Percentage of Units they hold, and the Developer shall be entitled to appoint such number of Members of the Board of Directors as shall be equal to the Percentage of Units owned by the Developer and for which all assessments are payable by the Developer. In addition, the Developer shall have the right to appoint one Member of the Board of Directors as provided by subsection (e) of this Section. Any Director or non-Developer Co-Owner may request a special meeting of the Members of the Association for the purpose of electing Directors as provided by this subsection (g) by giving written notice of such person's desire for such meeting to the President. Upon receipt of any such notice, it shall be the duty of the President to call such meeting for such a date as shall be no later than sixty (60) days subsequent to the date of its receipt of such request, and the duty of the Secretary to provide notice thereof to each Co-Owner, as otherwise provided by these Condominium Bylaws. Absent a special meeting of Members of the Association for purposes of electing Directors as provided by this Section, the Board of Directors then in office shall continue to serve until the next annual meeting of Members, at which time Directors shall be elected as provided by this or the then applicable subsection of this Section.

(h) As used in subsections (a) through (g) of this Section, and Sections 1 and 2 of Article III, the phrase "Units in the Condominium Project that may be created" means the

maximum number of Units stated in the Master Deed that may be built by the Developer in all phases of the Condominium Project assuming the Developer fully exercises its right to expand the Condominium Project by adding additional land thereto or converting convertible areas as permitted thereby.

(i) For clarity since this is intended to be a Project containing two Units, with each Unit comprising fifty percent (50%), the Board of Directors shall consist of three members, one each elected by Units 1 and 2 and one member elected by the Developer, as long as the Developer owns a Unit. After the Developer no longer owns a Unit, the Members may jointly agree upon a third member. In the event they cannot agree upon a third member or, if while operating they reach an impasse that prevents the reasonable operation of the Project, one or both may petition the then President of the Livingston County Association of Realtors for the appointment of a professional management agent, as defined in Section 3 below, to be appointed to the Board of Directors to assist with the Project. Such appointment shall be entitled to reasonable compensation for their services and shall be held harmless for all actions and decisions made in good faith and constitute reasonable business decisions.

Section 2. Powers and Duties. The Association shall have all powers and duties necessary for the administration of the affairs of the Condominium and may do all things which are not prohibited by law or the Condominium Documents or required thereby to be done by the Co-Owners. The powers and duties to be exercised by the Association through the Board shall include, but shall not be limited to, the power and duty:

(a) To manage and administer the affairs of and to maintain the Condominium, all appurtenances thereto and the Common Elements, property and easements thereof;

(b) To levy and collect assessments against and from the Members of the Association and to use the proceeds therefrom for the purposes of the Association, and to enforce assessments through liens and foreclosure proceedings where, in the judgment of the Directors, appropriate;

(c) To carry insurance and to collect and allocate the proceeds thereof;

(d) To restore, repair or rebuild the Common Elements of the Condominium, or any portion thereof, and any improvements located thereon, after the occurrence of a casualty and to negotiate on behalf of Co-Owners in connection with the taking of the Condominium, or any portion thereof, by eminent domain;

(e) To contract for and employ, supervise, and discharge, persons or business entities to assist in the management, operation, maintenance and administration of the Condominium;

(f) To make and amend reasonable rules and regulations consistent with the Michigan Condominium Act, the Master Deed and these Condominium Bylaws affecting Co-Owners and their tenants, guests, employees and invitees concerning the use and enjoyment of the Condominium and to enforce such regulations by all legal methods, including, but not limited, the imposition of fines and late payment charges, eviction proceedings or legal proceedings (copies of all such regulations and amendments thereto shall be furnished to all Members and shall become

effective ten (10) days after mailing or delivery thereof to the designated voting representative, as provided for in Article II, Section 3 above, of each Member, and any such regulation or amendment may be revoked at any time at any duly convened meeting of the Association by the affirmative vote of more than fifty (50%) percent of all Members in number and in value, except that the Members may not revoke any regulation or amendment prior to the first meeting of the Association;

(g) To own, maintain and improve, and to buy, sell, convey, assign, mortgage, license, rent or lease (as landlord or tenant) any real or personal property, including, but not limited to, any Common Elements or Unit in the Condominium, easements, rights-of-way or licenses or any other real property, whether or not contiguous to the Condominium, for the purpose of generating revenues, providing benefit to the Members of the Association or in furtherance of any other appropriate purposes of the Association;

(h) To borrow money and issue evidences of indebtedness in furtherance of any and all of the purposes of the business of the Association, and to secure the same by mortgage, pledge or other lien on property owned by the Association; provided, however, that any such action shall first be approved by the affirmative vote of all of the Members of the Association in value at a meeting of the Members duly called;

(i) To establish such committees as it deems necessary, convenient or desirable and to appoint persons thereto, for the purpose of implementing the administration of the Condominium and to delegate such committees any functions or responsibilities which are not by law or the Condominium Documents required to be performed by the Board;

(j) To enforce the provisions of the Master Deed and Bylaws of the Condominium, the Articles of Incorporation, and the Rules and Regulations of the Association as may hereafter be adopted, and to sue on behalf of the Condominium or the Members and to assert, defend or settle claims on behalf of the Members with respect to the Condominium;

(k) To do anything required of or permitted by it as administrator of said Condominium by the Master Deed, the Condominium Bylaws or the Michigan Condominium Act, as amended;

(l) To provide services to Co-Owners;

(m) In general, to enter into any kind of activity; to make and perform any contract and to exercise all powers necessary, incidental or convenient to the administration, management, maintenance, repair, replacement and operation of the Condominium and to the accomplishment of any of the purposes thereof not forbidden, and with all powers conferred upon nonprofit corporations by the laws of the State of Michigan.

Provided, however, that, except in the cases of licenses, leases or rental arrangements having a duration of one (1) year or less, neither the Board nor the Association shall, by act or omission, abandon, partition, subdivide, encumber, sell or transfer the Common Elements, or any of them, unless at least one (1) of the first Mortgagees (based upon one (1) vote for each mortgage owned) and all of the Members in number and value have consented thereto. The Board may, however, grant easements for public utilities or other public purposes consistent with the intended use of the

Common Elements by the Condominium, and no such grant shall be deemed a transfer for the purposes hereof.

Section 3. Managing Agent. The Board may employ, at a compensation established by it, a professional management agent for the Condominium to perform such duties and services as the Board shall authorize, including, but not limited to, the powers and duties set forth in Section 2 of this Article. A “professional management agent” shall mean a person or organization having proven expertise, either from prior experience or by education, in the operation and management of real property. Prior to the Transitional Control Date, the Developer, or any related person or entity, may serve as professional managing agent if so appointed. In no event shall the Board be authorized to enter into any contract with a professional management agent, or any contract providing for services by the Developer or its affiliates, in which the maximum term is greater than three (3) years or which is not terminable by the Association upon the Transitional Control Date or within ninety (90) days thereafter and upon thirty (30) days’ written notice for cause. Upon the Transitional Control Date, or within ninety (90) days thereafter, the Board of Directors may terminate a service or management contract with the Developer or its affiliates. In addition, the Board of Directors may terminate any management contract which extends beyond one (1) year after the Transitional Control Date by providing notice of termination to the management agent at least thirty (30) days before the expiration of the one (1) year.

Section 4. Officers.

(a) The Officers of the Association (“Officers”) shall be a President, Secretary and a Treasurer, who shall all be members of the Board of Directors. The Secretary and Treasurer may be held by the same Board member.

(b) The Officers of the Association shall be elected annually by the Board of Directors at the organization meeting of each new Board and shall hold office at the pleasure of the Board.

(c) Upon affirmative vote of a majority of the members of the Board of Directors, any officer may be removed either with or without cause, and their successor elected at any regular meeting of the Board of Directors, or at any special meeting of the Board called in whole or in part for such purpose.

(d) The President shall be the chief executive officer of the Association. They shall preside at meetings of the Association and of the Board of Directors. They shall have all of the general powers and duties which are usually vested in the office of the president of a corporation, including, but not limited to, the power to appoint committees from among the members of the Association from time-to-time as they may in their discretion deem appropriate to assist in the conduct of the affairs of the Association.

(e) The Secretary shall keep the minutes of all meetings of the Board of Directors and the minutes of all meetings of the members of the Association; they shall have charge of the corporate seal and of such books and papers as the Board of Directors may direct; and they shall, in general, perform all duties incident to the office of the Secretary.

(f) The Treasurer shall have responsibility for the Association funds and securities and shall be responsible for keeping full and accurate accounts of all receipts and disbursements, specifying the operating expenses clearly, in books belonging to the Association. They shall be responsible for the deposit of all moneys and other valuable effects in the name and to the credit of the Association, in such depositories as may, from time-to-time, be designated by the Board of directors. They shall ensure that expenditures for the maintenance and repair of common elements and any other expenses incurred by or on behalf of the Condominium are properly recorded. In accordance with Article V, Section 3, of the Condominium Bylaws, the Treasurer shall prepare and distribute to each member at least once per year the Association financial statement.

(g) The Officers shall have such other duties, powers and responsibilities as shall, from time-to-time, be authorized by the Board of Directors.

Section 5. Actions Prior to First Meeting. Subject to the provisions of Section 2 of this Article IV, all of the actions (including, without limitation, the adoption of these Condominium Bylaws, any Rules and Regulations for the Association, and any undertakings or contracts entered into with others on behalf of the Association) of the first Board of Directors of the Association designated by its Incorporator, or their appointed successors, before the first meeting of Members, shall be binding upon the Association in the same manner as though such actions had been authorized by a Board of Directors duly elected by the Members of the Association at the first or any subsequent meeting of Members so long as such actions are within the scope of the powers and duties which may be exercised by any Board of Directors as provided in the Condominium Documents.

Section 6. Indemnification of Officers and Directors. The Association shall indemnify every Association Director and officer against all expenses (including attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred by them as a consequence of their being made a party to or being threatened to be made a party to any threatened, pending or contemplated action, suit or proceeding, whether civil, criminal, administrative or investigative, by reason of their being or having been a Director or officer of the Association, except in such cases wherein they are adjudged guilty of willful and wanton misconduct or gross negligence in the performance of their duties or adjudged to have not acted in good faith and in a manner they reasonably believed to be in or not opposed to the best interests of the Association and its Members, and with respect to any criminal action or proceeding, they are adjudged to have had no reasonable cause to believe that their conduct was unlawful; provided that, if a Director or officer claims reimbursement or indemnification hereunder based upon their settlement of a matter, they shall be indemnified only if the Board of Directors (with any director seeking reimbursement abstaining) approves such settlement and reimbursement as being in the best interests of the Association and, if a majority of the Members request it, such approval is based on an opinion of independent counsel supporting the propriety of such indemnification and reimbursement. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights such director or officer may have. The Board of Directors shall notify all Members that it has approved an indemnification payment at least ten (10) days prior to making such payment.

ARTICLE V OPERATION OF THE PROPERTY

Section 1. Personal Property. The Association shall be assessed as the person or entity in possession of any tangible personal property of the Condominium owned or possessed in common by the Co-Owners, and personal property taxes based thereon shall be treated as Expenses of Administration.

Section 2. Costs and Receipts to be Common. All costs incurred by the Association in satisfaction of any liability arising within, or caused by or in connection with, the Common Elements or the administration of the Condominium shall be Expenses of Administration (as defined in subsection 4 below). All sums received as proceeds of, or pursuant to, any policy of insurance carried by the Association securing the interests of the Co-Owners against liabilities or losses arising within, caused by or connected with the General Common Elements or the administration of the Condominium shall be receipts of administration.

Section 3. Books of Account. The Association shall keep or cause to be kept detailed books of account showing all expenditures and receipts affecting administration of the Condominium. Such books of account shall specify the maintenance and repair expenses of the Common Elements and any other expenses incurred by or on behalf of the Association of Co-Owners and shall be open for inspection by the Co-Owners and their Mortgagees during reasonable working hours in normal working days at a place to be designated by the Association. The books of account shall be audited at least annually by independent accountants, but such audit need not be a certified audit, nor must the accountants be certified public accountants. The cost of such audit, and all accounting expenses, shall be an Expense of Administration. Any institutional holder of a first mortgage lien on any Unit in the Condominium shall be entitled to receive a copy of the audit report within ninety (90) days following the end of the Association's fiscal year upon request therefor. At least once a year, the Association shall prepare and distribute to each Co-Owner a statement of its financial condition, the contents of which shall be defined by the Association.

Section 4. Regular Assessments. The Board of Directors shall establish an annual budget in advance for each fiscal year for the Condominium, and such budget shall contain a statement of the estimated funds required to defray the Expenses of Administration for the forthcoming year, which shall mean all items specifically defined as such in these Condominium Bylaws and all other common expenses. The common expenses shall consist, among other things, of such amounts as the Board may deem proper for the operation, management and maintenance of the Condominium Project to the extent of the powers and duties delegated to it hereunder, and in the Master Deed, and shall include, without limitation, amounts to be set aside for working capital of the Condominium, the cost of fulfilling the Association's maintenance, repair and replacement responsibilities, management wages, fees and salaries, common area utilities, common area landscaping maintenance and replacement, common area cleaning, supplies, snow removal, licenses and permits, banking, legal and accounting fees, insurance, and creation and maintenance of a an appropriate reserve fund. Each purchaser of a Unit in the Condominium is required to pay the Association an amount equal to two (2) months' assessment as a non-refundable working capital contribution. As provided in Section 11 below, an adequate reserve fund for maintenance, repair and replacement of the General Common Elements must be established in the budget and must be funded by regular assessments rather than by special assessments. The budget shall also allocate and assess all Expenses of Administration against all Co-Owners in accordance with the Percentage of Value allocated to each Unit by the Master Deed, without increase or decrease for the existence of any rights to the use of the Common Elements.

The Board shall advise each non-Developer Co-Owner in writing of the amount of assessment payable by him and shall furnish copies of each budget on which such assessments are based to all Co-Owners, although failure to deliver a copy of the budget to each Co-Owner shall not affect the liability of any Co-Owner for any existing or future assessments. A Co-Owner shall be responsible for payment of the assessment commencing with the acquisition of legal or equitable title to a Unit by any means. If the closing occurs at a time other than the commencement of the fiscal year, the Co-Owner shall only be responsible for paying that prorated portion of the annual assessment attributable to the remaining portion of the fiscal year. Should the Board at any time determine, in its sole discretion, that the assessments levied are or may prove to be insufficient (1) to pay the cost of operation and management of the Condominium, (2) to provide for the maintenance, repair or replacement of existing Common Elements, (3) to provide additions to the General Common Elements not exceeding Ten Thousand Dollars (\$10,000) annually, or (4) to provide for emergencies not exceeding Ten Thousand Dollars (\$10,000) annually, the Board shall have the authority to increase the general assessments or to levy such additional assessment or assessments as it shall deem be necessary. Such assessments shall be payable when and as the Board shall determine. Members shall pay all assessments levied in accordance with this Section 4 in twelve (12) equal monthly installments, commencing with acquisition of title to a Unit by any means.

Any sums owed to the Association by any individual Co-Owner may be assessed to and collected from the responsible Co-Owner as an addition to the monthly assessment installment next coming due. The discretionary authority of the Board to levy assessments pursuant to this Section will rest solely with the Board for the benefit of the Association and the Members thereof and will not be enforceable by any creditors of the Association or its Members.

Section 5. Special Assessments. Special assessments, in addition to those provided for in Section 4 above, may be levied by the Board from time to time, following approval by the Co-Owners as hereinafter provided, to meet other needs, requirements or desires of the Association, including, but not limited to, (1) assessments for capital improvements for additions to the General Common Elements at a cost exceeding Five Thousand Dollars (\$5,000) per year, (2) assessments to purchase a Unit upon foreclosure of the lien for assessments as described in Section 6 hereof, or (3) assessments for any other appropriate purpose not elsewhere herein described. Special assessments referred to in this Section 5 (but not including regular assessments referred to in Section 4 above, which shall be levied in the sole discretion of the Board) shall not be levied without the prior approval of all Members in value and in number, which approval shall be granted only by a vote of the Co-Owners taken at a meeting of the Co-Owners called in accordance with the provisions of Article III hereof. The discretionary authority of the Board to levy assessments pursuant to this Section will rest solely with the Board for the benefit of the Association and the Members thereof and will not be enforceable by any creditors of the Association or its Members.

Section 6. Collection of Assessments. When used in this Section 6 and Section 11 below, and wherever else appropriate in these Condominium Bylaws, the term "assessment" shall include all regular and special assessments referred to in Sections 4 and 5 above and, in addition, all other charges whatsoever levied by the Association against any Co-Owner. This Section 6 is designed to provide the Association with a vehicle for collection.

Each Co-Owner, whether one or more persons, shall be and shall remain personally obligated for the payment of all assessments, or a prorated portion thereof, levied with regard to its Unit during the time that it is the owner thereof, and no Member may exempt himself from liability for its contribution toward the Expenses of Administration by waiver of the use or enjoyment of any of the Common Elements or by the abandonment of its Unit. If any Co-Owner defaults in paying an assessment, interest at the maximum legal rate shall be charged on such assessment from the due date and further penalties or proceedings may be instituted by the Board in its discretion. The payment of an assessment shall be in default if such assessment is not paid in full on or before the due date established by the Board for such payment. In the event of default by any Co-Owner in the payment of any installment of the annual assessment levied against its Unit, the Association shall have the right to declare all unpaid installments of the annual assessment for the pertinent fiscal year immediately due and payable. The Association may also discontinue the furnishing of any services to a Co-Owner in default upon seven (7) days' written notice to such Co-Owner of its intent to do so. A Co-Owner in default on the payment of any assessment shall not be entitled to vote at any meeting of the Association so long as such default continues. The Board may, but need not, report such a default to any first Mortgagee of record; provided, however, that if such default is not cured within sixty (60) days, the Association shall give the notice required by Section 2 of Article IX of these Condominium Bylaws. Any first Mortgagee of a Unit in the Condominium may consider a default in the payment of any assessment a default in the payment of its mortgage. When a Co-Owner is in arrearage to the Association for assessments, the Association may give written notice of arrearage to any person occupying its Unit under a lease or rental agreement, and such person, after receiving the notice, shall deduct from rental payments due the Co-Owner the arrearage and future assessments as they fall due and pay them to the Association. The deductions shall not be a breach of the rental agreement or lease by the occupant.

Unpaid assessments shall constitute a lien upon the Unit prior to all other liens except unpaid ad valorem real estate taxes and special assessments imposed by a governmental entity and sums unpaid on a first mortgage of record. The Association may enforce collection of delinquent assessments by a suit at law for a money judgment or by foreclosure of the lien that secures payment of assessments. Each Co-Owner, and every other person, except a first Mortgagee, who from time to time has any interest in the Condominium, shall be deemed to have granted to the Association the unqualified right to elect to foreclose such lien either by judicial action or by advertisement (in accordance with the provisions of Chapter 32 of the Michigan Revised Judicature Act, as amended). The provisions of Michigan law pertaining to foreclosure of mortgages by judicial action and by advertisement, as the same may be amended from time to time, are incorporated herein by reference for the purposes of establishing the alternative procedures to be followed in lien foreclosure actions and the rights and obligations of the parties to such actions. The Association is hereby granted what is commonly known as a "power of sale." Further, each Co-Owner and every other person, except a first Mortgagee, who from time to time has any interest in the Condominium shall be deemed to have authorized and empowered the Association to sell or to cause to be sold the Unit with respect to which the assessment is delinquent and to receive, hold and distribute the proceeds of such sale in accordance with the priorities established by applicable law. Each Co-Owner acknowledges that at the time of acquiring title to its Unit, it was notified of the provisions of this section and that it voluntarily, intelligently and knowingly waived notice of any proceedings brought by the Association to foreclose by

advertisement the lien for nonpayment of assessments and a hearing on the same prior to the sale of the subject Unit.

Notwithstanding the foregoing, neither a judicial foreclosure action nor a suit at law for money judgment shall be commenced, nor shall any notice of foreclosure by advertisement be published, until the expiration of ten (10) days after mailing of a written notice that an assessment, or any part thereof, levied against its Unit is delinquent, and the Association may invoke any of its remedies hereunder if the default is not cured within ten (10) days after the date of mailing. Such notice shall be mailed by certified mail, return receipt requested, and postage prepaid, and shall be addressed to the individual representative of the delinquent Co-Owner designated in the certificate filed with the Association pursuant to Section 3 of Article II above, at the address set forth in such certificate or at its last known address. Such written notice shall be accompanied by a written affidavit of an authorized representative of the Association that sets forth (i) the affiant's capacity to make the affidavit, (ii) the statutory and other authority for the lien, (iii) the amount outstanding (exclusive of interest, costs, attorneys' fees and future assessments), (iv) the legal description of the subject Unit, and (v) the name of the Co-Owner of record. Such affidavit shall be recorded in the Office of the Livingston County Register of Deeds prior to the commencement of any foreclosure proceeding, but it need not have been recorded as of the date of mailing. If the delinquency is not cured within the ten (10) day period, the Association may take such remedial action as may be available to it hereunder or under Michigan law. In the event the Association elects to foreclose the lien by advertisement, the Association shall so notify the individual representative designated above and shall inform such representative that it may request a judicial hearing by bringing suit against the Association. The expenses incurred in collecting unpaid assessments, including interest, costs, actual attorneys' fees (not limited to statutory fees) and advances for taxes or other liens paid by the Association to protect its lien, shall be chargeable to the Co-Owner in default and shall be secured by the lien on its Unit. If any Member defaults in the payment of any installment of the annual assessment levied against its Unit, the Association shall have the right to declare all unpaid installments of the annual assessment for the pertinent fiscal year immediately due and payable. In a judicial foreclosure action, a receiver may be appointed to collect a reasonable rental for the Unit from the Co-Owner thereof or any persons claiming under him, and each Co-Owner hereby consents to the appointment of such a receiver. The Association may purchase a Unit at any foreclosure sale hereunder.

If the holder of a first mortgage on a Unit in the Condominium obtains title to the Unit as a result of foreclosure of the mortgage, deed in lieu of foreclosure or similar remedy, or any other remedy provided in the mortgage, such person, and its successors and assigns, or other purchaser at a foreclosure sale shall not be liable for unpaid assessments chargeable to the Unit which became due prior to the acquisition of title to the Unit by such person; provided, however, that all assessments chargeable to the Unit subsequent to the acquisition of title shall be the responsibility of such person as hereinbefore provided with respect to all Co-Owners.

Section 7. Maintenance and Repair. As provided in the Master Deed, the Association shall maintain and repair the General Common Elements, to the extent set forth in the Master Deed. The costs thereof shall be charged to all the Members as a common expense, unless necessitated by the negligence, misuse or neglect of a Member, in which case such expense shall be charged to such Member. The Association or its agent shall have access to each Unit at all times without

notice for making emergency repairs necessary to prevent damage to the other Unit, the Common Elements, or both.

The obligation to maintain and repair the General Common Elements shall specifically include the landscaping at the Condominium. Unless otherwise approved by the Genoa Charter Township, the landscaping shall be maintained at a level consistent with or better than the landscaping plan included with the Site Plan for the Condominium. Prior to the first meeting of the Members as described in Article III hereof, the Developer shall have the responsibility to maintain the landscaping in the area designated as General Common Element. After the first meeting of the Members, the responsibility shall be transferred to the Association.

Each Member shall provide the Association means of access to its Unit during all periods of absence, and if such Member fails to provide a means of access, the Association may gain access in such manner as may be reasonable under the circumstances and shall not be liable to such Member for any necessary damage to its Unit caused thereby or for the repair or replacement of any doors or windows damaged in gaining such access, the costs of which damage shall be borne by such Member. Unless otherwise provided herein or in the Master Deed, damage to a Unit or its contents caused by the repair or maintenance activities of the Association, or by the Common Elements, shall be repaired at the expense of the Association.

All other maintenance and repair obligations, with the exception of the Shared Entryway, shall, as provided in the Master Deed, rest on the individual Member. Each Member shall maintain its Unit in a safe, clean and sanitary condition. Each Member shall also use due care to avoid damaging any of the Common Elements, including, but not limited to, the telephone, water, gas, or other utility conduits and systems and any other Common Elements in any Unit which are appurtenant to or which may affect any other Unit. Each Member shall be responsible for damages or costs to the Association resulting from negligent damage to or misuse of any of the Common Elements by it, its guests, tenants, agents or invitees, unless such damages or costs are actually reimbursed from insurance carried by the Association, in which case there shall be no such responsibility (if reimbursement to the Association is excluded by virtue of a deductible provision, the responsible Member shall bear the expense to the extent of the deductible amount, anything else in these Condominium Bylaws to the contrary notwithstanding). Any costs or damages to the Association that are herein or elsewhere in the Condominium Documents assigned to the individual Member may be assessed to and collected from the responsible Member in the manner provided for regular assessments in Article V, Section 4, hereof.

The provisions of this Section 7 shall be subject to those of Article VI, Sections 1-3, in the event of repair or replacement on account of a casualty loss.

Section 8. Taxes. Subsequent to the year in which the Condominium is established, all special assessments and property taxes shall be assessed against the individual Units and not upon the total property of the Condominium or any part thereof. Taxes and special assessments which have become a lien against the property of the Condominium in the year of its establishment (as provided in Section 231 of the Act) shall be Expenses of Administration and shall be paid by the Association. Each Unit shall be assessed a percentage of the total bill for such taxes and assessments equal to the Percentage of Value allocated to it in the Master Deed, and the Members

owning those Units shall reimburse the Association for their Unit's share of such bill within ten (10) days after they have been tendered a statement therefor.

Section 9. Documents to Be Kept. The Association shall keep current copies of the approved Master Deed, all amendments thereto, and all other Condominium Documents available for inspection at reasonable hours by Members, prospective purchasers and prospective Mortgagees of Condominium Units.

Section 10. Reserve for Major Repairs and Replacement. The Association shall maintain a reserve fund for major repairs and replacement of Common Elements in an amount equal to at least ten percent (10%) of the Association's current annual budget on a noncumulative basis. Moneys in the reserve fund shall be used only for major repairs and replacement of Common Elements. THE MINIMUM STANDARDS REQUIRED BY THIS SECTION MAY PROVE INADEQUATE FOR A PARTICULAR PROJECT. The Association of Members should carefully analyze the Condominium Project to determine if a greater amount should be set aside, or if additional reserve funds should be established for other purposes.

Section 11. Statement of Unpaid Assessments. Pursuant to the provisions of the Act, the purchaser of any Unit may request a statement from the Association as to the outstanding amount of any unpaid assessments thereon, whether regular or special. Upon written request to the Association accompanied by a copy of the executed purchase agreement pursuant to which the purchaser holds a right to acquire a Unit, the Association shall provide a written statement of such unpaid assessments as may exist or a statement that none exist, which statement shall be binding upon the Association for the period stated therein. Upon the payment of that sum within the period stated, the Association's lien for assessments as to such Unit shall be deemed satisfied; provided, however, that the failure of a purchaser to request such statement at least five (5) days prior to the closing of the purchase of such Unit shall render any unpaid assessments and the lien securing the same fully enforceable against such purchaser and the Unit itself.

ARTICLE VI INSURANCE; REPAIR OR REPLACEMENT

Section 1. Insurance. The Association shall carry all-risk property coverage and liability insurance (including, without limitation, Directors' and Officers' coverage), workers' compensation insurance, if applicable, and such other insurance coverage as the Board may determine to be appropriate with respect to the ownership, use and maintenance of the Common Elements of the Condominium and the administration of Condominium affairs. Such insurance shall be carried and administered in accordance with the following provisions:

(a) All such insurance shall be purchased by the Association for the benefit of the Association, the Members and their Mortgagees, as their interests may appear, and provision shall be made for the issuance of certificates of insurance with Mortgagee endorsements to the Mortgagees of Members' Units. It shall be each Member's responsibility to obtain insurance coverage for the Unit, all related appurtenances and structures against fire and other perils covered by a standard all-perils coverage endorsement in an amount equal to the maximum insurable replacement value, excluding foundation and excavation costs, and to insure its personal property located within the Unit or elsewhere in the Condominium and for its personal liability for

occurrences within its Unit or upon Common Elements appurtenant to its Unit. The Association shall have absolutely no responsibility for obtaining such coverage. The Association and all Members shall use their best efforts to see that all property and liability insurance carried by the Association or any Member shall contain appropriate provisions whereby the insurer waives its right of subrogation as to any claims against any Member, the Association or the Developer, and, subject to the provisions of Article V, Section 7, hereof, the Association and each Member hereby waive, each as to the other, any right of recovery for losses covered by insurance. The liability of carriers issuing insurance obtained by the Association shall not, unless otherwise required by law, be affected or diminished on account of any additional insurance carried by any Member, and vice versa.

(b) Public liability insurance shall be carried in such limits as the Board may from time to time determine to be appropriate, and shall cover the Association, each Member, Director and officer thereof, and any managing agent. The policy shall name the Developer as an additional insured.

(c) All premiums upon insurance policies purchased by the Association pursuant to these Condominium Bylaws shall be Expenses of Administration, except as otherwise provided in subsection (b) above.

(d) Proceeds of all insurance policies owned by the Association shall be received by the Association, held in a separate account, and distributed to the Association, the Members and their Mortgagees as their interests may appear; provided, however, whenever Section 3 of this Article requires the repair or reconstruction of the Condominium, any insurance proceeds received by the Association as a result of any loss requiring repair or reconstruction shall be applied for such purpose. Hazard insurance proceeds shall never be used for any purpose other than for repair, replacement or reconstruction of the Project unless all of the Mortgagees in the Condominium have given their prior written approval.

(e) All insurance carried by the Association shall, to the extent possible, provide for cross-coverage of claims by one insured against another.

(f) Fidelity bonds may be required by the Board of Directors from all persons handling or responsible for Association funds, the amount of such bonds shall be determined by the Board in its sole discretion, and the premium for such bonds shall be a common expense of the Association.

Section 2. Appointment of Association. Each Member, by ownership of a Unit in the Condominium, shall be deemed to appoint the Association as its true and lawful attorney-in-fact to act in connection with all matters concerning insurance pertinent to the Condominium and the Common Elements thereof. Without limitation on the generality of the foregoing, the Association as said attorney shall have full power and authority to purchase and maintain such insurance to collect and remit premiums therefor, to collect proceeds and to distribute the same to the Association, the Members and respective Mortgagees, as their interests may appear (subject always to the Condominium Documents), to execute releases of liability, and to execute all documents and to do all things on behalf of such Members and the Condominium as shall be necessary or convenient to accomplish the foregoing.

Section 3. Reconstruction or Repair. If any part of the Condominium shall be damaged, the determination of whether or not, and how, it shall be reconstructed or repaired shall be made in the following manner:

(a) If a Common Element or a Unit is damaged, such property shall be rebuilt or repaired if any Condominium Unit is tenantable, unless the Members unanimously vote that the Condominium shall be terminated and each Mortgagee of a Condominium Unit has given its prior written approval of such termination.

(b) If the Condominium is so damaged that one or both Units are not tenantable, and if each Mortgagee of a Condominium Unit has given its prior written approval to the termination of the Condominium, the damaged, property shall not be rebuilt and the Condominium shall be terminated, unless all the Members in value and in number agree to reconstruction by vote or in writing within ninety (90) days after the destruction.

(c) Subject to complying with the applicable requirements of Genoa Charter Township and all other applicable laws and regulations, any reconstruction or repair shall be performed substantially in accordance with the Master Deed and the plans and specifications for the Condominium to a condition as similar as possible to the condition existing prior to damage, unless the Members and each Mortgagee of a Condominium Unit shall unanimously decide otherwise.

(d) Each Member shall be responsible for the reconstruction and repair of its own Unit, including all related appurtenances, (but not any Common Elements).

(e) The Association shall be responsible for the reconstruction and repair of the Common Elements, and for any incidental damage to a Unit and the contents thereof caused by such Common Elements or the reconstruction or repair thereof. Immediately after a casualty occurs causing damage to property for which the Association has the responsibility of maintenance, repair and reconstruction, the Association shall obtain reliable and detailed estimates of the cost to return the damaged property to a condition as good as that existing before the damage.

(f) Any insurance proceeds received, whether by the Association or a Member, shall be used for reconstruction or repair when reconstruction or repair is required by these Condominium Bylaws. If the insurance proceeds are not sufficient to pay the estimated costs of reconstruction or repair required to be performed by the Association, or if at any time during such reconstruction or repair, or upon completion of such reconstruction or repair, the funds for the payment of the costs thereof are insufficient, assessments shall be made against all Members for the cost of reconstruction or repair of the damaged property in sufficient amounts to provide funds to pay the estimated or actual cost of repair. Such assessments shall be levied in the same manner as the regular monthly assessments, as set forth in Article V, Section 4, hereof.

Section 4. Eminent Domain. The following provisions shall control upon any taking by eminent domain:

(a) The Association, acting through its Board of Directors, may negotiate on behalf of all Members for any taking of Common Elements. Any negotiated settlement shall be subject

to the approval of all of the Members in number and in value and shall thereupon be binding on all Members.

(b) If an entire Unit is taken by eminent domain, the award for such taking shall be paid to the Member whose Unit has been taken. After acceptance of such award by the Member and its Mortgagee, they shall be divested of all interest in the Condominium. The undivided interest in the Common Elements belonging to the Member whose Unit has been taken shall thereafter appertain to the remaining Unit, including those restored or reconstructed under the provisions of this section.

(c) If any condemnation award shall become payable to any Member whose Unit is not wholly taken by eminent domain, then such award shall be paid by the condemning authority to the Member and its Mortgagee, as their interests may appear. If only a part of any Unit is taken, the Member shall, if practical, use the award to rebuild the same to the extent necessary to make it habitable.

(d) If any portion of the Condominium other than any Unit is taken, the condemnation proceeds relative to such taking shall be paid to the Association, and the affirmative vote of more than fifty (50%) percent of the Members in number and in value at a meeting duly called shall determine whether to rebuild, repair or replace the portion so taken or to take such other action as they deem appropriate. If no such affirmative vote is obtained, such condemnation proceeds shall be remitted to the Members and their respective Mortgagees, as their interests may appear, in accordance with their respective Percentages of Value set forth in Article VI of the Master Deed.

(e) If the Condominium Project continues after a taking by eminent domain, then the remaining portion of the Condominium Project shall be resurveyed and the Master Deed amended accordingly, subject to complying with the applicable requirements of Genoa Charter Township and all other applicable laws and regulations, and, if any Unit shall have been taken, then Article VI of the Master Deed shall be amended to reflect such taking and to proportionately readjust the Percentages of Value of the remaining Members based upon a continuing value for the Condominium of one hundred (100%) percent. Such amendment may be effected by an officer of the Association duly authorized by the Board of Directors without the necessity of execution or specific approval thereof by any Members, but only with the prior written approval of all Mortgagees of individual Units in the Project.

(f) If any Condominium Unit, or any portion thereof, or the Common Elements or any portion thereof, is made the subject matter of any condemnation or eminent domain proceeding or is otherwise sought to be acquired by a condemning authority, the Association promptly shall so notify each mortgagee of the Condominium Units.

(g) If the taking of a portion of a Condominium Unit makes it impractical to rebuild the partially taken Unit to make it habitable, then the entire undivided interest in the Common Elements appertaining to that Condominium Unit shall thenceforth appertain to the remaining Condominium Units, and shall be allocated to them in proportion to their respective undivided interests in the Common Elements. The remaining portion of that Condominium Unit shall thenceforth be a Common Element.

(h) Votes in the Association of Members and liability for future Expenses of Administration appertaining to a Condominium Unit taken or partially taken (as provided in subsection (g) hereof) by eminent domain shall thenceforth appertain to the remaining Condominium Units, and shall be allocated to them in proportion to their relative voting strength by value in the Association.

Section 5. Construction Liens. The following provisions shall control the circumstances under which construction liens may be applied against the Condominium or any Unit thereof:

(a) Except as provided below, a construction lien for work performed on a Condominium Unit may attach only to the Unit upon or for the benefit of which the work was performed.

(b) A construction lien for work authorized by the Developer and performed upon the Common Elements may attach only to Units owned by the Developer at the time of recording of the claim of lien.

(c) A construction lien for work authorized by the Association may attach to each Unit only to the proportional extent that the Member owning the Unit is required to contribute to the Expenses of Administration as provided by the Condominium Documents.

(d) A construction lien may not arise or attach to a Unit for work performed on the Common Elements not contracted for by the Developer or the Association.

If a Member is advised or otherwise learns of a purported construction lien contrary to the foregoing, it shall immediately notify the Board of Directors. Upon learning of the purported construction lien, the Board shall take appropriate measures to remove any cloud on the title of Units improperly affected thereby.

Section 6. Mortgages. Nothing contained in the Condominium Documents shall be construed to give a Condominium Unit Co-Owner, or any other party, priority over any rights of Mortgagees of Condominium Units pursuant to their mortgages in the case of a distribution to a Condominium Unit Co-Owner of insurance proceeds or condemnation awards for losses to or a taking of Condominium Units, Common Elements or both.

ARTICLE VII USE AND OCCUPANCY RESTRICTIONS; ENFORCEMENT

Section 1. Establishment of Restrictions. In order to provide for congenial occupancy of the Condominium, and for the protection of the value of the Units, the use of Condominium property shall be subject to the following limitations:

(a) Property Subject to These Restrictions. All of the Units in the Condominium Project shall be subject to these restrictions.

(b) Building and Use Restrictions.

(i) Modification or Alteration. No Member shall alter the exterior appearance or structurally modify its Unit or change the configuration of the limited or General Common Elements from the way it or they were originally constructed by the Developer, including, without limitation, location of sidewalk or parking areas, nor shall any Member damage, modify or make attachments to Common Elements, which alterations in any way impair the overall use of the Project, without the express written approval of the Board of Directors, and subject to complying with the applicable requirements of Genoa Charter Township and all other applicable laws and regulations. The Board of Directors, in its sole discretion, may disapprove any such request. However, it may only approve such alterations as do not impair the structural soundness, safety, utility, integrity or appearance of the Condominium. The Board of Directors may appoint an Environmental Control Committee and may delegate to it the responsibility for establishing rules relating to the appearance of Units and common areas, and the approval of the construction, maintenance and repair thereof. Even after approval, a Member shall be responsible for all damages to any other Units and their contents or to the Common Elements resulting from any such alteration.

(ii) Nuisance. No immoral, improper, unlawful or offensive activity shall be carried on in any Unit or upon the limited or General Common Elements, nor shall anything be done which may be or become an annoyance or a nuisance to the Members or their business tenants, nor shall any unreasonably noisy activity be carried on in any Unit or on the Common Elements. No Member owning any Unit shall do or permit anything to be done to keep or permit to be kept in its Unit or on the Common Elements anything that will increase the insurance rate on the Condominium or any Unit without the written approval of the Association. Each Member who is the cause thereof shall pay to the Association the increased cost of insurance premiums resulting from any such activity or the maintenance of any such condition.

(iii) Trash. Neither the limited nor General Common Elements shall be used to store supplies, materials, personal property, trash or refuse of any kind, except as designated by the Association. Trash receptacles shall be maintained in areas designated therefor at all times and shall not be permitted elsewhere on the Common Elements except for such short period of time as may be reasonably necessary to permit the periodic collection of trash.

(iv) Common Elements. The use of Common Elements shall be limited to such times and in such manner as the Association shall determine by duly adopted regulations. In general, no activity shall be carried on nor condition maintained by a Member, either in its Unit or upon the Common Elements, which unreasonably spoils the appearance of the Condominium. Sidewalks, yards, landscaped areas, roads, parking areas, and, in general, all of the Common Elements, shall not be obstructed in any way nor shall they be used for purposes other than for which they are reasonably and obviously intended.

(v) Advertising. No signs or other advertising devices shall be displayed which are visible from the exterior of a Unit or on the Common Elements, including "For Rent" signs, without written permission from the Association, which permission shall not be unreasonably withheld. It being understood that the Members may desire to advertise office space

for lease in a Unit, the Board shall endeavor to develop guidelines for such advertising that is aesthetically pleasing and that complies with applicable Township ordinances.

(vi) Rules. Reasonable regulations consistent with the Act, the Master Deed and these Condominium Bylaws concerning the use of the Common Elements may be made and amended from time to time by any Board of Directors of the Association, including the Board of Directors appointed by the Incorporator and its successors. Copies of all such regulations and amendments thereto shall be furnished to all Members and shall become effective ten (10) days after mailing or delivery thereof to the designated voting representative of each Member. Any such regulation or amendment may be revoked at any time by the affirmative vote of more than fifty (50%) percent of all Members in number and in value at any duly convened meeting of the Association, except that the Members may not revoke any regulation or amendment prior to the first meeting of the Association.

(vii) Landscaping. No Member shall perform any landscaping or plant any trees, shrubs or flowers or place any ornamental materials upon the Common Elements without the express written approval of the Board of Directors.

Section 2. Enforcement. Developer shall have the right to enforce these restrictions. Developer may assign, in whole or in part, its rights and responsibilities hereunder to the Association, and when the last Unit in the Condominium Project has been conveyed, this assignment shall occur automatically. The Association's cost of exercising its rights and administering its responsibilities hereunder shall be Expenses of Administration (as defined in Article V above), provided that the Association shall be entitled to recover its cost of proceeding against a breach by a Co-Owner as provided in Article XII below. All present and future Co-Owners, tenants and any other persons or occupants using the facilities of the Condominium in any manner are subject to and shall comply with the Act, the Master Deed, these Condominium Bylaws, the Articles of Incorporation, and Rules and Regulations of the Association. Failure to comply with any of the terms of the Act, the Master Deed, these Condominium Bylaws, the Articles of Incorporation, or Rules and Regulations of the Association, shall be grounds for relief, which may include, without limitation, an action to recover sums due for such damages, injunctive relief, and any other remedy that may be appropriate to the nature of the breach. The failure of the Association to enforce any right, provision, covenant or condition which may be granted by the Act, the Master Deed, these Condominium Bylaws, the Articles of Incorporation, or Rules and Regulations of the Association shall not constitute a waiver of the right of the Association to enforce such right, provision, covenant or condition in the future.

ARTICLE VIII APPROVAL OF LEASE

Section 1. Notice of Desire and Intent. If a Unit has been occupied exclusively by a Co-Owner with no rentals in its Unit for over 12 months, a Co-Owner who desires to rent or lease its Condominium Unit or any portion thereof for any term shall provide notice of its intent to the Board of Directors at least ten (10) days prior to presenting a lease form to a potential lessee. All leases must be in writing, and the Member shall provide the Board a copy of the lease upon request. Tenants and non-Co-Owner occupants shall comply with all of the conditions of the Condominium Documents and all of the provisions of the Act, and all leases and rental agreements shall so state.

Section 2. Non-Co-Owner Compliance.

(a) All non-Co-Owner occupants shall comply with all of the terms and conditions of the Condominium Documents and the provisions of the Act, as well as complying with the applicable requirements of Genoa Charter Township and all other applicable laws and regulations.

(b) If the Association determines that a non-Co-Owner occupant has failed to comply with the conditions of the Condominium Documents, the provisions of the Act, or the applicable requirements of Genoa Charter Township and all other applicable laws and regulations the Association shall take the following action:

(i) The Association shall advise the appropriate Member by certified mail of the alleged violation by a person occupying its Unit.

(ii) The Member shall have fifteen (15) days after receipt of the notice to investigate and correct the alleged breach or advise the Association that a violation has not occurred.

(iii) If after fifteen (15) days the Association believes that the alleged breach has not been cured or may be repeated, it may institute on its behalf, or derivatively by the Members on behalf of the Association if it is under the control of the Developer, an action for eviction against the non-Co-Owner occupant and simultaneously, for money damages against the Member and non-Co-Owner occupant for breach of the conditions of the Condominium Documents or of the Act. The relief set forth in this section may be by any appropriate proceeding. The Association may hold both the non-Co-Owner occupant and the Member liable for any damages caused to the Condominium.

ARTICLE IX
MORTGAGES

Section 1. Notice of Mortgage. A Member who mortgages a Unit shall notify the Association of the name and address of its Mortgagee and shall file a conformed copy of the note and mortgage with the Association, which shall maintain such information in a book entitled "Mortgages of Units."

Section 2. Notice of Default. The Association shall give to the holder of any mortgage covering any Unit in the Project written notification of any default in the performance of the obligations of the Member owning such Unit that is not cured within sixty (60) days.

Section 3. Acquisition of Title by Mortgagee. As provided in Article V, Section 6, any first Mortgagee who obtains title to a Unit pursuant to the remedies provided in the mortgage, or a deed in lieu thereof, shall not be liable for such Unit's unpaid assessments which accrue prior to acquisition of title by the first Mortgagee.

ARTICLE X
AMENDMENTS

Section 1. Proposal. Amendments to these Condominium Bylaws may be proposed by the Board of Directors of the Association acting upon the vote of a majority of the Directors or by one of the Members by an instrument in writing signed by them.

Section 2. Meeting to Be Held. If such an amendment is proposed, a meeting for consideration of the same shall be duly called in accordance with the provisions of the Condominium Documents.

Section 3. Vote Required. These Condominium Bylaws may be amended by an affirmative vote of all Members in number and in value and one-half (1/2) of all Mortgagees at any regular meeting, or at a special meeting called for such purpose. For purposes of such voting, each Mortgagee shall have one (1) vote for each mortgage held. Notwithstanding the foregoing, no amendment of these Bylaws or any related condominium documents may be made without the prior written consent of the Genoa Charter Township, if such amendment would affect a right of the Genoa Charter Township set forth or reserved within these Bylaws or in the condominium documents.

Section 4. Amendments Not Materially Changing Condominium Bylaws. The Board of Directors may enact amendments to these Condominium Bylaws without the approval of any Member or Mortgagee, provided that such amendments shall not materially alter or change the rights of a Member or Mortgagee, subject to obtaining the prior written consent of the Genoa Charter Township, if such amendment would affect a right of the Genoa Charter Township set forth or reserved within these Bylaws or in the condominium documents.

Section 5. Amendments Concerning Leases. Provisions in these Condominium Bylaws relating to the ability or terms under which a Member may rent its Unit may not be modified and amended without the consent of each affected Member and Mortgagee and, prior to the Transitional Control Date, without the consent of the Developer.

Section 6. Effective Date. Any amendment to these Condominium Bylaws shall become effective upon the recording of such amendment in the Office of the Register of Deeds in the county where the Condominium is located. Without the prior written approval of all holders of mortgage liens on any Unit in the Condominium, no amendment to these Condominium Bylaws shall become effective which involves any change, direct or indirect, any provision hereof that alters or changes materially the rights of any Member or Mortgagee.

Section 7. Costs of Amendment. Any person causing or requesting an amendment to these Condominium Bylaws shall be responsible for the costs and expenses of considering, adopting, preparing and recording such amendment; provided, however, that such costs and expenses relating to amendments adopted pursuant to Article X, Section 3, or pursuant to a decision of the Advisory Committee shall be Expenses of Administration.

Section 8. Notice; Copies of Amendment. Members and Mortgagees of record of Condominium Units shall be notified of proposed amendments not less than ten (10) days before the amendment is recorded. A copy of each amendment to these Condominium Bylaws shall be

furnished to every Member after recording; provided, however, that any amendment to these Condominium Bylaws that is adopted in accordance with this Article or the Act shall be binding upon all persons who have an interest in the Project irrespective of whether such persons actually receive a copy of the amendment.

ARTICLE XI DEFINITIONS

All terms used herein shall have the same meanings as set forth in the Act or as set forth in the Master Deed to which these Condominium Bylaws are attached as an exhibit.

ARTICLE XII REMEDIES FOR DEFAULT

Section 1. Relief Available. Any default by a Member shall entitle the Association or another Member or Members to the following relief:

(a) Failure to comply with any of the terms or conditions of the Condominium Documents shall be grounds for relief, which may include, without limitation, an action to recover sums due for damages, for injunctive relief, for foreclosure of lien (if in default in payment of an assessment) or any combination thereof, and such relief may be sought by the Association, or, if appropriate, by an aggrieved Member or Members.

(b) In any proceeding arising because of an alleged default by any Member, the Association, if successful, shall be entitled to recover the costs of the proceeding and such reasonable attorneys' fees (not limited to statutory fees) as may be determined by the Court, but in no event shall any Member be entitled to recover such attorneys' fees.

(c) Such other reasonable remedies as provided in the rules and regulations promulgated by the Board of Directors, including, without limitation, the levying of fines against Members after notice and opportunity for hearing, as provided in the Association rules and regulations, and the imposition of late charges for nonpayment of assessments.

(d) The violation of any of the provisions of the Condominium Documents shall also give the Association or its duly authorized agents the rights set forth above, to enter, where reasonably necessary, upon the limited or General Common Elements, or into any Unit, and summarily remove and abate, at the expense of the violating Member, any structure, thing or condition existing or maintained contrary to the provisions of the Condominium Documents.

Section 2. Failure to Enforce. The failure of the Association or of any Member to enforce any right, provision, covenant or condition which may be granted by the Condominium Documents shall not constitute a waiver of the right of the Association or of any such Member to enforce such right, provision, covenant or condition in the future.

Section 3. Rights Cumulative; Governing Law; Jurisdiction. All rights, remedies and privileges granted to the Association or any Member or Members pursuant to any terms, provisions, covenants or conditions of the Condominium Documents shall be deemed to be cumulative, and the exercise of any one or more shall not be deemed to constitute an election of

remedies, nor shall it preclude the party exercising the same from exercising such other and additional rights, remedies or privileges as may be available to such party at law or in equity. These Condominium Bylaws shall be governed by and construed in accordance with the laws of the State of Michigan without regard to conflicts of laws provisions. The state courts located in Livingston County, Michigan or the appropriate federal courts located in the Eastern District of Michigan shall have exclusive jurisdiction for the enforcement and interpretation of this Agreement.

ARTICLE XIII
SEVERABILITY

If any of the terms, provisions or covenants of these Condominium Bylaws or the Condominium Documents are held to be partially or wholly invalid or unenforceable for any reason whatsoever, such holding shall not affect, alter, modify or impair in any manner whatsoever any of the other terms, provisions or covenants of such documents or the remaining portions of any terms, provisions or covenants held to be partially invalid or unenforceable.

ARTICLE XIV
CONFLICTING PROVISIONS

In the event of a conflict between the provisions of the Act (or other laws of the State of Michigan) and any Condominium Document, the Act (or other laws of the State of Michigan) shall govern. In the event of any conflict between the provisions of any one or more Condominium Documents, the following order of priority shall prevail, and the provisions of the Condominium Document having the highest priority shall govern:

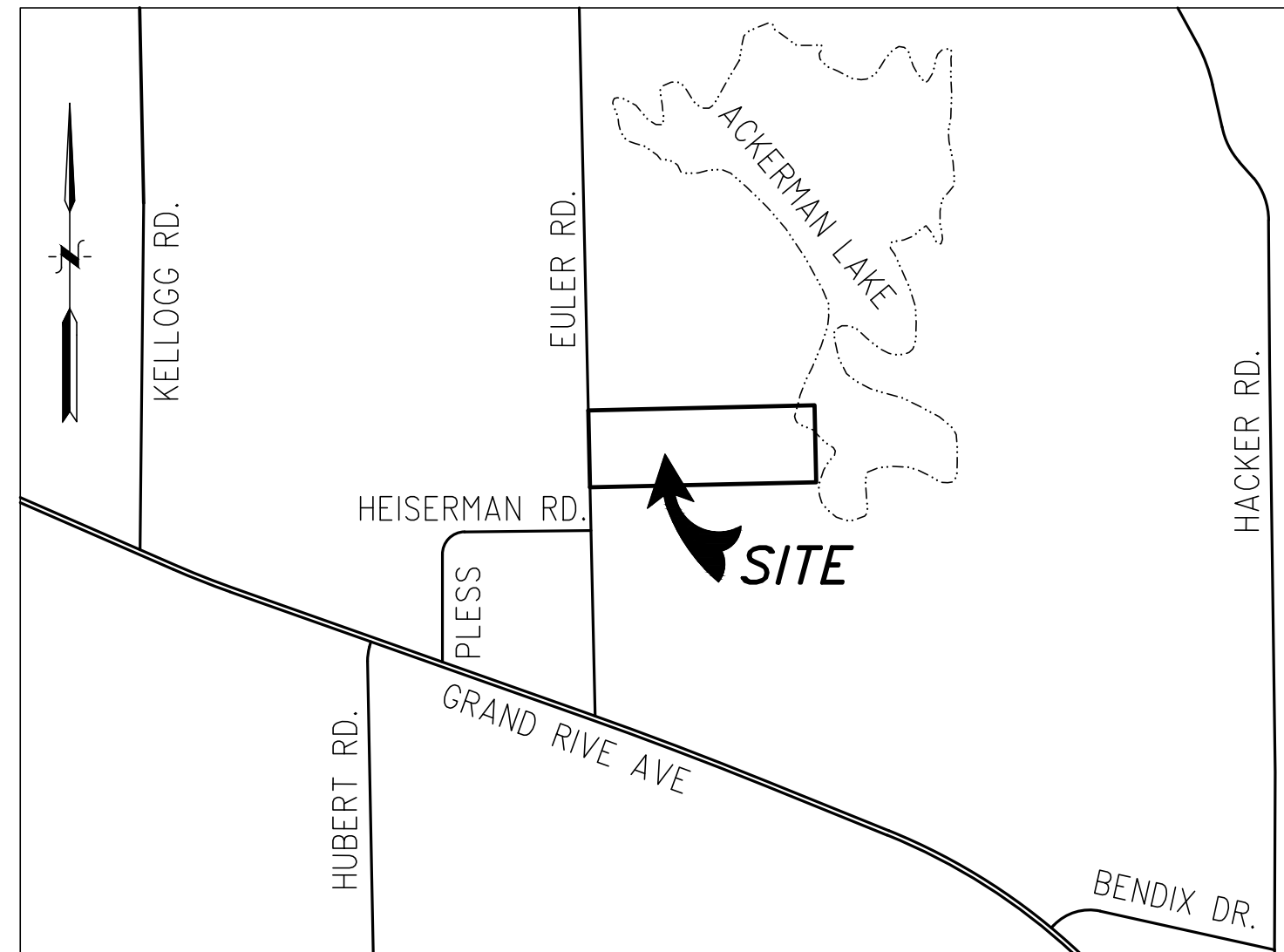
- (1) the Master Deed, including the Condominium Subdivision Plan;
- (2) these Condominium Bylaws;
- (3) the Articles of Incorporation of the Association; and
- (4) the Rules and Regulations of the Association.

Developer
 4M GENOA
 a Michigan limited liability company
 2244 Euler Road
 Brighton, Michigan 48114

2025 Euler Business Park

*Being a Part of the Northwest 1/4 of Section 13
 Town 2 North, Range 5 East
 Genoa Township, Livingston County, Michigan*

*Livingston County Condominium
 Subdivision Plan No. _____*



Location Map - Not To Scale

Attention: Livingston County Register of Deeds
 THE CONDOMINIUM PLAN NUMBER MUST BE ASSIGNED IN CONSECUTIVE SEQUENCE. WHEN A NUMBER HAS BEEN ASSIGNED TO THE PROJECT, IT MUST BE PROPERLY SHOWN IN THE TITLE OF THIS SHEET AND IN THE SURVEYOR'S CERTIFICATE ON SHEET 1.

Note:
 THIS CONDOMINIUM SUBDIVISION PLAN IS NOT REQUIRED TO CONTAIN DETAILED PROJECT DESIGN PLANS PREPARED BY THE APPROPRIATE LICENSED DESIGN PROFESSIONAL. SUCH PROJECT DESIGN PLANS ARE FILED, AS PART OF THE CONSTRUCTION PERMIT APPLICATION, WITH THE ENFORCING AGENCY FOR THE STATE CONSTRUCTION CODE IN THE RELEVANT GOVERNMENTAL SUBDIVISION. THE ENFORCING AGENCY MAY BE A LOCAL BUILDING DEPARTMENT OR THE STATE DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS.

Legal Description 14.05± Acres

Situated in the Township of Genoa, County of Livingston and State of Michigan, as described as follows:
 Commencing at the Northwest Corner of Section 13, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan;
 thence N88°06'58"E 1308.19 feet (*recorded as N88°12'13"E 1305.90 feet*) along the North line of said Section 13 to the nominal centerline of Euler Road (33-foot wide 1/2 Right-of-Way) and the **PLACE OF BEGINNING**;
 thence continuing N88°06'58"E (*recorded as N88°47'01"E*) 1220.41 feet along said North line to a Brass Cap stamped "Livingston Co. Remonumentation Witness" as recorded in L.C.R.C. Document No. 2021CR-0020;
 thence continuing N88°06'58"E (*recorded as N88°47'01"E*) 129.89 feet to the North 1/4 Corner (as calculated) of said Section 13, said Corner being under water;
 thence S02°37'00"E (*recorded as S01°58'40"E*) 129.95 feet (as calculated) along the North-South 1/4 line of said Section 13 to a Brass Cap stamped "Livingston Co. Remonumentation Witness" as recorded in said L.C.R.C.;
 thence continuing S02°37'00"E (*recorded as S01°58'40"E*) 330.10 feet along said North-South 1/4 line of said Section 13 to North line of the South 200 feet of the North 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section 13 as monumented;
 thence S88°40'22"W 1348.43 feet (*recorded as S88°47'01"W 1348.63 feet*) along said North line of the South 200 feet of the North 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 13 as monumented to said nominal centerline of Euler Road;
 thence N02°53'12"W 446.98 feet (*recorded as N02°30'21"W 460.00 feet*) to the Place of Beginning.
 Being a part of the Northwest 1/4 of Section 13, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan. Containing 14.05 acres of land, more or less (which includes the bottom lands of ponds). Subject to the rights of the public over the Westerly 33 feet thereof as occupied by Euler Road, also subject to and together with all easements and restrictions affecting title to the above described premises.

Sheet Index

No.	Description
1	COVER
2	SURVEY PLAN
3	SITE PLAN

PRELIMINARY

TRAVIS R. PRATT
 PROFESSIONAL SURVEYOR No. 4001062878

MARCH 12, 2024

PROPOSED DATED
 JOB No. 1-10-13-234463
 EULER-COVER

SHEET 1



2025 Euler Business Park

Being a Part of the Northwest 1/4 of Section 13
Town 2 North, Range 5 East
Genoa Township, Livingston County, Michigan

Survey Plan

Notes:

- ARTICLE VII, SECTION C, ITEM 3 OF MASTER DEED: PRIVATE EASEMENT FOR STORM SEWER AND DETENTION BASIN OVER THE ENTIRE AREA OF "OPEN SPACE" (GENERAL COMMON AREA).
- ARTICLE VII, SECTION A (4) OF MASTER DEED, ACCESS EASEMENTS, "EACH UNIT HAS A PERPETUAL EASEMENT OVER AND ACROSS THE OTHER UNIT TO ACCESS THE SHARED ACCESS DRIVE FOR PURPOSES OF INGRESS AND EGRESS TO AND FROM EULER ROAD."
- SEE ARTICLE VII OF MASTER DEED FOR ADDITIONAL EASEMENT DESCRIPTIONS THAT AFFECT THIS CONDOMINIUM PROJECT.
- REFERENCE: COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No. 927841, DATE OF POLICY: OCTOBER 28, 2022 AT 8:32 AM.
- DEVELOPER, BY EXECUTING THE MASTER DEED, GRANTS ALL HEREON DEPICTED PROPOSED EASEMENTS.
- PROPERTY LIES WITHIN FLOOD ZONE "X" OF FLOOD HAZARD AREA, AS DEPICTED ON FLOOD INSURANCE RATE MAP ISSUED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP No. 26093C0335D, EFFECTIVE DATE: SEPTEMBER 17, 2008.

Surveyor's Certificate

I, Travis R. Pratt, registered land surveyor of the state of Michigan, hereby certify:
That the subdivision plan known as "2025 Euler Business Center" Livingston County Condominium Subdivision Plan No.

as shown on the accompanying drawings, represent a survey on the ground made under my direction that there are no existing encroachments upon the lands and property herein described.

That the required monuments and iron markers will be located in ground within one year of Proposed Date as required by rules promulgated under Section 142 of Act No. 59 of the Public Acts of 1978.

That the accuracy of this survey is within the limits required by the rules promulgated under Section 142 of Acts of 1978.

That the bearings, as shown, are noted on Survey Plan as required by the rules promulgated under Section 142 of Act No. 59 of the Public Acts of 1978.

PRELIMINARY

TRAVIS R. PRATT
PROFESSIONAL SURVEYOR No. 4001062878

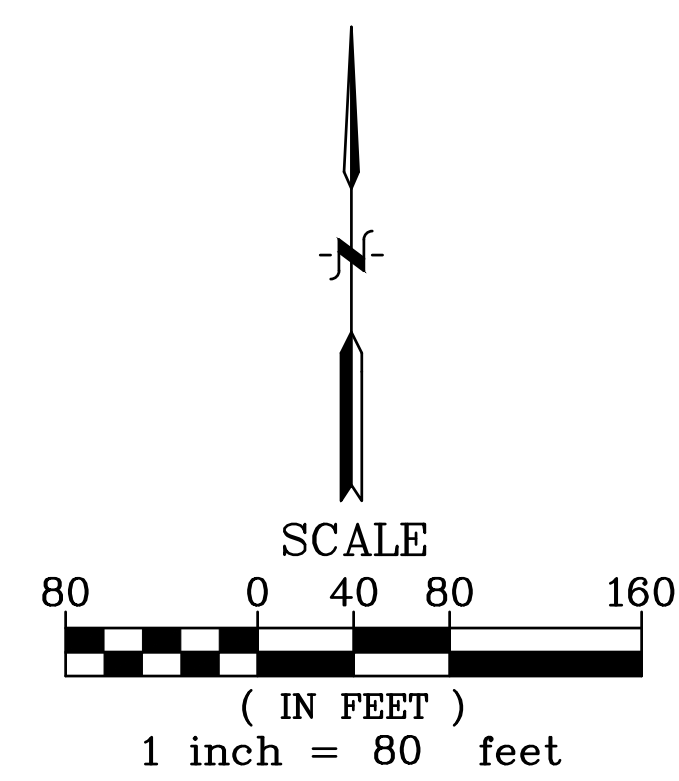
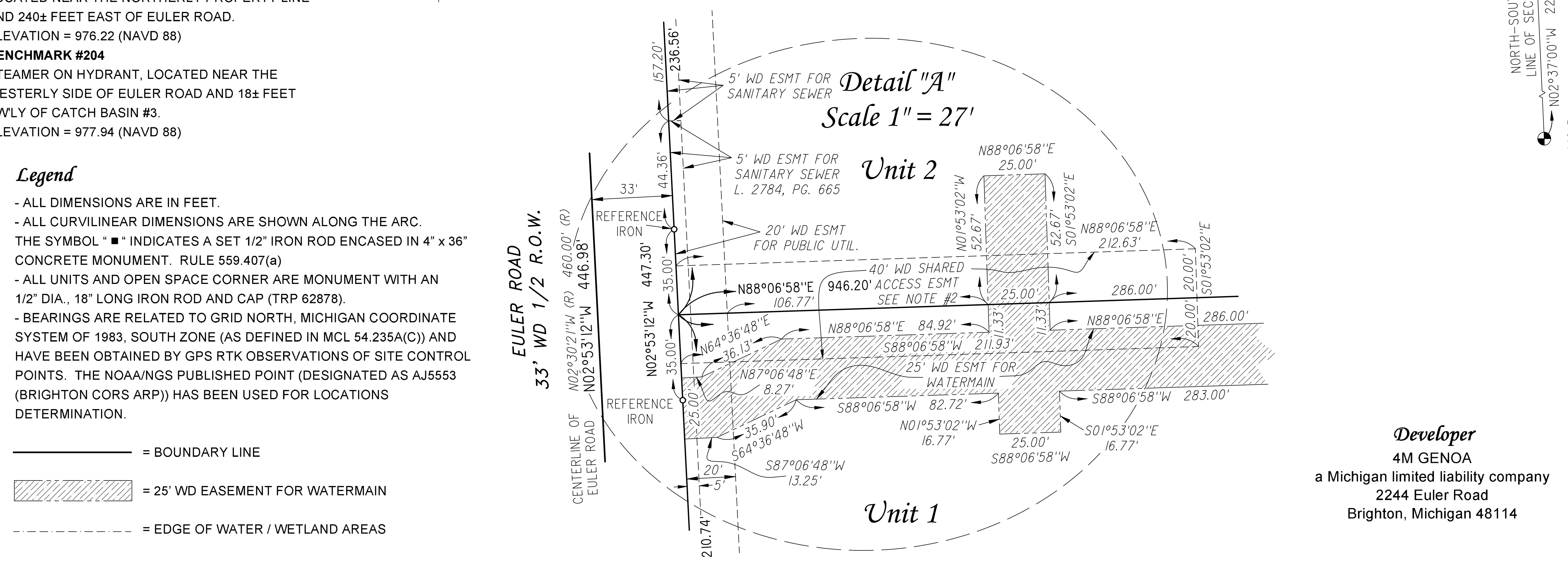
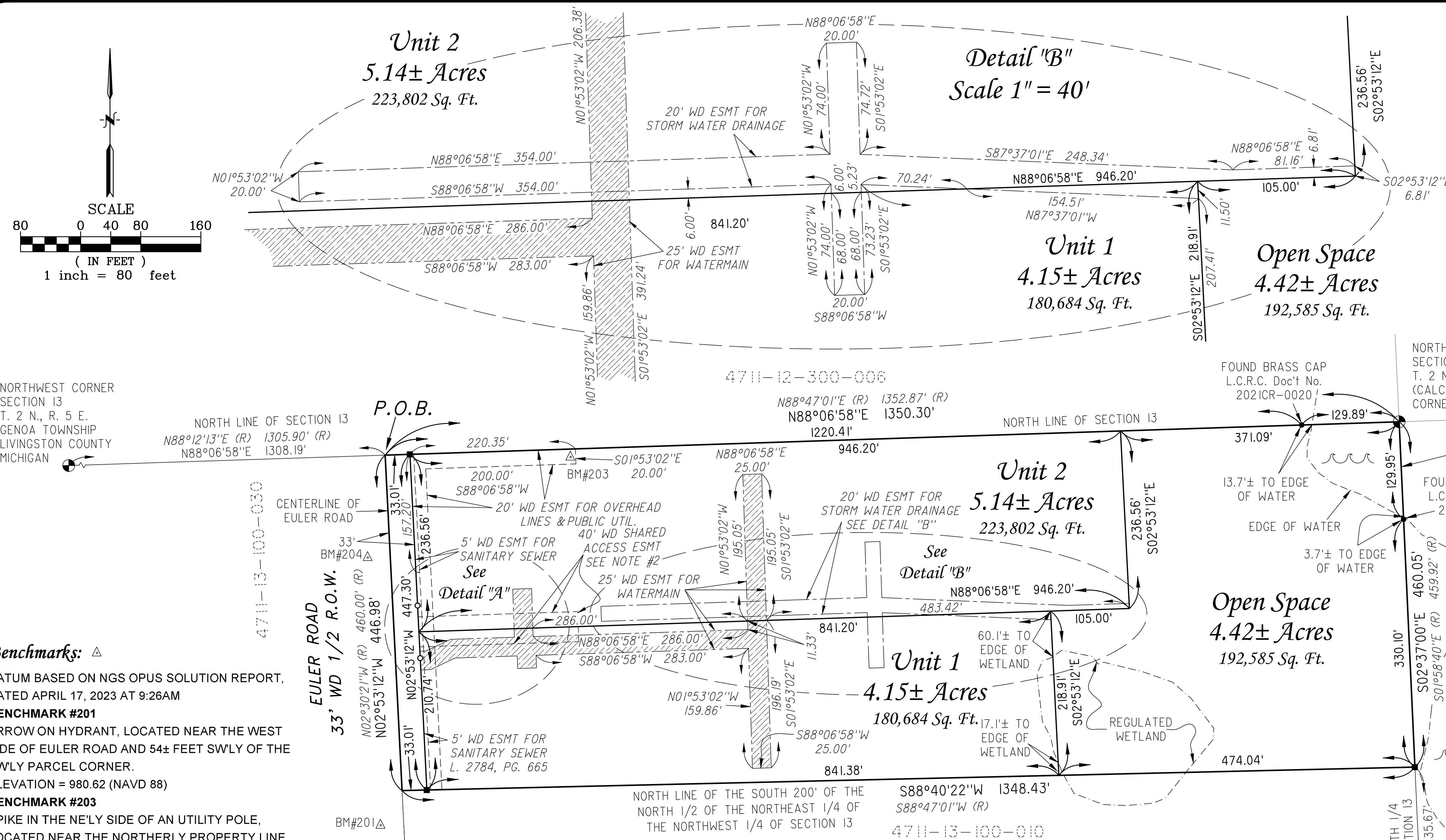
MARCH 12, 2024

PROPOSED DATED
JOB No. 1-10-13-234463
EULER-SURVEY

SHEET 2



Developer
4M GENOA
a Michigan limited liability company
2244 Euler Road
Brighton, Michigan 48114



NORTHWEST CORNER SECTION 13
T. 2 N., R. 5 E.
GENOA TOWNSHIP
LIVINGSTON COUNTY
MICHIGAN

Benchmarks:

- BENCHMARK #201**
ARROW ON HYDRANT, LOCATED NEAR THE WEST SIDE OF EULER ROAD AND 54± FEET SWLY OF THE SWLY PARCEL CORNER.
ELEVATION = 980.62 (NAVD 88)
- BENCHMARK #203**
SPIKE IN THE NE'LY SIDE OF AN UTILITY POLE, LOCATED NEAR THE NORTHERLY PROPERTY LINE AND 240± FEET EAST OF EULER ROAD.
ELEVATION = 976.22 (NAVD 88)
- BENCHMARK #204**
STEAMER ON HYDRANT, LOCATED NEAR THE WESTERLY SIDE OF EULER ROAD AND 18± FEET SWLY OF CATCH BASIN #3.
ELEVATION = 977.94 (NAVD 88)

Legend

- ALL DIMENSIONS ARE IN FEET.
- ALL CURVILINEAR DIMENSIONS ARE SHOWN ALONG THE ARC.
- THE SYMBOL "■" INDICATES A SET 1/2" IRON ROD ENCASED IN 4" x 36" CONCRETE MONUMENT. RULE 559.407(a)
- ALL UNITS AND OPEN SPACE CORNER ARE MONUMENT WITH AN 1/2" DIA., 18" LONG IRON ROD AND CAP (TRP 62878).
- BEARINGS ARE RELATED TO GRID NORTH, MICHIGAN COORDINATE SYSTEM OF 1983, SOUTH ZONE (AS DEFINED IN MCL 54.235A(C)) AND HAVE BEEN OBTAINED BY GPS RTK OBSERVATIONS OF SITE CONTROL POINTS. THE NOAA/NGS PUBLISHED POINT (DESIGNATED AS AJ5553 (BRIGHTON CORS ARP)) HAS BEEN USED FOR LOCATIONS DETERMINATION.
- = BOUNDARY LINE
- ▨ = 25' WD EASEMENT FOR WATERMAIN
- - - = EDGE OF WATER / WETLAND AREAS

2025 Euler Business Park

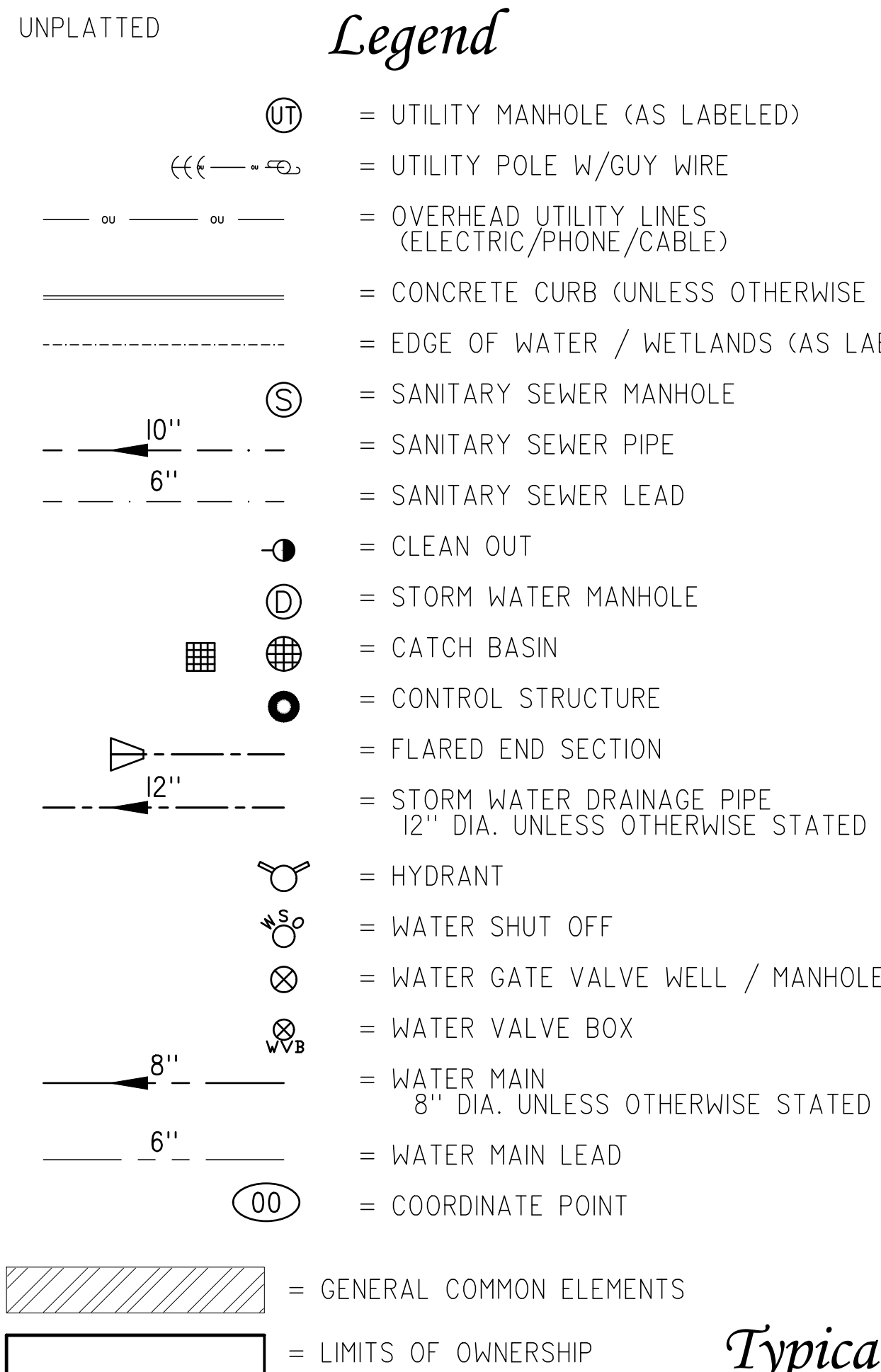
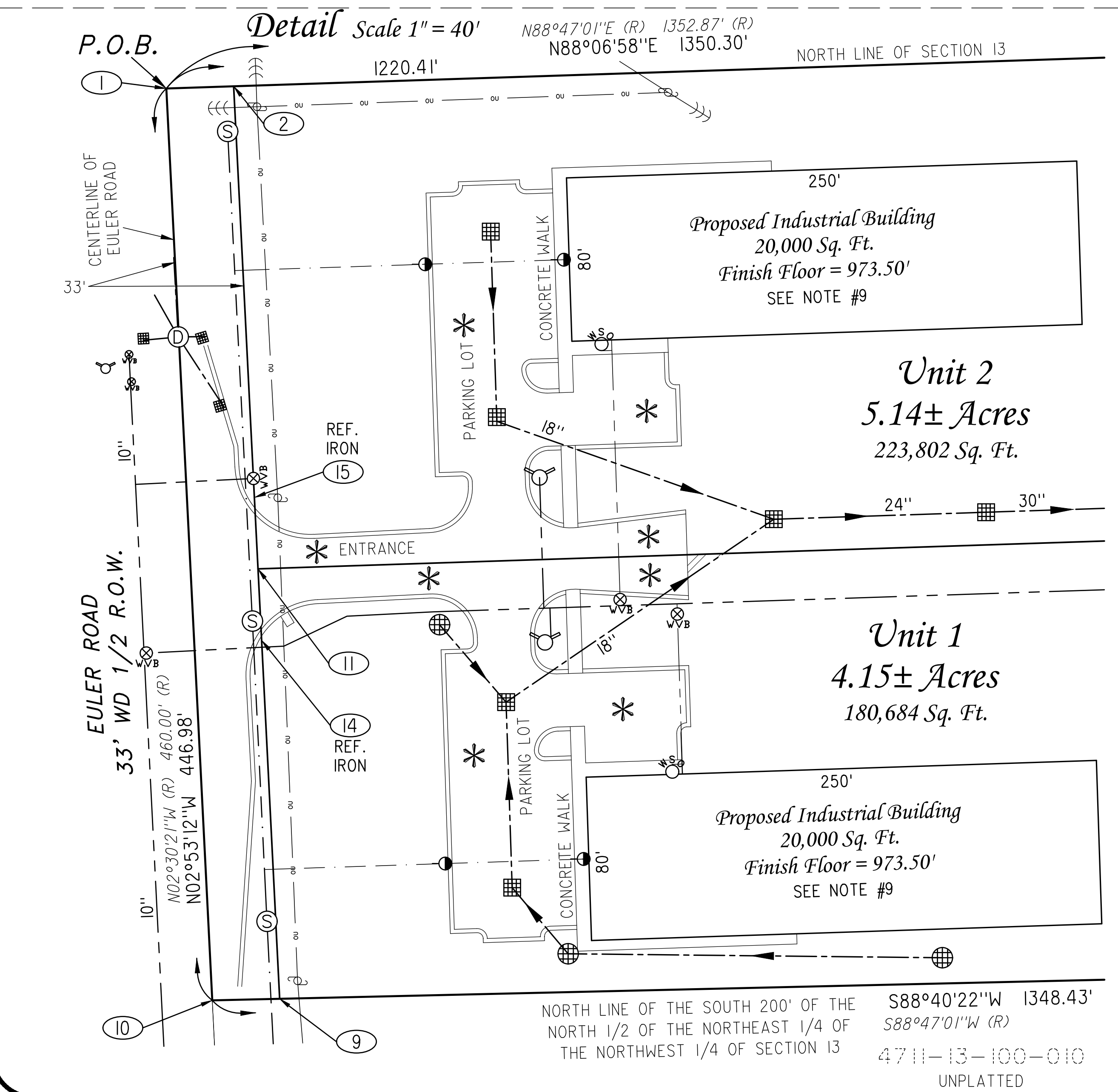
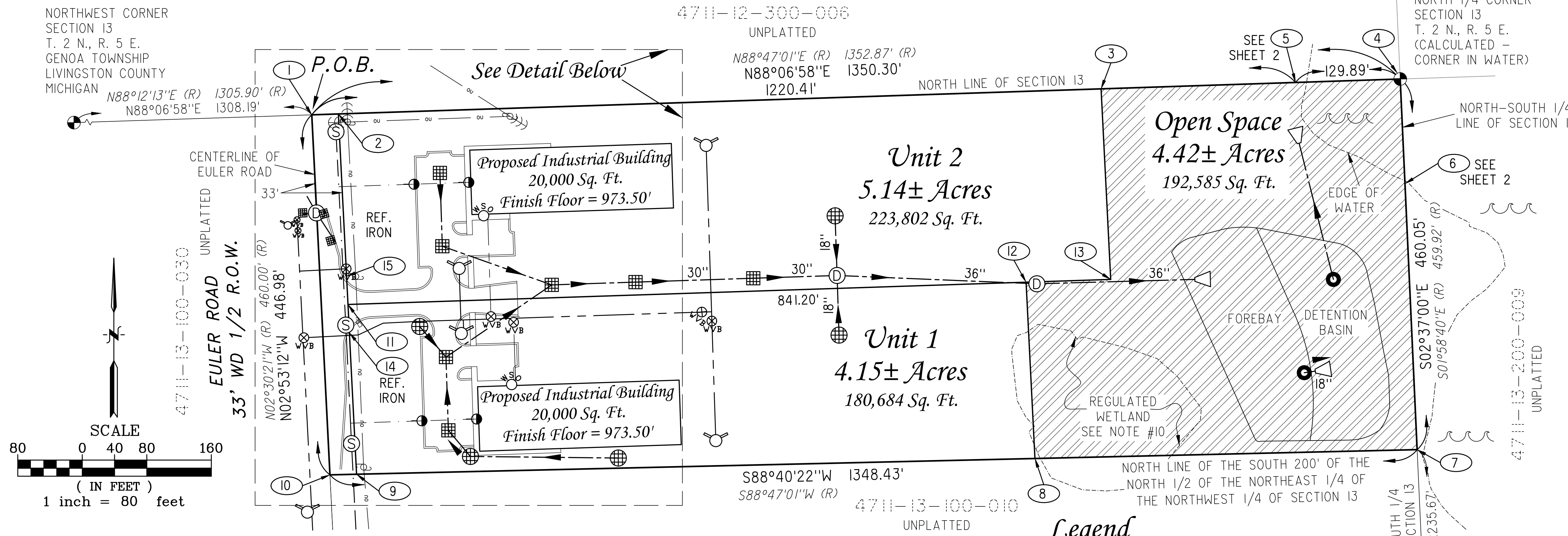
Being a Part of the Northwest 1/4 of Section 13
 Town 2 North, Range 5 East
 Genoa Township, Livingston County, Michigan

Site & Utility Plan

Developer
 4M GENOA
 a Michigan limited liability company
 2244 Euler Road
 Brighton, Michigan 48114

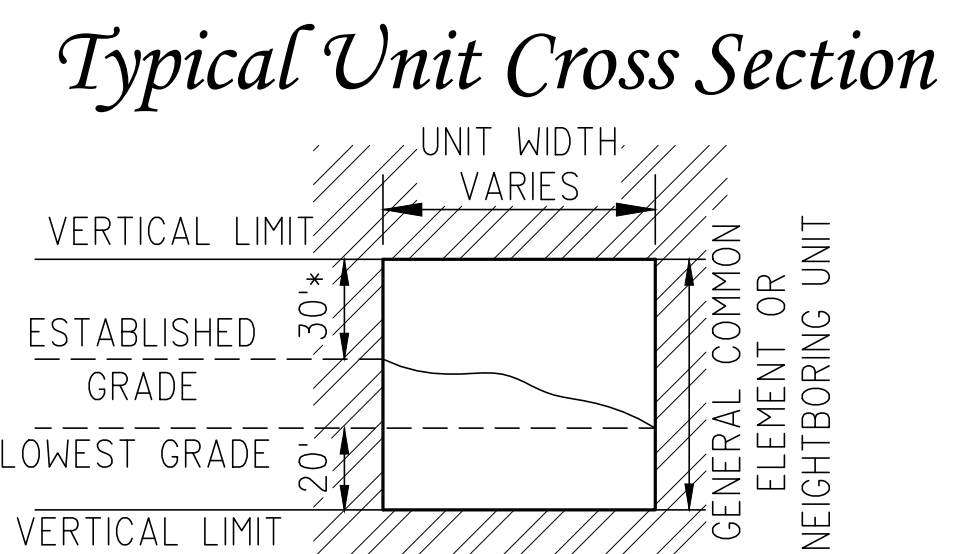
Notes:

- ALL ROADS, PARKING AREAS, SANITARY SEWERS, WATER MAINS AND STORM SEWERS MUST BE BUILT.
- SITE PLANS DEPICTING ACCESS, PARKING AREAS, SANITARY LEADS, WATER MAIN AND STORM SEWER AS PREPARED BY DESINE INC., ARE ON FILE WITH GENOA TOWNSHIP.
- LOCATION OF ELECTRIC, TELEPHONE, CABLE T.V. AND NATURAL GAS UTILITY LINES ON FILE WITH APPROPRIATE UTILITY COMPANIES. THE ACTUAL LOCATION OF THESE LINES WILL BE SHOWN ON AS-BUILT PLANS.
- SEE ARTICLE V, SECTION A OF MASTER DEED, FOR ADDITIONAL GENERAL COMMON ELEMENT DESCRIPTIONS.
- ALL UNITS AND COMMON AREAS INCLUDING OR BORDERING ON WETLAND OR FLOODPLAIN AREAS ARE SUBJECT TO PROVISIONS OF "NATURAL RESOURCES AND ENVIRONMENTAL PROTECTION ACT" (ACT 451 OF 1994).
- ARTICLE IV OF MASTER DEED: "THE ARCHITECTURAL PLANS FOR THE CONDOMINIUM PROJECT HAVE BEEN FILED WITH THE GENOA CHARTER TOWNSHIP."
- WETLAND DELINEATION PREPARED BY ASTI ENVIRONMENTAL, FILE No. 12744, DATED: APRIL 3, 2023



Coordinates Table

No.	Northing	Easting
1	391400.79	13273392.83
2	391401.88	13273425.81
3	391432.98	13274371.50
4	391445.18	13274742.40
5	391440.91	13274612.58
6	391315.37	13274748.33
7	390985.61	13274763.40
8	390974.63	13274289.50
9	390955.14	13273448.34
10	390954.38	13273415.34
11	391165.61	13273437.73
12	391193.27	13274278.47
13	391196.72	13274383.42
14	391130.66	13273439.49
15	391200.57	13273435.96



(*) = BUILDING HEIGHT SHALL NOT EXCEED 30', MEASURED AS SPECIFIED IN THE ZONING ORDINANCE (THE VERTICAL DISTANCE MEASURED FROM THE ESTABLISHED GRADE TO THE AVERAGE HEIGHT BETWEEN THE EAVES AND RIDGE). PDA (SECTION 8c)

PRELIMINARY

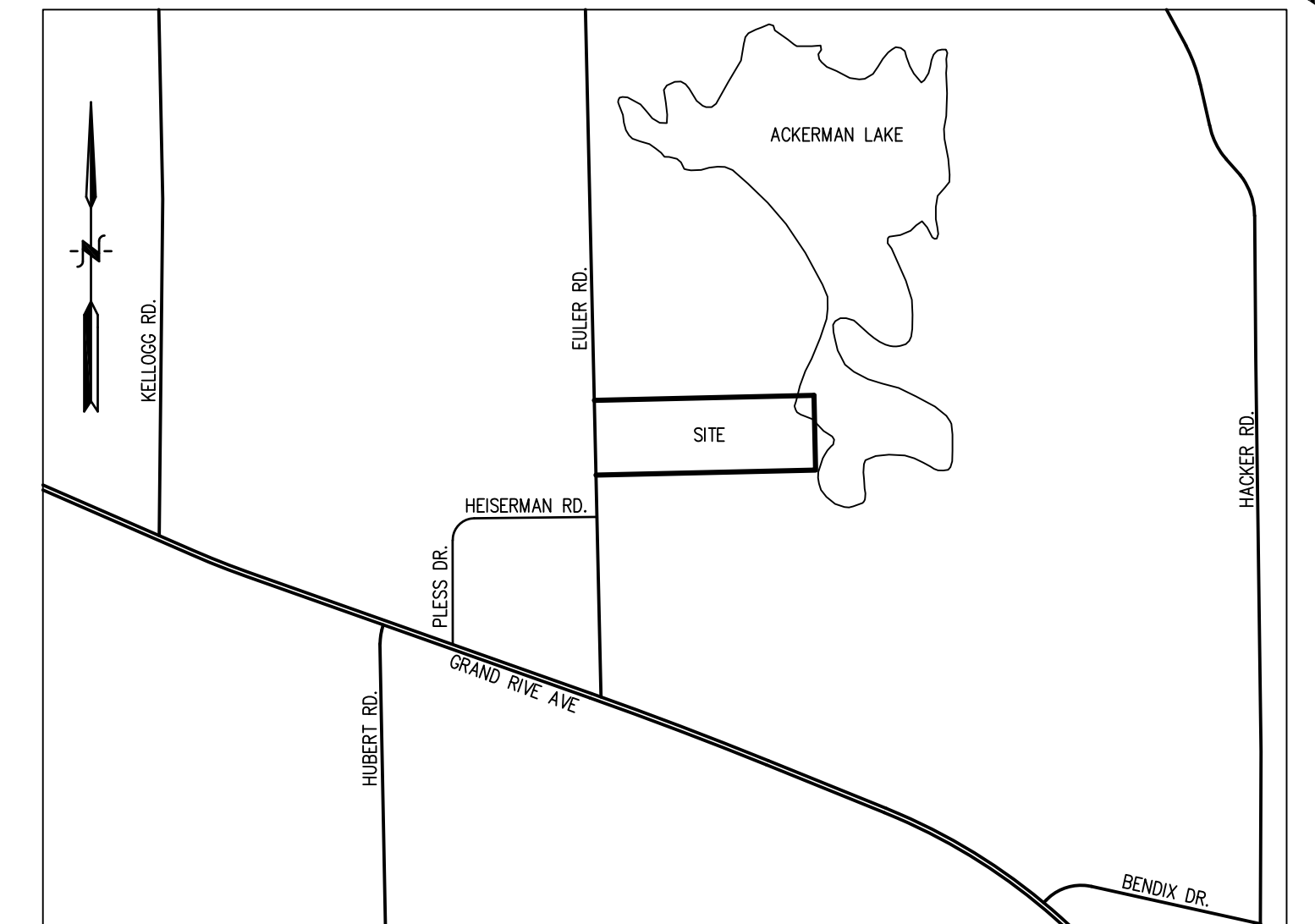
TRAVIS R. PRATT
 PROFESSIONAL SURVEYOR No. 4001062878

MARCH 12, 2024
 PROPOSED DATED
 JOB No. 1-10-13-234463
 EULER-SITE/UTIL SHEET 3

(810) 227-9533
CIVIL ENGINEERS
LAND SURVEYORS
2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114

CONSTRUCTION PLAN FOR
2025 EULER ROAD

BEING PART OF SECTION 13, T2N,R5E, GENOA TOWNSHIP
 LIVINGSTON COUNTY, MICHIGAN



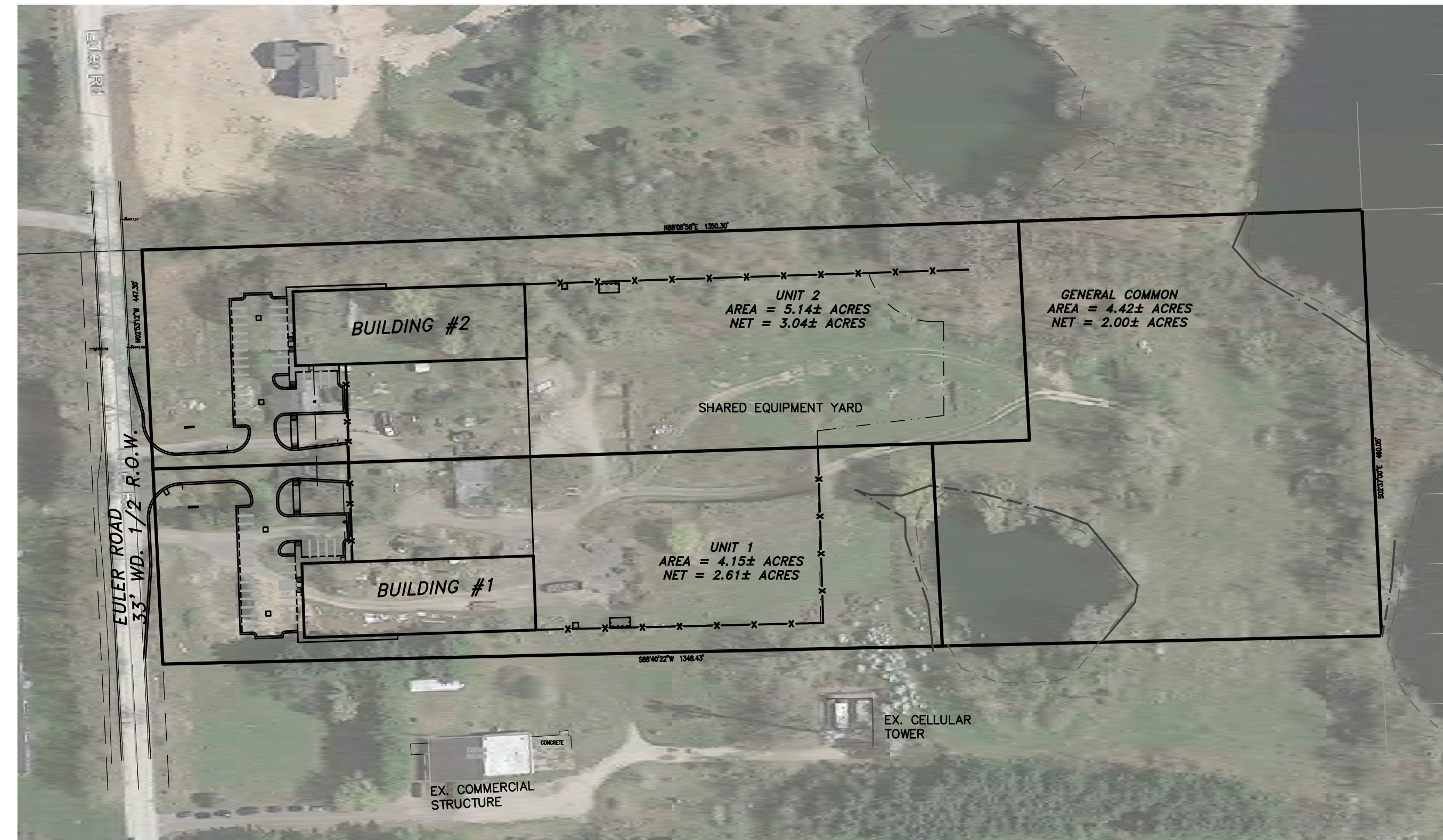
LOCATION MAP
 SCALE: 1 in. = 1000 ft.

LEGAL DESCRIPTION SUBSEQUENT TO SURVEY

Also described as related to the Grid North of State Plane Coordinated System as defined in Michigan Coordinate System Act 9 of 1964, Section 50(c) as follows:

Situated in the Township of Genoa, County of Livingston and State of Michigan,
 as described as follows:
 Commencing at the Northwest Corner of Section 13, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan;
 thence N88°06'58"E 1308.19 feet (recorded as N88°12'13"E 1305.90 feet) along the North line of said Section 13 to the nominal centerline of Euler Road (33-foot wide 1/2 Right-of-Way) and the PLACE OF BEGINNING;
 thence continuing N88°06'58"E (recorded as N88°47'01"E) 1220.41 feet along said North line to a Brass Cap stamped "Livingston Co. Remonumentation Witness" as recorded in L.C.R.C. Document No. 2021CR-0020;
 thence continuing N88°06'58"E (recorded as N88°47'01"E) 129.89 feet to the North 1/4 Corner (as calculated) of said Section 13, said Corner being under water;
 thence S02°37'00"E (recorded as S01°58'40"E) 129.95 feet (as calculated) along the North-South 1/4 line of said Section 13 to a Brass Cap stamped "Livingston Co. Remonumentation Witness" as recorded in said L.C.R.C.;
 thence continuing S02°37'00"E (recorded as S01°58'40"E) 330.10 feet along said North-South 1/4 line of said Section 13 to North line of the South 200 feet of the North 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section 13 as monumented;
 thence S88°40'22"W 1348.43 feet (recorded as S88°47'01"W 1348.63 feet) along said North line of the South 200 feet of the North 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 13 as monumented to said nominal centerline of Euler Road;
 thence N02°53'12"W 446.98 feet (recorded as N02°30'21"W 460.00 feet) to the Place of Beginning.
 Being a part of the Northwest 1/4 of Section 13, Town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan. Containing 14.05 acres of land, more or less (which includes the bottom lands of ponds). Subject to the rights of the public over the Westerly 33 feet thereof as occupied by Euler Road, also subject to and together with all easements and restrictions affecting title to the above described premises.

Tax ID No.: 4711-13-100-011
 Also known as: 2025 Euler Road, Brighton, Michigan 48114

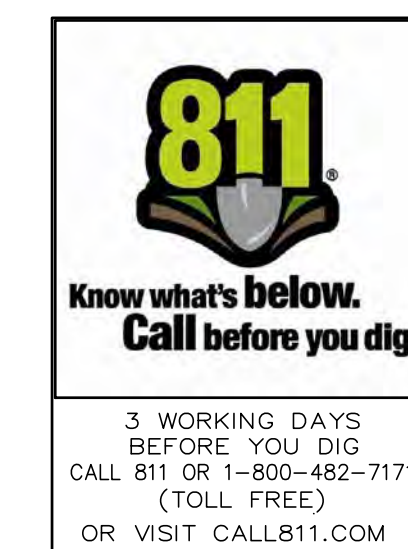


SHEET INDEX

- EX EXISTING CONDITIONS AND DEMOLITION PLAN
- SP SITE PLAN
- SPD SITE PLAN DETAIL
- UT1 UTILITY PLAN
- UT2 WATERMAIN & SANITARY SEWER PROFILES
- UT3 DETENTION BASIN AND CONTROL STRUCTURE PROFILE & CALCULATIONS
- UT4 STORM SEWER PROFILES
- GR1 GRADING PLAN
- GR2 GRADING PLAN
- SE1 SOIL EROSION CONTROL PLAN
- SE2 SOIL EROSION CONTROL NOTES & DETAILS
- LS1 LANDSCAPE PLAN
- LS2 LANDSCAPE PLAN
- LS3 LANDSCAPE NOTES & DETAILS
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- DT1 SITE & PAVEMENT NOTES & DETAILS
- DT2 STORM SEWER NOTES & DETAILS
- DT3 FENCING NOTES & DETAILS
- MHOG STANDARD SANITARY SEWER AND WATERMAIN DETAILS
- PHOTOMETRIC SITE PLAN
- ARCHITECTURAL PLANS
- A01.01A LOWER LEVEL FLOOR PLAN - UNIT #1
- A01.01B LOWER LEVEL FLOOR PLAN - UNIT #2
- A01.02A UPPER LEVEL FLOOR PLAN - UNIT #1
- A01.02B UPPER LEVEL FLOOR PLAN - UNIT #2
- A02.01A EXTERIOR ELEVATIONS - UNIT #1
- A02.01B EXTERIOR ELEVATIONS - UNIT #2

OWNER/DEVELOPER
 4M GENOA LLC
 2244 EULER ROD
 BRIGHTON, MICHIGAN 48114

CIVIL ENGINEER / LAND SURVEYOR
 DESINE, INC.
 2183 PLESS DRIVE
 BRIGHTON, MICHIGAN 48114
 810-227-9533



ISSUED	SCALE: AS NOTED
APR. 22, 2024	PROJECT No.: 234463
	DWG NAME: 4463 COV
	PRINT: APR. 22, 2024

NORTHWEST CORNER
SECTION 13
T. 2 N. R. 5 E.
GENOA TOWNSHIP
LIVINGSTON COUNTY
MICHIGAN

PARCEL No.
4711-13-100-030
ZONED: PID

PARCEL No.
4711-12-300-006
ZONED: CE

PARCEL No.
4711-13-200-009
ZONED: NC-PUD

PARCEL No.
4711-13-100-010
ZONED: INDUSTRIAL

EXIST. WATER LEAD SHALL BE
ABANDONED AT MAIN PER
MHOQ STANDARDS.

EULER ROAD
33' WD 1/2 R.O.W.

