

**GENOA CHARTER TOWNSHIP  
PLANNING COMMISSION PUBLIC HEARING  
AUGUST 12, 2024  
MONDAY  
6:30 P.M.  
AGENDA**

**CALL TO ORDER:**

**PLEDGE OF ALLEGIANCE:**

**APPROVAL OF AGENDA:**

**DECLARATION OF CONFLICT OF INTEREST:**

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

**OLD BUSINESS:**

OPEN PUBLIC HEARING #1... Consideration of a proposed third amendment to the Master Deed of the Timber Green and fourth amendment to the Planned Unit Development. The proposal entails withdrawal of Units 10, 11, and 12 from the condominium. This land area will then be combined with contiguous property under common ownership (residence to the north with access to/from Chilson Road). The amendment will modify the easement rights of the withdrawal area to clarify that access via Timber Green Court will only be for secondary emergency access. The request is petitioned by Chestnut Development, LLC

A. Recommendation of PUD agreement amendment

**NEW BUSINESS:**

OPEN PUBLIC HEARING #2... Consideration of an environmental impact assessment and site plan for a proposed 56-space parking lot addition for Community Bible Church. The property is located at 7372 Grand River Avenue, southwest corner of Grand River and Harte Drive. The request is petitioned by Tower Group.

A. Recommendation of Environmental Impact Assessment (7-17-24)

B. Disposition of Site Plan (7-17-24)

**ADMINISTRATIVE BUSINESS:**

- Staff Report
- Approval of July 8, 2024 Planning Commission meeting minutes
- Member discussion
- Adjournment

<p>*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. Anyone speaking on an agenda item will be limited to 2 minutes.</p>
--



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

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

APPLICANT NAME & ADDRESS: Chestnut Development, LLC, 3800 Chilson Road, Howell, MI 48843  
*If applicant is not the owner, a letter of Authorization from Property Owner is needed.*

OWNER'S NAME & ADDRESS: same as above

SITE ADDRESS: Chilson Road, Howell PARCEL #(s): \_\_\_\_\_

APPLICANT PHONE: ( 810 ) 227-3103 OWNER PHONE: ( 810 ) 599-5147

OWNER EMAIL: steve@chestnutdev.com and cathy@crlaw.biz

LOCATION AND BRIEF DESCRIPTION OF SITE: The site is located on Chilson Road.  
It is the previously approved Timber Green Condominium Project.

BRIEF STATEMENT OF PROPOSED USE: The Application requests amendments to an approved  
PUD Agreement and approved Master Deed for Timber Green Condominium in the forms attached.  
The purpose is to clarify and confirm the withdrawal of 3 units in the condominium project.

THE FOLLOWING BUILDINGS ARE PROPOSED: N/A

**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: Catherine A. Riesterer, attorney and authorized agent of applicant


ADDRESS: 7900 Grand River, Brighton, MI 48114

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

1.) Catherine Riesterer of Cooper & Riesterer, PLC at cathy@crlaw.biz  
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: May 20, 2024  
PRINT NAME: Catherine A. Riesterer, attorney and\* PHONE: 810-227-3103 ext 1112  
ADDRESS: 7900 Grand River, Brighton MI 48114 \*authorized agent

Mr. Eric Herbert of 4857 New Haven Drive is against the PUD. There is no benefit to the community. There will be light and noise pollution. He advised the Board to listen to their constituents if they want to be re-elected.

Ms. Michelle Herbert of 4857 New Haven Drive stated she has not found one person in her neighborhood who wants this development.

The call to the public was closed at 6:40 pm.

**OPEN PUBLIC HEARING #1...**Consideration of a proposed third amendment to the Master Deed of the Timber Green and fourth amendment to the Planned Unit Development. The proposal entails withdrawal of Units 10, 11, and 12 from the condominium. This land area will then be combined with contiguous property under common ownership (residence to the north with access to/from Chilson Road). The amendment will modify the easement rights of the withdrawal area to clarify that access via Timber Green Court will only be for secondary emergency access. The request is petitioned by Chestnut Development, LLC.

**A. Recommendation of PUD agreement amendment**

Ms. Catherine Riesterer, representing Chestnut Development, stated this is an established subdivision, but there are some lots that will not be developed so they are filing an amendment to the Master Deed and PUD to remove those parcels. She has worked with the HOA and submitted a draft to the Township.

The call to the public was made at 6:44 pm.

Mr. Robert Moran of 3985 Timber Ridge, president of the Homeowner's Association, thanked the board members for their service. If the developer follows the regulations, there are no issues from the homeowners association. The developer did not comply with the time limits of need-not-be-built units. He should have done this six months ago; however, the HOA does not have an issue with the three lots not being developed, but they will now have additional liability because that land will now be a preservation easement for the development and no longer owned by the developer. He believes that Item #4 of the Amendment has the incorrect Tax ID # and it should be corrected. Also, the drawing has a footnote stating the easement for the residents to access the preservation easement would be the responsibility of the HOA. They would like to limit the use of Timber Ridge Drive to the developer's property adjacent to their neighborhood and suggested a new access drive be put in. They would like this included in the documents.

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

Ms. Riesterer stated she will add clarification in the documents that any burdens on the property being withdrawn remain with the owner and not the HOA. She will also clarify the Tax ID # and

make the correction if needed. She will also add language to limit the access to the adjacent property.

After a discussion, it was decided that the Planning Commission will require approval of the changes by the HOA before it will be recommended for approval to the Township Board.

Mr. Borden reviewed his letter dated June 25, 2024.

1. The applicant must address any comments provided by the Township Attorney or staff with respect to the amended Master Deed.
2. The applicant should provide documentation of the Association's approval in writing.
3. Sheet 5 of Exhibit B does not depict the entirety of Parcel #11-29-200-037.
4. The applicant must address any comments provided by the Township Engineer or Brighton Area Fire Authority.
5. The Fire Authority may wish to require a gate and sign at the terminus of Timber Green Court since it will only be for secondary emergency access to the withdrawal property. Ms. Riesterer stated the Brighton Area Fire Authority has approved the turning radius.

Ms. Byrne reviewed the outstanding issues from her letter dated June 28, 2024.

1. The survey plan needs the signature and seal of the professional surveyor.
2. The final plan set should include a final revision date.
3. The storm facilities within the parcels being removed from the condominium have been put in an easement. The easement should include where the culvert crosses the access road.

The Brighton Area Fire Authority Fire Marshal's letter dated June 11, 2024 states his previous concern has been addressed.

**Moved** by Commissioner Rauch, supported by Commissioner Rassel, to table Open Public Hear #1 for the withdrawal of Units 10, 11, and 12 of the Timber Green PUD to allow the applicant to address the issues between the HOA and the owner and the comments from the planner and engineer. **The motion carried unanimously.**

**OPEN PUBLIC HEARING #2...**Consideration of a Zoning Ordinance Text Amendments of Article 16 "Sign Standards" of the Zoning Ordinance.

A. Recommendation of Zoning Ordinance Amendment to Article 16 entitled "Sign Ordinance".

Ms. Ruthig stated the sign amendments are being made to be in compliance with what types of signs are currently being allowed. The current ordinance does not allow for pole signs; however, incidental and information type signs, etc. will be allowed. They have put strict height and setback requirements for these types of signs.

Commissioner Rauch asked for clarification on Section 16.02.11 on the difference between incidental / information signs and a directional sign within a commercial property. Mr. Borden

Timber Green Homeowners Association  
3985 Timber Green Ct Howell MI 48843

July 11, 2024

Catherine A. Riesterer  
COOPER & RIESTERER, PLC

Re: Proposed Amendment to the Timber Green PUD and Master Deed

Dear Catherine,

The Timber Green Homeowners Association has approved the proposed Third Amendment to the Timber Green Master Deed reflecting changes discussed at the July 8<sup>th</sup> Genoa Township Planning Committee Meeting. Please let me know if you require additional information.

Thank you.

*Bob Moran*

Robert A. Moran, Jr., President  
Timber Green Homeowners Association  
[rmoran77@gmail.com](mailto:rmoran77@gmail.com)  
(248) 982-6672



August 6, 2024

Planning Commission  
Genoa Township  
2911 Dorr Road  
Brighton, Michigan 48116

<b>Attention:</b>	Amy Ruthig, Planning Director
<b>Subject:</b>	Timber Green – Condominium/PUD Amendment Review #3
<b>Location:</b>	West side of Chilson Road, north of E. Coon Lake Road
<b>Zoning:</b>	RPUD Residential Planned Unit Development

Dear Commissioners:

At the Township’s request, we have reviewed the revised submittal proposing to amend the Timber Green condominium and PUD (plans dated 7/2/24).

**A. Summary**

1. The applicant must address any remaining comments provided by the Township Attorney or staff with respect to the amended Master Deed.
2. The applicant must address any remaining comments provided by the Township Engineer or Brighton Area Fire Authority.

**B. Proposal/Process**

The applicant proposes the third amendment to the Master Deed and fourth amendment to the Planned Unit Development.

More specifically, the proposal entails withdrawal of Units 10, 11, and 12 from the condominium. This land area will be combined with contiguous property under common ownership (residence to the north with access to/from Chilson Road).

Additionally, the amendment will modify the easement rights of the withdrawal area to clarify that access via Timber Green Court will only be for secondary emergency access to the residential parcel.

Procedurally, amendments to an approved condominium and PUD go through the Planning Commission for review and recommendation to the Township Board.

The Board has the final approval authority over both aspects of the proposal.

This request was presented to the Commission at their July 8, 2024 meeting and was tabled for additional information. In the time since tabling, the applicant provided the information requested, as described in our review comments below.



*Aerial view of site and surroundings (looking north)*

### **C. Review Comments**

#### ***Condominium Amendment***

The revised submittal includes written documentation of the approval for the 3<sup>rd</sup> Amendment to the Master Deed by the Tiber Green Homeowners Association, as requested.

While we believe all additional comments have been addressed, the applicant must address any outstanding comments provided by the Township Attorney or staff with respect to the amended Master Deed.

#### ***PUD Amendment***

In response to our initial review, the applicant has added paragraph 4 to the PUD Agreement ensuring that the withdrawal property will be combined with the contiguous property under common ownership to the north (identified as Parcel #11-29-200-037).

Additionally, an updated Sheet C-3 depicts Parcel #11-29-200-037 in its entirety, as requested.

#### ***Plans***

The current submittal has addressed our previous comments; however, the applicant must address any outstanding comments provided by the Township Engineer or Brighton Area Fire Authority.

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

Respectfully,  
**SAFE BUILT**

A handwritten signature in black ink that reads 'Brian V. Borden'.

Brian V. Borden, AICP  
Michigan Planning Manager





July 25, 2024

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

**Re: Timber Green Amendment 3  
Site Plan Review No. 3**

Dear Ms. Ruthig:

Tetra Tech has conducted a third review of the Timber Green site plan revision last dated July 22, 2024. The Third Amendment to Master Deed was prepared by Cooper and Riesterer, PLC and site plan documents were prepared by Monument Engineering Group Associates, Inc on behalf of Chestnut Development. The site is located on a 31.93-acre parcel on the west side of Chislon Road and the petitioner is proposing the withdrawal of units from the condominium subdivision.

We have reviewed the revised site plan, and the petitioner has satisfactorily addressed our previous comments. We have no further engineering related concern with the proposed amendment. Please call or email if you have any questions.

Sincerely,

A handwritten signature in black ink that reads 'Sydney Streveler'.

Sydney Streveler, EIT  
Civil Engineering Group

A handwritten signature in blue ink that reads 'Shelby Byrne'.

Shelby Byrne, P.E  
Project Engineer

**Tetra Tech**

3497 Coolidge Road, East Lansing, MI 48823

Tel 517.316.3930 Fax 517.484.8140 [www.tetrattech.com](http://www.tetrattech.com)



# BRIGHTON AREA FIRE AUTHORITY

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

June 11, 2024

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

RE: Timber Green  
Chilson Rd  
Genoa Twp., MI

Dear Amy,

The Brighton Area Fire Department has reviewed the above-mentioned site plan. The plans were received for review on May 21, 2024 and the drawings are dated May 16, 2024. The project is based on the revision of an existing residential site plan to eliminate three parcels. The plan review is based on the requirements of the International Fire Code (IFC) 2021 edition.

1. Amendment 3 appears to eliminate the required culdesac at the end of the road. This is a required emergency vehicle turnaround area. An alternate means of turnaround shall be provided. **(An updated vehicle circulation plan shows the roadway accommodating BAFA turning radius around the drive. We have no objection to the Amendment as submitted.)**

**IFC 503**

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](mailto:amy@genoa.org)  
Sharon Stone [sharon@genoa.org](mailto:sharon@genoa.org)



**FOURTH AMENDMENT TO  
PLANNED UNIT DEVELOPMENT AGREEMENT  
FOR  
TIMBER GREEN**

**THIS FOURTH AMENDMENT TO PLANNED UNIT DEVELOPMENT AGREEMENT** (“Fourth Amendment to PUD Agreement”) is made as of the \_\_\_\_ day of \_\_\_\_\_, 2024, by and between Genoa Charter Township (“Township”), the offices of which are located at 2911 Dorr Road, Brighton, Michigan 48116, and Chestnut Development, L.L.C., a Michigan limited liability company (“Developer”), the address of which is 3800 Chilson Road, Howell, Michigan 48843.

**WHEREAS**, Developer is the owner and developer of certain land located in the Township of Genoa, County of Livingston, State of Michigan, more particularly described on Exhibit A to the PUD Agreement (“Property”); and

**WHEREAS**, in 2003, Developer first submitted its Application for rezoning the Property to Planned Unit Development (“PUD”), its PUD Plan, PUD Agreement and Impact Assessment to the Township for the PUD to be known as “Timber Green”; and

**WHEREAS**, at its February 16, 2004, regular public meeting, the Township Board approved the PUD Plan, PUD Agreement and Impact Assessment submitted by the Developer and rezoned the property to a PUD Zoning District to permit various land uses under a comprehensive development plan; and

**WHEREAS**, pursuant to the Township Board Approval and the Township’s Ordinances, Developer and Township executed a PUD Agreement for the development of the Timber Green PUD on December 15, 2005, which was recorded on July 13, 2015 at 2015R-021740; and

**WHEREAS**, pursuant to the Township Board Approval and the Township’s Ordinances, Developer and Township executed a First Amendment to PUD Agreement for the development of the Timber Green PUD on September 12, 2014, recorded on September 26, 2014 at 2014R-027338; and

**WHEREAS**, pursuant to the Township Board Approval and the Township’s Ordinances, Developer and Township executed a Second Amendment to PUD Agreement for the development of the Timber Green PUD on October 20, 2014, which was recorded at 2015R-027367; and

**WHEREAS**, The Developer filed a “Notice of Withdrawal of Units 10-12 From Timber Green Pursuant to MCL 559.167”, recorded on May 24, 2021, at Instrument number 2021R-022842, Livingston County Register of Deeds (“Notice of Withdrawal”).

**WHEREAS**, Developer now wishes to effectuate a fourth amendment to the PUD Agreement to clarify the record and ensure the recorded PUD Agreement is consistent with the Third Amendment to the Master Deed, which has been approved by the Developer and the Association, and which reflects the Units as they currently exist.

**WHEREAS**, the Township Board, **in its meeting**, approved the Developer’s request to amend the PUD Agreement consistent with the Developer’s request;

**NOW, THEREFORE**, Developer and Township, in consideration of the mutual covenants of the parties described herein, agree to amend the PUD Agreement as follows:

**1. Amendment of Legal Description for Property.** The PUD Agreement, as amended, defined the “Property” to be included in the Condominium Project as the land legally described in Exhibit A to the PUD Agreement, as amended. Exhibit A to the PUD Agreement is hereby replaced and superseded by the Exhibit A to this Fourth Amendment to PUD Agreement. Further, the definition of “Property,” as used in the PUD Agreement and any amendments thereto, is hereby amended to be defined as the real property described on Exhibit A attached hereto.

**2. Reduction of Condominium Units.** Section II, Paragraph B, is deleted in its entirety and hereby replaced as follows:

“Developer represents that Developer has developed the Property identified as Parcels 1 through 9, both inclusive, and Parcels A and B-2 in accordance with the PUD Plan, as amended, as a residential building site condominium project under the provisions of the Condominium Act. Parcel B was established and was approved as a separate building parcel under the Township’s applicable parcel division ordinance, which parcel is acknowledged by the Township to have been approved by the Livingston County Department of Public Health for the installation of an on-site wastewater system in accordance with its regulations pertaining to parcel divisions rather than site condominiums. The removed Parcels 10,11 and 12, will not be included in the site condominium project and together with Parcel C are included in Exhibit B and in this PUD Agreement solely to evidence the Developer’s agreement to restrict those parcels with reference to the Preservation Areas included within its boundaries as elsewhere herein provided and is not otherwise subject to participation in the proposed site condominium or restricted by any other aspects of the proposed development except as may be specifically set



**CHESTNUT DEVELOPMENT, L.L.C.,**  
a Michigan limited liability company

By: \_\_\_\_\_  
Steven J. Gronow, Managing Member

STATE OF MICHIGAN            )  
  ) SS.  
COUNTY OF LIVINGSTON    )

The foregoing Fourth Amendment to Planned Unit Development Agreement was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2024, by Steven J. Gronow, Managing Member of Chestnut Development, L.L.C., a Michigan limited liability company, on behalf of the limited liability company.

\_\_\_\_\_, Notary Public  
\_\_\_\_\_, County, Michigan  
My commission expires: \_\_\_\_\_  
Acting in \_\_\_\_\_ County, Michigan

Drafted by and when recorded return to:

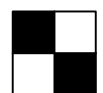
Catherine A. Riesterer  
COOPER & RIESTERER, PLC  
7900 Grand River Road  
Brighton, MI 48114  
810-227-3103 ext 1112

EXHIBIT A  
LEGAL DESCRIPTION

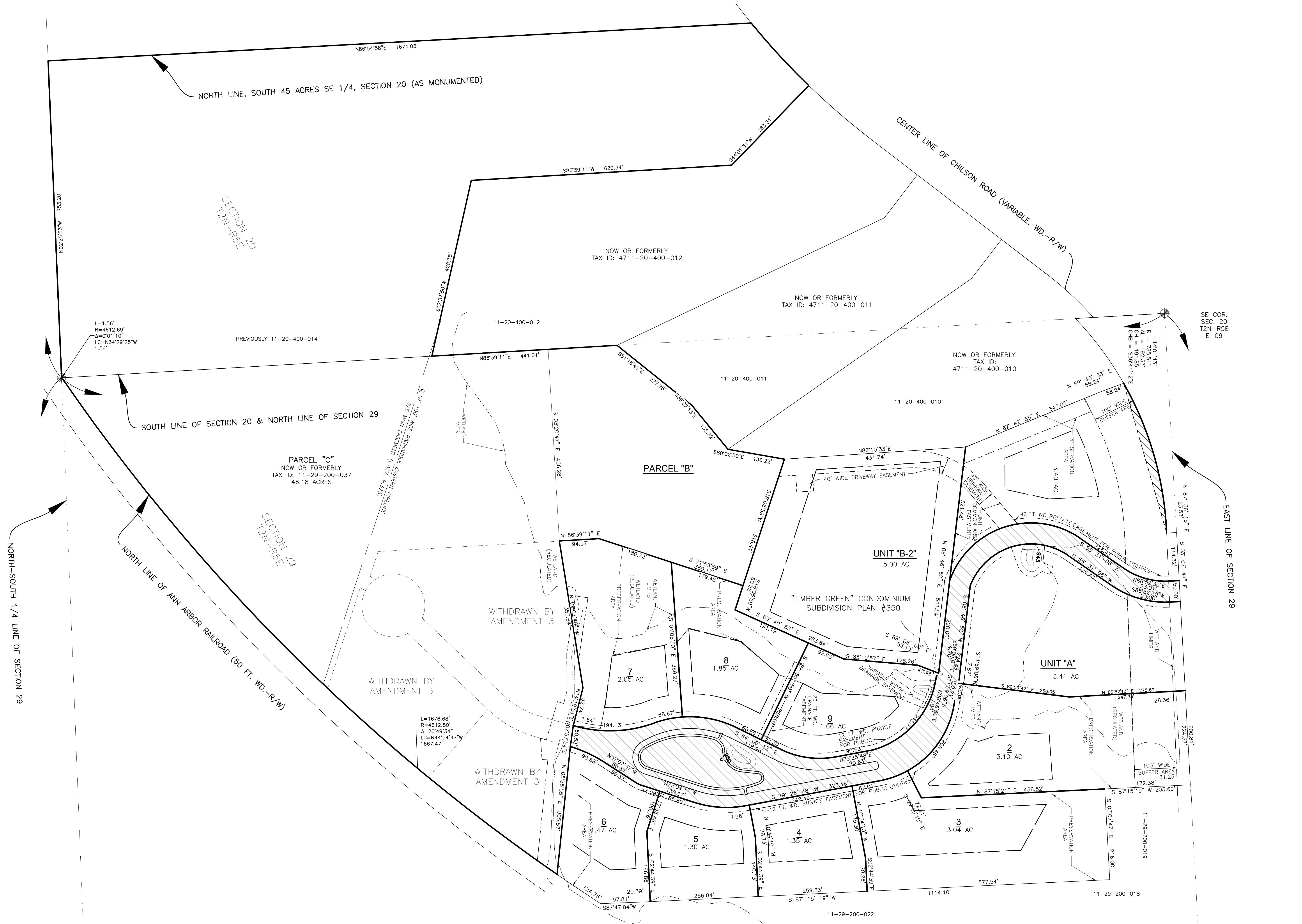
PART OF THE NORTHEAST 1/4 OF SECTION 29, T2N-R5E, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE ALONG THE NORTH LINE OF SECTION 29, S 86°39'11" W, 212.30 FEET; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF CHILSON ROAD, ON THE ARC OF A CURVE TO THE RIGHT 192.33 FEET, RADIUS 785.51 FEET, CENTRAL ANGLE OF 14°01'43" AND A CHORD BEARING S 36°41'12" E, 191.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF CHILSON ROAD ON THE ARC OF A CURVE RIGHT 373.97 FEET, RADIUS OF 785.51 FEET, CENTRAL ANGLE OF 27°16'40", AND A CHORD BEARING S 16°02'03" E, 370.45 FEET; THENCE N 87°36'15" E, 23.53 FEET; THENCE ALONG THE EAST LINE OF SAID SECTION 29, S 03°07'47" E, 600.81 FEET; THENCE S 87°15'19" W, 203.60 FEET; THENCE S 03°07'47" E, 216.00 FEET; THENCE ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 29, AS PREVIOUSLY SURVEYED AND MONUMENTED, S 87°15'19" W, 1114.10 FEET; THENCE CONTINUING ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4, S 87°47'04" W, 97.81 FEET; THENCE ALONG THE NORTHEASTERLY LINE OF THE ANN ARBOR RAILROAD RIGHT-OF-WAY NORTHWEST ON AN ARC OF A CURVE TO THE RIGHT 124.74 FEET, RADIUS OF 4612.69 FEET, CENTRAL ANGLE 01°32'58" CHORD BEARING N 56°06'05" W, 124.74 FEET; THENCE N 05°55'55" E, 305.57 FEET; THENCE N 07°57'54" E, 50.53; THENCE N 14°19' 51" E, 92.74 FEET; THENCE N 09°07'48" W, 353.64 FEET; THENCE N 86°39'11" E, 94.57 FEET; THENCE S 71°53'59" E, 360.17 FEET; THENCE N 18°05'59" E, 316.41 FEET; THENCE N 86°10'33" E, 431.74 FEET; THENCE N 67°42'55" E, 347.08 FEET; THENCE N 69°43'33" E, 58.24 FEET TO THE POINT OF BEGINNING. CONTAINING 31.93 ACRES AND SUBJECT TO EASEMENTS OR RESTRICTIONS OF RECORD.