EXIST. STRUCTURE

INVENTORY

CATCH BASIN #1
LOW POINT 977.86
WESTERLY 12" RCP 974.16
EASTERLY 18" RCP 975.41

CATCH BASIN #2
LOW POINT 977.97
EASTERLY 12" RCP 974.02
SOUTHERLY 18" RCP

NOTE: PIPE TOO FAR TO OBTAIN INVERT
NORTHERLY 18" RCP TOP PIPE 973.32

CATCH BASIN #3
LOW POINT 975.09
SOUTHERLY 18" RCP 971.39
SOUTHERLY 6" CPV 971.84
EASTERLY 12" RCP

NOTE: PIPE TOO FAR TO OBTAIN INVERT

CATCH BASIN #4
LOW POINT 975.02
WESTERLY 12" RCP 971.62

SANITARY MANHOLE #11
WESTERLY RW 976.40
SOUTHERLY 10" PVC 966.85
NOTE: EMPTY - DRY

STORM MANHOLE #12
EASTERLY RW 975.52
NORTHERLY 18" / 20"

NOTE: PIPE TOO FAR TO OBTAIN INVERT
NORTHWESTERLY 6" CCP 971.52
WESTERLY 12" RCP 971.47
EASTERLY 12" RCP

NOTE: PIPE TOO FAR TO OBTAIN INVERT

SANITARY MANHOLE #14
WESTERLY RW 976.96
NORTHERLY 2" PVC 971.56
NORTHERLY 10" PVC 966.21
SOUTHERLY 10" PVC 966.06

TREE SCHEDULE

No.	DESCRIPTION	No.	DESCRIPTION	No.	DESCRIPTION
1	OAK 26"	45	WILLOW 48" TWIN	91	OAK 26"
2	BLACKCHERRY 16"	47	WILLOW 36"	92	OAK TWIN 12"
3	BLACKCHERRY 16"	48	WILLOW 36" MULTI	93	CHERRY 12"
4	SWEETCHERRY 16"	49	OAK 24"	94	CHERRY 12"
5	OAK 36"	50	WILLOW 12"	95	OAK 18"
6	OAK 14"	51	WILLOW 20"	96	OAK 12"
7	OAK 40"	52	WILLOW 28"	97	BEECH 28"
8	MAPLE 60"	53	OAK 28"	98	OAK 28"
9	OAK 32"	54	OAK 20"	99	CHERRY 12" TWIN
10	OAK 54"	55	OAK 20"	100	CHERRY 12"
11	OAK 48"	56	OAK 12"	101	ELM 32"
12	OAK 48"	57	ELM 48"	102	ELM 18"
13	OAK 24"	58	OAK 32"	103	ELM 48"
14	OAK 32"	59	OAK 24"	104	ELM 22"
15	OAK 14"	60	PINE 12"	105	ELM 18"
16	PINE 30"	61	OAK 32"	106	ELM TWIN 12"
17	HICKORY 28"	62	OAK 36" TWIN	107	ELM TRI 48"
18	HICKORY 20"	63	OAK 48" TWIN HALF DEAD	108	OAK TWIN 18"
19	HICKORY 20"	64	ELM 12"	109	OAK 18"
20	OAK 40"	65	ELM 12"	110	OAK 24"
21	OAK 38"	66	OAK 18"	111	OAK 12"
22	SPRUCE 20"	67	OAK 24"	112	OAK 16"
23	SPRUCE 20"	68	OAK 28"	113	OAK 22"
24	SPRUCE 24"	69	OAK 12"	114	OAK 18"
25	SPRUCE 20"	70	OAK 32"	115	OAK TWIN 18"
26	SPRUCE 20"	71	CHERRY 12"	116	OAK 32"
27	SPRUCE 20"	72	CHERRY 12"	117	OAK 12"
28	SPRUCE 20"	73	CHERRY 18"	118	OAK 28"
29	SPRUCE 12"	74	CHERRY 16"	119	OAK 28"
30	SPRUCE 26"	75	BEECH 16"	120	OAK 28"
31	SPRUCE 26"	76	OAK 20"	121	OAK 12"
32	SPRUCE 12"	77	OAK 20"	122	OAK 14"
33	SPRUCE 18"	78	OAK 20"	123	OAK 14"
34	SPRUCE 18"	79	OAK 16"	124	OAK TWIN 16"
35	SPRUCE 18"	80	OAK 20"	125	OAK 18"
36	SPRUCE 18"	81	OAK 20"	126	OAK 48"
37	SPRUCE 18"	82	OAK 36"	127	OAK 16"
38	SPRUCE 20"	83	OAK 12"	128	OAK 18"
39	SPRUCE 20"	84	OAK 36"	129	OAK 16"
40	SPRUCE 28"	85	ELM 26" MULTI	130	OAK 16"
41	SPRUCE 12"	86	OAK 32"	131	OAK 26"
42	SPRUCE 32"	87	OAK 36"	132	OAK 30"
43	SPRUCE 24"	88	ELM 27"	133	OAK 30"
44	SPRUCE 28"	89	ELM 30" MULTI	134	OAK 30"
45	OAK 32"	90	ELM 14"	135	OAK 48"

T.B.R. = TO BE REMOVED

DEMOLITION NOTES:

- The demolition specifications of the Local Municipality are a part of this work. Refer to the General Notes on the project plans for additional requirements.
- Contractor shall contact the 811 Underground Public Utility Locating System or other appropriate local underground utility locating Agency, a minimum of three (3) working days prior to performing demolition work. Existing utility information on the project plans may be from information disclosed to this firm by the Utility Companies, Local, County or State Agencies, and/or various other sources. No guarantee is given as to the completeness or accuracy thereof. Prior to construction, locations and depths of all existing utilities (in possible conflict with the proposed improvements) shall be verified in the field.
- Contractor shall contact the appropriate Agencies to coordinate disconnect of the electric, gas, phone, cable and other public utilities as necessary prior to performing demolition work.
- Contractor shall contact the appropriate Agencies to coordinate removal and/or relocation of any underground and/or overhead public utility lines as necessary prior to performing demolition work.
- Contractor shall recycle and/or dispose of all demolition material and debris in accordance with the appropriate Local, County, State and Federal regulations.
- All bituminous and concrete pavement that is to be removed shall be saw cut at the limits of removal to provide for a clean straight edge for future abutment.
- All existing irrigation lines that are to be removed shall be terminated at the limits of demolition or as necessary to allow for construction of the proposed site improvements. Ends of pipe shall be capped and the location of marked for future connection.
- All existing water main and sanitary sewer that is to be removed shall be terminated at the limits of demolition or as indicated on the project plans. Temporary plugs shall be installed in the ends of pipe in accordance with the appropriate Agency and the locations of marked for future connection. Permanent plugs shall be installed in the ends of pipe in accordance with the appropriate Agency. The Contractor shall record the location of all permanent plugs and provide the location information to the appropriate Agency.
- All existing storm sewer that is to be removed shall be terminated at the limits of demolition or as indicated on the project plans. Temporary plugs shall be installed in the ends of pipe in accordance with the appropriate Agency and the locations of marked for future connection. Permanent bulkheads shall be installed in the ends of pipe and/or openings in terminating structures in accordance with the appropriate Agency. The Contractor shall record the location of all permanent bulkheads and provide the location information to the appropriate Agency.
- All existing light sources to be removed shall have their power cables removed up to the power source or properly terminated for future connection at the limits of demolition or as necessary to allow for construction of the proposed site improvements. Removal and termination of power cables shall be performed in accordance with local electric codes.
- All existing utility meters that are to be removed shall be properly removed to allow for reuse. Any existing utility meters that are not to be reused as a part of this project shall be returned to the appropriate

BENCHMARK
DATUM BASED ON NAD 83
REPORT, DATED APRIL 17, 2023 AT 9:28AM

BENCHMARK #201
ARROW ON HYDRANT, LOCATED NEAR THE WEST SIDE OF EULER ROAD AND 544 FEET SWLY OF THE SWLY PARCEL CORNER.
ELEVATION = 980.62 (NAVD 88)

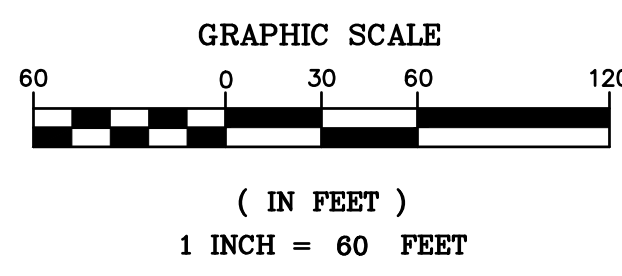
BENCHMARK #203
SPK IN THE NELY SIDE OF AN UTILITY POLE, LOCATED NEAR THE NORTHERLY PROPERTY LINE AND 240 FEET EAST OF EULER ROAD.
ELEVATION = 976.22 (NAVD 88)

BENCHMARK #204
STEAMER ON HYDRANT, LOCATED NEAR THE WESTERLY SIDE OF EULER ROAD AND 184 FEET SWLY OF CATCH BASIN #3.
ELEVATION = 977.94 (NAVD 88)

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

3 WORKING DAYS
BEFORE YOU DIG
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(TOLL FREE)
OR VISIT CALL811.COM

DESIGN INC
(810) 227-9533
CIVIL ENGINEERS
LAND SURVEYORS
2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114



LEGEND

(Solid line)	PARCEL BOUNDARY
(Dashed line)	R.O.W. LINE
(Dotted line)	BUILDING SETBACK
(Dash-dot line)	EASEMENT LINE
(Long-dash line)	EXIST. CONC. CURB
(Short-dash line)	EXIST. EDGE OF GRAVEL
(Wavy line)	EXIST. EDGE OF PAVEMENT
(Scalloped line)	EXIST. BRUSH LINE
(Circle with cross)	DECIDUOUS TREE
(Circle with dot)	EVERGREEN TREE
(Circle with vertical lines)	WETLAND LINE
(Circle with horizontal lines)	EDGE OF WATER
(Circle with diagonal lines)	OVERHEAD UTILITY LINE
(Circle with 'X')	UTILITY POLE
(Circle with 'G')	GUY ANCHOR
(Circle with 'S')	EXIST. STORM SEWER
(Circle with 'C')	CATCHBASIN
(Circle with 'M')	DRAINAGE MANHOLE
(Circle with 'F')	FLARED END SECTION
(Circle with 'W')	EXIST. WATERMAIN
(Circle with 'H')	HYDRANT
(Circle with 'V')	WATER VALVE
(Circle with 'SA')	EXIST. SANITARY SEWER
(Circle with 'SMA')	SANITARY MANHOLE
(Circle with 'UG')	U/G GAS LINE
(Wavy line)	EXIST. 1' CONTOUR
(Wavy line)	EXIST. 5' CONTOUR

NOTE:
WETLAND DELINEATION PREPARED BY:
ASTI ENVIRONMENTAL

DESIGN:WMP	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: JHG						
CHECK: WMP						

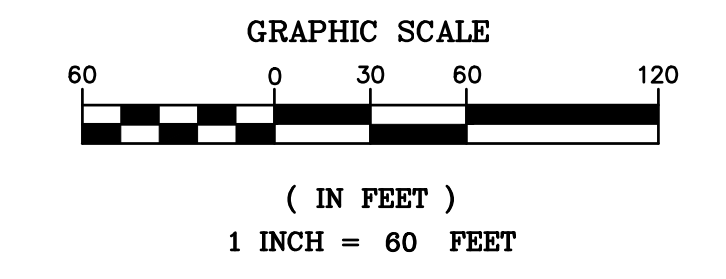
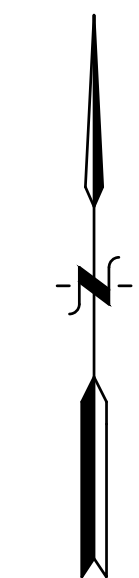
**2025 EULER ROAD
DEVELOPMENT**

**EXISTING CONDITIONS
AND
DEMOLITION PLAN**

CLIENT:
4M GENOA LLC
2244 EULER ROAD
BRIGHTON, MICHIGAN 48114
810-217-7471

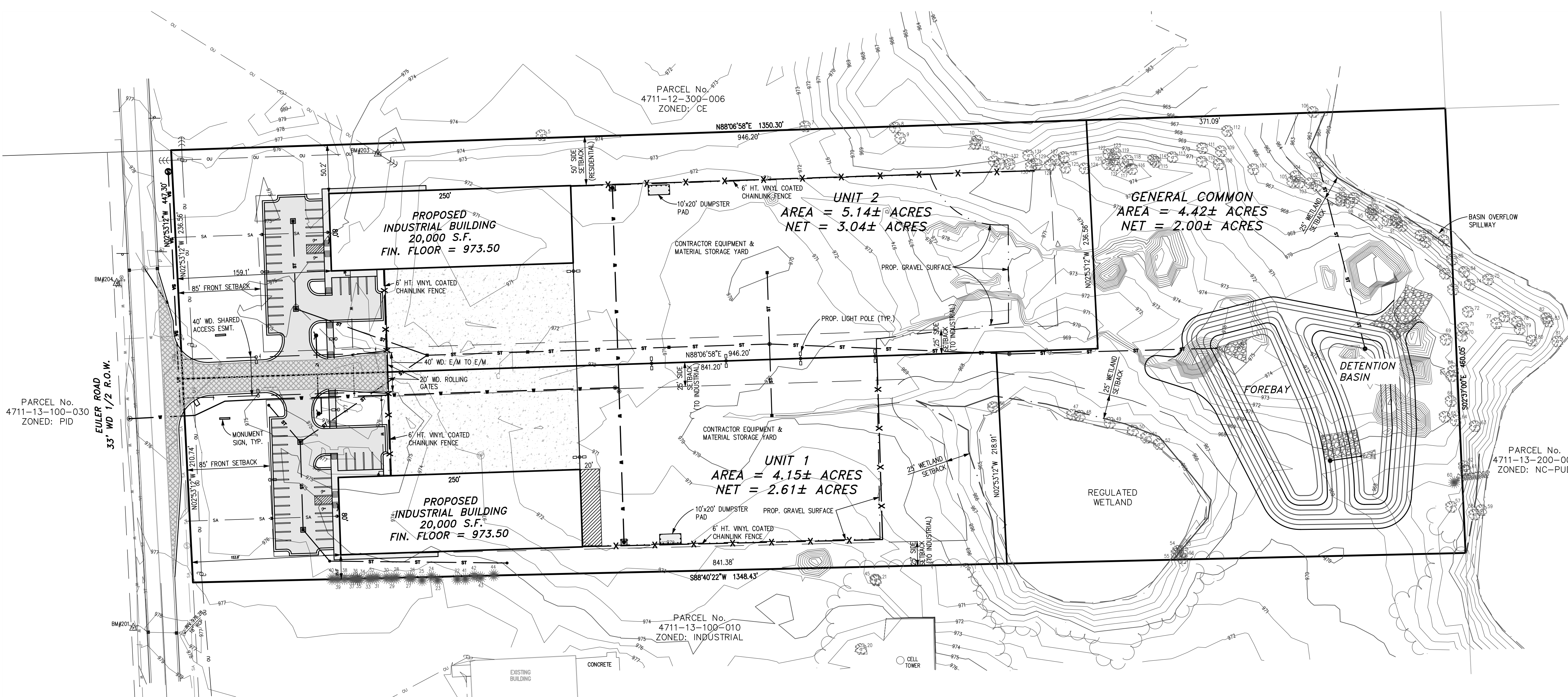
SCALE: 1in. = 60ft.
PROJECT No.: 234463
DWG NAME: 4463 EX
ISSUED: FEB. 9, 2024

EX



LEGEND

	PARCEL BOUNDARY
	R.O.W. LINE
	BUILDING SETBACK
	EASEMENT LINE
	EXIST. CONC. CURB
	EXIST. EDGE OF GRAVEL
	EXIST. EDGE OF PAVEMENT
	EXIST. BRUSH LINE
	EXIST. DECIDUOUS TREE
	EXIST. EVERGREEN TREE
	WETLAND LINE
	EDGE OF WATER
	OVERHEAD UTILITY LINE
	UTILITY POLE
	GUY ANCHOR
	EXIST. STORM SEWER
	CATCHBASIN
	DRAINAGE MANHOLE
	PROP. FLARED END SECTION
	EXIST. WATERMAIN
	HYDRANT
	WATER VALVE
	EXIST. SANITARY SEWER
	SANITARY MANHOLE
	U/G GAS LINE
	EXIST. 1' CONTOUR
	EXIST. 5' CONTOUR
	PROP. WATERMAIN
	PROP. HYDRANT
	PROP. VALVE IN WELL
	PROP. FDC
	PROP. STORM SEWER
	PROP. CATCHBASIN
	PROP. DRAINAGE MANHOLE
	PROP. FLARED END SECTION
	PROP. SANITARY SEWER
	PROP. SANITARY MANHOLE
	PROP. CONC. CURB
	PROP. LIGHT POLE
	PROP. CONC. WALK
	PROP. CONC. PAVEMENT
	PROP. STANDARD DUTY BITUMINOUS PAVEMENT
	PROP. HEAVY DUTY BITUMINOUS PAVEMENT
	AREA OF OUTDOOR STORAGE TO HEIGHT OF THE BUILDING



PARCEL No. 4711-13-100-030 ZONED: PID

PARCEL No. 4711-12-300-006 ZONED: CE

PARCEL No. 4711-13-200-009 ZONED: NC-PUD

PARCEL No. 4711-13-100-010 ZONED: INDUSTRIAL

NOTES:

- ACCESS GATE, WHETHER MANUAL OR AUTOMATIC, SHALL BE PROVIDED WITH AN APPROPRIATE RAPID ACCESS DEVICE; EITHER KNOX PADLOCK ON SECURITY CHAIN OR KNOX KEY SWITCH INTEGRATED INTO ACCESS PAD.
- ACCESS ROADS TO THE SITE SHALL BE PROVIDED AND MAINTAINED DURING CONSTRUCTION.
- ACCESS ROADS SHALL BE CONSTRUCTED TO BE CAPABLE OF SUPPORTING FIRE APPARATUS WITH A MINIMUM LOAD OF 84,000 LBS.
- A MINIMUM VERTICAL CLEARANCE OF 13.5' SHALL BE MAINTAINED ALONG ALL FIRE ACCESS DRIVES.
- BUILDINGS SHALL BE CONSTRUCTED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13, STANDARD FOR THE INSTALLATION OF AUTOMATIC SPRINKLER SYSTEMS.
- BUILDING SHALL INCLUDE AN ADDRESS SIGN WITH NUMBERS IN CONTRASTING COLORS, AT A MINIMUM HEIGHT OF 6". LOCATION AND SIZE TO BE VERIFIED WITH BRIGHTON AREA FIRE AUTHORITY PRIOR TO INSTALLATION.

REQUIRED PARKING (PER BUILDING)

LIGHT INDUSTRIAL: 1.5 SPACES PER 1,000 S.F. GROSS FLOOR AREA
 APPROXIMATE LIGHT INDUSTRIAL FLOOR AREA: 11,490 S.F.
 REQUIRED PARKING SPACES: 18 SPACES
 WAREHOUSING: 1 SPACE PER 1,500 S.F. GROSS FLOOR AREA
 APPROXIMATE WAREHOUSE FLOOR AREA: 13,600 S.F.
 REQUIRED PARKING SPACES: 10 SPACES

REQUIRED SPACES PER BUILDING: 28 SPACES
 REQUIRED BARRIER FREE SPACES: 2 SPACES

PARKING PROVIDED: 28 SPACES
 BARRIER FREE PROVIDED: 2 SPACES

SITE COVERAGE

UNIT 1
 TOTAL AREA: 180,684 S.F. (4.15 AC.)
 TOTAL BUILDING FOOTPRINT: 20,000 S.F. (0.46 AC.)
 BUILDING COVERAGE: 11.1% (40% MAX. ALLOWABLE)
 TOTAL PAVEMENT AREA: 38,611 S.F. (0.89 AC.)
 TOTAL GRAVEL AREA: 57,673 S.F. (1.32 AC.)
 TOTAL IMPERVIOUS AREA: 116,284 S.F. (2.67 AC.)
 IMPERVIOUS COVERAGE: 64.4% (85% MAX. ALLOWABLE)

UNIT 2
 TOTAL AREA: 223,802 S.F. (5.14 AC.)
 TOTAL BUILDING FOOTPRINT: 20,000 S.F. (0.46 AC.)
 BUILDING COVERAGE: 8.9% (40% MAX. ALLOWABLE)
 TOTAL PAVEMENT AREA: 38,309 S.F. (0.88 AC.)
 TOTAL GRAVEL AREA: 85,781 S.F. (1.97 AC.)
 TOTAL IMPERVIOUS AREA: 144,090 S.F. (2.85 AC.)
 IMPERVIOUS COVERAGE: 64.4% (85% MAX. ALLOWABLE)

BUILDING FLOOR SPACE

APPROXIMATE BLDG. FLOOR SPACE FOR INDUSTRIAL USE: 13,600 S.F. (PER BUILDING)
 APPROXIMATE BLDG. FLOOR SPACE FOR OFFICE USE: 12,100 S.F. (PER BUILDING)

SITE CHARACTERISTICS

ZONED:	INDUSTRIAL	PROVIDED
AREA	ALLOWED MIN. 1 ACRE	
WIDTH	150'	
SETBACKS		
FRONT	85'/50' PARKING	153.9' / 85.1' PARKING
SIDE	25'/50' RESID.	25.0' / 50.2'
REAR	40'	437.1'
PARKING	20'/10' SIDE & REAR	
BUILDING HEIGHT	30'	

BENCHMARK
 DATUM BASED ON NAD 83
 REPORT, DATED APRIL 17, 2023 AT 9:26AM

BENCHMARK #201
 ARROW ON HYDRANT, LOCATED NEAR THE WEST SIDE OF EULER ROAD AND 544 FEET SWLY OF THE SWLY CORNER.
 ELEVATION = 980.62 (NAVD 88)

BENCHMARK #203
 SPIKE IN THE NEELY SIDE OF AN UTILITY POLE, LOCATED NEAR THE NORTHERLY PROPERTY LINE AND 240 FEET EAST OF EULER ROAD.
 ELEVATION = 976.22 (NAVD 88)

BENCHMARK #204
 STEAMER ON HYDRANT, LOCATED NEAR THE WESTERLY SIDE OF EULER ROAD AND 184 FEET SWLY OF CATCH BASIN #3.
 ELEVATION = 977.94 (NAVD 88)

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DESIGN INC.
 (810) 227-9533
 CIVIL ENGINEERS
 LAND SURVEYORS
 2183 PLESS DRIVE
 BRIGHTON, MICHIGAN 48114

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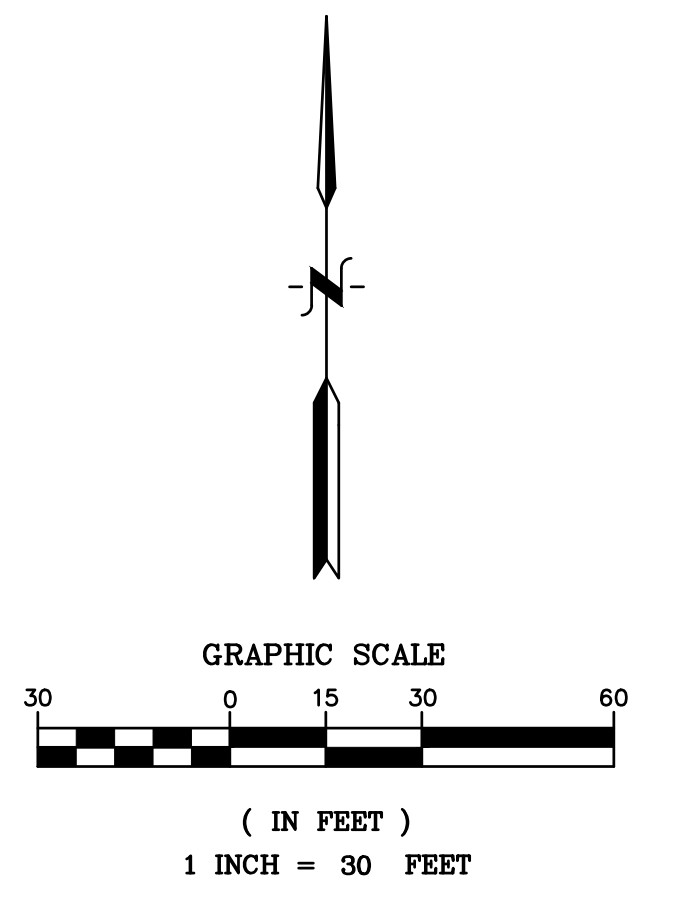
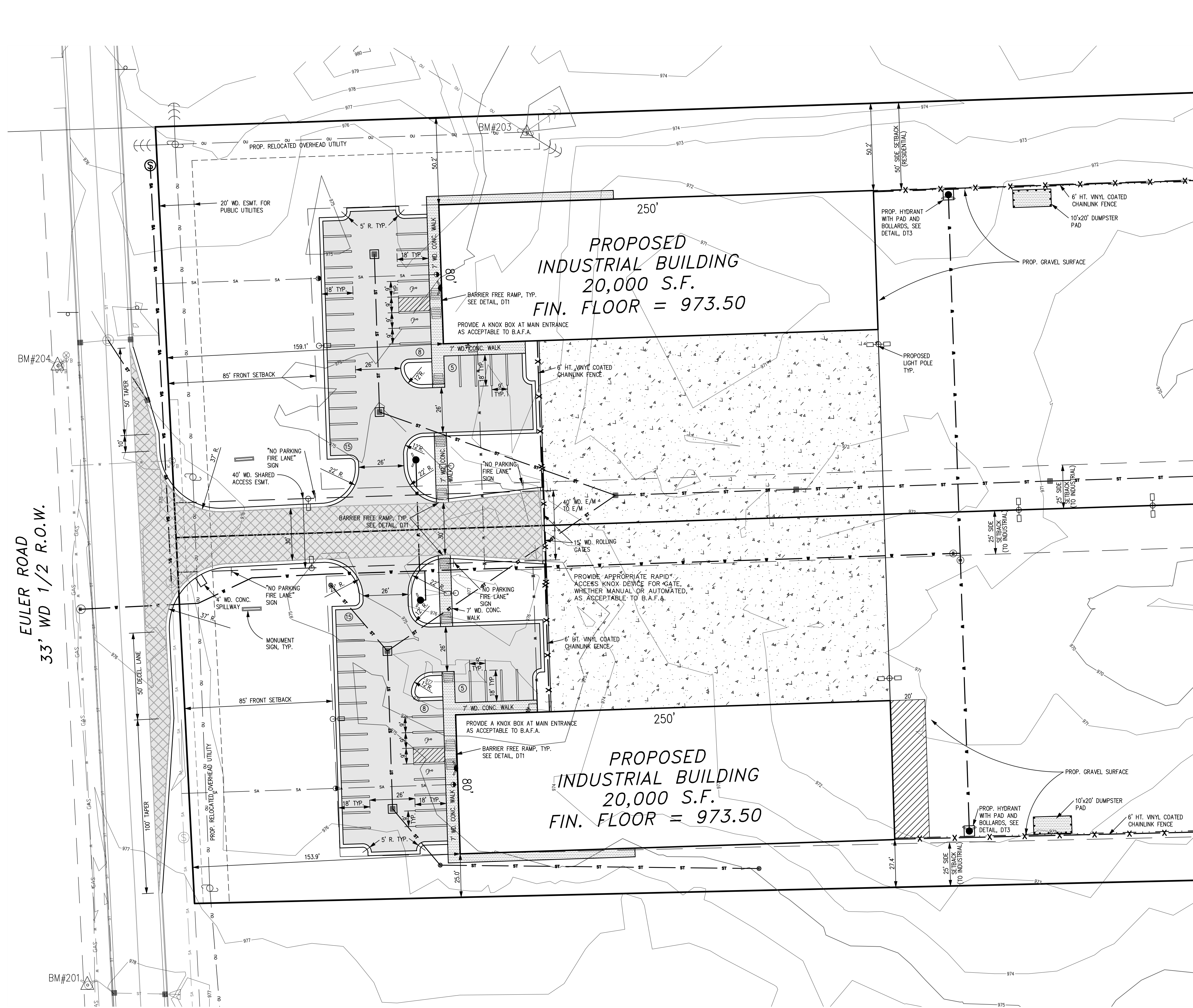
2025 EULER ROAD DEVELOPMENT

SITE PLAN

CLIENT:
 4M GENOA LLC
 2244 EULER ROAD
 BRIGHTON, MICHIGAN 48114
 810-217-7471

SCALE: 1in. = 60ft.
 PROJECT No.: 234463
 DWG NAME: 4463 SP
 ISSUED: FEB. 9, 2024

SP



LEGEND

	PARCEL BOUNDARY
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	AREA OF OUTDOOR STORAGE TO HEIGHT OF THE BUILDING

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 DATUM BASED ON NGS OPUS SOLUTION
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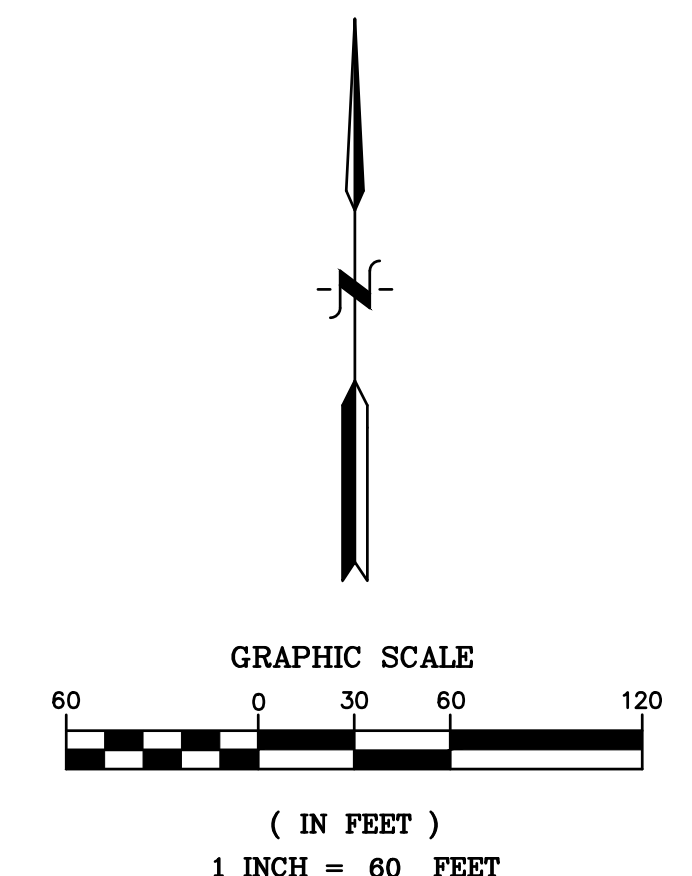
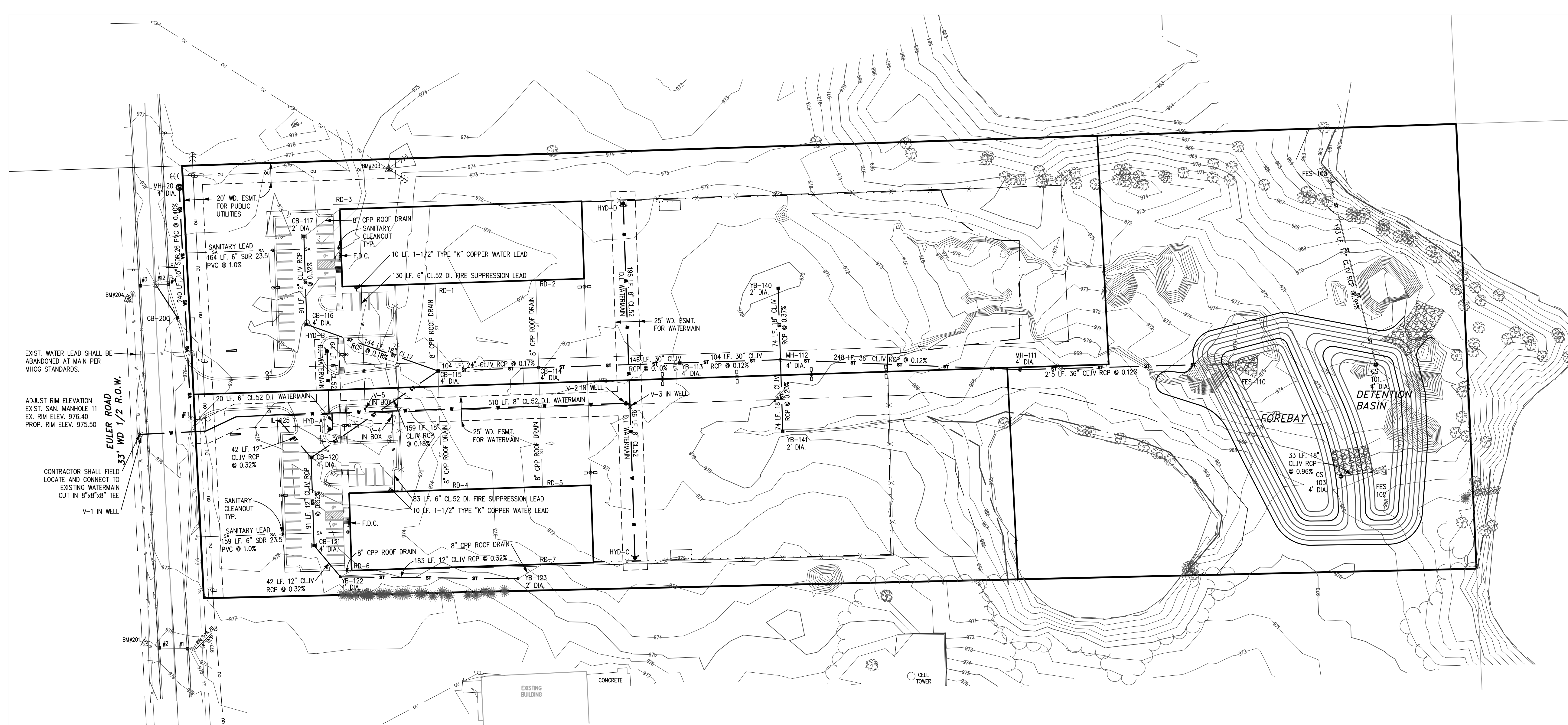
2025 EULER ROAD
 DEVELOPMENT

SITE PLAN DETAIL

CLIENT:
 4M GENOA LLC
 2244 EULER ROAD
 BRIGHTON, MICHIGAN 48114
 810-217-7471

SCALE: 1in. = 30ft.
 PROJECT No.: 234463
 DWG NAME: 4463 SP
 ISSUED: FEB. 9, 2024

SPD



LEGEND

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- PROP. DRAINAGE MANHOLE
- PROP. FLARED END SECTION
- PROP. SANITARY SEWER
- PROP. SANITARY MANHOLE
- PROP. CONC. CURB

EXIST. WATER LEAD SHALL BE ABANDONED AT MAIN PER MHOG STANDARDS.

ADJUST RIM ELEVATION EXIST. SAN. MANHOLE 11 EX. RIM ELEV. 976.40 PROP. RIM ELEV. 975.50

CONTRACTOR SHALL FIELD LOCATE AND CONNECT TO EXISTING WATERMAIN CUT IN 8"x8" Tee

EXIST. STRUCTURE INVENTORY

CATCH BASIN #1
LOW POINT 977.86
WESTERLY 12" RCP 974.16
EASTERLY 18" RCP 975.41

CATCH BASIN #2
LOW POINT 977.97
EASTERLY 12" RCP 974.02
SOUTHERLY 18" RCP
NOTE: PIPE TOO FAR TO OBTAIN INVERT
NORTHERLY 18" RCP TOP PIPE 972.32

CATCH BASIN #3
LOW POINT 975.09
SOUTHERLY 18" RCP 971.39
SOUTHERLY 6" CP 971.84
EASTERLY 12" RCP
NOTE: PIPE TOO FAR TO OBTAIN INVERT

CATCH BASIN #4
LOW POINT 975.02
WESTERLY 12" RCP 971.62

SANITARY MANHOLE #11
WESTERLY RIM 976.40
SOUTHERLY 10" PVC 966.85
NOTE: EMPTY - DRY

STORM MANHOLE #12
EASTERLY RIM 975.52
NORTHERLY 18" / 20"
NOTE: PIPE TOO FAR TO OBTAIN INVERT
NORTHWESTERLY 6" CP 971.52
WESTERLY 12" RCP 971.47
EASTERLY 12" RCP
NOTE: PIPE TOO FAR TO OBTAIN INVERT

Design Criteria: 10 year event (I = 175I + 25) RCP n = 0.013 HDPE n = 0.010

From MH# CB# FES#	To MH# CB# FES#	Inc. Acres "A" "C"	Eqv. Area 100% CA	Total Area 100% CA	T Time Min.	I Inch Per Hour	Q (CIA) c.f.s.	Dia. of pipe inch	Slope pipe %	Slope H.G. %	Length of line ft.	Vel. Flow full ft./sec.	Time of flow min.	Cap. of pipe c.f.s.	H.G. Elev. upper end	Ground Elev. Upper end	Lower end	Invert Elev. Upper end	Lower end	
RD7	123	0.11	0.90	0.10	0.10	15.0	4.38	0.44	8	1.00	0.08	110	4.50	0.4	1.57	969.61	973.00	972.50	969.61	968.51
123	122	0.35	0.19	0.07	0.17	15.4	4.33	0.74	12	0.32	0.04	183	2.57	1.2	2.02	969.18	972.50	972.50	968.24	967.66
RD6	122	0.12	0.90	0.11	0.11	15.0	4.38	0.48	8	1.00	0.09	165	4.50	0.6	1.57	969.47	973.00	972.50	969.47	967.82
122	121	0.48	0.19	0.09	0.37	16.6	4.21	1.56	12	0.32	0.19	42	2.57	0.3	2.02	969.11	972.50	971.93	967.56	967.42
121	120	0.17	0.61	0.10	0.47	16.9	4.18	1.95	12	0.32	0.30	91	2.57	0.6	2.02	969.03	971.93	971.44	967.32	967.03
125	120	0.59	0.37	0.22	0.22	15.0	4.38	0.96	12	0.32	0.07	50	2.57	0.3	2.02	968.79	971.50	971.44	967.19	967.03
120	115	0.35	0.74	0.26	0.95	17.5	4.12	3.92	18	0.18	0.14	159	2.52	1.1	4.46	968.75	971.44	971.21	966.63	966.35
RD3	117	0.23	0.90	0.21	0.21	15.0	4.38	0.92	8	1.00	0.34	300	4.50	1.1	1.57	970.56	973.00	971.93	970.56	967.56
117	116	0.37	0.38	0.14	0.35	16.1	4.26	1.49	12	0.32	0.17	91	2.57	0.6	2.02	968.78	971.93	971.44	967.30	967.01
116	115	0.45	0.62	0.28	0.63	16.7	4.20	2.64	18	0.18	0.08	144	2.52	1.0	4.46	968.62	971.44	971.21	966.61	966.35
RD1	115	0.12	0.90	0.11	0.11	15.0	4.38	0.48	8	1.00	0.09	90	4.50	0.3	1.57	968.61	973.40	971.21	967.91	967.01
RD4	115	0.12	0.90	0.11	0.11	15.0	4.38	0.48	8	1.00	0.09	122	4.50	0.5	1.57	968.64	973.40	971.21	968.23	967.01
115	114	0.50	0.90	0.45	2.25	18.5	4.02	9.05	24	0.17	0.16	104	2.97	0.6	9.33	968.53	971.21	971.21	965.95	965.77
RD2	114	0.11	0.90	0.10	0.10	15.0	4.38	0.44	8	1.00	0.08	90	4.50	0.3	1.57	968.43	973.40	971.21	967.74	966.84
RD5	114	0.11	0.90	0.10	0.10	15.0	4.38	0.44	8	1.00	0.08	122	4.50	0.5	1.57	968.46	973.40	971.21	968.06	966.84
114	113	0.50	0.90	0.45	2.90	19.1	3.97	11.51	30	0.10	0.08	146	2.64	0.9	12.97	968.36	971.21	971.20	965.37	965.22
113	112	0.70	0.85	0.60	3.50	20.0	3.89	13.61	30	0.11	0.11	104	2.77	0.6	13.60	968.25	971.20	971.20	965.12	965.01
141	112	1.03	0.85	0.88	0.88	15.0	4.38	3.85	18	0.20	0.13	74	2.66	0.5	4.70	968.23	971.20	971.20	965.96	965.81
140	112	1.61	0.65	1.37	1.37	15.0	4.38	5.99	18	0.37	0.33	74	3.62	0.3	6.39	968.37	971.20	971.20	966.09	965.81
112	111	0.00	0.00	0.00	5.75	20.6	3.83	22.05	36	0.11	0.11	248	3.13	1.3	22.12	968.13	971.20	971.60	964.61	964.34
111	110	0.00	0.00	0.00	5.75	22.0	3.73	21.43	36	0.11	0.10	215	3.13	1.1	22.12	967.96	971.60	964.00	964.24	964.00
OUTLET PIPES DESIGNED TO CARRY THE EXTENDED DETENTION DISCHARGE RATE																				
101	100						0.17	12	1.91	0.00	193	8.15	0.4	6.40	965.68	967.64	962.00	965.68	962.00	
963.00 Downstream Pipe Crown Elevation																				
103	102						6.29	18	1.00	0.21	33	7.73	0.1	13.66	964.57	966.98	963.00	963.33	963.00	
964.50 Downstream Pipe Crown Elevation																				

BENCHMARK
DATUM BASED ON NAD 83
REPORT, DATED APRIL 17, 2023 AT 9:26AM

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ARROW ON HYDRANT, LOCATED NEAR THE WEST SIDE OF EULER ROAD AND 548 FEET SWLY OF THE SWLY PARCEL CORNER.
ELEVATION = 980.62 (NAVD 88)

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SPIKE IN THE NEVLY SIDE OF AN UTILITY POLE, LOCATED NEAR THE NORTHERLY PROPERTY LINE AND 240± FEET EAST OF EULER ROAD.
ELEVATION = 976.22 (NAVD 88)

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STEAMER ON HYDRANT, LOCATED NEAR THE WESTERLY SIDE OF EULER ROAD AND 18± FEET SWLY OF CATCH BASIN #3.
ELEVATION = 977.94 (NAVD 88)

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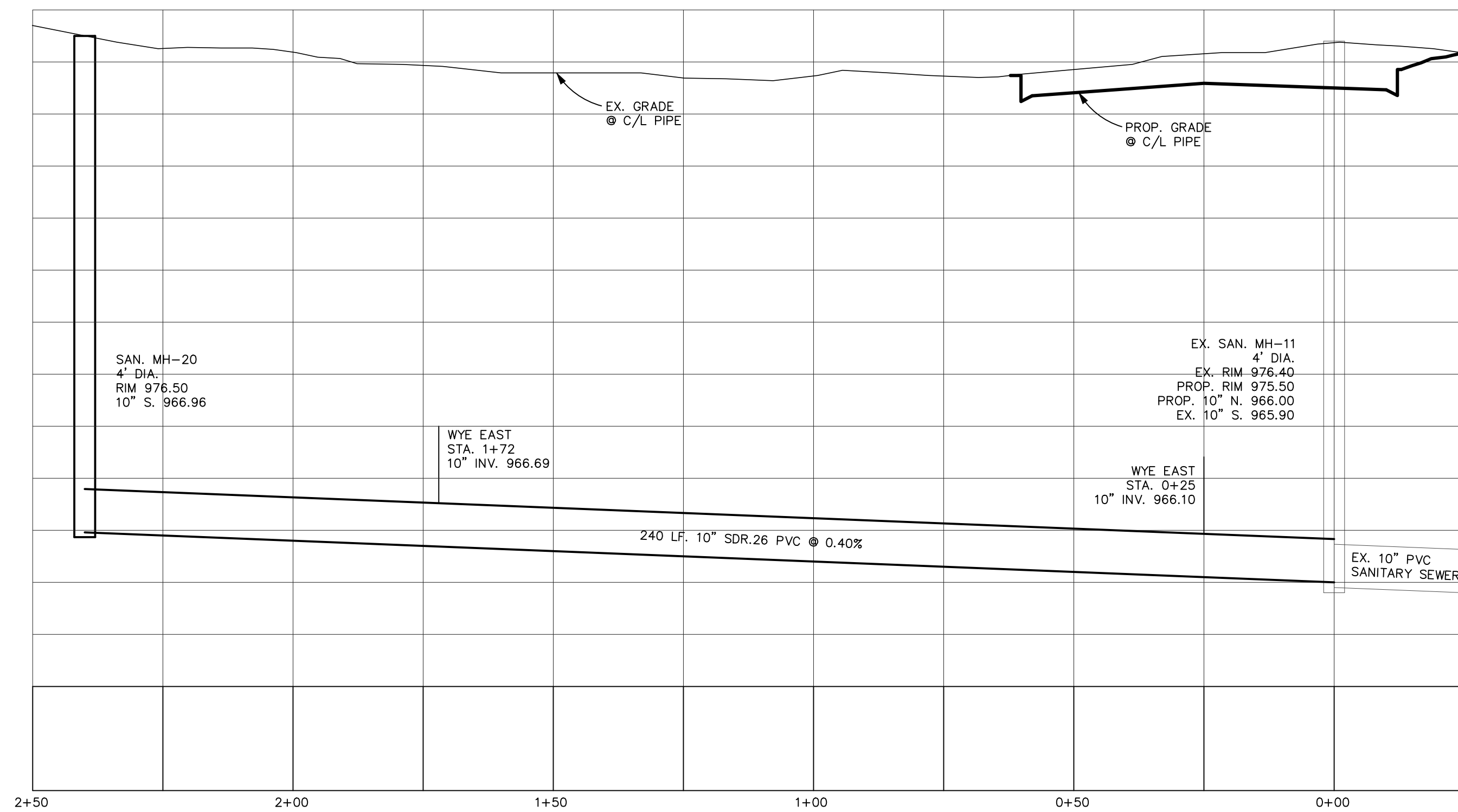
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2025 EULER ROAD DEVELOPMENT

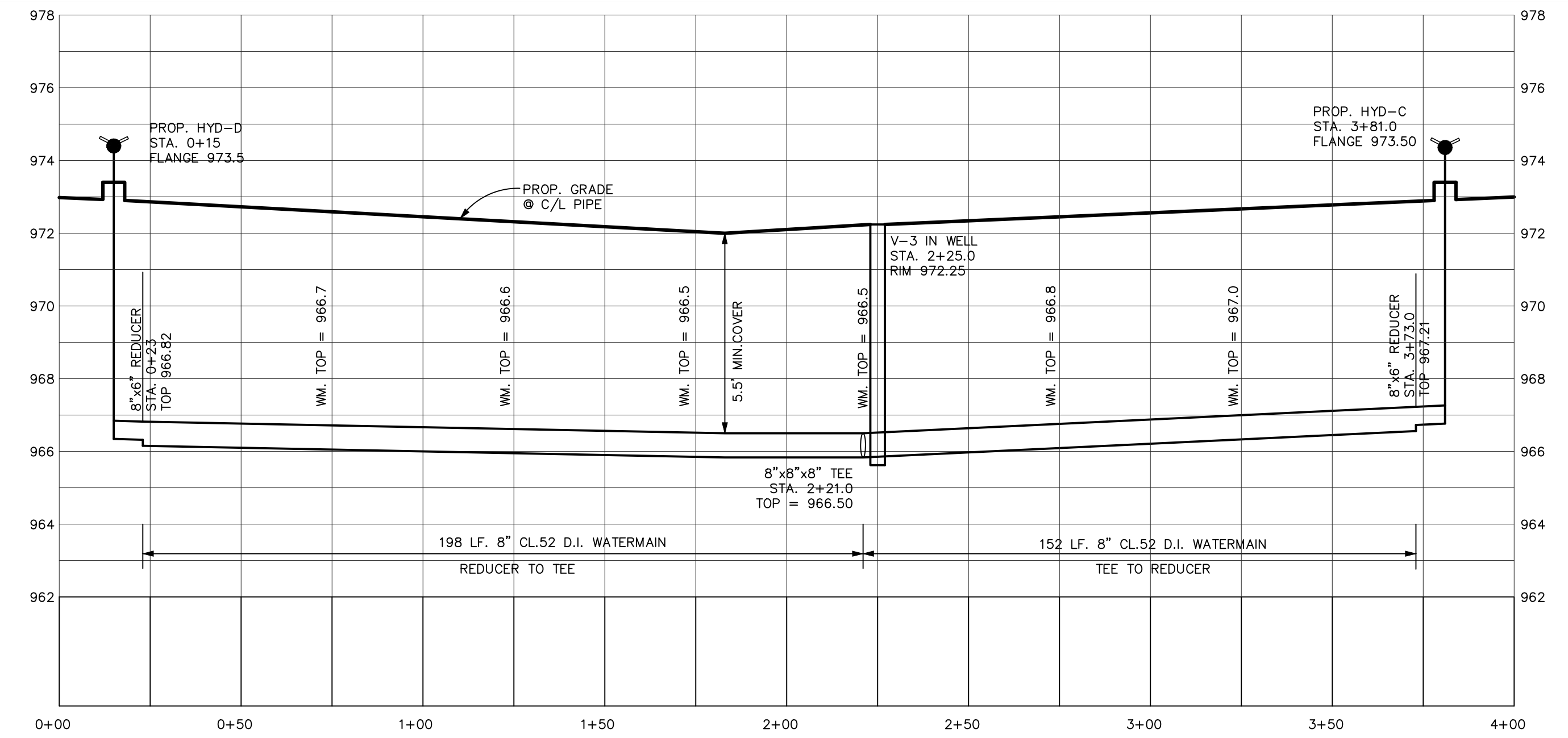
UTILITY PLAN

CLIENT: 4M GENOA LLC 2244 EULER ROAD BRIGHTON, MICHIGAN 48114 810-217-7471	SCALE: 1in. = 60ft. PROJECT No.: 234463 DWG NAME: 4463 UT ISSUED: FEB. 9, 2024	UT1
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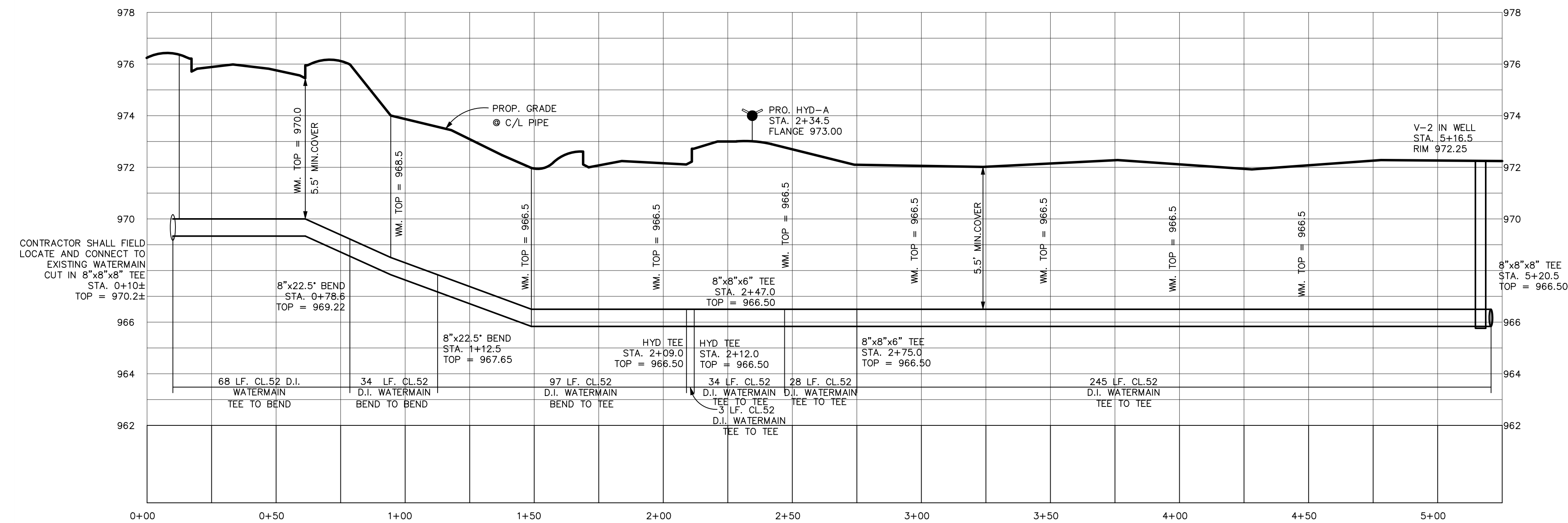
SANITARY SEWER PROFILE: MH-20 TO EX. MH-11

SCALE: HORIZ. 1in. = 20ft.
VERT. 1in. = 2ft.



WATERMAIN PROFILE: HYD-B TO HYD-C

SCALE: HORIZ. 1in. = 30ft.
VERT. 1in. = 3ft.



WATERMAIN PROFILE: EXISTING MAIN TO TEE

SCALE: HORIZ. 1in. = 30ft.
VERT. 1in. = 3ft.

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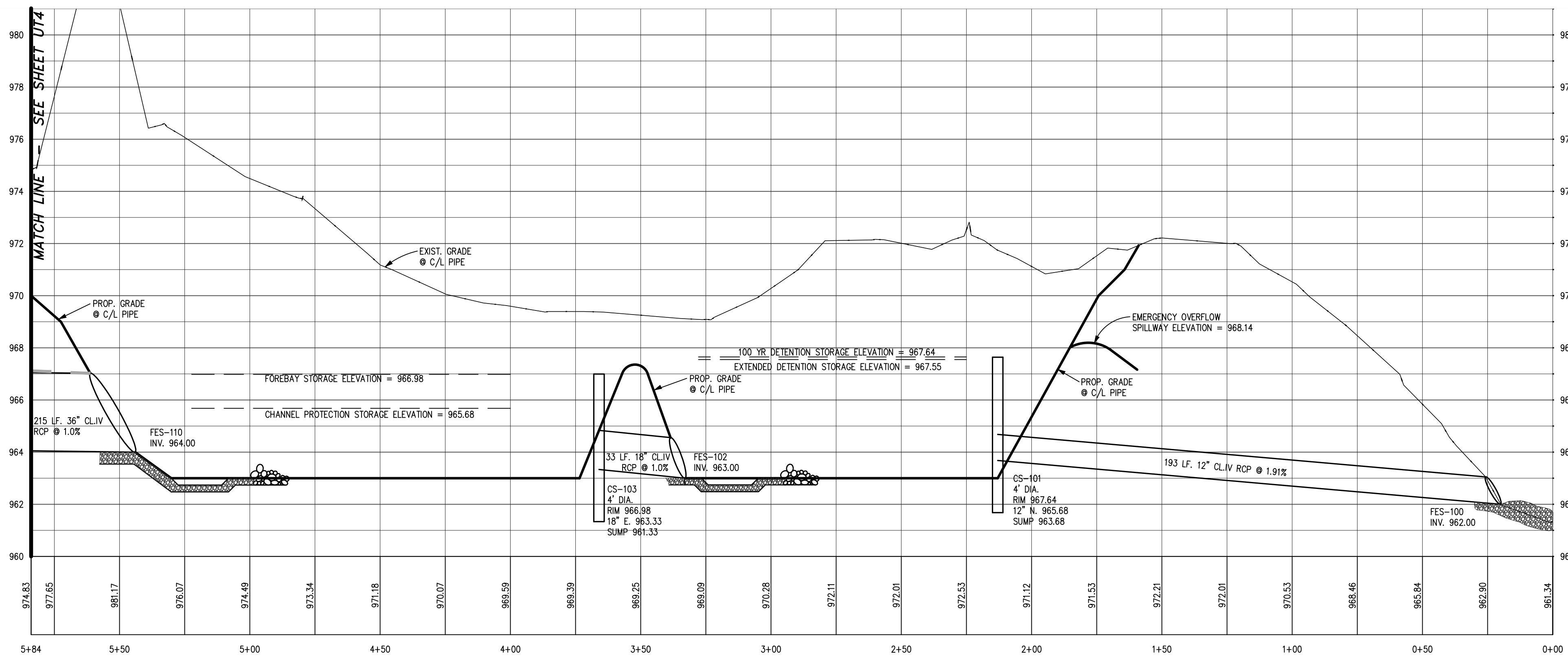
2025 EULER ROAD
DEVELOPMENT

WATERMAIN & SANITARY
SEWER PROFILES

CLIENT:
 4M GENOA LLC
 2244 EULER ROAD
 BRIGHTON, MICHIGAN 48114
 810-217-7471

SCALE: AS NOTED
 PROJECT No.: 234463
 DWG NAME: 4463 UT
 ISSUED: **FEB. 9, 2024**

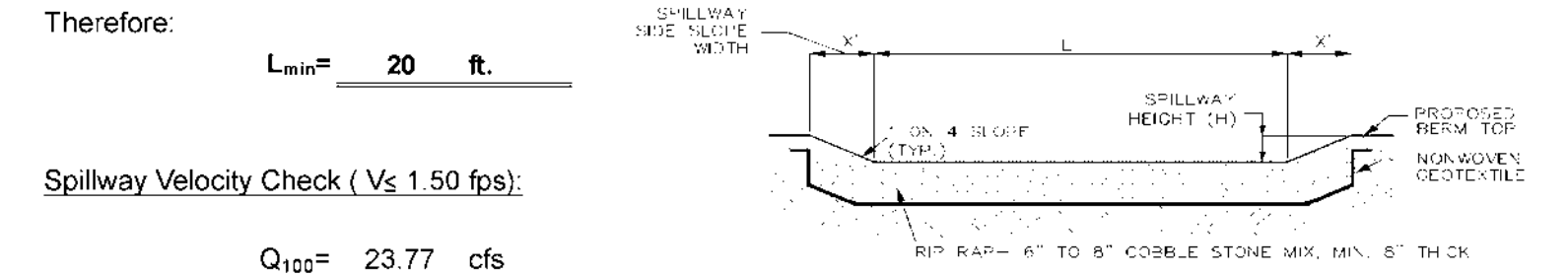
UT2



STORM SEWER PROFILE: FES-110 TO FES-100
 SCALE: HORIZ. 1in. = 30ft.
 VERT. 1in. = 3ft.

DETENTION BASIN OVERFLOW SPILLWAY CALCULATION

Where:
 C= 0.43
 A= 9.94 Ac.
 I= 5.56 in. (100 Yr. Intensity)
 Q= 23.77 cfs (Computed flow per rational method)
 H= 0.5 ft. (Spillway Height)
 L_{min}= 10 ft. (Required Minimum Spillway cross section width)



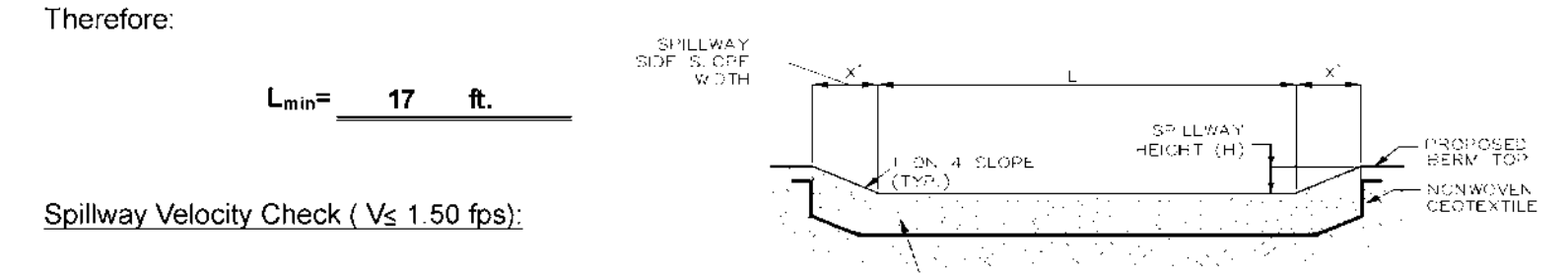
Therefore:
 L_{min}= 20 ft.

Spillway Velocity Check (Vs 1.50 fps):
 Q₁₀₀= 23.77 cfs
 Spillway L= 30.00 ft.
 Spillway H= 0.50 ft.
 Side Slope Width X= 2.00 ft.
 Spillway Area= 16.00 sf.
 Spillway Velocity= 1.49 fps

An overall spillway width of 34 ft. is being proposed for construction.

SEDIMENT BASIN SPILLWAY CALCULATION

Where:
 C= 0.43
 A= 9.94 Ac.
 I= 4.74 in. (10 Yr. Intensity)
 Q= 20.25 cfs (Computed flow per rational method)
 H= 0.50 ft. (Spillway Height)
 L_{min}= 9 ft. (Required Minimum Spillway cross section width)



Therefore:
 L_{min}= 17 ft.

Spillway Velocity Check (Vs 1.50 fps):
 Q₁₀₀= 20.25 cfs
 Spillway L= 26.00 ft.
 Spillway H= 0.50 ft.
 Side Slope Width X= 2.00 ft.
 Spillway Area= 14.00 sf.
 Spillway Velocity= 1.45 fps

An overall spillway width of 30 ft. is being proposed for construction.

BASIN A FOREBAY CONTROL STRUCTURE CALCULATIONS

Tributary Area:	A = 9.94 Acres
Compound Runoff Coefficient:	C = 0.43
Orifice Flow Coefficient:	c = 0.60
Allowable Outflow Rate:	Qa = 0.17 CFS
Forebay Storage Volume =	Vf = 15,515 CF
Low Water Level:	LWL = 966.00
Forebay Storage Elevation:	Xf = 967.55

Forebay Outlet Control:
 Cf = V_f * (1 / 24 hrs) * (1 / 3600 sec) = 0.1796 CFS
 Hf = Xf - LWL = 1.55 FT
 Af = Cf / (c * SQRT(2 * 32.2 * Hf)) = 0.0203 SF
 D = Orifice Diameter = 1.000 inch dia.
 N = Af / D = 5.6 Orifices

Use N = 6 Orifices at Centerline Elevation = 966.04

BASIN A CONTROL STRUCTURE CALCULATIONS

Tributary Area:	A = 9.94 Acres
Compound Runoff Coefficient:	C = 0.43
Orifice Flow Coefficient:	c = 0.60
Allowable Outflow Rate:	Qa = 6.29 CFS
100 Year Detention Volume =	V100 = 31,766 CF
Extended Detention Volume =	Ved = 29,479 CF
Channel Protection Volume =	Vcp = 20,170 CF
Channel Protection Elevation:	Xcp = 965.68
Extended Detention Elevation:	Xed = 967.55
100 Year Storage Elevation:	X100 = 967.64
Design HWL Elevation:	HWL = 968.14

Extended Detention:
 Qed = Ved * (1 / 48 hrs) * (1 / 3600 sec) = 0.1706 CFS
 Hed = Xed - Xcp = 1.87 FT
 Aed = Qed / (c * SQRT(2 * 32.2 * Hed)) = 0.0209 SF
 D = Orifice Diameter = 1.000 inch dia.
 Ned = Aed / D = 4.8 Orifices

Use Ned = 5 Orifices at Centerline Elevation = 965.72

Approx. Extended Detention Discharge Duration = 45.66 hours

100-Year Detention Storage:
 Qed = [c * Ned * PI(D/24) * SQRT(2 * 32.2 * (X100 - Xed))] = 0.1838 CFS
 Q100 = Qa - Qed = 6.1024 CFS

Use a rectangular weir -
 Depth (X100 - Xed) = 0.99 FT
 Width = 50.00 Inches
 Weir Flow Calculation: Q = 3.33 (L-0.2H) H^{1.5} = 6.160 CFS

DETENTION VOLUME CALCULATION 100 YEAR STORM DETENTION

Tributary Area (A) =	9.94 Acres
Compound Runoff Coefficient (C) =	0.43
Water Quality Control Volume:	(3,630)(A)(C) = 15,515 cf
Channel Protection Volume:	(4,719)(A)(C) = 20,170 cf
Extended Detention Volume:	(6,897)(A)(C) = 29,479 cf
Forebay Volume:	Downstream Infiltration Provided = V _{inf} = 15,515 cf
	Upstream Infiltration (15% of WQC Vol): = 2,327 cf
100 Year Storm Inlet Rate calculation:	T _i = 23.0 (from storm sewer calculations)
	Q _{100in} = 21.65 cfs
100 Year Storm Outlet Rate calculation:	County Drain Restricted Rate = Q _{dr} = N/A cfs
	Variable Release Rate = Q _{vr} = 6.29 cfs
(Variable Release Rate capped at 1.0 cfs/acre for Area < 2 acres)	
(Variable Release Rate = 0.15 cfs/acre for Area > 100 acres)	
ALLOWABLE 100 YEAR OUTLET RATE =	Q _{out} = 6.29 cfs
100 Year Required Storm Detention Volume calculation:	Storage Curve Factor = R = 0.39
	100 Year Storage Volume In = V _{100in} = 81,145.69 cf
	Calculated 100 Year Storage Volume = V _{100out} = 31,766 cf
	REQUIRED VOLUME: V _{100req} > V _{100in} = 31,766 cf
Extended Detention Discharge Rate:	V _{ed} / T ₁₀₀ = 0.171 cfs

PROPOSED FOREBAY and CHANNEL PROTECTION VOLUME

POND DEPTH (FT)	ELEV.	DETENTION CONTOUR AREA (SF)	DETENTION BASIN VOLUME (CF)	FOREBAY CONTOUR AREA (SF)	FOREBAY BASIN VOLUME (CF)	TOTAL STORAGE VOLUME (CF)
0.0	963.00	4,605	0			0
1.0	964.00	6,614	5,579			5,579
2.0	965.00	8,874	13,296			13,296
3.0	966.00	11,334	23,375	14,537	0	23,375
4.0	967.00	14,007	36,022	17,329	15,913	51,934
5.0	968.00	36,813	60,531			85,972
6.0	969.00	40,570	99,207			124,648

Forebay Storage Elevation Calculation:

ELEV.	VOLUME (CF)	VOLUME REQ.	ELEVATION
Lower	966.00	0	15,515
Higher	967.00	15,913	966.98

Channel Protection Storage Elevation Calculation:

ELEV.	VOLUME (CF)	VOLUME REQ.	ELEVATION
Lower	965.00	13,296	20,170
Higher	966.00	23,375	965.68

PROPOSED DETENTION BASIN VOLUME

POND DEPTH (FT)	ELEV.	DETENTION CONTOUR AREA (SF)	DETENTION BASIN VOLUME (CF)
1.3	965.68	10,461	0
2.3	966.00	14,007	16,897
3.3	966.00	36,813	40,576
3.3	969.00	40,570	79,253

100 Yr. Detention Storage Elevation Calculation:

ELEV.	VOLUME (CF)	VOLUME REQ.	ELEVATION
Lower	967.00	16,067	31,766
Higher	968.00	40,576	967.64

Extended Detention Storage Elevation Calculation:

ELEV.	VOLUME (CF)	VOLUME REQ.	ELEVATION
Lower	967.00	16,067	29,479
Higher	968.00	40,576	967.55

BENCHMARK
 DATUM BASED ON NAD 83 SPUS SOLUTION REPORT, DATED APRIL 17, 2023 AT 9:24AM

BENCHMARK #201
 ARROW ON HYDRANT, LOCATED NEAR THE WEST SIDE OF EULER ROAD AND 544 FEET SWLY OF THE SWLY PARCEL CORNER.
 ELEVATION = 980.62 (NAVD 88)

BENCHMARK #203
 SPK IN THE NELY SIDE OF A UTILITY POLE, LOCATED NEAR THE NORTHERLY PROPERTY LINE AND 240± FEET EAST OF EULER ROAD.
 ELEVATION = 976.22 (NAVD 88)

BENCHMARK #204
 STEAMER ON HYDRANT, LOCATED NEAR THE WESTERLY SIDE OF EULER ROAD AND 18± FEET SWLY OF CATCH BASIN #3.
 ELEVATION = 977.94 (NAVD 88)

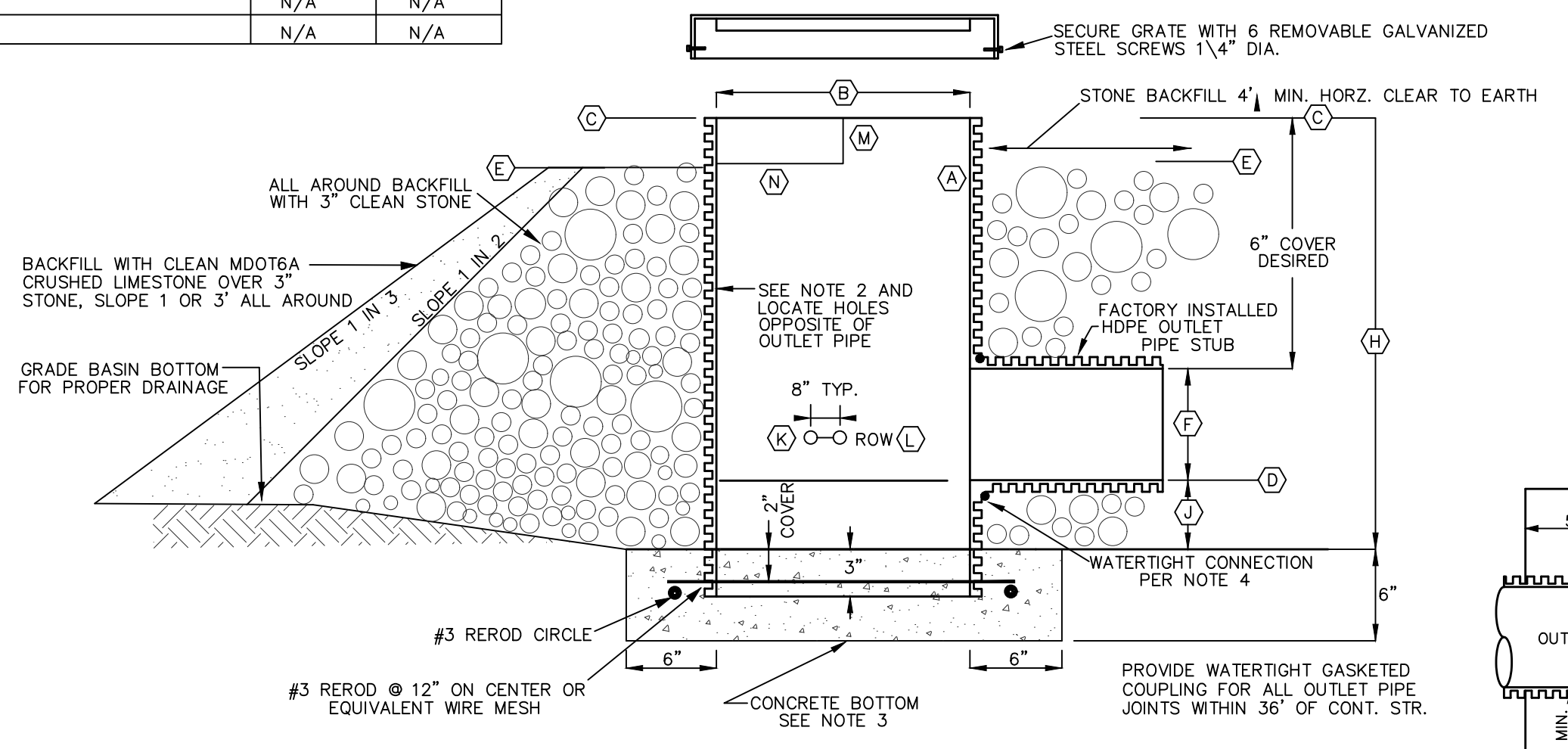
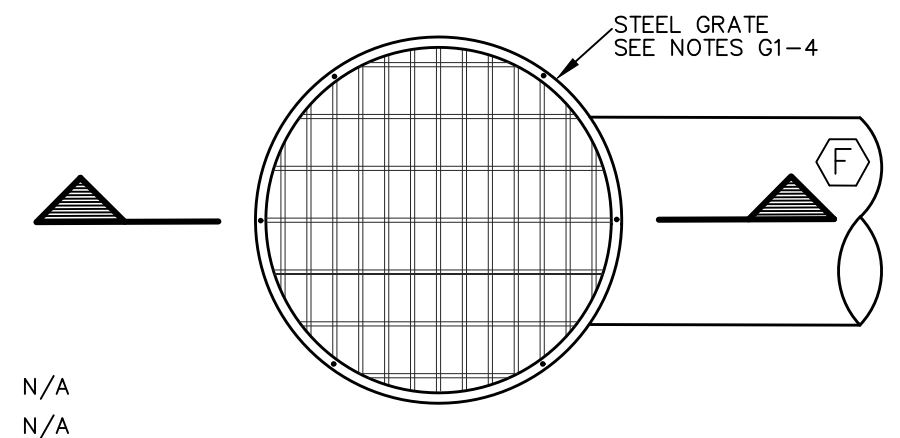
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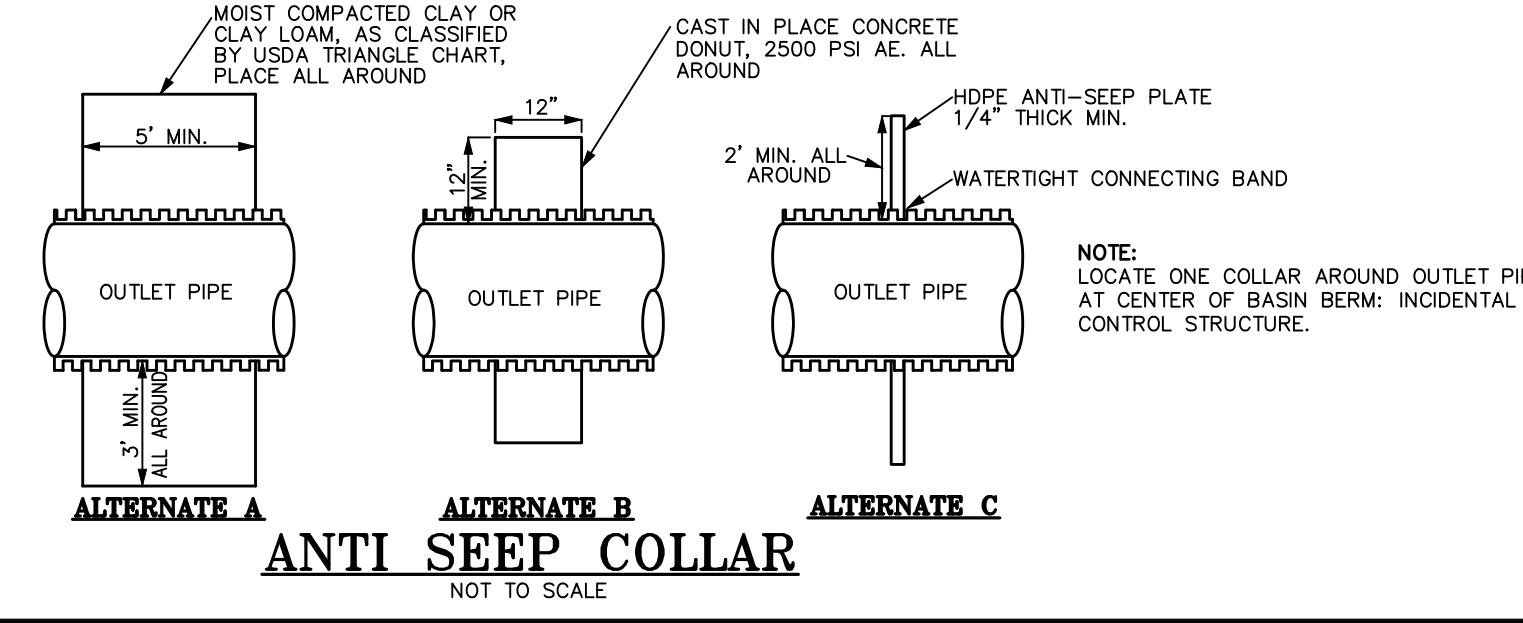
3 WORKING DAYS BEFORE YOU DIG
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 OR VISIT CALL811.COM

KEY

CONTROL STRUCTURE DESIGNATION	CS-103	CS-101
A MATERIAL TYPE, SEE NOTE 2	HDPE	HDPE
B STRUCTURE INSIDE DIAMETER	4'	4'
C RIM ELEVATION WITHOUT GRATE	966.98	967.64
D INVERT ELEVATION OUTLET PIPE	963.33	965.68
E TOP OF STONE ELEVATION	966.75	967.50
F OUTLET PIPE DIAMETER	18"	12"
G OUTLET PIPE MATERIAL	HDPE	HDPE
H STRUCTURE HEIGHT WITHOUT GRATE	5.65'	3.96'
J SUMP HEIGHT	2'	2'
K CENTERLINE ELEV. OF BOTTOM ROW HOLES	966.04	965.72
L NUMBER OF HOLES & SIZE IN BOTTOM ROW	6 @ 1"	5 @ 1"
M WER DEPTH	N/A	N/A
N WIER WIDTH	N/A	N/A



BASIN CONTROL STRUCTURE (CS)
 NOT TO SCALE



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 NOT TO SCALE

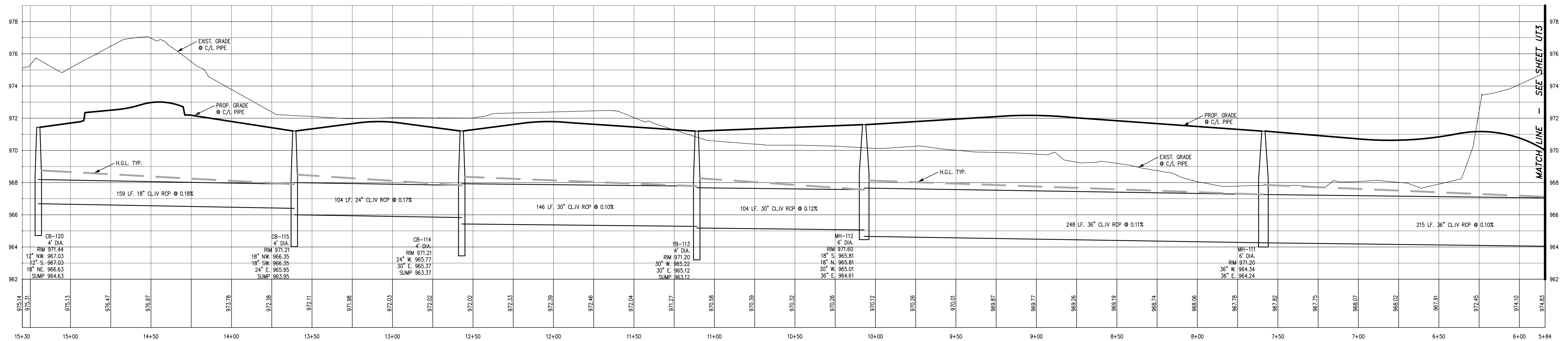
DESIGN:WMP	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: JHG						
CHECK: WMP						

2025 EULER ROAD DEVELOPMENT

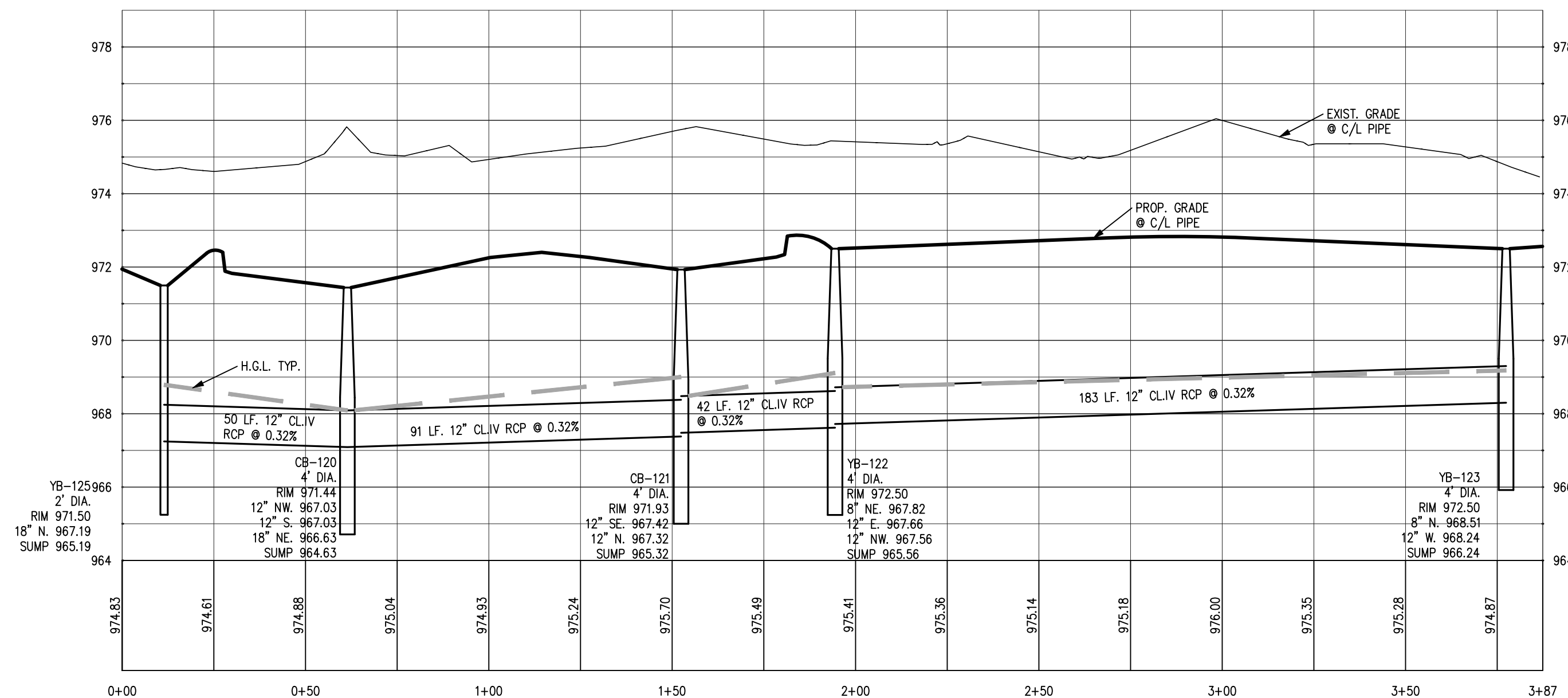
DETENTION BASIN AND CONTROL STRUCTURE PROFILE & CALCULATIONS

CLIENT:	SCALE: AS NOTED
4M GENOA LLC	PROJECT No.: 234463
2244 EULER ROAD	DWG NAME: 4463 UT
BRIGHTON, MICHIGAN 48114	ISSUED: FEB. 9, 2024
810-217-7471	

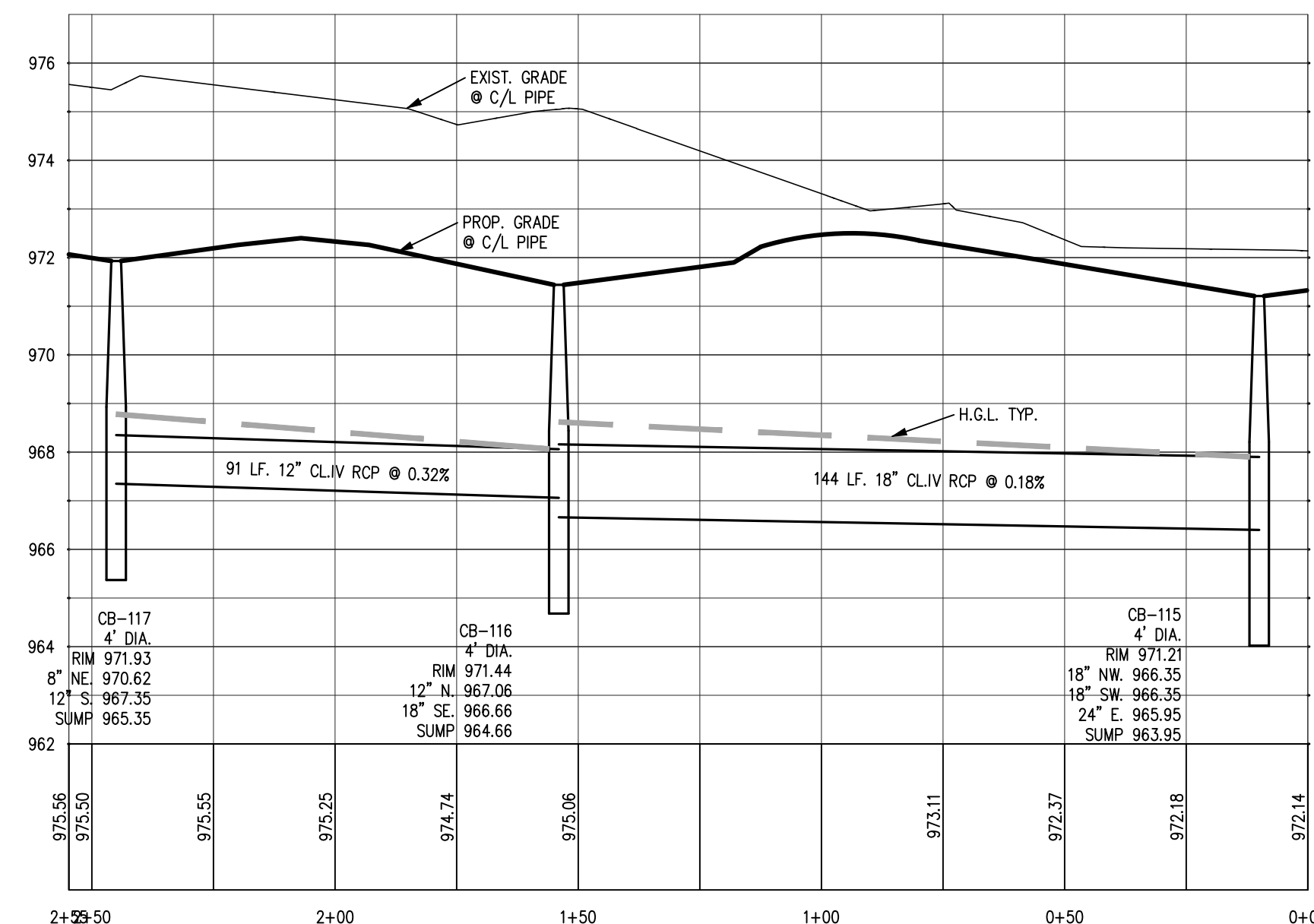
UT3



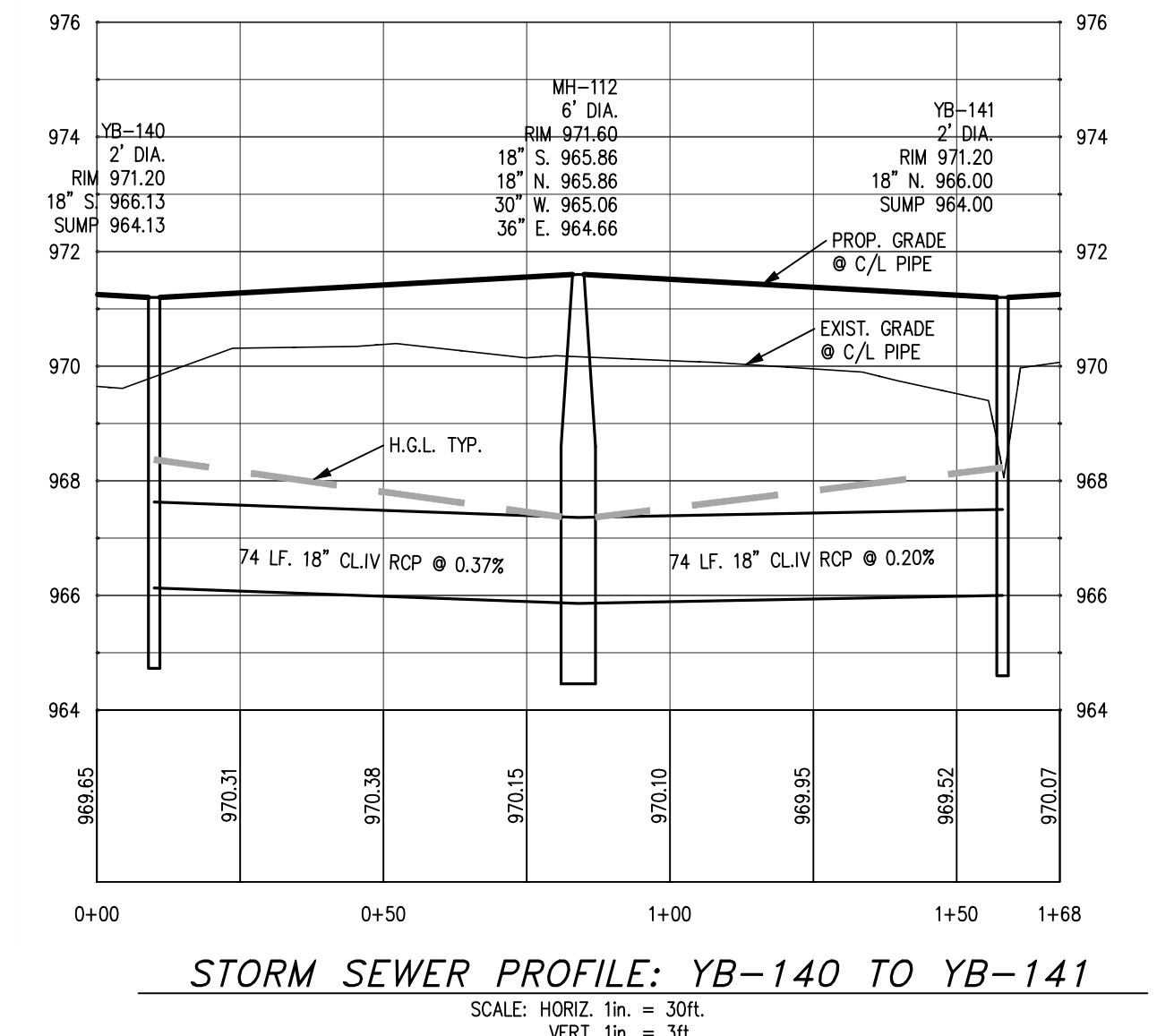
STORM SEWER PROFILE: CB-120 TO FES-110
SCALE: HORIZ. 1in. = 30ft.
VERT. 1in. = 3ft.



STORM SEWER PROFILE: YB-125 TO YB-123
SCALE: HORIZ. 1in. = 30ft.
VERT. 1in. = 3ft.



STORM SEWER PROFILE: CB-117 TO CB-115
SCALE: HORIZ. 1in. = 30ft.
VERT. 1in. = 3ft.



STORM SEWER PROFILE: YB-140 TO YB-141
SCALE: HORIZ. 1in. = 30ft.
VERT. 1in. = 3ft.