EXHIBIT B  
UPDATED PAGE C-3



TH-SOUTH 1/4 LINE OF SECTION 20



NORTH-SOUTH 1/4 LINE OF SECTION 29

EAST LINE OF SECTION 29

ENGINEERS - SURVEYORS  
CONSULTANTS - LAND PLANNERS

298 VETERANS DRIVE  
FOWLERVILLE  
MICHIGAN 48836  
(OFFICE) 517-223-3512  
MONUMENTENGINEERING.COM

SERVICE DISABLED VETERAN OWNED  
SMALL BUSINESS (SDVOSSB)

Call MISS DIG  
3 full working days before you dig:

Utility  
Notification  
Organization

1-800-482-7171  
www.missdig.org

THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE INDIVIDUALLY RESPONSIBLE FOR DETERMINING THE EXACT SHIFT LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT :

**CHESTNUT DEVELOPMENT**  
6253 GRAND RIVER AVE  
SUITE 700  
BRIGHTON, MI 48114

**TIMBER GREEN**  
GENERAL PLAN  
CHILSON RD  
GENOA TWP, MICHIGAN

DATE	PLAN SUBMITTALS/REVISIONS

ORIGINAL ISSUE DATE:  
7/22/2024

PROJECT NO: 20-056

SCALE: 1" = 100'

FIELD:  
DRAWN BY:  
DESIGN BY:  
CHECK BY: AP

**C-3**

NOT FOR CONSTRUCTION

**THIRD AMENDMENT TO MASTER DEED  
OF  
TIMBER GREEN**

THIS THIRD AMENDMENT TO MASTER DEED OF TIMBER GREEN (the “Third Amendment”) is made and executed on this \_\_\_\_ day of \_\_\_\_\_, 2024, by Chestnut Development, LLC, a Michigan limited liability company of 3800 Chilson Road, Howell, Michigan 48843 (the “Developer”), and Timber Green Homeowners Association, a Michigan nonprofit corporation of 3985 Timber Green Court, Howell, MI 48843 (the “Association”).

RECITALS:

A. Timber Green (the “Project”) was established by the recording of the Master Deed of Timber Green, dated the 2nd day of November, 2005, and recorded December 28, 2005, at Liber 5002, Pages 613 through 681, inclusive, of the Livingston County Register of Deeds (the “Master Deed”) establishing the real property described in Article II of the Master Deed, together with the improvements located and to be located thereon and the appurtenances thereto, as a condominium project under the provision of Act 59 of the Michigan Public Acts of 1978, as amended (the “Act”).

B. The Master Deed was amended pursuant to the First Amendment to Master Deed of Timber Green, dated the 26th day of January 2011, and recorded January 27, 2011, at Instrument No. 2011R-002925, Livingston County Register of Deeds (“First Amendment”). The First Amendment withdrew Units 10-14 from the Project.

C. The Master Deed was again amended pursuant to the Second Amendment to Master Deed of Timber Green, dated the 17th day of October 2014, and recorded January 27, 2015, at Instrument No. 2015R-002675, Livingston County Register of Deeds (the “Second Amendment”). The Second Amendment among other things added additional property and renumbered Units 13 and 14 to become new Units 11 and 12, respectively.

D. The Developer revoked the Second Amendment to the Master Deed by the recording of a certain “Notice of Revocation of the Second Amendment to Master Deed of Timber Green”, dated March 15, 2021, and recorded on March 22, 2021, at Instrument No. 2021R-012588, Livingston County Register of Deeds (“Revocation”).

should the word "and"  
be inserted between  
from (and)? not

E. The Developer filed a “Notice of Withdrawal of Units 10-12 From Timber Green Pursuant to MCL 559.167”, recorded on May 24, 2021, at Instrument number 2021R-022842, Livingston County Register of Deeds (“Notice of Withdrawal”).

F. To clarify the record, the Association and the Developer have agreed to create a Third Amendment to the Master Deed which clarifies the current state of the Project with updated Exhibit B drawings.

G. Developer and the Association have sought and obtained the approval of the Township for the recording of this Third Amendment.

**NOW, THEREFORE**, with the incorporation of the above recitals, the Master Deed is amended as provided below:

1. **Ownership of Units 10-12.** The Master Deed is hereby amended to clarify that Units 10 through 12 **are removed from not within** the Project. Regardless of the removal, a Conservation Easement has been recorded against certain property in the Project at Liber 4700, Page 472, Livingston County Records, which includes certain areas within the removed Units 10-12. The Developer acknowledges the burdens of the Conservation Easement and agrees that the Developer and his successors and assigns of such removed property will be solely responsible for the portions of the Conservation Easement which are within the boundaries of Units 10-12.

2. **Rights Retained by Developer.** Article VIII, Section 2 of the Master Deed is hereby amended to add a new subsection (e) as follows:

“(e) **Secondary Access Easement for Parcel C.** The Developer, on behalf of itself and its successors and assigns, reserves for the perpetual benefit of Parcel C as depicted on the Condominium Subdivision Plan, and the removed Units 10-12, the right of use of the Condominium roadways and the Common Areas located between Units 6 and Unit 7 for the sole purpose of secondary access for police, fire, and emergency medical services only. The primary access to Parcel C and the removed property shall be through and across property not within the Timber Green Project. For clarity, no other access rights shall be retained or given to Parcel C and the removed Units 10-12 to the roadways or easements in the Project, including through the property or easements identified as Parcels B and B2.”

3. **Condominium Subdivision Plan.** The Condominium Subdivision Plan attached to the Master Deed as Exhibit B is hereby amended as reflected in the attached document.

4. **Continuing Effect.** Except as amended and modified by this Third Amendment, all terms and conditions of the Master Deed, as previously amended, shall remain in full force and effect.

IN WITNESS WHEREOF, Developer and the Association have duly executed this Amendment as of the day and year first written above.

**CHESTNUT DEVELOPMENT, LLC**

\_\_\_\_\_  
By: Steven Gronow  
Its: Member

STATE OF MICHIGAN        )  
                                      )ss  
COUNTY OF LIVINGSTON)

The foregoing instrument was acknowledged before me this \_\_\_\_ of \_\_\_\_\_, 2024, by Steven Gronow as member of Chestnut Development, LLC, a Michigan limited liability company, on behalf of said company.

\_\_\_\_\_, Notary Public  
State of Michigan, County of Livingston  
My Commission Expires:  
Acting in the County of Livingston

**TIMBER GREEN  
HOMEOWNERS ASSOCIATION**

\_\_\_\_\_  
By: Robert Moran  
Its: President

STATE OF MICHIGAN        )  
                                      )ss  
COUNTY OF LIVINGSTON)

The foregoing instrument was acknowledged before me this \_\_\_\_ of \_\_\_\_\_, 2024, by Robert Moran as President of Timber Green Homeowners Association, a Michigan nonprofit corporation, on behalf of said corporation.

\_\_\_\_\_, Notary Public  
State of Michigan, County of Livingston  
My Commission Expires:  
Acting in the County of Livingston

**DRAFTED BY AND WHEN RECORDED RETURN TO:  
Catherine A. Riesterer (P40914)  
COOPER & RIESTERER, PLC  
7900 Grand River Road  
Brighton, MI, 48114  
(810) 227-3103**

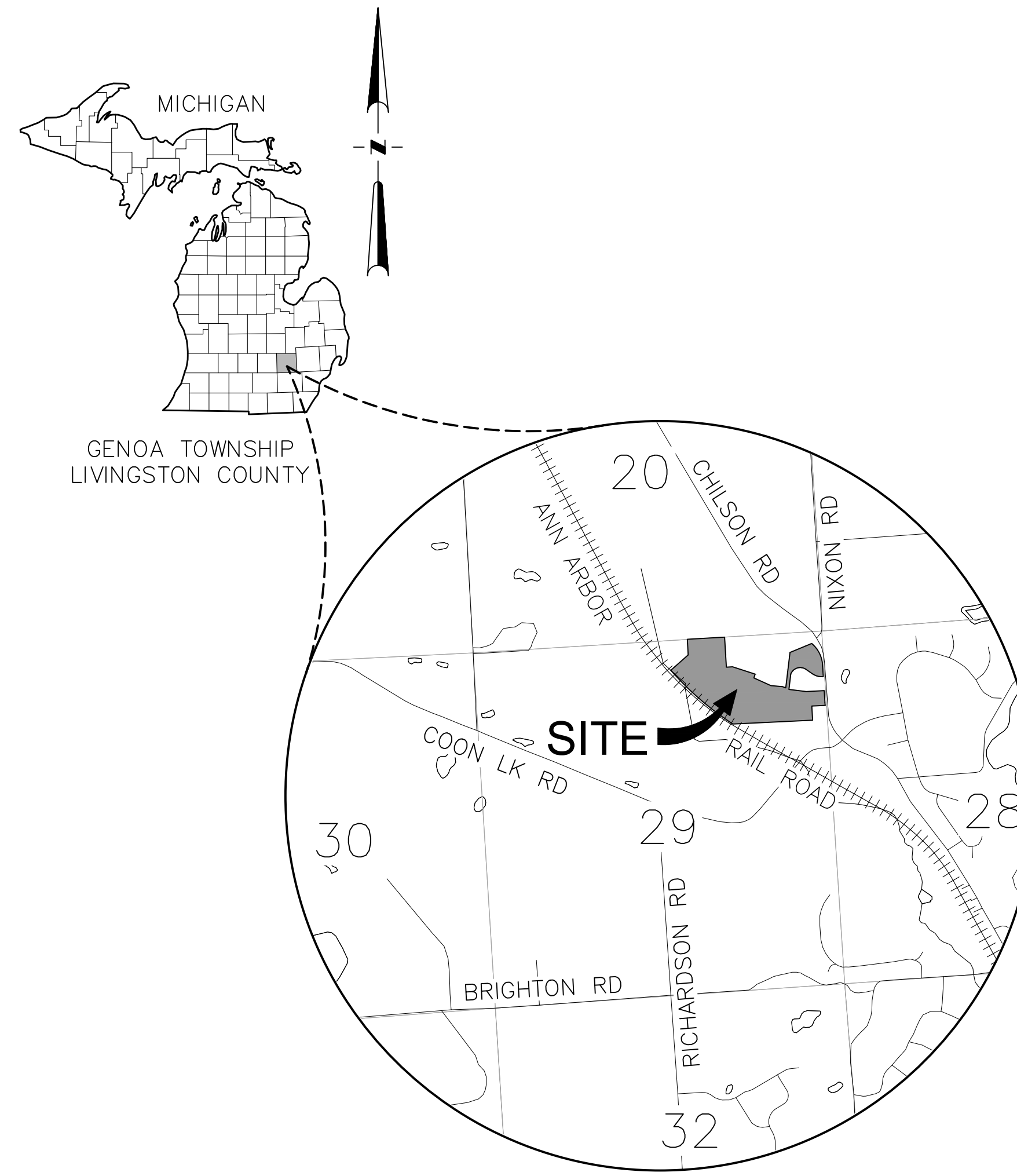
REPLAT NO. 3 OF  
LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 350  
EXHIBIT "B" TO THE AMENDED MASTER DEED OF

# TIMBER GREEN

PART OF THE NE, 1/4 SEC 29, T2N-R5E  
GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

### LEGAL DESCRIPTION

PART OF THE NORTHEAST 1/4 OF SECTION 29, T2N-R5E, GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE ALONG THE NORTH LINE OF SECTION 29, S 86°39'11" W, 212.30 FEET; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF CHILSON ROAD, ON THE ARC OF A CURVE TO THE RIGHT 192.33 FEET, RADIUS 785.51 FEET, CENTRAL ANGLE OF 14°01'43" AND A CHORD BEARING S 36°41'12" E, 191.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF CHILSON ROAD ON THE ARC OF A CURVE RIGHT 373.97 FEET, RADIUS OF 785.51 FEET, CENTRAL ANGLE OF 27°16'40", AND A CHORD BEARING S 16°02'03" E, 370.45 FEET; THENCE N 87°36'15" E, 23.53 FEET; THENCE ALONG THE EAST LINE OF SAID SECTION 29, S 03°07'47" E, 600.81 FEET; THENCE S 87°15'19" W, 203.60 FEET; THENCE S 03°07'47" E, 216.00 FEET; THENCE ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 29, AS PREVIOUSLY SURVEYED AND MONUMENTED, S 87°15'19" W, 1114.10 FEET; THENCE CONTINUING ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4, S 87°47'04" W, 97.81 FEET; THENCE ALONG THE NORTHEASTERLY LINE OF THE ANN ARBOR RAILROAD RIGHT-OF-WAY NORTHWEST ON AN ARC OF A CURVE TO THE RIGHT 124.74 FEET, RADIUS OF 4612.69 FEET, CENTRAL ANGLE 01°32'58" CHORD BEARING N 56°06'05" W, 124.74 FEET; THENCE N 05°55'55" E, 305.57 FEET; THENCE N 07°57'54" E, 50.53; THENCE N 14°19' 51" E, 92.74 FEET; THENCE N 09°07'48" W, 353.64 FEET; THENCE N 86°39'11" E, 94.57 FEET; THENCE S 71°53'59" E, 360.17 FEET; THENCE N 18°05'59" E, 316.41 FEET; THENCE N 86°10'33" E, 431.74 FEET; THENCE N 67°42'55" E, 347.08 FEET; THENCE N 69°43'33" E, 58.24 FEET TO THE POINT OF BEGINNING. CONTAINING 31.93 ACRES AND SUBJECT TO EASEMENTS OR RESTRICTIONS OF RECORD.



LOCATION MAP

### SURVEYOR



MONUMENT ENGINEERING GROUP ASSOCIATES, INC

INNOVATIVE GEOSPATIAL &  
ENGINEERING SOLUTIONS

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

### DEVELOPER

CHESTNUT DEVELOPMENT

6253 GRAND RIVER AVE. SUITE 700  
BRIGHTON, MI 48114



*Marc E. Budzinski*

### SHEET INDEX

SHEET 1 * COVER SHEET
SHEET 2 * SURVEY PLAN 1
SHEET 3 * SURVEY PLAN 2
SHEET 4 * SITE PLAN 1
SHEET 5 * SITE PLAN 2
SHEET 6 * UTILITY PLAN 1
SHEET 7 * UTILITY PLAN 2

### NOTE

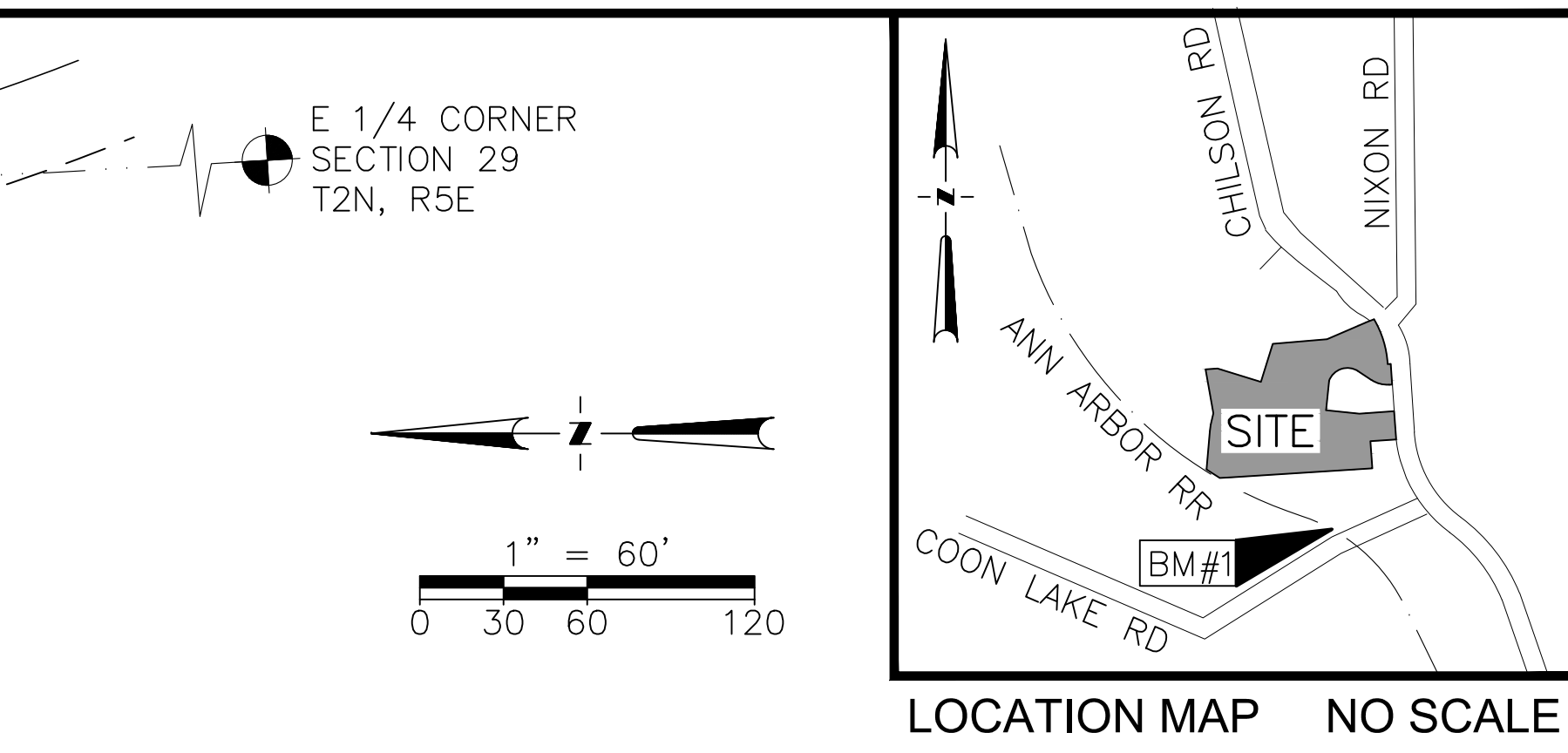
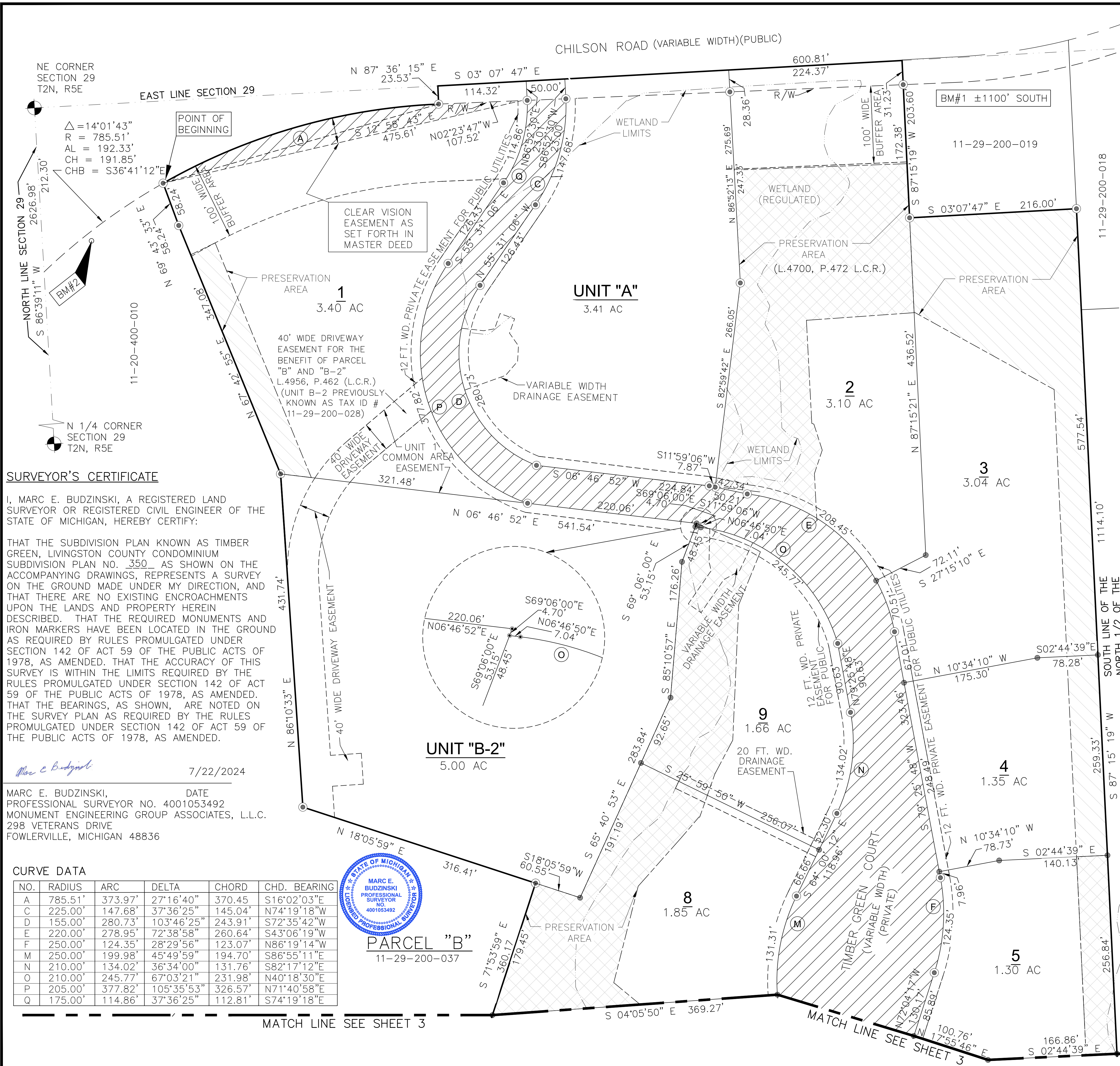
- THE ASTERISK (\*) AS SHOWN IN THE DRAWING INDEX INDICATES AMENDED OR NEW DRAWINGS WHICH ARE REVISED, DATED: MAY 12, 2020. THESE DRAWINGS ARE TO REPLACE OR BE SUPPLEMENTAL TO THOSE PREVIOUSLY RECORDED.
- PURSUANT TO SECTION 559.410 OF THE CONDOMINIUM ACT OF 1978. THE AMENDING PROFESSIONAL FOR THIS REPLAT IS RESPONSIBLE ONLY FOR SUCH ITEMS INCLUDED IN THIS REPLAT AS AMENDED FROM LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 350 AS RECORDED IN DOCUMENT #2011R-002925 OF LIVINGSTON COUNTY RECORDS.