DESIGN:WMP	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: JHG						
CHECK: WMP						

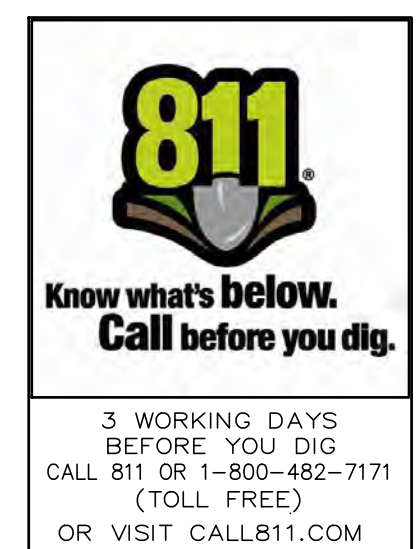
2025 EULER ROAD
DEVELOPMENT

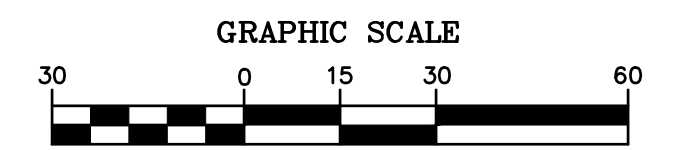
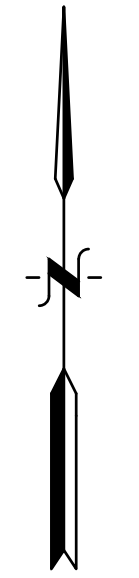
STORM SEWER PROFILES

CLIENT:
4M GENOA LLC
2244 EULER ROAD
BRIGHTON, MICHIGAN 48114
810-217-7471

SCALE: AS NOTED
PROJECT No.: 234463
DWG NAME: 4463 UT
ISSUED: FEB. 9, 2024

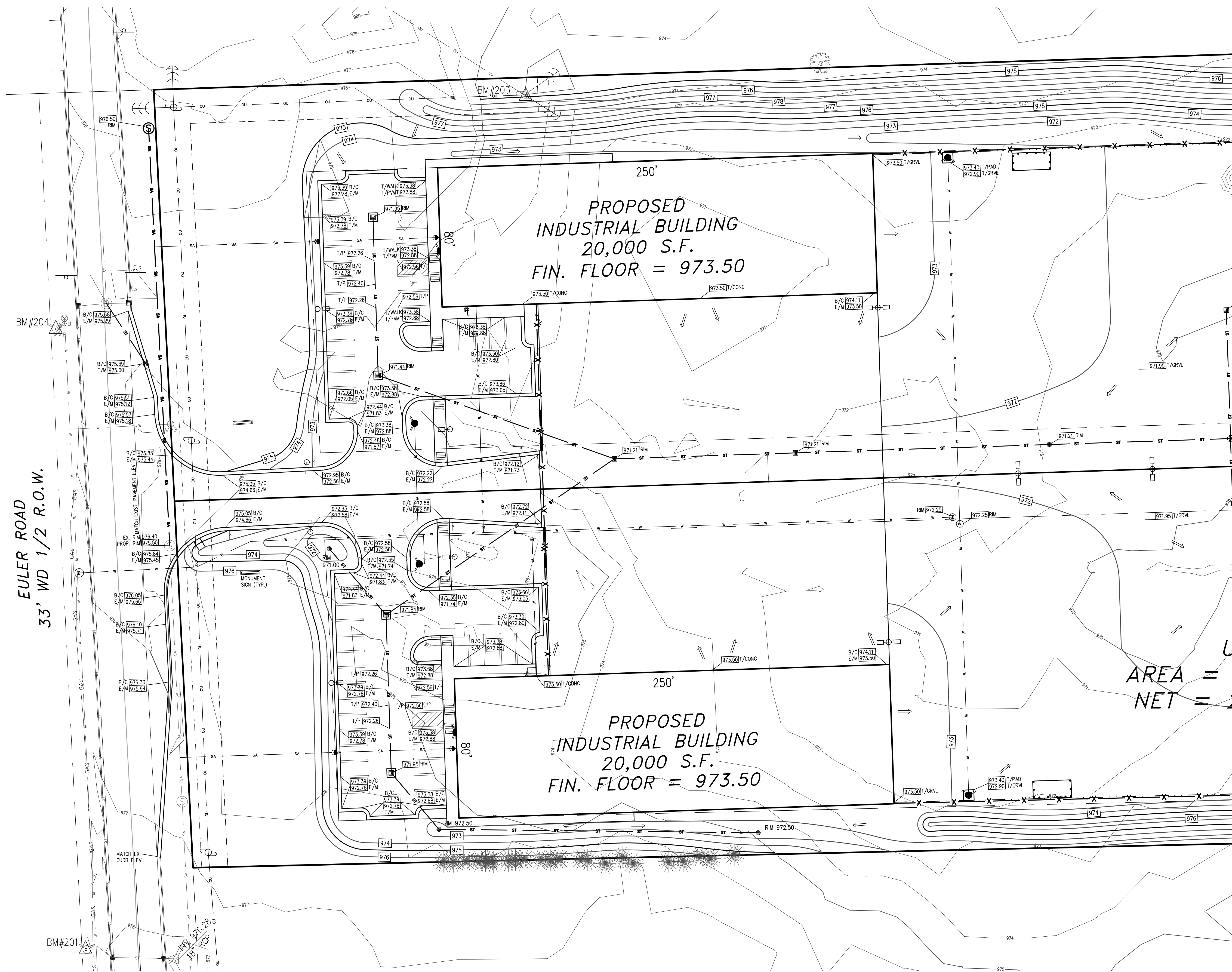
UT4





(IN FEET)
1 INCH = 30 FEET

- LEGEND**
- PARCEL BOUNDARY
 - R.O.W. LINE
 - BUILDING SETBACK
 - EASEMENT LINE
 - EXIST. CONC. CURB
 - EXIST. EDGE OF GRAVEL
 - EXIST. EDGE OF PAVEMENT
 - EXIST. BRUSH LINE
 - DECIDUOUS TREE
 - EVERGREEN TREE
 - WETLAND LINE
 - EDGE OF WATER
 - OVERHEAD UTILITY LINE
 - UTILITY POLE
 - GUY ANCHOR
 - EXIST. STORM SEWER
 - CATCHBASIN
 - DRAINAGE MANHOLE
 - FLARED END SECTION
 - EXIST. WATERMAIN
 - HYDRANT
 - WATER VALVE
 - EXIST. SANITARY SEWER
 - SANITARY MANHOLE
 - U/G GAS LINE
 - EXIST. 1" CONTOUR
 - EXIST. 5" CONTOUR
 - PROP. WATERMAIN
 - PROP. HYDRANT
 - PROP. VALVE IN WELL
 - PROP. FDC
 - PROP. STORM SEWER
 - PROP. CATCHBASIN
 - PROP. DRAINAGE MANHOLE
 - PROP. FLARED END SECTION
 - PROP. SANITARY SEWER
 - PROP. SANITARY MANHOLE
 - PROP. CONC. CURB
 - PROP. LIGHT POLE



AREA =
NET =

BENCHMARK
DATUM BASED ON NGS OPUS SOLUTION
REPORT, DATED APRIL 17, 2023 AT 9:26AM

BENCHMARK #201
ARROW ON HYDRANT, LOCATED NEAR THE WEST
SIDE OF EULER ROAD AND 548 FEET SWLY OF THE
SWLY PARCEL CORNER.
ELEVATION = 980.62 (NAVD 88)

BENCHMARK #203
SPIKE IN THE NEELY SIDE OF AN UTILITY POLE,
LOCATED NEAR THE NORTHERLY PROPERTY LINE
AND 240± FEET EAST OF EULER ROAD.
ELEVATION = 976.22 (NAVD 88)

BENCHMARK #204
STEAMER ON HYDRANT, LOCATED NEAR THE
WESTERLY SIDE OF EULER ROAD AND 18± FEET
SWLY OF CATCH BASIN #3.
ELEVATION = 977.94 (NAVD 88)

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CHECK: WMP						

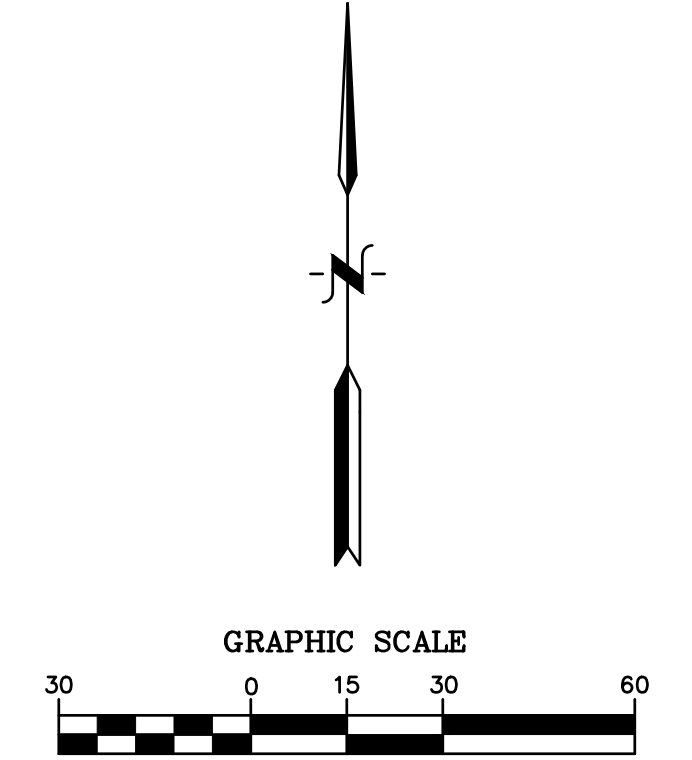
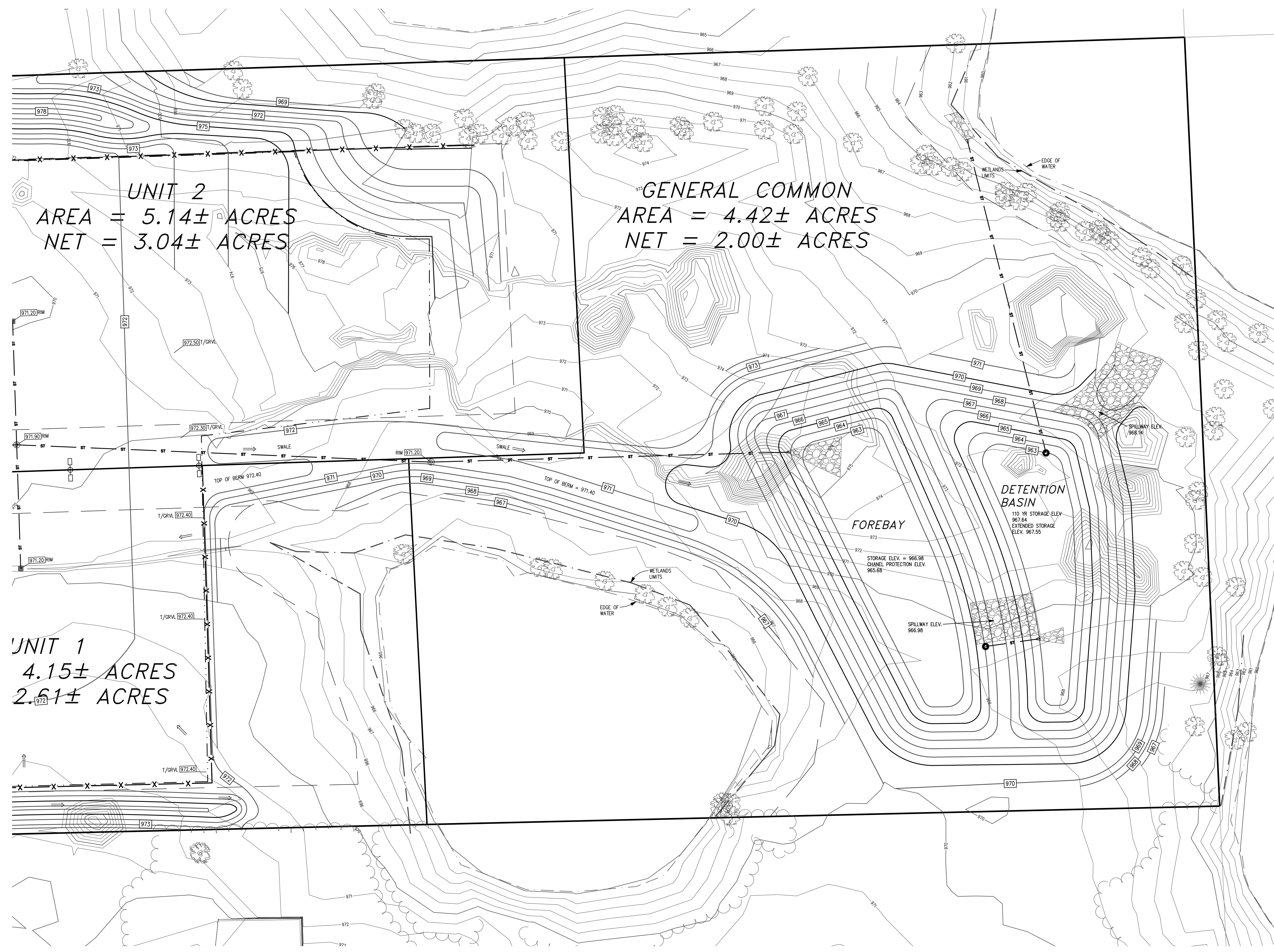
2025 EULER ROAD
DEVELOPMENT

GRADING PLAN

CLIENT:
4M GENOA LLC
2244 EULER ROAD
BRIGHTON, MICHIGAN 48114
810-217-7471

SCALE: 1in. = 30ft.
PROJECT No.: 234463
DWG NAME: 4463 GRD
ISSUED: FEB. 9, 2024

GR1



LEGEND

	PARCEL BOUNDARY
	R.O.W. LINE
	BUILDING SETBACK
	EASEMENT LINE
	EXIST. CONC. CURB
	EXIST. EDGE OF GRAVEL
	EXIST. EDGE OF PAVEMENT
	EXIST. BRUSH LINE
	DECIDUOUS TREE
	EVERGREEN TREE
	WETLAND LINE
	EDGE OF WATER
	OVERHEAD UTILITY LINE
	UTILITY POLE
	GUY ANCHOR
	EXIST. STORM SEWER
	CATCHBASIN
	DRAINAGE MANHOLE
	FLARED END SECTION
	EXIST. WATERMAIN
	HYDRANT
	WATER VALVE
	EXIST. SANITARY SEWER
	SANITARY MANHOLE
	U/G GAS LINE
	EXIST. 1' CONTOUR
	EXIST. 5' CONTOUR
	PROP. WATERMAIN
	PROP. HYDRANT
	PROP. VALVE IN WELL
	PROP. FDC
	PROP. STORM SEWER
	PROP. CATCHBASIN
	PROP. DRAINAGE MANHOLE
	PROP. FLARED END SECTION
	PROP. SANITARY SEWER
	PROP. SANITARY MANHOLE
	PROP. CONC. CURB
	PROP. LIGHT POLE
	PROP. RIP RAP COVER

BENCHMARK
 DATUM BASED ON NAD 83 OPUS SOLUTION
 REPORT, DATED APRIL 17, 2023 AT 9:26AM

BENCHMARK #201
 ARROW ON HYDRANT, LOCATED NEAR THE WEST
 SIDE OF EULER ROAD AND 548 FEET SWLY OF
 THE SWLY PARCEL CORNER.
 ELEVATION = 980.62 (NAVD 88)

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 LOCATED NEAR THE NORTHERLY PROPERTY LINE
 AND 240± FEET EAST OF EULER ROAD.
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BENCHMARK #204
 STEAMER ON HYDRANT, LOCATED NEAR THE
 WESTERLY SIDE OF EULER ROAD AND 18± FEET
 SWLY OF CATCH BASIN #3.
 ELEVATION = 977.94 (NAVD 88)

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DRAFT: JHG						
CHECK: WMP						

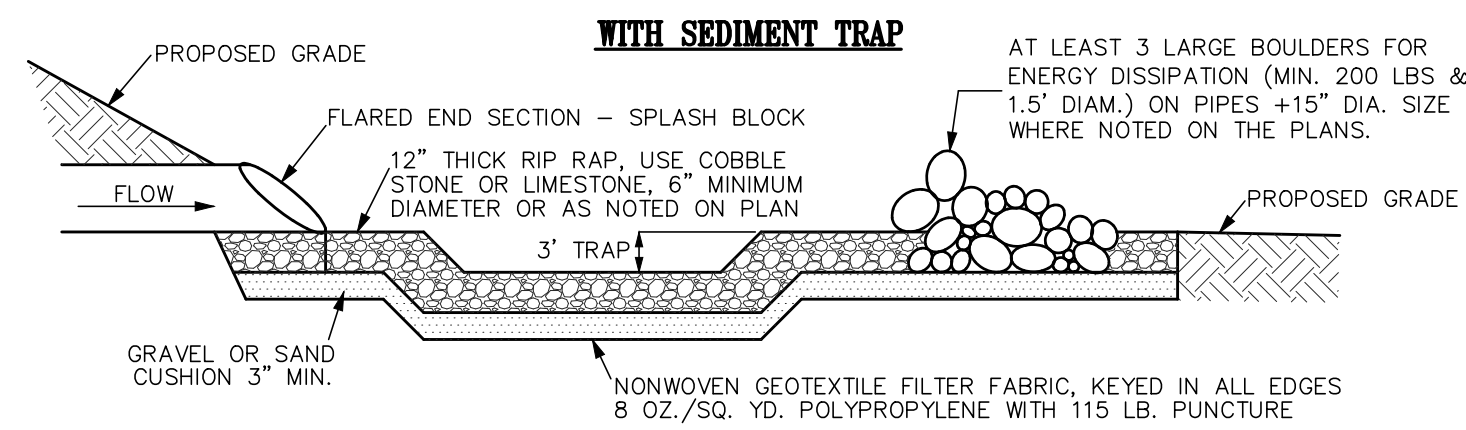
2025 EULER ROAD
 DEVELOPMENT

GRADING PLAN

CLIENT:
 4M GENOA LLC
 2244 EULER ROAD
 BRIGHTON, MICHIGAN 48114
 810-217-7471

SCALE: 1in. = 30ft.
 PROJECT No.: 234463
 DWG NAME: 4463 GRD
 ISSUED: FEB. 9, 2024

GR2



13 RIP RAP CROSS SECTION
NOT TO SCALE

NOTES:

NOTES:

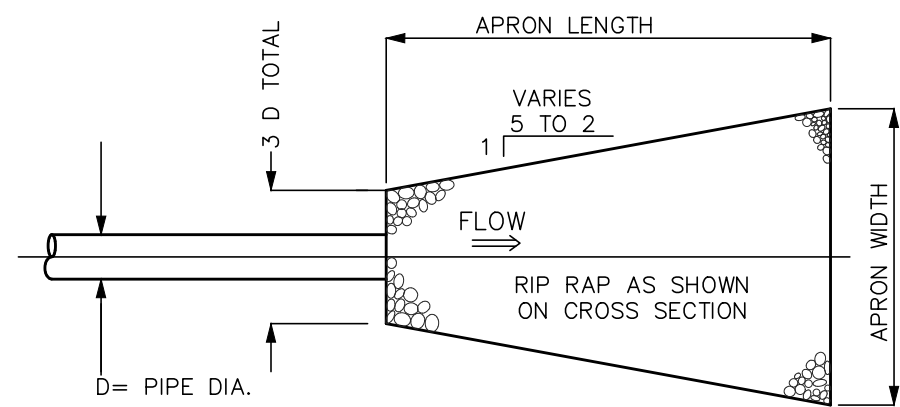
1. GROUT RIP-RAP WITH A 6" THICK CEMENT SLURRY FOR SLOPES STEEPER THAN 20%; 5 ON 1.
2. PROVIDE ANIMAL GUARDS ON ALL STORM SEWER 15" DIA. OR GREATER, INCIDENTAL TO FES PIPE.
3. STORM DRAIN OUTLETS THAT DO NOT EMPTY INTO THE DETENTION BASIN SHALL HAVE INSTALLED A TEMPORARY SEDIMENT TRAP AT THE TERMINATION OF THE STORM SEWER (5'x10'x3' TYP.). UPON COMPLETION OF THE STABILIZATION WORK, THE SUMP AREA SHALL BE FILLED AND RIP-RAPPED.

MIN. RIP RAP DIMENSIONS

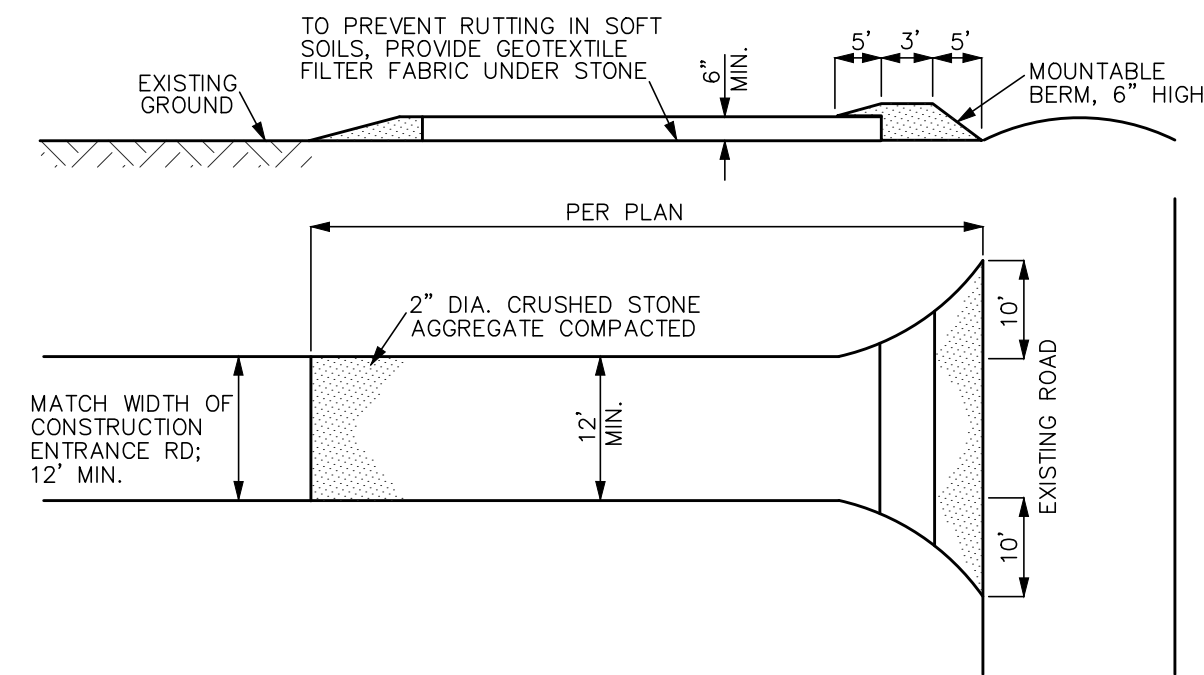
PIPE DIAMETER (inch)	APRON LENGTH (feet)	(2) ALTERNATE APRON WIDTH (feet)	
		(1) APRON WIDTH	(2) APRON WIDTH
12	12	8	16
15	15	10	20
18	18	12	24
21	21	14	28
24	24	16	32
30	30	20	40
36	36	24	48
42	42	28	56

UNLESS SHOWN OTHERWISE ON PLANS. May be varied to match natural features; ie when meeting ex. ditch, apron width to match channel bottom extending up sides to a depth of 1/2 pipe dia.

- (1) APRON WIDTH FOR USE IN DITCHES AND SWALES
- (2) APRON WIDTH FOR USE IN FLAT AREAS WHERE SHEET FLOW DESIRED

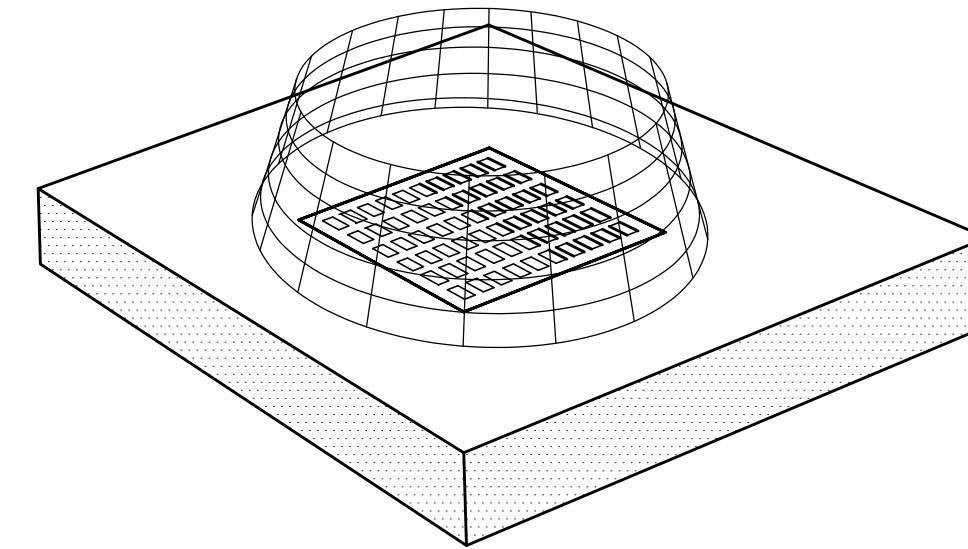


13 RIP RAP PLAN
NOT TO SCALE



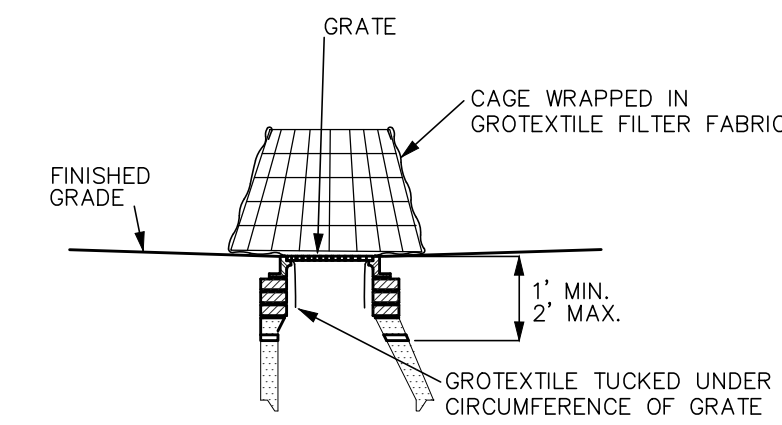
14 MUD TRACKING CONTROL DEVICE
NOT TO SCALE

NOTE: WHEN ACCEPTABLE TO ENGINEER, CONTRACTOR MAY INSTALL STONE BELOW THE SUBGRADE ELEVATION; THUS STONE MAY BE LEFT IN PLACE BELOW PAVEMENT.



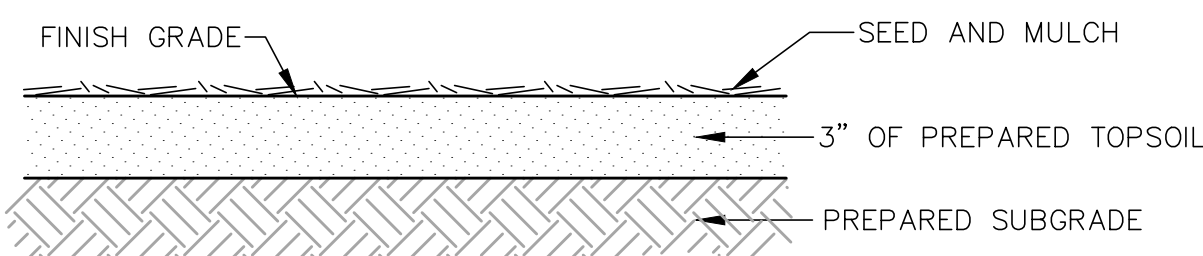
ISOMETRIC VIEW

54" CAGE
FITS SQUARE GRATES FROM 24" X 24" THROUGH 36" X 36"
FITS ROUND GRATES FROM 24" DIA. THROUGH 40" DIA.
FITS RECTANGULAR GRATES WITH A DIAGONAL BETWEEN 28" AND 41" ($a^2 + b^2 = c^2$)



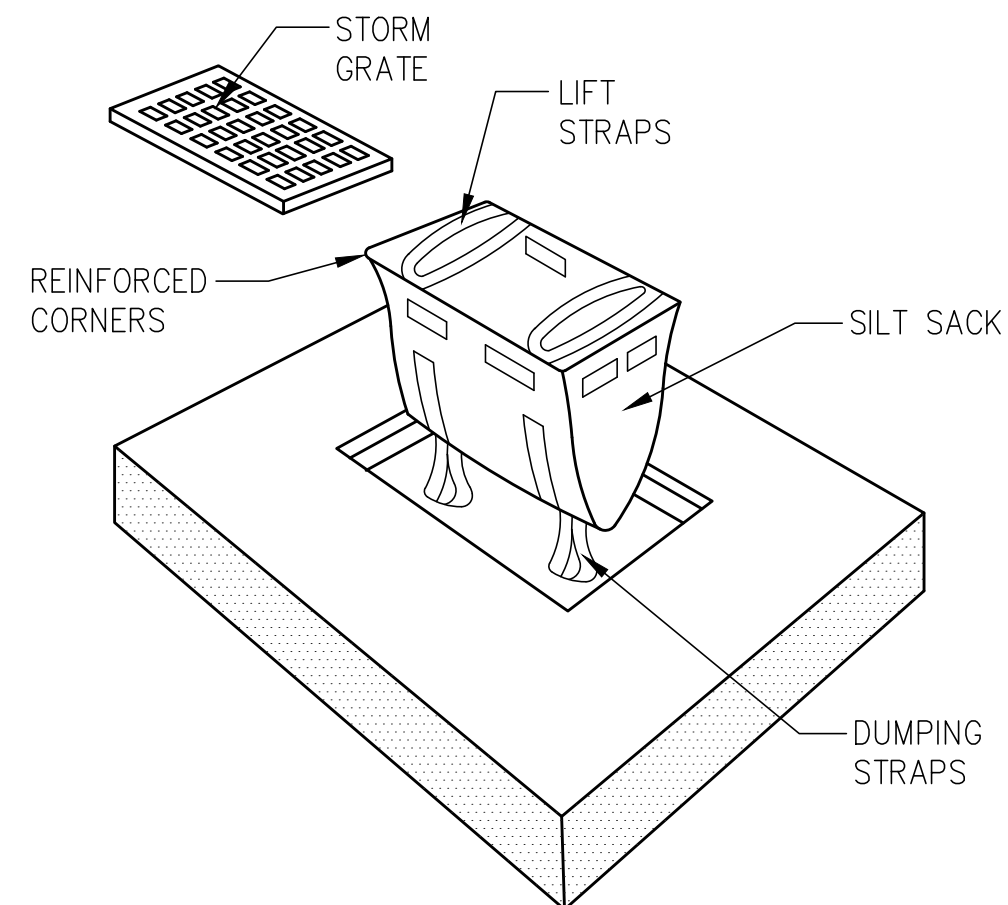
PROFILE

1. INLET PROTECTION SHALL BE INSTALLED AT THE TIME OF THE STRUCTURE IS SET.
2. TO INSTALL, TUCK FABRIC UNDER GRATE.
3. REMOVE SEDIMENT IF IT ACCUMULATES TO ONE HALF THE HEIGHT OF THE CAGE.
4. THE AREA AROUND THE CAGE SHOULD BE AS FLAT AS POSSIBLE TO INCREASE EFFECTIVENESS AND REDUCE MAINTENANCE REQUIREMENTS.
5. AS WITH ALL INLET PROTECTION DEVICES, CHECK TO SEE HOW DEEP THE WATER COULD RISE IF THE INLET WERE BLOCKED ENTIRELY.
6. DO NOT INSTALL IN LOCATIONS THAT COULD CAUSE PROPERTY DAMAGE OR POSE A SAFETY HAZARD TO TRAFFIC.

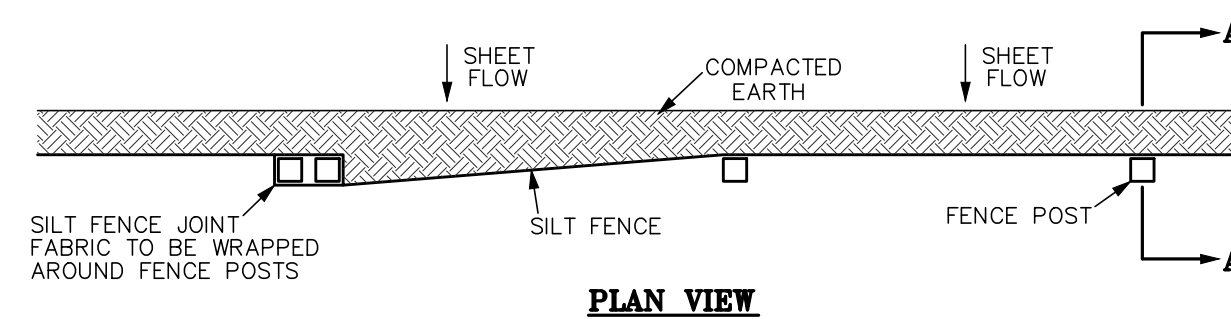


SEEDING DETAIL
NOT TO SCALE

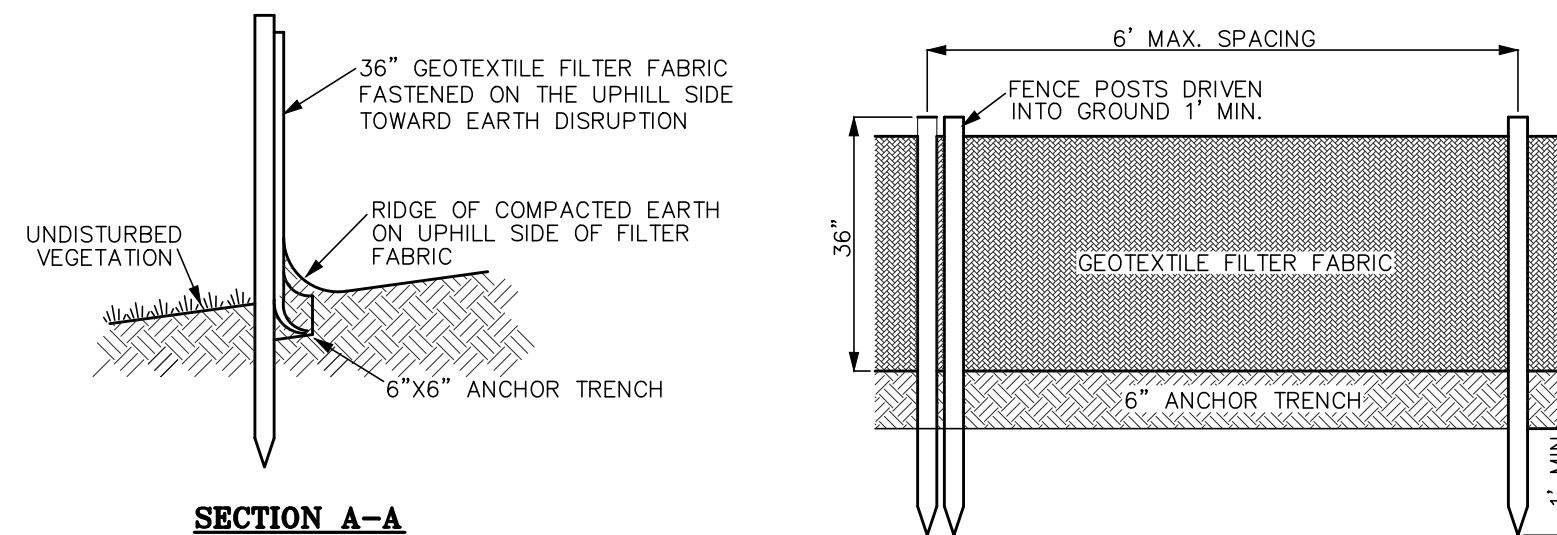
1. Seed mixture shall consist of 10% - Kentucky Blue Grass, 20% - Perennial Ryegrass, 30% - Hard Fescue, 40% - Creeping Red Fescue. Seed shall be uniformly applied at a rate of 210 pounds per acre.
2. Topsoil shall be a dark, organic, natural surface soil free of clay lumps, peat or muck, subsoil, noxious weeds or other foreign matter such as roots, sticks, rocks over 1/2" in diameter and not frozen or muddy. Material shall meet with approval of the Engineer.
3. Straw mulching shall be a minimum depth of 3" applied at a rate of 1.5 to 2 tons per acre. All mulching must have a tie down, such as tackifier, net binding, etc.
4. Fertilizer shall be evenly applied at a rate which will provide 150 pounds per acre of chemical fertilizer nutrients, in equal portions, (10-10-10), of Nitrogen, Phosphoric Acid and Potash.
5. Hydroseeding is not acceptable for slopes exceeding 1%. In such cases, stabilization shall be done with seed and straw mulch with a tackifier.
6. The earthen areas to receive topsoil shall be at the required grade and properly trimmed. Topsoil shall be spread on the prepared areas to a depth of 3 inches. After spreading, any large clods and lumps of topsoil shall be broken up and pulverized. Stones and rocks over 1/2" in diameter, roots, litter, and all foreign matter shall be raked up and disposed of by the contractor. Place topsoil only when it can be followed within a reasonable time by seeding operations.



58 INLET SEDIMENT FILTER
NOT TO SCALE



PLAN VIEW



FRONT VIEW

55 SILT FENCE
NOT TO SCALE

NOTES:

1. REPAIR AND REPLACE SILT FENCE AS NEEDED, INCIDENTAL.
2. FIELD LOCATE SILT FENCE TO FOLLOW CONSTANT CONTOUR ELEVATIONS.
3. OVERLAP FENCES AT JOINTS.
4. INSTALL FILTER BERM AT LOW POINTS WHERE INDICATED ON PLANS.

DESIGN: WMP	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: JHG						
CHECK: WMP						

2025 EULER ROAD
DEVELOPMENT

SOIL EROSION CONTROL
NOTES & DETAILS

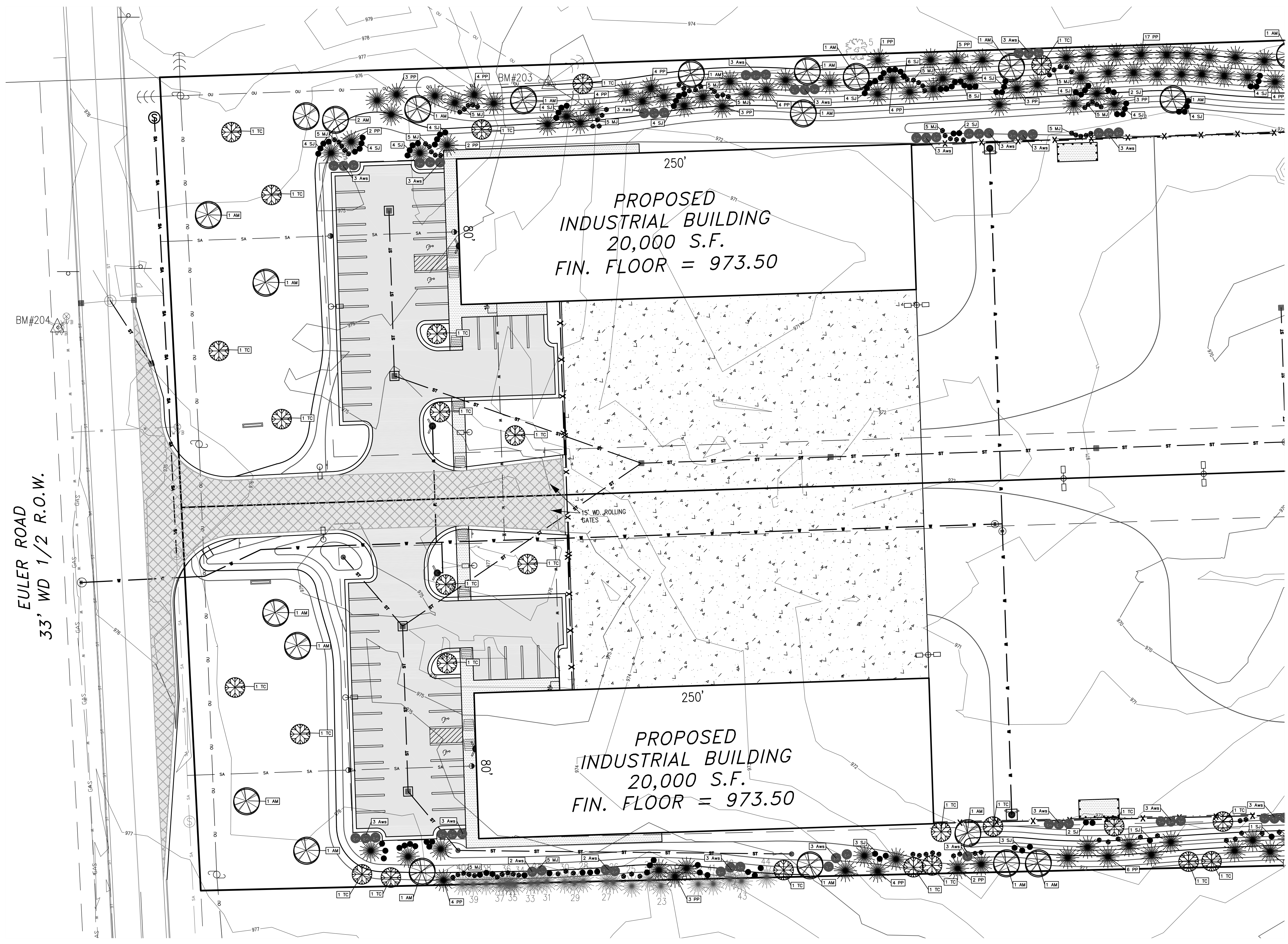
CLIENT:
4M GENOA LLC
2244 EULER ROAD
BRIGHTON, MICHIGAN 48114
810-217-7471

SCALE: AS NOTED
PROJECT No.: 234463
DWG NAME: 4463 SE
ISSUED: FEB. 9, 2024

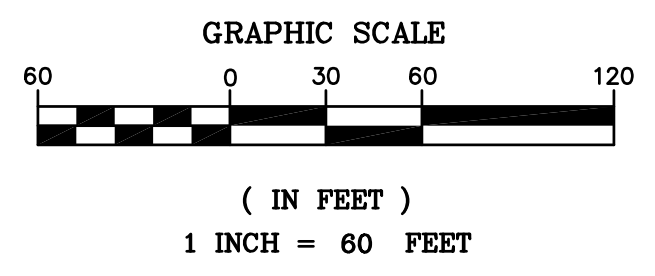
SE2

DESIGN INC
(810) 227-9533
CIVIL ENGINEERS
LAND SURVEYORS
2183 PLESS DRIVE
BRIGHTON, MICHIGAN 48114

EULER ROAD
33' WD 1/2 R.O.W.



- LEGEND**
- PARCEL BOUNDARY
 - R.O.W. LINE
 - BUILDING SETBACK
 - EASEMENT LINE
 - EXIST. CONC. CURB
 - EXIST. EDGE OF GRAVEL
 - EXIST. EDGE OF PAVEMENT
 - EXIST. BRUSH LINE
 - DECIDUOUS TREE
 - EVERGREEN TREE
 - WETLAND LINE
 - EDGE OF WATER
 - OVERHEAD UTILITY LINE
 - UTILITY POLE
 - GUY ANCHOR
 - EXIST. STORM SEWER
 - CATCHBASIN
 - DRAINAGE MANHOLE
 - FLARED END SECTION
 - EXIST. WATERMAIN
 - HYDRANT
 - WATER VALVE
 - EXIST. SANITARY SEWER
 - SANITARY MANHOLE
 - U/G GAS LINE
 - EXIST. 1' CONTOUR
 - EXIST. 5' CONTOUR
 - PROP. WATERMAIN
 - PROP. HYDRANT
 - PROP. VALVE IN WELL
 - PROP. FDC
 - PROP. STORM SEWER
 - PROP. CATCHBASIN
 - PROP. DRAINAGE MANHOLE
 - PROP. FLARED END SECTION
 - PROP. SANITARY SEWER
 - PROP. SANITARY MANHOLE
 - PROP. CONC. CURB
 - PROP. LIGHT POLE



REQUIRED LANDSCAPING CALCULATIONS

DETENTION BASIN LANDSCAPING

- 1 CANOPY TREE & 10 SHRUBS PER 50 L.F. OF PERIMETER
- 736 L.F. DETENTION BASIN PERIMETER
- 15 REQUIRED TREES
- 150 REQUIRED SHRUBS
- 15 PROVIDED TREES
- 150 PROVIDED SHRUBS

ROAD FRONTAGE LANDSCAPING

- 1 CANOPY TREE PER 40 L.F. OF ROAD FRONTAGE
- 447 L.F. OF ROAD FRONTAGE
- 12 REQUIRED CANOPY TREES
- 12 PROVIDED CANOPY TREES

NORTH PROPERTY LINE LANDSCAPING

REQUIRED BUFFER ZONE A LANDSCAPING

- 50 FOOT WIDE WITH 4 FOOT HIGH BERM
- 1 CANOPY TREE, 2 EVERGREEN TREES, & 4 SHRUBS PER 20 L.F. OF BOUNDARY
- 946.20 L.F. OF PROPERTY LINE
- 48 CANOPY TREES, 96 EVERGREEN TREES, & 192 SHRUBS REQUIRED
- 17 EXISTING TREES ALONG NORTH PROPERTY LINE TO REMAIN FOR A CREDIT OF 34 TREES
- 48 EQUIVALENT CANOPY TREES, 96 EVERGREEN TREES, & 192 SHRUBS PROVIDED

SOUTH PROPERTY LINE LANDSCAPING

REQUIRED BUFFER ZONE B LANDSCAPING

- 20 FOOT WIDE WITH 3 FOOT HIGH BERM
- 1 CANOPY TREE, 1 EVERGREEN TREES, & 4 SHRUBS PER 30 L.F. OF BOUNDARY
- 841.38 L.F. OF PROPERTY LINE
- 29 CANOPY TREES, 29 EVERGREEN TREES, & 116 SHRUBS REQUIRED
- 29 CANOPY TREES, 29 EVERGREEN TREES, & 116 SHRUBS PROVIDED

PLANTING SCHEDULE

TREES		SHRUBS		
QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE
21	AM	QUERCUS RUBRA	AMUR MAPLE	3" CAL.
26	TC	TILIA CARDATA "GREENSPIRE"	LITTLE LEAF LINDEN	2.5" CAL.
83	PP	PICEA PUNGENS	COLORADO SPRUCE	6' HT.
92	MJ	JUNIPERUS SCOPULORUM "MEDORA"	MEDORA JUNIPER	3' HT.
56	AWs	SPIRAEA BUMALDA "AWS"	ANTHONY WATERER SPIREA	24" HT.
100	SJ	SPIRAEA J. "SHIROBANA"	SHIROBANA SPIRAEA	24" HT.

BENCHMARK

DATUM BASED ON NGS OPUS SOLUTION
REPORT, DATED APRIL 17, 2023 AT 9:28AM

BENCHMARK #201
ARROW ON HYDRANT, LOCATED NEAR THE WEST SIDE OF EULER ROAD AND 544 FEET SW'LY OF THE SW'LY PARCEL CORNER.
ELEVATION = 980.62 (NAVD 88)

BENCHMARK #203
SPIKE IN THE NE'LY SIDE OF AN UTILITY POLE, LOCATED NEAR THE NORTHERLY PROPERTY LINE AND 240 FEET EAST OF EULER ROAD.
ELEVATION = 976.22 (NAVD 88)

BENCHMARK #204
STEAMER ON HYDRANT, LOCATED NEAR THE WESTERLY SIDE OF EULER ROAD AND 188 FEET SW'LY OF CATCH BASIN #1.
ELEVATION = 977.94 (NAVD 88)

DESIGN:WMP	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: JHG	1	4-22-24	REV. PLANTING COUNTS PER TWP. COMMENTS			
CHECK: WMP						

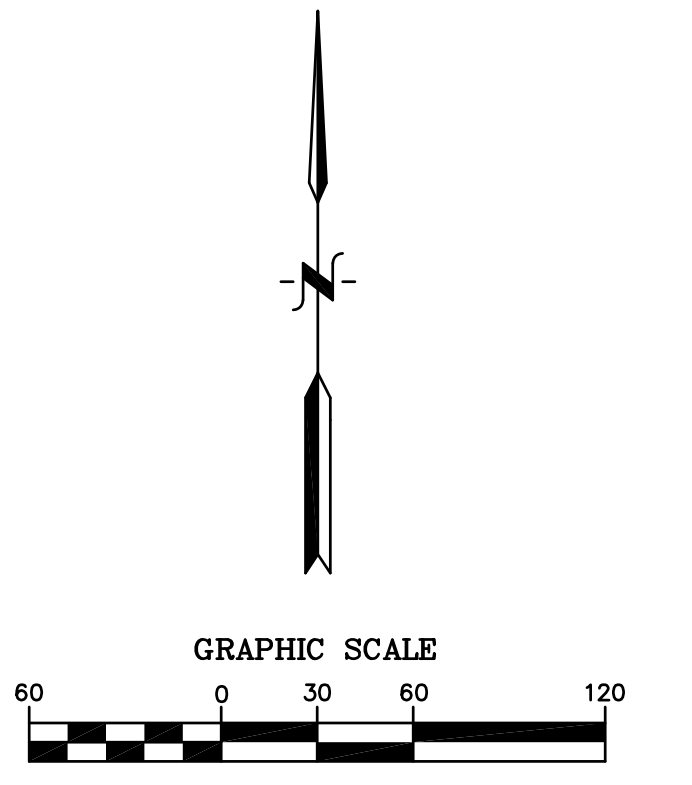
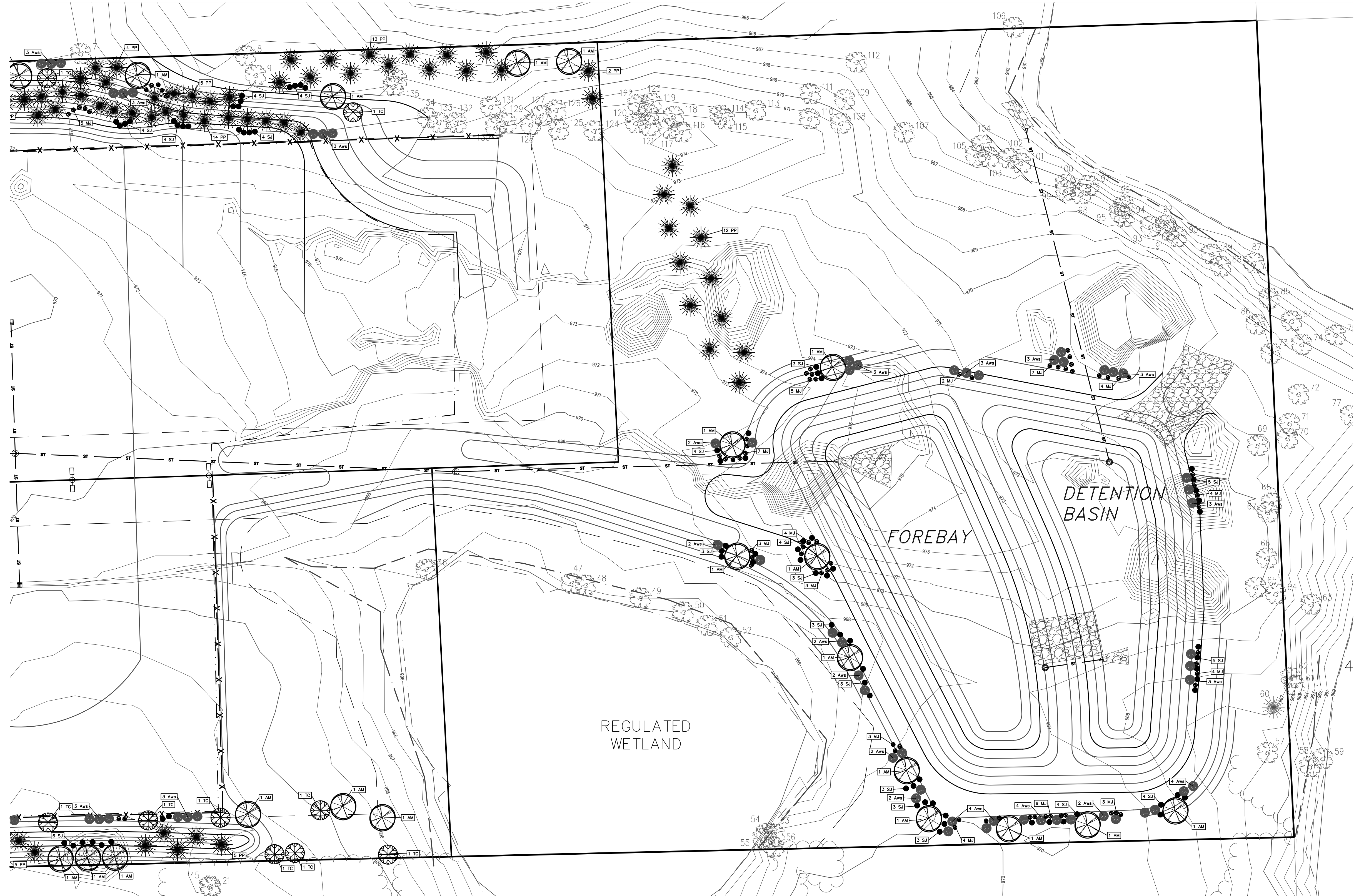
2025 EULER ROAD
DEVELOPMENT

LANDSCAPE PLAN

CLIENT:
4M GENOA LLC
2244 EULER ROAD
BRIGHTON, MICHIGAN 48114
810-217-7471

SCALE: 1in. = 60ft.
PROJECT No.: 234463
DWG NAME: 4463 LS
ISSUED: APR. 22, 2024

LS1



LEGEND

	PARCEL BOUNDARY
	R.O.W. LINE
	BUILDING SETBACK
	EASEMENT LINE
	EXIST. CONC. CURB
	EXIST. EDGE OF GRAVEL
	EXIST. EDGE OF PAVEMENT
	EXIST. BRUSH LINE
	DECIDUOUS TREE
	EVERGREEN TREE
	WETLAND LINE
	EDGE OF WATER
	OVERHEAD UTILITY LINE
	UTILITY POLE
	GUY ANCHOR
	EXIST. STORM SEWER
	CATCHBASIN
	DRAINAGE MANHOLE
	FLARED END SECTION
	EXIST. WATERMAIN
	HYDRANT
	WATER VALVE
	EXIST. SANITARY SEWER
	SANITARY MANHOLE
	U/G GAS LINE
	EXIST. 1' CONTOUR
	EXIST. 5' CONTOUR
	PROP. WATERMAIN
	PROP. HYDRANT
	PROP. VALVE IN WELL
	PROP. FDC
	PROP. STORM SEWER
	PROP. CATCHBASIN
	PROP. DRAINAGE MANHOLE
	PROP. FLARED END SECTION
	PROP. SANITARY SEWER
	PROP. SANITARY MANHOLE
	PROP. CONC. CURB

PLANTING SCHEDULE

TREES		SYM	BOTANICAL NAME	COMMON NAME	SIZE
21	AM		QUERCUS RUBRA	AMUR MAPLE	3" CAL.
9	TC		TILLA CARDATTA "GREENSPIRE"	LITTLE LEAF LINDEN	2.5" CAL.
61	PP		PICEA PUNGENS	COLORADO SPRUCE	6" HT.
SHRUBS		SYM	BOTANICAL NAME	COMMON NAME	SIZE
71	MJ		JUNIPERUS SCOPULORUM "MEDORA"	MEDORA JUNIPER	3' HT.
60	Aws		SPIRAEA BUMALDA "AWS"	ANTHONY WATERER SPIRAEA	24" HT.
80	SJ		SPIRAEA J. 'SHIROBANA'	SHIROBANA SPIRAEA	24" HT.

BENCHMARK
 DATUM BASED ON NGS OPUS SOLUTION
 REPORT, DATED APRIL 17, 2023 AT 9:28AM

BENCHMARK #201
 ARROW ON HYDRANT, LOCATED NEAR THE WEST SIDE OF EULER ROAD AND 544 FEET SWLY OF THE SWLY PARCEL CORNER.
 ELEVATION = 980.62 (NAVD 88)

BENCHMARK #203
 SPIKE IN THE NELY SIDE OF A UTILITY POLE, LOCATED NEAR THE NORTHERLY PROPERTY LINE AND 240 FEET EAST OF EULER ROAD.
 ELEVATION = 978.22 (NAVD 88)

BENCHMARK #204
 STEAMER ON HYDRANT, LOCATED NEAR THE WESTERLY SIDE OF EULER ROAD AND 184 FEET SWLY OF CATCH BASIN #1.
 ELEVATION = 977.94 (NAVD 88)

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 OR VISIT CALL811.COM

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 CIVIL ENGINEERS
 LAND SURVEYORS
 2183 PLESS DRIVE
 BRIGHTON, MICHIGAN 48114

DESIGN:WMP	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: JHG	1	4-22-24	REV. PLANTING COUNTS PER TWP. COMMENTS			
CHECK: WMP						

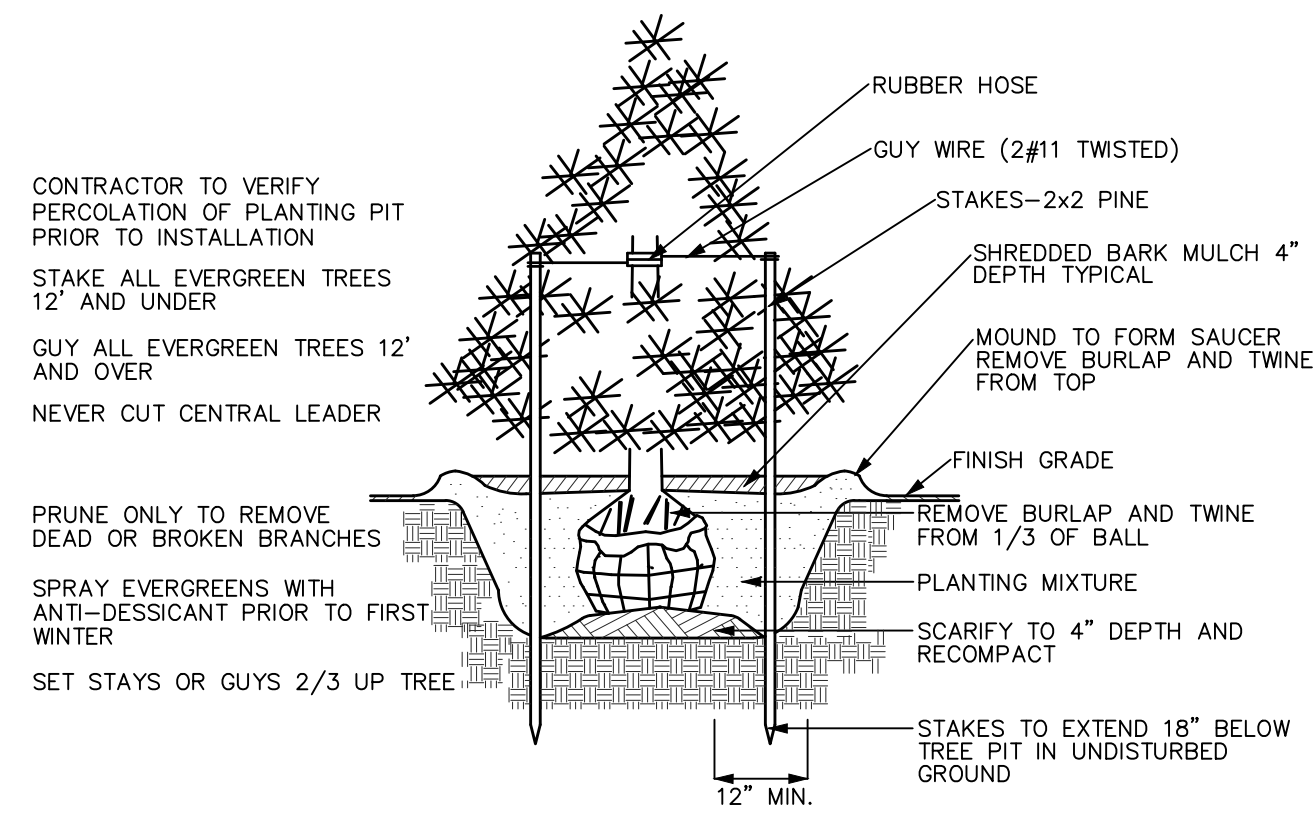
2025 EULER ROAD DEVELOPMENT

LANDSCAPE PLAN

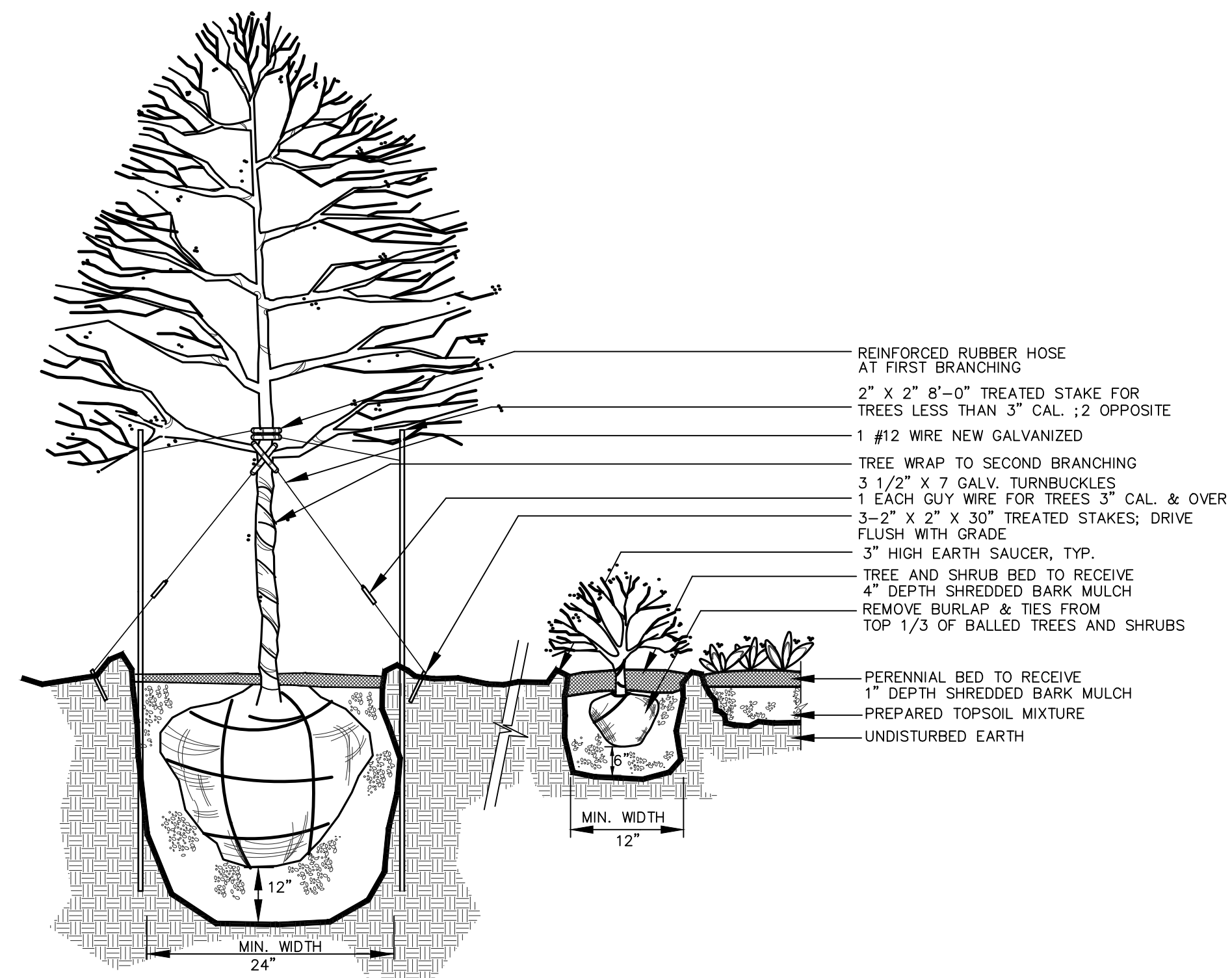
CLIENT:
 4M GENOA LLC
 2244 EULER ROAD
 BRIGHTON, MICHIGAN 48114
 810-217-7471

SCALE: 1in. = 60ft.
 PROJECT No.: 234463
 DWG NAME: 4463 LS
 ISSUED: APR. 22, 2024

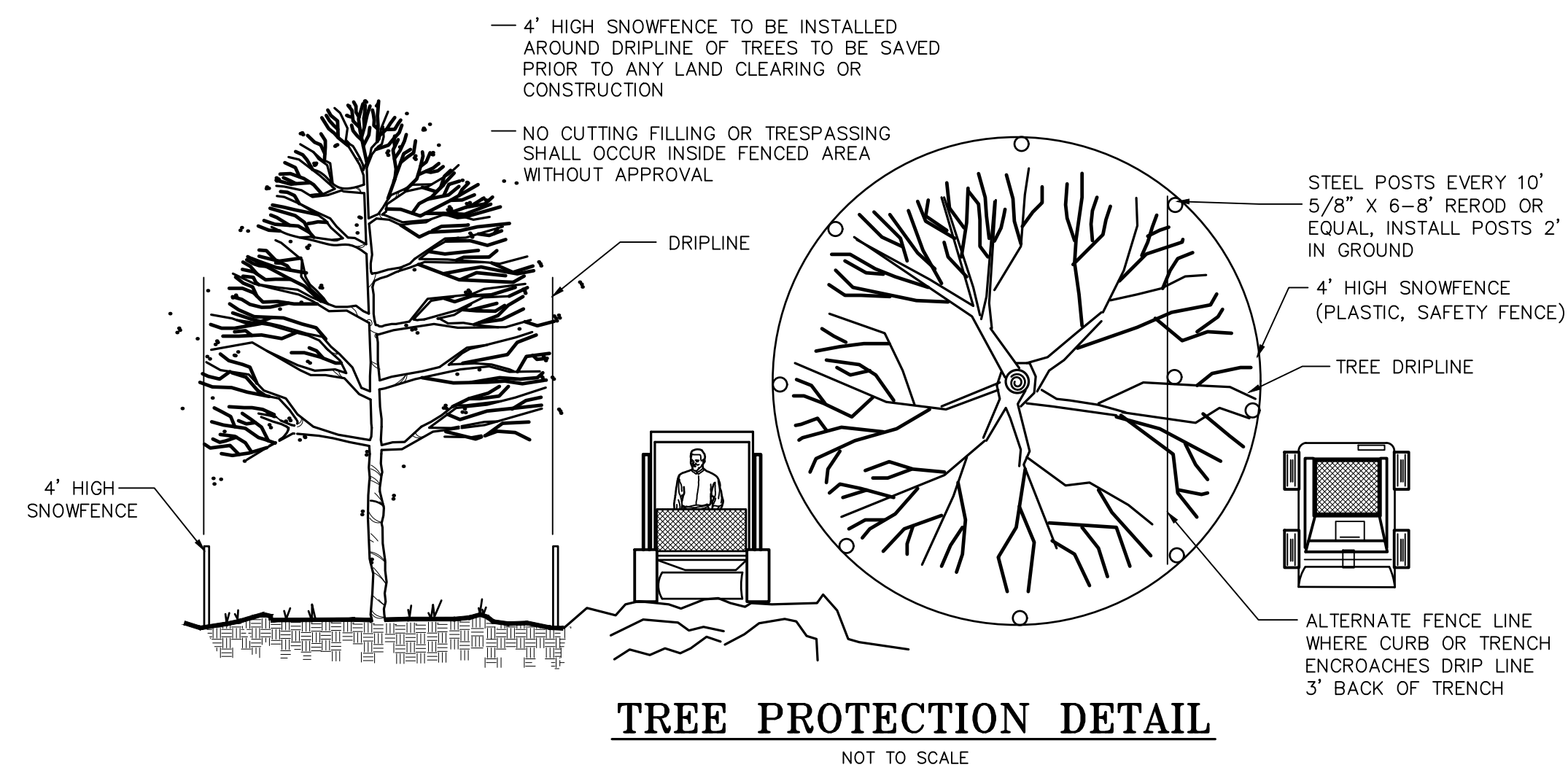
LS2



TYPICAL EVERGREEN TREE PLANTING
 NOT TO SCALE



TYPICAL TREE/SHRUB/PERENNIAL PLANTING
 NOT TO SCALE



TREE PROTECTION DETAIL
 NOT TO SCALE

GENERAL NOTES:

- ALL PLANTING SIZES SHOWN SHALL BE AT TIME OF PLANTING.
 - ALL PLANT MATERIAL SHALL BE FREE OF DISEASE AND INSECTS AND SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
 - ALL LANDSCAPING SHALL BE MAINTAINED A HEALTHY CONDITION, ANY DEAD OR DISEASED PLANTINGS SHALL BE REMOVED AND REPLACED WITHIN 1 YEAR.
 - ALL LANDSCAPE BEDS TO BE MULCHED WILL HAVE CYPRESS MULCH UNLESS OTHERWISE NOTED.
 - ALL PLANT MATERIAL TO BE USED SHALL BE AS SPECIFIED OR APPROVED EQUAL.
 - ALL UNPAVED AREAS AND AREAS NOT OTHERWISE PROPOSED AS A LANDSCAPE BED OR AN AREA TO BE CYPRESS MULCHED SHALL BE SEEDED TO ESTABLISH A VEGETATIVE LAWN COVER.
- NOTE: TREES WITH (TBR) ARE TO BE REMOVED, UNLESS OTHERWISE SPECIFIED ALL OTHER TREES ARE TO REMAIN.

BENCHMARK
 DATUM BASED ON NGS OPUS SOLUTION REPORT, DATED APRIL 17, 2023 AT 9:26AM

BENCHMARK #201
 ARROW ON HYDRANT, LOCATED NEAR THE WEST SIDE OF EULER ROAD AND 548 FEET SWLY OF THE SWLY PARCEL CORNER.
 ELEVATION = 980.62 (NAVD 88)

BENCHMARK #203
 SPIKE IN THE NEELY SIDE OF AN UTILITY POLE, LOCATED NEAR THE NORTHERLY PROPERTY LINE AND 240± FEET EAST OF EULER ROAD.
 ELEVATION = 976.22 (NAVD 88)

BENCHMARK #204
 STEAMER ON HYDRANT, LOCATED NEAR THE WESTERLY SIDE OF EULER ROAD AND 18± FEET SWLY OF CATCH BASIN #3.
 ELEVATION = 977.94 (NAVD 88)

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 OR VISIT CALL811.COM

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 2183 PLESS DRIVE
 BRIGHTON, MICHIGAN 48114

DESIGN: WMP	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: JHG						
CHECK: WMP						

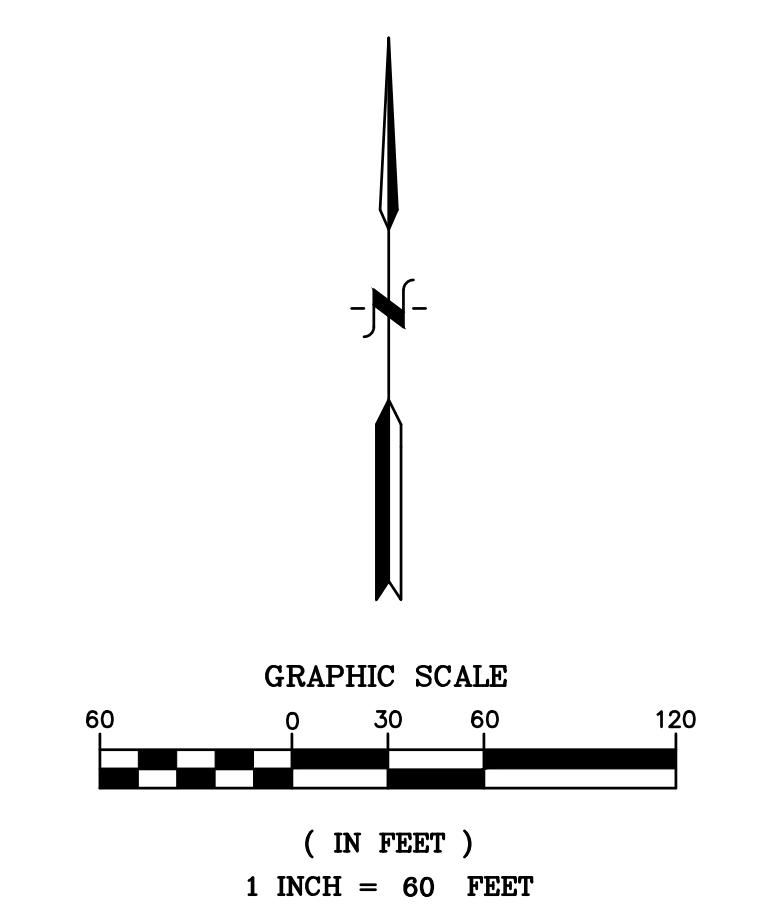
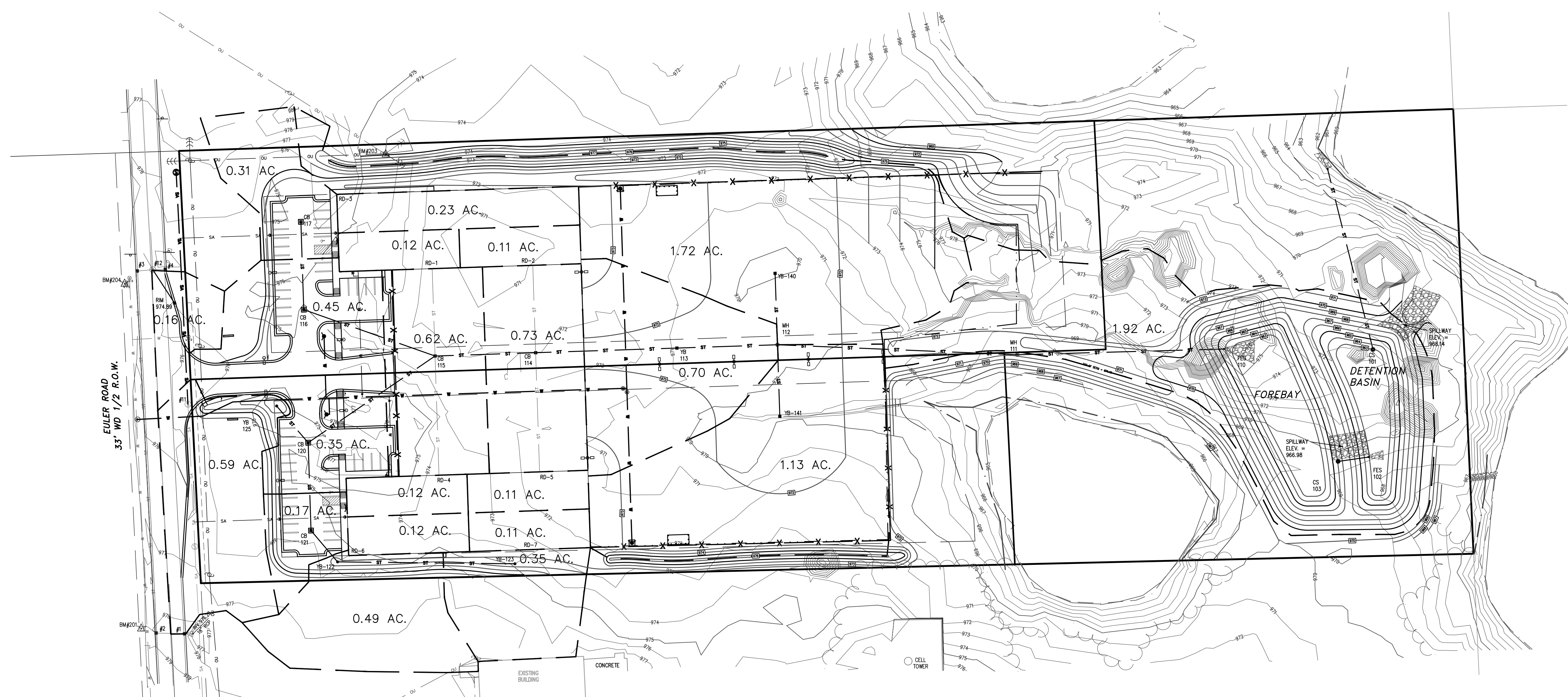
2025 EULER ROAD DEVELOPMENT

LANDSCAPE NOTES & DETAILS

CLIENT:
 4M GENOA LLC
 2244 EULER ROAD
 BRIGHTON, MICHIGAN 48114
 810-217-7471

SCALE: AS NOTED
 PROJECT No.: 234463
 DWG NAME: 4463 LS
 ISSUED: FEB. 9, 2024

LS3



- PARCEL BOUNDARY
- R.O.W. LINE
- BUILDING SETBACK
- EASEMENT LINE
- EXIST. CONC. CURB
- EXIST. EDGE OF GRAVEL
- EXIST. EDGE OF PAVEMENT
- EXIST. BRUSH LINE
- DECIDUOUS TREE
- EVERGREEN TREE
- WETLAND LINE
- EDGE OF WATER
- OVERHEAD UTILITY LINE
- UTILITY POLE
- GUY ANCHOR
- EXIST. STORM SEWER
- CATCHBASIN
- DRAINAGE MANHOLE
- FLARED END SECTION
- EXIST. WATERMAIN
- HYDRANT
- WATER VALVE
- EXIST. SANITARY SEWER
- SANITARY MANHOLE
- U/G GAS LINE
- EXIST. 1' CONTOUR
- EXIST. 5' CONTOUR
- PROP. WATERMAIN
- PROP. HYDRANT
- PROP. VALVE IN WELL
- PROP. FDC
- PROP. STORM SEWER
- PROP. CATCHBASIN
- PROP. DRAINAGE MANHOLE
- PROP. FLARED END SECTION
- PROP. SANITARY SEWER
- PROP. SANITARY MANHOLE
- PROP. CONC. CURB
- PROP. LIGHT POLE

PROPOSED STORM WATER RUN-OFF										
"Area"	0.00	0.05	0.10	0.15	0.20	0.25	0.30	0.35	0.40	"C" Factor
	Pavement	Gravel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
141	0.00	1.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.85
140	0.00	1.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.85
125	0.14	0.00	0.00	0.45	0.00	0.00	0.00	0.00	0.58	0.37
123	0.00	0.00	0.00	0.14	0.21	0.00	0.00	0.00	0.35	0.19
122	0.00	0.00	0.00	0.14	0.34	0.00	0.00	0.00	0.48	0.19
121	0.10	0.00	0.00	0.07	0.00	0.00	0.00	0.00	0.17	0.61
120	0.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.35	0.74
117	0.10	0.00	0.00	0.08	0.19	0.00	0.00	0.00	0.37	0.38
116	0.27	0.00	0.00	0.18	0.00	0.00	0.00	0.00	0.45	0.62
115	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.90
114	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	0.90
113	0.00	0.70	0.00	0.00	0.00	0.00	0.00	0.00	0.70	0.85
RD1	0.00	0.00	0.12	0.00	0.00	0.00	0.00	0.00	0.12	0.90
RD2	0.00	0.00	0.11	0.00	0.00	0.00	0.00	0.00	0.11	0.90
RD3	0.00	0.00	0.23	0.00	0.00	0.00	0.00	0.00	0.23	0.90
RD4	0.00	0.00	0.12	0.00	0.00	0.00	0.00	0.00	0.12	0.90
RD5	0.00	0.00	0.11	0.00	0.00	0.00	0.00	0.00	0.11	0.90
RD6	0.00	0.00	0.12	0.00	0.00	0.00	0.00	0.00	0.12	0.90
RD7	0.00	0.00	0.11	0.00	0.00	0.00	0.00	0.00	0.11	0.90
BASIN	0.00	0.19	0.00	0.00	1.40	0.00	0.00	0.00	1.92	0.39
										0.34 ACRES
										"C" = 0.43

BENCHMARK
 DATUM BASED ON NCS OPUS SOLUTION
 REPORT, DATED APRIL 17, 2023 AT 9:26AM

BENCHMARK #201
 ARROW ON HYDRANT, LOCATED NEAR THE WEST
 SIDE OF EULER ROAD AND 548 FEET SWLY OF
 THE SWLY PARCEL CORNER.
 ELEVATION = 980.62 (NAVD 88)

BENCHMARK #203
 SPIKE IN THE NEVLY SIDE OF AN UTILITY POLE,
 LOCATED NEAR THE NORTHERLY PROPERTY LINE
 AND 240± FEET EAST OF EULER ROAD.
 ELEVATION = 976.22 (NAVD 88)

BENCHMARK #204
 STEAMER ON HYDRANT, LOCATED NEAR THE
 WESTERLY SIDE OF EULER ROAD AND 18± FEET
 SWLY OF CATCH BASIN #3.
 ELEVATION = 977.94 (NAVD 88)

DESIGN: WMP	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
DRAFT: JHG						
CHECK: WMP						

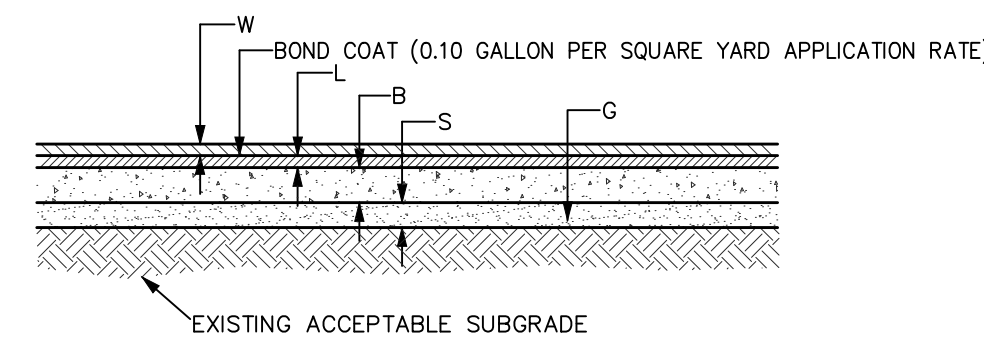
2025 EULER ROAD DEVELOPMENT

WATERSHED PLAN

CLIENT:
 4M GENOA LLC
 2244 EULER ROAD
 BRIGHTON, MICHIGAN 48114
 810-217-7471

SCALE: 1in. = 60ft.
 PROJECT No.: 234463
 DWG NAME: 4463 WS
 ISSUED: FEB. 9, 2024



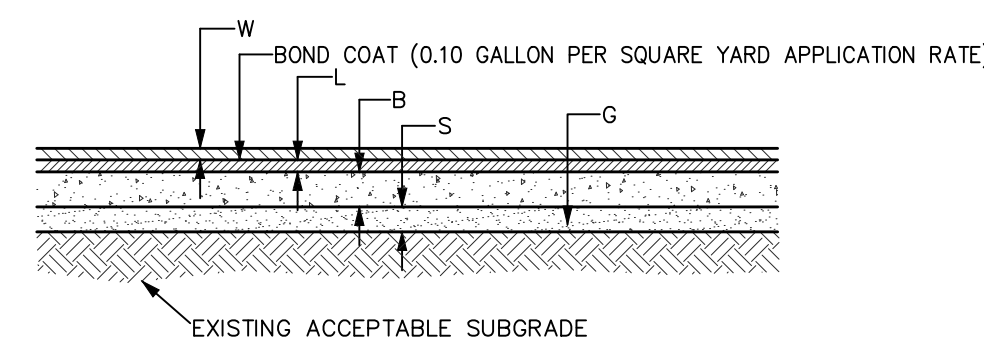


STANDARD DUTY BITUMINOUS PAVEMENT CROSS SECTION
NOT TO SCALE

KEY	DESCRIPTION	MATERIAL SPECIFICATION	MINIMUM COMPACTED THICKNESS
W	WEARING COURSE	MDOT 36A	1.5"
L	LEVELING COURSE	MDOT 13A	1.5"
B	AGGREGATE BASE	MDOT 21AA	8"
S	GRANULAR SUBBASE	MDOT CLASS II	6"
G	GEOGRID	N/A	N/A

BITUMINOUS PAVEMENT NOTES:

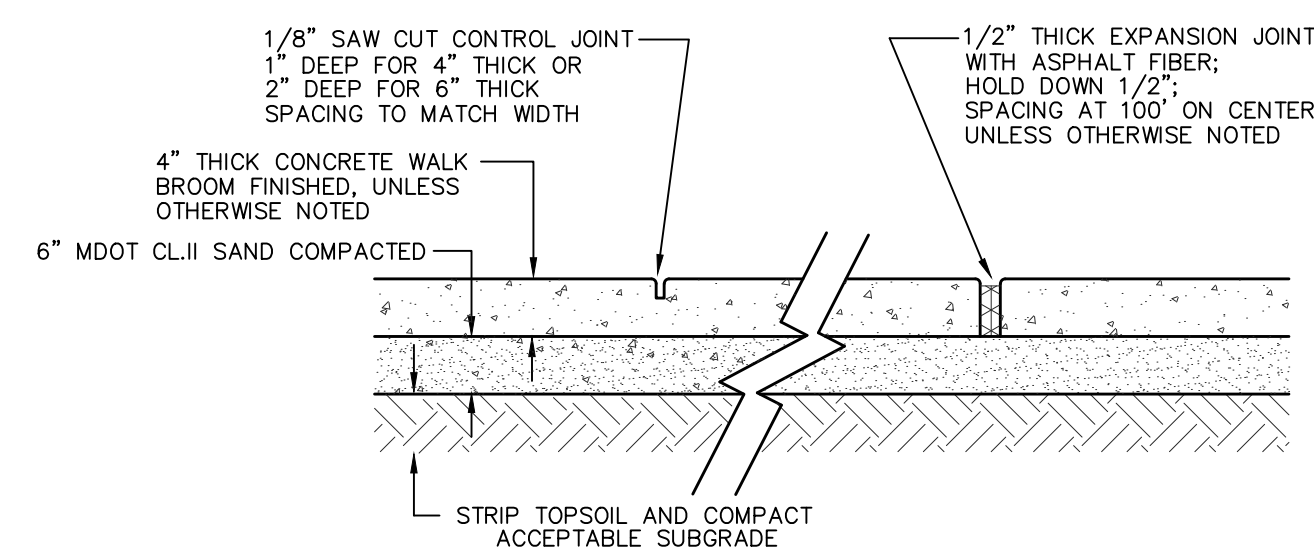
- The construction specifications of the appropriate Local Municipality are a part of this work. Refer to the General Notes, Road and/or Parking Lot Construction Notes and Typical Road and/or Pavement Cross Section details on the project plans for additional requirements.
- Unsuitable soils found within the 1 on 1 influence zone of the pavement, such as muck, peat, topsoil, marl, silt or other unstable materials shall be excavated and replaced up to the proposed subgrade elevation with MDOT Class III granular material compacted to 95% maximum unit weight, modified proctor.
- Contractor shall proof roll prepared subgrade as directed by Engineer. Unacceptable areas of subgrade shall be undercut and replaced as directed by Engineer.



HEAVY DUTY BITUMINOUS PAVEMENT CROSS SECTION
NOT TO SCALE

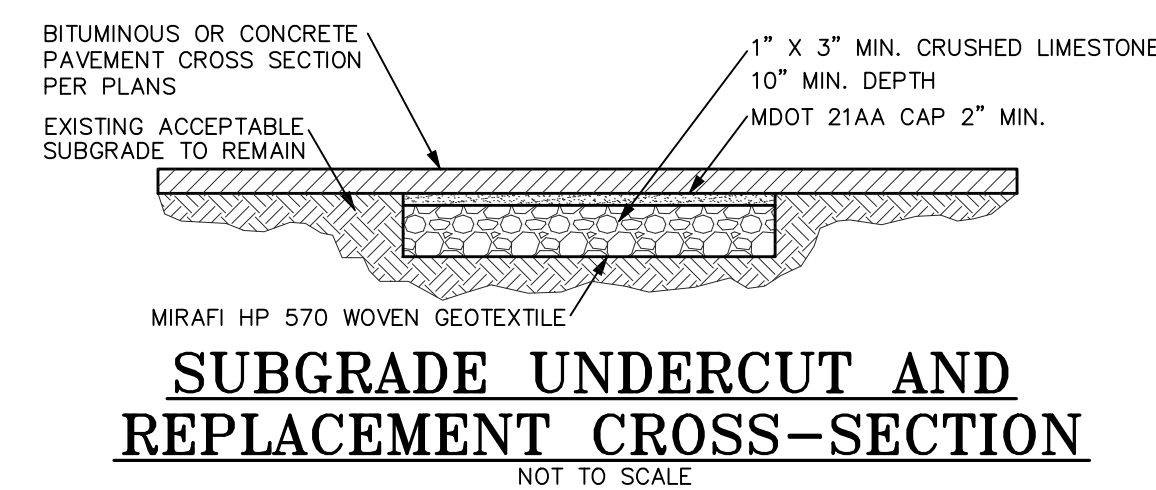
KEY	DESCRIPTION	MATERIAL SPECIFICATION	MINIMUM COMPACTED THICKNESS
W	WEARING COURSE	MDOT 5E3	1.5"
L	LEVELING COURSE	MDOT 4E3	2"
LB	LEVELING BASE COURSE	MDOT 3E3	3"
B	AGGREGATE BASE	MDOT 22A	7"
S	GRANULAR SUBBASE	MDOT CLASS II	6"
G	GEOGRID	N/A	N/A

NOTE: MATCHES LIVINGSTON COUNTY ROAD COMMISSION REQUIREMENTS FOR ROAD BITUMINOUS PAVEMENT CROSS SECTION.



SIDEWALK CROSS SECTION
NOT TO SCALE

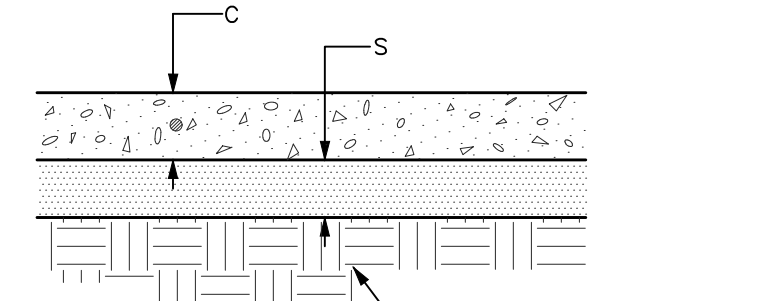
- NOTES:
1. SEE PLAN FOR WIDTH OF SIDEWALK.
2. PROVIDE CONCRETE TYPE PER LOCAL CODE. (3500 PSI AIR ENTRAINED)



SUBGRADE UNDERCUT AND REPLACEMENT CROSS-SECTION
NOT TO SCALE

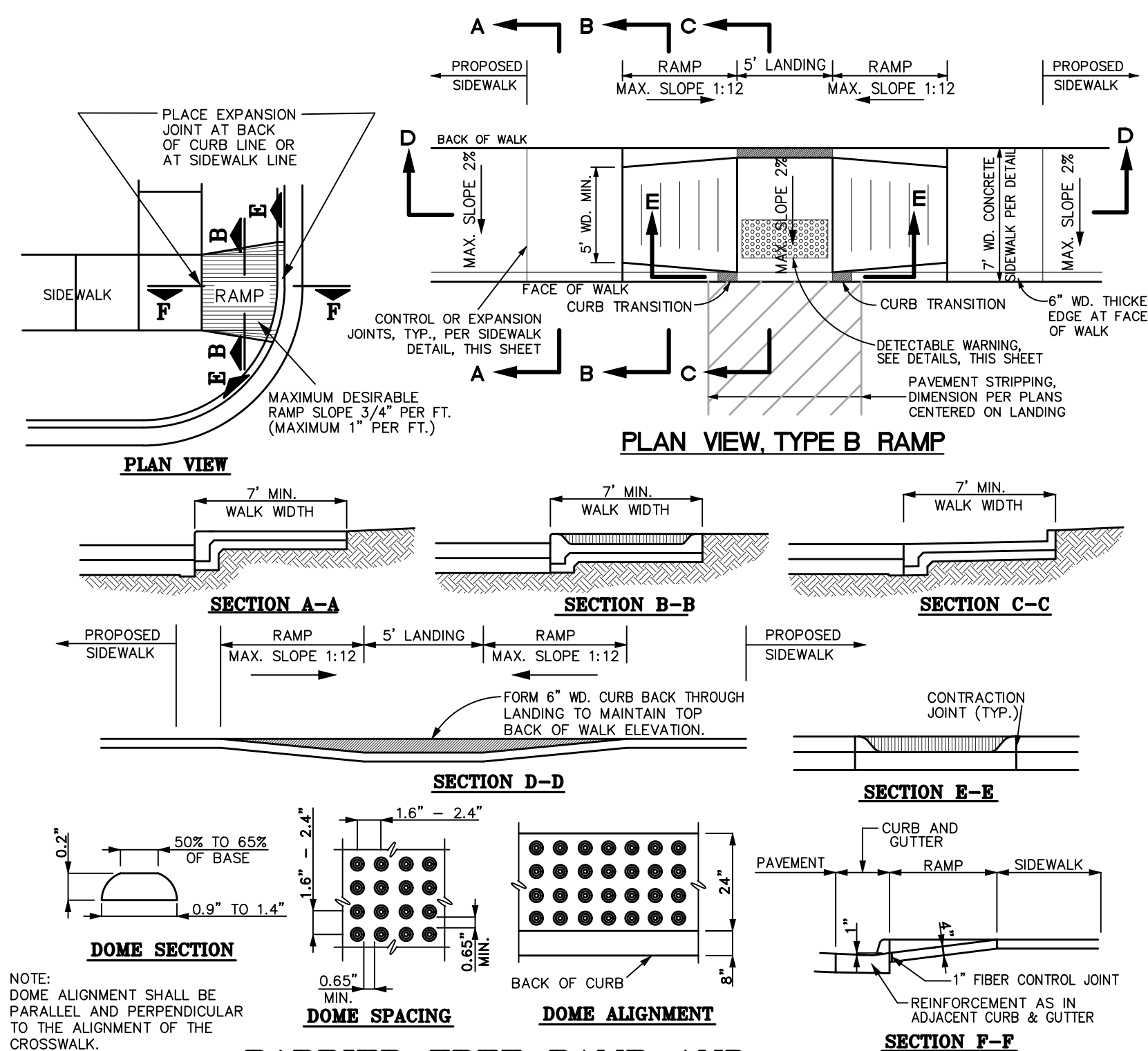
PAVEMENT SUBGRADE UNDERCUT NOTES:

- Areas of pavement subgrade that do not pass a proof roll inspection shall be undercut when directed by the Material Testing Engineer and/or Project Engineer. All undercut work shall be witnessed and field measured by the Material Testing Engineer and/or Project Engineer. Copies of the field notes depicting the field measurements of the undercut areas shall be provided to the General Contractor and/or Earthwork Subcontractor and Owner.
- Undercut areas shall be excavated to a depth of 12" below the proposed subgrade elevation using an Excavator or Backhoe with a Smooth Edged Ditching Bucket so as not to scarify the underlying soils. Undercut areas shall remain free of all construction traffic and equipment to avoid rutting and/or tracking of the underlying soils.
- Mirafi HP 570 Woven Geotextile Fabric (or approved equal) shall be placed over all undercut areas per the Manufacturer's specifications. Overlap all seams a minimum of 12" unless specified otherwise by the Manufacturer.
- Backfill the undercut areas with 1" x 3" minimum size crushed angular limestone and cap with 21AA crushed angular limestone up to the proposed subgrade elevation. Crushed concrete material shall NOT be substituted for crushed limestone material. The backfill material shall be spread with a Wide Track Dozer to minimize loading on the underlying soils. Static roll the backfill material with a large smooth drum roller.
- Construct the appropriate Bituminous or Concrete Pavement Cross Section over the undercut areas per the Project Plans.

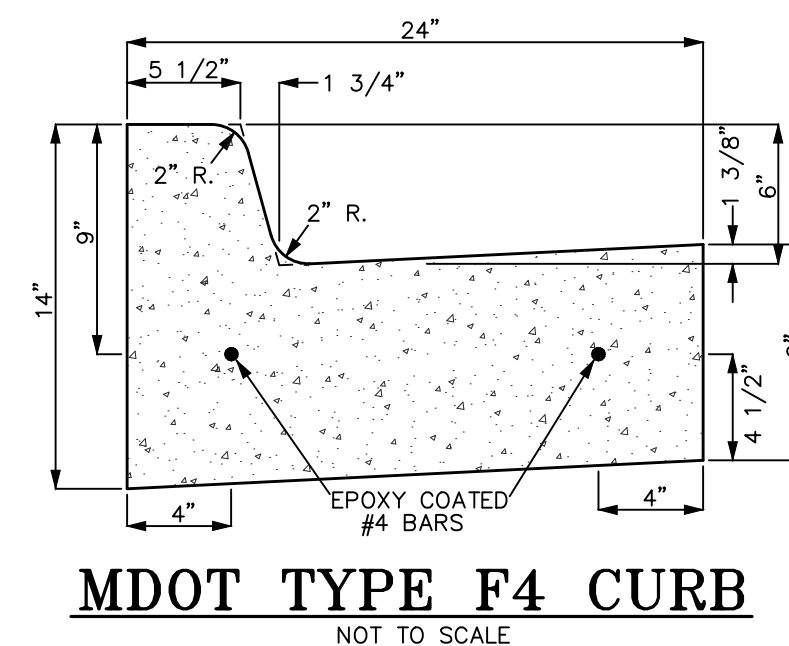


CONCRETE PAVEMENT CROSS-SECTION
NOT TO SCALE

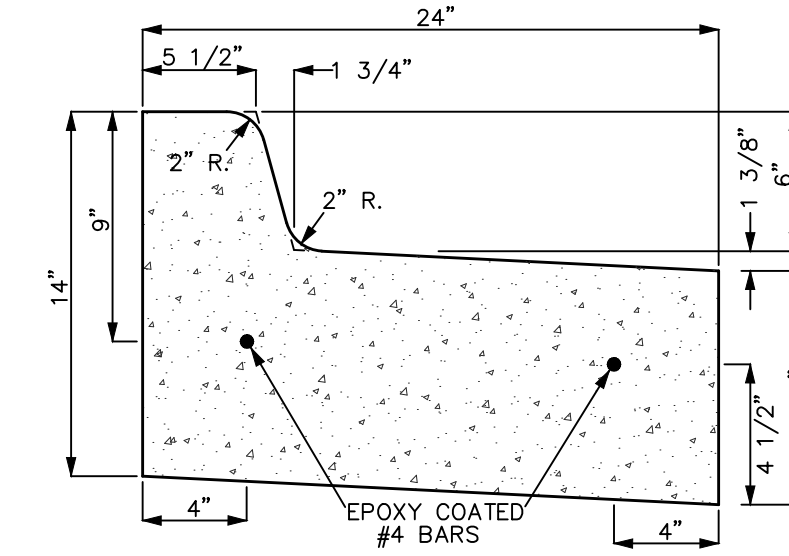
KEY	DESCRIPTION	MATERIAL SPEC.	MIN. THICKNESS
C	CONCRETE	MDOT P1-1A - 6 SACK	8"
S	GRANULAR SUBBASE	MDOT CLASS II	6"



BARRIER FREE RAMP AND DETECTABLE WARNING DETAILS
NOT TO SCALE



MDOT TYPE F4 CURB
NOT TO SCALE



MDOT TYPE F4 CURB REVERSE PITCH
NOT TO SCALE

CONCRETE CURB NOTES:

- Refer to the project plans for the proposed locations of the specific curb types.
- The construction specifications of the appropriate Local Municipality are a part of this work. Refer to the General Notes and Curb Cross Section Details on the project plans for additional requirements.
- Extend the base and/or subbase material of the appropriate adjacent pavement cross-section horizontally to 1 foot behind the back of curb. Concrete curb shall be constructed on no less than 6" of combined depth of compacted base/subbase material.
- Concrete material shall meet or exceed the specification requirements of the appropriate Local Municipality. If not specified by the Local Municipality, then the concrete material shall be MDOT P1 (I-A) 6.0 sack concrete pavement mixture with a minimum 28 day design compressive strength of 4,000 PSI and 6.5% (+/-1.5%) entrained air. Contractor shall submit concrete mix design and aggregate mechanical analysis report to the Local Municipality and Engineer for review and approval prior to use.
- Install transverse contraction control joints in accordance with the Local Municipality requirements. If not specified by the Local Municipality, then install transverse contraction control joints in curb with 1" minimum depth at 10' on center. Tool joints in fresh concrete or saw cut within 8 hours.
- Install transverse expansion control joints in accordance with the Local Municipality requirements. If not specified by the Local Municipality, then install transverse expansion control joints in curb as follows: 400' maximum on center, at spring points of intersecting streets and within 10' on each side of catch basins. Transverse expansion control joints shall be 1" thick asphalt fiber joint filler matching entire curb cross section.
- Provide 1" asphalt fiber control joint between back of curb and all other concrete structures, such as concrete sidewalks and concrete driveways.
- Curb Contractor shall provide final adjustment of catch basin castings in curb line. Castings shall be tucked pointed to structure water tight with concrete or mortar inside and outside of casting.
- Install curb cuts for all existing and proposed sidewalks and pedestrian ramps in accordance with the American Disabilities Act and the Barrier Free Design requirements of the appropriate Local, County and/or State Agency. Refer to MDOT Standard Plan R-28, latest revision. Install curb cuts for all existing and proposed vehicular ramps and drives as noted on the project plans.

GENERAL NOTES:

- Contractor shall perform the work in accordance with the requirements of the appropriate Local, County and State Agencies and all other Government and Regulatory Agencies with jurisdiction over the project. Contractor shall notify the appropriate Agencies in advance of each stage of work in accordance with each Agency's requirements.
- Contractor shall comply with all permit, insurance, licensing and inspection requirements associated with the work. Prior to construction, Contractor and Owner/Developer shall determine who is responsible for obtaining each required permit. Contractor shall verify that each required permit has been obtained prior to commencement of the stage of work associated with the required permit(s).
- Contractor shall furnish liability insurance and property damage insurance to save harmless the Owner, Developer, Architect, Engineer, Surveyor and Government Agencies for any accident occurring during the construction period. Refer to the appropriate Local, County and State Agencies for additional requirements. Copies of insurance certifications shall be made available to the Owner/Developer.
- Contractor shall conduct and perform work in a safe and competent manner. Contractor shall perform all necessary measures to provide for traffic and pedestrian safety from the start of work and through substantial completion. Contractor shall determine procedures and provide safety equipment such as traffic controls, warning devices, temporary pavement markings and signs as needed. Contractor shall comply with the safety standards of the State Department of Labor, the occupational health standards of the State Department of Health and safety regulations of the appropriate Local, County, State and Federal Agencies. Refer to the safety specifications of the appropriate Regulatory Agencies. The Contractor shall designate a qualified employee with complete job site authority over the work and safety precautions; said designated employee shall be on site at all times during the work.
- Contractor shall coordinate scheduling of all work in the proper sequence, including work by Subcontractors. Additional costs due to improper planning by Contractor or work done out of sequence as determined by standard acceptable construction practices, shall be Contractor's responsibility.
- Contractor shall contact the 811 Underground Public Utility Locating System or other appropriate local underground utility locating Agency, a minimum of three (3) working days prior to construction. Existing utility information on the project plans may be from information disclosed to this firm by the Utility Companies, Local, County or State Agencies, and/or various other sources. No guarantee is given as to the completeness or accuracy thereof. Prior to construction, locations and depths of all existing utilities (in possible conflict with the proposed improvements) shall be verified in the field.
- Contractor shall coordinate scheduling a Pre-Construction Meeting with Engineer prior to commencement of work.
- The Local Municipality, County and/or State in which the project is located may require an Engineer's Certification of construction of the proposed site improvements. Contractor shall verify the certification requirements with Engineer prior to commencement of work. Contractor shall coordinate construction staking, testing, documentation submittal and observation with the appropriate Agency, Surveyor and/or Engineer as required for Engineer's Certification and Government Agency Acceptance. All materials used and work done shall meet or exceed the requirements of certification and acceptance, the contract documents and the material specifications noted on the project plans. Any materials used or work done that does not meet said requirements, contract documents and/or specifications shall be replaced and/or redone at Contractor's expense. The Owner/Developer may wait for test results, certifications and/or Agency reviews prior to accepting work.
- Engineer may provide subsurface soil evaluation results, if available, to Contractor upon request. Subsurface soil evaluation results, soils maps and/or any other documentation does NOT guarantee existing soil conditions or that sufficient, acceptable on-site granular material is available for use as structural fill, pipe bedding, pipe backfill, road subbase or use as any other granular material specified on the project plans. On-site granular material that meets or exceeds the material specifications noted on the project plans may be used as structural fill, pipe bedding, pipe backfill and/or road subbase material. On-site granular material shall be stockpiled and tested as acceptable to the appropriate Agency and/or Engineer prior to use.
- During the performance of their work, Contractor shall be solely responsible for determining soil conditions and appropriate construction methods based on the actual field conditions. Contractor shall furnish, install and maintain sheeting, shoring, bracing and/or other tools and equipment and/or construction techniques as needed for the safety and protection of the workers, pedestrians and vehicular traffic and for protection of adjacent structures and site improvements.
- Contractor shall install temporary and permanent soil erosion and sedimentation control devices at the appropriate stages of construction in accordance with the appropriate regulatory Agencies. Refer to Soil Erosion and Sedimentation Control Plans and Notes on the project plans.
- Structural fill shall be placed as specified on the project plans and within the 1 on 1 influence zone of all structures, paved areas and other areas subject to vehicular traffic. Structural fill shall be placed using the controlled density method (12" maximum lifts, compacted to 95% maximum unit weight, modified proctor). Fill material shall meet or exceed the specifications noted on the project plans or as directed by Engineer when not specified on the project plans.
- All existing monuments, property corners, ground control and benchmarks shall be protected and preserved; and if disturbed by Contractor, shall be restored at Contractor's expense. Contractor shall notify Surveyor of any conflicts between existing monuments, property corners, ground control and/or benchmarks and the proposed site improvements.
- Contractor shall notify Owner/Developer and Engineer immediately upon encountering any field conditions, which are inconsistent with the project plans and/or specifications.
- When noted on the project plans for demolition and/or removal, Contractor shall remove existing structures, building and debris and recycle and/or dispose of in accordance with Local, County, State and Federal regulations.
- Contractor shall remove excess construction materials and debris from site and perform restoration in accordance with the project plans and specifications. Disposing of excess materials and debris shall be performed in accordance with Local, County, State and Federal regulations.
- Construction access to the site shall be located as acceptable to the Owner/Developer and to the appropriate Local, County and/or State Agency with jurisdiction over the road(s) providing access to the site. Construction access shall be maintained and cleaned in accordance with the appropriate Local, County and/or State Agencies and as directed by Owner/Developer and/or Engineer.
- Contractor shall take necessary precautions to protect all site improvements from heavy equipment and construction procedures. Damage resulting from Contractor actions shall be repaired at Contractor's expense.