### NOTE: ATTENTION COUNTY REGISTER OF DEEDS

- THE CONDOMINIUM SUBDIVISION PLAN NUMBER MUST BE ASSIGNED IN CONSECUTIVE SEQUENCE. WHEN A NUMBER HAS BEEN ASSIGNED TO THIS PROJECT, IT MUST BE PROPERLY SHOWN IN THE TITLE, SHEET 1 AND THE SURVEYOR'S CERTIFICATE, SHEET 2.
- 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 LOCAL BUILDING DEPARTMENT OR THE STATE DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS.

PROPOSED: — AS-BUILT: —

<p>INNOVATIVE GEOSPATIAL &amp; ENGINEERING SOLUTIONS</p> <p>298 VETERANS DRIVE FOWLERVILLE, MICHIGAN 48836 (OFFICE) 517-223-3512</p>	<b>COVER</b>	
	<p>"TIMBER GREEN"</p> <p>PART OF THE NE 1/4 SEC. 29, T2N-R5E GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN</p> <p><b>CHESTNUT DEVELOPMENT</b> 6253 GRAND RIVER AVE. SUITE 700 BRIGHTON, MI 48114</p>	
JOB # : 20-056	SCALE : N/A	DRAWN: DC CHK: AP
DATE : 7/22/2024		SHEET: <b>1</b>



**SITE BENCHMARKS (NAVD 88 DATUM)**  
 BM1 (REFERENCE): NGS POINT 'NE0810' (STAMPED M105 1934). BENCH MARK DISC ON TOP OF A CONCRETE MONUMENT AT THE NW CORNER OF COON LAKE ROAD AND ANN ARBOR RAILROAD - ELEVATION 939.63  
 BM2 (SITE): SET GEAR SPIKE IN POWER POLE IN THE SW FACE AT THE NE CORNER OF SITE ±50' WEST OF THE CENTERLINE OF CHILSON ROAD, ±125' NW OF INTERSECTION OF NIXON AND CHILSON ROADS. 119'± NORTHWEST OF THE NORTHEAST PROPERTY CORNER - ELEVATION 948.47

- LEGEND**
- = SECTION CORNER
  - = LIMITS OF OWNERSHIP/UNIT LIMIT
  - = UNIT NUMBER
  - = IRON FOUND
  - = SET MONUMENT CONSISTING OF A 1/2" DIAMETER STEEL ROD ENCASED IN A 4" DIAMETER CONCRETE CYLINDER
  - = SET UNIT CORNERS ARE 1/2" DIAMETER STEEL RODS, 18" LONG
  - = CONSERVATION EASEMENT/PRESERVATION AREA (L.4700, P.472)
  - = PRESERVATION AREA
  - = WETLAND LIMITS
  - = R/W EXISTING RIGHT-OF-WAY

- NOTES:**
- THE BASIS OF BEARING ORIGINATES FROM THE NORTH LINE OF SECTION 29, AS DEFINED BY A SURVEY FROM TRI-COUNTY SURVEYS CO. DATED: JUNE 28, 2002 JOB No. 02-47A.
  - GENOA TOWNSHIP DOES NOT PARTICIPATE IN THE FEMA FLOOD HAZARD STUDY PROGRAM AND IT IS UNDETERMINED IF ANY PORTION OF THE SITE LIES WITHIN THE 100 YEAR FLOODPLAIN.
  - REMOVE ALL TREES WITHIN THE CLEAR VISION EASEMENT. EASEMENT SHALL BE GRADED FLAT AND GRASS SHALL BE PROPERLY MAINTAINED IN PERPETUITY SO AS NOT TO OBSCURE CLEAR VISION AREA.
  - THE 40' WIDE DRIVEWAY EASEMENT AND THE COMMON AREA EASEMENT BENEFITING PARCEL B AND UNIT "B-2" ARE AS SET FORTH IN THE MASTER DEED.

**SURVEYOR'S CERTIFICATE**

I, MARC E. BUDZINSKI, A REGISTERED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER OF THE STATE OF MICHIGAN, HEREBY CERTIFY:

THAT THE SUBDIVISION PLAN KNOWN AS TIMBER GREEN, LIVINGSTON COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 350 AS SHOWN ON THE ACCOMPANYING DRAWINGS, REPRESENTS A SURVEY ON THE GROUND MADE UNDER MY DIRECTION, AND THAT THERE ARE NO EXISTING ENCROACHMENTS UPON THE LANDS AND PROPERTY HEREIN DESCRIBED. THAT THE REQUIRED MONUMENTS AND IRON MARKERS HAVE BEEN LOCATED IN THE GROUND AS REQUIRED BY RULES PROMULGATED UNDER SECTION 142 OF ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED. THAT THE ACCURACY OF THIS SURVEY IS WITHIN THE LIMITS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED. THAT THE BEARINGS, AS SHOWN, ARE NOTED ON THE SURVEY PLAN AS REQUIRED BY THE RULES PROMULGATED UNDER SECTION 142 OF ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

*Marc E. Budzinski* 7/22/2024

MARC E. BUDZINSKI, DATE  
 PROFESSIONAL SURVEYOR NO. 4001053492  
 MONUMENT ENGINEERING GROUP ASSOCIATES, L.L.C.  
 298 VETERANS DRIVE  
 FOWLERVILLE, MICHIGAN 48836

**CURVE DATA**

NO.	RADIUS	ARC	DELTA	CHORD	CHD. BEARING
A	785.51'	373.97'	27°16'40"	370.45'	S16°02'03"E
C	225.00'	147.68'	37°36'25"	145.04'	N74°19'18"W
D	155.00'	280.73'	103°46'25"	243.91'	S72°35'42"W
E	220.00'	278.95'	72°38'58"	260.64'	S43°06'19"W
F	250.00'	124.35'	28°29'56"	123.07'	N86°19'14"W
M	250.00'	199.98'	45°49'59"	194.70'	S86°55'11"E
N	210.00'	134.02'	36°34'00"	131.76'	S82°17'12"E
O	210.00'	245.77'	67°03'21"	231.98'	N40°18'30"E
P	205.00'	377.82'	105°35'53"	326.57'	N71°40'58"E
Q	175.00'	114.86'	37°36'25"	112.81'	S74°19'18"E



**PARCEL "B"**  
 11-29-200-037

PROPOSED: — AS-BUILT: —

**INNOVATIVE GEOSPATIAL & ENGINEERING SOLUTIONS**

**MEGA**  
 Monument Engineering Group Associates, Inc.

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

**SURVEY PLAN**

"TIMBER GREEN"  
 PART OF THE NE 1/4 SEC. 29, T2N-R5E  
 GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

**CHESTNUT DEVELOPMENT**  
 6253 GRAND RIVER AVE. SUITE 700  
 BRIGHTON, MI 48114

JOB # : 20-056	DRAWN: DC CHK: AP
SCALE : 1"=60'	SHEET: <b>2</b>
DATE : 7/22/2024	

MATCH LINE SEE SHEET 2

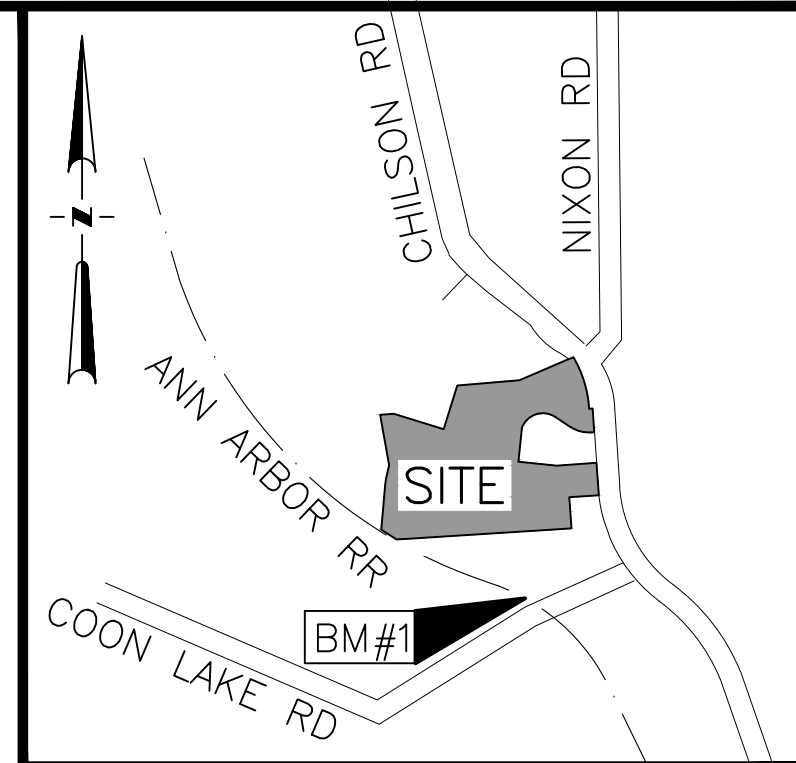
**PARCEL "B"**  
11-29-200-037

**7**  
2.05 AC

**6**  
1.47 AC

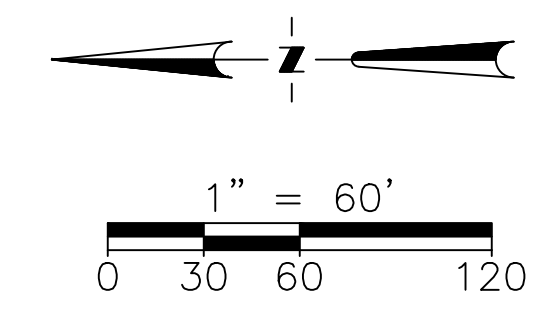
**PARCEL "C"**  
11-29-200-037

SOUTH LINE OF THE  
NORTH 1/2 OF THE  
NORTHEAST 1/4 OF  
SECTION 29



LOCATION MAP NO SCALE

Δ = 01°32'58"  
R = 4612.69'  
AL = 124.74'  
CH = 124.74'  
CHB = N56°06'05"W



**LEGEND**

- = SECTION CORNER
- = LIMITS OF OWNERSHIP/UNIT LIMIT
- 1** = UNIT NUMBER
- = IRON FOUND
- = SET MONUMENT CONSISTING OF A 1/2" DIAMETER STEEL ROD ENCASED IN A 4" DIAMETER CONCRETE CYLINDER
- = SET UNIT CORNERS ARE 1/2" DIAMETER STEEL RODS, 18" LONG
- = CONSERVATION EASEMENT/PRESERVATION AREA (L.4700, P.472)
- = PRESERVATION AREA
- = WETLAND LIMITS

**NOTES:**

1. THE BASIS OF BEARING ORIGINATES FROM THE NORTH LINE OF SECTION 29, AS DEFINED BY A SURVEY FROM TRI-COUNTY SURVEYS CO. DATED: JUNE 28, 2002, JOB No. 02-47A.
2. GENOA TOWNSHIP DOES NOT PARTICIPATE IN THE FEMA FLOOD HAZARD STUDY PROGRAM AND IT IS UNDETERMINED IF ANY PORTION OF THE SITE LIES WITHIN THE 100 YEAR FLOODPLAIN.
3. THE LAND THAT WAS WITHDRAWN FROM THE CONDOMINIUM BY THIS AMENDMENT IS BENEFITED BY, AND THE CONDOMINIUM PREMISES IS BURDENED BY, AN EASEMENT FOR UTILITY AND SECONDARY EMERGENCY ACCESS PURPOSES THROUGH THE CONDOMINIUM PROJECT, AS FURTHER DESCRIBED IN THE MASTER DEED, AS AMENDED.

PROPOSED: \_\_\_\_\_ AS-BUILT: \_\_\_\_\_

**SITE BENCHMARKS (NAVD 88 DATUM)**

BM1 (REFERENCE): NGS POINT 'NE0810' (STAMPED MI05 1934). BENCH MARK DISC ON TOP OF A CONCRETE MONUMENT AT THE NW CORNER OF COON LAKE ROAD AND ANN ARBOR RAILROAD - ELEVATION 939.63

BM2 (SITE): SET GEAR SPIKE IN POWER POLE IN THE SW FACE AT THE NE CORNER OF SITE ±50' WEST OF THE CENTERLINE OF CHILSON ROAD, ±125' NW OF INTERSECTION OF NIXON AND CHILSON ROADS. 119± NORTHWEST OF THE NORTHEAST PROPERTY CORNER - ELEVATION 948.47

**CURVE DATA**

NO.	RADIUS	ARC	DELTA	CHORD	CHD. BEARING
G	70.00'	18.26'	14°56'39"	18.21'	N64°35'57"W
H	322.00'	90.62'	16°07'32"	90.33'	N65°11'23"W
L	310.00'	194.14'	35°52'49"	190.98'	N88°06'14"E
M	250.00'	199.98'	45°49'59"	194.70'	S86°55'11"E

**CURVE DATA**

NO.	RADIUS	ARC	DELTA	CHORD	CHD. BEARING
I	255.00'	122.01'	27°24'48"	120.85'	N60°14'57"W
J	75.00'	420.26'	321°03'27"	50.00'	N43°27'27"E
K	205.00'	98.08'	27°24'48"	97.15'	S60°14'57"E



*Marc E. Budzinski*

N 1/4 CORNER  
SECTION 29  
T2N, R5E

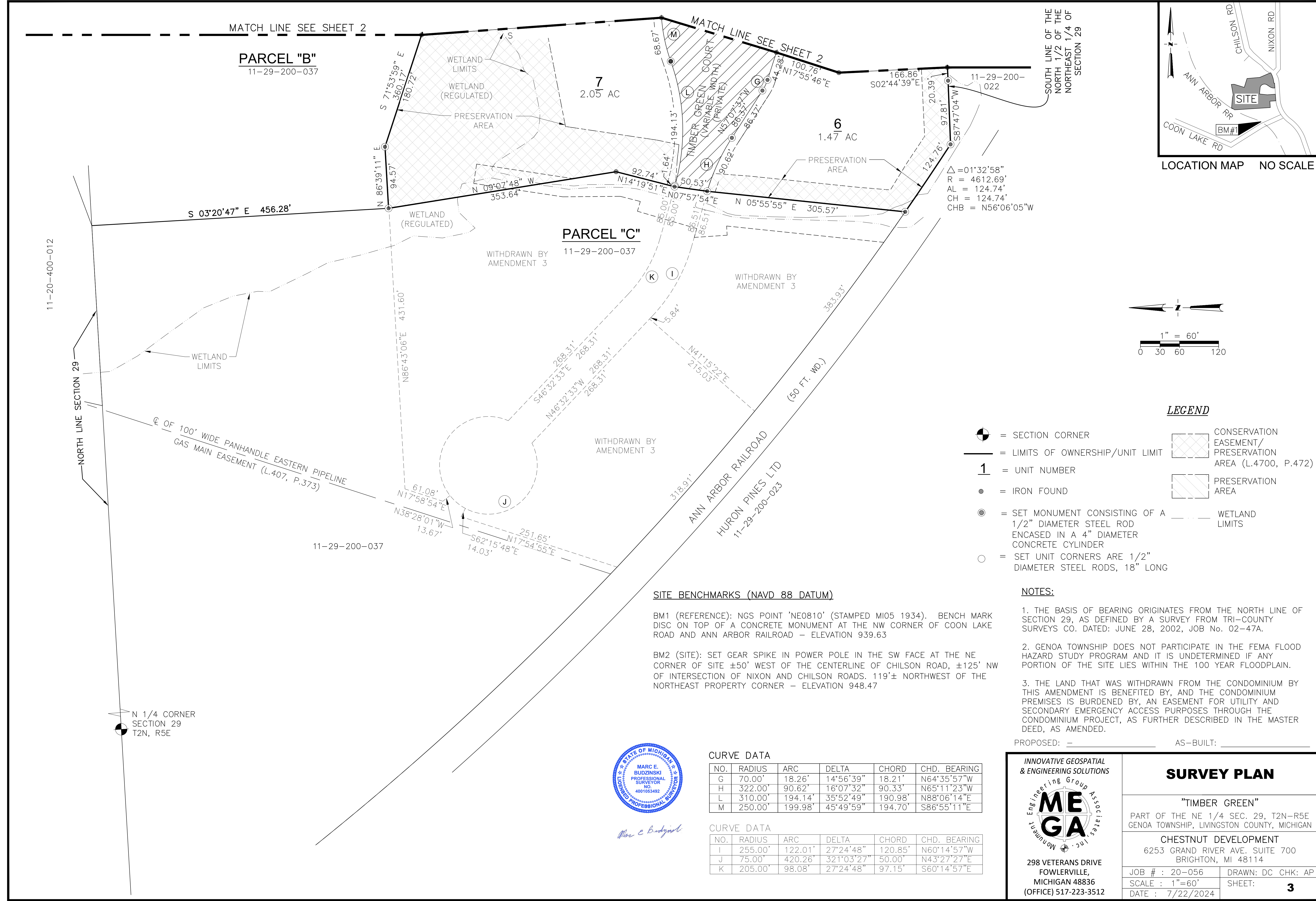
Q OF 100' WIDE PANHANDLE EASTERN PIPELINE  
GAS MAIN EASEMENT (L.407, P.373)

ANN ARBOR RAILROAD  
HURON PINES LTD  
11-29-200-023  
(50 FT. WD.)

WITHDRAWN BY  
AMENDMENT 3

WITHDRAWN BY  
AMENDMENT 3

WITHDRAWN BY  
AMENDMENT 3





NE CORNER SECTION 29 T2N, R5E

N 1/4 CORNER SECTION 29 T2N, R5E

E 1/4 CORNER SECTION 29 T2N, R5E

EAST LINE SECTION 29

CHILSON ROAD (VARIABLE WIDTH)(PUBLIC)

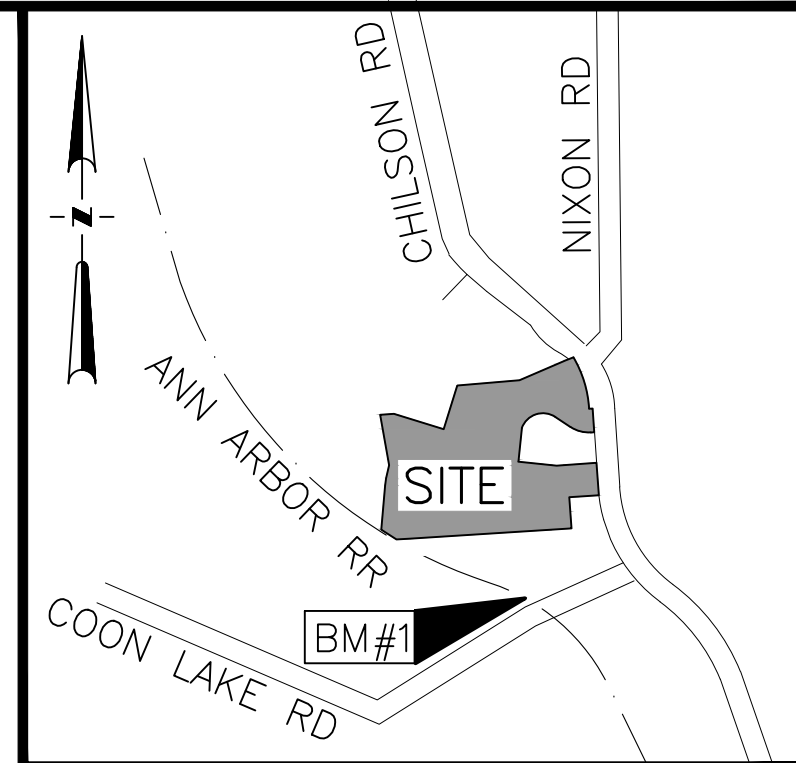
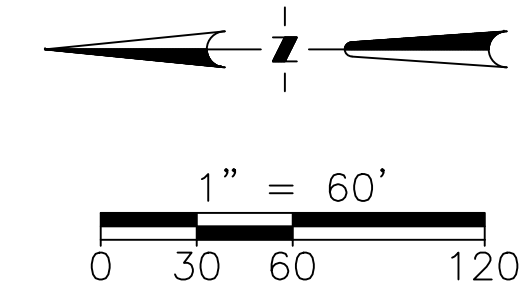
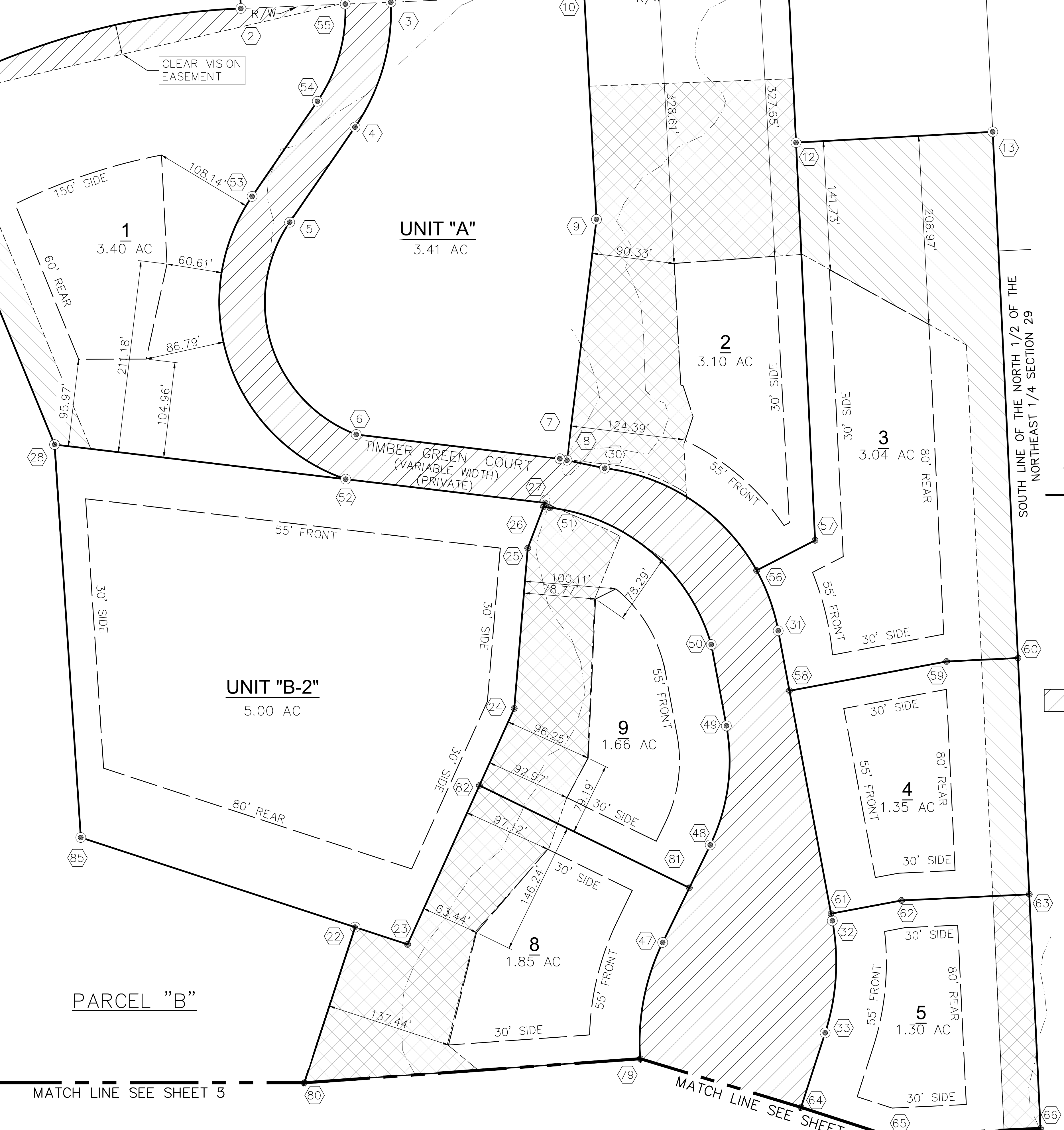
SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 SECTION 29

PARCEL "B"

MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 3

COORD. NO.	NORTHING	EASTING
1	N 9833.76	E 9902.67
2	N 9477.72	E 10004.99
3	N 9313.25	E 10011.84
4	N 9352.57	E 9874.86
5	N 9424.15	E 9770.64
6	N 9351.19	E 9537.90
7	N 9127.92	E 9511.35
8	N 9120.22	E 9509.72
9	N 9087.78	E 9773.78
10	N 9101.28	E 10020.74
11	N 8877.29	E 10030.12
12	N 8869.04	E 9857.94
13	N 8653.36	E 9869.73
22	N 9352.41	E 8997.80
23	N 9294.86	E 8978.99
24	N 9177.97	E 9237.65
25	N 9163.17	E 9413.28
26	N 9145.88	E 9458.55
27	N 9144.21	E 9462.94
28	N 9681.96	E 9526.88
29	N 9813.58	E 9848.04
30	N 9078.81	E 9500.93
31	N 8888.52	E 9322.82
32	N 8829.18	E 9004.85
33	N 8837.08	E 8882.03
47	N 9015.19	E 8981.06
48	N 8963.04	E 9087.99
49	N 8945.36	E 9218.56
50	N 8961.98	E 9307.65
51	N 9138.89	E 9457.72
52	N 9362.73	E 9488.92
53	N 9465.37	E 9798.95
54	N 9393.79	E 9903.16
55	N 9363.20	E 10009.76
56	N 8912.24	E 9388.90
57	N 8848.14	E 9421.92
58	N 8876.23	E 9256.95
59	N 8703.90	E 9289.10
60	N 8625.71	E 9292.85
61	N 8830.64	E 9012.67
62	N 8753.25	E 9027.11
63	N 8613.29	E 9033.82
64	N 8863.52	E 8800.31
65	N 8767.65	E 8769.29
66	N 8600.99	E 8777.28
79	N 9039.84	E 8853.62
80	N 9408.17	E 8827.24
81	N 8985.97	E 9040.98
82	N 9216.12	E 9153.22
85	N 9653.17	E 9096.10
86	N 9478.70	E 10028.50
87	N 9364.57	E 10034.91
88	N 9314.63	E 10037.47
89	N 9102.83	E 10049.06
90	N 8878.79	E 10061.31



LOCATION MAP NO SCALE

- LEGEND**
- = SECTION CORNER
  - = LIMITS OF OWNERSHIP/UNIT LIMIT
  - = UNIT NUMBER
  - = IRON FOUND
  - = SET MONUMENT CONSISTING OF A 1/2" DIAMETER STEEL ROD ENCASED IN A 4" DIAMETER CONCRETE CYLINDER (ALL UNIT CORNERS ARE 1/2" DIAMETER STEEL RODS, 18" LONG)
  - = GENERAL COMMON ELEMENTS
  - = CONSERVATION EASEMENT/PRESERVATION AREA
  - = PRESERVATION AREA
  - = BUILDING SETBACK
  - = COORDINATE POINT
  - = WETLAND LIMITS



Marc E. Budzinski

- NOTES:**
- RESTRICTED PRESERVATION AREAS INCLUDE ALL AREAS NOT DESIGNATED AS PRESERVATION AREAS, GENERAL COMMON ELEMENTS OR BUILDING ENVELOPES.
  - ALL UNITS AND COMMON ELEMENTS ARE CONVERTIBLE AREAS PURSUANT TO ARTICLE VII OF THE MASTER DEED.
  - REMOVE ALL TREES WITHIN THE CLEAR VISION EASEMENT. EASEMENT SHALL BE GRADED FLAT AND GRASS SHALL BE PROPERLY MAINTAINED IN PERPETUITY SO AS NOT TO OBSCURE CLEAR VISION AREA.

PROPOSED: \_\_\_\_\_ AS-BUILT: \_\_\_\_\_

INNOVATIVE GEOSPATIAL & ENGINEERING SOLUTIONS

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

**SITE PLAN**

"TIMBER GREEN"  
PART OF THE NE 1/4 SEC. 29, T2N-R5E  
GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN

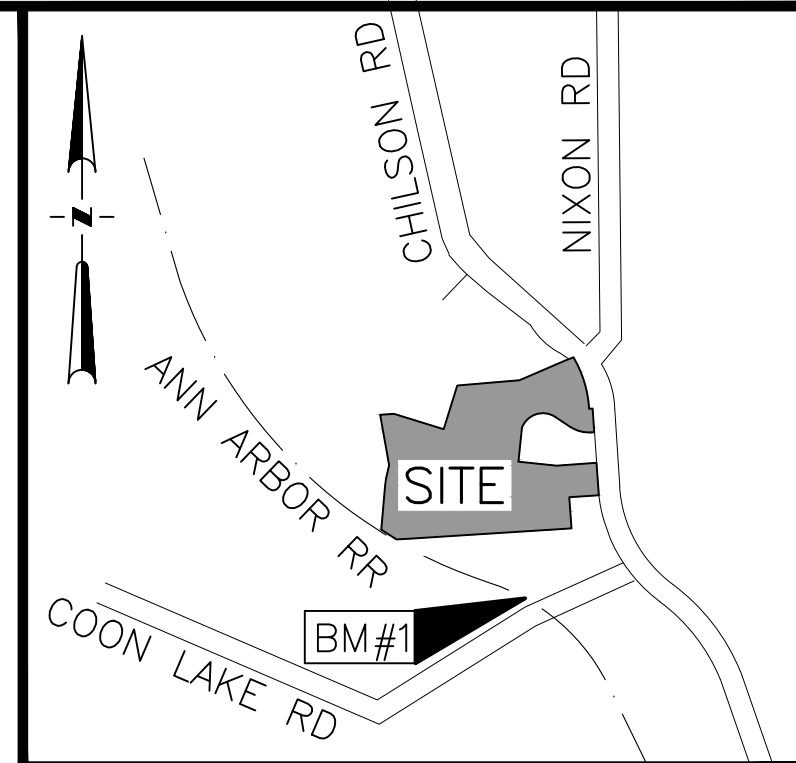
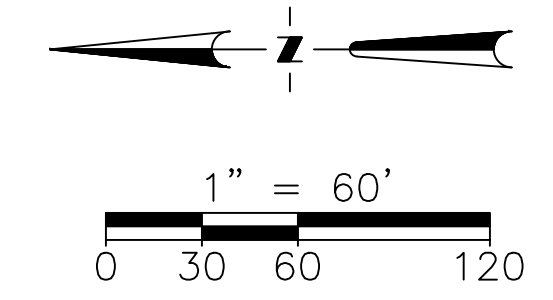
CHESTNUT DEVELOPMENT  
6253 GRAND RIVER AVE. SUITE 700  
BRIGHTON, MI 48114

JOB # : 20-056	DRAWN: DC CHK: AP
SCALE : 1"=60'	SHEET: <b>4</b>
DATE : 7/22/2024	

MATCH LINE SEE SHEET 4

PARCEL "B"

MATCH LINE SEE SHEET 4



SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 29

WITHDRAWN BY AMENDMENT 3  
**PARCEL "C"**  
11-29-200-037

WITHDRAWN BY AMENDMENT 3

WITHDRAWN BY AMENDMENT 3

11-29-200-037

ANN ARBOR RAILROAD (50 FT. WD.)

**LEGEND**

- = SECTION CORNER
- = CONSERVATION EASEMENT/PRESERVATION AREA
- = PRESERVATION AREA
- = WETLAND LIMITS
- = BUILDING SETBACK
- = GENERAL COMMON ELEMENTS
- = LIMITS OF OWNERSHIP/UNIT LIMIT
- 1** = UNIT NUMBER
- = IRON FOUND
- = SET MONUMENT CONSISTING OF A 1/2" DIAMETER STEEL ROD ENCASED IN A 4" DIAMETER CONCRETE CYLINDER (ALL UNIT CORNERS ARE 1/2" DIAMETER STEEL RODS, 18" LONG)
- = COORDINATE POINT

COORD. NO.	NORTHING	EASTING
14	N 8600.01	E 8756.91
15	N 8596.23	E 8659.17
20	N 9458.79	E 8561.05
21	N 9464.31	E 8655.45
34	N 8877.15	E 8758.18
35	N 8884.96	E 8741.73
36	N 8970.86	E 8583.41
44	N 9019.33	E 8595.78
46	N 9025.65	E 8786.65
64	N 8863.52	E 8800.31
65	N 8767.65	E 8769.29
66	N 8600.99	E 8777.28
67	N 8969.74	E 8587.21
68	N 8665.81	E 8555.63
77	N 9019.78	E 8594.21
78	N 9109.63	E 8617.16
79	N 9039.84	E 8853.62
80	N 9408.17	E 8827.24

**NOTES:**

1. RESTRICTED PRESERVATION AREAS INCLUDE ALL AREAS NOT DESIGNATED AS PRESERVATION AREAS, GENERAL COMMON ELEMENTS OR BUILDING ENVELOPES.
2. ALL UNITS AND COMMON ELEMENTS ARE CONVERTIBLE AREAS PURSUANT TO ARTICLE VII OF THE MASTER DEED.
3. THE LAND THAT WAS WITHDRAWN FROM THE CONDOMINIUM BY THIS AMENDMENT IS BENEFITED BY, AND THE CONDOMINIUM PREMISES IS BURDENED BY, AN EASEMENT FOR UTILITY AND SECONDARY ACCESS PURPOSES THROUGH THE CONDOMINIUM PROJECT, AS FURTHER DESCRIBED IN THE MASTER DEED, AS AMENDED.



N 1/4 CORNER SECTION 29 T2N, R5E

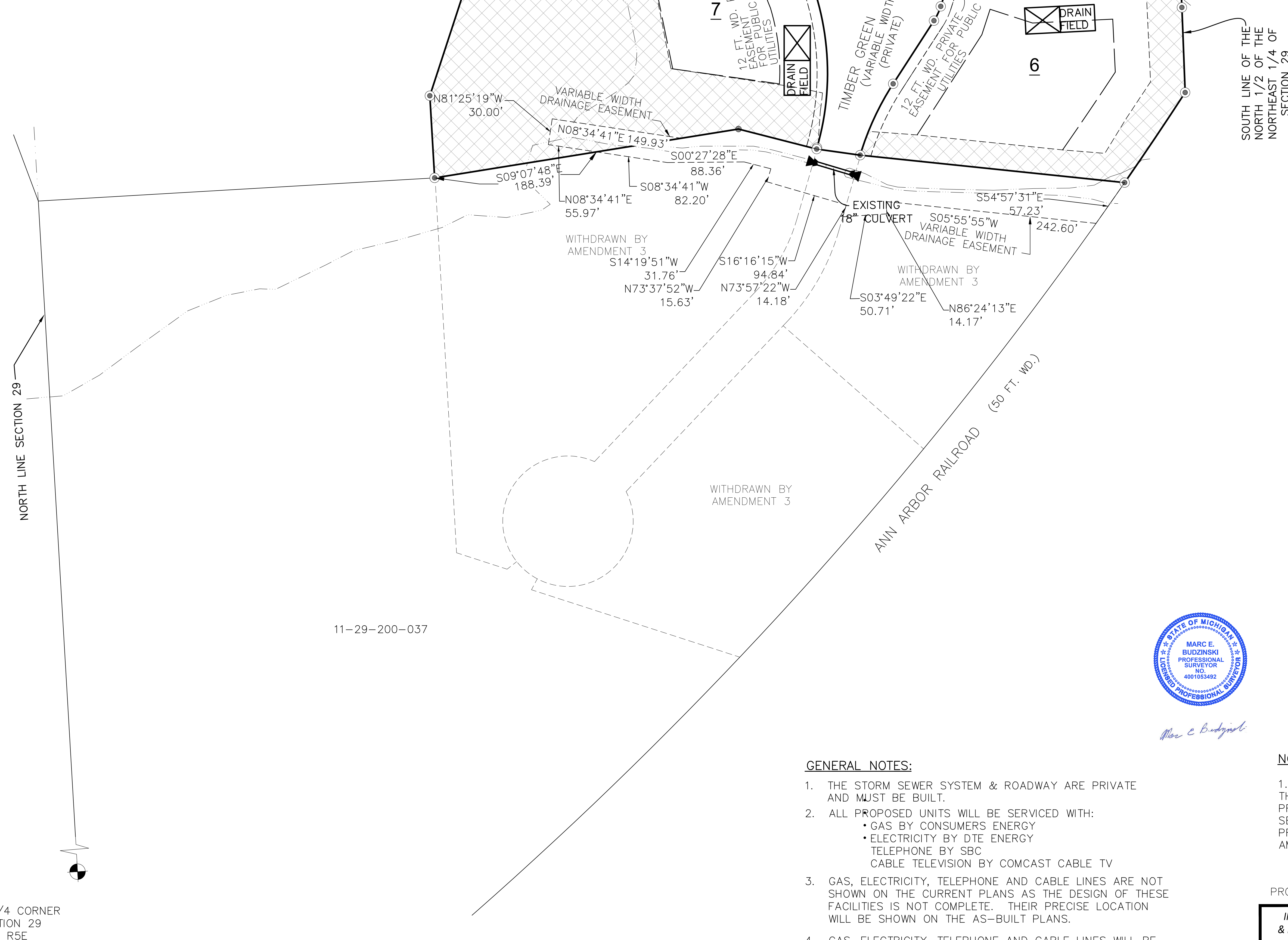
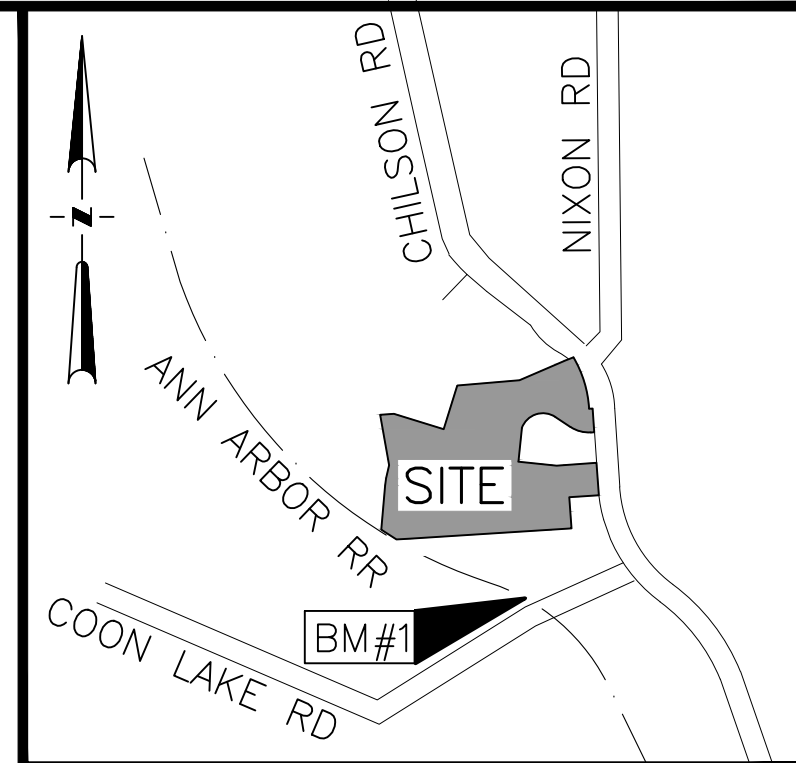
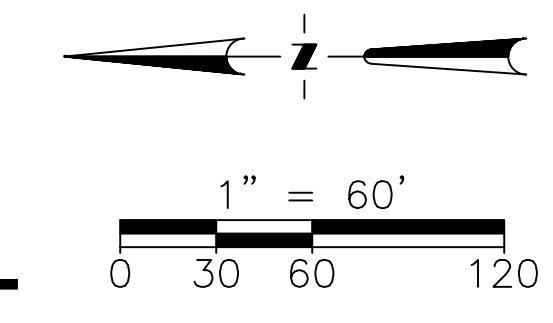
PROPOSED: \_\_\_\_\_ AS-BUILT: \_\_\_\_\_

<p>298 VETERANS DRIVE FOWLerville, MICHIGAN 48836 (OFFICE) 517-223-3512</p>	<b>SITE PLAN</b>	
	<p>"TIMBER GREEN" PART OF THE NE 1/4 SEC. 29, T2N-R5E GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN</p> <p><b>CHESTNUT DEVELOPMENT</b> 6253 GRAND RIVER AVE. SUITE 700 BRIGHTON, MI 48114</p>	
JOB # : 20-056	SCALE : 1"=60'	DRAWN: DC CHK: AP
DATE : 7/22/2024		SHEET: <b>5</b>



MATCH LINE SEE SHEET 4

### PARCEL "B"



11-29-200-037

N 1/4 CORNER SECTION 29 T2N, R5E

#### LEGEND

- PROPOSED
- STORM SEWER & MANHOLE
- CATCH BASIN
- INLET
- ELECTRIC, TELEPHONE, CABLE, GAS LINES
- ▨ CONSERVATION EASEMENT/PRESERVATION AREA
- WETLAND LIMITS
- ⊙ = SECTION CORNER
- = LIMITS OF OWNERSHIP/UNIT LIMIT
- 1 = UNIT NUMBER
- ▨ DRAIN FIELD DRAIN FIELD AND EXPANSION AREA



#### GENERAL NOTES:

- THE STORM SEWER SYSTEM & ROADWAY ARE PRIVATE AND MUST BE BUILT.
- ALL PROPOSED UNITS WILL BE SERVICED WITH:
  - GAS BY CONSUMERS ENERGY
  - ELECTRICITY BY DTE ENERGY
  - TELEPHONE BY SBC
  - CABLE TELEVISION BY COMCAST CABLE TV
- GAS, ELECTRICITY, TELEPHONE AND CABLE LINES ARE NOT SHOWN ON THE CURRENT PLANS AS THE DESIGN OF THESE FACILITIES IS NOT COMPLETE. THEIR PRECISE LOCATION WILL BE SHOWN ON THE AS-BUILT PLANS.
- GAS, ELECTRICITY, TELEPHONE AND CABLE LINES WILL BE WITHIN EASEMENTS AS DETERMINED BY THE UTILITY COMPANIES.
- NO GUARANTEE IS MADE AS TO THE COMPLETENESS OR ACCURACY OF THE UTILITY INFORMATION.
- ALL UTILITY LATERALS AND LEADS FROM POINTS OF CONNECTION TO MAINS SHALL BE INSTALLED, MAINTAINED, REPAIRED AND REPLACED AT THE EXPENSE OF EACH OWNER WHOSE UNIT THEY RESPECTIVELY SERVICE.