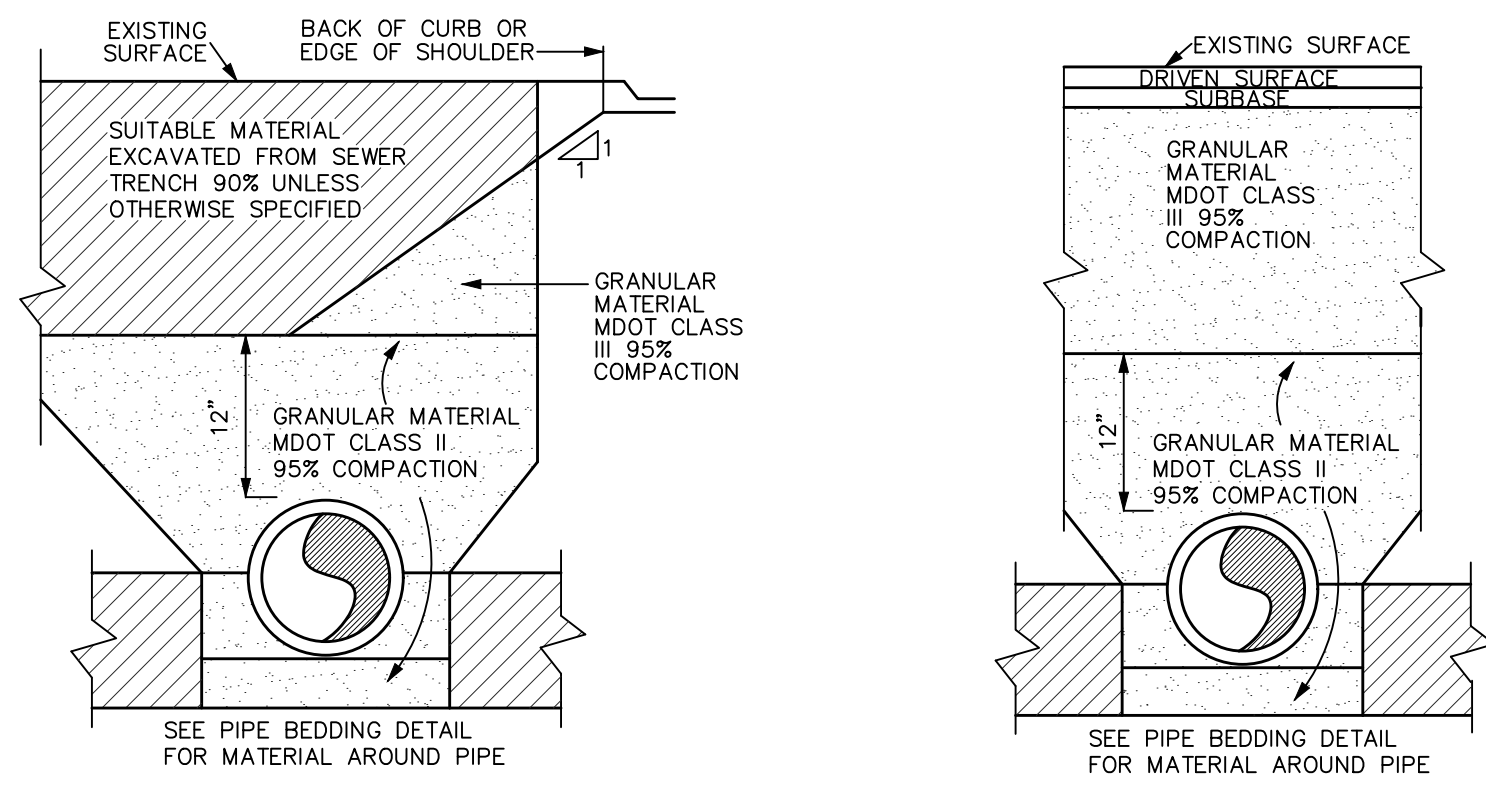
DESIGN: WMP	REVISION #	DATE	REVISION-DESCRIPTION	REVISION #	DATE	REVISION-DESCRIPTION
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CHECK: WMP						

2025 EULER ROAD DEVELOPMENT

SITE & PAVEMENT NOTES AND DETAILS

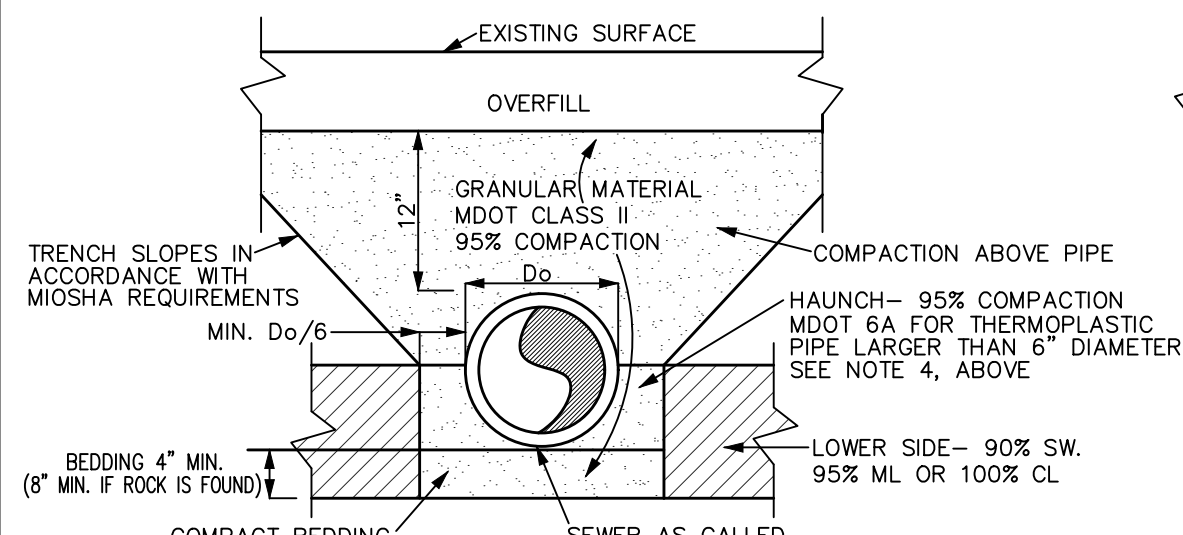
CLIENT: 4M GENOA 2244 EULER ROAD BRIGHTON, MICHIGAN 48114 810-217-7471	SCALE: N/A PROJECT No.: 234463 DWG NAME: 4463 DT ISSUED: FEB. 9, 2024
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DT1

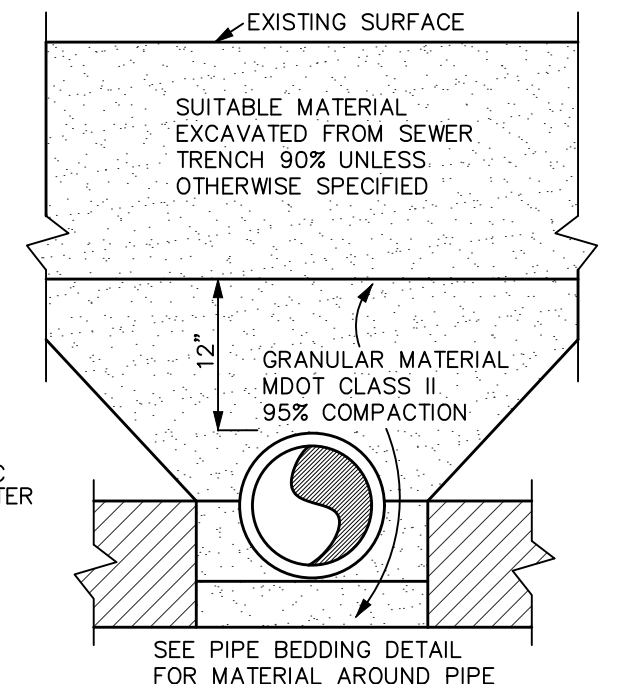


TRENCH A - PIPE UNDER OR WITHIN INFLUENCE OF DRIVEN SURFACE
NOT TO SCALE

- NOTES:
1. COMPACTION PRESENTED AS STANDARD PROCTOR VALUES.
 2. SOIL TYPES: AASHTO DESIG. GRAVEL SANDY (SW) A1, A3; SANDY SILTY (ML) A2, A4; SILTY CLAY (CL) A5, A6, A7.
 3. SOIL IN HAUNCH AND LOWER SIDE ZONES OUTSIDE OF $D_o/6$ FROM SPRING LINE SHALL BE COMPACTED TO AT LEAST THE SAME COMPACTION AS THE SOIL IN THE OVERFILL ZONE.
 4. MATERIALS AROUND THERMO. PLASTIC PIPE WITH DIAMETER 6 INCHES SHALL PASS 0.5 INCH SIEVE. MATERIALS AROUND OTHER PIPES SHALL PASS 1.5 INCH SIEVE.



PIPE BEDDING DETAIL
NOT TO SCALE



TRENCH B - PIPE NOT UNDER DRIVEN SURFACES
NOT TO SCALE

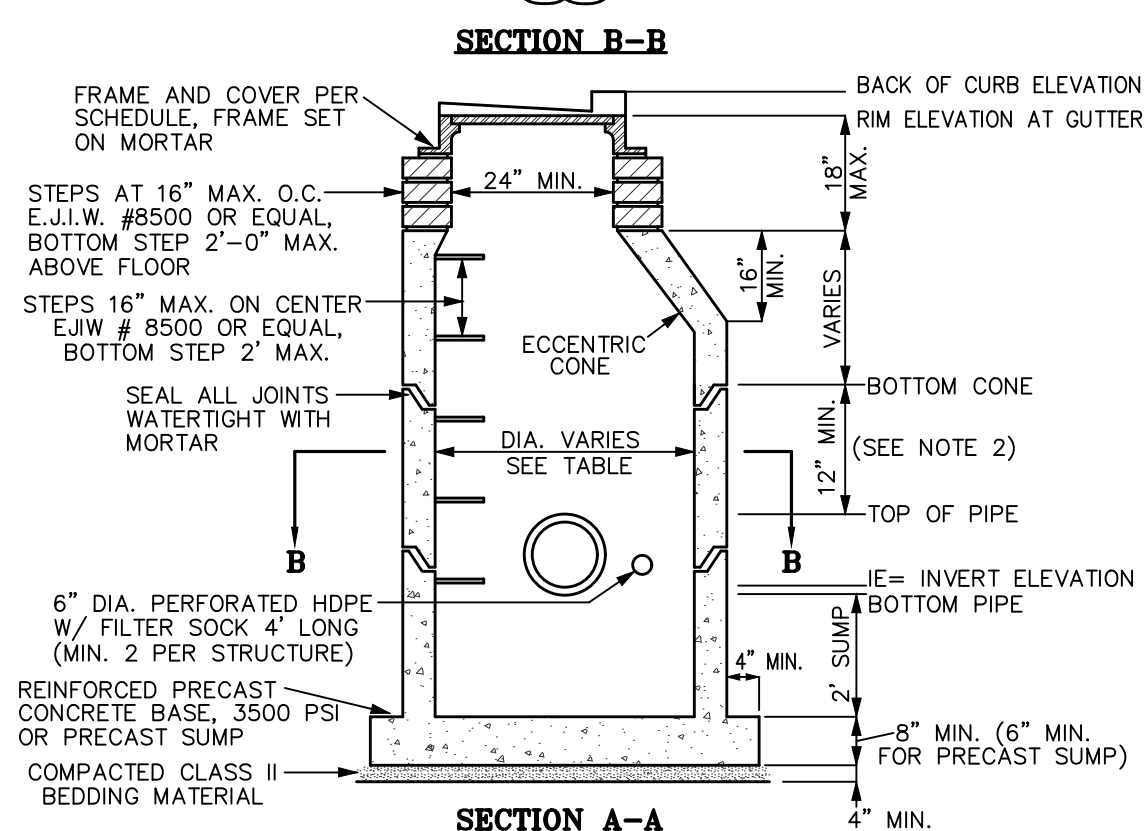
TRENCH DETAILS
NOT TO SCALE

PIPE SIZE	MIN. CATCH BASIN DIA.
12"-24"	4'-0" MIN.
24"-36"	5'-0" MIN.
42"-48"	6'-0" MIN.

(SEE NOTE 1)

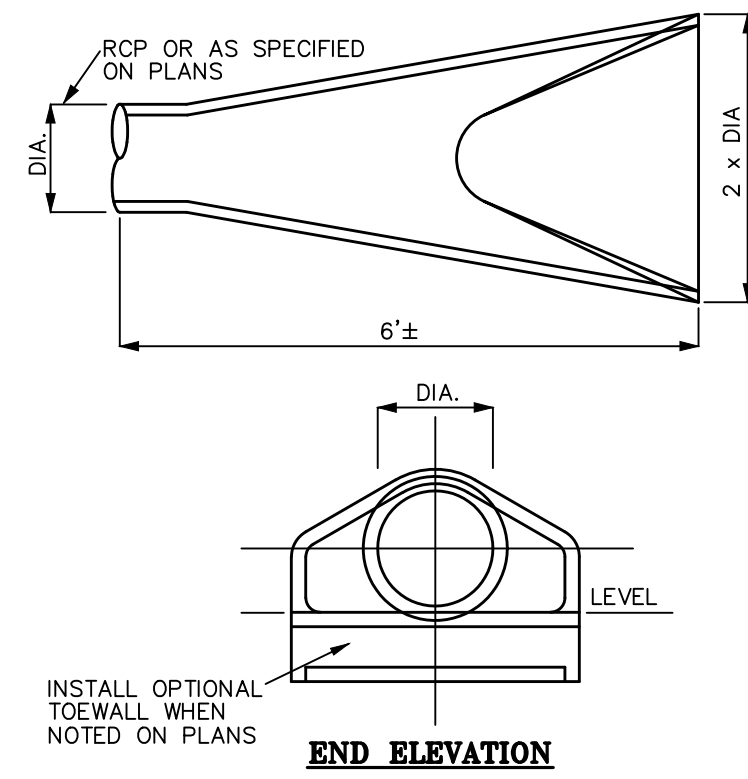
PIPE SIZE	MIN. MANHOLE DIA.
12"-24"	4'-0" MIN.
24"-36"	5'-0" MIN.
42"-48"	6'-0" MIN.

(SEE NOTE 1)



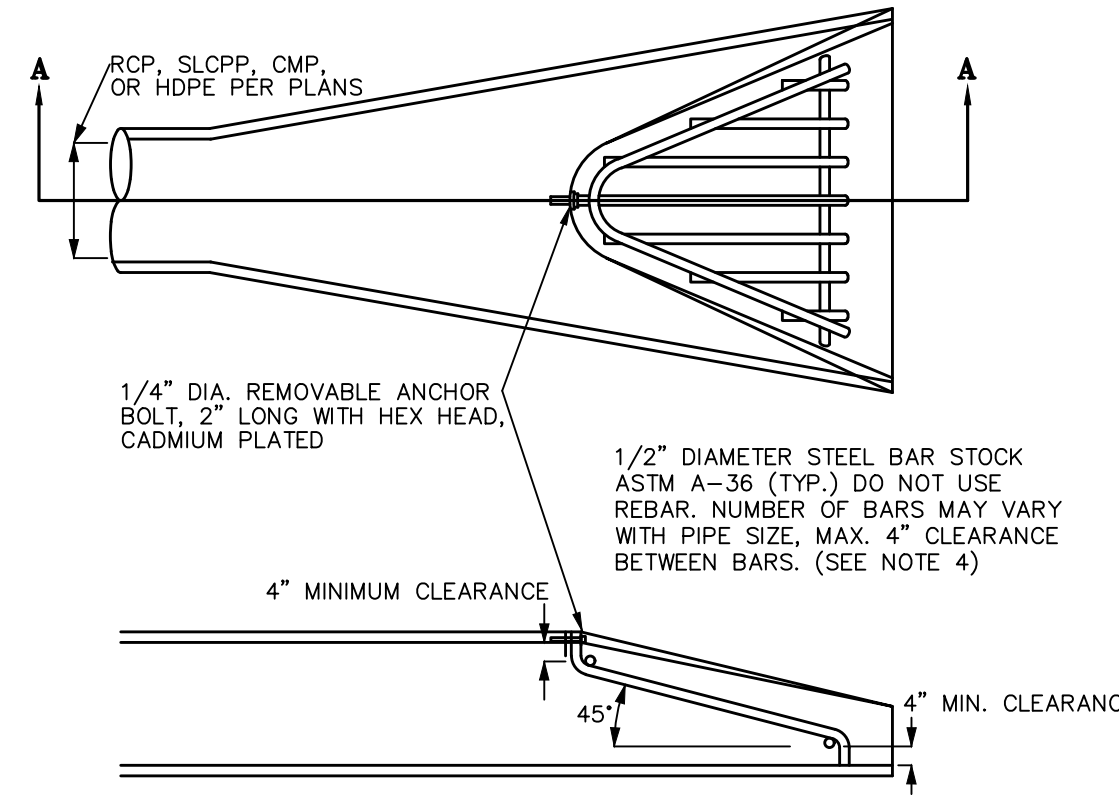
STORM STRUCTURE "A" STANDARD CATCH BASIN
NOT TO SCALE

- NOTES:
1. FURNISH LARGER STRUCTURE DIAMETER AS NEEDED TO MAINTAIN 6" MIN CLEAR BETWEEN PIPE OPENINGS.
 2. FURNISH LOW PROFILE STRUCTURE ONLY WHEN NECESSARY TO MAINTAIN PROPER CLEARANCE ABOVE PIPES.



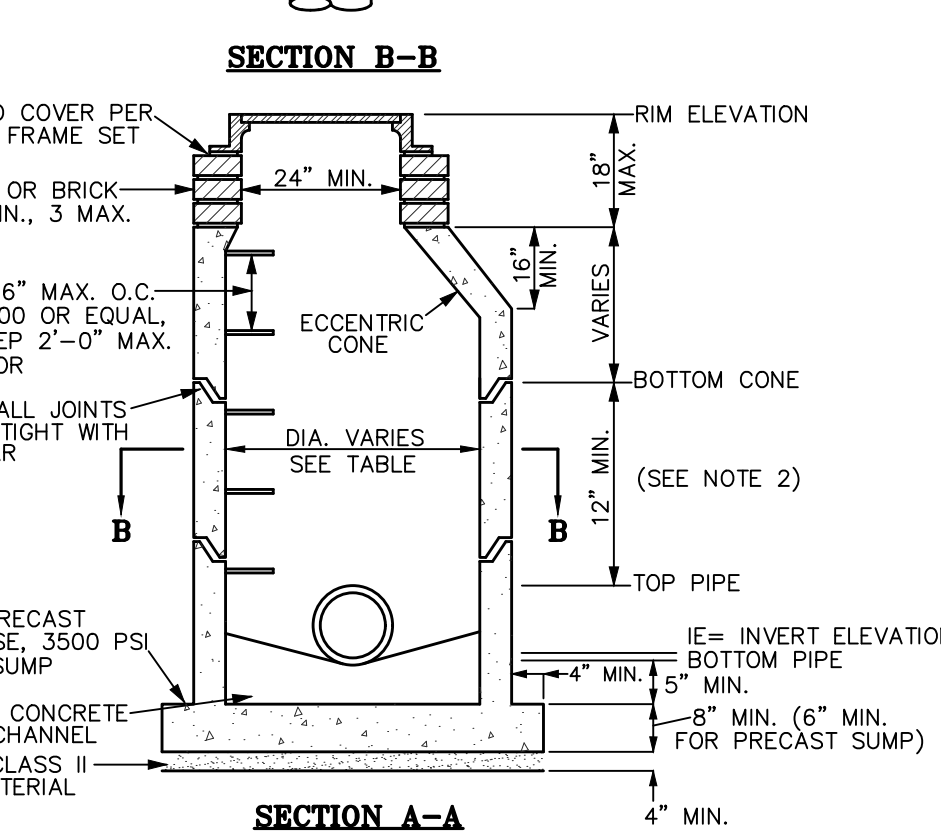
FLARED END SECTION
NOT TO SCALE

- NOTES:
1. RCP FLARED END SECTION SHOWN, PROVIDE SIMILAR FLARED END SECTION FOR CMP, SLPPP OR HDPE PIPE.
 2. PROVIDE RIP-RAP PER RIP-RAP DETAILS FOR ALL OUTLET FLARED END SECTIONS.
 3. INSTALL FLARED END SECTION WITH INVERT ELEVATION ELEVATION LEVEL AS VIEWED FROM END.



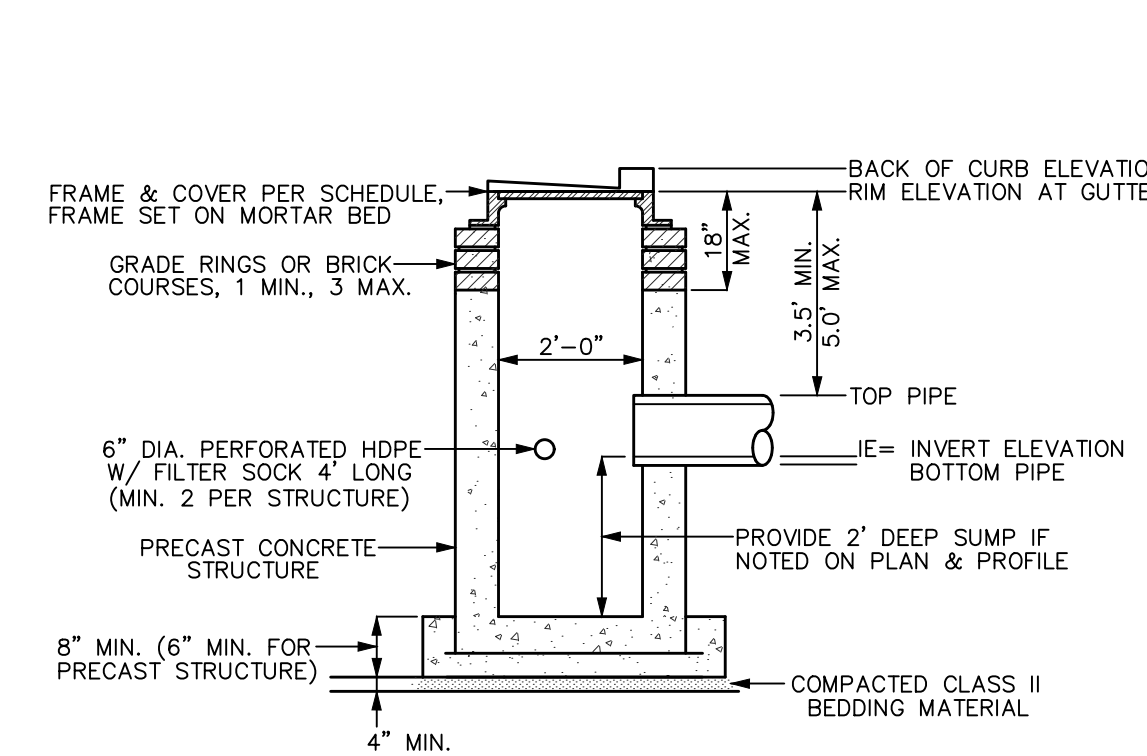
ANIMAL GUARD
NOT TO SCALE

- NOTES:
1. ANIMAL GUARD REQUIRED ON ALL FLARED END SECTIONS OF 15" DIAMETER PIPE OR GREATER.
 2. CONTRACTOR MAY SUBSTITUTE ALTERNATE GRATING LAYOUT AS APPROVED BY OWNER/ENGINEER/AGENCY PRIOR TO INSTALLATION.
 3. DETAIL SHOWN FOR RCP FLARED END SECTION. PROVIDE SIMILAR ANIMAL GUARD FOR FLARED END SECTIONS ON CMP, HDPE, AND SLPPP.
 4. WELD ALL CONNECTIONS FULL STRENGTH PER AMERICAN WELDING SOCIETY STANDARDS.



STORM STRUCTURE "B" STANDARD MANHOLE
NOT TO SCALE

- NOTES:
1. FURNISH LARGER STRUCTURE DIAMETER AS NEEDED TO MAINTAIN 6" MIN CLEAR BETWEEN PIPE OPENINGS.
 2. FURNISH LOW PROFILE STRUCTURE ONLY WHEN NECESSARY TO MAINTAIN PROPER CLEARANCE ABOVE PIPES.



STORM STRUCTURE "C" 2' DIAMETER CATCH BASIN
NOT TO SCALE

STORM SEWER NOTES:

1. The storm sewer and stormwater management specifications of the Local Municipality are a part of this work. Refer to the General Notes on the project plans for additional requirements.
2. Storm sewer work shall include clearing of vegetation and tree stumps, stripping and stockpiling of topsoil for reuse, excavation of pipe trench, placement of pipe bedding, placement of pipe and structures including castings, connection to existing structures, tuck pointing of structures, backfill of pipe trench, compaction of backfill, finish grading to provide positive drainage to structures, adjustment of castings to match finish grade, topsoil placement, seed & mulch, site cleanup and restoration, and other work as shown on the project plans and specifications.
3. Existing and proposed grades shown in profile view, when provided on the project plans, may be in relation to the centerline of road or item other than the centerline of pipe. The pipe lengths and grades shown in profile view on the project plans may not be to scale.
4. RCP when shown on the project plans shall be reinforced concrete pipe and shall conform to the specifications for reinforced concrete pipe per ASTM C76. RCP pipe joints shall be bell-and-spigot with rubber gaskets conforming to ASTM C433. Non-gasketed joints shall only be utilized when authorized by the Owner, Engineer AND Municipality. Non-gasketed joints of pipe having a diameter of 30 inches or greater shall be tuck-pointed on the inside with cement mortar after the backfill process is complete. Install reinforced concrete end sections incidental to work. Saw cut pipes to length as needed. When pipe class is not shown on the project plans, provide the following:
Pipe cover to proposed grade: 0 to 4 feet Class V; 4.1 to 10 feet Class III*; 10.1 to 18 feet Class IV; 18.1 feet and greater Class V.
- * Use Class IV under paved surfaces
5. CMP when shown on the project plans shall be corrugated metal pipe and shall conform to the specifications for corrugated metal pipe per ASTM C76. CMP shall be 16-gauge steel minimum for 24 inch diameter or smaller and 14-gauge steel minimum for 30 inch diameter or greater. Install galvanized steel end sections and connection bands, incidental to work. Connection bands for CMP pipe joints located under paved surfaces shall be gasketed couplers. Saw cut pipes to length as needed.
6. HDPE - Type S when shown on the project plans shall be high density polyethylene pipe with a smooth interior and shall conform to the specifications for high density polyethylene pipe per AASHTO Designation M252 Type S for pipes of 3" to 10" diameter and per AASHTO Designation M294 Type S for pipes of 12" to 60" diameter. HDPE - Type S pipe joints shall be bell-and-spigot type conforming to ASTM D3212 with rubber gaskets conforming to ASTM F477. Tamp backfill at spring line of HDPE - Type S pipe. Install high density polyethylene end sections incidental to work. Saw cut pipes to length as needed.
7. HDPE - Type C when shown on the project plans shall be high density polyethylene pipe with a corrugated interior and shall conform to the specifications for high density polyethylene pipe per AASHTO Designation M252 for pipes of 3" to 10" diameter and per AASHTO Designation M294 for pipes of 12" to 60" diameter. HDPE - Type C pipe joints shall be bell-and-spigot type conforming to ASTM D3212 with rubber gaskets conforming to ASTM F477. Tamp backfill at spring line of HDPE - Type C pipe. Install high density polyethylene end sections incidental to work. Saw cut pipes to length as needed.
8. CPVC when shown on the project plans shall be corrugated polyvinyl chloride pipe and shall conform to the specifications for corrugated polyvinyl chloride pipe per ASTM F794 and F949. CPVC pipe joints shall be bell-and-spigot type conforming to ASTM D3212 with rubber gaskets conforming to ASTM F477. Tamp backfill at spring line of CPVC pipe. Install high density polyethylene end sections incidental to work. Saw cut pipes to length as needed.
9. PVC when shown on the project plans shall be polyvinyl chloride pipe and shall conform to the specifications for polyvinyl chloride pipe per ASTM D2751, maximum SDR of 26. PVC pipe joints shall be bell-and-spigot type conforming to ASTM D3212 with rubber gaskets conforming to ASTM F477 or solvent welded type conforming to ASTM D2564. Tamp backfill at spring line of PVC pipe. Saw cut pipes to length as needed.
10. Concrete storm structures shall be pre-cast and shall conform to the specification of pre-cast concrete structures per ASTM C478. Joints of concrete storm structure sections shall be bell-and-spigot with rubber gaskets conforming to ASTM C433. Brick, concrete block or cast in place storm structures may be substituted for pre-cast storm structures ONLY when authorized by the Owner, Engineer AND Municipality; refer to MDOT standard plan R-1, latest revision. Pipe openings in pre-cast structures shall be factory installed. All temporary openings in storm structures shall be tuck-pointed watertight with cement mortar. Refer to MDOT standard plan R-2, latest revision, for alternate on-line storm structure details when pipe exceeds 42 inch diameter.
11. Tap existing structures as acceptable to the Engineer and Municipality, incidental to work. All temporary openings in storm structures shall be tuck-pointed watertight with cement mortar.
12. Backfill all storm sewer in accordance with the Pipe Trench details provided on the project plans. Provide pipe bedding that meets or exceeds both the specifications of the Pipe Trench details on the project plans and the recommendation of the pipe manufacturer, incidental to work.
13. When edge drains and/or under drains are shown on the project plans, connection to storm structures is incidental to work. During storm sewer construction, install first 10 linear feet of edge drain and/or under drain from the storm structures in each specified direction and install temporary cap at end. Complete installation of edge drain following preparation of the subgrade when under paved surface or following finish grade when not under paved surface.
14. Install removable plugs in storm sewer stubs as acceptable to Engineer and Municipality, incidental to work. Mark the end of all storm sewer stubs with a 2" x 4" wooden stake extending a minimum of 12" above finish grade, incidental to work.
15. Storm structure castings shall be coated with water based asphaltic paint by the manufacturer. Seams and temporary openings between storm structures and castings shall be tuck-pointed water tight with cement mortar. Coordinate correct curb box / hood / "T" back as needed to match curb profile. See casting schedule on project plans for additional requirements.
16. Provide 3.5' minimum cover from the top of pipe of all roof drain pipes to the proposed finish grade when site conditions allow. When pipe cover is less than 3.5', install 2" thick by 24" wide Styrofoam insulation centered over the top of pipe at 12" above top of pipe or as required by the Local Municipality.

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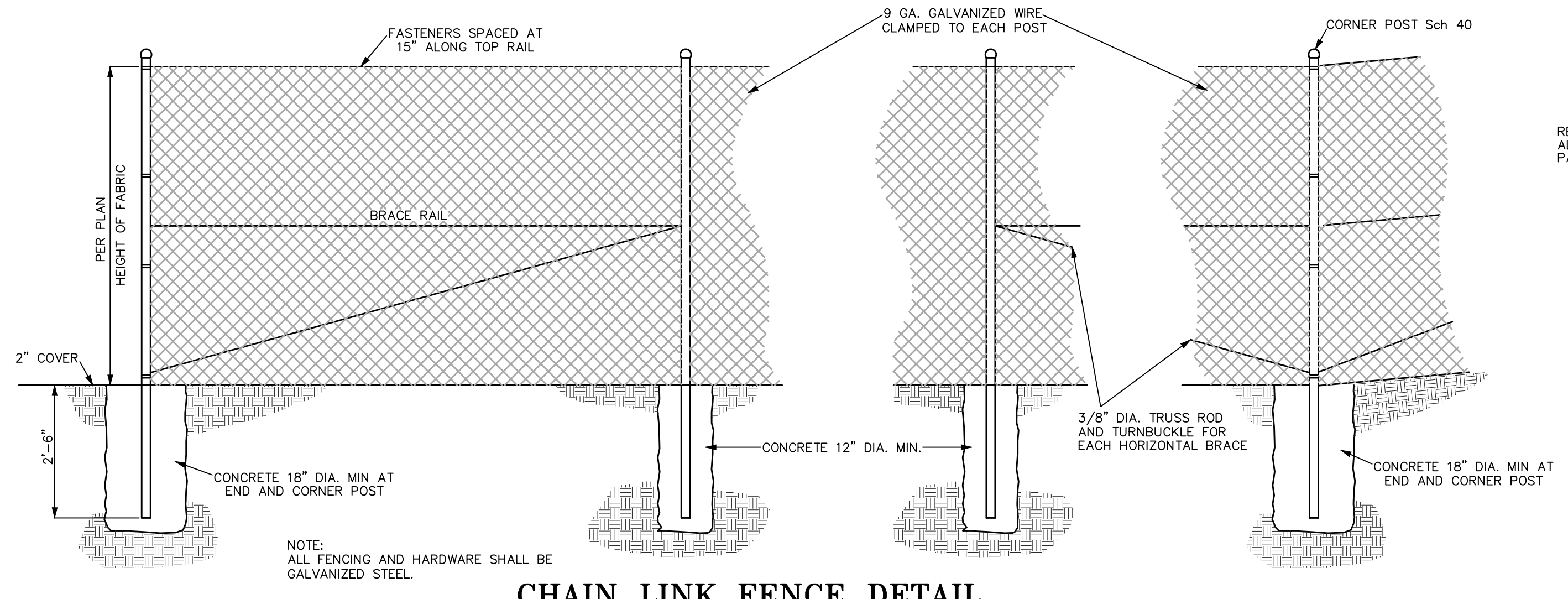
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2025 EULER ROAD DEVELOPMENT

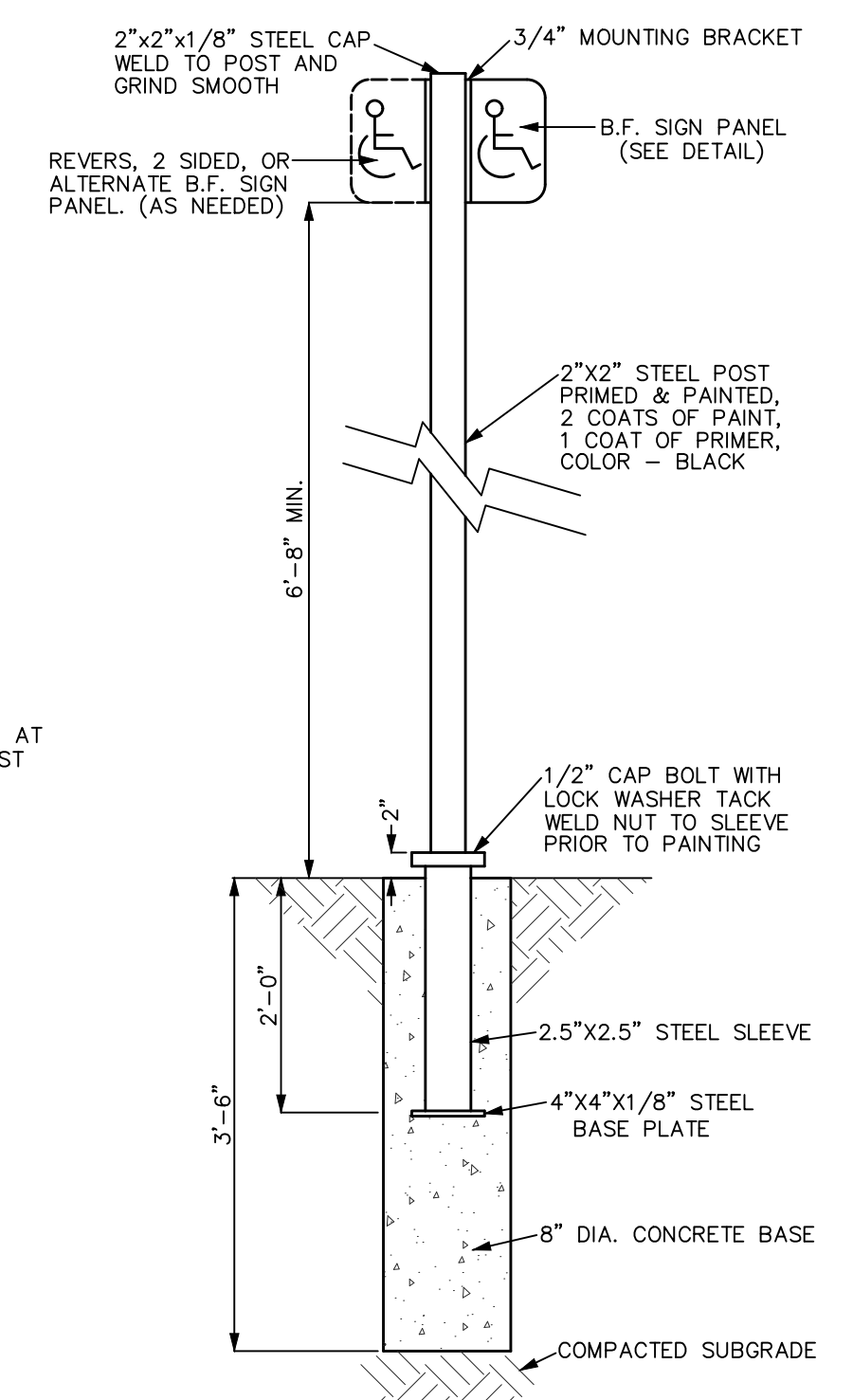
STORM SEWER NOTES AND DETAILS

CLIENT:	SCALE: N/A
4M GENOA LLC 2244 EULER ROAD BRIGHTON, MICHIGAN 48114 810-217-7471	PROJECT No.: 234463 DWG NAME: 4463 DT ISSUED: FEB. 9, 2024

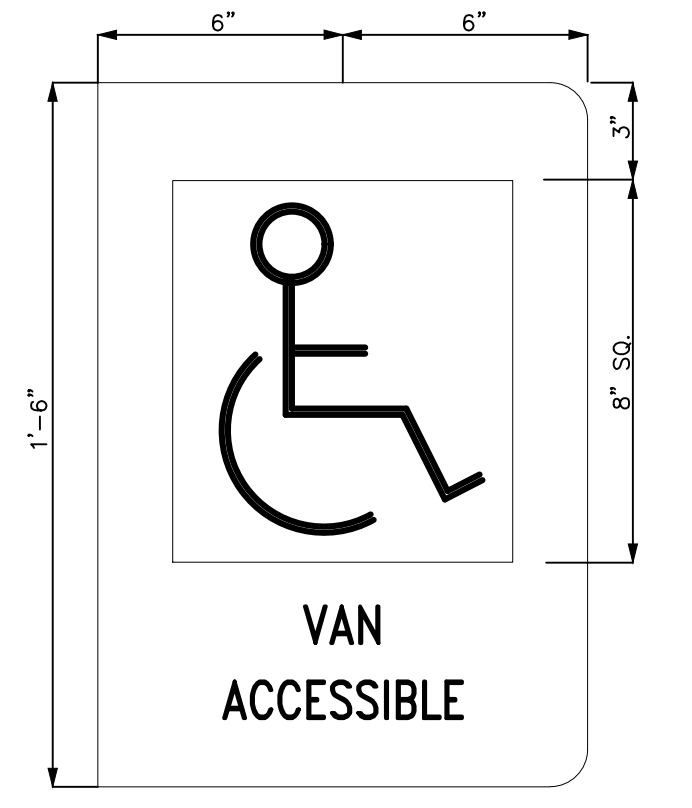
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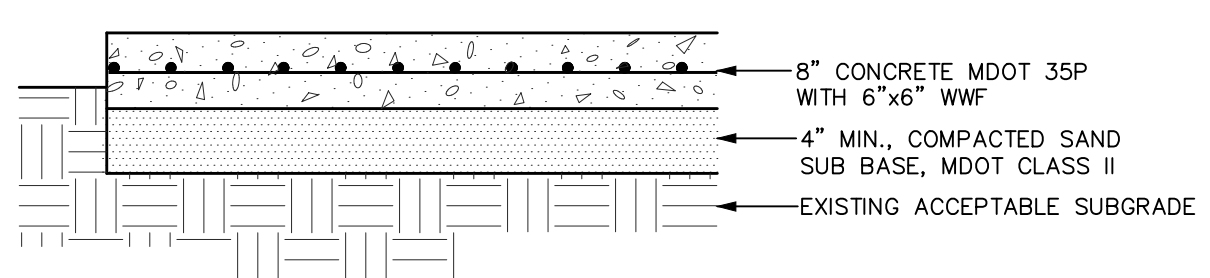
CHAIN LINK FENCE DETAIL
NOT TO SCALE



SIGN POST DETAIL
NOT TO SCALE

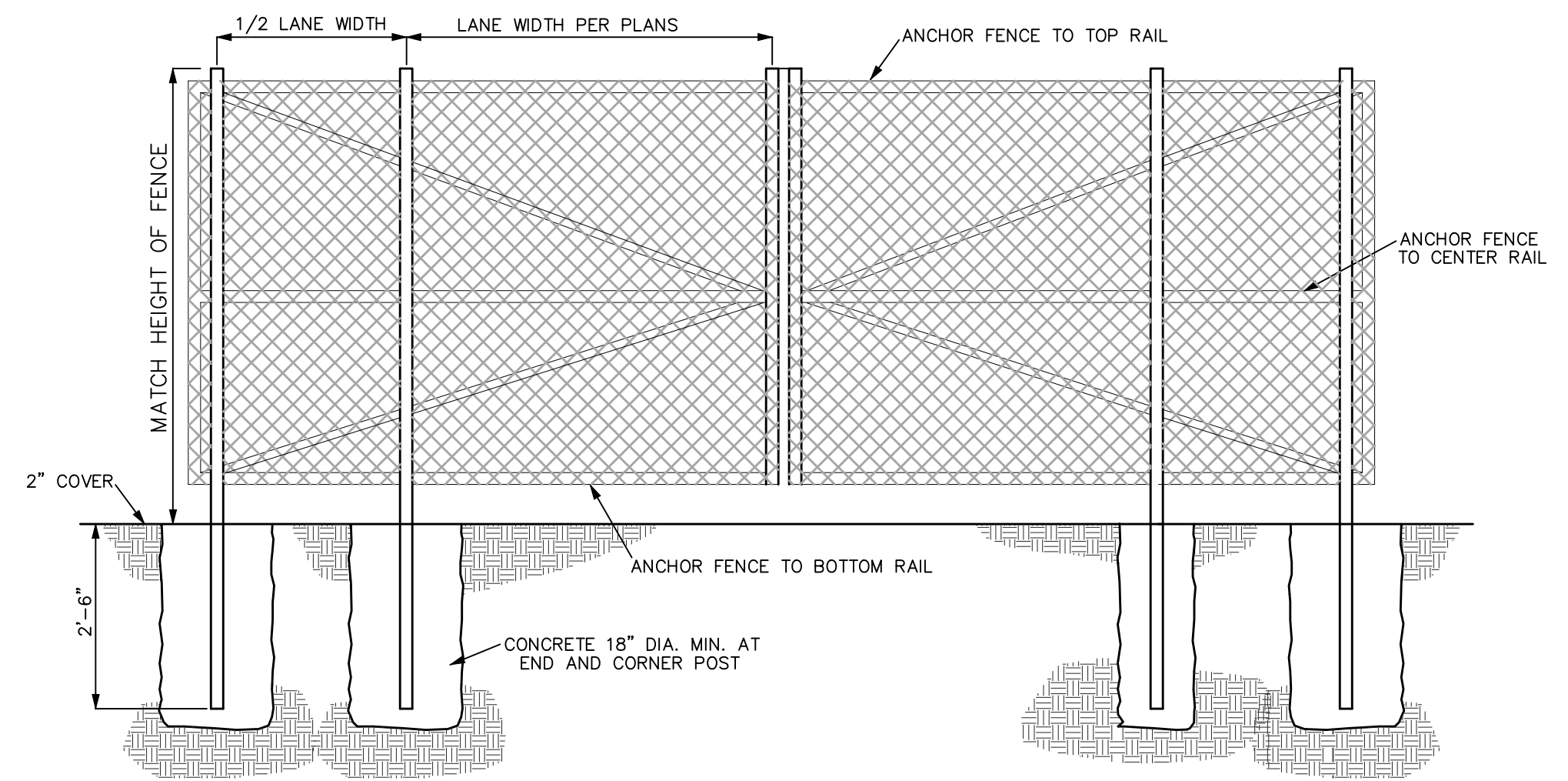


B.F. SIGN PANEL DETAIL
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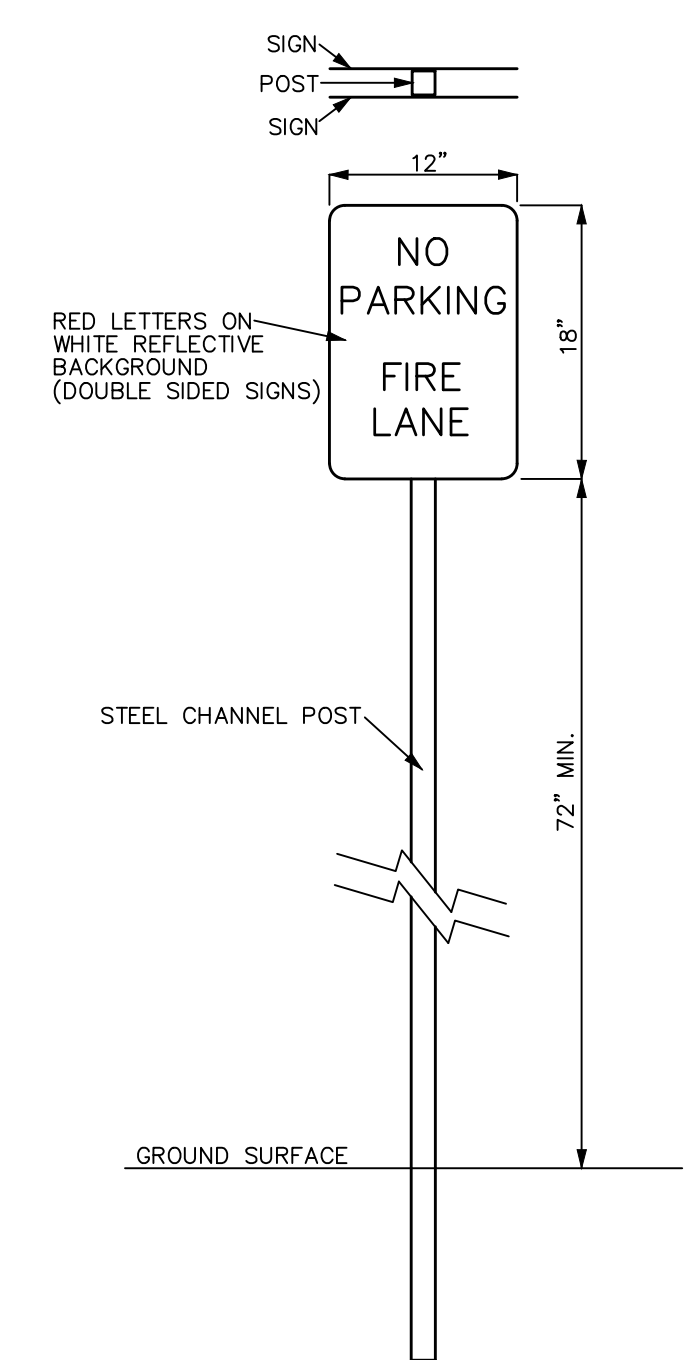
DUMPSTER PAD SLAB CROSS-SECTION
NOT TO SCALE

- PAVEMENT NOTES:**
- UNSUITABLE SOILS, SUCH AS MUCK, PEAT, TOPSOIL, MARL, SILT OR OTHER UNSTABLE MATERIALS, SHALL BE UNDERCUT AND REPLACED WITH COMPACTED SAND SUBGRADE FILL, WHERE INCIDENTAL TO ROUGH GRADING.
 - AREAS OF SUBGRADE FILL SHALL BE CONSTRUCTED USING 12" THICK LIFTS OF COMPACTED SAND, MDOT CLASS III OR EQUIVALENT ON-SITE MATERIAL, WHEN INSIDE ROAD INFLUENCE ZONE.

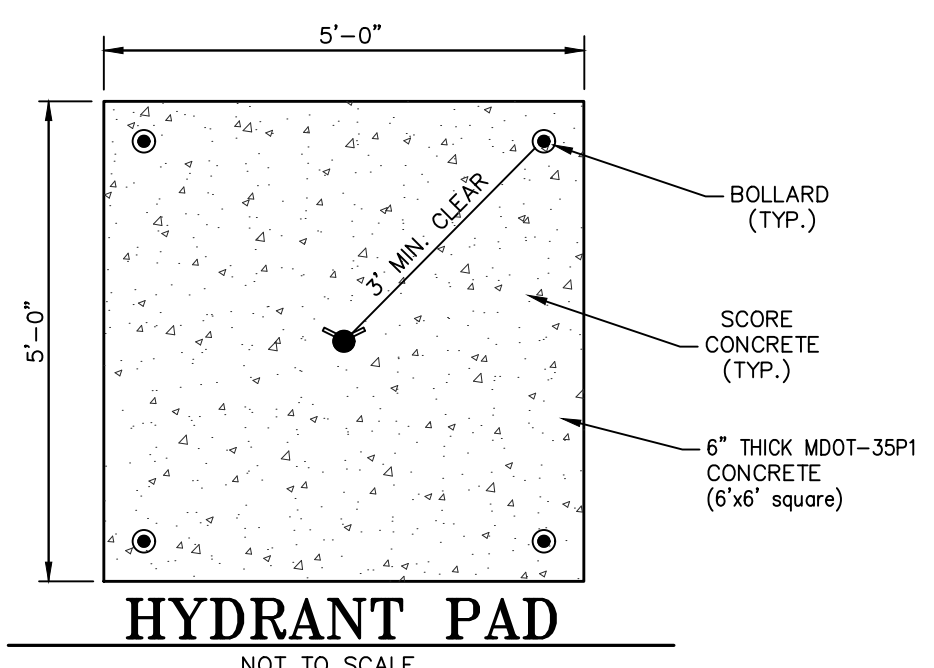


CHAINLINK ROLLING GATE DETAIL
NOT TO SCALE

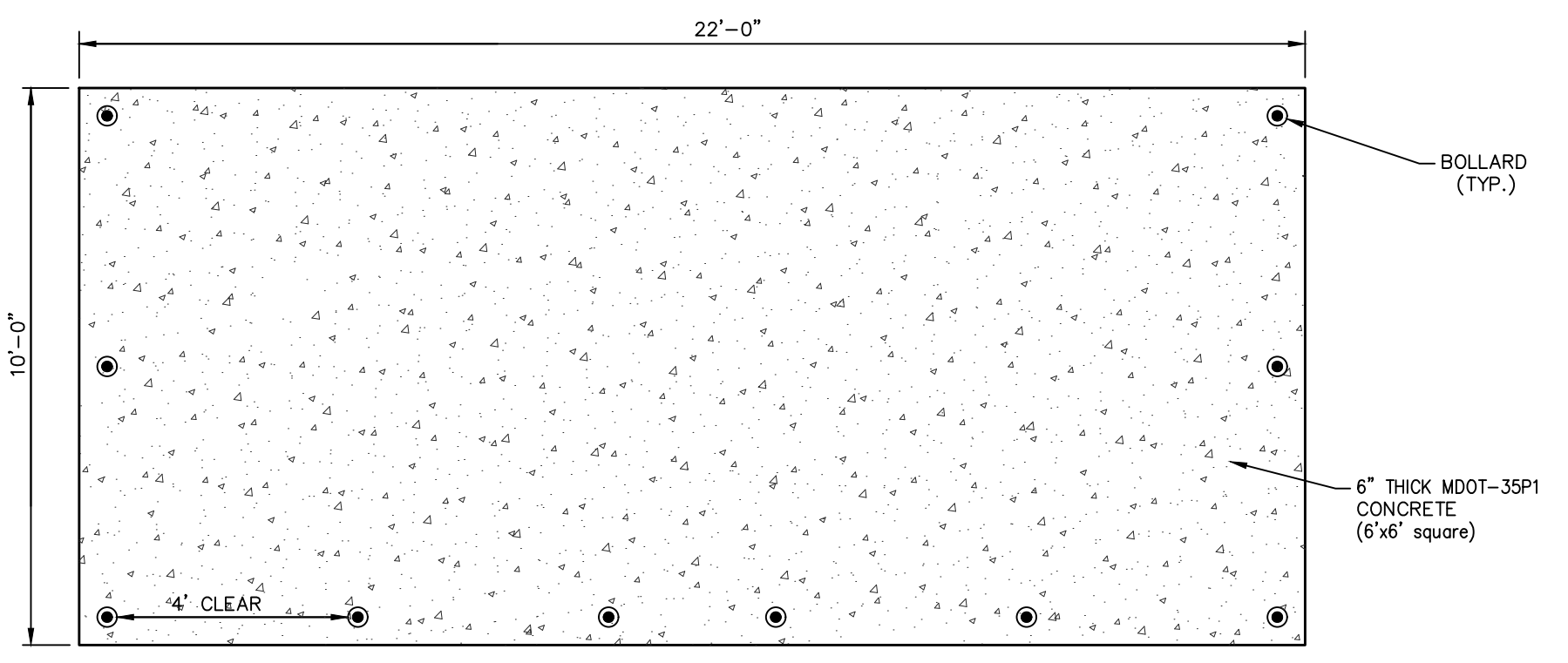
- NOTE:**
ALL POLES, RAILS AND HARDWARE SHALL BE GALVANIZED STEEL.
INSTALL A KNOX BOX AND KNOX LOCK PER BAFD
PROVIDE APPROPRIATE RAPID ACCESS KNOX DEVISE, WHETHER MANUAL OR AUTOMATED, AS ACCEPTABLE TO B.A.F.A.



FIRE LANE SIGN POST DETAIL
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HYDRANT PAD
NOT TO SCALE



DUMPSTER PAD
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2025 EULER ROAD
DEVELOPMENT

FENCING
NOTES AND DETAILS

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4M GENOA LLC
2244 EULER ROAD
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810-217-7471

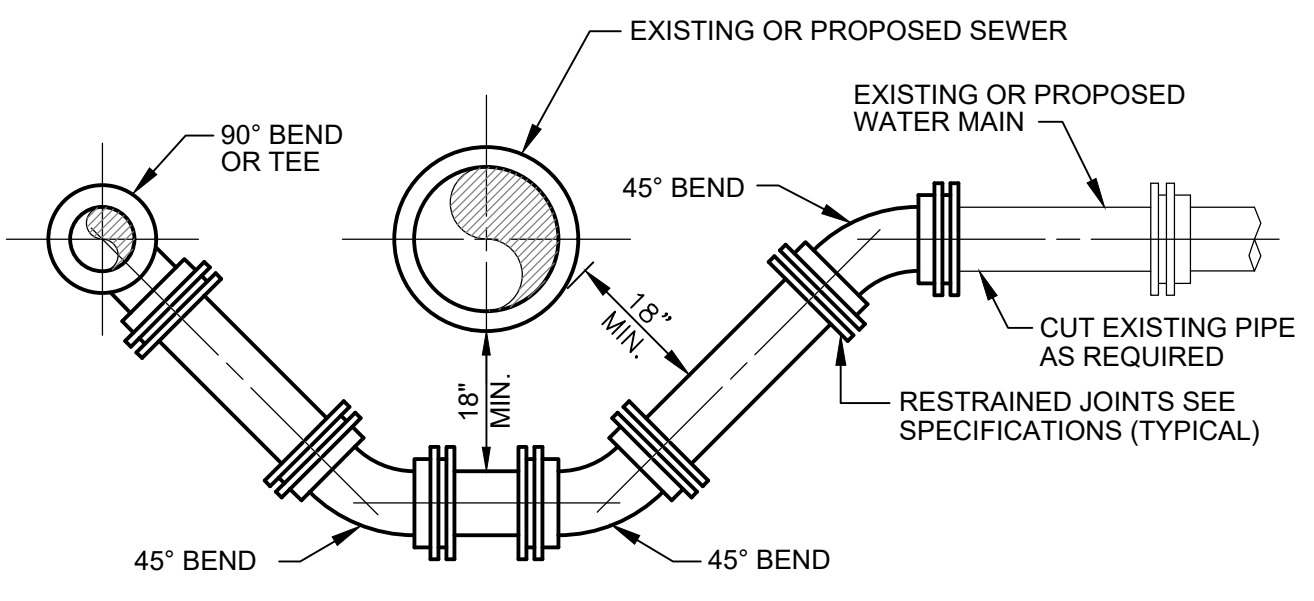
SCALE: N/A
PROJECT No.: 234463
DWG NAME: 4463 DT
ISSUED: FEB. 9, 2024

DT3

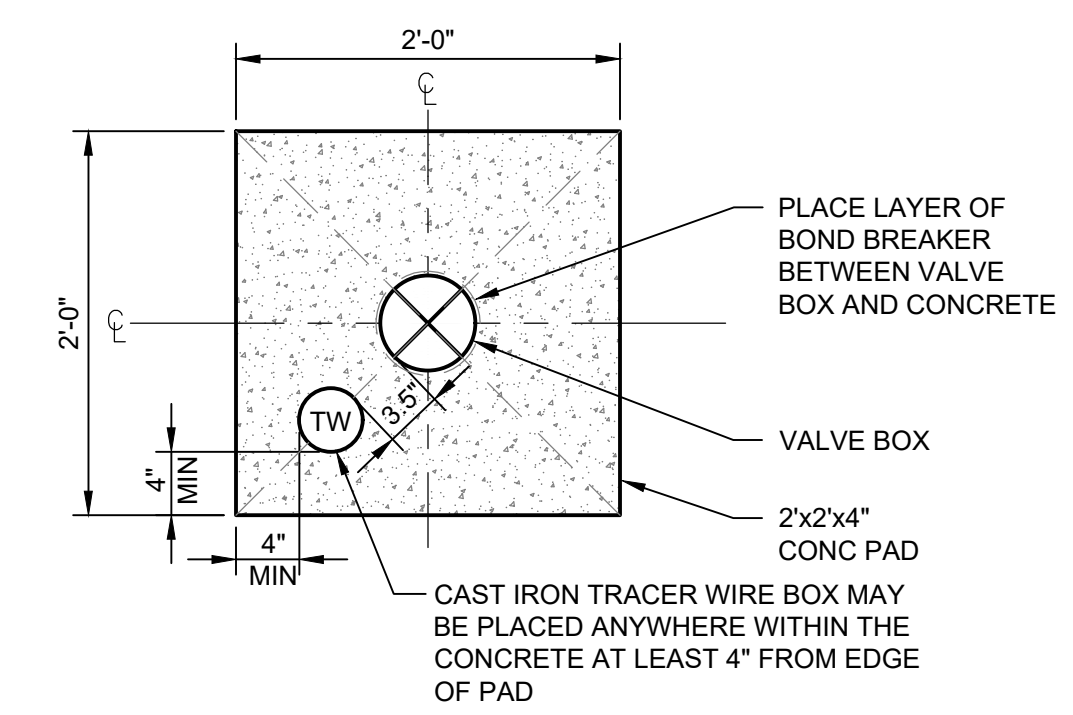
PIPE RESTRAINT SCHEDULE							
GROUND BURIED PRESSURE PIPE - POLYETHYLENE ENCASED DUCTILE IRON PIPE							
PIPE DIAMETER	TEES, 90° BENDS	45° BENDS	22-1/2° BENDS	11-1/4° BENDS	DEAD ENDS	REDUCERS (ONE SIZE REDUCTION)*	REDUCERS (TWO SIZE REDUCTION)*
4	13	5	3	1	40	--	--
6	19	8	4	2	58	31	--
8	24	10	5	2	75	30	70
12	34	14	7	3	107	57	116
16	43	18	9	4	139	59	137
20	52	22	10	5	169	59	134
24	61	25	12	6	199	60	132
30	73	30	15	7	242	85	168
36	84	35	17	8	281	84	168

- LENGTHS OF PIPE RESTRAINT ARE GIVEN IN FEET.
- IF REQUIRED PIPE DIAMETER IS NOT LISTED IN THIS TABLE, THE NEXT LARGEST PIPE DIAMETER SHALL BE USED.
- THIS TABLE IS BASED ON A TEST PRESSURE OF 180 PSI (OPERATING PRESSURE PLUS WATER HAMMER. FOR OTHER TEST PRESSURES, ALL VALUES TO BE INCREASED OR DECREASED PROPORTIONALLY).
- THE VALUES PROVIDED OF RESTRAINT LENGTH ARE IN EACH DIRECTION FROM THE POINT OF DEFLECTION OR TERMINATION EXCEPT FOR TEES, AT WHICH ONLY THE BRANCH IN THE DIRECTION OF THE STEM.
- IF TIE RODS ARE USED, USE FOUR RODS MINIMUM AND ADD 1/8-INCH TO BAR DIAMETER AS CORROSION ALLOWANCE.
- SIZE REDUCTION IS BASED UPON THE PIPE DIAMETER SHOWN IN THIS TABLE.

BASED UPON:
 INTERNAL PRESSURE: 180
 PIPE DEPTH: 5
 BEDDING CLASS: TYPE 4
 SOIL TYPE: GOOD SAND
 SAFETY FACTOR: 2

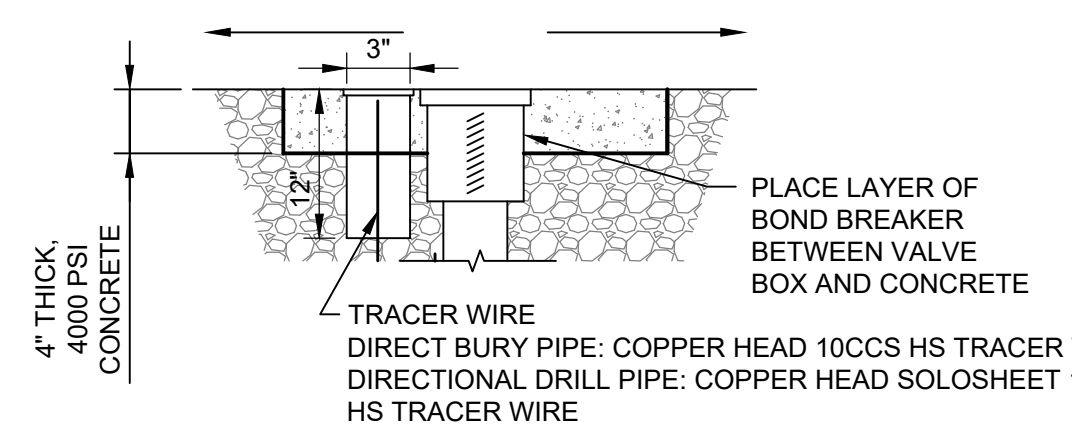


WATER MAIN UTILITY OFFSET



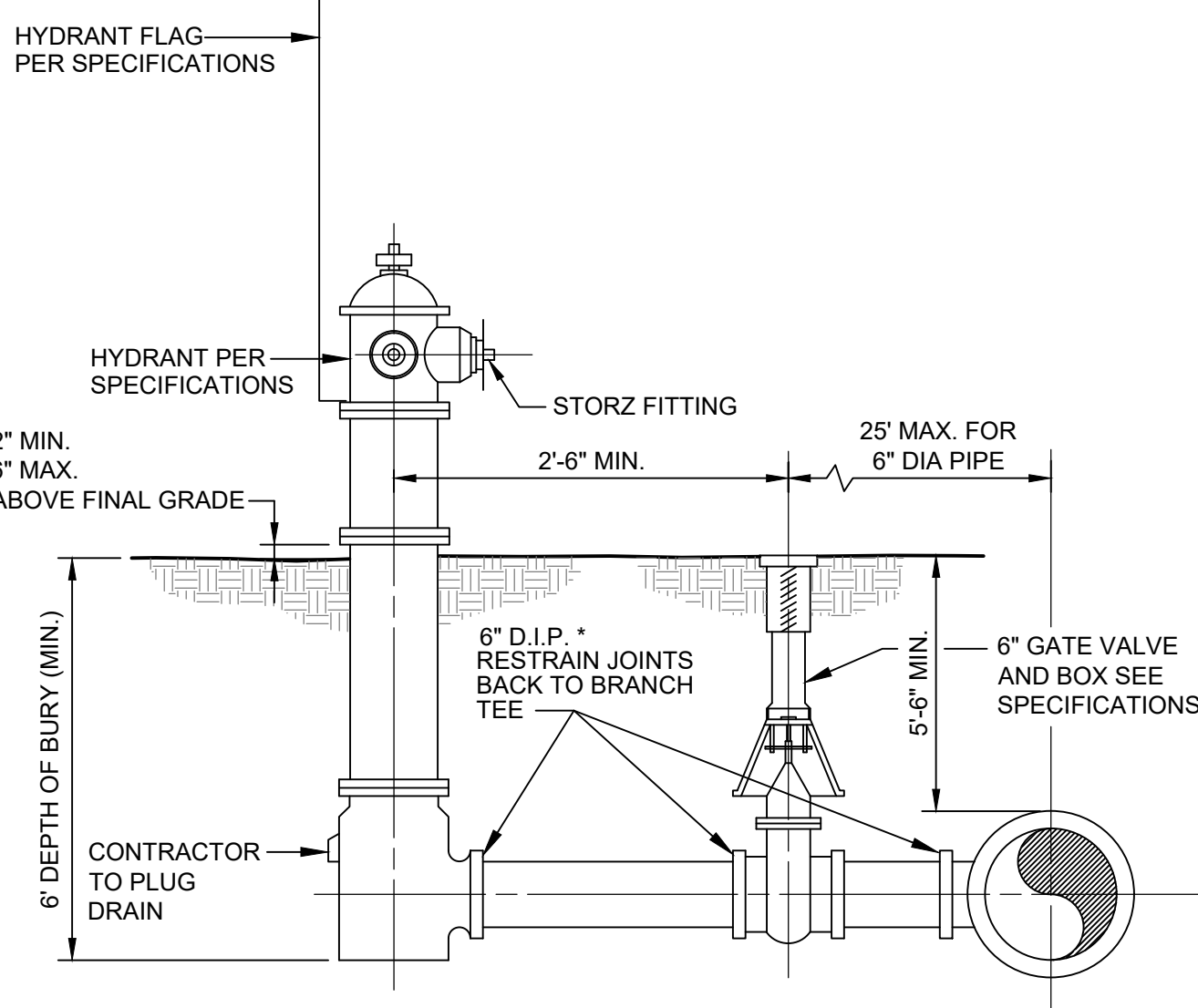
NOTE: ALL BOXES & ADJOINING TW BOXES SHALL BE ENCASED IN A CONC. PAD UNLESS OTHERWISE DETERMINED BY MHOG.

PLAN
VALVE/TRACER WIRE BOX IN CONCRETE DETAIL
 NO SCALE



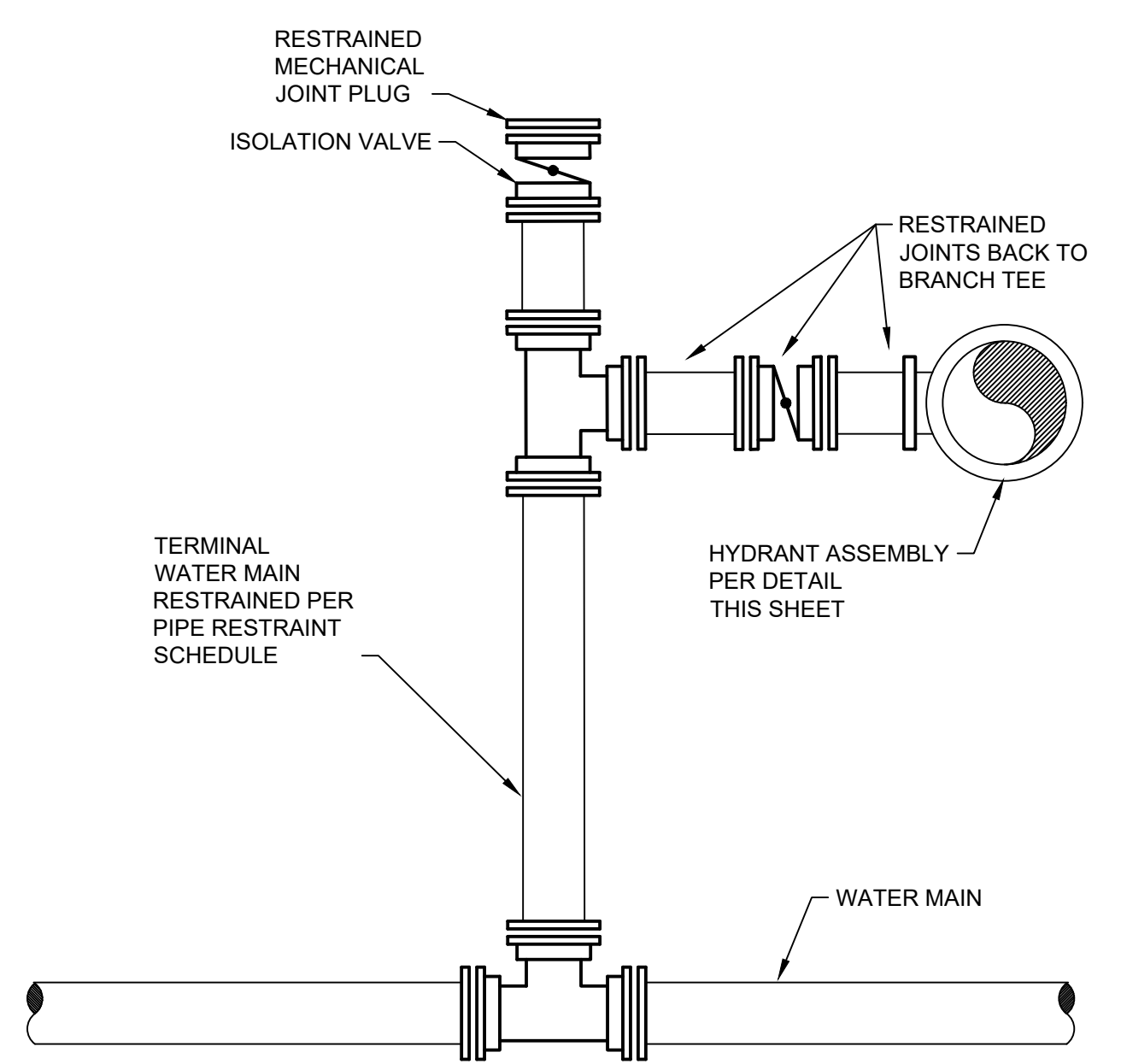
- NOTE:
- TRACER WIRE BOXES LOCATED WITHOUT A VALVE BOX ONLY REQUIRE AN 18" X 18" CONCRETE PAD.
 - TRACER WIRE BOX SHALL HAVE A LOCKING LID W/STANDARD AWWA PENTAGON KEY.
 - TRACER WIRE BOX SHALL BE COPPERHEAD RB14"TP IN ASPHALT INSTALLATIONS AND CD14"TP FOR ALL OTHER INSTALLATIONS.

SECTION

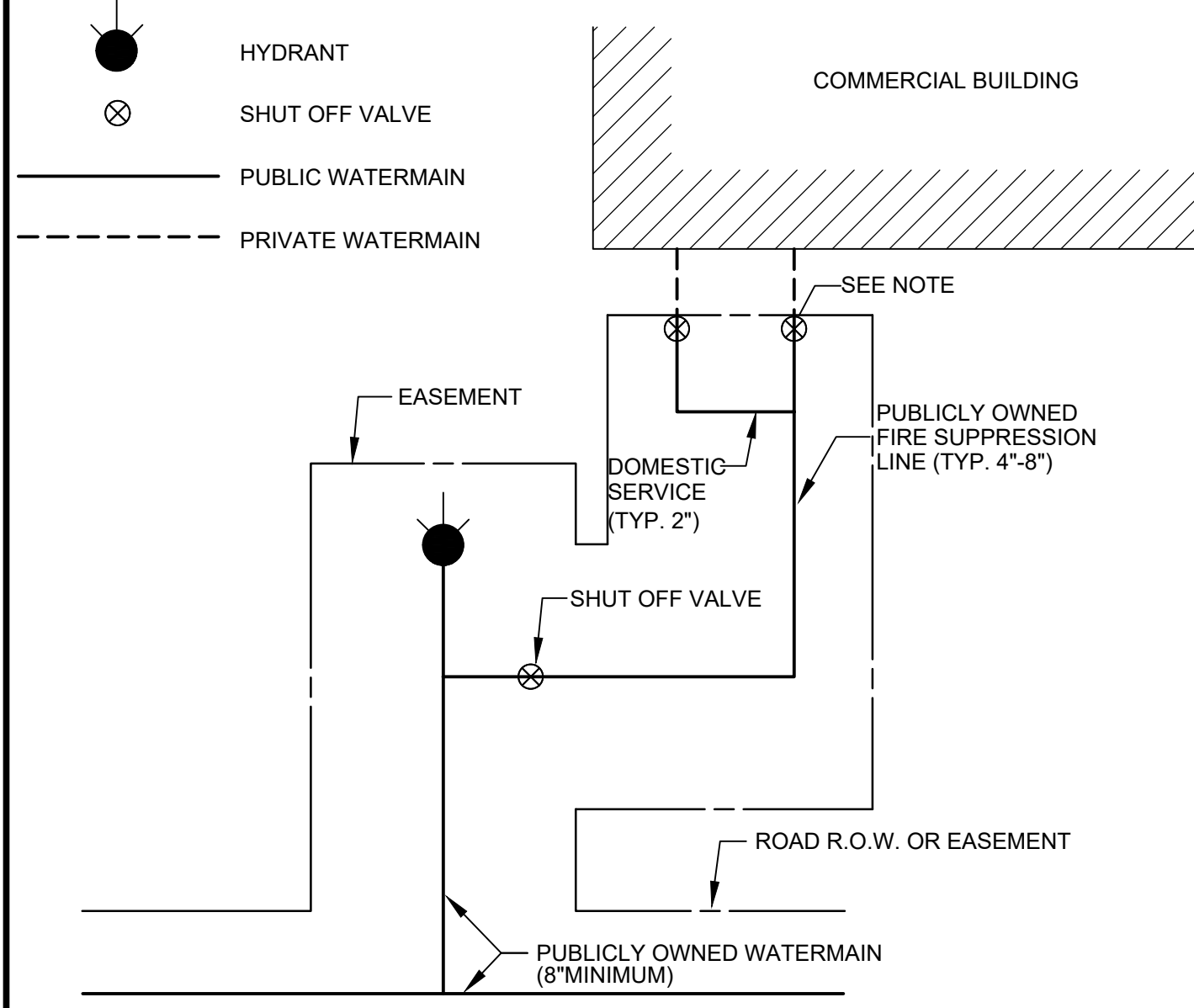


* THE LENGTH OF 6" PIPE FROM THE MAIN TO THE HYDRANT ASSEMBLY CANNOT EXCEED 25'. ANY PIPE OVER 25 FEET SHALL BE 8" DIAMETER MINIMUM AND DESIGNED PER MHOG SPECIFICATIONS.

FIRE HYDRANT ASSEMBLY

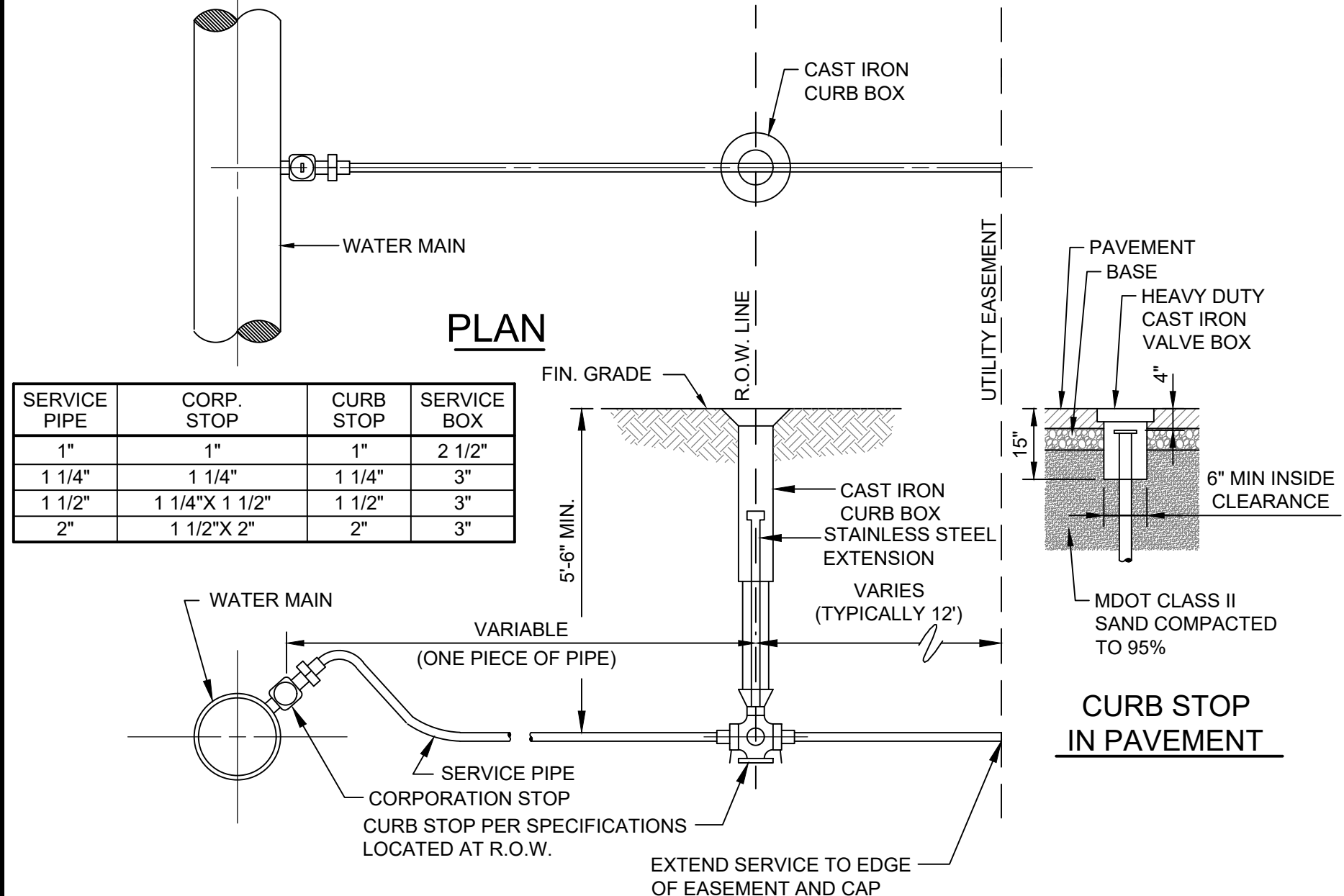


TERMINAL HYDRANT DETAIL

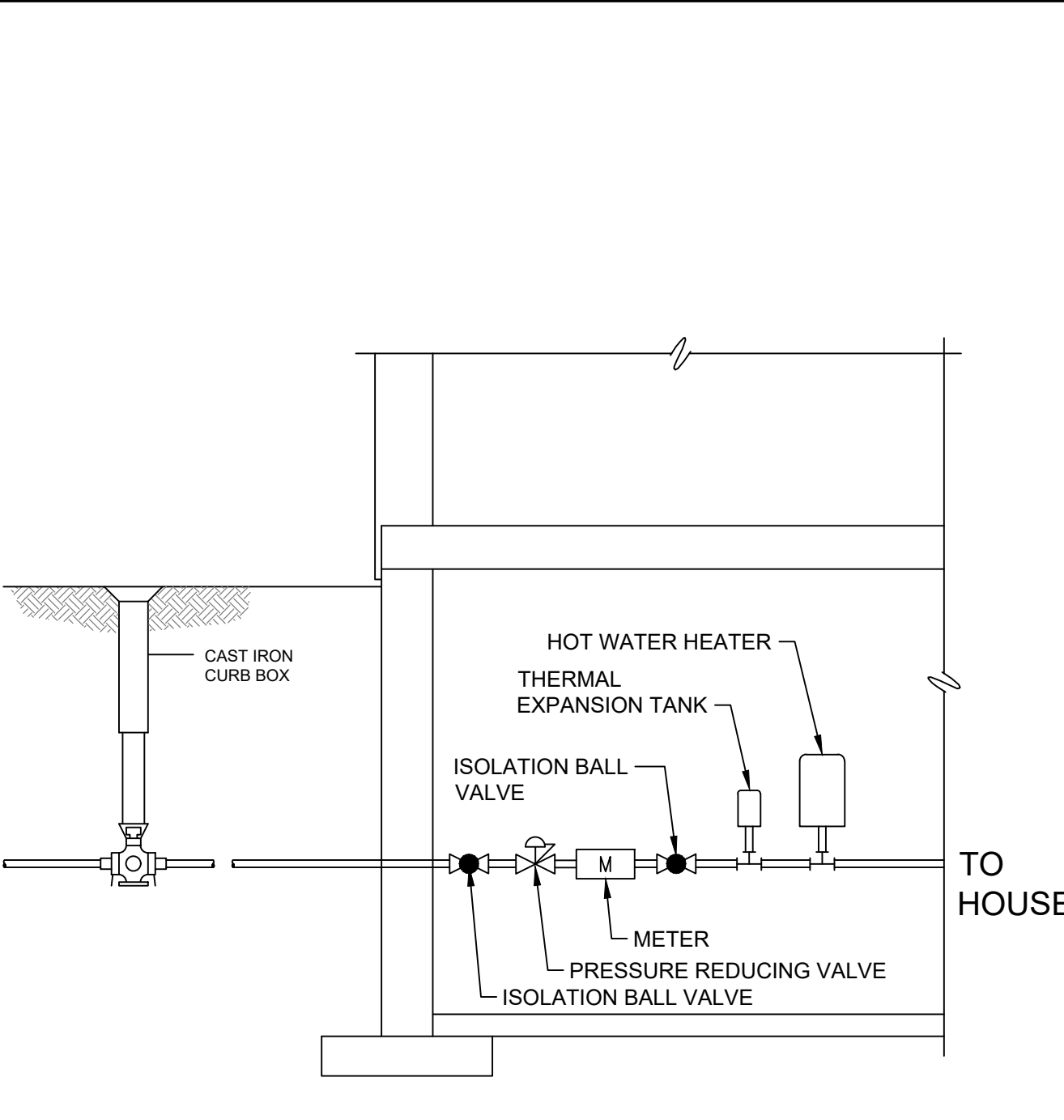


NOTE: FIRE SUPPRESSION LINE AND DOMESTIC SERVICE TO BE LOCATED WITHIN EASEMENT UP TO SHUTOFF VALVES OUTSIDE OF BUILDING.

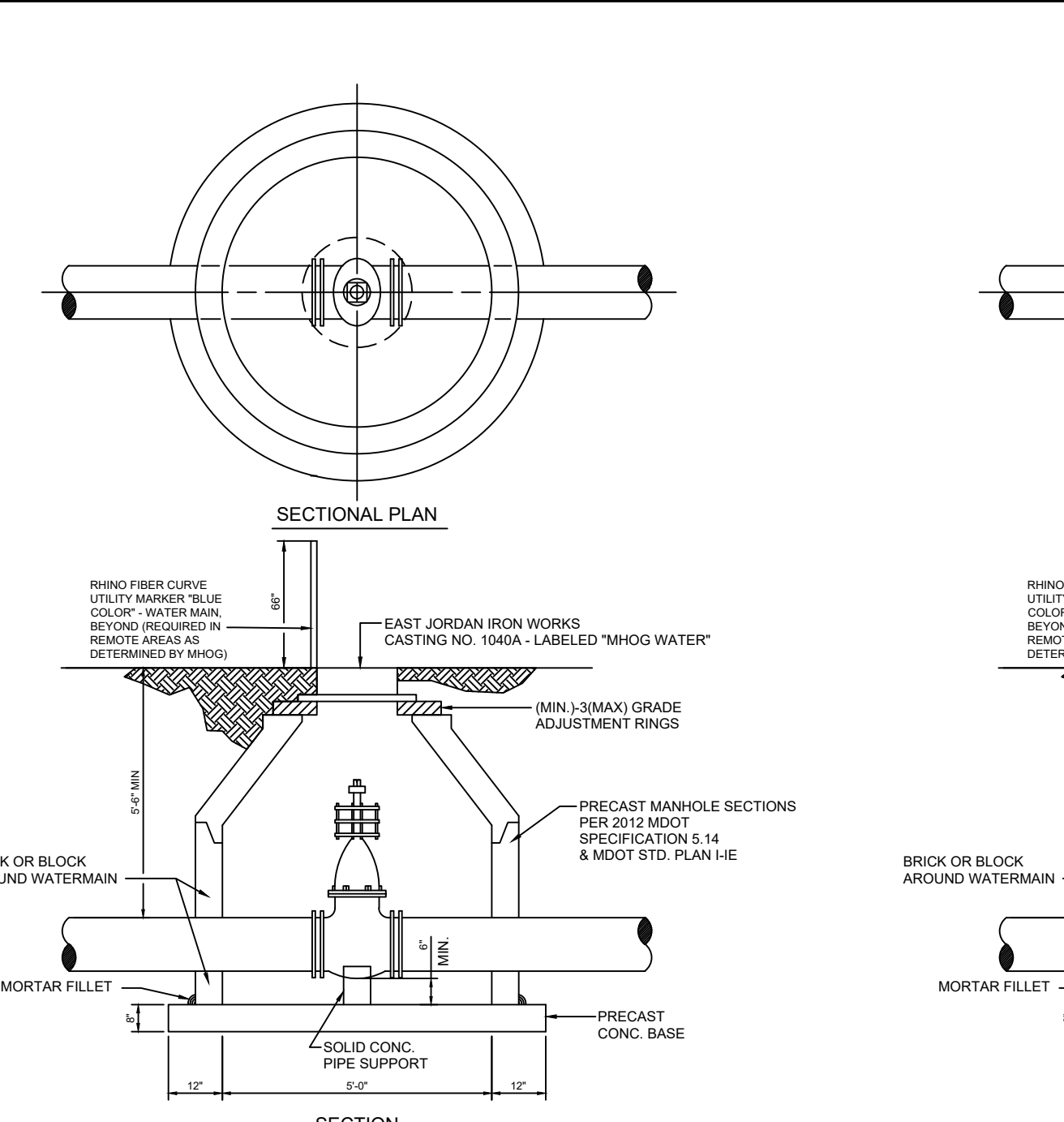
COMMERCIAL BUILDING WATER SERVICE LAYOUT



SECTION
WATER SERVICE LATERAL

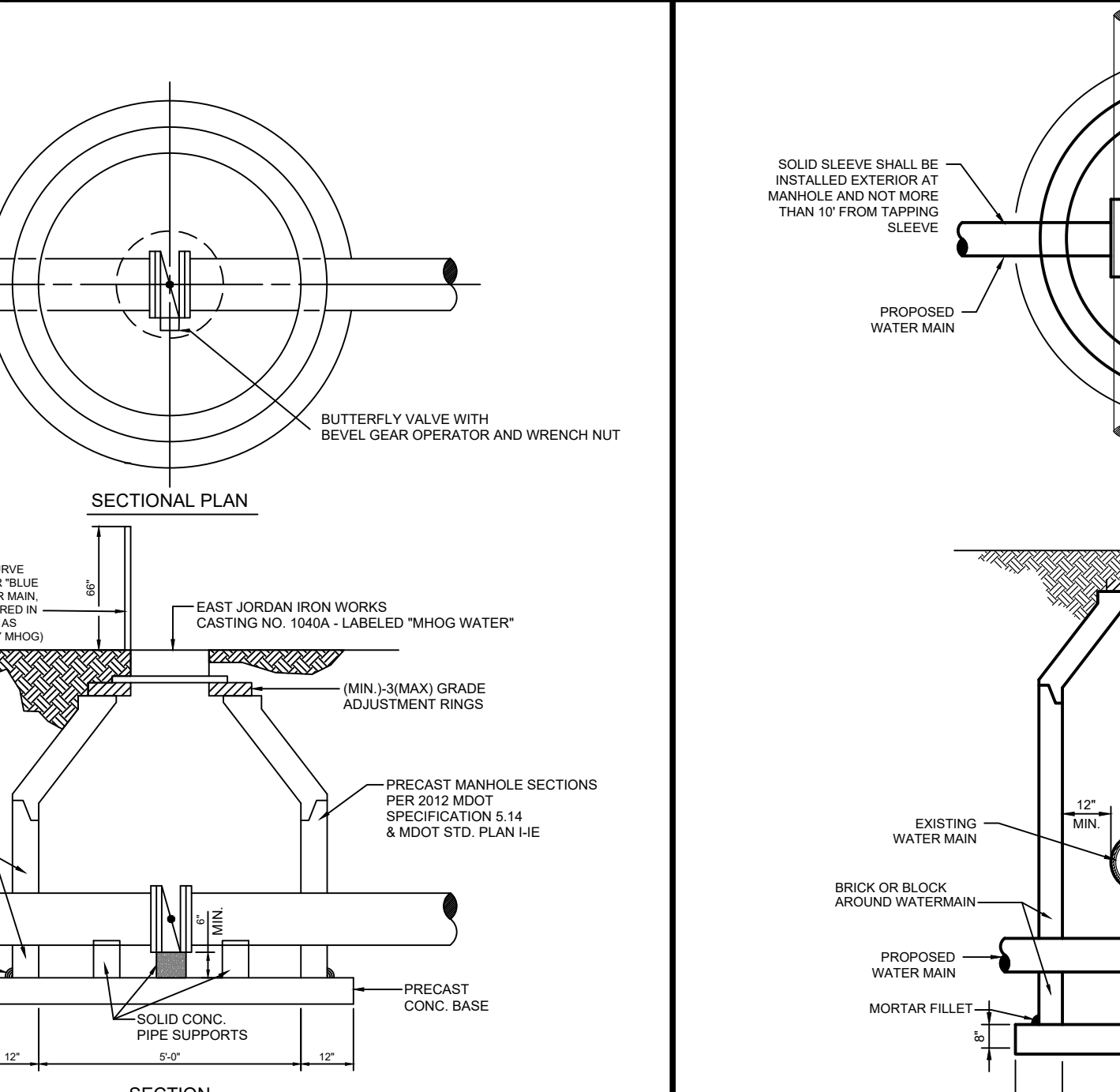


PRIVATE RESIDENCE
PRESSURE REDUCING VALVE (PRV)



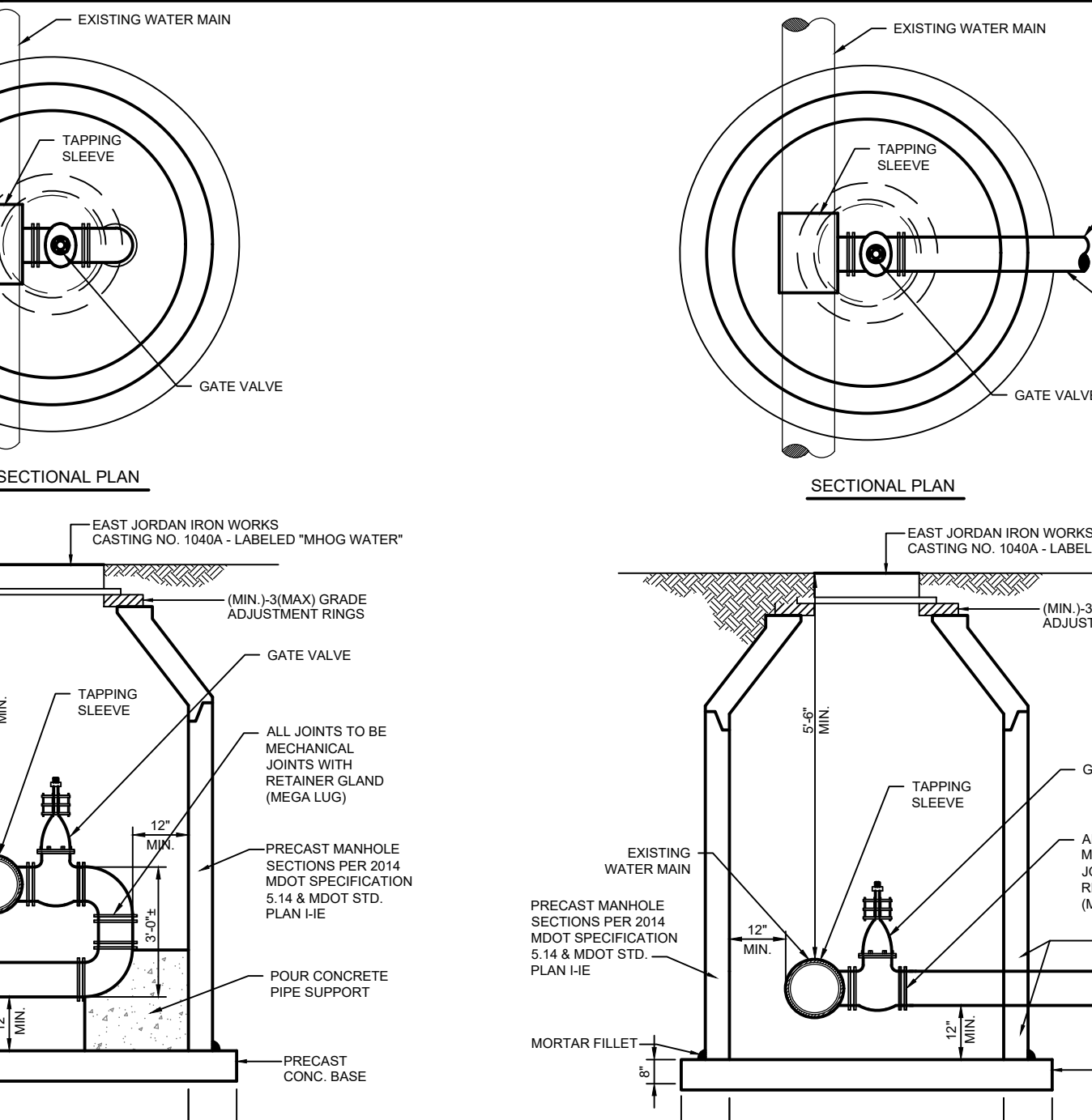
- NOTES:
- ALL LIFT HOLES AND JOINTS SHALL BE MORTARED BOTH INSIDE AND OUTSIDE.
 - BLOCK MANHOLES TO BE USED ONLY WITH ENGINEERS PERMISSION.
 - NO STEPS PERMITTED.

VALVE AND GATE WELL



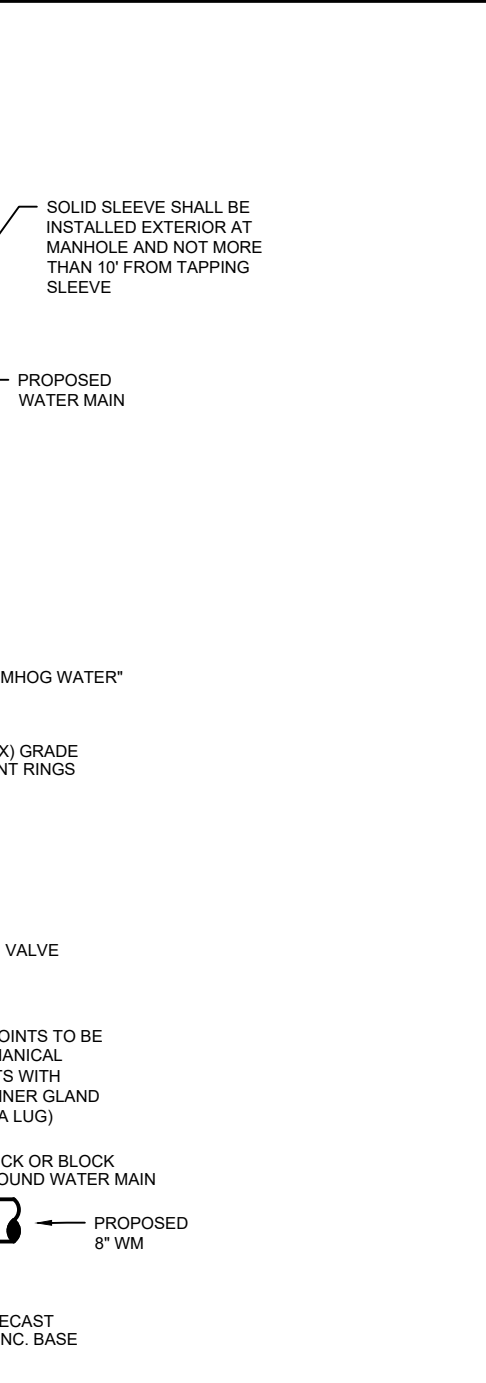
- NOTES:
- ALL LIFT HOLES AND JOINTS SHALL BE MORTARED BOTH INSIDE AND OUTSIDE.
 - BLOCK MANHOLES TO BE USED ONLY WITH ENGINEERS PERMISSION.
 - TAPPING SLEEVES ONLY PERMITTED FOR CONNECTIONS SMALLER THAN MAIN LINE.
 - NO STEPS PERMITTED.

BUTTERFLY VALVE AND WELL



- NOTES:
- ALL LIFT HOLES AND JOINTS SHALL BE MORTARED BOTH INSIDE AND OUTSIDE.
 - BLOCK MANHOLES TO BE USED ONLY WITH ENGINEERS PERMISSION.
 - TAPPING SLEEVES ONLY PERMITTED FOR CONNECTIONS SMALLER THAN MAIN LINE.
 - NO STEPS PERMITTED.

REVERSE TAP GATE WELL



- NOTES:
- ALL LIFT HOLES AND JOINTS SHALL BE MORTARED BOTH INSIDE AND OUTSIDE.
 - BLOCK MANHOLES TO BE USED ONLY WITH ENGINEERS PERMISSION.
 - TAPPING SLEEVES ONLY PERMITTED FOR CONNECTIONS SMALLER THAN MAIN LINE.
 - NO STEPS PERMITTED.