#### NOTE:

1. THE LAND THAT WAS WITHDRAWN FROM THE CONDOMINIUM BY THIS AMENDMENT IS BENEFITED BY, AND THE CONDOMINIUM PREMISES IS BURDENED BY, AN EASEMENT FOR UTILITY AND SECONDARY ACCESS PURPOSES THROUGH THE CONDOMINIUM PROJECT, AS FURTHER DESCRIBED IN THE MASTER DEED, AS AMENDED.

PROPOSED: — AS-BUILT: —

<p>298 VETERANS DRIVE FOWLERVILLE, MICHIGAN 48836 (OFFICE) 517-223-3512</p>	<b>UTILITY PLAN</b>	
	<p>"TIMBER GREEN" PART OF THE NE 1/4 SEC. 29, T2N-R5E GENOA TOWNSHIP, LIVINGSTON COUNTY, MICHIGAN</p> <p><b>CHESTNUT DEVELOPMENT</b> 6253 GRAND RIVER AVE. SUITE 700 BRIGHTON, MI 48114</p>	
JOB # : 20-056	SCALE : 1"=60'	DRAWN: DC CHK: AP
DATE : 5/12/2020		SHEET: <b>7</b>



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

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

APPLICANT NAME & ADDRESS: Tower Group, 804 E Grand River Ave, Howell, MI 48334  
*If applicant is not the owner, a letter of Authorization from Property Owner is needed.*

OWNER'S NAME & ADDRESS: Community Bible Church, 7372 Grand River Ave, Brighton, MI 48114

SITE ADDRESS: 7372 Grand River Ave, Brighton, MI 48114 PARCEL #(s): 4711-13-300-055

APPLICANT PHONE: ( 313 ) 410-2700 OWNER PHONE: ( 810 ) 227-2255

OWNER EMAIL: eric@communitybible.net

LOCATION AND BRIEF DESCRIPTION OF SITE: This is the site of Community Bible Church which is on the south side of Grand River Avenue between Euler Rd and Genoa Business Park.

BRIEF STATEMENT OF PROPOSED USE: Site will continue to function as Community Bible Church. Project proposes a parking lot expansion to accommodate church growth.

THE FOLLOWING BUILDINGS ARE PROPOSED: No buildings are proposed as part of this project.

**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: Brian R Townsley

ADDRESS: 804 E Grand River Ave, Howell, MI 48334

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

1.) Scott Tousignant, P.E. of Boss Engineering at scottt@bosseng.com  
Name Business Affiliation E-mail Address

**FEE EXCEEDANCE AGREEMENT**

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

SIGNATURE: Brian Townsley Digitally signed by Brian Townsley  
Date: 2024.07.16 11:34:08 -04'00' DATE: \_\_\_\_\_  
PRINT NAME: Brian Townsley, Tower Group PHONE: 313-410-2700  
ADDRESS: 804 E Grand River Ave, Howell, MI 48334



August 6, 2024

Planning Commission  
Genoa Township  
2911 Dorr Road  
Brighton, Michigan 48116

<b>Attention:</b>	Amy Ruthig, Planning Director
<b>Subject:</b>	Community Bible Church – Site Plan Review #1
<b>Location:</b>	7372 Grand River Avenue – southwest corner of Grand River and Harte Drive
<b>Zoning:</b>	GCD General Commercial District

Dear Commissioners:

At the Township’s request, we have reviewed the site plan review submittal from Community Bible Church for a parking lot expansion (plans dated 7/17/24).

**A. Summary**

1. The Harte Drive parking lot setback is deficient by 10 feet.
2. The excess parking proposed requires Planning Commission approval in accordance with Section 14.02.06. The applicant must provide evidence supporting the need for excess parking.
3. The site plan is deficient by 4 barrier-free parking spaces.
4. The Harte Drive greenbelt is deficient in width and a hedgerow/masonry wall.
5. The parking lot landscaping is deficient in plantings and landscaped area.
6. If any existing plantings are in poor condition, they should be removed and replaced as part of this project.
7. The applicant must address any comments provided by the Township’s engineering consultant and/or the Brighton Area Fire Authority.

**B. Proposal/Process**

The applicant proposes construction of a new 56-space parking lot on the east side of the site.

The proposed parking lot expansion is identified on the site plan as “Lot C” and includes vehicular connection to the existing parking lot and main drive aisles, as well as new lighting and landscaping.

Per Section 18.02, parking lot expansions with more than 5 new spaces require site plan review by the Planning Commission.

As such, the Planning Commission has approval authority over the site plan; however, a recommendation to the Township Board is needed for the Environmental Impact Assessment.



*Aerial view of site and surroundings (looking north; prior to 2019 remodel/expansion)*

**C. Site Plan Review**

- 1. Dimensional Requirements.** The only GCD dimensional requirements that apply are parking lot setbacks and impervious surface lot coverage.

The site plan provides a 10-foot setback along Harte Drive; however, a minimum of 20 feet is required.

Calculations on Sheet C3 identify an impervious surface ratio of 34.5%, which is within the 75% maximum allowed.

- 2. Vehicular Circulation.** The proposed expansion area provides drive aisles widths sufficient for two-way travel. Access is provided via the existing curb cut to/from Harte Drive.

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

- 3. Parking.** The parking lot has been reviewed for compliance with the standards of Article 14, as follows:

	<b>Required</b>	<b>Proposed</b>	<b>Comments</b>
<b>Parking Spaces</b> Churches and similar places of worship (1 space for each 3 seats in the main unit of worship)	201	285 existing 56 proposed 341 total	14.02.06 requires PC approval for parking above 120% of the minimum requirement. Proposal entails 170%. Applicant must submit evidence demonstrating the need for excess parking.
<b>Barrier Free Spaces</b>	12	8 existing	Deficient by 4 spaces
<b>Dimensions</b> Spaces (75 to 90-degree) Drive aisle width (two-way)	9’ x 18’ 9’ x 16’ (2’ overhang) 24’	9’ x 18’ 9’ x 16’ (2’ overhang) 24’	In compliance In compliance In compliance
<b>Construction</b>	Looped striping Curbing on all sides	Looped striping Curbing around proposed lot	In compliance In compliance



- 4. Exterior Lighting.** The lighting plan identifies 2 existing light poles, 2 existing wall mounted fixtures, 1 new light pole and 1 new wall mounted fixture.

Fixture specifications identify downward directed/cut-off LED fixtures and the photometric plan demonstrates compliance with allowable light intensities.

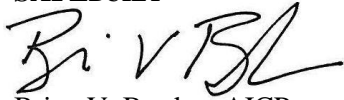
- 5. Landscaping.** The landscape plan has been reviewed for compliance with the standards of Section 12.02, as shown in the following table:

Standard	Required	Proposed	Notes
Greenbelt (Harte Drive)	20' width 11 canopy trees 2' hedgerow OR 3' masonry wall	10' width 11 existing trees	Deficient by 10' of width and hedgerow/wall
Parking lot (expansion area)	6 canopy trees 560 SF landscaped area	4 canopy trees 300 SF landscaped area	Deficient by 2 canopy trees and approximately 260 SF of landscaped area

Lastly, if any existing plantings are in poor condition, they should be removed and replaced as part of this project (if approved).

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

Respectfully,  
**SAFE BUILT**

  
 Brian V. Borden, AICP  
 Michigan Planning Manager



August 6, 2024

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

**Re: Community Bible Church Parking Lot  
Site Plan Review No. 1**

Dear Ms. Ruthig:

Tetra Tech has conducted a review of the Community Church Parking Lot site plan last dated July 17, 2024. The site plan documents were prepared by Boss Engineering on behalf of Community Bible Church. The site is located on three parcels equating 9.24 acres to the south of the intersection of Grand River Ave and Euler Rd. The petitioner is proposing the addition of a new parking lot.

The proposed parking lot meets Township standards and the existing detention basin and storm sewer on site were designed for full build out of the site, including future building additions and parking. Although the proposed parking lot is larger than shown on the original site plan of the site, it overlaps with the area originally shown as a future building addition, and ultimately results in less total impervious surface than what the existing detention basin was designed for. Therefore, we have no engineering related concern to the proposed parking expansion. The site plan should be signed and sealed by a professional engineer prior to final Township approval.

Please call or email if you have any questions.

Sincerely,

A handwritten signature in black ink that reads 'Sydney Streveler'.

Sydney Streveler, EIT  
Civil Engineering Group

A handwritten signature in blue ink that reads 'Shelby Byrne'.

Shelby Byrne, P.E.  
Project Engineer



# BRIGHTON AREA FIRE AUTHORITY

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

August 6, 2024

Sharon Stone  
Genoa Township  
2911 Dorr Road  
Brighton, MI 48116

RE: Community Bible Church Parking Lot  
7372 W. 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 July 23, 2024 and the drawings are dated July 17, 2024. The project is for the proposed transitions of a currently grass covered area on the southeast corner of the property to a paved parking area. The plan review is based on the requirements of the International Fire Code (IFC) 2021 edition.

1. Two-way emergency vehicle access roads shall be a minimum of 26-feet wide. One-way emergency vehicle access roads shall be a minimum of 20-feet wide. 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.

**IFC D 103.6**  
**IFC D 103.1**  
**IFC D 102.1**  
**IFC D 103.3**

2. Emergency vehicle circulation throughout the parking lot 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.

**IFC 503.2.4**

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: Sharon Stone [sharon@genoa.org](mailto:sharon@genoa.org)

**IMPACT ASSESSMENT  
FOR  
SITE PLAN PETITION  
"COMMUNITY BIBLE CHURCH – PARKING LOT EXPANSION"  
GENOA TOWNSHIP, LIVINGSTON COUNTY  
MICHIGAN**

Prepared for:

**COMMUNITY BIBLE CHURCH  
7372 GRAND RIVER  
BRIGHTON, MICHIGAN 48114  
(810) 227-2255**

Prepared by:

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

July 17<sup>th</sup>, 2024

**24-253 EIA**

## INTRODUCTION

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

## DISCUSSION ITEMS

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

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

Prepared For :  
Community Bible Church  
7372 Grand River  
Brighton, MI 48114  
(810) 227-2255

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

The 9.24 acre site is located on the south side of Grand River immediately west of Harte Dr and across from Euler Rd. The subject property is currently the Community Bible Church Facility. There is the existing Church building, paved parking lots, and detention basin. The south end of the property contains a natural area with shrub/scrub vegetation and a wetland. There is an established tree row along Harte Dr just off of the east side of the subject property.

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

Resources utilized to study the natural features of the site included an on-site visit, aerial photos from Google Earth, a web soil survey prepared by the USDA, Wetlands Inventory Maps prepared by the MDEQ as well as resources prepared by the Huron River Watershed Council and other Livingston County Natural resources agencies.

The entire northern portion of the property is the recently constructed church facility with all associated parking, sidewalks, and utility infrastructure. The developed site slopes north to south and is served by a stormwater sewer system and detention basin that was constructed as part of the church expansion in 2020.

The soils on site consist of loam, loamy sand and muck. The soils shown on the USDA map are consistent with the field assessment of the upland and low land areas found on site. The land cover identified in the field is also consistent with the soils which consist of impervious surface, compacted lawn area, wetland and wooded shrub scrub areas. Given that the site has already been developed to accommodate the future parking that is now proposed, there will not be any tree removal nor any natural features disturbance. Stormwater for all future impervious surfaces had been accounted for in the design and construction of the storm water management system.

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

Topography on the site ranges from a low of 961.81 at the wetland edge to a high of 992.54 at the north central portion of the property near Grand River Avenue. The property is undulating, but largely drains from the north to the south toward a wetland system that extends off the property.

The land cover found in the field consisted of three different types; impervious surface (parking lot, building), wetland, wooded/lawn area including shrub scrub.

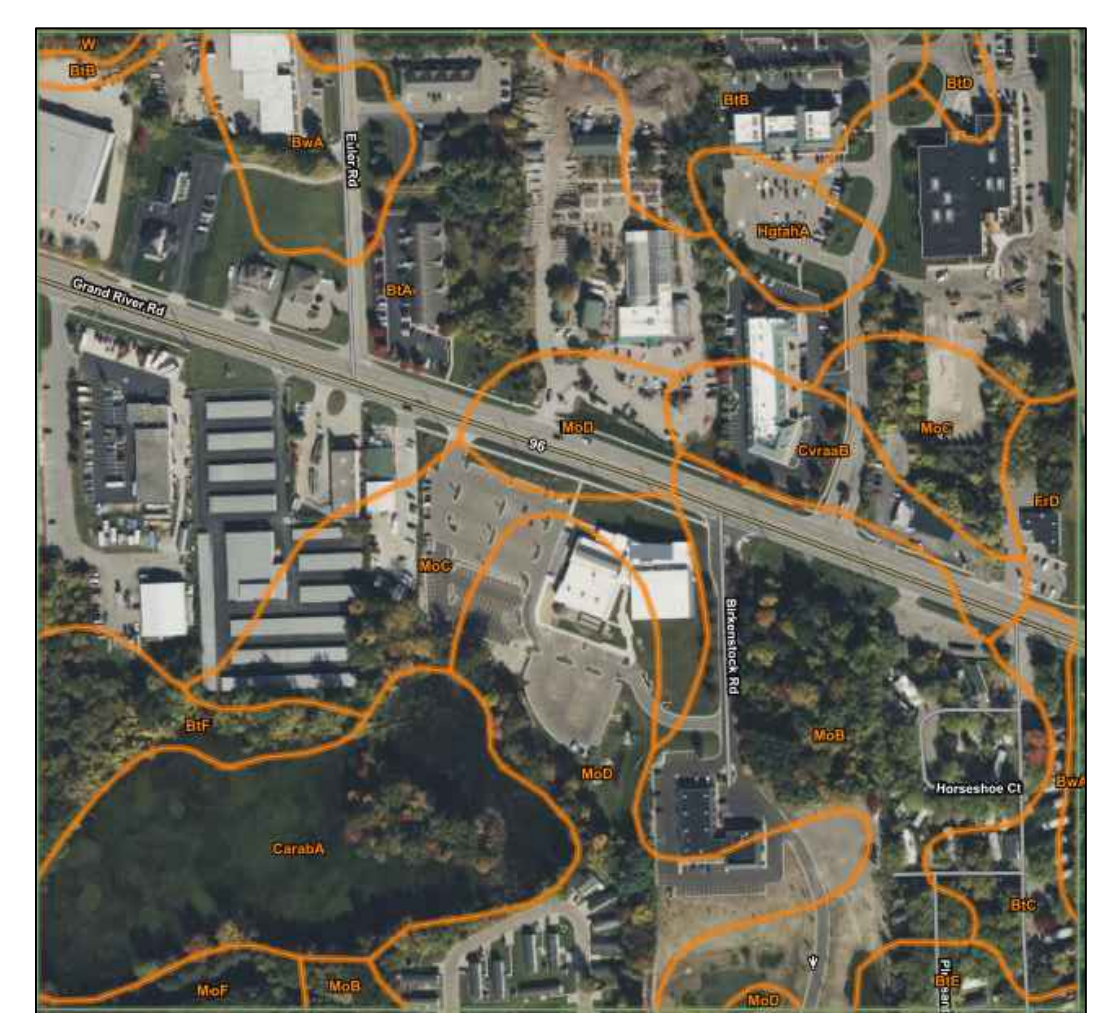
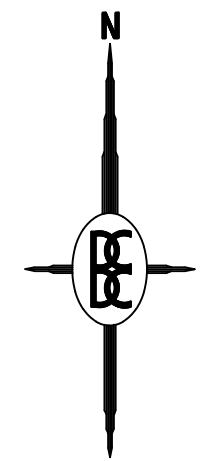
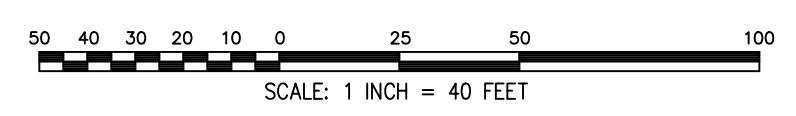
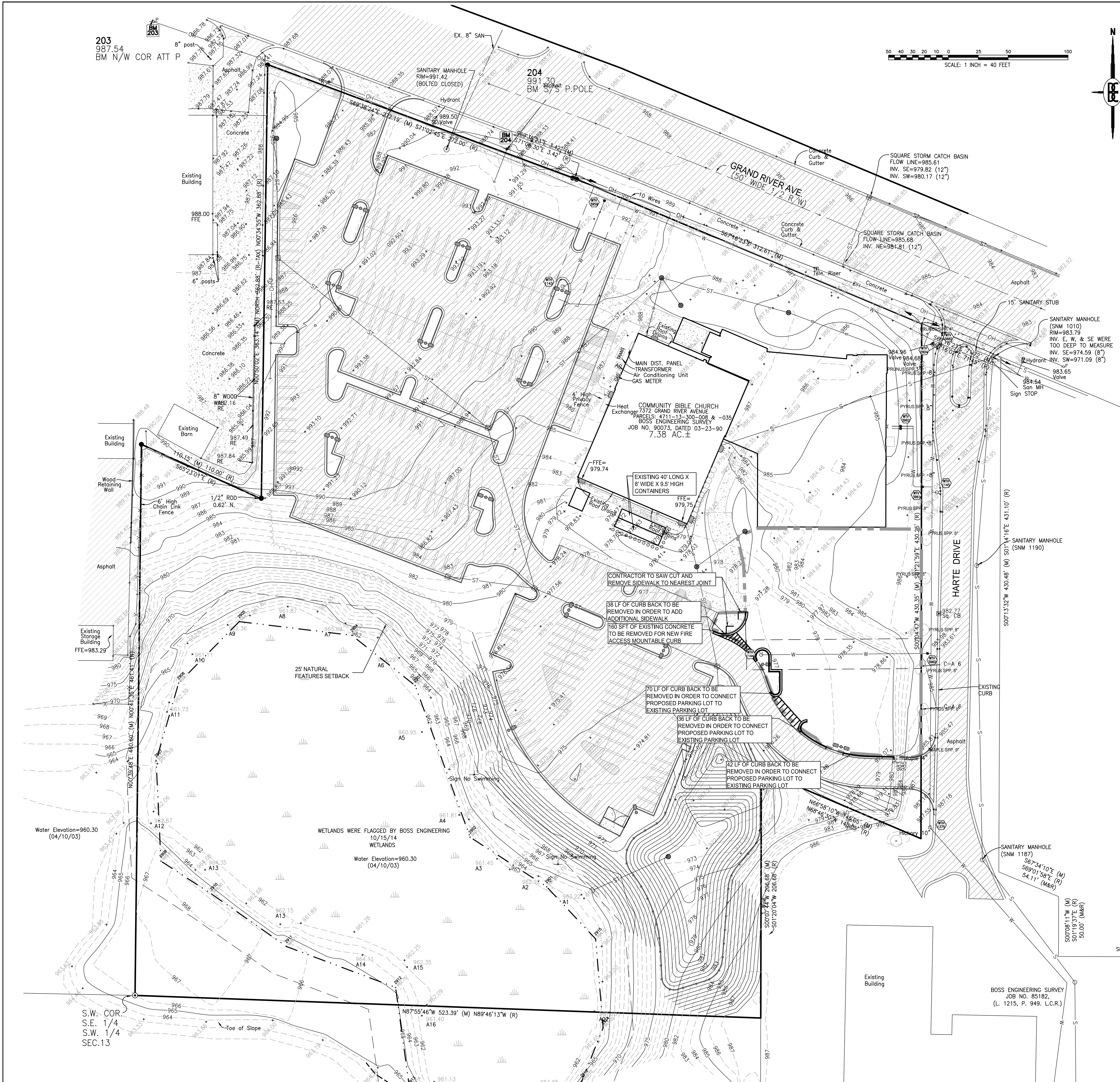
The existing storm system has been designed to accommodate the church facility that was constructed in 2020 as well all future parking lot and building expansions that were anticipated. The proposed parking lot was one of the indicated future impervious surfaces and thus has been accommodated in the stormwater calculations.