REGULAR TAP GATE WELL



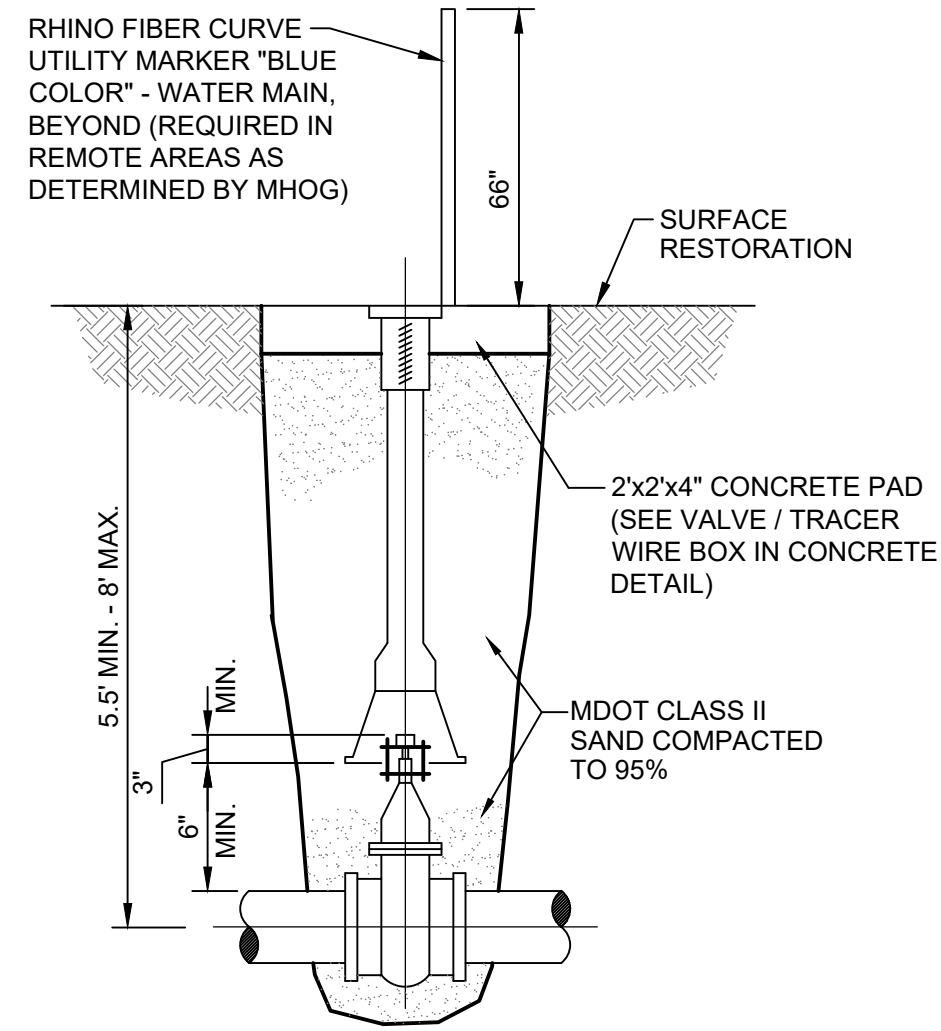
MARION HOWELL OCOLEA GENOA
 Sewer and Water Authority

Scale: NONE
 Issued Date: JANUARY - 2014
 UPDATED: MAY 2015
 UPDATED: FEBRUARY 2016
 UPDATED: APRIL 2016
 UPDATED: OCTOBER 2017
 UPDATED: FEBRUARY 2019
 UPDATED: NOVEMBER 2022

STANDARD DETAILS

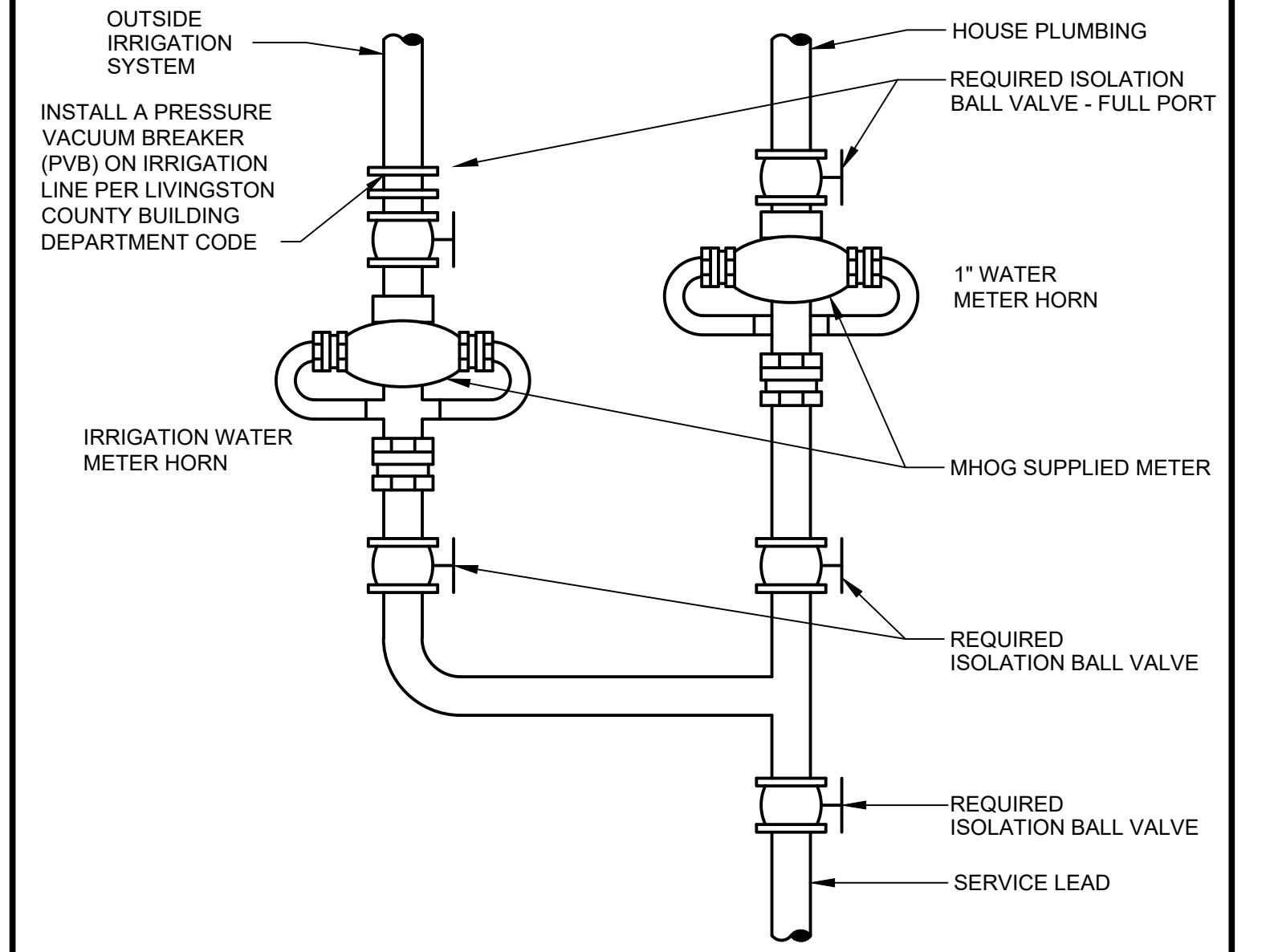
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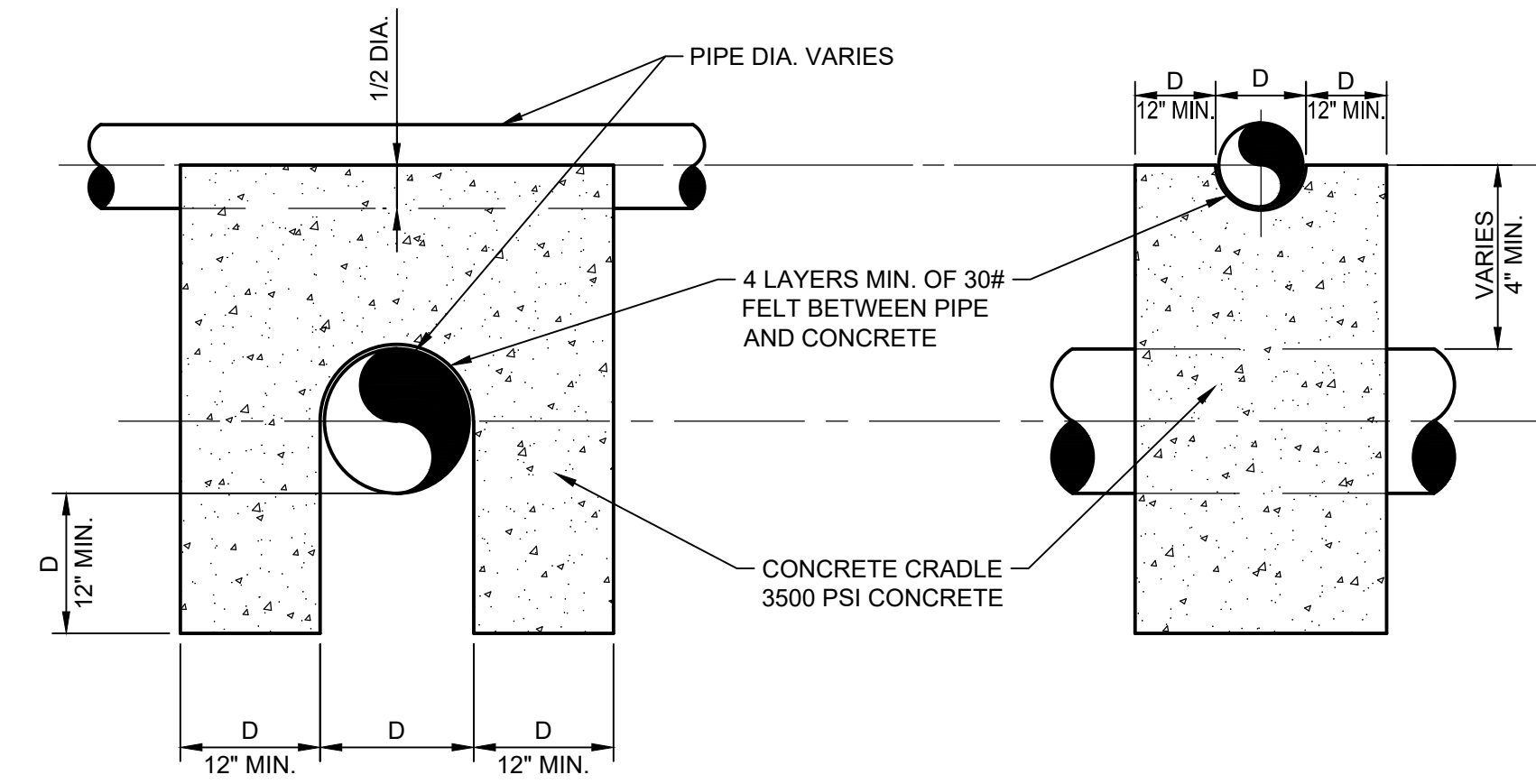
- NOTES:
1. VALVE BOX SHALL NOT REST ON VALVE OR MAIN LINE PIPE.
 2. A VALVE STEM EXTENSION WITH CENTERING RING IS REQUIRED FOR VALVES BURIED DEEPER THAN 6'.

GATE VALVE AND BOX



- NOTES:
1. ALL METERS ARE TO BE INSTALLED HORIZONTALLY IN A DRY, CLEAN, SANITARY LOCATION THAT IS READILY ACCESSIBLE. THIS DRAWING IS NOT TO SCALE & IS ONLY A REPRESENTATION OF HOW THE VALVES AND METERS SHOULD BE INSTALLED. THE SECOND METER IS OPTIONAL FOR IRRIGATION USAGE. METERS SHOULD NOT BE INSTALLED IN LINE (ONE RIGHT AFTER THE OTHER).
 2. PROPERTIES DESIGNATED "HIGH HAZARD" PER THE MHOG CROSS CONNECTION RULES MANUAL WILL REQUIRE THE INSTALLATION OF A REDUCED PRESSURE ZONE (RPZ) BACK FLOW PREVENTION DEVICE.

TYPICAL METER HORN INSTALLATION



CONCRETE CRADLE DETAIL
SCALE: NONE



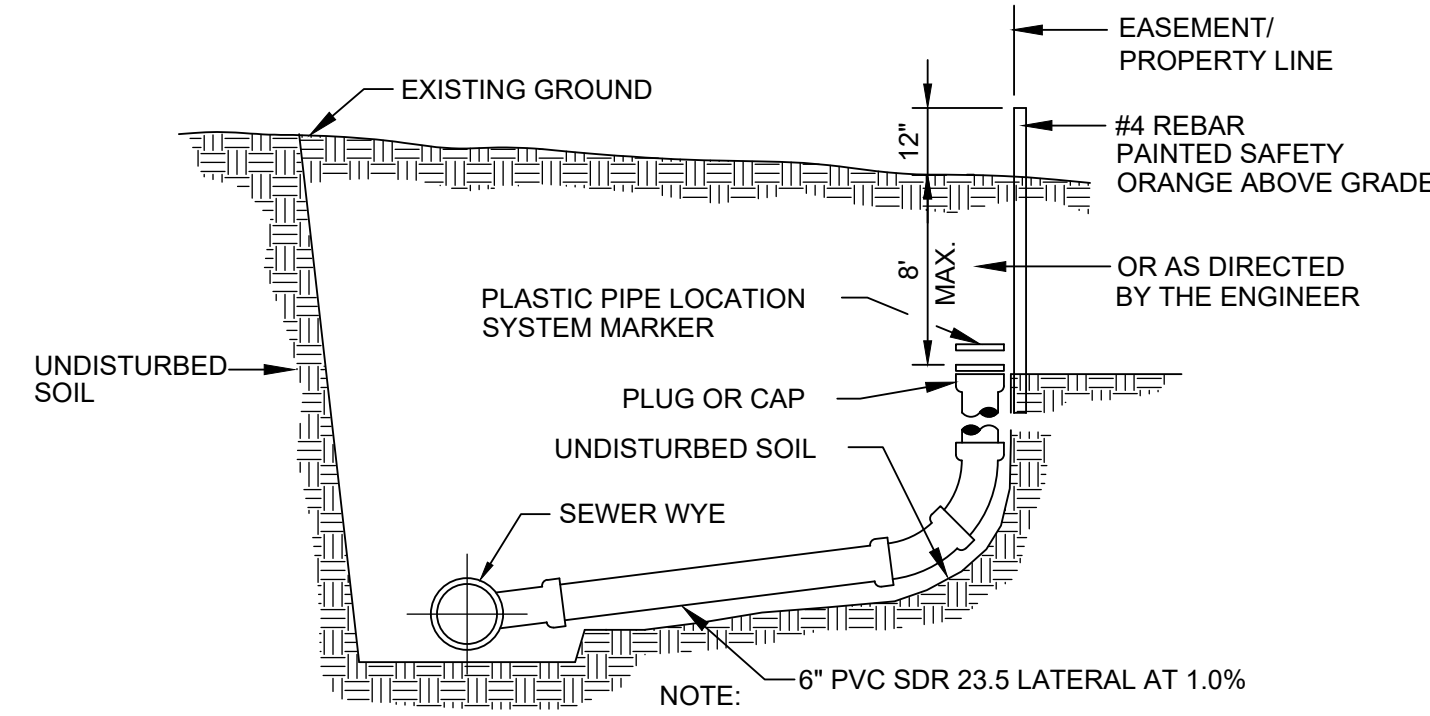
MHOG CASTING DETAIL
NO SCALE



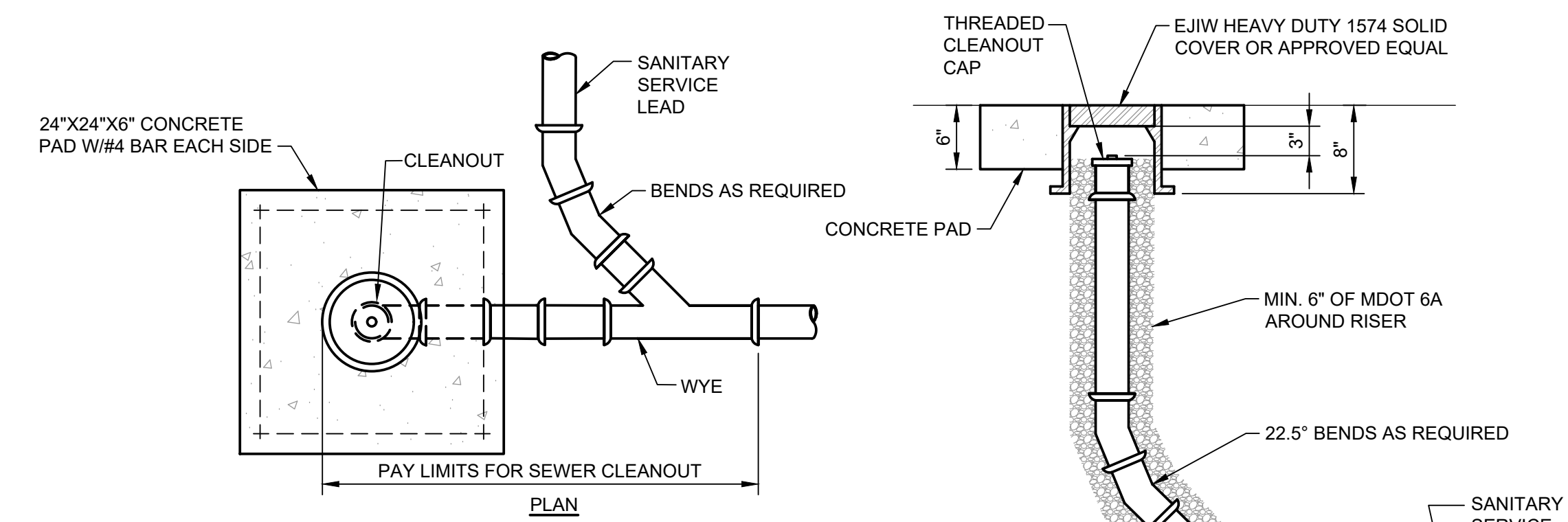
MARION HOWELL OCEOLA GENOA
Sewer and Water Authority

STANDARD DETAILS

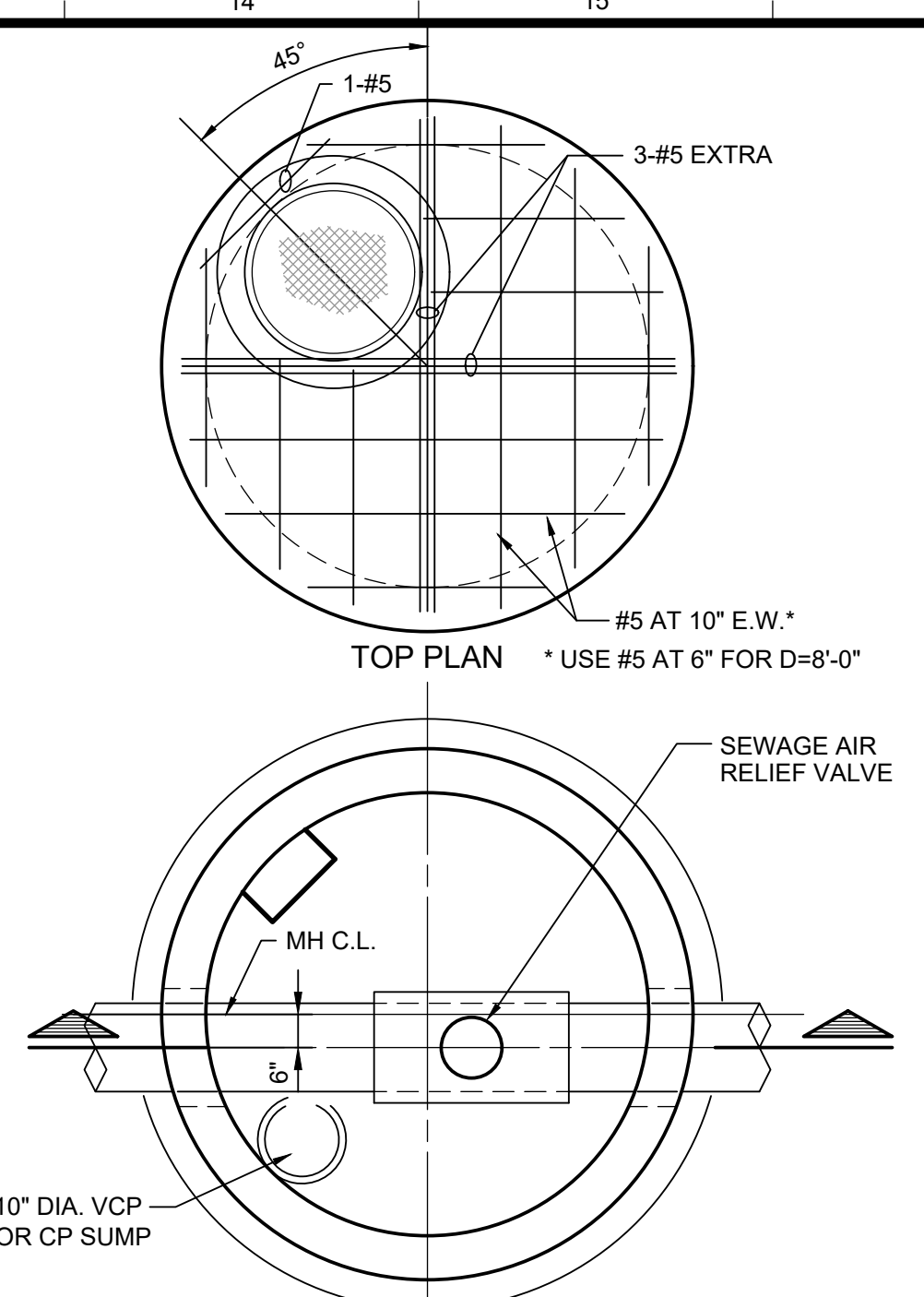
Scale: NONE
 Issued Date: JANUARY - 2014
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 UPDATED: FEBRUARY 2019
 UPDATED: NOVEMBER 2022



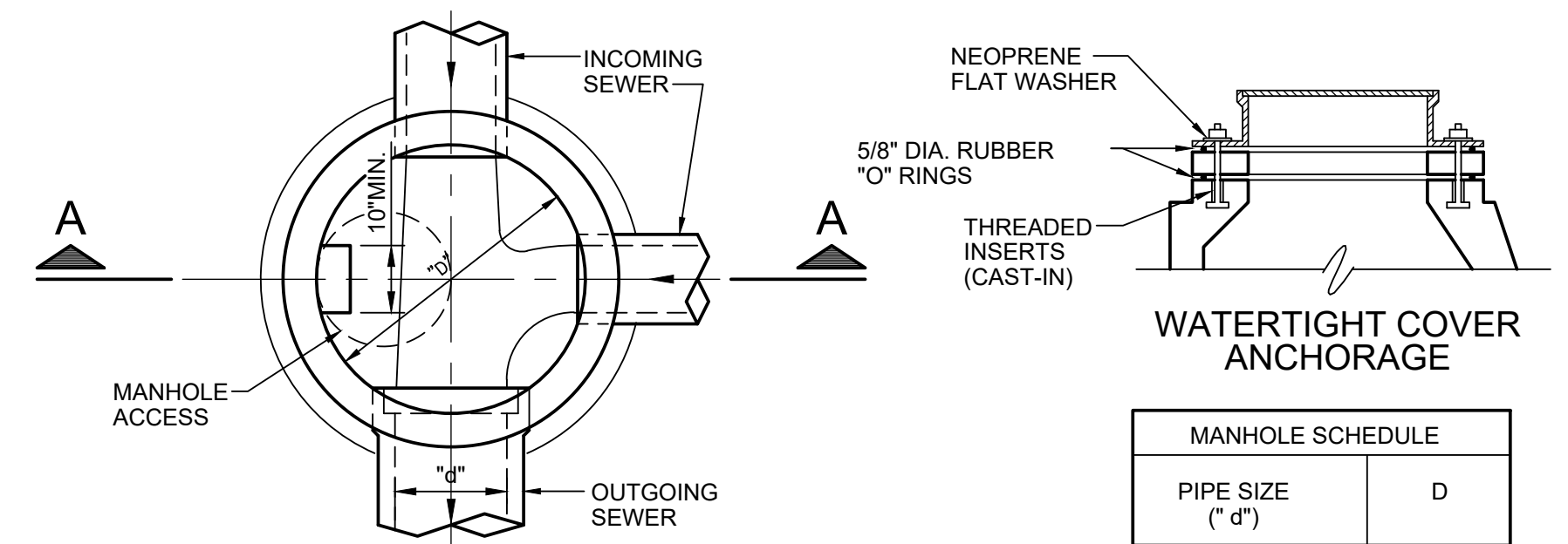
SANITARY SEWER LATERAL



SEWER CLEANOUT DETAIL

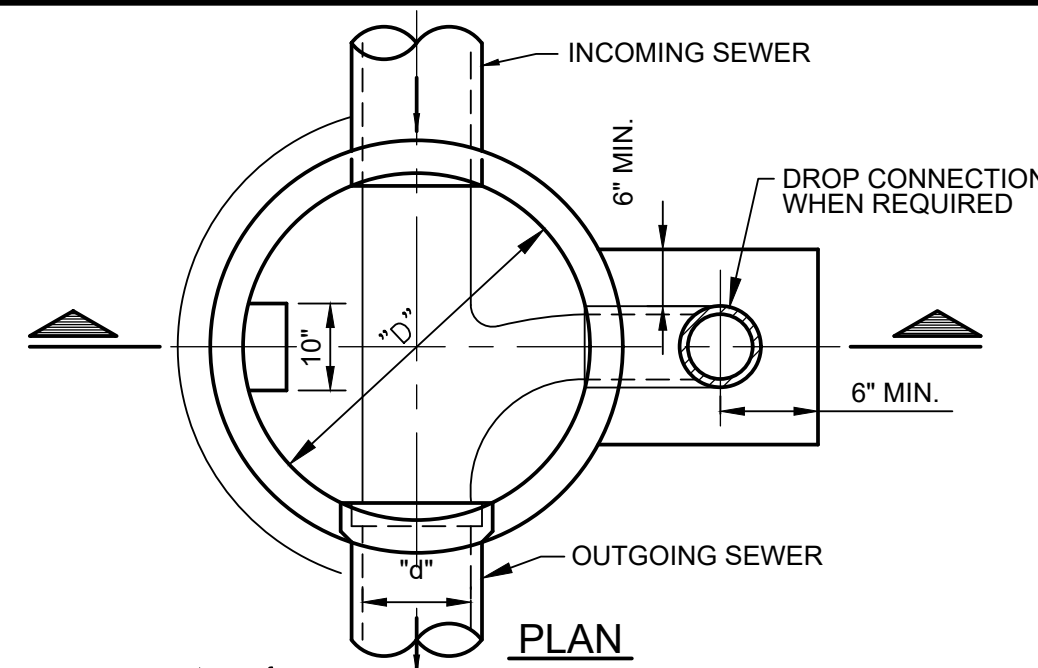


AIR RELIEF STRUCTURE

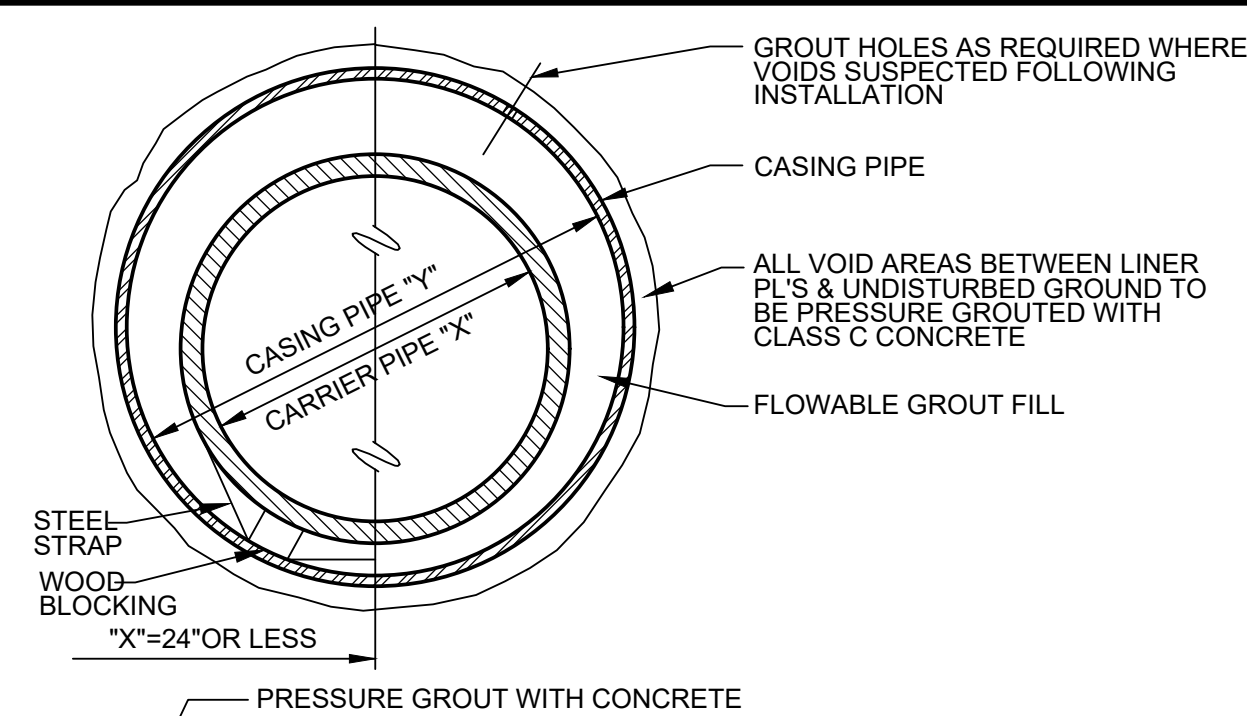


WATERTIGHT COVER ANCHORAGE

MANHOLE SCHEDULE	
PIPE SIZE ("d")	D
8"-24"	48"
27"-36"	60"
42"-48"	72"
54"	84"



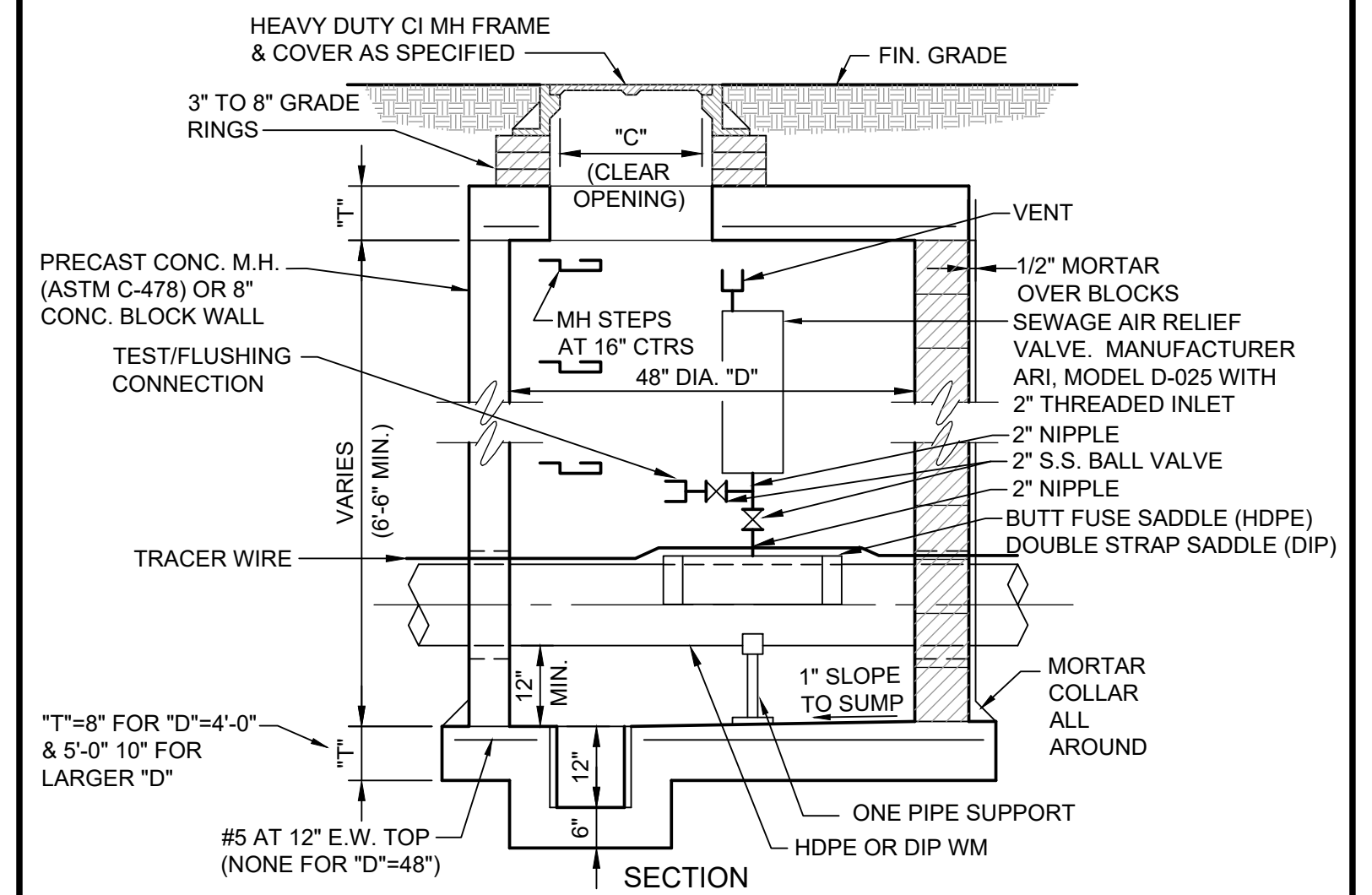
DROP CONNECTION



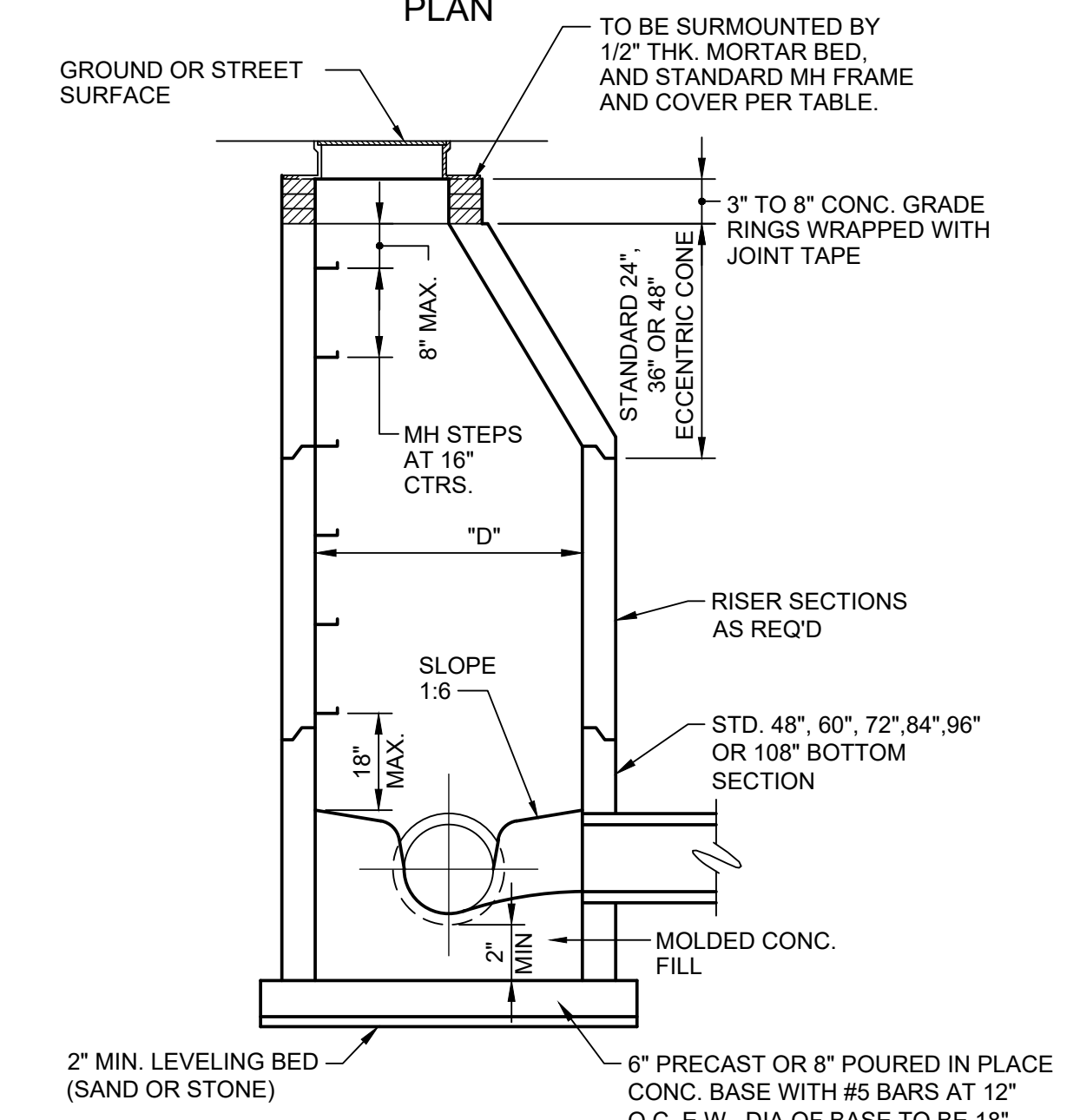
CASING PIPE

TABLE	
"X"	"Y"(MIN)
6"-8"	20"
10"-12"	24"
14"-15"	30"
18"-21"	36"
24"	42"

NOTE: SEE SPECIFICATIONS FOR ALTERNATE CONST. METHODS



AIR RELIEF STRUCTURE



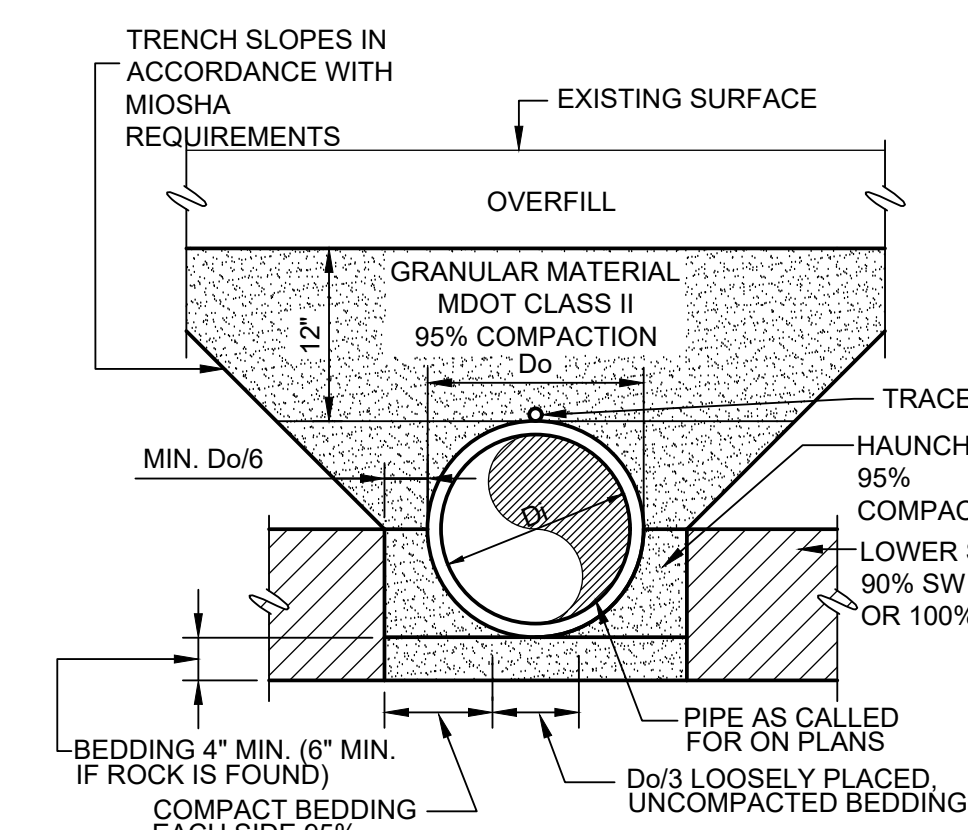
SECTION A-A

- NOTES:
- ALL SANITARY MANHOLES TO BE PRECAST REINFORCED CONCRETE WITH PREMIUM JOINTS. SEE SPECIFICATIONS FOR BASE SLAB AND PIPE OPENINGS AND CONNECTIONS.
 - MANHOLE CONES SHALL BE THE ECCENTRIC TYPE.
 - PROVIDE 6" OF COMPACTED GRANULAR MATERIAL UNDER ALL PRECAST CONCRETE BASE SLVCS.
 - FORCE MAINS CONNECT DIRECTLY TO A MANHOLE SHALL BE INSTALLED SO THAT THE ELEVATION OF THE PIPE CROWNS MATCH. THE FORCE MAIN SHALL BE DIRECTED DOWNWARD INTO THE FLOW CHANNEL.
 - FOR SANITARY SEWERS ALL PIPES SHALL ENTER MANHOLE THROUGH RUBBER BOOTED CONNECTION.

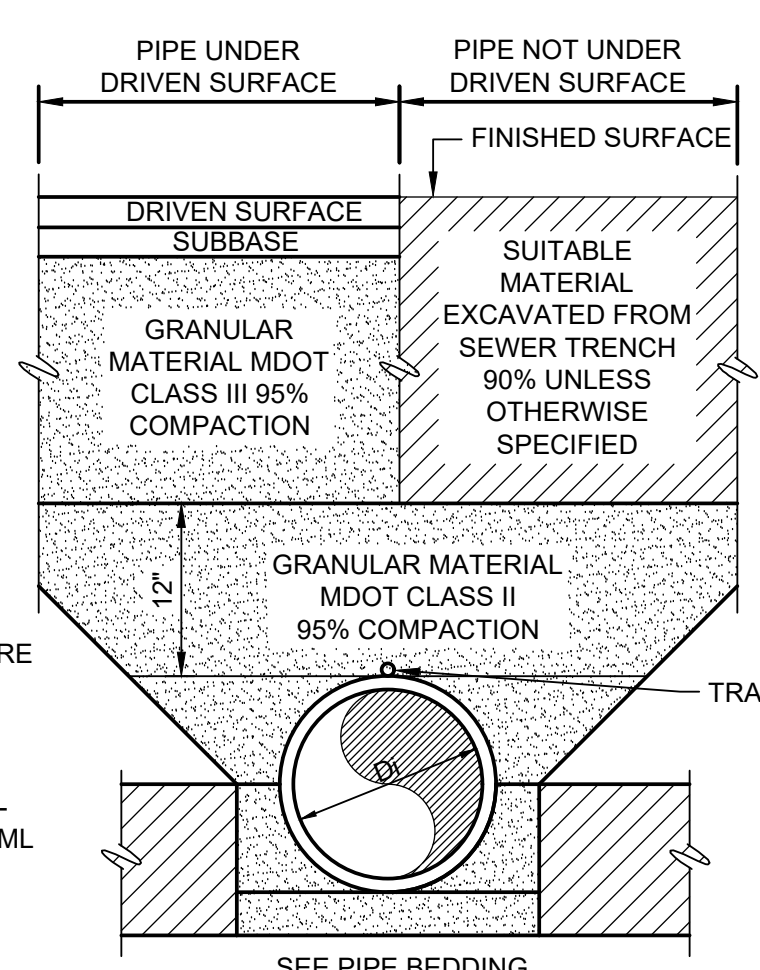
FRAME & COVER FOR SANITARY SEWER MANHOLES			
TYPE	TYPE OF COVER	MANUFACTURER OR EQUAL	
		EAST JORDAN	NEENAH
MH	SANITARY - SOLID SELF-SEALING	1040.0000	R-1642
MH	SANITARY - SOLID WATERTIGHT	1040-APT	R-1916-F
CO	SOLID	1574A	R-1973-A

STANDARD MANHOLE

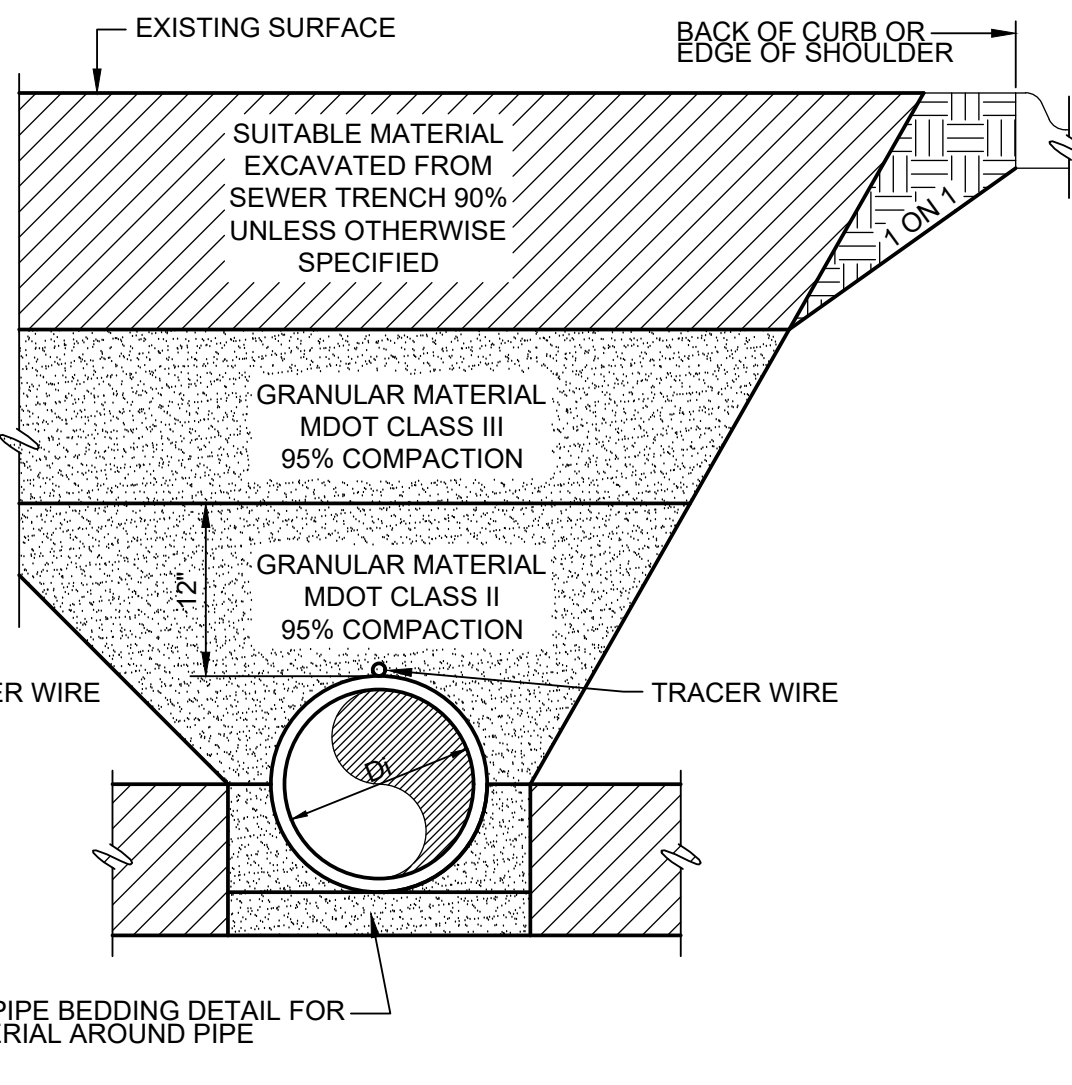
- NOTES:
- COMPACTION PRESENTED AS MINIMUM STANDARD PROCTOR VALUES.
 - MATERIALS AROUND THERMOPLASTIC PIPE WITH DIAMETER < 6 INCHES SHALL PASS 0.5 INCH SIEVE, MATERIALS AROUND OTHER PIPES SHALL PASS 1.5 INCH SIEVE.
 - MATERIALS AROUND HDPE PIPE TO BE MDOT 6A OR 21AA.
 - DRIVEN SURFACE IS DRIVEWAY, PARKING AREA, ROAD BED OR SHOULDER.
 - UTILITY TRENCHES LOCATED WITHIN A MDOT ROW SHALL CONFORM TO MDOT STANDARD DETAIL R-83.
 - TRACER WIRE IS REQUIRED ON FORCE MAIN ONLY AND SHALL BE BROUGHT TO GRADE AT A MINIMUM EVERY 1000 FEET IN A APPROVED CAST IRON TRACER WIRE BOX ENCASED IN CONCRETE OR WITH AN APPROVED GREEN MARKER POST.



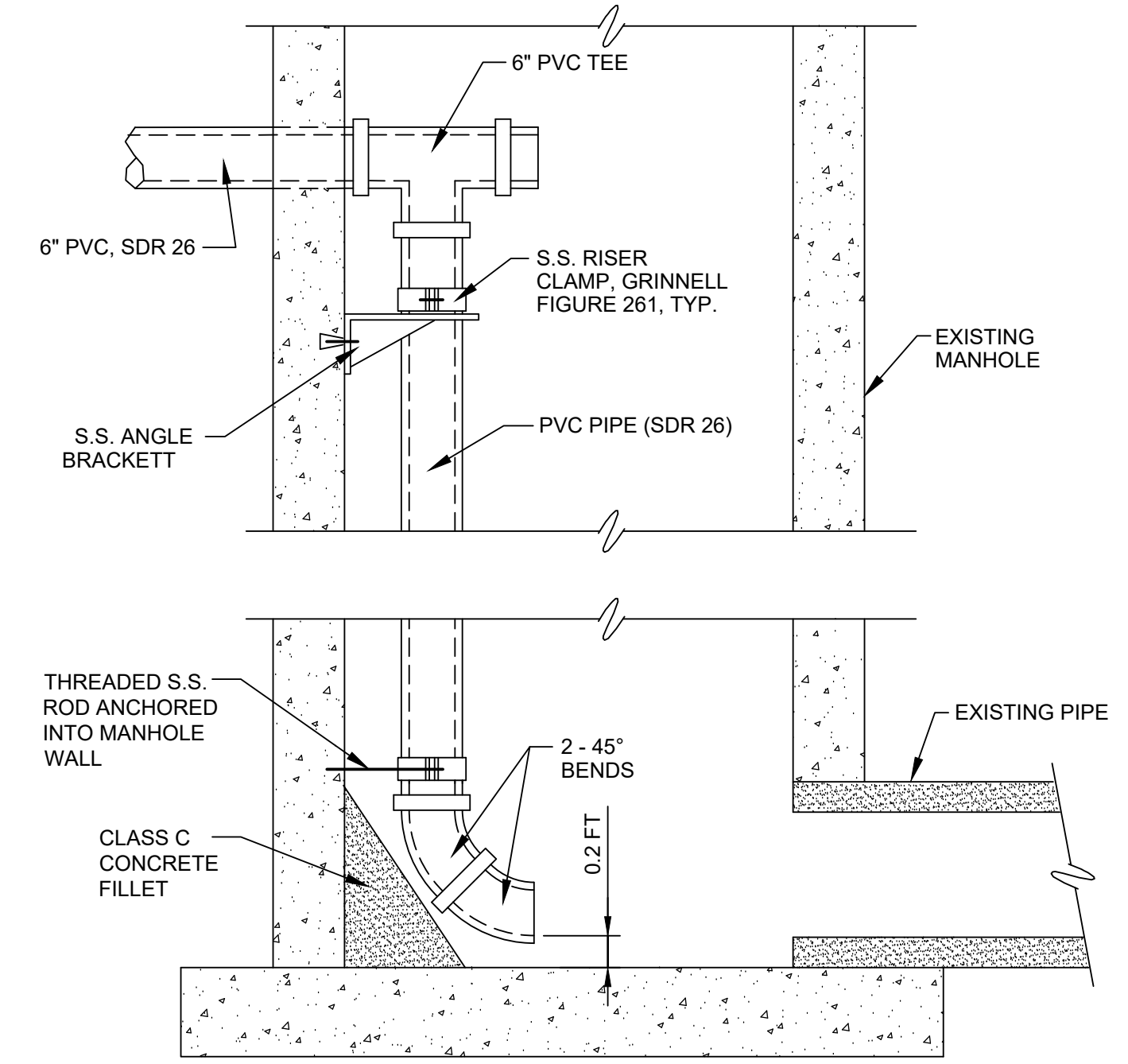
PIPE BEDDING



PIPE UNDER/NOT UNDER DRIVEN SURFACE



PIPE WITHIN INFLUENCE OF DRIVEN SURFACE



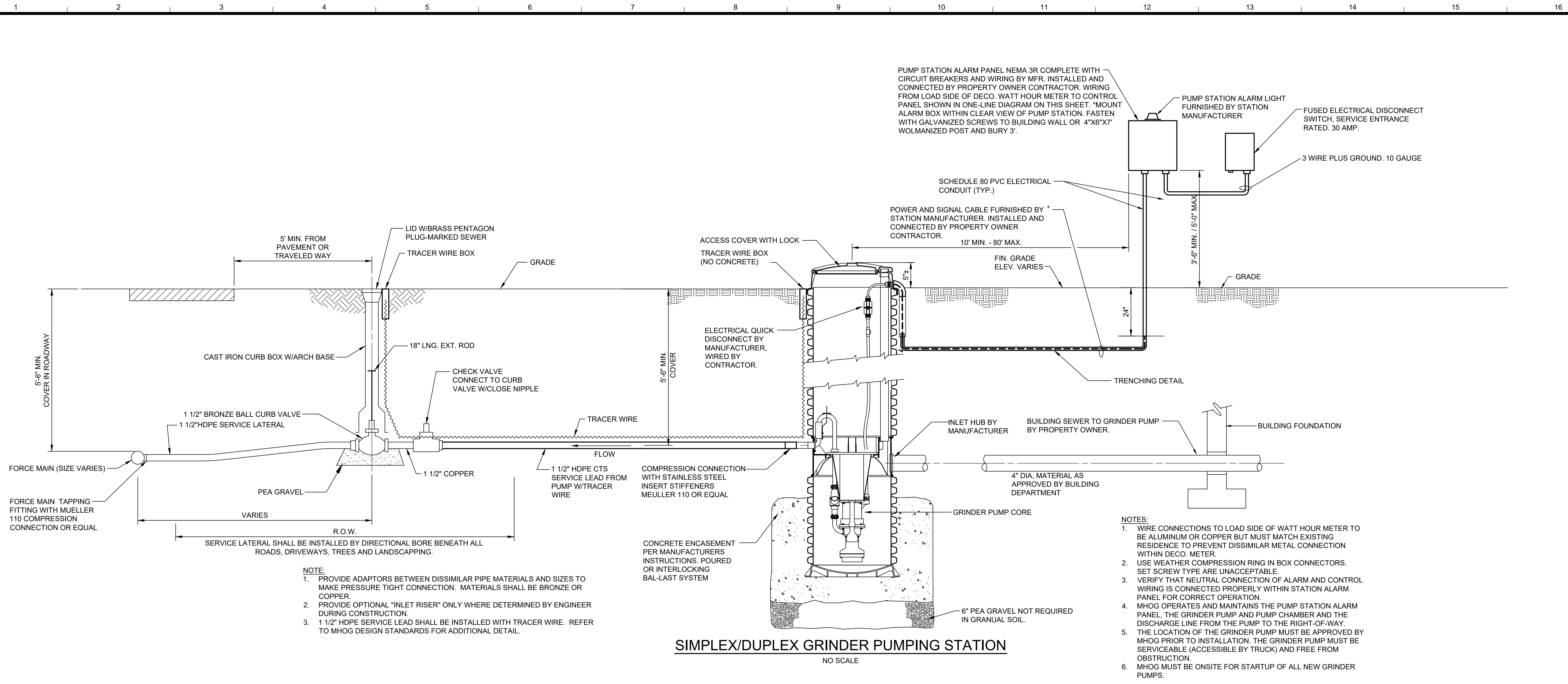
INTERIOR SEWER LATERAL DROP CONNECTION



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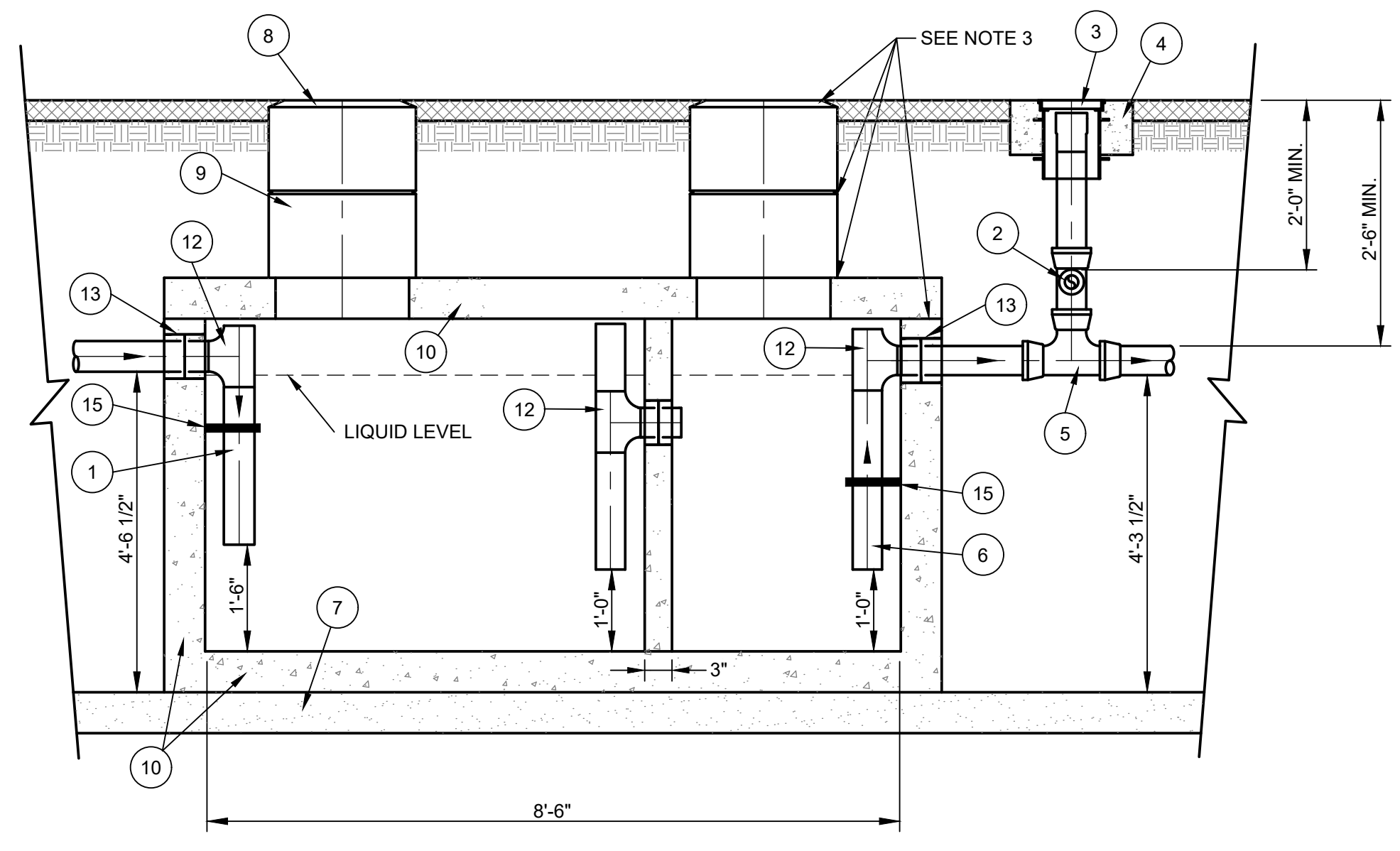
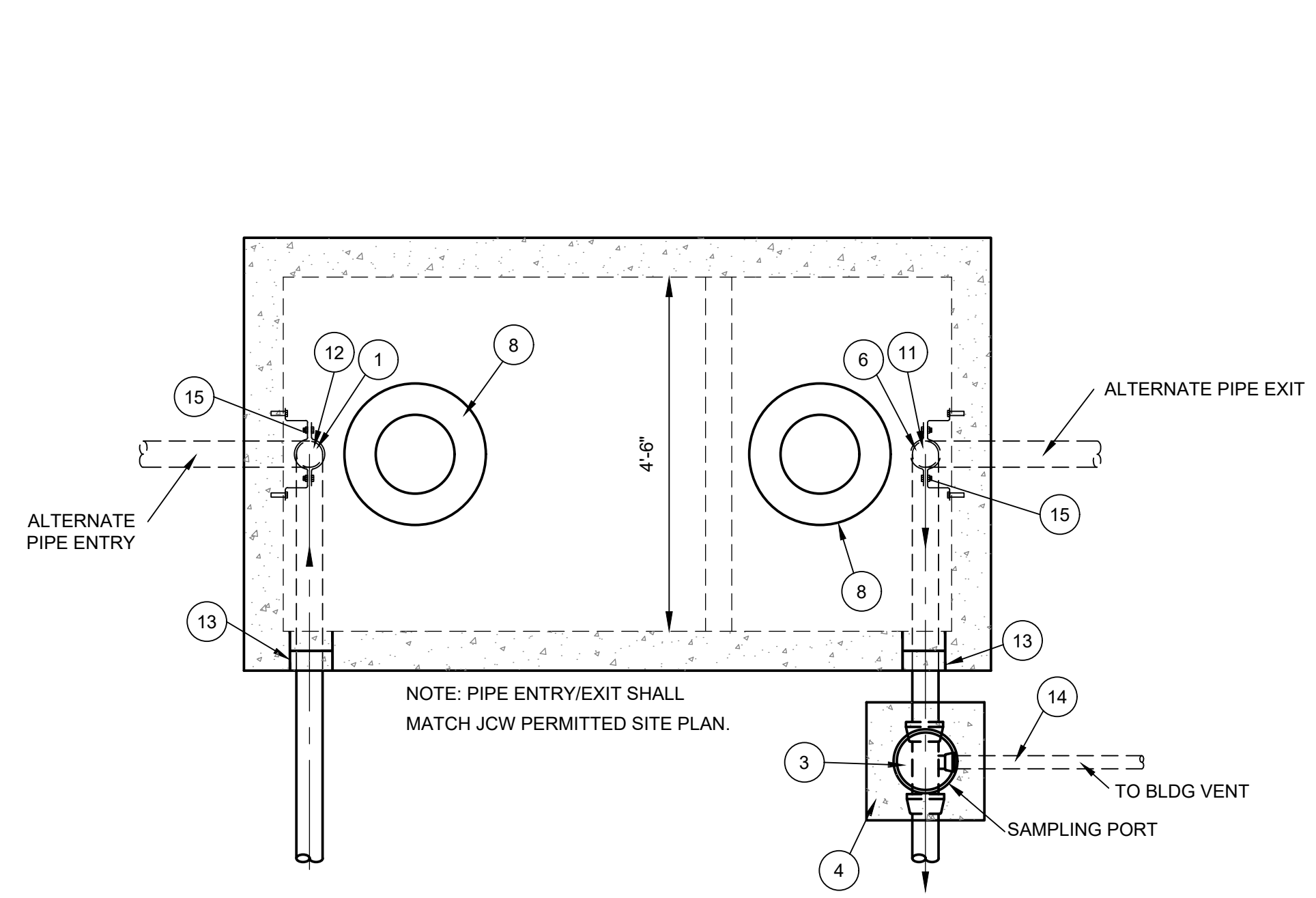
STANDARD DETAILS

Scale: NONE
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 UPDATED: FEBRUARY 2019



SIMPLEX/DUPLEX GRINDER PUMPING STATION

NO SCALE



GREASE INTERCEPTOR 1000 GALLON

NO SCALE

ITEM	DESCRIPTION
1	4" PVC INLET PIPE*
2	4"x4"x2" TEE WITH 2" PIPE TO BUILDING VENT*
3	THREADED C/O CAP JOSAM 58860 OR APP EQUAL**
4	CONCRETE PAD
5	4"x4"x4" TWO-WAY CLEANOUT TEE*
6	4" PVC OUTLET*
7	4" - 6" GRAVEL BEDDING
8	HEAVY-DUTY CAST IRON FRAME AND COVER ***
9	CONCRETE ADJUSTMENT RINGS
10	REINFORCE AS REQUIRED FOR SERVICE CONDITIONS
11	4" PVC 90° ELBOW*
12	4" PVC TEE*
13	A-LOK OR PRESS SEAL PSX PIPE/WALL CONNECTOR
14	2" VENT PIPE (IDENTIFY PIPE TYPE, CLASS & JOINT AS REQUIRED FOR PROJECT)
15	STAINLESS STEEL PIPE SUPPORT CLAMP ****

* 6" PIPE MAY BE SUBSTITUTED TO MATCH UPSTREAM PIPE DIAMETER.
 ** REFER TO CLEAN OUT DETAIL(S) ON STANDARD DETAIL SHEET
 *** CLAY & BAILEY 2008 BV OR EQUAL (FROST PROOF COVERS OPTIONAL)
 **** FM STAINLESS FASTENERS #63 OR EQUAL. 1/2"x2-1/2" SS BRACKET W/ 1/2"x1-1/2" FULLY THREADED SS HEX BOLT WITH 1/2" SS WASHER AND 1/2"x1-3/4" SS ANCHORS. CLAMP TO BE FACTORY INSTALLED.

- NOTES:**
1. THREE COVERS AND RISERS SHOWN. TWO COVERS AND RISERS CENTERED OVER UPPER TWO BAFFLES ARE OPTIONAL.
 2. INTERCEPTOR SIZE - 1000 GAL MINIMUM (REVISE THE SIZE DIMENSIONS, AS NEEDED, FOR LARGER CAPACITY INTERCEPTORS)
 3. ALL JOINTS AT THE FRAME & COVER, CONCRETE ADJUSTMENT RINGS AND THE LID OF THE INTERCEPTOR SHALL BE SEALED WITH A MINIMUM OF TWO (2) ROWS OF 3/4 TO 1 INCH PREFORMED BUTYL JOINT SEALER AND A 6" BUTYL JOINT WRAP AROUND SLEEVE (EZ WRAP). THE ENDS OF THE 6" EZ WRAP SHALL OVERLAP BY 12".
 4. PIPING ON THE INTERIOR OF THE INTERCEPTOR SHALL BE PVC WITH SOLVENT-CEMENTED JOINTS.
 5. GREASE INTERCEPTOR INCLUDING ADJUSTMENT RINGS AND CASTINGS SHALL BE WATER TESTED FOR WATER TIGHTNESS AFTER THE BACKFILL OPERATIONS HAVE BEEN COMPLETED. WATER TESTING SHALL CONSIST OF THE FOLLOWING: 1. SEAL THE TANK, 2. FILL WITH WATER, 3. LET STAND FOR 24 HOURS, 4. REFILL TANK, 5. TANK IS APPROVED IS WATER LEVEL IS HELD FOR 1 HOUR.
 6. ONLY KITCHEN WASTE SHALL BE DIVERTED TO THE GREASE TRAP.



MARION HOWELL OCEOLA GENOA
Sewer and Water Authority

STANDARD DETAILS

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 UPDATED: NOVEMBER 2022

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D-Series Size 1 LED Area Luminaire

Specifications

EPA: 0.69 ft² (0.064 m²)
 Length: 22.71" (581 mm)
 Width: 14.26" (362 mm)
 Height H1: 7.28" (185 mm)
 Height H2: 2.73" (69 mm)
 Weight: 34 lbs (15.4 kg)

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DBXED

Series	LEDs	Color Temperature	Beam Spread	Mounting	Notes
DSX1 LED	Forward optics	(This section 70CRI only)	70CRI	AFR	Aluminum extrusion
P1	P6	30K	3000K	T15	Type 1 (short)
P2	P7	40K	4000K	T2M	Type 2 (medium)
P3	P8	50K	5000K	T3M	Type 3 (medium)
P4	P9	60K	6000K	T4M	Type 4 (medium)
P5	P10	70K	7000K	T5M	Type 5 (medium)
P6	P11	80K	8000K	T6M	Type 6 (medium)
P7	P12	90K	9000K	T7M	Type 7 (medium)
P8	P13	100K	10000K	T8M	Type 8 (medium)

Control option	Other options	Shipped installed	Shipped separately
AC/DC PWR	PER7	SPR20V	DDSD
PR	BL30	HS	DLSD
PER	BL30	RO	DDSD
PER5	DS	DF	DDSD

LITHONIA LIGHTING
 One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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D-Series Size 2 LED Wall Luminaire

Specifications

Width: 18-1/2" (468 mm)
 Depth: 10" (254 mm)
 Height: 7-5/8" (194 mm)

Weight: 21 lbs (9.5 kg)

Back Box (BBW)
 Width: 5-1/2" (140 mm)
 Depth: 1-1/2" (38 mm)
 Height: 4" (102 mm)

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.
- This luminaire is A+ Certified when ordered with DTL controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocell interoperability.
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background.

To learn more about A+, visit www.acuitybrands.com/aplus.

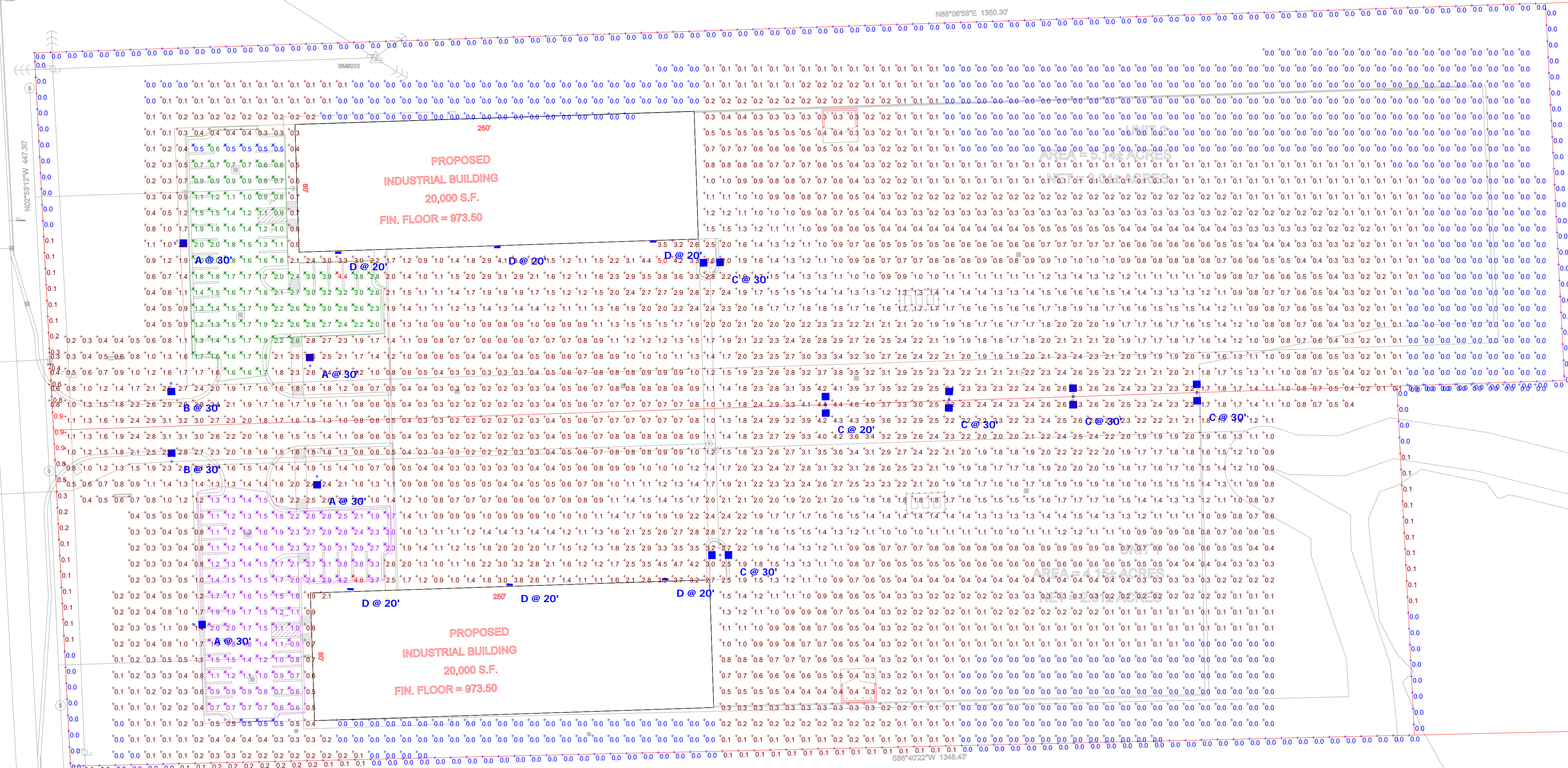
- See ordering tree for details.
- A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately. [Link to Roam](#); [Link to DTL DLL](#)

Ordering Information EXAMPLE: DSXW2 LED 30C 70K 40K T3M MVOLT DDBTXD

Series	LEDs	Color Temperature	Beam Spread	Mounting	Notes
DSXW2 LED	30C	30K	3000K	T2M	Type 2 (medium)
DSXW2 LED	40K	40K	4000K	T3M	Type 3 (medium)
DSXW2 LED	50K	50K	5000K	T4M	Type 4 (medium)
DSXW2 LED	60K	60K	6000K	T5M	Type 5 (medium)
DSXW2 LED	70K	70K	7000K	T6M	Type 6 (medium)
DSXW2 LED	80K	80K	8000K	T7M	Type 7 (medium)
DSXW2 LED	90K	90K	9000K	T8M	Type 8 (medium)

Shipped installed	Shipped separately
SP	BBW
PR	DLSD
PER	DDSD
PER5	DDSD
SPD	DDSD

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General Note

- SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
- CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: 0' - 0"
- LIGHTING ALTERNATES REQUIRE NEW PHOTOMETRIC CALCULATION AND RESUBMISSION TO CITY FOR APPROVAL.

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

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

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

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

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

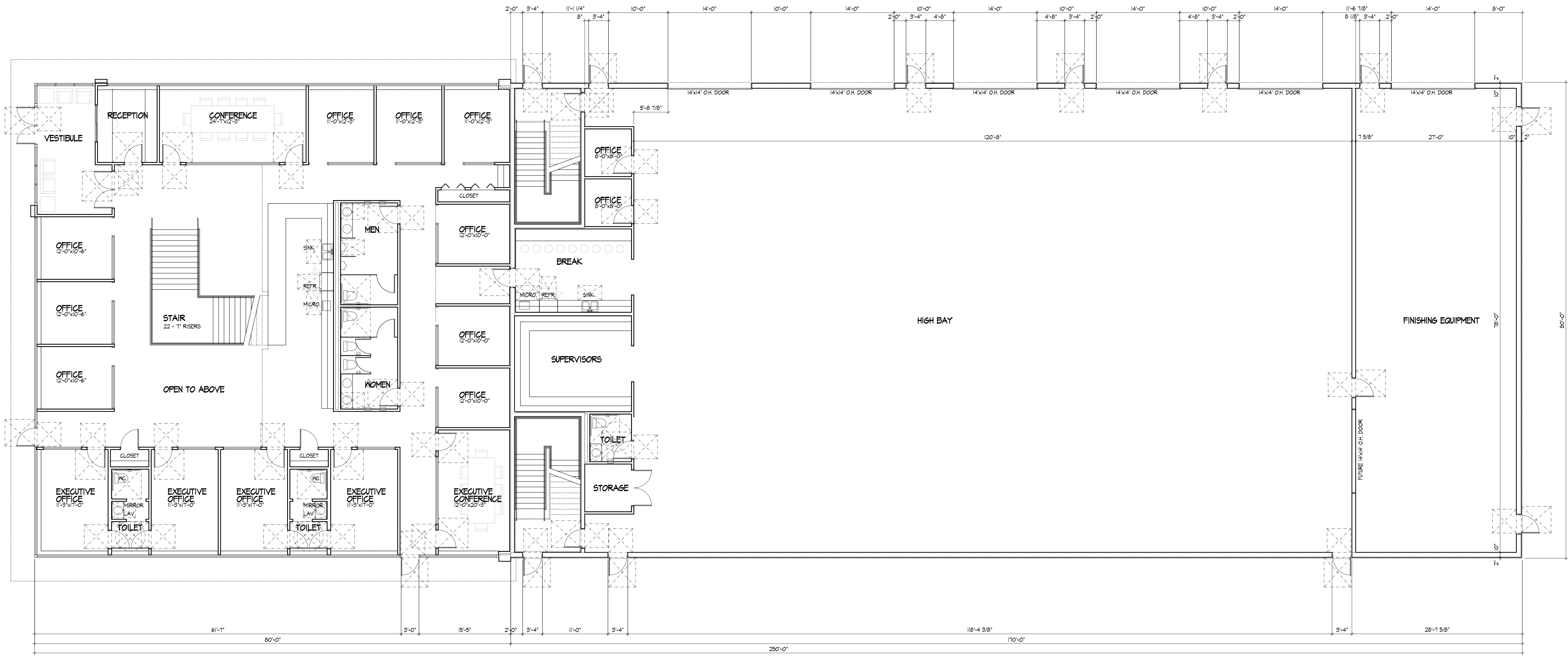
MOUNTING HEIGHT IS MEASURED FROM GRADE TO FACE OF FIXTURE. POLE HEIGHT SHOULD BE CALCULATED AS THE MOUNTING HEIGHT LESS BASE HEIGHT.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Max
North Parking Lot	✕	1.7 fc	4.4 fc	0.5 fc	8.8:1	3.4:1
Property Line	+	0.0 fc	0.9 fc	0.0 fc	N/A	0.0:1
South Parking Lot	✕	1.7 fc	4.8 fc	0.5 fc	9.6:1	3.4:1
Grade	+	0.9 fc	5.0 fc	0.0 fc	N/A	0.2:1

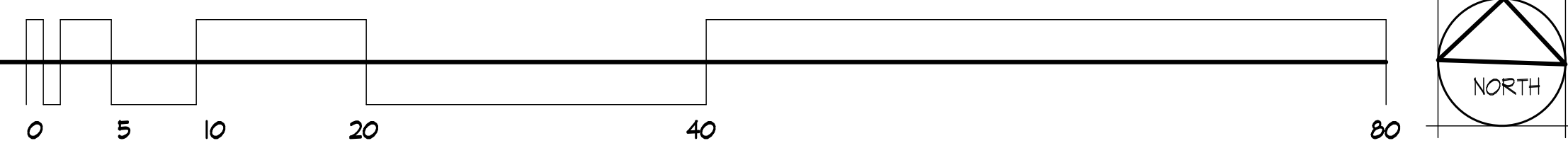
Schedule								
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Light Loss Factor	Wattage
✕	A	4	Lithonia Lighting	DSX1 LED P4 40K 70CRI T3M	D-Series Size 1 Area Luminaire P4 Performance Package 4000K CCT 70 CRI Forward Throw	16384	0.9	123.94
+	B	2	Lithonia Lighting	DSX1 LED P4 40K 70CRI T3M	D-Series Size 1 Area Luminaire P4 Performance Package 4000K CCT 70 CRI Type 3 Medium	16032	0.9	123.94
✕	C	6	Lithonia Lighting	DSX1 LED P4 40K 70CRI T5W	D-Series Size 1 Area Luminaire P4 Performance Package 4000K CCT 70 CRI Type 5 Wide	17013	0.9	247.88
+	D	6	Lithonia Lighting	DSXW2 LED 30C 1000 40K T3M MVOLT	DSXW2 LED WITH 3 LIGHT ENGINES, 30 LED'S, 1000mA DRIVER, 4000K LED, TYPE FORWARD THROW MEDIUM OPTIC	11120	0.9	109
+	E	0	Lithonia Lighting	DSX1 LED P4 40K 70CRI T5W	D-Series Size 1 Area Luminaire P4 Performance Package 4000K CCT 70 CRI Type 5 Wide	17013	0.9	123.94

GENOA TOWNSHIP
 PHOTOMETRIC SITE PLAN
 GASSER BUSH ASSOCIATES
 WWW.GASSERBUSH.COM

Designer
 DB
 Date
 11/30/2023
 Scale
 Not to Scale
 Drawing No.
 QUICK CALC V1
 1 of 1



UNIT #1 - MRM CONSTRUCTION
PROPOSED LOWER LEVEL PLAN
 SCALE: 1/8" = 1'-0"



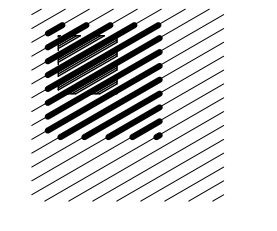
REVISIONS
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 10/26/2023
 10/27/2023
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 02/20/2024
 04/22/2024

DATE
 04/18/2023

PROJECT
 23/1751

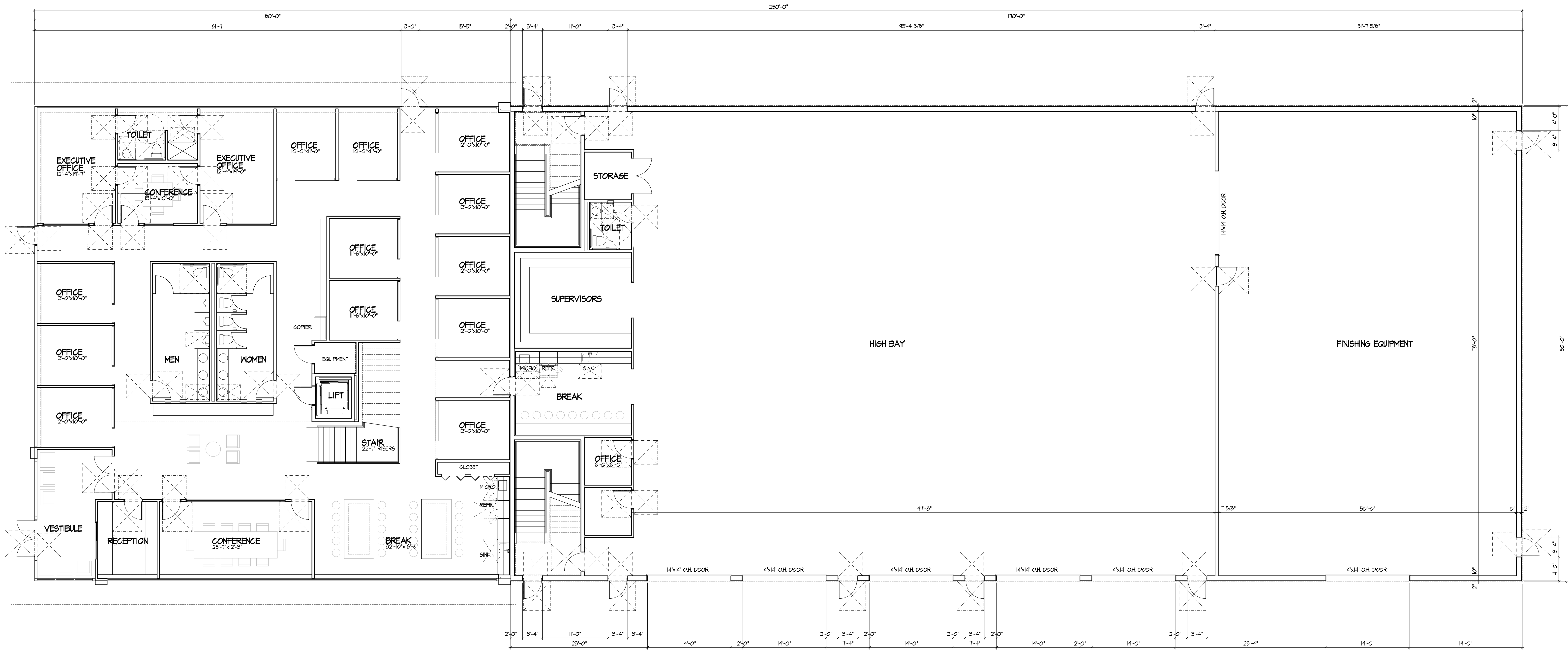
PROPOSED INDUSTRIAL SITE CONDOMINIUM
4M GENOA, L.L.C.
 2025 ELLERS ROAD, BRIGHTON, MICHIGAN 48114
PROPOSED LOWER LEVEL FLOOR PLAN - UNIT #1

SHEET
 A01.01A



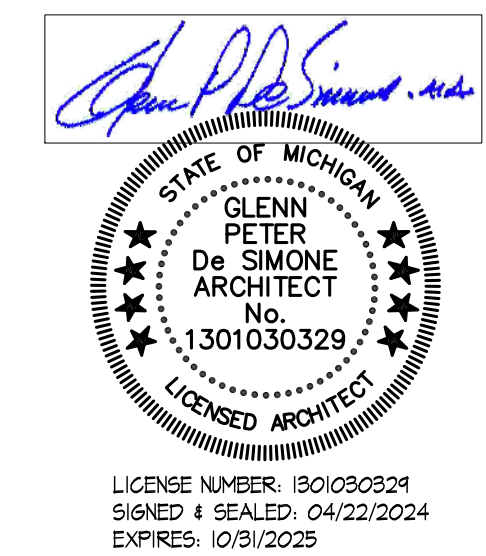
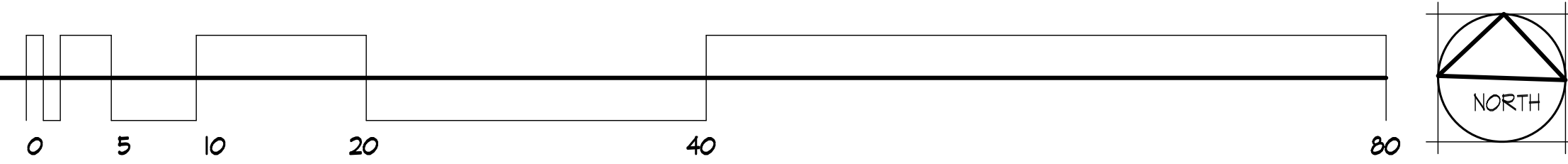
PRIME DESIGN SYSTEMS, INC.
 ARCHITECTURE INTERIORS PLANNING GRAPHICS
 2397 OLD KENT ROAD WARREN, MICHIGAN 48091
 586-427-4995
 FAX 586-758-5160
 E-MAIL: PDS@PDSGN.COM

PRIME DESIGN SYSTEMS, INC.
 ARCHITECTURE INTERIORS PLANNING GRAPHICS
 2397 OLD KENT ROAD WARREN, MICHIGAN 48091
 586-427-4995
 FAX 586-758-5160
 E-MAIL: PDS@PDSGN.COM



UNIT #2 - MERLO CONSTRUCTION
PROPOSED LOWER LEVEL PLAN

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

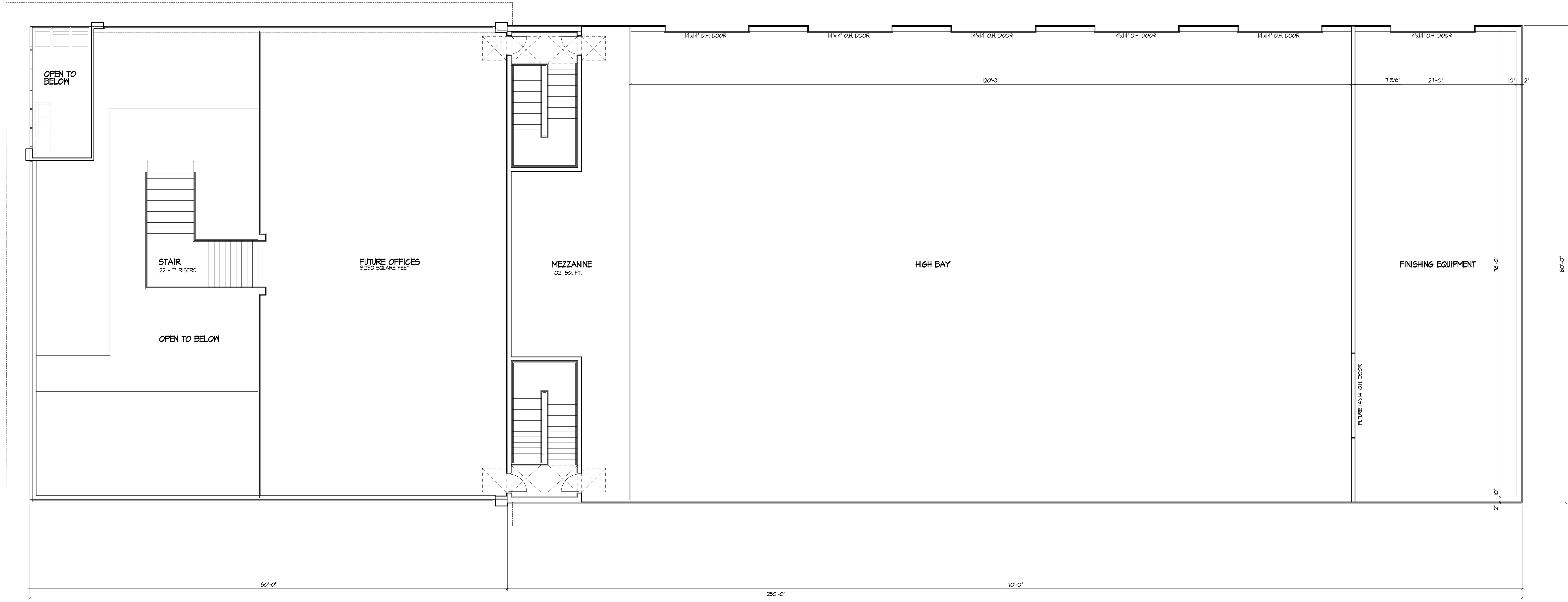


PROJECT
23/1751

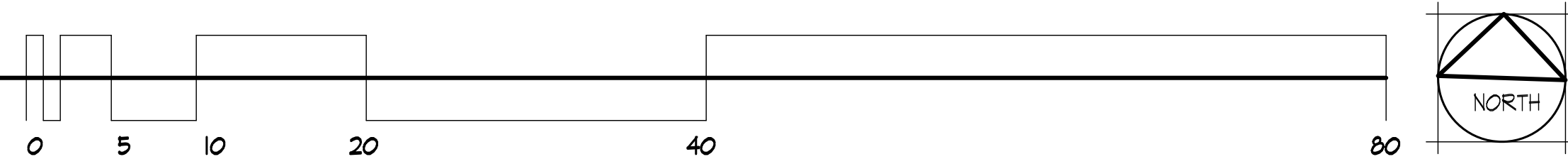
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04/18/2023

REVISIONS

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10/26/2023	
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12/20/2023	
01/17/2024	
02/20/2024	
04/22/2024	



UNIT #1 - MRM CONSTRUCTION
PROPOSED UPPER LEVEL PLAN
 SCALE: 1/8" = 1'-0"



REVISIONS

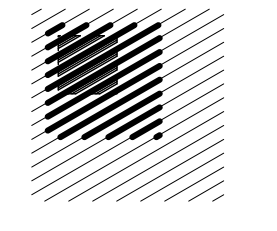
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DATE
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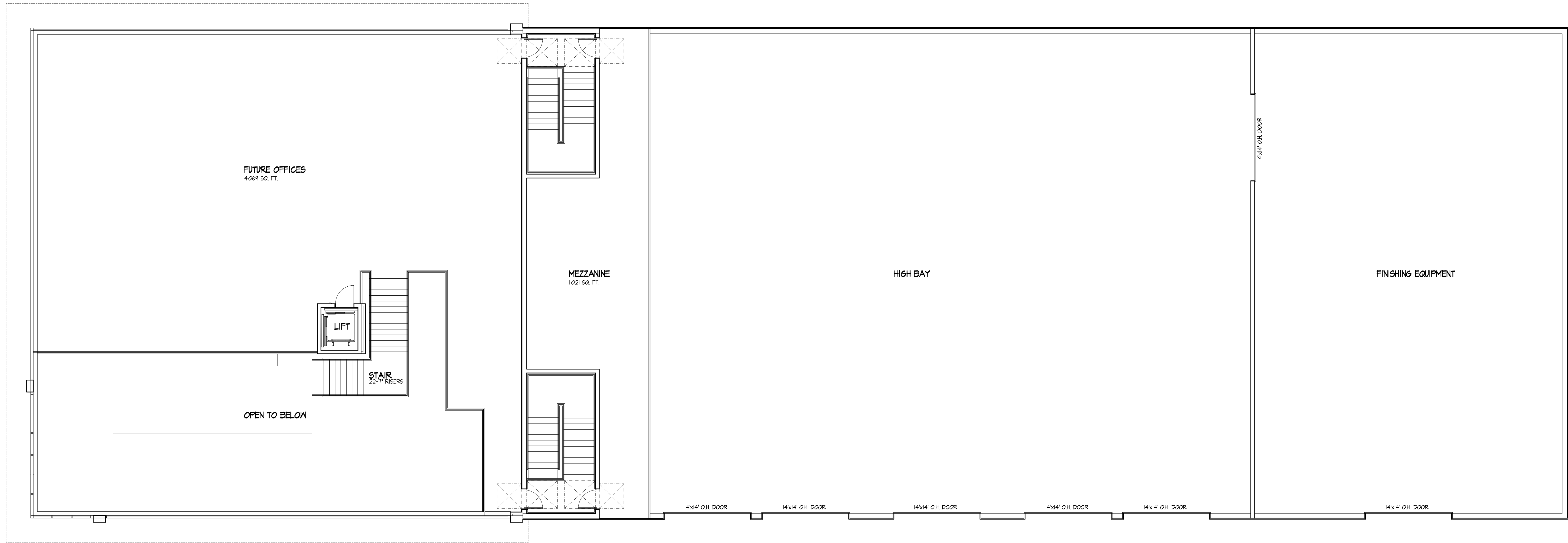
PROJECT
23/1751

PROPOSED INDUSTRIAL SITE CONDOMINIUM
4M GENOA, L.L.C.
 2025 ELLER ROAD, BRIGHTON, MICHIGAN 48114
PROPOSED UPPER LEVEL FLOOR PLAN - UNIT #1

SHEET
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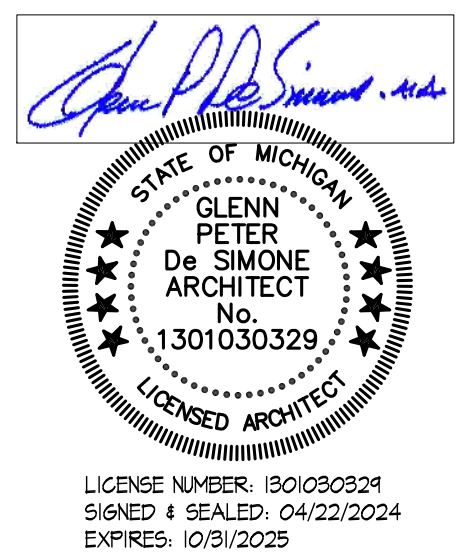
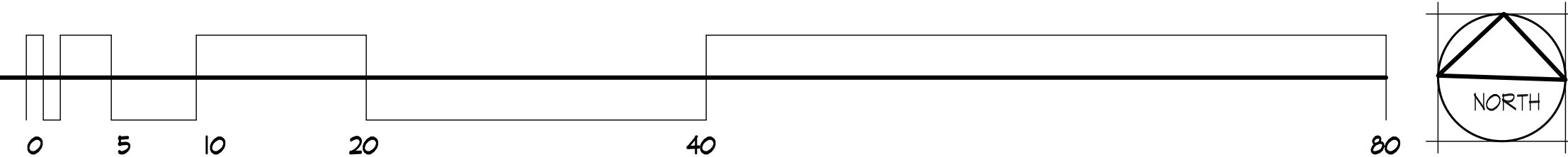


PRIME DESIGN SYSTEMS, INC.
 ARCHITECTURE INTERIORS PLANNING GRAPHICS
 2397 OLD KENT ROAD WARREN, MICHIGAN 48091
 586-427-4995 FAX 586-758-5160 E-MAIL: PDS@PDSIGN.COM



UNIT #2 - MERLO CONSTRUCTION
PROPOSED LOWER LEVEL PLAN

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



LICENSE NUMBER: 1301030329
 SIGNED & SEALED: 04/22/2024
 EXPIRES: 10/31/2025

PROPOSED INDUSTRIAL SITE CONDOMINIUM
4M GENOA, L.L.C.
 2025 ELLERS ROAD, BRIGHTON, MICHIGAN 48114
PROPOSED UPPER LEVEL FLOOR PLAN - UNIT #2

PROJECT
23/1751

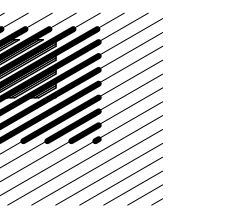
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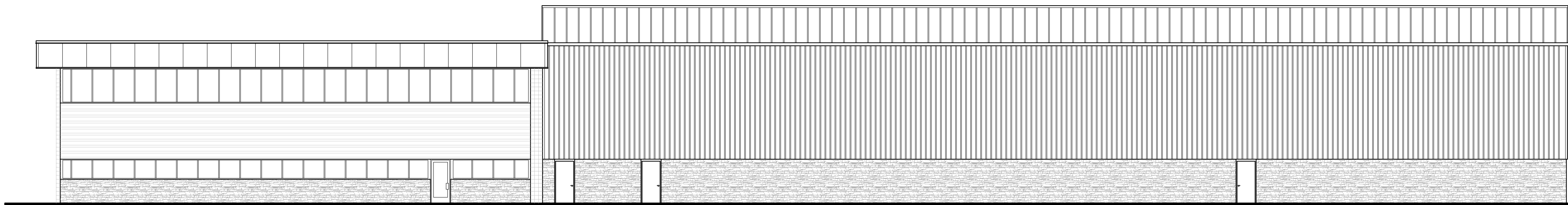
REVISIONS
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SHEET

A01.02B

PRIME DESIGN SYSTEMS, INC.
 ARCHITECTURE INTERIORS PLANNING GRAPHICS
 2397 OLD KENT ROAD WARREN, MICHIGAN 48091 586-427-4995
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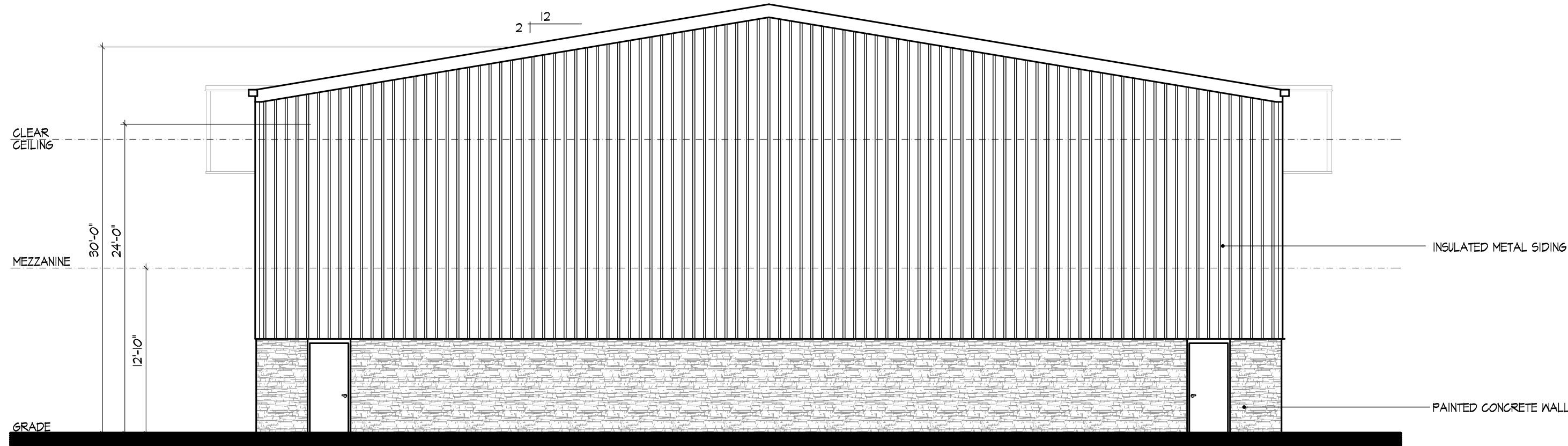


UNIT #1 - MRM CONSTRUCTION
 PROPOSED SOUTHERN EXTERIOR ELEVATION

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

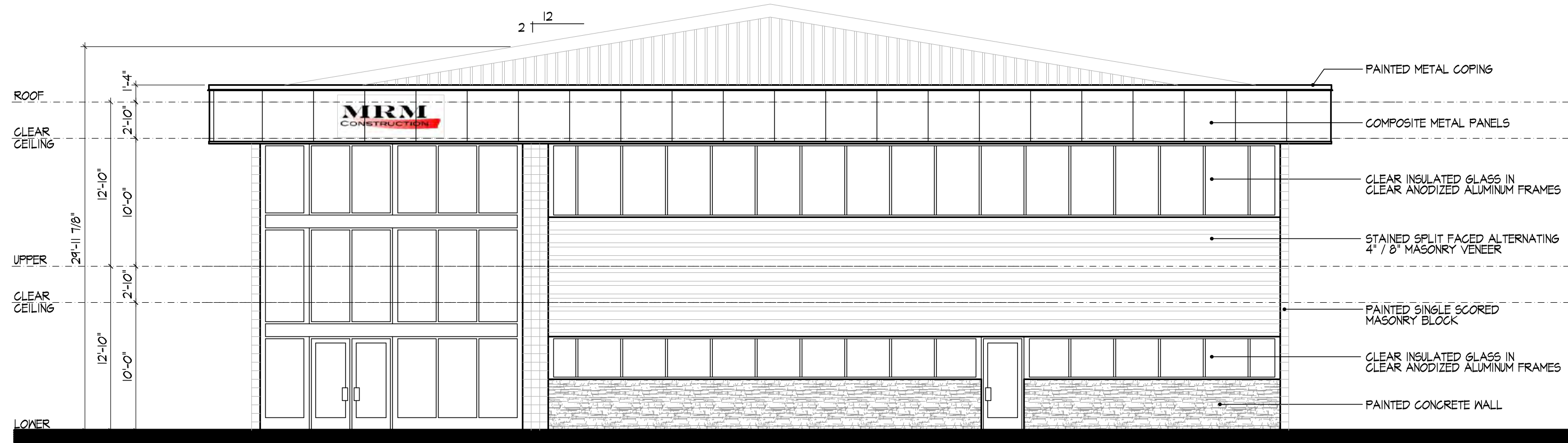
4M GENOA, L.L.C. - UNIT #2
 ELEVATION MATERIAL SUMMARY

OFFICE FRONT SIDE MATERIAL	2,456,841	TOTAL SQUARE FEET	AREA (S.F.)	PERCENTAGE	ALLOWED	DIFFERENCE	OFFICE NORTH SIDE MATERIAL	2,196,446	TOTAL SQUARE FEET	AREA (S.F.)	PERCENTAGE	ALLOWED	DIFFERENCE	OFFICE SOUTH SIDE MATERIAL	2,196,450	TOTAL SQUARE FEET	AREA (S.F.)	PERCENTAGE	ALLOWED	DIFFERENCE
DECORATIVE MASONRY VENEER	401,418	16.34%	100.00%	-804.28			DECORATIVE MASONRY VENEER	389,846	17.69%	100.00%	-17.55%			DECORATIVE MASONRY VENEER	728,220	33.14%	100.00%	-64.14%		
MASONRY BLOCK	476,121	19.58%	100.00%	-18.20%			MASONRY BLOCK	224,565	10.22%	100.00%	-14.44%			MASONRY BLOCK	151,111	6.88%	100.00%	-42.31%		
TOTAL OF ALL MASONRY	1,528,539	62.17%	100.00%	-16.24%			TOTAL OF ALL MASONRY	1,442,316	65.52%	100.00%	-15.01%			TOTAL OF ALL MASONRY	1,509,688	68.14%	100.00%	-12.49%		
GLASS WINDOWS & DOORS	158,245	6.44%	100.00%	-16.24%			GLASS WINDOWS & DOORS	144,316	6.57%	100.00%	-15.01%			GLASS WINDOWS & DOORS	150,288	6.84%	100.00%	-11.41%		
PAINTED CONCRETE WALL	256,612	10.49%	100.00%	-16.24%			DECORATIVE CONCRETE WALL	269,389	12.26%	100.00%	-15.01%			DECORATIVE CONCRETE WALL	248,281	11.29%	100.00%	-11.41%		
SHOP END WALL (METAL)	256,612	10.49%	100.00%	-16.24%																



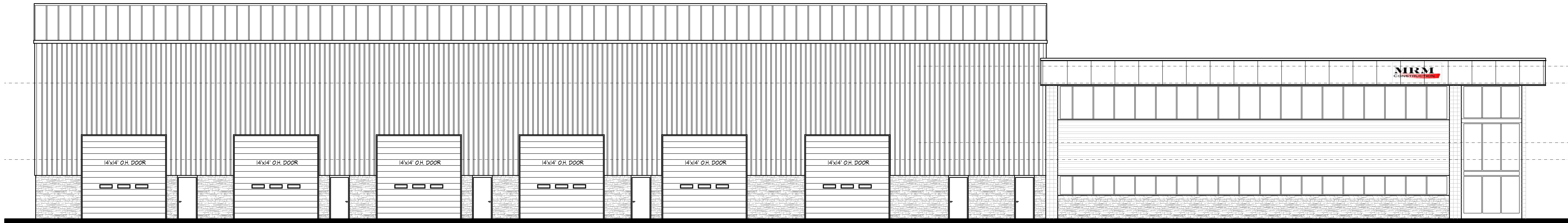
UNIT #1 - MRM CONSTRUCTION
 PROPOSED EASTERN EXTERIOR ELEVATION

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



UNIT #1 - MRM CONSTRUCTION
 PROPOSED WESTERN EXTERIOR ELEVATION

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

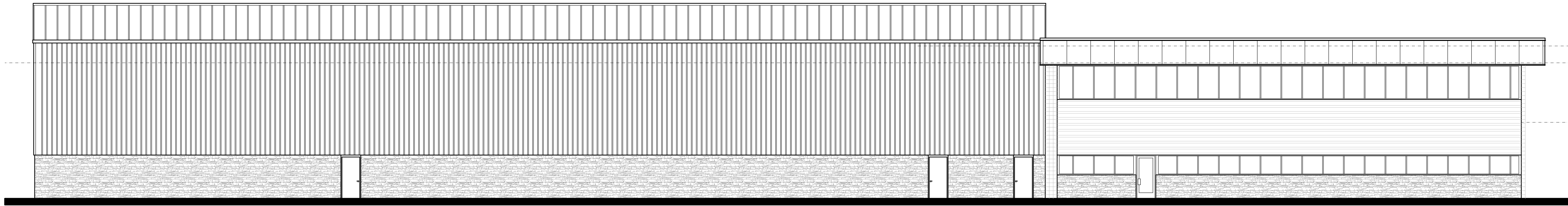


UNIT #1 - MRM CONSTRUCTION
 PROPOSED NORTHERN EXTERIOR ELEVATION

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

Glenn Peter De Simone
 STATE OF MICHIGAN
 GLENN PETER De SIMONE
 ARCHITECT
 No. 1301030329
 LICENSED ARCHITECT

LICENSE NUMBER: 1301030329
 SIGNED & SEALED: 04/22/2024
 EXPIRES: 10/31/2025

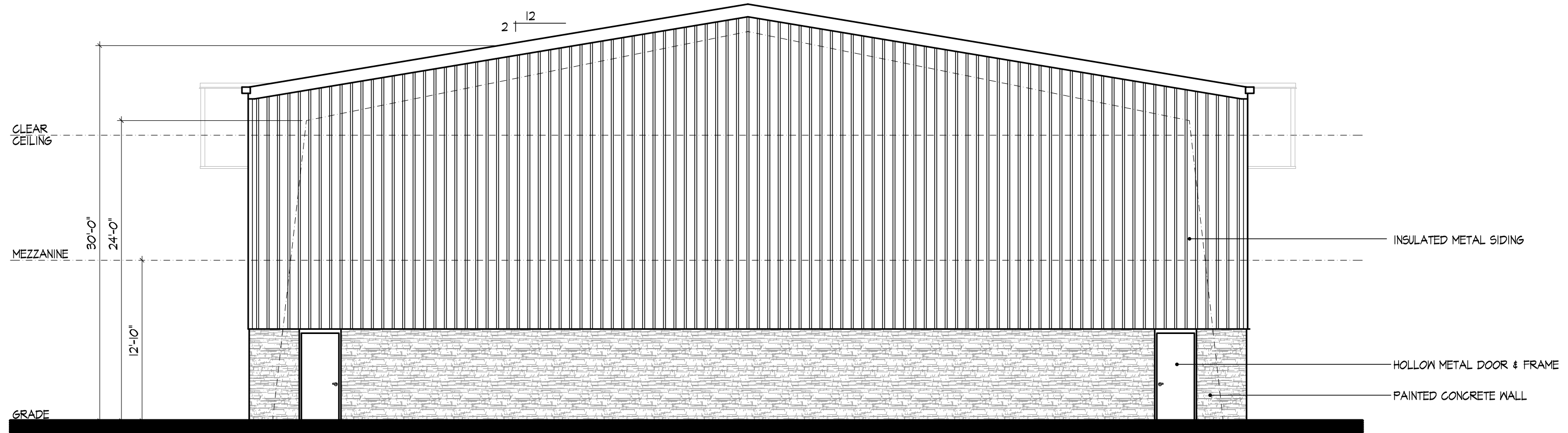


UNIT #2 - MERLO CONSTRUCTION
 PROPOSED NORTHERN EXTERIOR ELEVATION

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

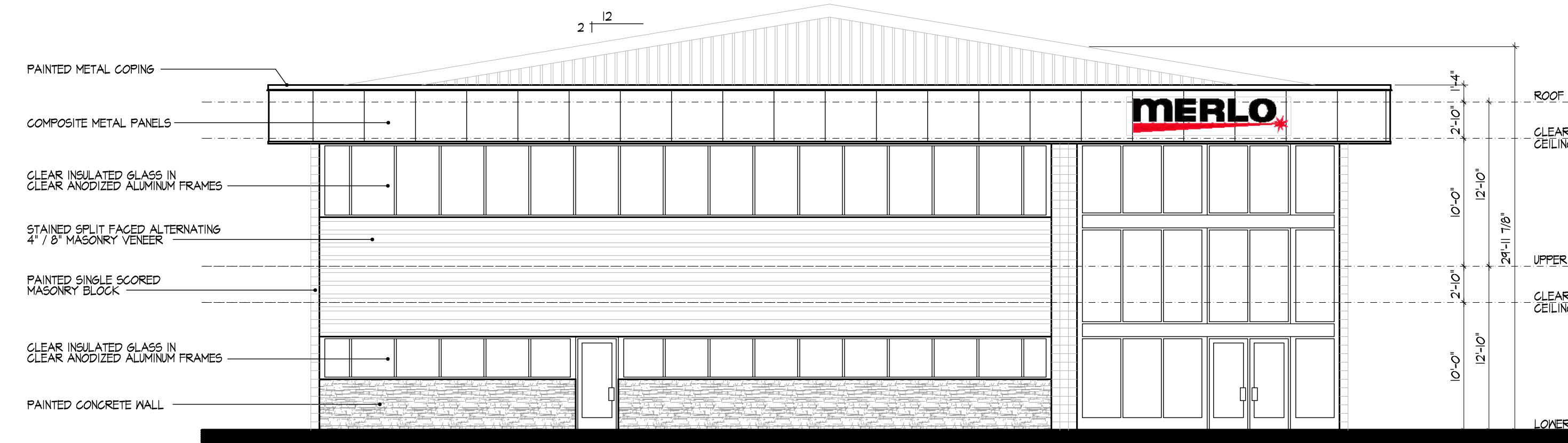
4M GENOA, L.L.C. - UNIT #1
 ELEVATION MATERIAL SUMMARY

OFFICE FRONT SIDE MATERIAL	2,456,841 TOTAL SQUARE FEET	AREA (S.F.)	PERCENTAGE	ALLOWED	DIFFERENCE	OFFICE SOUTH SIDE MATERIAL	2,196,446 TOTAL SQUARE FEET	AREA (S.F.)	PERCENTAGE	ALLOWED	DIFFERENCE	OFFICE NORTH SIDE MATERIAL	2,196,450 TOTAL SQUARE FEET	AREA (S.F.)	PERCENTAGE	ALLOWED	DIFFERENCE
DECORATIVE MASONRY VENEER	583,556	24.16%		100.00%	-73.78%	DECORATIVE MASONRY VENEER	614,444	27.97%		100.00%	-61.77%	DECORATIVE MASONRY VENEER	728,220	33.19%		100.00%	-64.44%
MASONRY BLOCK	18,211	0.74%		28.00%	-71.26%	MASONRY BLOCK	624,610	28.49%		28.00%	-1.51%	MASONRY BLOCK	151,111	6.88%		28.00%	-41.12%
TOTAL OF ALL MASONRY	601,767	24.90%				TOTAL OF ALL MASONRY	1,239,054	56.46%				TOTAL OF ALL MASONRY	879,331	39.97%			
COMPOSITE METAL PANELS	40,184	1.63%		28.00%	-71.37%	COMPOSITE METAL PANELS	388,660	17.70%		28.00%	-1.30%	COMPOSITE METAL PANELS	49,588	2.26%		28.00%	-41.74%
GLASS WINDOWS & DOORS	21,184	0.86%		28.00%	-71.14%	GLASS WINDOWS & DOORS	223,583	10.18%		28.00%	-27.82%	GLASS WINDOWS & DOORS	2,30,261	10.48%		28.00%	-17.52%
DECORATIVE CONCRETE WALL	215,354	8.77%		28.00%	-68.23%	DECORATIVE CONCRETE WALL	223,583	10.18%		28.00%	-27.82%	DECORATIVE CONCRETE WALL	2,30,261	10.48%		28.00%	-17.52%



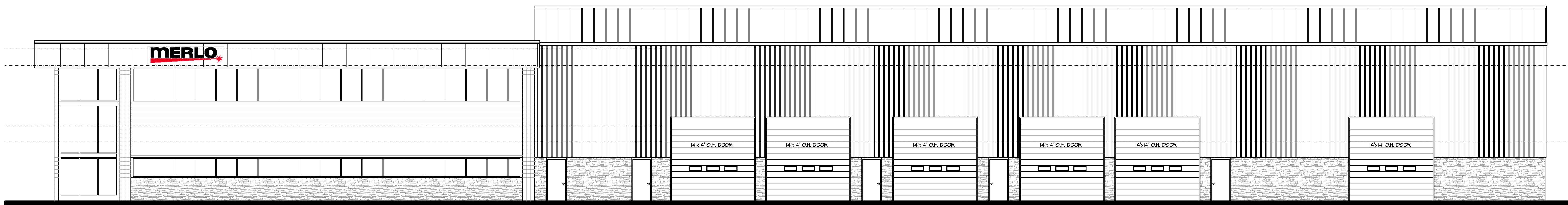
UNIT #2 - MERLO CONSTRUCTION
 PROPOSED EASTERN EXTERIOR ELEVATION

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



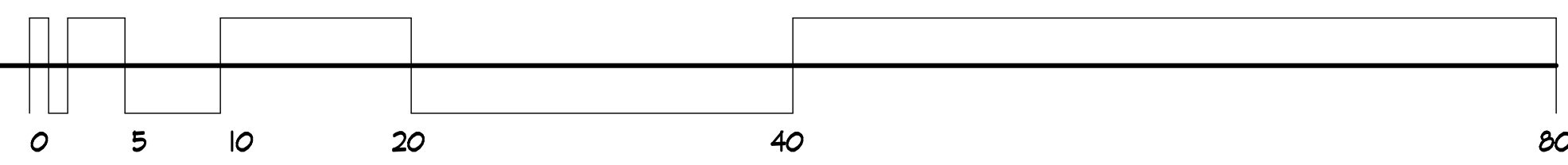
UNIT #2 - MERLO CONSTRUCTION
 PROPOSED WESTERN EXTERIOR ELEVATION

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



UNIT #2 - MERLO CONSTRUCTION
 PROPOSED SOUTHERN EXTERIOR ELEVATION

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



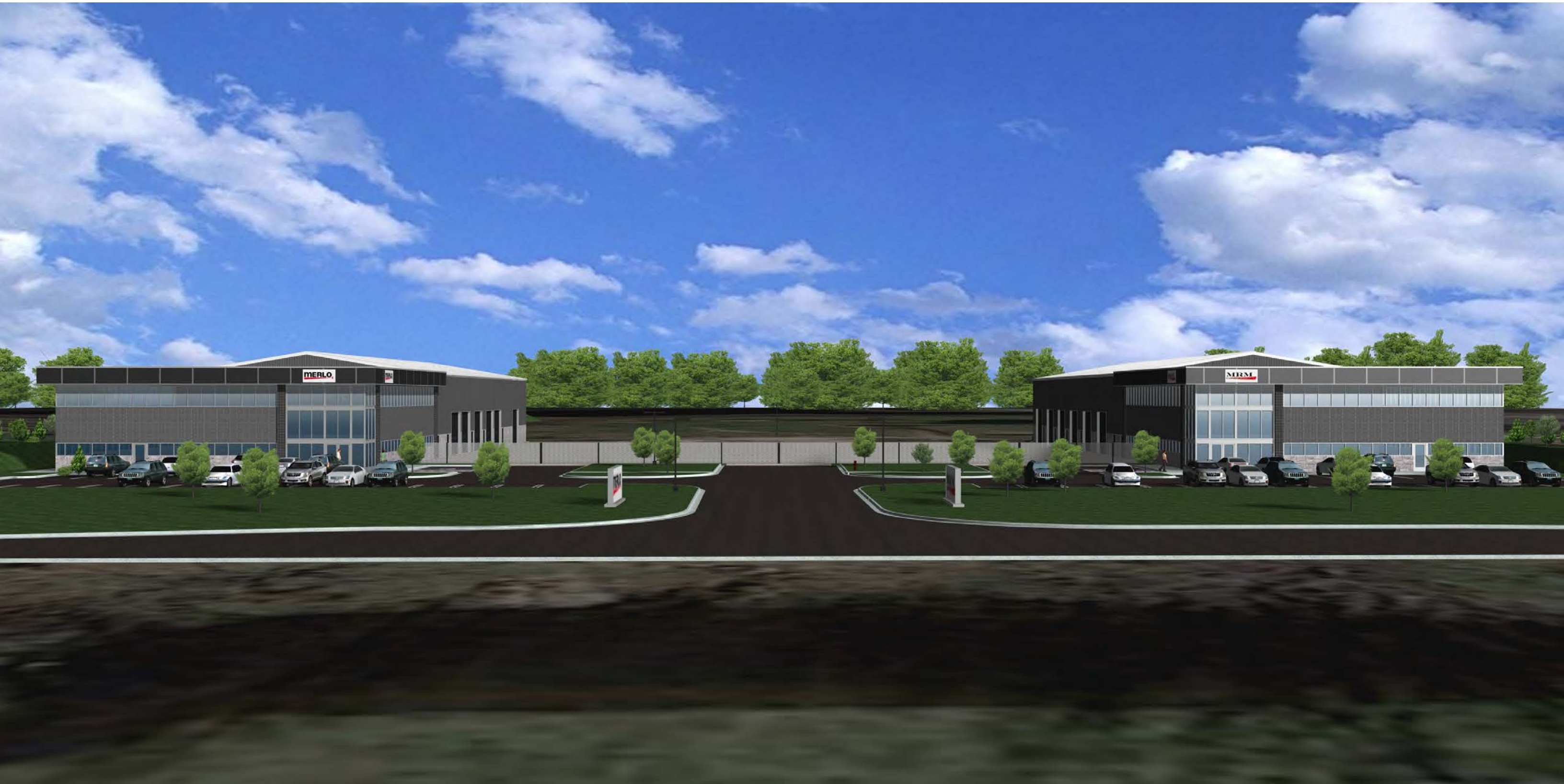
Glenn Peter De Simone
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 GLENN PETER De SIMONE
 ARCHITECT
 No. 1301030329
 LICENSED ARCHITECT

LICENSE NUMBER: 1301030329
 SIGNED & SEALED: 04/22/2024
 EXPIRES: 10/31/2025











MEMORANDUM

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

TO: Honorable Board of Trustees
FROM: Amy Ruthig, Planning Director
DATE: May 15, 2024
RE: Maxey Ford – 2798 E. Grand River
Impact Assessment

Please find attached the project case file for a proposed building and parking lot expansion for the existing Maxey Ford automobile dealership. The property is located at 2798 E. Grand River Avenue, south of Grand River Avenue and east of Chilson Road. The site is zoned General Commercial District (GCD).



SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

Terry Croft

Diana Lowe

Jeff Dhaenens

MANAGER

Kelly VanMarter

Procedurally, the Planning Commission has approval authority over the site plan, but is to put forth a recommendation to the Township Board on the Environmental Impact Assessment. The project was heard before the Planning Commission on May 13th, 2024 and the Commission approved the site plan and recommended approval of the Impact Assessment as submitted. Based on the recommendation from the Planning Commission, I offer the following for your consideration:

ENVIRONMENTAL IMPACT ASSESSMENT

Moved by _____, supported by _____, to approve the Environmental Impact Assessment dated March 19, 2024 for a building and parking lot expansion for the existing Maxey Ford Dealership located at 2798 E. Grand River with the following conditions:

- Review of the current landscape to ensure it is consistent with the previously approved site plan.
- The application shall comply with all of the Brighton Area Fire Authority Fire Marshal's requirements.

If you should have any questions, please feel free to contact me.

A handwritten signature in blue ink that reads "Amy Ruthig". The signature is written in a cursive style and is positioned above the typed name.

Amy Ruthig, Planning Director



GENOA CHARTER TOWNSHIP
Application for Site Plan Review

TO THE GENOA TOWNSHIP PLANNING COMMISSION AND TOWNSHIP BOARD:

APPLICANT NAME & ADDRESS: Michael Maxey, 2798 E. Grand River Ave.

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

OWNER'S NAME & ADDRESS: Bob Maxey Ford of Howell

SITE ADDRESS: 2798 E. Grand River Ave. PARCEL #(s): 11-06-200-113

APPLICANT PHONE: (517) 338-0201 OWNER PHONE: ()

OWNER EMAIL: mmaxey@bobmaxey.com

LOCATION AND BRIEF DESCRIPTION OF SITE: Existing Car Dealership

Approximately 0.40 miles east of intersection of E. Grand Rive Avenue
and Chilson Road.

BRIEF STATEMENT OF PROPOSED USE: _____

The property will maintain it's existing use of New & Pre-Owned Auto
Sales & Service and Body Shop

THE FOLLOWING BUILDINGS ARE PROPOSED: Expansion to the vehicle service

building to add four new service areas.

**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: Michael Maxey

ADDRESS: 2798 E. Grand River Howell MI 48843

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

1.) Hugo Ceron of Livingston Engineering ahugo@livingstoneng.com
Name Business Affiliation E-mail Address

FEE EXCEEDANCE AGREEMENT

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

SIGNATURE: Michael Maxey DATE: 3-26-24
PRINT NAME: Michael Maxey PHONE: 517-338-0201
ADDRESS: 2798 E. Grand River Howell MI 48843

Commissioner McCreary stated that the by-laws still state that one of the uses is a medical building. Ms. Reister, the applicant's attorney, stated that a red-lined copy of the by-laws were provided to the township attorney and that was removed. Ms. Ruthig stated the one in the packet, which is from April, still says "medical". The copy received today also has it. Ms. Reister will provide a revised copy.

Commissioner Chouinard questioned the fuel storage location. Mr. Perry stated that has been removed from the plans. It was put on the agenda in error.

It was noted that the building material samples have not been provided. Commissioner McCreary would like to see the samples. Ms. Ruthig stated they can be submitted prior to the submission to the Township Board.

The call to the public was made at 7:22 pm with no response.

Moved by Commissioner McCreary, supported by Commissioner Rassel, to recommend to the Township Board approval of the Environmental Impact Assessment dated February 20, 2024 for a two-unit nonresidential site condominium with contractor's offices and yards with outdoor storage at 2025 Euler Road, east side of Euler Road, north of Grand River Avenue. **The motion carried unanimously.**

Moved by Commissioner McCreary, supported by Commissioner Rassel, to recommend to the Township Board approval of the Final Site Plan dated April 22, 2024 for a two-unit nonresidential site condominium with contractor's offices and yards with outdoor storage at 2025 Euler Road, east side of Euler Road, north of Grand River Avenue, with the following conditions:

- The applicant shall be prepared to present building materials and samples subject to approval of township staff.
- The applicant must address any comments from the township engineer, planner and Brighton Area Fire Authority Fire Marshal.
- The following changes shall be made to the condominium by-laws:
 - Page 83, removing the word "Medical" from "medical and business".
 - Page 53 of the Impact Assessment shall state that business hours will comply with township ordinances for the specified zoning use.
- No fuel storage has been requested and has been removed from the request.

The motion carried unanimously.

OPEN PUBLIC HEARING #4... Consideration of a site plan application and environmental impact assessment for a proposed building and parking lot expansion for the existing Maxey Ford automobile dealership. The property is located at 2798 E. Grand River Avenue, south side of Grand River Avenue and east of Chilson Road. The request is petitioned by Michael Maxey.

A. Recommendation of Environmental Impact Assessment (3-19-24)

B. Recommendation of Site Plan (3-19-24)

Mr. Karl Vollmar, the architect; Hugo Ceron from Livingston Engineering; Mike Maxey, the property owner; and Neil with Rand Construction were present.

Mr. Volmer provided a review of the project, which is an addition on the south side of the existing building to add four service bays and the expansion of the parking lot.

Mr. Borden reviewed his letter dated May 7, 2024.

1. The proposed expansion areas are mostly compliant with the use requirements for auto sales; however, the following requirements are not met and are existing conditions. /warrant additional discussion:
 - Existing vehicle storage/display along Grand River occupies the area required for a 20-foot landscaped greenbelt.
 - Improvements may be required if there are current issues with off-site vehicle un/loading.
 - The proposed vehicle storage area does not fully provide a buffer zone B.
2. The amount of metal siding on the building exceeds that allowed by Section 12.01; however, it matches the existing building.
3. Building design, including materials and color, are subject to review and approval by the Planning Commission.
4. In his opinion, the Commission may allow single striping for the spaces in the proposed expansion area, which is against the looped striping requirement in the ordinance since it is intended for vehicle storage and not customer or employee parking.
5. He suggests the new pole mounted light fixtures be reduced in height to 20 feet, since the property abuts residential uses to the south. Ms. Ruthig stated that Mr. Maxey has worked with the residents regarding the lighting in the past. Mr. Maxey stated they would like the new poles to match the existing poles. The lights further back, closer to the residents, have shields, but if there were any concerns from the residents, he would install shields on the new ones as well.
6. The Commission may modify landscaping/screening requirements, per Section 12.02.13.
7. The applicant must replace any plantings on the approved landscape plan that have been removed or are in poor condition. Mr. Maxey stated he has not removed any landscaping from the previous approval.
8. The applicant must address any comments provided by the Township Engineer or Brighton Area Fire Authority.

Mr. Barber reviewed his letter dated May 6, 2024.

1. The comments regarding the parking layout from his April 16, 2024 have been addressed.
2. The petitioner has indicated that the detention basin in the southwest corner of the site is under Livingston County Drain Commissioner jurisdiction and the construction plans will be submitted for their review and approval.
3. The petitioner has indicated that the existing valves to isolate the water main during construction will be shown on the construction drawings.

4. Connection of the new trench drains in the building expansion to the sanitary sewer will be shown on the construction drawings.
5. Storm sewer calculations will be provided in the construction drawings indicating the existing 30-inch storm sewer has adequate capacity for receiving runoff from the new parking lot.

The Fire Marshal's letter dated May 7 states that his concerns have been met or will be addressed during construction. He has a concern with the flow and circulation through the site. Mr. Maxey stated he has spoken to Mr. Boisvert regarding this. There will be some additional signage and pavement markings installed to alleviate his concerns. He should be sending over an updated letter.

Commissioner Chouinard would like to be consistent with parking lot striping. He noted that Brighton Motors was recently required to put in looped spaces.

The call to the public was made at 7:48 pm with no response.

Moved by Commissioner Rassel, supported by Commissioner Chouinard, to recommend to the Township Board approval of the Environmental Impact Assessment dated March 19, 2024 for a proposed building and parking lot expansion for the existing Maxey Ford automobile dealership at 2798 E. Grand River Avenue, south side of Grand River Avenue and east of Chilson Road.
The motion carried unanimously.

Moved by Commissioner Rassel, supported by Commissioner McCreary, to approve the Site Plan dated March 19, 2024 for a proposed building and parking lot expansion for the existing Maxey Ford automobile dealership at 2798 E. Grand River Avenue, south side of Grand River Avenue and east of Chilson Road, with the following conditions:

- Review of the current landscape to ensure it is consistent with the previously approved site plan.
- There shall be looped striping for the new parking spaces.
- The application shall comply with all of the Brighton Area Fire Authority Fire Marshal's requirements.

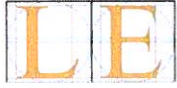
The motion carried unanimously.

ADMINISTRATIVE BUSINESS:

Staff Report

Ms. Ruthig stated staff decided to remove Mt. Brighton's item this evening because there were inconsistencies. They will be on the June meeting agenda.

There is a rezoning request for 8020 Grand River to allow for a laundry mat. The zoning is for office and service, and a laundry mat is a service, so they are proposing to amend the ordinance text adding this as a special use in this district instead of having the petitioner request a rezoning.



LIVINGSTON ENGINEERING

May 14, 2024

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, MI 48116

Attention: Ms. Amy Ruthig
Planning Director

Regarding: 2798 E. Grand River Avenue
Bob Maxey Ford Parking Lot and Building Expansion
Site Plan Review No. 2

Dear Ms. Ruthing:

Attached herewith are revised Site Plans for the above referenced project in Genoa Township. These plans have been revised in accordance with your review letters dated May 7th 2024 and the Planning Commission Meeting held on May 13, 2024.

The following is a list of review comments from your review letter with our responses listed in **blue bold italics** after each item:

SAFEbuilt's Comment – Brian V. Borden, AICP – May 7, 2024

5. **Parking.** In total, the site will provide 601 parking/storage spaces. The majority (490) are for vehicle storage and not actual employee or customer parking spaces.

The proposed storage area complies with the dimensional requirements of Section 14.06.04, though looped striping is not provided.

Since this area is intended for storage/display and not employee/customer parking, the Commission may wish to allow single striping.

The proposed parking stalls for the parking lot expansion are updated to be double striped per township standards. This revision is updated throughout the plan set.

Your review and, if satisfactory, approval of the Site Plan is respectfully requested.

Please contact me if you have any questions.

Sincerely,
Livingston Engineering

Hugo J. Ceron, PE
Sr. Project Engineer



May 7, 2024

Planning Commission
Genoa Township
2911 Dorr Road
Brighton, Michigan 48116

Attention:	Amy Ruthig, Planning Director
Subject:	Bob Maxey Ford – Site Plan Review #2
Location:	2798 E. Grand River Avenue – south side of Grand River Avenue, east of Chilson Road
Zoning:	GCD General Commercial District

Dear Commissioners:

At the Township’s request, we have reviewed the revised site plan submittal to expand the existing building and parking lot for the existing automobile dealership at 2798 E. Grand River Avenue (plans dated 4/23/24).

A. Summary

1. The proposed expansion areas are mostly compliant with the use requirements for auto sales; however, the following requirements are not met/warrant additional discussion:
 - Existing vehicle storage/display along Grand River occupies the area required for a 20’ landscaped greenbelt.
 - Improvements may be required if there are current issues with off-site vehicle un/loading.
 - The proposed vehicle storage area does not fully provide a buffer zone B.
2. The amount of metal siding on the building exceeds that allowed by Section 12.01; however, it matches the existing building.
3. Building design, including materials and color, are subject to review and approval by the Planning Commission.
4. In our opinion, the Commission may allow single striping for the spaces in the proposed expansion area since it is intended for vehicle storage and not customer or employee parking.
5. We suggest the new pole mounted light fixtures be reduced in height to 20’, since the property abuts residential uses to the south.
6. The Commission may modify landscaping/screening requirements, per Section 12.02.13.
7. The applicant must replace any plantings on the approved landscape plan that have been removed or are in poor condition.
8. The applicant must address any comments provided by the Township Engineer or Brighton Area Fire Authority.



Aerial view of site and surroundings (looking north)

B. Proposal/Process

The applicant proposes expansion of the building (4,420 square feet) and parking/storage area (for 70 additional vehicles) for an existing automobile dealership. The proposed building expansion includes a relocated auto wash.

Table 7.02 allows automobile sales (new and used) and auto washes with special land use approval in the GCD. As a previously approved special land use, the proposal is deemed a minor amendment, per Section 19.06.

As such, site plan review is the only development review process required at this time. Planning Commission has review and approval authority over the site plan.

With that being said, the applicant should be aware that any additional expansion in the future will likely result in a major amendment/expansion.

C. Use Requirements (Auto Sales)

We have reviewed the auto sales component of the project for compliance with the use requirements of Section 7.02.02(c), as follows:

- 1. Sale space for used mobile homes, recreational vehicles and boats may only be carried on in conjunction with a regularly authorized new mobile home, recreational vehicle or boat sales dealership on the same parcel of land.**

The site is an existing new and used automobile dealership.

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

The proposed vehicle storage area is paved.

- 3. No storage or display of vehicles shall be permitted in any landscape greenbelt area, provided the Township may permit a display pod for an automobile within the greenbelt area where it is integrated into the landscape design.**

The proposed vehicle storage area is not within a required landscape greenbelt area.

However, based on review of aerial photos, much of the existing storage/display area along the Grand River frontage is within the required 20-foot wide greenbelt.

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

The existing dealership contains multiple buildings with more than 500 square feet of floor area for office use.

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

No changes are proposed to existing ingress/egress. We are under the impression that loading and maneuvering are accommodated on-site (i.e., trailers are not being un/loaded in the right-of-way). If this is not the case, improvements may be required as part of this project.

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

The rear of the subject site abuts existing residential. Based on review of aerial photos, it does not appear that a buffer zone A is provided along the rear lot line; however, there is an existing 6-foot tall masonry wall.

The west side of the proposed vehicle storage area contains existing mature vegetation that will be preserved, and the revised plans include plantings along the proposed vehicle storage lot, though the new plantings do not constitute a buffer zone B.

D. Use Requirements (Auto Wash)

We have reviewed the relocated car wash for compliance with 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 currently has 3 drives with access to/from Grand River Avenue. However, this is an existing condition, and the proposed relocation is not impacted.

- 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 revised submittal includes photos of existing conditions (Sheet C5.1). The rear of the property contains an existing 6-foot tall screen wall, per this requirement.

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

This standard is met.

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 does not identify vacuuming or drying locations, though the building itself is more than 100' from the adjacent residential to the south.

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.

Since the car wash is an accessory component of the auto dealership, and not one for public use, we do not feel that this standard is applicable.

E. Site Plan Review

1. Dimensional Requirements. The proposed building and parking lot/vehicle storage area expansion comply with setback and lot coverage requirements of the GCD. The building expansion also complies with the maximum height allowance.

2. Building Design and Materials. The proposed building expansion includes metal siding and concrete block base, both of which are intended to match the existing building.

Though the amount of metal siding exceeds the maximum allowed by Section 12.01, the Commission may allow additions that match existing building materials.

Building materials and colors are subject to review and approval by the Planning Commission. The applicant should be prepared to present material and color samples at the Commission meeting.

3. Pedestrian Circulation. There is an existing sidewalk/pathway along the site's Grand River frontage.

4. Vehicular Circulation. The existing site has 3 drive connections to/from Grand River (one of which appears to be shared with the property to the west). No changes are proposed to the existing drives.

Internally, the drive aisles in the proposed expansion area meet the minimum width for two-way travel.

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

5. Parking. In total, the site will provide 601 parking/storage spaces. The majority (490) are for vehicle storage and not actual employee or customer parking spaces.

The proposed storage area complies with the dimensional requirements of Section 14.06.04, though looped striping is not provided.

Since this area is intended for storage/display and not employee/customer parking, we are of the opinion that the Commission may allow single striping.

- 6. Exterior Lighting.** The revised submittal does not include a lighting plan, though the initial submittal identified 5 light poles and 7 wall mounted fixtures for the proposed expansion areas.

Details on the initial plan noted the use of downward directed, cut-off LED fixtures, per Ordinance requirements.

Mounting heights were noted as 10' (wall) and 25' (pole). Per Section 12.03.03, mounting height cannot exceed 20' where adjacent to residential.

Though there is a relatively large separation between the proposed vehicle storage area and the adjacent residential to the south, we suggest the applicant reduce the mounting height of the light poles to 20'.

Maximum photometric readings (both on-site and along property lines) complied with Ordinance standards.

- 7. Landscaping.** The revised submittal includes a landscape plan depicting new plantings around the proposed vehicle storage lot and photos demonstrating existing conditions.

New plantings include 14 trees and 59 shrubs along the north and south sides of the proposed vehicle storage lot. While this does not constitute a full buffer zone B, it will be an improvement for this area of the property, which is not highly visible.

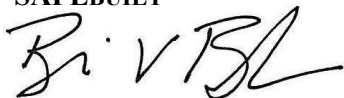
The Commission may modify landscaping/screening requirements, per Section 12.02.13.

Additionally, the applicant must replace any plantings on the previously approved landscape plan that have been removed or are in poor condition.

- 8. Waste Receptacle.** The revised plan identifies an existing waste receptacle and enclosure in the southeast corner of the property.

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

Respectfully,
SAFEBUILT



Brian V. Borden, AICP
Michigan Planning Manager



May 6, 2024

Ms. Amy Ruthig
Genoa Township
2911 Dorr Road
Brighton, MI 48116

**Re: Bob Maxey Ford Parking Lot Addition and Building Expansion
Site Plan Review No. 2**

Dear Ms. Ruthig:

Tetra Tech has conducted a second review of the Bob Maxey Ford Parking Lot Addition and Building Expansion site plan last dated April 23, 2024. The impact assessment and site plan documents were prepared by Livingston Engineering. The site is located on an 11.27 acre parcel on the south side of Grand River Avenue and the petitioner is proposing to build an approximately 4,420 sq.ft. expansion to the south of the existing building and construct a new 70 car parking lot on the west side of the property. Tetra Tech has reviewed the documents and offers the following comments.

PAVEMENT/PARKING LOT

1. The comments from our April 16, 2024, on the parking layout have been addressed.

DRAINAGE/GRADING

2. The petitioner has indicated that the detention basin in the southwest corner of the site is under Livingston County Drain Commissioner jurisdiction and the construction plans will be submitted for their review and approval.

UTILITIES

3. The petitioner has indicated that the existing valves to isolate the water main during construction will be shown on the construction drawings.
4. Connection of the new trench drains in the building expansion to the sanitary sewer will be shown on the construction drawings.
5. Storm sewer calculations will be provided in the construction drawings indicating the existing 30" storm sewer has adequate capacity for receiving runoff from the new parking lot.

The Petitioner has satisfactorily addressed our previous comments and we have no further engineering related concerns with the proposed site plan. Please call or email if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads 'John Y. Barber'.

John Y. Barber, P.E.
Project Engineer



BRIGHTON AREA FIRE AUTHORITY

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

May 7, 2024

Amy Ruthig/Sharon Stone
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Bob Maxey Ford Parking Lot and Building Expansion
2798 E Grand River
Genoa Twp., MI

Dear Amy,

The Brighton Area Fire Authority has reviewed the above-mentioned site plan. The plans were received for review on April 23, 2024, and the drawings are dated March 26, 2024 with latest revisions dated April 23, 2024. The project is based on the proposed 4,420 square foot service addition to the existing service building. The plan review is based on the requirements of the International Fire Code (IFC) 2021 edition.

1. The existing fire hydrant and transformer pad must be relocated as they are an obstruction to the access drive. The hydrant needs to be moved to the end of the angle-parking aisle approximately 55' to the South, and provided with impact protection. The transformer relocation is to be determined by others but is recommended to be relocated to the East closer to the existing building and capable of providing proper clear access. **(There are significant concerns with the flow and circulation throughout this site based on experiential vehicle traffic not reflected by the site plan and circulation drawing. This site is frequently overfilled with vehicles in various levels of repair, storage, spare parts, dumpsters, etc. If relocation of the transformer and fire hydrant is the objection, then the applicant and or the facility owner shall provide a resolution to this concern, guaranteeing that all access drives will remain from any obstruction at all times. For this addition, it would be especially critical not to park in front of the overhead doors as well given the proposed circulation.)**
2. The building sprinkler system is required to extend into the addition. If the carwash addition is provided with a proper fire-separation from the service building it is exempt from protection. **(The existing building and addition will be modified to include a new NFPA-13 Fire Suppression system. This referenced note can also be found on sheet A1)**

IFC 903

3. Two-way emergency vehicle access roads shall be a minimum of 26 feet wide clear width. This includes circulation around the new parking area addition and on the South side of the new building addition. The West face of the existing building to the East needs to be marked as a fire lane. Provide locations of signage and provide a detail of the fire lane sign in the submittal. Access roads to the site shall be provided and maintained during construction. New access roads shall be constructed to be capable of supporting the imposed load of fire apparatus weighing at least 84,000 pounds. **(Refer to the site layout plan for revised drive isles. The northern curb and gutter are now shown as mountable curb to accommodate the fire lane without encroaching the existing rip rap any more than already shown..)**

IFC D 103.6
IFC D 103.1
IFC D 102.1
IFC D 103.3



May 7, 2024

Page 2

Bob Maxey Ford Parking Lot and Building Expansion
2798 E Grand River Ave
Site Plan Review

4. Access around the building 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. Provide an emergency vehicle circulation plan. **(Radii meet the requirements based on the circulation plan provided)**
IFC 503.2.4

5. The location of existing Knox Boxes shall be indicated on future submittals. If a Knox box is not provided, one shall be added to the building, located adjacent to the main entrance of the structure, in a location coordinated with the fire authority. **(The existing Knox Box location is shown and labeled on the cover sheet map.)**
IFC 506.1

6. During the construction process, the building will be evaluated for emergency responder radio signal strength. If coverage is found to be questionable or inadequate; the contractor or the building owner shall hire an approved contractor to conduct a grid test of the facility. If the signal strength coverage is found to be non-compliant, an approved emergency responder radio coverage system shall be provided in the building. **(Noted, the contractor will coordinate with the Fire Marshal prior to commencing construction.)**
IFC 510

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,

Rick Boisvert, CFPS
Fire Marshal

cc:Amy Ruthig amy@genoa.org

**Impact Assessment
For
Bob Maxey Ford Dealership
Parking Lot Addition and
Building Expansion
2798 Grand River Avenue
Genoa Township
Livingston County, Michigan**

Prepared By

**Livingston Engineering
3300 S. Old US-23
Brighton, MI 48114
(810) 225-7100
March 25, 2024**

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

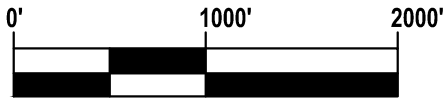
I. Party Responsible for preparation of Impact Statement

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

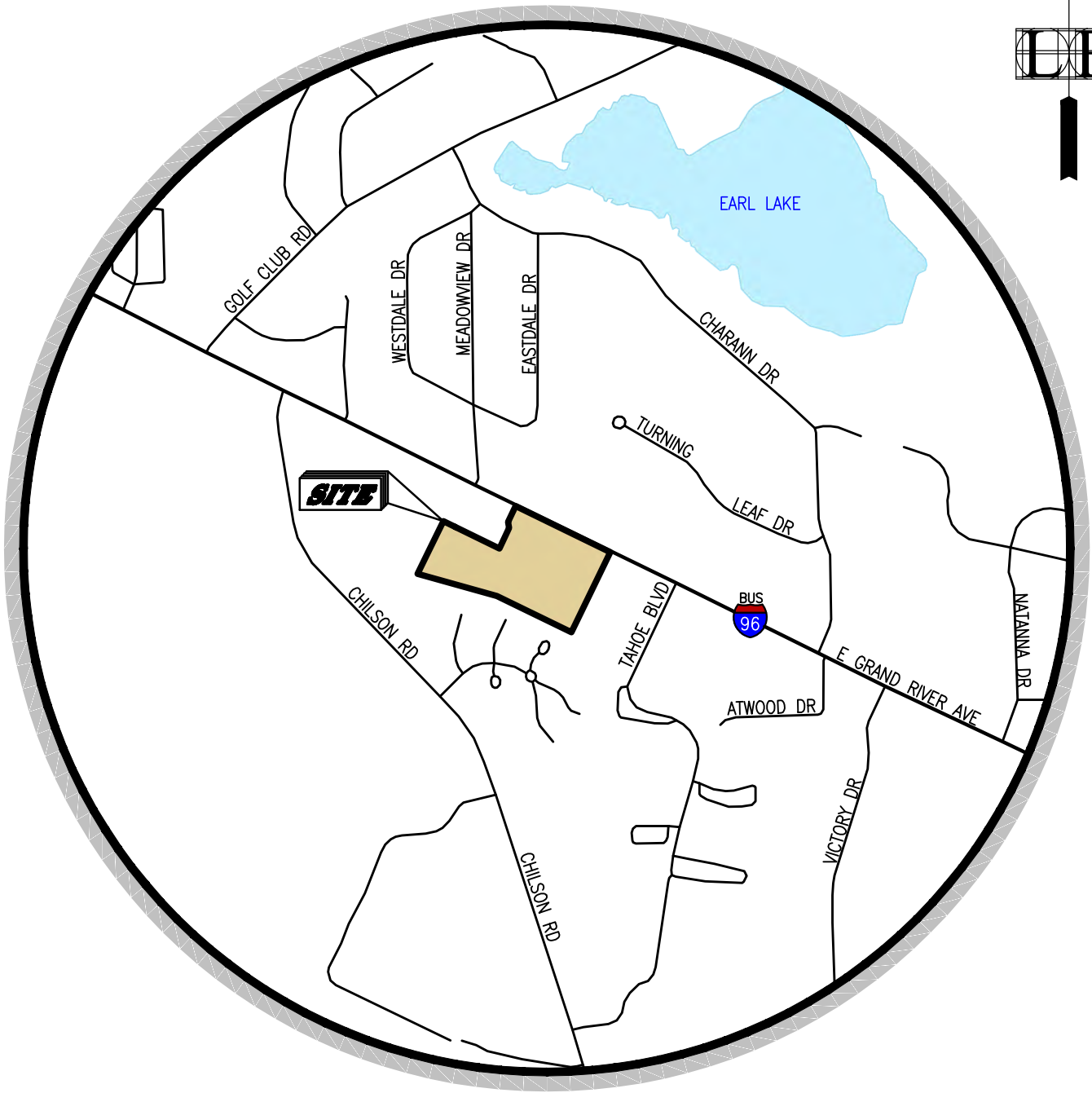
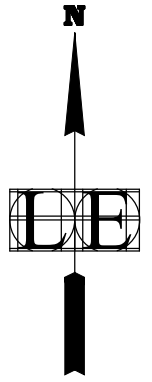
II. Site Location

The subject site contains 11.7 acres located in the northeast ¼ of section 6, town 2 North, Range 5 East, Genoa Township, Livingston County, Michigan. This parcel is located on the south side of Grand River Avenue, east of Chilson Road and is currently developed into an auto dealership. The parcel is designated by the Genoa Township zoning district as General Commercial (GCD). The existing use of the parcel is noted as “New & Pre-Owned Auto Sales & Service, and Body Shop”. The proposed scope of work will not impact the existing use of the site.

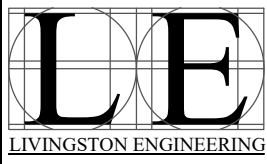
The existing dealership lies between a mattress shop and a fraternal organization by the name of Elks Lodge. Across the street from the subject property is a chiropractic office, animal hospital, dentist office, an insurance agency, and an auto parts store. Directly south of the property is a residential community named Chilson Hills zoned RPUD.



GRAPHIC SCALE: 1" = 1000'



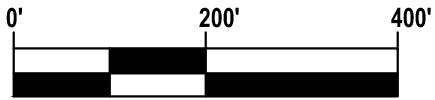
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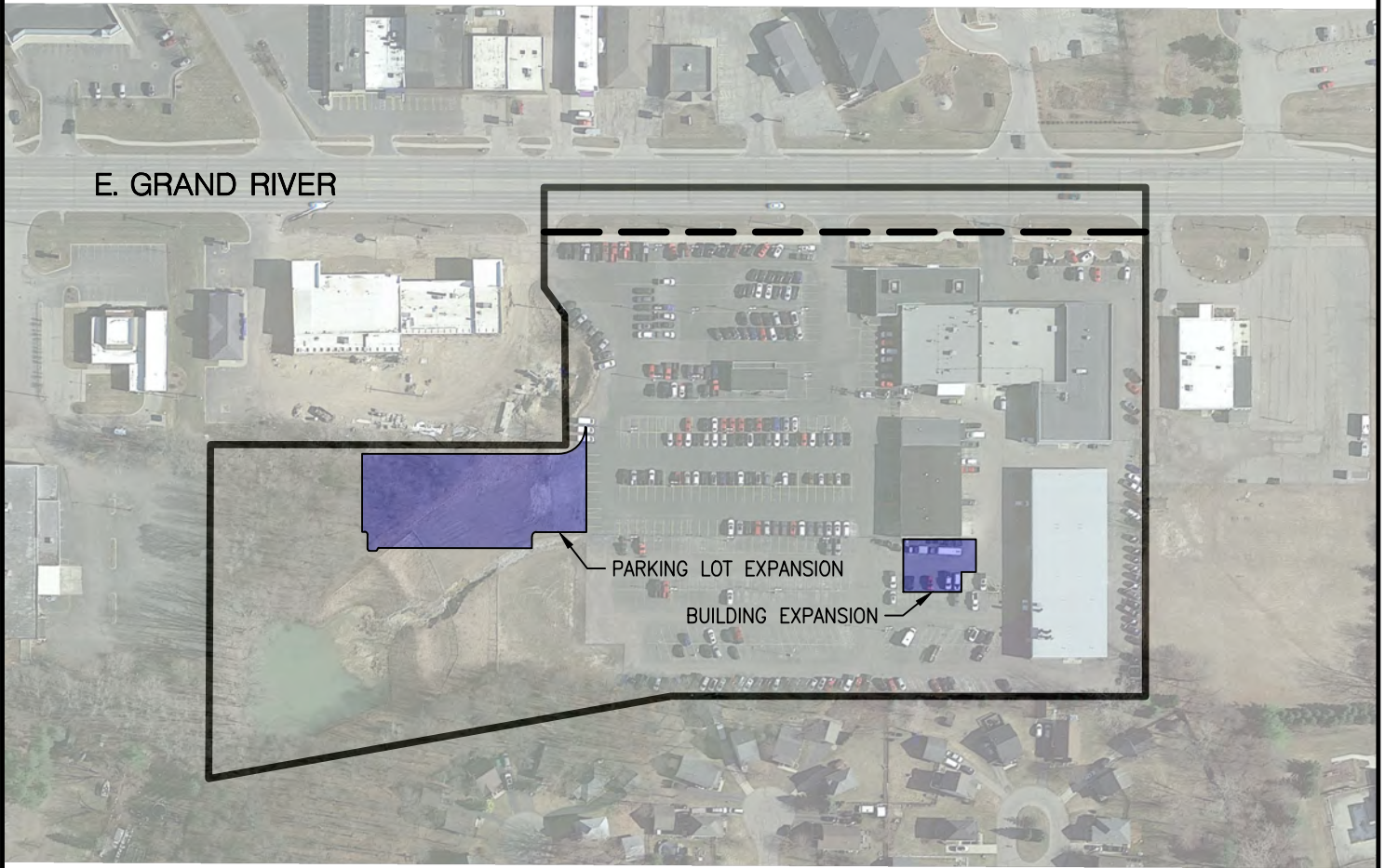
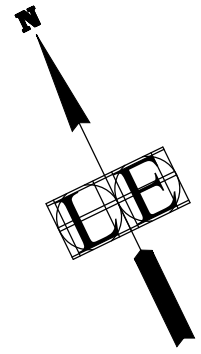
BOB MAXEY FORD PARKING LOT AND BUILDING EXPANSION
 2798 E. GRAND RIVER AVENUE
 HOWELL, MI 48843

**EXHIBIT A
 LOCATION MAP**

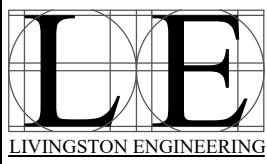
DATE: 03/26/2024 DRAWN: HJC CHECKED: HJC APPROVED: DBL JOB NO: 22142-1



GRAPHIC SCALE: 1" = 200'



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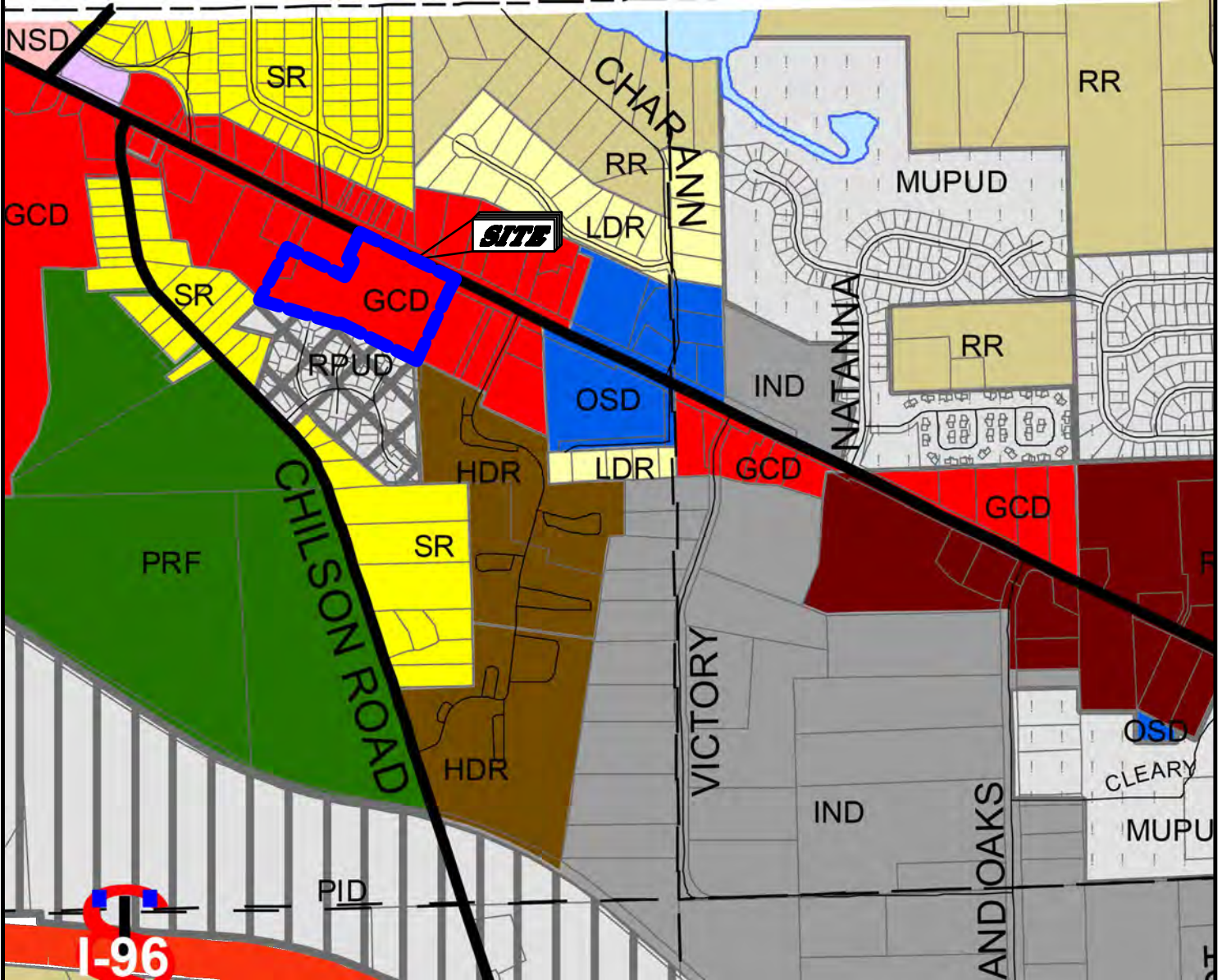
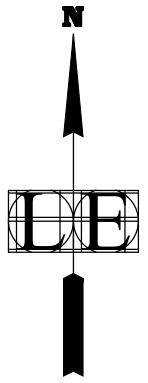
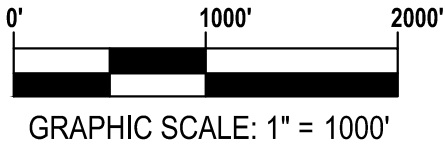


BOB MAXEY FORD PARKING LOT AND BUILDING EXPANSION

2798 E. GRAND RIVER AVENUE
HOWELL, MI 48843

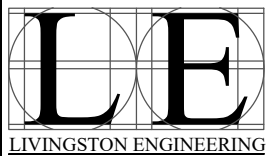
**EXHIBIT B
AERIAL PHOTOGRAPH**

DATE: 03/26/2024 DRAWN: HJC CHECKED: HJC APPROVED: DBL JOB NO: 22142-1



PROPERTY ZONED - (GCD) GENERAL COMMERCIAL DISTRICT

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BOB MAXEY FORD PARKING LOT AND BUILDING EXPANSION
 2798 E. GRAND RIVER AVENUE
 HOWELL, MI 48843

**EXHIBIT C
 ZONING MAP**

DATE: 03/26/2024 DRAWN: HJC CHECKED: HJC APPROVED: DBL JOB NO: 22142-1

III. Parking Expansion

This improvement on the site will add 70 parking spaces to the site by expanding the existing parking in a westerly direction. The additional parking is necessitated more space for vehicle storage. The revised parking lot calculations are included on the cover sheet of the site plan drawings.

IV. Building Expansion

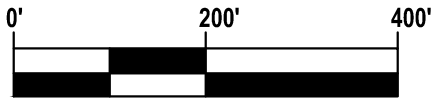
This improvement on the site will add 4 new service area and relocate an existing car wash to the southern end of the building. The relocation of the car wash is made to consolidate the new and existing service areas.

V. Natural Features

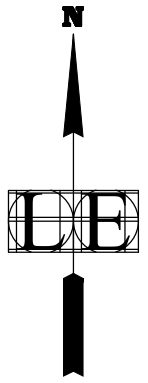
Currently, the site is developed and occupied by a car dealership. The site is gently rolling, sloping downward to the southwest. There are three buildings currently laid out within the parcel. The main dealership building, a service center building and a collision center building. Storm water runoff is collected and directed into an on-site detention area and discharged in its southwest corner to maintaining the existing drainage patterns.

Soils on the site consist Wawasee Loam (MoB). Wawasee Loams are typically well-drained soils found on till plains and moraines, with soil slopes of 2-6% (MoB). A soils map of the subject site is included as Exhibit “D”.

The National Wetlands Inventory Plan prepared by the United States Department of Interior, Fish and Wildlife Service indicates that there are no wetlands or lowlands located on the site.



GRAPHIC SCALE: 1" = 200'

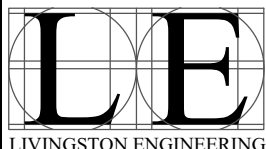


may not be valid at this scale.

SOILS LEGEND

- MoB - WAWASEE LOAM, 2 TO 6 PERCENT SLOPES
- MoC - WAWASEE LOAM, 6 TO 12 PERCENT SLOPES
- MoD - MIAMI LOAM, 12 TO 18 PERCENT SLOPES

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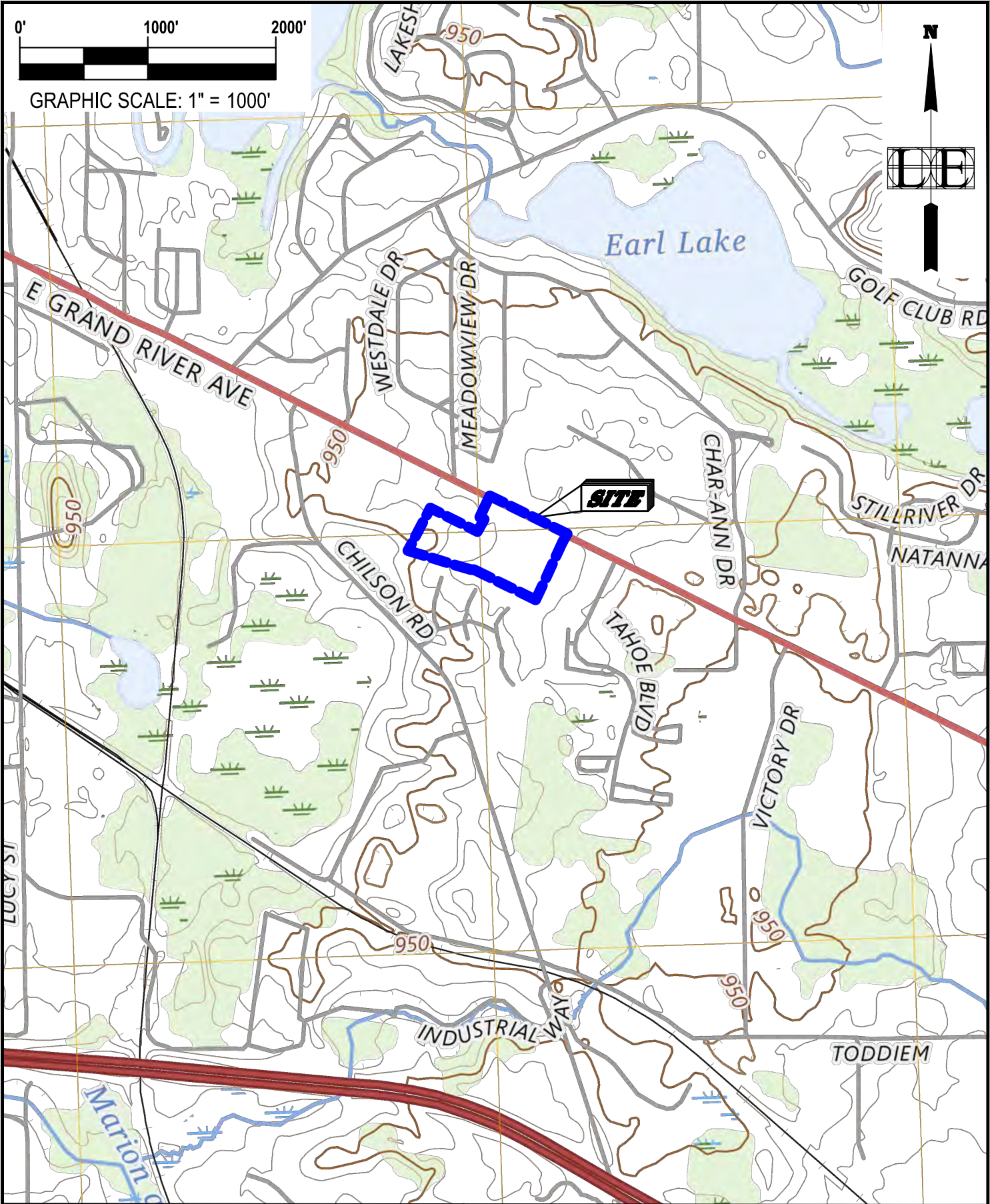


BOB MAXEY FORD PARKING LOT AND BUILDING EXPANSION
 2798 E. GRAND RIVER AVENUE
 HOWELL, MI 48843

**EXHIBIT D
 SOILS MAP**

DATE: 03/26/2024 DRAWN: HJC CHECKED: HJC APPROVED: DBL JOB NO: 22142-1

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LIVINGSTON ENGINEERING

BOB MAXEY FORD PARKING LOT AND BUILDING EXPANSION
 2798 E. GRAND RIVER AVENUE
 HOWELL, MI 48843

DATE: 03/26/2024 DRAWN: HJC CHECKED: HJC APPROVED: DBL JOB NO: 22142-1

EXHIBIT E
EXISTING DRAINAGE

VI. Impact on Storm Water Management.

As previously described, the site drains to the southwest portion of the site to an existing detention facility. The existing detention pond is designed to account for a fully-developed site. As part of the detention pond, an above ground forebay is used for water quality. For the parking lot expansion, additional structures are proposed to convey the runoff into the detention pond. For the building expansion, the storm sewer is rerouted around the proposed addition with the appropriate minimum separations. The detention pond ultimately drains south into Hilltop Drain.

During construction, soil erosion and dust control measure will be implemented. Best management practices including silt fence and inlet filter mechanisms will be utilized during this time. For dust control, soil watering to keep the site in a moisture optimum condition will be performed with a water truck on an as-needed basis. Upon completion of mass grading and earthmoving operations, permanent restoration including topsoil, seed and mulch installation will be performed.

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

VII. Impact to Site Lighting

Additional site lighting has been added to provide lighting to the expanded parking area. For such, a photometric plan is being developed as required by current Township ordinances and will be included in the site plan resubmittal package for review and approval. For the building expansion, additional wall packs matching the rest of the building, will be installed in accordance to the township requirements.

VIII. Impact on Surrounding Land Uses

The applicant is proposing to continue utilizing the General Commercial (GCD) zoning as designated by Genoa Township. The surrounding establishments along Grand River Avenue share the same GCD zoning. Directly south of the subject parcel, the property is zoned Residential Planned Unit Development (RPUD). This scope of work is anticipated to have minimal impacts to the surrounding land uses. An existing six-foot tall precast concrete wall is used as a buffer between the property and residential subdivision by the name of Chilson Hills. The proposed light poles will be designed to have a shield and directed downward as required to eliminate off-site illumination.

IX. Impact on Public Facilities and Services

As this project consists of a parking lot addition and a building expansion, it is not anticipated that it will adversely affect emergency services such as fire and police. Additionally, as the project is not a residential site, undesirable effects on local schools or recreation facilities is not expected.

X. Impact on Public Utilities

As this project consists of a parking lot addition and a building expansion, it is not anticipated that it will adversely affect any public utilities that service the areas surrounding the parcel. No additional water or sewer taps will be needed to support this project, nor will any additional traffic be generated by its addition. Storm sewer runoff will be collected via sheet flow into an existing on-site detention system. Traffic to the Grand River Avenue or surrounding roadways will not be impacted.

XI. Storage and Handling of any Hazardous Material

There is no plan for storage or handling of any hazardous materials on this site.

XII. Impact on Traffic

Considering the dealership is already developed, the proposed expansions won't have significant impact to Grand River Avenue. The parking lot expansion is anticipated to be used for vehicle storage and not open to the public.

XIII. Historic and Cultural Resources

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

XIV. Special Provisions

No special provisions are part of this project.

XV. Other Items

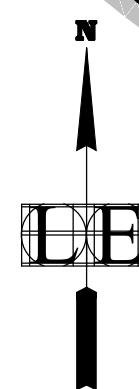
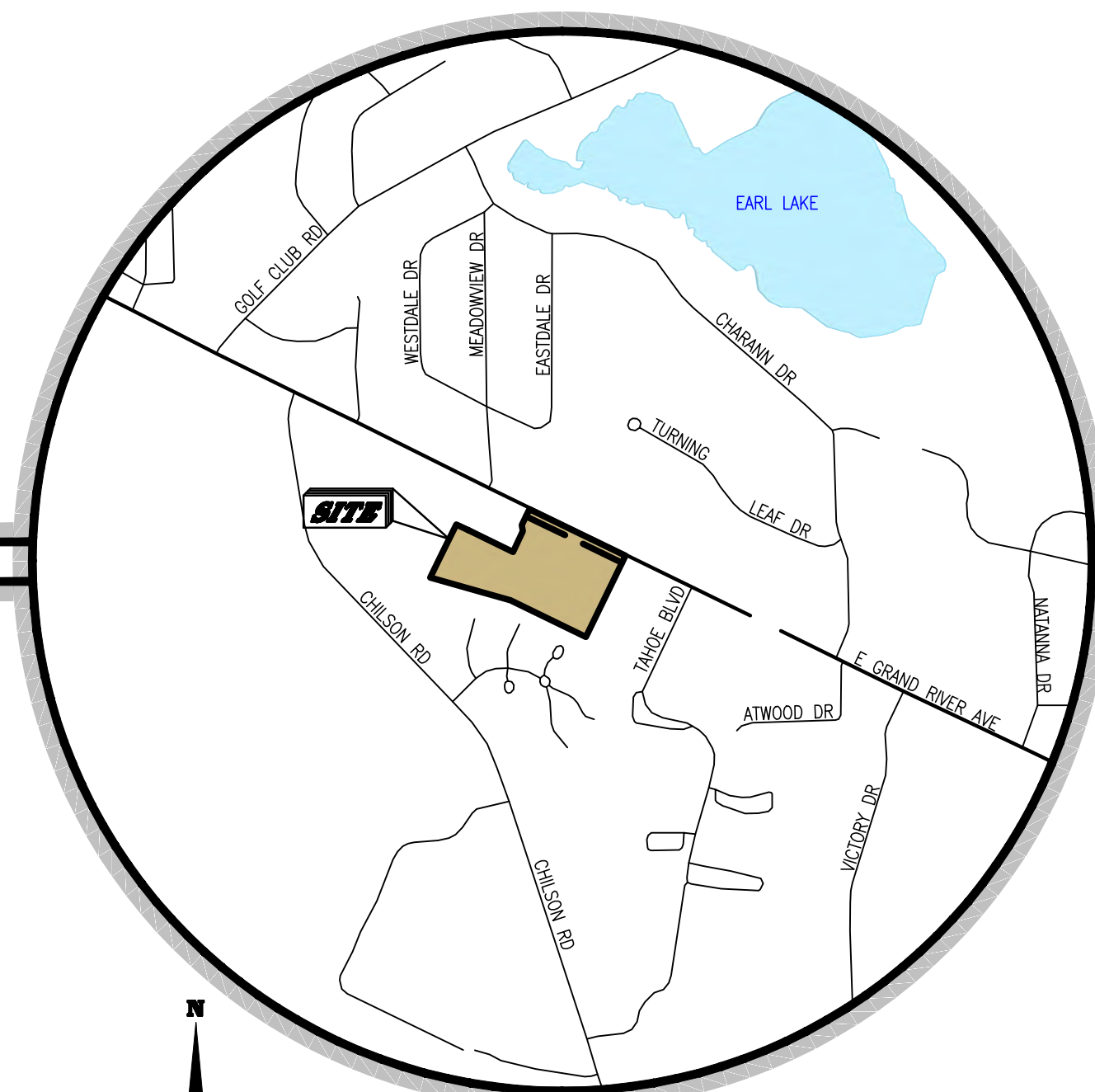
- The subject site contains an existing dumpster enclosure located on the southernmost corner of the property near the collision center.

FINAL SITE PLAN FOR BOB MAXEY FORD PARKING LOT AND BUILDING EXPANSION

PARCEL ID# 11-06-200-113
GENOA TOWNSHIP,
LIVINGSTON COUNTY, MICHIGAN

ADJACENT PROPERTY TABLE

Direction	Lot	Zoning	Use
North	4711-06-201-072	GCD	Chiropractic Office
North	4711-06-201-073	GCD	Animal Hospital
North	4711-06-201-077	GCD	Dental Office
North	4711-06-200-109	GCD	Autoparts Store
West	4711-06-200-102	GCD	Mattress Store
South	4711-06-202-024	RPUD	Chilson Hills
Southeast	4711-06-200-116	HDR	Lakeshore Village Apts
East	4711-06-200-011	GCD	Elks Lodge



VICINITY MAP

SCALE: 1" = 1000 FEET

LEGAL DESCRIPTIONS:

(PER METROPOLITAN TITLE COMPANY, COMMITMENT NO. NU-412578, EFFECTIVE DATE MARCH 28, 2002 AT 8:00 A.M.); REVISION E, MAY 13, 2002.

LAND IN THE TOWNSHIP OF GENOA, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: PARCEL 1: AS PART OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 6, TOWN 2 NORTH, RANGE 5 EAST, DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 6; THENCE N 87°31'15" W 804.54 FEET; THENCE N 1°34'30" E 1022.16 FEET; THENCE N 60°06'45" W 616.07 FEET ALONG THE CENTERLINE OF GRAND RIVER AVENUE TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; RUNNING THENCE N 60°06'45" W 531.00 FEET ALONG THE CENTERLINE OF GRAND RIVER AVENUE; THENCE S 29°53'15" W 570.00 FEET; THENCE S 60°06'45" E 531.00 FEET; THENCE N 29°53'15" E 570.00 FEET TO THE POINT OF BEGINNING. PARCEL 2: PART OF THE NORTHEAST 1/4 OF SECTION 6, TOWN 2 NORTH, RANGE 5 EAST, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 6; THENCE N 87°24'40" W 1616.81 FEET ALONG THE EAST-WEST 1/4 LINE TO A FOUND IRON ROD; THENCE N 01°33'53" E 796.77 FEET TO A FOUND CONCRETE MONUMENT; THENCE N 60°06'45" E 531.00 FEET TO A FOUND CONCRETE MONUMENT AND TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; RUNNING THENCE N 70°11'20" W 525.21 FEET (RECORDED AS N 70°16'30" W 525.00 FEET) TO A FOUND 1/2 INCH IRON ROD; THENCE N 30°12'43" E 166.40 FEET (RECORDED AS N 29°41'36" E 166.45 FEET) TO A FOUND 1/2 INCH IRON ROD; THENCE S 78°31'03" E 114.50 FEET (RECORDED AS S 78°38'15" E 114.55 FEET) TO A FOUND 1/2 INCH IRON ROD; THENCE N 21°31'08" E 173.16 FEET (RECORDED AS N 21°26'18" E 173.06 FEET) TO A FOUND 1/2 INCH IRON ROD; THENCE S 60°01'58" E 326.49 FEET (RECORDED AS S 60°06'45" E) TO A SET 1/2 INCH IRON ROD; THENCE N 29°52'49" E 105.14 FEET TO A SET 1/2 INCH IRON ROD; THENCE N 60°01'58" W 35.46 FEET TO A SET 1/2 INCH IRON ROD; THENCE N 29°52'49" E 183.46 FEET AND PASSING THROUGH THE CENTERLINE OF A CURB CUT TO THE CENTERLINE OF GRAND RIVER AVENUE; THENCE S 60°01'58" E 141.66 FEET (RECORDED AS S 60°06'45" E) ALONG THE CENTERLINE OF GRAND RIVER AVENUE; THENCE S 29°52'49" W 570.00 FEET (RECORDED AS S 29°53'15" W 570.00 FEET) TO THE POINT OF BEGINNING.

EASEMENT PARCEL:
EASEMENT FOR COMMON DRIVEWAY AS CREATED, LIMITED AND DEFINED IN THE DOCUMENT ENTITLED GRAND OF COMMON DRIVEWAY EASEMENT DATED JANUARY, 15, 1997, RECORDED IN LIBER 2147, PAGE 719, LIVINGSTON COUNTY RECORDS.

TAX ITEM NO. 11-06-200-058
TAX ITEM NO. 11-06-200-103
TAX ITEM NO. 11-06-200-066

SITE DATA TABLE

SUBJECT SITE DATA:	REQUIRED	PROVIDED
LOT AREA	1.00 AC. (MIN)	11.7 AC. GROSS (10.91 AC. NET)
LOT WIDTH	150 FT	364.07 FT
LOT COVERAGE		
BUILDING	35% MAX	1.34 AC = 13.2%
% IMPERVIOUS SURFACE	75% MAX	7.74 AC/10.91 SF = 70.9%
BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT	70 FT*	344.2 FT
SIDE	15 FT	189.9 FT
REAR	50 FT	117.1 FT
*35 FT IF NO PARKING IN THE FRONT YARD.		
PARKING SETBACKS:	REQUIRED	PROVIDED
FRONT	20 FT	16 FT (EXISTING)
SIDE & REAR	10 FT	10 FT
BUILDING DATA:	REQUIRED	PROVIDED
FLOORS	2 MAX	
BUILDING HEIGHT	35 FT MAX	

PARKING CALCULATIONS

REQUIRED PARKING PER ORDINANCE

AUTOMOBILE AND MOTOR CYCLE SALES:
6,517 S.F. @ 1 SP. PER 200 S.F. = 6,517/200 = 33 SPACES

54 SERVICE BAYS @ 3 SP. PER AUTO SERVICE BAY = 54X3 = 162 SPACES
TOTAL = 195 SPACES

ADA REQUIRED SPACES FOR 151 TO 200 TOTAL SPACES = 6 BARRIER FREE SPACES

REQUIRED PARKING PER ORDINANCE

TOTAL SPACES PROPOSED: = 601
= INCL/ 6 BARRIER FREE SPACES

PARKING LOT PARKING BREAKDOWN

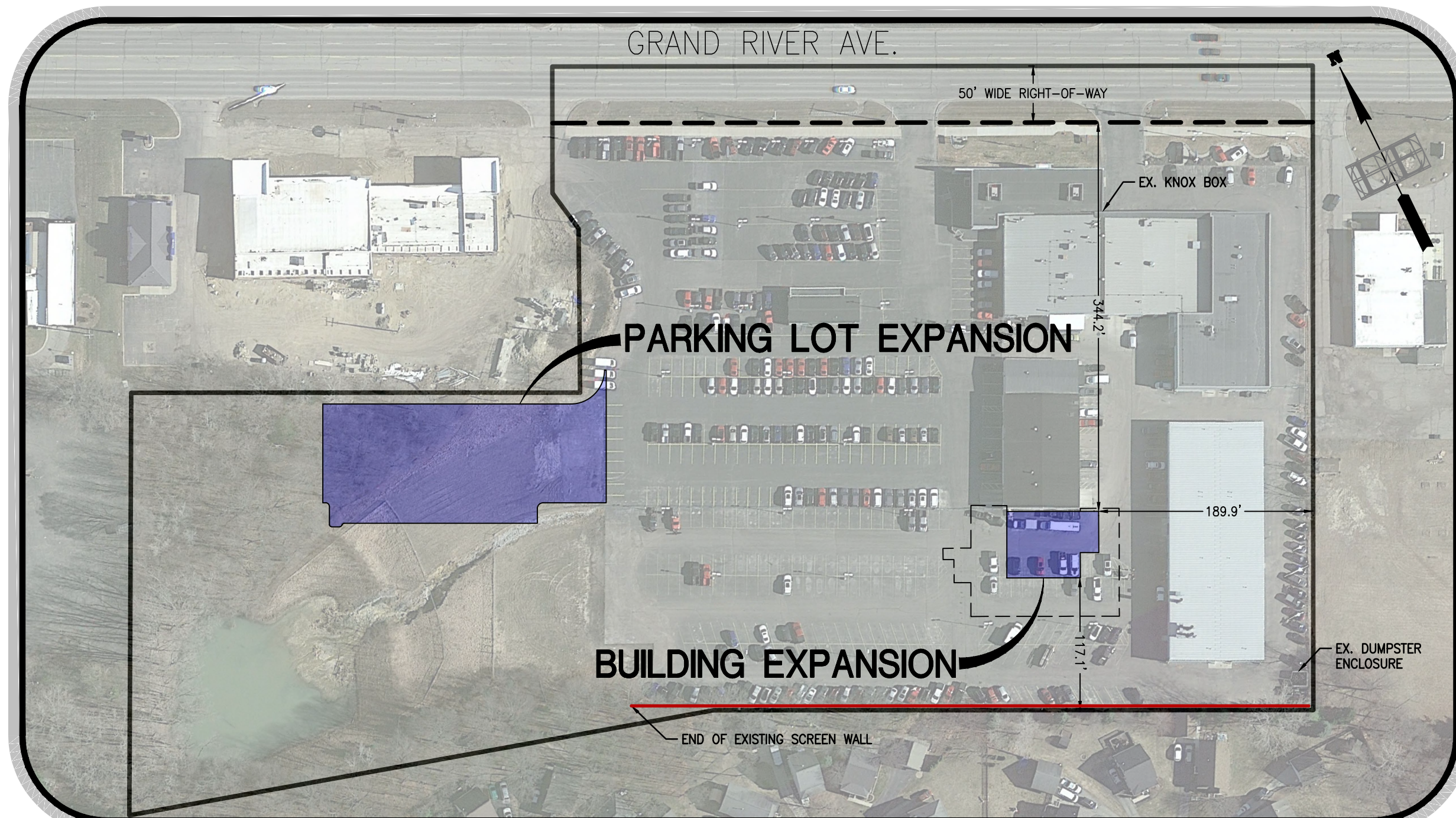
CUSTOMER PARKING SPACES = 31
EMPLOYEE PARKING SPACES = 80
VEHICLE STORAGE/DISPLAY PARKING SPACES = 490
TOTAL = 601

UTILITY DISCLAIMER



Know what's below.
Call before you dig.

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



LOCATION MAP

NOT TO SCALE

SITE DATA & GENERAL NOTES

- PROPERTY IS ZONED: GCD (GENERAL COMMERCIAL)
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING AND PROPOSED UTILITIES FROM DAMAGE DURING ALL STAGES OF CONSTRUCTION.
- THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE, PRIOR TO CONSTRUCTION, ANY ALTERATION, OR VARIANCE FROM THESE PLANS.
- UNDERGROUND DRY UTILITIES SHALL BE EXTENDED FROM EXISTING LOCATIONS TO SERVICE THIS SITE AS REQUIRED BY UTILITY COMPANIES.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF GENOA TOWNSHIP AND LIVINGSTON COUNTY.
- THREE WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL TELEPHONE MISS DIG (800-482-7171) FOR THE LOCATION OF UNDERGROUND UTILITIES AND SHALL ALSO NOTIFY REPRESENTATIVES OF OTHER UTILITIES LOCATED IN THE VICINITY OF THE WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND/OR OBTAIN ANY INFORMATION NECESSARY REGARDING THE PRESENCE OF UNDERGROUND UTILITIES WHICH MIGHT AFFECT THIS JOB.
- SITE PLAN USE: NEW & PRE-OWNED AUTO SALES & SERVICE AND BODY SHOP
- SITE STORM DRAINAGE TO OUTLET TO EXISTING DETENTION POND TO HILLTOP DRAIN.

SITE SHEET INDEX

C1.0	COVER SHEET
C2.0	PARKING LOT EXPANSION - EXISTING CONDITIONS
C2.1	BUILDING EXPANSION - EXISTING CONDITIONS & REMOVALS
C3.0	PARKING LOT EXPANSION - SITE LAYOUT & UTILITY PLAN
C3.1	BUILDING EXPANSION - SITE LAYOUT & UTILITY PLAN
C4.0	PARKING LOT EXPANSION - SITE GRADING & SESC PLAN
C4.1	BUILDING EXPANSION - SITE GRADING & SESC PLAN
C4.2	SESC NOTES & DETAILS
C5.0	PARKING LOT EXPANSION - LANDSCAPE PLAN
C5.1	SITE PICTURES
A1	FLOOR PLAN
A2	EXTERIOR ELEVATIONS

LEGEND

	EXISTING	PROPOSED
SPOT GRADE	--- x 000.00 ---	--- x 000.00 ---
CONTOUR	--- 000 ---	--- 000 ---
SPOT GRADE		X (IP: 811.4)
DRAINAGE ARROW		--- -1.5% ---
SANITARY SEWER	--- SAN --- SAN --- SAN ---	--- SAN --- SAN ---
SANITARY SEWER STRUCTURE LABEL		00
STORM SEWER	--- ST --- ST --- ST ---	--- ST --- ST ---
STORM SEWER STRUCTURE LABEL		00
WATER	--- W --- W --- W ---	--- W --- W ---
WATER STRUCTURE LABEL		00
OVERHEAD		X
FENCE	X X X X	X
GAS	G G G G	G
ELECTRIC	E E E E	E
DRAINAGE AREA BOUNDARY		---
LIMITS OF DISTURBANCE		---
RIDGE LINE		---
SWALE LINE		---
LIGHT POLE		*
UTILITY POLE		⊙
DECIDUOUS TREE		⊗
GATE VALVE IN WELL		⊗

OWNER/DEVELOPER

BOB MAXEY FORD

2798 E. GRAND RIVER
HOWELL, MI 48843
PHONE: (517) 545-5700

ARCHITECT

PUCCI + VOLLMAR ARCHITECTS, PC

508 E. GRAND RIVER AVE., SUITE 100B
BRIGHTON, MI 48116-1688
PHONE: (810) 225-2930

ENGINEER

LE LIVINGSTON ENGINEERING
CIVIL ENGINEERING SURVEYING PLANNING
3300 S. OLD U.S. 23, BRIGHTON, MI 48114

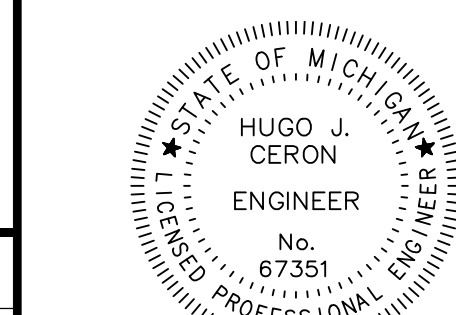
www.livingstoneng.com PHONE: (810) 225-7100 FAX: (810) 225-7699

BOB MAXEY FORD PARKING LOT

AND BUILDING EXPANSION

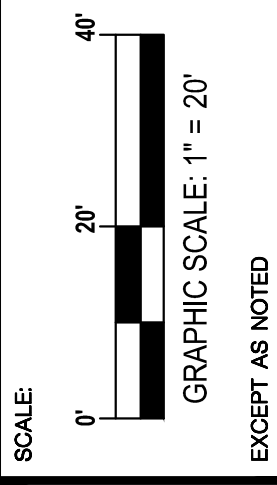
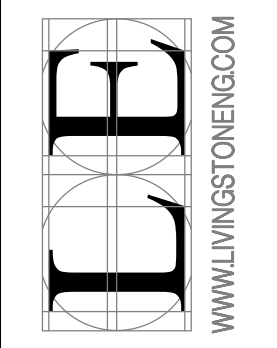
GENOA TOWNSHIP
LIVINGSTON COUNTY, MICHIGAN
FINAL SITE PLAN

ENGINEER'S SEAL



Hugo J. Ceron

REVISIONS	DATE	PROJECT NO.	22142-1
SUBMITTED FOR SITE PLAN APPROVAL	03/26/2024	SHEET	C10
REVISED PER TOWNSHIP REVIEW	04/23/2024	DATE	03/26/2024
REVISED PER PLANNING COMMISSION MEETING	05/14/2024		

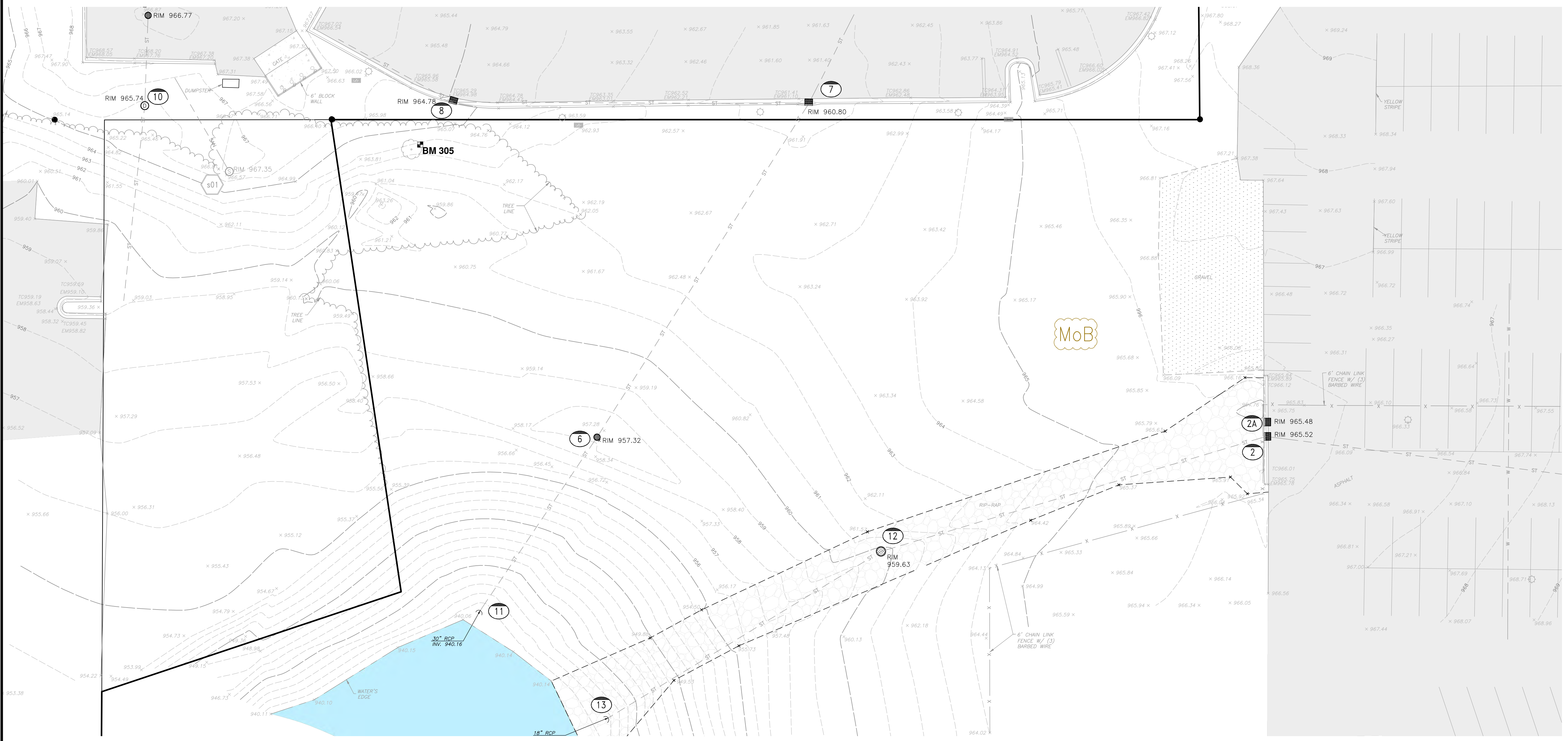


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 PHONE: (517) 657-5476

PROJECT
 BOB MAXEY FORD DEALERSHIP EXPANSION
 2798 E. GRAND RIVER AVE
 HOWELL, LIVINGSTON COUNTY, MI
 SITE PLAN
 PARKING LOT EXPANSION - EXISTING CONDITIONS

DATE	REVISIONS
03/26/2024	SUBMITTED FOR SITE PLAN APPROVAL
01/22/2024	REVISION FOR TOWNSHIP REVIEW

JOB NO.	22142-1
DRAWN:	HJC
CHECKED:	TJZ
APPROVED:	DEL
DATE:	03/26/2024



LEGEND

- COMMUNICATION RISER
- END SECTION
- STORM CLEANOUT
- STORM CONTROL STRUCTURE
- CATCH BASIN IN CURB
- SANITARY MANHOLE
- WATER VALVE IN BOX
- GATE VALVE IN WELL
- HYDRANT
- GUY WIRE
- UTILITY POLE
- SIGN
- GROUND LIGHT
- LIGHT POLE
- BOLLARD
- WETLAND FLAG
- FOUND IRON ROD
- SET IRON ROD
- SECTION CORNER
- TRAVERSE POINT-SET
- BENCHMARK
- EXISTING OVERHEAD UTILITY LINE
- EXISTING SANITARY SEWER LINE
- EXISTING UNDERGROUND WATER LINE
- EXISTING WETLAND BOUNDARY
- DECIDUOUS TREE

BENCHMARKS (NAVD88)

- BENCHMARK #300**
RAILROAD SPIKE S. FACE UTILITY POLE ALONG E. PROPERTY LINE OF 2630 E. GRAND RIVER ROAD 192'-192" SW OF NE. PROPERTY CORNER
ELEVATION= 963.75
- BENCHMARK #302**
ARROW ON HYDRANT
ELEVATION= 978.89
- BENCHMARK #303**
BOX CUT S SIDE CONC LIGHT LOLE BASE
ELEVATION= 974.66
- BENCHMARK #305**
NAIL IN THE E. SIDE OF A TREE
ELEVATION= 967.25
- BENCHMARK #310**
BENCHTIE ON THE SW. FACE OF UTILITY POLE
ELEVATION= 977.40

EXISTING STORM SEWER SCHEDULE

STR #	TYPE	DIA	RIM ELEV	INVERT DATA
2			946.95	N/A
2A			946.95	N/A
3	CATCH BASIN (PRECAST)	4'	970.94	15" RCP INV. 966.31 E. 15" RCP INV. 966.31 W. T/WATER 966.32 BOTTOM 964.14
4	CATCH BASIN (PRECAST)	4'	975.96	12" RCP INV. 970.26 N. 15" RCP INV. 969.92 W. T/WATER 969.92 BOTTOM 967.86
5	CATCH BASIN (PRECAST)	4'	976.91	12" PVC INV. 971.58 NE. 12" RCP INV. 971.46 S. T/WATER 971.49 BOTTOM 970.26
6	BEEHIVE (PRECAST)	4'	957.32	24" RCP INV. 951.62 NE. 30" RCP INV. 939.92 SW. T/WATER 940.37 BOTTOM 939.92
7	CATCH BASIN (PRECAST)	4'	960.80	12" RCP INV. 956.10 NE. 18" RCP INV. 955.64 W. 24" RCP INV. 951.85 SW. T/WATER 952.00 BOTTOM 950.80
8	CATCH BASIN (PRECAST)	4'	964.70	18" RCP INV. 955.98 E. 12" RCP INV. 957.53 NW. T/WATER 956.05 BOTTOM 953.98
9	CATCH BASIN		966.77	12" HDPE INV. 959.87 S. BOTTOM 959.87
10	MANHOLE (PRECAST)	6'	965.73	48" HDPE INV. 959.42 N. 24" RCP INV. 949.33 S. T/WATER 950.23 BOTTOM 948.63
11	END SECTION			30" RCP INV. 940.16 NE.
12	CONTROL STRUCTURE		959.63	18" HDPE INV. 956.83 E. 18" RCP INV. 942.83 W.
13	END SECTION			18" RCP INV. 941.69 E.

TOPOGRAPHIC SURVEY NOTES

- TOPOGRAPHIC SURVEY COMPLETED BY LIVINGSTON ENGINEERING ON JANUARY 15, 2024.
- NORTHINGS AND EASTINGS SHOWN ON THIS DRAWING ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE INTERNATIONAL FEET (NAD83), ELEVATION BASED UPON NAVD88 DATUM FROM RTK GPS OBSERVATIONS.
- EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE BASED UPON RECORD DRAWINGS AND FIELD SURVEY.
- SITE IS LOCATED WITHIN ZONE "X" PER THE FLOOD INSURANCE RATE MAP, MAP NUMBER 26093C0307D, WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2008.

USDA NRCS SOIL SURVEY SOIL TYPES

MoB WAWASEE LOAM, 2 TO 6 PERCENT SLOPES

SOIL SURVEY LEGEND

- SOIL TYPE BOUNDARY
- SOIL TYPE DESIGNATION **MoB**

EXISTING SANITARY SEWER SCHEDULE

STR #	TYPE	DIA	RIM ELEV	INVERT DATA
s01	MANHOLE (PRECAST)	4'	967.35	10" PVC INV. 957.65 N.

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EXISTING CONDITIONS PLAN
SCALE: 1" = 20'

EXISTING STORM SEWER SCHEDULE			
STR #	TYPE	DIA	RIM ELEV
2			946.95
2A			946.95
3	CATCH BASIN (PRECAST)	4'	970.94
4	CATCH BASIN (PRECAST)	4'	975.96
5	CATCH BASIN (PRECAST)	4'	976.91
6	BEEHIVE (PRECAST)	4'	957.32
7	CATCH BASIN (PRECAST)	4'	960.80
8	CATCH BASIN (PRECAST)	4'	964.70
9	CATCH BASIN		966.77

TOPOGRAPHIC SURVEY NOTES

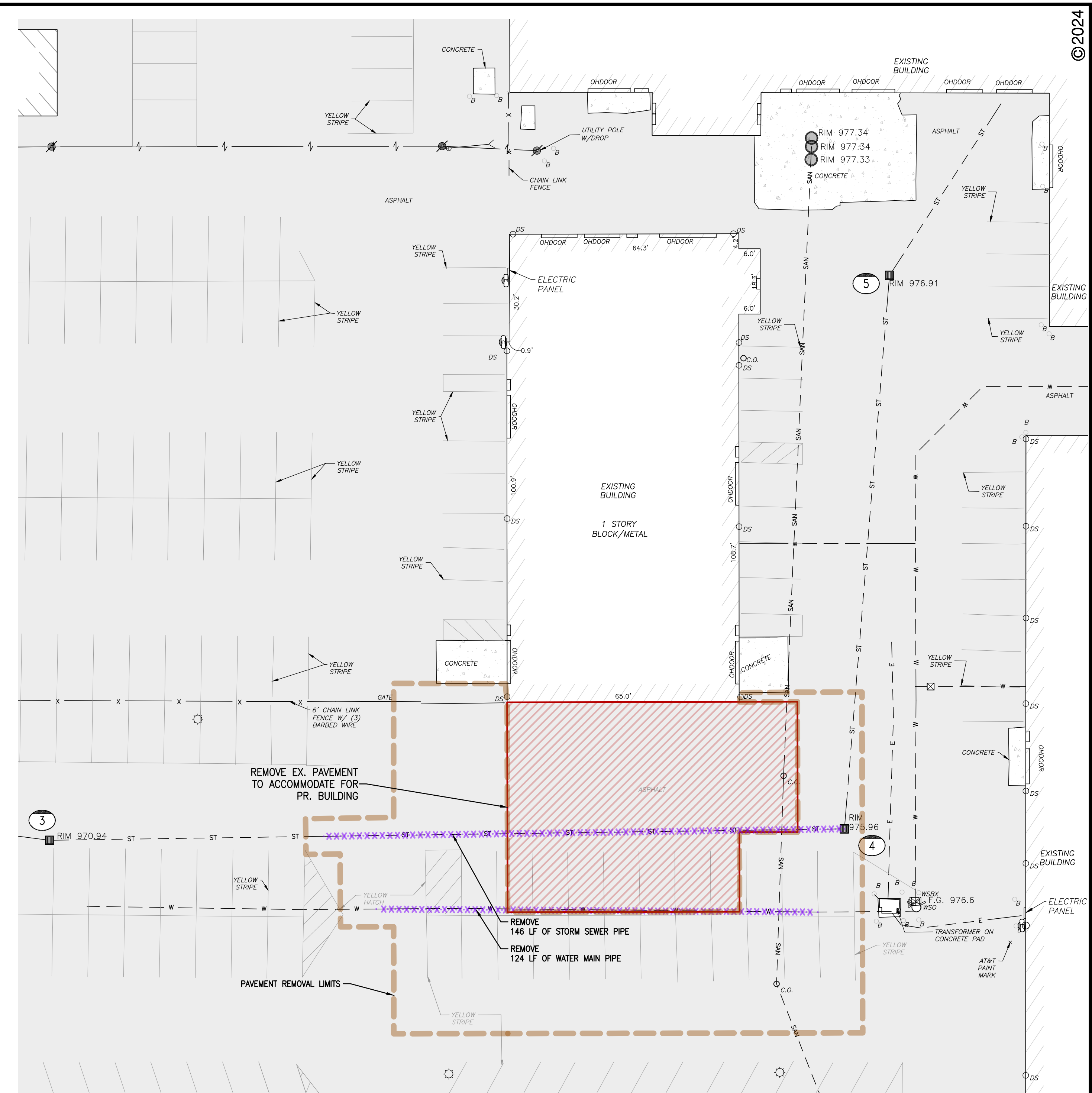
- TOPOGRAPHIC SURVEY COMPLETED BY LIVINGSTON ENGINEERING ON JANUARY 15, 2024.
- NORTHINGS AND EASTINGS SHOWN ON THIS DRAWING ARE BASED ON MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE INTERNATIONAL FEET (NAD83), ELEVATION BASED UPON NAVD88 DATUM FROM RTK GPS OBSERVATIONS.
- SITE IS LOCATED WITHIN ZONE "X" PER THE FLOOD INSURANCE RATE MAP, MAP NUMBER 26093C0307D, WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2008.