Soil erosion measures will be utilized throughout the construction process to reduce the risk of erosion and sedimentation. This will be accomplished through the use of silt sacks placed in catch basins, and silt fence installed along the perimeter of the disturbed area.

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

As previously stated the site is the current home of Community Bible Church. The use of the site conforms with development patterns of the surrounding area and will feature an expansion of the existing parking lot.





LEGEND

- 900 — CONTOUR
- SPOT ELEVATION
- WETLAND SYMBOL
- P — POWER POLE
- H — HYDRANT
- G — GATE VALVE
- S — SANITARY SEWER
- W — WATERMAIN
- ST — STORM SEWER
- G — GAS MAIN
- E — ELECTRIC
- T — TELEPHONE
- OH — OVERHEAD WIRES
- FENCE
- SIGN
- SQUARE STORM CATCH BASIN
- BEEHIVE STORM CATCH BASIN
- O — SANITARY MANHOLE
- POST
- BM — BENCHMARK
- FFE — FINISHED FLOOR ELEVATION
- DECIDUOUS TREE
- CONIFEROUS TREE
- MAILBOX
- GAS METER
- TELEPHONE RISER
- ELECTRIC METER
- AIR CONDITIONING UNIT

**SOILS INFORMATION:**  
 MIAMI LOAM (M6B), 2% TO 6% SLOPES  
 -EASTERN EDGE OF SITE ALONG HARTE DRIVE  
 MIAMI LOAM (M6C), 6% TO 12% SLOPES  
 -NORTHERN AND WESTERN EDGES OF SITE  
 MIAMI LOAM (M6D), 12% TO 18% SLOPES  
 -ACCOUNTS FOR ENTIRE CENTRAL PORTION OF SITE  
 CARLISLE MUCK (C6)  
 -WETLAND AREA IN SOUTHWEST CORNER OF SITE  
 BOYER-OSHTEMO LOAMY SAND (B1A), 0 TO 2 SLOPES  
 -NORTHEAST CORNER OF SITE

**BENCHMARKS:**  
 BENCHMARKS ARE BASED OFF GENOA TOWNSHIP BENCH MARKS BY MCNAMEE, PORTER & SEELEY (#197 & #198) (NGVD29 DATUM)  
 BENCHMARK #203  
 NW COR. TELEPHONE PAD, S/S GRAND RIVER AVE. BETWEEN HANDI-RENTAL AND SMEDE & SON. ELEVATION = 987.54  
 BENCHMARK #204  
 BOSS TAG/NAIL SET S/S P. POLE IN FRONT OF HOUSE #7356. ELEVATION = 991.30  
 BENCHMARK #207  
 BOSS TAG/NAIL SET NW/S P. POLE IN GRAVEL PARKING LOT, 170' ± SOUTH OF CHURCH BUILDING. ELEVATION = 977.33

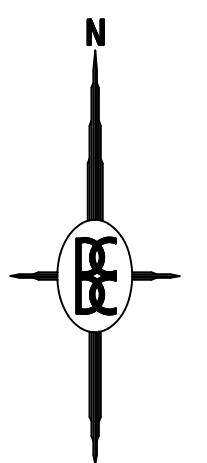
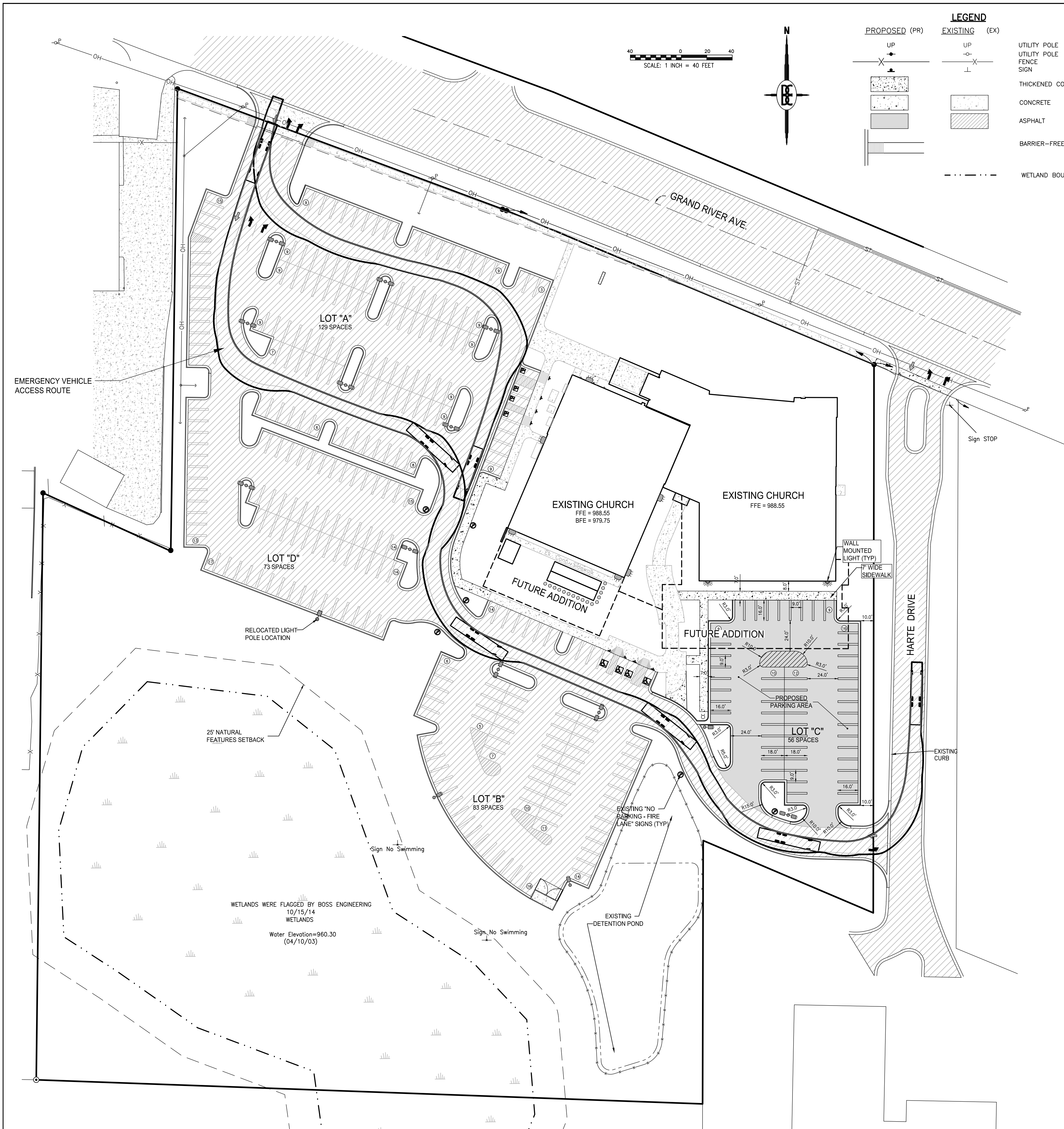
BEBOSS Engineering  
 Engineers Surveyors Planners Landscape Architects  
 3121 E. GRAND RIVER AVE.  
 HOWELL, MI. 48843  
 517.546.4836 FAX 517.548.1670

PROJECT: COMMUNITY BIBLE CHURCH PARKING LOT  
 PREPARED FOR: COMMUNITY BIBLE CHURCH  
 7372 GRAND RIVER AVENUE  
 BRIGHTON, MI. 48114  
 810-227-2255

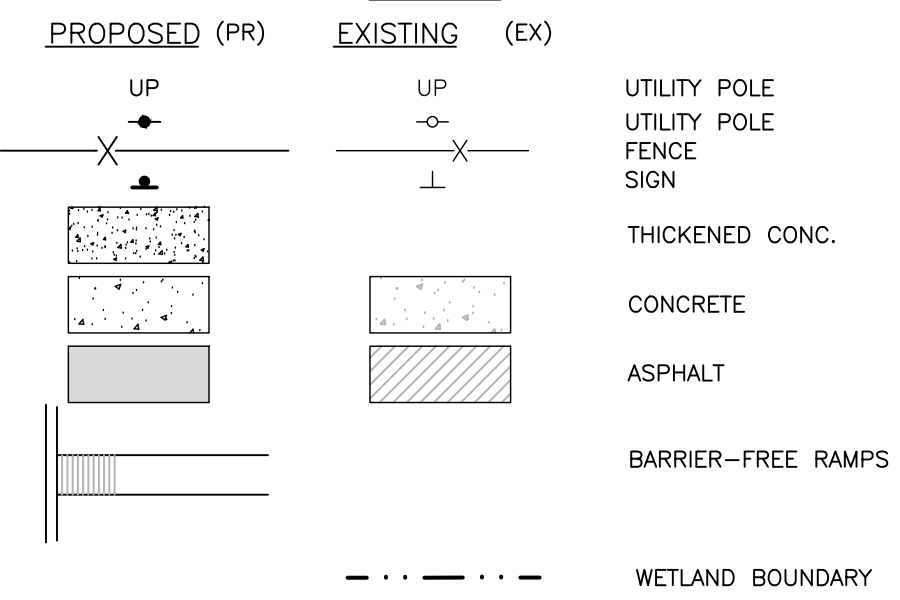
NO	BY	REVISION	PER	DATE

DESIGNED BY: ST  
 DRAWN BY: ST  
 CHECKED BY:  
 SCALE: 1" = 40'  
 JOB NO. 24-253  
 DATE: 07/17/24  
 SHEET NO. C2





**LEGEND**



**SITE/BUILDING DATA**

PARCEL SIZE:	9.24 AC.
EXISTING ZONING:	GENERAL COMMERCIAL DISTRICT
PROPOSED USE:	CHURCH
REQUIRED FRONT SETBACK:	70 FT. (35 FT IF NO PARKING IN FRONT YARD)
PROPOSED FRONT SETBACK:	EXISTING - 35.06 FT.
REQUIRED SIDE SETBACK:	15 FT.
PROPOSED SIDE SETBACK:	EXISTING - 28.80 FT.
REQUIRED REAR SETBACK:	50 FT.
PROPOSED REAR SETBACK:	EXISTING - 203.84 FT.
PARKING LOT SETBACK:	20.00 FT., 10.00 FT.(SIDE/REAR)
PROPOSED PARKING SETBACK:	10.00 FT. (SIDE)
MAX. LOT COVERAGE:	35% BUILDING 75% IMPERVIOUS
BUILDING FOOTPRINT	
EXISTING CHURCH:	31,212 S.F.(7.75%)
IMPERVIOUS COVERAGE	
CHURCH BUILDING:	31,212 S.F.
EXISTING PAVING:	119,901 S.F.
PROPOSED PAVING:	18,800 S.F.
TOTAL	138,701 S.F. (34.50%)
TOTAL (W/ FUTURE PAVING)	178,759 S.F. (44.41%) (TOTAL SITE BUILD-OUT)

**PARKING DATA**

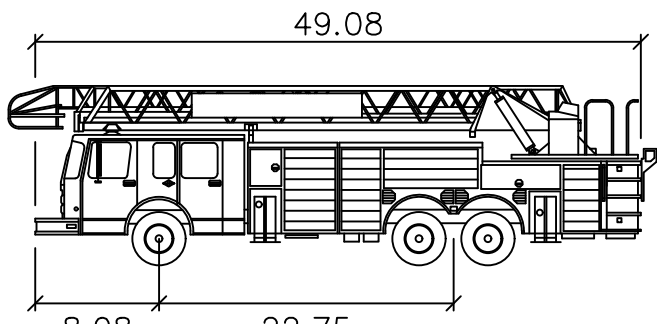
PARKING REQUIRED:	1 SPACE FOR EACH 3 SEATS IN MAIN WORSHIP AREA 601 SEATS / 3 SEATS PER SPACE = 201 SPACES 201-300 SPACES REQUIRES 7 BARRIER-FREE SPACES 301-400 SPACES REQUIRES 8 BARRIER-FREE SPACES
EXISTING PARKING:	285 SPACES (INCLUDING 8 BARRIER-FREE SPACES)
PROPOSED PARKING:	56 SPACES
TOTAL PARKING:	341 SPACES

**GENERAL NOTES**

- ALL OUTDOOR LIGHTS SHALL BE SHIELDED TO REDUCE GLARE AND SHALL BE ARRANGED TO NOT INTERFERE WITH THE VISION OF PERSONS ON ADJACENT ROADWAYS OR ADJACENT PROPERTY.
- ALL SIGNS SHALL MEET LOCAL MUNICIPALITY ORDINANCE REQUIREMENTS.
- 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.
- DELIVERIES SHALL NOT OCCUR ON SUNDAYS DURING SERVICE TIMES TO AVOID TRAFFIC CONFLICTS.

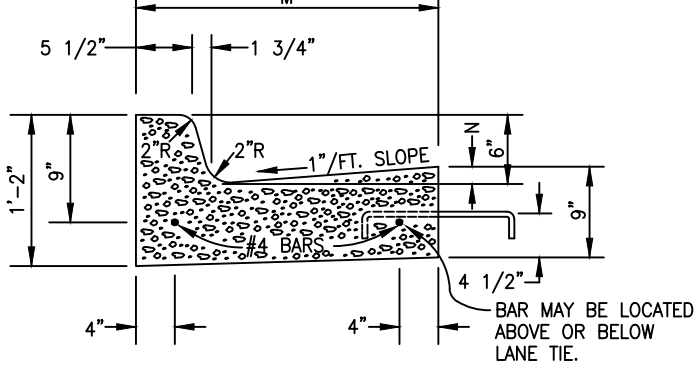
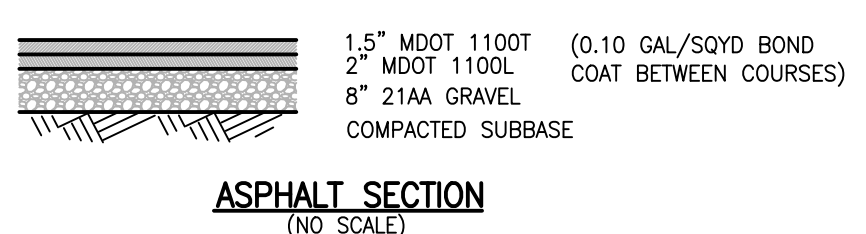
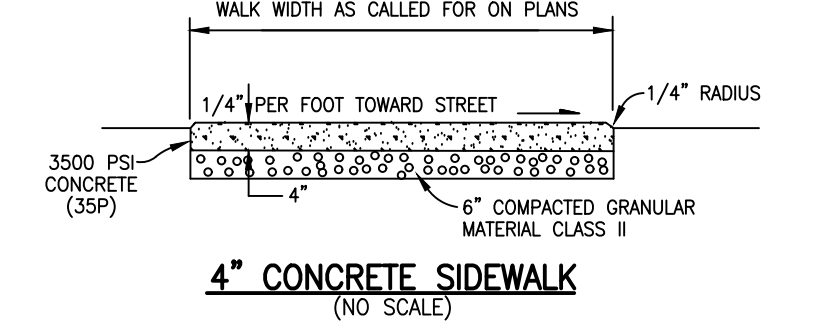
THE DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS OF THE SITE AND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS OR DISCREPANCIES APPARENT OR IF THE LOCATION OR DEPTH DIFFERS SIGNIFICANTLY FROM THE PLANS.

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



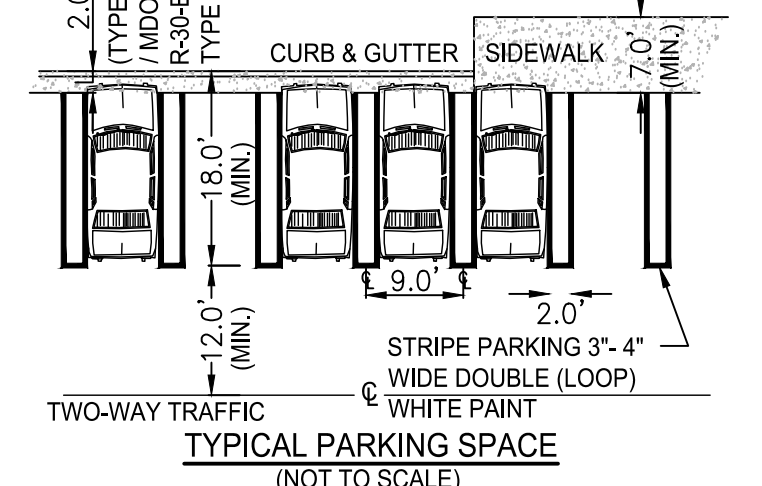
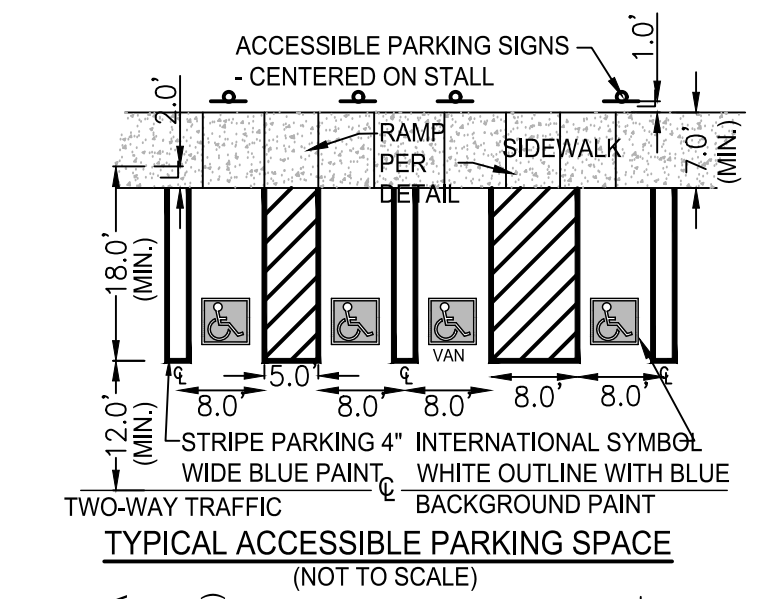
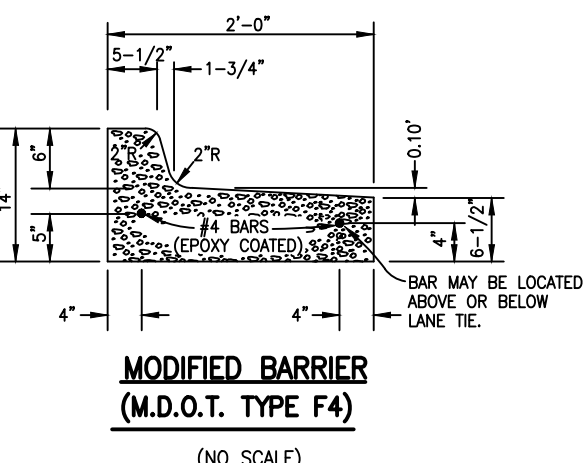
Genoa Fire Truck feet

Width	: 8.25
Track	: 8.25
Lock to Lock Time	: 6.00
Steering Angle	: 32.00



DETAIL	DIMENSIONS	LANE TIES	CONCRETE CURE/LIN.F.T.
F1	1'-8"	7/8" AS SHOWN	0.0484
F2	1'-8"	7/8" OMITTED	0.0484
F3	2'-0"	1 3/8" AS SHOWN	0.0610
F4	2'-0"	1 3/8" OMITTED	0.0610
F5	2'-8"	1 3/8" AS SHOWN	0.0717
F6	2'-8"	1 3/8" OMITTED	0.0717

**CONCRETE CURB & GUTTER TYPE F**  
(NO SCALE)



PROJECT: COMMUNITY BIBLE CHURCH PARKING LOT  
 PREPARED FOR: COMMUNITY BIBLE CHURCH  
 7372 GRAND RIVER AVENUE  
 BRIGHTON, MI. 48114  
 810-227-2255