SOIL SURVEY LEGEND



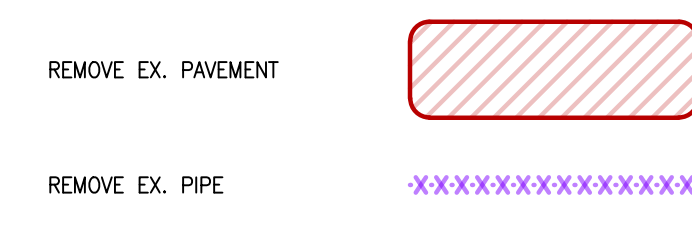
USDA NRCS SOIL SURVEY SOIL TYPES

MoB WAWASEE LOAM, 2 TO 6 PERCENT SLOPES



REMOVAL PLAN
SCALE: 1" = 20'

REMOVAL LEGEND



LEGEND

- COMMUNICATION RISER
- END SECTION
- STORM CLEANOUT
- STORM CONTROL STRUCTURE
- CATCH BASIN IN CURB
- SANITARY MANHOLE
- WATER VALVE IN BOX
- GATE VALVE IN WELL
- HYDRANT
- GUY WIRE
- UTILITY POLE
- SIGN
- GROUND LIGHT
- LIGHT POLE
- BOLLARD
- WETLAND FLAG
- FOUND IRON ROD
- SET IRON ROD
- SECTION CORNER
- TRaverse POINT-SET
- BENCHMARK
- EXISTING OVERHEAD UTILITY LINE
- SAN- EXISTING SANITARY SEWER LINE
- W- EXISTING UNDERGROUND WATER LINE
- EXISTING WETLAND BOUNDARY
- DECIDUOUS TREE

BENCHMARKS (NAVD88)
 BENCHMARK #300 RAILROAD SPIKE, S. FACE UTILITY POLE ALONG E. PROPERTY LINE OF 2630 E. GRAND RIVER ROAD 192± 192 SW. OF NE. PROPERTY CORNER ELEVATION= 963.75
 BENCHMARK #302 ARROW ON HYDRANT ELEVATION= 978.89
 BENCHMARK #303 BOX CUT S SIDE CONC LIGHT LOLE BASE ELEVATION= 974.66
 BENCHMARK #305 NAIL IN THE E. SIDE OF A TREE ELEVATION= 967.25
 BENCHMARK #310 BENCHMARK ON THE SW. FACE OF UTILITY POLE ELEVATION= 977.40

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 PHONE: (810) 225-7100
 WWW.LIVINGSTONENG.COM

SCALE: 1" = 20'
 GRAPHIC SCALE: 1" = 20'
 EXCEPT AS NOTED

CLIENT
 BOB MAXEY FORD
 2798 E. GRAND RIVER AVE
 HOWELL, MI 48843
 PHONE: (517) 657-5476

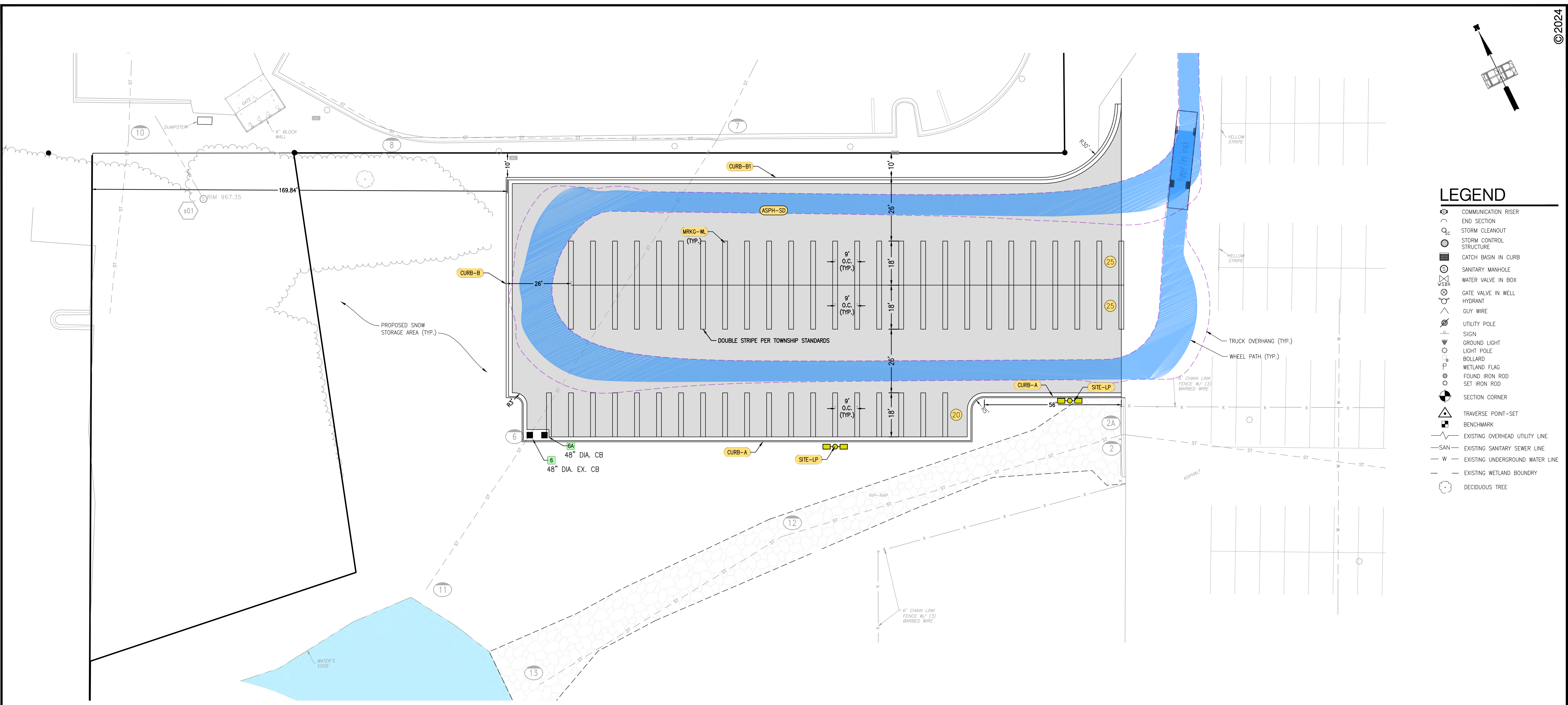
PROJECT
 BOB MAXEY FORD DEALERSHIP EXPANSION
 2798 E. GRAND RIVER AVE
 HOWELL, LIVINGSTON COUNTY, MI
 FINAL SITE PLAN
 BUILDING EXPANSION - EXISTING CONDITIONS & REMOVALS

DATE: 03/26/2024
 SUBMITTED FOR SITE PLAN APPROVAL: 03/26/2024
 REVISIONS: 01/22/2024
 REV. PER TOWNSHIP REVIEW: 01/22/2024
 REV. PER PLANNING COMMISSION MEETING: 05/17/2024

JOB NO: 22142-1
 DRAWN: HJC
 CHECKED: TIZ
 APPROVED: DBL
 DATE: 03/26/2024

C2.1

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- ### LEGEND
- COMMUNICATION RISER END SECTION
 - STORM CLEANOUT STRUCTURE
 - CATCH BASIN IN CURB
 - SANITARY MANHOLE
 - WATER VALVE IN BOX
 - GATE VALVE IN WELL
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 - EXISTING UNDERGROUND WATER LINE
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LEG

SCALE: 1" = 20'
GRAPHIC SCALE: 1" = 20'
EXCEPT AS NOTED

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HOWELL, MI 48843
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BOB MAXEY FORD DEALERSHIP EXPANSION
2798 E. GRAND RIVER AVE
HOWELL, LIVINGSTON COUNTY, MI
FINAL SITE PLAN
PARKING LOT EXPANSION - SITE LAYOUT & UTILITY PLAN

DATE	REVISIONS
03/26/2024	SUBMITTED FOR SITE PLAN APPROVAL
04/22/2024	REVISION FOR TOWNSHIP REVIEW
05/12/2024	REV. PER PLANNING COMMISSION MEETING

JOB NO.	22142-1
DRAWN:	HAC
CHECKED:	TJZ
APPROVED:	DLB
DATE:	03/26/2024

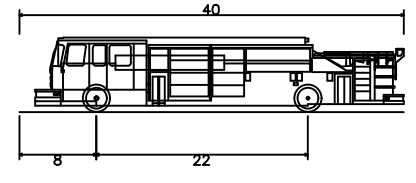
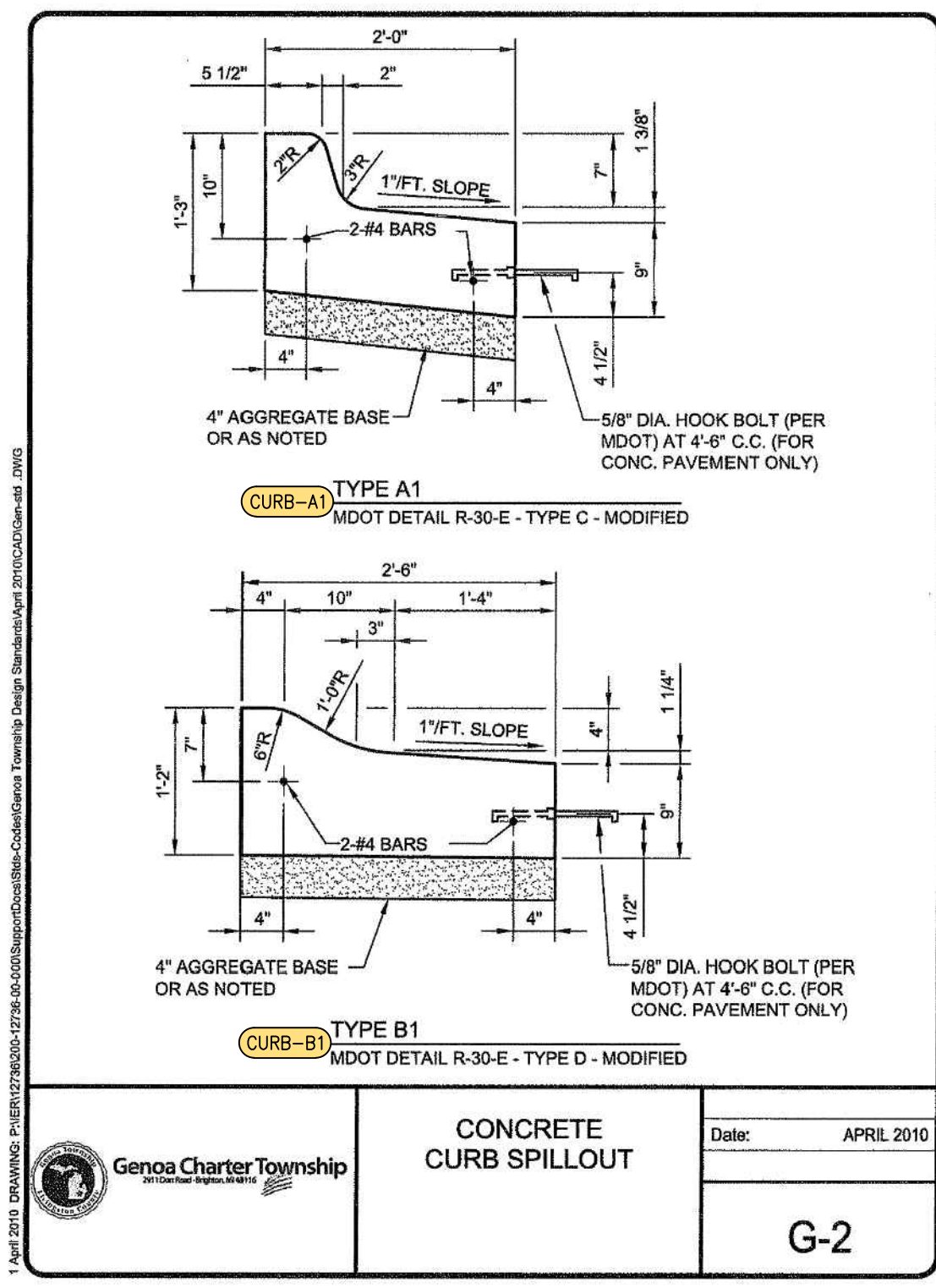
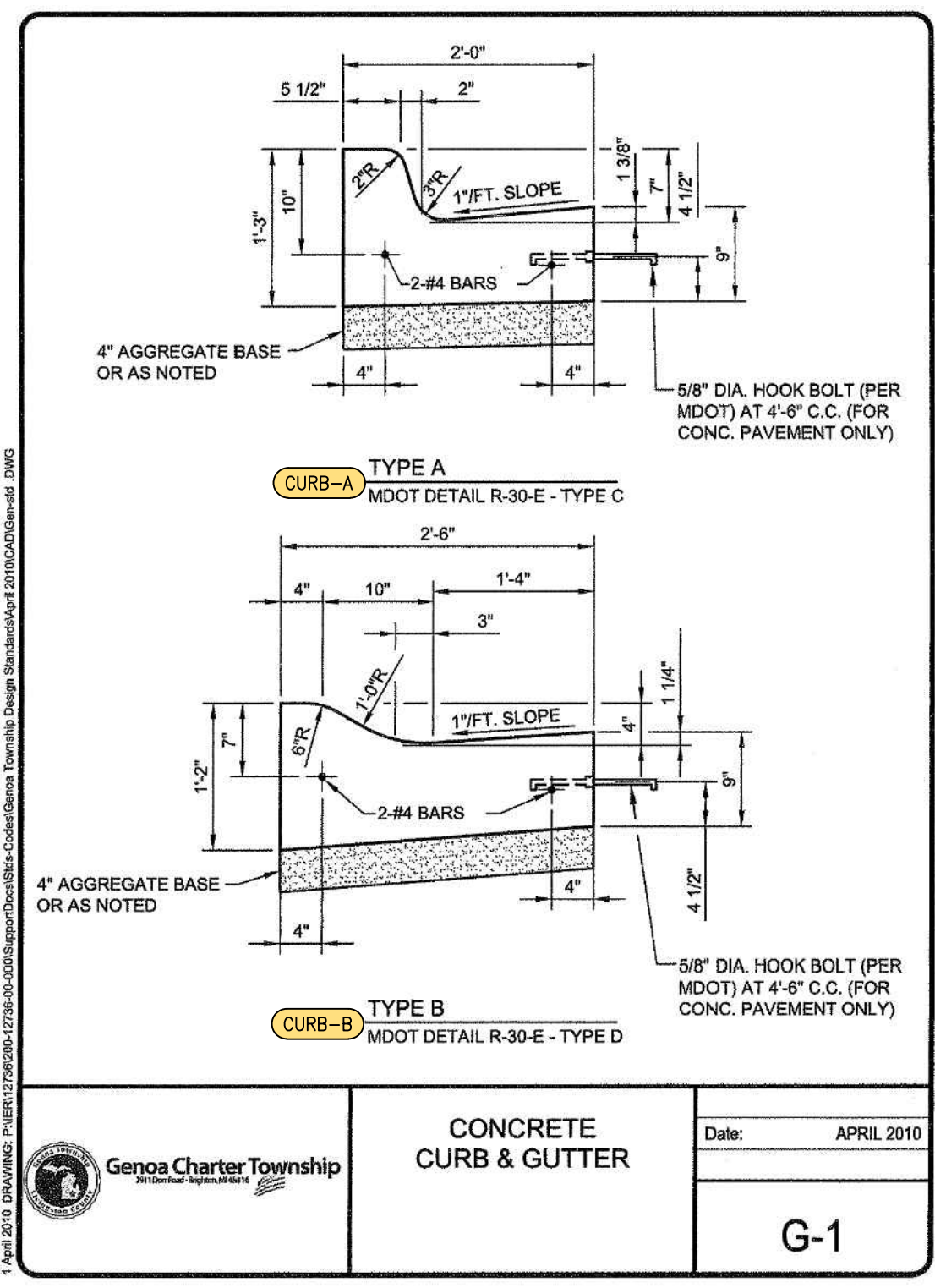
- ### KEYED NOTES:
- CURB-F2** MDOT F-2 CONCRETE CURB, SEE DETAIL ON THIS SHEET.
 - CURB-F4** MDOT F-4 CONCRETE CURB, SEE DETAIL ON THIS SHEET.
 - MRKG-WL** 4" SINGLE SOLID LINE, WHITE
 - SITE-LP** LIGHT POLE

PAVEMENT LEGEND

- ASPH-SD** PROPOSED STANDARD DUTY ASPHALT PAVEMENT SECTION PER DETAIL ON THIS SHEET.

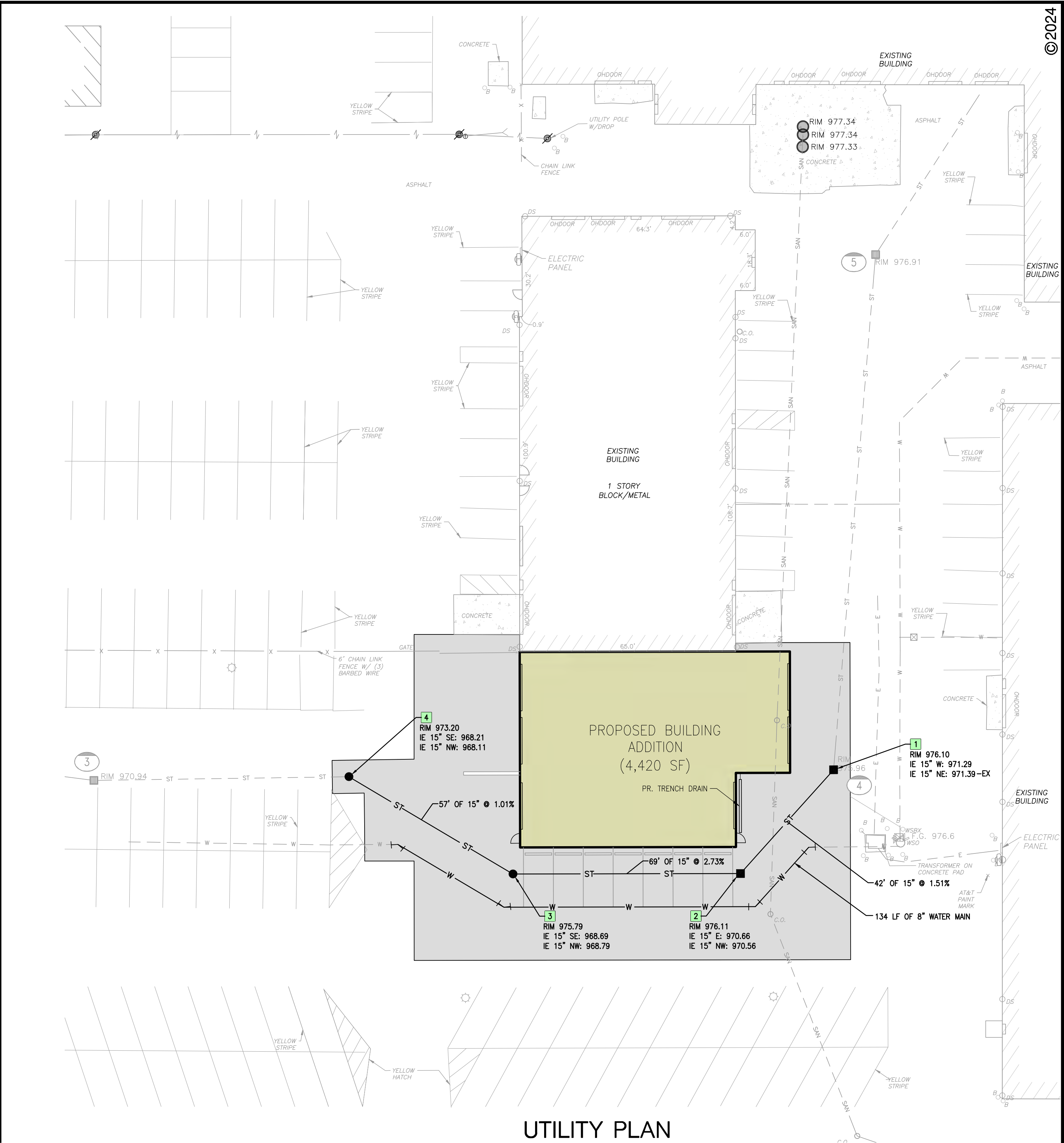
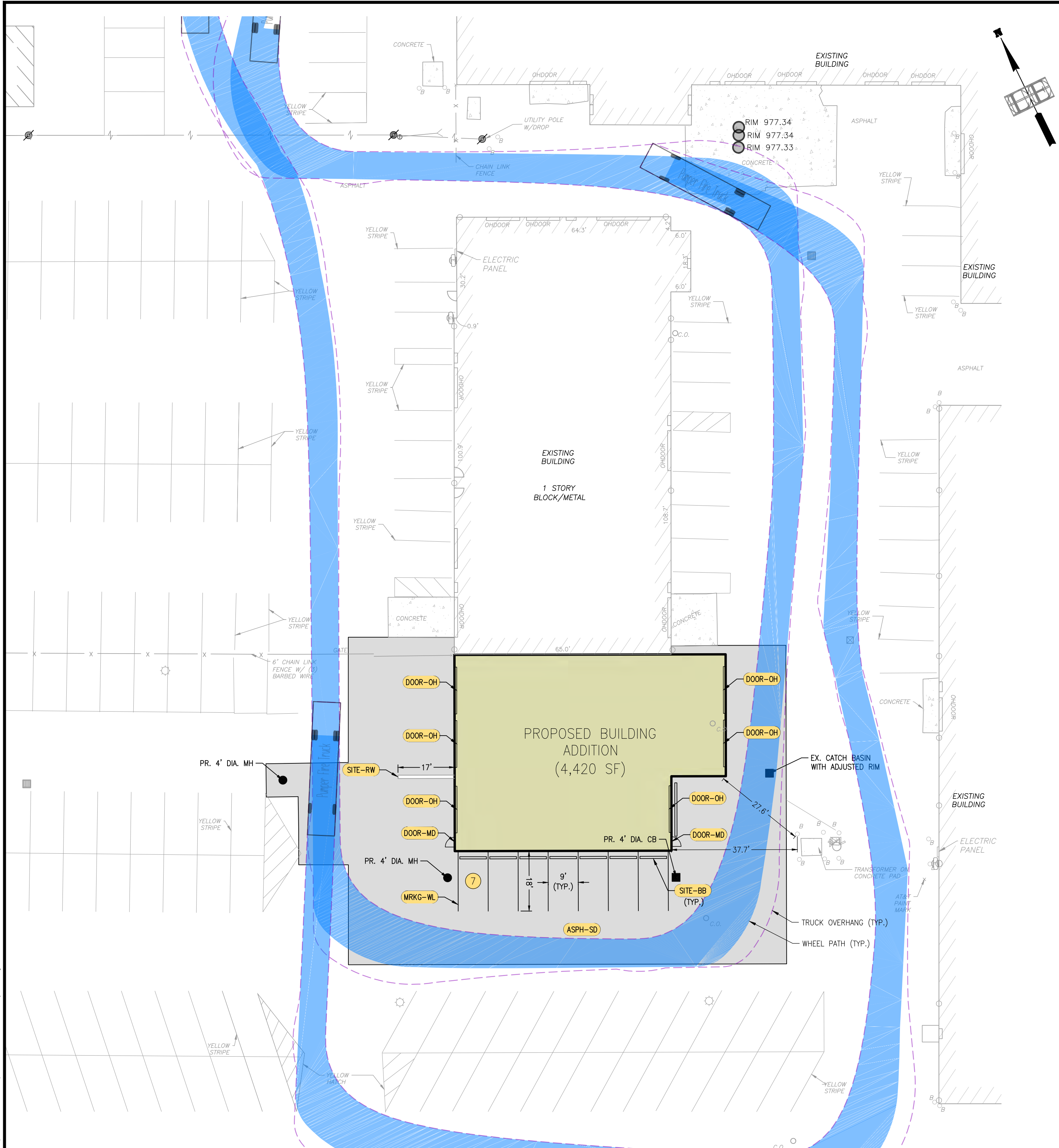
GENERAL NOTES:

- ALL UTILITY COMPANIES SHALL BE CONTACTED PRIOR TO CONSTRUCTION AND ALL UTILITIES LOCATED. ANY DISCREPANCIES OR CONFLICTS SHALL BE REPORTED TO ENGINEER FOR RESOLUTION PRIOR TO COMMENCING CONSTRUCTION.
- ALL DIMENSIONS TO CURB ARE MEASURED FROM FACE OF CURB UNLESS OTHERWISE NOTED.
- UNDERGROUND ELECTRIC CONNECTION WILL BE PROVIDED AS DETERMINED BY UTILITY COMPANY.



PUMPER FIRE TRUCK TEMPLATE

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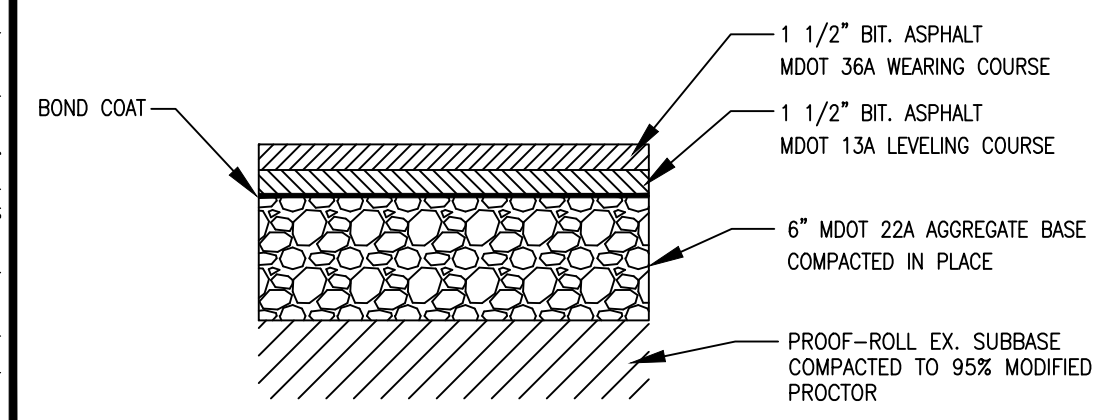


KEYED NOTES:

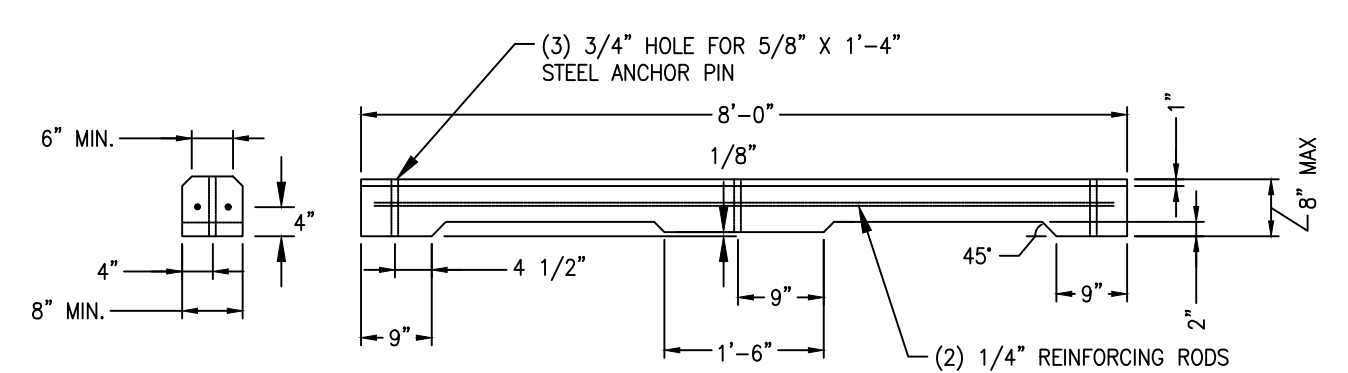
- SITE-BB** BUMPER BLOCK, PRECAST CONCRETE SEE DETAIL ON THIS SHEET.
- DOOR-MD** EXTERIOR DOOR SEE ARCHITECTURAL PLANS
- DOOR-OH** OVERHEAD DOOR SEE ARCHITECTURAL PLANS
- MRKG-WL** 4" SINGLE SOLID LINE, WHITE
- SITE-RW** RETAINING WALL

SITE LAYOUT PLAN

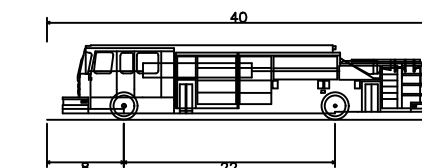
SCALE: 1" = 20'



ASPH-P AV ASPHALT PAVEMENT SECTION
NOT TO SCALE



CONCRETE BUMPER BLOCK
NOT TO SCALE



Pumper Fire Truck
Overall Length 40'
Overall Width 8.167H
Min Body Height 0.655H
Track Width 8.167H
Lock-to-lock time 2.00K
Max Wheel Angle 45.00°

PUMPER FIRE TRUCK TEMPLATE

PAVEMENT LEGEND

- ASPH-SD** PROPOSED STANDARD DUTY ASPHALT PAVEMENT SECTION PER DETAIL ON THIS SHEET

GENERAL UTILITY NOTES:

1. STORM SEWER AND WATER MAIN SHALL BE DESIGNED AND CONSTRUCTED TO MEET GENOA TOWNSHIP STANDARDS.
2. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE DONE IN ACCORDANCE TO GENOA TOWNSHIP STANDARDS.
3. GATE VALVES SHALL BE INSTALLED ON THE WATER MAIN IN ACCORDANCE WITH TOWNSHIP STANDARDS.
4. GENOA TOWNSHIP STANDARD DETAILS SHALL BE USED FOR ALL APPLICABLE CONSTRUCTION ACTIVITIES. THESE STANDARD DETAILS WILL BE PROVIDED IN THE FINAL SITE PLAN PACKAGE.
5. ALL UTILITY COMPANIES SHALL BE CONTACTED PRIOR TO CONSTRUCTION AND ALL UTILITIES LOCATED. ANY DISCREPANCIES OR CONFLICTS SHALL BE REPORTED TO ENGINEER FOR RESOLUTION PRIOR TO COMMENCING CONSTRUCTION.
6. UTILITY CROSSING INFORMATION IS SHOWN ON UTILITY PROFILES.

GENERAL NOTES:

1. ALL UTILITY COMPANIES SHALL BE CONTACTED PRIOR TO CONSTRUCTION AND ALL UTILITIES LOCATED. ANY DISCREPANCIES OR CONFLICTS SHALL BE REPORTED TO ENGINEER FOR RESOLUTION PRIOR TO COMMENCING CONSTRUCTION.
2. UNDERGROUND ELECTRIC CONNECTION WILL BE PROVIDED AS DETERMINED BY UTILITY COMPANY.
3. RETAINING WALL STRUCTURAL CALCULATIONS SHALL BE SUBMITTED FOR REVIEW PRIOR TO CONSTRUCTION OF THE RETAINING WALL.

UTILITY PLAN

SCALE: 1" = 20'

STORM SEWER NOTES:

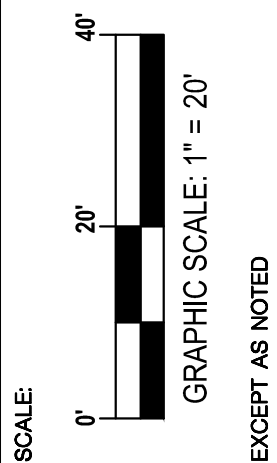
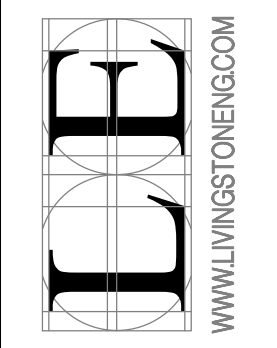
1. STORM SEWER TO BE RCP C76 CLIV UNLESS OTHERWISE NOTED.
2. ALL PIPE LENGTHS SHOWN ARE FROM C/C TO C/C OF STRUCTURE OR FROM C/C OF STRUCTURE TO END OF FLARED END SECTION.
3. ALL STORM SEWER WITHIN 1:1 SLOPE INFLUENCE OF EXISTING OR PROPOSED PAVEMENT SHALL HAVE COMPACTED SAND BACKFILL.
4. MAINTAIN A MIN. OF 18" VERTICAL CLEARANCE BETWEEN ALL UTILITIES.

WATER MAIN NOTES:

1. WATER MAIN TO BE DUCTILE IRON PIPE CLASS 54 UNLESS OTHERWISE NOTED.
2. ALL PIPE LENGTHS SHOWN ARE FROM C/C TO C/C OF STRUCTURE/FITTING.
3. MAINTAIN A MIN. OF 18" VERTICAL CLEARANCE BETWEEN ALL UTILITIES.
4. ALL WATER MAIN/LEADS WITHIN 1:1 SLOPE INFLUENCE OF EXISTING OR PROPOSED PAVEMENT SHALL HAVE COMPACTED SAND BACKFILL.

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CIVIL ENGINEERING SURVEYING
3300 S. OLD U.S. 23, BRIGHTON, MI 48114
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CLIENT
BOB MAXEY FORD
2798 E. GRAND RIVER AVE
HOWELL, MI 48843
PHONE: (517) 657-5476

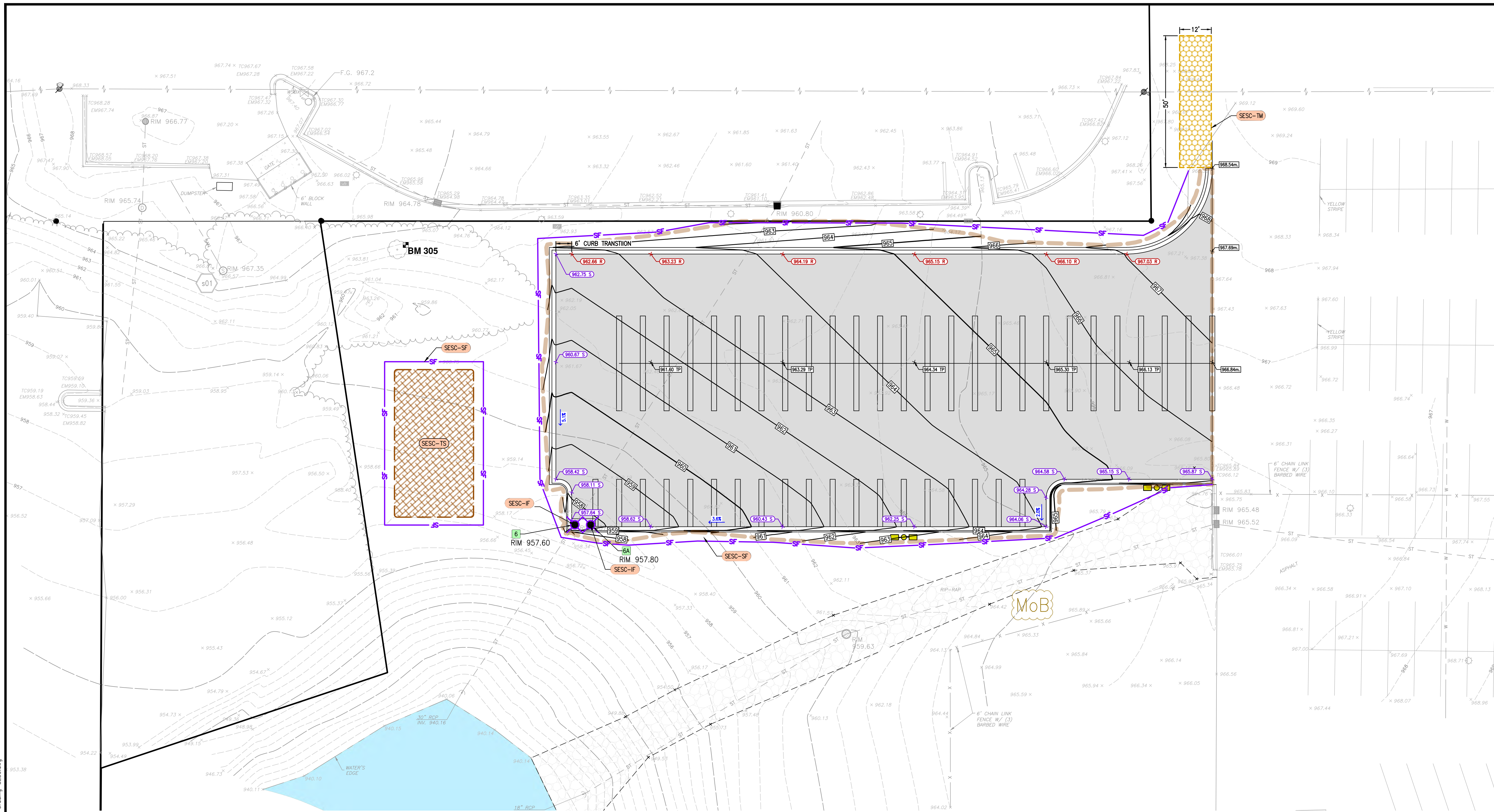
PROJECT
BOB MAXEY FORD DEALERSHIP EXPANSION
2798 E. GRAND RIVER AVE
HOWELL, LIVINGSTON COUNTY, MI
FINAL SITE PLAN
BUILDING EXPANSION - SITE LAYOUT & UTILITY PLAN

DATE	REVISIONS
03/26/2024	APPROVED FOR CONSTRUCTION
03/22/2024	REVISED FOR TOWNSHIP REVIEW
03/14/2024	REV. PER PLANNING COMMISSION MEETING

JOB NO.
22142-1
DRAWN: HNC
CHECKED: TIZ
APPROVED: DEL
DATE: 03/26/2024

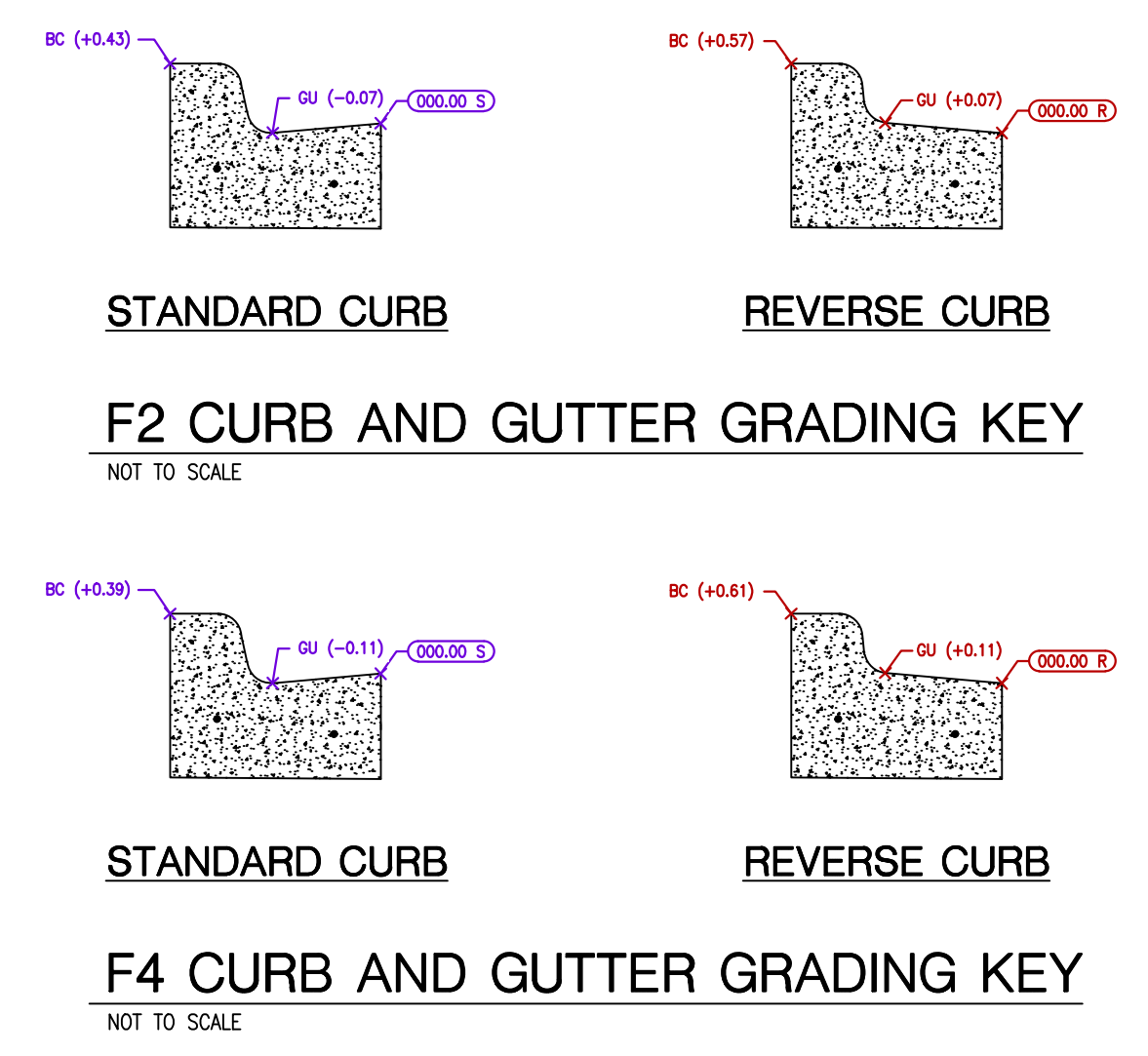
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LEGEND

- COMMUNICATION RISER
- END SECTION
- STORM CLEANOUT STRUCTURE
- CATCH BASIN IN CURB
- SANITARY MANHOLE
- WATER VALVE IN BOX
- GATE VALVE IN WELL HYDRANT
- GUY WIRE
- UTILITY POLE
- SIGN
- GROUND LIGHT
- LIGHT POLE
- BOLLARD
- WETLAND FLAG
- FOUND IRON ROD
- SET IRON ROD
- SECTION CORNER
- TRAVERSE POINT-SET
- BENCHMARK
- EXISTING OVERHEAD UTILITY LINE
- SAN EXISTING SANITARY SEWER LINE
- EXISTING UNDERGROUND WATER LINE
- EXISTING WETLAND BOUNDARY
- DECIDUOUS TREE



GRADE PLAN LEGEND

- PR. CONTOUR 615
- LIMITS OF GRADING
- RIDGE LINE
- SWALE LINE
- DRAINAGE ARROW
- PR. SPOT GRADE -1.5%
- PR. EDGE OF METAL, STANDARD CURB 811.40 TP
- PR. EDGE OF METAL, REVERSE CURB 683.66 S

SPOT GRADE ABBREVIATIONS LIST

- TP = TOP OF PAVEMENT
- R = RIM ELEVATION
- IE = INVERT ELEVATION
- EM = EDGE OF METAL
- FG = FINISHED GRADE
- TW = TOP OF WALK
- FFE = FIN. FLOOR ELEVATION
- WT = TOP OF WALL
- WB = BOTTOM OF WALL
- m = MATCH EXISTING

SESC LEGEND

- SESC-SF SILT FENCE
- SESC-IF LOW POINT INLET FILTER
- SESC-TM MUD TRACKING MAT
- SESC-TS STOCKPILE AREAS

USDA NRCS SOIL SURVEY SOIL TYPES

MoB WAWASEE LOAM, 2 TO 6 PERCENT SLOPES

SOIL SURVEY LEGEND

- SOIL TYPE BOUNDARY
- SOIL TYPE DESIGNATION MoB

CONSTRUCTION SCHEDULE FOR THE YEAR 2024

ACTIVITY	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEP	OCT	NOV
CLEAR & GRUB										
MASS GRADING										
UTILITIES & FINAL GRADING										
PAVING										
SEED & MULCH										

TOTAL DISTURBED AREA = 26,787 S.F. (0.61 AC.)

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WWW.LIVINGSTONENG.COM

SCALE: 1" = 20'

GRAPHIC SCALE: 1" = 20'

EXCEPT AS NOTED

BOB MAXEY FORD DEALERSHIP EXPANSION

CLIENT: BOB MAXEY FORD
2798 E. GRAND RIVER AVE
HOWELL, MI 48843
PHONE: (517) 657-5476

FINAL SITE PLAN

PARKING LOT EXPANSION - SITE GRADING & SESC PLAN

DATE: 03/26/2024

REVISIONS:

NO.	DESCRIPTION	DATE
1	SUBMITTED FOR SITE PLAN APPROVAL	03/26/2024
2	REVISIONS FOR TOWNSHIP REVIEW	04/22/2024
3	REV. PER PLANNING COMMISSION MEETING	05/12/2024

JOB NO: 22142-1

DRAWN: HJC

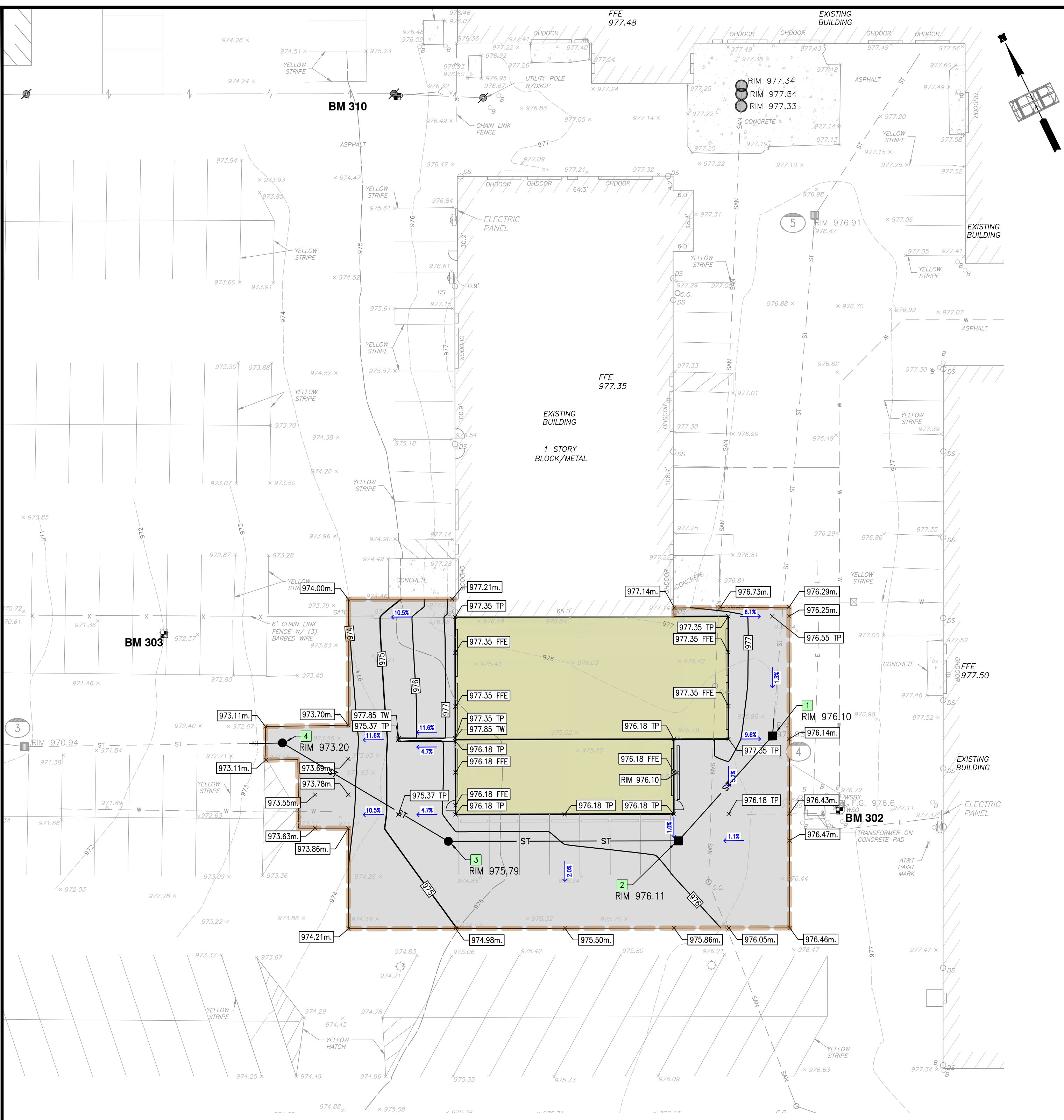
CHECKED: TIZ

APPROVED: DBL

DATE: 03/26/2024

C4.0

FILE:C:\Users\jvare\Documents\Projects\2022\22142-Maxey Ford 2798 E Grand River\03 DWG\Plan\22142-1 CA.1 Grading-SESC.dwg



GRADING PLAN

SCALE: 1" = 20'

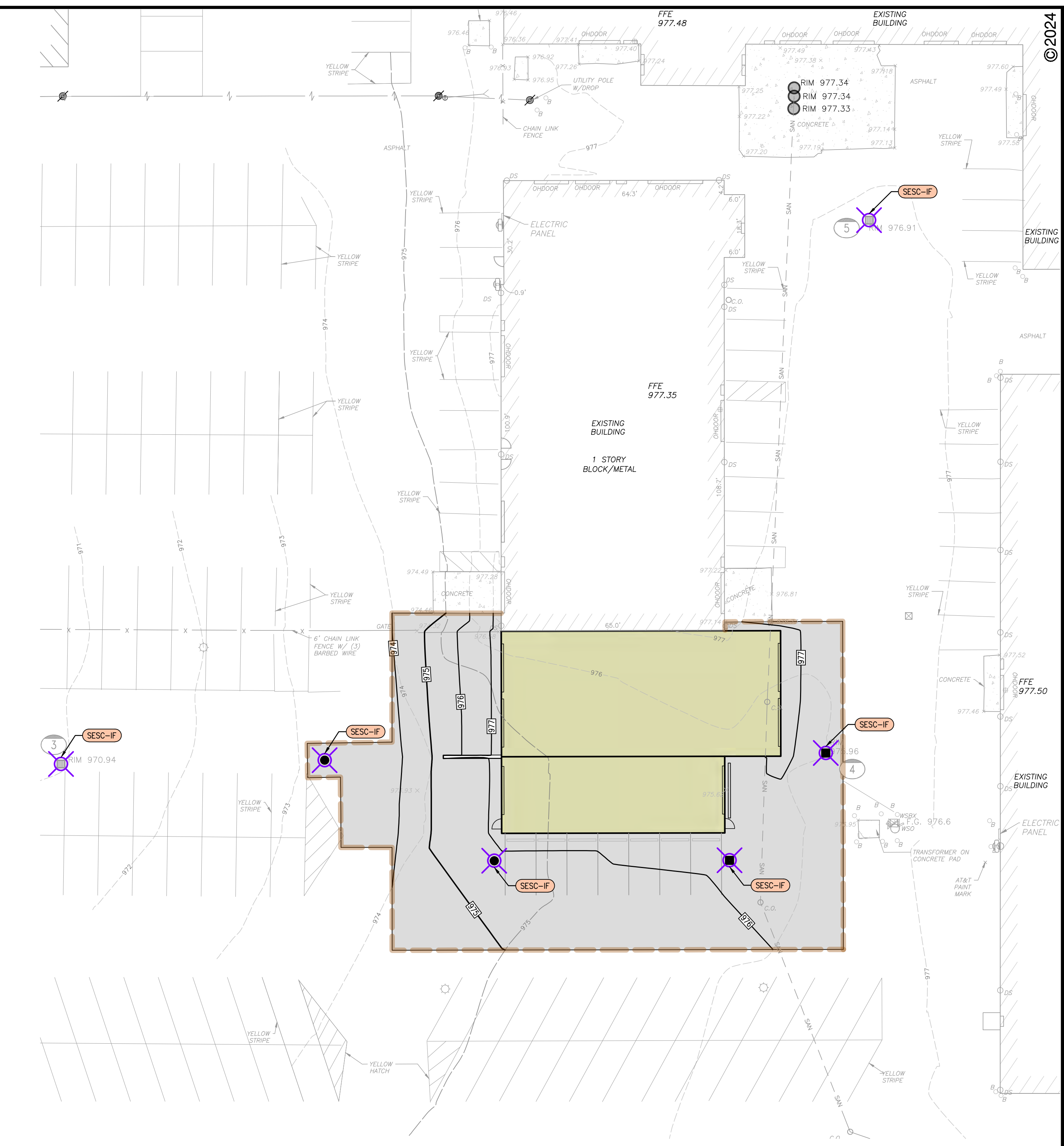
- BENCHMARKS (NAVD88)**
- BENCHMARK #300**
RAILROAD SPIKE, S. FACE
UTILITY POLE ALONG E.
PROPERTY LINE OF 2630
E. GRAND RIVER ROAD
192± 192 SW. OF NE.
PROPERTY CORNER
ELEVATION = 963.75
 - BENCHMARK #302**
ARROW ON HYDRANT
ELEVATION = 978.89
 - BENCHMARK #303**
BOX CUT S SIDE CONC
LIGHT LOLE BASE
ELEVATION = 974.66
 - BENCHMARK #305**
NAIL IN THE E. SIDE OF
A TREE
ELEVATION = 967.25
 - BENCHMARK #310**
BENCHTIE ON THE SW.
FACE OF UTILITY POLE
ELEVATION = 977.40

GRADE PLAN LEGEND

- PR. CONTOUR 615
- LIMITS OF GRADING
- RIDGE LINE
- SWALE LINE
- DRAINAGE ARROW -1.5%
- PR. SPOT GRADE 811.40 TP

SPOT GRADE ABBREVIATIONS LIST

- TP = TOP OF PAVEMENT
- BC = BACK OF CURB
- C = GUTTER ELEVATION
- R. = RIM ELEVATION
- IE = INVERT ELEVATION
- EM = EDGE OF METAL
- FG = FINISHED GRADE
- TW = TOP OF WALK
- FFE = FIN. FLOOR ELEVATION
- WT = TOP OF WALL
- WB = BOTTOM OF WALL
- m. = MATCH EXISTING



SESC PLAN

SCALE: 1" = 20'

SESC LEGEND

- LOW POINT INLET FILTER

USDA NRCS SOIL SURVEY SOIL TYPES

MoB WAWASEE LOAM, 2 TO 6 PERCENT SLOPES

SOIL SURVEY LEGEND

- SOIL TYPE BOUNDARY
- SOIL TYPE DESIGNATION

CONSTRUCTION SCHEDULE FOR THE YEAR 2024

ACTIVITY	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEP	OCT	NOV
CLEAR & CRUB										
MASS GRADING										
UTILITIES & FINAL GRADING										
PAVING										
SEED & MULCH										

TOTAL DISTURBED AREA = 8,374 S.F. (0197 AC.)

DATE: 03/26/2024

REVISIONS:

01/22/2024 SUBMITTED FOR SITE PLAN APPROVAL

04/22/2024 REVISION FOR TOWNSHIP REVIEW

05/12/2024 REV. PER PLANNING COMMISSION MEETING

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WWW.LIVINGSTONENG.COM

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SCALE: 0" 20" 40"

GRAPHIC SCALE: 1" = 20'

EXCEPT AS NOTED

CLIENT: **BOB MAXEY FORD**
2798 E. GRAND RIVER AVE
HOWELL, MI 48843
PHONE: (517) 657-5476

FINAL SITE PLAN
BUILDING EXPANSION - SITE GRADING & SESC PLAN

JOB NO: 22142-1

DRAWN: HJC

CHECKED: TIZ

APPROVED: DBL

DATE: 03/26/2024

BOB MAXEY FORD DEALERSHIP EXPANSION

C4.1

**LIVINGSTON COUNTY SOIL EROSION CONTROL
TEMPORARY CONTROLS AND SEQUENCE OF CONSTRUCTION**

1. NOTIFY THE LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE 24 HOURS PRIOR TO THE START OF GRADE WORK.
2. 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.
3. (IMPORTANT NOTICE) 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.
4. SILT FABRIC FENCE AS SHOWN ON PLANS SHALL BE PLACED ALONG PERMETER ON ALL LOW LYING AREAS OF THE CONSTRUCTION SITE TO FILTER RUNOFF BEFORE LEAVING PROJECT SITE.
5. ALL TEMPORARY EROSION CONTROL DEVICES AS NOTED ON PLANS SHALL BE INSTALLED PRIOR TO START OF MASSIVE EARTH DISRUPTION.
6. PLAN DOES DENOTE A DETAILED EROSION CONTROL DEVICE TO RESTRICT TRACKING OF MATERIAL ONTO THE HIGHWAY. STONE DIAPERS SHALL BE INSTALLED AT ALL INGRESS/EGRESS AREAS OF THE SITE PRIOR TO THE START OF MASSIVE EARTH DISRUPTION. DIAPERS SHALL BE OF CRUSHED STONE AND SHALL HAVE A MINIMUM LENGTH OF 75 LINEAR FEET.
7. TOPSOIL OR SOIL STORAGE AREAS SHALL BE SEEDED AND MULCHED OR MATTED WITH STRAW, IMMEDIATELY AFTER THE STRIPPING PROCESS IS COMPLETED, TO PREVENT WIND AND WATER EROSION

DETENTION PONDS

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

SLOPES

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

STORM DRAINS

15. 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.
16. PAVEMENT ADJACENT TO STREET STORMWATER INLET STRUCTURES SHALL BE CUT OUT AFTER THE FIRST COAT OF PAVING. CONCRETE SHALL BE POURED AND A SECOND LAYER OF ASPHALT LAID OVER THE CONCRETE CUT. RINGS AND CASTINGS SHALL BE CENTERED AT THIS TIME, GROUTING AND POINTING SHALL ALSO BE DONE AT THIS TIME TO PREVENT LEAKAGE INTO THE STRUCTURES AND THE RESULTING SOIL MOVEMENT.
17. STORM WATER INLETS SHALL HAVE AS A TEMPORARY CONTROL A STRAW BALE BARRIER AND A STONE FILTER INSTALLED AROUND THE INLET DURING CONSTRUCTION. AS AN ALTERNATIVE TO THE STRAW BALE BARRIER, A BURLAP AND PEA STONE FILTER MAY BE USED. THREE LAYERS OF BURLAP FIBER AND A FILTER OF PEA STONE MINIMUM 1 FT. DEPTH CAN BE USED. DUE TO THE POROSITY OF THE BURLAP FILTER THE 1 FT OF STONE IS VERY IMPORTANT. THE CONTROL SHALL BE INSTALLED AS SOON AS THE STRUCTURE IS BUILT AND INSPECTED DAILY.
18. BURLAP AND PEA STONE FILTERS WILL NEED TO BE CHANGED AFTER EACH RAINFALL.
19. 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.
20. ALL STORM DRAIN OUTLETS 15" IN DIAMETER OR LARGER SHALL HAVE ANIMAL GUARDS INSTALLED TO PREVENT ENTRANCE TO THE SYSTEM.
21. ALL STORM DRAINAGE PIPE 30" IN DIAMETER OR LARGER SHALL BE POINTED AT THE JOINTS ON THE INSIDE WITH MORTAR, AFTER BACKFILLING.
22. ALL STORM DRAIN OUTLETS THAT DO NOT EMPTY INTO THE DETENTION POND SHALL HAVE A TEMPORARY 5'X10'X3' SUMP INSTALLED AT THE TERMINATION OF THE STORM SEWER. UPON COMPLETION OF THE STABILIZATION WORK THE SUMP AREA SHALL BE FILLED AND RIP RAPPED WITH COBBLE STONE. SILT TRAPS SHALL BE INSPECTED AFTER EACH STORM.
23. ALL OUTLETS SHALL BE RIP RAPPED OVER KEYED FILTER FABRIC WITH A MINIMUM OF 15 SQ. YARDS OF 6" OR LARGER COBBLE STONE.
24. RIP RAP AS NOTED ON THE PLAN SHALL BE OF A FUNNEL SHAPE CONSTRUCTION, WIDTH SHALL INCREASE AS THE DISTANCE FROM THE OUTLET POINT INCREASES AT A 3:1 RATIO.
25. 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.
26. IT WILL BE NECESSARY FOR THE DEVELOPER TO HAVE THE STORM DRAINAGE LINES CLEANED PRIOR TO FINAL INSPECTION BY THE LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE. IF REQUIRED, THIS WORK SHALL BE DONE BY A PROFESSIONAL SEWER CLEANING FIRM AND CERTIFIED IN WRITING BY THE PROJECT ENGINEER. ALL SUMPS AND TEMPORARY SILT TRAPS SHALL ALSO BE CLEANED AT THIS TIME.

STABILIZATION

27. ALL UNIMPROVED DISTURBED AREAS SHALL BE RE-TOPSOILED 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 HYDROSEEDING, WHICH WILL AFFECT THE EFFECTIVENESS OF THIS PROCEDURE.
28. IN THE NON-GROWING SEASON, TEMPORARY STABILIZATION OF MASSIVELY EXPOSED AREAS FOR WINTER STABILIZATION SHALL BE DONE WITH STRAW MATTING.
29. 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.
30. 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.
31. THE ISSUING BUILDING DEPARTMENT SHALL NOT ISSUE THE CERTIFICATE OF OCCUPANCY UNTIL THE FINAL LETTER FROM THE LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE HAS BEEN RECEIVED.

SEQUENCE OF CONSTRUCTION:

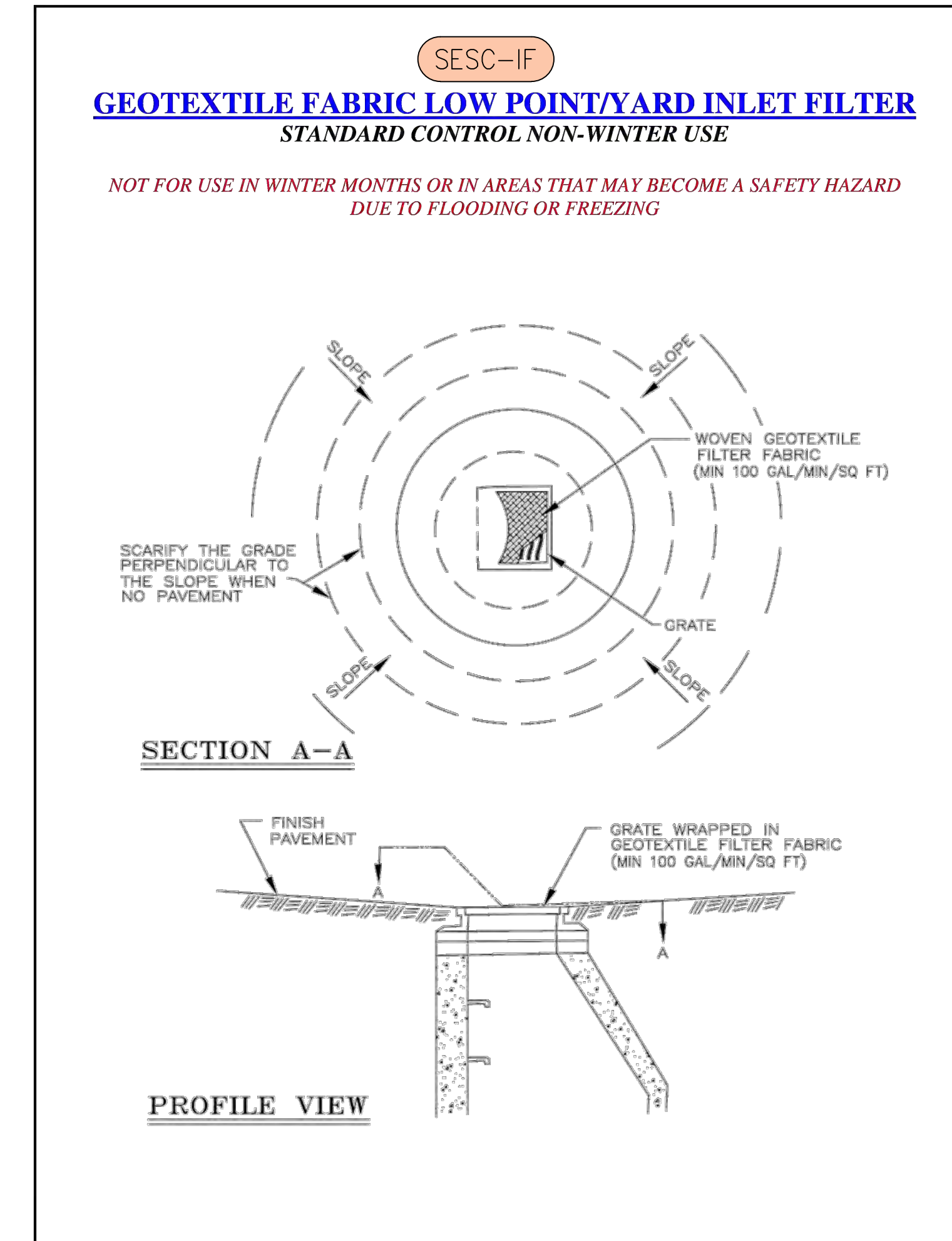
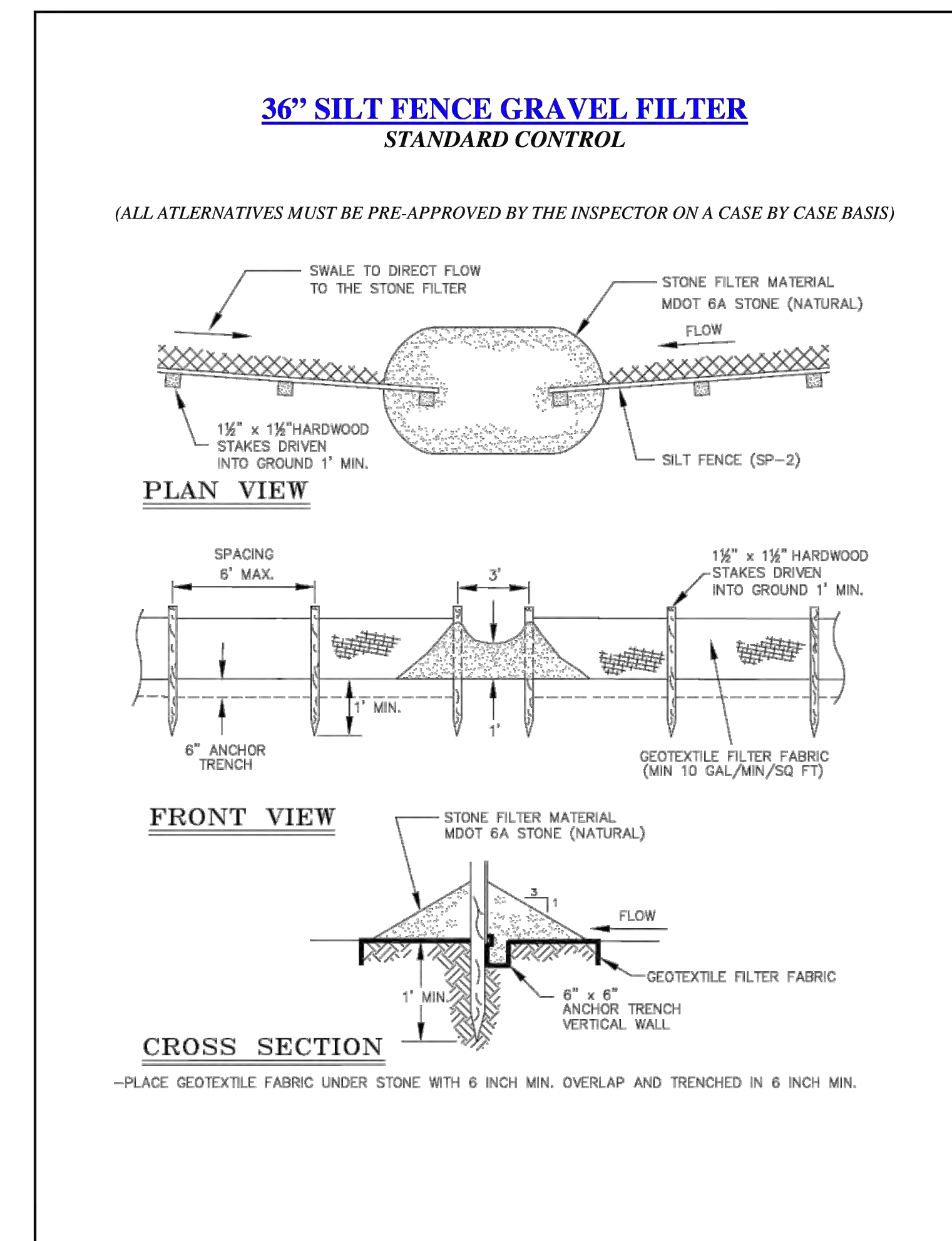
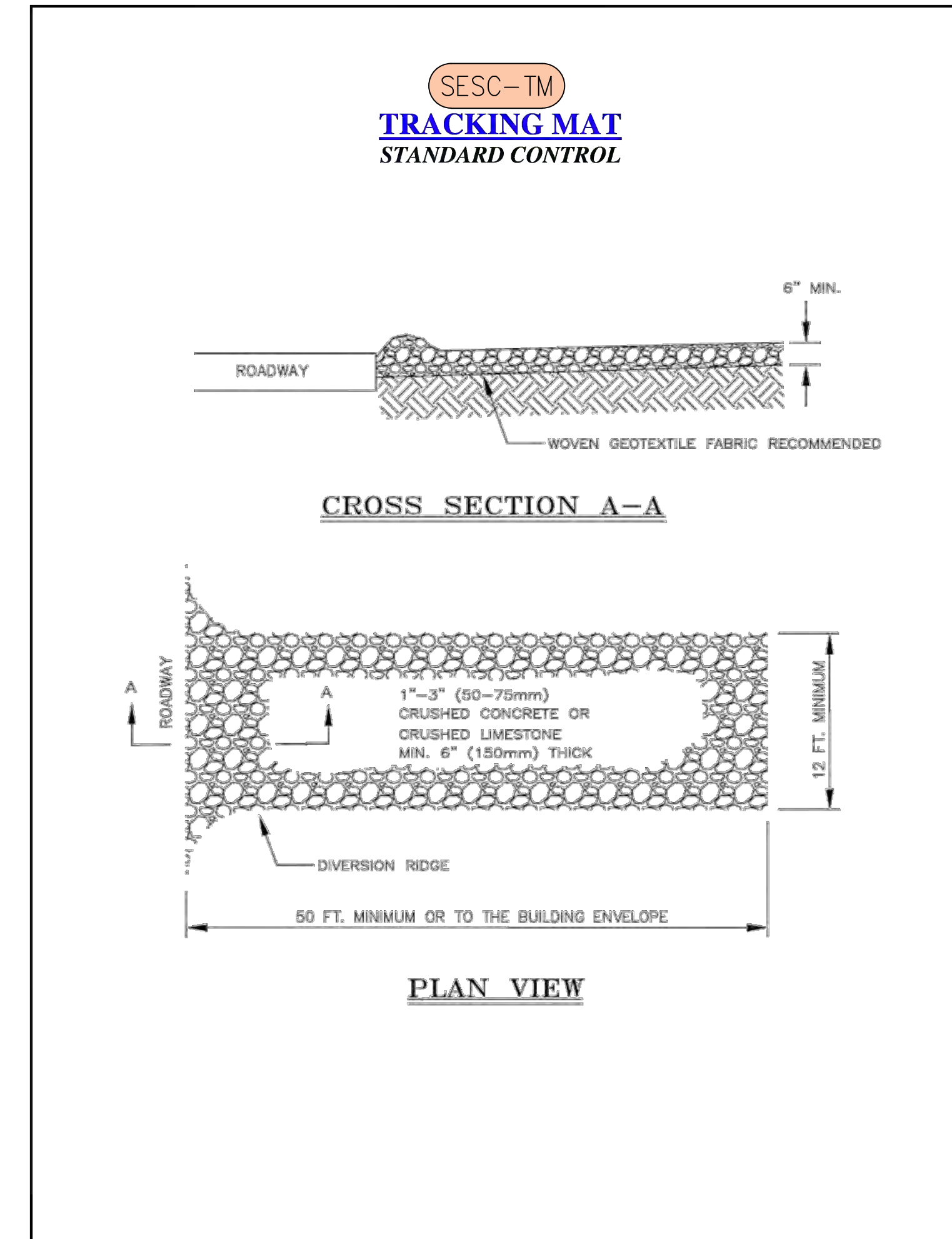
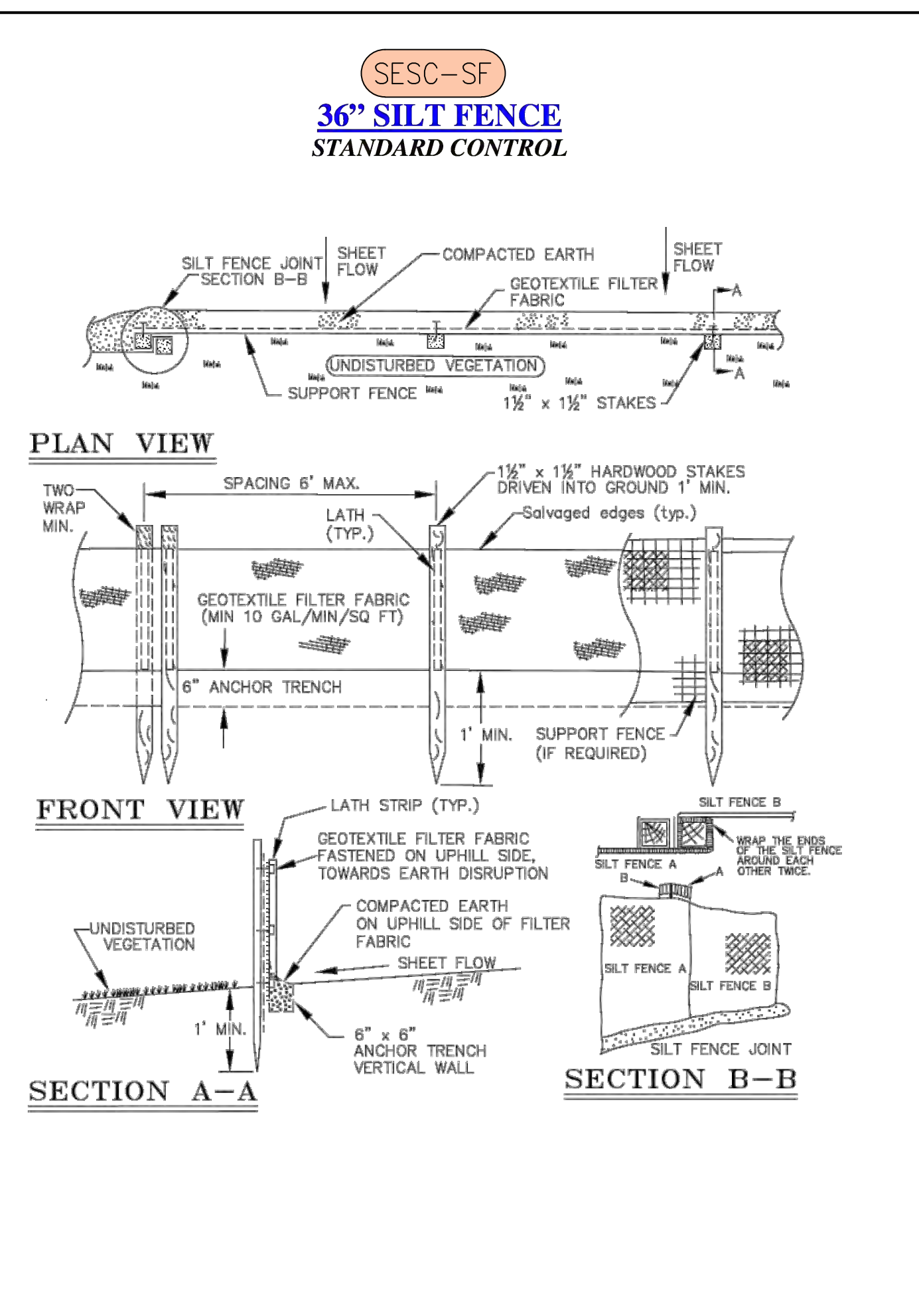
1. INSTALL EROSION AND SEDIMENT CONTROL MEASURES PER PLAN.
2. PERFORM SITE DEMOLITION REQUIRED.
3. INSTALL STORM DRAINAGE SYSTEM INCLUDING DETENTION BASINS; INSTALL INLET FILTERS.
4. ROUGH GRADE SITE & STORE SOIL.
5. MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES, AS REQUIRED.
6. BRING PAVEMENT AREAS TO SUB-BASE; PLACE SUB-BASE; REMOVE PARKING LOT INLET FILTER AND PLACE ASPHALT PAVEMENT.
7. FINISH GRADE, REDISTRIBUTE TOPSOIL, SEED & MULCH ALL DISTURBED AREAS.
8. REMOVE ALL EROSION & SEDIMENT CONTROL MEASURES; SEED AND MULCH ALL REMAINING UNSTABILIZED AREAS.

SEEDING, FERTILIZER AND MULCH BARE GROUND RATIO:

- TOP-SOIL 3" IN DEPTH
- GRASS SEED 217.84 LBS./AC.
- FERTILIZER 150 LBS./AC.
- STRAW MULCH 3" IN DEPTH, 1.5 TO 2 TONS / AC. (ALL MULCHING MUST HAVE A TIE DOWN - ASPHALT TACKIFIER, NET BINDING, ETC.)
- HYDROSEEDING IS NOT ACCEPTABLE FOR SLOPES EXCEEDING 1%, IN SUCH CASES STABILIZATION SHALL BE DONE WITH SEED AND STRAW MULCH WITH A TACKIFIER.

MAINTENANCE SCHEDULE FOR SOIL EROSION CONTROLS

1. 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.
2. TRACKING PAD SHALL BE INSPECTED MONTHLY FOR ACCUMULATED DIRT. TRACKING PAD SHALL BE REPLACED WHEN THE STONES ARE CHOCKED WITH DIRT. TRACKING PAD SHALL BE REMOVED IMMEDIATELY PRIOR TO THE FIRST COURSE OF ASPHALT BEING LAID.
3. DETENTION POND SHALL BE INSPECTED QUARTERLY ON A PERMANENT BASIS. MAINTENANCE SHALL INCLUDE SEDIMENT REMOVAL, EMBANKMENT STABILIZATION AND MAINTAINING THE OUTLET STRUCTURE IN GOOD CONDITION. NO TREES SHALL BE ALLOWED TO GROW ON THE EMBANKMENT.
4. CATCH BASINS SHALL BE INSPECTED ANNUALLY FOR ACCUMULATION OF SEDIMENT. ALL SEDIMENT MUST BE REMOVED AND DISPOSED OF PROPERLY WHEN THE SUMP IS FULL.
5. COMMON AREAS SHALL BE STABILIZED NO LATER THAN 15 DAYS AFTER GRADE WORK, PURSUANT TO RULE 1709 (5).



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WWW.LIVINGSTONENG.COM

LE

SCALE: _____

CLIENT: **BOB MAXEY FORD DEALERSHIP EXPANSION**
BOB MAXEY FORD
2798 E. GRAND RIVER AVE
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PHONE: (517) 657-5476

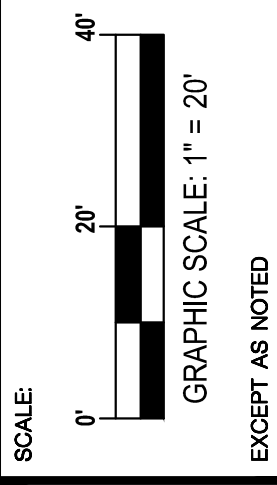
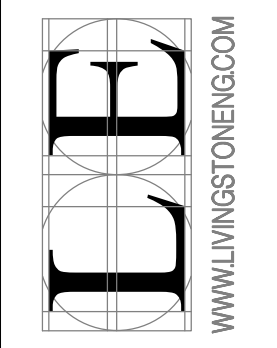
DATE: 03/26/2024
SUBMITTED FOR SITE PLAN APPROVAL: 03/26/2024
REVISED FOR TOWNSHIP REVIEW: 04/22/2024
REV. PER PLANNING COMMISSION MEETING: 05/17/2024

JOB NO: **22142-1**
DRAWN: HJC
CHECKED: TIZ
APPROVED: DBL
DATE: 03/26/2024

EXCEPT AS NOTED

FINAL SITE PLAN
SESC NOTES & DETAILS

C4.2



CLIENT
BOB MAXEY FORD
 2798 E. GRAND RIVER AVE
 HOWELL, MI 48843
 PHONE: (517) 657-5476

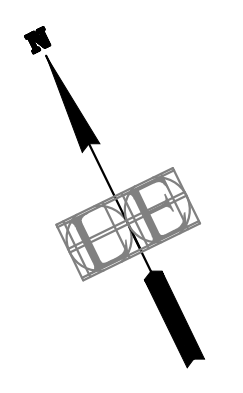
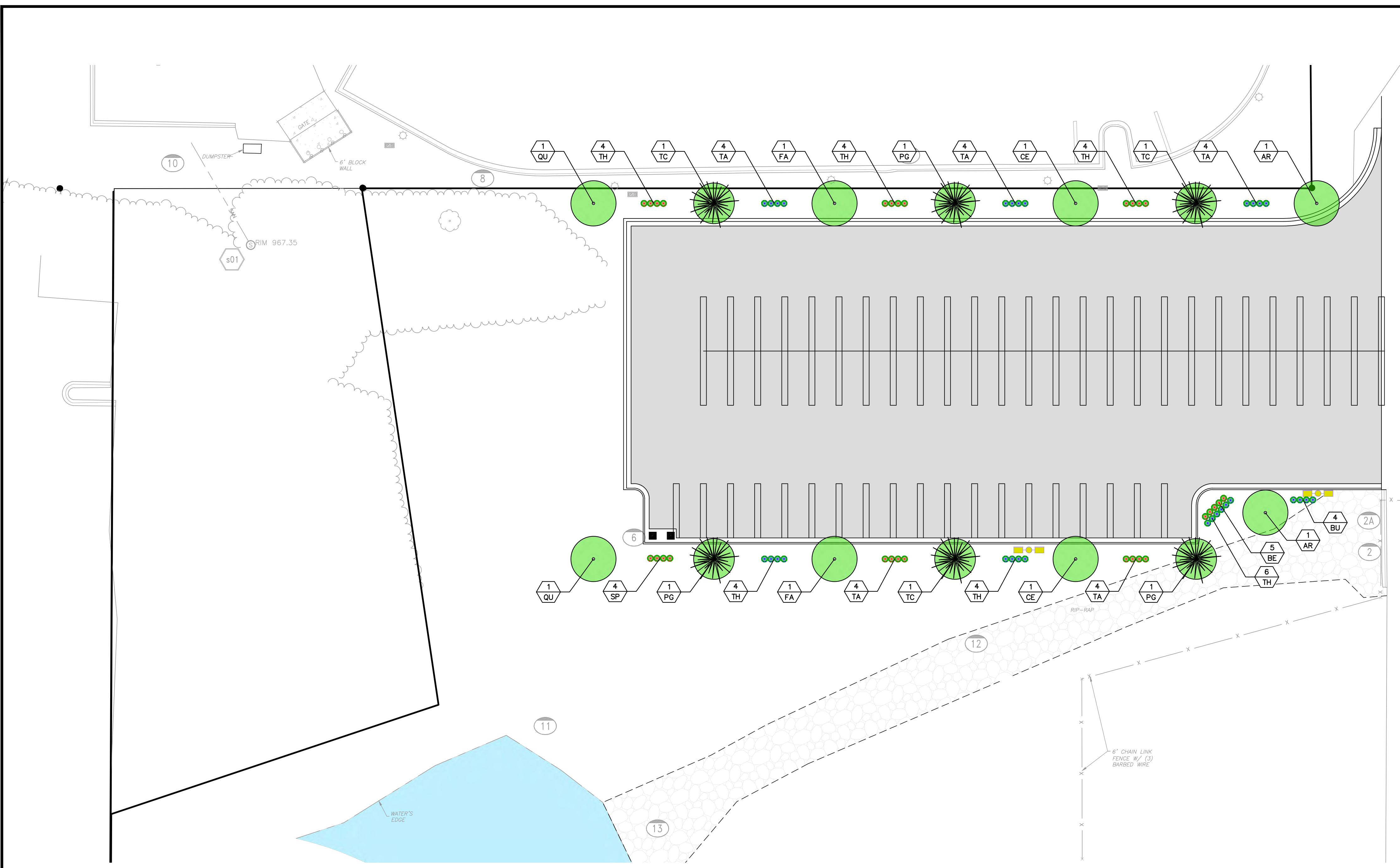
BOB MAXEY FORD DEALERSHIP EXPANSION
 2798 E. GRAND RIVER AVE
 HOWELL, LIVINGSTON COUNTY, MI
 FINAL SITE PLAN
 PARKING LOT EXPANSION - LANDSCAPE PLAN

DATE: 03/26/2024
 SUBMITTED FOR SITE PLAN APPROVAL: 03/26/2024
 REVISIONS: 04/22/2024
 REV. PER TOWNSHIP REVIEW: 04/22/2024
 REV. PER PLANNING COMMISSION MEETING: 05/12/2024

Key	Qty	Genus	Common Name	Size	Root
AR	2	Acer rubrum	Red Maple	2.5"	B & B
CE	2	Celtis occidentalis	Common Hackberry	2.5"	B & B
FA	2	Fagus grandifolia	American Beech	2.5"	B & B
QU	2	Quercus Alba	White Oak	2.5"	B & B

Key	Qty	Genus	Common Name	Size	Root
TC	3	Tsuga Canadensis	Eastern Hemlock	6'	B & B
PG	3	Picea glauca	Norway Spruce	6'	B & B

Key	Qty	Genus	Common Name	Size	Root
TA	20	Taxus x media 'Densiformis'	Dense Yew	24"	B & B
TH	26	Thuja occidentalis 'Tehny'	Tehny Arborvitae	24"	B & B



Genoa Township Zoning Ordinances

Greenbelt Standards

- Greenbelts along the road right of way shall meet the following requirements
 - 20 foot wide greenbelt provided along the road right of way excluding driveways, signs and utilities
 - One tree per 40 linear feet or fraction of street frontage.

Parking Lot Street Frontage: 0 LF

Trees Required: 0 / 40 = 0.00

50% Evergreen = 1 Evergreen Trees
1 Deciduous Trees

Provided: 0 Evergreen Trees
0 Deciduous Trees

- Greenbelts within parking lots shall meet the following requirements:
 - An amount equal to 100 sf and one Canopy tree per ten spaces

Parking Spaces: 70 spaces

Area Required: 70 x 10 = 700 sf

Provided: 314 sf

Trees Required: 70 / 10 = 7 trees

Provided: 7 trees

- Buffer Zone C shall meet the following requirements:
 - One canopy or evergreen tree or four shrubs shall be planted for every 20 lineal feet

Buffer C Perimeter: 240 LF

Trees Required: 240 / 20 = 12.0 canopy or evergreen trees

Provided: 3 Evergreen Trees
4 Deciduous Trees

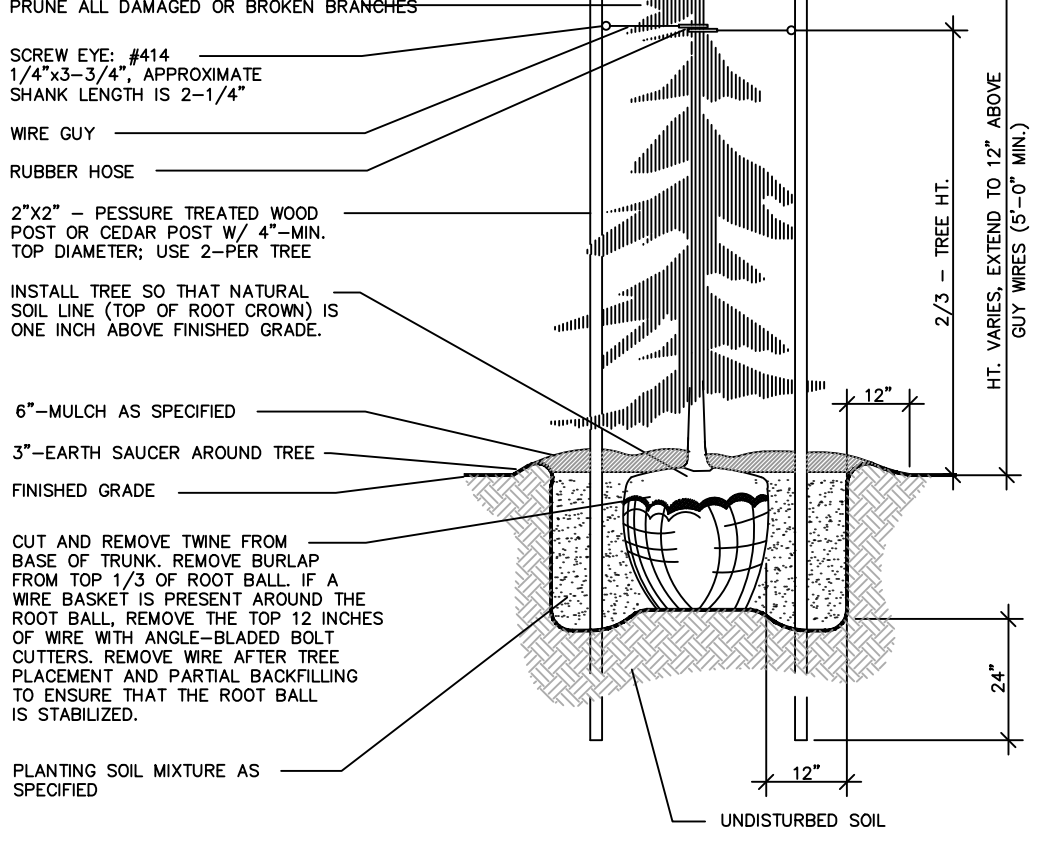
Shrubs Required: 4.0 x 6 = 24 shrubs

Provided: 24 shrubs

LANDSCAPING NOTES:

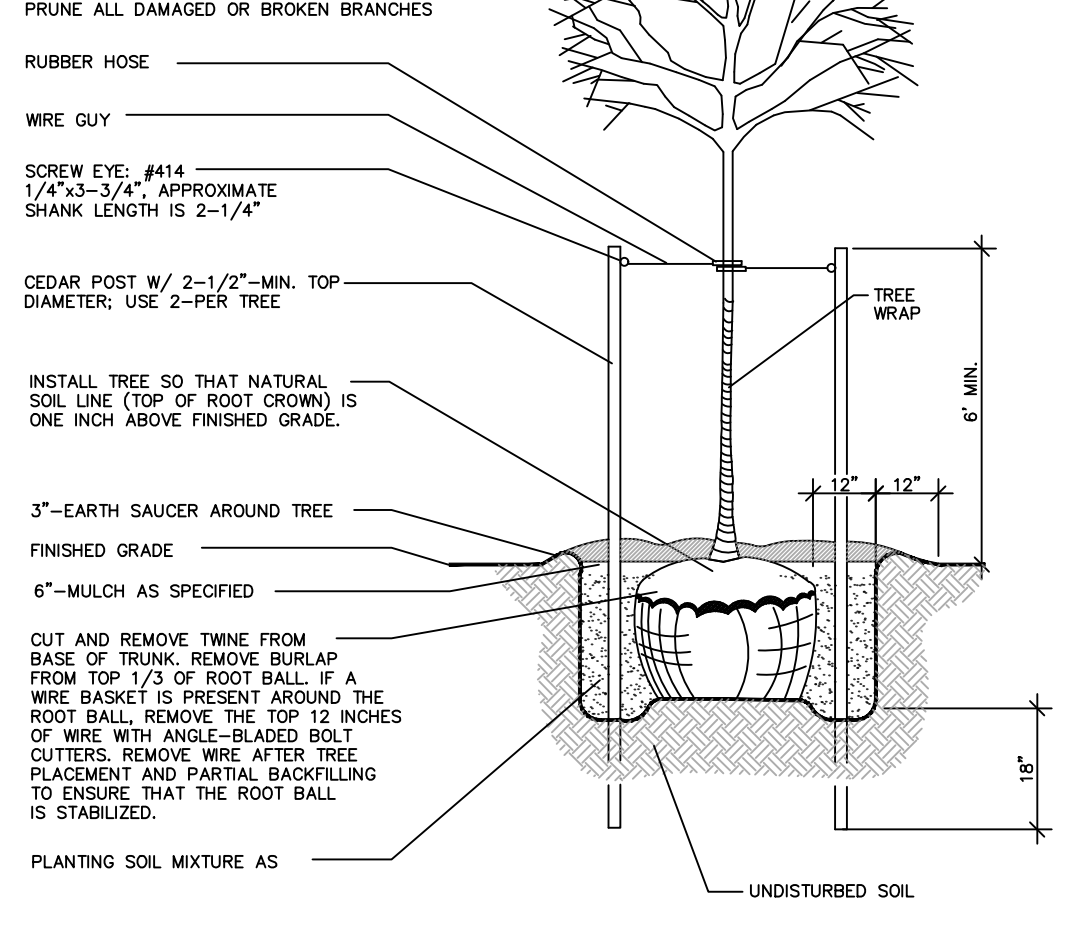
- THE CONTRACTOR(S) SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- ALL PLANT BEDS ARE SPADE EDGED AND TO BE MULCHED WITH SHREDDED BARK.
- PLANTS SHALL CONFORM TO THE SIZES AS SHOWN ON THE DRAWINGS AND SHALL BE OF SOUND HEALTH. ALL MEASUREMENTS SUCH AS SPREAD, BALL SIZE, HEIGHT, CALIPER AND QUALITY DESIGNATIONS SHALL BE IN CONFORMANCE TO THE LATEST EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK.
- ALL EVERGREEN TREE SPECIES ARE TO BE FULL, DENSE PLANTS BRANCHED FULLY TO THE GROUND.
- PRUNE ALL DEAD AND BROKEN BRANCHES FROM ALL PLANTS IMMEDIATELY AFTER INSTALLATION.
- PLANTING SOIL MIXTURE SHALL BE PREPARED ON-SITE BY MIXING 3 PARTS TOPSOIL TO 1 PART EXISTING SITE SOILS TO 1 PART PEAT, ADDING 5 LBS. OF SUPERPHOSPHATE TO EACH CUBIC YARD OF THE MIXTURE.
- ORGANIC MULCH REQUIREMENTS: SHADE TREES, ORNAMENTAL TREES AND EVERGREEN TREES - 6" OF SHREDDED BARK; SHRUBS AND SHRUB BEDS - 4" OF SHREDDED BARK; GROUND COVER BEDS AND PERENNIAL FLOWERS - MULCH WITH 1" OF PEAT.

Evergreen Tree Planting/Staking Detail



6" IN HEIGHT AND ABOVE

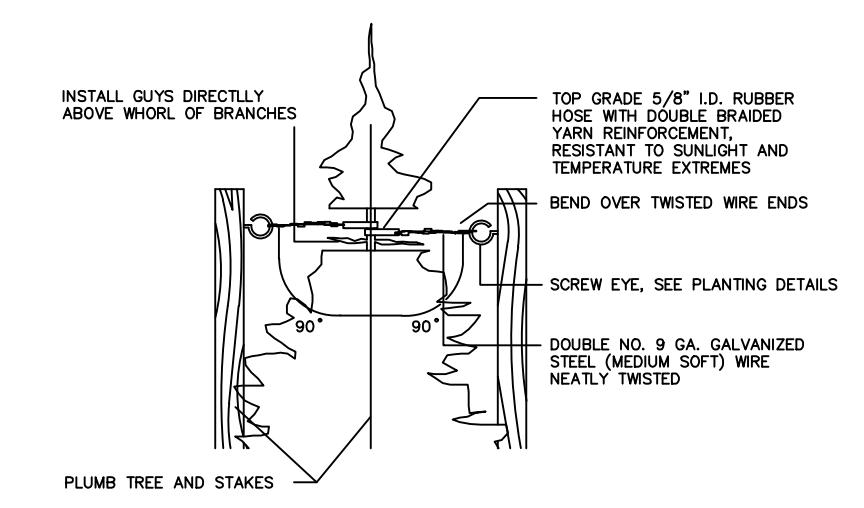
DECIDUOUS TREE PLANTING/ STAKING DETAIL



UNDER 3" IN CALIPER

SHRUB PLANTING DETAIL

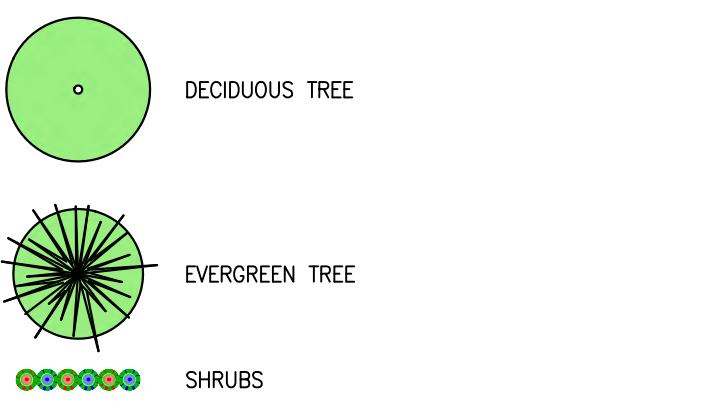
SCALE: NO SCALE



Guy Installation Detail FOR EVERGREEN AND DECIDUOUS TREES

Stake Placement Detail FOR EVERGREEN AND DECIDUOUS TREES

LANDSCAPE LEGEND



PLAN NOTES:

- SITE, INCLUDING PONDS, SHALL BE LANDSCAPED IN ACCORDANCE WITH CITY REQUIREMENTS.