TITLE: SITE PLAN

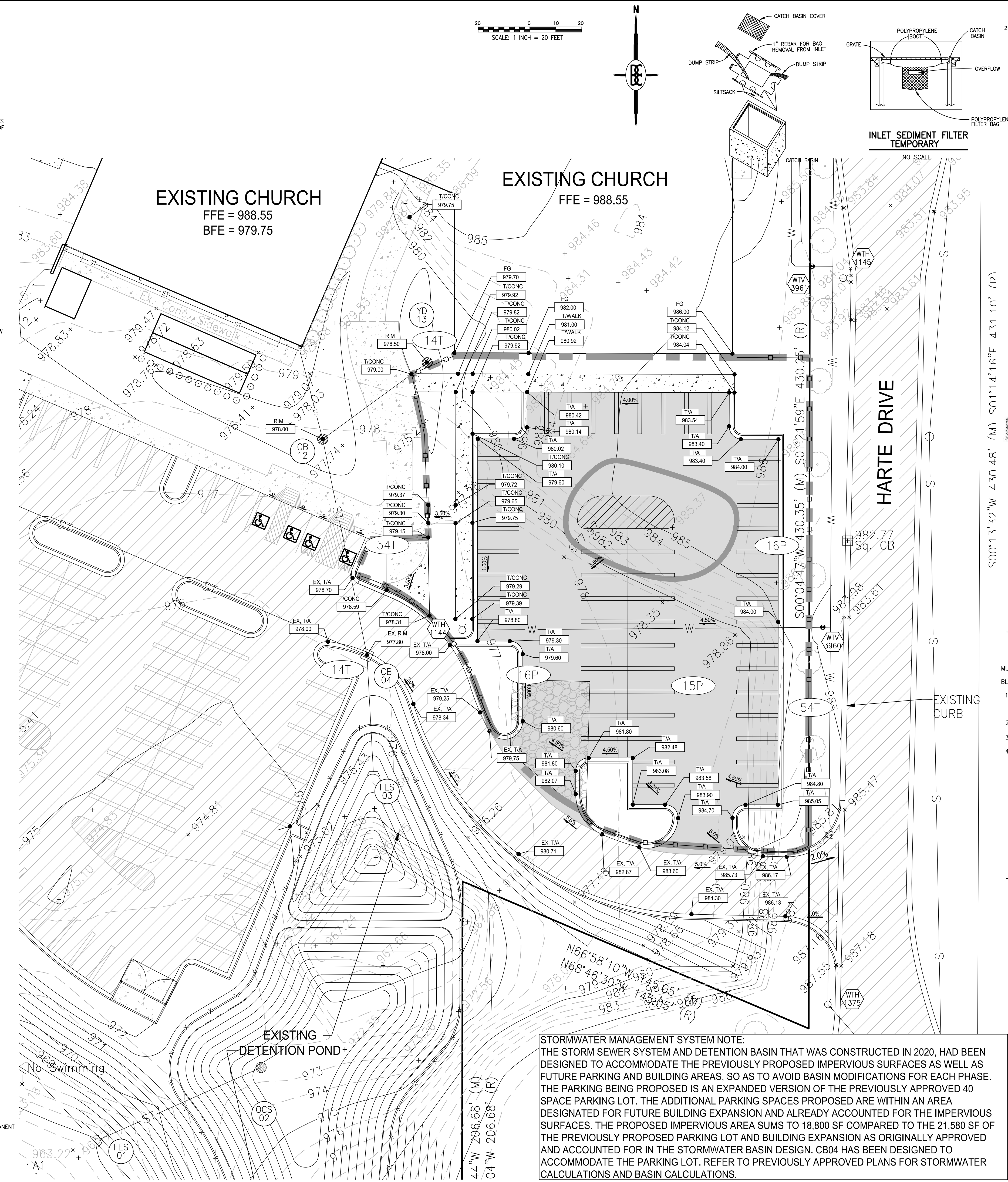
NO	BY	REVISION	PER	DATE

DESIGNED BY: ST  
 DRAWN BY: ST  
 CHECKED BY: ST

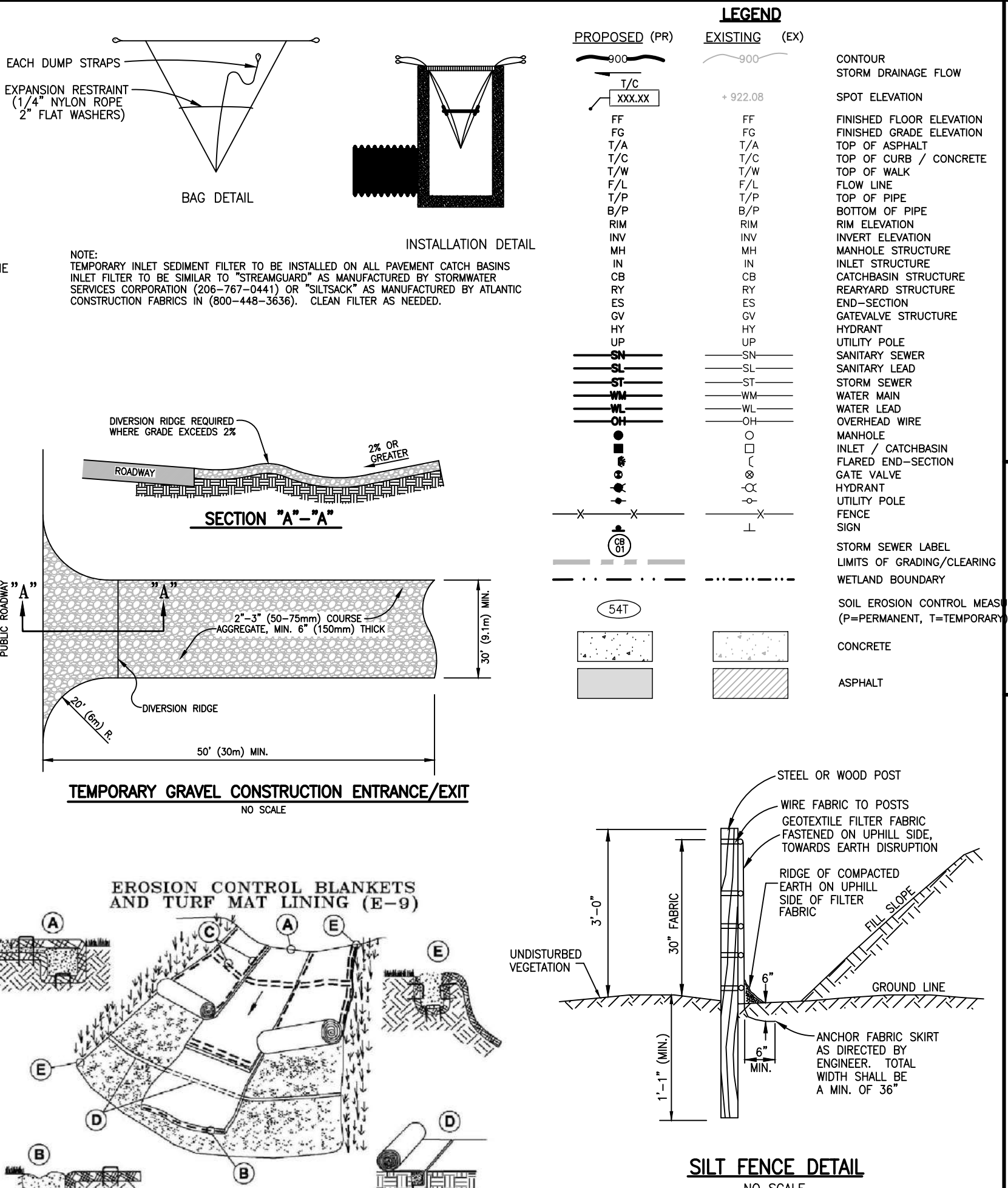
SCALE: 1" = 40'  
 JOB NO. 24-253  
 DATE: 07/17/24  
 SHEET NO. C3

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

- NOTIFY LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE 24 HOURS PRIOR TO START OF GRADE WORK.
- IN ACCORDANCE WITH PUBLIC ACT NO. 53, OF 1974 THE PERMIT HOLDER SHALL CALL MISS DIG FOR STAKING AND LOCATING OF UTILITIES, AT LEAST 72 HOURS IN ADVANCE OF THE START OF ANY WORK.
- PERMITTING STANDARDS
- (IMPORTANT NOTICE) RETENTION/DETECTION PONDS SHALL BE EXCAVATED, TOPSOILED, SEEDED, MULCHED AND TACKED PRIOR TO THE START OF MASSIVE EARTH DISRUPTION. INGRESS/EGRESS MUST HAVE LARGE CRUSHED ROCK TO REDUCE THE TRACKING OF SOIL ONTO THE PUBLIC TRAFFIC AREAS. SEE DETAIL ITEMS BELOW.
- 36" M.D.O.T. SPECIFICATION TYPE SILT FABRIC FENCE AS SHOWN ON PLANS SHALL BE PLACED AND MAINTAINED ALONG PERIMETER ON ALL LOW LYING AREAS OF THE CONSTRUCTION SITE TO FILTER RUNOFF BEFORE LEAVING PROJECT SITE.
- ALL TEMPORARY EROSION CONTROL DEVICES AS NOTED ON PLANS SHALL BE INSTALLED PRIOR TO THE START OF MASSIVE EARTH DISTRIBUTION.
- PLAN DOES DENOTE A DETAILED EROSION CONTROL DEVICE TO RESTRICT TRACKING OF MATERIAL ONTO THE HIGHWAY. STONE DAMPERS SHALL BE INSTALLED AT ALL INGRESS/EGRESS AREAS OF THE SITE PRIOR TO THE START OF MASSIVE EARTH DISRUPTION. DAMPERS SHALL BE OF CRUSHED STONE AND SHALL HAVE A MINIMUM LENGTH OF 100' LINEAL FEET.
- RETENTION PONDS
- RETENTION/DETECTION/SEDIMENTATION PONDS SHALL BE EXCAVATED, TOPSOILED, SEEDED, MULCHED AND TACKED PRIOR TO THE START OF MASSIVE EARTH DISRUPTION.
- DETECTION 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 DAMS SHALL HAVE A MINIMUM OF ONE (1) FOOT OF FREEBOARD. AN EMERGENCY SPILLWAY SHALL BE CONSTRUCTED WITHIN THE FREEBOARD LEVEL.
- THE EMERGENCY SPILLWAY FROM THE DETENTION POND SHALL BE SODDED AND PEGGED, OR RIP RAPPED, 15 FEET PAST THE TOE OF THE SLOPE OF THE BERM.
- DIKES AND BERMS SHALL BE FREE OF ALL ORGANIC MATTER.
- RETENTION/DETECTION PONDS SHALL BE FENCED WITH A 4" CHAIN LINK FENCE, INCLUDING A 12" ACCESS GATE FOR MAINTENANCE UNLESS MINIMUM 5 FT. HORIZONTAL TO 1 FT. VERTICAL SIDE SLOPES ARE PROVIDED. THE FENCE SHALL BE INSTALLED AT THE OUTER PORTION OF THE BERM, TO ALLOW FOR MAINTENANCE WORK TO BE DONE INSIDE THE BERM.
- ALL UNIMPROVED DISTURBED AREAS SHALL BE STRIPPED OF TOPSOIL WHICH WILL BE STORED ONSITE DURING THE EXCAVATING STAGE. TOPSOIL PILES SHALL BE SEEDED AND MULCHED, OR MATTED WITH STRAW IN THE NON-GROWING SEASON. IMMEDIATELY AFTER THE STRIPPING PROCESS IS COMPLETED, TO PREVENT WIND AND WATER EROSION.
- SOIL EROSION CONTROLS SHALL BE MONITORED DAILY BY THE ON-SITE ENGINEER, OR CONTRACTOR, WHICHEVER CASE APPLIES.
- SLOPES AND DITCHES
- ON SITE DITCHES SHALL BE OF THE FLAT BOTTOM TYPE MINIMUM WIDTH OF 2' WITH A MINIMUM OF 3 HORIZONTAL TO 1 VERTICAL SIDE SLOPES, 3:1.
- DITCHES WITH STEEP SLOPES WILL NEED FLOW CHECKS TO PREVENT SCOURING OF THE DITCH BOTTOM. THESE SHALL BE INSTALLED AS DIRECTED BY THE ENGINEER OR INSPECTOR.
- SLOPES IN EXCESS OF 3 HORIZONTAL TO 1 VERTICAL SHALL NOT BE USED EXCEPT WITH A MECHANICAL DEVICE SUCH AS A RETAINING WALL, TERRACING, OR OTHER PRIOR APPROVED DEVICE.
- STORM DRAINS
- ALL STORM WATER STRUCTURES, CATCH BASINS AND/OR MANHOLES, IF BLOCK, SHALL BE PLASTERED ON BOTH THE INSIDE AND OUTSIDE OF THE STRUCTURES. GROUTING AND POINTING WILL BE NECESSARY AT THE CASTING AND STRUCTURE JOINT TO PREVENT LEAKAGE AND THE RESULTING SOIL MOVEMENT, AROUND THE STRUCTURE.
- STORM WATER INLETS SHALL HAVE AS A TEMPORARY CONTROL A STRAW BALE BARRIER AND STONE FILTER INSTALLED AROUND THE INLET DURING CONSTRUCTION. AS AN ALTERNATIVE TO THE STRAW BALE BARRIER, A BURRAP AND PEA STONE FILTER MAY BE USED. THREE LAYERS OF BURRAP FIBER AND A FILTER OF PEA STONE MINIMUM 1 FT. IN DEPTH CAN BE USED. DUE TO THE POROSITY OF THE BURRAP, FILTER THE MINIMUM OF 1 FT. OF STONE IS VERY IMPORTANT. THE CONTROL SHALL BE INSTALLED AS SOON AS THE STRUCTURE IS BUILT AND INSPECTED DAILY.
- BURRAP AND PEA STONE FILTERS WILL NEED TO BE CHANGED AFTER EACH RAINFALL.
- COUNTY CODE REQUIRES A MINIMUM PIPE SIZE OF 12" IN DIAMETER. IF SMALLER PIPE IS NEEDED FOR OUTLET PURPOSES THE 12" CAN BE BACKFILLED TO THE CORRECT SIZE. ALL PIPE SHALL MEET THE 12" DIAMETER CODE SIZE.
- ALL STORM DRAIN OUTLETS 15" IN DIAMETER OR LARGER SHALL HAVE ANIMAL GUARDS INSTALLED TO PREVENT ACCESS TO THE SYSTEM.
- ALL STORM DRAINAGE PIPE 30" IN DIAMETER OR LARGER SHALL BE POINTED, AT THE JOINTS ON THE INSIDE WITH MORTAR, AFTER BACKFILLING.
- ALL STORM DRAIN OUTLETS THAT DO NOT EMPTY INTO THE RETENTION/DETECTION POND SHALL HAVE A TEMPORARY 5"X10"X3" SUMP INSTALLED AT THE TERMINATION OF THE STORM SEWER. UPON COMPLETION OF THE STABILIZATION WORK THE SUMP AREA SHALL BE FILLED AND RIP RAPPED WITH COBBLE STONE. SILT TRAPS SHALL BE INSPECTED AFTER EACH STORM.
- STORM WATER OUTLETS DO DENOTE RIP RAP. ALL OUTLETS SHALL BE RIP RAPPED OVER KEVED FILTER FABRIC WITH A MINIMUM OF 15 SQ. YARDS OF 6" OR LARGER COBBLE STONE.
- RIP RAP AS NOTED ON THE PLAN SHALL BE OF A FUNNEL SHAPE CONSTRUCTION, WIDTH SHALL INCREASE AS DISTANCE FROM THE OUTLET POINT INCREASES AT A 3:1 RATIO.
- RIP RAP SHALL BE OF COBBLE STONE, 6" IN DIAMETER OR LARGER. GROUTING MAY BE NECESSARY, AND SHALL BE A MINIMUM OF 6" IN DEPTH WITH THE COBBLE SET IN THE CEMENT SLURRY.
- STORM WATER OUTLET IS IN NEED OF A SPLASH BLOCK WHICH IS NOT NOTED ON THE PLAN. INSTALL SPLASH BLOCK IF SLOPE OF THE PIPE IS 4% OR GREATER.
- IT WILL BE NECESSARY FOR THE DEVELOPER TO HAVE THE STORM DRAINAGE LINES CLEANED PRIOR TO FINAL INSPECTION BY THE LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE. IF REQUIRED, THIS WORK SHALL BE DONE BY 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
- ALL UNIMPROVED DISTURBED AREAS SHALL BE RE-TOP SOILED, WITH A MINIMUM OF 1" OF MATERIAL, SEEDED, MULCHED AND TACKED WITHIN 15 DAYS OF THE COMPLETION OF THE MASSIVE EARTH DISRUPTION. IN THE NON-GROWING SEASON STRAW MATTING WILL SUFFICE. HYDROSEEDING WILL BE AN ACCEPTABLE ALTERNATE FOR MULCHING. EXTREME CARE SHOULD BE EXERCISED IN SPRING AND FALL PERIODS AS A FROST WILL BREAK THE BIND OF THE HYDROSEEDING, WHICH WILL AFFECT THE EFFECTIVENESS OF THIS PROCEDURE.
- IN THE NON-GROWING SEASON, TEMPORARY STABILIZATION OF MASSIVELY EXPOSED AREAS FOR WINTER STABILIZATION SHALL BE DONE WITH STRAW MATTING.
- PERIODIC INSPECTIONS WILL BE MADE THROUGHOUT THE COURSE OF THE PROJECT. IT WILL BE THE RESPONSIBILITY OF THE MANAGERS OF THE PROJECT TO CONTACT THIS OFFICE FOR THE FINAL INSPECTION AT THE END OF THE PROJECT.
- THIS COMMERCIAL PERMIT IS VALID FOR THE MASS EARTH MOVEMENT, THE INSTALLATION OF ROADS, DRAINS, AND UTILITIES AND IS NOT FOR ANY SINGLE FAMILY RESIDENTIAL BUILDING. BUILDERS WILL NEED TO SECURE WAIVERS AND OR PERMITS AS NECESSARY FOR EACH LOT IN THIS DEVELOPMENT AT THE TIME APPLICATION FOR SINGLE FAMILY RESIDENCE IS MADE.
- THE ISSUING BUILDING DEPARTMENT SHALL NOT ISSUE THE CERTIFICATE OF OCCUPANCY UNTIL THE FINAL INSPECTION LETTER FROM THE LIVINGSTON COUNTY DRAIN COMMISSIONER'S OFFICE HAS BEEN OBTAINED.
- PER THE LIVINGSTON COUNTY DRAIN COMMISSIONER THE SEEDING, FERTILIZER AND MULCH MINIMUM QUANTITIES SHALL BE AS FOLLOWS:  
TOP-SOIL - 1" IN DEPTH  
GRASS SEED - 210 LBS. PER ACRE  
FERTILIZER - 150 LBS. PER ACRE  
STRAW MULCH - 3" IN DEPTH 1.5 TO 2 TONS PER ACRE (ALL MULCHING MUST HAVE A TIE DOWN, SUCH AS TACKIFIER, NET BINDING, ETC.)
- HYDRO-SEEDING - HYDRO-SEEDING 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
- SILT FENCE SHALL BE INSPECTED WEEKLY AND AFTER EACH MAJOR STORM EVENT. MAINTENANCE SHALL INCLUDE REMOVAL OF ACCUMULATED SILT AND REPLACEMENT OF TORN SECTIONS. SILT FENCE SHALL BE REMOVED WHEN ALL CONTRIBUTING AREAS HAVE BEEN STABILIZED.
- TRACKING PAD SHALL BE INSPECTED MONTHLY FOR ACCUMULATED DIRT. TRACKING PAD SHALL BE REPLACED WHEN THE STONES ARE CHOKED WITH DIRT. TRACKING PAD SHALL BE REMOVED IMMEDIATELY PRIOR TO THE FIRST COURSE OF ASPHALT BEING LAID.
- DETECTION/RETENTION POND SHALL BE INSPECTED QUARTERLY ON A PERMANENT BASIS. MAINTENANCE SHALL INCLUDE SEDIMENT REMOVAL, EMBANKMENT STABILIZATION AND MAINTAINING THE OUTLET STRUCTURE IN GOOD CONDITION. NO TREES SHALL BE ALLOWED TO GROW ON THE EMBANKMENT.
- CATCH BASINS SHALL BE INSPECTED ANNUALLY FOR ACCUMULATION OF SEDIMENT. ALL SEDIMENT MUST BE REMOVED AND DISPOSED OF PROPERLY WHEN THE SUMP IS FULL.
- COMMON AREAS SHALL BE STABILIZED NO LATER THAN 15 DAYS AFTER GRADE WORK, PURSUANT TO RULE 1709 (6).



**STORMWATER MANAGEMENT SYSTEM NOTE:**  
THE STORM SEWER SYSTEM AND DETENTION BASIN THAT WAS CONSTRUCTED IN 2020, HAD BEEN DESIGNED TO ACCOMMODATE THE PREVIOUSLY PROPOSED IMPERVIOUS SURFACES AS WELL AS FUTURE PARKING AND BUILDING AREAS, SO AS TO AVOID BASIN MODIFICATIONS FOR EACH PHASE. THE PARKING BEING PROPOSED IS AN EXPANDED VERSION OF THE PREVIOUSLY APPROVED 40 SPACE PARKING LOT. THE ADDITIONAL PARKING SPACES PROPOSED ARE WITHIN AN AREA DESIGNATED FOR FUTURE BUILDING EXPANSION AND ALREADY ACCOUNTED FOR THE IMPERVIOUS SURFACES. THE PROPOSED IMPERVIOUS AREA SUMS TO 18,800 SF COMPARED TO THE 21,580 SF OF THE PREVIOUSLY PROPOSED PARKING LOT AND BUILDING EXPANSION AS ORIGINALLY APPROVED AND ACCOUNTED FOR IN THE STORMWATER BASIN DESIGN. CB04 HAS BEEN DESIGNED TO ACCOMMODATE THE PARKING LOT. REFER TO PREVIOUSLY APPROVED PLANS FOR STORMWATER CALCULATIONS AND BASIN CALCULATIONS.



**CONTROLS & MEASURES NARRATIVE**

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

**CONTROLS & MEASURES POST CONSTRUCTION SEQUENCE**

ACTIVITY	WEEKLY	MONTHLY	AS REQUIRED
MAINTAIN LANDSCAPING, REPLACE MULCH	X	X	X
CLEAN INLETS	X	X	X
COLLECT LITTER	X	X	X
SWEEP PARKING LOT	X	X	X

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

DAYS	ACTIVITY
1 DAY	INSTALL SILT FENCE/SILT SACKS AS SHOWN ON PLANS.
10 DAYS	SITE DEMO AND ROUGH GRADING.
30 DAYS	INSTALL PAVEMENT, CURBS, SIDEWALKS.
5 DAYS	FINE GRADE BUILDING, TOPSOIL, SEED/SOD AS APPLICABLE.
1 DAY	REMOVE ALL EROSION CONTROL STRUCTURES.
1 DAY	REMOVE ACCUMULATED SILT FROM ALL EXISTING DRAINAGE.

**PROPOSED CONST. SCHEDULE FOR THE YEAR 2024**

ACTIVITY	SEPT	OCT	NOV
MASS GRADING	-	-	-
PAVING	-	-	-
FINAL GRADING	-	-	-
SEED & MULCH	-	-	-

**SOIL EROSION CONTROL MEASURES**

MEASURE	DESCRIPTION
14	AGGREGATE COVER: STABILIZES SOIL SURFACE. THIS MEASURING REGION REMAINS CONSTRUCTION READY IN ADVERSE WEATHER. MAY BE USED AS PART OF PERMANENT BASE CONSTRUCTION OF PAVED AREAS.
15	PAVING: PROTECTS AREAS WHICH CANNOT OTHERWISE BE PROTECTED, BUT INCREASES SURFACE VELOCITY. IRRREGULAR SURFACE WILL HELP SLOW VELOCITY.
16	CURB & GUTTER: HELPS HIGH VELOCITY RUNOFF ON PAVED AREAS FROM LEAVING PAVED SURFACE. COLLECTS AND CONDUITS RUNOFF TO ENCLOSED DRAINAGE SYSTEM OR PREPARED DRAINAGEWAY.
40	INLET SEDIMENT FILTER: EASY TO SHAKE. COLLECTS SEDIMENT. MAY BE CLEANED AND ENLARGED AS NEEDED.
54	SILT FENCE: USES GEOTEXTILE FABRIC AND POSTS OR POLES. EASY TO CONSTRUCT AND LOCATE AS NECESSARY. (SEE DETAIL SHEETS)

P=PERMANENT T=TEMPORARY  
TOTAL DISTURBED AREA = 0.59 AC (25,824 SFT)  
NOTE: LDCD SESC PERMIT REQUIRED PRIOR TO CONSTRUCTION

**BEBOSS Engineering**  
Engineers Surveyors Planners Landscape Architects  
3121 E. GRAND RIVER AVE.  
HOWELL, MI. 48843  
517.546.4636 FAX 517.548.1670

**COMMUNITY BIBLE CHURCH PARKING LOT**  
COMMUNITY BIBLE CHURCH  
17372 GRAND RIVER AVENUE  
BRIGHTON, MI 48114  
810-227-2255

**GRADING & SESC PLAN**

DESIGNED BY: ST  
DRAWN BY: ST  
CHECKED BY:  
SCALE 1" = 20'  
JOB NO. 24-253  
DATE 07/17/24  
SHEET NO. C4



Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp Output	LLF	Input Power
	<b>P1 (Existing)</b>	1	Lithonia Lighting	DSX0 LED P3 40K 80CRI T4M HS	D-Series Size 0 Area Luminaire P3 Performance Package 4000K CCT 80 CRI Type 4 Medium Houseside Shield	7046	0.9	68.95
	<b>P2 (Existing)</b>	1	Lithonia Lighting	DSX0 LED P2 40K 80CRI TFTM	D-Series Size 0 Area Luminaire P2 Performance Package 4000K CCT 80 CRI Forward Throw	5795	0.9	90.28
	<b>P3</b>	1	Lithonia Lighting	DSX0 LED P3 40K 80CRI BLC4	D-Series Size 0 Area Luminaire P3 Performance Package 4000K CCT 80 CRI Type 4 Extreme Backlight Control	6063	0.9	68.95
	<b>W1 (Existing)</b>	2	Lithonia Lighting	WST LED P3 40K VF MVOLT	WST LED, Performance package 3, 4000 K, visual comfort forward throw, MVOLT	6609	0.9	50
	<b>W1 (New)</b>	1	Lithonia Lighting	WST LED P3 40K VF MVOLT	WST LED, Performance package 3, 4000 K, visual comfort forward throw, MVOLT	6609	0.9	50

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking & Drive Lanes		1.0 fc	2.5 fc	0.5 fc	5.0:1	2.0:1
Property Line		0.2 fc	0.5 fc	0.0 fc	N/A	N/A
Overall/Grade		0.4 fc	4.2 fc	0.0 fc	N/A	N/A

**WST LED Architectural Wall Sconce**

Specifications  
 Luminaire: 8.1/2" (212mm)  
 Width: 17" (432mm)  
 Depth: 10.3/4" (263mm)  
 Weight: 20 lbs (9.1kg)

Introduction  
 The WST LED is designed with the specifier in mind. The traditional, trapezoidal shape offers a soft, non-polluted light source for end-user visual comfort. For emergency egress lighting, the WST LED offers six battery options, including remote. For additional code compliance and energy savings, there is also a Bi-level motion sensor option. With so many standard and optional features, three lumen packages, and high LPW, the WST LED is your "go to" luminaire for most any application.

**D-Series Size 0 LED Area Luminaire**

Specifications  
 EPA: 0.44 ft<sup>2</sup>/lm  
 Length: 26.18" (665mm)  
 Width: 14.06" (357mm)  
 Height H1: 2.26" (58mm)  
 Height H2: 7.46" (190mm)  
 Weight: 23 lbs (10.4kg)

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 70% and expected service life of over 100,000 hours.

**Ordering Information** EXAMPLE: WST LED P1 40K VF MVOLT DDBTXD

Series	Performance Package	Color Temperature	Backlight	Mounting
WST LED	P1 1300 Lumen package P2 1300 Lumen package P3 6300 Lumen package	2700K 3000K 4000K	VF VF VF	27T 34T 48T

**Options**

Code	Description	Code	Description
01	4000K CCT	01	4000K CCT
02	3000K CCT	02	3000K CCT
03	2700K CCT	03	2700K CCT
04	1500 Lumen package	04	1500 Lumen package
05	1300 Lumen package	05	1300 Lumen package
06	6300 Lumen package	06	6300 Lumen package
07	VF (Visual Comfort)	07	VF (Visual Comfort)
08	27T (27' mounting height)	08	27T (27' mounting height)
09	34T (34' mounting height)	09	34T (34' mounting height)
10	48T (48' mounting height)	10	48T (48' mounting height)
11	Surface mount	11	Surface mount
12	Recessed mount	12	Recessed mount
13	Flush mount	13	Flush mount
14	Surface mount with back box	14	Surface mount with back box
15	Recessed mount with back box	15	Recessed mount with back box
16	Flush mount with back box	16	Flush mount with back box
17	Surface mount with back box and diffuser	17	Surface mount with back box and diffuser
18	Recessed mount with back box and diffuser	18	Recessed mount with back box and diffuser
19	Flush mount with back box and diffuser	19	Flush mount with back box and diffuser
20	Surface mount with back box, diffuser and trim	20	Surface mount with back box, diffuser and trim
21	Recessed mount with back box, diffuser and trim	21	Recessed mount with back box, diffuser and trim
22	Flush mount with back box, diffuser and trim	22	Flush mount with back box, diffuser and trim

**Ordering Information** EXAMPLE: DSX0 LED P4 40K 70CRI T3M MVOLT SPA NLAIRZ PIRHN DDBXD

Series	Color Temperature	Color Rendering Index	Backlight	Mounting
DSX0 LED	P4 4000K	70CRI	T3M	MVOLT

**Options**

Code	Description	Code	Description
01	4000K CCT	01	4000K CCT
02	3000K CCT	02	3000K CCT
03	2700K CCT	03	2700K CCT
04	1500 Lumen package	04	1500 Lumen package
05	1300 Lumen package	05	1300 Lumen package
06	6300 Lumen package	06	6300 Lumen package
07	VF (Visual Comfort)	07	VF (Visual Comfort)
08	27T (27' mounting height)	08	27T (27' mounting height)
09	34T (34' mounting height)	09	34T (34' mounting height)
10	48T (48' mounting height)	10	48T (48' mounting height)
11	Surface mount	11	Surface mount
12	Recessed mount	12	Recessed mount
13	Flush mount	13	Flush mount
14	Surface mount with back box	14	Surface mount with back box
15	Recessed mount with back box	15	Recessed mount with back box
16	Flush mount with back box	16	Flush mount with back box
17	Surface mount with back box and diffuser	17	Surface mount with back box and diffuser
18	Recessed mount with back box and diffuser	18	Recessed mount with back box and diffuser
19	Flush mount with back box and diffuser	19	Flush mount with back box and diffuser
20	Surface mount with back box, diffuser and trim	20	Surface mount with back box, diffuser and trim
21	Recessed mount with back box, diffuser and trim	21	Recessed mount with back box, diffuser and trim
22	Flush mount with back box, diffuser and trim	22	Flush mount with back box, diffuser and trim

**General Note**

- SEE SCHEDULE FOR LUMINAIRE MOUNTING HEIGHT.
- SEE LUMINAIRE SCHEDULE FOR LIGHT LOSS FACTOR.
- CALCULATIONS ARE SHOWN IN FOOTCANDLES AT: GRADE

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.

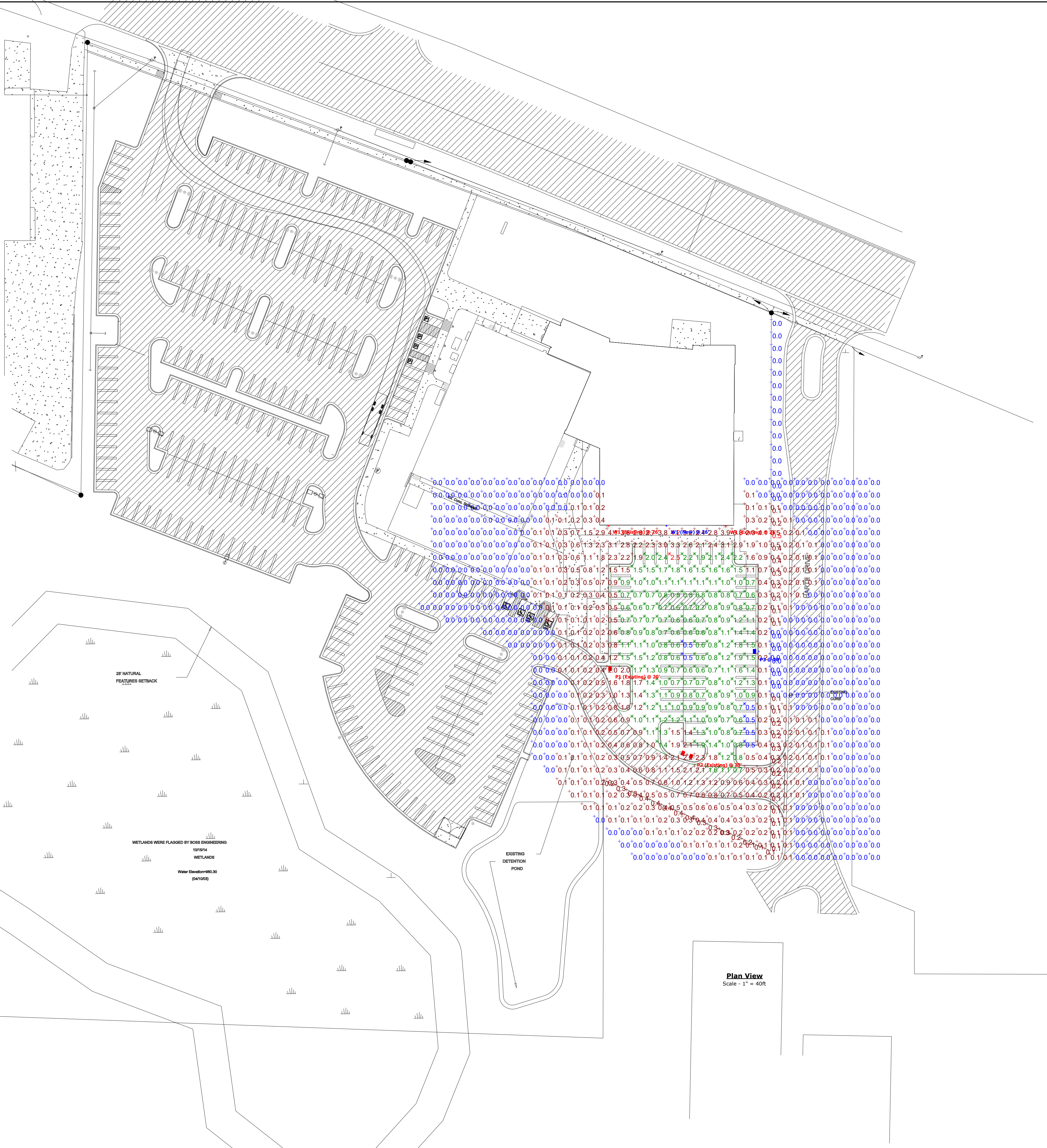
**Alternates Note**  
 THE USE OF FIXTURE ALTERNATES MUST BE SUBMITTED TO THE CITY FOR APPROVAL.

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

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

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

**Designer**  
 BK  
 Date  
 07/18/2024  
 Scale  
 Not to Scale  
 Drawing No.  
 #21-69045



**GENOA CHARTER TOWNSHIP  
PLANNING COMMISSION  
PUBLIC HEARING  
July 8, 2024**

**MINUTES**

CALL TO ORDER: Chairman Grajek called the meeting of the Genoa Charter Township Planning Commission to order at 6:30 p.m. Present were Chris Grajek, Eric Rauch, Jeff Dhaenens, Tim Chouinard, Greg Rassel and Glynis McBain. Absent was Marianne McCreary. Also present were Planning Director Amy Ruthig, Brian Borden of Safebuilt, and Shelby Byrne of Tetra Tech.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was recited.

APPROVAL OF AGENDA:

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

DECLARATION OF CONFLICT OF INTEREST:

None

CALL TO THE PUBLIC:

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

Ms. Christie Hale 3148 Beck Road stated she and her husband purchased 10 acres on the southwest corner of I-96 and Latson. They moved to Genoa Township for all it has to offer for country living. There are other locations in the township where this can be developed. She is opposed to the development. This will increase pollution, noise, traffic and it will affect the flora and fauna and will decrease farmland. She asked if there were enough emergency services available for this development.

Ms. Cady Hovarter of 3128 Brighton Road is against the PUD. They think it is expired. She read the section of the zoning ordinance regarding PUD approval timeline.

Mr. Bill Reiber of 3154 Stillriver Drive is against the proposed PUD. It will disrupt the natural wildlife and will increase congestion. They believe the application is expired. He has been knocking on doors and he has not been able to find one person who is in favor of the project. He has spoken to hundreds of people.

Ms. Melanie Johnson of 3990 Chilson Road stated that Section 10.04.02 of the zoning ordinance speaks to the expiration of the PUD. The development has to be of a high standard.

Mr. Eric Herbert of 4857 New Haven Drive is against the PUD. There is no benefit to the community. There will be light and noise pollution. He advised the Board to listen to their constituents if they want to be re-elected.

Ms. Michelle Herbert of 4857 New Haven Drive stated she has not found one person in her neighborhood who wants this development.

The call to the public was closed at 6:40 pm.

**OPEN PUBLIC HEARING #1...**Consideration of a proposed third amendment to the Master Deed of the Timber Green and fourth amendment to the Planned Unit Development. The proposal entails withdrawal of Units 10, 11, and 12 from the condominium. This land area will then be combined with contiguous property under common ownership (residence to the north with access to/from Chilson Road). The amendment will modify the easement rights of the withdrawal area to clarify that access via Timber Green Court will only be for secondary emergency access. The request is petitioned by Chestnut Development, LLC.

A. Recommendation of PUD agreement amendment

Ms. Catherine Riesterer, representing Chestnut Development, stated this is an established subdivision, but there are some lots that will not be developed so they are filing an amendment to the Master Deed and PUD to remove those parcels. She has worked with the HOA and submitted a draft to the Township.

The call to the public was made at 6:44 pm.

Mr. Robert Moran of 3985 Timber Ridge, president of the Homeowner's Association, thanked the board members for their service. If the developer follows the regulations, there are no issues from the homeowners association. The developer did not comply with the time limits of need-not-be-built units. He should have done this six months ago; however, the HOA does not have an issue with the three lots not being developed, but they will now have additional liability because that land will now be a preservation easement for the development and no longer owned by the developer. He believes that Item #4 of the Amendment has the incorrect Tax ID # and it should be corrected. Also, the drawing has a footnote stating the easement for the residents to access the preservation easement would be the responsibility of the HOA. They would like to limit the use of Timber Ridge Drive to the developer's property adjacent to their neighborhood and suggested a new access drive be put in. They would like this included in the documents.

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

Ms. Riesterer stated she will add clarification in the documents that any burdens on the property being withdrawn remain with the owner and not the HOA. She will also clarify the Tax ID # and

make the correction if needed. She will also add language to limit the access to the adjacent property.

After a discussion, it was decided that the Planning Commission will require approval of the changes by the HOA before it will be recommended for approval to the Township Board.

Mr. Borden reviewed his letter dated June 25, 2024.

1. The applicant must address any comments provided by the Township Attorney or staff with respect to the amended Master Deed.
2. The applicant should provide documentation of the Association's approval in writing.
3. Sheet 5 of Exhibit B does not depict the entirety of Parcel #11-29-200-037.
4. The applicant must address any comments provided by the Township Engineer or Brighton Area Fire Authority.
5. The Fire Authority may wish to require a gate and sign at the terminus of Timber Green Court since it will only be for secondary emergency access to the withdrawal property. Ms. Riesterer stated the Brighton Area Fire Authority has approved the turning radius.

Ms. Byrne reviewed the outstanding issues from her letter dated June 28, 2024.

1. The survey plan needs the signature and seal of the professional surveyor.
2. The final plan set should include a final revision date.
3. The storm facilities within the parcels being removed from the condominium have been put in an easement. The easement should include where the culvert crosses the access road.

The Brighton Area Fire Authority Fire Marshal's letter dated June 11, 2024 states his previous concern has been addressed.

**Moved** by Commissioner Rauch, supported by Commissioner Rassel, to table Open Public Hear #1 for the withdrawal of Units 10, 11, and 12 of the Timber Green PUD to allow the applicant to address the issues between the HOA and the owner and the comments from the planner and engineer. **The motion carried unanimously.**

**OPEN PUBLIC HEARING #2...**Consideration of a Zoning Ordinance Text Amendments of Article 16 "Sign Standards" of the Zoning Ordinance.

A. Recommendation of Zoning Ordinance Amendment to Article 16 entitled "Sign Ordinance".

Ms. Ruthig stated the sign amendments are being made to be in compliance with what types of signs are currently being allowed. The current ordinance does not allow for pole signs; however, incidental and information type signs, etc. will be allowed. They have put strict height and setback requirements for these types of signs.

Commissioner Rauch asked for clarification on Section 16.02.11 on the difference between incidental / information signs and a directional sign within a commercial property. Mr. Borden

reviewed the ordinance language, stating that directional signage has its own definition and regulations in the ordinance.

The call to the public was made at 7:19 pm with no response.

**Moved** by Commissioner Rassel, supported by Commissioner Dhaenens, to recommend to the Township Board approval of a Zoning Ordinance Text Amendments of Article 16 “Sign Standards” of the Zoning Ordinance. **The motion carried unanimously.**

**OPEN PUBLIC HEARING #3...**Consideration of a Zoning Ordinance Text amendment to Article 10 of the Zoning Ordinance, entitled “Planned Unit Development”.

A. Recommendation of Zoning Ordinance Amendment to Article 10 entitled “Planned Unit Development”.

Mr. Borden stated this amendment is related to residential PUD’s. The change addresses the minimum lot size allowed for properties that do not have access to water and sewer and offers a cluster option to allow for that minimum. Ms. Ruthig stated this will allow for fewer lots, larger lots, and more protection for the wetlands.

Commissioner Rauch noted that the cluster option allows for more preservation of natural features in the Township. He is in favor of these changes.

There was a discussion regarding the utility requirements. This ordinance is more restrictive than what the Livingston County Health Department requires; however, it was noted that a PUD allows for flexibility.

The call to the public was made at 7:40 pm with no response.

**Moved** by Commissioner Dhaenens, supported by Commissioner Chouinard, to recommend to the Township Board approval of a Zoning Ordinance Text Amendments to Article 10 of the Zoning Ordinance, entitled “Planned Unit Development”. **The motion carried (McBain - yes; Chouinard - yes; Rauch - yes; Grajek - yes; Rassel - no; Dhaenens - yes).**

ADMINISTRATIVE BUSINESS:

**Staff Report**

Ms. Ruthig stated there are no new items for the August meeting.



### **Approval of the June 10, 2024 Planning Commission meeting minutes**

**Moved** by Commissioner Rauch, seconded by Commissioner Chouinard, to approve the minutes of the June 10, 2024 Planning Commission Meeting as presented. **The motion carried unanimously.**

### **Member Discussion**

Commissioner Rauch noted the expiration date for the Latson Road PUD written in the document is seven years, which is longer than what is written in the zoning ordinance. The township attorney has advised that the one in the PUD is the binding date. Ms. Ruthig confirmed that information.

Commissioner Rauch stated there are advantages to the PUD. It has been rezoned for many years. Commissioner McBain stated that there has been nothing presented to the township. It is only a concept. It also includes open space, walking paths, natural features, etc. Commissioner Rauch stated the buffer zone has been increased from the required 25 feet to 100 feet.

Commissioner Rauch stated that having a PUD allows the township to require a high-value, high-character development here.

Chairman Grajek stated the PUD has already been approved by the Township Board. This area has been master planned for 12 years. He suggested having another informational public meeting regarding the project.

There was a discussion regarding outdoor ice skating rinks in industrial zoning areas.

### **Adjournment**

**Moved** by Commissioner Rassel, seconded by Commissioner McBain, to adjourn the meeting at 8:01 pm. **The motion carried unanimously.**

Respectfully Submitted,

Patty Thomas, Recording Secretary