FILE:C:\Users\user\Desktop\Projects\2022\22142_Marvey Ford 2798 E Grand River\03 DWSS\Plan\Site Plan\22142-1_C5.1_Landscape.dwg



1 **SOUTHWEST CORNER OF PR. LOT FACING SOUTH**
NOT TO SCALE



2 **MIDDLE OF NORTH SIDE OF PR. LOT FACING SOUTH**
NOT TO SCALE



3 **SOUTHEAST CORNER OF PR. LOT FACING SOUTH**
NOT TO SCALE



EX. SCREEN WALL



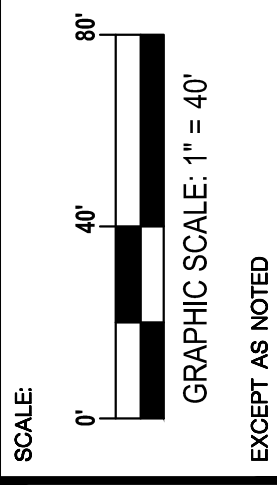
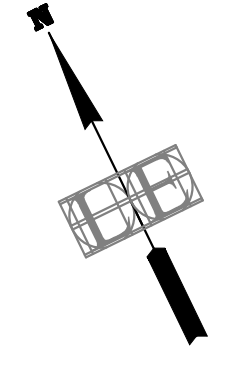
4 **SOUTHWEST CORNER OF EX. LOT FACING SOUTHEAST**
NOT TO SCALE



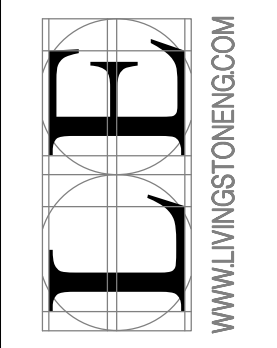
5 **EX. SCREEN WALL FACING SOUTHEAST**
NOT TO SCALE

LEGEND

SITE PICTURE LOCATION



LIVINGSTON ENGINEERING
CIVIL ENGINEERING SURVEYING PLANNING
3300 S. OLD U.S. 23, BRIGHTON, MI 48114
PHONE: (810) 225-7100
WWW.LIVINGSTONENGINEERING.COM



©2024

CLIENT
BOB MAXEY FORD
2798 E. GRAND RIVER AVE
HOWELL, MI 48843
PHONE: (517) 657-5476

BOB MAXEY FORD DEALERSHIP EXPANSION
2798 E. GRAND RIVER AVE
HOWELL, LIVINGSTON COUNTY, MI
FINAL SITE PLAN
SITE PICTURES

REVISIONS	DATE
SUBMITTED FOR SITE PLAN APPROVAL	03/26/2024
REVISED FOR TOWNSHIP REVIEW	04/23/2024
REV. FOR PLANNING COMMISSION MEETING	05/14/2024

JOB NO.	22142-1
DRAWN:	HJC
CHECKED:	TJZ
APPROVED:	DBL
DATE:	03/26/2024



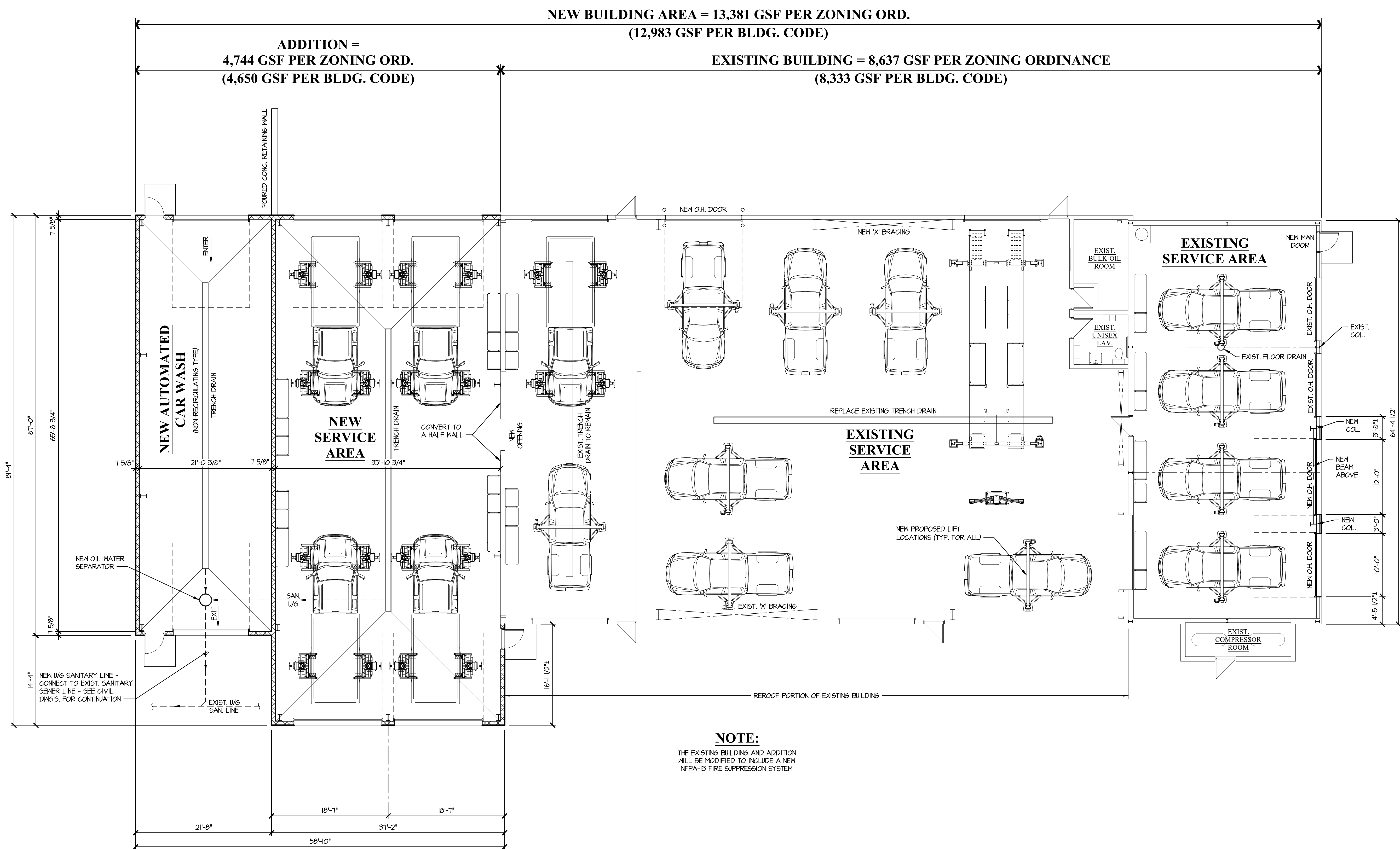
4-25-2024	REVISED PER TOWNSHIP REVIEW	DATE
3-26-2024	SUBMITTED FOR SITE PLAN APPROVAL	DATE
	ISSUED FOR	DATE

DO NOT SCALE THIS PRINT, USE DIMENSIONS SHOWN ONLY

DRAWN BY: KY
 APPROVED BY: KY

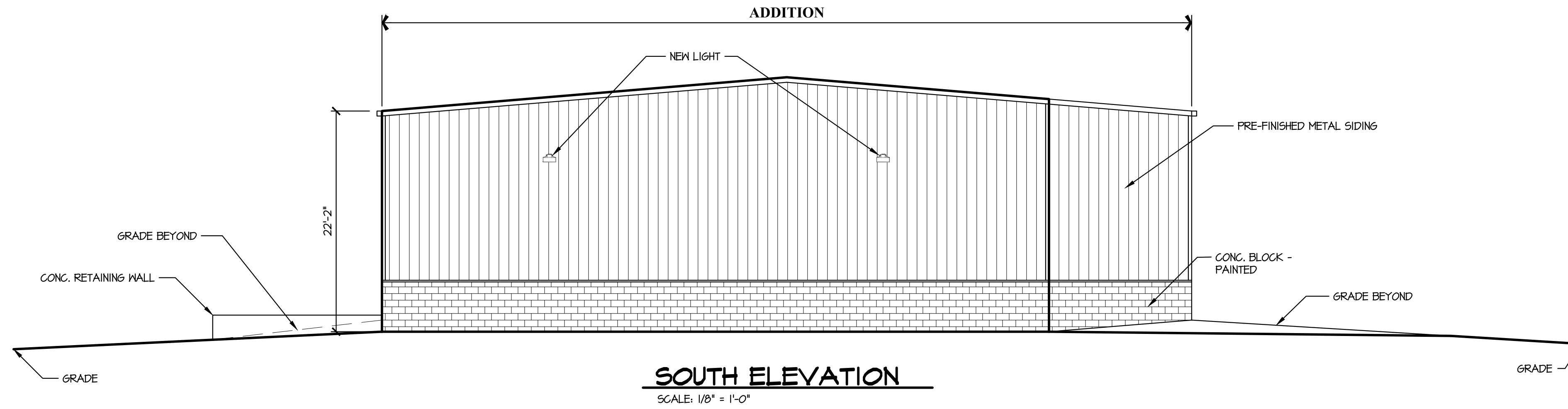
PROJECT: 2405

SHEET: **A1**

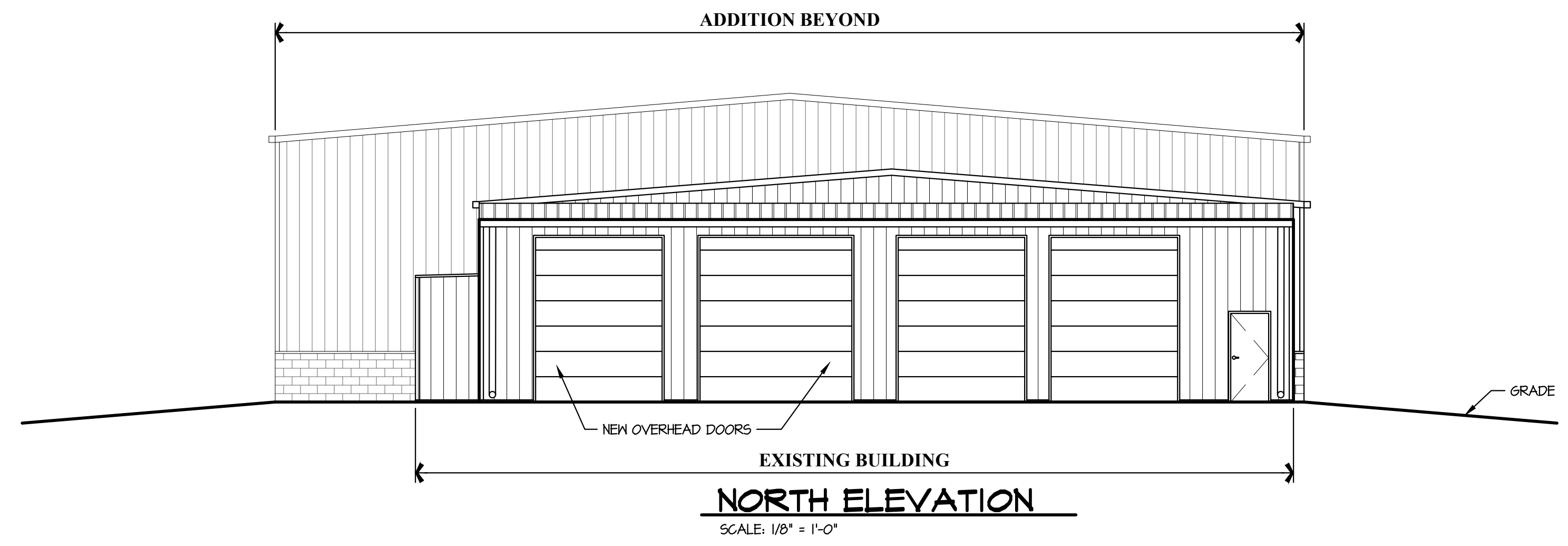
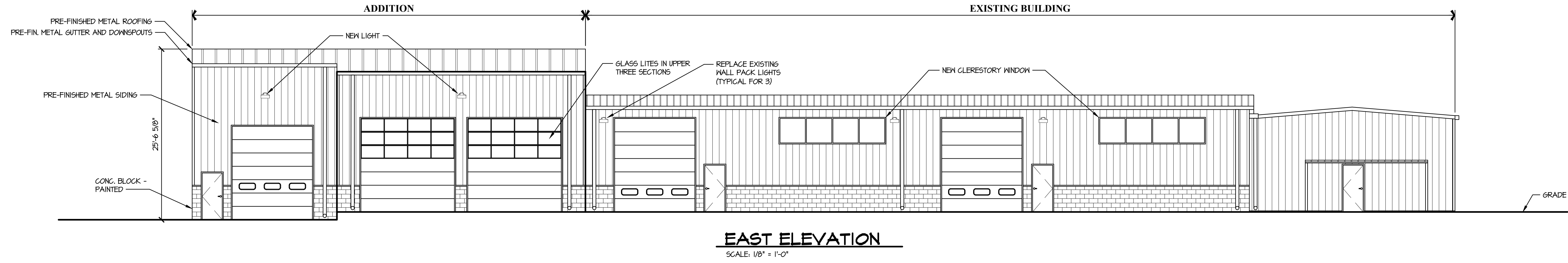


NOTE:
 THE EXISTING BUILDING AND ADDITION WILL BE MODIFIED TO INCLUDE A NEW NFPA-13 FIRE SUPPRESSION SYSTEM

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



TOWNSHIP REQUIREMENTS
 ZONED: GCD (GENERAL COMMERCIAL)
 MAXIMUM HEIGHT: 2 STORIES / 35' MAX.
 PROPOSED HEIGHT: 1 STORY / 26' (COMPLIES)
 ALL LIGHTING SHALL BE DOWNWARD DIRECTED AND SHIELDED FROM ADJACENT PROPERTIES.



MATERIALS
 NOTE: ALL NEW MATERIALS MATCH EXISTING
 PRE-FINISHED METAL ROOFING: BUTLER CMR-24
 COLOR: GALVALUME
 PRE-FINISHED METAL SIDING: BUTLER SHADOW-WALL
 COLOR: MATCH SN 1016 MINDFUL GRAY
 PRE-FINISHED METAL GUTTERS AND DOWNSPOUTS
 COLOR: MATCH SN 1016 MINDFUL GRAY
 OVERHEAD DOORS - COLOR: WHITE
 MAN DOORS - COLOR: DARK GRAY
 CONCRETE BLOCK: SMOOTH FACED - PAINTED
 COLOR: DARK GRAY

PV+A
PUCCI + VOLLMAR ARCHITECTS, PC
 ARCHITECTURE + DESIGN + PLANNING
 P.O. BOX #1923, BRIGHTON, MI 48116
 PHONE: (810) 225-2930 - www.pv-a.com



PROJECT: SERVICE BUILDING ADDITION
 2748 E. GRAND RIVER AVE.
 GENOA TWP., MICHIGAN
 SHEET TITLE: EXTERIOR ELEVATIONS
 BOB MULLONEY LINCOLN

REVISOR: KY
 DATE: 4-25-2024
 REVISION: PER TOWNSHIP REVIEW
 DATE: 3-26-2024
 ISSUED FOR: PERMITTED FOR SITE PLAN APPROVAL
 DO NOT SCALE THIS PRINT, USE DIMENSIONS SHOWN ONLY
 DRAWN BY: KY
 APPROVED BY: KY
 PROJECT: 2405
 SHEET: **A2**



MEMORANDUM

TO: Honorable Board of Trustees

FROM: Kelly VanMarter, Township Manager

DATE: May 15, 2024

RE: Grand Ravines Subdivision – Debora Drive Road Improvement SAD

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

Agenda items #7 and #8 propose to initiate a new Special Assessment district to rehabilitate Debora Drive in the Grand Ravines Subdivision. There are 26 parcels in the subdivision and the Township has received and certified petitions from 14 property owners. The Road Commission has prepared a plan and cost estimate to mill and repave the existing road including any related improvements at a cost of \$390,000. I've attached their letter dated December 15, 2023.

In accordance with policy, the Township contribution to the project would be \$1,500 per parcel or \$39,000 and the administration fee for the project is estimated at \$2,000. Due to the high per parcel cost, staff is recommending a 15-year term for the assessment. I've included below an allocation of the project funds and project area map for your reference. I request your consideration of Resolution 1 and Resolution 2 with disposition via roll call.

PROJECT COST ALLOCATION:

Debora Drive (Grand Ravines) Road Improvement Project (15 years)						
PROJECT COST		\$	390,000.00			
ADMINISTRATIVE COSTS		\$	2,000.00			\$
TOWNSHIP CONTRIBUTION *		\$	(39,000.00) *			:
TOTAL		\$	353,000.00			
INTEREST %				2		
NUMBER OF PROPERTIES				26		
TOTAL PER PARCEL		\$	13,576.90			
YEAR	PAYMENT	TO INTEREST	TO PRINCIPAL	OUTSTANDING		
1	2024 \$ 1,176.67	\$ 271.54	\$ 905.13	\$ 12,671.78		
2	2025 \$ 1,158.56	\$ 253.44	\$ 905.13	\$ 11,766.65		
3	2026 \$ 1,140.46	\$ 235.33	\$ 905.13	\$ 10,861.53		
4	2027 \$ 1,122.36	\$ 217.23	\$ 905.13	\$ 9,956.41		
5	2028 \$ 1,104.26	\$ 199.13	\$ 905.13	\$ 9,051.28		
6	2029 \$ 1,086.15	\$ 181.03	\$ 905.13	\$ 8,146.15		
7	2030 \$ 1,068.05	\$ 162.92	\$ 905.13	\$ 7,241.03		
8	2031 \$ 1,049.94	\$ 144.82	\$ 905.13	\$ 6,335.90		
9	2032 \$ 1,031.85	\$ 126.72	\$ 905.13	\$ 5,430.77		
10	2033 \$ 1,013.74	\$ 108.62	\$ 905.13	\$ 4,525.64		
11	2034 \$ 995.64	\$ 90.51	\$ 905.13	\$ 3,620.51		
12	2035 \$ 977.53	\$ 72.41	\$ 905.13	\$ 2,715.38		
13	2036 \$ 959.43	\$ 54.31	\$ 905.13	\$ 1,810.26		
14	2037 \$ 941.33	\$ 36.21	\$ 905.13	\$ 905.13		
15	2038 \$ 923.23	\$ 18.10	\$ 905.13	\$ -		
		\$ 15,749.20	\$ 2,172.30	\$ 13,576.91		

SUPERVISOR
 Bill Rogers

CLERK
 Paulette A. Skolarus

TREASURER
 Robin L. Hunt

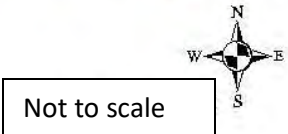
TRUSTEES
 Jean W. Ledford
 Terry Croft
 Diana Lowe
 Jeff Dhaenens

MANAGER
 Kelly VanMarter

Grand Ravines Plat - Debora Drive Proposed Road Improvement District



Parcel lines are approximate.
Not intended for survey purposes.



**Resolution #1 – Grand Ravines Subdivision (Debora Drive) Road Rehabilitation
Special Assessment Project (Winter Tax 2024)**

GENOA CHARTER TOWNSHIP

At a regular meeting of the Township Board of Genoa Charter Township, Livingston County, Michigan, (the “Township”) held at the Township Hall on May 20, 2024, at 6:30 p.m., there were

PRESENT:

ABSENT:

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

**Resolution to Proceed with the Project and Direct
Preparation of the Plans and Cost Estimates**

WHEREAS, the Board of Trustees of the Township has received petitions which have been signed by property owners in the Grand Ravines (Debora Drive) Subdivision requesting a road rehabilitation project as described in Exhibit A (the "Project") under the authority of Act No 188, Michigan Public Acts of 1954, as amended;

WHEREAS, the Assessor has checked the signatures on the petitions by record owners of land within the Township contained within the district described above and had prepared and filed a report setting forth the percentage of record owners of lands within the district who signed the petitions which amounted to more than fifty percent (50%); and

WHEREAS, the creation of a Special Assessment District for the Grand Ravines Subdivision (Debora Drive) Road Rehabilitation Project is appropriate pursuant to Section 2 of Act No. 188, Michigan Public Acts of 1954.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. In accordance with Act No. 188, Michigan Public Acts of 1954, as amended, and the laws of the State of Michigan, the Township Supervisor is directed to have plans prepared illustrating the Project, the location of the Project, and an estimate of the cost of the Project subject to quarterly periodic redetermination of costs, pursuant to MCL 41.724(4).

2. The plans and estimates identified in paragraph 1, when prepared, shall be filed with the Township Manager.

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

YES:

NO:

ABSENT:

RESOLUTION DECLARED _____.

CLERK'S CERTIFICATE

The undersigned, being the duly qualified and acting Clerk of the Township, hereby certifies that (1) the foregoing is a true and complete copy of a resolution duly adopted by the Township Board at a meeting of the Township Board on May 20, 2024, at which meeting a quorum was present and remained throughout; (2) the original thereof is on file in the records in my office; (3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act No. 267, Public Acts of Michigan, 1976, as amended); and (4) minutes of such meeting were kept and will be or have been made available as required thereby.

Paulette A. Skolarus, Clerk
Genoa Charter Township

EXHIBIT A – THE PROJECT

**GRAND RAVINES SUBDIVISION (DEBORA DRIVE) ROAD REHABILITATION PROJECT
(WINTER TAX 2024)**

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

This public road improvement project (the “Project”) involves rehabilitating Debora Drive in the Grand Ravines Subdivision in Genoa Charter Township. The project includes milling the existing asphalt, proof rolling and repairing soft and yielding areas, and performing necessary subgrade undercutting and drainage improvements before placing two lifts of hot mix asphalt totaling 4.5” to meet the grade of the existing curb and gutter. This project benefits the property owners of Lots 1-26 of the Grand Ravines Subdivision in Genoa Charter Township.

The total construction cost of the project is \$390,000. There are 26 parcels which front on this section of road. A majority of homeowners representing over 53% of property have signed petitions. The Township is contributing \$39,000 to the project which is \$1,500 per parcel since this project will improve a public roadway in accordance with established policy. The estimated interest for the district is 2% and the administrative cost is \$2,000. The total principle cost per parcel is \$13,576.90. The annual principle payment per parcel is \$905.13 with 2% interest applied to the outstanding balance.

**Resolution #2 – Grand Ravines Subdivision (Debora Drive) Road Rehabilitation
Special Assessment Project (Winter Tax 2024)**

GENOA CHARTER TOWNSHIP

At a regular meeting of the Township Board of Genoa Charter Township of Livingston County, Michigan (the “Township”) held at the Township Hall on May 20, 2024 at 6:30 p.m. there were

PRESENT:

ABSENT:

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

**Resolution to Approve the Project, Schedule the First Hearing for June 3, 2024
And Direct the Issuance of Statutory Notices**

WHEREAS, the Board of Trustees of Genoa Charter Township has decided to make road improvements in the Township which project shall be known as the Grand Ravines Subdivision (Debora Drive) Road Rehabilitation Project (Winter Tax 2024) as described in Exhibit A (the “Project”);

WHEREAS, preliminary plans describing the Project and its location in the Township and a preliminary estimate of the cost of the Project, prepared by the Livingston County Road Commission have been filed with the Township Manager;

WHEREAS, after reviewing the plans and cost estimate, the Board of Trustees desires to proceed with the Project in accordance with Act No. 188, Michigan Public Acts of 1954, as amended;

WHEREAS, the Board of Trustees of Genoa Charter Township has determined to levy special assessments against the lands specially benefited by the Project, and to expend funds of the Township therefore in anticipation of the collection of such special assessments to defray all or part of the cost of the Project, all pursuant to and as authorized by Act. No. 188, Public Acts of Michigan 1954, as amended;

WHEREAS, the special assessment district for the Project has been tentatively determined by the Township Manager and is described in Exhibit B;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Board of Trustees of the Township hereby tentatively declares its intention to proceed with the Project.
2. The Board of Trustees of the Township hereby declares its intention to make the improvement and tentatively designates the special assessment district against which the cost of the improvement and maintenance is to be assessed as described in Exhibit B.
3. In accordance with Act No. 188, Michigan Public Acts of 1954, as amended, and the laws of the State of Michigan, there shall be a public hearing on the Project, the petitions requesting the Project, and the proposed Special Assessment District for the Project which is known as the “Grand Ravines Subdivision (Debora Drive) Road Rehabilitation Special Assessment District (Winter Tax 2024).”
4. The public hearing will be held on June 3, 2024 at 6:30 p.m., at the offices of Genoa Charter Township, 2911 Dorr Road, Brighton, Michigan 48116.
5. The Township Manager is directed to mail, by first class mail, a notice of the public hearing to each owner of or party in interest in property to be assessed, whose name appears upon the last Township tax assessment records. The last Township tax assessment records means the last assessment roll for ad valorem tax purposes which has been reviewed by the Township Board of Review, as supplemented by any subsequent changes in the names or addresses of such owners or parties listed thereon. The notice to be mailed by the Township Manager shall be similar to the notice

attached as Exhibit C and shall be mailed by first class mail on or before May 24, 2024. Following the mailing of the notices, the Township Manager shall complete an affidavit of mailing similar to the affidavit set forth in Exhibit D.

6. The Township Manager is directed to publish a notice of the public hearing in the Livingston County Daily Press & Argus, a newspaper of general circulation within the Township. The notice shall be published twice, once on or before May 24, 2024 and once on or before May 31, 2024. The notice shall be in a form substantially similar to the notice attached as Exhibit C.

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

YES:

NO:

ABSENT:

RESOLUTION DECLARED _____.

CLERK'S CERTIFICATE

The Undersigned, being duly qualified and acting Clerk of the Township, hereby certifies that (1) the foregoing is a true and complete copy of a resolution duly adopted by the Board of Trustees at a meeting of the Township Board on May 20, 2024, at which meeting a quorum was present and remained throughout; (2) the original thereof is on file in the records of the Manager's office; (3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act. No. 267, Public Acts of Michigan, 1976, as amended); and (4) minutes of such meeting were kept and will be or have been made available as required thereby.

Paulette A Skolarus
Genoa Charter Township Clerk

EXHIBIT A – THE PROJECT

**GRAND RAVINES SUBDIVISION (DEBORA DRIVE) ROAD REHABILITATION PROJECT
(WINTER TAX 2024)**

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

This public road improvement project (the “Project”) involves rehabilitating Debora Drive in the Grand Ravines Subdivision in Genoa Charter Township. The project includes milling the existing asphalt, proof rolling and repairing soft and yielding areas, and performing necessary subgrade undercutting and drainage improvements before placing two lifts of hot mix asphalt totaling 4.5” to meet the grade of the existing curb and gutter. This project benefits the property owners of Lots 1-26 of the Grand Ravines Subdivision in Genoa Charter Township.

The total construction cost of the project is \$390,000. There are 26 parcels which front on this section of road. A majority of homeowners representing over 53% of property have signed petitions. The Township is contributing \$39,000 to the project which is \$1,500 per parcel since this project will improve a public roadway in accordance with established policy. The estimated interest for the district is 2% and the administrative cost is \$2,000. The total principle cost per parcel is \$13,576.90. The annual principle payment per parcel is \$905.13 with 2% interest applied to the outstanding balance.

EXHIBIT B – The District

The Grand Ravines Subdivision (Debora Drive) Road Rehabilitation Special Assessment Project (Winter Tax 2024) is being designed to serve the properties in the Special Assessment District, which district is illustrated on the map below and includes the specific properties that are identified by the following permanent parcel numbers:

Parcel No.	Address	Parcel No.	Address	Parcel No.	Address
11-24-201-001	7991 DEBORA DR	11-24-201-010	7847 DEBORA DR	11-24-201-019	7964 DEBORA DR
11-24-201-002	7975 DEBORA DR	11-24-201-011	7831 DEBORA DR	11-24-201-020	7948 DEBORA DR
11-24-201-003	7959 DEBORA DR	11-24-201-012	7815 DEBORA DR	11-24-201-021	7932 DEBORA DR
11-24-201-004	7943 DEBORA DR	11-24-201-013	7799 DEBORA DR	11-24-201-022	7898 DEBORA DR
11-24-201-005	7927 DEBORA DR	11-24-201-014	7783 DEBORA DR	11-24-201-023	7850 DEBORA DR
11-24-201-006	7911 DEBORA DR	11-24-201-015	7767 DEBORA DR	11-24-201-024	7814 DEBORA DR
11-24-201-007	7895 DEBORA DR	11-24-201-016	7751 DEBORA DR	11-24-201-025	7800 DEBORA DR
11-24-201-008	7879 DEBORA DR	11-24-201-017	7996 DEBORA DR	11-24-201-026	7766 DEBORA DR
11-24-201-009	7863 DEBORA DR	11-24-201-018	7980 DEBORA DR		

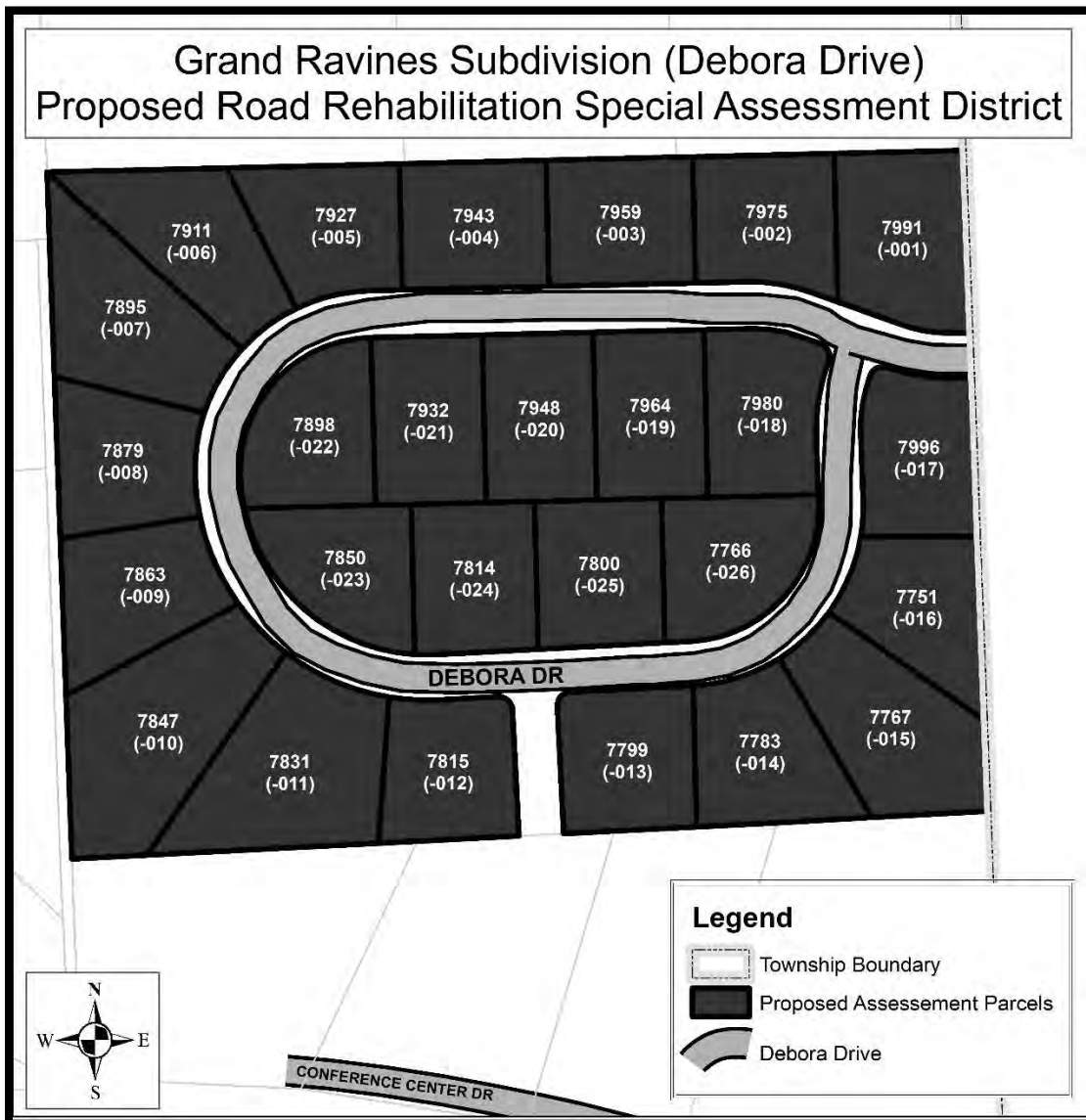


EXHIBIT C – NOTICE OF PUBLIC HEARING

**GENOA CHARTER TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN
 NOTICE OF PUBLIC HEARING – JUNE 3, 2024 AT 6:30PM
 UPON A PROPOSED GRAND RAVINES SUBDIVISION (DEBORA DRIVE) ROAD REHABILITATION
 PROJECT AND SPECIAL ASSESSMENT DISTRICT (Winter Tax 2024)**

NOTICE IS HEREBY GIVEN:

(1) The Township Board of Genoa Charter Township, Livingston County, Michigan, in accordance with the laws of the State of Michigan, will hold a Public Hearing on June 3, 2024 at 6:30 p.m., at the Genoa Charter Township Offices, 2911 Dorr Road, Brighton, Michigan 48116, to review the following proposed special assessment district and to hear any objections thereto and to the proposed project as follows:

GRAND RAVINES SUBDIVISION (DEBORA DRIVE) ROAD REHABILITATION PROJECT
 SPECIAL ASSESSMENT DISTRICT (Winter Tax 2024)

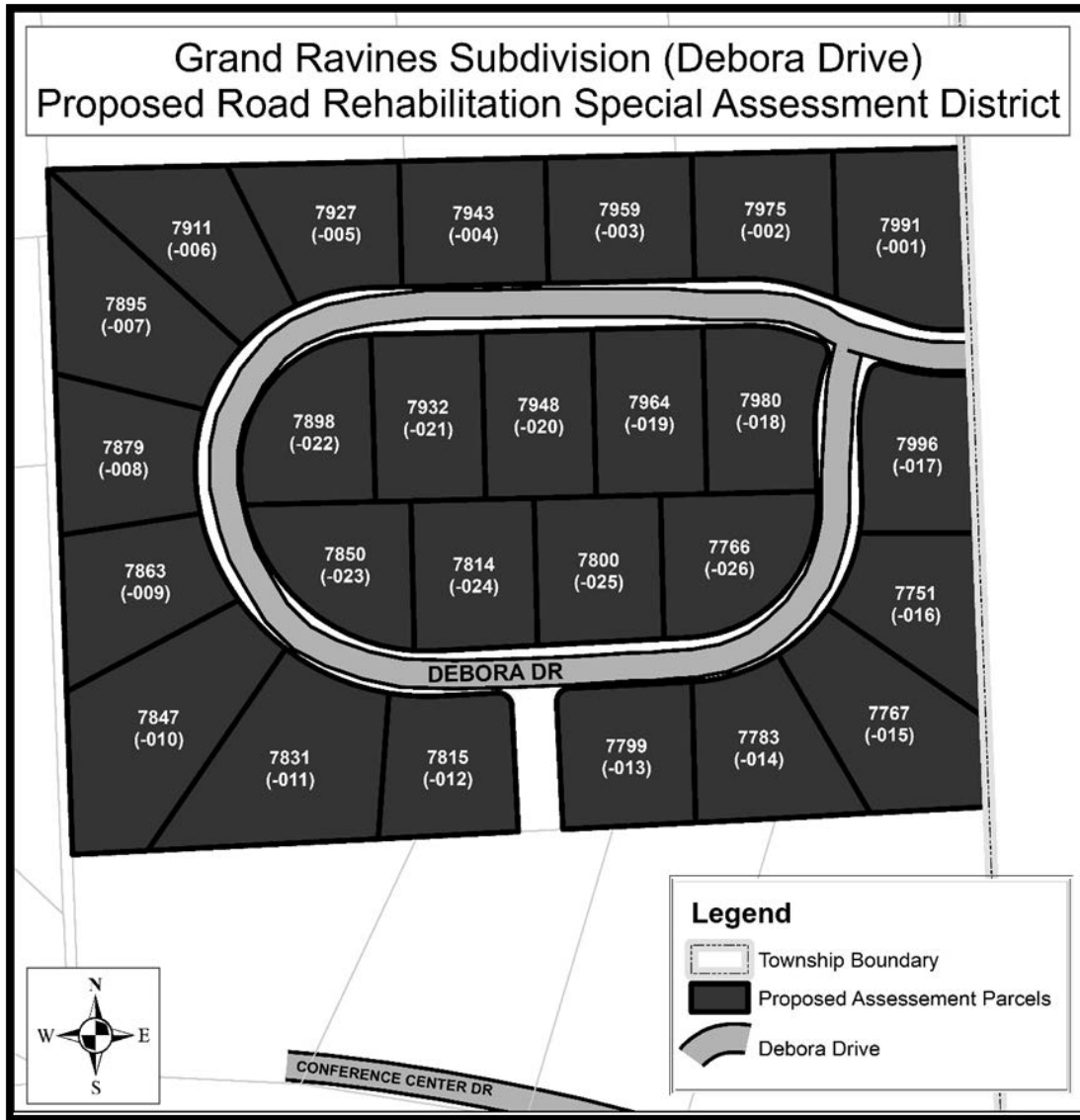
(2) This public road improvement project (the “Project”) involves rehabilitating Debora Drive in the Grand Ravines Subdivision in Genoa Charter Township. The project includes milling the existing asphalt, proof rolling and repairing soft and yielding areas, and performing necessary subgrade undercutting and drainage improvements before placing two lifts of hot mix asphalt totaling 4.5” to meet the grade of the existing curb and gutter. This project benefits the property owners of Lots 1-26 of the Grand Ravines Subdivision in Genoa Charter Township.

(3) The total construction cost of the project is \$390,000. There are 26 parcels which front on this section of road. A majority of homeowners representing over 53% of property have signed petitions. The Township is contributing \$39,000 to the project which is \$1,500 per parcel since this project will improve a public roadway in accordance with established policy. The estimated interest for the district is 2% and the administrative cost is \$2,000. The total principle cost per parcel is \$13,576.90. The annual principle payment per parcel is \$905.13 with 2% interest applied to the outstanding balance.

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

Parcel No.	Address	Parcel No.	Address	Parcel No.	Address
11-24-201-001	7991 DEBORA DR	11-24-201-010	7847 DEBORA DR	11-24-201-019	7964 DEBORA DR
11-24-201-002	7975 DEBORA DR	11-24-201-011	7831 DEBORA DR	11-24-201-020	7948 DEBORA DR
11-24-201-003	7959 DEBORA DR	11-24-201-012	7815 DEBORA DR	11-24-201-021	7932 DEBORA DR
11-24-201-004	7943 DEBORA DR	11-24-201-013	7799 DEBORA DR	11-24-201-022	7898 DEBORA DR
11-24-201-005	7927 DEBORA DR	11-24-201-014	7783 DEBORA DR	11-24-201-023	7850 DEBORA DR
11-24-201-006	7911 DEBORA DR	11-24-201-015	7767 DEBORA DR	11-24-201-024	7814 DEBORA DR
11-24-201-007	7895 DEBORA DR	11-24-201-016	7751 DEBORA DR	11-24-201-025	7800 DEBORA DR
11-24-201-008	7879 DEBORA DR	11-24-201-017	7996 DEBORA DR	11-24-201-026	7766 DEBORA DR
11-24-201-009	7863 DEBORA DR	11-24-201-018	7980 DEBORA DR		

**Grand Ravines Subdivision (Debora Drive)
Proposed Road Rehabilitation Special Assessment District**



- (5) The Township plans to impose special assessments on the properties located in the Special Assessment District to pay for the costs of the Project.
- (6) The plan and cost estimate from the Livingston County Road Commission for the proposed project and the boundaries of the Special Assessment District are now on file in the office of the Township Manager and Township Clerk for public inspection. Periodic redeterminations of the cost of the Project may be made, and subsequent hearings shall not be required if such cost redeterminations do not increase the estimated cost of the Project by more than 10%. The Township Board has received petitions signed by 14 property owners which is more than 53% percent of property owners and consists of over 50% of the road frontage within the proposed district. Pursuant to the provisions of Public Act 188 of 1954, record owners of land have the right to object to the Project with the Township Board. Any person objecting to the proposed Project or the proposed Special Assessment District shall appear and protest at the hearing or shall file an objection in writing with the Township Manager before the close of the June 3, 2024 hearing or within such further times as the Township Board may grant.

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

Dated: May 21, 2024


 Kelly VanMarter
 Township Manager

EXHIBIT D

AFFIDAVIT OF MAILING

STATE OF MICHIGAN)

COUNTY OF LIVINGSTON)

Kelly VanMarter, being first duly sworn, deposes and says that she personally prepared for mailing, and did on May 24, 2024, send by first-class mail, the notice of hearing, a true copy of which is attached hereto, to each record owner of or party in interest in all property to be assessed for the improvement described therein, as shown on the last local tax assessment records of the Township of Genoa; that she personally compared the address on each envelope against the list of property owners as shown on the current tax assessment rolls of the Township; that each envelope contained therein such notice and was securely sealed with postage fully prepaid for first-class mail delivery and plainly addressed; and that she personally placed all of such envelopes in a United States Post Office receptacle on the above date.

Kelly VanMarter
Genoa Charter Township Manager

RESOLUTION #240520
ASSESSORS AFFIDAVIT OF
THE 2024 MILLAGE LEVIES
FOR THE
TOWNSHIP OF GENOA

This report is to certify the 2024 Genoa Township **Operating Millage Levy at .7773 mills.** the Maximum Allowable Millage Levy without a vote of the people.

The Maximum Allowable Millage Levy is arrived by calculations of the forms L-4034, (2024 Millage Reductions Fractions Worksheet) to show the 2024 "Headlee Reduction Fraction", Sec 211.34d, M.C.L. (0.9999), the "Truth in Assessing" calculation, Sec 211.34 M.C.L. (1.0000), the "Truth in County Equalization", Sec 211.34 M.C.L. (1.0000), and the "Truth in Taxation" 2024 Base Tax Rate Fraction (.9514)*.

The asterisk (*) is to show that the 2024 Base Tax Rate Fraction of .9468 is due to Genoa Township being exempt from this calculation and the "Truth in Taxation Public Hearing" because of the 2024 Millage Levy was less that One Mill (0.7773)

STATE TAX COMMISSION BULLETIN NO.5

Dated August 2, 1999. The above STC BULLETIN addressed public act 38 of 1999, which requires that all calculation now "Round Down" the tax rate to 4 decimal places to comply with the change in law under Public Act 38 of 1999. This request to certify the 2024 Millage Levy for the Township of Genoa at .7773 mill for operating, is in compliance with all the calculation requirements of form L-4029 Millage Request Report under Sections 211.34, 211.34d and 211.24e.

Therefore, it is requested that the Genoa Township Board pass a resolution to authorize the **2024 Millage Rate at 0.7773 mills**

Respectfully Submitted,



Debra L. Rojewski

Genoa Township Assessor

2024 Tax Rate Request (This form must be completed and submitted on or before September 30, 2024)

MILLAGE REQUEST REPORT TO COUNTY BOARD OF COMMISSIONERS

Carefully read the instructions on page 2.

This form is issued under authority of MCL Sections 211.24e, 211.34 and 211.34d. Filing is mandatory; Penalty applies.

County(ies) Where the Local Government Unit Levies Taxes LIVINGSTON	2024 Taxable Value of ALL Properties in the Unit as of 5-28-2024 1,575,195,208
Local Government Unit Requesting Millage Levy GENOA CHARTER TOWNSHIP	For LOCAL School Districts: 2024 Taxable Value excluding Principal Residence, Qualified Agricultural, Qualified Forest, Industrial Personal and Commercial Personal Properties.

This form must be completed for each unit of government for which a property tax is levied. Penalty for non-filing is provided under MCL Sec 211.119. The following tax rates have been authorized for levy on the 2024 tax roll.

(1) Source	(2) Purpose of Millage	(3) Date of Election	(4) Original Millage Authorized by Election Charter, etc.	(5) ** 2023 Millage Rate Permanently Reduced by MCL 211.34d "Headlee"	(6) 2024 Current Year "Headlee" Millage Reduction Fraction	(7) 2024 Millage Rate Permanently Reduced by MCL 211.34d "Headlee"	(8) Sec. 211.34 Truth in Assessing or Equalization Millage Rollback Fraction	(9) Maximum Allowable Millage Levy *	(10) Millage Requested to be Levied July 1	(11) Millage Requested to be Levied Dec. 1	(12) Expiration Date of Millage Authorized
ALLOC	OPER	N/A		.7774	.9999	.7773	1.0000	.7773		.7773	

Prepared by DEBRA L ROJEWSKI	Telephone Number (810) 227-5225	Title of Preparer ASSESSOR	Date 5/8/2024
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CERTIFICATION: As the representatives for the local government unit named above, we certify that these requested tax levy rates have been reduced, if necessary to comply with the state constitution (Article 9, Section 31), and that the requested levy rates have also been reduced, if necessary, to comply with MCL Sections 211.24e, 211.34 and, for LOCAL school districts which levy a Supplemental (Hold Harmless) Millage, 380.1211(3).

<input checked="" type="checkbox"/> Clerk	Signature	Print Name PAULETTE A SKOLARUS	Date
<input type="checkbox"/> Secretary			
<input checked="" type="checkbox"/> Chairperson	Signature	Print Name BILL ROGERS	Date
<input type="checkbox"/> President			

Local School District Use Only. Complete if requesting millage to be levied. See STC Bulletin 2 of 2024 for instructions on completing this section.	
Total School District Operating Rates to be Levied (HH/Supp and NH Oper ONLY)	Rate
For Principal Residence, Qualified Ag., Qualified Forest and Industrial Personal	
For Commercial Personal	
For all Other	

* Under Truth in Taxation, MCL Section 211.24e, the governing body may decide to levy a rate which will not exceed the maximum authorized rate allowed in column 9. The requirements of MCL 211.24e must be met prior to levying an operating levy which is larger than the base tax rate but not larger than the rate in column 9.

**** IMPORTANT:** See instructions on page 2 regarding where to find the millage rate used in column (5).

2024 MILLAGE REDUCTION FRACTION CALCULATIONS WORKSHEET

L-4034

**INCLUDING MILLAGE REDUCTION FRACTION CALCULATIONS NOT
NOT SPECIFICALLY ASSIGNED TO THE COUNTY EQUALIZATION DIRECTOR BY LAW**

County LIVINGSTON COUNTY	Taxing Jurisdiction Genoa Twp.	(City, Twp., Village, County, Authority, School District)
2023 Total Taxable Value	1,474,997,099	
Losses	6,164,080	
Addition	31,293,962	
2024 Total Taxable Value Based on SEV	1,575,195,208	
2024 Total Taxable Value Based on Assessed Value (A.V.)	1,575,195,208	
2024 Total Taxable Value Based on CEV	1,575,195,208	
2024 Rate of Inflation (C.P.I.)	1.051	

Note: The last two items above are only needed when it is necessary to calculate a Truth in Assessing or Truth in County Equalization Rollback Fraction.

1. Section 211.34d, MCL, "Headlee" (for each unit of local government)

(2023 Total Taxable Value-Losses) x Inflation Rate (C.P.I.)

$$\frac{1,474,997,099 \text{ Minus } 6,164,080}{1,575,195,208 \text{ Minus } 31,293,962} \times 1.051 = \underline{\underline{0.9999}}$$

2024 Millage Reduction Fraction (Headlee). Round to 4 decimal places in the conventional manner. If number exceeds 1.0000, line through and enter 1.0000

See State Tax Commission Bulletin No. 3 of 1995 regarding the calculation of losses and additions. See also the Supplements to STC Bulletin No. 3 of 1995 contained in STC Bulletin No. 3 of 1997.

2a. Section 211.34, MCL, "Truth in Assessing" (for cities and townships if S.E.V. exceeds A.V. for 2009 only)

$$\frac{(2024 \text{ Total Taxable Value Based on Assessed Value for all Classes})}{(2024 \text{ Total Taxable Value Based on SEV for all Classes})} = \underline{\underline{1.0000}}$$

2024 Rollback Fraction (Truth in Assessing) Round to 4 decimal places in the conventional manner. (Cannot exceed 1.000)

See State Tax Commission Bulletin No. 7 of 2004 for more information regarding this calculation.

2b. Section 211.34, MCL, "Truth in County Equalization" (for villages, counties and authorities if S.E.V. exceeds C.E.V. for 2009 only)

$$\frac{(2024 \text{ Total Taxable Value based on CEV for all Classes})}{(2024 \text{ Total Taxable Value Based on SEV for all Classes})} = \underline{\underline{1.0000}}$$

2024 Rollback Fraction (Truth in County Equalization) Round to 4 decimal places in the Conventional manner. (Cannot exceed 1.000)

See State Tax Commission Bulletin No. 7 of 2004 for more information regarding this calculation.

3. Section 211.24e, MCL, "Truth in Taxation" (for each taxing jurisdiction that levied more than 1 mill for operating purposes in prior year only).

$$\frac{(2023 \text{ Total Taxable Value-Losses})}{(2024 \text{ Total Taxable Value Based on SEV - Additions})} = \underline{\underline{0.9514}}$$

2024 Base Tax Rate Fraction (Truth in Taxation) Round to 4 decimal places in the conventional manner

Use the same amounts for additions and losses as were used for the 211.34d ("Headlee") rollback.

Note: The truth in taxation BTRF is independent from the cumulative millage reductions provided by sections 211.34d and 211.34. The Base Tax Rate equals the BTRF X 2023 Operating Rate levied.



MEMORANDUM

TO: Honorable Board of Trustees
FROM: Kelly VanMarter, Township Manager
DATE: May 16, 2024
RE: Fireworks Application – Crooked Lake/Oak Pointe

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

On May 9, 2024 Township staff received a Fireworks Display permit application for Crooked Lake sponsored by the Oak Pointe Country Club. This display is scheduled for Wednesday, July 3rd, 2024 from a floating platform in West Crooked Lake. If delayed by rain, the alternate date is July 4, 2024. The applicant is Chris Renema with Ace Pyro, LLC. Staff has reviewed the application and supplemental materials for compliance with the requirements of the State of Michigan and has deemed the application complete. A Certificate of Liability Insurance from Acrisure, LLC (dba Britton Gallagher & Associates) which names Genoa Township as additional insured on General Liability in the amount of \$5,000,000 has been provided. As part of our review, we have also received approval from the Brighton Area Fire Authority. In consideration of the complete application and Fire Marshal approval I provide the following motion for your consideration:

Moved by _____ and supported by _____ to approve the Public Fireworks Display permit for Chris Renema and Oak Pointe Country Club located at floating platform in West Crooked Lake on July 3, 2024 (rain date: July 4, 2024) provided that all requirements of the Brighton Area Fire Authority are met.

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

Terry Croft

Diana Lowe

Jeff Dhaenens

MANAGER

Kelly VanMarter



BRIGHTON AREA FIRE AUTHORITY

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

May 10, 2024

Kelly VanMarter/Amy Ruthig
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Approval for Public Fireworks Display
Oak Pointe Fireworks Display 4500 Club Dr.
Monday, July 3, 2024 10:00 pm

Pyrotechnic: Chris Renema (ACE Pyro)
13001 E. Austin Rd.
Manchester, MI 48158

Kelly/Amy,

The Brighton Area Fire Authority has reviewed the request to provide a public fireworks display scheduled for July Wednesday July 3, 2024 on Crooked Lake sponsored by Oak Pointe.

We understand that Genoa has received the application on to approve the Display Fireworks Permit as of May 9th and that the largest shell will be 4" in diameter. The application included a site map showing proper separation distance from the launch site to the shoreline. This separation meets the requirements of NFPA 1123, Code for Fireworks Display, and it will be sufficient as long as there is a means provided to maintain the viewing public this distance away from the launch site. It is recommended that some form of visual and physical barrier be provided to assist with crowd control along with responsible staff to monitor.

The fire authority will visit and inspect the display set-up prior to the scheduled launch time while you are setting it up. We will also review the safety & emergency plan at this time.

Please feel free to contact me to discuss any questions or concerns that you may have, (810)229-6640.

Cordially,

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

Rick Boisvert, CFPS
Fire Marshal

2024 Application for Fireworks Other Than Consumer or Low Impact

FOR USE BY LEGISLATIVE BODY OF CITY, VILLAGE OR TOWNSHIP BOARD ONLY

DATE PERMIT(S) EXPIRE:

Authority: 2011 PA 256	The LEGISLATIVE BODY OF CITY, VILLAGE OR TOWNSHIP BOARD will not discriminate against any individual or group because of race, sex, religion, age, national origin, color, marital status, disability, or political beliefs. If you need assistance with reading, writing, hearing, etc., under the Americans with Disabilities Act, you may make your needs known to this Legislative Body of City, Village or Township Board.
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TYPE OF PERMIT(S) (Select all applicable boxes)

Agricultural or Wildlife Fireworks
 Articles Pyrotechnic
 Display Fireworks

Public Display
 Private Display

Special Effects Manufactured for Outdoor Pest Control or Agricultural Purposes

NAME OF APPLICANT ACE Pyro LLC		ADDRESS OF APPLICANT 13001 E Austin Road, Manchester, MI 48158	AGE OF APPLICANT 18 YEARS OR OLDER <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
NAME OF PERSON OR RESIDENT AGENT REPRESENTING CORPORATION, LLC, DBA OR OTHER Chris Renema		ADDRESS PERSON OR RESIDENT AGENT REPRESENTING CORPORATION, LLC, DBA OR OTHER 13001 E Austin Road, Manchester, MI 48158	
IF A NON-RESIDENT APPLICANT (LIST NAME OF MICHIGAN ATTORNEY OR MICHIGAN RESIDENT AGENT)		ADDRESS (MICHIGAN ATTORNEY OR MICHIGAN RESIDENT AGENT)	TELEPHONE NUMBER
NAME OF PYROTECHNIC OPERATOR Shadow Diaz		ADDRESS OF PYROTECHNIC OPERATOR 13001 E Austin Road, Manchester, MI 48158	AGE OF PYROTECHNIC OPERATOR 18 YEARS OR OLDER <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
NO. YEARS EXPERIENCE 6	NO. DISPLAYS 50+	WHERE Michigan	
NAME OF ASSISTANT Ross Trambauer		ADDRESS OF ASSISTANT 394 Muir, Warren, MI	AGE OF ASSISTANT 18 YEARS OR OLDER <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
NAME OF OTHER ASSISTANT Derek Salagan		ADDRESS OF OTHER ASSISTANT 24711 Murray, Harrison Twp, MI	AGE OF OTHER ASSISTANT 18 YEARS OR OLDER <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

EXACT LOCATION OF PROPOSED DISPLAY
Show will be shot from the water between the islands and shore 42°32'12.82"N 83°51'17.99"W

DATE OF PROPOSED DISPLAY 7/3/2024	TIME OF PROPOSED DISPLAY 10pm
---	---

MANNER AND PLACE OF STORAGE, SUBJECT TO APPROVAL OF LOCAL FIRE AUTHORITIES, IN ACCORDANCE WITH NFPA 1123, 1124 & 1126 AND OTHER STATE OR FEDERAL REGULATIONS. PROVIDE PROOF OF PROPER LICENSING OR PERMITTING BY STATE OR FEDERAL GOVERNMENT

Product will be stored in company containers until the day of the show

AMOUNT OF BOND OR INSURANCE (TO BE SET BY LOCAL GOVERNMENT) \$10,000,000	NAME OF BONDING CORPORATION OR INSURANCE COMPANY Britton Gallagher
--	--

ADDRESS OF BONDING CORPORATION OR INSURANCE COMPANY
**1375 E. 9th Street, 30th Floor
Cleveland, OH 44114**


NUMBER OF FIREWORKS	KIND OF FIREWORKS TO BE DISPLAYED (Please provide additional pages as needed)
300+	3 in display shells
100+	4 in display shells
2	Water Cakes

SIGNATURE OF APPLICANT <i>Chris Renema</i>	DATE 4/20/2024
---	--------------------------

Federal Explosives License/Permit
(18 U.S.C. Chapter 40)

ATF FORM 5400.14/5400.15 PART 1
REVISED SEPTEMBER 2011

In accordance with the provisions of Title XI, Organized Crime Control Act of 1970, and the regulations issued thereunder (27 CFR Part 555), you may engage in the activity specified in this license or permit within the limitations of Chapter 40, Title 18, United States Code and the regulations issued thereunder, until the expiration date shown. **THIS LICENSE IS NOT TRANSFERABLE UNDER 27 CFR 555.53.** See "WARNINGS" and "NOTICES" on reverse.

Direct ATF Correspondence To	ATF - Chief, FELC 244 Needy Road Martinsburg, WV 25405-9431	License/Permit Number	4-MI-161-20-6D-12625
Chief, Federal Explosives Licensing Center (FELC)		Expiration Date	April 1, 2026

Name
ACE PYRO LLC

Premises Address (Changes? Notify the FELC at least 10 days before the move.)
13001 E AUSTIN RD
MANCHESTER, MI 48158-

Type of License or Permit
20-MANUFACTURER OF EXPLOSIVES

Purchasing Certification Statement
 The licensee or permittee named above shall use a copy of this license or permit to assist a transferor of explosives to verify the identity and the licensed status of the licensee or permittee as provided by 27 CFR Part 555. The signature on each copy must be an original signature. A faxed, scanned or e-mailed copy of the license or permit with a signature intended to be an original signature is acceptable. The signature must be that of the Federal Explosives Licensee (FEL) or a responsible person of the FEL. I certify that this is a true copy of a license or permit issued to the licensee or permittee named above to engage in the business or operations specified above under "Type of License or Permit."

Mailing Address (Changes? Notify the FELC of any changes.)
 ACE PYRO LLC
 13001 E AUSTIN RD
 MANCHESTER, MI 48158-

_____ Licensee/Permittee Responsible Person Signature	_____ Position/Title
_____ Printed Name	_____ Date

ATF Form 5400.14/5400.15 Part 1
Revised September 2011

Previous Edition is Obsolete ACE PYRO LLC:13001 E AUSTIN RD:48158-4 MI-161-20-6D-12625:April 1, 2026:20-MANUFACTURER OF EXPLOSIVES

Federal Explosives License (FEL) Customer Service Information

Federal Explosives Licensing Center (FELC) 244 Needy Road Martinsburg, WV 25405-9431	Toll-free Telephone Number: (877) 283-3352 Fax Number: (304) 616-4401 E-mail: FELC@atf.gov	ATF Homepage: www.atf.gov
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Change of Address (27 CFR 555.54(a)(1)). Licensees or permittees may during the term of their current license or permit remove their business or operations to a new location at which they intend regularly to carry on such business or operations. The licensee or permittee is required to give notification of the new location of the business or operations not less than 10 days prior to such removal with the Chief, Federal Explosives Licensing Center. The license or permit will be valid for the remainder of the term of the original license or permit. **(The Chief, FELC, shall, if the licensee or permittee is not qualified, refer the request for amended license or permit to the Director of Industry Operations for denial in accordance with § 555.54.)**

Right of Succession (27 CFR 555.59). (a) Certain persons other than the licensee or permittee may secure the right to carry on the same explosive materials business or operations at the same address shown on, and for the remainder of the term of, a current license or permit. Such persons are: (1) The surviving spouse or child, or executor, administrator, or other legal representative of a deceased licensee or permittee; and (2) A receiver or trustee in bankruptcy, or an assignee for benefit of creditors. (b) In order to secure the right provided by this section, the person or persons continuing the business or operations shall furnish the license or permit for that business or operations for endorsement of such succession to the Chief, FELC, within 30 days from the date on which the successor begins to carry on the business or operations.

(Continued on reverse side)

Cut Here ✂

Federal Explosives License/Permit (FEL) Information Card

License/Permit Name: **ACE PYRO LLC**

Business Name:

License/Permit Number: **4-MI-161-20-6D-12625**

License/Permit Type: **20-MANUFACTURER OF EXPLOSIVES**

Expiration: **April 1, 2026**

Please Note: Not Valid for the Sale or Other Disposition of Explosives.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

3/18/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Acrisure, LLC dba Britton Gallagher & Associates One Cleveland Center, Floor 30 1375 East 9th Street Cleveland OH 44114	CONTACT NAME: PHONE (A/C, No, Ext): 216-658-7100 FAX (A/C, No): 216-658-7101 E-MAIL ADDRESS: info@brittongallagher.com	
	INSURER(S) AFFORDING COVERAGE INSURER A: JAMES RIVER INS CO	NAIC # 12203
INSURED Ace Pyro LLC 13001 E Austin Road Manchester MI 48158	INSURER B: Everest Denali Insurance Company	16044
	INSURER C: Axis Surplus Ins Company	26620
	INSURER D: Arch Specialty Ins Co	21199
	INSURER E: INSURER F:	

COVERAGES

CERTIFICATE NUMBER: 260189957

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC			00136779-1	11/1/2023	11/1/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 5,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS			S18CA00266-231	11/1/2023	11/1/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB CLAIMS-MADE DED RETENTION \$			P-001-000839920-3	11/1/2023	11/1/2024	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000 \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				WC STATUTORY LIMITS OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
D	Excess Liability #2			LXP1048247-02	11/1/2023	11/1/2024	Each Occurrence \$5,000,000 Aggregate \$5,000,000 Total Excess Limits \$9,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)


Additional Insured extension of coverage is provided by above referenced General Liability policy where required by written agreement.

Genoa Township, the Oak Pointe Homeowners Association and Oak Pointe Marina

Event Location: From floating platform(s) in West Crooked Lake, GPS Coordinates 42.537066,-83.857656

Event Date: 7/3/2023 RD: 7/4/2023

CERTIFICATE HOLDER**CANCELLATION**

Oak Pointe Country Club 4500 Club Drive Brighton MI 48116	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
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is the 280ft fallout zone for 4in shells according to nfpa1123



MSDS - Material Safety Data Sheet
UN0335, FIREWORKS 1.3G, PGII

Emergency Call Info Trac (800) 535-5053 ACE Pyro Contract #100630

Section II – Hazardous Ingredients / Identity Information

Contains **Pyrotechnic Compositions** that are mixtures of solid oxidizers and fuels that contained in paper and cardboard containers. No Hazard exists during normal handling and storage.

OSHA PEL – N/A **ACGIH TLV – N/A**

OTHER LIMITS – N/A

Section III – Physical / Chemical Characteristics

Boiling Point: - N/A **Specific Gravity: - N/A**

Vapor Pressure: - N/A **Melting Point: - N/A**

Vapor Density: - N/A **Evaporation Rate: - N/A**

Solubility in Water: - N/A

Appearance and Odor: - Pyrotechnic Composition is contained in paper or cardboard casings that may be shaped as cylinders, balls or tubes. Odor is not apparent.

Section IV – Fire and Explosion Hazard Data

Flash Point: - N/A **Flammable Limits: - N/A**

LEL: - N/A **UEL: - N/A**

Extinguishing Media: Deluge with large quantities of water as quickly as possible by FIRE HOSE from a PROTECTED location. Materials are self-oxidizing.

Special Fire Fighting Procedures: Do not attempt to fight a fire in the immediate area of 1.3G Fireworks- EVACUATE THE AREA.

Section IV – Fire and Explosion Hazard Data- Continued

Unusual Fire and Explosion Hazards: Fireworks 1.3G MAY MASS EXPLODE IN A FIRE. DO NOT ALLOW FIREWORKS TO GET WET- Hazardous Decomposition May Result in a FIRE or EXPLOSION. EXPLOSION MAY OCCUR IF EXPOSED TO SPARKS OR FLAME.

Section V – Reactivity Data

Stability: - Stable

Conditions to Avoid: - Open Flames, Sparks, High Temperatures, Friction or Impact.

Incompatibility (Materials to Avoid): - Do Not Allow Fireworks to Get Wet.

Hazardous Decomposition or Byproducts: - Decomposition does not occur under normal circumstances. Smoke Generated by Fireworks may contain gasses that are irritating to the eyes or mucous membranes. Prolonged Exposure and Inhalation of smoke may cause shortness of breath or more serious problems when a chronic respiratory condition exists.

Hazardous Polymerization: Will Not Occur

Conditions to Avoid: - Storage in High Temperatures, Moist or Wet Conditions, Keep away From Open Flame or Sparks.

Section VI – Health Hazard Data

Route(s) of Entry: - N/A **Inhalation:** -N/A **Skin:** - N/A **Ingestion:** - N/A

Health Hazards (Acute and Chronic): - N/A

Carcinogenicity: N/A **NTP?:** - N/A **IARC Monographs?:** -N/A

OSHA Regulated: - NO

Signs and Symptoms of Exposure: - Prolonged Exposure to smoke that is Generated during Normal use of Fireworks may cause Irritation to Eyes and to Mucous Membranes.

Medical Conditions Generally Aggravated by Exposure: - Eye Sensitivity, Respiratory Conditions.

Emergency and First Aid Procedure: - EYES should be flushed with water. Move to Fresh Air and avoid additional Inhalation of Smoke.

Section VII – Precautions for Safe Handling and Use

Steps to Be Taken in Case Material is Released or Spilled: - If Fireworks are spilled, carefully pick up the material and place in a Cardboard Carton. Keep OPEN FLAMES and Sparks AWAY and NO SMOKING.

Waste Disposal Method: - Fireworks that fail to go off should be soaked in a bucket of water and returned to the source where it was obtained. Dry components or powder should be carefully swept up and placed in a cardboard container then soaked with water. Burning of Fireworks Waste must be performed in compliance with local and state laws.

Precautions in Handling and Storing: - Keep from OPEN FLAMES, NO SMOKING, AVOID IMPACT of MATERIALS and CONTAINERS of MATERIALS, STORE FIREWORKS IN A COOL AND DRY ENVIRONMENT. FIREWORKS 1.3G MUST BE STORED AND TRANSPORTED IN COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS.

Other Precautions: - UN0335 Fireworks 1.3G can cause SERIOUS INJURY or DEATH. They should only be Handled by Properly Trained and Qualified Personnel. When Shooting these Fireworks; PERSONNEL SHOULD WEAR PROPER EYE PROTECTION, HEAD PROTECTION AND NON-SYNTHETIC CLOTHING.

Section VIII – Control Measures

Respiratory Protection: N/A

Ventilation: - N/A **Local Exhaust:** - N/A **Special:** - N/A

Mechanical: -N/A **Other:** - N/A

Protective Gloves:- N/A **Eye Protection:** - When Shooting Fireworks 1.3G

Other Protective Clothing or Equipment: - Protective Head Gear and Non-Synthetic Clothing when Shooting Fireworks 1.3G.

Work / Hygienic Practices: - Store Fireworks in a Cool Dry and Well Ventilated area. Protect Against Physical Damage and Moisture. Fireworks should be Isolated from all Heat Sources, Sparks and Open Flame. No Smoking.



MEMORANDUM

TO: Honorable Board of Trustees
FROM: Kelly VanMarter, Township Manager
DATE: May 15, 2024
RE: Fireworks Application – Cleary University

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

On March 28, 2024 Township staff received a Fireworks Display permit application for a display associated with the Summerfest event at Cleary University. This display is scheduled for Friday, June 21st, 2024 from just outside the Lake Trust Stadium. The applicant is George Horn with Cleary University and the operator is Paul Brown with Dueling Dragons LLC.

Staff has reviewed the application and supplemental materials for compliance with the requirements of the State of Michigan. The applicant must provide an updated Certificate of Liability Coverage showing personal injury coverage of \$1,000,000 along with a revised application to reflect the correct insurance company. Although these items are outstanding, we have been working closely with the applicant and feel confident we can obtain these items prior to issuance of a permit for the event.

As part of our review, we have also received approval from the Brighton Area Fire Authority. In consideration of the application and Fire Marshal approval I provide the following motion for your consideration:

Moved by _____ and supported by _____ to approve the Public Fireworks Display permit for Cleary University at Lake Trust Stadium on June 21, 2024 provided that an updated Insurance Certificate and revised application are submitted and approved by staff prior to issuance of the permit and that all requirements of the Brighton Area Fire Authority are met.

SUPERVISOR

Bill Rogers

CLERK

Paulette A. Skolarus

TREASURER

Robin L. Hunt

TRUSTEES

Jean W. Ledford

Terry Croft

Diana Lowe

Jeff Dhaenens

MANAGER

Kelly VanMarter



BRIGHTON AREA FIRE AUTHORITY

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

May 15, 2024

Kelly VanMarter/Amy Ruthig
Genoa Township
2911 Dorr Road
Brighton, MI 48116

RE: Approval for Public Fireworks Display
Cleary University 3750 Cleary Dr.
Saturday, June 21, 2024 9:30 pm

Pyrotechnic: Dueling Dragons
515 W. Highland Rd
Howell, MI 48843

Kelly/Amy,

The Brighton Area Fire Authority has reviewed the request to provide a public fireworks display scheduled for Saturday June 21, 2024 at Cleary University Cougar Stadium.

We understand that Genoa has received the proposal to approve the Display Fireworks Permit as of May 9th and that the largest shell will be **1.75"** in diameter. The application included a site map showing proper separation distance from the launch site to the spectator viewing area. This separation meets the requirements of NFPA 1123, Code for Fireworks Display, and it will be sufficient as long as there is a means provided to maintain the viewing public this distance away from the launch site. It is recommended that some form of visual and physical barrier be provided to assist with crowd control along with responsible staff to monitor.

The fire authority will visit and inspect the display set-up prior to the scheduled launch time while you are setting it up. We will also review the safety & emergency plan at this time.

Please feel free to contact me to discuss any questions or concerns that you may have, (810)229-6640.

Cordially,

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

Rick Boisvert, CFPS
Fire Marshal

2024 Application for Fireworks Other Than Consumer or Low Impact

FOR USE BY LEGISLATIVE BODY OF CITY, VILLAGE OR TOWNSHIP BOARD ONLY
DATE PERMIT(S) EXPIRE:

Authority: 2011 PA 256

The LEGISLATIVE BODY OF CITY, VILLAGE OR TOWNSHIP BOARD will not discriminate against any individual or group because of race, sex, religion, age, national origin, color, marital status, disability, or political beliefs. If you need assistance with reading, writing, hearing, etc., under the Americans with Disabilities Act, you may make your needs known to this Legislative Body of City, Village or Township Board.

TYPE OF PERMIT(S) (Select all applicable boxes)

Agricultural or Wildlife Fireworks Articles Pyrotechnic Display Fireworks

Public Display Private Display

Special Effects Manufactured for Outdoor Pest Control or Agricultural Purposes

NAME OF APPLICANT CLEARY UNIVERSITY		ADDRESS OF APPLICANT 3750 CLEARY DR. HOWELL, MI	AGE OF APPLICANT 18 YEARS OR OLDER <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
NAME OF PERSON OR RESIDENT AGENT REPRESENTING CORPORATION, LLC, DBA OR OTHER GEORGE HORN		ADDRESS PERSON OR RESIDENT AGENT REPRESENTING CORPORATION, LLC, DBA OR OTHER 420 E. ROLSTON RD. LINDEN, MI 48451	
IF A NON-RESIDENT APPLICANT (LIST NAME OF MICHIGAN ATTORNEY OR MICHIGAN RESIDENT AGENT)		ADDRESS (MICHIGAN ATTORNEY OR MICHIGAN RESIDENT AGENT)	TELEPHONE NUMBER 248-910-0766
NAME OF PYROTECHNIC OPERATOR PAUL BROWN (517-612-1658)		ADDRESS OF PYROTECHNIC OPERATOR 3298 EAST ALLEN RD. HOWELL, MI 48855	AGE OF PYROTECHNIC OPERATOR 18 YEARS OR OLDER <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
NO. YEARS EXPERIENCE 40	NO. DISPLAYS 40	WHERE MOTT LAKE FIREWORKS, METAMORA FIREWORKS, CLEARY UNIVERSITY	
NAME OF ASSISTANT LAURA MASTERS		ADDRESS OF ASSISTANT 515 WEST HIGHLAND RD., HOWELL 48843	AGE OF ASSISTANT 18 YEARS OR OLDER <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
NAME OF OTHER ASSISTANT		ADDRESS OF OTHER ASSISTANT	AGE OF OTHER ASSISTANT 18 YEARS OR OLDER <input type="checkbox"/> YES <input type="checkbox"/> NO

EXACT LOCATION OF PROPOSED DISPLAY
CLEARY UNIVERSITY, LAKE TRUST STADIUM, 3750 CLEARY DR. HOWELL, MI

DATE OF PROPOSED DISPLAY
JUNE 21ST 2024

TIME OF PROPOSED DISPLAY
Approx. 9:10 PM (20 MIN SHOW)

MANNER AND PLACE OF STORAGE. SUBJECT TO APPROVAL OF LOCAL FIRE AUTHORITIES, IN ACCORDANCE WITH NFPA 1123, 1124 & 1126 AND OTHER STATE OR FEDERAL REGULATIONS. PROVIDE PROOF OF PROPER LICENSING OR PERMITTING BY STATE OR FEDERAL GOVERNMENT

THERE WILL BE NO STORAGE. DIRECT DELIVERY / SET-UP.

AMOUNT OF BOND OR INSURANCE (TO BE SET BY LOCAL GOVERNMENT)	NAME OF BONDING CORPORATION OR INSURANCE COMPANY
1 MILLION GEN. LIABILITY 1 MILLION PERSONAL	MARSH McLENNAN Agency
ADDRESS OF BONDING CORPORATION OR INSURANCE COMPANY 15415 MIDDLEBELT RD. LIVONIA, MI 48154-3805	

NUMBER OF FIREWORKS	KIND OF FIREWORKS TO BE DISPLAYED (Please provide additional pages as needed)
	PLEASE SEE ATTACHED

SIGNATURE OF APPLICANT <i>George E. Horn</i>	DATE 3/25/2024
---	--------------------------

Application for 2024 Permit for Fireworks

- Type of Permit- Public Display
- Name of Applicant: George Horn representing Cleary University
- 3750 Cleary Dr., Howell, Mi 48843
- George Horn: Director of Campus Operations
- Name of Operator: Paul Brown from Dueling Dragons, LLC (pbrown602@gmail.com) or 517-612-1658
- Address of Operator: 3298 East Allen Road, Howell, Mi 48855
- Age of Operator: 63 years old
- Name of Assistant: Laura Masters
- Address of Assistant: 515 West Highland rd. Howell, Mi 48843
- Age of Assistant: 48 years old
- Location of Fireworks : 3750 Cleary Dr. Howell, Mi. 48843 See map attached
- Date of Fireworks : June 21st. 2024
- Time of Fireworks: Approximately 9:10 pm 20 Min. Show
- No storage needed. Direct delivery / setup
- Insurance amount: 1 million in general liability, 1million in personal injury. See attached.
- Name of Insurance Company: Marsh McLennan Agency
- Address of Insurance Company: 15415 Middlebelt Rd. Livonia , Mi 48154-3805
- 110 Fireworks – Fireworks are cakes, rocket, fan, and zippers. All fireworks being used are consumer grade fireworks, No display fireworks are being used. Please see attached.

Please contact George Horn at Ghorn@cleary.edu or 248-910-0766 with any questions.
Thank you,

CUE	PB/PF	Ign	Qty	Description	Type	Cnt	Dur
				<i>Opening</i>	1290		
E1-01	PF01	15	6	1.5" Air Burst	Report	6	5
E1-02	PB01	15	1	Battleship	Fan2	96	32
E1-02	PB02	15	1	Battleship	Fan2	96	0
E1-02	PB03	15	1	Battleship	Fan2	96	0
E1-02	PB04	15	1	Battleship	Fan2	96	0
E1-03	PB01	15	1	Full Auto	Cake2	200	20
E1-03	PB02	15	1	Full Auto	Cake2	200	0
E1-03	PB03	15	1	Full Auto	Cake2	200	0
E1-03	PB04	15	1	Full Auto	Cake2	200	0
E1-04	PB01	15	1	After Life	Cake2	25	26
E1-04	PB02	15	1	After Life	Cake2	25	0
E1-04	PB03	15	1	After Life	Cake2	25	0
E1-04	PB04	15	1	After Life	Cake2	25	0

				<i>Act One</i>	1238		
A1-01	PF02	15	6	1.5" Air Burst	Mortar	6	5
A1-02	PB05	15	1	American Eagle	Zipper5	170	34
A1-03	PB06	15	1	American Eagle	Zipper5	170	0
A1-04	PB07	15	1	M-25 Air Burst	Cake3	25	21
A2-04	PB08	15	1	M-25 Air Burst	Cake3	25	0
A1-05	PB09	15	1	Liquid Colors	Zipper5	200	42
A2-05	PB10	15	1	Liquid Colors	Zipper5	200	0
A1-06	PB07	15	1	M-25 Air Burst	Cake3	25	21
A2-06	PB08	15	1	M-25 Air Burst	Cake3	25	0
A1-07	PB11	15	1	Whiskey Business	Cake5	20	34
A2-07	PB12	15	1	Whiskey Business	Cake5	20	0
A1-08	PB11	15	1	Mad Slasher	Fan5	176	42
A2-08	PB12	15	1	Mad Slasher	Fan5	176	0

				<i>Act Two</i>	200		
A1-09	PB13	15	1	Kronos	Cake5	16	21
A1-10	PB14	15	1	M-25 Red Chrysanthemum	Cake3	25	21
A1-10	PB15	15	1	M-25 Red Chrysanthemum	Cake3	25	0
A1-11	PB13	15	1	Wolf Warrior	Cake5	18	29
A1-12	PB14	15	1	M-25 Gold Willow	Cake3	25	21
A1-12	PB15	15	1	M-25 Gold Willow	Cake3	25	0
A1-13	PB16	15	1	Blue 16s	Cake5	16	38
A1-14	PB14	15	1	M-25 Blue Willow	Cake3	25	21
A1-15	PB15	15	1	M-25 Blue Willow	Cake3	25	0

				<i>Mid Show</i>	<i>276</i>		
B1-01	PB16	15	1	Military Tribute	Cake5	15	21
B1-02	PB17	15	1	Imminent Threat	Cake5	12	35
B1-03	PB18	15	1	Fo-Show	Fan5	30	25
B1-04	PB19	15	1	G-Force	Cake5	108	18
B1-05	PB20	15	1	Neon Screamer	W Fan5	18	30
B1-06	PB21	15	1	After Party	Cake5	18	28
B1-07	PB22	15	1	Tequila Sunrise	Fan5	36	21
B1-08	PB23	15	1	V	V Fan5	15	29
B1-09	PB24	15	1	Mad Max	W Fan5	24	15

				<i>Act Three</i>	173		
B1-10	PF03	15	1	Hammer Shells (4s Delay)	Mortar	24	60
B1-11	PB25	15	1	Siezure	Fan5	25	23
B1-12	PB26	15	1	Eternity's Gate	Cake5	36	29
B1-13	PB27	15	1	Man Cave	Cake5	36	28
B1-14	PB28	15	1	Scatter Brain	W Fan5	17	21
B1-15	PB29	15	1	Fear the Reaper	Fan5	35	26

				Act Four	686		
C1-01	PF04	15	1	Alien 3"	Noab	9	34
C1-02	PB30	15	1	Chromatic	Cake5	50	20
C1-03	PB31	15	1	Sprinkle Donuts (1volley delay 3Sec)	Cake5	10	32
C1-04	PB32	15	1	Girls Best Friend (1volley delay 4Sec)	Cake5	8	28
C1-05	PB33	15	1	Neon Crushin It	V Fan5	25	25
C1-06	PB34	15	1	Crazy Train	Zipper5	90	17
C1-07	PF05	15	1	Predator 3"	Noab	9	48
C1-08	PB35	15	1	Neon Spectrum	Zipper5	115	24
C1-09	PB36	15	1	UFO Invasion	Girandola	23	10
C1-09	PB37	15	1	UFO Invasion	Girandola	23	10
C1-10	PF06	15	1	Destroyer of Worlds 3"	Noab	9	40
C1-11	PB38	15	1	Red peony	Fan5	25	21
C1-12	PB39	15	1	White Peony	Fan5	25	21
C1-13	PB40	15	1	Blue Peony	Fan5	25	21
C1-14	PB41	15	1	Color Clasm	W Fan5	25	20
C1-15	PF07	15	1	27 Bad Ass Breaks 3"	Noab	9	40
C1-16	PF08	15	1	Black Diamond (4volleys of 6)	Mortar	24	24
C1-17	PB42	15	1	Neon Sky Candy	Zipper5	158	31
C1-18	PF09	15	1	Enter the Dragon (4volleys of 6)	Mortar	24	24

				<i>Finale</i>	<i>1080</i>		
D1-01	PB43	15	1	The Omen	W Fan5	20	20
D1-02	PB44	15	1	Sky Shredder	V Fan5	36	41
D1-03	PB45	15	1	Wicked Waterfall	Cake5	30	30
D1-04	PB46	15	1	Wicked Waterfall	Cake5	30	0
D1-05	PF10	15	1	Snake Tails (12 - 1sec Delay)	Mortar	12	10
D1-06	PF10	15	1	Snake Tails (12 - 1sec Delay)	Mortar	12	5
D1-07	PB44	15	1	M-100 Air Burst	Cake5	100	11
D1-08	PB45	15	1	M-100 Air Burst	Cake5	100	0
D1-09	PB46	15	3	American Badass	Finale15	180	30
D1-09	PB47	15	3	American Badass	Finale15	180	30
D1-09	PB48	15	3	American Badass	Finale15	180	30
E1-01	PF11	15	4	CU Setpiece	Set Pc	200	30

NEW FIREWORK ZONE



CLEARY UNIVERSITY
Summerfest



CLEARY UNIVERSITY 2024
Proposed Pyrotechnic Plan

Kubinec Strapping Solutions

Harbor Freight Tools Hardware store

Belle Tire Tire shop

NFPA 1123
Site Plan 5.1.2.2

Howellwater tower
Genoa Township

Staging Area

Lake Trust Stadium

The Johnson Center
at Cleary University

Cleary University

Duncan
Chiropractic Group

Cleary Dr

Cleary Dr

Cleary Dr

Google


Cleary Dr

Cleary Dr

Fit By C

Proposed Discharge Site
North/East Corner of Outfield
Overhead View @ 100meters
A = 600 Sq Ft
B = 150 Sq Ft
C = 500 Sq Ft
Total = 1250 Sq Ft

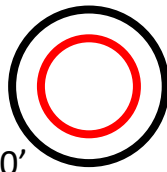


Proposed Discharge Site 
North/East Corner of Outfield
North Facing Ariel View @ 30meters





Display Site A:



42°58'North 83°83"West Elevation < than 25'
Approximate size 235Dia 44,000sq ft
NFPA 1123 Table 5.1.3 Min Safe Distance = 210'
Fallout area is 358' Diameter per A.3.3.11

Control Site:

42° 58"N 83°88"W Approximate
250' to Display Site A
260' to Display Site B
270' to Display Site C



Discharge Sites A/B/C:

Approximate 42°58'North 83°83' West
A - Approximate size = 40' x 15' 600sq ft
B - Approximate size = 20' x 15' 150sq ft
C - Approximate size = 30' x 20' 500sq ft



Spectator Viewing Area:

42°35'13.7"North 83°52'59.0"West
440' to Bleachers / Spectators
238' to Stadium Seating / Spectators



Structures:

538' to Cleary Drive/Johnson Center
255' to Harbor Freight
461' to Duncan Chiropractic Group



Parking:

405' to Cleary Drive/Johnson Center
480' to Harbor Freight
410' to Duncan Chiropractic Group



Note:

- 1. All mortars used in this display are 1.75"ID or less
- 2. All Mortars are constructed of Fiberglass and fall under NFPA 1123 Table A.4.3.8d for Adequate Wall Thickness

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED

Underwriter's at Lloyd's, London: Referred to in this endorsement as either the "Insurer" or the "Underwriters"

This endorsement modifies insurance provided under the following:

SECTION III. PERSONS INSURED

In consideration of the premium charged for the Policy, it is hereby understood and agreed that the following entity(ies) as shown in the schedule below is an additional insured pursuant to Section III.

Primary and Non-Contributory

The insurance provided to the Additional Insured scheduled below shall be primary and not contributory with any other insurance maintained by the Additional Insured where this is required by way of a written contract with **Named Insured**.

Waiver of subrogation

The **Named Insured** waives any right of subrogation the **Named Insured** may have against any person or organization, where required by the Insured's written contract with the Additional, because of payments made by the **Named Insured** for **Damages** and **Claims Expenses** arising out of the **Named Insured's** operations in accordance with the written contract.

Additional Insured:
Cleary University 3750 Cleary Drive Howell MI 48843

All other terms, exclusions and conditions of this Policy remain unchanged.

Former Herbst Farm

Storage Barn Condition Evaluation and Improvement Assessment



April 2024

Site Description

The property, located at 6132 Crooked Lake Road consists of one 40 x 48-foot pole barn (1,920 sf) and a second 30 x 40-foot pole barn building (1,200 sf) with a 40 x 15-foot enclosed lean-to addition. Each building contains 15-foot wide X 12-foot tall sliding doors. The property also contains a single-family home, which is not part of this use evaluation. The smaller pole building has limited 110 V power and some lighting, while the larger building contains no power or lighting. The area surrounding the pole barns is unimproved, with a primarily grass surface. A map of the property showing current conditions is provided in **Figure 1**.

Current Storage Needs and Intended Site Use

Currently, the MHOG Utility Department, operates the Oak Pointe Water System, the Oak Pointe Wastewater System, the Lake Edgewood Sewer System, the Genoa-Oceola Sanitary Sewer System, the Howell Township Sanitary Sewer System and the MHOG Water System. As part of our operations, we stock pipe, valves, repair bands, repair parts, hydrants, manhole castings, adjustment rings, valve box risers, and other equipment and repair parts. In many instances, these parts are located outside, which subjects them to the weather and damage from the environment and UV rays. It is necessary, given current supply chain concerns and product limitations to stock these items in order to reduce outage timing and reduce repair costs. Also, due to limited storage space, these parts are spread around amongst multiple different plants and storage buildings. The intended use of these pole barn structures is to provide interior storage for items currently stored outside such as ductile iron pipe, fire hydrant assemblies, repair bands, cast iron valve boxes, and manhole castings. In addition, it would be beneficial to consolidate all large storage items into a single location, and use our existing facilities to consolidate certain classes of repair items so that in emergency situations, operators can efficiently and quickly obtain needed parts.

In order to have a suitable remote storage location for the utility department, a storage site would need the following:

- 1) Size sufficient to store and maneuver 20-foot length pipe sections.
- 2) Paved flooring and secure tight building to reduce pipe contamination risk from animal incursion.
- 3) Lighting for nighttime access and employee safety.
- 4) Security cameras to provide protection from theft as well as document employee access, and inventory security.
- 5) Storage for a skid steer or loader to load pipe materials as well as heavy repair parts onto a trailer.
- 6) Storage for saws, compactors, and jack hammers also used in emergency repairs.
- 7) Compacted gravel areas outside of the buildings.

Improvements Needed to Existing Buildings

Presented in **Appendix A** are pictures of the buildings in their current condition. In general, in order to meet the intended use by the Utility Department, the buildings will need significant improvements. The

following narrative highlights the required improvements, plan to accomplish those, and a general cost estimate.

1) Grounds

There is quite a bit of existing material remaining from old home owner. We recommend having a 30-yard dumpster dropped off to have the material disposed of. Labor to fill dumpsters will be by Utility Department staff. In addition, the current ground conditions around the buildings does not allow for all weather access. Also, for loading and handling of material we recommend the area in **Figure 2** be leveled, graded, and have 6-inches of crushed concrete fines placed to improve all weather access. See photographs 1 – 4 and 8 in **Appendix A** for need for gravel installation.

- a. 30-yard dumpster supplied to the site to dispose of all existing wood and debris. – Estimated Cost: \$515 (up to 4 tons)
- b. Excavate 6-inch of soil and place 6-inches of crushed concrete in an approximate 15,000 square foot area shown in Figure 2 – Estimate Cost: \$38,100

Subtotal Grounds: **\$38,615**

Assumptions: Spoils can be deposited on site

 Dumpster Does Not Weigh More Than 4 Tons

2) Large Pole Building

To make the existing large pole building usable for material storage, we recommend the following:

- Patch exterior holes in the building. Install eave soffit and aluminum fascia around the exterior to close the gaps in the building and protect existing wood. See photographs 5, 6, and 8 in **Appendix A** for need to seal building to reduce animal and bird access and improve weather durability.
- We recommend that a concrete floor be installed to reduce animal entry, keep pipe and repair parts clean, and allow for improved moving of materials in the building. In addition, we recommend a treated lumber base board be installed to prevent animal access above the level of concrete. See photograph 7 for existing dirt floor condition and existing animal burrows.
- We recommend that the existing sliding doors be removed and the openings be framed to install 12 x 14 foot roll up garage doors. This will properly seal the openings to improve security and prevent animal and bird entrance. Please look to photograph 5 and 9 with regard to the large openings in the existing doors.
- We recommend that 110V power and LED lighting be installed to the buildings. Due to the need to be able to load supplies in the dark to after hour emergencies, lights are critical to functionality and safety. Also, supplying some outlets for battery charging or electric tool operation would also be beneficial. Finally, power should be supplied for garage door openers as the force to lift a 12 by 14 commercial door will require motor assistance.

- Installation of a pedestrian door is also recommended. In the event an operator does not have a garage door opener or in the event of a power outage, and ingress/ egress pedestrian door would be a necessary safety option for the building.
- After the above improvements are completed, painting of the building would be recommended to improve the appearance as well as improve longevity of the steel.
- Finally, we recommend a security camera be installed to monitor activity, reduce theft threats, and monitor inventory usage by staff.
 - a. Install Aluminum Soffit and Facia on Building and seal exterior openings - \$12,000
 - b. Excavate existing dirt floor and install 4-inches of reinforced concrete on interior of pole building – Estimated Cost: \$25,000
 - c. Remove Existing Sliding Doors, Frame and Install Roll-Up Garage Door with Power Assist Opener. Estimate Cost: \$20,000
 - d. Power and Light Installation – Estimated Cost: \$7,500
 - e. Pedestrian Door Installation – Estimated Cost: \$2,000
 - f. Painting of Pole Building – Estimated Cost: \$15,000
 - g. Security Camera – Estimated Cost: \$15,000

Subtotal Large Pole Building: **\$96,500**

Assumptions: Internet is available to the site

Doors can be framed onto rounded poles

3) Small Pole Building

To keep the costs lower, the small building does not need as many improvements as the large pole building. The following is a summary of the recommended improvements:

- We still recommend that exterior holes be patched and eave soffit and aluminum facia be installed around the exterior to close the gaps in the building and protect existing wood. See photographs 10, 11, and 12 in **Appendix A** for need to seal building to reduce animal and bird access and improve weather durability.
- We recommend that the existing gravel floor be graded and have additional 21-AA limestone installed.
- We recommend that the existing sliding doors be straightened and trimmed to reduce gaps. It may be beneficial to install new slide rail mechanisms for the doors as well. See photograph 12 in **Appendix A** for door improvements.
- The lowest cost option for the existing lean to is to re-key the door, install a new roll up garage door, and install new 3/8-inch wafer board siding on the walls and ceiling and plug the hole from the former wood stove. In addition, the rear door should be framed and converted to a wall section rather than a door. A picture of the lean-to is provided in Picture 11 in **Appendix A**.
- After the above improvements are completed, painting of the building would be recommended to improve the appearance as well as improve longevity of the steel.
 - a. Install Aluminum Soffit and Facia on Building and seal exterior openings - \$10,000

- b. Grade and Gravel existing floor – Estimated Cost: \$2,000
- c. Trim and Re-hang existing sliding doors - \$5,000
- d. Lean-To Improvements - \$8,000
- e. Painting of Pole Building: \$12,000

Subtotal Small Pole Building: **\$37,000**

Assumptions: Existing Electric Can Be Re-used

Conclusion

The above improvements would allow for the long-term use of these buildings as a suitable utility storage facility to keep materials necessary to operate and maintain the sewer and water systems. If all improvements are made, we estimate the total cost to be \$172,115 as shown in **Table 1**. Also, these improvements may provide usable storage space in the long term for the Township's Park System. A cost or rental sharing agreement may be able to be established. If desired, more formal quotes and firm pricing can be evaluated.

TABLE

**Table 1
Cost Estimate Summary**

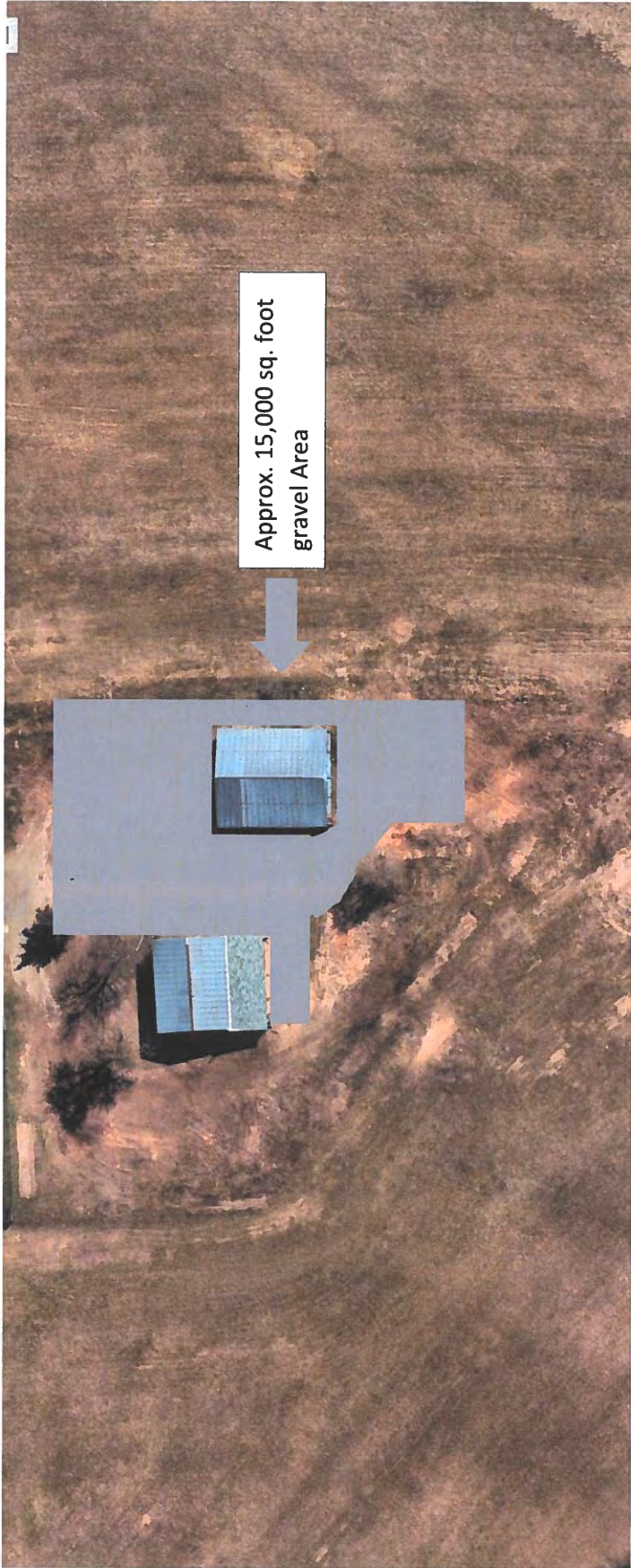
Description	Amount
Grounds	
30 Yard Dumpster	\$550
Excavate Soil and Place Crushed Concrete	\$38,100
Subtotal	\$38,650
Large Pole Building	
Aluminum Soffit and Facia	\$12,000
Remove existing gravel floor and install 4-inch concrete floor	\$25,000
Remove existing doors and install new roll up garage doors	\$20,000
Power and light installation	\$7,500
Pedestrian Door	\$2,000
Painting	\$15,000
Security Camera	\$15,000
Subtotal	\$96,500
Small Pole Building	
Aluminum Soffit and Facia	\$10,000
Grade and Level Existing Floor	\$2,000
Trim and re-hang existing doors	\$5,000
Lean to Improvements	\$8,000
Painting of Pole Building	\$12,000
Subtotal	\$37,000
Project Total	\$172,150

FIGURES

Figure 1
Current Facility Aerial
April 6, 2024



Figure 2
Excavated and Improved Gravel Areas



APPENDIX A

Appendix A
Herbst Farm Barns - Site Improvement Needs Evaluation
Photographs - April 23, 2024



Picture 1 – Front of Larger Pole Barn Looking South.



Picture 2 – East Side of Larger Pole Barn Looking South

Appendix A
Herbst Farm Barns - Site Improvement Needs Evaluation
Photographs - April 23, 2024



Picture 3 – West Side of Larger Pole Barn Looking South

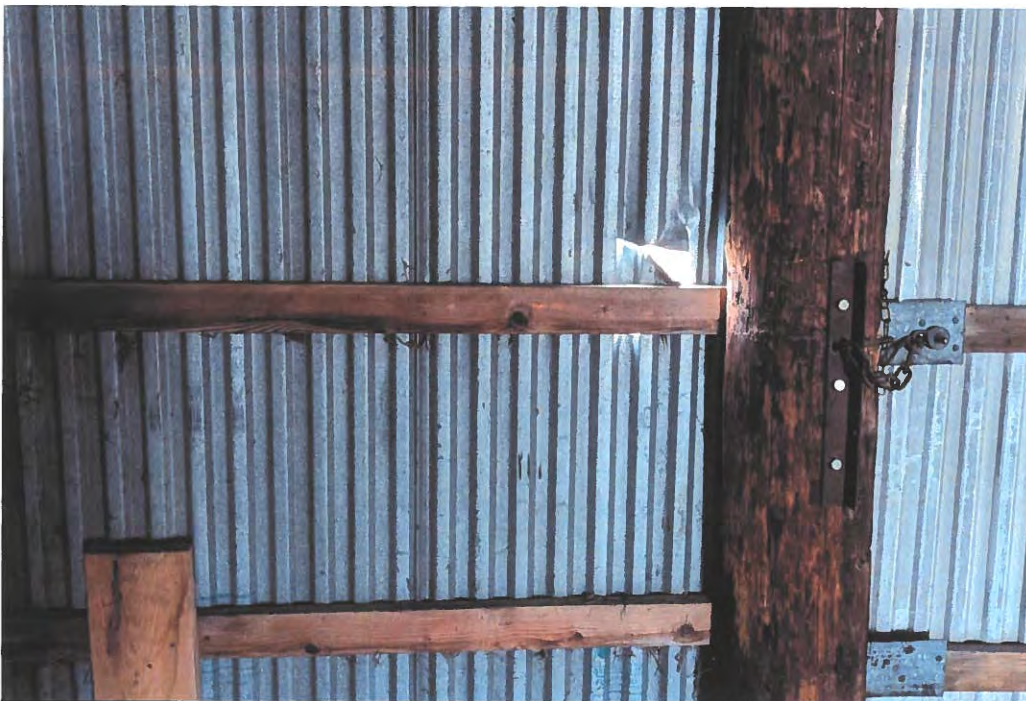


Picture 4 – Rear of Larger Pole Barn Looking South

Appendix A
Herbst Farm Barns - Site Improvement Needs Evaluation
Photographs - April 23, 2024



Picture 5 – Interior of Larger Building

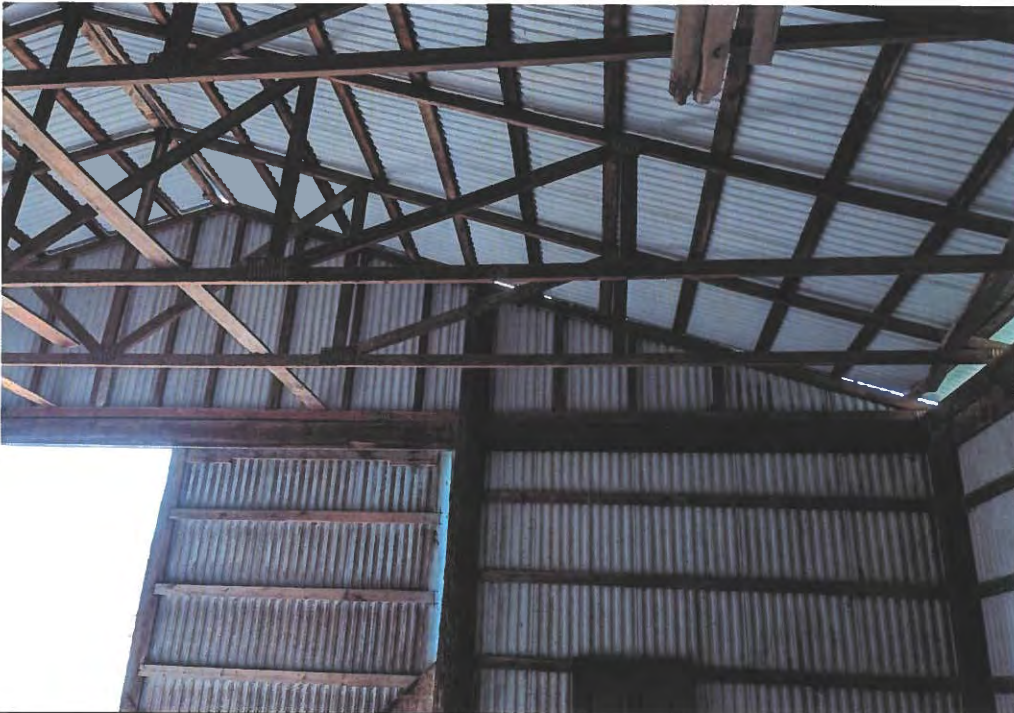


Picture 6 – Holes in Sheeting on Larger Building

Appendix A
Herbst Farm Barns - Site Improvement Needs Evaluation
Photographs - April 23, 2024



Picture 7 – Animal Entrance and Dens in Larger Pole Building



Picture 8 – Openings Between Roof and Fascia Boards on Larger Building

Appendix A
Herbst Farm Barns - Site Improvement Needs Evaluation
Photographs - April 23, 2024



Picture 9 – Large Gaps Between Sliding Doors and Walls on Rear of Larger Pole Building

Appendix A
Herbst Farm Barns - Site Improvement Needs Evaluation
Photographs - April 23, 2024



Picture 10 – Front of Smaller Pole Building Looking West



Picture 11 – Interior Smaller Pole Building Looking West

Appendix A
Herbst Farm Barns - Site Improvement Needs Evaluation
Photographs - April 23, 2024



Picture 11 – Interior of Lean-to Portion of Smaller Pole Building

Appendix A
Herbst Farm Barns - Site Improvement Needs Evaluation
Photographs - April 23, 2024



Picture 12 – Rear of Smaller Pole Building Showing Large Gaps Between Walls and Roof